N-YHS

THE NEW-YORK HISTORICAL SOCIETY

INDEX

TO THE

AUCTION SALES,

CONVEYANCES,

LEASES,

MORTGAGES,

PROJECTED BUILDINGS,

PUBLISHED IN THE

RECORD AND GUIDE

In Nos. 2155 to 2180, inclusive.

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JULY TO DECEMBER, 1909, INCLUSIVE.

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Index to Record and Guide Vol. LXXXIV.

For Manhattan and the Bronx Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

NOS. 2155 to 2180 JULY—DECEMBER, INCLUSIVE. 1909

PREFACE.

The following is the semi-annual Index of Volume LXXXIV, of the Record and Guide, containing complete lists of the Auction Sales, Conveyances, Leases, Mortgages and Buildings Projected in Manhattan and Bronx during the last six months of 1909. Those wishing to keep a file for permanent reference should see that all the numbers are complete and have them bound. Cost of binding, $2.50 per volume. A suitable temporary binder, holding one volume, can be obtained at the office, 11-15 East 24th st; price, one dollar.

THE KEY.

* Before any page No. indicates an Auction Sale.

† Before any page No. indicates a New Building projected.

Figures in parenthesis are leases.

Figures preceded by capital letters are mortgages, said capital letter indicating the first letter of the name of the mortgagor.

Figures without any signs whatsoever are Conveyances.

EXAMPLE.

Henry st, from Catharine st, to Market st, †167, R 243 *535, 925 R 936 D 1024 L 1026 D 1071 (1142).

On page *535 an auction sale will be found.

On page 925, a conveyance will be found.

On pages R 243, R 936, D 1024, L 1026, D 1071 mortgages will be found.

On page (1142) a lease will be found.

On page †167 will be found plans for a new building.

AUCTION SALES.

The * appearing before any number indicates the page on which to find an Auction Sale.

CONVEYANCES

are distinguished by numbers without having signs attached thereto. In many instances there will be found streets, etc., indexed under pages which, on being examined, show at once that they are not in their proper order according to our customary alphabetical and numerical arrangement. A further examination will disclose the fact that while the properties appear more prominently under the other street descriptions, they nevertheless extend to the streets, etc., indicated by the Index, and having a frontage on same have been included in the paging, and it will necessitate a somewhat more thorough search than usual to locate it. The Leases, Mortgages, Auction Sales and Projected Buildings are indexed in a similar manner to the plan followed with the Conveyances.

LEASES.

The figures in parenthesis denote that the transaction on the page given is Leasehold, an assignment of lease or a lease running for a short or long term of years. This explanation is made so that subscribers searching for transfers in fee can at once distinguish between the former and the latter without referring to the pages mentioned.

MORTGAGES.

All the mortgages are indexed against the street or avenue in which the property is located, and memoranda added to enable searchers to find the particulars in "The Record and Guide." See "Example." The streets and avenues are so subdivided that very few references are necessary. All readers of "The Record and Guide" are aware that the mortgages appear weekly in alphabetical order, so that they have, so to speak, a weekly index of mortgagors. This publication of an index against property completes the information which those interested may require.

PROJECTED BUILDINGS

are included under the same general heading, and are distinguished by the † which precedes the numbering.

Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

BOROUGH OF MANHATTAN STREETS.

NOTE.—Longitudinal streets, roads and places, such as the Bowery, Boulevard, Broadway, etc., which run parallel with the various avenues, will be found in alphabetical order among the avenues.

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Albany, from Washington to West..W 374.
Allen, from Division to Canal..(90).
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Broome to Delancey....701, M 1146, (1187).
Delancey to Rivington..G 43, G 330, 536.
Rivington to Stanton..G 93, K 288, 450, 1181.
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Amity..622.
Ann, n s, from Park row to Nassau..136, (1142).
s s, Broadway to Nassau..(40).
Nassau to Gold..493, 578, F 626.
Apthorps lane..F 144, W 147, 280, T 290. 452, T 460, 494, 702, 788, V 796, 874, 875, 877, 878, 928, 1139, M 1146.
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Delancey to Rivington..S 46, (1142).
Rivington to Stanton..J 243, J 543, *741, (748), 786, (1069), E 1071.
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4th to Bleecker..(141).
Hudson to Greenwich..T 887.
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Indef..L 1026, L 1146.
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Worth to Leonard..278, (327), (583).
w s, Franklin to White..(748).
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Mulberry to Baxter..(625), (792).
Beach, from W Broadway to Varick..(457).
Greenwich to Washington..1014.
Beaver, from Broadway to Broad..N 1191.
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Bedford, from Houston to Downing..H 145, 278, C 287, A 415, 578, B 793.
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Grove to Christopher..925, L 936.
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Nassau to William..829, R 1073.
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Grove to Christopher..(414), *492, 578.
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n s, Wooster to W Broadway..925.
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n s, Thompson to Sullivan..786.
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Stanton to Houston..H 93 (192), K 195, 234, K 243, K 288, F 543, 742.
Houston to Bleecker..*741, 742, *1014.
north of Bleecker..278, K 288, (792).
Gold, from Ann to Beekman..C 666.
w s, Beekman to Spruce..1014, G 1025.
Gouverneur, from Henry to Madison..(192).
Madison to Monroe..32, 493, 619, L 751.
Monroe to Cherry..D 585, *741, 787, 829, 973.
Gramercy Park..32, B 42, H 750, 1182.

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 8.

Gramercy Park East..G 242, 619.
Grand, from Sullivan to Thompson..R 544.
Thompson to West Broadway..*658, 787, S 937.
West Broadway to Wooster..S2, R 95, 278, 1014.
Wooster to Greene..S 981, K 1072.
Crosby to Lafayette..451, 619, F 626.
Mott to Elizabeth..(882).
Bowery to Chrystie..(1142).
Chrystie to Forsyth..(90), (285), (541), (932), (1187).
Forsyth to Eldridge..1014, (1069).
Eldridge to Allen..32, (90).
Norfolk to Suffolk..K 586.
Suffolk to Clinton..(414), (1069).
Clinton to Attorney..323, F 837, H 1072.
n s, Attorney to Pitt..*493, 578.
n s, Pitt to Willett..1136.
s s, Henry to Jackson..1137.
s s, Jackson to Madison..M 936, R 936.
n s, Lewis to Goerck..†167, †431, B 793, 925.
s s, Madison to Corlears..133, P 146, 973.
s s, Corlears to Monroe..450.
n s, Mangin to Tompkins..B 415, W 416, (932).
east of East..(90).
Great Jones, from Lafayette to Bowery..32, C 42, R 44, 82, P 331, (457), (748), 973, P 981.
Greene, from Canal to Grand..B 883.
Broome to Spring..619.
Prince to Houston..†996.
Houston to Bleecker..G 372, 451, (932), 1014.
Bleecker to 3d..409, M 416.
4th to Washington pl..278, M 289.
Greenwich, w s, from Morris to Rector.. L 586, 742, †812.
w s, Albany to Cedar..B 584, T 796.
e s, Rector to Thames..1063.
Cedar to Liberty..237.
Liberty to Cortlandt..874.
Cortlandt to Dey..M 44, 874, H 885, (1069).
Vesey to Barclay..(665), M 668, 926.
Murray to Warren..(978).
Beach to Hubert..B 933, 1014.
Hubert to Laight..(141), (142), W 416.
Desbrosses to Watts..S 752.
Watts to Canal..82.
Canal to Spring..32, 409, Y 416, 973, S 981, S 1027, 1182.
Vandam to Charlton..32, C 42, B 91, 278, 451, 536, †602, 874, B 883, †904, B 979, 1014.
Charlton to King..*233, 493, 494.
Houston to Clarkson..W 1028.
Clarkson to Leroy..†1046.
Leroy to Morton..J 459.
10th to Charles..T 289, 874.
Charles to Perry..†11, 32, G 43, G 330, 925, L 936.
Perry to 11th..(240), (706).
12th to Jane..451, L 667, S 1192.
Jane to Horatio..K 44, 234, M 243, 1063, N 1072, †1121.
Horatio to Gansevoort..S 937.
Grove, from Bedford to Bleecker..U 95.
Bleecker to 4th..T 46, (414), *492, 578, 742.
4th to Waverly pl..973, V 982.

Hall pl..†112.
Hamilton Terrace..D 92, H 242, L 586, R 586, B 883, 1182.
Hamilton pl, e s, 136th to 138th..†62, (835), C 934, (1142).
139th to 141st..1017.
141st to 143d..G 93, G 144.
143d to 144th..187.
Hamilton, n s, from Catherine to Market.. *535, R 544, 578, 925, R 936.
Hancock pl..369, W 374.
Hancock..133, C 143, H 144, C 194, (371), 451.
Harrison, from Greenwich to Washington.. (748), H 1145.
Washington to West..410.
Hawthorne, from Post av to Vermilyea av..M 145, M 885.
Vermilyea to Cooper..P 586, M 795, 1184, N 1191.
Cooper to Seaman av..493.
Henderson pl..S 197, 925.
Henry, from Catherine to Market..†167, R 243, *535, 925, R 936, D 1024, L 1026, D 1071, (1142).
s s, Market to Birmingham..32.
n s, Market to Pike..133.
Pike to Rutgers..829.
Rutgers to Jefferson..278, F 287, D 750, R 1147.
Jefferson to Clinton..(497), 536, W 669, K 751, (792), (1023).
Clinton to Montgomery..82, D 92, G 93, L 93, L 288, 366, D 372, D 666, 787, 874.
Montgomery to Gouverneur..32, K 44, 1182.
Gouverneur to Scammel..787.
n s, Scammel to Grand..619, *828, 973, F 1071, L 1072, B 1144, F 1145.
s s, Scammel to Jackson..S 147, 409 (792), K 795.
n s, Grand to Jackson..M 94, 1137.
Hester, from Suffolk to Norfolk..C 92, (497), 874, 925, (932).
Essex to Ludlow..A 749, A 793, A 883, 925, W 1073.
Orchard to Allen..1014, P 1026, 1137.
Allen to Eldridge..660, 829, (1023).
Eldridge to Forsyth..874, 875.
Mott to Mulberry..(90), S 95, C 666, R 936, (1069), (1187), C 1189, P 1192.
Mulberry to Baxter..P 45, (192), 578, †684, (706).
Hoboken..278, 1137.
Horatio, n s, from 4th to Hudson..82, G 93, 187, C 884, C 934, Q 936.
s s, 8th av to Hudson..1137.
Greenwich to Washington..K 44, 133, (142), 187.
Houston, n s, east of Goerck..*741, *1014.
Goerck to Lewis..(541), 701, L 1146.
s s, Lewis to Cannon..E 287, H 1145.
n s, Manhattan to Sheriff..(1069).
n s, Sheriff to Av C..(748), 875, 925, F 935.
n s, Avs C to B..A 194, (285), (792), L 935.
s s, Ridge to Attorney..493, K 499, 660, E 1071.
s s, Attorney to Clinton..(40), M 373, 493, L 499.
n s, Avs B to A..(792), S 981.
n s, Av A to 1st av..†1046, 1182.
s s, Essex to Ludlow..K 44, (882), I 885.
n s, 1st to 2d avs..278, 451.
s s, Eldridge to Forsyth..C 499, †602, 701, M 709.
s s, Forsyth to Chrystie..S 46, H 543, R 586, (1142), W 1147.
n s, 2d av to Bowery..875.
Bowery to Elizabeth..701.
Mott to Mulberry..M 330.
Mulberry to Lafayette..S 243.
Lafayette to Crosby..237.
Crosby to Broadway..236, 453, 622, 928.
Greene to Wooster..1014.
Wooster to West Broadway..L 586.
West Broadway to Thompson..G 1145.
Thompson to Sullivan..*31, 133, M 145, 323, K 330, R 331, T 331, 366, C 372, (583), M 751, (835).
n s, Macdougal to Hancock..W 331.
s s, Macdougal to Congress..R 95, (414), S 416.
n s, Hancock to Bedford..1014, *1136.
n s, Bedford to Varick..(285), (541).
Howard, s s, from Lafayette to Broadway.. 187.
Hudson, from Reade to Duane..828, D 837, (978).
e s, Leonard to Franklin..B 42, †167, (414).
w s, Hubert to Laight..451, T 628.
e s, Broome to Dominick..(414), D 415.
e s, Dominick to Spring..(835), M 838.
Leroy to Morton..1137, W 1147.
Christopher to 10th..451, (748).
10th to Charles..(978).
11th to Bank..(40), L 586.
12th to Jane..R 45.
Jane to Horatio..V 1147.

Inwood..M 795, 828, 829.
Irving pl, from 14th to 16th..O 544, 829, O 1146.
16th to 18th..O 243.
18th to 20th..(882), 1063.
Isham..82, M 94.

Jackson, from Madison to Monroe..R 95, (792), G 794.
Monroe to Cherry..32, N 44, *1012, *1181.
Water to Front..B 194, S 197.
Jacobus pl..829.
James, from New Bowery to Madison..D 585.
Madison to Oak..M 751.
e s, Oak to Cherry..S 1192.
James slip, from Cherry to Water..F 415.
Water to South..H 145, *535, 925, R 936.
Jane, from Greenwich av to 4th..R 45, R 94, 235, 451, M 460.
8th av to Hudson..S 1073.
Hudson to Greenwich..L 667.
Greenwich to Washington..R 460, O 795.
Jauncey's Lane..F 144, W 147, T 460, M 1146.
Jefferson, from East Broadway to Henry.. E 92.
Henry to Madison..578, S 587, 660.
w s, Madison to Cherry..(193).
Monroe to Water..S 146, J 1191.
Water to South..323.
Jersey..S 374.
John, from Broadway to Nassau..32.
n s, Nassau to Dutch..R 1073.
William to Gold..S 45, S 95.
Jones..234, 366, G 750, S 752, *785, C 884, 973.
Jumel pl..*534, *659, *701, *785, 787, 875, E 884.
Jumel terrace..W 96.

King, s s, from Macdougal to Varick..133, K 145, 973.
n s, Congress to Varick..187.
Lafayette, from Reade to Duane..(1187).
Duane to Pearl..186, 234, (240), G 242 278.
Pearl to Worth..†11 (192), P 796.
White to Walker..C 91, *924, †1121 1137.
Canal to Howard..619, S 628, (1069), (1142), P 1146.
Howard to Grand..451, A 542.
Grand to Broome..(457), B 585, B 626, C 934, 1063.
w s, Broome to Spring..B 415, †602, 742.
Prince to Houston..S 374.
Houston to Bleecker..C 92, 237, S 243.
Bond to Great Jones..(285).
Great Jones to 4th..187, W 197.
4th to Astor pl..M 1026.
Laight, n s, from Varick to Hudson..1014 K 1025, V 1028.
s s, Hudson to Collister..451, T 628.
Greenwich to Washington..(141), (142). W 416.
Lawrence, n s, from 126th to 127th..W 96, W 545, (665).
s s, Morningside av east to Amsterdam av..278, M 289, C 708, 925, S 937, 1137.
Amsterdam av to Old Broadway..*277. (665).
Leonard, from Hudson to West Broadway.. B 42, †167, (414), †836, (978), (1070), (1187), B 1189.
Church to Broadway..82, M 94, 787, 1182.
Broadway to Lafayette..1139.
Leroy, from Bleecker to Bedford..S 500, 973, K 980, P 981.
Bedford to Hudson..323, P 586.
Hudson to Greenwich..M 1026.
Lewis, from Grand to Broome..*185, 278.
Delancey to Rivington..133, K 145, *828, S29, 1063.
Rivington to Stanton..133, 234, 787, 875, (932).
Stanton to Houston..*80, 234, (835), J 885, S 936, H 1145.
Houston to 3d..U 244, K 795.
3d to 4th..O 196, 278, K 459.
4th to 5th..C 92.
5th to 6th..B 1024.
Liberty pl..32, †62.
Liberty, from William to Nassau..F 459.
Nassau to Broadway..32, 133.
Broadway to Church..(240), W 416, 875.
Church to Greenwich..187, 237, E 242.
Greenwich to Washington..237.
Washington to West..(90), W 96, W 147, H 373, T 796, (1023), (1069).
west of West..(1023), (1069).
Lispenard, from West Broadway to Church.. S 147, K 708.
Church to Broadway..234, 875.
Little West 12th..(1188).
Ludlow, from Canal to Hester..*186, 409, W 416, †476, 578, †602, 619, F 626, 875, F 1145.
Hester to Grand..742, J 750, 829, R 839.
Grand to Broome..187, P 196, 451, 536, P 752.
Broome to Delancey..R 1027.
Delancey to Rivington..R 796.
Rivington to Stanton..E 415, 536, 973.
Stanton to Houston..32, K 288, (882), I 885.

Macdougal, e s, from Spring to Prince.. 366, (457).
w s, Vandam to Charlton..(328), 451.
w s, King to Houston..R 95.
e s, Prince to Houston..82, C 92, S 587, 1063, C 1071.
Houston to Bleecker..(327), (835), G 837.
w s, Bleecker to Minetta lane..(193). 829, 875, Z 887.
e s, Bleecker to 3d..(748), 829, C 979, (1069).
3d to 4th..366, 660.
Macombs pl..133, 453, F 667, 829, 925, T 937.
Madison, n s, from Pearl to Roosevelt..M 1026.
James to Oliver..875.
Catherine to Market..278, B 542, (625), 829.
Market to Pike..32, C 585, L 980, *1136.
Pike to Rutgers..(90), *186, 234, D 242, *366, 366, 742, N 751, 829, 925.
Rutgers to Jefferson..C 143, S 147, (193), *277, (285), 493, B 793.
Jefferson to Clinton..186, 536, 578, S 587, 660.
Clinton to Montgomery..(90), 133, 742, *1014, 1014.
Montgomery to Gouverneur..(142), 409, 536, *1014.
Gouverneur to Scammel..B 42, 133, (192), B 584.
Scammel to Jackson..187, 323, L 373, S 374, B 584, *741, 742, K 751, L 980.
Jackson to Grand..82, R 95, 133, 187, *785, 787, M 936, R 936, 1063.
Maiden lane, from Broadway to Nassau..C 750, C 884, (1023).
Nassau to William..M 94, (328), F 459, 1182.
Water to Front..278.
Front to South..A 415, 925.
Mangin, from Grand to Broome..C 194, P 196, 234, C 372, M 373.
Broome to Delancey..*701, 742, 829.
Delancey to Rivington..32, (142), M 196. C 242, *741, 973.
Rivington to Stanton..C 42.

Manhattan pl..701.
Manhattan (11th Ward)..*578, 619.
Manhattan, from 125th to Amsterdam av.. 84, C 92 (285), 579, T 669, C 884.
Amsterdam av to Old Broadway..E 459, E 935.
Old Broadway to Broadway..(882).
Broadway to 12th av..C 542, (836), C 979.
Marginal..973, 1182, B 1189.
Market, from East Broadway to Henry..K 1072.
Henry to Madison..L 627.
Cherry to Water..G 43.
Water to South..187, 451, 536, 619, R 628.
Mercer, from Howard to Grand..(932).
Grand to Broome..M 196, (328).
Broome to Spring..1182, D 1190.
Prince to Houston..409, 580.
Bleecker to 3d..187, U 197, 622, *658, 701, *1014.
3d to 4th..(285), L 373.
Milligan pl..S 796.
Minetta..82, 1063.
Minetta lane..(193), R 331.
Monroe, from Catherine to Market..I 93, A 143, 187, N 196, 451, *535, 741, P 751, 925, R 936.
Market to Pike..*535, 925, B 933.
n s, Pike to Rutgers..(583), K 586.
Rutgers to Jefferson..C 143, H 1025.
Jefferson to Clinton..S 146, 1137.
Clinton to Montgomery..(40), (90), S 95, 925, G 935, †954, 1063.
Montgomery to Gouverneur..*1014.
Gouverneur to Scammel..*233, 578, 619, L 751, 829, 973, *1012.
Scammel to Jackson..*131, 133, 366, L 416, (792), G 794, L 795, 829, Z 1073, *1181.
Jackson to Corlears..82, 187, 973, 1137.
Corlears to Grand..450, *972, 1014.
Montgomery, from East Broadway to Henry..F 287, 874.
Henry to Madison..(90), R 460, 536, W 840.
Madison to Monroe..(90), *1014.
Monroe to Cherry..1014, K 1072.
Cherry to Water..(932), (978).
Moore, from Water to Front..M 885, R 886, S 886.
Morton, from Bleecker to Bedford..R 45.
Bedford to Hudson..N 243, 1137.
Greenwich to Washington..J 459.
Mott, w s, from Park Row to Park..L 196, W 197.
e s, Chatham sq to Pell..P 709.
w s, Park to Bayard..†260, B 329, B 933.
Bayard to Canal..C 242, F 1145.
Canal to Hester..J 243, (792), D 794.
Hester to Grand..L 145, T 147, 409, L 416, (457), 578, M 708, R 936, (1187), P 1192.
Grand to Broome..(90), 234, 323, 742, (882).
Broome to Spring..133, S 147, (193).
Spring to Prince..D 287.
Prince to Houston..M 330, C 749.
Houston to Bleecker..(978), P 981.
Mulberry, e s, from Park to Bayard..(792).
Bayard to Canal..†770, C 837, 1014, M 1026, P 1027, M 1146.
Canal to Hester..L 586, (748).
Hester to Grand..(625).
Grand to Broome..(240), V 669, D 837.
Broome to Spring..D 329, B 707, (932).
Spring to Prince..(498), 1182.
Prince to Houston..M 544, B 1189.
Murray, from Broadway to Church..875, F 885, (1069).
Church to West Broadway..1182, B 1189.
West Broadway to Greenwich..*186, (328), H 330, (748).
Greenwich to Washington..494, M 500, (835).
Nassau, Wall to Pine..A 42, (371).
Pine to Cedar..536.
Liberty to Maiden lane..32.
John to Fulton..(1188).
Fulton to Ann..(40).
Beekman to Spruce..*31, 829.
New, from Wall to Exchange pl..(458).
Exchange pl to Beaver..136, N 1191.
New (uptown)..S 1027, 1182.
New Bowery, e s, from Oak to New Chambers..451, (498).
New Chambers to Roosevelt..875.
Roosevelt to James..C 1071, R 1073.
New Chambers, from Park Row to William..(371), (835).
n s, William to Pearl..875.
Pearl to New Bowery..†112, 451, 875.
s s, New Bowery to Oak..(498).
s w s, Batavia to Cherry..K 243, 829.
Norfolk, from Hester to Grand..H 195, K 195, 875.
Broome to Delancey..(541).
Delancey to Rivington..K 627, W 937.
Rivington to Stanton..B 458.
Stanton to Houston..278, (328), M 330, 451, 493, 787, 829, B 933, (1187).
North Moore, from Varick to Hudson..925.
Hudson to Greenwich..32, †1046.
Washington to West..1137.
Oak, s s, from Pearl to Roosevelt..701.
n s, New Chambers to James..82, C 143.
s s, Roosevelt to James..187, 578, M 751, 829.
James to Oliver..742, G 750, M 751.
Oliver to Catherine..578, (665), O 668.
Old slip, from Front to South..F 1190.
Oliver, from New Bowery to Madison..C 92, 578, 875, (882).
Madison to Oak..M 145, (193), G 195, *409, *577, 701, 787, (792).
Oak to Cherry..578, D 794.
Orchard, from Canal to Hester..(40).
Grand to Broome..619.
Broome to Delancey..875.
Delancey to Rivington..G 43, N 839, (1142), (1143), K 1146.
Rivington to Stanton..S 45, S 243.
Stanton to Houston..R 95, (142), L 196, L 288, 925, G 935, (978).
Park, from Baxter to Mulberry..(414), *535, 926, R 936.
Park pl, from Broadway to Church..875, F 885.
West Broadway to Greenwich..(1143).
Park Terrace West..A 42, M 1026, S 1027.
Park Terrace North..A 42.
Patchin pl..S 796.
Pearl, from State to Whitehall..E 372.
e s, Old sl to Wall..K 44.
Wall to Pine..C 92.
Pine to Maiden lane..*659, 742, 787, R 796.
e s, Maiden lane to Burling sl..B 837, R 1192.
Fulton to Beekman..B 42.
w s, Beekman to Ferry..E 92.
e s, Beekman to Peck slip..R 289.
e s, Dover to New Chambers..†112, 742, 972.
e s, New Chambers to Park row..†167, 701.
w s, New Chambers to William..875.
n s or e s, Park row to Park..†62, F 499, (583), (584), (882), (1188).
e s, Park to Centre..M 145, (240).
Lafayette to Broadway..P 796.
Pell..*535, B 836, C 837, 925, R 936, (1023), M 1026.
Perry, from Greenwich av to Waverly pl..D 750.
4th to Bleecker..T 290, T 416, 786, 876, L 1026, 1182.
Hudson to Greenwich..*1062, 1182.
Greenwich to Washington..278, 701, (706), C 934.
Washington to West..H 145, (792), (835), H 838.
Pike, from Division to East Broadway..(498).
East Broadway to Henry..C 1024.
Henry to Madison..B 626.
Pine, from Pearl to Water..493, C 499.
Pitt, from Grand to Broome..133, 829, L 838.
Broome to Delancey..†389, F 543, (748), D 750.
Delancey to Rivington..E 92, (665), G 837.
Rivington to Stanton..(1188).
Stanton to Houston..187.
Prince, from Elizabeth to Mott..C 934.
Mulberry to Lafayette..R 1027.
Lafayette to Crosby..M 330.
Mercer to Greene..†996.
Greene to Wooster..237.
Wooster to West Broadway..32, S 45, 1015.
West Broadway to Thompson..1015.
Thompson to Sullivan..619.
Private..E 143.
Prospect pl, from 42d to 43d..578, 787, 829.
Reade, from Lafayette to Broadway..701.
Broadway to Church..S 544.
Church to West Broadway..(932), D 934.
Hudson to Greenwich..E 92, P 839, (978).
Greenwich to Washington..1182.
Rector, from Trinity pl to Greenwich..(1069).
Renwick..B 194, (457), 1137.
Republican alley..701.
Ridge, from Division to Grand..874, 973, G 1025.
Grand to Broome..(142), *493, 578, 829, L 838, S 937.
Delancey to Rivington..†167, B 329, D 329, †431, (792), †856.
Rivington to Stanton..R 796, C 884, W 1193.
Stanton to Houston..451, B 793, 829, 973.
Riverside terrace..U 96, 133, 136, 1139.
Rivington, from Bowery to Chrystie..M 330.
Chrystie to Forsyth..82.
Forsyth to Eldridge..P 886, F 980, 1015 L 1026.
Eldridge to Allen..619.
Allen to Orchard..S 45, H 93, H 144, K 288, W 982.
Orchard to Ludlow..N 886.
Ludlow to Essex..(40), 829, S 1147.
Essex to Norfolk..A 666 (1023), (1142).
Norfolk to Suffolk..1063, L 1072.
Suffolk to Clinton..(192), U 290, 409, (978).
Clinton to Attorney..G 43, G 93, D 542.
Attorney to Ridge..J 243, J 543, H 585, †684, (1069).
Pitt to Willett..(240), (285).
Willett to Sheriff..B 42, W 46 323.
Sheriff to Columbia..*1014, C 1071.
Columbia to Cannon..278, (285), 450.
Lewis to Goerck..K 44, K 145, R 460, 829, 875.
Goerck to Mangin..82.
Roosevelt, e s, from Park row to New Bowery..†304, C 1071, R 1073.
w s, Park row to Madison..(40), (90), (748).
w s, Madison to New Chambers..875.
e s, Batavia to Cherry..787, W 796, †1045.
w s, Oak to Cherry..701.
Cherry to Water..(328), B 329, (748), (835), (882), (978).
east of South..(90).
Rose, n w s, from Duane to Pearl..C 837.
Rutgers, from Henry to Madison..C 143, S 147, S 243.
Madison to Monroe..(285), (583), K 586, B 793, H 795.
Monroe to Cherry..†11, C 143, *409, 536.
Rutgers pl..(90), B 91, S 146, †724, (1069), 1137.
St Lukes pl..P 586.
St Marks pl, from 3d av to 2d av..133, (142), K 145, P 196, (792), P 1026.
2d to 1st av..R 197, 451, (584), S 668.
1st av to Av A..32, 133, (285), N 500, (583), E 626, (665).
Samuel..G 242.
St Nicholas pl, from 152d to 155th..32, K 44, †62, 493, G 499.
St Nicholas terrace, from 127th to 129th..619, J 708.
Scammel, from East Broadway to Henry; *828, 973, F 1071, L 1072, B 1144, F 1145.
Henry to Madison..787.
Madison to Monroe..B 42, 133, B 584, 829, 875, *1012.
Monroe to Cherry..(792).
Cherry to Water..(141), W 147, 186, L 195.
Sheriff, from Delancey to Rivington..187, 278, V 290, 578, *785, 787, F 980.
Rivington to Stanton..(371), 536, 742, C 1071.
South, from Whitehall to Broad..F 1071.
Broad to Cuyler's alley..*1014.
Cuyler's alley to Gouverneur lane..F 1190.
Depeyster to Fletcher..A 415.
Fletcher to Fulton..(882).
Roosevelt to Oliver..H 145, (978).
Oliver to Market..(40), 187.
Market to Rutgers..†476, (792), *1014, 1015.
Clinton to Gouverneur slip..619.
Gouverneur sl to Corlears..*1062, 1137.
South William, from Beaver to Broad..E 543.
Spring, from Elizabeth to Mott..†168, (193), D 287, L 288, 493, C 933, (1023), (1143).
Mott to Mulberry..B 91.
Mulberry to Lafayette..R 146, W 147, M 330, (932).
Greene to Wooster..619.
Wooster to West Broadway..P 146, 409, A 415, †904, A 1144.
Thompson to Sullivan..829.
n s, Sullivan to Macdougal..(457).
s s, Sullivan to Clarke..1182.
Varick to Hudson..(240), M 243, 366, L 373, (706), (835), M 838, 1063.
Hudson to Greenwich..B 194, 278, (457).
Spruce, from Nassau to William..619, N 751, N 936, (1023).
Stanton, from Bowery to Chrystie..1015, (1069).
Chrystie to Forsyth..619, (748), 829, S 839.
Forsyth to Eldridge..L 195, 1063.
Orchard to Ludlow..(142).
Essex to Norfolk..32, 619, G 627, (706)
Suffolk to Clinton..B 329, W 545.
Clinton to Attorney..C 92.
Attorney to Ridge..973.
Ridge to Pitt..K 1191.
Willett to Sheriff..C 372.
Sheriff to Columbia..(835), (882).
Columbia to Cannon..742, 1015, (1069).
Lewis to Goerck..536, 619, G 750.
State, from Whitehall to Pearl..E 372, L 1146.
Stewart..36, 411, (458).
Stone, from Whitehall to Broad..82.
Stuyvesant..323, 536, P 886, 926.
Suffolk, from Hester to Grand..32, (414), M 544, E 1025, S 1027, L 1191.
Grand to Broome..S 146.
Broome to Delancey..234, H 242, 742, 1015.
Delancey to Rivington..(327), (583), H 794, H 838, M 1072.
Rivington to Stanton..L 196, U 290, 829.
Stanton to Houston..(457), G 459, K 499, (665), C 1144.
Sullivan, from Canal to Grand..P 289.
Grand to Watts..R 544, V 753.
Watts to Broome..323, C 708.
Broome to Spring..*233, 493, A 498, W 669, 742, 973, 1015, M 1026, 1182.
Spring to Prince..L 145, (457), E 980, P 1192.
Prince to Houston..*31, F 287, 323, K 330, R 331, D 708, 1063.
Houston to Bleecker..133, M 145, (583), M 751, (835).
Bleecker to 3d..(748), (978).

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 8.

Susan (old)..279, A 836, L 838.
Sutton pl..P 886.

Theatre alley..*31, 136, R 752.
Thompson, from Canal to Broome..H 750, 926.
Broome to Spring..(90), T 95, R 146, H 288, (748), K 838.
Spring to Prince..323, *409, 536, 875.
Prince to Houston..F 287, (457).
Houston to Bleecker..E 667, G 1145.
Bleecker to 3d..C 42, †112, C 372, F 499, C 626, (792), R 886.
Tompkins, from Broome to Delancey..972.
Trinity pl, from Morris to Rector..(1069).
Cedar to Liberty..(141), (142), 237, 875.

Union pl, south of 17th..(792).
Union sq..369, (706), (835).
Union sq East, from 16th to 17th..1015, K 1025.
north of 17th..875.
Union sq West, from 14th to 15th..(792).
15th to 16th..T 95, T 709.
University pl, from Waverly pl to 8th..(625).
11th to 12th..(285).
13th to 14th..234, 278, P 796, 1018.

Van Corlear pl..187, 493, 874, S 1193.
Vandam, from Macdougal to Varick..451.
Hudson to Greenwich..1015, H 1025.
Van Nest pl..B 542, B 585.
Vandewater..187, F 195, 234, 701.
Varick, from Franklin to North Moore..787, 973.
Laight to Canal..*131, 1182, G 1190.
Canal to Watts..*785, 1137, S 1147.
Dominick to Spring..(240), M 243.
e s, Downing to Carmine..T 244.
Verdant lane..832.
Vesey, from Broadway to Church..*873, 1137, M 1146.
Church to Greenwich..366, R 374.
Greenwich to Washington..(665), M 668.
Vestry, from Canal to Hudson..*785.

Walker, from West Broadway to Church..829.
Church to Broadway..(371), (1023), 1063.
Broadway to Lafayette..82, 187, *924, †1121, 1137.
Lafayette to Centre..C 91.
Wall, n s, from Broadway to Nassau..(371).
n s, Nassau to William..A 42.
n s, William to Pearl..C 92.
Front to South..L 93.
Warren, from Broadway to Church..787, H 885.
Church to West Broadway..B 1189.
Greenwich to Washington..F 287.
Washington to West..1137, R 1147.
Washington, from Battery pl to Morris..1182, B 1189, H 1190.
Morris to Rector..*1014.
Rector to Carlisle..(625).
Liberty to Cortlandt..237.
Cortlandt to Dey..C 42.
Dey to Fulton..701, F 935.
Fulton to Vesey..(541).
Vesey to Barclay..926.
Barclay to Park pl..R 196.
Park pl to Murray..494, M 500, (835).
Murray to Warren..F 287, 1015, E 1025.
Reade to Duane..C 143.
Harrison to Franklin..189.
Franklin to North Moore..(1023).
Desbrosses to Watts..*233, 493, 494, H 499, (931).
Watts to Canal..278, L 288, 451, 1137.
Spring to Charlton..(90), S 981.
Charlton to King..*233, 493, 494.
Houston to Clarkson..323, 366, T 669.
Christopher to 10th..451, H 1190.
10th to Charles..82, 133, G 144, (285).
Charles to Perry..(142), (835), H 838.
11th to Bank..*31, 32, *534, (792), O 795.
Bank to Bethune..31, I 43, Z 46, Z 797.
Jane to Horatio..234, O 795.
Horatio to Gansevoort..(142), 187.
Gansevoort to Little West 12th..(541).
Little West 12th to 14th..W 1028.
Washington sq..*701.
Washington sq South..366, 875, F 885.
Washington terrace..32.
Washington pl, from Broadway to Mercer..V 709.
6th av to Barrow..L 1026, L 1146.
n s, 6th av to Grove..†260.
Water, from Whitehall to Moore..R 886, S 886, *1014.
Moore to Broad..M 885.
Broad to Coenties sl..B 542, (932), *1014.
Coenties sl to Old sl..1182, J 1191.
Old slip to Wall..K 44, 133.
Pine to Maiden lane..1015.
Beekman to Peck slip..B 666.
Peck sl to Dover..536, W 545.
Dover to Roosevelt..926.
Roosevelt to James sl..(328), B 329, (748), (835), (882), (978), (1143), C 1145.
Catherine sl to Market..(40), 187, 578.
Market to Pike..(285), 451, 536, 619, R 628, *1014.
Pike to Rutgers..H 1190.
Rutgers to Jefferson..(193).
Clinton to Montgomery..619.
s s, Gouverneur sl to Jackson..701.
n s, Scammel to Jackson..186, L 195, *577, 926, H 935.
Watts, from West Broadway to Thompson..S 752.
Thompson to Sullivan..C 708.
Sullivan to Varick..278, B 286, L 751.
Canal to Greenwich..†304.
Washington to West..*233, 451, 493, 494, H 499.
Waverly pl, from Mercer to Greene..1015, 1137.
s s, Greene to Washington sq East..H 838.
n s, Macdougal to 6th av..G 794.
s s, 6th av to Grove..82, M 94.
11th to Charles..278.
West Washington pl..86, G 93 †260, B 707, M 1026.
West, from Battery pl to Rector..*1014, 1182, B 1189, H 1190.
Rector to Albany..(1023).
Albany to Liberty..(90), W 96, (792), T 796.
Liberty to Dey..1015, (1023), (1069).
Fulton to Barclay..(706), (748), B 793, (978).
Duane to Harrison..410.
North Moore to Hubert..1137.
Hubert to Vestry..1182.
Canal to Charlton..S 981.
Charlton to Houston..M 243.
Houston to Leroy..323, 366, 660, E 667, T 669, (932).
10th to Charles..A 415, C 415, S 416.
Charles to Perry..H 145, B 836.
indef..1182, B 1189.
White, from West Broadway to Church..S 668, 1181, 1182, S 1192.
Church to Broadway..E 372, (665), C 1024.
Broadway to Lafayette..H 1025.
Centre to Baxter..†642, (882).
Whitehall, from Bridge to Pearl..*1014.
Willett, from Grand to Broome..31.
Broome to Delancey..32, *970, 1015.
Delancey to Rivington..133, M 145, *278, 323, 1063, *1181, 1182.
Rivington to Stanton..T 46, (240), F 287, 620, 742, W 753, R 1192.
William, from John to Fulton..S 45, S 95, †812, (835), C 837, C 979, (1023).
Ann to Beekman..C 92, 234.
Spruce to Frankfort..(498), 536, (541), F 543, 619, N 751, N 936, (978), (1023).
Duane to Pearl..T 95.
Wooster, from Canal to Grand..925, S 981.
Broome to Spring..83, (1143).
Prince to Houston..187, F 195, 875, W 1028.
Houston to Bleecker..*1136, *1181.
Bleecker to 3d..(706), 1182.
3d to 4th..(625), *701, 875, C 883, F 885, M 936, 1137.
Worth, from Hudson to West Broadway..C 626, C 666.
n s, Church to Lafayette..B 1071.
Lafayette to Centre..V 628, (1142).
n s, Baxter to Mulberry..(414), *535, 926, R 936.
Mulberry to Park row..L 196, W 197, E 794.

1st, from Av A to 1st av..(414), (541), W 840, S 981, 1182, T 1193.
1st to 2d avs..R 45, 410, 742, (748), 829, S 839.
2d av to Bowery..(40), (90), 495, C 837, C 934.

2d, from Avs D to C..875, 925, F 935, 1137.
Avs C to B..I 43, (90), G 195, A 329, H 667, (749), K 751, A 883, E 1025, 1063.
Avs B to A..†215.
Av A to 1st av..410.
1st to 2d avs..621, H 627, F 837, 1063.
2d av to Bowery..(328), F 837.

3d, east of Goerck..*741, *1014, 1063, L 1146.
from Goerck to Lewis....278, K 288, (792), K 795, K 1072.
n s, Lewis to Av D..83 K 459, S 668, 1015.
s s, Manhattan to Av D..K 885 1063.
Avs D to C..133, C 194, L 460, (498), R 500.
Avs C to B..(414), F 459, M 460, L 667, M 668,. 787, 829.
Avs B to A..F 242, D 499, 620, (1188).
Av A to 1st av..(285), C 287.
1st to 2d avs..W 147, 742, (932), 1015.
2d av to Bowery..32, D 194, H 459, 494, 578, P 796, (835).
Greene to Wooster..451, (541), H 543, (625).
Wooster to West Broadway..I 242, M 936, 1137.
West Broadway to Thompson..323.
Macdougal to 6th av..133, 660.

4th, east of Av D..323, 1182.
from Avs D to C..H 499, 536, B 542, 660, 742, E 750, 787, 875, B 883.
Avs C to B..A 91, A 143, 620, R 628, L 667, J 935, 1137.
Avs B to A..R 95, (328), (457), U 544, (665), (706), (707), S 752, (792), (882), 926.
Av A to 1st av..32, (328), L 373, 494, K 885, (978), 1063.
1st to 2d avs..F 195, K 627, F 837, A 1071.
2d av to Bowery..(40), L 44, (328), 410, 1063, (1143).
Bowery to Broadway..†62, 187, W 197, 662, (665), (882), M 1026, (1188).
Broadway to Greene..(285), L 373.
s s or w s, Greene to Wooster..(625), (792), C 884.
n s or e s, Greene to Washington sq E..278, M 289.
s s or w s, Wooster to W Broadway..*701, 875, F 885.
s s, Sullivan to Macdougal..366.
s s or w s, 6th av to Jones..323, 325, 326.
s s or w s, Barrow to Grove..H 667.
Perry to 11th..876, 1182.
11th to Bank..926.
Jane to Horatio..235, D 329.
w s, Horatio to Gansevoort..82, G 93, 187.

5th, from Lewis to Av D..R 500, (749), (1070).
Avs D to C..(90), B 91, *131, 368, E 626, 660, (706), K 935, M 936, A 1024, G 1025.
Avs C to B..(1143).
Avs B to A..(40), S 45, (457).
Av A to 1st av..32, (40), L 93, T 289, T 290, (371), T 587, (707), S 709, G 1145, U 1147.
1st to 2d avs..36, 83, 787, (978), *1014.
2d av to Cooper sq..366, K 459, L 586.

6th, from Lewis to Av D..M 709, U 709, K 838, S 839.
Avs D to C..133, *366, 494, R 752, 831, 875, R 936, (1069).
Avs C to B..N 44, 133, W 147, 187, E 194, E 195, (285), E 287, J 415, C 749, 829.
Avs B to A..323, 1137.
Av A to 1st av..(142), 187, (371), 410, (541), D 585, (625), 660, 829, 875.
1st to 2d avs..A 143, P 796, 1015.
2d av to Cooper sq..†112, A 194, F 1025, S 1027.

7th, from Lewis to Av D..L 838.
Avs D to C..J 93, 620, L 627, S 752, 787, (882), 1063, T 1073.
Avs C to B..32, G 43, 83, N 94, 235, 410, C 415, G 585, W 1073.
Avs B to A..(193), (932), 1137.
Av A to 1st av..36, L 243, 366, E 372, 411, K 415, (541), 580, 875, 1015, 1137, W 1147, T 1193.
1st to 2d avs..(978), L 980, M 1146.
2d to 3d avs..†112, H 330.

8th, from Lewis to Av D..T 937.
Avs D to C..281, K 288, B 542, S 544, R 586, 622, C 794, 829, H 1025.
Avs C to B..32, S 146, S 147, 578, C 585, S 587, S 796, 875, W 937.
Av A to 1st av..32, (90), 133, (285), N 500, E 626.
1st to 2d avs..R 197, 451, (584), S 668.
2d to 3d avs..133, K 145, P 196, P 1026, 1182.
University pl to 5th av..(625).

9th, east of Av D..742, 926.
from Avs D to C..(498), B 498, 831.
Avs C to A..T 46, 620, G 627, 1015, (1023).
Av A to 1st av..133, C 287, (625), 660, 829, 875, S 886, 1015, (1188).
1st to 2d avs..(41), 83, M 94, F 195, (584), F 626, 660, (665), F 667.
2d to 3d avs..R 668, P 886, (932), *1181, 1182.
Broadway to 5th av..M 243, (748), (792).
5th to 6th avs..32, N 44, 133, F 1071.

10th, s s, from Avs D to C..(541), 661, G 980, *1136, H 1145.
Avs C to B..494, 495, P 752, 877, H 935, G 1145.
Avs B to A..235, 1063, L 1191.
Av A to 1st..83, 134, A 143, (414), K 415, 620, 875.
1st av to 2d av..N 146, 620, N 668, (707), A 707, R 709, T 709, 745, L 751, 926, T 937, R 981, (1023), M 1191.
2d to 3d avs..R 1027.
3d av to Broadway..742, (835).
Broadway to 5th av..278, H 288, B 542, G 543, M 543, B 585, 1063, B 1144.
5th to 6th avs..(541).
6th av to Greenwich av..S 796.
Greenwich av to 4th..323, C 329, G 415, N 416.
4th to Hudson..R 668, 742, M 751, (978), *1014, R 1147.
Hudson to Greenwich..(748).
Washington to West..82, 133, G 144, (285), A 415, C 415, S 416.

11th, from Dry Dock to Av C..G 750, D 1145.
Avs C to B..M 500, R 500, 1182.
Avs B to A..134, (498), 660, R 709, 926, F 935, L 1026, †1164.
Av A to 1st av..G 242, G 750, L 838.
1st to 2d avs..M 44, G 93, R 95, 410, M 416, (932).

2d to 3d avs..H 288, H 935, 1015, L 1025.
3d to 4th avs..(1143).
Broadway to 5th av..187, M 289, I 585, H 795.
5th to 6th avs..(583), O 708.
n s, 6th to 7th avs..O 934.
Waverly pl to 4th..O 94, 1015, (1023), B 1024, M 1026.
4th to Bleecker..C 884, M 1026.
Greenwich to Washington....*31, 32, (240), *534.
Washington to West..W 147.

12th, from Avs C to B..187, F 750, 973, Z 982.
Avs B to A..32, C 92, 134, W 197, B 241, 366, K 543, 578, (583), 742, S 936, 1017, 1063, 1182.
Av A to 1st av..(371), 1137, Z 1193.
1st to 2d avs..E 794, C 837, 926, S 937, B 1189.
2d to 3d avs..S 95, C 837.
3d to 4th avs..(1143), (1188).
Broadway to 5th av..(285), (458), W 1193.
5th to 6th avs..237, (836), 875, *1181.
6th to 7th avs..B 458, 742, K 751.
Greenwich av to 4th..L 44, 85, 451, M 460, *1014.
8th av to Hudson..R 45, 1063.
Greenwich to Washington..*658, 829, M 838.

13th, from Avs D to C..*278, 451, (498), 1137.
Avs C to B..*131, 136, T 147, 187, R 196, S 197, 323, 536, 742, P 795, 1064, *1181.
Avs B to A..134, K 145, M 373, H 459, 620, 1064, (1069).
Av A to 1st av..R 95, 323, (932).
1st to 2d avs..*578, 620.
2d to 3d avs..B 329, †476.
3d to 4th avs..†431, 620.
Broadway to 5th av..G 43, P 796.
5th to 6th avs..83, 367, J 751.
6th to 7th avs..A 194.
7th to 8th avs..32, R 45, S 46, 187, L 196, †215, R 500, 787, S 796.
8th av to Hudson..(414), 536, 701.
Hudson to Washington..W 1028.

14th, s s, east of Av C..†476.
s s, Avs B to A..H 93, *409, 451, T 460, C 1024.
n s, Av A to 1st av..187, W 197.
s s, Av A to 1st av..S 95, 536.
n s, 1st to 2d av..134, 1182.
s s, 1st to 2d av..323, 410, E 667.
n s, 2d to 3d av..E 585, (932), H 1025.
s s, 2d to 3d av..S 1192.
s s, 3d to 4th av..S 544, 660.
n s, 4th av to University pl..(792).
s s, University pl to 5th av..(498), 875, (932).
n s, 5th to 6th av..(498), †514, †904, (1070), D 1190.
s s, 5th to 6th av..J 330, (498).
s s, 6th to 7th av..(541).
n s, 7th to 8th av..1015, T 1027.
s s, 7th to 8th av..32, R 45, R 500.
s s, 8th to 9th av..32, 451, 578.
s s, 9th to 10th av;(240), †1045, 1137.

15th, n s, from Av C to B..*1014, 1137.
s s, Avs B to A..926.
n s, Av A to 1st av..(932).
s s, Av A to 1st av;36, M 196, 278.
s s, 1st to 2d avs..235, S 243, (835), P 839.
n s, 2d to 3d avs..C 934, G 935.
s s, 2d to 3d avs..1064.
n s, 3d to 4th avs..(882), 1182, F 1190.
s s, 5th to 6th avs..(90), 1015.
n s, 6th to 7th avs;83, M 94, 702, L 708, B 749, 1015, K 1025, 1064.
s s, 6th to 7th avs..875, N 886, *1014.
n s, 7th to 8th avs..M 751.
s s, 7th to 8th avs..32, V 46.
n s, 8th to 9th avs.. S 46.
s s, 8th to 9th avs..134, H 195, M 460.

16th, n s, from Avs C to B..D 43, *185, B 372, 410, M 416, 660, 742.
s s, from C to B..*322, 323, 829, 973.
n s, Avs B to A..(457).
s s, Avs B to A..136, T 147, 789.
n s, Av A to 1st av..R 95.
n s, 1st to 2d avs..134.
n s, 3d to 4th avs..187, 1015, K 1025.
s s, 3d to 4th avs..O 544, S 544, 578, O 1146.
n s, 4th to 5th avs..B 979, D 980.
s s, 4th to 5th avs..T 95, T 709.
s s, 5th to 6th avs..32, H 43.
s s, 6th to 7th avs..875.
n s, 7th to 8th avs..926, U 1193.
s s, 7th to 8th avs..(932), (1023).
n s, 8th to 9th avs..973, O 981.
s s, 8th to 9th avs..*924, 1182.
n s, 9th to 10th avs..32, 702, *785, 875, H 1025.

17th, s s, from Avs C to B..†215, V 752, *785, 926, T 937.
n s, Avs B to A..661.
n s, Av A to 1st av..1064, W 1073.
n s, 1st to 2d avs..325.
n s, 2d to 3d avs..620, S 628.
n s, 3d to 4th avs..(241), 367, 369, (414), 875.
s s, 3d to 4th avs..32, S 45, 660, 1182.
n s, 4th to 5th avs..236, A 1189.
s s, 4th to 5th avs..H 144, H 415, W 416.
n s, 5th to 6th avs..(90), 410, T 416, G 543, †561, (932).
s s, 5th to 6th avs..B 91, (193), (792), M 838, M 1191.
n s, 6th to 7th avs..O 146, (328), (748), Z 753, (835).
s s, 6th to 7th avs..L 935.
n s, 7th to 8th avs..278, S 289, 742, 829, (978), M 1191.
s s, 7th to 8th avs..578, J 585, G 627, T 840.
s s, 8th to 9th avs..36, 137, B 329, D 329.
n s, 9th to 10th avs..620, E 626, M 1146.
s s, 9th to 10th avs..973.

18th, s s, from Avs B to A..32, 134, 702, 875, J 885.
n s, Av A to 1st av..C 42, N 44, 134, N 1146.
s s, Av A to 1st av..C 42, 325, F 459, 744, B 1189, L 1191.
n s, 1st to 2d avs..660, E 980.
s s, 1st to 2d avs..742, F 750.
n s, 2d to 3d avs..(625), H 667, (706), (835), L 838, M 838.
s s, 2d to 3d avs..974.
n s, 3d to 4th avs..P 289, †389.
s s, 3d to 4th avs..M 44, D 194, 662, C 666, (793), †856.
n s, 4th to 5th avs..H 373.
s s, 4th to 5th avs..(240).
n s, 5th to 6th avs..E 372.
s s, 5th to 6th avs..32, B 42, †62, (90), †112, (932), (1069).
n s, 6th to 7th avs..620, R 628, R 668, 702.
s s, 6th to 7th avs....(193), K 195, (1023), S 1027, (1188), E 1190.
s s, 7th to 8th avs..(706), (978).
n s, 8th to 9th avs..134, G 144, 278, B 286, 660, S 937.
s s, 8th to 9th avs..H 43, 187, 875, M 886, L 1191.

19th, s s, east of Av B..973.
n s, Av A to 1st av..B 194.
s s, Av A to 1st av..(706).
n s, 1st to 2d avs..367, O 373.
s s, 1st to 2d avs..N 94, 410.
n s, 2d to 3d avs..D 92, H 627.
s s, 2d to 3d avs..83, 580, M 627, N 709, (1069).
n s, 3d to 4th avs..742, (793), B 836, (1143).
s s, 3d to 4th avs..36, P 45, P 289, (882).
n s, 4th to 5th avs..(883).
n s, 5th to 6th avs..578, M 586, 829, (932), D 1025.
s s, 5th to 6th avs..E 372.
n s, 6th to 7th avs..L 543, 660, O 668, (793), †1045.
s s, 6th to 7th avs..H 980.
n s, 7th to 8th avs..187, F 195, M 668.
s s, 7th to 8th avs..W 96, E 708, W 796, W 810.
n s, 8th to 9th avs..G 1145.
s s, 8th to 9th avs..83, 367, †954, 1015, H 1025.
n s, 9th to 10th avs..(40), †62.
s s, 9th to 10th avs..†11, 134, C 143, 660, M 668.
n s, 10th to 11th avs..(40).
s s, 10th to 11th avs..973, 1182, B 1189.

20th, s s, Av A to 1st av..1140.
n s, 1st to 2d avs..32, S 95, (792), 875.
s s, 1st to 2d avs..451.
n s, 2d to 3d avs..(285), 620.
n s, 3d to 4th avs..662, H 667, 703, B 707, †1045.
s s, 3d to 4th avs..32, B 42, S 1192.
n s, 4th to 5th avs..237, L 243, 282, C 287, F 287, (835), (836), M 838, (1143).
s s, 4th to 5th avs..36, B 42, 86.
n s, 5th to 6th avs..32, M 44, (498), B 542, M 708, (748).
s s, 5th to 6th avs..S 709, 787, S 796, 829, J 838, 973, 1015, D 1025, F 1025, H 1025, (1188).
n s, 6th to 7th avs..(665), 832, N 839.
s s, 6th to 7th avs..875.
n s, 7th to 8th avs..B 708, 875, R 981.
s s, 7th to 8th avs..L 94, (583), 973, O 981, 1137.
n s, 8th to 9th avs..83, M 145, C 884.
s s, 8th to 9th avs..494, R 500, C 884.
n s, 10th to 11th avs..B 458, †1164.
s s, 10th to 11th avs..(41).

21st, n s, east of Av A..(241).
s s, east of Av A..(241).
n s, 1st to 2d avs..L 667.
s s, 1st to 2d avs..367, 1140.
s s, 2d to 3d avs..(458).
n s, 3d to 4th avs..1137.
s s, 3d to 4th avs..619.
n s, 4th to 5th avs..O 196, (792).
n s, 5th to 6th avs..(625), (748), P 795.
s s, 5th to 6th avs..187, F 195, U 244, (414), 787.
n s, 6th to 7th avs..*131, 278, 875, J 935.
s s, 6th to 7th avs..134, M 145, 323, D 329, 1064, 1137.
n s, 7th to 8th avs..T 1073.
n s, 8th to 9th avs..Q 416, R 460, R 839.
n s, 9th to 10th avs..278, D 287, A 883, M 1026, (1188).
n s, 10th to 11th avs..(193), A 194, (241), (328), (749), (883).

22d, n s, from Av A to 1st av..620, (1143), F 1145.
s s, 1st to 2d avs..1137, 1182.
n s, 2d to 3th avs..134, 787, 1064.
s s, 2d to 3d avs..M 330.
s s, 3d to 4th avs..279, H 330, 973.
n s, 4th to 5th avs..702, H 708, 1015, G 1025.
s s, 4th to 5th avs..134, (932).
s s, 5th to 6th avs..F 287.
n s, 6th to 7th avs..S 839, S 1027, P 1146.
s s, 6th to 7th avs..(240), (371), W 796.
n s, 7th to 8th avs..S 669.
s s, 7th to 8th avs..(498), 929.
s s, 8th to 9th avs..(142), †602, R 839, F 935, (1023), L 1026.
n s, 9th to 10th avs..829, 875, 1137, (1188).
s s, 9th to 10th avs..(978).
n s, 10th to 11th avs..†389, (542), O 981, (1069).

23d, n s, from Av A to 1st..1018.
s s, from Av A to 1st..620, (625), 1018, B 1189.
n s, 1st to 2d avs..(457).
n s, 2d to 3d avs..S 628.
s s, 2d to 3d avs..†167.
n s, 3d to Lexington avs..H 750, H 1145.
n s, Lexington to 4th avs..369, 410.
n s, 4th to Madison avs..J 838.
s s, 4th and 5th avs..(142).
n s, 5th to 6th avs..B 329, T 331.
s s, 5th to 6th avs..(90).
n s, 6th to 7th avs..(90), 134, B 749, (1188).
s s, 6th to 7th avs..(371).
s s, 7th to 8th avs..137.
s s, 8th to 9th avs..83, S 95, 134, *924, (1024), 1137, (1144), A 1144.
n s, 9th to 10th avs..(1188).
s s, 9th to 10th avs..829, (835), 1064.
n s, 10th to 11th avs..(40).

24th, s s, 1st to 2d avs..367.
n s, 2d to 3d avs..H 93, B 498, 787, H 1145.
s s, 2d to 3d avs..M 885, W 937, 1064.
n s, 3d to Lexington av..35, F 43, F 144, F 195.
n s, Lexington to 4th avs..H 43, G 627, W 628, G 667.
s s, Lexington to 4th avs..660, 662, C 666, †906.
n s, 4th to Madison avs..C 934.
n s, 5th to 6th avs..R 95, 323, (328), G 330, N 330, 620, M 795, (835), (1023), L 1026.
s s, 5th to 6th avs..B 329, T 331.
n s, 6th to 7th avs..S 669, (792), L 795, 926.
s s, 6th to 7th avs..D 459, †856, 1140, 1182, B 1189.
n s, 7th to 8th avs..B 42, T 331, 1018.
s s, 7th to 8th avs..M 44.
n s, 8th to 9th avs..134, 410, M 416.
s s, 8th to 9th avs..S 289, *924, 1185.
n s, 9th to 10th avs..32, 33, V 46, 187, 1182.
s s, 9th to 10th avs..(285), P 289, (706), (978).

25th, n s, from 1st to 2d avs..P 373.
n s, 2d to 3d avs..†168.
s s, 2d to 3d avs..M 1072.
n s, 3d to Lexington avs..B 1189.
s s, 3d to Lexington avs..L 1146.
s s, Lexington to 4th avs..235, T 244, (286), (328), 451, 660, B 1189.
n s, 4th to Madison avs..P 751.
s s, 4th to Madison avs..279, 282, †304.
n s, 5th to 6th avs..(665), B 1189, C 1190.
s s, 5th to 6th avs..P 45, (749), 1064, R 1073, 1182, C 1189.
n s, 6th to 7th avs..(41), (91), 536, T 752, 787, W 796, N 886, (1023), 1064, S 1073, (1188).
s s, 6th to 7th avs..(978), 1064, T 1073, †1121.
n s, 7th to 8th avs..494, J 499 578 W 669, J 751.
s s, 7th to 8th avs..33, R 45, R 460, R 587, (748), (883), 1015, R 1147.
n s, 8th to 9th avs..83, W 96, 620, †724, 787, R 839, L 1191.
s s, 8th to 9th avs..B 836, T 981, 1015, F 1025.
n s, 9th to 10th avs..(541), (1070), 1140, (1188).
s s, 9th to 10th avs..32, 33, V 46, 1137, S 1193.
n s, 10th to 11th avs..(457).
s s, 10th to 11th avs..N 243.

26th, n s, from 1st to 2d avs..(1143), S 1147.
s s, 1st to 2d avs..†113, E 750.

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 3.

n s, 3d to Lexington avs..187, R 197, †215, R 796, R 1073.
s s, 3d to Lexington avs..(836), B 1189.
n s, Lexington to 4th avs..80, 86, 235, A 286, E 543, 1015, A 1024, 1182.
n s, Madison to 5th avs..(41).
s s, 5th to 6th avs..(240), E 372, (457), (583), (748), K 1146.
n s, 6th to 7th avs..83, (665), (749), L 795.
s s, 6th to 7th avs..187, 235, (240), J 245, G 287, 410, 451, C 458, 742, M 751, 1064, 1137, W 1147, †1164.
n s, 7th to 8th avs..83, D 92, (793), 1182, C 1190.
n s, 8th to 9th avs..33, 926, (932), W 937, 973.
s s, 8th to 9th avs..33, 279, 451, S 460, 829.
n s, 9th to 10th avs..86, B 91, 323, 326, B 329, L 668.
s s, 9th to 10th avs..K 330, 536, (541).
n s, 10th to 11th avs..279.
s s, 10th to 11th avs..R 45, B 241, 536, 973, A 979.
n s, west of 11th av..†113.

27th, s s, from 1st to 2d avs..†856.
n s, 2d to 3d avs..660.
n s, 3d to Lexington avs..(1070), (1188).
s s, 3d to Lexington avs..829.
n s, Lexington to 4th avs..B 329, 451, B 458.
s s, Lexington to 4th avs..M 708, W 709.
n s, 4th to Madison avs..T 290.
n s, Madison to 5th avs..T 46, 875.
s s, Madison to 5th avs..(41).
n s, 5th to 6th avs..(414), (498), (541).
s s, 5th to 6th avs..410, K 415, 494, (706), (978), (979), (1188).
n s, 6th to 7th avs..32, A 41, A 42, 188, 926, (932), B 933, 1015, T 1028, (1143).
s s, 6th to 7th avs..W 147, 875, C 884, (1023), 1137, A 1144.
n s, 7th to 8th avs..33, I 330, 494, *785.
s s, 7th to 8th avs..S 95, S 331, C 934.
n s, 8th to 9th avs..279.
s s, 8th to 9th avs..33, 279, H 288, C 934.
n s, 9th to 10th avs..†62.
s s, 9th to 10th avs..B 666, 787, 829, 1015, 1064, F 1071, 1137.
n s, 10th to 11th avs..K 1146.
s s, 10th to 11th avs..33, †112, 134.
s s, west of 11th av..†113.

28th, n s, from 1st to 2d avs..83, (498), 787.
s s, from 1st to 2d avs..973.
n s, 2d to 3d avs..660.
n s, Lexington to 4th avs..1064, M 1072.
s s, Lexington to 4th avs..B 329.
n s, 4th to Madison avs..83, H 93, 536, P 544.
s s, 4th to Madison avs..660, S 669, 702.
n s, Madison to 5th avs..973.
s s, Madison to 5th avs..T 46, †1164.
n s, 5th to 6th avs..(1070).
s s, 5th to 6th avs..(193), (883), P 1192.
n s, 6th to 7th avs..G 43, *80, T 500, 973, O 981.
s s, 6th to 7th avs..188, (193), 742, E 750, C 884, T 1027, T 1028, 1182, T 1193.
n s, 7th to 8th avs..(584), (932).
s s, 7th to 8th avs..134, C 143, G 195, (932).
n s, 8th to 9th avs..787, M 936.
s s, 8th to 9th avs..K 195, M 500, *659, 830, W 840.
n s, 9th to 10th avs..A 883, (1143), C 1144.
s s, 9th to 10th avs..†62.
n s, 10th to 11th avs..(1069).
n s, west of 11th av..(241).
s s, west of 11th av..(241).

29th, n s, east of 1st av..33.
n s, from 1st to 2d avs..K 44, 134, †301, 620, E 626, (836), S 839, E 1071.
s s, 2d to 3d av..S 45.
n s, Lexington to 4th avs..35, 661.
s s, Lexington to 4th avs..B 242, K 243, M 416.
s s, Madison to 5th avs..B 194.
n s, 5th to 6th avs..1065, O 1072, O 1073.
s s, 5th to 6th avs..(792), (1070).
s s, 6th to 7th avs..†11, 235, (414), H 415, C 626, H 708, 926, L 936, T 981, C 1071, (1143).
n s, 7th to 8th avs..A 286, P 586.
s s, 7th to 8th avs..235, B 242, *659.
s s, 8th to 9th avs..(932), M 1026.
n s, 10th to 11th avs..538, *618, 660, 742, †856, 876, 926, 973, 1015, W 1028.
s s, west of 11th av..(286).

30th, s s, from 1st to 2d avs..K 44.
s s, 2d to 3d avs..G 43, D 194, L 288, 367, 410, M 416, D 708.
n s, 3d to Lexington avs..451, 830, G 980.
s s, 3d to Lexington avs..36, G 43.
n s, Lexington to 4th avs..N 94.
n s, 4th to Madison avs..660.
n s, Madison to 5th avs..(932).
s s, Madison to 5th avs..(625), 787, (792), B 794, 876.
n s, 5th to 6th avs..L 499.
s s, 5th to 6th avs..134, J 145, P 460, 1183.
n s, 6th to 7th avs..36, 411, (458).
s s, 6th to 7th avs..M 196.
n s, 7th to 8th avs..T 628.
s s, 7th to 8th avs..R 752.
n s, 8th to 9th avs..*924, 1183, K 1191.
s s, 9th to 10th avs..(626).
n s, 10th to 11th avs..(40), 1183.
s s, west of 11th av..†1046.

31st, n s, from 1st to 2d avs..S 839.
s s, from 1st to 2d avs..V 290, V 709.
n s, 2d to 3d avs..279, X 290, C 708, M 708.
s s, 2d to 3d avs..86, K 243, 876, 1015.
s s, 3d to Lexington avs..(328), S 331.
s s, Lexington to 4th avs..F 144, F 195.
n s, 4th to Madison avs..†167, 742, N 1026, 1183, M 1191.
s s, 4th to Madison avs..660, (706), W 709, 742.
n s, Madison to 5th avs..131, 137, F 144, (628), 368, (835), (836), W 840.
n s, 5th to 6th avs..235, 367.
s s, 5th to 6th avs..367, (541), 1185, G 1190.
n s, 6th to 7th avs..(1023), G 1025.
s s, 6th to 7th avs..235, 1064.
n s, 7th to 8th avs..†476.
n s, 8th to 9th avs..†476.
n s, 9th to 10th avs..R 796, W 1073.
s s, 9th to 10th avs..579, 702.

32d n s, from 1st to 2d avs..830, S 839, T 840.
s s, from 1st to 2d avs..V 96, F 626.
n s, 2d to 3d avs..(541).
n s, 3d to Lexington avs..H 459, 926.
s s, 3d to Lexington avs..K 667.
n s, 4th to Madison avs..J 330.
s s, 4th to Madison avs..190, 1183, M 1191.
n s, Madison to 5th avs..O 795, A 883.
s s, Madison to 5th avs..(41), 134, (628), (835).
n s, 5th to 6th avs..(90), (142).
s s, 5th to 6th avs..188, 367, 830, P 1192.
s s, 6th to 7th avs..(40), 235, 702, S 709.
n s, 10th to 11th avs..C 934.

33d, n s, from 1st to 2d avs..83, B 91, W 96.
s s, from 1st to 2d avs..†389, S 981.
n s, 2d to 3d avs..G 1145.
s s, 3d to Lexington avs..134, G 144, 411, G 499.
n s, 4th to Madison avs..V 796.
n s, 5th to 6th avs..(90).
n s, 6th to 7th avs..137, B 143, C 143, N 146, (285).
s s, 6th to 7th avs..660.
n s, 7th to 8th avs..†954.
s s, 7th to 8th avs..†476.
n s, 8th to 9th avs..R 331.
s s, 8th to 9th avs..†476.
n s, 9th to 10th avs..*535, 1064.
n s, 10th to 11th avs..†642.

34th, n s, east of 1st av..A 286, (414).
n s, from 1st to 2d avs..973, †996, 1015, B 1024, 1137, S 1147.
s s, from 1st to 2d avs..(40), 494.
n s, 2d to 3d avs..O 981.
s s, 2d to 3d avs..L 145.
s s, 3d to Lexington avs..C 933, D 1021, E 1145.
s s, Lexington to Park avs..324, F 329.
n s, Park to Madison avs..878.
s s, Park to Madison avs..V 796.
n s, 5th to 6th avs..(193).
n s, 6th to 7th avs..S 146.
s s, 6th to 7th avs..188, F 195, M 196, R 331, 451, S 460, (792), (1070), K 1146, N 1146.
n s, 7th to 8th avs..(40), 134, E 144.
s s, 7th to 8th avs..33, 83, 134, T 147, 494.
n s, 8th to 9th avs..367, G 372, G 708.
s s, 8th to 9th avs..R 146, R 886, 926.
s s, 9th to 10th avs..410, 660.

35th, n s, from 3d to Lexington avs..†642.
s s, 3d to Lexington avs..325, H 330.
n s, Lexington to Park avs..579.
s s, Lexington to Park avs..W 46.
n s, 5th to 6th avs..E 667.
s s, 5th to 6th avs..R 146, T 147, N 1026.
s s, 7th to 8th avs..F 1071.
n s, 8th to 9th avs..279, 536, R 544, R 668, 876.
s s, 8th to 9th avs..(142), (626).
n s, 9th to 10th avs..33, B 42, B 91.
n s, 10th to 11th avs..876, G 1071, S 1073, R 1192.
s s, west of 11th av..A 933.

36th, n s, from 1st to 2d avs..C 934.
s s, 2d to 3d avs..A 286.
n s, 3d to Lexington avs..C 542.
s s, Lexington to Park avs..660.
n s, Park to Madison avs..M 288.
n s, 5th to 6th avs..83, D 242, 324, S 331, W 982.
s s, 5th to 6th avs..N 196, N 289, 324, 876, H 885.
s s, 6th to 7th avs..279, D 287.
n s, 7th to 8th avs..83, 830.
s s, 7th to 8th avs..188, 742.
n s, 8th to 9th avs..(706), 787, Q 796, F 1025, 1064.
s s, 8th to 9th avs..B 1144.
n s, 9th to 10th avs..J 288.
s s, 9th to 10th avs..†113, (626), (1070), R 1073.
n s, west of 11th av..C 1190, D 1190, S 1192.

37th, n s, from 1st to 2d avs..R 586, A 836, L 838, 1137.
s s, 1st to 2d avs..C 934.
n s, 2d to 3d avs..367, H 373.
s s, 2d to 3d avs..G 242, (457).
n s, 3d to Lexington avs..1139, 1183, 1185, H 1190.
n s, Lexington to Park avs..†260.
s s, Lexington to Park avs..*873.
s s, Madison to 5th avs..O 1026.
n s, 5th to 6th avs..H 145, 579, C 585, T 587.
s s, 5th to 6th avs....J 543, P 839, (1143).
n s, 6th to 7th avs..M 289, M 885.
s s, 6th to 7th avs..F 667, 702, K 708, 742, K 751, B 1024.
n s, 7th to 8th avs..494, 536, 702, W 709.
n s, 8th to 9th avs..W 628, *1014, 1018.
s s, 8th to 9th avs..B 42, B 91, *924, 1137, L 1146, B 1189.
n s, 9th to 10th avs..536, D 543, 579, 926.
s s, 9th to 10th avs..G 288, Z 290, 451 (583), (792), S 796.
s s, 10th to 11th avs..188, (1144).

38th, s s, east of 1st av..(241).
n s, 1st to 2d avs..830.
s s, 1st to 2d avs..324, L 751, 1064.
n s, 2d to 3d avs..830, D 837.
n s, 3d to Lexington avs..279.
s s, 3d to Lexington avs..451, 494, 1065.
n s, Lexington to Park avs..†168, P 1071.
s s, Lexington to Park avs..A 1071.
n s, Madison to 5th avs..35, T 46, †167, 832, C 837.
n s, 5th to 6th avs..33, (41), 454, B 458, 579, P 668, E 794, 1138.
s s, 5th to 6th avs..367, A 372, 973, (1070).
n s, 6th to 7th avs..J 43, (1143).
s s, 6th to 7th avs..235, (328), (978).
n s, 7th to 8th avs..235, P 243, 367, J 373, (1188).
s s, 7th to 8th avs..(328), L 885, 1137.
n s, 8th to 9th avs..(835), *924, S 1027, 1138, K 1146, 1183.
s s, 8th to 9th avs..83, K 93, W 628, 1137.
n s, 9th to 10th avs..33, 36, Q 45, S 45, 83, B 91.

39th, n s, from 1st to 2d avs..A 371, A 372, R 374.
s s, from 1st to 2d avs..86, R 500.
s s, 2d to 3d avs..1138.
n s, 3d to Lexington avs..C 884.
n s, Lexington to Park avs..33, D 42, 85, B 91, B 708.
n s, Madison to 5th avs..(882).
s s, Madison to 5th avs..237, C 837, (932).
s s, 5th to 6th avs..(285), D 287, 367, (414), B 458, (1143).
n s, 6th to 7th avs..T 244, †304, †389.
s s, 6th to 7th avs..(285), F 750, F 1025.
n s, 7th to 8th avs..B 42, 1138.
s s, 7th to 8th avs..†167, 279, (285), M 289, 926, M 936, L 1026.
n s, 8th to 9th avs....B 666, *1014, (1023), 1183, W 1193.
n s, 9th to 10th avs..235, M 543, W 1073.
s s, 9th to 10th avs..33, N 44, 620, 702, B 1024, F 1190, W 1193.
s s, 10th to 11th avs..83, F 329, O 331.
n s, west of 11th av..(241), (882).
s s, west of 11th av..(241), (882).

40th, s s, from 1st to 2d avs..M 708, 742, (792).
n s, 2d to 3d avs..83, 279, K 288.
s s, 2d to 3d avs..(793), O 795.
n s, 3d to Lexington avs..83.
s s, 3d to Lexington avs..F 144, †166, 235, C 884.
s s, Lexington to Park avs..M 1191.
s s, Park to Madison avs..536, 579, *785, 1064, C 1071.
n s, Madison to 5th avs..494.
s s, Madison to 5th avs..S 981.
s s, 5th to 6th avs..83, F 885.
n s, 6th to 7th avs..(193), T 244.
s s, 7th to 8th avs..G 144, 279, E 372, 536, J 543, (883).
n s, 8th to 9th avs..(240), G 980.
n s, 9th to 10th avs..F 1145.
s s, 9th to 10th avs..279, (286), D 287, V 290, (883), S 886, N 936.
s s, 10th to 11th avs..876.

41st, n s, from 1st to 2d avs..188, (371), C 626.
s s, from 1st to 2d avs..L 416, O 839, 1183.
n s, 2d to 3d avs..(371), C 372.
s s, 3d to Lexington avs..621, H 627, 1063.
s s, Park to Madison avs..83, 188.
n s, Madison to 5th avs..235, D 242.
s s, Madison to 5th avs..194.
n s, 5th to 6th avs..S 752.
n s, 6th to 7th avs..620, H 627, 1063.
s s, 6th to 7th avs..I 288, (665), 789.
n s, 7th to 8th avs..A 286.
s s, 7th to 8th avs..(625), †904.
n s, 8th to 9th avs..C 92, 137, 279, F 287, 537, 787, 973.
s s, 8th to 9th avs..†561.
n s ,9th to 10th avs..876.
s s, 9th to 10th avs..G 543, P 752.
n s, 10th to 11th avs..N 460, 929.
n s, west of 11th av..(241).
s s, west of 11th av..(241).

42d, n s, from 1st to 2d avs..578, 742, C 749, 787, 829, (1066).
s s, from 1st to 2d avs..N 416, L 586, 660.
s s, Lexington to Park avs..(583), (835), (1070).
n s, Madison to 5th avs..(41), 83, (286), (625), J 838.
n s, 6th to 7th avs..(792).
s s, 6th to 7th avs..(749).
n s, 7th to 8th avs..D 287.
s s, 7th to 8th avs..279, †389, (625).
s s, 8th to 9th avs..(193).
n s, 9th to 10th avs..O 751.
s s, 9th to 10th avs..M 586.
n s, 10th to 11th avs..33, F 43, 579.
s s, 10th to 11th avs..N 460, 929.

43d, s s, east of 1st av..†684.
s s, from 1st to 2d avs..876, F 885, 1018.
n s, 2d to 3d avs..S 146, 620, 1183, M 1191.
s s, 2d to 3d avs..235.
n s, Madison to 5th avs..†167.
s s, Madison to 5th avs..H 585.
n s, 5th to 6th avs..36, T 46, 495, †770.
n s, 6th to 7th avs..1015, W 1028, 1140.
s s, 6th to 7th avs..*131, 190, (414), M 416, (882), T 887, †1045.
n s, 7th to 8th avs..1018, †1164.
s s, 7th to 8th avs..(40), 279, D 287, D 329, 660.
s s, 8th to 9th avs..279, 1137.
n s, 9th to 10th avs..C 415, P 751.
n s, 10th to 11th avs..83, K 93, 188, M 416.
s s, 10th to 11th avs..33.
n s, west of 11th av..(458), G 459.

44th, n s, from 1st to 2d avs..(90), 830.
s s, 2d to 3d avs..M 94.
s s, 3d to Lexington avs..(1188).
n s, Park to Madison avs..W 1147.
n s, Madison to 5th avs..745.
s s, Madison to 5th avs..S 416, (584), F 794, F 837, N 839.
n s, 5th to 6th avs..E 372, I 708, S 981.
n s, 6th to 7th avs..F 242, G 242, *924.
s s, 6th to 7th avs..620, 702, S 886.
n s, 7th to 8th avs..(285), (706), (792), E 794.
s s, 7th to 8th avs..B 933.
n s, 8th to 9th avs..451, H 667, 1015, 1138, 1183.
s s, 8th to 9th avs..A 286.
n s, 9th to 10th avs..279, R 289, †431, R 460, 579, R 587, A 666, 926, S 936.
s s, 9th to 10th avs..279.
n s, 10th to 11th avs..451, K 499, *924.
s s, 10th to 11th avs..235, 324, 830.
n s, west of 11th av..(241), W 982.
s s, west of 11th av..(241).

45th, n s, from 1st to 2d avs..C 1145.
s s, 1st to 2d avs..(90).
n s, 2d to 3d avs..(748), 926, 973.
s s, 2d to 3d avs..H 585.
n s, 3d to Lexington avs..C 883, C 884.
s s, 3d to Lexington avs..F 626.
n s, Lexington to Park avs..†389.
n s, Madison to 5th avs..E 372.
s s, Madison to 5th avs..(286).
n s, 5th to 6th av..188, 235, K 288, 324, (328), S 331, J 543, 620, J 627, 702.
s s, 5th to 6th avs..369, B 372, E 372, 452, F 459, 787, (978), N 1146.
n s, 6th to 7th avs..†112, 324, 660, S 709, 926, S 1027, 1138, S 1147.
s s, 6th to 7th avs..(40), S 147, H 195, 410, E 837.
n s, 7th to 8th avs..(142), (882).
s s, 7th to 8th avs..(748), E 794.
s s, 8th to 9th avs..B 286.
n s, 9th to 10th avs..†215, 410, 830, H 885.
s s, 9th to 10th avs..(286), W 840, (979), 1183.
n s, 10th to 11th avs..(498), (883), 926, G 935.
s s, 10th to 11th avs..B 91, R 95, B 626, F 750, S 1192.
s s, west of 11th avs..*873, *972, 1018.

46th, n s, east of 1st av..(1188).
s s, east of 1st av..†1046.
n s, from 1st to 2d avs..M 1026, R 1027, (1070), R 1073.
s s, 1st to 2d avs..H 935.
n s, 2d to 3d avs..G 144, 279.
n s, 3d to Lexington avs..C 42.
s s, 3d to Lexington avs..R 45, R 95.
n s, Madison to 5th avs..(932), (1023).
s s, Madison to 5th avs..134.
n s, 5th to 6th avs..(541), (583), (584), 1067, 1183.
s s, 5th to 6th avs..279, K 288, 324, (328), S 331, B 979.
n s, 6th to 7th avs..537, J 543, 926, O 936.
s s, 6th to 7th avs..33, M 146, E 794.
n s, 7th to 8th avs..(142), (193), (414), R 544, (584).
s s, 7th to 8th avs..(584), G 585, 702, 830, A 836, (1188).
n s, 8th to 9th avs..(933).
n s, 9th to 10th avs..324, G 1190.
n s, 10th to 11th avs..452, S 1147.
s s, 10th to 11th avs..878, L 936.
s s, west of 11th av..662, S 668, 832, (933), S 937.

47th, n s, east of 1st av..N 1191.
n s, from 1st to 2d avs..(541), 926, P 936, U 937.
s s, from 1st to 2d avs..*131, 188, (541).
n s, 2d to 3d avs..279, I 289.
s s, 2d to 3d avs..(241), J 243, 279, A 286, M 543.
n s, 3d to Lexington avs..622.
s s, Madison to 5th avs..D 415.
n s, 5th to 6th avs..(142), T 1147.
s s, 5th to 6th avs..B 666, (792), H 885.
n s, 6th to 7th avs..83, O 500, O 544, S 544, 702, H 708, 830.
s s, 6th to 7th avs..537, B 542, C 542, 579, (706).
n s, 7th to 8th avs..B 666, S 668, (932).
s s, 7th to 8th avs..R 94, F 585.
n s, 8th to 9th avs..L 196, 1015, G 1025, (1070).
s s, 8th to 9th avs..F 242, (979).
n s, 9th to 10th avs..M 1146.
s s, 9th to 10th avs..B 42.
s s, 10th to 11th avs..620, 787, †904.
n s, west of 11th av..†770.
s s, west of 11th av..742, (749), F 750.

48th st, n s, east of 1st av..P 196, N 1191.
s s, east of 1st av..*924, 1138, N 1191.
n s, from 1st to 2d avs..F 144, D 194, 494, B 498, 537, B 542, S 544, R 587, S 1073, (1188).
s s, 1st to 2d avs..279, (541), *658, 662, (1070).
n s, 2d to 3d avs..*658, 662, (665), (835).
s s, 2d to 3d avs..C 92, T 95, (193), C 666, G 667, B 1071, *1181.
s s, 3d to Lexington avs..622.
n s, Park to Madison avs..(328), P 460, P 500, L 586.
n s, Madison to 5th avs..(40).
s s, Madison to 5th avs..33, C 42, 279.
n s, 5th to 6th avs..(1023).
s s, 5th to 6th avs..T 46, 282, 660, 662, *1062.
n s, 6th to 7th avs..(583), N 586, 660, G 837, 1015.
s s, 6th to 7th avs..P 243, W 587, B 666, 1183, W 1193.
n s, 7th to 8th avs..B 415, (498).
s s, 7th to 8th avs..83, (498), K 667, (978), L 1072.
n s, 8th to 9th avs..M 44, 324, I 330, I 373, (584).
s s, 8th to 9th avs..(142), B 585.
n s, 9th to 10th avs..B 836.
s s, 9th to 10th avs..S 981.
n s, 10th to 11th avs..B 194, S 752, 1183, J 1191, R 1192.
s s, 10th to 11th avs..N 373, 620, (706), 876.
s s, west of 11th avs..742, C 934.

49th, s s, east of 1st av..410.
n s, from 1st to 2d avs..L 196.
s s, 1st to 2d avs..M 94, *492, 494, B 979.
n s, 2d to 3d avs..(665), 830, H 838, L 1026.
s s, 2d to 3d avs..83, C 92, F 1071.
n s, 3d to Lexington avs..410, G 415.
n s, Park to Madison avs..*31, H 93, 136, D 143, H 144, M 668, 787, H 795, S 796.
s s, Park to Madison avs..830, 973, 1183.
s s, Madison to 5th avs..876.
n s, 6th to 7th avs..83, G 93, (371), 702, (1070).
s s, 6th to 7th avs..E 43, 83, 235, C 242, (285), B 286, 324, (328), 410, 579, J 585.
n s, 7th to 8th avs..W 46, L 838, N 1146.
s s, 7th to 8th avs..(541), (707), †812, 876, (932).
s s, 8th to 9th avs..F 92, †856, C 884, (1070).
n s, 9th to 10th avs..742.
n s, 10th to 11th avs..235, R 243, B 585.
s s, 10th to 11th avs..188, K 288, 660, F 885.
n s, west of 11th av..M 1026, (1070).
s s, west of 11th av..B 1144.

50th, n s, from 1st to 2d avs..134, P 668, 1015, M 1026.
n s, 2d to 3d avs..(1023), 1138.
s s, 3d to Lexington avs..†904.
n s, Park to Madison avs..1016, 1183.
s s, Madison to 5th avs..D 287.
n s, 5th to 6th avs..(240), (285), (1188).
s s, 5th to 6th avs..(583), H 838.
s s, 6th to 7th avs..(90), (371), 702, *924, 1138, J 1146.
n s, 7th to 8th avs..A 286, 537, L 1026.
n s, 8th to 9th avs..537.
n s, 9th to 10th avs..G 144, (193), B 194.
n s, 10th to 11th avs..830, 878.
s s, 10th to 11th avs..188, 410, (583), S 587, 742, B 1189.
n s, west of 11th av..†168.

51st, n s, east of 1st av..83, M 416, T 752.
n s, from 1st to 2d avs..134, (328), 1016, D 1024.
s s, from 1st to 2d avs..B 666.
n s, 2d to 3d avs..973.
s s, 2d to 3d avs..279, 324, *1062.
s s, 3d to Lexington avs..(1143), B 1144.
n s, Park to Madison avs..B 749.
s s, Park to Madison avs..1064.
s s, 5th to 6th avs..(90).
n s, 6th to 7th avs..(91), B 242, *1136.
s s, 7th to 8th avs..279.
n s, 8th to 9th avs..134, F 626, T 937, 1016, O 1026.
s s, 8th to 9th avs; 537, (583), (883).
s s, 9th to 10th avs..S 752, 1138, M 1191.
n s, 10th to 11th avs..(932).
s s, 10th to 11th avs..*659, 660, 702
n s, west of 11th av..33, R 45, (240).

52d, s s, east of 1st av..830, R 839, R 1027.
s s, from 1st to 2d avs..F 92, 235, 452, B 458, M 460.
n s, 2d to 3d avs..H 330, M 330.
s s, 2d to 3d avs..(41).
s s, Lexington to Park avs..33, B 42, 973.
n s, 5th to 6th avs..(142), M 146, (932).
s s, 5th to 6th avs..M 544, 1016.
s s, 6th to 7th avs..(90), (142), †167, *1014, (1070), *1136.
n s, 7th to 8th avs..†112, H 145, 190, (241), A 286, H 627.
s s, 7th to 8th avs..L 586.
n s, 8th to 9th avs..†112, 367, B 372, (583), S 628, (706), O 936.
s s, 8th to 9th avs..279, H 288, D 585, M 627, 702, 1064.
n s, 9th to 10th avs..(285), 742, *785, 1018, L 1026.
n s, 10th to 11th avs..788, L 980.
s s, 10th to 11th avs..83, 188, G 242, 787.
s s, west of 11th av..33, R 45.

53d, n s, from Av A to 1st av..S 289.
n s, 1st to 2d avs..(241).
s s, 1st to 2d avs..F 93, L 94, 134, I 145, 188, B 194, 452, J 627, 743, 876, D 934, (1188).
s s, 2d to 3d avs..C 91, C 794.
n s, 3d to Lexington avs..702, C 884.
s s, 3d to Lexington avs..K 885.
n s, Lexington to Park avs..324, 368, H 373, M 373, 743, 1183, B 1189.
n s, Park to Madison avs..R 796.
s s, Park to Madison avs..926, O 1073, O 1146.
s s, Madison to 5th avs..H 543, 622, 743.
n s, 5th to 6th avs..188, W 669, B 749.
s s, 5th to 6th avs..237, N 627, T 886.
n s, 6th to 7th avs..S 289, S 331, 974.
s s, 6th to 7th avs..B 42, 660, 974, (978), B 979, M 981, 1064 (1070), 1138.
s s, 7th to 8th avs..454.
n s, 8th to 9th avs..P 544, L 751, B 883, M 885.
s s, 8th to 9th avs..830.
n s, 9th to 10th avs..(457), D 750.
s s, 9th to 10th avs..36, (193), B 194, (286), K 288, (414), K 751, 789, 975
s s, 10th to 11th avs..83, 134, M 196, 279, 926.

54th, s s, from Av A to 1st av..S 289.
n s, 1st to 2d avs..W 197, (285), J 288.
s s, 1st to 2d avs..(241), E 499, D 934.
n s, 2d to 3d avs..M 94, M 145.
n s, 3d to Lexington avs..R 668.
s s, 3d to Lexington avs..L 885, K 1191.
n s, Lexington to Park avs..33.
s s, Lexington to Park avs..(142).
n s, 5th to 6th avs..188, E 372, M 586.
s s, 6th to 7th avs..237, 326, S 331, 494, 1018.
n s, 7th to 8th avs..537, M 668, 1183.
s s, 7th to 8th avs..537, †642, 660.
n s, 8th to 9th avs..D 667, S 752.
n s, 9th to 10th avs..33, D 372, 452, (498), R 1192.
s s, 9th to 10th avs..452, (457), (836), 926, S 937, S 1147.
n s, 10th to 11th avs..(541), *658, (793), 1016, L 1026.

55th, s s, east of Av A..C 934.
s s, from Av A to 1st av..(1143).
n s, 1st to 2d avs..L 93.
n s, 3d to Lexington avs..*618, 926.
s s, 3d to Lexington avs..M 94.
n s, Lexington to Park avs..H 980.
s s, Lexington to Park avs..C 242.
n s, Park to Madison avs..188.
s s, Park to Madison avs..F 144.
n s, Madison to 5th avs..830.
s s, Madison to 5th avs..M 289, 410, 620, 1016, F 1025.
n s, 5th to 6th avs..B 42.
n s, 6th to 7th avs..M 885.
s s, 6th to 7th avs..620.
n s, 7th to 8th avs..(749).
n s, 8th to 9th avs..O 196, 537, G 543.
s s, 8th to 9th avs..(142).
s s, 9th to 10th avs..†167.
n s, 10th to 11th avs..134, H 144.
s s, 10th to 11th avs..*31, 83, 1064.

56th, n s, from Av A to 1st av..788, 832, G 838.
n s, 1st to 2d avs..83, M 94, G 885.
n s, 2d to 3d avs..33, 926, 1016, 1064.
s s, 2d to 3d avs..537, J 543.
n s, 3d to Lexington avs..1016.
s s, 3d to Lexington avs..1016, P 1026.
n s, Park to Madison avs..R 45, A 749.
s s, Park to Madison avs..R 628, R 1027.
n s, 5th to 6th avs..*31, 282, M 936, S 937.
n s, 6th to 7th avs..188.
s s, 6th to 7th avs..M 885, C 1145.
n s, 7th to 8th avs..C 979.
s s, 7th to 8th avs..(749), K 885.
n s, 8th to 9th avs..83, S 243, 660.
s s, 8th to 9th avs..L 44.
n s, 9th to 10th avs..L 94, 188, T 244, 279, J 980, D 1190.
s s, 9th to 10th avs..926.
s s, 10th to 11th avs..134, H 144.

57th, s s, east of Av A..S 886.
n s, from Av A to 1st av..83, M 94, O 795, S 936.
s s, Av A to 1st av..S 886.
s s, 1st to 2d avs..M 1072, (1188).
n s, 2d to 3d avs..134, B 242, M 544.
n s, 3d to Lexington avs..M 708, *1012.
s s, 3d to Lexington avs..83.
n s, Park to Madison avs..M 145.
s s, Park to Madison avs..279, V 290, 1064, C 1071.
n s, Madison to 5th avs..494, D 708.
s s, 5th to 6th avs..137, 832, L 838, 1016, S 1027, 1183, W 1193.
n s, 6th to 7th avs..G 1145.
s s, 6th to 7th avs..188, (583).
n s, 7th to 8th avs..F 1190.
s s, 7th to 8th avs..85, M 94.
n s, 8th to 9th avs..452, S 460, F 1025.
s s, 8th to 9th avs..D 459, 579, 660, 1138.
n s, 9th to 10th avs..R 146.
s s, 9th to 10th avs..743, G 750, K 751, 1064.
n s, 10th to 11th avs..33, W 46, 270, F 708, F 750, *924.

58th, n s, from Av A to 1st av..579.
s s, from Av A to 1st av..K 885.
n s, 1st to 2d avs..660, D 666.
s s, 1st to 2d avs..(241), 620, K 627.
n s, 2d to 3d avs..L 751.
s s, 2d to 3d avs..V 1028, D 1190.
s s, 3d to Lexington avs..B 883.
s s, Lexington to Park avs..†389.
s s, Park to Madison avs..660, 1138, H 1190.
s s, 5th to 6th avs..S 1147.
s s, 6th to 7th avs..279, A 286.
s s, 7th to 8th avs..F 1190.
n s, 8th to 9th avs..(41), 83, 743, H 750.
s s, 8th to 9th avs..83, (90), B 91, 279, 324, B 329, (457), (932), (978), (979), 1018.
s s, 9th to 10th avs..M 795, A 836, S 1027.
n s, 10th to 11th avs..86, E 92.
s s, 10th to 11th avs..(41), B 241.

59th, s s, 1st to 2d avs..B 194.
s s, 2d to 3d avs..(240).
n s, Lexington to Park avs..188, E 195, M 330, 537.
n s, Park to Madison avs..830, 1064, H 1072.
n s, Madison to 5th avs..T 709.
s s, 5th to 6th avs..M 330, M 373, F 1071.
n s, Amsterdam to West End avs..J 459, S 544, 1016, (1188).

60th st, n s, from Av A to 1st av..(932).
n s, 1st to 2d avs..452, G 459, 494, W 1147, †1164.
n s, 2d to 3d avs..S 587, F 750, 876, B 883.
s s, 2d to 3d avs..G 1025.
n s, 3d to Lexington avs..134, G 144, 235, G 543.
n s, Lexington to Park avs..J 935, K 1191.
s s, Lexington to Park avs..H 195, A 749, 788, D 1024.
n s, Park to Madison avs..537.
s s, Park to Madison avs..L 195.
n s, Broadway to Columbus av..M 373.
s s, Broadway to Columbus av....33, (328), A 836.
n s, Amsterdam to West End avs..33, *618, 743, S 752, 876, A 979.
s s, Amsterdam to West End avs..(414), 788, 876, (1188).

61st st, n s, east of 1st av..188, (328), E 329.
s s, from 1st to 2d avs..1138, G 1145, W 1147, N 1191.
s s, 2d to 3d avs..134.
s s, 3d to Lexington avs..J 838.
n s, Lexington to Park avs..†11.
s s, Lexington to Park avs..B 836, *1136.
n s, Park to Madison avs..744, S 752.
n s, Madison to 5th avs..1018.
s s, Columbus to Amsterdam avs..G 43, R 45, G 543.
n s, Amsterdam to West End avs..*577, 702, *924, 1016, 1183, D 1190.
s s, Amsterdam to West End avs..R 95, 926.

62d, n s, east of 1st av..N 1191.
n s, from 1st to 2d avs..M 373, 974, L 980.
s s, from 1st to 2d avs..*785, 1016.
n s, 2d to 3d avs..L 145.
s s, 2d to 3d avs..452, B 458, K 1146.
n s, 3d to Lexington avs..C 979.
s s, 3d to Lexington avs..A 1189.
n s, Lexington to Park avs..†112.
s s, Lexington to Park avs..(793).
n s, Park to Madison av..C 542, C 934.
s s, Madison to 5th avs..I 145.
n s, Central Park West to Columbus av..S 839.
s s, Central Park West to Columbus av..(285), 538, 926.
n s, Columbus to Amsterdam avs..B 42, (583), D 666.
s s, Columbus to Amsterdam avs..A 883.
n s, Amsterdam to West End avs..S 46, 702, (748), 876, R 886, 1064.
s s, Amsterdam to West End avs..620.

63d, s s, east of 1st av..(1023), 1140.
n s, from 1st to 2d avs..324, P 752.
s s, from 1st to 2d avs..L 667, 876, B 933.
s s, 3d to Lexington avs..(90).
n s, Lexington to Park avs..A 749.
s s, Lexington to Park avs..C 666.
n s, Park to Madison avs..452.
n s, Madison to 5th avs..P 628, 1138.
s s, Madison to 5th avs..1185.
n s, Central Park West to Columbus av..452, B 458, 788, B 794.
s s, Central Park West to Columbus av..L 145, L 243, S 839.
n s, Columbus to Amsterdam avs..C 329, 410, F 415, 830, E 837, S 886, H 1072.
s s, Columbus to Amsterdam avs..134, B 143, L 1072, L 1191.
n s, Amsterdam to West End avs..D 194.
s s, Amsterdam to West End avs..134, A 143.

64th, n s, east of Av A..189.
s s, east of Av A..N 1191.
s s, 1st to 2d avs..C 372.
n s, 3d to Lexington avs..L 44, 743, C 884.
n s, Lexington to Park avs..279.
s s, Lexington to Park avs..324, B 329, (541), (706).
n s, Park to Madison avs..†996.
s s, Park to Madison avs..279, C 287.
s s, Madison to 5th avs..33, *534.
n s, Central Park West to Columbus av av..†260, 279, H 885, 1138.
s s, Central Park West to Columbus av..452, G 459.
n s, Columbus to Amsterdam avs..M 708, V 709, G 935.
s s, Columbus to Amsterdam avs..J 43, (285), 452, H 459, S 937.
n s, Amsterdam to West End avs..537.

65th st, n s, east of Av A..189.
s s, east of Av A..189.
n s, from Av A to 1st av..33, 83, (371), 660, 702, (706), *924, 974.
n s, 1st to 2d avs..C 1071, 1138.
s s, 1st to 2d avs..33, 83, 830, R 936.
s s, 2d to 3d avs..S 500.
n s, Lexington to Park avs..452, L 459.
s s, Lexington to Park avs..660.
n s, Park to Madison avs..188, †561, †724, M 751.
s s, Park to Madison avs..K 708.
n s, Madison to 5th avs..B 793.
n s, Central Park West to Columbus av..R 586, R 587.
s s, Central Park West to Columbus av..136, (142), D 143, P 146, R 146, S 147, W 331, 743, D 750, 1183, D 1190.
s s, Columbus to Amsterdam avs..*31, 83, 235, 324, 367, 410, W 416, 537, B 542, 1016.
s s, Amsterdam to West End avs..579, D 585, (707), E 708.
n s, west of West End av..†62.

66th, n s, east of 1st av..189.
s s, east of 1st av..189, T 796, W 1147.
n s, from 1st to 2d avs..279, Z 290, *492, 537, 788, R 886, I 935.
s s, 1st to 2d avs..K 93, 134.
n s, 2d to 3d avs..33, 137.
n s, Madison to 5th avs..*966.
s s, Madison to 5th avs..(1023).
s s, Central Park West to Columbus av..(142), 620.
n s, Columbus to Amsterdam avs..926, (1070), 1139.
s s, Columbus to Amsterdam avs..620, S 628, B 749.
n s, Amsterdam to West End avs..G 93, G 459, 537, 579.

67th, s s, east of Av A..189.
s s, from Av A to 1st av..830, 1064.
s s, 2d to 3d avs..137, *185, (241), 279, F 543.
n s, 3d to Lexington avs..E 750, (793).
n s, Central Park West to Columbus av..(706), B 749.
s s, Central Park West to Columbus av..830, H 838.
n s, Columbus to Amsterdam avs..T 147, 744, 877, B 1144, W 1193.
n s, Amsterdam to West End avs..83, (328), (1070), 1183, K 1191, T 1193.
s s, Amsterdam to West End avs..279, F 287.

68th, n s, from Av A to 1st av..235, (498).
n s, 1st to 2d avs..L 1191.
s s, 2d to 3d avs..33, B 498.
n s, 3d to Lexington avs..†770.
n s, Park to Madison avs..†724.
n s, Madison to 5th avs..744, N 751.
s s, Madison to 5th avs..830, B 836, 1140, 1185.
n s, Central Park West to Columbus av..620.
s s, Central Park West to Columbus av..1138.
n s, Columbus to Amsterdam avs..A 91.
n s, Amsterdam to West End avs..D 585.
s s, west of West End av..86, K 93.

69th, n s, from Av A to 1st av..84, H 93, C 542, 1016, H 1025.
s s, Av A to 1st av..830, W 840, 876.
s s, 1st to 2d avs..188, V 197, I 288, S 416, 620, B 626, 830, D 837, 1138.
n s, 2d to 3d avs..84, C 92, S 95.
n s, 3d to Lexington avs..1140, 1185.
s s, 3d to Lexington avs..†770.
n s, Lexington to Park avs..134, 235.
s s, Park to Madison avs..83.
n s, Central Park West to Columbus av..B 793.
s s, Central Park West to Columbus av..452, (583), M 586, M 751, D 837.
n s, Columbus to Amsterdam avs..C 933.
s s, Columbus to Amsterdam avs..S 95, F 144.
n s, Amsterdam to West End avs..(90), R 95.
s s, west of West End av..M 288, M 586, 832.

70th, n s, east of Av A..33, (457), 494, H 499, L 586, (792), (836), 1016.
n s, from Av A to 1st av..367.
s s, Av A to 1st avs..*970, 1016.
n s, 1st to 2d avs..O 1191.
s s, 1st to 2d avs..84, 279, (707), 1016.
n s, 2d to 3d avs..452, 1066.
n s, 3d to Lexington avs..E 43.
n s, Lexington to Park avs..411, B 415, A 836, P 1026.
s s, Park to Madison avs..788, M 795.
n s, Madison to 5th avs..620, H 627, L 627, 660, H 667, L 885.
n s, Central Park West to Columbus av..B 666.
s s, Central Park West to Columbus av..1016.
n s, Columbus to Amsterdam avs..621, H 627, 1063.
s s, Columbus to Amsterdam avs..1016.
n s, Amsterdam to West End avs..84, 452, A 458, R 460, 661, B 666, H 667, 788, 1183.
s s, Amsterdam to West End avs..E 1071, G 1072.
s s, west of West End av..579, 830, T 937, L 1026.

71st, n s, east of Av A..(241), H 795.
s s, east of Av A..*80, 235, (241), R 544, K 585.
n s, from Av A to 1st av..(457), L 935.
s s, from Av A to 1st av..134, M 145, 188, M 196, (328), 743, 788, 974, M 981.
s s, 1st to 2d avs..(328), C 458, 537, S 544, 743, 830, D 837.
n s, 2d to 3d avs..M 885.
n s, 3d to Lexington avs..†11, 33, 279, 280.
n s, Lexington to Park avs..1183.
s s, Madison to 5th avs..188, C 194, 620, A 626, 904.
n s, Central Park West to Columbus av..188.
s s, Central Park West to Columbus av..235, T 244, 280, E 415.
n s, Columbus to Amsterdam avs..E 837.
s s, Columbus to Amsterdam avs..235, R 243, 579.

n s, Amsterdam to West End avs..410, P 416, T 709, C 979.
s s, Amsterdam to West End avs..N 627.
n s, west of West End av..J 838, C 884, (1023).
s s, west of West End av..1138.

72d, n s, from Av A to 1st av..*80, 188, C 194, M 196, R 197, 537, M 795, (978).
s s, Av A to 1st av..F 144, (665), C 837.
n s, 1st to 2d avs..R 45, 622.
s s, 1st to 2d avs..188, 324, F 329, (498).
n s, 2d to 3d avs..W 840.
s s, 2d to 3d avs..F 144, K 195, 702, S 709.
n s, 3d to Lexington avs..M 1072, H 1145.
n s, Lexington to Park avs..876.
s s, Lexington to Park avs..579.
n s, Park to Madison avs..452, S 460.
s s, Madison to 5th avs..974.
n s, Central Park West to Columbus av ..452.
s s, Central Park West to Columbus av ..M 1191.
n s, Columbus to Amsterdam avs..280, W 290, P 628.
s s, Columbus to Amsterdam avs..743, S 752, (1188).
n s, Amsterdam to West End avs..*577, 702.
s s, Amsterdam to West End avs..188, E 543, L 1026.
s s, west of West End av..J 838, (1023).

73d, n s, east of Av A..*659.
s s, east of Av A..P 373, 876.
n s, from Av A to 1st av..J 145, W 1147.
s s, Av A to 1st av..235, 280, H 288, 452.
n s, 1st to 2d avs..(498).
s s, 1st to 2d avs..(371).
n s, 2d to 3d avs..84, 280, G 287, (665), D 934, 1016, T 1073.
s s, 2d to 3d avs..(90), S 1073.
n s, 3d to Lexington avs..620, 928, E 934.
s s, 3d to Lexington avs..281, 832.
n s, Lexington to Park avs..85, H 93, 975, 1064, †1164, 1183, B 1189.
s s, Lexington to Park avs..(793), 830, S 839, F 1190.
n s, Madison to 5th avs..C 542.
s s, Madison to 5th avs..33, R 45.
n s, Central Park West to Columbus av ..136.
s s, Central Park West to Columbus av ..189, 281, F 287, 538, K 543, 927.
n s, Columbus to Amsterdam avs..235, 927.
s s, Columbus to Amsterdam avs..537, V 544, 743, C 934.
n s, Amsterdam to West End avs..M 330, B 499.
s s, Amsterdam to West End avs..876, M 885.
s s, west of West End av..280, B 286, 579, R 628, R 709.

74th, s s, east of Av A..S 544, 830.
n s, from Av A to 1st av..33, 134, 452, E 459, (792), 927, 974, 1138, E 1145.
s s, Av A to 1st av..S 289, 927, O 936, 1016, 1064, W 1147.
n s, 1st to 2d avs..280, 927, D 1024, 1064.
n s, 2d to 3d avs..1138.
s s, 2d to 3d avs..A 91, 188, *924, 927.
n s, 3d to Lexington avs..830, F 980, 1064, B 1071.
s s, 3d to Lexington avs..L 94, L 1191.
s s, Lexington to Park avs..L 93.
n s, Park to Madison avs..T 886.
n s, Central Park West to Columbus av ..E 287, G 372, 621, M 751.
s s, Central Park West to Columbus av ..136.
s s, Columbus to Amsterdam avs..537, H 543.
n s, Amsterdam to West End avs..R 331, D 934.
s s, Amsterdam to West End avs..B 499, 702.

75th, n s, east of Av A..F 750, A 1071.
s s, east of Av A..(41), 85, L 94, L 196.
n s, from Av A to 1st av..537, 830, N 839.
s s, Av A to 1st av..136, 743, (748), 974, (1023), K 1025.
n s, 1st to 2d avs..*31, *131, 280, 367, O 373, 743, O 751, N 795, (1070), G 1071, 1138.
s s, 2d to 3d avs..H 144, C 1024.
n s, 3d to Lexington avs..452, 660, S 668, 788, 789, P 795.
s s, 3d to Lexington avs..788.
s s, Lexington to Park avs..(498).
n s, Park to Madison avs..134, 135, H 145, 325, S 752.
s s, Madison to 5th avs..†431.
n s, Central Park West to Columbus av ..621, T 628.
s s, Central Park West to Columbus av ..B 933, 1138.
s s, Columbus to Amsterdam avs..S 839.
n s, Amsterdam to West End avs..K 795.
n s, west of West End av..1016.
s s, west of West End av..T 840, *1062.

76th, n s, east of Av A..*322, 538, R 544.
s s, east of Av A..F 750.
n s, from Av A to 1st av..135, (285).
s s, Av A to 1st av..*277, 324.
s s, 1st to 2d avs..1016, S 1192.
n s, 2d to 3d avs..N 243, 324, M 543, 788, 1183.
s s, 2d to 3d avs..235, 280.
s s, 3d to Lexington avs..D 837.
s s, Lexington to Park avs..†112, 454, E 459.
s s, Park to Madison avs..84, 85, H 93.
n s, Madison to 5th avs..B 286.
n s, Central Park West to Columbus av B 143.
n s, Columbus to Amsterdam avs..494, A 933.
s s, Columbus to Amsterdam avs..33, D 42, 452, *924, 1064, S 1073, 1183, B 1189.
n s, Amsterdam to West End avs..189, B 458.
s s, Amsterdam to West End avs..S 937, S 1192.
n s, west of West End av..P 45, *741 974.

77th, n s, east of Av A..†812.
n s, from Av A to 1st av..S 95, (414) C 1071, S 1073.
s s, 1st to 2d avs..137, G 195, (749).
n s, 2d to 3d avs..33, R 1192.
s s, 2d to 3d avs..410, I 627, M 627, D 667, 788, C 933.
n s, Park to Madison avs..324, 537, B 542, B 883, 974.
s s, Park to Madison avs..452, J 459, 537, C 542.
s s, Central Park West to Columbus av ..325, M 708, 974.
n s, Columbus to Amsterdam avs..L 330, A 584, U 587, 621, G 627.
s s, Columbus to Amsterdam avs..537, B 542, B 585, 660.
s s, Amsterdam to West End avs..W 197, 235, 236, C 242, E 242, †602.
n s, west of West End av..189, S 197, T 587, A 933.

78th, s s, east of Av A..†812.
n s, from Av A to 1st av..*366, *492
s s, Av A to 1st av..282, D 287, G 1145.
n s, 1st to 2d avs..235, D 242, 1183, W 1193.
s s, 1st to 2d avs..33, 135, 494
n s, 2d to 3d avs..537.
n s, 3d to Lexington avs..33, F 43, (328), T 587, S 669, 1064.
s s, 3d to Lexington avs..K 195, K 499 B 836.
n s, Lexington to Park avs..33, 188, L 196, C 979.
s s, Lexington to Park avs..C 42, 280 L 288, †346, 367.
n s, Park to Madison avs..R 45, 280
s s, Park to Madison avs..452, B 458, B 933.
n s, Madison to 5th avs..†684.
s s, Madison to 5th avs..J 838.
n s, Columbus to Amsterdam avs..33, N 44, H 288, 537, A 584, 621.
s s, Columbus to Amsterdam avs..V 244 N 416, 452, K 459, *924.
s s, Amsterdam to West End avs..135, (142), 188, H 195.
n s, west of West End av..H 708.

79th, n s, east of Av A..928, 1017, S 1027, †1121.
s s, east of Av A..†215.
n s, from Av A to 1st av..84, 135.
s s, Av A to 1st av..W 545, (665), 1016
n s, 1st to 2d avs..S 243, 1183
s s, 1st to 2d avs..324, M 330, 537, F 543, 832, F 885, S 937, 974.
n s, 2d to 3d avs..1066.
s s, 2d to 3d avs..M 44, S 981.
n s, 3d to Lexington avs..324, P 331.
s s, 3d to Lexington avs..C 91, 876, K 885.
n s, Lexington to Park avs..R 1027.
s s, Lexington to Park avs..C 42.
n s, Park to Madison avs..M 668, W 840.
s s, Park to Madison avs..280, S 709
n s, Madison to 5th avs..†904.
s s, Madison to 5th avs..280, 324.
n s, Columbus to Amsterdam avs..E 372, 621, 743, W 753, C 884, †904, 1183, (1188).
s s, Columbus to Amsterdam avs..537, S 544, 927, 974, 1183, 1184, H 1190, N 1191.
n s, Amsterdam to West End avs..B 91 S 95, 188.
s s, Amsterdam to West End avs..D 750.
n s, west of West End av..(241).
s s, west of West End av..E 144.

80th, n s, east of Av A..(371), B 372, K 373, R 374, K 415, B 458.
s s, east of Av A..†62, 135, R 796, 1064 G 1072.
n s, 1st to 2d avs..F 199
n s, 2d to 3d avs..188, J 243, 324.
s s, 2d to 3d avs..K 93, B 194, R 197, 621.
n s, 3d to Lexington avs..*366, 452, D 459, *493, T 587, 621, 830, G 837.
s s, 3d to Lexington avs..454, K 459, G 1190.
n s, Lexington to Park avs..33.
s s, Lexington to Park avs..M 44, V 544.
n s, Park to Madison avs..S 668.
s s, Park to Madison avs..1185.
n s, Columbus to Amsterdam avs..280 1138.
s s, Columbus to Amsterdam avs..(41), S 668, *1062.
s s, Amsterdam to West End avs..84, W 96.

81st, n s, east of Av A..84, M 94, M 145, 579.
s s, east of Av A..†684.
n s, from Av A to 1st av..R 839
s s, Av A to 1st av..579.
n s, 1st to 2d avs..*80, 324.
s s, 1st to 2d avs..(793).
n s, 2d to 3d avs..K 44, T 46, *80, 84, 235, 367, *873, 927.
s s, 2d to 3d avs..S 587, (1070).
n s, Lexington to Park avs..M 373.
s s, Lexington to Park avs..235.
s s, Park to Madison avs..H 795, W 937.
n s, Madison to 5th avs..137, 876.
s s, Columbus to Amsterdam avs..494, 830.
s s, Amsterdam to West End avs..C 1145.

82d, n s, east of Av A..S 886, C 934, Y 982, S 1192.
s s, east of Av A..*80, F 92, 135, S 146, 830.
n s, from Av A to 1st av..G 195, (793).
s s, from Av A to 1st av..G 195, T 197.
n s, 1st to 2d avs..K 93, M 94, F 667.
s s, 1st to 2d avs..1138.
n s, 2d to 3d avs..136, 137.
n s, 3d to Lexington avs..P 331 452, 743, M 751.
s s, 3d to Lexington avs..86, K 93.
n s, Lexington to Park avs..135, H 667.
s s, Park to Madison avs..G 885.
n s, Central Park West to Columbus av ..579.
s s, Central Park West to Columbus av ..280, *535, 661, W 669, *924.
n s, Columbus to Amsterdam avs..W 500, 579.
n s, Amsterdam to West End avs..H 750.
s s, Amsterdam to West End avs..S 146, A 286.
n s, west of West End av..280, L 288 324, R 331.
s s, west of West End av..K 838, C 934.

83d, s s, east of Av A..135, 188, 410, 927.
n s, Av A to 1st av..1185, R 1192.
n s, Lexington to Park avs..876.
s s, Lexington to Park avs..M 838.
n s, Central Park West to Columbus av ..33, 135, 324, H 330, 788.
s s, Central Park West to Columbus av ..K 44, 84, 235, 452, H 459, M 460, L 751, (836), G 1025, M 1026.
n s, Columbus to Amsterdam avs..135, 237, L 416, 789, S 796, *1136.
s s, Columbus to Amsterdam avs..(193), H 195, (240).
s s, Amsterdam to West End avs..P 45, (1023).
n s, west of West End av..C 884.
s s, west of West End av..M 885.

84th, n s, east of Av A..R 416.
s s, east of Av A..E 750.
n s, from Av A to 1st av..R 981.
s s, Av A to 1st av..85, U 95, C 194.
s s, 1st to 2d avs..33.
s s, 2d to 3d avs..1183.
n s, 3d to Lexington avs..282, E 287.
s s, 3d to Lexington avs..W 374, 621, (625).
n s, Lexington to Park avs..495.
s s, Lexington to Park avs..G 1145.
n s, Central Park West to Columbus av ..*924, B 979.
s s, Central Park West to Columbus av ..188, 702, 927, 1183, N 1191.
n s, Columbus to Amsterdam avs..188, (978).
s s, Columbus to Amsterdam avs..830.
n s, Amsterdam to West End avs..33, W 96, 324, H 330, 1064.
s s, Amsterdam to West End avs..788, 1016.
n s, west of West End av..325, S 331, S 374, 1016.
s s, west of West End av..T 244, 830, P 1026, 1064, M 1146.

85th, n s, east of Av A..P 886, S 886.
n s, from Av A to 1st av..M 94, 235, S 243, 927.
s s, Av A to 1st av..R 95, (457), 621, G 627.
n s, 1st to 2d avs..454, 579, D 585, 661, M 668, 927.
s s, 1st to 2d avs..84, F 329, 410, H 627.
n s, 2d to 3d avs..235, A 1144, G 1145, S 1147.

s s, 2d to 3d av..W 460, S 668, 1011.
n s, Lexington to Park avs..L 14, C 143, M 330.
n s, Park to Madison avs..U 709, 876.
s s, Park to Madison avs..†113.
n s, Central Park West to Columbus av ..33, 452, 579, 621.
s s, Central Park West to Columbus av ..T 628, 661.
n s, Columbus to Amsterdam avs..S 46, 410, H 415.
s s, Columbus to Amsterdam avs..280, B 286, M 500.
n s, Amsterdam to West End avs..*233, *322, S 331, R 500, 662.
s s, Amsterdam to West End avs..†476,
n s, west of West End av..(90), M 586, 702, B 707, R 752, 876, 1018, S 1027.
s s, west of West End av..(90), E 372, S 668.

86th, s s, east of Av A..(142), B 143.
n s, Av A to 1st av..324, R 331, R 1146, W 1193.
s s, Av A to 1st av..830, 876, K 885, 974.
n s, 1st to 2d avs..W 96, 235, (328), B 883.
s s, 1st to 2d avs..*786, 927, J 935.
s s, 2d to 3d avs..S 937.
n s, 3d to Lexington avs..(707), 830, (1070), H 1072, L 1072.
n s, Park to Madison avs..(1143).
n s, Madison to 5th avs..36.
n s, Central Park West to Columbus av ..E 1025.
s s, Central Park West to Columbus av ..579, H 585, 975.
s s, Columbus to Amsterdam avs..M 44, H 93, 743, 788, G 1190.
n s, Amsterdam to West End avs..(792).
s s, Amsterdam to West End avs..33, 84, 294, L 1146.
n s, west of West End av..K 499, U 544, 580, B 585.
s s, west of West End av..830, S 839, S 886.

87th, n s, east of Av A..661.
s s, east of Av A..280, C 837, 1064, S 1073.
n s, from Av A to 1st av..702.
s s, Av A to 1st av..S 289.
n s, 3d to Lexington avs..†215.
s s, 3d to Lexington avs..661.
n s, Lexington to Park avs..137.
s s, Lexington to Park avs..D 499, 661.
s s, Park to Madison avs..1064, E 1190.
s s, Madison to 5th avs..621, T 628, †770.
n s, Central Park West to Columbus av ..494, 537, 621, F 708.
s s, Central Park West to Columbus av ..621, 927.
n s, Columbus to Amsterdam avs..34, R 45, 188, L 586, 621, R 628, C 934.
s s, Columbus to Amsterdam avs..280.
n s, Amsterdam to West End avs..H 627, (882).
s s, Amsterdam to West End avs..B 66, (792).
n s, west of West End av..34, C 42, R 1192.
s s, west of West End av..E 92, 135, D 143, L 373, L 751, W 753.

88th, n s, east of Av A..(90), S 95, W 96, 452, E 459, S 587, 702, *1062, 1183.
s s, east of Av A..S 936.
n s, from Av A to 1st av..579, H 585, L 838, 1183.
s s, Av A to 1st av..135, 702, 927.
n s, 1st to 2d avs..137, G 144, 280.
n s, 2d to 3d avs..G 415, 927.
n s, Lexington to Park avs..494.
s s, Lexington to Park avs..L 885, M 885.
n s, Park to Madison avs..C 499, D 666, 745, G 750.
s s, Park to Madison avs..(792).
s s, Madison to 5th avs..743, 876.
n s, Columbus to Amsterdam avs..S 1192.
s s, Columbus to Amsterdam avs..702, C 837, N 839.
n s, Amsterdam to West End avs..35, 135, G 885, U 1028, U 1073, U 1193.
s s, Amsterdam to West End avs..34.
n s, West End av to Riverside Drive.. P 1192.
s s, West End av to Riverside Drive.. L 288, 367, R 374, 1016.

89th, s s, Av A to 1st av..S 416.
n s, 1st to 2d avs..324, T 331, W 332, 830, S 839, 927, H 980.
s s, 1st to 2d avs..135, 235, L 243.
n s, 2d to 3d avs..(414).
s s, 2d to 3d avs..S 95.
n s, Lexington to Park avs..R 289.
s s, Lexington to Park avs..H 288.
s s, Park to Madison avs..878.
n s, Madison to 5th avs..789, *1136.
s s, Amsterdam to West End avs..(978).
s s, West End av to Riverside Drive.. *31, 35, W 46, H 499, 702, 830, B 837.

90th, n s, from Av A to 1st av..A 1071.
n s, 1st to 2d avs..188.
s s, 1st to 2d avs..189, R 197, (241).
s s, Lexington to Park avs..S 1192.
n s, Central Park West to Columbus av ..S 668, 743.
s s, Central Park West to Columbus av ..452, O 500, 622, T 709, G 1190.
n s, Columbus to Amsterdam avs..L 288, 410, 1016.
n s, Amsterdam to West End avs..B 1144.
s s, Amsterdam to West End avs..†996.
n s, West End av to Riverside Drive.. (193), 788.
s s, West End av to Riverside Drive.. F 1025.

91st, n s, east of Av A..R 886.
s s, from Av A to 1st av..743.
n s, 1st to 2d avs..B 666, T 669, 830.
s s, 1st to 2d avs..494.
n s, 2d to 3d avs..R 886.
n s, 3d to Lexington avs..34.
s s, 3d to Lexington avs..M 373, S 374.
s s, Lexington to Park avs..280, S 289, 324, S 331, 367, 1016.
n s, Park to Madison avs..L 243.
n s, Madison to 5th avs..†514.
s s, Madison to 5th avs..(142).
s s, C. P. W. to Columbus av..280, M 1026, 1138, D 1145, W 1147.
s s Columbus to Amsterdam avs..M 94, M 330.
n s, West End av to Riverside Drive.. †166, T 1193.
s s, West End av to Riverside Drive.. 452.

92d, s s, east of Av A..R 886.
s s, 1st to 2d avs..(41), (328), S 331, 537.
n s, 2d to 3d avs..R 886.
s s, 2d to 3d avs..R 886.
n s, 3d to Lexington avs..235.
n s, Lexington to Park avs..C 143, *535, 1016, 1183.
n s, Park to Madison avs..34, S 46, 136, L 751.
s s, Park to Madison avs..C 194.
s s, Madison to 5th avs..*659.
s s, Central Park West to Columbus av.. S 374, 579, A 584, G 838.
n s, Columbus to Amsterdam avs..537, O 544.
n s, Amsterdam to West End avs..1183, R 1192.
s s, Amsterdam to West End avs..282, S 289, 410, S 416, 494, H 499, 1185.
s s, West End av to Riverside Drive.. T 290.

93d, n s, from Av A to 1st av..†561.
n s, 1st to 2d avs..(41), 84, 188, R 796, S30, R 839, 927.
s s, 1st to 2d avs..S 95, 235, F 242, L 586, 830.
n s, 3d to Lexington avs..830.
s s, 3d to Lexington avs..1016, 1138.
s s, Park to Madison avs..974.
n s, Madison to 5th avs..135, P 416.
s s, Madison to 5th avs..R 197, 621.
n s, Central Park West to Columbus av.. 280, T 290, †431, 452, T 460, M 627, 661, T 669, 702 743, L 751 T 752, 876.
s s, Central Park West to Columbus av.. W 147, B 458, 1185.
n s, Columbus to Amsterdam avs..W 147, 788, V 796.
s s, Columbus to Amsterdam avs..L 196.
s s, Amsterdam to West End avs..D 92, *233, 410, M 416.
n s, West End av to Riverside drive.. 928, F 935, M 936.

94th, n s, 1st to 2d avs..W 96, 622, O 709, 743, 745, C 749, S 752, 974, W 982.
n s, 2d to 3d avs..S 197, W 587, L 795.
s s, Lexington to Park avs..494, 661.
s s, Madison to 5th avs..R 796, 1016.
n s, Central Park West to Columbus av.. 84, S 146, V 669, 876, G 885.
s s, Central Park West to Columbus av.. 280, R 289.
s s, Columbus to Amsterdam avs..H 43, 189, 280, B 372, 494, G 750.
n s, Amsterdam to West End avs..280, 282, L 288, 622, B 1071.
s s, Amsterdam to West End avs..B 666.
s s, West End av to Riverside drive.. B 286, D 415.

95th, n s, east of Av A..(241).
s s, east of Av A..(241).
n s, 1st to 2d avs..280, B 707, 830, 876, 1065, 1138.
s s, 1st to 2d avs..661.
n s, 2d to 3d avs..411, 579, 974, *1136, 1183.
s s, 2d to 3d avs..G 794.
n s, Lexington to Park avs..C 1071.
n s, Park to Madison avs..O 45.
n s, Madison to 5th avs..L 1072.
n s, Central Park West to Columbus av.. 135, Y 197, 621, B 1024, 1064, G 1071, G 1072.
s s, Central Park West to Columbus av.. 34, B 415.
n s, Columbus to Amsterdam avs..537, A 542, 702, B 749, 788, C 791, 1183, D 1190.
s s, Columbus to Amsterdam avs..743, 744, 876, 877, M 1072.
n s, Amsterdam to West End avs..D 980, 1138.
n s, West End av to Riverside drive.. 928
s s, West End ave to Riverside drive C 666.

96th, s s, 1st to 2d avs..188, 928, C 1071.
s s, 2d to 3d avs..135, 410, (1143).
n s, 3d to Lexington avs..876, L 1072.
s s, 3d to Lexington avs..410, P 544. 830.
n s, Park to Madison avs..M 1191.
s s, Park to Madison avs..580, (583), (584), 832.
n s, Madison to 5th avs..(541).
n s, Central Park West to Columbus av..830, M 838.
s s, Central Park West to Columbus av.. B 286, (498), B 1144, K 1146.
s s, Columbus to Amsterdam avs..788. T 796, 1065.
s s, Amsterdam to West End avs..C 42. *131, 1138, B 1144.
n s, West End av to Riverside drive.. (142).
s s, West End av to Riverside drive.. 280, F 287, M 289, (707), R 709, 1138.

97th, n s, 1st to 2d avs..34, 135, *233, *277, 280, 324, 621, F 626, *701, 788, G 794, 1138.
n s, 2d to 3d avs..W 96, *131, 135, 661.
s s, 2d to 3d avs..(90), *233, 236, 282, F 667.
s s, 3d to Lexington avs..W 1028, (1143).
n s, Lexington to Park avs..789.
s s, Lexington to Park avs..W 290, M 627, 788.
n s, Park to Madison avs..I 1146.
s s, Park to Madison avs..*924, 1183, (1188).
n s, Central Park West to Columbus av.. 1016.
s s, Central Park West to Columbus av.. 236, M 243.
n s, Columbus to Amsterdam avs..188, K 195, F 329, P 586, 830, 876, E 934, K 935, 1138.
s s, Columbus to Amsterdam avs..452, 788, 1016, S 1027.
n s, Amsterdam to West End avs..(584), 1184.
s s, Amsterdam to West End avs..927.

98th, s s, from 1st to 2d avs..*131, 189, *409, 454, C 458, H 459.
n s, 2d to 3d avs..135, 410, B 415, D 585, 876, 974, (978), L 980, S 981, 1016.
s s, 2d to 3d avs..84, F 93, P 94, 367.
s s, 3d to Lexington avs..367, N 373.
n s, Park to Madison avs..(193), R 197. 876.
s s, Park to Madison avs..G 543, W 1028.
n s, Madison to 5th avs..(142), 1138.
s s, Madison to 5th avs;1138.
n s, Central Park West to Columbus av.. *131, †476, *828, 927, S 937, 1016.
s s, Central Park West to Columbus av.. 410, 452, 661, B 1189.
n s, Columbus to Amsterdam avs..A 883, 927.
s s, Columbus to Amsterdam avs..876, H 885.
n s, Amsterdam to West End avs..K 195, L 195.
n s, West End av to Riverside drive.. 86, B 91, †112, 537, F 543, B 1189.
s s, West End av to Riverside drive.. 832, L 838.

99th, n s, 1st to 2d avs..(193), 878.
n s, 2d to 3d avs..S 45.
s s, 2d to 3d avs..188, 1183.
n s, 3d to Lexington avs..367, C 585.
n s, Park to Madison avs..280, F 585, 927, K 935, 1018.
s s, Park to Madison avs..34, 189, 282, G 543, 743, *924, 927, G 935.
n s, Madison to 5th avs..703, L 708.
s s, Madison to 5th avs..702, 788, 1016.
n s, Central Park West to Columbus av.. 537, A 542, T 544.
s s, Central Park West to Columbus av.. W 197, 621, 661, (665), M 668, 1138.
n s, Columbus to Amsterdam avs..537, †561, P 628.
s s, Columbus to Amsterdam avs..(142), 236, F 459, K 543, S 628, M 795.
n s, Amsterdam to West End avs..34. 137, A 143, †166, L 586.
s s, Amsterdam to West End avs..P 94. 135, P 146, 702, 743.
n s, West End av to Riverside drive.. †166, 622, G 627, 831, 876, M 886, M 981, 1018, S 1027.
s s, West End av to Riverside drive.. W 796.

100th, n s, Pleasant to 1st avs..189, S 669, N 1026, 1138, C 1190, N 1191, S 1192.
n s, 1st to 2d avs..236, 280, 324, *409, (414), 452, 831, *924, 927, R 936, 974.
s s, 1st to 2d avs..878.
s s, 2d to 3d avs..84, R 95, W 96, 537.
s s, 3d to Lexington avs..31, 410, N 416.
n s, Lexington to Park avs..974, N 1191.

s s, Park to Madison avs..189, K 195, H 627, 927, B 933, 1183.
s s, Madison to 5th avs..(584).
s s, Central Park West to Columbus av.. *1014.
n s, Columbus to Amsterdam avs..34.
n s, Amsterdam to West End avs..(792).
s s, Amsterdam to West End avs..(882), A 883.
s s, West End av to Riverside drive.. †166, 622, G 627, 831, †856, 876, M 886, M 981, 1016, 1018, A 1024, S 1027, W 1028, †1121, †1164.

101st, n s, from Pleasant to 1st avs..C 934.
s s, Pleasant to 1st avs..S 669.
n s, 1st to 2d avs..C 329, 410, W 796, 1018.
s s, 1st to 2d avs..(90), 280, 579, 621, 743, N 751, S 752, 876, (1023).
n s, 2d to 3d avs..236.
n s, Lexington to Park avs..H 43, 135, 494, 702, *873, 876.
s s, Lexington to Park avs..789, 927, S 936, S 981.
n s, Park to Madison avs..E 667, B 836, 1016.
s s, Park to Madison avs..B 1024.
n s, Madison to 5th avs..M 289.
s s, Central Park West to Columbus av.. (458), K 459, U 1193.
n s, Columbus to Amsterdam avs..A 194.
s s, Columbus to Amsterdam avs..H 145, 743, (1070), H 1145.
s s, Amsterdam to West End avs..(41), F 43, (792).
n s, West End av to Riverside drive.. D 750.
s s, West End av to Riverside drive.. 280, 454, L 460.

102d, s s, from Pleasant to 1st avs..324, 661, 831, (932), 1016.
n s, 1st to 2d avs..R 460, C 934, S 1073.
s s, 1st to 2d avs..494, R 500.
n s, 2d to 3d avs..452, M 795, C 884.
s s, 2d to 3d avs..D 92.
n s, 3d to Lexington avs..A 286, 788.
s s, 3d to Lexington avs..34.
n s, Lexington to Park avs..K 44, 84, 282, C 287, 661, O 668, L 751, (978), C 1190.
s s, Lexington to Park avs..34, (583), (625), *786, 789, 927, G 935, *970, 1016.
n s, Park to Madison avs..W 500, (836), (1143).
s s, Central Park West to Columbus av.. S 669.
n s, Columbus to Amsterdam avs..S 243, F 794.
s s, Columbus to Amsterdam avs..H 144, B 194, †514, †684, R 839, †856, (932), B 1024.
n s, Amsterdam to West End avs..875.
s s, Amsterdam to West End avs..P 709, O 751.
n s, west of West End av..H 195, 494, E 499.
s s west of West End av..876, B 1189.

103d, n s, east of Pleasant av..C 884.
n s, from Pleasant to 1st avs..C 884
n s, 1st to 2d avs..*1062, 1065.
s s, 1st to 2d avs..F 93, 135, (665).
n s, 2d to 3d avs..280, 702.
s s, 2d to 3d avs..F 708.
n s, 3d to Lexington avs..494, 537.
s s, 3d to Lexington avs..K 115, 621, 876.
s s, Park to Madison avs..621, *828, 927.
s s, Madison to 5th avs..(932).
n s, Central Park West to Columbus av.. Q 752, L 1191.
s s, Central Park West to Columbus av.. (882).
n s, Columbus to Amsterdam avs..84, F 93, M 751, 831.
s s, Amsterdam to West End avs..744, 788, 789, 875, F 885, B 933.
n s, West End av to Riverside drive.. 579, 927, G 935.
s s, West End av to Riverside drive B 372, 538, B 542, †904.

104th, n s, from Pleasant to 1st avs..1016 (1023), C 1024, S 1027.
s s, Pleasant to 1st avs..537, S 544, L 828, S 886, 1139.
n s, 1st to 2d avs..(414), C 666, (1143).
n s, 2d to 3d avs..P 886.
s s, 2d to 3d avs..188, 367, K 935, 1065
n s, 3d to Lexington avs..974, B 979
s s, 3d to Lexington avs..135, 367, 580, 1016, G 1072, 1138.
n s, Lexington to Park avs..*1136.
s s, Lexington to Park avs..280.
n s, Park to Madison avs..135, B 143.
s s, Park to Madison avs..H 93, L 288, 411, 454, B 542, F 543, 832
n s, Madison to 5th avs..188, D 194.
s s, Central Park West to Columbus av.. S 374, G 499, M 668, (792).
n s, Columbus to Amsterdam avs..M 44, 236
n s, Amsterdam to West End avs..743 H 1025.
s s, Amsterdam to West End avs..W 1028
s s, West End av to Riverside drive.. 135, 189, R 197, 928.

105th, n s, from 1st to 2d avs..410, 1183.
s s, 1st to 2d avs..(142), M 145, (836).
n s, 2d to 3d avs..324, *366, 367, G 372, G 543, B 933.
s s, 2d to 3d avs..O 196, 1065, M 1072.
n s, 3d to Lexington avs..K 145, 452, (498), 579, L 1026.
n s, Lexington to Park avs..876.
s s, Lexington to Park avs..(836), *1136.
n s, Park to Madison avs..135.
s s, Park to Madison avs..M 44, (541).
n s, Madison to 5th avs..537, 974.
s s, Madison to 5th avs..J 243, M 416.
n s, Central Park West to Columbus av.. W 331, 1016, W 1193.
s s, Columbus to Amsterdam avs..876.
s s, Amsterdam to West End avs..(142), 702, 1183, B 1189.
n s, West End av to Riverside drive..M 500.

106th, n s, from Pleasant to 1st avs..(749).
n s, 1st to 2d avs..236, *701, 743, B 749, 788.
s s, 1st to 2d avs..G 43, (90), B 91, A 329, L 1072, W 1073, (1143).
n s, 2d to 3d avs..C 92, (193), 831, 876, W 1028.
s s, 2d to 3d avs..N 45.
n s, Park to Madison avs..M 146.
s s, Park to Madison avs..236, 324, (414).
n s, Madison to 5th avs..1065.
s s, Madison to 5th avs..*1136.
n s, Central Park West to Columbus av.. 189, K 195, K 838.
s s, Columbus to Amsterdam avs..E 43, F 242, (707).
n s, Amsterdam to West End avs..189, S 197, W 197, G 415.
s s, Amsterdam to West End avs..†62, R 752, C 933, C 934.

107th, n s, from Pleasant to 1st avs..(241), (286), 1065, (1188).
s s, Pleasant to 1st avs..(90).
n s, 1st to 2d avs..1138.
s s, 1st to 2d avs..C 42, C 585, (1070), (1143).
n s, 2d to 3d avs..B 498, W 753, I 795, (836), *972, 1016.
s s, 2d to 3d avs..537, S 544, (792), (1070), J 1072.
n s, 3d to Lexington avs..35, B 415, O 1073.
s s, 3d to Lexington avs..135, E 144, W 147, 452.
n s, Lexington to Park avs..(793).
n s, Park to Madison avs..744, 832.
s s, Park to Madison avs..34, 135, M 196, *322, *409, 452, 1138.
n s, Madison to 5th avs..E 92.
s s, Madison to 5th avs..579, 661, 1016, L 1026, W 1028.
n s, Central Park West to Columbus av.. 35, (142), B 836, J 838, 878, W 1193.
s s, Central Park West to Columbus av.. G 585, 743, B 749, A 979, 1018, 1138.
n s, Columbus to Amsterdam avs..†856, †904.
s s, Columbus to Amsterdam avs..831, M 838.
n s, Amsterdam av to Broadway..H 242, H 1072.
s s, Amsterdam av to Broadway..I 627.
n s, Broadway to Riverside drive..876, C 884.
s s, Broadway to Riverside drive..788.

108th, s s, from Pleasant to 1st avs..(414), (457).
s s, 1st to 2d avs..367, N 373, L 543.
n s, 2d to 3d avs..*786, 831, O 839, 974, (978), C 979, P 981, 1138, 1183, K 1191.
s s, 2d to 3d avs..P 331, 622, 1016, (1143), R 1192.
n s, 3d to Lexington avs..1016, H 1025, S 1027.
s s, 3d to Lexington avs..S 45, 282, F 287, 369.
n s, Lexington to Park avs..H 43, 974, B 979.
s s, Lexington to Park avs..788, (1023).
n s, Madison to 5th avs..744, 878, 927, 1065, 1138.
s s, Madison to 5th avs..E 92.
n s, Central Park West to Columbus av.. 280, R 289, (836).
s s, Central Park West to Columbus av.. 35, (414), 878, R 1192.
n s, Columbus to Amsterdam avs..(583).
s s, Columbus to Amsterdam avs..(458).
n s, Amsterdam av to Broadway..†112, †166, 368, M 373, †684, 743, 1065, 1139, J 1146.
s s, Amsterdam av to Broadway..†11, (240).

109th, n s, east of Pleasant av..(241).
n s, Pleasant to 1st avs..S 1073, 1140.
n s, 1st to 2d avs..T 16, 110, 452, B 498, 661.
s s, 1st to 2d avs..(41), M 145, L 373, 537, 702, V 709, 743, F 750.
s s, 2d to 3d avs..84, H 93, H 144, S 146, (193), L 459, 621, 661, 743.
n s, 3d to Lexington avs..974, 1138, S 1147.
s s, 3d to Lexington avs..Z 290, Z 332.
s s, Lexington to Park avs..*185, *192, 927, 1016, C 1071, 1183, 1184, C 1190.
s s, Park to Madison avs..325, 661, 832.
n s, Central Park West to Columbus av.. S 146, S 331, (707), 743, 789, F 1145.
s s, Central Park West to Columbus av.. (1023), (1143), S 1147.
n s, Columbus to Amsterdam avs..84, 367.
s s, Columbus to Amsterdam avs..C 194, T 709.
n s, Amsterdam av to Broadway..S 544, T 544, L 885.
s s, Amsterdam av to Broadway..Z 545, O 627, 661, L 667, †684.

110th, n s, 1st to 2d avs..411, G 1072.
s s, 1st to 2d avs..35, †62, G 330, D 542, 743, G 750, 788, †812, †954, †1046.
n s, 2d to 3d avs..84, 743, 788, *1136, 1184, R 1192.
s s, 2d to 3d avs..84, 280, S 289, F 459, M 1191.
n s, 3d to Lexington avs..L 416, 621, (625), (1188).
s s, 3d to Lexington avs..U 752.
s s, Lexington to Park avs..34, 236, 411, (1023).
s s, Park to Madison avs..*233, M 373, G 415, M 627, 702, 927, R 936, (1023), 1138, (1188).
s s, Madison to 5th avs..537.
n s, 7th to 8th avs..186, 234, 236, G 242.
n s, 8th to Manhattan avs..(457), D 459, (978), †996.
s s, Central Park West to Columbus av.. (707), †724, 789, F 1145.
n s, Morningside av west to Amsterdam av..†11.
s s, Columbus to Amsterdam avs..84, 367.
n s, Amsterdam av to Broadway..G 195.
s s, Amsterdam av to Broadway..*186, 453, 493, (583), †812, C 884.
n s, west of Broadway..H 838, (1023).
indef..†215.

111th, n s, 2d to 3d avs..L 44, F 329.
s s, 2d to 3d avs..411, (932), 1138, 1140, T 1193.
n s, Lexington to Park avs..C 884, C 934.
s s, Lexington to Park avs..T 587, (792), 876, *1136.
s s, Park to Madison avs..C 92, 135, G 144, B 626, 1065, L 1072.
n s, Madison to 5th avs..580.
s s, Madison to 5th avs..367, 411, 788 E 794.
n s, 5th to Lenox avs..O 146, 236, A 241, 367, L 459.
s s, Lenox to 7th avs..280.
n s, 7th to 8th avs..G 93, J 93, 1184, (1188).
s s, 7th to 8th avs..1016, F 1025, W 1028, A 1144, T 1147, W 1147.
n s, 8th to Manhattan avs..R 374.
s s, 8th to Manhattan avs..927.
s s, Amsterdam av to Broadway..(193), R 243, H 750, H 795, D 837, 876, S 886, 974, D 979.
n s, west of Broadway..661.
s s, west of Broadway..H 838.

112th, n s, east of Pleasant av..(241).
s s, east of Pleasant av..(241).
n s, 1st to 2d avs..189, B 498, P 544, P 586, (932), (978), C 1024.
s s, 1st to 2d avs..(41), F 144, 1184.
n s, 2d to 3d avs..P 196, L 1191.
s s, 2d to 3d avs..*131, 280, 411.
n s, 3d to Lexington avs..1184, G 1190.
s s, 3d to Lexington avs..(41), *278, 324, (707), (836).
n s, Lexington to Park avs..537.
s s, Lexington to Park avs..(193).
n s, Park to Madison avs..(584), E 980, C 1024, B 1071, W 1073.
s s, Park to Madison avs..(328), 622, 661, A 1144, 1184, T 1193.
n s, Madison to 5th avs..S 95, 189.
n s, 5th to Lenox avs..34, (979), *1062.
s s, 5th to Lenox avs..O 668, W 887, G 1072.
n s, 7 to 8th avs..137, A 542, C 884, W 1028, M 1146.
n s, 8th to Manhattan avs..367, J 373.
s s, 8th to Manhattan avs..(241).
n s, Amsterdam av to Broadway..H 627, L 980.
s s, Amsterdam av to Broadway..(498), 702, 876, V 937, V 982.

113th, n s, 1st to 2d avs..(1188).
s s, 1st to 2d avs..C 242, V 628.
n s, 2d to 3d avs..367, *972, 1017.
s s, 2d to 3d avs..135, H 288.
n s, 3d to Lexington avs..N 1072, S 1073, N 1191, S 1192.
s s, 3d to Lexington avs..(883), C 1145.
n s, Lexington to Park avs..R 628, G 837, L 936.
s s, Lexington to Park avs..P 45, F 372.
n s, Park to Madison avs..*31, 34, 135, B 194, O 331, 411, C 415, *618, 661, J 667, 788.
s s, Park to Madison avs..W 244, L 543, L 627, L 980.
n s, Madison to 5th avs..H 885.
s s, Madison to 5th avs..189, 875, 1017, 1139.
n s, 5th to Lenox avs..84, G 980, R 1027, 1139, L 1146, L 1191.

s s, 5th to Lenox avs..453, W 460, A 1111, G 1190.
n s, Lenox to 7th avs..J 980.
s s, Lenox to 7th avs..85, (90), R 95, 367, S 669.
n s, 7th to 8th avs..R 243, H 708.
s s, 7th to 8th avs..135, 137, M 145, 367.
n s, 8th to Manhattan avs..621, L 627.
s s, 8th to Manhattan avs..*741, 1184, C 1190.
n s, Amsterdam av to Broadway..927, S 937, S 981, †996, 1017, P 1026, 1065, W 1073.
s s, Amsterdam av to Broadway..M 196, †215, 281, L 288, P 331, K 499, 537, G 543, 579, P 586, 661, S 668, 1017, 1065.
n s, Broadway to Riverside Drive..†642, 789, H 794, H 838, D 884, 975, E 980, 1184.
s s, Broadway to Riverside Drive..A 143, 1065, M 1072.

114th, n s, from Pleasant to 1st avs..D 542, (625), (707), A 793, V 840, N 981, B 1024.
n s, 1st to 2d avs..(41), (90), L 373, 453, (978), (1143).
s s, 1st to 2d avs..236, E 372, 411, (498), (541), P 796, C 1024
n s, 2d to 3d avs..B 194, 281, 1017, 1065, C 1071.
s s, 2d to 3d avs..W 796.
s s, 3d to Lexington avs..661.
n s, Lexington to Park avs..84, 324, K 330, 537, B 542, F 543, K 751.
s s, Lexington to Park avs..367, (1143).
n s, Park to Madison avs..(285), (1023), 1139.
n s, Madison to 5th avs..135, G 980, L 980.
s s, Madison to 5th avs..G 288, 876, 877, 927.
n s, 5th to Lenox avs..84, 325, 367, V 374, 411, 453, G 459, H 459, 495, S 500, P 628, H 1190.
s s, 5th to Lenox avs..84, M 243, 537, 579, G 750, 831, E 935, R 1027, 1184, E 1190.
n s, Lenox to 7th avs..B 749.
s s, Lenox to 7th avs..S 752.
n s, 7th to 8th avs..S 95, (371), 661.
s s, 7th to 8th avs..34, S 46, W 46, 84, M 94, 367, 743, 974.
n s, Morningside av East to Amsterdam av..†62, 84, †166, S 289, S 587, (625), H 1190.
s s, Amsterdam av to Broadway..367, 368, C 372, P 373, 453, S 460.
n s, Broadway to Riverside Drive..V 46.
s s, Broadway to Riverside Drive..35, 85, H 93, †166, 324.

115th, n s, from Pleasant av to 1st avs..282, J 288, M 288, S 289, 743, (882), M 1026.
s s, Pleasant to 1st avs..661, W 669, E 1025, T 1027.
n s, 1st to 2d avs..189.
s s, 1st to 2d avs..34, W 147, Z 840, M 980, 1184.
n s, 2d to 3d avs..I 145, 831, T 886.
s s, 2d to 3d avs..84, L 94, R 95, T 95.
s s, 3d to Lexington avs..W 147, D 837.
n s, Lexington to Park avs..84, 135, S 146, 877, C 883.
s s, Lexington to Park avs..H 935.
n s, Park to Madison avs..236, 281, S 289, 367, N 373, 579.
n s, Madison to 5th avs..C 934, (1143).
s s, Madison to 5th avs..34, F 43, 84, 622.
n s, 5th to Lenox avs..H 43, 189, 788.
s s, 5th to Lenox avs..189, B 707, R 796, 831, L 935, 974, N 981, 1065, G 1071.
n s, Lenox to 7th avs..J 1146.
s s, Lenox to 7th avs..C 287, 495, G 499, K 499, S 500.
n s, 7th to 8th avs..E 329, 788, G 794, K 885.
s s, 7th to 8th avs..M 94, G 980.
s s, 8th to Morningside av East..236.
n s, Morningside av West to Amsterdam av..927.
n s, Broadway to Riverside Drive..A 793, A 836, W 1028.

116th, s s, east of Pleasant av..D 542.
n s, from Pleasant to 1st avs..927.
s s, Pleasant to 1st avs..R 886, (932), F 980.
n s, 1st to 2d avs..189, B 194, D 934, (1188).
s s, 1st to 2d avs..*31, 36, 281, 832, (836), T 840, (1188).
n s, 2d to 3d avs..(328), B 329, C 585, G 837.
s s, 2d to 3d avs..831, S 839, 877, 1065.
n s, Lexington to Park avs..324, J 330, 975.
s s, Lexington to Park avs..D 1190.
n s, Park to Madison avs..367, Z 887, S 981.
s s, Park to Madison avs..(836), (978).
n s, Madison to 5th avs..34.
s s, Madison to 5th avs..K 667.
n s, 5th to Lenox avs..L 838.
s s, 5th to Lenox avs..L 44, E 242, O 668, E 837, 877, 1184.
n s, Lenox to 7th avs..*409, 621, P 628, 974.
s s, Lenox to 7th avs..*534, H 543.
n s, 7th to 8th avs..(41), 928, E 935.
s s, 7th to 8th avs..B 143, S 147.
n s, 8th to Morningside av East..662, K 667.
s s, 8th to Morningside av East..L 196, V 290.
s s, Morningside av West to Amsterdam av..85, J 93, K 195, 368, C 934.
n s, Broadway to Riverside Drive..P 373, P 709.
s s, Broadway to Riverside Drive..367, O 373, C 934, 1017, 1139.

117th, n s, east of Pleasant av..34, (793), (932).
s s, east of Pleasant av..Z 587, K 1191.
n s, from Pleasant to 1st avs..*233, W 244, Y 244, 281, 453, (457), 702, F 885, G 885, P 886.
s s, Pleasant to 1st avs..367, A 498, 621, (882).
n s, 1st to 2d avs..189, P 331, P 795, W 796, R 839, *924, 1139, (1143), J 1146.
s s, 1st to 2d avs..(240), W 290.
n s, 2d to 3d avs..C 884.
s s, 2d to 3d avs..S 460, M 751, F 980.
n s, 3d to Lexington avs..G 667, P 668.
s s, 3d to Lexington avs..135, D 143.
s s, Lexington to Park avs..495, C 884, 928.
n s, Park to Madison avs..788.
s s, Park to Madison avs..537.
n s, Madison to 5th avs..G 980.
s s, Madison to 5th avs..189.
n s, 5th to Lenox avs..135, 325, 367, R 416, 453, H 459, (665), 702, 743, 788, W 840, (1024).
s s, 5th to Lenox avs..S 709, K 1146.
n s, Lenox to 7th avs..743, S 752, 927, F 935, 1184.
s s, Lenox to 7th avs..(90), Z 96, G 935, G 1072, K 1072.
n s, 7th to 8th avs..D 884, K 885.
n s, 8th to Morningside av East..F 1145, 1184.
s s, 8th to Morningside av East..H 935.
n s, Morningside av West to Amsterdam av..M 196, T 197, 927, 1017, S 1027.

118th, n s, east of Pleasant av..(240), A 241, K 243, L 459, *785, 788, S 796, 974.
n s, from Pleasant to 1st avs..M 44, 135.
s s, Pleasant to 1st avs..34, M 709, 744.
n s, 1st to 2d avs..622, 974, 1017, 1184.
s s, 1st to 2d avs..236, T 244, 281, F 287, 451, *1012, 1065, 1139, 1184, S 1193.
n s, 2d to 3d avs..L 145.
s s, 2d to 3d avs..E 884.
n s, 3d to Lexington avs..35, 743, W 937.
n s, Lexington to Park avs..B 458.
s s, Lexington to Park avs..*493, 538, 579.
n s, Park to Madison avs..622, C 626.
n s, Madison to 5th avs..L 795, S 839.
n s, 5th to Lenox avs..34, 236, G 372, C 542, 579, 621, E 708, S 709, H 1025, 1184, H 1190.
s s, 5th to Lenox avs..281, 877, 1065, S 1073.
n s, Lenox to 7th avs..L 543, (836).
s s, Lenox to 7th avs..(90).
n s, 7th to 8th avs..R 45, G 1145.
s s, 7th to 8th avs..36.
s s, 8th to Morningside av East..325.
n s, Morningside av West to Amsterdam av..831, L 838, 1184.

119th, s s, east of Pleasant av..A 241, 367, 579, 661, B 666, 974.
n s, from Pleasant to 1st avs..974.
s s, Pleasant to 1st avs..368, 744, M 751.
n s, 1st to 2d avs..877, L 1026.
s s, 1st to 2d avs..34, S 45, 84, 325, 744, 788, S 839, 974, (1070), L 1191.
s s, 2d to 3d avs..538, 788, 1184.
s s, 3d to Lexington avs..(882), (932).
n s, Lexington to Park avs..P 146, B 194, 580, 1017.
s s, Lexington to Park avs..*366, *450, 702, M 708, 831, W 840.
s s, Park to Madison avs..E 585, R 628, 1065, 1139.
n s, 5th to Lenox avs..*80, L 145, *185, 495, C 499, (707), T 709, 832, *873.
s s, 5th to Lenox avs..G 459, C 934, 975.
s s, Lenox to 7th avs..D 287.
n s, 8th to Morningside av East..236, 927, 1017.
s s, 8th to Morningside av East..H 288, K 751.
s s, Morningside av West to Amsterdam av..†389.
s s, Broadway to Riverside Drive..E 934.

120th, n s, east of Pleasant av..662.
s s, east of Pleasant av..34, 84, 135, B 143, *277, 453, *873, 927.
n s, from Pleasant to 1st avs..(41).
n s, 1st to 2d avs..†62, H 141, †724, *785, 1017, L 1072.
s s, 1st to 2d avs..744, C 884, 927, S 1192, T 1193.
n s, 3d to Lexington avs..662, L 667, 974.
s s, Lexington to Park avs..35.
n s, Park to Madison avs..S 95, G 543, P 796.
s s, Park to Madison avs..84, M 94, 281, S78.
s s, Mt Morris Park West to Lenox av.. W 290, 495, I 499.
n s, Lenox to 7th avs..K 330, H 459, T 669.
s s, Lenox to 7th avs..788, B 793, (882)
n s, 7th to 8th avs..B 666.
n s, 8th to Morningside av East..368, T 374, 453, 1184.
s s, 8th to Morningside av East..135, L 1026, S 1027.
n s, Morningside av West to Amsterdam av..†167 .
n s, Broadway to Riverside Drive..(625).

121st, s s, east of Pleasant av..135.
n s, from Pleasant to 1st avs..S 146, 281.
s s, Pleasant to 1st avs..34, F 43, 189, 495, 661, 744, 831, 877, I 885, 927, (932), 1017, 1065.
n s, 1st and 2d avs..L 196, *366, 453, C 1072.
s s, 1st to 2d avs..B 626, R 628, 744.
n s, 2d to 3d avs..34, N 44, T 46, (90), 411, 661, 1139.
s s, 2d to 3d avs..G 287, S 289, 325.
s s, Lexington to Park avs..84, 136, T 147, S 1073.
n s, Mt Morris Park W to Lenox av.. 1018, K 1025.
s s, Mt Morris Park W to Lenox av..L 1146.
n s, Lenox to 7th avs..579.
s s, Lenox to 7th avs..135, G 144, 702, G 1025, P 1026.
n s, 7th to 8th avs..35, 661, O 981, L 1026.
s s, 7th to 8th avs..135, S 146, 538, S 544, 1184.
s s, 8th to Morningside av East..H 93, K 288, M 330, K 885, R 936.
n s, Morningside av West to Amsterdam av..(41), 135, W 147, 368.
s s, Morningside av West to Amsterdam av..927.
n s, Amsterdam av to Broadway..35, 702.

122d, n s, east of Pleasant av..D 1024.
n s, from Pleasant to 1st avs..K 499, 928.
s s, Pleasant to 1st avs..(749).
n s, 1st to 2d avs..1017.
n s, 2d to 3d avs..368, 661.
n s, 3d to Lexington avs..*450, *534, 538, K 1146.
s s, 3d to Lexington avs..M 500.
n s, Lexington to Park avs..325, F 329, 411, F 415, K 415, C 884, 1065, H 1072, 1139.
s s, Lexington to Park avs..928, F 935.
s s, Park to Madison avs..580, 621.
s s, Lenox to 7th avs..621, 744, F 750, 1065.
s s, 7th to 8th avs..G 750, B 794, M 886.
s s, Morningside av West to Amsterdam av..K 751.
n s, Broadway to Riverside drive..†602, 744.
s s, Broadway to Riverside drive..789.

123d, n s, east of Pleasant av..878, W 887.
n s, from Pleasant to 1st avs..84, *131, 453, 974, A 979, 1139, 1140.
s s, Pleasant to 1st avs..189, D 626, *924, 1139, P 1146.
n s, 1st to 2d avs..368.
s s, 1st to 2d avs..453, *873, 1139, B 1144.
n s, 2d to 3d avs..34.
s s, 2d to 3d avs..M 795, H 935.
n s, 3d to Lexington avs..877, B 883, 1065.
n s, Lexington to Park avs..(1070), M 1072.
s s, Lexington to Park avs..928.
s s, 5th to Lenox avs..281, C 884.
n s, Lenox to 7th avs..B 707, C 934, D 1145.
s s, Lenox to 7th avs..H 885.
n s, 7th to 8th avs..538, S 544, 579.
s s, 7th to 8th avs..B 91, 1017, 1139.
n s, Morningside av West to Amsterdam av..J 330.
n s, Amsterdam av to Broadway..621.
s s, Amsterdam av to Broadway..(414), B 837.

124th, n s, east of Pleasant av..(240).
n s, from Pleasant to 1st avs..1017, N 1026.
s s, Pleasant to 1st avs..1139, 1140.
s s, 2d to 3d avs..F 1145.
n s, 3d to Lexington avs..F 1025.
n s, Park to Madison avs..K 751, W 796.
s s, Park to Madison avs..282, F 287.
n s, 5th to Lenox avs..135.
s s, Lenox to 7th avs..236, A 1144, M 1191.
n s, 8th to Morningside av East..(41), 369, W 372.
s s, 8th to Morningside av East..K 145, H 667.
s s, Morningside av East to Amsterdam av..L 1026, L 1146.
n s, Amsterdam av to Broadway..M 94, 281, 411, W 669, †1164.
n s, Broadway to Riverside drive..662, S 669.
s s, Broadway to Riverside drive..662, S 669.

125th, n s, from 1st to 2d avs..236.
n s, 2d to 3d avs..86, 538, J 543, 877, C 1145.
n s, 3d to Lexington avs..(882).
s s, 3d to Lexington avs..†346.
s s, Lexington to Park avs..(1070).
n s, Park to Madison avs..S 197, W 197, 1184.
n s, Madison to 5th avs..†112.
n s, 5th to Lenox avs..84, S 95, 135, 453.
s s, 5th to Lenox avs..236, (240), (882).
n s, Lenox to 7th avs..(1143).
n s, 7th to 8th avs..(41), J 43, L 44, B 883.
n s, Morningside av East to Amsterdam av..84, C 92, 579, T 669.
s s, Morningside av E to Amsterdam av..495, L 499, A 1071, 1184.
n s, Amsterdam av to Broadway..281, 495, U 500, 579, *785, 928, 975.
s s, Amsterdam av to Broadway..788, 877, (836), 1017.
n s, west of Broadway..L 44, N 709, L 1072.

126th, n s, from 1st to 2d avs..*873, (1070).
n s, 2d to 3d avs..34, *278, 877, 928.
s s, 2d to 3d avs..W 96, 189.
s s, 3d to Lexington avs..85, (978).
n s, Lexington to Park avs..M 838.
n s, Park to Madison avs..744, B 749, L 795.
s s, Madison to 5th avs..†112, (1143).
n s, 5th to Lenox avs..368, 974, E 980.
s s, 5th to Lenox avs..*185, 190, 325, H 330, 454, 538, 703.
n s, Lenox to 7th avs..H 195, K 288, (371), V 669, 831.
s s, Lenox to 7th avs..831.
n s, 7th to 8th avs..662, M 668.
s s, 7th to 8th avs..B 883, (932).
n s, 8th av to Morningside av East..189, C 194, (541), (979), 1065.
s s, Amsterdam av to Broadway..135, 189, D 194, (583), 975, M 981.

127th, n s, east of 2d av..I 415.
s s east of 2d av..*873, (1070).
n s, from 2d to 3d avs..368, 744, C 794.
n s, 3d to Lexington avs..*366, C 884, D 1024.
s s, 3d to Lexington avs..†113.
s s, Lexington to Park avs..S 1192, W 1193.
n s, Park to Madison avs..M 94.
s s Park to Madison avs..I 93, M 586.
s s, Madison to 5th avs..F 708.
n s, 5th to Lenox avs..E 794.
s s, 5th to Lenox avs..L 795.
n s, Lenox to 7th avs..34, 411, E 415, 453.
s s, Lenox to 7th avs..B 194, 325, (371).
n s, 7th to 8th avs..W 669.
n s, 8th to St Nicholas avs..236.
s s, St Nicholas to Morningside av East ..281.
n s, Convent to Amsterdam avs..411, 744.
n s, Broadway to Riverside drive..745, D 750, 788, F 794, 831, K 838, †1045.
s s, Broadway to Riverside drive..662, 703, B 837, B 883, 1139, C 1145.

128th, s s, east of 2d av..I 415.
s s, from 2d to 3d avs..A 286, (749), 928, 1139.
n s, 3d to Lexington avs..580, M 586, A 933.
s s, 3d to Lexington avs..C 884.
s s, Lexington to Park avs..84.
n s, Park to Madison avs..T 147, 1065.
s s, Park to Madison avs..744, 788, P 795, 831.
n s, Madison to 5th avs..W 545.
s s, Madison to 5th avs..974, S 981, 1017.
n s, 5th to Lenox avs..495, M 499, C 884, M 1072.
s s, 5th to Lenox avs..F 242, P 331, C 934.
n s, Lenox to 7th avs..W 545, T 669.
n s, 7th to 8th avs..F 287, 1184.
s s, 7th to 8th avs..34, 189, O 196, L 243, 744, P 752.
s s, 8th to St Nicholas avs..M 289, (414).
n s, Convent to Amsterdam avs..G 543.

129th, n s, Lexington to Park avs..34, G 459.
s s, Park to Madison avs..B 143, R 146, *577, K 1025.
n s, Madison to 5th avs..744.
s s, Madison to 5th avs..R 839.
n s, 5th to Lenox avs..622, W 1147.
s s, 5th to Lenox avs..703.
n s, Lenox to 7th avs..495, 789, T 796, 832, (1023).
s s, Lenox to 7th avs..621, W 628.
n s, 7th to 8th avs..34, 84, M 196, H 242, 325, H 373, 788, 1065, U 1073, 1139.
s s, 7th to 8th avs..M 94, 744, 1184.
s s, 8th to St Nicholas avs..281, 454 661, H 935, N 981, O 981.
n s, St Nicholas to Convent avs..†166.
s s, Convent to Amsterdam avs..G 543.
n s, Amsterdam av to Broadway..D 934.
n s, west of Broadway..M 668.
s s west of Broadway..C 979.

130th, n s, from 3d to Lexington avs..1139, A 1144.
n s, Lexington to Park avs..662, 831, S 839, 1018, S 1027.
n s, Park to Madison avs..34, 877, M 885.
n s, Madison to 5th avs..M 544.
s s, Madison to 5th avs..E 794, 1017, H 1145.
n s, 5th to Lenox avs..C 884.
n s, Lenox to 7th avs..84, S 95, K 330.
n s, 7th to 8th avs..744.
s s, 7th to 8th avs..P 460, D 666.
n s, Convent to Amsterdam avs..S 839.
s s, Amsterdam av to Broadway..703.
n, s, west of Broadway..135, (665) *1012.
s s, west of Broadway..M 668.

131st, n s, east of Lexington av..1139.
s s, east of Lexington av..1139, A 1144.
s s, from Lexington to Park avs..662, 1018.
n s, Park to Madison avs..R 886.
s s, Park to Madison avs..F 1190.
n s, Madison to 5th avs..G 708.
s s, Madison to 5th avs..M 886.
n s, 5th to Lenox avs..34, C 42, K 44, M 44, S 95, 621, U 628, 831, 1017.
s s, 5th to Lenox avs..84, B 666.
n s, Lenox to 7th avs..136, S 146, 538, 579, H 585, G 626.
s s, Lenox to 7th avs..236.
n s, 7th to 8th avs..M 751, 788, D 794, H 795.
s s, 7th to 8th avs..703, E 750, D 979, H 1145.
s s Convent to Amsterdam avs..C 1145.
n s, Amsterdam av to Broadway..S 374, 454.
s s, Amsterdam av to Broadway..G 144, †346.
n s, west of Broadway..236, G 242, F 499, *658, 744, O 1146.
s s, west of Broadway..325, 744, R 752.

132d, n s, from Park to Madison avs..O 839.
s s, Park to Madison avs..E 195, 453, L 459, E 667.
n s, Madison to 5th avs..325, M 330, 975.
s s, Madison to 5th avs..S 981, 1185.
n s, 5th to Lenox avs..M 288, 325, 1139.
s s, 5th to Lenox avs..*577, 579, *785, 831, *873, *1014, Y 1028.
n s, Lenox to 7th avs..36, T 46, 136, M 838, 974, 1066.
s s, Lenox to 7th avs..136, K 145, W 147, 661, 831, A 836.
n s, 7th to 8th avs..877, L 885.
s s, 7th to 8th avs..*185, 189, 325, 579, C 933.
s s, Amsterdam av to Broadway..189, 281, (285), F 459, F 543, J 543, F 837, G 837.
s s, west of Broadway..*658, 744.

133d, n s, from Park to Madison avs..C 750.
n s, Madison to 5th avs..35.
n s, 5th to Lenox avs..S 95, †514, *1014.
s s, 5th to Lenox avs..M 416, O 544, P 544, S 544, T 544, *577, S 669, 703, 928, 1017, *1062, 1139, 1184.
n s, Lenox to 7th avs..84, M 94, *366, 410, 411, 538, 744, 831, (836), F 837, M 838, 1017.
s s, Lenox to 7th avs..34, 236, K 415, 453, 538, B 542, M 544, 661, 788, 877, 928.
n s, 7th to 8th avs..B 584, 621.
s s, 7th to 8th avs..411, 621, *659, 877, 1017, 1184.
s s, 8th to St Nicholas avs..579.
n s, Amsterdam av to Broadway..A 194, 877.
s s, Amsterdam av to Broadway..M 289, 1017, B 1024.
s s, west of Broadway..D 242.

134th, s s, from Park to Madison avs..538, 831, 1139.
n s, Madison to 5th avs..C 934.
s s, Madison to 5th avs..(626).
n s, 5th to Lenox avs..K 93, S 95, 325, 368, K 415, 538, M 544, * 785, 788, 928, (932), N 936, *1014, 1017, (1070).
s s, 5th to Lenox avs..661.
n s, Lenox to 7th avs.. 1184, F 1190.
s s, Lenox to 7th avs..F 93.
n s, 7th to 8th avs..661, 831.
s s, 7th to 8th avs..B 584.
n s, 8th to St Nicholas avs..G 1190.
s s, Amsterdam av to Broadway..J 708, 744, 974, 975, K 980, R 1073
n s, west of Broadway..236, 326, S 331, H 373.

135th, n s, 5th to Lenox avs..G 43, M 330, 411, *450, 453, 580, 621, M 627.
s s, 5th to Lenox avs..S 752, (932), (1070).
s s, Lenox to 7th avs..34, *131, N 196, 281, B 286, B 707, 744, 877, 928, B 979, 1017.
n s, 7th to 8th avs..E 372, *1014.
s s, 7th to 8th avs..I 93, I 838, 1065.
n s, Convent to Amsterdam avs..85, M 94, M 289, 621, J 751, 1017.
n s, Amsterdam av to Broadway..H 43, N 196, H 795.
s s, Amsterdam av to Broadway..C 92, C 143, S 416.
n s, Broadway to Riverside Drive..B 241, R 500, C 934.
s s, Broadway to Riverside Drive..H 373, B 415, R 587, R 628, C 708, M 708, B 979.
s s, west of Riverside Drive..236, 326, S 331, H 373.

136th, s s, from Madison to 5th avs..W 887, 929, N 936, T 937, W 937, †954.
n s, 5th to Lenox avs..F 43, J 44, 831, 877, B 1144, B 1189.
s s, 5th to Lenox avs..34.
n s, Lenox to 7th avs..661, W 669, 703.
s s, Lenox to 7th avs..85.
n s, 7th to 8th avs..282, 975.
s s, 7th to 8th avs..H 145, *233, 326, D 329, *366, 1140.
s s, Convent to Amsterdam avs..368, V 587.
n s, Amsterdam av to Broadway..(835).
s s, Amsterdam av to Broadway..281, L 288, R 289, T 289, T 290, T 416, 453, *534, 661, 662, B 666, 703, L 708, B 749, A 793.
s s, Broadway to Riverside Drive..136, K 1146.

137th, n s, from 5th to Lenox avs..C 750, 789, 928, 1017, *1062, 1139, 1140, 1184.
s s, 5th to Lenox avs..*1136, 1184.
n s, Lenox to 7th avs..G 708, 831, F 935.
s s, Lenox to 7th avs..831.
n s, 7th to 8th avs..136, G 287, 325, 411.
s s, 7th to 8th avs..K 44, 136, 411.
n s, 8th to St Nicholas avs..85, R 95.
s s, 8th to St Nicholas avs..281.

138th, n s, east of Madison av..(241).
s s, east of Madison av..(241).
n s, Lenox to 7th avs..D 143, G 415, 1018, W 1028.
n s, 8th to Convent avs..85, F 93, 621, H 627, 1063.
n s, Amsterdam av to Broadway..T 500.
n s, Broadway to Riverside Drive..*785, 928, †1045, 1139, T 1147.
s s, Broadway to Riverside Drive..B 1071.

139th, s s, from 5th to Lenox avs..K 145, 1139.
n s, Lenox to 7th avs..W 937.
n s, 7th to 8th avs..B 458, D 1190.
s s, 8th to St Nicholas avs..621, H 627, 1063.
s s, Amsterdam av to Broadway..744, M 751, †1164.
s s, Broadway to Riverside Drive..34, M 44, 621, 703, W 709, P 752, W 753, †770, 831, 877.

140th, n s, from 5th to Lenox avs..85, B 91, *278, 282, 325, 975.
s s, 5th to Lenox avs..368, E 415, 453, L 885, 928, L 935, N 936, 1017.
s s, Lenox to 7th avs..W 937.
n s, Edgecombe av to Amsterdam av..A 91, 703, H 708, *1181.
n s, Amsterdam av to Broadway..1017.
s s, Amsterdam av to Broadway..189, P 196, 1139.
s s, Broadway to Riverside Drive..S 700.

141st, n s, from 5th to Lenox avs..†724, 1139.
s s, 5th to Lenox avs..282.
n s, Lenox to 7th avs..86, S 752.
s s, Lenox to 7th avs..S 95, S 628.
n s, 7th to 8th avs..136, (193), 368.
s s, 7th to 8th avs..*450, 495, J 499.
s s, 8th to St Nicholas avs..928, T 937, (1024).
n s, Convent to Amsterdam avs..(41), 580, 788.
s s, Convent to Amsterdam avs..H 608, 744.
n s, Amsterdam av to Broadway..G 93, G 144, M 460.
s s, Amsterdam av to Broadway..L 708, 877, K 885.
n s, Broadway to Riverside Drive..(932).

142d, n s, from 5th to Lenox avs..789, C 794.
s s, 5th to Lenox avs..†1046.
n s, Lenox to 7th avs..R 45, R 587, H 750, 788, 831, C 934, R 936, R 1192.
s s Lenox to 7th avs..190.
s s, 7th to 8th avs..B 286, F 459, 744.
s s, 8th to Edgecombe avs..*278, 325.
n s, Edgecombe to Convent avs..281.
s s, Edgecombe to Convent avs..281.
n s, Convent to Amsterdam avs..P 981.
s s, Convent to Amsterdam avs..281.
n s, Amsterdam av to Broadway..368.
s s, Amsterdam av to Broadway..136, L 145, 580, C 585, M 980.
n ,s Broadway to Riverside Drive..1017.

143d, s s, from 5th to Lenox avs..789, C 794, 1066, C 1071.
n s, Lenox to 7th avs..(90), 236, 281, E 794.
s s, Lenox to 7th avs..34, O 94, 189, S 544, 580.
n s, 7th to 8th avs..34, 136, 368, E 934.
s s, 7th to 8th avs..C 42, S 289, 411, 831.
n s, 8th to Bradhurst avs..661, S 669.
s s, 8th to Bradhurst avs..831, G 837.
n s, Convent to Amsterdam avs..S 1147.

n s, Amsterdam av to Broadway..187, 368, W 374, A 1024.
s s, Amsterdam av to Broadway..281, 831, H 1190.
n s, Broadway to Riverside Drive..368, L 373, F 499, K 499, C 750, C 794, C 934.

114th, s s, from 5th to Lenox avs..788, †1121.
s s, Lenox to 7th avs..189.
n s, 7th to 8th avs..34, 832, (836), (1143).
s s, 7th to 8th avs..E 43, L 94, (240), 621, 1139.
n s, 8th to Bradhurst avs..B 242, 661, 1139.
s s, Hamilton terrace to Convent av..85, J 93, 744, D 750, U 752.
n s, Amsterdam av to Broadway..R 460, (932).
s s, Amsterdam av to Broadway..368, Y 374, Y 460, 495, Y 500, 580, Y 587, 744, E 750, 975, F 980, Y 1028, B 1071.

145th, n s, from Lenox to 7th avs..189.
n s, 7th to 8th avs..34, P 839.
s s, 7th to 8th avs..(286).
n s, 8th to Colonial Parkway..(371), V 544, (749).
s s, Colonial Parkway to St. Nicholas av..(41).
s s, St Nicholas to Amsterdam avs..*31, 325, B 329, 368, 411, K 885.
n s, Amsterdam av to Broadway..(528), (583), 621, (749), K 795, 928, M 1072.
s s, Amsterdam av to Broadway..(371), (792), M 795, 1065, G 1071.
n s, Broadway to Riverside Drive..877, D 884.
s s, Broadway to Riverside Drive..878, H 885, 1018, D 1024.

146th, s s, Lenox to 7th avs..T 197, 281, 975.
n s, 7th to 8th avs..135, 190, 237, 703.
s s, 7th to 8th avs..*131, 454, S 460, 580, M 586, 745, S 752, 789.
n s, 8th to Bradhurst avs..703, V 709, 1185, (1188).
s s, St Nicholas to Convent avs..136, 281, T 289.
n s, Amsterdam av to Broadway..975, R 981, 1017, 1065, S 1073, †1121.
s s, Amsterdam av to Broadway..*233, T 289, 453, B 458, 928.
s s, Broadway to Riverside Drive..281, O 289.

147th, n s, 8th to Bradhurst avs..831.
s s, 8th to Bradhurst avs..662, 1185, (1188).
s s, St Nicholas to Convent avs..*366.
n s, Convent to Amsterdam avs..H 499.
n s, Amsterdam av to Broadway..S 197, R 668, 831, G 837, 928.
s s, Broadway to Riverside Drive..281, U 290.

148th st, n s, 7th to 8th avs..236, 832.
s s, 7th to 8th avs..928.
n s, 8th to Bradhurst avs..281.
s s, 8th to Bradhurst avs..L 586.
n s, St Nicholas to Convent avs..580, S 587.
n s, Amsterdam av to Broadway..*577, 621, M 627, 831, M 838, 928.
s s, Amsterdam av to Broadway..(458), P 1146.
n s, Broadway to Riverside Drive..B 626.
s s, Broadway to Riverside Drive..E 543.

149th, s s, from 7th to 8th avs..85, 137, 281, 1017.
s s, 8th to Bradhurst avs..N 886.
s s, St Nicholas to Convent avs..85, H 93, 136, K 145, †166, K 195, †602, *1136.
s s, Convent to Amsterdam avs..†62, †166, T 840.
n s, Amsterdam av to Broadway..V 1147.
s s, Amsterdam av to Broadway..(193), B 286.

150th, n s, from 7th to 8th avs..B 42, *185, 237, *409, B 498, L 586, *659, 1018.
s s, 8th to Bradhurst avs..G 499.
n s, Colonial Parkway to Convent av..1185, H 1190.
s s, Colonial Parkway to Convent av..D 750, 975, C 979.
n s, Convent to Amsterdam avs..85, D 92, F 92.
s s, Convent to Amsterdam avs..189, M 196.

151st, s s, from 7th to 8th avs..*185, 237, (241), 1018.
s s, 8th to Bradhurst avs..832.
n s, St Nicholas pl to Amsterdam av..†954.
s s, St Nicholas pl to Amsterdam av..281.
n s, Amsterdam av to Broadway..662, C 666, †684, D 750, S 752, F 794.
s s, Amsterdam av to Broadway..L 416, S 839.
n s, Broadway to Riverside Drive..†167, 789, S 796, 1065, S 1073, †1164.
s s, Broadway to Riverside Drive..703.

152d, n s, from 7th to 8th avs..133, C 143, M 146, 829, 925, T 937.
s s, 8th to Bradhurst avs..(142), (193).
s s, St Nicholas pl to Amsterdam av..C 1145.
n s, Amsterdam av to Broadway..C 415.
s s, Amsterdam av to Broadway..85, B 91.
n s, Broadway to Riverside Drive..W 1147.
s s, Broadway to Riverside Drive..†304, K 795.

153d, n s, from 7th to 8th avs..C 42, M 44, C 92, M 91, 525, B 529, 453, 621, 975.
s s, 8th to Bradhurst avs..36.
n s, St. Nicholas pl to Amsterdam av..A 584.
s s, St Nicholas pl to Amsterdam av..711, H 750.
s s, Amsterdam av to Broadway..136, C 415, R 752.
s s, Broadway to Riverside Drive..R 146, 789, L 795, *828, *970, 975, J 980, K 980.

154th, n s, from 7th to 8th avs..B 749, F 1145.
s s, 7th to 8th avs..236, 453, F 459, L 499, 877, F 884, 928.
s s, 8th to Bradhurst avs..282, C 287, H 288, 789.
s s, St Nicholas pl to Amsterdam av..M 460.

155th, s s, 8th av to Bradhurst av..†724.
n s, from Colonial Parkway to Amsterdam av..S 95, 281, 495.
n s, Broadway to Riverside Drive..661.

156th, n s, St Nicholas to Amsterdam avs..B 145, 1066.
n s, Amsterdam av to Broadway..236, 281, C 287, G 415, (978).
s s, Amsterdam av to Broadway..368, H 373, 495.
n s, Broadway to Riverside Drive..†112, 153, B 158, †176, 789, †812, 1185, F 1190.
s s, Broadway to Riverside Drive..85, 189, †390.

157th, s s, from St Nicholas to Amsterdam avs..1065.
n s, Amsterdam av to Broadway..†167, 189, 325, 368, G 373, 621, L 627, 661, S 669, †812, †896.
s s, Amsterdam av to Broadway..325, T 331, 368, 411, H 450, †896, 1065, M 1146.
n s, Broadway to Riverside Drive..31, C 42.
s s, Broadway to Riverside Drive..†112, 621, 744, 789, F 794, 831, H 885, K 838, †1121, 1185, S 1192.

158th, n s, east of St Nicholas av..†167, S 796.
n s, from St Nicholas to Amsterdam avs..789, H 795.
n s, Amsterdam av to Broadway..236, M 243, †1164.
s s, Amsterdam av to Broadway..†260, G 373, 877, H 885.
n s, Broadway to Riverside Drive..580, M 586, 1184.
west of Riverside Drive..†112, F 329, *659.

159th, n s, from Colonial Parkway to Amsterdam av..325, S 331.
s s, Colonial Parkway to Amsterdam av..789, H 795, (1070), (1188).
n s, Amsterdam av to Broadway..D 242.
s s, Amsterdam av to Broadway..281, 1065.
west of Riverside Drive..F 329.

160th, n s, Amsterdam av to Broadway..C 42, C 92, C 143, 538, (541).
s s, Amsterdam av to Broadway..189, V 709, V 752, P 839, 928, L 935.
s s, Broadway to Riverside Drive..1184, S 1192.

161st, n s, St Nicholas av to Broadway..†11, F 372.
s s, St Nicholas av to Broadway..453, C 458, (707).
west of Riverside Drive..580.

162d, n s, Colonial Parkway to Amsterdam av..B 707.
s s, Colonial Parkway to Amsterdam av..621.
n s, Amsterdam av to Broadway..136, B 143, 495, C 837, L 885, M 1026.
s s, Amsterdam av to Broadway..744, (932).
n s, Broadway to Riverside Drive..L 838, 975, S 981.
s s, Broadway to Riverside Drive..B 1144.

163d, n s, from Colonial Parkway to Amsterdam av..35, L 44, 189, (285), 495, 831, 928, R 1192.
s s, Colonial Parkway to Amsterdam av..34, G 93, D 499, 744, A 793.
n s, Amsterdam av to Broadway..R 146, G 935, M 936, 975, C 979.
s s, Amsterdam av to Broadway..(458), T 709, L 751, L 838, 877, 928, H 935, 975, 1017.
n s, Broadway to Riverside Drive..W 669, 1139.
s s, Broadway to Riverside Drive..538, B 542, B 793, B 794, T 796, W 796, 831, †1121.

164th, n s, from Colonial Parkway to Amsterdam av..H 1145, 1184.
s s, Colonial Parkway to Amsterdam av..F 585, 1017, *1136.
n s, Amsterdam av to Broadway..35, O 45, 495, D 499.
s s, Amsterdam av to Broadway..†166, 495, H 499, O 627, 789.
n s, Broadway to Riverside Drive..†166.
s s, Broadway to Riverside Drive..538.

165th, n s, from Colonial Parkway to Amsterdam av..M 1026.
s s, Colonial Parkway to Amsterdam av..P 45, R 374.
n s, Amsterdam av to Broadway..703, R 709, 786, H 935.
s s, Amsterdam av to Broadway..538, E 543, †684.
s s, Broadway to Riverside Drive..†166.

166th, s s, from Colonial Parkway to Amsterdam av..85, 661, 744, 788.
s s, Amsterdam av to Broadway..31, 703, K 708, R 709.

167th, n s, from Colonial Parkway to Amsterdam av..787.
s s, Colonial Parkway to Amsterdam av..877, R 886.
n s, Amsterdam to Audubon avs..P 331.
s s, Amsterdam to Audubon avs..236, †1121.

168th, n s, Amsterdam to Audubon avs..831.
s s, Amsterdam to Audubon avs..325, 661, 1017, S 1027.
s s, Audubon av to Broadway..789, R 796.

169th, s s, Amsterdam to Audubon avs..S 587.
n s, Audubon av to Broadway..236, P 752, T 752.
n s, Broadway to Riverside Drive..35.
s s, Broadway to Riverside Drive..703, L 935.

170th, n s, Amsterdam to Audubon avs..H 459, H 499, H 585, H 667, 1017, (1143).
s s, Amsterdam to Audubon avs..35, S 46.
n s, Audubon to St Nicholas avs..325, L 330.
s s, Audubon to St Nicholas avs..788, B 793.
n s, Broadway to Riverside Drive..703.
s s, Broadway to Riverside Drive..538.

171st, n s, from Amsterdam to Audubon avs..C 1145.
s s, Amsterdam to Audubon avs..O 45, L 980.
s s, Audubon to St Nicholas avs..788, 1017, F 1025, 1065.
s s, Broadway to Riverside Drive..703.
s s, west of Ft Washington av..453, E 459.

172d, n s, from Amsterdam to Audubon avs..M 936, P 936, 1065.
s s, Amsterdam to Audubon avs..621, (625), E 626, O 627, O 628, O 751, 1017, (1023), H 1025.
n s, Audubon to St Nicholas avs..789, R 796, 928, H 935, *1062. 1140.

173d, n s, from Amsterdam to Audubon avs..G 708, B 933, K 980, 1139.
s s, Amsterdam to Audubon avs..M 936, P 936, 1065.
s s, Audubon to St Nicholas avs..G 330, 538, K 543.

174th, n s, Amsterdam to Audubon avs..H 1190.
n s, Audubon to St Nicholas avs..†954, 1017.
n s, St. Nicholas av to Broadway..†167, H 499, †561.
s s, St Nicholas av to Broadway..V 796.

175th, s s, from Amsterdam to Audubon avs..35, M 44, †166.
s s, Audubon to St Nicholas avs..C 1024.
n s, St Nicholas av to Broadway..H 499, M 1026, C 1145.

176th, n s, from Amsterdam to Audubon avs..†166, 281, F 287, G 287, R 289, 453, †476, 975, F 1071, R 1073.
s s, Amsterdam to Audubon avs..136, M 145, M 586, N 586.
s s, Audubon to St Nicholas avs..H 1072, S 1073.
s s, St Nicholas to Wadsworth avs..H 499.

177th, n s, from Amsterdam to Audubon avs..†62, 368, B 372, F 667, *1062.
n s, St Nicholas to Wadsworth avs..R 586, 831, L 838, †904, 1140, B 1144.

s s, St Nicholas to Wadsworth avs..85, M 94.
n s, Wadsworth av to Broadway..K 243 325, E 329, 831, A 836.
n s, Broadway to Fort Washington av.. 703.
n s, Fort Washington to Buena Vista avs..789, H 795, †954, †1045.

178th, n s, from Amsterdam to Audubon avs..85, 622, 1065.
s s, Amsterdam to Audubon avs..M 44, 136, H 145, †978).
n s, Audubon to St Nicholas avs..B 91, B 286, L 795.
s s, Audubon to St Nicholas avs..†346, †389, G 1190.
n s, St Nicholas to Wadsworth avs..A 542, A 626, S 752.
s s, St Nicholas to Wadsworth avs..S 416.
n s, Wadsworth av to Broadway..(328), 621, S 628, 788, S 886, 928, 1139.
n s, Broadway to Fort Washington av.. G 330.
s s, Broadway to Fort Washington av.. 703, S 752.
n s, Fort Washington to Buena Vista avs..C 666, 745, D 750, †954.
s s, Fort Washington to Buena Vista avs..136, P 146, †389.

179th, n s, from Amsterdam to Audubon avs..325, F 329, 368, 411, T 460, 538.
s s, Amsterdam to Audubon avs..(328).
n s, Audubon to St Nicholas avs..703, W 709, W 710.
n s, St Nicholas to Wadsworth avs..S 709.
s s, Wadsworth av to Broadway..N 289, (328).
n s, Broadway to Ft Washington av..M 460, C 794.
n s, Fort Washington to Buena Vista avs..P 1192.
s s, Fort Washington to Buena Vista avs..U 96, 1018.

180th, s s, from Amsterdam to Audubon avs..P 628.
n s, Audubon to St Nicholas avs..85, P 94, (665), 703.
n s, St Nicholas to Wadsworth avs.. (193), K 543, L 667.
s s, St Nicholas to Wadsworth avs.. B 837.
n s, Wadsworth av to Broadway..281, 282, B 286, H 288.
s s, Wadsworth av to Broadway..B 372, B 836, G 1190.
n s, Broadway to Fort Washington av.. K 667, G 708, 821, E 837, (882), F 885, 1184.
s s, Broadway to Fort Washington av.. F 543, 580, F 585, F 794, (882), 928, E 934, E 935.
s s, Fort Washington to Buena Vista avs..B 42.

181st, s s, from Amsterdam to Audubon avs..136, M 145, (1070).
n s, Audubon to St Nicholas avs..580, L 586, S 839, 877, (1143), 1184, V 1193.
s s, Audubon to St Nicholas avs..(41), 85, P 94, G 415.
n s, St Nicholas to Wadsworth avs..85 M 94.
s s, St Nicholas to Wadsworth avs.. (541), (932).
s s, Fort Washington to Haven avs.. 136, F 144, 538, †561, *577, S78, 1140.
n s, west of Northern av..35, S 45, 85, L 93, 282, E 287, L 288, 411, M 416 1018, 1066, M 1072.
s s, west of Haven av..U 95.

182d, n s, from Amsterdam to Audubon avs..877.
s s, Amsterdam to Audubon avs..*924.
n s, Audubon to St Nicholas avs..†770, 788.
s s, Audubon to St Nicholas avs..975, B 979, D 980.
s s, St Nicholas to Wadsworth avs.. S 289.

183d, s s, from Amsterdam to Audubon avs.. 1017.
n s, Audubon to St Nicholas avs..85, 281, 538.
s s, St Nicholas to Wadsworth avs..136, N 146, †476.
s s, Wadsworth av to Broadway..S 1147.

184th, n s, from Amsterdam to Audubon avs..368, E 372.
n s, Audubon to St Nicholas avs..538.
s s, Audubon to St Nicholas avs..(193).
n s, St Nicholas to Wadsworth avs..369.
n s, Wadsworth av to Broadway..G 287. G 935.

185th, s s, east of Amsterdam av..453.
n s, from Amsterdam to Audubon avs.. (749), C 749.
s s, Amsterdam to Audubon avs..622.
n s, Audubon to St Nicholas avs..R 1073.
s s, Audubon to St Nicholas avs..F 43, 1185, (1188).

n s, St Nicholas to Wadsworth avs..W 500.
n s, Wadsworth av to Broadway..189, 368.
s s, Wadsworth av to Broadway..G 287, G 935.
s s, west of Broadway..K 195.

186th, n s, Audubon to St. Nicholas avs.. S78, R 886, †904.

187th, n s, from Amsterdam to Audubon avs..703.
n s, Audubon to St Nicholas avs..G 93.
s s, Audubon to St Nicholas avs..86, G 93.
s s, St Nicholas to Wadsworth avs..M 1026.
n s, Wadsworth av to Broadway..M 668. 703.

188th, s s, from Amsterdam to Audubon avs..580.
s s, Audubon to St Nicholas avs..G 93.

189th, from Amsterdam to Audubon avs.. 368.

190th..538, U 544, 745, 789, D 794, 1018, E 1025.

191st..86, 622, 745, U 752, 789, 1018, 1066, 1140, U 1147.

192d..1018, 1066.

193d..1018, 1066.

202d..1017, B 1189.

204th..*873.

205th..368, B 372.

206th..†684, 789, B 793.

207th..L 667.

208th..M 145.

209th..281, C 1144.

210th..236, 281, L 330.

211th..82, M 94, M 586, 1184, M 1191, O 1191.

212th;W 982.

214th..*786, 1017.

215th..453, 831, (836), B 837, M 838.

216th..745.

217th..A 42.

228th..C 1144.

AVENUES.

Abingdon road..1018.

Adrian (see also Jansen av)..W 96, V 500.

Amsterdam from 62d to 64th..(285), (583).
64th to 66th..(707), E 708.
66th to 68th..(978), (1070).
70th to 72d..661, B 666, H 667.
74th to 76th..M 500, M 838.
76th to 78th..O 795.
78th to 80th..D 750, 1139, B 1144, 1184. N 1191.
80th to 82d..A 286.
82d to 84th..(193), 236, (665), U 669, 789, S 796, T 937.
84th to 86th..35, (371), A 836, (978).
86th to 88th..(792), (1188).
88th to 90th..(978), W 1028.
92d to 94th..F 144, G 750.
94th to 96th..622, 744, 877, D 980, B 1144.
96th to 98th..(142).
98th to 100th..W 416, A 933.
100th to 101st..(707), C 884
101st to 102d..R 587, P 709.
104th to 106th..J 373, B 883, B 933.
106th to 108th..35, (458).
108th to 110th..(583), 661, L 667, †684, 1139, J 1146.
110th to 112th..(193).
112th to 114th..368, 453, S 460.
114th to 116th..U 796, U 937, 975, 1184.
120th to 122d..(41).
122d to 124th..(414), N 886.
124th to 126th..495, L 499, (583), (836).
126th to 128th..*277, (285), (665).
130th to 132d..(285), (1143), C 1145, (1188).
132d to 134th..622, (882), 1184.
134th to 136th..368, V 587.
140th to 142d..(142), 325, 703, H 708, 744.
144th to 146th..(328), (749).
146th to 148th..368, B 372, (458), (932), 1017, B 1024, S 1027, 1065, B 1071.
148th to 150th..B 91.
150th to 152d..(1143).
152d to 154th..C 415.
156th to 158th..(142), D 372, (792).
158th to 160th..281, V 290, 831, B 979.
162d to 164th..(285), M 460, 744.
164th to 166th..35, R 45, 325, R 374, 622, K 708, R 709.
166th to 167th..C 626, 1065.
e s, 167th to Colonial Parkway..453, B 458, W 460.
w s, 166th to 167th..35, B 458.
w s, 167th to 170th..(90), S 587, 661, 831, 1017, S 1027.
170th to 172d..H 667, L 980, (1143).
174th to 176th..35, M 44, †166.
176th to 178th..(978).
178th to 180th..453, 538, 1065.
180th to 182d..*924.
182d to 184th..136, B 143.
w s, 184th to 186th..368, E 372, (749). C 749.
e s, 187th to Fort George av..744.
188th to 190th..368.
208th to 210th..M 145.
212th to 214th..*786, 1017.
214th to 216th..831, B 837.
indef..T 840.

Audubon av, from 166th to 168th..789, R 796, 1017, R 1027.
168th to 170th..236, P 752, T 752.
170th to 173d..789, R 796, 928, H 935, M 936, P 936, 1065.
173d to 175th..†954, K 980, 1017.
175th to 178th..†62, 136, M 145, †166, 281, F 287, G 287, R 289, 368, B 372, F 372, M 373, †476, M 586, V 587, F 667, 1065, F 1071, G 1071, H 1072, R 1073, S 1073.
178th to 179th..B 91, B 286, (328), (458), L 795.
179th to 180th..C 372.
180th to 181st..703, (1070).
181st to 183d..S 839.
183d to 185th..F 43, 538, 622.
Indef..789.

Ave A, from Houston to 2d..A 883, S 981.
2d to 4th..(285), G 459.
4th to 6th..(193), (457), (707), B 933.
6th to 8th..(142), G 242, (371), 411, K 415, N 500, (541), 580, 1137.
8th to 10th..(90), (665), (1188).
10th to 12th..L 838, F 935, J 980.
12th to 14th..C 92, 281, B 286, M 373, †602, S 886, (932), C 1024.
14th to 16th..36, (328), 789, 975, S 981.
16th to 18th..F 43, 325, *493, 661, 744, 975, B 1189, L 1191.
18th to 20th..R 460, 661, (978).
22d to 24th..(625).
55th to 57th..(665), S 886.
61st to 63d..N 1191.
63d to 65th..189, N 1191.
65th to 67th..189.
69th to 71st..411, R 544, 580, 661, D 666.
71st to 73d..(142), P 373, K 885, 1139, 1184.
73d to 75th..(41), 85, L 94, 136, L 196. Z 332, (792), 877.
75th to 77th..35, S 46, *322, 538, R 544, 580.
77th to 79th..(328), (371), (414), M 886, 1017, K 1025.
79th to 81st..K 751, S 886.
81st to 83d..S 147, W 244, R 839.
83d to 85th..85, (457).
85th to 87th..(142), B 143, 189, E 195, S 289, F 667, W 669, 1065.
87th to 89th..35, (90), K 93, S 95, W 96, 975, (1188).
89th to 91st..A 1071.
91st to 93d..R 886.
North of 93d..1139.

Av B, from Houston to 2d..(285), (749), (792).
2d to 4th..580, (583), (707), (932).
4th to 6th..(285), (1023).
6th to 8th.. 622, (836), (1023).
8th to 10th..B 143, 703, (792), 877.
10th to 12th..85, (240), 495, R 500, Y 628, (665), 831.
12th to 14th..S 289, 1017, *1181.
14th to 16th..453, 928, 975.
16th to 18th..368, 580, K 585, K 1191.

Av C, from Houston to 2d..A 883, E 1025.
2d to 4th..(414).
4th to 6th..U 46, (90), (706), 831.
6th to 8th..N 94, E 194, E 195, 281, (285), E 287, K 288, *409, 411, 453, M 460, B 883, F 1071, T 1073, B 1189.
8th to 10th..G 144, G 372, (541), L 751, 831, 877, G 980.
10th to 12th..G 415, M 500, G 750, 1184.
12th to 14th..85, 580, P 586, P 795.
16th to 18th..F 144.

Av D, from 2d to 4th..(371), H 585, S 587, E 626, S 709.
4th to 6th..35, C 92, *131, 281, 368, 453, S 460, 495, (749), (1070).
6th to 8th..85, R 586, C 794, B 836, L 838, R 936.
8th to 10th..622.
12th to 14th..†431, †476.

Bennett..S 1027.

Bloomingdale road..136, K 195, S 669, 744, 1184, 1185.

Bloomingdale road (old)..(41), G 144, P 289, 325, P 331, 368, M 586, P 709, (792), 927, 928, A 933, 1017, 1138, B 1144, G 1190.

Bolton road..1065, C 1144.

Boulevard Lafayette..85, 411, 789, F 794, P 839, D 884, S 981, M 1072, 1185, F 1190, S 1192.

Bowery, south to Bayard..(327), (328), G 330, (665), (707), (749), (1023), M 1026.
From Bayard to Canal..35.
Canal to Hester..31, 32, D 585, S 886, (1023).
Hester to Grand..E 144, G 144, M 708, (792), 832, (836), F 837.
Grand to Broome..(707), 744, 832.
e s, Delancey to Rivington..M 196.
e s, Rivington to Stanton..236, S 500, S 628, N 795, 1017, S 1147.
w s, Prince to Houston..661, 662, L 667.
w s, Bond to Great Jones..W 147, 975, 1184.
w s, Great Jones to 4th..662, (1023).

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 3.

Bradhurst, from 142d to 144th..744, 1017, M 1026.
144th to 146th..189, R 197.
146th to 148th..662, 703, V 709.
148th to 150th..1139.
153d to 154th..789.

Broadway, e s, south of Exchange pl..136, 495, E 543.
e s, Exchange pl to Wall..(458).
e s, Liberty to Maiden Lane..C 756, (1023).
e s, Maiden Lane to John..C 884.
e s, John to Fulton..(1143).
w s, Barclay to Park pl..368.
w s, Warren to Chambers..(792).
w s, Chambers to Reade..(41), F 43, S 243, *924.
Worth to Leonard..B 1071.
Leonard to Franklin..(932), 1139.
Franklin to White..E 372, 1139.
White to Walker..(371).
Canal to Howard..C 934.
Howard to Grand..877.
Grand to Broome..M 196, (328).
Broome to Spring..(458), (498).
Spring to Prince..(932).
Prince to Houston..580.
Houston to Bleecker..236, 453, 622, 928.
e s, Bleecker to Bond..(932), H 1190.
w s, Bleecker to 3d..622, *1014, (1023).
e s, Great Jones to 4th..†62.
10th to 12th..(978).
12th to 14th..(458).
16th to 18th..(932).
18th to 20th..H 373, (836).
20th to 22d..236, (792).
22d to 24th..(142).
24th to 26th..E 372.
26th to 28th..(240), (498), (1070).
28th to 30th..C 749, (792), W 887, 1065, O 1072, O 1073.
30th to 32d..(541).
36th to 38th..E 242, M 289, (328), (978), B 1024.
38th to 40th..(193), (1143).
40th to 42d..(193), †389, 495, U 669, U 709, (749), 789.
42d to 44th..(41), (882), T 887, †1045.
44th to 46th..(142), (584), G 585, E 794, (882).
46th to 48th..(142), (414), (498), R 544, (584), (978).
48th to 50th..(241), (541), †812, (932), 1018, C 1024.
54th to 56th..(748), (749).
56th to 58th..85, M 94, F 1190.
58th to 60th..(328), (665).
64th to 66th..281, (371), 975.
66th to 68th..T 147, 744, 877, 1139, W 1193.
68th to 70th..S 95, F 144.
70th to 72d..(932), (1188).
72d to 74th..B 499.
74th to 76th..R 331, C 1145.
76th to 78th..85, (142), 189, 236, E 242, †602.
80th to 82d..(978).
82d to 84th..(90), (1023).
84th to 86th..†476, (1188).
86th to 88th..(193), (625), (792), 1065.
90th to 92d..874, 877, 878, 928.
92d to 94th..D 92, G 195, †642, †856, 1139.
96th to 98th..(584), 1184.
98th to 100th..B 836, (882), A 883.
100th to 102d..(41), F 43, (792), 831, 832, J 838.
102d to 104th..744, 789, 875, W 1028.
104th to 106th..(142), (240), (792), H 1025.
106th to 108th..†11, 85.
108th to 110th..†112, *186, 368, M 373, †684.
110th to 112th..(498), (1023).
112th to 114th..M 146, *185, M 196, 281, D 329, †642, 1065, M 1072, 1184.
120th to 122d..35.
w s, 122d to 125th..M 500, M 586, 662, S 669, 928.
e s, 124th to 126th..495, U 500, 831, 832, D 837, 975, M 981.
e s, 126th to 128th..A 42, D 372, R 374, R 500.
w s, 125th to 128th..G 43, L 44, (584), 831, (836), K 838, (882), 1139, C 1145
128th to 130th..M 668.
130th to 132d..†168, *658, 744, M 1146.
132d to 134th..D 242.
134th to 136th..662, B 666, L 708, B 749.
138th to 140th..1139.
140th to 142d..M 460, (932).
144th to 146th..877, D 884, (932).
148th to 150th..T 1193.
150th to 152d..662, C 666, †684, 1065.
152d to 154th..789, L 795.
154th to 156th..85, †390.
156th to 158th..†167, †260, 368, G 373, G 415, (584), 789, F 794, (978), †996, M 1146, 1185, F 1190, S 1192.
158th to 160th..P 839.
160th to 162d..538, (541), (932).
162d to 164th..(458), 538, B 542, W 669, T 709, (749), L 751, B 793, B 794, T 796, W 796, 831, C 837, L 838, L 885, 928, H 935, 975, C 979, S 981, †1121, 1139.
164th to 166th..35, O 45, †166, 538, E 543, †684, 703, R 709.
168th to 170th..703, L 935.
170th to 172d..703.
174th to 176th..C 1145.
176th to 178th..K 243, 325, E 329.
178th to 180th..(328), G 330, B 372, M 460, (498), F 543, B 836, (882), (1070).
180th to 182d..281, B 286, (882).
182d to 184th..R 374, R 668, R 796.
184th to 186th..189.
187th to Naegle av..N 146, G 1025, 1184, F 1190, M 1191, N 1191.
w s, 181st to Ft Washington av..N 196, 236, 1182.
Sherman av to Hawthorne..R 45, 975, N 981, 1184.
Hawthorne to 211th..R 45, P 331, 453, O 460, 1017, N 1026.
211th to 216th..M 586, 831, B 837, W 982.
216th to 218th..D 194.

Buena Vista av..U 95, U 96, 136, 1065, 1139.

Central Park West, from 64th to 66th..136, (142), D 143, P 146, R 146, S 147, †260, H 885.
68th to 70th..368.
70th to 72d..B 666.
72d to 74th..136.
84th to 86th..975.
88th to 90th..85, K 93, 622.
92d to 94th..1185.
94th to 96th..(625).
96th to 98th..236, M 243.
98th to 100th..235, (665), M 668, †724.
106th to 108th..F 794, W 1193.
108th to 110th..(707), F 1145.

Claremont, w, s, from 116th to 119th..136, 281, C 287, P 331, 368, P 373, P 374, †431, P 628, P 709, E 934.
120th to 122d..†167, (625), 789.
e s, 122d to 125th..136 C 143, D 287, †602, 744 1017, B 1024, C 1024, O 1026, 1185, G 1190.
e s, 125th to 127th..538, 703, N 709, B 837, B 883, L 1072, 1185.
w s, Claremont pl to 127th..189, T 197, 495, B 498.

Colonial Parkway (also see Edgecombe av), w s, 145th to 150th..D 329, 622, D 750, C 884, E 884, 975, C 979.
155th to 159th..†167, S 796.
167th to Amsterdam av..*659, *701, *785.

Columbus, from 61st to 63d..(285), 495, 538
65th to 67th..(371), 1139.
69th to 71st..236, 1065, W 1073.
71st to 73d..189, 281, F 287, 538, K 543.
73d to 75th..B 498, 927.
75th to 77th..325.
79th to 81st..(41), J 838.
81st to 83d..85.
87th to 89th..(1143).
89th to 91st..189, F 195, O 500, 975, B 1024.
93d to 95th..H 43.
97th to 99th..K 585 ,622, C 884, E 934, K 935, (1070), R 1192.
99th to 101st..(458), K 459, (707), D 794, (1070).
101st to 103d..(882), (1023), S 1073.
103d to 105th..85, 236, (707).
105th to 107th..T 46, (142), (707), (836), C 884.
107th to 109th..(241), R 1192.
109th to 110th..789.

Convent, from 127th to 129th..G 543.
e s, 141st to 145th..*618, *658, 878, S 886.
147th to 149th..†62, 85, H 93, 136, K 145, †166, K 195, 411, †602, T 840, C 1145.

East End, from 79th to 81st..†684, 928, 1017, S 1027, †1121.
81st to 83d..84, (285).
83d to 85th..136, 580, H 585, 744.
85th to 87th..S 1147.
87th to 89th..621, 877.

Eastern Post road..279, 324, 975.

Edgecombe, 138th to 140th..281, 411.
140th to 142d..*278, 281, 325, †642, 662, 928, T 937, 1018.
142d to 145th..(41), D 980.

Fairview..1018, 1066.

Fitz Roy road..1018.

Ft Washington, from 170th to 171st..453, E 459, 703.
w s, 170th to 181st..538, C 666, 1018, P 1192.
w s, 181st to Northern Terrace..L 373.

Ft Washington road..†389.

Ft Washington Depot road..35.

Ft Washington Ridge road..S 1147.

Greenwich, w s, from 12th to Jane..R 45, 85, R 94.

Haven..35, B 42, 136, F 144, 538, A 542, †561.

Jansen..W 96.

Kingsbridge..R 628.

Kingsbridge road..R 45, K 195, 236, 281, B 286, 703, B 837, 975, N 981, 1017, N 1026, 1185, H 1190.

Lenox, from 110th to 112th..U 290, U 796, 1139, 1184.
112th to 114th..85, (90), R 95, I 330, R 1027.
114th to 116th..F 329, 1065, G 1071, (1143).
116th to 118th..(90), Z 96, S 709.
118th to 120th..W 290, 580, W 587, C 884.
120th to 122d..(285), 1018, G 1025, K 1025, P 1026, S 1027, *1181.
124th to 126th..(882).
126th to 128th..H 195, 368, (371), (541), R 587, B 1144, W 1147, 1185.
128th to 130th..(90), C 91, 495, M 499, T 669, 789, T 796, 832, (1023).
132d to 134th..B 42, 85, L 94, S 95, (193), C 194, (285), 744, (836), M 838.
134th to 136th..M 330, 580, B 584.
136th to 138th..H 667, L 667, P 668, S 669.
138th to 140th..D 92, D 143, K 145, (707), W 937.
140th to 142d..282, *1062, 1139, 1185, G 1190.
142d to 144th..(90), O 94, C 794, 1066, C 1071.

Lexington, from 24th to 26th..35, F 43, L 94, F 195, G 667, (836), 1065, L 1146.
28th to 30th..35, R 95.
30th to 32d..85, N 94, 789, 928.
32d to 34th..411, H 459.
34th to 36th..325, H 330, 975.
36th to 38th..W 887, 1065, 1139, 1185.
38th to 40th..1018.
40th to 42d..P 196, 453, P 460, 789, P 796.
42d to 44th..C 933.
44th to 46th..H 93, 662, B 1189.
48th to 50th..411, M 416, †904.
50th to 52d..282, 411, 454, S 460, *785, V 982.
52d to 54th..B 883, C 884, 1185.
54th to 56th..B 286, †389, 1185.
56th to 58th..C 42, M 44, 1185, S 1192.
58th to 60th..W 46, (142), (541).
60th to 62d..P 586, (793).
62d to 64th..C 666, C 979.
64th to 66th..R 95.
68th to 70th..M 373, †770.
70th to 72d..A 836, (1070).
72d to 74th..35, B 42, 189, 281, P 289, 325, L 330, 454, 620, (793), 832, 928, E 934, 975.
76th to 78th..85.
80th to 82d..*659, 975.
84th to 86th..282, E 287, 495.
86th to 88th..137.
88th to 90th..C 242, R 544.
90th to 92d..M 838.
94th to 96th..236, F 242, 1139.
98th to 100th..G 885.
100th to 102d..Y 197, 789, 832.
102d to 104th..282, A 286, C 287, 580, 1139, C 1190.
104th to 106th..(584), L 667, 744, L 1026, *1062, *1136, H 1145.
106th to 108th..35, 282, B 415, 662, B 749, P 752, (793), P 936, (1023).
108th to 110th..W 545.
110th to 112th..281, C 287.
112th to 114th..368, G 837, 1018.
118th to 120th..35, P 146, B 194, (882), (932).
120th to 122d..580, M 586, 662, L 667.
122d to 124th..(1070), M 1072.
124th to 126th....85, (882), (978), F 1025.
128th to 129th..(371), 495, K 499, 580, M 586.
129th to 131st..662, 1018, S 1027, 1139, A 1144.
north of 131st..1139.

Macombs Dam road..133, C 143, M 146, 453, F 667, 829, 925, T 937.

Madison, from 26th to 28th..875, †1164.
30th to 32d..368, W 840.
34th to 36th..878.
38th to 40th..35, T 46, †167, 237, 832.
40th to 42d..454, N 460.
44th to 46th..(286).
48th to 50th..*31, 136, H 144, (328), 454, L 586, H 795.
50th to 52d..B 749.
52d to 54th..S 752, (1143).
56th to 58th..M 145.
60th to 62d..I 145, 236, (328), 744, S 752, 1018.
62d to 64th..C 542, P 628, C 934, 1138, 1185.
64th to 66th..B 793, M 1191.
66th to 68th..W 460.
68th to 70th..236, 744, N 751, *873.
72d to 74th..C 542.
74th to 76th..325.
76th to 78th..35, B 286.
78th to 80th..280, 928, H 935, 1185, W 1193.
80th to 82d..E 794.
84th to 86th..†996.
86th to 88th..K 195.
88th to 90th..*535, 789, 878.
90th to 92d..(142).
92d to 94th..136, (793), R 796.
94th to 96th..580, 832.
98th to 100th..189, 282, (584), 622, 703, L 708, 1018, 1066, W 1073.
100th to 102d..P 45.

102d to 104th..L 288, 832.
104th to 106th..85, (414), 1018, 1139, M 1146.
106th to 108th..35, 85, E 92, W 939, D 708, W 710, 744, 832, *1014.
108th to 110th..136, M 373, 744, 878, S 886, (932), K 1146, R 1192.
112th to 114th..(584), W 669, P 886, (978).
114th to 116th..(836), (978).
116th to 118th..N 330.
118th to 120th..878.
120th to 122d..580, 703, P 796, 1139.
122d to 124th..282, F 287, B 794.
124th to 126th..S 197, W 197, W 796.
126th to 128th..454.
128th to 130th..T 147, H 1145.
130th to 132d..538, G 708, 1018, R 1192.
132d to 134th..35, O 839, 975, 1018.

Manhattan, from 104th to 106th..538, M 936, 1139, C 1145, C 1189.
106th to 108th..35, (414), (793), 878, 1018.
108th to 110th..S 146, S 331, (707), F 1145.
110th to 112th..R 374.
116th to 118th..J 1025.
118th to 120th..85, P 94, 136, 282, H 288.
120th to 122d..495, M 544, B 708.
122d to St Nicholas av..S 839, 928, S 1073.

Manhattan road (old)..I 499.

Marble Hill..R 628.

Middle road..742, 1183, M 1191.

Morningside av East, from 113th to 114th.. W 147.
114th to 116th..236, S 839, 878.
116th to 118th..662, K 667.
122d to 124th..325, B 498.
125th to 127th..281, (1023).

Morningside av West, from 114th to 116th.. 85, J 93, K 195, 368.
116th to 118th..M 196, T 197.
120th to 122d..W 147, †167, 927.

Mt Morris Park W..B 793, L 1191.

Naegle, from Broadway to Elwood..D 884. Dyckman to Amsterdam av..35, R 45, 538.

New..*873.

Northern..35, S 45, 85, L 93, 282, E 287, L 288, L 373, P 839, *873, 1066, M 1072, P 1073.

Old Broadway..H 330, 454, B 1144.

Old Boston Post road..1138.

Old Kingsbridge..281, 703.

Old Manhattan road..495, I 499.

Park, from 36th to 38th..1018, 1139, †1164.
38th to 40th..85, B 91, †304, 703, B 708.
46th to 48th..†346.
52d to 54th..368, B 372, H 373.
56th to 58th..A 749.
60th to 62d..†11.
62d to 64th..†112, 622, A 749.
64th to 66th..†996.
68th to 70th..†724.
70th to 72d..411, B 415.
72d to 74th..85, H 93, 368, H 373, 975, B 1024, B 1071, F 1190.
74th to 76th..85, H 93, †112, 454, E 459, E 708, T 886.
76th to 78th..B 749.
78th to 80th..282, C 287, 1066.
80th to 82d..N 243, G 885.
82d to 84th..G 1145.
84th to 86th..†113, 495.
86th to 88th..U 96.
88th to 90th..R 289, 745, G 750.
90th to 92d..580, 1066, D 1071.
92d to 94th..B 749.
94th to 96th..O 45, (584), S 1147.
96th to 98th..R 416, 789, W 1028.
98th to 100th..189, (193), K 195, R 197.
100th to 102d..85, *492, (583), (625), 662, G 667, S 936.
102d to 104th..411, 454, L 751, (978).
104th to 106th..(541).
108th to 110th..325, (458), (793), 832, 975, (1023).
110th to 112th..622, 661, (792), *1136.
114th to 116th..(1023).
116th to 118th..35, W 147, 237, M 289, V 709, 928, 975, S 981.
118th to 120th..35, G 43, B 458, 580, 622, C 626, H 627.
120th to 122d..K 93, 136, T 147.
124th to 126th..(836).
128th to 130th..325, 789.
130th to 132d..(1188).
132d to 134th..368, 703, 789, 878, G 980, 1066.

Park row, e s, from Ann to Beekman..136, R 500, R 752, R 886, 1018.
w s, Tryon row to Chambers..S 95, (835).
e s, North William to New Chambers..J 43, 85, (414), (749).
w s, Pearl to Baxter..(882), (1188).
e s, Pearl to Roosevelt..(41), (583), (584), 744.
w s, Baxter to Mulberry..†996.
w s, Mulberry to Worth..E 794.

Pinehurst..136, P 146, †389, *577, 745, D 750, 789, H 795, 878, †954, †1045, 1140.

Pleasant, from 106th to 108th..C 934.
114th to 116th..282, S 289, E 837, (932), (1143), L 1146.
116th to 118th..K 288, K 330, K 373, (793), (932).
118th to 120th..*409, 622, F 626, 975.
120th to 122d..(41), 454, 662.
122d to 123d..K 44, 411, S 416, K 499, D 1024.
north of 123d..(240), 878, W 887, 1139, 1140.

Post..C 1144.

Public Drive..744, D 884.

Riverside av or drive, from 72d to 74th.. 745, 1066, J 1072.
84th to 86th..325, S 331, S 374, R 752, 1018, S 1027.
86th to 88th..*80, *185, *366, *534, 580, B 585, *701, L 751, W 753, 928.
90th to 92d..†166, T 290, 877, 878, 928, 1066, T 1193.
92d to 94th..928, F 935.
98th to 100th..86, B 91, †112, W 796, 1018, S 1027, B 1189.
100th to 102d..D 750.
102d to 104th..189, R 197, 538, B 542, †904, 928.
104th to 106th..B 329.
110th to 112th..H 838.
112th to 114th..35, 85, H 93, A 143, †166, *493, 580, 789, H 794, H 795, H 838, 975, E 980.
114th to 116th..C 934, 1139.
116th to 118th..282, P 289, 325, P 331, 368, †561, 580, 622, P 709.
118th to 120th..454, P 460, †602.
120th to 122d..580, K 586.
122d to 127th..136, S 374, *450, N 460, S 500, 662, H 667, 789, *924, *1062, 1140.
127th to 129th..S 197, S 243, 745, D 750, S 936.
133d to 135th..H 373.
135th to 136th..C 934.
136th to 138th..C 934.
142d to 144th..878, H 885, 1018, D 1024.
150th to 152d..†166, 789, S 796, S 1073, †1164.
152d to 154th..975, J 980.
154th to 156th..†431, 661.
156th to 158th..31, C 42, †112.
158th to 160th..F 329, 580, M 586, *659, 1184.
160th to 162d..580.
e s, 170th to 177th..35.
181st to 183d..411, M 416, 1018, 1066, M 1072.
indef..86, 133, †431.

St Nicholas, from 112th to 114th..S 752.
116th to 118th..(41), 538, 928, E 935.
118th to 120th..R 45, H 288, H 1025.
120th to 122d..35.
124th to 126th..369, W 374.
126th to 128th..368.
128th to 130th..454, 832, S 839.
130th to 134th..1185.
134th to 136th..G 1190.
141st to 145th..411, 454, K 459, †602.
w s, 145th to 146th..B 143.
e s, 145th to 150th..*131, 136, L 145, 368, B 372, 538, V 545, 703, *785.
w s, 148th to 150th..S 243, *535, *1136.
150th to 152d..1185, H 1190.
154th to 156th..S 95, 281, (625), S 886, S 981.
156th to 158th..B 143, 622, 662, 1066.
158th to 160th..†167, 789, H 795, S 796, D 980.
162d to 165th..35, P 45, R 146, M 460, O 626, 789, R 1192.
165th to 168th..703, R 709.
170th to 172d..368, P 374.
172d to 175th..†167, H 499, †561, C 1024, *1062, 1140.
175th to 179th..S 416, (625).
179th to 181st..(193), (541), K 543, (665), L 667, S 709, (932), (1070).
181st to 183d..136, N 146, †476, 580, L 586, (1143).
183d to 185th..(193).
185th to 187th..86, G 93, W 500, 878, R 886, †904, R 1073.
187th to 189th..B 883.
189th to 191st..538, U 544, 622, M 627, 745, U 752, 789, D 794, 1018, E 1025.
191st to Fairview av..86, 1018, 1066, 1140, U 1147.

Seaman..133, 136, F 144, W 147.

Sherman, from Hawthorne to Isham..832. north of Isham..S 1147.

Speedway..744.

Terrace View..†561.

Vermilyea..237, M 885, 975, C 1144.

Wadsworth, from 173d to 175th..86, V 796.
175th to 179th..N 289, R 586, 1140, B 1144, C 1145.
179th to 181st..282, H 288, 662, B 666, G 1190.
181st to 184th..S 289, S 1147.
184th to 187th..G 287, 368, 569, C 458, C 837, G 955.
187th to 189th..M 668.
189th to 191st..538, U 544, 622.
191st to 193d..1018, 1066.

West Broadway, from Park pl to Murray.. (1143).
Reade to Duane..(932), D 934.
Worth to Leonard..(978), (1070), 1185.
e s, Franklin to White..O 1073.
Grand to Broome..S 752, C 884.
Broome to Spring..83, (1143).
Spring to Prince..P 146, C 884, (932).
Prince to Houston..†856.
Bleecker to 3d..I 242, 323, 832, C 837.

West End, from 59th to 62d..237, L 243, A 933, T 937.
64th to 66th..†62.
66th to 68th..86, K 93, K 243.
68th to 70th..(90), (193), M 288, M 586, 703, (707), 832, M 936.
72d to 74th..E 372.
74th to 76th..189, E 195, W 244, S 937.
76th to 78th..189, S 197, 703, K 1072.
80th to 82d..R 1073.
82d to 84th..H 935.
84th to 86th..*233, *322, S 331, 662.
88th to 90th..*31, 35, W 46, C 372, C 415, 928.
90th to 92d..282, S 289, 877, 878, 928, M 1146, 1185, S 1192.
92d to 94th..D 42, D 415.
94th to 96th..237, 282, K 288, L 288, 369, 928.
96th to 98th..189, 538, 832, L 838, S 839, A 979.
98th to 100th..137, A 143, †166, 622, G 627, 745, G 750, R 839, †856, 1018, F 1025.
100th to 102d..W 332, 454, L 460, 745, K 751, 878.
102d to 104th..B 372.
104th to 106th..928, 1066.

1st, from Houston to 2d..(414), (541), *701, 703.
2d to 4th..(584), W 710.
4th to 6th..(142), *741, 745, (749).
6th to 8th..F 43, E 372, (584), (749).
8th to 10th..(41), (584), (625), *745, L 751, 1185.
10th to 12th..E 144, M 146, S 146, I 330, (414), (584), 662, (707), 1066.
12th to 14th..86, R 95, (193), 282, L 288, 745, 878, 1140.
14th to 16th..(142), 662, C 666.
16th to 18th..(142).
18th to 20th..1140.
20th to 22d..(1023), 1140.
22d to 24th..Y 46, 745, *924, 1018, (1143), F 1145, S 1192.
24th to 26th..†389, (882), W 887, 1018.
26th to 28th..(1143), S 1147.
28th to 30th..K 44, K 330.
30th to 32d..B 793.
36th to 38th..B 143.
38th to 40th..(458).
42d to 44th..1018, 1066.
44th to 46th..†1046.
46th to 48th..454, B 458, L 935.
50th to 52d..(584), (707).
52d to 54th..M 44, P 886.
54th to 56th..662, (1143).
56th to 58th..35, 454, R 709, 832, G 838, R 839, *873, 975, 1018.
60th to 62d..86, B 194, Z 197, (328), E 329, †561, (932).
62d to 64th..538, 1140.
64th to 66th..(458), M 460.
66th to 68th..I 935.
68th to 70th..(498), W 545, (707), L 1191.
70th to 72d..S 147, C 194.
72d to 74th..(371), (584), K 885.
74th to 76th..S 46, 137, M 145, 622, N 795, (1023), K 1025.
76th to 78th..*31, 282, D 287, (584), 789.
78th to 80th..537, F 543, C 884, *1014, 1140, B 1144, R 1147, 1185, B 1189.
80th to 82d..B 585, D 585, (793).
82d to 84th..P 196, 745, L 751, (793), 1185, R 1192.
84th to 86th..R 45, (932), 1140.
86th to 88th..(328), 622, V 1146.
88th to 90th..35, H 43, 189, R 197, (241), 662, O 668, L 838, S 839, S 1027, 1185.
90th to 92d..(328).
92d to 94th..(1023).
94th to 96th..B 707, 745, C 749, S 752.
96th to 98th..*409, 454, C 458, H 459.
98th to 100th..(193), 878.
100th to 102d..189, W 796, 1018, (1023).
102d to 104th..(193), B 666, H 667, L 667, M 668, L 838, (1188), K 1191.
104th to 106th..*366, G 1145.

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 8.

106th to 108th..C 42, 237, (241), G 242, (286), 369, S 374, B 458, (1023), 1066, (1188).
108th to 110th..35, L 196, L 243, M 160, D 542, B 933, S 937, (978), (1023), S 1073, 1140.
110th to 112th..703.
112th to 114th..189, S 243, (498), B 498, (541), 622, V 628, (932), (978).
114th to 116th..L 44, 86, B 91, (142), 189, (371), (584), S 587, (625), B 666, (1023), F 1025.
116th to 118th..P 795, W 796, D 934, A 1144, G 1145, 1185.
118th to 120th..D 92, (836).
120th to 122d..W 147, (1070).
122d to 124th..(584), B 1144.
124th to 126th..(1188).

2d av, from Houston to 2d..P 331, 495, (1023), S 1027, (1070).
2d to 4th..B 542, A 1071.
4th to 6th..W 96, (328), (978), H 1025, S 1192.
6th to 8th..(707).
8th to 10th..M 627, R 709, R 981.
10th to 12th..S 95, (707), T 709, (1023).
16th to 18th..325.
18th to 20th..190, B 194, N 196, 580, 622, M 627, 1185.
20th to 22d..(458), 622, 1018.
26th to 28th..B 42, S 46, (793).
28th to 30th..(749), (836), S 839, E 1071.
30th to 32d..86, 538.
32d to 34th..(541), G 543.
34th to 36th..86, 237, (371), O 981.
36th to 38th..86, H 543.
38th to 40th.. 86, (458), 703, M 708, (793), O 795, 832, 928.
40th to 42d..(371), 832, O 839, 975, 1018, J 1025, S 1027, G 1071.
44th to 46th..662, 1018, (1023), R 1027.
46th to 48th..C 92, T 95, A 286, (458), (541), (584), *658, 662, 928, 975, R 1192.
48th to 50th..35, *658, 662, 1140.
50th to 52d..D 585, 662.
52d to 54th..(241).
54th to 56th..1185.
56th to 58th..36, (241).
58th to 60th..(193), P 196, 928, 1185.
64th to 66th..S 500.
68th to 70th..S 45, 137, S 937.
70th to 72d..M 885, B 1024, L 1026.
72d to 74th..(142).
74th to 76th..R 95.
76th to 78th..137, (749), M 936.
78th to 80th..832.
80th to 82d..K 44, C 585, T 709, (793), (1070).
82d to 84th..(498), B 1024, F 1025.
84th to 86th..(286), 454, G 837, 1018, (1023).
88th to 90th..137, G 144, (371), (584).
90th to 92d..(328), (978), (1023), T 1073.
92d to 94th..(41), L 586, T 587.
94th to 96th..*31, F 43, 137, 189, M 196, *577, 622, 878, M 886, 928, 1140, *1181.
96th to 98th..*131, 189, R 416, (498), K 980, 1066, (1143).
98th to 100th..495, D 585, *924, 1140, 1185, F 1190.
100th to 102d..S 95, C 329, S 416.
102d to 104th..C 458.
104th to 106th..(90), B 91, B 542, B 933.
106th to 108th..36, 411, 622, 745, G 750, 789, (1143).
108th to 110th..L 459.
110th to 112th..36, S 146, 580, 662, 1140.
112th to 114th..*924, 975, E 980.
114th to 116th..36, W 96, B 194, S 331, G 459, 789, 832, (836), T 840, 1018, P 1026, S 1027, (1143), (1188).
116th to 118th..W 290, G 627, S 628, 662, (749), (836), 1018, 1185, (1188).
118th to 120th..137, L 145, 622, C 979.
120th to 122d..237, (707).
122d to 124th..86, G 242, *534, 580, R 709, 1140.
124th to 126th..36, 86, (371), 622, P 795, Z 796.
126th to 128th..*278, A 286, I 415, *873, S78, (1070).

3d, from St. Marks pl to 10th..(142), (932).
10th to 12th..(979).
12th to 14th..974.
14th to 16th..974.
16th to 18th..(241), (882), H 1190.
18th to 20th..D 92.
20th to 22d..E 372, (749), *924, 1066, B 1071.
22d to 24th..411, H 1190.
24th to 26th..B 498.
26th to 28th..(193), (1070).
28th to 30th..36, G 43, D 194, D 708, (883).
34th to 36th..A 286.
38th to 40th..(41), K 980.
40th to 42d..137, H 145, (371), C 372, (707).
42d to 44th..(41), E 372.
44th to 46th..L 196, A 286, (584), L 586.
46th to 48th..(241), J 243, 622.
48th to 50th..K 627.
50th to 52d..(1143), B 1144.
52d to 54th..C 91.
56th to 58th..(625).
58th to 60th..(286), H 288, (1023), S 1027.
60th to 62d..(749), J 838, (1023).
62d to 64th..(90), 237, B 241, (978).
64th to 66th..*409, 411, T 587.
66th to 68th..137, (241), F 543, E 750, (793).
68th to 70th..†770.
70th to 72d..(328), (836), 1066.
72d to 74th..(90), 411, M 1072.
74th to 76th..36, 190, M 196, A 241, [illegible] 1188.
78th to 80th..B 194, R 197, (328), 454, K 459, 1066.
80th to 82d..86, K 93, (142), (978).
82d to 84th..136, 137, (883).
84th to 86th..538, 1185.
86th to 88th..(541), (1188).
88th to 90th..(414), G 415, (625).
90th to 92d..G 980.
92d to 94th..R 886.
94th to 96th..411, S 752.
96th to 98th..[illegible] 282, 325, L 667, E 708, (836), (1143).
100th to 102d..137, (541), *1181.
102d to 104th..F 144.
104th to 106th..D 92, (978).
106th to 108th..L 44, P 45, 237, 282, F 287, 325, 369.
108th to 110th..789.
110th to 112th..(707), (836).
112th to 114th..325, H 330, †856, (883).
114th to 116th..D 837.
116th to 118th..(328), B 329, G 667, P 668, M 751, (932).
118th to 120th..†514, F 750.
122d to 124th..F 1145.
126th to 128th..(749).
128th to 129th..(1023), H 1025, (1070).

4th, from Astor pl to 10th..(90).
10th to 12th..G 794.
12th to 14th..282, 1018.
16th to 18th..(241), 369, (414), 662, C 666, (793), †856, 875, 1015, K 1025.
18th to 20th..36, B 42, P 45, 86, P 289, †389, (883).
20th to 22d..662, H 667, 703, B 707, H 708, †1045.
22d to 24th..369, 662, C 666, †996.
24th to 26th..(193), 282, (286), †304, 495.
26th to 28th..*80, 86, (584).
28th to 30th..36, 237, S 243, (707), F 794.
30th to 32d..190, 660.
32d to 34th..V 796.

5th, from 8th to 10th..H 935.
10th to 12th..M 289, E 543, B 585.
12th to 14th..M 288, M 289.
14th to 16th..(883).
16th to 18th..(41), O 45, B 979.
18th to 20th..P 45, P 886.
20th to 22d..237, L 243, 282, C 287, F 287.
26th to 28th..(41), (979).
28th to 30th..622, F 794, (979), (1070).
30th to 32d..(41), 137, F 144, (328), (836), †856, 1185, G 1190.
32d to 34th..86, (1143).
34th to 36th..R 146, T 147.
36th to 38th..R 1192.
38th to 40th..(41), 454, B 458, (932).
40th to 42d..(1143), R 1147.
42d to 44th..36, (41), T 46, (193), (286), (328), 495, (584), †770, F 794, F 837, N 839.
44th to 46th..190, 237, 745, E 794, 832, H 838.
46th to 48th..36, 282, (328), (583), (584), 662, T 886.
52d to 54th..H 543, 622.
56th to 58th..*31, 137, S 147, 282, L 838.
66th to 68th..1140, 1185.
78th to 80th..538, 580, †684.
80th to 82d..137.
84th to 86th..622, 662.
86th to 88th..36, †770.
88th to 90th..*1136.
94th to 96th..1066.
96th to 98th..(541).
110th to 112th..580, O 668.
112th to 114th..M 243, 875, (979), G 980.
114th to 116th..622.
116th to 118th..(414), (1024), K 1146.
118th to 120th..(707), T 709, 832, S 1073, H 1145, 1184.
124th to 126th..†112, 190, 454, 703, (1143).
126th to 128th..†62, A 329, P 331, 1017.
128th to 130th..622.
130th to 132d..N 331, 369, 538, 1185.
132d to 134th..36, S 46, (626), *1014.
134th to 136th..622, W 628, W 887, 929, N 932, T 937, W 937, W 982, *1136.
136th to 138th..789, *1062, 1140.
North of 142d..789, C 794.

6th av, w s, from Carmine to 4th..323, 325, 326, 789, B 794.
4th to Washington pl..86.
e s, 8th to 10th..(414).
10th to 12th..S 796.
12th to 14th..(836).
14th to 16th..(707), †904, (1070).
16th to 18th..932, 237, 708, I 1025, (1188).
20th to 22d..(193), U 244, (665), (1070), 1188.
22d to 24th..B 329, T 331, (371).
24th to 26th..(749).
26th to [illegible] 794, (883), N 1072, 1140.
28th to 30th..(193), 237, C 372, (414), H 415, (626), H 708, C 884, C 934, (1070).
30th to 32d..36, 326, J 330, 369, 411, (458), (1070), 1140, (1143).
34th to 36th..(41).
36th to 38th..A 329, (1024), (1070).
42d to 44th..*131, 190, (414), M 416, 1140.
44th to 46th..369, B 372.
46th to 48th..282, 1066.
48th to 50th..282, S 752.
52d to 54th..(142), M 146, 237, W 669, *924, (932).
56th to 58th..137, 832, L 838.

7th av, from Greenwich av to 12th..137.
18th to 20th..L 543, (793), 975.
20th to 22d..B 42, G 459, G 543, (665), R 752, 832, (836), F 837, N 839, 929, F 935.
22d to 24th..137, D 459, (883), 1140, (1188).
24th to 26th..(41), (91), 137, G 287, (328), (793), (883), (932), 1018.
26th to 28th..188, (193), G 195, T 544, (749), (793), P 796.
28th to 30th..36, A 286, 662, (883).
30th to 32d..†476.
32d to 34th..137, B 143, C 143, N 146, †476, N 709.
34th to 36th..237, R 243.
36th to 38th..T 886, 1018.
40th to 42d..(584), C 585, U 669, U 709, 975, C 979, (1024), 1066.
46th to 48th..(498), W 587, B 666.
48th to 50th..(241), (707), 1018, C 1024, (1188).
50th to 52d..(41), (91), L 145.
52d to 54th..†112, 190, 237, (241), 326, S 331, 1018.
54th to 56th..36, †62, R 95, R 1027.
58th to 59th..(142), (793).
112th to 114th..137, M 145.
116th to 118th..36.
118th to 120th..D 92, T 244, (584), 929, K 935, R 936.
120th to 122d..M 751, (1188).
122d to 124th..538, S 544.
124th to 126th..(41), J 43, L 44.
126th to 128th..(498).
128th to 130th..G 667.
130th to 132d..662, B 666, K 667, 703, M 751.
132d to 134th..36, (41), T 46, 878, C 933, C 934, 1066, 1140.
134th to 136th..N 196, *233, 326, D 329, *366, 369, C 626, 703, 789, B 836, C 884, 1140.
136th to 138th..282, G 287, C 458.
138th to 140th..W 937, 1018, W 1028, H 1072.
140th to 142d..86, B 91, 190, B 286, S 752.
142d to 144th..(371), B 1071, L 1146.
144th to 146th..*131, (286), 454, S 460, 745, S 752, 789, S 886, 975, (1143).
146th to 148th..135, 190, 237, 703.
148th to 150th..137, 832.
150th to 152d..237, 1018.

8th av, w s, from Jane to 13th..D 329, 1063
w s, 13th to 14th..B 143, (414).
16th to 18th..36, C 42, 137.
18th to 20th..F 144.
20th to 22d..(498), J 1146.
22d to 24th..M 44, *924, 1185.
24th to 26th..451, M 460, 1018.
26th to 28th..*785.
28th to 30th..(584), (932).
30th to 32d..(142), †476, H 1072.
32d to 34th..235, †476.
34th to 36th..(41), 86, H 93, T 95, (933).
38th to 40th..P 243, (883).
40th to 42d..A 286, (584), G 980, (1143), (1188).
42d to 44th..(41), 878, 1018.
44th to 46th..(328).
46th to 48th..(142), (193), F 585, 832, (836), W 840.
48th to 50th..W 46, (584), †856, C 884, (1070).
50th to 52d..(41), A 286, (883).
52d to 54th..A 286, (328), 454, (1024).
54th to 56th..(142).
56th to 58th..(836), F 1190.
110th to 112th..(241), (457), D 459, 789, 878, M 885.
112th to 114th..H 242.
114th to 116th..V 290, (371), (932), (1143), M 1146.
118th to 120th..G 1145.
120th to 122d..K 885.
122d to 124th..(41), 282, J 288, H 667, 703, (707).
124th to 126th..(41), (932).
126th to 128th..(414), 495, W 500, (541), 662, M 668, (979).
128th to 130th..36, J 330, N 981, O 981.
130th to 132d..745, R 752, (1143).
132d to 134th..137, 454, H 459, (707), (1144).
134th to 136th..W 147, (1070).

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 3.

136th to 138th..K 44, E 372.
138th to 140th..(142).
140th to 142d..(241), (1024), (1143).
142d to 144th..C 42, (91).
144th to 146th..F 92, 137, (142), (193), B 498, L 499, (749), 832, (836).
146th to 148th..(193), C 194, (541), L 543, O 544, S 544, L 586, (1143), 1185, (1188).
148th to 150th..(241), (749), L 885, 1140.
150th to 152d..(142), (193), (241), 622, 832.
152d to 154th..36, 282, C 287, H 288, W 887, H 1025.
154th to 156th..†724.

9th av, from Gansevoort to 13th..(1188).
15th to 16th..C 934.
16th to 18th..B 329, D 329, R 709, M 1146.
18th to 20th..W 46, C 884.
20th to 22d..(142), C 884.
22d to 24th..(91), S 289, 789, (835), (1024), (1144), (1188).
24th to 26th..D 194, M 936, (1070), (1144).
26th to 28th..†62.
28th to 30th..(626).
30th to 32d..*80, 237, M 243, Z 244, †476, 745, K 751.
32d to 34th..(142), M 289, †476.
34th to 36th..(142), (414), (541), (626), C 749, 878, S 886, 975, (1070), R 1073.
36th to 38th..*1014, 1018.
38th to 40th..36, Q 45, (241), D 242, (286), D 287, B 666, 832, L 838, (883), S 886, B 933.
40th to 42d..137, C 415, C 934, (979), L 980.
42d to 44th..36, A 286.
44th to 46th..(286), B 286, (414), (979).
46th to 48th..(933), (979), M 1146.
50th to 52d..86, (193), B 194, L 288, 580.
52d to 54th..36, (193), B 194, 282, (414), K 751, 789, 929, 975.
54th to 56th..(498), W 587.
56th to 58th..D 459, (979), 1018.
202d to 206th..*873.
206th to 208th..L 667.
215th to 217th..745.

10th av, from 16th to 18th..789.
18th to 20th..(41), *785.
20th to 22d..(1188), B 1189.
24th to 26th..G 93, *450, 623, B 626, 703, 1140, (1188).
26th to 28th..(41), P 45, †62, 86, 326, F 626, 832, K 838, 878, K 1146.
28th to 30th..*450, 623, B 626, 703.
30th to 32d..454.
34th to 36th..36, *450, 622, B 626, 703, R 1192.
36th to 38th..A 286, 789, (1143).
38th to 40th..J 43, S 95, 580, 622, B 626, 703, (933), 1185.
40th to 42d..N 460, F 585, H 585, 929.
42d to 44th..662, S 668, L 935.
44th to 46th..(498), (883), *924.
50th to 52d..(371), 878.
52d to 54th..(286), K 288, *785, 1018, L 1026.
54th to 56th..(91), (541), (793), L 795.
56th to 58th..(41), (498).
w s, Hawthorne to Isham..538.
211th to 212th..M 586, W 982.
214th to 218th..831.

11th av, from 20th to 22d..A 194, (241), (328), (749), (883), †1164.
22d to 24th..(91), (286), O 289, O 331, (371), (542), (1069).
28th to 30th..(286), 538, †856, 1015.
38th to 40th..(542).
42d to 44th..(91), 237, 580, 623, 703, 929, (979), S 981.
44th to 46th..662, S 668, 832, *873, 878, (933), S 937, *972, W 982, 1018.
46th to 48th..137, L 145, (193), (749).
48th to 50th..235.
52d to 54th..S 197.
58th to 59th..86, E 92.
170th to 172d..368, P 374.

12th av, from 43d to 45th..(458), G 459.
54th to 56th..G 242.
130th to 131st..(665).
131st to 132d..(241).
134th to 136th..326, S 331, H 373.
158th to 160th..F 329.
183d to 185th..R 374, R 668, R 796.
13th..†113.
14th..†113.

MISCELLANEOUS.

Bulkheads (East River)..(90), (241), (707).
Bulkheads (Harlem River)..(241), A 241.
Bulkheads (Hudson River or North River)..(241), (328), M 330.
Central Park..†168.
Croton Aqueduct..876, S 886.
East River..(90), C 884, S 886, N 1191.
Harlem River..237, 281, W 887.
Highbridge Park..†11.
Hudson River..236.
Interior lots, strips, plots and gores..86, 282, 324, 410, H 459, 494, 538, 580, 623, 744, 745, 832, B 1024, *1062, C 1144.
Inwood, map of property at..R 197.
Lots, plots, strips and gores..(241), 580, 1019.
Land under water (East River)..(1189).
Miscellaneous..36, B 42, H 43, L 44, P 45, 86, D 92, L 93, N 94, 137, (142), D 143, S 146, 190, (193), D 194, F 195, G 195, T 197, 237, C 242, F 242, L 243, O 243, P 243, 282, A 286, H 288, K 288, M 289, P 289, T 290, 326, (328), L 330, 369, M 373, S 374, 411, 412, P 416, S 416, 454, F 459, R 460, T 460, 495, R 500, 539, (542), N 544, 580, C 585, M 586, 623, B 626, H 627, P 628, 662, N 668, S 669, U 669, 703, 704, V 709, 745, C 749, E 750, L 751, V 752, 789, 790, D 794, F 794, I 795, J 795, R 796, 832, R 839, S 839, 878, B 883, C 884, L 885, N 886, S 886, U 887, 929, A 933, C 933, K 935, 975, 976, D 979, D 980, L 980, S 981, 1019, E 1025, F 1025, H 1025, L 1026, 1066, A 1071, B 1071, O 1073, S 1073, 1140, C 1145, S 1147, 1185, (1188), (1189), E 1190, M 1191, R 1192.
Old Croton Aqueduct..S 886, S 981.
Piers (East River)..(90), (241), (414), (707), (933), (1189).
Piers (Harlem River)..(241).
Piers (Hudson or North River)..(241), (328), M 330, (542), (882), (883), 929.
Private Park..†389.
Washington Bridge Park..744.
Wharfage property..(1189).

BOROUGH OF THE BRONX

(All streets, avenues, places, etc., under this head marked with * denotes that the property is located in the new Annexed District (Act of 1895.)

STREETS AND PLACES.

A..38.
*Adams..R 150, S 333, 454.
Adams st or pl..1140, 1141, 1186.
*Alice..S 712, (979).
Aldus..369, S 376, 539, 880, †997.
*Amethyst..878, G 888.
Anna pl..S 712.
Arcularius pl..F 148, G 332, 790, S 799, R 1076.
Arthur..370, 539.
*Arthur..1066, C 1074.
*Augusta pl..B 374.
Austin pl, w s, from 144th to 147th..Q 589, *785, 1019.
e s, 144th (St Joseph's) to 149th..H 333, 412, B 417.

B..38.
*Banta lane..745, B 753.
Barretto (also see Fox), from Eastern Boulevard to Spofford av..B 753.
Spofford av to Garrison av..†814.
Whitlock av to Southern Boulevard..T 292.
165th to 167th..369, R 890.
167th to 169th..137, A 147, A 244, A 1074, L 1075.
Barry, from Craven to Longwood av..664, E 670, †771.
*Bartholdi..623, S 630, 832, B 1147.
Bassford pl..S 1195.
Bayard (also see 188th st)..140, 283, M 589, M 798, 1020, W 1031, 1067, P 1149.
*Bayard..137, 283, 878.
*Bay..†906.
*Beacon..G 148, 878.
Beach..F 1148.
*Beach..E 670.
Beck (also see 151st), from Prospect av to Av St John..454, S 463, M 841, M 842, L 1030, (1070).
Av St John to Leggett av..237, M 418, M 546, A 887, L 1030.
Leggett av to Craven..976.
Craven to Longwood av..38, †64, J 97, L 98, H 199.
Longwood av to Intervale av..†64, †391, M 501, W 547, †603, M 630, †725, 790, C 797.
Intervale av to Tiffany..581.
Belmont, from Macombs rd to Inwood av..R 890.
Weeks to Topping av..976.
Berrian..326, 880.
*Billar pl..930, 1020.
*Birch..36, L 98, T 376.
Bonner pl..413.
Boone, from Jennings to 173d..V 99, K 149, V 151, B 670, 880.
173d to 176th..832, C 840.
Boscobel pl..497.
*Bowne..†956.
*Bridge..S 151, 582.
Bristow, from Stebbins av to Jennings..454, C 545, 832, H 841.
Jennings to 170th..976, H 983, S 1031, F 1074.
170th to Boston rd..†115, W 376, W 843, W 1150.
Broad..1020, B 1028, 1067, R 1075.
Broncks..G 841.
*Bronx Park East..878.
*Bronx River pl..539, 745.
*Bronx..663.
*Bronx Park pl..†956.
*Bronx Terrace..704, 1140, 1185, R 1195.
Brook..369, P 376, 541, 882, M 889.
Brookline..M 1075.
Brown pl, from 132d to Southern Boulevard..J 983.
Southern Boulevard to 134th..539, 623, 135th to 136th..*1181.
136th to 137th..M 150.
Bryant, from West Farms rd to Freeman..R 462.
Jennings to 172d..K 1030.
172d to 174th..R 49, 87, B 96, E 148.
Tremont av to 178th..284.
178th to 179th..284.
Buchanan pl..237, M 333, S 376, K 462, †478, 581, K 629, 1066, †1122, E 1194.
*Burke..A 46, †115.
Burnett st or pl..496, 581, H 588, 1067, 1140.
Bush..†115, 237, A 244, A 710, B 710, A 840, B 840.
*Business pl..O 1075.
Bussings lane..879.
Butternut..931.
*Byron..M 98, 137, M 150, 327, 581, L 589, M 711, 929, H 1074.

Cameron pl..C 47.
Canal st West..881.
Canal pl..†13, 39, C 47, 370, 454, 881, 1068, H 1074.
*Carlisle pl..237, 1066.
*Carroll st..(328), 663.
*Carroll pl..454, 1019, S 1031.
Casanova..929, L 939.
Catherine..791.
*Catherine..D 97, R 150, 412, S 1031.
*Cedar..139, 282, 581, M 589, D 982, *1181.
*Cemetery lane..623, 832.
Charlotte pl or st, e s, from Seabury pl to Boston rd..W 502, †858, C 1028, (1189).
Cheever pl..140.
*Chestnut..S 99, †115, 237, *701, 834, 931.
Chisholm, from Stebbins av to Freeman..86, 581.
Freeman to Jennings..S 49, B 96, F 97, 326, G 461, D 588, 623.
Church..540.
*Clarence..190.
Clark..W 590.
Clark pl..190, G 417.
Clifton..H 291.
Clinton pl..L 798.
*Clover..663.
College..1187.
Cole..M 983.
*Concord..191, 880.
*Corsa lane..238, B 244, G 245, M 246, R 246.
Coster..239, 283, †391, 496, F 501, 582, 663, M 711, 832, R 842, †858, H 1074.
Cottage..F 148.
Cottage pl..496, W 502.
Crotona Park East..†216, 581, 1185, S 1195.
Crotona Park North..86, C 97, †348.
Crotona Park South..L 375, 790, P 799.
Crotona pl..*233, *366.
*Cruger..†956.

*Daniel..C 290, 454, 455.
Dash's lane..138, 139, C 148, F 148, G 148, H 149, T 151, 790, 1019.
Dawson, from Prospect to Leggett avs..B 96, 496, 704, M 711, W 712.
Craven to Longwood av..282, K 291, H 1074, 1185.
e s, Longwood to Intervale avs..237, R 246.
Depot pl..745.
*Delancey pl or st..†13, †115, 540, B 545, G 545.
Denman pl..P 890.
Denman..976.
*Desbrow pl..†814.
Devoe terrace..190, S 201, †217, 284, M 292, †305, 454, 496, C 501, †643, 878, 1140.
Devoe..M 48, 88, S 99.
Division..929.
*Disbrow pl..745, L 754.
Dongan (also see 163d st), from Westchester to Intervale avs..497, S 502, 1141, R 1149.
Kelly to Tiffany..M 462, 1067, 1141, U 1150.
Tiffany to Fox..663, Z 672, †858.
Drake..H 1074.

Eastburn..283, C 290.
Echo pl..W 630.
*Edgewater terrace..190, W 201.
Elizabeth..704.
*Elizabeth..M 200, 327, 835, I 841.
Ella..540, S 547, U 547.
Elm st or pl..581, A 587, 1187.
*Elm..89, 137, C 332, 581, M 589, 623, C 629, M 629.
Elsmere pl, from Prospect to Marmion avs..A 244, 326, 412, T 418, 929, 1068, Marmion av to Southern Boulevard..454, H 461.
Elton..539.
Emmerich pl..S 630.
Emmett..F 461, J 1074.
Ernescliff pl..929.
*Evadna..†725.
Evelyn pl..*31, 191.
Ewen pl..G 710.
Exterior..137, 140, 747.

Faile, from Eastern Boulevard to Spofford av..282, S 292, 582, 745, 976, H 1074.
Spofford to Lafayette avs..745.

Lafayette to Seneca avs..282, I 291, 412, 878, 1140, W 1150.
Seneca to Garrison avs..†64, 88.
Whitlock av to Aldus..369, S 376, 539.
Aldus to Bancroft..623, †997, H 1149.
Fairmount pl, from Crotona to Clinton avs..C 47, H 48, R 630, (793), C 840.
Clinton to Marmion avs..929, 1066, 1068.
Marmion av to Southern Boulevard..745, F 753, H 754, 832, F 841, V 843, 1185.
Featherbed lane, from Aqueduct to Plympton avs..36, A 46.
Plympton to Nelson avs..F 148.
Nelson av to Macombs rd..†1047.
*Ferris pl..R 1195.
*Filmore..86, 282, 326, 879.
*Fishers lane..†516.
*Fordham..137, J 291, 930.
*Forest..†391, 496.
Ford..B 628.
Fort Independence..T 247, †262, 326, M 754.
Fox (also see 150th st), from Prospect av to Av St John..326, A 332, †858, R 1149, R 1150.
Av St John to Leggett av..†814.
156th to Longwood av..38.
Longwood to Intervale avs..326, W 334, 454, H 461, W 590, 1019.
Intervale av to Dongan..496, W 502, †516.
Dongan to Westchester av..581, 832, 833, R 842, H 888.
Westchester av to 167th..†115, 369, H 375, 454, K 589, 833, G 841, 1019, J 1029, K 1030.
167th to Home..†115, 137, L 1075.
Home to Freeman..†64, 137, D 198, 454, T 463, 539, 1066.
Franklin lane..369, S 376, 539.
Frederick..140, S 589.
Freeman, from Prospect av to Chisholm..K 670, 745, 833, 878.
Chisholm to Stebbins av..86, 581.
Fox to Southern Boulevard..745, R 755, (1070).
Southern Boulevard to Vyse av..(41), L 48, †169, 833, T 842.
Vyse av to Longfellow av..36, *80, †115, †306, 326, B 332, 370, G 417, 455, R 462, †643, G 754, G 841, 880, Z 891, 929, L 939, †997, 1022, J 1029, †1047, L 1149, L 1194.
West Farms rd to Westchester av..(286), J 291.
*Fulton..M 48, 137, 140, P 150, O 200, 282, 581, 663, 745, 1019, P 1030.

Garden..237, B 244, 539, 581, R 589, S 1031, 1066.
*Garden pl..C 1028, R 1031.
Garfield..835.
*Garfield..*31, W 100, 190, V 201, 282, D 290, S 292, F 332, F 375, 454, 663, 879.
George (also see 166th st)..746.
Gerard (also see Gerard av)..S 99, K 291, K 983.
German pl, from 156th to Brook av..704, S 711, 929.
Gilbert pl..282, I 291.
Giles pl..1021, 1022, P 1030, 1068.
Giles..P 1030.
*Glover..†562, 1020, S 1031, S 1150.
Goble pl..665.
*Grace..S 1150.
Graham Square..624, 879.
Grand View pl..(665), R 1031.
*Grant..J 149.
*Green lane..S 547, 1019.
Grote, from Crotona to Prospect avs..581, R 589.
Prospect av to Southern Boulevard..R 546, R 630, D 710, D 888, 1019, 1020.
Grove..137, 1186, C 1193.

Hall pl, from 165th to 167th..326, 539, G 982, H 982, W 984.
*Hancock..833, B 982, S 1031, M 1075.
*Harriet pl..137.
*Harrison..G 670.
*Haskin..36, M 671.
*Herschel..190, 282, 412, R 462, 496, 790.
Hewitt pl, w s, from 156th to Macy pl..†643, 879, 1186.
w s, Macy pl to Longwood av..G 710, 1186, G 1194.
Longwood av to Westchester av..36, A 46, F 47, G 48, L 48, R 49, 86, J 97, M 98, 190, J 199.
Hill..C 96, 192.
*Hobart..K 671.
Hoe, from Bancroft to West Farms rd..W 49.
167th to Home..M 150, 582, C 982, H 983, 1021, T 1031.
Hoffman, from 184th to 187th..†306, 454, 745, 790, A 797, †906, †956, 1066, F 1074, T 1076.
187th to 188th..C 47, 86, B 96, C 96, †262, 1019.
188th to 189th..833.
189th to Pelham av..86, K 149.
Home, from Boston rd to Forest av..(241), R 589.
Forest to Tinton avs..M 939.
Tinton to Union avs..S 49, 931, O 939, M 1030, †1122.
Union to Prospect avs..†262, †433, †562, 664, I 670, †771.
Stebbins to Intervale avs..E 97, 238, D 245, 412, G 545, K 546, F 798, 929, 977, †1122, 1140, G 1148, I 1149.
Intervale av to Barretto..237, †433.
Barretto to Southern Boulevard..C 290, 455, S 463.
Hoe to Vyse av..M 150, 238, 327.
Vyse av to West Farms rd..†391.
West Farms rd to Westchester av..190, 192, H 199, H 291.
*Huguenot..86.
Hutchins pl..137, 139, A 147, B 147, C 148, H 149, M 149, T 151.

Incog..F 1148.
Irvine..86, B 96, 137, P 150, 190, 238, B 244, 282, B 290, 369, B 374, L 375, 539, B 545, 623, B 628, J 629, P 630, B 669, 833, 976, D 982, K 1075, M 1075, 1140, P 1149.

*Jackson..K 418, S 547, H 670, F 1029.
Jacob..704.
Jefferson pl or st..C 198, S 630, 747.
*Jefferson..137, K 149, B 197, S 200, Y 201, 283, C 290, 327, V 334, L 375, (666), 879.
Jennings, from Boston rd to Prospect av..O 292, 929, S 940.
Prospect av to Bristow..S 49, G 461, B 588, 623, F 629, F 798.
Bristow to Stebbins av..C 545.
s s, Wilkins pl to Southern Boulevard..704.
Southern Boulevard to Hoe..S 1195.
Hoe to Bryant..E 332, L 333, L 375, R 376, 1020.
Bryant to Longfellow..R 99, E 148; S 151, R 462, 746, B 753.
Longfellow to Boone..37.
Jesup pl..M 150, 791, L 1030.
*John..623.
Johnson..B 1148.
*Jones..1186.
*Juliana..37, 370, S 462, S 842.

Kappock..790, 879, H 888, 977, B 1148.
Kelly (also see 152d st), from Robbins to Wales avs..1140.
Prospect to Leggett avs..664, M 671, B 840, A 887.
156th to Longwood av..138, S 151, U 151, S 333, W 890.
Longwood av to Intervale av..†64, 238, L 245, (626), 833, F 841, W 843, F 982, W 1076, L 1149, R 1150, R 1195.
Intervale av to Dongan or 163d..238, M 462.
Westchester av to 165th..454, 581, 790.
165th to 167th..†13, 86, K 98, 282, K 291, N 292, †306, 326, G 332, R 333, 539, K 589, 879, 1019, G 1029, †1166, K 1194.
167th to Intervale av..C 290.

Kingsbridge terrace..37, 38, 39, 40, F 417, 539, O 546, 623, S 630, 663, 745, †906, 930, 1019, D 1029.
Knox pl..624, B 628, 745.
Kossuth pl..496.

Lafayette..G 291, 977, 1187.
*Lafayette..138, 539, N 546, C 938.
Lane..40, V 151.
*Lane st..G 198.
*Latting..N 939.
Lebanon..W 151.
*Leggett pl..S 292, M 939.
*Leland..704, 745, V 843, 879, B 887, 930, D 938.
*Libby..C 244.
*Lincoln..86, 369, 454, 581, 663, 664, B 669, D 670, S 672, H 938, L 939, W 1031, F 1074, 1141.
Livingston..976, 1020.
*Logan..704, D 982, †1166.
Longfellow (also see Longfellow av), from Hunts Point rd to Lafayette av..540.
Lafayette to Garrison avs..540.
Westchester av to Home..192, 456.
Home to Freeman..†306.
Freeman to Jennings..370, G 417, †643.
Jennings to 173d..R 99, V 99.
Lorillard st or pl, from 3d av to 188th..326, 496, L 501, †562, 704, F 710.
188th to Pelham av..H 841, H 888.
Loring pl, 183d to Fordham rd..†13, 86, L 98, H 149, L 291, S 292, L 629, 791, J 798, M 842, †858, L 889, 1186.
*Louise..C 244, D 461.
Lowmede..496.
Lyman pl..190, L 199, 704, T 712, 879, †997.

Macy pl..190, L 199, †643, S 672, G 710, S 711.
*Magenta..326, S 462, †771, 790.
*Main..(41), J 149, †478, 539, 541, S 547, 583, 623, 663, C 670, B 797, 929, †956, (979), 1019, 1067, R 1076, C 1148, 1186.
Manida, from Randall to Spofford av..G 47, 87, G 97, 138, D 198, 369, C 374, 539, †562, 663, 745, H 754, 790, 833, D 840, 929, R 940, R 983, 1186.
Lafayette to Garrison avs..138, A 147, W 151, 539, O 546, 790, W 799, P 983.
*Mansion..138, †478, 582.
*Maple..370, A 374, 412.
*Marian..H 48, 86, 539, P 589, 834, 1066.
*Marion..M 150, 238, 539.
*Marrin..D 97.
*Marvin pl..539, F 545, 581.
*Matilda..37, S 151, K 291, M 462, M 546, 582, V 630, 704, D 710, 929.
*McDonald..282, B 290, G 375, 833, S 842, 929, M 939, S 1195.
Mechanic..284.
*Melville..B 148.
*Merrill st or pl..1068.
*Mianna..F 97, M 98, †115, 138, L 149, W 1150.
Minford pl, from Jennings to 172d..37, W 49, 87, E 97, W 100, 190, L 199, W 799, 833, W 843, 879, W 890, 1186.
172d to Boston rd..87, S 99, W 334, W 463, 663, 704, G 938, 1066.
*Montgomery pl..37, T 49, 457, A 460, *785, 879, C 888, 1019, M 1030.
Morris..R 333, 976, H 982.
Morris pl..87, 413, 454, C 461, R 755, 791.
Morton pl..38, T 49, †643, T 799.
Mott..D 1194.
Mount Hope pl, from Jerome to Walton avs..86, R 99, †306, 326, R 333, 369, R 376, R 502.
Walton to Morris avs..976, H 982.
Monroe to Anthony avs..B 545, †771, 790, B 797.

Napier..G 710.
*Nelson pl..*786.
*Newman..496, 663, †1122.
North, from Davidson to Grand avs..191.
Grand av to Aqueduct av East..C 753.
Indeft..S 151, P 376, 1186.
Northern terrace..M 1149.

Oak terrace..37, 38, 623, 930, T 940, †1047, 1141.
Oak Tree pl..190, M 199.
*Oak..37, G 588, W 630, *1181.
*Oaks..1186, S 1195.
Oakland pl, from Clinton to Prospect avs..455, C 461.
*Oakley..W 1150.
*Oakly..†562.
Odell..1142.
*Odell..†64, †217, F 1029.
Oliver st or pl..138, 412, 457, W 463.
Orchard..138, 412, 496.
*Orchard..C 96, 623, M 629, 929, 1019.
*Overing..833.

*Palmer..1186.
Park..661.
Parkside pl..37, M 48, E 938.
Park View pl..87, 138, R 150, 190, S 201, M 246, 284, M 292, 454, 496, C 501, S 630, C 670, T 755, 1140, M 1149.
Parsons..S 502.
*Pelham lane..370.
*Plymouth..†115.
Poe pl..138, 455, B 461, B 753.
*Point..87, S 99.
Pond pl..M 150.
Pontiac pl..497.
*Poplar..190, D 198, †217, K 375, 539, B 545, 581, 625, †906, 1019.
Prime pl..790, F 798.
Private lane..1068.
Proposed..790, F 798.
Prospect (also see 157th)..833.
*Prospect..138, 581, B 588, 663.
*Prospect terrace..87, B 96, 238, M 246, C 840.
*Public pl..284.
*Purdy..496, L 501.
Pyne..582.

*Quincy..87, B 148.

Rae..H 841.
Reservoir Oval East..I 48, I 97, I 245, 834, M 842.
Reservoir Oval West..369, Z 376, 539.
Reservoir pl..37, 496.
Ridge..706.
Ritter pl..†306, 879, C 982, C 1029, P 1075.
River..89.
Riverdale lane..790, F 798, 1067.
*Rochelle..541.
Rockfield (also see 203d st)..R 200, W 712, L 798.
*Rock..W 630.
Rock..790, F 1148.
Rogers pl, from Westchester av to Hall pl..284, W 292, 412, R 418, *492, 581, C 670, Q 711, 833, F 841, 1019, †1047, 1066.
Rose (also see 152d st)..(41).
*Rose pl..A 147, S 630.
*Rose..581.
*Rosedale lane..39.
*Roselle..D 198, T 201.
*Ruskin..663, 704.

*Sacketts lane..1142.
*Sagamore..S 1076.
St Joseph's (also see 144th st), from Robbins to Wales avs..191, 791.
St Mary's, from Beekman to Powers avs..191.
Concord av to Southern Boulevard..†64, 747, 748, 791, 882.
*St Owen pl..G 198, 284, B 290, M 462, M 502, 581, P 589, 790, K 798.
*St Paul's pl..F 417.
St Paul's pl, from Webster to Brook avs..L 291, E 753.
3d to Fulton avs..*233, *366, 412, 413, B 417.

Samuel..138, 284, B 290, 326, C 332, 369.
*Sand..B 197, †858.
*Schuyler..G 97.
*Scofield..†217, 623, D 938, 1066, B 1071, 1186.
Seabury pl, from Charlotte pl to 172..†13, K 333, 663, *924, K 939, S 940, 1186, G 1194.
*Seminole..581.
*Shiel..K 245, 284, F 291, †306, K 375, 623, 929, H 938, 1140, 1186, M 1195.
Sidney..L 711.
*Silver..664.
Simpson (see also Fox), from Dongan to Westchester av..A 46.
Westchester av to [illegible] T 240, †262, G 375, G 417, 455, [illegible] 623, T 630, 929, K 939, L 939, 1019, S 1031, †1166.
169th to Home;138, O 1075.
Home to Freeman..D 47, 455, S 463, 745, R 755, W 983, 929, V 1147, R 1149.
*Sound View pl..*785, 880, S 890.
*South Elizabeth..S 99.
Spring..S 49.
*Stable alley..284.
Station pl..†998.
Suburban pl..976.
Suburban..37, S 49, B 753.
Summit (also see 202d)..T 99.
Summit pl..D 1194.

*Tacoma..326, A 887, R 940, R 983.
*Taylor..*31, 190, B 198, G 198, S 201, C 244, 369, P 376, 540, *1181.
Teasdale pl..F 290, 326, M 333.
Terrace pl..497, 661, 834.
*Theriot..D 588, 976.
*Thwaites pl..1020.
Tiffany, from Spofford to Lafayette avs.. 581, H 588.
Lafayette to Whitlock avs..†814.
Whitlock av to Fox;39, R 89, M 199, R 200, 327, †348.
Fox to [illegible] to Dongan..663, Z 672, †858, 1067, 1141, U 1150, S 1195.
165th to 167th..37, B 47, R 49, †858, L 1030.
167th to 169th..87, L 98.
*Tilden..†685.
Timpson pl, from St Joseph's to 147th, *785, 1019.
147th to 149th..D 148.
149th to Whitlock av..37, 39, †216, (933), M 1030, T 1031.
*Timpson..190, O 589, 790.
*Tompkins..D 47, 412, S 890.
Topping (also see Topping av)..L 98, 192, 1187.
Tower pl..284, M 292.
Trafalgar pl..284, 790.
Travers..M 629, 930.
Troy..38, L 333, 370, 880.

*Union..582.
*Unnamed..929.
Unnamed..37.

*Van Buren..F 47, R 49, 138, A 197, M 200, 455, F 461, G 461, 581, B 588, B 753, B 1074.
*Victor..†115, 1068.
Vineyard pl..†516, †643.
Vyse (also see Vyse av)..K 983.

Wadsworth..1066.
*Waldo pl..238, A 244, B 244, C 290, 496.
*Wakeley pl..541.
Walker..284.
*Walnut..S 99, *701, 745, 834.
Washington..P 1075.
*Washington..138, B 147, B 148, C 148, 190, R 200, 496, 764, W 842, 1066, W 1150, D 1194.
*Washington pl..539.
Waterloo pl..M 754, S 799.
West..37, 87, 238, L 245, R 246, 496, 623, W 630, †771, W 890, B 1028, 1186.
*Westchester Railroad..456.
*Westchester sq..37, E 47, (584).
Wetmore..413.
Whittier, from Eastern Boulevard to Randall av..239, 745, 747, H 1074.
Randall to Spofford av, 239, 879, H 1074.
Spofford to Lafayette avs..540, H 545, N 630.
Lafayette to Seneca avs..540, H 545.
Garrison to Whitlock avs..238.
*Whitehall pl..746, C 753.
Whitman..879, 1186.
Wiegand pl..369.
*Wilcox..87, V 151, S 200, 539, S 546, 976.
Wilkins pl (also see Wilkins av), from Southern Boulevard to Jennings..S 672, S 842, 1021, †1047, †1166.
170th to Boston rd..(1189).
Willard..G 710.
Williams [illegible] 161st to 163d, (241), C 374, 791, †1166.
*Willow lane..†262, *322, C 332, C 501, 623, 704, 879, P 890, 929, 931.
*Wilson pl, 516, 539, M 754, N [illegible], 1149.
Woodruff..284.
Woodruff pl..582.
Wordsworth..1067.
Wright..G 97, 764, 790, M 842, P 939.
*Wyatt..238, Z 247.

1st..931, 976.

*1st..38, V 99, M 200, W 201, B 244, 370, 455, 539, 540, 581, G 588, 623, G 629, 663, 791, 879, Z 891, 929, 976, M 983, 1141.

*2d..Q 49, V 99, 369, H 417, 663, 704, 833, 879, L 882, M 983, 1020, 1066, 1141.

3d..138, H 149.

*3d..39, P 99, 190, F 291, D 332, R 376, 581, W 712, A 753, H 798, 1020, 1022, 1067, D 1074.

4th..1187.

*4th..A 96, M 200, Z 201, 369, 412, G 417, S 418, 496, R 671, 704, C 753, *786, K 798, S 799, 879, Z 891, T 940, 1019, 1066, V 1076, 1186, M 1195.

*5th..S 99, W 100, 190, 238, 284, J 291, N 502, 663, 664, 665, P 671, H 754, *786, 926, T 940, 1019, 1066.

*6th..F 47, F 290, K 291, 455, B 461, M 501, 835.

*7th..37, G 97, 190, 240, K 245, K 291, S 376, 455, M 546, 704, N 799, 833, C 840, 930, 976, *1136, B 1193.

8th..880.

*8th..88, D 97, S 99, 138, D 198, C 290, D 332, 455, D 629, D 710, 746, 833, C 840, 976, B 1193.

*9th..87, S 99, 138, D 198, D 332, G 332, G 629, E 753, 976, 1020, J 1030, H 1148.

*10th..87, S 99, H 291, K 291, B 417, *492, 496, V 502, 663, 704, 1021.

*11th..H 245, 747, N 755, 930, P 939, 976, B 1028, S 1076.

12th..K 97, 285, N 889.

*12th..37, H 97, J 97, V 99, 238, M 246, M 376, 496, R 502, H 670, N 711, 747, 790, P 799, P 842, S79, M 889, 976, R 983, S 983, 1067.

*13th..190, B 198, M 200, 327, 456, R 546, 582, F 588, C 629, 664, K 798, 879, M 889, 976.

*14th..H 417, 455, B 461, K 461, 931.
*15th..D 461.
*16th..S 502, 926.
*18th..38, 539, 663, 879, 930, S 1195.
*19th..38, 663, B 887, 930, 1020.
*20th..39.
*21st..704.

132d, from Brown pl to Brook av..J 983.
Cypress to Willow avs..284, 790.
Willow to Walnut avs..931, W 940, 1019.

133d (also see Southern Boulevard), from Alexander to Willis avs..1187.
Cypress to Willow avs..H 546, B 797.
Willow to Walnut avs..238, 931, W 940, 1019, †1167.

134th, west of 3d av..746, R 755.
from 3d to Lincoln avs..S 711.
Alexander to Willis avs, W 590, 1067, U 1148.
Willis av to Brown pl..190, 1067.
Brook to St Ann's avs..87, C 96, 138, Z 152, Z 293, 497, 539, 790, D 797.
St Ann's to Cypress avs..G 375, M 1075.
Cypress to Willow avs..(143), B 244, H 1029.
Willow to Walnut avs..238, 1019.

135th, 3d to Lincoln avs..86, 88, F 461, (836).
Lincoln to Alexander avs..1019.
Willis av to Brown pl..H 97, T 376, 581, M 589, 746, (793), D 797.
Brown pl to Brook av..*1181.
Brook to St Ann's av..284, G 332, *658, 746, V 755.
St Ann's to Cypress avs..87, 326, (328), G 375, J 501, *618, 746, 790, D 797, R 842, 879, H 888, W 890, 1186.
Southern Boulevard to Willow av..87, [illegible] W 1075.
Willow to Walnut avs..238, 1019.

136th, from Rider to 3d avs..I 245, 623.
3d to Lincoln avs..(41), (91), M 376, 748.
Lincoln to Alexander avs..37, W 49, 190, K 291, S 292, B 332, W 712.
Alexander to Willis avs..790.
Willis av to Brown pl..87, U 99, 623, [illegible] 982, U 1148.
Brown pl to Brook av..E 982.
Brook to St Ann's avs..B 96, M 98, (193), J 199, G 332, (684).
St Ann's to Cypress avs..37, 496, 663, G 670, 833, K 1075.
Cypress av to Southern Boulevard..190, H 199, 664.
Southern Boulevard to Willow av..C 198, (414), F 417.
Willow to Walnut avs..M 462, 1019.

137th, from Lincoln to Alexander avs..455, P 462, S 672.
Alexander to Willis avs, 87, (328), D 417, S 418, (458), 704, H 938, (1070).
Willis av to Brown pl..M 149, K 199, M 418, C 840, K 1030, *1062, 1186.
Brown pl to Brook av..M 150, T 843.
Brook to St Ann's avs..B 96, M 98, (883), (979).
St Ann's to Cypress avs..37, R 49, T 49, †169, 581, *659, *701, 704, T 712, M 754, 790, 791, V 890, K 1075, 1140, G 1148.
Southern Boulevard to Willow av..J 461, W 463.
Willow to Walnut avs..B 332, M 462, †516, 1019.

138th, from Gerard to Walton avs..140.
Walton to Mott avs..140.
Park to Rider avs..(241).
Rider to 3d avs..(793), O 799.
3d to Alexander avs..A 587.
Alexander to Willis avs..(142), (414).
Willis to Brook avs..(328), H 333, G 375, L 1075.
Brook to St Ann's avs..E 841, G 841, P 940.
St Ann's to Cypress avs..37, 87, S 99, 138, 190, G 199, *577, 581, 663, *786, 833, R 983, W 984, W 1031, 1186.
Cypress av to Southern Boulevard..790, P 799, (883), P 1030, S 1195.
Southern Boulevard to Walnut avs..190, B 332, 663, 1019.

139th, from 3d to Alexander avs..191, (1070), (1144).
Alexander to Willis avs..M 98, C 887, L 939.
Willis to Brook avs..138, G 375, 455, 663, H 670, 704, L 711, 976, T 984, 1019.
St Ann's to Cypress avs..(41), S 502.
Cypress to Robbins avs..1020.
Southern Boulevard to Walnut av..190, 1019.

140th, from Morris to 3d avs..†64, 238, D 244, †814, G 841, 976.
Willis to Brook avs..(193), 790, G 888, 1140, G 1148.
St Ann's to Cypress avs..37.
Southern Boulevard to Walnut av..455, 1019.
Walnut to Locust avs..B 332.

141st, from Rider to Morris avs..37, 1019.
Morris to 3d avs..835.
Alexander to Willis avs..284.
Willis to Brook avs..G 375, M 711, 879.
St Ann's to Cypress avs..W 247, B 797.
Southern Boulevard to Walnut av.., 1019, †1047, †1167.
Walnut to Locust avs..M 200, M 292.

142d, from Rider to Morris avs..(883).
College to 3d avs..N 799, D 888.
Alexander to Willis avs..746, *786, R 799, 833.
Willis to Brook avs..G 375, 455, G 545, 581, S 589, M 754, 879, 1186, D 1194.
Brook to St Ann's avs..G 332, 496.
Robbins to Concord avs..880.

143d, from Morris to College avs..746.
College to 3d avs..1067.
Willis to Brook avs..B 148, 581, C 628, O 1030, 1140, B 1147, C 1148.

144th, from Mott to Park avs..239, 283, 791, H 798, 881, H 888, †1047.
Park to Morris avs..1019, P 1030, 1067.
College to 3d avs..(666).
Willis to Brook avs..540, B 1193, L 1195, M 1195.
Brook to St Ann's avs..Z 376.
Concord to Wales avs..191, 791.
Timpson pl to Whitlock av..*785, 1019.
Indeft..664, E 670.

145th, from College to 3d avs..192, B 197.
3d to Willis avs..326, 929, C 938.
Willis to Brook avs..37, G 47, G 48, H 48, 663, A 669, F 670, M 671, 833, B 840, T 842, K 889.
Brook to St Ann's avs..K 199, 539, B 545, H 710, *828, 931, G 938.
Concord to Wales avs..1187.
Indeft..T 547.

146th, from River to Gerard avs..137.
Gerard to Walton avs..S 463, S 502.
Park to Morris avs..(142), F 148, R 711, 746, E 753.
Morris to College avs..455.
College to 3d avs..*277, 284, 455, 624, 663, 833.
3d to Willis avs..(193), 1187.
Willis to Brook avs..P 49, K 291, L 462, 539, K 589, A 937, 1019.
Brook to St Ann's avs..87, R 99, W 195.
Indeft..496, K 983, 1067, 1140.

147th (see also Dater st), from Willis to Brook avs..†13, 37, 138, D 148, 284, K 291, M 333, †348, G 710, 976, *1014, 1067.
Robbins to Concord avs..(328), 496, 704.
Concord to Wales avs..P 246, S 246, 1020.
east of Austin pl..412, B 417.

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 8.

148th, from Park to Morris avs..Z 891, D 1194.
Morris to College avs..37, B 1074.
Courtlandt to 3d avs..*741, 833, D 1074.
3d to Willis avs..(143).
Bergen to Brook avs..S 333, 746, D 753, B 982.
Brook to St Ann's avs..G 461, M 671, 929.

149th, from Gerard to Walton avs..(328).
Park to Morris avs..(142), (193).
Morris to Courtlandt avs..37, S 502.
Courtlandt to 3d avs..87, N 98, 706, (883), L 1194.
3d to Bergen avs..C 148.
Bergen to Brook avs..S 151, 704, R 755, 1019.
Brook to St Anns' avs..497, 705, M 711, †771, 1140.
Eagle to Trinity avs..456, H 461.
Trinity to Robbins avs..G 754.
east of Austin pl..240, R 246.
*149th..238.

150th (also see Fox st), from Park to Morris avs..284, (286), T 292.
Morris to Courtlandt avs..M 48, 412, M 462, 790, C 797, 976.
Courtlandt to Melrose avs..155, A 840
3d to St Ann's avs..R 150, 496, H 888, M 889.
Concord to Wales avs..929, †1122.
Wales to Tinton avs..†516, 706.
*150th..1069.

151st (also see Beck), from Park to Morris avs..369, B 374, B 417.
Morris to Courtlandt avs..M 150, S 151, 238, 746, T 755, C 797, 833, I 841.
Melrose to 3d avs..582, 704.
Robbins to Concord avs..M 375.
Union to Prospect avs..192, H 199, 239, (1189), L 1194.
*151st..456, 457.

152d (also see Kelly), from Mott to Park avs..†562.
Park to Morris avs..929, J 938, 1140.
Morris to Courtlandt avs..190, D 290, 976.
Courtlandt to Melrose avs..539, T 547, 623.
Concord to Wales avs..(193), C 198, 457, (542), S 546, *577, 704, *1062 1140, K 1194.
Wales to Tinton avs..456, O 462, O 630, †725.

†152d..38.

153d, from Park to Morris avs..1187.
Morris to Courtlandt avs..C 47, Y 100, 238, (542), (584), 1019, J 1030, J 1074.
Melrose to Elton avs..†725, 929, B 937, B 938, †1166, A 1193.
Bergen to Brook avs..†906.

154th, from Park to Morris avs..(142), C 461.
Morris to Courtlandt avs..(328), (542), K 546, M 1030, 1186.
Courtlandt to Melrose avs..138, D 148, R 150, M 418, (793), R 799.
Melrose to Elton avs..138, S 151, 1019, N 1030, †1167.

155th, from Morris to Courtlandt avs..†13, 37, 238, (371), O 376, O 983, 1186, M 1195.
Courtlandt to Melrose avs..K 1030, 1186.
Melrose to Elton avs..929, M 939, †1122.

156th, from Morris to Courtlandt avs..746, 1141.
Melrose to Elton avs..D 375, (933), 976, (979).
Eagle to Cauldwell avs..†685.
Cauldwell to Trinity avs..S 99, *233, 455, K 461, (542), R 545.
Trinity to Jackson avs..S 201.
Jackson to Forest avs..976, E 982, S 984.
Forest to Westchester avs..*873.
Westchester to Union avs..665.
Union to Prospect avs..(286), S 292, S 672, S 842.
Prospect av to Dawson..(193), †348, 496, C 545, 581.
Fox to Southern Boulevard..1067, 1068, B 1074, K 1075, 1141, B 1148, K 1149.
Garrison av to Barry..664, E 670.

157th, from Park to Courtlandt avs..(458), 833, R 842, (883), *1012.
Melrose to Elton avs..M 150, K 199, (793).
3d to Brook avs..†262.
German pl to St Ann's av..704, K 841, 929, 1068.

158th, from Morris to Park avs..881.
Park to Courtlandt avs..†348, (836), 879, B 887, B 1074.
Courtlandt to Melrose avs..87, 664.
Melrose to Elton avs..F 710.
Brook to St Ann's avs..239, 1142, 1186.
Cauldwell to Trinity avs..747, 748, 791, B 797.
Forest to Tinton avs..832.

159th, from Park to Courtlandt avs..D 501, T 755.
Courtlandt to Elton avs..138, 581, C 588, 880, D 888, L 889, D 1029, L 1030, †1047.
St Ann's to Eagle avs..1186, H 1194.

160th, from Morris to Park avs..D 97.
Park to Courtlandt avs..746, 880, K 889.
Courtlandt to Melrose avs..R 630.
Melrose to Elton avs..326.
Elton to Washington avs..87, F 97.
Jackson to Forest avs..M 842, †906.
Forest to Tinton avs..929, 1068, O 1075.
Tinton to Union avs..456, R 462, 663, (1070).
Union to Westchester avs..P 890.

161st, from Summit to Jerome avs..V 292.
River to Gerard avs..†562.
Mott to Sheridan avs..879.
Morris to Park avs..F 245, 1021.
Park to Courtlandt avs..624, W 630.
Courtlandt to Melrose avs..C 374.
Melrose to Elton avs..929, G 938, H 1148.
Washington to Brook avs..(498).
Eagle to Cauldwell avs..88.
Cauldwell to Trinity avs..(91), (1144).
Trinity to Jackson avs..(241).
Jackson to Forest avs..H 291.
Forest to Tinton avs..88, 581, 834, †858.
Tinton to Prospect avs..87, P 98, †391, P 890.

162d, from Ogden to Woodycrest avs..192, (542).
Woodycrest to Anderson avs..89.
Courtlandt to Melrose avs..(666).
Melrose to Elton avs..284, 326, M 333.
Brook to 3d avs..S 49, 190, S 200, 284, (371), H 545, O 630, E 798, O 889, (1070).
Prospect to Westchester avs..37, †169, G 798.

163d (see also Dongan), from Ogden to Woodycrest avs..37, 790, W 843, 929.
Concourse to Sheridan av..540, 1187.
Sherman to Grant avs..664.
Morris to College avs..B 753, *970, B 1148, H 1194.
Courtlandt to Melrose avs..87, O 246, D 545.
Melrose to Brook avs....412, B 417, (793), W 799.
Washington to 3d avs..457, H 889.
Eagle to Cauldwell avs..790.
Jackson to Forest avs..*492.
Forest to Tinton avs..S 99.
Tinton to Union avs..496.
Union to Prospect avs..E 629.
Prospect to Stebbins avs..1186.

164th, from Woodycrest to Anderson avs..457, S 463.
Concourse to Sheridan av..540, U 547.
Morris to College avs..539, S 547, 1141.
Brook to Washington avs..*924, 1020, B 1074.
Washington to 3d avs..*658, 882, 1069.
Boston rd to Cauldwell avs..W 890, S 940.
Prospect to Stebbins avs..88, 89, M 98, A 290, 497, B 545, 746, 791, N 799, 1187, B 1193.

165th, from Lind to Summit avs..†169.
Woodycrest to Anderson avs..†115, 327, 1142, W 1150.
Concourse to Sheridan av..540, U 547.
Grant to Morris avs..88, 540, 664, H 670, M 671.
College to Findlay avs..87, M 98, †169, †262, †306, M 589, M 629, †906, 1019, 1020, M 1030.
Teller to Clay avs..705, 976, W 984.
Brook to Washington avs..R 546, N 671, S 755.
Boston rd to Cauldwell av..138, 834, S 842.
Cauldwell to Trinity avs..138.
Jackson to Forest avs..L 199, L 754.
Tinton to Union avs..(286), (749).
Union to Prospect avs..(749).
Tiffany to Barretto..K 589.

166th, from Lind to Summit avs..M 333.
Woodycrest to Anderson avs..M 200, M 589.
Sheridan to Sherman avs..*534, *658.
College to Findlay avs..†998.
Clay to Webster avs..705, S 712, 880, S 890, †998.
Park to Washington avs..89, J 97, 192, L 199, 283, S 799, 835, J 983, J 1029.
3d to Fulton avs..B 47, K 939.
Franklin av to Boston rd..L 589, S 711, 746.
Boston road to Trinity av..746.
Trinity to Jackson avs..M 983.
Tinton to Union avs..B 47, (542), 879, B 938, L 939.

167th, west of Sedgwick av..745, 879.
from Sedgwick to Lawrence avs..*873.
Woodycrest to Anderson avs..M 48.
Walton av to Concourse..(665).
Teller to Clay avs..39, L 48, 88.
Clay to Webster avs..705, S 712, 880, S 890, †998.
[illegible] to Weeks [illegible], 292, 327, S 333.
Washington to 3d avs..791, 833.
Boston road to Prospect av..(41), (286), [illegible], 663, 664, [illegible], 705, S [illegible], S 888, 1112.
Stebbins to Intervale avs..581, B 588, †771, B 937, G 982, H 982, W 984.
Kelly to Tiffany..†858.
Tiffany to Southern Boulevard..137, A 147, A 241, (626), 666, (793), A 1074, L 1075.
Hoe av to West Farms road..13, L 798.

168th, from 167th to Lind av..N 48.
Walton av to Concourse..†169, 238, E 245, 369, M 589, E 1029.
Findlay to Teller avs..†115.
Teller to Clay avs..†1122.
Clay to Webster avs..930, S 940.
Webster to Brook avs..L 798, W 799.
3d to Fulton avs..*1136.
Fulton to Franklin avs..284, W 292.
Franklin av to Boston road..496, S 502, †562, 834, M 842.
Boston road to Forest av..746.
Forest to Tinton avs..284.
Tinton to Union avs..87, 581, A 587.

169th, from Sedgwick to Lind avs..88.
Lind to Merriam avs..326.
Ogden to Plympton avs..747.
Marcher to Boscobel avs..*492, 539, 930, 1186, D 1194.
Gerard to Walton avs..F 148, G 332, 790, S 799, R 1076.
Walton av to Concourse..W 547, *659, 879, 1186.
Grant to Morris avs..H 1148.
Morris to College avs..663.
College to Findlay avs..†306, 663.
Findlay to Teller avs..38, M 48, *493, 663, 833, S 842.
Clay to Webster avs..370.
Webster to Brook avs..B 840, (979).
Park to Washington avs..89, C 97.
Washington to 3d avs..†348, (458), 496, S 712.
3d to Fulton avs..†516, C 797.
Fulton to Franklin avs..U 99, U 890.
Union to Prospect avs..K 199.
Prospect to Stebbins avs..F 629, P 711, M 798.
Stebbins av to Home..K 546, P 546.
Home to Intervale av..(41), M 48, 412, †1122, 1140, G 1148, I 1149.
Tiffany to 167th..M 150, B 710, (793), (1070).

170th, from Aqueduct to Merriam avs..R 890.
Nelson to Marcher avs..(836).
Boscobel to Cromwell avs..791.
Inwood av to Macombs road..V 755.
Teller to Clay avs..455, R 462.
Webster to Brook avs..G 501, H 501, 663, H 670, S 672.
Brook to Park avs..L 48, 191, B 197.
Park to Washington avs..87, Z 100.
Washington to 3d avs..(143), 880.
Franklin to Clinton avs..†64, 284, R 376, 746, B 753.
Clinton to Crotona avs..*577, 746.
Crotona av to Boston road..H 199.
Prospect av to Bristow..(41), H 48, (115, †169, B 545, 976, S 1031, F 1074.
Bristow to Stebbins av..W 376, W 843, D 888, W 1150.
Wilkens pl to Charlotte..(1189).

*170th..497.

171st, west of Commerce av..747.
from Webster to Brook avs..B 753.
Brook to Park avs..87, K 97.
Park to Washington avs..623, T 630.
Washington to 3d avs..369, (371), 1067, M 1075.
3d to Fulton avs..87, F 97, F 291.

*171st..K 199, 705, D 710.

172d, from Plympton to Nelson avs..977.
Nelson to Marcher avs..C 244.
Marcher av to Macombs road..C 47.
Macombs road to Inwood av..665.
Inwood to Jerome avs..(328), L 546, S 546, 665.
Townsend to Walton avs..879.
Park to Washington avs..J 333, P 546.
Boston road to Minford pl..87, S 99, 704, *924, G 938, 1019, L 1030, 1186, G 1194.
Southern Boulevard to Hoe av..88, R 99.
Hoe to Vyse avs..(286), 413, (498), O 502, 1069.
Vyse av to Bryant..R 49.
Bryant to Longfellow..138, E 148.
Longfellow to Boone..V 99, *577, V 1150.

*172d..87, B 197, 240, R 246, 281, H 291, N 292, I 418, F 710, D 938.

173d, from Weeks to Monroe avs..456, R 462, 497.
Webster to Park avs..37, 89, O 98, 361, P 376, 455, O 983, O 1030, 1068.

Washington to Bathgate avs..L 671, 706, K 710, R 711.
Bathgate to 3d avs..581, G 588.
Vyse to Bryant avs..†13, 497, O 502, 665.
Bryant av to Longfellow..87, B 96.

*173d..N 246, D 417, 539, B 545, M 589, 623, B 670, 746, 833, 1141.

174th, from Concourse to Eden av..†516.
Eastburn to Weeks av..1067, I 1074, I 1194.
Weeks to Monroe avs..S 49, 140.
Clay to Anthony avs..E 47, E 332, 539, E 545, E 588.
Anthony to Carter avs..1186.
Webster to Park avs..†725, 1021, O 1030.
Park to Washington avs..(707), F 710.
Washington to Bathgate avs..190, A 545.
Bathgate to 3d avs..K 97, 285, N 889, C 1148.
3d to Fulton avs..40, K 939.
Southern Boulevard to Hoe av..†433.

*174th..37, 138, 326, W 712, 976, G 982, S 1150.

175th, from Nelson av to Macombs road..H 333, P 842.
Walton av to Concourse..G 417, 748.
Monroe to Topping avs..G 501, J 841.
Clay to Anthony avs..E 198, *924, 1141.
Webster to Park avs..*80, 190, E 198, 1020, O 1030.
Washington to Bathgate avs..T 630.
Arthur to Crotona avs..1020, B 1028.
Crotona to Prospect avs..H 588, R 799, 976.
Prospect to Marmion avs..M 98, 326, M 502, 833.
Vineyard pl to Crotona Park North..833.

*175th..87, 89, 663, 705, H 1074.

176th, from Popham to Montgomery avs..413, C 417.
Harrison to Grand avs..†262, †956.
Grand to Jerome avs..582.
Townsend to Walton avs..R 1149.
Topping to Clay avs..B 1074.
Clay to Anthony avs..663, B 670.
Carter to Websteravs..791.
Bathgate to 3d avs..370, B 374.
Arthur to Crotona avs..704, M 711, 746, 834, 1067, R 1075, †1166.
Crotona to Clinton avs..1186, C 1193.
Clinton to Prospect avs..L 199, †1047.
Prospect to Marmion avs..†216, C 244, 833, B 840, M 842, C 1029.
Marmion av to Vineyard pl..582.
Waterloo pl to Trafalgar pl..M 754.
Daly av to Boston road..*972, *1062, 1067.
Boston road to Bryant av..284.
Bryant av to Longfellow..†217.

*176th..663.

177th..K 97, M 98, M 200, B 244, D 244, D 245, M 246, 327, 370, 456, B 461, H 461, 496, 581, 582, (749), M 754, 1020.

*177th..238, F 291, 497, G 501, 665, P 671, 790.

178th, west of Cedar av..†814.
from Creston av to Concourse..190, F 198, M 200.
Concourse to Anthony av..1020, 1021.
Webster to Park avs..F 588, 705.
3d to Monterey avs..37, G 47, H 982.
Monterey to Lafontaine avs..1068, A 1074, S 1076.
Lafontaine to Crotona avs..A 147, 664, 746, 879, A 887, F 888, 976.
Clinton to Prospect avs..664, M 671, 834.
Prospect av to Southern Boulevard..930.
Mohegan to Honeywell avs..B 332, P 939.
Honeywell to Daly avs..S 99, S 151, L 291, P 292, M 333, S 333, S 418, 455, L 462, S 502, 540, S 711, S 755, 834, K 939, S 1076.
Daly to Vyse avs..37 I 48, F 97.
Bryant av to Boston road..284.

*178th..583.

179th, from Walton to Morris avs..*409, 625.
Concourse to Anthony av..284, 704.
Washington to Bathgate avs..†725, 746, 748, O 755.
3d to Monterey avs..1068, A 1074, S 1076.
Monterey to Lafontaine avs..1068, A 1074, S 1076.
Lafontaine to Arthur avs..M 162.
Arthur to Hughes avs..†169, O 671, S †1166.
Hughes to Belmont avs..88.
Belmont to Crotona avs..138, F 148, S 1076, †1122, M 1195.
Crotona to Clinton avs..326, †643, 879.
Clinton to Prospect avs..W 151, †771, †906, 929, N 1149.
Prospect to Mapes avs..†814.
Mapes to Marmion avs..D 97, J 710.
Honeywell to Daly avs..I 938.
Daly to Vyse avs..G 291.
Vyse to Bryant avs..T 247, W 630.
Bryant av to Boston road..S 333.

*179th..238, 663.

180th, from Concourse to Anthony av..284, H 332, H 417.
Ryer to Valentine avs..†115, G 710, 977.
n s, Tiebout to Webster avs..†217, C 545, †906.
Webster to Park avs..T 334, 369, 879, 1020.
3d to Monterey avs..835, 1022, 1142.
Lafontaine to Arthur avs..B 147, Z 502, 746, T 755, K 889, †1166, 1186, D 1194.
Arthur to Hughes avs..138.
Hughes to Crotona avs..284.
Crotona to Clinton avs..(749), D 1148, P 1149.
Clinton to Prospect avs..284, B 290, †643, B 938, L 1030.
Prospect to Mapes avs..G 198, 326, C 332, 412, 581, (883), G 1148.
Mapes av to Southern Boulevard..(542), 747, F 753, K 754, P 755, 834, M 842, 881, †956, M 1149.
Southern Boulevard to Mohegan av..W 463.
Mohegan to Honeywell avs..369, 1186.
Honeywell to Daly avs..1067.
Vyse to Bryant avs..929, F 938, F 1029.
Bryant av to Boston road..G 291.

181st, from Loring pl to Andrews av..P 98.
Aqueduct to Harrison avs..455.
Harrison to Grand avs..539, 929.
Davidson to Jerome avs..†725, 1067, R 1075.
Jerome to Walton avs..C 47, *785, 977.
Morris to Creston avs..F 198.
Tiebout to Webster avs..625, C 628.
Park to Washington avs..W 463.
Monterey to Arthur avs..H 97.
Arthur to Belmont avs..J 48, C 588, D 840, C 887, O 983.
Belmont to Clinton avs..87, 139, L 149, 412, P 462, P 502, 539, P 546, V 547, †562, P 711, 746 *924, 976, †997, G 1148, V 1150.
Clinton to Prospect avs..284, R 292, R 462, R 890.
Prospect av to Southern Boulevard..†169, M 798.
Southern Boulevard to Daly av..37, 87, 238, L 245, R 246, L 292, 496, 623, W 630, †858, W 890, P 939.
Vyse to Bryant avs..C 840, 1141, K 1149

182d, from Sedgwick to Grand avs..K 149.
Grand to Jerome avs..C 148, 191, L 798, 1067, R 1076.
Concourse to Valentine av..D 47.
Park to Washington avs..†391, 412, S 546, S 589.
Washington to Bathgate avs..*785, 1141, W 1150, *1181.
Bathgate to 3d avs..87, 976, D 982, D 1029.
Arthur to Hughes avs..369, †906, 1140, 1141, S 1150, 1186.
Hughes to Crotona avs..R 200, M 333, 976, A 982, †1122, R 1149, 1186.
Crotona to Prospect avs..B 244.
Southern Boulevard to Mohegan av..B 1028.

183d, from Sedgwick to Andrews avs..†858.
Aqueduct to Grand avs..581, 1066, E 1074.
Concourse to Valentine av..†115, 138, H 149, †906.
Valentine to Webster avs..238, †391, 455, S 463, B 628.
Webster to Park avs..283.
Park to Washington avs..539, M 1075.
Washington to Bathgate avs..*31, 38, S 49, 327, D 332, D 888.
Arthur av to Adams pl..B 1148.
Adams pl to Hughes av..S 1076.
Hughes to Belmont avs..H 199, 238, B 332.
Crotona to Prospect avs..581, 790, T 1031.
Prospect av to Southern Boulevard..T 99.

184th, west of Aqueduct av..37, 39, G 47, K 98, 369, 455, 704, W 799.
from Aqueduct to Grand avs..326, 623, 1020, A 1147.
Grand to Jerome avs..(371), O 376, S 711.
Morris av to Concourse..976.
Tiebout to Webster avs..284, S 292, P 376, L 939, S 1150.
Webster to Park avs..E 1148.
Park to Washington avs..S 200.
Washington to Bathgate avs..238, †604, 1166.
Bathgate av to Lorillard pl..414, E 417, (1189).
Lorillard pl to Arthur av..(193).
east of Arthur av..704.

185th, from Park to Washington avs..39, 140, 285, 413, *578, 833, F 841, T 843.
Bassford pl to Bathgate av..*450, 663, B 669.
Bathgate to 3d avs..89.

186th, from Park to Washington avs..284, P 292, 539, 623, 791, 929, P 939.
Arthur to Belmont avs..(241), 746, 833, M 842.

187th, from Marion to Park avs..B 148, R 150, †391, 413, I 418, R 418, 624, B 628, R 630, †643, (1024).
Park to Washington avs..192, M 200.
3d to Bathgate avs..†562, †685, 790, M 798.
Bathgate av to Hoffman..†306, †562, 704, F 710, 790, A 797.
Hoffman to Hughes av..455, †956.
Hughes to Cambreleng avs..T 49, 496, (542), 1068.
Beaumont to Prospect avs..624, D 629.
Prospect av to Southern Boulevard..539.

188th, from Sedgwick to Aqueduct avs..M 246, 284, G 291, M 842, M 889.
Park to Washington avs..†169, K 291, K 461, 704, C 710.
Washington to Bathgate avs..S 200, M 589, 746, M 754, S 755, 790, M 798, S 799, 833, M 842, S 842.
Bathgate av to Hoffman..T 247, †262.
Hughes to Cambreleng avs..*131, 140 283, 1020, W 1031, 1067, 1141, P 1149.
Cambreleng to Beaumont avs..496, 1067.

189th, from Tiebout to Marion avs..L 98, 138, 326.
Marion to Park avs..88, 140, 239, M 246, †562, M 1075, D 1148.
Park to Washington avs..†169, K 291, K 461, H 841.
Arthur to Belmont avs..†13, †115, †169, E 888, L 889.
Belmont to Cambreleng avs..C 982.
Cambreleng to Beaumont avs..*493, 496, 746, D 753, B 887.

190th, from Tee Taw to Grand avs..†217, 284, M 292, 496, T 755.
Morris av to Fordham road..B 290, †433, 455, L 462, 663, H 888, L 889, L 1030.

191st, west of Morris av..†906.
from Bathgate to Hughes avs..624, D 629, 1187, C 1194.

192d, from Aqueduct to Grand av..581.
Grand to Davidson avs..T 589.

193d, from Jerome av to Concourse..833, S 842, 881, S 890.
Bainbridge to Marion avs..†169, 283, B 290, B 1193.
Marion to Decatur avs..M 1075.

194th, from Concourse to Briggs av..1142.
Decatur to Webster avs..977, M 983, †998, †1166.

195th, from Marion to Decatur avs..88, 664.

196th, from Creston av to Concourse..879.
Valentine to Briggs avs..706.

197th, from Creston av to Concourse..37.
Valentine to Briggs avs..†305.
Briggs to Bainbridge avs..370, †725, S 1195.
Bainbridge to Marion avs..S 292.

198th, from Jerome to Creston avs..238, H 291, S 502.
Creston av to Concourse..M 246.
Valentine to Briggs avs..*186, 326, S 333, 455, L 462, 540, L 546, 582, K 670, L 754.
Briggs to Marion avs..284, 369, M 629.
Marion to Decatur avs..190, 284, 623, 929, 930, R 940, 1141.
Decatur to Webster avs..†217, M 983.
east of Webster av..140, 746.

*198th..1020.

199th, from Concourse to Valentine av..835, 1022, V 1031.
Marion to Webster avs..138.

200th (also see Southern Boulevard), from Briggs to Marion avs..B 887.
Marion to Webster avs..1067.
east of Webster av..140, 746.

201st, from Valentine to Briggs avs..W 940.
Briggs to Perry avs..K 199, B 753.
Perry to Decatur avs..37, S 49.

202d, from Concourse to Valentine av..138, *618.
Valentine to Briggs avs..138, *618, 929, S 940.
east of Briggs av..284, M 292.

203d, from Concourse to Valentine av..R 200, W 712.
Valentine av to Mosholu Parkway..284, G 501, L 798, O 889.

*203d..A 46, 138, W 151, 190, H 199, H 332, 834, 879, H 982.

204th, from Jerome av to Concourse..G 588, 1020.
Concourse to Mosholu Parkway..K 375.

205th, from Jerome av to Concourse..D 840. B 1028.
Concourse to Mosholu Parkway..†115, K 333, 929.
Mosholu Parkway to Perry av..455, O 462.

*205th..39, A 46, W 49, 581, O 589, 623, O 671, 834, 929, M 983.

206th, from Concourse to Mosholu Parkway ..B 197, B 198, B 244, D 840.
Woodlawn road to Perry av..C 198, C 332, 879, 882.

207th, from Woodlawn road to Perry av.. 882.
Perry to Hull avs..369, 456.

208th, from Kossuth to Steuben avs..N 48.
Steuben av to Woodlawn road..*873, 1021.

*209th..†115.

210th, from 208th to Steuben av..B 198.
Wayne to Webster avs..S 333, 369, Z 376, 539.

*210th..455.

*211th..†13, 38, D 47, G 47, 140, 190, 239, M 245, 455, 791.

*212..455, C 982, 1020, D 1029.

*213th..†115, 138, 284, K 462, *701, O 711, 834, A 840, 879.

*214th..37, (193), †305, Z 376, 412, L 418, 623, 790.

*215th..G 148, W 201, †216, K 245, M 246, Z 247, *278, *323, D 375, 412, 455, †478, 581, G 588, L 754, 879, Z 891.

*216th..39, †115, †169, 190, †216, 238, 239, M 246, S 246, V 247, M 333, (414), 496, M 502, B 588, 623, C 629, M 630, 663, L 671, M 671, 704, 705, 748, 833, M 939, C 982, 1020.

*217th..L 199, (328), 412, C 588, A 753, 1020, L 1030, O 1195.

*218th..W 100, †603, *659, 704, 746, M 754, F 1074, D 1148.

*219th..37, G 97, 190, 412, P 1031.

*220th..F 290, K 375, 835, R 1195.

*221st..704, V 712, M 754, 930.

*222d..237, 326, W 334, 369, 455, 581, *785, 930, 1141, D 1148.

*223d..C 47, 87, D 97, K 97, 190, L 199, 238, V 247, G 332, 369, 455, 496, 879, 930, C 938, G 938, 976, K 983, 1020, J 1030, 1067, H 1148, †1167, 1186, Z 1195.

*224th..138, 238, 369, 412, D 417, 581, F 753, W 755, †858, 926.

*225th..J 97, H 148, 238, B 244, G 245, M 246, R 246, 456, 539, 704, 705, S 712, 926, P 1030.

*226th..37, R 151, 190, M 200, 238, M 246, N 630, K 754, 790, P 799, 976, R 983, S 983, 1185, R 1195.

227th..38, L 711.

*227th..F 47, F 290, R 546, 581, 790, S 799, 879.

*228th..87, N 98, 191, 412, 455, G 461, C 840, *873, 931.

*229th..37, 87, †168, 412, H 417, N 418, 581, 704, P 711, M 754, S 842,, †998, 1020, G 1029.

230th, west of Broadway..38, 370, 747, 1067, E 1074.
Bailey to Nathalie avs..37, 40, (414), N 502, 745, 977, B 982.

*230th..87, 191, A 197, M 200, 496, S 502, 663, 704, 833, 1141, J 1149.

231st, west of Broadway..496, W 502, 581, †603, 664.

*231st..38, W 49, 238, C 290, T 547, 790, (933).

232d..†813.

*232d..191, C 198, 238, C 244, K 245, M 246, 284, G 291, †305, †433, 539, †562, 663, 879, L 889, S 1195.

233d, from Napier to Kepler avs..1187.
Kepler to Katonah avs..833.

*233d..38, 326, 663, 704, 746, *785, *786, B 887, 930, 1029, L 1030, 1067, 1186, D 1194, M 1195.

234th, from Kepler to Katonah avs..238, S 246.

*234th..†391, *785, P 939, 976, V 984, 1186, G 1194, L 1195.

235th, west of Riverdale av..P 1075.
from Mt Vernon to Napier avs..G 710.
Napier to Oneida avs..1141.
Oneida to Kepler avs..T 890.
Kepler to Katonah avs..38, 623, O 630, 1020.
Verio to Webster avs..†725, M 754, 791, A 797.

*235th..191, G 198, (241), 704, G 710, K 710, 879, K 889, †998, 1141, 1186.

236th, west of Broadway..141, L 149.
Mt Vernon to Oneida avs..W 49, 284, B 290.
Oneida to Kepler avs..191, 326, 496, 539, 623, 790, C 797, I 798, C 938, I 938.
Kepler to Katonah avs..87, R 99, †169, E 198, *233, 238, †433, 455, S 463, 746, M 754.
Katonah to Martha avs..G 47, 191, G 198, G 199, †216.

*236th..138, K 671, G 754.

237th, west of Broadway..539.
Katonah to Martha avs..V 502.
Martha to Verio avs..†391, 540, H 546, 1141, H 1148, R 1195.

*237th..W 100, O 502, G 710, W 799.

238th, west of Broadway..138, 139, 140, 141, F 148, G 148, H 149, K 149, M 149, O 150, S 151, T 151, V 151, W 151, 747.
from Mt Vernon to Kepler avs..138, 191, 879, T 890.
Kepler to Katonah avs..455.

*238th..†1122.

239th, from Mt Vernon to Katonah avs.. 38, S 49, C 332.
Katonah to Martha avs..455, K 461, 663, W 672, †813, †1122.
Martha to Verio avs..†115, 412, H 798, 833, H 841.

*239th..*31, 87, 581, 929, P 1030.

240th, west of Broadway..284, 790.
from Mt Vernon to Katonah avs..C 290, R 1076, 1187.
east of Martha av..38, 191, D 332, †391, K 629, H 798.

*240th..284, K 291.

241st, from Katonah to Martha avs..*31, †516, *534, 581, B 588, 623, 663, D 670, 704, †725, 790, D 797, B 1028.
east of Martha av..705.

*241st..M 150, H 333, M 376, 539, P 589, P 1030.

242d..284, 704, 790, (793).

*242d..P 49, †603, 1020.

245th..†64.

253d..1067.

254th..540, *659, †771, 790, F 798, 879, 881, 882, B 887, C 887, F 888, G 888, L 889, M 889, O 889, R 890, S 890, T 890, 1020.

255th..705, S 712.

256th..540, *659, 705, S 712, 879, 880, B 887, F 888, H 888, L 889, P 889, T 890.

259th..582, C 588, 790, F 1148.

260th..F 1148.

261st..89, C 96, †169, 326, 541, C 545, 704, B 710, 833, 930, F 938, F 1148, M 1149, F 1194.

AVENUES.

*Adee..39, A 46, W 49, 929, H 982.

*Agnes..*659, 705.

Alexander, from 132d to 134th..A 545.
136th to 138th..M 589.
138th to 140th..191.

*Amethyst..B 588.

*Amsterdam..38, 284, 412, H 417, S 418, 455, 1141, O 1149.

*Amundson..141, N 150, 238, P 292, 370, O 376, 455, †516, 539, 704, 790, 833, 880, A 887, N 889, 1186.

Andrews av, from 181st to 183d..P 98, B 545.
183d to Fordham av..87, †115, 138, C 148, M 149, 191, 238, 326, U 334, V 334, 412, V 418, 456, F 461, 539, U 630, 930, 1020, D 1074, 1186.

Anderson, from Jerome av to 165th..412, R 418, 539, K 546, 663, M 671.
166th to 167th..M 48.

Anthony (also see Grand Boulevard and Concourse), from Clay av to 174th.. 880, B 887, 1186.
174th to Prospect pl..E 47, E 332, 455, R 462, 539, E 545; 581, B 587, E 588, †643.
Prospect pl to 176th..E 198, 455, 663, B 670, *924, 1141.
176th to Tremont av..L 983.
Tremont av to 178th..W 630.
178th to Burnside av..87.
Burnside av to 180th..284, H 332, H 417, 539, C 670.
180th to Concourse..A 587.
north of Concourse..M 246, 370, L 1149.

Aqueduct, e s, from 170th to Boscobel av.. B 332, 497.
w s, 169th to Boscobel pl..138, G 332.
e s, Featherbed lane to Macombs road.. 36, A 46, 539, †603.
e s, Tremont av to Burnside av..87, N 98.
181st to 183d..38, 64, 455, S 462, B 501, 623, B 670, 930, B 937 .
183d to Fordham road..H 332, O 333, W 334, †348, E 501, †562, 623, 880, M 889, 1067, C 1074, †1166, 1186.
190th to Kingsbride road..581, H 798.

Aqueduct av East, from Clinton pl to Buchanan pl..K 149.
Buchanan pl to Evelyn pl..87.
Evelyn pl to 184th..L 199, C 375, 412, G 417, L 711.

Arlington..38, L 333, †347, †348, 370, 880, 976, D 982, 1020, L 1030, 1067, E 1074.

*Arnold..C 244, 746, C 753.

*Arnow..238, 370, 623, H 629, 977.

Arthur, from 175th to 176th..1020, B 1028, 1067, R 1075.
Tremont av to 179th..A 747, M 462, W 799, A 887, 976.
179th to 181st..A 46, F 198, *450, *534, 746, R 755, T 755.
181st to Oak Tree pl..K 333, 833.
Oak Tree pl to 182d..369, S 376, †906, 1186.
e s, 183d to William..38, (241), (584), E 1029.
w s, 184th to 187th..238, G 245, (584), M 589, 976, E 1084, †1122.
e s, William to 187th..38, *277, 326, 370, E 417, E 797, E 798, H 798, 833.
187th to 188th..539, A 545.
188th to 189th..326, B 332, 930.
189th to Pelham av..791.

*Arthur..D 545, O 711.

*Ash..138, C 148, 412, A 417, M 629, 663, M 754.

Av A..E 47, C 148, K 199, 881, F 1148, H 1194.

*Av A..M 150, K 291, 412, 663, N 799, B 1193.

Av B.. K 461, S 630, 881.

*Av B..D 198, D 332, B 417, T 940, 976, M 983, 1068, S 1076, *1136, 1141.

Av C..748.

*Av C..H 417, R 630, 704, H 798, K 798.

*Av D..87, 138, *492, 496, V 502, K 629, 704, 1021, B 1028, 1067, 1141, J 1149.

*Av E..H 245, K 291, 663, 833, C 840, 930, P 939.

Av St John, from Timpson pl to Southern Boulevard..39, †771, M 1030.
Southern Boulevard to Fox..540, B 545.
Beck to Kely..A 887.
Kelly to Prospect av..664, M 671, †1167.

Babcock..M 149, M 150.

Bailey, e s, from Sedgwick av to Heath av.. 412, 413, 705, B 710, N 711, 834, 880.
e s, Heath av to Kingsbridge road..B 797, 930.
Kingsbridge road to 230th..191, (414), 1186.
230th to 238th..C 96, 191, H 501, S 502, A 545, †643, H 798, †813.
238th to Vancortlandt av..H 291.

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 3.

Bainbridge, from Kingsbridge road to 194th ..88, L 98, †169, H 245, †262, 283, B 290, B 1193.
w s, 196th to 198th..370, 747.
190th to 201st..191, 455, F 461, †516, †956.
201st to Mosholu Parkway..†998.
Mosholu Parkway to Woodlawn road..M 200, 497, R 502, 581, M 589, †725, S 799, R 1075.
*Baisley..139, 412, 539.
*Baker..496.
*Balcom..†562, T 712.
*Barker..L 48, (142), O 150, M 200, Z 334, 539, 582.
*Barkley..87, 190, 283, H 291, 539, S 546, 1141.
*Barnes..87, J 97, M 200, Z 201, M 246, Z 247, †306, K 333, S 418, †478, 540, †562, M 589, Z 590, G 670, *785, 790, M 842, 976, M 983, 1141, D 1148.
Bassford..38, S 49, 238, 327, D 332, †604.
*Bassett..†391, 455, Z 463, †516, 624, G 629, †906, 930, T 940, 1141, M 1149.
Bathgate, from Wendover av to 172d..†13, 191, D 198, †391, 455, 623, D 629.
172d to 173d..87, 88, G 545.
174th to 175th..326, D 840, B 938, L 939.
175th to 176th..976, 1141, R 1149.
176th to Tremont av..L 546, L 889, L 1195.
178th to 179th..†169, 833, 880.
179th to 180th..87, S 99, K 149, G 198, 663, †725, 746, O 755, 930.
181st to 182d..H 888, 1020, B 1028.
182d to 183d..*31, F 501, N 842, S 1195.
183d to 184th..414, E 417.
184th to 187th..*450, †562, 663, B 669, 704, F 710, †1166, (1189).
187th to 191st..38, M 48, 87, B 96, C 96, T 247, B 417, M 1149.
*Bayside Drive..930, K 1149.
*Bay..930, S 1076.
*Baychester..*659, 705, 1020, F 1029.
Beach (also see Tinton av)..39, 327, C 332, 456, O 462, 625, 706, W 755.
*Beach..†516, 540, 582, C 840, K 1194.
Beaumont, from Grote to 183d..C 840.
183d to 187th..(41), 539, 746.
188th to 189th..582.
north of 189th..*493, 496, 746, D 753, B 887.
*Becker..663, H 1029, P 1030.
Bedford Park Boulevard (also see 200th st or Southern Boulevard)..140, 191, F 198, U 201, B 982, 1067.
*Beech..87, 138, 581, M 589, 623, M 629, I 670, 746, M 754, 930, 1020, G 1029, H 1029.
Beekman..238, P 246, 326, 880, 930, T 940, †1047, 1141.
*Bell..M 149.
*Benedict—833.
Belmont, south of 176th..704, M 711, †1166.
from 176th to Tremont av..746.
Tremont av to 179th..930, M 939, †1122, M 1195.
179th to Oak Tree pl..88, T 630, 833, Z 843, 880, S 1076.
180th to 181st..87, L 149, C 887.
181st to 182d..J 48, R 200, C 244, P 246, S 376, 539, S 546, V 547, 623, 664, 1067, 1068, K 1075, R 1149.
182d to 183d..238, M 333, 976, A 982, †1122.
183d to Crescent av..138, †771, 790, G 841, *873, †997, 1020, 1141, D 1148, B 1193.
Crescent av to 187th..(41), 746, 833, M 842, G 1029, †1166.
187th to 189th..C 96, *131, †169, C 753 E 888, L 889, 1020, W 1031, 1067.
189th to Pelham av..C 148, L 841, C 982.
*Benson..†604, 664, H 670.
Bergen, from 149th to Westchester av..S 99, C 148, K 291, K 983.
Westchester av to Grove..238, C 290, A 937.
Grove to Brook av..370, N 418, †906 1141.
*Berrian..E 753.
*Birchall..†262, D 461, S 1076.
*Blackrock..88, 284, C 290, D 629.
*Bland..88, B 96, 239, S 246.
*Blondell..238, †725, 1186, 1187.
*Bogart..138, 455, F 461, 582, M 589, W 590, 663, †685, 790, W 799, 833, 880, W 890, 930, W 940, 1020, V 1076, S 1195.
Boone (also see Boone st), from Jennings to 172d..V 99, K 149, V 151, 880, V 1150.
172d to 173d..B 670.
173d to 176th..832, C 840.
Boscobel, from Jerome av to 169th..H 841.
169th to Shakespeare av..930.
Shakespeare av to Nelson av..N 150.
Nelson av to Plympton av..† 115, 138, 283, M 292, †685, 705, †858, K 939, 1067, B 1147, B 1148, E 1148, K 1149.
Plympton to Aqueduct avs..H 245, (414), †685, 747, 880, J 889, 931, B 938, K 939.
Boston..38, 39, 40, 138, S 151, 455, C 461 663, S 940, 976, 1019, P 1149.
*Boyd..*80, 87, 623, K 754.
*Bracken..88, 138, 141, 238, C 332, S 418, 623, 746.
*Brady..412, 455.
Bridge..*1062.
Briggs, from Kingsbridge rd to 194th..138, 455, B 461, B 755, *785, B 982, 1021 K 1030, W 1031.
194th to 196th..J 97, 138, B 147, L 149, P 150, W 151, 191, W 201, W 244, 455, W 463, 539, 540, W 940, 1067, 1141, †1166.
196th to 198th..706, 746, B 753, 790, †906, 1067, N 1075.
198th to 200th..38, J 48, †115, 191, S 201, U 201, F 245, 664, C 670, K 670, K 671, 976, B 982, R 1076, 1186.
200th to Moshulu Parkway..†115, 284, 496, G 501, S 502, †998.
*Briggs..191, *659, *701, 705, 746, 834, 1020, M 1030, R 1031, 1069, *1136.
Broadway..(193), (414), *659, (793), 879, 880, H 888, T 890, E 1029, 1068, S 1076, F 1148.
*Broadway..*80, A 147, 326, 412, S 418, H 588, 746, 747, C 753, D 753, A 887, H 1194.
*Bronx Boulevard..38, 87, †115, M 150, 496, 704, 705, 834, P 1030.
*Bronx Park..238, Z 247, F 291, 326, 540, C 545, 583, (793).
*Bronxdale..†216, F 245, G 332, †391, †433, 496, B 501, C 501, F 588, G 888, P 671, 746, †771, 833, R 842, 880, 888, 930, R 940, 1020, C 1028, 1067, G 1074.
*Bronx & Pelham Parkway..38, C 47, N 48, 141, (143), 192, C 198, 582, W 590, 790, 880, W 890, 930, 1020.
*Bronxwood..T 49, J 97, 581, M 630, 705, *786, 790, M 1075.
Brook, from 134th to 136th..H 199, G 332, (584), (933).
136th to 138th..B 96, M 98, (328), E 841, G 841, T 843, E 888, E 938, (979), E 982, N 1030.
138th to 139th..E 753.
139th to 141st..H 97, L 98, S 99, (153 H 588, W 630.
141st to 142d..S 200, G 332.
142d to 144th..C 47, 540, *578, 704, W 712, C 797, 1067.
144th to 146th..138, 326, (707), 834.
146th to 148th..B 501, K 501, 976.
149th to Westchester av..R 150, (665), (666), R 755, H 888, M 889, B 937.
Westchester av to Grove..238, C 290, †906, A 937.
Grove to 156th..370, †604, †906.
156th to 158th..†262.
158th to 161st..(498), B 1148, L 1149, S 1150.
161st to 163d..(371).
w s, 163d to 165th..†64.
e s, 164th to 165th..539, *924, 1020.
165th to 167th..746, S 755.
167th to 168th..O 98, †115, †433, 496, S 502, L 798, W 799.
168th to 169th..O 292, (371), 496, Z 502, 663, †771, C 887.
e s, 169th to 170th..S 201, 663.
w s, 169th to Anna pl..191, S 200, (979).
w s, Anna pl to 170th..A 1074.
170th to St Pauls pl..191, B 197, C 417, G 501, H 501, C 588, 623, C 629, 663, B 669, H 670, S 672, E 753, 1067, A 1074.
St Pauls pl to 171st..87, K 97, 138, 284, L 291, S 463, L 841.
171st to Wendover av..P 49, 191, M 246, 370, J 375, J 546, 582, 746, B 753, K 754, S 755, 1186.
north of Wendover av..413.
Brown..1067, 1140.
*Bruner..C 753, 1067.
Bryant, from E Boulevard to Randall av..745, 747.
Randall av to Spofford av..745, H 1074, H 1194.
Lafayette to Seneca avs..†771, 1020, W 1031.
Seneca to Garrison avs..P 98, 624, B 628, C 628, C 629, B 710, C 710, P 711, 833, T 842, 930.
167th to West Farms rd..496, L 546, 1141, W 1150.
Home to Freeman..455, R 462.
Freeman to Jennings..G 47, K 48, O 98, †115, E 148, S 151, 284, E 332, L 333, E 375, L 375, M 376, R 376, 623, 664, S 672, 746, B 753, 834, 880, Z 891, F 982, 1020, †1047.
Jennings to 172d..87, † 115, 284, S 292, 976, K 983, K 1030, 1067.
172d to 173d..R 49, 87, B 96, 138, E 148, 665.
176th to Boston rd..†217, 284.
Tremont av to 178th..284.
178th to 180th..284, W 630.
*Burdett..370, 1186, G 1194.
*Burke, †115, 239, 623, 624, S 755.
Burnside, from Grand to Jerome avs..†13, R 200.
Jerome to Morris avs..457.
Concourse to Anthony av..1186.
Anthony to Ryer avs..C 461.
Ryer to Valentine avs..S 1195.
*Bussing..1068.
*Byron..†391, 746, C 753, T 1150.

Cambrelleng, from Grote to 183d..L 199.
183d to 187th..*31, R 200, 238, R 671, 746, L 754, P 755, T 755, 791, 834, E 841.
187th to 188th..H 754.
188th to 189th..88, C 96, G 245, 283, S 418, 582, C 753, 1020, W 1031, 1067.
189th to Pelham av..B 96, †262, *493, 496, 746, D 753, R 755, B 887.
North of Pelham av..P 376.
Indeft..S 1076.
Cambridge..P 1075.
Carter, from 173d to 174th..1186.
w s, 174th to 176th..791, *924, 1067.
*Carpenter..38, †216, 238, M 246, B 374, 705, B 797, 834, S 842, P 1030.
*Castle Hill..283, H 417, (542), T 547, 705, I 889, †998.
Cauldwell, from Westchester av to 156th..L 48, 88, 283, W 292.
156th to 158th..H 97, *233, 455, K 461, 158th to 161st..791, B 797.
161st to 163d..880, 1141, (1144), G 1148.
164th to 165th..834, S 842.
165th to Boston rd..†13, 138, 239, W 247, 1142.
Cedar, from 177th to 178th..M 200.
*Cedar..38, 139, 582, 746, 747, M 754, 976, 1020, 1141.
Central..540, 976.
*Central..*659, *701, 705, *1062, *1136.
*Chatterton..283, S 376, B 461, 540, M 546, T 984, *1136.
*Chester..L 98.
*Chestnut..747.
*City Island..H 501, E 670, 1020, 1067, R 1076, J 1194.
*Classon..W 376, 1021.
Clay, 165th to 166th..283, D 290, 540, 705, G 710, 976, W 984.
166th to 167th..39, L 48, 88, 705, S 712, 880, S 890, †998.
167th to 168th..†725, †1122.
168th to 169th..326, H 333, U 334, 370, S 376, 412, 664, 930, S 940, W 1195.
w s, 169th to 170th..88, C 96, 370, *659, 747, P 755, 791.
e s, 169th to Webster av..S 99, 496, 880.
173d to 174th..138, 191, B 197, F 629.
174th to 175th..†64, T 151, *701, 880, G 888, 1067, L 1075.
*Clifford..239, R 246.
Clinton, from 169th to Jefferson pl..38, H 97, L 98, B 374, 456, B 501, 791, L 798, †858, P 939.
Jefferson pl to 170th..*577, 746.
170th to 175th..238, F 375, R 376, 497, W 502, 746, B 753, F 841, H 889.
175th to Fairmount pl..H 501, 582, H 588, H 670, 976, H 982, H 983, H 1194.
Fairmount pl to Tremont av..H 670, 1020, S 1031.
Tremont av to 178th..664, M 671, M 711, E 798.
178th to 179th..L 199, C 332.
179th to Oakland pl..W 151, 456, †643, 791.
Oakland pl to 180th..284, B 290, 496, D 501, V 502, D 545, †643, B 938.
180th to 181st..P 200, P 502, P 842.
181st to 182d..139, 791, †858, *924, 976, 1141.
north of 182d..326.
*Coddington..M 150, †516, 1020, N 1030, D 1194.
College, from 141st to 143d..664.
143d to 145th..B 244, (666), †858, 976, R 983.
146th to 148th..*277, 624.
163d to 165th..87, M 98, †262, M 589, M 629, 1020, M 1030.
165th to 166th..664, 705, 880, L 939.
168th to 169th..540, P 546, P 671.
169th to 170th..283, F 417, 663, †771, D 888.
*Columbus..*31, R 99, K 149, W 151, R 200, 238, C 244, K 245, R 246, 283, H 291, S 292, L 375, 455, 540, N 589, 664, B 669, D 670, M 711, A 753, B 753, M 754, R 755, 880, G 888, 930, D 938, S 983.
*Comfort..141.
Commerce, from 170th to 171st..747.
171st to 176th..747.
Commonwealth..S 99, 138, G 148, 191, E 198, †478, 582.
*Compton..G 629.
Concord, from 141st to 142d..*450, 496, 880, St Marys to 146th..191, M 711, 1187, K 1194.
146th to 147th..A 887.
147th to 149th..88, M 98, 139, P 246, S 246, P 418, S 418, 704, 1020, P 103 P 1075, P 1195.
149th to 151st..929, †1122.
151st to Kelly or 152d..M 375, S 711.
*Concord..412, 664, E 670.
*Cooper..38, 283, T 292, 748, 880.
*Cornell..139, 239, 327, A 417, 1067.
*Corsa..38, 790, 880.
Cortlandt..F 1148.
*Cortland..1186.
*Cottage Grove..S 200, F 588, 705.
*Country Club..139.
Courtlandt, from 3d av to 149th..(458).
149th to 150th..M 48.
151st to 153d..†13, †64, 746, M 754, 1067, O 1075, O 1149.
153d to 154th..(542), (584).
154th to 155th..(328), M 418, (793), R 799, A 937.
155th to 156th..†13, 238, (371), O 376, 880, (883), W 890, O 983, O 1149.

156th to 157th..(542), F 588, (707), 747, T 755, (883).
157th to 158th..(458), *1012.
158th to 159th..139, 747, S 755, (836)
159th to 160th..746, 889, K 889.
161st to 162d..624, W 630, (666).
162d to 163d..87.
Indef..S 462.
*Craighill..746.
Crescent..138, S 418, 496, †725, 746, H 754, †771, 791, *873, 1020, D 1029, 1141, D 1148.
Creston, from 179th to 181st..K 48.
182d to 183d..326, M 333, K 461, 582, E 588, L 589, 705, W 712, †813.
183d to Field pl..881, †906, W 1150, †1167.
184th to 189th..S 630, K 889, L 889, B 1193.
190th to 192d..†433, L 710.
Kingsbridge rd to 196th..S 151.
196th to 197th..Q 418, R 462.
198th to Minerva pl..38, S 502.
Crimmins, e s, from 141st to Oak terrace..38.
w s, 141st to St Marys..38, (41), 455, 1020, D 1029, S 1031.
e s, Oak terrace to Beech terrace..38.
Cromwell, from 164th to McClellan..582.
169th to 170th..88.
*Crosby..†64, 370, E 375, 412, K 418, R 418, 455, 456, F 461, P 462, 496, D 501, S 502, †603, 624, Z 630, 705, M 754, C 887, 976.
Crotona Parkway..L 292, †643, 791, A 887, B 1028, 1186.
Crotona, from Boston rd to 170th..T 1195.
170th to Crotona Park South..F 375, W 376, 412, 790, P 799.
175th to 176th..H 48, (193), 746, 834, 1186, C 1193.
176th to 177th..C 47, 746, (793), C 840, G 1029.
177th to 179th..M 711.
Oakland pl to 180th..191, F 198, T 418 Z 418, M 671, R 842, D 1148.
180th to 181st..P 1149.
181st to 182d..†115, 139, S 151, 496, G 501, 976, W 984, †997, T 1031, 1067, F 1074.
182d to Garden..B 244, M 292.
Garden to 183d..326.
183d to 187th..38.
187th to 189th..C 91, 455, B 461, 496, 624, D 629, 834.
Indeft..86, C 97.
*Cruger..†64, †115, K 889, 1067, O 1075.
Cuthbert..833, F 1148, M 1149.
Cypress (see also Trinity av) from 137th to 139th..1020.
141st to St Marys..38, 139, S 151, 191, I 199.

Daly, from 176th to Tremont av..38, C 47, 496, R 502, 582, P 589, 834, B 840 A 887, †997.
Tremont av to 178th..39, O 49, L 291, P 292, 456, L 462, 540, 834, †1047.
178th to 180th..283, G 291, 791, † 858, 1067, K 1075.
180th to 182d..1067.
Davidson, from 177th to Burnside av..K 97, M 98, R 200, M 246, M 292, M 333, 456, M 754, 1141, 1186.
Burnside av to 181st..1067, R 1075.
181st to 182d..1067.
182d to 183d..191.
183d to 184th..*31, 191.
184th to 190th..†13, 1020, B 1028.
Decatur, from Kingsbridge rd to 194th..191, S 201, G 375, 1067.
197th to 198th..190.
198th to 199th..†217, 457.
199th to 201st..L 199, 540, K 546, L 671, 1020, 1067.
Mosholu Parkway to Woodlawn rd..88, D 148, D 198, 238, 540, D 1148.
Woodlawn rd to 205th..139, R 200, R 246, 496, 664, A 753, H 841, H 1074, 1186.
205th to 207th..D 290, 880, D 888.
207th to 209th..88, J 97, E 938.
209th to Gun Hill rd..191, 791.
De Kalb..191, B 198, M 939.
Delafield..370, 1020.
*DeMill..P 19, P 200, 456, *785, 880, S 890.
*Devoe..326, 930.
*Digney..B 669, *786, L 1030, 1067, 1068, B 1071.
*Doon..141, 239, F 291, 370, D 375, 664, M 671, *786, 880, 976.
*Doris..88, B 96, 283.
Drive..834.
*Dudley..B 374, 412, 413, 414, B 417, O 418, S 418, F 461, 496, 497, D 501, S 502, 930, T 940, (1070), L 1075.
*Duncombe..M 98, *493, 582, 624.
Eagle, from 149th to Westchester av..834, F 841, †1122.
Westchester av to 156th..†262, 834, N 842, 880, P 889, 930, N 939, 977, N 983, 1020.
156th to 158th..†685.
158th to 161st..E 47, 191, K 199, 239, 1186, H 1194.
161st to 163d..G 48, 88.

Eastern Boulevard..747.
*Eastern Boulevard..139, H 245, 456, *618, †643, 664, †685, 791, 977, 1020, 1021, B 1028, †1122, B 1148.
Eastburn..R 246, 283, W 334, 1067, I 1074 I 1194.
Eastchester..1187.
Edenwood..880.
Edge Hill..†603.
*Edison..88, 283, H 291, 413, H 417, 497 B 501, 540, O 546, L 671, 746, 747, C 753, D 753, 1020, 1141.
*Edson..456, G 461, 746, 747, M 754, M 983.
*Edwards..N 150, B 417, M 546, 705, †77 791, M 798, N 939, 1020, †1167, 1186, S 1195.
*Elliott..*322, (328), 370, 413, P 418, S 418, 496, B 501, 582, 623, 1019, 1068.
*Ellis..M 200, 327, 456, †478, 582, F 588, C 629, 664, 747, 976.
*Ellison..B 47, C 198, C 244, 624, 1186, S 1195.
*Ellsworth..283.
Elton, from 158th to 159th..880, D 888, L 889, D 1029, L 1030, †1047.
161st to 162d..C 710, C 753.
*Ely..191, M 200, 456, 746, H 754.

*Fairfax..139, †216, S 292.
Fairmount..M 98, M 502, 976, 1020, B 1028.
*Fairmount..880, E 888, H 888.
Feldston..M 1149.
*Ferris..*31, 38, B 198, *278, 327, *366, 497, *1062.
Fieldstone..705.
Findlay, from 164th to 166th..87, M 98, M 589, M 629, †906.
168th to 169th..38, M 48, 88, P 98, 191, E 198, H 199, 624, B 628.
169th to 170th..624, S 630, W 630, 664, L 671.
Fleetwood..C 148, T 1076.
*Fletcher..G 627.
Fordham..40, N 150, A 197, 240, W 293, 414, 540, A 753, L 754, B 797, 83 880, C 887, S 940.
*Fordham..137, 930, 1020.
Forest, from Westchester av to 156th..834, 1068.
156th to 158th..N 1149.
158th to 159th..M 98.
159th to 160th..929.
160th to 161st..624, M 629, 664, M 671, M 842, †906.
161st to 163d..88, 239, 624, 705, 834.
163d to 165th..S 49, S 99, S 151, M 292, 624, H 629, 664.
165th to 166th..88; L 98, C 545, L 889.
166th to Home..(241), 705, B 710, V 712.
Home to 168th..M 939.
*Forest..239, C 670.
*Fowler..239, Q 292, Q 418, 930, N 939, Q 940.
*Fox..*80, 139, 623.
Franklin, from 3d av to 166th..†64, Y 891.
167th to 168th..38, 283, K 291, 977.
168th to 169th..D 97, †562, D 797, 834 M 842.
e s, 169th to Jefferson pl..38, M 48, 88, C 96.
w s, 169th to 170th..191, 456, I 461, 624, 747, 791, S 842, 1068, S 1195.
e s, Jefferson pl to 170th..191, 496, B 501, 747.
170th to Crotona Park South..†64, G 982.
*Franklin..B 797, 1186, 1187.
Fulton, from 166th to 167th..B 47.
167th to 168th..88, Z 100, 283, L 291.
168th to 169th..88, C 840, *1136.
169th to 170th..†516, 619, Z 1031.
170th to 171st..239.
171st to 172d..139, K 149, 327, †348, 413, 582, 624, F 629, O 630.
172d to 174th..K 939.
174th to 175th..†562, L 1075, 1141, H 1148, 1186; L 1195.
*Furman..T 1150.

*Gainsborg..456, V 463, 930.
Garden..581, R 589.
Garrison, from Leggett av to 156th..664, E 670.
156th to Longwood av..664, E 670.
Lafayette av to Barretto..†814.
Barretto to Hunts Point rd..†391.
Hunts Point rd to Faile..†64, 86, 88, B 96, 139, (142), B 147, B 669, B 670, 747, B 753, U 755, 1068.
Faile to Bryant..582, L 754.
Gerard, from 144th to 149th..137.
149th to 151st..S 99.
157th to 161st..R 292.
167th to 168th..L 629.
Indef..K 291.
*Gifford..624, K 629, 705, P 711, 1020 P 1030, 1068, †1122, †1167.
*Gillespie..413, 414, A 417, B 417, D 417, F 417, H 417, H 418, L 418, O 418, S 418, 456, C 461, M 462, 497, A 501, S 502, 540, J 546, 1020, N 1030.

*Gleason..88, †115, †169, 191, D 198, † 217, 370, B 374, L 375, †516, 540, 624, P 630, 705, D 710, 747, C 753, D 797, 834, C 840, S 842, †956.
*Glebe..(193), S 201, 834, S 940, 977, S 983.
*Grace..88, M 98, W 100, 139, S 246, 370, 456, M 462, 497, F 501, S 502, M 629, 705, M 711, 1020, 1021, K 1030, S 1031.
Grand, from 176th to Tremont av..L 48, †262, †516, 582, L 710, L 711, 718, †956.
Tremont av to Burnside av..370, B 371 F 375, R 376, T 376.
Burnside av to 180th..413, L 418.
182d to Buchanan pl..C 148, K 462, K 629.
Buchanan pl to Evelyn pl..791, †1047.
Evelyn pl to 184th..624, R 630.
184th to Fordham rd..F 291.
Fordham rd to 188th..M 200, 880.
190th to 192d..T 99, †685, †771, L T 1150.
192d to Kingsbridge rd..88, B 96, 582, S 589, †643, 1141, T 1150.
Indeft..1187.
Grand Boulevard and Concourse (see also Anthony av), from 161st to 163d..879.
163d to 165th..†516, 540, U 547, †956.
165th to McClellan..746, S 755.
McClellan to 168th..R 1031.
e s, Belmont to Morris av..†516.
Buckhout to 179th..1020, 1021.
Burnside av to 182d..191, 370, 1186.
182d to Field pl..†433, †478.
187th to 192d..540, G 545.
192d to Kingsbridge rd..624, 791, †858.
196th to 198th..37, 88, M 246.
198th to 200th..L 1149.
200th to 204th..191.
204th to Mosholu Parkway..B 710, L 711.
Grant, from 161st to 163d..B 290, 664.
163d to 165th..38, 139, 664, H 670, M 671, 1186.
165th to McClellan..540, 664, P 671, 747.
McClellan to 169th..H 1148.
Indeft..283, 370, 1069.
*Grant..38, M 48, 139, H 149, D 545, 664, 747, †906, N 983, G 1029, 1141.
*Green..239, E 245, 283, 327, 456.
Greystone..†64, 139, 140, B 147, C 148, D 148, F 148, G 148, H 149, I 149, K 149, L 149, O 150, T 151, W 151, 239, 624.

*Hall..A 46, 88, W 100, 138, W 151, W 152 W 755, 834.
*Hammond..623.
*Harrington..140, C 244, (328), B 332, 41 A 417, 497, A 501, †998, (1070).
Harrison, from 176th to Burnside av..38, T 49, 497, W 502, †643, T 799.
*Harrison..B 47, 239, 456, M 754, M 939, M 983.
*Havemeyer..T 940, 1068, S 1076.
*Haviland..1021.
Heath, w s, from Bailey av to Kingsbridge rd..†13, 38, 88, M 98, 413, F 417, 456, P 462, 624, B 628, 664, B 670, H 670, 1141, W 1150.
e s, Emmerich pl to Kingsbridge rd..283, O 292, 930.
e s, Kingsbridge rd to 230th..38, D 47, W 49, 497, N 502, 663, †685.
w s, Kingsbridge rd to 229th..1186.
w s, 229th to 230th..†685, 705, 747, 1021, M 1030, 1141.
230th to Sedgwick av..38, 39, 40, C 47, 455, C 461, 582, A 587, A 628, 664, 747, C 753, L 841, 977, B 982.
Highbridge (old)..370, 747.
*Hill..141, 283, F 417, 497, F 501, †725 1021, 1068.
*Hobart..191, 239, C 290, P 292, 370, S 376, 497, 540, D 545, G 545, 791, K 889, 1021, M 1030.
Hoe, from Whitlock av to Westchester av..88, O 98, 456, M 462, 624, G 629, M 629, S 630, 747, S 755, 834, H 841 880, †997.
Westchester av to 167th..W 49, 370.
167th to Home..88, M 150, †348, 582, †643, 791, L 798, R 799, *828, 977, C 982, H 983, 1021, T 1031, 1068, S 1195.
Home to Freeman..†169, M 200, G 501.
Freeman to Jennings..(41), L 48, 456, D 461, 664, J 710, J 754, †906.
Jennings to 172d..S 376, 456, F 461, 706, †998, F 1029.
172d to 173d..B 47, †64, 88, R 99, 140, K 149, M 150, 456, B 461, K 461, B 501, 747, B 797, M 798, B 840, 880, K 983, 1068.
*Holland..M 48, W 100, A 197, †216, W 293, M 376, 665, W 755, †998, 1141.
*Hollywood..88, S 99.
Honeywell, from Tremont av to 178th..W 151, B 332.
178th to 179th..38, B 332, M 333, 834, I 938, M 939, M 983.
179th to 180th..W 712.
180th to 181st..D 710, 1067.
181st to 182d..P 939.
*Horton..J 1194.
*Houghton..664, C 670, T 940.
Hughes, from Tremont av to 179th..D 290, G 375, M 376, 664.
179th to 180th..88, †169, O671, 880, 1021, †1166.
180th to 181st..†64, 140, C 588, D 1148 e s, 181st to 182d..C 244, H 546, 1068.
w s, Oak Tree pl to 182d..1141.
182d to 183d..F 47, L 199, 283, 327
183d to Crescent av..†169, H 199, 238, 327, B 332, C 461, 664.
Crescent av to 187th..T 49, M 150, C 290, 930, 1068, M 1075
187th to 188th..140, 239, 1141, P 1149
188th to 189th..†115, E 888, L 889, 977.

189th to Pelham av..38, P 49, †64, C 374, C 375, 456, P 502, C 670, 1186.
north of Pelham av..S 589, 1187, C 1194.
Hull, south of Mosholu Parkway..140, C 1194.
from Mosholu Parkway to Woodlawn rd..D 198, W 247, 497, 977.
Woodlawn rd to 205th..R 99, (498), †562, †643, 1021, 1022, D 1029.
205th to 207th..S 99, 140, †433, 624, E 629, 834, W 940, F 1029, R 1195.
207th to 209th..283, 456.
209th to Gun Hill rd..977, I 1029.
Indeft..140.
Hunts Point (see also Hunts Point rd)..239, 745, 747, U 755, 1068, H 1074.
*Hunt..38, B 47, 370, 977, 1021, 1068, 1141.
*Hunter..R 246.
Huxley..F 1148.

Independence..327, 456, 581, 624, 625, 881, 977, 1068.
Intervale, from Southern Boulevard to Beck..140, 581, W 590, †603, †604.
Beck to Kelly..(626), 833, W 843.
Dongan or 163d to 165th..38, T 49, 140, 240, 456, R 462, 497, S 502, †906, N 983, F 1074, 1141, R 1149.
165th to 167th..326, 539, D 840, H 1194.
w s, 167th to 169th..†115, 239, V 247, C 290, 412, V 547.
e s, 167th to Kelly..C 290, (793).
w s, 169th to Chisholm..†1122, 1140, G 1148, I 1149.
e s, Tiffany to Home..237, †433.
e s, Home to Freeman..137, 283, 454, T 463, 539, †562, 930, K 939, †998.
e s, Freeman to Jennings..T 247, T 589, T 755, 1021, H 1029, †1122, †1166, A 1193, C 1194, D 1194, T 1195.
w s, Freeman to Wilkins pl..V 672, V 755, V 890, W 1150, †1166, (1189).
Inwood, w s, from Cromwell av to 170th..88.
e s, Clark pl to 170th..88, V 755, 1068, C 1074.
Macombs Dam rd to Belmont..88, 665, R 890.

Jackson, from Westchester av to 156th..540, H 546, E 1029.
156th to 158th..S 201.
158th to 160th..A 147, 327, 624, D 629.
160th to 161st..R 49, 624, M 629, M 842, †906.
161st to 163d..*492.
163d to 165th..370, 456.
165th to 166th..T 49, 413, S 418, M 983, S 1150.
166th to Home..K 671, C 797.
Home to Boston rd..R 589, 1186.
*Jackson..K 149, B 670.
Jefferson..G 375, 664, 1068.
*Jefferson..141, 239, 664, H 670, L 671.
Jerome, e s, 165th to McClellan..582.
170th to Belmont..(328), 665.
w s, Belmont to 176th..456, D 545, (793), F 798, (1024), T 1031.
177th to Burnside av..R 200.
Burnside av to 181st..*785, 977, 1068.
w s, 181st to 184th..C 148, (979).
e s, 183d to 184th..88, 540, 1141.
184th to Fordham rd..191, 239, K 245, 705, K 710, S 711, 1141, K 1149.
192d to Kingsbridge rd..(193), I 199.
199th to 204th..G 888.
Jessup,..†115, M 150, 791.
*Jones..88, C 96, 141, 370, 540, 664, A 669, M 671, 747, *786, 834, 880, 930, P 1030, 1068.
Johnson..370, 747, 834, B 840, P 1075.
*Johnson..283.

Katonah, from 233d to 236th..†169, E 198, 833.
236th to 239th..I 48, B 710.
239th to Mt Vernon av..R 1076, 1187.
*Kearney..880.
*King..283, M 292.
Kingsbridge..†348, 370, 540, 582, S 589.
*Kingston..T 376.
*Kinsella..O 376, 540, E 545, †813, 880, B 887, B 1028, S 1031.
Kirkside..88, 191, 664.
*Kossuth..87, 191, 327, 582, 705, M 711, 880, P 1030.

Lafayette..283, 413, 540, H 545, 546, N 630, †814, 1187.
Lafontaine, from Tremont av to 178th..1021, 1141, G 1194.
178th to 179th..*31, 191, G 198, *450, 456, N 462, 540, *577, 582, 705, †814.
179th to 181st..M 223, 920, 1068, A 1074, S 1076, †1166.
181st to Oak Tree pl..H 97, 880, M 889.
Oak Tree pl to Quarry rd..140, D 148, 747, S 1031.
*Lamport..791, 977.
*Lane..†603.
*La Salle..W 100, 191, †478, 624, W 630, S 712, S 755, K 889, 1021.
*Layton..239.
Lawrence..624.
*Lawrence..*659, 705, *1062.
Leggett, from Prospect av to 156th..L 546, 581.
156th to Kelly..496, 834, B 840, F 841.
Whitlock to Garrison avs..(793), F 841.
*Leland..Z 152, †216, †478.
Lexington..88, 138, 1141.
Liebig..F 148, 930, F 938.
Lincoln, from 134th to 135th..86, 88, (836).
135th to 136th..(41), (91), 240, (328), M 376, 583.
136th to 137th..748.
137th to 138th..A 987, S 672.
Lind, from Sedgwick av to 165th..M 754, V 755.
w s, Lawrence to 167th..F 938.
e s, 166th to 167th..140, H 418.
168th to 169th..N 48, 88, †169, N 292, 327, D 753, *873.
w s, 169th to Undercliffe pl..K 589.
*Livingston..283, 1021.
Locust, from 138th to 140th..B 332.
140th to 141st..(193).
indef..39, O 49.
Longfellow (see also Longfellow st), from Eastern Boulevard to Hunts Point road..745, 747.
Westchester av to Home..192, L 418, 456, M 462, 791, L 798, M 798.
Home to Freeman..326, 929, L 939, L 1149, L 1194.
Freeman to Jennings..F 198, 370, G 417, 456, A 460, G 754, G 841, 1021.
Jennings to 173d..O 48, O 49, R 99, V 99, 283, *577, 977, V 1150.
Longwood, from Westchester av to Hewitt pl..(666), W 940, (1024).
Beck to Southern Boulevard..38, †64, (1024), B 1028.
Southern Boulevard to Garrison av..(1144).
Garrison av to Barry..(41), †771.
Barry to Truxton..A 244, L 546, T 547.
*Lorillard..327, 539, 540, S 547, *659, *701, 705, *1136.
*Ludlow..140, (542), T 547, 665, P 671.
*Lyon..88, 191, 283.
Lydig..582, M 589, 790, 880, 930, L 939.

*Maclay..*785, *786, 881, B 887, 977, S 984.
Madison..663, B 669, 1141.
*Madison..239, 283, J 291, 327, 664, H 670, S 755, A 887, 1141.
*Main..88, 327, *1062.
*McGraw..456, 582, L 589, M 842, M 939, 977, M 983, 1021, 1068.
McLean..D 332.
*Magenta..38, D 47, G 47, 140, 239, L 245, 791, 1021, M 1030, 1068, D 1074.
Mapes, from Tremont av to 179th..†643, †685, 977, C 982, †1166.
179th to 180th..D 97, (542), 747, F 753, 834, B 840.
180th to 181st..834, M 842, 881, †956, G 1148, M 1149.
181st to 182d..B 96, E 97.
*Mapes..B 374, A 417, F 461, K 671, 1187.
*Maple..B 290, A 501, 704, L 754, 834, A 840, M 1030.
Marion, from 184th to 189th..P 376, D 1148.
189th to Kingsbridge rd..88, †562, M 1075.
Kingsbridge rd to 193d..M 1075.
193d to 194th..†169, 283, B 290, B 1193.
194th to 196th..88, J 97, 140, D 148, L 149, 624, H 629, 664.
197th to 198th..R 150, S 292, 497, 930, 1142.
198th to 200th..930.
200th to 201st..140, H 149.
indef..B 938.
Marmion, from Crotona Park N to 176th..C 244, 582, C 1029.
176th to Fairmount pl..705, L 711, F 753, F 841.
Fairmount pl to Elsmere pl..834, 1068.
Tremont av to Southern Boulevard..K 149, 930, B 938.
Martha, from 235th to 238th..G 47, 540, H 545, 1141.
240th to City Line..K 291, 705, K 1075.
*Matilda..*31, 88, S 99, 624, S 630.
*Mathews..G 332, 413, T 418, 582, C 588, †643, 664, 746, 880, †998.
*Mayflower..D 417, 624, H 629.
*Mead..*701, 747, 791, P 1075.
Melrose, from 3d av to 150th....A 840, (883).
150th to 152d..†433, 582.
154th to 156th..138.
156th to 157th..(933).
157th to 159th..664, (793).
159th to 161st..(371), E 1029.
161st to 163d..(793), W 799.
north of 163d..D 545.
*Melville..†956.
Merriam, from 170th to 171st..B 332.
*Metcalf..624.
*Minnieford..M 546, E 670.
Mohegan, from Southern Boulevard to 179th..P 939.
179th to 181st..88, †262, 283, L 292, 370, H 375, W 463, 791, B 797.
181st to 182d..37, 87, 496, 623, W 630, †771, †858, W 890, B 1028.
*Monagahan..141, 327, 456, 790, 930, 1068.
Monroe, from Belmont to 173d..456, R 462, 497.
174th to 176th..S 49, 88, 140, 624, 791, C 797, J 841.
176th to Concourse..†771, 790, S 940.
north of Tremont av..L 754.
Monterey..835, 1022, 1068, A 1074, S 1076, 1142.
*Monticello..140, 141, S 151, O 200, 283, 327, 881, 977, †998.
Montgomery..413, C 417, R 755, R 1195.
*Morgan..370.
*Morris Park..K 48, N 48, A 197, 283, (286), K 291, F 332, L 333, 370, B 374, N 462, 497, G 501, 540, B 545, G 545, 664, L 798, N 842, N 889, (933), †956, 977, †998, C 1028, 1068, (1070).
Morris, from 3d av to 141st..D 148.
148th to 150th..(142), (193), (286), T 292.
151st to 152d..(1024).
152d to 153d..(584).
153d to 154th..88, C 96, (328), (542), K 545, †604, 1187.
154th to 155th..C 461.
158th to 160th..†725, 791, 881.
160th to 162d..1021.
162d to 164th..413, (979).
164th to 165th..*659, 664, H 670, M 671, 1187.
165th to 166th..38, 88, 747, *924, *970, 1068, 1141, R 1149.
166th to 169th..H 1148.
174th to 176th..930, S 940.
176th to Mt Hope pl..R 983.
Tremont av to 179th..38, 283, 327, J 333, 456, 747, E 798, 881.
181st to Cameron pl..F 198.
Cameron pl to 182d..F 1148.
182d to 183d..G 754.
183d to 184th..W 151, *701, W 799, *873, 881, W 890, †906.
184th to Fordham rd..C 148, 540, T 1076.
191st to Kingsbridge rd..456, S 462, 881, S 890, S 1150.
Kingsbridge rd to Jerome av..88, 191, A 374, 664.
Morse..K 333, 746.
Mosholu..S 418, E 1029, F 1148.
Mosholu Parkway..664, B 710, L 711, L 798, †998.
Mosholu Parkway North..B 669.
Mosholu Parkway South..C 198.
Mott, from 138th to 144th..140, 239, 283, 791, H 798, 881, H 888, †1047.
149th to 150th..S 672, K 889.
e s, 150th to 151st..W 940.
Mt Hope..140, 456, 497, 624, 791, C 797.
*Mulford..39, †306, S 711, S 712.
*Muliner..140, 283, 327, †562, 582, M 589, W 590, 790, 791, 880, W 890, 930, L 939, W 940, 977, 1020, 1021, B 1193.
*Murdock..141, †262, 413, L 671, 1021, 1187.
Myrtle..K 1194.

Nathalie..88, V 99, R 150, 540, V 547, V 890, 930.
*Neil..413, B 417.
Nelson, from 164th to 165th..191, 327, 540, S 547, B 587, F 588, H 938, 1068.
165th to 166th..39, 88, S 99, †305, F 841.
166th to 167th..540.
169th to 170th..(836).
170th to Boscobel av..M 48.
Boscobel av to 172d..138, H 245, 283, M 292, 624, E 629, †725, 1068, M 1075.
Featherbed lane to McComb's rd..38, F 148, †305, 327, W 334, †348, †478, B 545, N 546, 747, 881, H 888, †906, 1021, †1047, 1187.
*Nelson..88, B 96, 239, S 246, 791, 835.
*Nereid..†478, 747, C 840, T 1150, 1187, Q 1195.
Netherland..38, 880.
*New Haven R R..M 98.
New Drive..747, M 754.
*Newell..B 96, *493, 624, 664, B 669, 705, 1021, B 1028.
*Newman..S 672, 1069.
Newton..S 462, 540, *659, †813, 879, 880, 881, B 887, C 887, F 888, H 888, K 889, L 889, M 889, O 889, T 890, W 891, 930, G 938, 1020, 1068, S 1076, F 1148.
*North Chestnut Drive..P 98, 930, 1068, 1187.
*North Oak Drive..38.
Norwood, from Woodlawn rd to 205th..496, S 890.
205th to 207th..D 290, 880, D 888.
209th to Gun Hill rd..791.

*Oakes..K 291, 664, 880.
*O'Brien..1069.
*Odell..W 590.
Odell..F 1148.
Ogden, from 161st to 162d..T 151, 327, H 333, (542), T 712.
162d to 164th..881, 977, J 1149.
164th to 165th..191, W 755.
165th to 166th..39, 88, S 99, †516, 664, 747, G 754, I 754.
166th to 167th..370.
167th to 168th..88, (414), 497, Z 502, C 670, H 938, H 1149.
168th to 169th..930.
169th to 170th..747.
171st to Aqueduct av..H 245, G 332, S 333.
Old Morris..A 244.
*Olinville..†64, 88, L 418, 704, 747, V 799.
*Olmstead..239, S 984, 1021.
Oneida, from 233d to 236th..790, C 797, I 798, 1187.
Oostdorp..284.
Opdyke..87, R 99, 191.

*Overing..*786.
Oxford..P 1075.

Palisade..B 47, 140, E 148, 327, 664, 881.
Park, from 135th to 138th..S 463, S 502.
138th to 144th..T 151, (241), 881, 1068.
153d to 154th..39 ,(142).
156th to 158th..89.
158th to 160th..D 501.
164th to 166th..283.
166th to 168th..192, J 983, J 1029, W 1150, W 1195.
168th to 170th..R 755.
170th to 172d..D 670.
172d to 174th..89, O 98, B 290, J 333, †725, 791, O 983, 1021, O 1030, 1068.
174th to 176th..M 798, 1141.
176th to 177th..89.
177th to 178th..F 588, 705, K 1194.
178th to 179th..582, N 842, †858, C 938, C 1148.
180th to 181st..834.
181st to 182d..89, H 97, M 98, S 99, *131, †217, 327, G 588, 1187.
182d to 183d..283, 705, S 799, M 1075.
185th to 186th..39.
186th to 188th..192, M 200, 413, I 418, R 418, 624, B 628, R 630, †643.
188th to 189th..†169, K 291.
189th to Pelham road..239, M 246.
*Park..39, 239, R 246, V 247, S 376, 1187.
*Parker..D 47, 89, F 97, 140, H 148, 192, D 198, N 200, W 247, 283, †347, 370, 456, N 502, C 545, V 547, †643, K 710, G 754, 791, R 799, I 889, 930, 931, C 938.
*Park Drive..O 1075.
Park Drive..W 502, 581.
Passage..456.
*Paulding..M 245, 283, 370, 456, †516, 582, S 671.
*Patterson..456, 457.
Pelham, from 3d to Washington av..(626).
s s, Washington av to Lorillard pl B 96, B 417, M 1149.
n s, west of Emmet..497.
n s, Bathgate av to Hoffman..834, M 842.
s s, Hoffman to Arthur av..K 149.
n s, Hoffman to Hughes av..624, D 629, F 670, †685, 1021, L 1030, 1187, C 1194.
s s, Arthur to Hughes avs..239, C 244 M 246, 791.
Hughes to Belmont avs..S 589.
Belmont to Cambreleng avs..664, C 887.
Cambreling to Crotona avs..624, C 628.
Crotona av to Southern Boulevard..F 461, 705.
Penfold..1185, S 1195.
*Penfield..P 200, M 333, 1021.
Perry, from 201st to Mosholu Parkway..C 198.
Mosholu Parkway to Woodlawn road..†1047.
Woodlawn road to 205th..283, K 291, P 292, 931, G 938, P 939.
205th to 206th..931.
206th to 207th..†858.
w s, 207th to Gun Hill road..I 48, I 97, I 245, F 588, 834, M 842, M 889.
e s, 207th to 209th..239, W 247, 931.
*Pierce..G 148, 931.
*Pier..†516, 930.
*Pilgrim..705, 747, E 753, 1021.
*Pilot..456, J 1194.
*Pitman..K 671.
*Pleasant..S 376, 664, O 671.
Plimpton, from 169th to 170th..705, A 710, 747, P 1075, 1141.
170th to Boscobel av..†115, C 244, C 628, †685, 705, 747, †858, 931, B 938, K 939, K 1194.
Boscobel av to 172d..283, 497, 540, 977.
172d to Featherbed lane..C 670.
*Plymouth..413, E 417, F 417, G 417, N 418, S 418, W 418, 497, B 501, †685, 705, 1187.
Popham..192, D 198, 327, 370, 664, B 670, †956.
*Post..A 46, 88, W 99, W 100, 140, 190, H 199, H 332, 582, W 755.
*Powell,..†348, Z 376, †603, 747, N 755, 1068, S 1076.
Powers..191.
*Pratt..M 149, 497, 791, 833, 835, 1186.
Prospect, from Southern Boulevard to 150th..J 889, 931, 1021, F 1029, †1122, J 1149.
150th to 151st..G 198, M 841, M 842, *924, 977, R 983, (1189).
151st to Kelly or 152d..747, S 755, L 1030, (1070), L 1194.
Kelly or 152d to Dawson..D 148, O 246, 664, M 671, 881.
Dawson to 156th..(193), 497, L 546, 1187, L 1195.
w s, 156th to 160th..A 669, S 842.
e s, 156th to Longwood av..B 669, H 670, D 710, 747, O 755, L 798.
w s, 160th to 161st..(933).
e s, Longwood av to 162d..(584), W 890.
w s, 161st to 163d..†115, †169, (1024).
e s, 162d to 164th..R 755, L 1075.
w s, 163d to 165th..E 629, 664, L 711.
e s, 164 to 165th..88, 89, M 98, 497, 791, N 799, 1187, B 1193.
165th to 167th..(749), †906.
167th to Home..(41), †115, (286), W 547, B 587, 664, B 669, 1068.
Home to 169th..39, †262, †478, 664, I 670, †771.
169th to Freeman..E 47, L 798.
Jennings to Boston road..(41), 89, B 545, F 798.
n s, Boston road to Crotona Park East ..138, 140, H 149.
s s, Boston road to Crotona Park South ..†858, 977, A 1193.
175th to 176th..†1047.
176th to Tremont av..239.
Tremont av to 178th..H 798, 834, (836), B 937.
178th to 179th..†814.
179th to 180th..192, G 198, 283, G 291, 370, S 462, L 589, 834.
180th to 181st..A 197, A 1193.
181st to 182d..R 150, 497, T 712, 1142.
182d to 183d..R 546, R 630, T 1031.
183d to 185th..192, A 197, W 292, G 375, W 1031, K 1149, A 1193.
indef..M 546, G 710.
*Pugsley..192, B 198, 283.

*Quimby..T 940.

Railroad av East..39, T 151, S 463, S 502.
Railroad..D 670, 791.
*Railroad..86, 283, C 290, 327, V 334, *1062.
Randall..239, 745, 931, H 1074.
*Randall..†262, 582, 664, 1021.
*Rhinelander..89, †478, 834, E 888, 931, M 939, 977.
*Richardson..M 48, 140, O 200, O 671, 834, P 1030.
Rider, from 138th to 139th..39, C 47.
140th to 142d..37, 1019.
w s, 138th to 144th..P 200, P 755, H 1074.
Riverdale..39, 139, 140, G 148, K 149, M 149, S 151, U 151, 582, C 588, 747, 977, F 1194.
River Drive..192, D 198, 239, 664, †813, D 982.
River, from 146th to 149th..137.
149th to 150th..747.
Robbins, from St Marys to 147th..G 48, (328), 370, 456, P 462, 540, S 547, *741, 1142, P 1149, 1187.
147th to 149th..M 48.
w s, 149th to Westchester av..L 1195.
e s, 151st to Kelly or 152d..705, F 710, †858.
Kelly or 152d to Westchester av..P 939.
*Robin..283, J 291, 881, V 890, 931.
Rochambeau..J 1029.
*Roebling..456.
*Roosevelt..39.
*Rosedale..K 841.
*Rosewood..38, D 47, G 47, 790, 791, 1021 M 1030.
Ryer, from Burnside av to 180th..†13, †115, †168, 239, K 245, 370, B 374, N 799, †906, 931, W 940, 977, 1187, M 1195.
180th to 181st..192, 283, M 546, M 629, G 710, M 798, 834, 1021, 1068, B 1074.
181st to 182d..D 47, 370, 582, 748, F 982, †1122, 1142.
182d to 183d..†115, *366, 497, 582, 747, †906, †956, 1142, †1166.
184th to 187th..240.
Indef..1142.
*Sands..238, 834, A 840, 977.
*Saratoga..K 199, 1187.
St Anns, from 132d to Southern Boulevard..39, 89.
134th to 135th..(328), (371), J 501.
135th to 136th..(193), J 199.
136th to 137th..*701, 791, L 841, M 939.
137th to 138th..(414), (883).
140th to 141st..(458).
141st to 142d..E 710.
144th to 145th..K 97, 370, *828, 931, G 938.
148th to 149th..705, M 711, †771.
149th to Westchester av..K 48, 497.
Westchester av to Rae..89, H 841.
156th to 157th..748.
157th to 158th..1068.
158th to 3d av..239, 664, 1142.
*St Agnes..*701, *1062, *1136.
*St Marys..88, *1062.
*St Lawrence..A 46, S 151, 240, R 246, †262, J 291, K 291, F 417, H 546, †998 R 1031, 1068.
*St Pauls..38, C 47, 192, C 198, 283, D 290, W 293, 413, 497.
*St Peters..370, M 375, 582, H 589, *785, *786, 881, B 887.
*St Raymond..†391, H 546, C 753, 1020, 1021, K 1030.
*Saxe..239, 456, V 463, S 890, S 1195.
*Scofield..H 501.
Scott (see also Woodlawn road) D 198, C 588, R 1075.
*Seaview..*659, *701, 705, *1062, *1136.
Sedgwick, e s, 167th to 169th..H 245.
w s, 167th to Depot pl †168, 239, E 245.
w s, Depot pl to 171st..327, 497.
e s, Undercliff av to 176th..497, B 797, *924, 1068.
w s, 171st to 176th..B 417.
176th to 177th..R 292.
e s, 181st to Fordham road..Q 150, 748, Q 755.
w s, 182d to Fordham road..39, G 47, †1122.
w s, Bailey av to Kingsbridge road..†64, 370, 413, F 417, †685, 705, B 710 N 711, 834, 1021, B 1028.
w s, Kingsbridge road to 229th..E 501 663, †771.
w s, 229th to Boston av..F 417, S 589
w s, Boston av to Giles pl..1021, 1022 P 1030, 1068.
Seneca, from Hunts Point road to Faile..39, 747, B 797, K 1075, M 1075
Bryant to Longfellow..413.
*Seton..141, 192, 791, 881, 931, A 937, 1021, 1068.
Shakespeare (see also Marcher av), from Jerome av to 168th..H 841.
169th to 170th..T 99.
Boscobel av to Featherbed lane..C 47, K 48.
Sheridan, from 163d to 165th..540, 1187.
Sherman, 166th to 168th..*534, *658, 977.
*South Oak Drive..89, H 97, W 100, W 755
Southern Boulevard (see also 200th st), from Alexander to Willis avs..1187.
Brook to St Anns avs..1098.
134th to 135th..M 1075.
135th to 136th..S 462, 664, F 710, 1068.
136th to 137th..(414).
137th to 138th..J 461, W 463.
w s, 141st to St Josephs..†64, 747.
St Josephs to 147th..H 333.
147th to 149th..582, J 889, 931, J 1149
149th to Av St John..39, P 246, M 292, 540, J 546, P 546, 582, †771, (979), C 982, M 1030, (1070), (1144), C 1148.
Leggett av to 156th..1068, B 1074, K 1075.
156th to Longwood av..(793).
Longwood av to Tiffany..(1024), B 1028.
Tiffany to Barretto..39, R 49, M 199, R 200, T 292, †306, 327, †348, 664, 834.
e s, Barretto to Hunts Point road*1181.
w s, Dongan to Westchester av..140, E 148, 192, G 199, V 201, 239, (584), G 588, 664, K 671, (707), 1021, B 1028, S 1031.
w s, Westchester av to 167th..B 148, (241).
e s, West Farms road to 167th..O 49 192, †433, O 755, †1166.
167th to Home..452, (626), (666), (793), 1015, C 1194.
Freeman to Wilkens pl..540, C 545, (883).
Wilkens pl to Jennings..W 755, W 984, †1047.
Jennings to 172d..B 47, P 150, W 376 977, B 982, B 1148, S 1195.
172d to 173d..1187, Y 1195.
e s, 173d to 174th..†433.
w s, Boston road to 175th..M 246, (414) (707).
w s, Fairmount pl to 177th..S 940.
177th to 178th..K 149, K 199, K 461, 930, K 1194.
181st to 182d..G 938.
w s, 183d to 185th..W 293, 540
w s, 185th to 187th..540.
w s, 187th to 189th..192, L 199, H 588 931, G 938.
w s, 189th to Pelham av..†262.
w s, Pelham av to Webster av..F 461
*South Elizabeth..87
Spencer..1142, F 1148.
Spofford, from Longwood av to Barretto..39, G 47, †64, G 375, 748, B 753, 791.
Barretto to Manida..748, R 940.
Manida to Faile..239, 283, 582, 745 †858, H 1074.
Spuyten Duyvil Parkway..39, 327, †433 881, K 889, M 1149.
*Starling..39, 137, K 149, B 290, 879, †906 B 1028.
Stebbins, from Westchester av to 163d..†169, 664, G 798, †858, 1068, C 1074.
163d to 165th..B 332, (498).
165th to 167th..T 799.
167th to Home..327, H 333, B 374, W 547, L 710, 931.
Home to 169th..F 629, F 798, H 798 977.
169th to Chisholm..39, G 47, 704, T 712, †997.
Chisholm to Freeman..452, 1015.
Freeman to Jennings..M 48, V 49, S 151, 283, R 630, 834, W 843, H 982.
Jennings to 170th..S 151, L 939.
170th to Boston road..M 292, 835.
*Stephens..†1122.
Steuben..N 48, 89, 705, P 711, W 843, *873 881, 931, M 939, 1021.
*Stillwell..370, 497, H 501.
Strong (see also 163d st)..S 99.
*Story..†771.
Suydam..S 418.
Summit, e s, south of 162d..V 292.
w s, south of 165th..140, †169, K 199, 239, M 754, V 755, R 1150.
165th to 166th..M 333, 664.
Indeft..138, *618, 929, S 940.
*Swinton..M 711.
Sycamore..†169.
Sylvan..540, *659, 879, 881, 882, B 887, C 887, D 888, F 888, H 888, L 889, M 889, S 890, T 890, W 890.
*Syracuse..*701, 747, 834, 931.

Taylor..A 197, K 1149.
*Taylor..B 47, F 375, 456, 582, L 589, G 629, N 630, †685, W 712, M 751, M 939, 977, N 983.

Tee Taw, e s, Parkview pl to 190th..T 151, 192, 454, 583, P 589, T 755, 834.
e s, 190th to Kingsbridge road..H 798.
Teller, from 164th to 166th..705, 976, W 984, 1068, 1142.
166th to 168th..39, L 48, 88, †725, †1122, R 1149.
168th to 169th..T 99, †115.
169th to 170th..140, N 150, 625, 881, L 889, 977, H 983.
*Theriot..89, M 98, O 200, 239, G 245, M 333, C 375, O 376, 413, B 417, †478, 834.
Thomas..285, 1069, S 1076.
Tiebout, from 180th to 181st..B 148, W 151, 283, 665, 834.
181st to 183d..140, P 462, 881, P 939, P 940, H 982, P 983.
183d to 184th..140, L 149, †169, M 292, †433, 1069, 1142, B 1147, L 1149.
189th to Fordham road..89, P 200, C 710, P 711, 1022, 1142.
*Timpson..A 46, 190, H 199, H 332, 581, 623, O 671, 834, 879, 1022.
Tinton (see also Beach av), from Southern Boulevard to 147th..H 333, 1187.
149th to 150th..†516, 706.
150th to 151st..327, C 332, T 940.
151st to 152d..M 1030, S 1031.
152d to 155th..456, O 462, O 630, †725.
155th to 156th..39, 625, 665, W 755, 931.
156th to 158th..39, R 49, S 547, †604, 1022, R 1150.
158th to 160th..456, R 462, 832.
160th to 161st..1068, O 1075.
161st to 163d..89, 624, 705, 1022.
163d to 165th..S 799, L 1075.
165th to 166th..L 546, 625, W 984.
166th to Home..413, 665, R 671, R 799, 1022, S 1031.
Home to 168th..H 245, 834, O 842.
Topping, from Belmont to 173d..582.
174th to 175th..L 98, 192, *701, 837, 880, G 888, D 934, 1067, L 1075, 1187.
175th to 176th..†64, B 937.
Townsend, from 172d to 174th..140, D 148.
175th to 176th..1069, B 1074, 1187.
Tremont, from Aqueduct to Grand avs..L 48, 582, L 710, L 711, 748.
Grand to Jerome avs..M 246, 327, 370, 497, 581, 706.
Jerome to Morris avs..327, J 333.
Morris av to Concourse..327, J 333.
Webster to Park avs..(91), M 98.
Park to Washington avs..(142), (458).
Bathgate to 3d avs..1069.
n s, 3d to Lafontaine avs..(498), K 501.
Crotona to Prospect avs..140, 413, R 418, E 798, (836).
Prospect to Marmion avs..192, K 199, K 671, †685, H 798, 977, C 982, 1142, †1166.
Marmion av to Southern Boulevard..89, S 940, M 1075.
Southern Boulevard to Daly av..†643.
Daly to Bryant avs..39, O 49, H 754.
east of Boston road..†643, †813.

*Tremont..89, 239, W 376, 497, 582, L 589, 625, L 629, M 630, 665, P 671, 704, K 841, 878, R 940, R 983, T 984, 1021 1022, C 1028, 1069.

Trinity (see also Cypress av), from 147th to 149th..456, H 461, S 712.
149th to Westchester av..497.
Westchester av to 156th..L 48, G 198.
156th to 158th..*233, 455, K 461, 1068.
158th to 160th..747, 748.
160th to 161st..89, (241).
161st to 163d..(91), H 291, 625, H 754, F 982, H 982.
163d to 165th..89, R 99, 540, 791, 834, 931, 1068, R 1075, R 1195.
165th to 166th..746.
Tyndall..†64, 89, F 148, 192
*Turnbull..192, †305, 540.

Undercliffe, e s, from Sedgwick av to Undercliffe pl..K 589, 931, P 939, 1022.
w s, Sedgwick av to 176th..*924, 1068, K 1075, W 1076, 1142.
*Underhill..930.
Union, from Southern Boulevard to 149th..J 889, 931, J 1149.
150th to 151st..39, 89, C 96, 192, H 199, 239, W 463, C 501, F 501.
Kelly or 152d to 155th..R 418, 625, H 629, 791.
155th to 156th..S 292, S 672, 835, S 842, Y 1195.
156th to Westchester av..(979).
Westchester av to 160th..G 47, S 89, S 99, S 292, G 1194
160th to 161st..H 291, (1070)
161st to 163d..N 1149, N 1195
163d to 165th..(749), W 890.
165th to 166th..(542), O 546, E 588 *873, 931.
166th to Home..497, H 501, †643, 931 O 939, 1142, B 1193.
Home to 168th..39, 87, R 150, 283, *409, 457, 581, A 587, C 670.
168th to 169th..B 148, H 148, 701, 881 R 890, 931, L 939, H 1074.
e s, 169th to J[illegible]..625, H 629, H 841.
Indefi..239, M 246, 624, S 589, 664, F 670, 834, M 842.

*Union..M 98, 240, D 332, 370, M 375, L 629, D 1074.
University..P 98.

Valentine, from 179th to 180th..*131, B 244, 327, F 332, 497, E 501, W 712, 977.
180th to 181st..S 99, 582, 625, B 628, 791, 1069, T 1076, S 1195.
181st to 182d..140, P 462, 748, P 842, 881, P 939, P 940, P 983.
182d to 183d..39, 89, B 797, 835, M 842, 882.
183d to 184th..W 590, 791, F 798.
184th to 187th..240.
189th to Fordham road..B 501.
194th to 196th..1142.
196th to 198th..C 47, W 292, 457.
198th to 199th..M 246, *278, 283, M 462, 540, L 546, 582, †643, 706, 835, 931, S 940, 1022, V 1031, 1069, B 1074, 1187.
200th to 201st..†169, H 841.
203d to 204th..K 375.
*Valentine..540.
Valles..540, *659, 879, 881, 882, B 887, C 887, D 888, F 888, G 888, H 888, K 889, L 889, M 889, 931, G 938, 1022.
Van Cortlandt, from Grand Boulevard and Concourse to Woodlawn road..39, B 710, L 711,
indef..539.
Vanderbilt..89, R 755, S 799.
*Van Nest..A 197, †217, †262, L 375, *450, (542), 665, M 754, †906, 930.
Verio..†725, 791, A 797, 931.
Villa, from 200th to 204th..B 374, 541, 791, 1187.
204th to 205th..B 46, G 588, D 840, A 887, 1020, B 1028.
205th to Van Cortlandt av..*741, D 840, 931, N 939.
*Vincent..M 150, T 201, S 755, 880.
*Virginia..89, B 417.
Von Humboldt..541, F 1194.
*Vreeland..D 97.
Vyse, from West Farms road to Home..89, A 96, 192, P 200, *323, 327, *409, 457, 541, 582, M 754, 882,
Home to Freeman..89, C 96, G 332, S 890, 1187.
Freeman to Jennings..89, B 332, W 418, B 545, 706, 931, D 982, †997, 1022, J 1029.
Jennings to 172d..†13, H 332, 497, P 501, †604, 665, H 670, 748, 791, C 797, †858, 931, 1022, C 1029, †1122.
172d to 173d..†13, †64, 240, F 245, (286), S 333, †348, 370, L 375, P 376 413, C 417, 497, (498), O 502, C 588, L 589, S 589, 665, B 669, 748, L 751, F 798, 835, 977, 1022, F 1029, 1069.
174th to Boston road..H 588, *924, 1142.
Boston road to Tremont av..C 753, B 938, 1187.
Tremont av to 178th..283.
178th to 179th..Z 672.
179th to 180th..†217, 240, K 245, S 246, K 291, K 375, K 561, K 671, S 940 977, K 983, F 1029, 1187.
180th to 181st..A 416, A 417.

Waldo..139, 140, 141, B 147, C 148, E 148, G 148, H 149, L 149, N 150, O 150, P 150, S 151, T 151, W 151, 747.
Wales, from 142d to St Marys..327, V 334, 748, 882.
St Marys to St Josephs..†64, 791.
St Josephs to Crane..†13, †115, 1187.
Crane to Dater..†115.
Dater to 149th..1142.
149th to 150th..791.
150th to 151st..H 149.
151st to Kelly or 152d..(193), C 198, (542), S 546.
e s, Kelly or 152d to Dawson..456, O 462, O 630, †725.
w s, Kelly or 152d to Westchester av..457.
*Walker..N 48, †348, 457, K 461, †603, 625, (793), P 799, 835, C 840, †858, †1122, 1187, (1189), J 1194, K 1194.
*Wallace..39, A 46, W 49, W 100, H 148, 192, L 375, †516, W 755, C 797, 929, H 982.
Walnut, from 132d to 134th..931, W 940, †1167.
136th to 138th..B 332, †516.
north of 141st..M 292.
Walton, from 138th to 144th..140.
144th to 149th..S 463, S 502.
149th to 150th..(328), *1014, 1187
158th to 161st..931, †1166.
161st to 164th..†115, †306, S 984.
164th to 166th..283, D 888, 931.
168th to Clarke pl..G 332.
Clifford pl to 175th..748.
175th to 176th..G 417, 1022, J 1029.
176th to 177th..R 1149.
177th to 179th..*409, 625.
179th to Burnside av..(91), 413, S 589.
Burnside av to 181st..457.
181st to 182d..C 47, G 501, 582.
182d to 184th..39, 541, †604, 625, †685, *701, *873, 1022, B 1028, 1142, B 1148, F 1148, 1187, B 1193.
184th to Fordham road..M 629, †813, 882, W 890, W 940.

Washington, from 163d to 164th..192, R 200, 457, †562, *658, 882, 977, M 983, 1069, B 1074.
166th to 167th..89, J 97, 192, J 199, L 199, 791, 835.
167th to 168th..89, B 96.
168th to 169th..†169, 457, D 461, M 462, M 711, R 890, M 939, R 940, R 1076, 1187.
169th to 170th..39, 89, C 97, W 100, 497, C 501, 880, C 887.
170th to St. Paul's pl..412, 413, B 417.
St Paul's pl to 171st..39, R 150, (371).
171st to Wendover av..192, 583, 1022.
Wendover av to 172d..39, A 96, †685.
172d to 173d..G 461, L 939.
173d to 174th..T 292, *409, 413, L 671, 706, B 710, K 710, R 711, J 1194.
174th to 175th..F 710, D 1029.
175th to 176th..327, L 333, F 545, 835, S 842, †858.
Tremont av to 178th..S 546, 931.
179th to 180th..H 97, B 244, 413, H 417, 457, 497, †725, 746, 748, O 755, 931, 1022, 1142, C 1148.
181st to 182d..G 97, L 98, S 99.
182d to 183d..706, K 710, †997.
183d to 184th..†115, 327, D 332, 835.
184th to 185th..413, †1166.
185th to 186th..140, 285, 791.
187th to 188th..B 461.
indef..140, E 148, 625, 977.
*Washington..89, P 99, 141, M 150, 370, H 375, 412, 625, C 670, P 671.
*Waterbury..S 376, 414, M 418, 457, †562, G 1148.
*Watson..S 984.
Webb (also see Tee Taw av)..T 151, 192, L 199, T 292, 454, 541, T 547, 583, P 589, T 630, P 671, T 672, T 755, 835, F 841, T 890.
Webster, from 168th to 169th..B 417, 663, †771, C 887, B 1028.
w s, 169th to Clay av..S 99, 583, S 589, E 798, 835, D 841.
e s, 169th to 170th..497, S 712, †998, 1022.
e s, 170th to St Paul's pl..*659.
e s, 171st to Wendover av..39, 140, G 148, G 375.
e s, Wendover av to 173d..K 97, †478.
173d to 174th..413, 541, 882.
174th to 175th..880, †217, M 889
175th to 176th..†262, 791.
176th to Tremont av..(91).
Tremont av to 178th..140, E 148, F 588.
179th to 180th..*31, *80, 284, 285, *334, 625, W 630, H 1194.
w s, 180th to 181st..†217, 791, B 797, †906, B 1193.
w s, 181st to 183d..625, B 628, C 628.
e s, 183d to 188th..B 148, R 150, †262, †391, 413, I 418, 931, I 938, 1022, (1024), B 1028, I 1029, 1142, C 1148, E 1148.
w s, 183d to 189th..(41), (91), 284, S 292, D 1148, S 1150.
e s, 189th to Pelham av..140, 1069, S 1076.
w s, 193d to 195th..977, M 983, †998, B 1028, †1166.
w s, 195th to 197th..(286).
w s, 197th to 198th..285, T 292, 369.
w s, 198th to 200th..457, W 463.
e s, Pelham av to 200th..140, C 198, †725, 746.
w s, 200th to Mosholu Parkway..†906.
e s, 200th to Woodlawn rd..C 588.
w s, Mosholu Parkway South to Woodlawn road..*785, 1069.
e s, Woodlawn road to Gun Hill road..K 375, †1047.
w s, Woodlawn road to 205th..497, H 501, 541, 977, L 983.
w s, 209th to Gun Hill road..791.
Gun Hill road to 233d..†262, 284, I 291, G 332.
236th to City Line..240, E 245.
indef..285.
Weeks, from Belmont to 173d..931.
173d to 174th..F 982.
174th to 175th..*233, 497, H 501, W 502.
*Wellman..496, D 501.
Wendover, from Webster to Brook avs..M 333, O 333.
Brook to Park avs..W 590.
Park to Washington avs..192, 457.
Washington to 3d avs..192, H 291, 977.
3d to Fulton avs..457, R 589, (836), M 841, W 890.
*West Scofield..140.
Westchester, from 3d to Bergen avs..S 99, C 148.
Bergen to Brook avs..(241), K 291, S 712, K 983.
Brook to St Ann's avs..F 245, W 293.
St Ann's to Eagle avs..A 232, S 842.
Eagle to Trinity avs..L 48.
s s, Robbins to Wales avs..P 939.
n s, Forest to Tinton avs..*873.
s s, Wales to Tinton avs..541, 665.
Tinton to Union avs..(584).
Union to Prospect avs..F 798, (979).
Prospect av to Rogers pl..(584), W 890.
Intervale av to 152d or Kelly..240, 583.
Tiffany to Simpson..G 417.
Simpson to Southern Boulevard..B 148, (241), (498).
Southern Boulevard to Hoe..W 49.
Hoe to Bryant..791, F 938, W 1150.
Longfellow to Freeman..192, (286).

NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 3.

*Westchester..40, A 46, 89, G 97, 140, M 150, (193), K 199, M 200, N 200, O 200, S 201, †216, 240, R 246, 284, †348, H 417, †478, 497, 541, 583, 625, L 629, M 630, *659, R 671, *701, 705, 706, M 711, †725, 748, †771, 882, B 887, W 940, (979), †998, *1062, †1122, *1136, 1142, (1189), J 1194, R 1195.
*Western..*701, 977, *1062, *1136.
*White Plains..†115, †169, (193), H 670, *785, 835, †858, 1022.
Whitlock, from Southern Boulevard to 149th..240, R 246, *785, 1019.
e s, 149th to Leggett av..(793), F 841.
e s, Leggett av to 156th..Q 376.
156th to Longwood av..†348.
Tiffany to Barretto..E 753.
Barretto to Hunts Point road..K 149, T 151, K 199, E 332, 748, K 754.
*Wickham..M 48, 747, C 753, M 842, M 1039, C 1148.
Wilkins (also see Wilkins pl)..S 842, 1021, H 1029, (1189).
*Wilder..89, 141.
*Willard..138, W 151.
Willard..1141.
*Willett..*577, 791, K 798.
*Williams..39, O 49, 192.
Willis, from 134th to 135th..M 939, E 1148.
135th to 136th..(793), D 797, (1189).
136th to 137th..(458), (1024), K 1030.
137th to 138th..(328), (458), (1070).
139th to 140th..B 937.
140th to 141st..G 461.
142d to 143d..89, C 375, (933).
146th to 147th..39, A 46, M 48.
147th to 148th..(143).
Willow, from 133d to 134th..(143).
Woodycrest, from Jerome av to 162d..192.
162d to 164th..89.
164th to 165th..†115, 140 M 150, 240, 457, S 463, 583, 1142, W 1150.
165th to 166th..B 198, M 200, 327, M 589, 706.
167th to 168th..M 200.
north of 168th..C 47, F 198, C 244.
Woodruff (also see 176th st)..704, M 711, S23, 1067, R 1075, 1186, C 1193.
*Wright..(193), 413, 497, 706, 748, 835, F 888, W 1195.
*Wyatt..238, Z 247.

*Zerega..†1122.
*Zulett..413, 414, B 417, C 417, D 417, N 418, S 418, 456, P 462, 497, S 502.
1st..88, R 246, 283, 706, 1067, 1141.
*1st..240, K 245, 285, D 375, 412, J 461, 497, V 502, 541, 879, Z 891.
*2d..87, 88, E 148, M 246, S 246, 285, M 502, 541, 664, 665, P 671, 705, 748, M 754.
3d, from 134th to 136th..240, M 376, 583, 1069, E 1074.
136th to 137th..I 245, 748, 1069.
137th to 138th..(793), O 799.
138th to 139th..W 151, 285.
139th to 140th..(1070), (1144).
140th to 141st..327, G 670, †814, 835.
143d to 144th..(458).
144th to 145th..192, B 197.
145th to 146th..1187.
146th to 148th..(143), (193), (458), W 755, B 1028, D 1074.
148th to 149th..706.
e s, 149th to Westchester av..C 148, (1070).
e s, Westchester av to Rose..(41), 89, F 97.
e s, Grove to 156th..39, 40, Q 49, (91), N 418.
156th to 157th..R 983, W 1031.
158th to Brook av..583.
w s, 161st to 162d..C 753, (1070).
e s, 161st to 163d..(91), 414, 457, S 461, G 1029, W 1076.
166th to 167th..(498), 706, 748, L 754, B 887, K 939.
167th to 168th..285.
168th to 169th..(458), *1136.
169th to 170th..(143), 880, C 887.
170th to St Paul's pl..880.
St Paul's pl to 171st..K 199, †391.
171st to Wendover av..285, (836), M 841, E 1194.
Wendover av to 172d..39, (91), 327, A 460, 791, S 799, W 799, (1024).
172d to 173d..240, 931, S 940.
173d to 174th..40, 89, 141, S 151, 192, (193), A 197, †217, 285, W 293, (328), A 753.
174th to 175th..40, 285, *578, 583, 835, B 887, †1122.
175th to 176th..40, 835.
176th to Tremont av..N 150, 327, 370, B 374, 457, L 462, 540, 791, 1069.
178th to 179th..N 376.
179th to 180th..B 797.
180th to 181st..835, 1022, 1142.
w s, 183d to 184th..L 375, 414, E 417.
Bathgate av to 187th..89.
188th to 189th..K 461.
189th to Pelham av..(626).
indef..412, B 501, 833, H 841.
*3d..L 199, M 200, 370, C 588, 1020, 1187.
4th..38, V 49.
*4th..M 200, Z 201, M 292, 455, G 461, 706, 746, M 754, V 799, 879, Z 891.
5th..B 588.
*5th..W 100, 190, 192, 412, 497, 665, M 671, H 754, 835, 1069.
6th..M 200.
*6th..39, 40, W 201, F 290, F 291, 665, 791, 835, R 1195.
7th..140.
*7th..240, K 245, V 712.
9th..665.
*9th..C 47, K 97, 190, L 199, 457, 496, 879, 930, C 938, 976, K 983, 1067, 1186, Z 1195.
*10th..F 753, W 755.
*12th..37, 190, M 630, K 754, 790, P 799, 976, R 983, 1185, R 1195.
*13th..192.
*14th..87, N 98.
*15th..37, 412, H 417, N 418, 581, 704, S 842, 1020, G 1029.
*16th..704, 833, J 1149.
*17th..38, C 290.
*18th..238, 663, 879.
*19th..38, 663.
*20th..P 939.
*21st..G 198, 1186.
*22d..G 754.

ROADS.

Albany, from Bailey av to 233d..S 502.
Albany Post..*659, 879, 880, 881, 882, C 887, F 888, H 888, H 889, K 889, L 889, S 890, T 890, W 891, 1020.

*Bear Swamp..(143), 457, 496, F 670, H 670, †998, C 1148.
Boston (also see Boston av), e s, from 3d av to 164th..S 151, S 940.
w s, 3d av to 166th..833, K 841, C 1028.
e s, 165th to 166th..†13, 38, J 48, 138, W 247, 746, L 939, 1142.
e s, 167th to 168th..R 589.
168 to 169th..S 49, 496, S 502, S 711.
w s, 169th to Jefferson pl..284, L 291, K 333, 456, B 501, †562, L 754, L 798.
e s, Prospect to Stebbins av..38, 138, 880, 1141, H 1149.
e s, Stebbins av to Charlotte pl..835.
w s, Suburban pl to 173d..976.
e s, 174th to Vyse av..H 588.
w s, 176th to 177th..*972, *1062, 1067.
e s, Vyse to Longfellow avs..1141.
w s, 177th to 178th..J 291.
indef..G 670, W 755.
*Boston..746, H 754, V 755, 976, D 982, M 983, R 983, V 984, 1186.
Boston Post..833, K 841.
*Boston Post..1141, M 1149.
*Boston Turnpike..K 375.
Bronx River..240, E 245.

*Classon Point..38, K 199, (286), 414, S 418, 582, 624, B 628, 705, 880, 930, D 938, 1020, K 1149, R 1149.

*Eastchester..139, 191, 239, S 246, 369, T 376, 456, R 546, 582, S 589, 664, M 671, S 672, 706, R 711, S 711, 834, 1067, S 1195.
*Eastchester Landing..706.
Edgewater..624, G 629, 664, †725.

Fieldston..138, 139, 140, C 148, F 148, K 149, M 149, P 150, S 151, U 151, V 151, W 151, 705, S 712, 977.
Fordham, from Cedar to Sedgwick avs..39, G 47, 704, †1122.
Sedgwick to Andrews avs..†13, 87, 456, F 461, 705, F 710, 791, J 798, 1020, F 1029.
Davidson to Jerome avs..†13.
Concourse to Valentine av..B 501.
Valentine to Kingsbridge road..B 147, P 200.
Fordham to West Farms..581, 1019.
*Fort Schuyler..191, 239, K 245, (328), †348, H 375, 624, W 630, 705, (707), L 711, 880, F 888, D 938.
Free Landing..239, 284, 704, 790.

Gun Hill..R 99, *785, M 939, 977, G 982.

*Highway from Westchester to Kingsbridge..*828, 880.
Hunts Point, from Bryant to Faile..G 47.
Lafayette to Seneca avs..191, L 199.
Seneca to Whitlock avs..†391.

Kingsbridge, from Bailey to Heath avs..1186.
Heath to Sedgwick avs..G 888, 930.
Sedgwick to Aqueduct avs..H 798.
n s, Sedgwick to Reservoir avs..†115, S 1031.
Grand to Jerome avs..1141, T 1150.
Jerome to Creston avs..191, B 198, A 374, 456, S 462, 977.
n s, Valentine to Briggs avs..*785, 1021, K 1030, W 1031.
s s or w s, Valentine av to Fordham road..P 200.
indef..370, 540, D 888, 1141, 1186.
*Kingsbridge..239, F 291, *786, 878, 880, 1068, B 1074, G 1194.

Macombs, from Jerome to Inwood avs..†906.
e s, Inwood to Belmont avs..665, R 890.
w s, Nelson to Aqueduct avs..747.
Macombs Dam..88, 455, S 462, B 501, 623, V 755, 880, M 889, 930, B 937, 1067, 1068, C 1074.
*Middletown..413, G 417, H 417, H 418, P 418, 456, P 462, 497, *618, 624, S 630, M 754, 791, 1021.
Mosholu and Spuyten Duyvil..1019.

Old Albany Post..39, 540, H 546, 834, P 842.
*Old Albany Post..747.
Old Boston Post..39.
*Old Boston turnpike..H 501.
*Old Boston..977.
*Old Clasons Point road..930.
Old, R 671, 977, T 984.
Old Hunts Point..87, G 97, 240, 929.
Old Macombs Dam..455, 497, C 1074.
Old Post..C 290.
Old road, from Spuyten Duyvil to Mosholu..790.
*Old road leading from Eastchester to Westchester Village..C 1148.
*Old White Plains..138, A 147, †956.
Old Williamsbridge..747.

*Pelham..39, C 244, 540, 664, 931, (979), 1068, C 1074, 1142.
Private road from Riverdale av to Mosholu and Spuyten Duyvil road..S 842.
Private..239.
*Private..†478.
*Public..1142, 1187.
*Public road to Point..B 628, F 670, 930.
*Public road in Westchester leading across Westchester Creek..540.
Public..625.

Quarry, s w of 3d av..87, 748, 931.
3d to Monterey avs..835, 1022, 1142.
181st to Lafontaine av..880, M 889.
Lafontaine av to Oak Tree pl..140, D 148.

*Reeds Mill..K 375.
River..M, 545.
*Road leading to land of Geo Adee..370.
*Road 43 ft wide..C 1028.
*Road from Westchester to Clasons Point..792.
*Road to Eastchester Creek..T 590.
*Road leading to Classons Point..D 629.
*Road from Fort Schuyler to Westchester..1068.
Road leading from Highbridge to Fordham..K 589.
*Road to Middletown..C 1028, 1187.
Road leading from Macombs Dam to Fordham Corners..G 375.
*Road leading to Sillicks Landing..T 590.
*Road to Unionport..M 589.
*Road from Westchester Village to Pelham Bridge..370.
*Road from Westchester to Old Ferry Point..F 417.
*Road from Westchester to Eastchester..370, C 1148.
Road from Kingsbridge to Williamsbridge..39, 89, M 98.
*Road from Westchester to Pelham..977.
*Road to Westchester..138, W 151, 190, H 199, H 332, H 982.
*Road leading from West Farms to Westchester..N 48.
*Road from Alexander Woods toward Geo D Coopers..747.
Road from West Farms to Fordham..369, S 376, 1020, H 1029, 1186.
*Road leading to Williamsbridge..1019.
*Road from Williamsbridge to Westchester..(143).
*Road leading from West Farms to Unionport..N 48.
*Road leading from Village of Westchester to Old Ferry Point..239, B 244.
*Road from Throggs Point to Westchester Village..M 671.

*Split Rock..370.
Spuyten Duyvil..140, F 148, K 149, M 149, S 151, 370.

*Town Dock..706, 834, 977.
*Town Landing road..413.
*Tremont..665, 881, V 890, 929, 931, C 1148, 1187, G 1194.
*Turnpike road from New York to Boston..413.
Twelve-foot road..456.

*Unionport..M 245, (371), (542), 582, M 589, M 629, (666), 835, D 841, W 843, 881, (933), W 1150.

*Westchester..M 983.
West Farms, from Westchester av to Hoe av..370, †391, 665, L 671, 791, †906.
Hoe av to 167th..931, F 938.
Bryant to Longfellow..192, 706, O 711.
Jennings to 173d..K 149, V 151, 665, B 670, V 1150.
174th to 176th..B 937, F 938.
Boston road to Tremont avs..†643, †813.
*West Farms..N 48, 89, S 99, K 291, 457, A 460, K 461, B 545, 583, (584), (933).
*White Plains..39, B 47, C 47, 89, D 97, P 98, P 99, 138, A 147, D 148, L 149, 192, 238, *277, 285, (286), P 292, 327, 414, (414), S 418, 457, 541, 583, G 627, 748, E 753, H 754, M 754, 835, I 841, 882, 977, (979), 1022, B 1028, C 1028, R 1031, †1047, 1069, H 1074, W 1076, T 1150, 1187, B 1193.
Williamsbridge (also see Briggs)..284, 370, G 501, 706, L 798.
*Williamsbridge..†262, B 797, †1122.
*Willow lane..791.
Woodlawn (also see Woodlawn av) from

Bronx pl to Decatur av..497, H 501, 541, *785, G 798, 977, L 983.
Decatur to Hull avs..D 198, H 501, C 588.
Hull to Perry avs..G 97, R 99, R 376, (498), G 670, 977, 1022, D 1029.
Perry to 206th..497, R 502, †725, R 1075.
w s, 206th to Van Cortlandt av..140, 192, P 200, 327.
w s, 208th to 210th..141.
e s, 206th to 210th..882.

MAPS, TOWNS AND VILLAGES.

*Adee Park..40, A 46, 88, H 149, 190, O 418, O 462, 541, R 546, 625, 929, 931.
*Adee (Wm), map of..370.
*Arden..240, 583, 665, S 890, 978, 1022, B 1028.

Bailey estate..89, J 97, K 149, O 150, K 629.
*Baychester..665.
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*Lots, plots, strips and gores..S 200, 371, 457, 541, 792, 978.

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NOTE.—When in doubt as to the meaning of the signs used, consult the key on page 3.

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THE prominent property owners in Twenty-third street have done well to form an association for the protection and assertion of their peculiar local interests. Of late years Twenty-third street has suffered from the competition of Fifth avenue and of Thirty-fourth street, and no longer occupies the supreme position it used to occupy in the hierarchy of crosstown streets. Moreover, the tendency is still northwards, and if it is to be counteracted, energetic and decisive measures must be taken to make Twenty-third street more available both for retail trade and for general business purposes. We believe that the widening of Fifth avenue, while it is intended for the benefit of shopkeepers on that thoroughfare, will, also, be beneficial to Twenty-third street, because it will enable carriages and motor-cars to reach that street with less delay. But in this matter the property owners in Twenty-third street should not only profit from the improvement of Fifth avenue but should learn a lesson from the example. The roadway of Twenty-third street is wretchedly congested, particularly during winter snow storms, while the sidewalks are unnecessarily wide. If five feet were taken from the sidewalks and added to the roadway from Lexington to Eighth avenue, the retail trade of all these blocks would be considerably benefited. The other great need of Twenty-third street is the establishment of an express subway station at that point. The amount of business transacted in the vicinity of Madison Square makes it extremely desirable that the express trains on the Lexington avenue subway should stop thereabouts. At least one express station is essential to the business prosperity of every important crosstown street. The existing subway provides for the needs of Fourteenth and Forty-second streets. The Lexington avenue subway should have express stations at Twenty-third, Fifty-ninth and One Hundred and Twenty-fifth streets. The Seventh avenue subway will naturally have an express station at Thirty-third and Thirty-fourth streets. The new association of Twenty-third street property-owners should immediately begin agitating in favor of such a distribution of express stations.

THE real estate market has, during the present season, maintained an unusual degree of activity until a very late date; and this fact indicates plainly the vitality of the economic forces, whereby this activity has been caused. Altogether it has been one of the most remarkable bursts of speculative trading ever witnessed during a similar period in New York City. A year ago when all kinds of business were just beginning to recover from the effects of the panic, the Record and Guide predicted that in Manhattan the first outbreak of renewed speculative interest would be shown by a buying movement on the margin of the new wholesale and business district between Twenty-third and Fiftieth streets. Never has a prediction been more abundantly justified. Not only have a great many purely speculative purchases been made in this section, but there has been an extraordinary number of sites sold for immediate improvement. In a few months the whole aspect of Fourth avenue from Eighteenth to Thirty-second street has been changed. The alteration of Madison avenue north of Twenty-sixth street into a business thoroughfare has been definitely begun. Several new buildings have been started on Fifth avenue and there are indications of an outbreak of activity in the near future on Sixth avenue. In addition there has been an enormous amount of scattered activity in the side streets. The worst aspect of the movement is that it is taking place partly at the expense of the old wholesale district south of Fourteenth street, but the best aspect of it is its permanent and wholesome character. At bottom it is based upon the fact that hereafter the business carried on in Manhattan instead of being distributed along a line, will radiate from a centre—as it does in other large cities. Of course the financial district will remain in its present location; and of course, the whole area south of Fourteenth street and west of Broadway will remain of the utmost commercial importance. But it is inevitable that hereafter the great increase in business will be centralized in the middle district, and that it will radiate from this centre to the east and the west as well as to the north. The steady process of expansion exclusively to the north, which has up to the present time characterized the business growth of Manhattan will be checked by the bridges and tubes, which are tieing Manhattan to New Jersey and Long Island, and the people living on the other side of the two rivers will want to transact their business and gather their amusements somewhere near the point at which they board or leave their trains in Manhattan. Roughly speaking, the business center of the future New York will be Greeley Square; and good testimony to the general appreciation of this fact was afforded by the recent sale of the old site of the Union Dime Savings Bank at a figure stated to be over $350 a square foot. Lucky are those business men who secured a situation on or near this square at the prices which prevailed a few years ago.

IN VIEW of the enormous business importance which Greeley Square is destined to have, nothing could be less convenient and less congruous than its layout. It is by all odds the worst-looking, most congested and least impressive square in Manhattan. Even Times Square, although laid out upon substantially the same plan is both better-looking and more convenient, because it is not traversed by an elevated road. There is not the slightest prospect, moreover, that anything can be done to improve it. What is needed is more space, and a plan that would permit the traffic to circle around the square instead of intersecting it. But considering the prices now prevailing, and the buildings which are being or have been erected thereon, not even New York City could afford to buy the land necessary to do away with the present and prospective congestion. Seven years ago when the Pennsylvania company first began to build, the Record and Guide drew attention to the prospective business importance of Greeley Square, and to the necessity of providing more space for the coming increase to business and traffic. If the city had possessed at that time the legal power and the prudence to purchase the real estate within a radius of several hundred feet of the Square, it could have made enough money from the sale of the land, which it did not need, more than to pay for the whole improvement. But it is too late now, and the fact that the opportunity was neglected at that time will not only be very annoying, hereafter, to the people of New York, but it will diminish the business prosperity of the Square itself. All sorts of devices will have to be used in order to get rid of the congestion. Both subways and bridges will be pressed into service to take care of the traffic, but in the end business will simply be obliged to go elsewhere, because it cannot be conveniently transacted in that vicinity.

THE West Side Taxpayers' Association in the last issue of the Record and Guide put up a very strong argument on behalf of the early consideration by the Public Service Commission of the needs of the West Side for additional means of rapid transit. Assuming that it was necessary to make a choice between the East and the West Side, the Public Service Commission was unquestionably right in arranging first for a Lexington avenue subway. The enormous population to the East of Central Park is in greater need of an express subway service than are the inhabitants of any other part of Manhattan. But after their needs have been satisfied, the Commission will have to face the problem of West Side transit. The lower West Side will then be the only district of Manhattan wholly unprovided with thoroughly modern means of communication; and it stands to reason that something will have to be done to meet the legitimate demands of the property-owners in that vicinity. Whether a new West Side subway will extend north of Forty-second street as is recommended by the association is a more doubtful matter. The idea has been hitherto that the existing subway would be carried on south from Forty-second street along Seventh avenue, and that only some years

later would an additional West Side route be constructed north of Forty-second street. In case, however, the plans of the commission for a Lexington avenue Broadway subway are carried out, it may be necessary to begin the immediate construction of a route along upper Eighth avenue. In the former plans the lower West Side extension of the existing subway balanced its upper East Side extension—thus making two parallel routes, one on each side of the city. But an independent Lexington avenue-Broadway line throws this plan out of joint, and seems to necessitate as a consequence an independent West Side route. If the existing subway were merely prolonged south from Forty-second street without obtaining at the same time an upper Lexington avenue prolongation, the subway system of the city would become lopsided. There would be three four-track subways south of Forty-second street, and only two north thereof, which would mean a ridiculous waste of carrying power. It would seem, consequently, as if a Broadway-Lexington avenue subway brought with it as a logical consequence a new independent West Side route running the whole length of the island. Such a subway would pay from the very start, and it would develop its traffic largely from original sources. It is pleasant to keep in mind that all of these long-delayed and much discussed transit problems will be settled sometime during the current year.

THE FOURTH OF JULY, the half-way mark of the year in the popular mind, having arrived, it is important to note that about one hundred million dollars' worth of new buildings were planned in Manhattan-Bronx during the period of six months, a record greater than that of any corresponding term in the history of the city. In the first half of 1905 plans for new buildings to cost only about $80,000,000 were filed, and in the first half of 1906 about $90,000,000, and these were the best two years in building New York ever had. In the number of buildings planned, however, this present year is not keeping pace with either 1905 or 1906. That is, the buildings of the current year are more costly, but less numerous. We are about five hundred buildings behind the record of the first six months of 1905, but nearly a thousand ahead of the first half of 1908. The precise figures will be found in the usual statistical tables. At this time of the year we turn from the record of plans filed to see what proportion of the projects have been put under contract, and the result of observations in this respect is also gratifying. Though work in every line has not yet reached its normal status, it is certain to do so soon, because the head of the procession of trades is moving fast. The recent fall in the prices of brick and cement is bringing many negotiations for contracts to a head. New excavations for "big" works are being started almost daily. The number of new operations in the midtown section of Manhattan, between 23d and 34th sts, is particularly noteworthy, especially in 26th and 27th sts, as well as on 4th av. Altogether the outlook is for a busy Fall in the building trades as a whole, not only in the city but also throughout the metropolitan district and the Eastern section of the country generally. It cannot be said that the hard times are over for everybody yet, but it is now only a question of a short time when business affairs will be entirely normal.

POLICE POWER IN BUILDING LAWS.

THE question is being asked, Has the municipal government the legal right to exact in a building code anything more than a safe building? A prominent real estate lawyer, when confronted with the query said that it opened a subject as debatable as that of the right of the Federal Government to issue greenbacks, and one as likely to be decided by the powers that be (through the courts) in one way as in another, according to the trend of popular opinion as to the proper functions of "government" at the psychological moment of the inquiry.

"Seventy years ago," said this authority, "a jurist would have unhesitatingly answered in the negative; to-day he would tremblingly answer that, in view of the present-day popular tendency toward the operation of railroads municipally, the proposed forbidding of marriage to the individual unless guaranteed to be for the higher development of society, by a competent health board,—or the actual regulation of height, and probably soon to follow, regulation of depth, to which an owner of land may build,—that such an inquiry can only be determined by the Court of Appeals, or perhaps even by the Supreme Court of the United States, and that even then one cannot always be sure, for these courts have been known to change their minds!

"But I do not think the question would ever be so baldly stated as in the inquiry; even in the building code now pending the matter is not so glaringly put, and proportions of sand and rock and silica are named, which may or may not be a particular brand, in name, though so in fact. Many a physician prescribes for a patient what may in fact be popularly known as "Brandreth's Pills," while sworn not to use or recommend a so-called quack remedy.

"To revert to the general subject of municipal regulation of building matters within corporate boundaries, I should answer that the question, once settled as to constitutional interference with individual rights, is always of legislative delegation of authority to the municipal government through a prescribed city charter, by which Bill of Rights all inhabitants of that particular city must be governed.

"When to municipal authority is delegated power which is co-ordinately exercised by the State direct, as in the case of municipal and State health boards, or municipal building departments and State tenement house departments, clashes must come occasionally, and compromises must be effected.

"Finally, there is much which is legal that can only be done under favorable auspices, while much that is in the abstract illegal, can be performed under like favoring conditions; and many a desired control of individual action has been denied when opposed by the masses, which would have been sternly forced down upon the individual. From which philosophical premise have sprung labor unions, citizens' committees, landlords' protective associations, and now taxpayers' and owners' organizations, and through these and these only can the individual longer hope to be heard."

BUILDING TRADES EMPLOYERS' AMENDMENTS.

Mr. William H. Butler, of the law firm of Eidlitz & Hulse, counsel for the Building Trades Employers' Association, has submitted to the Building Committee a series of amendments to the majority report on the building code. The document consists of seventeen type-written pages. The employers advise that the words "approve" and "standard" be amended by adding after the word "by the superintendent of buildings" the words "and the Board of Examiners."

They do not believe that there is any necessity or propriety for licensing the various building trades; and, further, they do not believe that the Board of Aldermen has authority to license trades. But if the Board of Aldermen sees fit to adopt such a resolution, then the Association respectfully requests that each trade which is to be licensed or registered be represented in the Board of Registration.

The Employers submit that Subdivision 9 of Section 8 should be amended by striking out the words "when it is claimed that and more desirable form of construction can be employed in any specific case," for the reason that these words give entire power to the superintendent of buildings to say what materials and what form of construction may be used in any particular building. The Board of Aldermen undertakes, the Employers say, to empower the superintendent with an authority entirely different from what he had before, and one directly contrary to the provisions of the charter, where it specifically provides what the superintendent may do.

Section 14, should be stricken out entirely, for the reason that it opens too great a field of arbitrary power and an unfair advantage without corresponding benefit. The section referred to is the one relative to certificates of occupancy.

Subdivision 11 of Section 20 should also be stricken out, in the opinion of the Employers. This is the paragraph in the majority report which specifies that no court shall be less than 5 ft, in its smallest dimension, for a height not exceeding 75 ft., and shall be at least 1 in. wider for every additional foot of that height.

The Employers advise equal treatment for cinder concrete and natural or Rosendale cement, and they also ask the same treatment for store and loft buildings in regard to the use of wood trim, as for office buildings.

THE DOWNFALL of the house in West 26th st last Sunday afternoon is prima facie evidence of somebody's inattention to the requirements of the case. It is for the authorities to look up the parties that are responsible or blamable, and for the public to hope that they will take measures to prevent similar consequences at any other excavation where they might possibly occur. When the debris has been removed it will be possible to determine whether the reports of insufficient shoring are true or not. Fortunately, no lives were sacrificed, and those who remained to the last and went down with the wreck, and were more or less bruised, must have had sufficient warning of the danger, and no great amount of sympathy has been called forth on their account. But the occasion is one which should serve as a notice that the shoring-up and making safe and secure of abutting buildings is an important part of nearly every midtown building operation, as all the profits which may be derivable from the operation may disappear in the twinkling of an eye. Usually great care is taken, and sometimes the protective measures in behalf of the adjoining buildings are elaborate and highly scientific; but it has been noticed that in minor works the shoring of the old and possibly untrustworthy houses next door have not always been sufficiently attended to.

—The National Board of Fire Underwriters has distributed a new edition of its rules and requirements for the construction and installation of fire doors and shutters. The rules cover shaft and belt openings, vault pattern of iron fire doors, iron shutters, and steel rolling doors and shutters.

CONSTRUCTION

ARCHITECTS' AND OWNERS' CODE.

Statement Relative to Amendments to Proposed Building Law, Prepared By a Committee of Representatives of Various Taxpayers', Architects' and Engineers' Organizations.

IMPORTANT amendments were introduced into the majority report of the Building Code Revision Commission when the Building Committee of the Board of Aldermen took it into executive session late yesterday afternoon for final consideration, preparatory to presentation to the entire Board next Tuesday. At 3 p. m. it was understood that another minority report was possible. These changes, it is understood, were embodied in the majority report:

First—To cut from the new code the provision directing that all business buildings shall be equipped with a patented standpipe that can be operated from the street and can throw streams into every floor. The present standpipe regulations will remain as heretofore.

Second—Jurisdiction over water pipes to be installed as fire fighting apparatus in buildings to be under the direction of the Fire Commissioner instead of the Superintendents of Buildings in the various boroughs, as the majority report proposes.

Third—Elimination of all reference to particular kinds of paints that were to have been favored for covering structural iron and steel.

Fourth—Modification of the fireproofing, so as to allow concrete concerns to be on a parity with other methods of fireproof construction, except that it is stipulated that in the manufacture of cinder concrete flooring, etc., only clean, steam boiler anthracite cinders be used, the finished fabric to be subject to equal tests with other materials.

Fifth—The fire limits will remain unchanged; the present boundaries being retained.

AFTER many conferences and meetings of the representatives of the Greater New York Taxpayers' Conference, Allied Real Estate Interests, New York Chapter American Institute of Architects, Brooklyn Chapter American Institute of Architects, New York Society of Architects, Association of Architectural Engineers, and the Brooklyn League, the Special Committee has issued a printed memorandum containing the suggestions of this Committee for amendments to the Majority Report of the Building Code Revision Commission now before the Board of Aldermen.

This Committee was composed of the following representatives, and the main portion of the report is signed by them: Allan Robinson (Chairman), Allied Real Estate Interests; Geo. W. Brush and George E. Waldo, Brooklyn League, Greater New York Taxpayers' Conference; Charles H. Israels and Electus D. Litchfield, New York Chapter American Institute of Architects; Henry Clay Carrel and Dudley McGrath, Brooklyn Chapter American Institute of Architects; Benjamin Driesler and Adam E. Fischer, New York Society of Architects; Rudolph P. Miller and Henry W. Hodge, Association of Architectural Engineers.

A supplementary report of the Special Committee on Fire Limits is also attached, which is signed by Congressman George E. Waldo, of the Greater New York Taxpayers' Conference; Henry Clay Carrel, of the Brooklyn Chapter American Institute of Architects, and Mr. C. F. Shallcross, of the New York Board of Fire Underwriters.

The Committee explains in the beginning of this report that, without prejudice to either the Majority or the Minority Reports, it has taken the Majority Report as a basis for practical work. The following is a brief synopsis of the changes suggested:

It is proposed to strike out the provision allowing for a liberal construction of the code and to substitute a clause on modification of the law which provides that the discretion of the superintendent may only be used in the manner provided in the Charter, and that when so used, his decision shall be public record and may be used as precedent.

An amendment is suggested to the definitions for standpipes and automatic sprinklers, recognizing the provisions of the Charter which vest the power in relation to these appliances with the Fire Commissioner.

The definition of a pent-house is changed, providing that the area of this structure shall not be discretionary upon the decision of the superintendent.

Chapter II., Section 5, is altered so that an appeal to the board of examiners shall not be dependent upon the superintendent's order.

The provisions for the board of registration are changed by putting TWO architects on the board and eliminating the Superintendent of Buildings of the Borough of Manhattan, it being thought that the superintendent of one borough should not be unfairly recognized.

An important change is also made in this section which would require the applicant for a permit to be the superintendent of construction.

The portion of Chapter III, Section 8, which refers to the powers of the superintendent to vary the provision of the code, is eliminated, this matter having been attended to in the Second Section.

Section 9, in relation to appeals to the board of examiners, is altered so as to make it consistent with the Charter.

In Chapter IV, Section 11, a provision is now in the Minority Report but omitted in the Majority, is inserted, requiring definite action by the superintendent within a reasonable time.

Section 17 of Chapter V is altered so as to make no limitation to reinforced concrete buildings other than is applied to any other type of fireproof construction.

Chapter VII is made to agree with the Charter in relation to lodging houses, and the wording of paragraph 11 is changed so that the meaning is made more plain that the code does not intend to prohibit buildings running from street to street.

For Section 21 on the floor areas between fire walls, Section 23 of the Minority Report is substituted, which provides for larger areas provided a system of automatic sprinklers is used.

The interior stair provision of the Minority Report is substituted for the one in the Majority Report on account of the further adoption of the Minority's recommendation for fire towers.

Section 27 is altered so as to make an entrance direct to the cellar depend upon the use of high pressure steam.

Chapter X, in relation to standpipes and automatic sprinklers is changed so as to recognize the power of the Fire Commissioner, and to compel the Fire Commissioner to publish his rulings once every six months, which rulings would become a part of the code automatically, the purpose of this amendment being to guard against conflicting requirements of two departments, as both the Fire Department and the Bureau of Buildings would have power to change these provisions under the law.

Some slight changes are made in Chapter XII to the provisions for floor loads, the principal change being the reduction of the live loads in hotels, tenements and dwellings from 90 and 60 pounds to 40 pounds.

A change is also recommended which would be important to the engineers which allows for the reduction of live loads on columns in all buildings over five stories in height.

In Chapter XIII an amendment is made which would allow the use of hollow building blocks for bearing walls in any building not more than 30 ft. in height, and the correction is made as to the standards for testing cements, recognizing the standard specification of the American Society for Testing Materials, as the American Society of Civil Engineers, referred to in the Majority Report, has no such standards.

A definition is also given of natural cement mortar.

Changes are made in Section 64 which would allow the use of concrete made of natural cement, and the weights of materials specified in the Minority Report are substituted for those in the Majority.

The provisions of the Minority Report for the direct compression in short blocks are also substituted for those in the Majority, and a new safe extreme fiber stress provision is made for the use of natural cement.

FOR CAST-IRON COLUMNS.

Section 75 is changed so as to permit the use of cast-iron columns, although the Committee recognizes that in the present state of the market, they will be rarely used, but nevertheless thought it unfair to prevent their use altogether.

The provision as to the spacing of beams is changed in Section 79 where the Majority Report provided that in Classes E and F the spacing of steel beams should not exceed 5 ft. on centers, as this was one of the provisions which the Committee thought unfair to all types of floor construction.

The provision for painting of structural work in Section 86 has been eliminated, and Section 130 of the Minority Report substituted as fair to all the interests concerned.

In Section 93 the provisions of the Minority Report for the bearing capacity on soils were substituted for those of the Majority. Provisions of the Minority Report in relation to foundation walls were also adopted with the change that natural cement be allowed in certain foundations. It is also provided that the decisions as to the bearing capacity of concrete piles shall be filed as discretionary ones. Provision is also made allowing the

use of an 8-inch wall for certain buildings less than 36 ft. 6 ins. in height, to accommodate a certain class of real estate owners who build inexpensive buildings.

The provision for the tests of fireproof arches in Section 118 is altered to a system which, in the opinion of the Committee, would be more fair and equitable to all owners and manufacturers, and it would allow the greatest amount of choice in the selection of construction.

In fireproof buildings the height at which the elimination of wood is made compulsory is raised from 100 ft. to 150 ft., and although the representative of the fire underwriters did not sign this portion of the report, they have publicly expressed themselves through their representative as being satisfied with this proposed amendment.

Important changes are proposed in allowing the use of steam-boiler cinders, crushed slag, brick or tile in the making of concrete as well as stone, this provision being one that was particularly objectionable on account of increasing the cost of concrete fireproof floors.

Certain other changes are proposed in relation to the construction of a concrete floor arch which it is believed would allow the owner and architect a wider range of selection. The working stresses given in the Minority Report for reinforced concrete are recommended as being ample for safe construction and cheaper to the owner. The provision that requires that concrete beams shall not be spaced further than 8 ft. on centers is eliminated. Also, the rather drastic provision that the floor slab must be cut loose for testing, as in the opinion of the Committee the floor could never be made so strong again if this provision were complied with.

In Section 123 it is recommended that 4 ins. back of a flue is sufficient for proper protection, when the flue is lined and there is 8 ins. brick work on the face.

Changes are made in the provisions of Section 131, in relation to smaller buildings to be built of hollow blocks, which would make it plain that other blocks than hard tile are allowed.

In the theater section (137), the provisions of the Minority Report are adopted in relation to the courts around building, it being thought more just to the owners of property if they were allowed to extend to the rear of the lot, provided no windows were placed in any wall upon the boundary line, and further allowing the extension of the facade across the entire front above the first story.

Another important change is recommended in making a theater dependent upon a seating capacity of 300 rather than 200, but limiting the seating capacity for each person to not more than 10 square feet, so as to make it difficult to evade the law. This theater section also recognizes the authority of the Fire Commissioner in relation to fire apparatus in theaters.

In Chapter XXVIII the recommendation is made that the superintendent must have evidence of an existing violation before the filing of such papers, in order to prevent the unnecessary annoyance to which the owners and building trades are now put by having violations filed in anticipation that some wrongdoing may occur at some future time.

In the very last section, which provides that the law shall take effect immediately, a change is made in the public interest that the law shall take effect 90 days after it is approved by the Mayor, and further provides that any application on file in the Bureau of Buildings upon that date shall be acted upon under the existing code.

The supplementary report of the Special Committee on Fire Limits recommends practically that the fire limits shall not be extended, but that no more than two attached frame buildings shall be permitted, except in that part of the Thirty-first Ward known as Coney Island, between Seagate and the Public Park on the west side of Ocean Parkway; that detached frame dwellings, private stables and sheds for certain areas and outhouses may be erected not covering more than 80 per cent. of the width of the plot, and not over three stories in height. All other buildings shall be constructed of brick, stone or other fire-resisting material, but all buildings for automobiles must be fireproof.

There is a further provision recommending that no shingle roofs be permitted, and a memorandum in which the committee states that they find that the cost of incombustible roofing would not exceed one-half to one per cent. of the total cost of the average frame building, no more than the cost of low grade shingles, that is, $36 to $72 on the average frame building.

Mr. Allan Robinson stated that he would place a printed copy of the recommendations in the hands of every member of the Board of Aldermen at an early date.

Mr. Robinson, who is chairman of the committee, states that in his opinion if the recommendations of this committee are adopted with the Majority Report as a basis, that it will provide a progressive and up-to-date law, worthy of the City, which will be a decided improvement upon the existing code, and which will be free from any of the criticisms that have been directed at either the Minority or the Majority Report, which will permit the owner and the architect and builder to have the widest discretion in the selection of materials, and which will, above all things, improve the administration of the City departments dealing with the code which have been subjected to so much criticism in the past.

IN FAVOR OF THE MAJORITY REPORT.

AT THE eighth and last hearing on the building code given by the Building Committee, William Copeland Furber, the architect and consulting engineer, spoke on the subject of "The Workmanship Factor" in reinforced concrete. This factor he referred to as the predominant one. He said he had been at some trouble and pains to briefly review the recent literature and reports of tests of reinforced concrete and had covered them briefly in a summary of the headings, which he read. He quoted extracts from past remarks of Richard L. Humphrey, Prof. Woolson and others, and made comments thereon.

Otto G. Simonson, of Baltimore, the next speaker, said he had been invited by the Fireproofing Manufacturers' Association to express his opinion on the subject of fireproof construction as promulgated in the proposed new building code for New York, and he had particularly examined Chapter 19, Sections 114-120, as submitted in the majority report, and also Chapter 25 of the minority report, Sections 136-141. His opinion was based on a practical experience of twenty-five years, twenty of which had been spent in the service of the government. He had passed through the Baltimore fire and had been extensively engaged in the rebuilding of Baltimore and had taken part in the lengthy discussion of the finally adopted new building code of Baltimore city, and therefore he was familiar with the task the members of the Building Committee had before them. Mr. Simonson said that the main points in fireproof construction consisted in the selection of proper material and to protect the steel and iron from corrosion, and that he found all this carefully embodied in the majority report.

Otto Kubitz, structural engineer of the building inspector's office, City of Baltimore, said that the first thing the people of Baltimore did after the conflagration was to get the building code of New York City and adopt it. "Most of the builders there are interested in the construction that you specify in your proposed code, and what I shall speak of will be the practical results since the fire."

WORLD INTEREST IN OUR CODE.

By the order of the chief inspector of buildings in Baltimore, Mr. E. D. Preston, he had examined the fireproofing sections in the proposed revision of the New York building code. He said this great city was looked upon with keen interest not only by other cities of this country, but also by cities all over the world, as one that is up to date with its measures, which set a precedent and establishes a standard for the rest. For this reason Mr. Kubitz desired to bring to the attention of the Building Committee some facts and experiences that the builders of Baltimore had had with fireproof construction.

He said that before the fire most of the new type of high buildings were of steel construction and terra cotta, and these buildings stood the fire well and were damaged only to such a small extent that none of them had to be torn down. The tile fireproofing did its work well and protected the steel around beam and girder flanges and columns in such a good manner that only in a very few instances did the columns and beams have to be replaced.

Mr. Kubitz recommended the adoption of the majority report. In answer to questions he said that Baltimore would probably revise its building code also and was waiting to see what New York would do.

Joseph A. Mullaney, representing the Board of Delegates of the building trades in Brooklyn, read a resolution favoring the adoption of the majority code. James B. Allen, another delegate representing the Board of Delegates of the building trades of Brooklyn, also favored the majority code. He was questioned at length by members of the committee. He said that more particularly he represented the plasterers' organization, which had been injuriously affected for a good many years by the existing code.

"We have lost the plastering of cement arches in a good many instances. They have simply put up smooth boards, and often they just whitewash it."

"To what extent has it injured you?" asked Alderman Colgan.

"About thirty per cent. in my opinion," replied Mr. Allen. "I know from the loss of membership in the unions."

Vincent Cavanaugh, representing the Laborers' Protective Union of Long Island, said that he had been sent to this hearing to say that the organization favored the majority code.

John Gill, representing the Bricklayers and Masons' Unions of Greater New York, spoke in favor of the majority report. "As a bricklayer, I certainly am in favor of the code that would give employment to our members. There is no game of chance in a brick wall. You can see at a glance what it is and whether it is in danger of tumbling down."

A member of Bricklayers' Union No. 7 questioned Mr. Gill's right to speak for the bricklayers' unions in this matter, because he said that on Wednesday night, May 23, at a meeting of the members of Local No. 7, when the question arose of taking action on the building code, it was agreed to take no action at all. On being questioned, Mr. Donnelly said that there were nineteen locals in the greater city, and No. 7 was one of the nineteen. He was not sent to this hearing by his union, but was voicing the sentiment as a member of that organization.

Mr. E. V. Johnson of Chicago, vice president of the National

Fireproofing Company, said he was against the minority report for the reason that it did not call for first-class construction. He said he had been in the fireproofing business continuously for thirty-three years and he thought he knew the business.

He said that his father, George H. Johnson, put in the Post Office Building thirty-four years ago the first hollow-tile arch construction in America.

William D. Gates, of Chicago, former president of the American Ceramic Society, member of the American Society for Testing Materials, member of the Advisory Board for Tests of Structural Materials and Fuels, United States Geological Survey; Prof. Collins P. Bliss, director of the Technical Laboratory of the New York University, and Charles A. Bloomfield, treasurer of the Brinkman Terra Cotta Company, Metchuen, N. J., were other speakers.

Communications from the Otis Elevator Company, the National Elevator Company, also urged the adoption of the majority report.

At the conclusion of the hearing, the chairman stated that if anyone else had any suggestions to submit he might do so up to 10 o'clock of the next Monday morning.

WHY SAND CAN BE SOLD AT 30 CENTS A YARD

Ever since November 1, 1908, a battle for supremacy in the local sand market has been waged in this vicinity by large interests. Prices have been slashed right and left, and where rival companies have met the lead of another, competition has been exceedingly keen. Masons' material men have seen the price tumble from 75 cents a cubic yard, dock, down to 30 cents, and while they have been filling up their yards they have wondered how sand could be sold at such a price and leave a margin.

Herbert DuPuy, of Pittsburgh, was formerly president of the White Quartz Sand & Gravel Co., with local offices at 2 Rector st. He, in company with James C. Ewing, also of Pittsburgh, and Harry Goodwin, president of the Goodwin Sand & Gravel Co., of this city, interested capital, which included a considerable amount of their own funds, in some new processes for the digging and preparation of sand for general building purposes. Mr. Ewing, who like Mr. DuPuy, is a personification of Western energy and enterprise, had had years of experience in dredging, and under patents of his own perfected a machine of wonderful strength and mechanism which not only dug but washed, dried and screened and loaded 2,500 cubic yards of sand a day, all in one continuous operation.

Local capital was quick to see the qualities of an investment of this character, and on November 1, 1908, the White Quartz Sand & Gravel Co. consolidated with Goodwin Bros. and the Manhattan and Long Island Sand Co. and organized the Goodwin Sand and Gravel Co., of 71 Broadway, with a capital stock of $2,500,000, all of which was immediately paid in. The company started in with no debts and has continued that policy, according to information obtained from a person well informed in the affairs of the company. The officers are Herbert DuPuy, president; Harry Goodwin, vice president; W. J. Timberman, general manager, and James C. Ewing, secretary and treasurer.

Since then the company has invested $350,000 cash in improvement to the plants at Port Washington, L. I. and at Eaton's Point, L. I. This was done to enable the company to increase its output at the lowest possible cost. Then came the problem of delivering the material, so it began to invest some of its surplus capital and unexpended increment in the building of scows and tugs, until to-day it has a fleet second in number to only one company in the harbor, the first being the Pennsylvania Railroad with 137 boats.

When the company started the ruling price was 63 cents, although it had just previously been 75 cents. The new company because of its equipment, it is said, began to drop prices, and other companies which had been in the market for twenty, thirty and forty years immediately followed suit until to-day the cost of a cargo of screened Cow Bay sand delivered at dock, New York, is only 30 cents, which price the other companies are meeting.

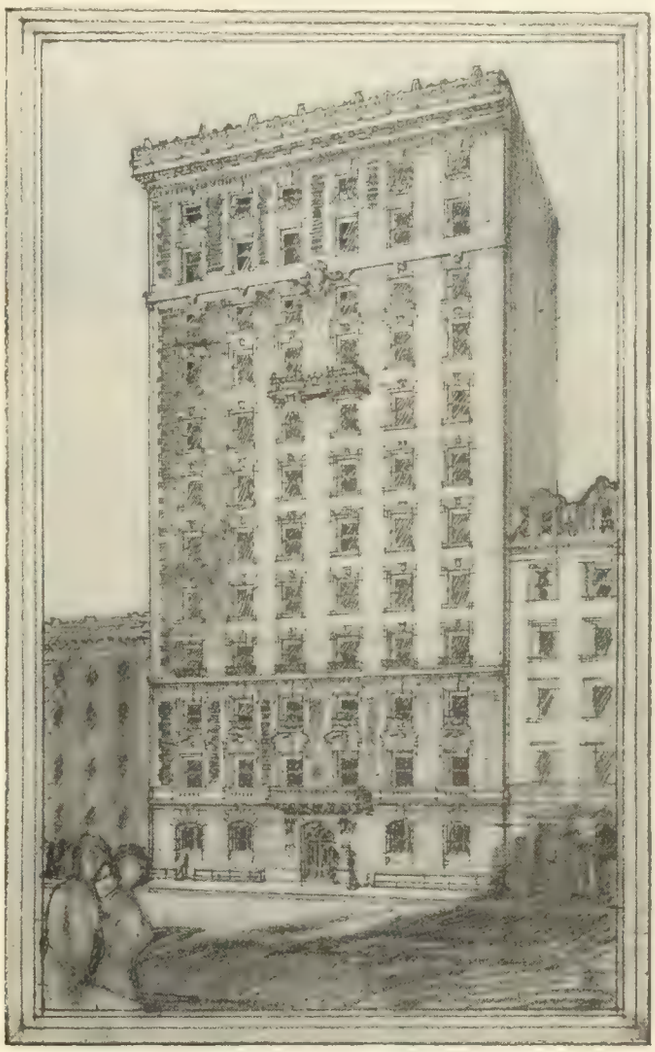
Some idea of the small margin left for companies competing with the new company in the market may be had from the fact that when sand was being sold for between 60 and 70 cents a year ago, the cost of loading was 10 cents; freightage, 10 cents; towing, 10 cents, and unloading 10 cents. To this the cost of digging, washing and screening had to be added, and the profit was somewhere between 15 and 20 cents. Some of the towing companies handle the sand themselves, selling it to mason material men in all quantities. In many cases costs of production have been lowered as a result of the activities of the larger company, and the smaller ones are enabled to meet its price in the open market, although the margins have been reduced in almost every instance to the merest shadow, it is said. It is said that there is little prospect of the price fluctuating much from 30 cents.

But the sand market is not the only one that has felt the battle of the interests involved in the rival companies. Washed Cow Bay gravel has dropped from $1.00 to 50 cents, dock, New York, and good standard roofing grit is sold now for $1.50 as against $2.00 and over, the former price. Of course there are varying prices according to the grade of this material, but the price quoted is medium for a fair grade.

PROPOSED APARTMENT HOUSE FOR SEVENTH AVENUE.

The apartment house about to be erected at No. 848 7th av, between 54th and 55th sts, immediately opposite the Wyoming Apartment Hotel, for the Rockford Realty Co., will be of the highest fireproof type of construction. There will be twelve stories and basement, twenty-four apartments in all, with two apartments on a floor, each suite containing eight rooms and three baths, exclusive of the foyer. The equipment will be of the highest standard throughout.

The foyer, dining and living rooms will open together, and all the bed chambers will shut off from these rooms. The bathrooms will have tile wainscoting and floors, with the highest



LATEST SEVENTH AVENUE IMPROVEMENT.
Albert Joseph Bodker, Architect.

grade of porcelain tubs and fixtures. The kitchen and butler's pantry fixtures will also be of white porcelain. The laundry and drying room will be in the basement. There will be two electric passenger elevators, a service elevator, steam heat, electric lights, and all the interior trim will be of oak and mahogany. The style is of the Italian Renaissance, dignified and restrained with materials selected so as to accentuate the well studied architectural character. Albert Joseph Bodker, 25-27 West 32d st, is the architect.

American Society for Testing Materials.

The twelfth annual meeting of the American Society for Testing Materials was held in Atlantic City, N. J., from June 29 to July 3, inclusive. The headquarters of the association were in the Hotel Traymore. Some of the noteworthy papers were: Report of committee on fireproofing materials, Professor Ira H. Woolson, chairman. Report of committee on corrosion of iron and steel, by A. S. Cushman, chairman. Notes on corrosion tests of iron and steel, by R. B. Cranahan, Jr. Report of committee on standard specifications for cement, G. F. Swain, chairman. Report of committee on reinforced concrete, F. E. Turneaure, chairman. Concrete reinforced by nails, by L. S. Moisseiff. Report of committee on preservative coatings for iron and steel, S. S. Voorhees, chairman. Paints for concrete—their need and requirements, by G. D. White. Some tests of concrete piers under varying heights and bearings, by Professor Edgar Marburg. The structural material testing laboratories, United States Geological Survey, progress during the year ending June 30, 1909, by Richard L. Humphrey. Professor Edgar Marburg, of the University of Pennsylvania, Philadelphia, is secretary of the association.

CONCRETE WALLS USED AFTER CONFLAGRATION.

Concrete men have shown considerable interest in the construction of a dwelling the walls of which had undergone an unusual fire test, while the building was in course of erection, yet had not been damaged either in tensile strength or in any of its component parts. In spite of the terrific heat to which the half finished building had been subjected in a conflagration at Winthrop, Mass., a suburb of Boston, subsequent tests showed that the four walls were in as good condition afterward as before. There was no indication of crumbling, craising or scaling, according to experts who placed samples under exhaustive examination.

On the night of October 3, 1908, fire destroyed a 3-sty frame hotel, a neighboring structure used for the same purpose, and seven dwellings. Within 8 feet from the hotel in which the



FIG. 1.—SHOWING DAMAGE DONE BY FIRE AFTER CONFLAGRATION. ONLY THE WALLS WERE LEFT STANDING.

fire began, a concrete building was in course of completion. The walls of the first story are 10 inches thick and have a continuous air space of 3 inches wide. The walls of the second story are 8 inches thick and solid, being furred on the inside to give a 2-inch air space. The concrete used was 1:3:6 Edison Portland beach sand and gravel. At the time the fire broke out the roof of concrete on wire lath had been partially constructed. The interior and exterior were covered with scaffolding and floor beams, some of which were in place.

This structure proved to be a fire stop upon which the firemen directed the full force of the onsweeping flames by means of water curtains. The heat was so intense that the granite sidewalk curbing in front of the building crumpled. The walls had not been in place more than four weeks. When the flames

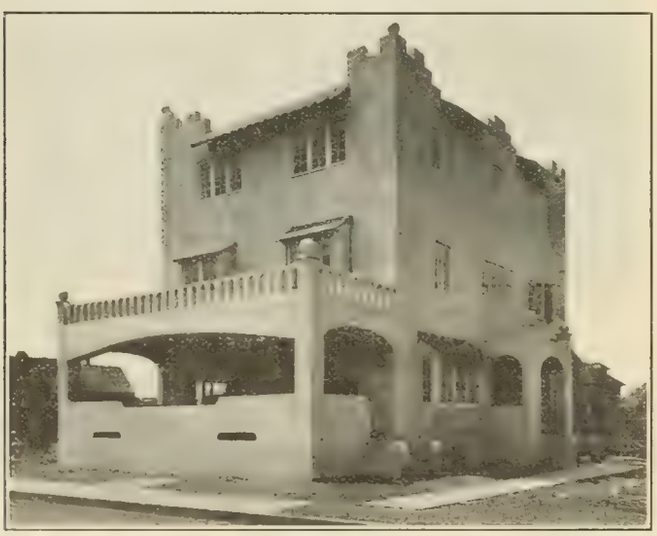


FIG. 2.—SHOWING COMPLETED RESIDENCE OCCUPIED BY OWNER. IDENTICAL WALLS WERE USED IN RECONSTRUCTION.

had been concentrated in this building, the streams of the entire fire department were directed upon the walls until the blaze had been literally drowned out.

Investigation was made of the walls, and according to information at hand, they were not damaged. There was no sign of disintegration. The building department of Winthrop obtained the services of experts in various forms of construction, and his opinion was that the walls were as strong as ever. Last week the owner of building and his family moved into the completed house, which is surrounded by the same walls that were submitted to the intense heat heretofore recounted. Fig. 1 shows the walls still standing intact the next day, and Fig. 2 shows the building completed and occupied last week.

—The Public Service Commission has approved the franchise of the New York and North Shore Traction Co., the Long Island Electric Railway Co., successor, for an extension of its street surface railroad from the New York City line at Little Neck to and into Flushing, and from Chestnut st, Flushing, to Whitestone, L. I.

BUILDING STATISTICS.

MANHATTAN.

Plans and specifications for NEW BUILDINGS filed and acted upon during the quarter ending June 30:

	1908. No of Bldgs.	1908. Est. cost.	1909. No. of Bldgs.	1909. Est. cost.
Dwelling houses:				
over $50,000	2	$145,000	4	$535,000
between $20,000 and $50,000	3	85,000	17	508,000
less than $20,000	4	31,400	..	.....
Flats and tenements	64	6,577,500	110	14,820,000
Hotels	1	1,000,000	5	3,385,000
Stores, estimated cost:				
over $30,000	20	2,810,000	43	8,953,000
bet. $15,000 and $30,000	10	197,000	18	403,000
less than $15,000	8	66,900	13	75,000
Office buildings	17	18,518,000	21	6,441,750
Manufactories and workshops	4	118,000	8	317,000
Schoolhouses	2	630,000	3	355,000
Churches	3	175,000	4	560,000
Public buildings, Municipal	2	400,000	3	675,000
Public bldgs, places of amusement	6	841,500	7	1,416,671
Stables	5	230,900	11	261,000
Other structures	33	59,571	15	21,875
Totals	184	$31,885,771	282	$38,727,296
			184	31,885,771
Net gain quarter ending June 30, 1909			98	$6,841,525

MANHATTAN.

Plans and specifications for ALTERATIONS to buildings filed and acted upon during the quarter ending June 30:

	1908. No of Bldgs.	1908. Est. cost.	1909. No. of Bldgs.	1909. Est. cost.
Dwelling houses	164	$508,552	200	$915,860
Tenement houses	428	625,280	459	699,205
Hotels	19	63,625	27	97,250
Stores	103	556,190	149	1,218,740
Office buildings	38	156,930	48	604,400
Manufactories and workshops	36	103,375	31	81,550
Schoolhouses	34	219,500	14	65,050
Churches	6	40,400	7	88,750
Public buildings	41	219,000	51	735,950
Stables	20	96,100	23	378,500
Totals	892	$2,649,352	1,009	$4,885,345
			982	2,649,352
Net gain quarter ending June 30, 1909			117	$2,135,993

BRONX.

The semi-annual report of plans and specifications filed and acted upon in the Borough of The Bronx for the six months ending June 30, has been completed and advance data is herewith presented. The comparative quarterly report for the three months is not sufficiently in hand for publication in this issue. The report, compared with the full year 1908, indicates that this will be a banner year in that borough in building operations. The grand total of estimated costs of buildings for the half year ending June 30 shows $2,092,760, as against $21,415,160 for the full year preceding. Number of plans, first half 1909, 754, as against 1,053 for the full year 1908, and number of buildings, first half 1909, 1,356, as against 1,912 for the twelve preceding months.

Divided into principle classifications the semi-annual report shows: Dwellings, $2,038,300; number of plans, 119; buildings, 300. Tenements, $15,194,000; plans, 247; buildings, 448. Hotels, $96,500; plans, 7; buildings, 7. Stores, $850,200; plans, 41; buildings, 50. Office buildings, $266,000; plans, 12; buildings, 12. Manufactories, $503,570; plans, 22; buildings, 24. School houses, $122,850; plans, 3; buildings, 3. Frame dwellings, $2,035,740; plans, 224; buildings, 396.

Julius Franke on the Revision.

Under date of June 28, Mr. Julius Franke, of Maynicke & Franke, architects of the Fifth Avenue Building, forwarded to Hon. William P. Kenneally a series of amendments proposed to the majority report of the building code. Mr. Franke is able to find in the new revision very little or no improvement over the present code. He considers the present code "pretty good," and says it is sometimes best to leave well enough alone.

"Many new and unusual requirements have been inserted," he says, the effect of which on building interests would be hard to foretell. Building will be more expensive, with no corresponding benefits to the public.

Mr. Franke is not in favor of an entire new code. A better way would be to amend the present code from time to time. This ought to be done by some board called together every ten years.

The meadows which lie along the Hackensack River are underlaid with an excellent quality of clay beds, and the same observation is true of the meadows along the Passaic River down to Newark Bay. The chief difficulty is the presence of water. It requires pumping all the time to keep the pits clear, which, of course, adds to the expense of operation. But there are compensating advantages in water transportation and nearness to market. The development of the industry in these localities has been less than might be supposed. Brick-making along the Hackensack began more than 100 years ago.

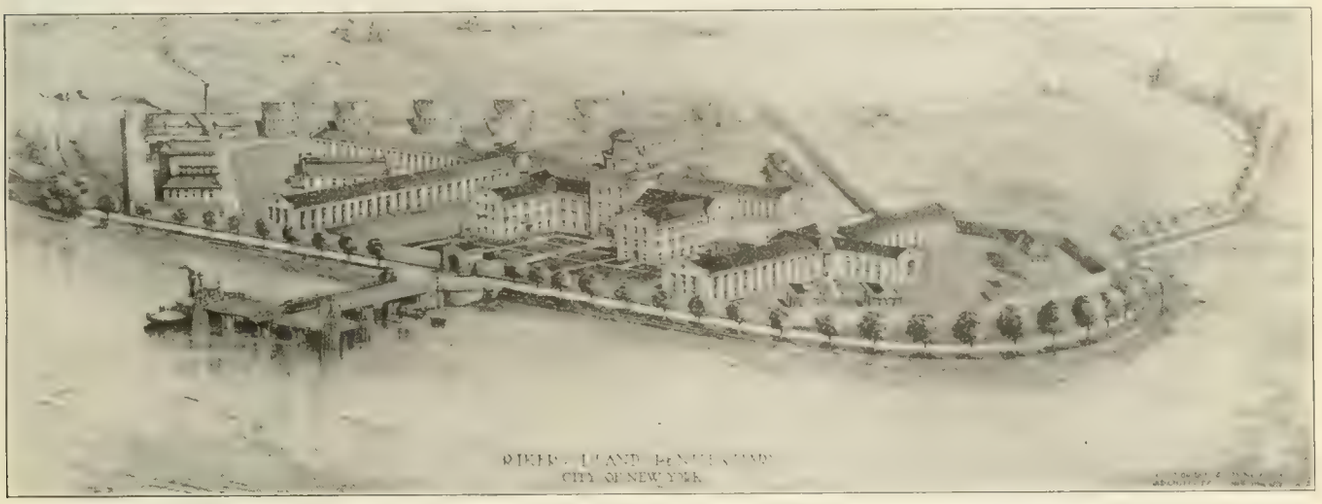
PROBLEMS OF PRISON DESIGN.

The Great Prison on Riker's Island Will Represent the Best Knowledge in Our Day of Prison Science—An Intimate Description of the Architects' Problem and Its Solution.

THE problem of the penitentiary on Riker's Island, to contain two thousand male and five hundred female prisoners, differed from some other problems of the kind only in the matter of size, and raised but one new difficulty,—that of bringing so large a number under direct supervision and control of a single system of guards, without sacrificing the health of a considerable number by depriving them of the requisite light and air. In other words, the problem reduced itself to finding the best arrangement of cell houses for the male section.

A study of the written principles of modern prison science and an examination of a large number of the most modern prisons led the architects, Messrs. Trowbridge & Livingston, to the conclusion that the only solution was the so-called "stellar" arrangement, provided there was NOT MORE THAN FOUR CELL WINGS abutting upon the central guard house, and that none of these wings should lie in the direction of east and west. For, if more than four things converge upon a single point, the intervening angles are so acute as to deprive the cells nearest the intersection of sufficient light and air; and if any wing lies east and west its north side is never touched by the sun.

The stated advantages of the accepted plan are, besides a centralized and concentrated system of supervision and control, a maximum of exposure of cell wings to the air; the orientation of cell houses (that is, all the cell houses lie in the direction of northeast and southwest, and northwest and southeast), direct communication from the Administration building to the Central Guardhouse, or centre of control; direct communication by covered passages from the cell wings to the Mess Hall, Chapel, baths and visiting rooms; the control of the cell doors by a single guard at the head of each wing, the separation of cell tiers to allow of proper classification, the supervision of keepers and guards by the central guard, and the protection of keepers and guards.



ACCEPTED DESIGN OF PENITENTIARY BUILDINGS ON RIKER'S ISLAND.
Trowbridge & Livingston, Architects.

The architects' specifications for this great prison, whose ultimate cost will exceed $3,000,000, have been printed and submitted to the Corporation Counsel, and are now awaiting his approval. No contract has yet been awarded. The plans embody the latest ideas in prison construction.

The architects had observed in every prison they had visited that the central guard had no means of supervising the cell wings, except upon the ground, or first, tier of cells. Inasmuch as the function of the main, or central, guard is to note the entrance and exit of every prisoner, or keeper, the architects have conferred a fine advantage by placing galleries in the central guardhouse at the level of each tier of cells, with barred windows looking into the wings, according to the plans. This will enable the central guards at night to make a complete survey of the whole prison without leaving the guardhouse.

PROGRESS IN PRISON PLANNING.

In old prisons the cells are mostly arranged in tiers, with open galleries for the use of guards and prisoners. So many guards have been attacked by prisoners and thrown over the railings that it is now customary to enclose the galleries with tool-steel grating. But this arrangement is open to serious objection, as the guard must either make an inspection of the cells from the main floor (the upper tiers being invisible), or he must enter the prisoner's corridor at each level, and by so doing expose himself to attack from the cells. It has also been found that with four open tiers proper heating and ventilation are impossible. When the lower cells are at the right temperature, the upper tiers are intolerably hot.

In the Rikers Island Pentitentiary the architects propose to overcome both these difficulties by an extension floor at the third tier, with intermediate galleries outside the prisoners' corridor at the second and fourth tiers. The scheme of an extension floor has been adopted with great success in several prisons, and the proposition of the intermediate galleries has been highly recommended to the architects by several of the most experienced wardens and prison experts. In other respects the architects have adopted the usual system of steel cells placed back to back, with a utility corridor for plumbing pipes and ducts between, with or without asbestos or sheet lead deadening between cell partitions.

It is apparent from this that the architects' duties in this case was not to design a group of buildings of conventional architecture, and to follow certain well-defined specifications, but actually to think out the whole interior layout on advanced lines, as well as to clothe it substantially and handsomely. It is not so many years ago since the steel cage was invented as an improvement over stone cells with solid doors and grated windows, such as old county jails still possess, and the successful architects in this competition had to explore a subject essentially new.

THE LOCKING DEVICE.

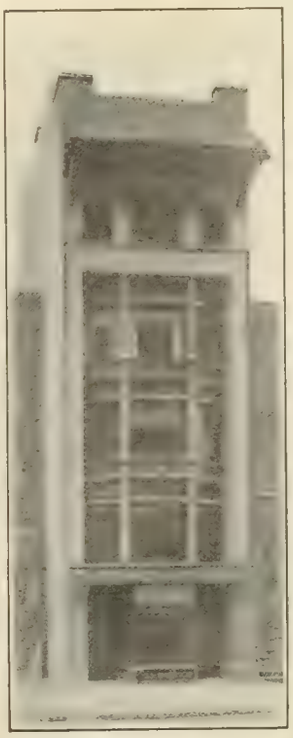
Rikers Island will have sixty-two cells in a row on each tier. The locking device the architects have arranged to divide into two sections, each under the control of a separate lever in the lock-box by a steel extension bar on ball-bearings, and by setting a combination the officer in charge of the lock-box can open all the doors of a tier at once, or any of the combination of doors.

The great advantage of this is that one guard can control the cell doors without entering the prisoners' corridor, and if a prisoner should escape from his cell he would still be confined to his corridor entirely enclosed by tool-steel gratings within full view of the guards. This system has been in use only since 1889. It is in use at Washington, Trenton and Wilmington (Delaware), the three latest prisons built in this part of the country, and it will be used at Rahway when the new prison contract has yet been awarded. The plans embody the latest has been referred to by the State Board of Prisons as a model of the best type of modern prison. It is equipped with this locking device and has extension floors.

MATERIALS OF CONSTRUCTION.

The materials for all the buildings on Rikers Island are to be of brick, or concrete, foundations; granite base, quoins, trimmings and cornices; brick walls; slate roofs; steel beams; concrete floors; terra cotta partitions, and oak trim.

There will be three groups of buildings: (1) Administration, Warden's House, Hospitals and Isolation Wards; (2) Men's Section, Shops, Boiler-House, etc.; (3) Women's Section, Shops, Laundry, etc. Altogether, the buildings will have a total cubic contents exceeding 9,100,000 ft. The estimated cost is $2,951,073, in which estimate $475 each is allowed for 2,500 cells, or a total of $1,187,500; $[illegible],000 for heating, lighting and power plant, $150,000 for water-supply and sewage disposal, $901,933.20 for the men's prison section, shops, etc., and $209,548 for the women's prison section. It will be noticed that on the basis of the cubic-foot measurement, the cost of the men's prison section (including the prison house, shops, etc.) averages 14 cents per cubic foot, and the women's prison section at



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the same figure. The area to be covered by the whole prison yard is approximately 19.3 acres.

The specifications for this great work have been printed and submitted to the Corporation Counsel. Contracts will be awarded by the Department of Correction. The architects, Trowbridge & Livingston, 527 5th av, will superintend the work, which will probably be put under contract in sections.

THE SEASON HOTEL.

CONSIDERING the inflammable nature of the construction of summer (or season) hotels, the number destroyed by fire in any one year is comparatively small. As yet there are only a few fireproof season hotels in this country.

A good example of this class of construction is the "New Blenheim," Atlantic City. This house is of recent build and constitutes a part or annex of the "Marlboro-Blenheim," the two buildings being separated by a street, although joined by overhead bridges. Jointly, it is one of the largest seashore hotels in the world. This hotel is the first example of the combination of hollow tile and concrete, built without the use of structural steel, brick or timber. The exterior walls are almost entirely of hollow tile, finished on the outside surface with pebble dash in Portland cement mortar, the floors being of long span hollow tile construction, reinforced with special steel bars.

The "Chalfonte," located at the same place, is another example of fireproof construction, being a ten-story building of brick and terra cotta on steel frame, which is supported by foundations of piling with concrete caps. The floors are composed of concrete and cement, and the roof is made of tiles. The partitions are of a fireproof composition of plaster and asbestos. All columns in the brick walls are well covered on the outside and the two sides by the brick work, the inside being protected by wire lath and plaster, and a good sized dead air space. The inside columns are thoroughly surrounded by plaster blocks and plaster on metal lathing, being of three inch thickness.

The new hotel at Cape May, the new addition to the "Hotel Traymore," at Atlantic City, the annex to "Hotel Green," Pasadena, Cal., and the "Antlers Hotel," Colorado Springs, are also constructed of fire-resisting materials.

As to the different materials used in the construction of hotels, the St. Augustine hotels are the most unique. The "Ponce de Leon," "Alcazar," and "Cordova" are constructed of coquina. This is a material consisting of shell gathered on the Florida shores, ground and mixed with cement and hardened into blocks, a good fire-resisting substance. Said a prominent Boston underwriter, Mr. H. L. Hiscock, at a meeting of the National Fire Protection Association, in New York:

"We may yet see a house built of milk, and be as strong and lasting as though made of granite. A new substance, called galalith, is produced from milk and can be made into blocks for building purposes. It is fireproof."

Another house of good construction and of recent build is the "Mt. Washington," according to Mr. Hiscock. This is a substantial frame building, with first story of stone, all side walls bearing partitions filled in eight inches from floor levels with brick and cement for fire stops, with horizontal joist spaces stopped at intervals in a similar manner. Interior finish is hard plaster on expanded metal and Sackett wallboard, all woodwork being painted with fireproof paint. Heavy cutoff doors of plank in each corridor above the first floor, making several subdivisions. Exterior finish is Portland cement on expanded metal over the entire surface. Stairways are shut off by swinging doors. Elevator shafts are also of expanded metal and plaster, with tin-covered doors and wired glass windows in same.

A unique hostelry is the floating hotel off the coast of France. This is a big ocean steamer, containing 1,500 rooms, and fitted as a first-class hotel. The largest hotel and the one accommodating the largest number of guests in this country, if not in the world, is the "Royal Poinciana Hotel," Palm Beach, Fla. This is one continuous collection of buildings, five and six stories high, with a capacity of two thousand guests. The most expensive hotel in this country is probably the "Tampa Bay Hotel," Fla., costing $3,000,000. The largest loss on any hotel was that of the "Palace Hotel," San Francisco. The loss, including building and contents, was $1,842,423. This is believed to be the largest loss on any single risk ever adjusted in the United States.

—All contractors and owners, when constructing buildings, where the plans and specifications require the floors to be arched between the beams, or where the floors or filling in between the floors are of fireproof material, or brickwork, are required by one of the State laws for the protection of labor to complete the flooring or filling-in as the building progresses to not less than within three tiers of beams below that on which the ironwork is being erected. If the plans and specifications of such buildings do not require filling-in between the beams of floors with brick or fireproof material all contractors for carpenter work, in the course of construction, shall lay the underflooring thereof on each story as the building progresses, to not less than within two stories below the one to which such building has been erected.

A NEW PUBLIC BATH.

THE public bath which the Libman Contracting Co. erected at 5-7 Rutgers pl, New York City, under the supervision of Bernstein & Bernstein, architects, is most interesting in many particulars. The contract for this building provided for 250 working days, and this time, despite the poor bottom encountered, has been anticipated by over 30 days.

The bath is in the heart of the congested section of the city, and occupies a plot having 55 ft. frontage and being 130 ft. in depth; the height is over 80 ft. and the foundations extend 18 ft. below the curb. The front is designed in the Italian Renaissance, which was approved by the Municipal Art Commission, is of gray granite for the lower portion, terra cotta and gray brick laid in Flemish bond for the intermediate part, terminating at top with a pergola and balcony supported by massive terra cotta columns.

The building is fireproofed throughout and the floor arches, the majority of which are extraordinarily large, being over 15 ft., are of crushed stone in place of cinders. This is the type of arch which will be approved by the new building code and extraordinarily heavy loads have been placed thereon without sign of deflection.

There are accommodations for several hundred people per hour, as there are 84 showers for men and 47 for women, together with 15 large bathrooms and a shower room for use of gymnasts. The interior walls are of buff brick laid in light mortar with Italian marble wainscoting and partitions 8 ft. high and all floors of Terrazza drained at short intervals. To overcome any possible dampness, all the foundations and every floor has been waterproofed with Sarco and burlap, and the side walls painted with Konkreit.

The top floor has a gymnasium occupying 4,000 sq. ft. with ample locker accommodation. Every provision has been made to render this feature of the building especially attractive to the youngsters of the neighborhood, who have such little op-



THE NEW PUBLIC BATH IN RUTGERS PLACE.
Libman Construction Co., Builders. Bernstein & Bernstein, Architects.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

portunity for recreation. The roof has been tiled and covered with guards and will be used for a playground, and during the hot months concerts will be rendered.

Of especial note are the mechanical arrangements which, together with a large laundry, are in the cellar. Here are located the immense double boilers with the ventilating apparatus designed to maintain an even temperature and to remove the foul odor and dampness created by the large number of people constantly using the baths. The building is lighted by electricity, though provision has been made for emergency gas lighting as well. Certainly this building is a fine testimony to the public spirit of the commission and officials who conceived and facilitated the erection of this edifice dedicated by the city to its poor.

AN INGENIOUS USE OF THE GRANITE MONOLITH.

The First National Bank Building of San Francisco boasts of the rather novel solution of an office building entrance, with hollow monolithic granite columns, which is reproduced below. The building, a massive twelve-story structure, has been rounded at the intersection of the facades, as may clearly be seen on our illustration. It was this rounding of the corner of the building which, doubtless, suggested to the architects, Messrs. D. H. Burnham & Co., the ingenious device of planning the portico or open vestibule to the entrances in the shape of an ellipse. This solution having been decided upon, the matter of duly emphasizing the entrance by appropriate architectural features was solved by placing two pairs of coupled columns under the supervening piers of the upper stories, effecting at the same time a continuation of the architecture in which the lowest story is garbed.

There is, of course, nothing unusual in using coupled granite columns as the architectural supporting members of an office building entrance. Nor is it unusual to use monolithic columns, though it is not possible to recall an instance in which stone columns are used as they are in the bank to which attention is being directed; the novelty of these columns in the First National is perfectly patent to the building constructor, though it perhaps needs pointing out to people who are merely informed in a general way on matters pertaining to building construction.

The strength of stone lies in its great capacity to withstand the action of crushing or compression, while its greatest weakness is its ineffectual resistance to a bending or tensile force. Moreover, it is known that the nature of the force which acts on a loaded column is a compound one, being partly compressive and partly tensile. To apply these properties to the case in hand, the architects or constructors of the bank under discussion were aware of the inability of four-stone columns to effectively resist the action of the weight of the superposed stories, but they were unwilling to abandon the granite columns as architectural features, so the columns were bored out and the steel columns which bear the load were concealed within. There is now no danger of the columns falling, as they support only a certain percentage of the superposed masonry, as is the case with the ordinary engaged or applied column in a masonry and skeleton wall.

The hollow-stone monolith is a happy thought constructively, though it must, of course, have its limits of mechanical possibility.



HOLLOW GRANITE COLUMNS.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Stores, Offices and Lofts.

19TH ST, Nos. 428-430 West, 2-sty brick lofts, 50x92, plastic slate roof; cost, $22,500; owner, James P. Conlan, 232 West 14th st; architect, G. Brett, 20 8th av. Plan No. 539.

McKeon Realty Co. has the contract.

CHRYSTIE ST, Nos. 195-197, 7-sty brick and stone loft and store, 50.1x185, tin roof; cost, $75,000; owner, Minsky Realty Co., 236 Eldridge st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 541.

GREENWICH ST, Nos. 719-721, brick and stone loft building, 37.6x73.7, tin roof; cost, $40,000; owner, Greenwich Holding Co., 1 Madison av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 547.

BROADWAY, No. 2786, 108th st, No. 250 West, 3-sty and basement brick, iron and glass stores, 25x83.3, slag roof; cost, $10,000; owner, William Mitchell, Bryn Mawr Park, Yonkers, N. Y.; architect, Edgar B. Van Winkle, Jr., 115 East 70th st. Plan No. 540.

29TH ST, Nos. 134-140 West, 12-sty and basement brick and stone loft, 100x87.9, composition and slag roof; cost, $300,000; owner, The 29th St. Realty Co., 120 Broadway; architect, Jay H. Morgan, 30 Church st. Plan No. 542.

James Stewart & Co., 30 Church st, has general contract.

Apartments, Flats and Tenements.

161ST ST, n s, 150 w Amsterdam av, 5-sty brick and stone tenement, 50x87.1; cost, $50,000; owner, West 161st St. Realty Co., 507 West 161st st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 544.

PARK AV, n e cor. 61st st, 15-sty brick and stone apartment house, 110.5x58, concrete and tile roof; cost, $350,000; owner, Number 535 Park Av., Inc., 51 Wall st; architect, Herbert A. Lucas, 5-7 East 42d st. Plan No. 545.

Howard Mansfield, 51 Wall st, is president; H. B. Platt, 2 Rector st, vice-president; C. Loring Brace, 105 East 22d st, treasurer; Roy Morris, 83 Fulton st, secretary. The Thompson-Starrett Co. has the general contract.

Factories and Warehouses.

HIGHBRIDGE PARK, opposite 179th st, 1-sty brick storehouse, 144x32; cost, $15,000; owner, City of New York, City Hall; architect, I. M. de Varona, 13-21 Park Row. Plan No. 537.

LAFAYETTE ST, Nos. 29-33, 7-sty brick and reinforced concrete warehouse, 80.6x24x irregular, slag roof; cost, $40,000; owner, Chas. Lane, 38 Fulton st; architect, Thomas W. Lamb, 224 5th av. Plan No. 546.

No contract let.

Miscellaneous.

RUTGERS ST, No. 55, 1-sty brick outhouse, 6.8x4.4; cost, $500; owner, Annie Rittmaster, 19 East 95th st; architect, O. Reissmann, 30 1st st. Plan No. 538.

110TH ST, n s, 248 e Amsterdam av, 3 and 4-sty brick and stone Deaconesses home and school, 125x64.6, tile roof; cost, $150,000; owner, the New York Training School for Deaconesses, 804 Broadway; architects, Heins & La Farge, 30 East 21st st. Plan No. 543.

Rev. W. C. Huntington, D. D., president

Dwellings.

71ST ST, No. 177 East, 3-sty brick and stone dwelling, 20.1x65, tin roof; cost, $20,000; owner, Theodora T. Elliman, Darien, Conn.; architect, S. E. Gage, 3 Union sq. Plan No. 536.

MANHATTAN ALTERATIONS.

CANNON ST, Nos. 75-77, alter mezzanine floor, windows, to 3-sty brick and stone kindergarten building; cost, $1,500; owner, Alfred Corning Clark Estate, 149 Broadway; architects, Babb, Cook & Welch, 3 West 29th st. Plan No. 1565.

CHARLES ST, No. 27, toilets, partitions, piers, shafts, to 5-sty brick tenement; cost, $2,500; owner, Henry Kopf, 23 Charles st; architect, O. Reissmann, 30 1st st. Plan No. 1541.

ELDRIDGE ST, No. 22, stairs, partitions, beams, to 4-sty brick stores and tenement; cost, $2,000; owner, Samuel Geizler, 84 West 113th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1554.

HOUSTON ST, No. 353 East, partitions, toilets, skylights, to 4-sty brick store and dwelling; cost, $400; owner, Hannah Tannenbaum, 353 East Houston st; architect, Samuel A. Tannenbaum, 243 7th st. Plan No. 1552.

Louis Lippman, 83-85 Cannon st, has mason work; Ephraim Schwartz, 52 Ridge st, carpentry.

HOUSTON ST, No. 435 East, alter piers, walls, to 4-sty brick loft building; cost, $175; owner, J. R. Livermore, 507

Grand st; architects, Ambrosius & Hess, 5-7 East 42d st. Plan No. 1567.

HOUSTON ST, No. 158 East, partitions, windows, toilets, to 4-sty brick and stone tenement; cost, $2,000;owner, Louis Baun, 158 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1580.

McDOUGAL ST, No. 29, show windows, partitions, to 3-sty brick store and dwelling; cost, $250; owner, Anna L. Troll, 114 Wayne st, Jersey City; architect, Chas. E. Reid, 105 East 14th st. Plan No. 1576.

STANTON ST, No. 93, partitions, show windows, to 5-sty brick tenement; cost, $500; owners, Emanuel & Isaac Gross, 93 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 1542.

4TH ST, No. 147 East, partitions, windows, toilets, to 5-sty brick tenement; cost, $2,000; owner, Samuel Zuckermandel, 766 9th av; architect, O. Reissmann, 30 1st st. Plan No. 1582.

12TH ST, No. 235 East, 5-sty brick rear extension, 11x5, partitions, to 5-sty brick tenement; cost, $5,000; owner, Wm. C. Winter, 93 Av A; architect, Henry Regelmann, 133 7th st. Plan No. 1540.

14TH ST, Nos. 134-136 East, 1-sty brick rear extension, 46x32, girders to 4-sty brick theatre; cost, $15,000; owner, S. Schinasi, 1 West 95th st; architect, S. S. Sugar, 113 East 19th st. Plan No. 1585.

15TH ST, Nos. 30-34 East, floors, columns, girders, beams, to 1-sty brick garage; cost, $5,000; owner, Gilmore & Tompkins, 14th st and Irving pl; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1545.

16TH ST, No. 512 East, toilets, partitions, windows, to two front and rear tenements and stores; cost, $1,500; owner, Vincenzo Ciuti, care Italian-American Trust Co., 520 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 1561.

26TH ST, No. 204 East, toilets, partitions, windows, to 5-sty brick store and tenement; cost, $1,000; owner, Joseph Hecht, 8 Jacob st; architect, A. V. Bourke, 220 Broadway. Plan No. 1573.

30TH ST, Nos. 30-32 East, 4-sty front and rear extensions, 25x10.7, stairs, vent shaft, to 4-sty brick lofts; cost, $5,000; owner, August Jenssen, 1214 Broadway; architect, B. Hustace Simonson, 315 5th av. Plan No. 1559.

34TH ST, Nos. 160-164 East, alter balcony to 2-sty brick hall; cost, $1,500; owner, W. W. Astor, 21 West 26th st; architect, Wilfred A. Campbell, 54 West 10th st. Plan No. 1566.

Louis L. Goldstein is lessee.

39TH ST, No. 212 East, partitions to 4-sty brick tenement; cost, $175; owner, Duncan Phyfe, 212 East 39th st; architect, Adolph E. Nast, 147 4th av. Plan No. 1547.

40TH ST, No. 137 East, alter roof, partitions, chimney, to 3-sty brick club house; cost, $700; owner, Bryn Mawr Club of New York, on premises; architect, The Ogden Co., 21 Park Row. Plan No. 1586.

42D ST, 563 West, alter plumbing, partitions, show windows, to 9-sty brick tenement and store; cost, $500; owner, Edward R. Flynn, 563 West 42d st; architect, Louis Falk, 2756 3d av. Plan No. 1551.

50TH ST, No. 255 East, partitions to 4-sty brick tenement; cost, $300; owner, Caroline A. Brundage, Hotel Plaza; architect, Louis F. Fick, 534 West 178th st. Plan No. 1539.

52D ST, No. 153 East, toilets, windows, partitions, to 5-sty brick tenement; cost, $1,500; owner, H. G. Block & H. Lehr, 155 East 52d st; architect, Geo. Dress, 1321 3d av. Plan No. 1544.

54TH ST, No. 401 West, windows, skylights, to 4-sty brick store and tenement; cost, $500; owner, Estate Ferdinand Beinhauer, 66 West 91st st; architect, Frank Straub, 122 Bowery. Plan No. 1584.

A. Sonken, 32 Union sq, is the builder.

58TH ST, No. 211 West, partitions, alter plumbing to 5-sty brick tenement and store; cost, $5,000; owner, Bijou Real Estate Co., 99 Nassau st; architect, Oscar Lowinson, 18 East 42d st. Plan No. 1577.

Albert Sire, 99 Nassau st, president.

60TH ST, s s, 200 e Amsterdam av, new floors, stairs, to 5-sty brick and stone college; cost, $8,000; owner, Columbia College, Columbia University, New York; architect, Henry Lee Norris, Columbia University. Plan No. 1575.

64TH ST, No. 122 East, 2-sty brick rear extension, 9x15, to 3-sty brick residence; cost, $1,200; owner, The Beekman Estate, 7 East 42d st; architect, Albert S. Gottlieb, 156 5th av. Plan No. 1530.

D. H. Hyman, 313 East 57th st, is lessee.

73D ST, No. 161 East, 1-sty brick rear extension, 5x5.6, partitions, skylights, windows, to 2-sty brick and stone stable and dwelling; cost, $11,000; owner, Edward S. Harkness, 26 Bway; architect, J. Gamble Rogers, 11 East 24th st. Plan No. 1532.

Kelly & Kelley, 45 East 42d st, have general contract.

75TH ST, No. 170 West, alter boiler, roof, to 5-sty brick tenement and store; cost, $400; owner, Arthur Bookman, 137 West 58th st; architects, Thom & Wilson, 1123 Broadway. Plan No. 1564.

76TH ST, No. 34 West, partitions, columns, beams, to 4-sty brick residence; cost, $1,000; owner, Mrs. J. E. Fisher, 34 West 76th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1538.

M. J. Conrady, 232 East 42d st, has the contract.

80TH ST, No. 24 East, partitions, windows, ceiling, to 4-sty brick residence; cost, $1,000; owner, Mrs. N. W. Schmidt, 24 East 80th st; architect, Chas. A. Valentine, 346 4th av. Plan No. 1574.

Phillips & Julien, 156 5th av, have the contract.

81ST ST, No. 116 East, 1-sty and basement, brick front extension, 16.8x2.10, store front, to 3-sty brick dwelling; cost, $1,200; owner, Edwin H. Griffin, M. D., 55 West 47th st; architect, B. W. Berger & Son, Bible House. Plan No. 1529.

82D ST, No. 9 West, alter dumbwaiter shaft, partitions, to 4-sty brick dwelling; cost, $4,000; owner, Carrie Feies, 9 West 82d st; architects, Taylor & Levi, 24 East 23d st. Plan No. 1562.

Oscar C. Rixson, 7 East 42d st, has the contract.

85TH ST, Nos. 117-121 East, add 1-sty floor beams, girders, to 2-sty brick synagogue; cost, $10,000; owner, Congregation Kehilath Jeshurin, 117-121 East 85th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 1531.

Jacob Hecht, 166 East 95th st, is president.

86TH ST, No. 519 East, 2-sty brick front extension, 23x19.10, add 1-sty to front extension, staircase, windows, to 4-sty brick day nursery; cost, $3,000; owner, the Masters School Day Nursery Asso., 519 East 86th st; architect, Harold Hall, 24 East 23d st. Plan No. 1548.

Northeastern Const. Co., 225 5th av, has contract.

110TH ST, Nos. 74-78 East, 1-sty brick front extension, 16x6, partitions, to three 3-sty brick dwellings; cost, $3,500; owner, Jacob Rozinsky, 78 East 110th st; architect, Wm. Huenerberg, 769 East 158th st. Plan No. 1536.

117TH ST, No. 508 East, stairs, new front, add 1-sty to 2-sty brick store; cost, $1,200; owner, Patrick H. Keenan, 353 West 119th st; architects, B. W. Berger & Son, Bible House. Plan No. 1543.

142D ST, s s, 65 e Amsterdam av, partitions, stairs, windows, vent shaft, walls to 4-sty brick and stone residence; cost, $4,000; owner, Joseph H. McMahon, 466 West 142d st; architects, Thom & Wilson, 1123 Broadway. Plan No. 1557.

Thomas J. Brady, Jr., 18 West 27th st, has contract.

155TH ST, n s, 275 w Bway, 2-sty brick side extension, 50.9x64.3, alter windows, to 4-sty brick museum; cost, $50,000; owner, Hispanic Society of America. Bway. and 155th st; architect, Chas P. Huntington, 18 West 31st st. Plan No. 1537.

J. C. Udall, 29 West 34th st, has general contract; Archer M. Huntington, Bway and 155th st, is president.

AV B, No. 73, cut doors, store fronts, to 4-sty brick dwelling and store; cost, $300; owner, Deffaa, Estate, 541 6th st; architect, Henry Klein, 505 East 15th st. Plan No. 1549.

AV B. No. 282, partitions, windows, to 5-sty brick tenement; cost, $1,000; owner, Jonas Weiss, 282 Av B; architect, O. Reissmann, 30 1st st. Plan No. 1581.

BROADWAY, No. 2200, show window to 2-sty brick store and loft building; cost, $150; owner, W. J. Roome & Co., 177 Madison av; architect, Carl Johnson, 8 East 42d st. Plan No. 1583.

Apthorp Const. Co., 2192 Broadway, has contract.

AMSTERDAM AV, No. 1420, partitions, windows, to 5-sty brick tenement; cost, $650; owner, Leopold Oppenheimer, 2037 2d av; architect, Chas. Gens, 165 East 88th st. Plan No. 1568.

BROADWAY, 7th av, 39th and 40th sts, enlarge doors to 5-sty brick opera house; cost, $100; owner, Metropolitan Opera & Real Estate Co., on premises; architect, Arthur G. C. Fletcher, 103 Park av. Plan No. 1572.

BROADWAY, s e cor. 27th st, steel beams, alter sidewalk, to 8-sty brick and stone hotel; cost, $5,000; owner, Peran Stevens Estate, 55 Wall st; architect, W. Dana Bigelow, 134 West 82d st. Plan No. 1570.

BROADWAY, No. 1214, peak roof, walls, to 4-sty brick restaurant and cafe; cost, $3,500; owner, August Jenssen, 1214 Broadway; architect, B. Hustace Simonson, 315 5th av. Plan No. 1560.

BROADWAY, s e cor. 95th st, alter store front to 5-sty brick tenement; cost, $1,200; owner, Ellen Connell, 531 West 150th st; architects, B. W. Berger & Son, Bible House. Plan No. 1555.

LEXINGTON AV, 3d av, 68th and 69th sts, 1-sty brick front extension, 48x14, walls, girders, chimney, to 1-sty brick storeroom and vault; cost, $8,000; owner, Sisters of Charity, of St. Vincent de Paul, Mt. St. Vincent, on Hudson; architects, Ditmars & Brite, 111 5th av. Plan No. 1569.

LEXINGTON AV, w s, between 98th and 99th sts, cut doors, windows, to two 1-sty brick shops; cost, $150; owner, not given; architect, Geo. H. Pegram, 165 Bway. Plan No. 1535.

Interborough Rapid Transit Co., 1165 Bway, is lessee.

PARK AV, No. 1073, alter shaft, windows, partitions, fire-escapes, to 5-sty brick store and tenement; cost, $500; owner, Montgomery Maze, 428 Lexington av; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 1550.

1ST AV, No. 905, partitions, windows, toilets, to 4-sty brick tenement; cost, $2,000; owner, Timothy Murray, 165 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 1579.

2D AV, Nos. 593-595, alter toilets, new tubs, to four 4-sty brick tenements; cost, $6,000; owner, Frank J. Cassidy, 100 William st; architect, M. Zipkes, 353 5th av. Plan No. 1553.

3D AV, No. 1576, store fronts, to 4-sty brick tenement; cost, $1,200; owner, Anna Sahm, Colorado Springs, Colo.; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1556.

3D AV, n w cor. 114th st, stairway, windows, partitions, beams, columns, to 3-sty brick office and shop; cost, $2,500; owner and architect, Consolidated Gas Co., 4 Irving pl. Plan No. 1571.

3D AV, No. 2141, partitions, windows, columns, toilets, to 4-sty brick and stone hotel and cafe; cost, $2,500; owner, Otto Maier, 212 East 18th st; architect, John Ph. Voelker, 979 3d av. Plan No. 1539.

Philip J. Jeselson, 71 Nassau st, is agent for the owner.

5TH AV, Nos. 524-528, 2-sty brick wall extension under curb, 107x7.6, alter vault to 2-sty brick apartment and restaurant; cost, $6,000; owner, Isaac V. Brokaw, 1 East 79th st; architect, Chas. F. Rose, 1 Madison av. Plan No. 1534.

Richard Deeves & Son, 309 Broadway, have contract, Louis Sherry, 524 5th av, is lessee.

5TH AV, No. 11, alter windows to —-sty hotel; cost, $250; owner, Emma C. Roche, 200 Adelphi st, Brooklyn; architect, Geo. Provot, 104 West 42d st. Plan No. 1563.

5TH AV, No. 433, alter sidewalk to 4-sty brick store and dwelling; cost, $500; owner, United States Trust Co. of New York, 45 Wall st; architect, Henry Feiser, 150 Nassau st. Plan No. 1558.

Chas. P. Goldman, 6 Liberty pl, has the contract.

5TH AV, s w cor. 33d st, alter vault to 6-sty brick and stone office building; cost, $2,500; owner, Gorham Co., on premises; architect, Alexander Brown, Jr., 33 East 20th st. Plan No. 1546.

Alexander Brown, Jr., has contract.

5TH AV, s e cor. 39th st, columns, girders, to 11-sty brick store and tenement; cost, $2,000; owner, Horace A. Hutchins, Madison, N. J.; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1578.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CAULDWELL AV, w s, 100.4 n 165th st, 6-sty brick tenement, tin or plastic slate roof, 70x37; cost, $40,000; owner, Lorenz Weiher, 76 East 86th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 750.

SEABURY PL, e s, 50 s 172d st, five 4-sty brick tenements, plastic slate roof, 30x87; total cost, $125,000; owners, Barry Bros, 3277 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 751.

RYER AV, e s, 208.09 n Burnside av, 3-sty brick tenement, slag roof, 24x65; cost, $10,000; owner, Michael Nolan, 263 East Tremont av; architects, Halley & Vulz, 1910 Webster av. Plan No. 752.

FORDHAM ROAD, s w cor. Loring pl, 5-sty brick tenement, tin roof, 57x120; cost, $55,000; owners, Juilette Con. Co.; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 753.

Thomas Walsh, No. 2637 Creston av, is president.

COURTLANDT, AV, e s, 75 n 151st st, 6-sty brick tenement, tin roof, 40.7x87; cost, $50,000; owners, Onyx Realty & Con. Co., 241 West 37th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 755.

Louis Dethloff, No. 241 West 37th st, is president.

147TH ST, s s, 315 w Brook av, 5-sty brick tenement, tin roof, 25x87.9⅜; cost, $25,000; owner, Jane Kitchen, 64 Bronxdale av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 757.

COURTLANDT AV, n w cor. 155th st, 6-sty brick tenement, tin roof, 50x89.7; cost, $65,000; owners, Onyx Realty & Con. Co.; architect, Geo. F. Pelham, 507 5th av. Plan No. 756.

Louis Dethloff, No. 241 West 37th st, is president.

VYSE AV, e s, 200 n Jennings st, 4-sty brick tenement, tin roof, 22x60; cost, $18,000; owner, Adela Harrington, 1478 Vyse av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 759.

VYSE AV, s e cor, 173d st, two 4-sty brick tenements, tin roof, 35x89, 40x90; total cost, $70,000; owners, 173D St. Bldg. Co.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 760.

Carmine Cioffi, No. 2472 Arthur av, is president.

BOSTON ROAD, e s, 118.11 n 165th st, 6-sty brick tenement, plastic slate roof, 82.11⅝x99.4; cost, $60,000; owner, Lorenz Weiher, 76 East 86th st; architect, Moore & Landsiedel, 148th st and 3d av. Plan No. 761.

KELLY ST, e s, 171.3 n 165th st, three 3-sty brick tenements, plastic slate roof, 19.8x55; total cost, $27,000; owner, Jane Kitchen, 64 Bronxdale av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 744.

189TH ST, s s, 37.6 e Hughes av, three 4-sty brick tenements, slag roof, 33.4x88.10; total cost, $60,000; owners, East 189th st Const. Co.; architect, David Stone, Bible House. Plan No. 742.

H. Feinberg, No. 220 Broadway, is president.

Stables and Garages.

DELANCEY PL, s s, 165 e Morris Park av, 1-sty brick garage, gravel roof, 50x95; cost, $1,700; owners, Burke & Baine, 425 East 141st st; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 749.

167TH ST, n s, 25 e Hoe av, 1½-sty brick garage, slate roof, 18x22; cost, $2,000; owner, Lewis V La Velle, 985 East 167th st; architect, Robt. E. La Velle, 1348 Prospect av. Plan No. 754.

BATHGATE AV, No. 1587, 1-sty brick market and stable, tin roof, 25x100; cost, $8,000; owners, Wolf & Nathan, 316 East 3d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 758.

211TH ST, n s, 160.8 w 4th av, two 1-sty frame sheds and stables, tar and slag roof 24x50, 10x20; total cost, $2,000; owner, Antonio D'Angelo, 736 East 212th st; architects, Goldner & Goldberg, 701 Jackson av. Plan No. 746.

Dwellings.

HEATH AV, w s, 290.6 s Kingsbridge road, two 2-sty and attic frame dwellings, shingle roof, 19x42; total cost, $12,000; owner, Mons Johnson, 48 Alexander av; architect, Louis Falk, 2785 3d av. Plan No. 747.

WALES AV, w s, 125 n 145th st, 2-sty brick dwelling, plastic slate roof, 20x55; cost, $7,500; owner, Michael Marrone, 414 East 116th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 745.

Stores, Offices and Lofts.

CANAL PL, w s, 214.9 n 138th st, 4-sty brick loft building, 50x105; cost, $20,000; owner, Wm. H. Toop, 138th st and Park av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 748.

BURNSIDE AV, s s, 63 e Davidson av, 3-sty frame stores and dwelling, tin roof, 36.6x31.8; cost, $5,000; owner, Julia Revene, 3200 Hudson County boulevard, J. C.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 743.

Miscellaneous.

DAVIDSON AV, s e cor Fordham road, 1-sty frame shed, tin roof, 20.7x85.9; cost, $300; owner and architect, Wm. F. Holding, 2426 Davidson av. Plan No. 741.

BRONX ALTERATIONS.

140TH ST, s e cor. Willis av, 1-sty brick extension, 38.63x16.8, to 1-sty brick stores; cost, $2,000; owner, Maurice J. O'Gorman, on premises; architect, Oscar Schmidt, 621 Broadway. Plan No. 274.

155TH ST, No. 809, 1-sty frame extension, 10.3x11.6, to 2-sty frame building; cost, $500; owner, John Farley, on premises; architects, Goldner & Goldberg, 701 Jackson av. Plan No. 270.



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241ST ST, n e cor Bronx boulevard. 2-sty frame extension, 18x14, to 2-sty frame dwelling; cost, $1,000; owner, Wm. W. Penfield, 730 East 242d st; architect, Wm. Thos. Mapes, Wakefield. Plan No. 263.

222D ST, n s, 279 e White Plains av, 1-sty frame extension, 8x12, to 1½-sty frame dwelling; cost, $200; owner, Arthur H. Wadick, 229th st and White Plains av; architect, Chas. E. Staker, 687 East 219th st. Plan No. 276.

BOSTON ROAD, e s, 150 s 179th st, new water closet, new partitions, etc., 1-sty iron and concrete shed; cost, $1,000; owners, Interborough Rapid Transit Co., 165 Bway; architect, Geo. H. Pegram, 165 Bway. Plan No. 268.

COLUMBUS AV, s s, 75 w Taylor st, 1-sty brick extension, 16.1x11.10, to 2-sty brick store and dwelling; cost, $1,000; owner, Seropine Bilotte, on premises; Wm. Schnaufer, 363 East 149th st. Plan No. 278.

HOE AV, No. 1219, 1-sty frame extension, 16x5, to 2-sty and attic frame dwelling; cost, $500; owner, Samuel Eisnitz, on premises; architects, Gross & Kleinberger, Bible House. Plan No. 272.

JACKSON AV, No. 1157, new store front, etc., to 4-sty brick store and tenement; cost, $1,500; owners, Rosenwasser Bros., 472 Bway; architect, Fred Ebeling, 420 East 9th st. Plan No. 261.

SUMMIT AV, w s, 392 n 161st st, 1-sty terra cotta extension, 15x36, and new columns to 3-sty brick tenement; cost, $1,700; owner, Jean P. Baillie, 930 Sedgwick av; architect, Angelo H. Martire, 1566 Broadway. Plan No. 277.

TREMONT AV, Nos. 749 and 751, lower to grade two 3-sty frame stores and dwellings; total cost, $250; owner, J. C. Julius Langbein, 565 East 175th st; architect, L. Howard, 1861 Carter av. Plan No. 275.

WILLIS AV, No. 317, 1 and 2-sty brick extensions, 12.6x15 to 3-sty frame store and dwelling; cost, $2,000; owner, H. M. Goldberg, 309 Bway; architects, Goldner & Goldberg, 701 Jackson av. Plan No. 271.

WESTCHESTER AV, s s, 76.6 e Robbins av, new partitions, etc., to 5-sty brick store and tenement; cost, $500; owners, Mercury Realty Co.; architects, Goldner & Goldberg, 701 Jackson av. Plan No. 269.

L. Brener, 987 Prospect av, treasurer.

WASHINGTON AV, No. 1685, new beams, columns and show window to 4-sty brick stores and tenement; cost, $2,500; owner, S. M. Schatzkin, 358 East 149th st; architect, C. A. Millner, 368 East 149th st. Plan No. 262.

WHITE PLAINS ROAD, w s, 76.6 s Becker av, lower to grade, 3-sty frame stores and tenement; cost, $300; owner and architect, Wm. W. Penfield, 730 East 242d st. Plan No. 264.

WHITE PLAINS AV, w s, 166.3 s Becker av, 1-sty frame extension, 9x12.9 to 3-sty frame stores and tenement; cost, $300; owner and architect, Wm. W. Penfield, 730 East 242d st. Plan No. 265.

WHITE PLAINS AV, w s, 146.3 s Becker av, lower to grade, 2-sty frame stores and tenement; cost, $300; owner and architect, Wm. W. Penfield, 730 East 242d st. Plan No. 266.

WHITE PLAINS AV, w s, 183.3 s Becker av, lower to grade, 3-sty frame stores and tenement; cost, $300; owner and architect, Wm. W. Penfield, 730 East 242d st. Plan No. 267.

YONKERS AV, w s, opposite 239th st, 1-sty and attic frame extension, 57.2x26.1, to 1-sty and attic frame stable; cost, $4,000; owner, Jas. Douglas, Sputin Duyvil; architects, Nelson & Van Wegner, 44 West 39th st. Plan No. 279.

3D AV, w s, 500 n 179th st, add 1-sty to 1-sty frame store and dwelling; cost, $1,200; owner, Benj. I. Barnett, 11 East 125th st; architect, Nathan Langer, 81 East 125th st. Plan No. 273.

ADVANCE REPORTS.

Jersey City's Tallest Building.

JERSEY CITY, N. J.—Plans will soon be ready for the erection of the proposed addition to the Commercial Trust Company building in Exchange pl, Jersey City. As designed by Architect Stoddard, it will be the tallest building in Jersey City and its fifteen stories will tower some distance above the present building, along side of which it is to be



erected. It will have a frontage of 54 ft. on Exchange pl and will extend 80 ft. toward York st. In construction it will be somewhat more elaborate than the older building, having a series of massive columns above the eighth floor. The entire building will be devoted to offices, and is situated immediately west of the McAdoo tunnel station and the Pennsylvania Ferry.

Apartment House Development, Newark.

NEWARK, N. J.—It is expected that structural work will be started in about two weeks on an apartment house of exceptional quality for this city, at 7th and Roseville avs, in the Roseville section of Newark. The building, as shown, will be 4-stys and basement. Limestone will be



the exterior material up to the second story, where the brick work will begin. White limestone will be used in the trimming. There will be twenty-four apartments, varying in size from five to seven rooms and bath. Besides white limestone, iron work and terra cotta will enter into the exterior decorations, in balconies, window trimmings and ornamental cornices. There will be three main entrances, two on the 7th av side and one on Roseville av. William J. Burke is the owner, and Hurd & Sutton, of Newark, are the architects. The estimated cost is about $100,000.

Business Building for Madison Ave.

MADISON AV.—Messrs. Buchman & Fox, 11 East 59th st, are now preparing plans and specifications for the construction of a 20-sty loft and office building to be erected at the northwest corner of Madison av and 38th st by a company to be known as the "250 Madison Avenue Company," in which Frederick Johnson is the chief investor. This will be the first business structure, excepting the Cameron Building, at 34th st and Madison av, which does not front on the avenue to encroach on the residential part of Madison av. Less than two blocks south is the J. P. Morgan mansion, and the residences of Charles Scribner, Frederick Havemeyer, Edward Sheldon, Mrs. A. A. Anderson are nearby.

John Kennedy & Co. Get Brooklyn Contract.

BROOKLYN.—John Kennedy & Co., of No. 1133 Broadway, Manhattan, has just received the contract for the erection and completion of the new parochial school and convent for St. Michaels R. C. Church, at 42d st and 4th av, Brooklyn. The exterior will be constructed of Harvard brick, terra cotta and faience tile, along the same lines as the church, and when finished will complete one of the handsomest architectural groups in the Borough of Brooklyn. Raymond F. Almirall, 51 Chambers st, Manhattan, is the architect.

Plans for Col. Mann's Publishing Plant.

37TH ST.—Palmer & Hornbostel, 63 William st, are making plans for the publishing plant which Col. W. D. Mann, 452 5th av, contemplates erecting at 327-329 West 37th st, through to 310-328 West 38th st. The site is now covered with flat buildings. The 38th st frontage is 250 ft., that on 37th st being 50 ft. Title to the 37th st houses is held by Joseph M. Deuel and Eva Mann Vynne. The building will contain 14-stys, and will be known as the Graphic Building. No contract has yet been awarded.

Costly Apartment House for Riverside Drive.

RIVERSIDE DRIVE.—The John J. Hearn Construction Company, 509 5th av, builders, are receiving competitive sketches for a large apartment house to cover a plot at the southeast corner of Riverside Drive and 114th st. The proposed building is to have twelve stories and will be of the highest type of fireproof construction, costing about $350,000. The owners are now taking figures on the excavations. The selection of an architect is likely to be made within a few days.

Plans for 70th Street Residence.

70TH ST.—Alvin W. Krech, president of the Equitable Trust Co., 15 Nassau st, will soon begin the erection of a new residence in the north side of 70th st, 73 ft. west of Madison av. Messrs. Heins & La Farge and A. C. Jackson, 30 East 21st st, are now completing the plans and will take figures on the general contract about July 10. The building will contain 5½-stys, 25x78 ft., and cost about $70,000.

Apartments, Flats and Tenements.

JERSEY CITY, N. J.—Stanley Gollick, builder of Magnolia and Chestnut av, has just had plans approved for the erection of two nine-family flats, on Beacon av, from plans by Architect William H. Bogart.

106TH ST.—Geo. Fred Pelham, 507 5th av, has prepared plans for a 6-sty 48-family flat, 150x87 ft., for the Raymore Realty Co., of which Joseph Wittner, 150 Nassau st, is president, to be erected in the south side of 106th st, 225 ft. west of Amsterdam av, to cost $220,000.

56TH ST.—Israels & Harder, 31 West 31st st, have taken bids on the general contract for remodeling the apartment

house 207-209 West 56th st, owned by the Clinton Realty Co.

JERSEY CITY, N. J.—Architects and Engineers Morrison & Carrier, 47 West 34th st, Manhattan, are preparing plans for Schackow & Cohen of 284 Third st, for the construction of two apartment buildings on Mercer st. The specifications will call for tiled vestibules, and bathrooms, open plumbing, cabinet mantels, dumb waiters, gas fixtures and all modern improvements except heat. The cost of the buildings will be $60,000, and the plans are now ready for figures.

Banks.

NEW HAVEN.—Architect Q. W. Robinson of New Haven, has been commissioned by the Mechanics bank to prepare sketches for a suitable building to be erected at Center and Church sts. President W. H. Douglass states that a first-class up-to-date building for the exclusive use of the bank will be erected.

WEST HUDSON, N. J.—The M. Byrnes Building Co., of Elizabeth, has submitted the lowest bid at $34,875, for the construction of the new bank building on Harrison av, West Hudson, for the West Hudson County Trust Co. Other bidders were: E. M. Waldron Co., Newark; Winston Parish Co., New York; Rossell & Pfeffer, New York; Tide Water Building Co., New York; V. J. Hedden & Sons Co., Newark; Hedden Construction Co., Newark.

JERSEY CITY, N. J.—John T. Rowland, Jr., and Frank Eurick, Jr., associate architects, 15 Exchange pl, are completing plans for the 6-sty bank and office building, 75x100 ft., for the Union Trust Co., 65 Montgomery st, to be erected at the southeast corner of Montgomery and Washington sts, Jersey City, at an estimated cost of $400,000. Charles F. Long, one of the directors, will act as consulting engineer. The building is to be ready by January, 1910.

Churches.

HADDONFIELD, N. J.—An active movement is on foot here looking to the building of a new M. E. Church. Address pastor M. E. Church, Haddonfield, N. J.

BAYONNE, N. J.—The Third Reformed Congregation, of which the Rev. H. J. Schulz is pastor, contemplate the erection of a new church on the Boulevard, at Bayonne.

EAST ORANGE, N. J.—Plans and specifications for the new Elmwood Presbyterian Church, East Orange, have been approved by the advisory committee. The church will cost about $25,000. The committee decided to secure bids for work as soon as possible.

BUFFALO, N. Y.—Plans for the new Central Presbyterian Church, to be erected at Main st and Jewett av, at a cost of about $70,000, have nearly reached the stage when contracts may be let. Marble and granite will be the material used. Rev. R. V. Hunter is pastor.

NORWALK, CONN.—Joseph A. Jackson, 1133 Broadway, Manhattan, is drawing plans for a new church to be built by the Catholic Society, of which Rev. S. F. Chernitsky is pastor. It will be a brick structure, 45x120 ft, slate roof, terra cotta and limestone trimmings, seating capacity about 500 and cost $35,000.

BROOKLYN.—Hedman & Schoen, 25 West 42d st, Manhattan, have been preparing plans for a 2-sty brick and limestone synagogue, 50x100 ft., for the Scharre Zedek Congregation, to be erected on the north side of Putnam av, near Reid av, Brooklyn, costing $30,000. The building will have a seating capacity of 1,000.

SCHENECTADY, N. Y.—The Second Reformed Church of Schenectady, has accepted plans of W. R. Brown, Chicago Ill., for a new $40,000 church and Sunday-school, seating about 640 people. The construction will be of brick, with stone trimmings. The building committee consists of Rev. J. G. Meengs, John H. Peters and Isaac Hotaling.

Dwellings.

WATERBURY, CONN.—Cram, Goodhue & Ferguson, 170 5th av, Manhattan, have completed plans for a residence for Miss Helen E. Chase, at Waterbury. John W. Gaffney & Son, have the contract for foundation work.

MORRISTOWN, N. J.—Members of St. Peter's Church are now considering the question of building a parish house. Rev. Philemon Sturgis is of the opinion that a parish house is absolutely necessary. Funds will be raised.

65TH ST.—Trowbridge & Livingston, 527 5th av, will prepare plans for a 5-sty residence, 28x100 ft., for B. Sloane, 38 Wall st, to be erected at 41-43 East 65th st, costing around $70,000. The architects will have full charge of construction.

GLEN RIDGE, N. J.—Mrs. J. B. Connolly is to erect a frame dwelling on Bloomfield av, Glen Ridge, to cost $5,500. 32x30 ft, eight rooms and bath, hardwood trim and parquet floors. E. V. Warren, 22 Clinton av, Newark, is the architect.

75TH ST.—Plans are being drawn for the installation of an elevator, heating-plant, bathrooms and redecoration of the entire house No. 9 West 75th st, the residence of Mr. A. Beller. The approximate cost will be $12,000. Herbert M. Baer, 542 5th av, is the architect.

Factories and Warehouses.

BRISTOL, CONN.—The Bristol Engineering Co., of Bristol, is looking for a suitable building site on which to erect a larger plant. No plans have yet been decided upon.

HARRISON, N. J.—The Hyatt Roller Bearing Co. of 427 Middlesex st, Harrison, will break ground at once for a large addition to their present factory. The new addition is to be of brick construction, 3-stys, 60x90. All modern factory devices will be installed in the building, which it is estimated will cost $20,000.

NEWARK, N. J.—Roe & Conover (hardware), 200 Market st, Newark, will erect a warehouse on Frelinghuysen av, to cost about $30,000. Plans are now ready. The Consolidated Color and Chemical Co., Newark, will also improve its plant at Lister av and Brown st. Robert C. Klemm, 156 Market st, is architect.

BROOKLYN.—E. A. Dennison, 475 5th av, has been commissioned to prepare plans for a 7-sty brick and limestone cold-storage warehouse addition, 65x100 ft. (mill construction), to be erected at 30 Hall st, Brooklyn, for the Kings County Refrigerating Company. The architect will receive the figures, the estimated cost of which is placed at $100,000.

ELIZABETH, N. J.—Herbert M. Baer, 542 5th av, Manhattan, has let the contract for a 2-sty mill construction factory, 70x257 ft., for Messrs. Arnold, Schiff & Co., umbrellas and parasols, to be located at Elizabeth, N. J., to P. S. Van Kirk Co., of Paterson, N. J. He is now taking bids on plumbing, heating, electric wiring and automatic sprinkler installation for this building.

WATERBURY, CONN.—The business of the Lee Hat Manufacturing Co., the Lee Soft Hat Co., H. McLachlan & Co., and the S. A. G. Hat Co., of which Mr. McLachlan is the head, will unite and erect a new plant at Waterbury containing 90,000 sq ft of floor space. The Tracy Bros. Co., of Waterbury, has received the building contract. Philip W. Sunderland, Waterbury, is the architect.

CLEVELAND, OHIO.—George S. Rider & Co., consulting engineers, have completed plans for a 6-sty factory for the Cleveland Worsted Mills Co. The building will be 190x90 ft. Construction will be of heavy steel and brick, with mill constructed floors, electric elevator service. The general contract has been let to Andrew Dall & Son, and the steel will be furnished by the Forest City Steel & Iron Co.

Halls and Clubs.

WATERBURY, CONN. — Architect Leonard Asheim, of Waterbury, has plans out for the Turn hall to be erected in North Main st, for the Turn Verein Voewarts. It will be a 2-sty building, 40x100 ft, heated by steam.

AMSTERDAM, N. Y.—At the meeting of the building committee of Amsterdam lodge, No. 101, B. P. O. E., five bids were submitted for the construction of the new Elks building, but no contract was awarded, for the fact that all bids were far above the estimated cost. The firm of John J. Turner & Sons of Amsterdam presented the lowest bid. The plans will be revised somewhat, to reduce the cost.

ALBANY, N. Y.—The Wataheadagwa Red Men's Hall Company has been incorporated with the Secretary of State with a capital stock of $25,000. The directors named are Hobart L. Bundy, Joseph Nickles and Walter H. Taylor. The tribe has recently purchased a site on North Lake av, between Clinton and Central avs. It is proposed to build a hall for the convenience of members of the order who live in the West End of the city.

Hospitals and Asylums.

WATERBURY, CONN.—Bids have all gone in for the new hospital to be erected at Waterbury by the Hospitial Board. Henry Bacon, 160 5th av, Manhattan, is the architect. The award will probably be made next week.

MIDDLETOWN, CONN.—Architect W. D. Johnson, of Hartford, has plans completed for the contagious ward to be erected at the Middlesex hospital. It will be brick, 18x61 ft, with two wings, 12 ft square, slate roof, five bath rooms, steam heat.

Hotels.

POUGHKEEPSIE, N. Y.—Carl H. F. Kohl, proprietor of the Morgan House, will erect a modern summer hotel on his Lookout farm property, north of the city line. The new structure will be built to accommodate 100 guests, and will be fitted with all modern conveniences.

KINGSTON, N. Y.—Plans are being prepared for the erection of a 4-sty brick and steel addition to the Eagle Hotel, in Main st, Kingston, by Proprietor Hungerford. The new structure will be of the most modern hotel construction, containing fifty to sixty rooms with baths.

KINGSTON, N. Y.—J. A. Wood, 120 Liberty st, Manhattan, has prepared plans for a 5-sty fireproof hotel, brick, stone and steel, 85x30 ft., for the Ulster County Hotel Co., to be erected at Kingston, at a cost of $75,000. Plans will be ready for figures by July 25. John S. Winne is president and manager.

Libraries.

JAMAICA, L. I.—The congregation of the First Presbyterian Church is considering an offer of $40,000 made by the city for the church's property on Clinton ave, near Fulton, where it is proposed to erect a fine new Carnegie library and an administration building.

NEW HAVEN, CONN.—Work on the Ives Memorial library in Elm st, is progressing at a rapid rate and the marble front to which the contractors are devoting much attention, will soon be in such form as to give a fair idea of what

this handsome building will look like. Cass Gilbert, 11-15 East 24th st, Manhattan, is the architect.

Miscellaneous.

WATERBURY, CONN.—Superintendent David B. Neth, of the Electrical Department of the Connecticut lines, has announced that the sum of $500,000 has been appropriated for the erection of a big power plant here.

PATERSON, N. J.—The new engine house to be erected at 17th av and East 26th st, will be one of the finest type of fire house in New Jersey. Architect William Fanning, of Paterson, has evolved a fine set of plans which have met the approval of the commission, and bids will be opened for the construction on July 9.

HACKENSACK, N. J.—Estimates are about to be taken on marble, granite and sandstone for the new court house and jail soon to be erected at Hackensack, from plans by James Riely Gordon, 402 5th av, Manhattan. The actual selection of materials has not yet been made.

Municipal Work.

BROOKLYN.—The Department of Public Charities will receive bids until July 8, for material required to lay tile roofs on the two wings of the Kings County Hospital, Brooklyn.

ORANGE, N. J.—The Street Committee of Council has decided to recommend to the Council the appointment of the firm of Runyon & Carey, of this city, as consulting engineers in establishing the municipal lighting plant.

BLACKWELL'S ISLAND.—The Department of Public Charities will open bids on Wednesday, July 7, for labor and materials required for repairing the boiler, steam and return mains at the New York City Home for the Aged and Infirm, Blackwell's Island.

HART'S ISLAND.—Bids will be received by the Commissioner of Correction, Thursday, July 8, for furnishing hardware, paints, iron, steam fittings, lumber and miscellaneous articles. Also, for the erection and completion of a 2-sty brick fireproof industrial building on Harts Island.

HOBOKEN, N. J.—The Citizens Light, Heat and Power Co. will, according to a resolution recommending a franchise passed lately by the Hoboken Common Council, be permitted to compete with the Public Service Corporation, providing they can erect a plant and get in readiness to supply light within a year.

MANHATTAN.—Bids will be received by the President of the Board of Trustees, Bellevue and Allied Hospitals, Wednesday, July 7, for labor and materials necessary for wire guards, railings, supports and all other work for inclosing the balconies and balcony stairways at Gouverneur Hospital, No. 621 Water st, Manhattan.

MANHATTAN.—Estimates will be received by the Park Board, Thursday, July 8, for furnishing and erecting iron railings around the grass plots in Broadway, between eighty-second and Ninety-second st. Also, for furnishing and delivering one thousand (1,000) barrels of emulsifying road sprinkling oil for parks in Manhattan.

BROOKLYN.—Bids were received by J. W. Stevenson, Bridge Commissioner, for construction of sidewalks, walls, railings, etc., in the connection with the trolley railway approaches to the Brooklyn Bridge on the Brooklyn side. Cooper & Evans Co., 220 Broadway, Manhattan $6,818 (low bid). Other bidders were: Crescent Construction Co., Snare & Triest Co., Haggerty Contracting Co., Charles McQuade & Co., N. E. Construction Co. Laferty & Weir.

BROOKLYN.—Bids will be received by the Superintendent of School Buildings, Tuesday, July 6: No. 1, for installing electric light wiring, fixtures, etc., in classrooms Nos. 3, 7, 10, 18, 29, 33 and 44, and fire signal system in public school 16, on the northerly side of Wilson st, between Bedford and Lee avs. No. 2, alterations at Public Schools 1, 3, 4, 7, 9, 11, 54, 133, Commercial High School, Girls' High School and Training School for Teachers, Brooklyn.

MT. KISCO, N. Y.—The Commissioner of Water Supply, Gas and Electricity, will receive bids on Wednesday, July 14, for constructing and installing two direct-connected, electrically-driven, vertical pumping units, including electric lighting installation, in the pumping station to be erected for the sewage disposal plant at Mount Kisco, Westchester County. Also, for furnishing and laying water mains and appurtenances in Flatbush, Carlton, Vanderbilt and Atlantic avs and in Pacific st.

Office and Loft Buildings.

12TH ST.—Joseph Dicorsia, 151 West 25th st, has received the general contract for an addition to the loft and store building No. 20 East 12th st for Mrs. J. Fitzgerald, 114 West 75th st. Wm. C. Hazlett, 1133 Broadway, prepared the plans. The estimated cost is $65,000.

NEWARK, N. J.—The West Side Trust Co. has bought from the heirs of the Benedict Prieth estate the 4-sty brick building southwest corner of High st and Springfield av, 86x90 ft. When the lease expires the company will spend $50,000 in alterations, making a modern counting room, a directors' and other rooms.

24TH ST.—Ditmars & Brite, 111 5th av, are taking bids on the masonry and carpenter work for the loft building addition to be erected at Nos. 203-205 West 24th st, through to 25th, for the Frammor Realty Co., 207 West 24th st. The National Cloak & Suit Co., 207 West 24th st, is the lessee. The building will measure, 45x200 ft., containing 11-stys, costing around $200,000.

Schools and Colleges.

SOUTH ORANGE, N. J.—Taylor & Mosley, 1 Nassau st, Manhattan, have been authorized to prepare working plans and specifications for additions to the Maplewood, Columbia and First Schools, South Orange.

SYRACUSE, N. Y.—Rev. James P. Magee, pastor of St. Patrick's Church, has commissioned Architect James A. Randall to prepare plans for a parochial school and teachers' residence to be built in Schulyer st.

LYNBROOK, L. I.—At the taxpayers meeting recently a proposition was submitted to the voters of the school district to raise $35,000 for the erection of an eight-room brick school building facing on Atlantic av. Remson H. Shipway was elected chairman.

PATERSON, N. J.—The Glen Engineering Co., 156 5th av, Manhattan, has submitted the lowest bid at $336,272 for the construction of the new Paterson high school. William T. Fanning, of Paterson, is the architect. The award will probably be made in a few days.

BLOOMFIELD, N. J.—The Bloomfield Board of Education has purchased a 3-acre plot at Broad st and Belleville av, on which it is proposed to erect a new high school to cost $100,000. The old building will be used as a primary school. Address chairman Board of Education.

BELLEVILLE, N. J.—A special meeting will be held at the Acadamy Street School of Belleville, July 12, when citizens of the township will be asked to authorize the purchase by the Board of Education of a plot 279x50x67 ft, adjoining the Joralemon street School, on which to erect a new building.

WILLIMANTIC, CONN.—At a meeting of the high school building committee the firm of Cooper & Bailey, of Boston, Mass., architects, were engaged to prepare plans for a new building. The committee also decided to have a central heating plant and preliminary sketches on this will also be submitted to the committee.

BROOKLYN.—The general contract for the parochial school to be erected in the west side of Warwick st, 80 ft north of Liberty av, Brooklyn, for the Province of St. Joseph, of the Capuchion Order, Rev. Gabrino Messner, has recently been awarded to J. A. Zimmerman, of 565 5th av, Manhattan. F. Berlenbach, 260 Graham av, Brooklyn, is the architect. Brick, limestone and terra cotta, 3-stys, 60x70 ft. The approximate cost is $60,000.

Bids Opened.

ASTORIA, L. I.—The Department of Docks and Ferries opened bids on June 25, for building a new pier at the foot of Jamaica av, Astoria, Borough of Queens. Lowest bidder was the Phoenix Construction Co., 41 Park Row, at $11,897.

MANHATTAN.—Bids were received on June 25 by the Department of Parks, for furnishing and erecting iron railings around the grass plot in Broadway, between 72d and 82d sts. Lowest bidders were Clarke & Stowe, 221 Greenpoint av, Brooklyn, at $14,900.

MANHATTAN.—Bids were received by the Department of Docks and Ferries June 22 for furnishing labor and materials for preparing for and painting the hulls of the municipal ferry boats. Lowest bidders were Jas. Showan & Son, foot Houston st, East River, at $17,593.

The Board of Education opened bids on Monday, June 28: No. 1. For installing electric equipment in Girls' High School, Brooklyn. T. Frederick Jackson, Inc., $18,995 (low bid). Other bidders were: E. J. Duggan, Commercial Construction Co., Cowden & DeYoung, Griffin & Co., New York Construction Co. No. 2. For repairs, alterations and additions to the electric equipment in P. S. 4, 27 and 36, Bronx. P. S. No. 4, E. J. Duggan, $3,779; P. S. No. 27, T. Frederick Jackson, Inc., $3,267; P. S. No. 36, New York Construction Co., $555, were low bidders. No. 3. For sanitary alterations at P. S. 31, 43, 87 and 106, Brooklyn. P. S. Nos. 31, 106, James Harley; P. S. Nos. 43, 87, John Spence, Jr., were low bidders.

Contracts Awarded.

ELIZABETH, N. J.—The Hedden Construction Co., 38 Academy st, Newark, has secured the contract to erect the marble building for the Union County Trust Co., and the Herring, Hall, Marvin Safe Co., 400 Broadway, New York, the contract for the vault work. The cost is to be about $125,000.

5TH AV.—Potterton Bros., 215 West 28th st, have received the mason work for the 4-sty residence alteration at the southwest corner of 5th av and 50th st, which is to be made over into store, offices and apartments, for Henry S. Redmond, of Redmond & Co., bankers, 33 Pine st. Cross & Cross, 527 5th av, are the architects. The carpenter-work has not yet been let. Estimated cost, $25,000.

Government Work.

The contract for the installation complete of an electric passenger elevator and electric dumb waiter in the Pittsburgh (Pa.) public building has been awarded to the Otis Elevator Co., of Manhattan at a total of $6,219.

ANNAPOLIS, MD.—Proposals will be received at the Bureau of Yards and Docks, Washington, D. C., July 24, for constructing four officers' and nurses' quarters and one stable at the naval hospital, Annapolis, Md. R. C. Hollyday, chief of bureau.

HUDSON, N. Y.—Sealed proposals will be received until the 28th day of July for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Hudson, N. Y. Address, James Knox Taylor, Supervising Architect, Washington, D. C.

Office of the Supervising Architect, Washington, D. C. Sealed proposals will be received July 29th, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. post-office at Belleville, Illinois. James Knox Taylor, Supervising Architect, Washington, D. C.

Sealed proposals will be received the 27th of July, 1909, for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring, and a standard clock system) of the U. S. Post Office and Court House at Owensboro, Ky. James Knox Taylor, Supervising Architect, Washington, D. C.

BROOKLYN.—Proposals will be received at the Bureau of Yards and Docks, Washington, D. C., July 24, for medical supply depot at the naval hospital, Brooklyn, N. Y. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, chief of bureau.

Brief and Personal.

Great changes in a year at Fort Washington.

The Manhattan Building Department will close at 3 P. M. during the months of July and August.

The office of the Engineering Record has been changed from 277 Pearl st to 239 West 39th st, New York.

Herman Petri has moved his office and showroom of tiles, mantels and fireplace goods to 124 East 41st st.

More building construction is going on in Hudson River cities than in years past.

More endurable temperatures have revived drooping ambitions among the builders.

Herbert DuPuy, of Pittsburgh, who recently entered the local sand and gravel market, has moved his offices to those of the Goodwin Sand and Gravel Co., 71 Broadway.

Harvey Farrington, manufacturer of expansion bolts, 45 Broadway, is spending his vacation with his family at Racquet Lake, N. Y. He will return to the city on July 9.

J. B. King, of the J. B. King Company, which recently moved its offices from No. 1 Broadway to 17 State st, has been in Europe since June 1, and will not return to his desk until about September 1.

M. S. Baldwin, advertising manager of the Otis Elevator Co., 17 Battery pl, is spending the major portion of the summer in Europe. He is expected to return to his office on or about August first.

W. P. Corbett, general sales manager of Alsen's American and German Portland cement, with offices at 45 Broadway, has gone on a fishing trip of two weeks' duration in Canada. He expected to return to his office on or about July 6.

J. C. Ewing, one of the managers of the Goodwin Sand and Gravel Co., is moving his family to this city from Pittsburgh, where he was formerly associated with Herbert DuPuy. Mr. Ewing will hereafter make New York his headquarters.

In the bankruptcy proceedings against Milliken Brothers, Inc., structural iron and steel contractors, of Milliken, S. I., formerly of 11 Broadway, July 15 was set this week as the time to file an answer to the petition filed against the corporation on June 10, 1907.

A. H. Bragg, of Eggleston Brothers, iron and steel dealers, South st, is on his vacation. He will return to his desk on August 1. He will devote considerable of his time to motoring. F. Cook, of the same firm, has returned from his vacation camping sojourn at Smithtown, L. I. W. F. Proctor takes his vacation in August.

A. Gardiner Cooper, a member of the firm of Bruce & Cook, iron and steel dealers, 190 Water st, is spending his vacation in the Maine woods. He wrote the heads of the various departments this week that he had caught 350 bass, the major portion of which weighed 3½ pounds. He will be back at his desk on Tuesday.

Edmund A. Fisher, president of the Sayre & Fisher Co., brick manufacturers, with yards at Sayreville, N. J., and offices in the Smith & Gray building, 261 Broadway, sailed for Europe on June 8. He arrived safely in Bremen with his family and started almost immediately upon a prolonged trip through Germany and France. He expects to be back in this city by August 1.

The Standard Concrete-Steel Company, engineers and contractors in reinforced concrete construction and of the Guy B. Waite systems of fireproofing, has obtained the contract for the reinforced concrete work, according to its "System M," for the storage warehouse to be erected on 150th st, east of Amsterdam av, for Thomas F. McAvoy. F. E. Glasser is the architect.

With the carpenters, as well as the iron-workers, outside of the arbitration breastwork, the peacemakers had better keep alert. Another big body of craftsmen, the bricklayers, never subscribed to the General Arbitration Plan,—but they never strike, they claim. At any rate, it is well to understand that the General Arbitration Board's ability to preserve peace has limitations.

John P. Kane, Jr., of the firm of John P. Kane Co., masons' building material, nearly had his finger cut off by an electric fan on Tuesday. He was sitting at his desk writing when the fan fell. He tried to catch it and the second finger of his right hand went between the brass guard. A blade of the fan cut so deep into the member that it severed the bone, leaving the digit hanging by a few tendons. He received surgical attention at once, and fears of blood poisoning developing have practically been allayed. He is still attending to business as usual, however.

Sunburst Prism Light Co. Incorporates.

The Sunburst Prism Light Co. was incorporated last week with $250,000 capital, all of which is in common stock, to succeed the Universal Iron Foundry Co., which has been doing a large business at Scholes and Waterbury sts, Williamsburgh, for many years. The officers will be elected within the week. The newly incorporated company will purchase the Universal Iron Foundry's plant and property, consisting of a plot 75x100 ft., on which stand three wooden and one brick factories and will devote the whole to the manufacture of a new vault light invented and perfected by Philip Schwickert, one of the incorporators of the new company.

This is a system of vault lights with mirror reflectors. The company also makes skylights which are burglar proof. Tests of the new system enabled a photograph to be taken of a printed placard placed 40 ft. from a skylight 15x45 ins., on an exposure of 1 to 8, daylighted street. In other words the exposure in the attic was only eight times the time of exposure allowed for the same work on a sun lighted avenue. In the developed picture the 24-point type was clearly readable without the use of magnifying glass. In the cellar, where one of the vault lights have been installed, a nonpariel or newspaper type could be read at a distance of 50 ft. with no other light penetrating the otherwise dark cellar. The company already reports several large orders from its Boston office.

Good Roofs Add to Life of Buildings.

An expert on building construction, writing in a recent number of a technical magazine, made the statement that one of the essentials in a building, the importance of which very frequently is passed over in a more or less perfunctory manner, is the roof. He said that a good roof adds to the life of a building. When a builder puts a roof on a structure he guarantees it for periods ranging from one to ten years, providing the house is not sold in the meantime. If the building is disposed of, the responsibility of the roofer usually ends. At 114 East 130th st, the Roof Maintainance Co. makes a specialty of taking up the maintainance of roofs where the builder leaves off. This company, of which L. C. Anderson is president and treasurer and S. P. Fields, is secretary, has been in business for nine years, and during that time has had charge of the maintainance of roofs of some of the most important buildings in this city. It also puts on new roofs and keeps them in repair not only during the period of its guarantee but on a yearly contract looks after them for an indefinite period.

All kinds of roofs are maintained by this company; it even puts a plastic slate covering over worn out shingles. The contracts held by this company do not terminate with a sale of property, but hold good with assigns, thus insuring constant attention and absolutely watertight roofs at all times. Among the contracts now held by this company is one for remodeling and maintaining the roofs of the estate of Conrad Stein at Red Bank, N. J.

Asbestos Furniture.

The Bureau of Construction and Repair of the United States Navy Department has taken up the subject of asbestos furniture in connection with a periodical investigation which is conducted into the question of fittings and furniture for naval ships in the protection from fire. Real estate and building interests are also awaiting the result of the investigation, because it is likely to be far-reaching.

It has been observed that this asbestos furniture is used on the Austrian cruiser St. George, where it has given much satisfaction. This had led to a practical test of various kinds of furniture of that type at the navy yard at Brooklyn. When the tests are completed a report will be filed with the Navy Department, and upon the conclusions will depend the extent of the adoption of this type of furniture on board our vessels of war.

From time to time the department has taken up the question of furniture made of wood, metal, asbestos and material which is specially treated against conflagration. It is desired, of course, to obtain furniture which reduces the danger from splinters in time of attack as well. Careful attention will be given to the question in an effort to improve the existing situation and increase the factor of protection.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Trade Optimistic Over Coming Six Months.

The week closed the first half of the year 1909 with building material and equipment men fairly well satisfied with the business they have done since Jan 1, and optimistic for the next six months. There is only one exception. The cement man had some trying experiences during the latter half of the six months just closed, but the fact that the situation probably will clear within another four weeks carries them into the front ranks of the hopeful. Officials of principal companies in the brick, cement, iron and steel, lumber and stone markets, asked specifically as to their views of the business situation for the half year just closed, and as to the outlook for the next six months were unanimous in their expressions of satisfaction as to the past and of confidence in an exceptionally busy fall.

Some expressed the opinion, however, that the summer would not bring forth any noteworthy activity. As to a summary of the week, brickmen are active. They are closing up old work preparatory to new fall business wherever this is possible. Cement is still stagnant. Iron and steel lag principally because it is stock taking time at the mills. Long expected labor troubles have also held back immediate delivery orders. Lumber men continued to report increasing business, and the stone men say they have found a "soft spot" in the market. There is little new work being given out now. A gradual improvement, however, is noted.

BRICK MARKET STIFFER—PRICES FIRM.

A stiffening in the brick market, with prices remaining firm, characterized the week in the Hudson clay burning industry. The manufacturrers are not shipping as plentifully as heretofore, but they are sending down a better quality. The Hudson River yards are now working full time trying to catch up with the demand, but none of them has any stock ahead to speak of. Locally it is a case of rushing through with the old work to take on new business in the Fall. Hardly anybody has any buoyant expectations for the Summer. Some distributors complained of having difficulty in getting sufficient trucks to get brick to jobs. This was not general, however.

GOOD MARKET FOR JERSEYS.

Sayre & Fisher report an improving market for their Jersey hards and a little falling away in prices over the quotation for last week. The indications are for a good summer business and a very busy fall. The company is making new brick fast and already has a large quantity in store. This company has a large part of its yards at Sayreville, N. J., covered, and in consequence the rainy weather of the early part of June had no retarding effect upon daily output. The company expects a firm market from now on.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.50@	$6.25
Hudson River, Light Hard	3.00	3.50
Hudson River, Pale	....	....
New Jersey, Hard	5.50	6.00
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....
Fronts:		
Buffs, No. 1 (delivered at bldgs.)	22.00	30.00
Greys, various shades & speckled	29.00	31.00
White No. 1	23.00	35.00
White No. 2	25.00	31.00
Old Gold	29.00	31.00
Enameled:		
English size	70.00	75.00
American size	57.00	63.00
Seconds, etc.	40.00	45.00

*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	$0.75@	$0.80
State common, cargo rate, per bbl.	.80	.85
Rockland-Rockport, Com., per bbl.	....	1.02
Rockland-Rockport, L., per bbl.	1.12	....
Rockland-Rockport, special, 320 lbs.	....	1.42
Select finish, per 350 lbs., net	1.62	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	....	1.35
Palmer, com., S.	....	.85
Palmer com., L.	....	1.25
Palmer, finishing, S.	....	.95
Palmer, finishing, L.	....	1.40

PLASTER PARIS.

Calcined, brdinary city, in barrels 250 lbs.	....	$1.30
In barrels, 320 lbs.	....	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	....	1.45
In barrels, 320 lbs.	....	1.65
Neat wall plaster, in bags, per ton	....	9.25
Wall plaster, with sand, per ton	....	5.25
Browning, in bags, per ton	....	4.25
Scratch, in bags, per ton	....	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Situation Remains Unchanged.

No meeting of the cement licensees was called for this week, and while other meetings will be held between this date and the first meeting day in August, it is considered improbable that any action will be taken to readjust prices. Local dealers and agents have about given up hope of a return to normal conditions before next month. John B. Wight, of the Alpha Company, said: "I look for no immediate change."

As a direct result, it is said, of the unsettled condition in the cement business, a small plant at Wayland, Steuben County, N. Y., has closed down. Duane Miller, president of the company, is quoted as saying that as soon as the situation clarifies, he will resume operations. The Empire Portland Cement Co. at Warner has reduced its force of help at its mill. Harry S. Hayden, president of that company, said that he has a large stock on hand.

Looking back over the six months just ended, a representative of one of the companies chiefly instrumental in bringing about the present agreement as regards prices, said:

"The first six months of this year would have been nearly a record period had it not been for a number of companies who got hoggish. Still we have no cause for worry, and I guess that when certain conditions are taken into consideration, it will be figured out that the first six months have shown up to average in amount of business done. The prospects are for a dull July and August, but every cement man looks forward to a busy fall."

ALPHA COMPANY INCREASES WAGES.

Despite the unfavorable conditions in the cement market at present, the Alpha Cement Co. has announced an increase in the wages of its employees at its works at Easton, Pa., of 10 per cent., which took effect on July 1. The order effects about 900 men. The officials of the company say that the prevailing conditions in the cement market do not warrant an increase at this time, but it is granted "in consideration of the higher cost of living." No official confirmation of the report could be obtained from the local office, where it was stated, however, that it had been known for some time that the company had been considering such a move.

CEMENT.

Portland, Domestic, in cloth*	$1.33
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.33
Atlantic brand	1.33
Atlas Portland	1.33
Bath Portland	1.33
Edison Portland	1.33
Lehigh Portland	1.33
Trowel Portland	1.33
Vulcanite Portland	1.33
Alsen's (German) Portland	2.35
Dyckerhoff (German) Portland	2.45

Fair Iron Inquiry—No Large Tonnages

While there continues to be a fair inquiry for pig iron there is practically no sizable tonnage. All the Eastern Pennsylvania furnaces closed down on July 1 for inventories, and on account of labor trouble. The issue is the "closed shop." The independent mills are not in the melee. The voluntary ten per cent. increase in wages given to the men in that district on June 1 has put them in good humor. It will be recalled that on April 1st the furnaces reduced the men's wages ten per cent. until such time as conditions improved in the principal markets. At that time the prices were low and many furnaces were idle. About the middle of May conditions began to improve and the advance was made. According to leading pig iron dealers the prospects for a good fall are excellent.

ONE FIRM SOLD UP ON IRON.

The Republic Iron & Steel Co. report that they are all sold up on iron and are not seeking new business. In consequence it reports few inquiries and few sales. This will continue until the mills close some time between July 12 and 15. Specifications are keeping up, however, and there are indications for a busy summer and fall. All the mills are showing a tendency to hold prices higher.

IRON FIRM'S SHUT DOWN TEMPORARY.

The Record and Guide is informed that the daily press's account of the closing of the Morris County Machine and Iron Co. at Dover, N. J., is not entirely correct. The company's officials plan to close down temporarily for the purpose of taking stock, etc., as is customary at this time of the year, but that it will reopen later in the summer. The company has had plenty to do, but its collections have been slow. It was organized fifty years ago.

RECORD MONTH FOR STEEL AND WIRE.

The American Steel & Wire Co. experienced a record month in June. The total sales in the wire reinforcement department alone for the thirty days just closed represented more than the entire first half of last year. The amount of business done in June over that of the year previous was 150 per cent. Most of the company's products from this department went to New England States, and was used in the reinforcement of chimneys and of sewer pipe. Some of the last named work is being done in Newark, N. J. The company reports exceptional business in all departments during the

last two months, and already the total sales are ahead of those of last year. A heavy fall business is expected. It will be remembered that the American Steel & Wire Co. recently announced a reduction in some cases amounting to $9 a ton in some of its products.

STEEL MEN WATCHING LABOR SITUATION.

Local steel men are intensely interested in the labor situation in and about the mills at present. It seems to be generally conceded that it will be a fight for life with the unions. Should the employers win, the independent mills, it is thought, will also declare the open shop and the backbone of alleged labor dictation, which is given as the basis for the employers' present action, will be broken. Commenting on the situation one steel man said:

"You can hardly blame these fellows for trying to keep their unions alive, yet we have got to look out for ourselves. They have become too dictatorial. They should have the greatest care in acting at this time, especially in view of the adverse decisions unionism has received of late, yet it is entirely probable that they will find encouragement in the present crisis in the victory of the Cleveland car men. I do not look for any immediate change in prices."

BUSH TERMINAL CONTRACT LET.

The Turner Construction Co., 11 Broadway, has been awarded the contract for the model factory No. 4 for the Bush Terminal Co., Brooklyn. This building will be of reinforced concrete throughout, and will be 750x75 ft., and six stories high. Work will start at once.

SEES BRIGHTER FUTURE FOR STEEL.

W. F. Proctor, of Eggleston Brothers, iron and steel dealers, South st, in summing up the iron and steel situation for the half year just closing, said:

"Business is improving. With us the last few months it has been satisfactory. There is a better tone and feeling everywhere. There is no doubt that business is tending in the right direction and that the fall will witness activity the like of which has not been seen in years."

PIG IRON.

Northern:		
No. 1 x Jersey City	$17.25@	$17.50
No. 2 Foundry x Jersey City	16.75	17.00
No. 2 plain	16.25	16.50
Southern:		
No. 1 Foundry, steamship dock	16.50	17.25
No. 2 Foundry spot	16.00	16.50
No. 3 Foundry	15.50	15.75

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.46@	....
Angles	1.46	1.51
Tees	1.51	1.56
Zees	1.51	1.56

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....@ $1.70
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	1.70
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra

Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron finish, base.	....	1.70
Soft Steel Bars, base or ordy. sizes	....	1.70
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.00
3-16	....	2.10
No. 8	....	2.20
Blue Annealed		
No. 8	2.20	....
No. 10	2.20	....
No. 12	2.25	....
No. 14	2.30	....
No. 16	2.40	....

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.65	3.40
No. 20		
No. 22	2.70	3.35
No. 24		
No. 26	2.75	3.40
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

SOLDERS.	Case.	Open.
Half and half	19½@	20½
No. 1	17	17¼

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	.... @	$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	12.50
About 15-lb. coating	$10.70	11 25
About 8-lb. coating	....	8.70

PIG LEAD.

Ton lots	4⅞@5
Less	5 5¼

ZINC.

Sheet, cask lots	per. lb.	7½
Sheet	per lb.	8

Lumber Tariff and the Local Market.

Now that the schedule has been passed on final vote and will remain in the background until the bill goes to conference, the local lumber men are showing less interest in the matter than heretofore. The imposts that Congress may make on this building commodity has little effect upon the local market, the subject being of more vital concern to the loggers and mill men especially in the South than to the dealer here. There the mill man has to fix his price so that he can compete with the Canadians. He therefore was desirous of having a stiff rate fixed. The fact that the proposal to advance the $1 rate went through the Senate debates without hardly any opposition was a matter of surprise to the lumber interests there. It is taken to indicate that the proposed duty of $1.50 per thousand on rough with differentials for dressed stock slightly reduced from those now in force, is equitable.

THE NEW TARIFF SCHEDULE.

It is improbable that there will be any change in the schedule fixed by the Senate when both houses confer on the finished bill. The rates which therefore will probably stand follow:

Rough stock, $1.50 per M.; dressed one side, $1.50 per M.; dressed one side and tongue and grooved, $1.75 per M.; dressed three sides, that is, dressed one side and tongue and grooved, $2.12½; dressed four sides, i. e., dressed two sides and tongue and grooved, $2.50; which is 25 per cent. less than the Dingley duty. All the other differentials except the first, that on lumber dressed on one side, which is the same as the Dingley duty, are reduced in about the same proportion. On lath the duty was increased from 20 to 25 cents per thousand pieces over that fixed by the House and on shingles from 30 to 50 cents. The provision for a 30 per cent. ad valorem duty on boxes, barrels and other receptacles used for fruits, etc., was stricken out. These rates will not effect local prices.

LOCAL MARKET IMPROVING.

Continued improvement was noted during the week in both retail and wholesale lumber centres. There was a better inquiry and some large orders were placed. The wholesalers are beginning to feel some of the prosperity that the retailers have been experiencing the last two months. Prices remain stationary, however, with a tendency upward in pine and spruce.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$25.00	$26.00
6 to 9 inch cargoes	25.00	28.00
10 to 12 inch cargoes	27.00	32.00
LATH.		
1½ in. round wood lath	3.50	3.75
Eastern spruce, slab	4.25	4.50

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Shelving, No. 1, 1 x 10 in.	....	50.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 2 Dressing boards, 1 x 12 in.	46.00	49.00

HARDWARE FLOORING.

K. D. bored, end matched or butted and bundled.

Standard grades of oak flooring:

Clear—Shall have one face free from defects, except ⅜-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.

Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.

Common—Must be of such character as will lay a good serviceable floor, with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.

Clear quartered white oak	$80.00
Select quarter-sawed white oak	47.00
Clear Quarter-sawed white oak	**87.00**
Select quarter-sawed red oak	**50.00**
Clear plain sawed white oak	**53.00**
Select P. S. white oak	**45.00**
Clear plain sawed red oak	46.00
Select P. S. red oak	**43.00**
Common oak, red and white	30.00
No. 2 Factory or common oak, red and white	23.00

PLAIN OAK.

4-4, 1sts and 2ds	$42.00@	$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00	51.00
4-4 Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	37 00	40.00
4-4 Culls	22.00	24.00
5-4, 6-4 and 8-4 in. Culls	24.00	26.00

"Soft Spot" in the Stone Market.

"We have struck a soft spot in the stone market here," wrote one wholesaler to his quarries during the week. The sentence explains in a nutshell just how the market is. Conditions are not settled. By this time it was expected that the market would open and that some of the contracts which are being held up would be awarded and work for which contracts have been signed up would get the word to go ahead.

But when the stone men complain they base it on what they had expected for this season rather than actual scarcity of work. The yards are working up to the usual percentages and fair sized contracts are plentiful. Any number of contracts are being let for jobs like that for which Arlando Marine, general stone dealer, 5 East 42d st, closed a few days ago. This case is mentioned because the structure has particular architectural merit.

The New Jersey Stone Construction Co. of Jersey City closed for all the stonework, which included four monoliths each 14 ft. 7 ins. high and 3 ft. thick, for the new Merchants' Union National Bank, at Union Hill, N. J. These monoliths are being cut from solid stone, trimmed, turned and fluted at the quarries. This is somewhat an unusual procedure, but when requested to by the trade, in cases where the purchaser has not heavy enough machinery to turn and flute stone of this size, some of the larger wholesale men will do that work for them at the quarries and will send caps and all to the job ready for setting. The cost of this building will be about $10,000.

LOTS OF SMALL WORK.

There is a great deal of this kind of work being done now, and had not the hopes of the trade been raised to such heights by the "Be Optimistic" sentiment that followed the late depression and had they not taken the boom promises quite so much to heart, the reports

of the stone men to-day would almost universally be: "Fine business and more inquiries coming in."

JUNE A RECORD MONTH.

A few days ago nearly the entire stone trade of the Greater City swapped confidences with officials of the big trunk lines having terminals in or near New York on the sixteenth annual outing given by the Merritt-Chapman Wrecking Co. on their boat "Reliance" at Rye Beach, where the wrecking company gave its famous shore dinner and theatre party to its guests, the condition of trade was freely discussed. The consensus of opinion was that June was a better month than last year, and that last year's June was the biggest in many years. One firm's representative said it was the biggest in his company's history.

Among those at the frest air fest were Archibald Williams and Andrew Harold, of the B. A. & G. N. Williams Co.; Mr. Shillinger, of George Brown Co.; Mr. Carr and Mr. Ball, of the firm of Carr, Ball and Co., and Mr. Ball, who, by the way, is no relation to the head of the firm, superintendent of works; Harry Horner, representing H. J. Horner & Sons, Newark; Arlando Marine, the wholesaler, of this city; John E. Miller, of David Miller & Son; John R. Smith and a son, Clarence Smith, of John R. Smith's Son; Frank and Thomas Miller, E. Miller's Sons, Long Island City; Mr. Muir, representing Edmond Shuttleworth Co., Astoria; Mr. Ross and Mr. Cruickshank, of the Rankin & Ross Co.; John Hayes, of the Thomas Dean Co., Brooklyn; Frank Barr, of Barr, Thaw & Frazier, Hoboken, and John Hutchinson, of John Hutchinson's Sons.

"LESS BUSINESS, BUT MORE MONEY IN IT."

Another peculiar feature of the six months business just closed is that while there has been less business than had been expected, what there was of it has been more profitable than in former years, and that is what is meant when some stone men say that business has been better than that of June of last year. It has not been necessary to shade so closely and consequently the margin has been wider. Collections have been better, too.

LOOK FOR GOOD MARKET WITH FIRM PRICES.

It seemed to be the general opinion among the stone men at the outing that the uncertainties of the first half of the year were over and that with the dawn of the last half on Thursday the market would be firmer, the prices stronger and the inquiry more fruitful.

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.35	.50
Granite, grey	.50	.90
Granite, black	.75	3.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....
SLATE.—Prices are per square, delivered in New York in car lots.		
Genuine No. 1 Bangor	$4.90@	$5.65
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.50	7.50
Unfading Green	4.90	5.60

—John A. Topping, chairman of Board of Directors of the Republic Iron and Steel Co., 115 Broadway, returned this week from Pittsburgh, where he has been making personal supervision of the furnaces and mills there prior to taking the annual inventories. He reports things to be in good condition, and looks for a busy fall, and thinks that indications are good for the summer to be fairly active. Mr. Topping has just completed a handsome new residence at Greenwich, Conn., into which his family moved this week.

Plaster in Competition with Lime Mortar.

It will be interesting to the building trade to know that a first-class hard plaster may now be applied at a price to compete with that for lime mortar. The universal use of hard plaster has only been retarded because of its former high price.

In 1898 hard plaster sold in the New York market for $12 per ton, exclusive of bags. Through improved methods of manufacture and increased use, the price has gradually declined, and not until this spring was the present low price of $8.50 per ton reached. At each decline the use of hard plaster over lime has increased, but still the lime mortar has held its friends on account of its low price.

Clifford L. Miller & Co., manufacturers, of 110 East 23d st, has been working for several years to produce good hard plaster at a price to compete with lime. After four years of work in opening up its quarries, situated on the Erie Canal, New York, and making many improvements at its plant at Newtown Creek, Brooklyn, it now announces that it is ready to supply the trade in Manhattan and Brooklyn, within reasonable cartage, at $7.50 per neat ton. Practical plasterers claim this to be lower than lime mortar.

In this connection it is interesting to consider that the use of hard plaster has increased in the United States from about 150,000 tons in 1898 to practically 11,500,000 tons in 1908. When this is considered, said one user of this kind of plaster, this week, there must be merit in the material.

Wall Furnishing Problems.

With the introduction into the household of the vacuum cleaning apparatus and other modern inventions, it seems only natural that the scrubable wall should come, yet such an innovation in plaster treatment has not only been perfected but it is on the market, and according to reports from John Lucas & Co., dealers in paints, colors, varnishes, brushes and glass, this city, it is meeting with a remarkable sale.

The problem of how to treat the walls of a store, office or dwelling have perplexed architects and builders for years. Wall paper will fade, and peel under adverse atmospheric conditions, and it will be damaged by vapors from cooking. The kitchen walls are subjected to the severest kind of use. The ashes grime and soot from the coal range, all attack the wall. In the laundry conditions are even worse. Then there is the bathroom where the temperature is constantly alternating. Vapors saturate the walls and the inevitable drying-out has a bad effect.

When wall paper has become spotted or faded it cannot be scrubbed and cleaned. For these rooms and for churches, hospitals, halls, hotels, theatres and public buildings, of all kinds, there has grown a demand, therefore, for a coating that is clean, sanitary and hygienic and which can be scrubbed without injury with soap and water when soiled. But such a preparation must have a soft, velvety finish that is restful to the eye and permanently beautiful.

The preparation made by John Lucas & Co., is known as "Lu-Flat-Kot." It is a wall specialty that is said to meet all requirements. Its manufacturers have studied the wall problem for years and this product is said to represent years of study and chemical research and practical experience, "Lu-Flat-Kot" contains no lead, glue, paste or casein. It dries with a flat velvety finish without a trace of gloss or sheen. A variety of permanent colors are offered. It is unaffected by dampness, mildew or moisture. It can be used equally successfully on wood, metal, plaster, canvas, concrete or any constructive surface whether it be wet or dry.

Safety Elevator "Safeties."

It is generaly known that the Welsh Machine Works, at 276–277 West st, are builders of high-grade passenger, freight, garage and sidewalk elevators, and that they have been building elevating machinery for the trade for several years. But the fact that this firm has become very active of late in contracting and erecting their own machines is not so generally known, excepting to some builders and contractors who have placed these machines in their buildings, stores and factories, where, it is said, they have given very great satisfaction.

The company's activity, which has called considerable attention to itself from the trade, is somewhat due to the efforts of Mr. E. Marshall, M. E., and an elevator expert of more than thirty years' standing. Mr. Marshall took charge of the sales department of that company at the first of the year, and since that time the company has handled the following contracts, some of which are now in course of installation:

New York Improved Real Estate Co., 320 Church st, one freight elevator; Freed & Co., 279 Church st, one freight elevator; the Corporation of Hegeman & Co., 200 Broadway, one sidewalk elevator; Wm. Iselin & Co., 1 Green st, one freight elevator; George W. Higdon, 473 4th av, one sidewalk elevator and one hand-power elevator; American Elevator Co., [illegible] Cedar st, one sidewalk elevator; Gustav Seaberg, 407 Douglass st, Brooklyn, three freight elevators and two passenger elevators; George I. Roberts & Bro., 471 4th av, one passenger and two freight elevators; Frederick Roeder, 879 Grand st, Brooklyn, one 6,000-lb. garage elevator; Charles H. Lang, 500 5th av, one 5,000-lb. garage elevator; Moe Levy & Co., 119 Walker st, one passenger elevator; B. House & Co., 8 West 39th st, one passenger elevator.

Mr. Marshall states that the Welsh Machine Works are experiencing a good, healthy growth in business and the prospects are good for a busy season. He says that there is a good demand for elevators and that the Welsh Machine Works has a type of elevator that will fill the demand, if that demand embraces efficiency, light running at minimum of cost and exceptional durability of mechanism. This company, by the installation of modern machinery, is prepared to take contracts for the direct connected, single or double worm and gear, overhead, drum or traction type of machine, modern rise plungers for passenger and freight service, and, in fact, any kind of a lift where safety is combined with speed and durability.

This company has a safety device which makes it impossible for an elevator to run into the overhead works or to fall if the cables break. The Welsh Compression Safety can be adjusted to all speeds, loads and conditions. One particular feature of this device is that it does not become worn out or inoperative for want of use or by being used. A careful system of adjustment of parts, it is said, gives these elevators ease in operation which permits of no waste power and consequent additional cost. For apartment house work where safety as well as economy in operation and efficiency are essential requirements, this company installs a machine which it claims to have perfected after years of expensive and exhaustive tests.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

PUBLIC WORKS.

WALES AV.—To regulate, grade, etc., Wales av, from East 141st st to St. Joseph's st; East 142d st, from Powers av to Southern Boulevard. Estimated cost, $30,000. Assessed value of the real estate included within the probable area of assessment is $375,690. Proceedings initiated by Local Board of Morrisania.

CONDEMNATION PROCEEDINGS.

22D AND 23D STS.—Dock proceeding. Relative to acquiring right and title to and possession of certain lands, lands filled in, wharf property, terms, easements, emoluments and privileges necessary to be taken for the improvement of the waterfront of the city, on the North River, bet West 22d and West 23d sts, 11th and 13th avs, pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund. Notice is given by Shepard, Smith and Harkness, attorneys for Francis L. Ogden, Mary M. Sherman and Margaret V. MacNutt, owners, that the report of Emanuel Blumenstiel, Michael J. Murray and Edward Hassett, Commissioners of Estimate and Assessment in the above entitled proceeding, was deposited in the office of the Clerk of the County of New York on the 26th day of May, 1909, as required by law, and that the same will be presented for confirmation to the Supreme Court on July 7.

GOUVERNEUR SLIP PIER WEST.—Dock proceeding. Commissioners George H. Engel, Nathan Fernbacher and Samuel Sanders give notice that their report in this matter will be presented to the Supreme Court on July 26.

BENSON AV.—Opening and extending of Benson av (Madison av), from West Farms rd to Lane av, in the 24th Ward, Borough of the Bronx, in the City of New York; Overing av (Washington av), from West Farms rd to Westchester av, in the 24th Ward, Bronx; St. Peters av (Union av), from Westchester av to West Farms rd, in the 24th Ward, Bronx; Seddon st (Tryon row), from St. Raymond av (4th st) to West Farms rd, in the 24th Ward, Bronx; Rowland st (Washington av), from Westchester av to St. Raymond av (4th st), in the 24th Ward, Bronx; Hubbell st (Washington av), from Dorsey st (Carroll la) to Maclay av (5th st), in the 24th Ward, Bronx. Commissioners Francis V. S. Oliver, Edward D. Dowling and William F. A. Kurz give notice that the bill of costs, charges and expenses in this proceeding up to and including June 23, 1909, will be presented for taxation to the Supreme Court on July 9.

INSURING WATER TAXES.

A new idea which is meeting with considerable favor is water tax insurance. The city charges for all water going through the meter, and while it does not intentionally wrong a property owner, still rebates and settlements are hard to obtain. A company has been formed to adjust these differences. A statement in dollars and cents of the amount used at every meter is valuable information, as an owner can make comparisons from month to month with previous years. Many large manufacturing concerns and property owners have already availed themselves of this service.

ASSOCIATION'S TWENTIETH ANNIVERSARY FITTINGLY CELEBRATED.

An outing and dinner to celebrate the twentieth anniversary of the House and Real Estate Owners' Association of the 12th and 19th Wards, was held at Donnelly's Grove, College Point, L. I., on Thursday, June 24, 1909. The affair was a great success. Over 500 members and their guests attended. After the dinner speeches were delivered by a number of prominent city officials and realty owners. Adolph Bloch, the association's counsel, introduced as toastmaster President George H. Beck. His topic was "Our Association." Lawrence Veiller, "The Tenement House Amendments;" Assistant Corporation Counsel John P. O'Brien, "City Government." Comptroller Herman A. Metz, who was enthusiastically received, told "Why Business Men Should Go Into Politics." Allan Robinson, president of the Allied Real Estate Interests, also spoke. The speech-making was followed by athletic games and dancing.

A souvenir book, compiled under the supervision of Charles H. Schnelle, chairman of the Press Committee, and containing the following articles, "The City's Finances," by Comptroller Metz; "Tenement House Legislation," by Adolph Bloch; "A Historical Sketch of Yorkville," by Charles H. Schnelle, and "A Synopsis of the Tenement House Amendments," by Frank Eberhardt, was distributed. Among those present were Thomas Krekler, president of the United States Real Estate Owners' Association; Frank De Muth, president of the West Side Taxpayers' Association; John Becker, Charles Lutz, Charles Sayer, Michael Carew, A. J. McCadden, John Volz, Charles W. Eidt, Charles Eberhardt, Charles H. Schnelle, William H. Mehlich, Edward Engel, C. H. Steinkamp, J. Fred Boss, Dr. Abraham S. Korn, president of the Harlem Property Owners' Association; Charles J. F. Bohlen, president of the Taxpayers' Association of the 18th and 21st Wards; Edward D. Farrell, Pierre M. Clear, Tenement House Commissioner Edmond J. Butler, Jacob Appell. Letters expressing regret at not being able to attend were received from Governor Hughes, Mayor McClellan, Herman Ridder and Deputy Tenement House Commissioner William H. Abbott, Jr.

The following article by Comptroller Herman A. Metz appeared in the twentieth anniversary souvenir book, which was published under the supervision of Charles H. Schnelle to commemorate the occasion:

"There has been some talk about the increase of the rate of taxation and some apprehension of an increase larger than usual, this year; but the increases have been and will be very small, and especially so when the great development of the city is taken into consideration.

"When you consider the question, you should not forget that since consolidation, the city has spent $81,000,000 to extend the school system, $30,000,000 on the parks, $57,500,000 on docks and ferries, $7,500,000 on public libraries, nearly $5,000,000 for improving the Charities Department, $3,500,000 for the Fire Department, $3,500,000 for the Health Department, and $3,000,000 for the Police Department; about $27,000,000 has been spent on bridges, and $50,000,000 on subways.

"It takes $23,000,000 a year to pay the salaries of the 25,000 teachers in the public schools; $13,000,000 a year to pay the salaries of 10,000 policemen; $5,000,000 a year to pay the salaries of 6,000 street cleaners; $6,600,000 a year to pay the salaries of 4,700 firemen. And of the grand total of approximately $80,000,000 annually paid in salaries, all but a small fraction is spent under mandatory laws for which the city officials are not responsible. One-third of the budget every year goes to take care of the city debt.

"We must not go too fast. We do not want to increase the tax rate. We do not want to pile up any more debt until we know just where we stand. As soon as we can feel assured that the credit of the city is going to continue to be adequately protected, and when we know that we shall be able to keep the tax rate within reasonable limitations, we have got to take up this question of subways and go ahead and build them wherever they are needed. No citizen will welcome the time when this can be done more gladly than I will."

RECENT LOANS.

The Pocono Realty Co. secured a building loan of $750,000 from the Metropolitan Life Insurance Co. on the old Parker Building at the southeast cor of 4th av and 19th st.

The Title Guarantee & Trust Co. loaned to the Hunt's Point Road Construction Co. $337,500 on the 4-sty flats and five adjoining lots on Hunt's Point rd, north of Lafayette av. The mortgage runs for 2 1-2 ytars and bears interest at 5 per cent.

The Title Guarantee & Trust Co. loaned $380,000 to the No. 101 Fifth Avenue Co. on the 11-sty store and loft building at No. 101 5th av, at 17th st. The mortgage is for 5 years at 4 1-2 per cent.

The New York Catholic Protectory has given a mortgage of $200,000 to the Emigrant Industrial Savings Bank covering its property of 75 acres on West Farms rd and other parcels in The Bronx. The mortgage is for 3 years at 4 1-2 per cent. interest.

SUCCESSFUL OUTING OF THE NORTH SIDE BOARD OF TRADE.

The North Side Board of Trade, which has a membership of one hundred, made a triangular trip to New Rochelle, Mt. Vernon and Yonkers on Thursday, June 24th.

The start was made from the board rooms in the Carr building, 138th st and 3d av, at 9.30 o'clock, and special trolley cars were taken to New Rochelle, where Mayor Raymond and city officials met the members at the City Hall; thence to Hudson Park and a short sail was had on the Sound. Mt. Vernon was the next stopping place, where the delegation was met by Mayor Howe and a buffet lunch served. A trip through the city was made in automobiles. Mt. Vernon was next visited. Mayor Warren greeted the party on its arrival. A sail on the Hudson was next in order, after which cars were taken to Park Hill Inn, where a dinner was served.

The guests included Hon. George G. Raymond, Mayor New Rochelle; Hon. Benjamin Howe, Mayor Mt. Vernon; Hon. Nathan A. Warren, M. D., Mayor Yonkers; Hon. Louis F. Haffen, President Borough of the Bronx; Hon. Joseph A. Goulden, Hon. William S. Bennet, Hon. John E. Andrus.

Among those present were: Arthur Arctander, Matthew Anderson, Isaac E. Abbott, Charles A. Berrian, August Boehmer, George Bird, Gus Beiswenger, Wm. L. Byrnes, William Birkmire, E. B. Boynton, Charles W. Bogart, William A. Cokeley, Robert Davis, Louis F. Diehl, Edward Dart, John W. Decker, Mr. Doscher, R. F. Ellenberg, H. C. Easterbrook, Thomas S. Evans, Alfred Furst, George W. Fennell, G. Fioravanti, Joseph A. Goulden, Harris Goldblum, Henry S. Gamp, Frank Gass, William Guggolz, H. J. Grupe, J. J. Haggerty, Louis F. Haffen, Charles E. Hauselt, B. Hartman, F. C. Hochdorffer, Charles V. Halley, Rev. C. C. Harriman, William H. Harden, Charles E. Jones, Neason Jones, J. Harris Jones, Herbert A. Knox, W. Kohlmorgen, Harry Kolbe, Edward Koch, Martin Leech, R. Warren Lawrence, Phil G. Limbacher, Ira A. Lurie, Richard W. Lawrence, Ludwig Larsen, Anton Larsen, Henry Lipps, Jr., J. Lamb, Louis Meckes, Charles F. Minor, George P. Morell, E. K. Martin, Anthony McOwen, Hugh McLernon, George Markey, Maurice J. O'Gorman, Mr. Peterson, Gustav Robitzek, A. Rosenstein, Louis A. Risse, Charles E. Reid, Charles F. Russell, W. C. Reeber, John F. Steeves, F. W. Siems, H. C. Schaefer, William Stonebridge, A J. Schwannecke, F. William Sohns, Charles D Steurer, Wesley H. Trimmer, Tinsley Bros., Julius F. Toussaint, Alexander Wilson, John Wynne, Martin Walter, Wm. Wuensche, Charles A. Weber, Ernest Wenigman, M. F. Westergren, George Wack, James L. Wells, Mr. Wolder and W. H. Wright.

INFORMATION FOR THE BUYER.

Purchasers of real property are frequently desirous of knowing whether certain articles in the premises they agree to buy will come to them under the agreement as part of the real estate. This depends upon whether such articles are "fixtures" or not in the eye of the law. The rule as to what shall be deemed fixtures varies somewhat when the question arises between a landlord and tenant and between a buyer and seller of real estate. For instance, mirrors fastened to the sidewall by an iron clamp, and let into and glued to the mantelpiece, and constructed at the same time and with frames of the same wood as the mantel, would be held to be fixtures; while a mirror resing upon a bracket and connected with the wall only as picture frames usually are, would be held otherwise. Chairs furnished to a theatre or like structure, of a special pattern adapted to the place where they are set and screwed to the floor because they cannot stand alone, are held to be a part of the building.

There are three requisites to constitute an article a fixture as between the seller and buyer of real property; the article must be actually annexed to the land or house, it must be applicable to the use or purpose to which the part of the land or house with which it is connected is appropriated, and the person who annexed it to the house or land must have intended to make a permanent accession to the freehold. "While not agreeing as to the necessity for or the degree of importance to be attached to the fact of actual physical annexation, yet the authorities generally unite in holding that, to consitute a fixture, the thing must be of an accessory character and must be in some way in actual or constructive union with the principal subject, and not merely brought upon it."

TO ATTACH WOODWORK TO CEMENT.—It occasionally becomes a problem to attach woodwork to cement, more particularly where it is necessary to place window casings in cement-block buildings. One solution that has been recommended is as follows: Make all the sills and caps two inches narrower to allow a 2x4 or 2x8 (according to the thickness of the cap or sill) to be inserted in the wall the same as would be done with cut stone. Also make the water tables the thickness of the wall in one solid piece 4 feet long, with spaces cored out for the joists. The foregoing information will be appreciated by the property owner who has occasion to make extensive alterations.

REALTY MARKET SHOWS IMPROVEMENT

Sales More Numerous and Activity Renewed in Mortgage Loan Market.

THOUGH complaints are being continually heard on all sides that the real estate business is dead, the following figures will put some light on the true condition of the market. The size of the transactions, the money involved, is not taken into consideration, though it may be stated with perfect truth that larger deals have been closed during the first six months of 1909 as compared with the corresponding period in 1908.

The grand total of sales reported in the Record and Guide during this period was 2,365, as against 1,140 last year. These figures only take in sales reported by brokers. The total number of deeds recorded in the Hall of Records for Manhattan is 6,165, as against 5,102, while in the Bronx there were 3,772 recorded as against 4,040.

Another encouraging feature of the present realty market is that this gain has been consistent and not spasmodic. The total for every month is larger than the one during 1908, with the exception of the Bronx conveyances for the months of February and June. This latter total is in part accounted for by the recording of the deeds of several large auction sales held in the latter part of the preceding month. For example, there were 369 lots offered in the Hunt's Point section in one sale alone.

The total number of properties, with expressed considerations, was 460, amounting to $27,488,240, as against 351 aggregating $19,001,594. From January 1, 1909, to July 1, the assessed value of the property solid in Manhattan was $279,996,720, as against $242,839,800. The total amount loaned out on bond and mortgage for Manhattan and the Bronx during this period was $199,775,410, as against $174,957,457.

The figures of the sales reported during the first half of 1909 do not compare at all favorably with those of the first part in 1907. It must be remembered that while business showed somewhat of a falling off from boom times, still brokers were all making money and realty conditions were prosperous. The total number of sales made through brokers was 3,514, as against 2,365, as already stated. The number of deeds recorded for Manhattan alone was 7,646, as against 6,165. In The Bronx there were 4,937 deeds put on record as against 3,772 this year. Starting with July in 1907 there was a sharp reaction in activity and conditions did not commence to improve until September, 1908. Just think of a city like New York, when all the brokers combined only report between 20 and 30 sales during a week. These figures are not taken from any one week, but business was in this stagnant condition for many weeks in the latter part of 1907 and 1908. Business showed some signs of life in March, 1908, and from that time on the sales reported have been steadily on the increase.

ENTHUSIASTIC MEETING HELD.

A very enthusiastic meeting of the 23d St Improvement Association was held Wednesday, June 30th, in the Metropolitan Life Insurance Building, 1 Madison av. The meeting was held in one of the large offices of the company, and there was a very good attendance. Mr. E. Belknap, of George C. Flint & Co., presided, and Mr. William H. Silk acted as secretary. Mr. Louis Schrag reported for the Improvement Committee. This committee has been urging the resumption of the East 23d st ferries, which have been inoperative for some time. The matter was taken up with Comptroller Metz, who expressed himself favoring the plan. It was urged by several of the members, who spoke on this matter, that the resumption of these ferries meant much to 23d st interests. Shoppers who came from Long Island by automobile found this ferry most convenient. It is hoped that prompt action will be taken by the authorities for the resumption of the ferries.

The matter of express stations along the line of the new subway at 23d st was brought up by the Transit Committee; this committee consists of Mr. Louis Stern, Mr. Walter E. Maynard and Mr. Arthur H. Scribner. One of the reasons advanced by the meeting, why 23d st should be an express stop was, that its four new large buildings have as many employees who use the subway, as has all 14th st.

A resolution, which has been referred to the Committee on Improvement, was adopted, authorizing that committee to appeal to the Mayor and the proper authorities for protection against the nuisance of the street venders and peddlers who help to congest 23d street, also 6th av. Several of the merchants have called on the police for protection against this nuisance, but without result. This committee is determined to take this matter to the Mayor and demand the necessary relief.

In the absence of Mr. C. A. Gould, the chairman of the Publicity Committee, Mr. H. C. Smith, of E. P. Dutton & Co., submitted a report in which he referred to the work this committee is doing toward securing for the street due publicity.

The association has added some fifty new names to its already large membership, which consists of almost all the large business and real estate interests of 23d st and vicinity and promises to be the most influential organization of its kind in the city.

A partial list of those present at the meeting were: Louis M. Starr, Charles Scribners' Sons, Simon Lindau, Stern Bros., Dorlons, Black & Boyd Manufacturing Co., J. R. McAfee, H. Freud, W. H. McCord, Rev. Dr. H. P. Mendes, J. W. Cushman & Co., Louis Schrag, Alfred E. Schermerhorn, M. H. Harris, Otto Denecke, M. D. Hanlon, C. H. Welling Co., Jordan, Moriarty & Co., Le Boutillier Bros., E. P. Dutton & Co., Fifth Av Bldg. Co., Emile Kraft, Louis Delmarre, William H. Plummer & Co., and F. A. Seaman.

COMPARATIVE SALES TABLE.

SHOWING WEEKLY AND MONTHLY TOTALS OF PRIVATE SALES FOR THE FIRST SIX MONTHS OF 1909, AS COMPARED WITH THE CORRESPONDING PERIOD IN 1908, TOGETHER WITH THE NUMBER OF RECORDED CONVEYANCES.

1909. Week Ending	Total.	Below 59th St.	Above 59th St.	Manhattan Bronx.	Manhattan Conveyances.	Bronx Conveyances.
Jan. 2	68	14	23	31	187	119
Jan. 9	85	18	39	28	289	136
Jan. 16	86	18	34	34	183	142
Jan. 23	70	15	27	28	199	150
Jan. 30	95	24	52	19	218	147
Total	404	89	175	140	1,176	694
Feb. 6	113	30	45	38	256	136
Feb. 13	77	24	35	18	175	78
Feb. 20	94	29	41	24	213	155
Feb. 27	66	19	30	17	166	112
Total	350	102	151	97	810	481
Mar. 6	104	28	45	31	281	166
Mar. 13	96	24	50	22	215	149
Mar. 20	90	27	42	21	242	119
Mar. 27	100	20	43	27	225	106
Total	390	99	180	101	963	540
April 3	93	33	43	17	300	164
April 10	102	17	50	35	227	141
April 17	105	26	38	41	203	147
April 24	104	23	45	36	237	156
Total	394	99	176	129	967	608
May 1	108	37	42	29	234	198
May 8	105	26	50	29	366	164
May 15	98	23	50	23	236	149
May 22	100	30	49	21	239	153
May 28	97	30	43	24	277	158
Total	508	146	234	126	1,352	822
June 5	66	14	28	24	258	164
June 12	84	22	33	29	245	162
June 19	86	34	30	22	204	165
June 26	83	30	36	17	190	136
Total	319	100	127	92	897	627
Grand total	2,365	635	1,043	685	6,165	3,772

1908. Week Ending	Total.	Below 59th St.	Above 59th St.	Manhattan Bronx.	Manhattan Conveyances.	Bronx Conveyances.
Jan. 4	30	9	13	8	152	103
Jan. 11	20	3	8	9	209	111
Jan. 18	38	9	20	9	195	140
Jan 25	53	12	23	18	192	128
Total	141	33	61	44	748	482
Feb. 1	38	8	20	10	120	131
Feb. 8	54	11	26	17	215	138
Feb. 15	39	8	10	21	133	113
Feb. 22	56	9	29	18	189	174
Feb. 29	56	9	30	17	123	133
Total	243	45	115	83	780	689
Mar. 7	54	9	30	15	250	160
Mar. 14	63	11	32	20	175	107
Mar. 21	61	12	36	13	208	116
Mar. 28	61	14	29	18	197	146
Total	239	46	127	66	830	529
April 4	57	8	33	16	272	164
April 11	56	11	32	13	213	161
April 18	66	18	36	12	218	134
April 25	54	17	17	20	168	122
Total	233	54	118	61	871	581
May 2	91	19	41	31	218	154
May 9	52	15	24	13	261	166
May 16	53	11	30	12	171	142
May 23	70	16	27	27	203	154
May 30	41	8	16	17	190	111
Total	307	69	138	100	1,043	727
June 6	68	16	27	25	240	118
June 13	70	13	21	36	178	246
June 20	82	19	34	29	215	230
June 27	57	5	19	33	197	438
Total	277	53	101	123	830	1,032
Grand Total	1,440	300	663	477	5,102	4,040

RIPARIAN LAWS.

BY WILLIAM A. GRETZINGER.

By the law of England the property in the bed and water of a tidal river as high as the tide ebbs and flows at a medium spring tide is presumed to be in the crown or a grantee of the crown, generally the lord of a manor, and the bed and water of a non-tidal river are presumed to belong to the person through whose land it flows, or, if it divides two properties, to the riparian proprietors, the rights of each extending to mid-stream (ad medium filum aquae). In order to give riparian rights, the river must flow in a defined channel, or at least above ground. The diminution of underground water collected by percolation does not give a cause of action to the owner of the land in which it collects, though he is entitled to have it unpolluted unless a right of pollution be gained against him by prescription. As a general rule a riparian proprietor, whether on a tidal or non-tidal river, has full rights of user of his property.

The principal rights enjoyed by riparian owners as such are the rights of increase of property by means of alluvion and the right of use of the water.

Alluvion is the gradual and imperceptible increase of land by deposit, a sudden and violent changing of the course of a stream by a flood does not change the property.

The limitations to which the right of riparian proprietor is subject may be divided into those existing by common right, those imposed for public purposes, and those established against him by crown, grant or by custom of prescription. Under the first head comes the public right of navigation, of an anchorage and fishery from boats (in tidal waters), and of taking shellfish (and probably other fish except royal fish) on the shore of tidal waters as far as any right of several fishery does not intervene. Under the second head would fall the right of eminent domain by which the state takes riparian rights, for public purposes, compensating and proprietor, the restrictions upon the fishery rights of the proprietor, as by acts forbidding the taking of fish in close time, and the restrictions on the ground of public health, as by the Rivers Pollution Act, 1876. The jurisdiction of the state over rivers in England may be exercised by officers of the crown, as by commissioners of sewers or by the Board of Trade under the Crown Lands Act, 1866. A bridge is created and supported by the county authorities, and the riparian proprietor must bear any inconvenience resulting from it. An example of an adverse right by crown grant is a ferry or a port. The crown, moreover, as the guardian of the realm, has jurisdiction to restrain the removal of the foreshore, the natural barrier of the sea, by its owner in case of apprehended danger to the coast. The rights established against a riparian proprietor by private persons must, as a rule, be based on prescription or custom. Among such rights are the right to bathe, to land, to discharge cargo, to tow, to dry nets, to beach boats, to take sand, shingle, or water, to have a seawall maintained, and to pollute the water (subject to the River Pollution Act). In some cases the validity of local riparian customs has been recognized by the legislature.

A fresh-water lake appears to be governed by the same laws as a non-tidal river. The preponderance of authority is in favor of the right of the riparian proprietors as against the crown. The law of Scotland is in general accordance with that of England. In the United States the common law of England was originally adopted, the States succeeding to the right of the crown. In Pennsylvania, North Carolina, South Carolina, Iowa, Mississippi and Alabama it has been determined that the common law does not prevail, and that the ownership of the bed or soil of all rivers navigable for any useful purpose of trade or agriculture, whether tidal or fresh water, is in the State (Bouvier, Law Dict. "River"). The Supreme Court of the United States in 1857 declared constitutionally an Act of Congress of 1845, extending the admiralty jurisdiction of the United States to all public navigable rivers and lakes where commerce is carried on between different States or with foreign nations. The right of eminent domain has been exercised to a much greater extent than in England in the acquisition of sites for mills under the powers of States legislation in encouragement of trade. The law as to subterranean water seems to be still unsettled. Some State decisions have recognized a public right to moor vessels and place cargo on the shore.

DEVELOPING LAND PROFITABLE.

There are approximately 150 companies hereabouts engaged in the business of sub-dividing acreage, most of them having but one property to handle, some being syndicates that liquidate when their holdings are disposed of. The largest developing company closed more business than any other half dozen, its total sales for the previous year having exceeded nearly $5,000,000. It is related that during the course of this company's business it has handled over 100 sub-divisions, comprising a total of nearly 70,000 lots of which between 25,000 and 26,000 have been in New York City. How are these lots sold you may ask? In the breezy answer of an old timer in the business ,"more suburban lots have been sold on a sandwich and a little poor music than in any other way, for at such times the people feel that they are surely getting something for nothing."

The business of the successful developing company, like all other thriving commercial undertakings, has its own system of detail, and woe to the ignorant capitalist who attempts to promote a suburban lot proposition unless he is familiar with the proper preparation and floating of such an enterprise. Generally speaking, the method of operation consists in buying a parcel of land within easy riding distance from the main arteries of trade. Usually the land acquired is undeveloped and may often be had at a farm acreage price. The next step is to survey the holding and plot it into city lots of an average size of 20x100. On this basis each acre of land will furnish about 15 lots including the necessary streets. Improvements are then installed, sometimes at a cost of from $1,000 to $1,600 per acre, according, of course, to the quality and character. Before actual work of this order is underway it is necessary for the promotors to expend a considerable sum in engineering fees for mapping grades and other incidentals. Right here it can be affirmed that grading is not always a simple or inexpensive operation, on the contrary it may be said to be one of the costliest betterments necessary in the creation of a retail homesite colony. This is particularly true with respect to grading done within the city limits where the grade of the streets is fixed by law.

When all is complete the real serious labor of the enterprise begins. Prices must be established with a due regard for relative locations, arrangements must be made with the transit lines for the special transportation of prospective purchasers, and an intelligent force of agents must be secured. Preparations for advertising in the meantime are essential, in fact judicious publicity in the columns of daily newspapers is imperative in order to expedite the marketing of sub-division parcels. It is said that one corporation carrying on a business of this kind in several of the largest cities, and which has an invested principal of more than $5,000,000, expends annually hundreds of thousands of dollars in advertising its sub-divisions. Its net earnings have approximated in the neighborhood of 7 per cent. on its original investment. In this connection it can be stated that the company alluded to was the originator of the free ticket, music and refreshment excursion, later so successfully adopted by followers.

The cost of the preliminaries in preparing a sub-division for retail is undoubtedly heavy, no matter where the holding is situated, but when the work is carried out on well defined lines the reward is correspondingly large.

LOAN OPERATORS ORGANIZE

As a result of a meeting recently held many of the principal realty operators in Manhattan and the Bronx have formed an organization for mutual protection. The keynote of the meeting was union wages, compliance with the law; the carrying out of contracts by both parties in a spirit of fairness and the submission of disputes to arbitration committees.

On the Board of Directors are the following:

Pincus Lowenfeld,	Israel Lippman,
William Prager,	Julius Weinstein,
Harris Mandelbaum,	Joseph Brody,
Harry Perlman,	Jacob Axelrod,
Elias A. Cohen,	Joseph Golding,
Benjamin Weil,	Frank Hillman,
Benjamin Nieberg,	Charles M. Rosenthal,
Hyman Adelstein,	Isaac Polstein,
Irving Bachrach,	Samuel Wacht,
Isaac Taft,	Joseph Silverson,
Gerson Hyman,	Harry Goodstein,
Joseph L. Buttenweiser,	Samuel D. Davis,
Samuel Barkin,	Jacob Leitner.

SEVENTH AVE. EXTENSION.

A hearing was given by the Board of Estimate and Apportionment yesterday at the City Hall on the Seventh av extension improvement question. The Greenwich Village Public Service Committee is exceedingly active to have this work done, and at once. In a communication signed by Dr. Edwin Zimmerman, president, and Dr. R. S. Mackellar, secretary, attention is brought to the fact that property not only in the Eighth and Ninth wards will be opened up, but also all the property on the west side will be materially improved.

"When it is remembered," runs the communication, "that Seventh av, one of the widest and most central of Manhattan's avs is closed up practically at 11th st and cut off from the great business and financial districts, it will be seen how important it is to Manhattan's future to have this great avenue extended. Since Manhattan Borough pays more than 70 per cent. of the taxes of the entire city it will not be considered unreasonable if we ask for an improvement that is vital and imperative. We urgently ask you to meet us at the City Hall at the hour and day named above."

The admission committee is kept busy listing names of the property owners and business men who are offering every assistance to further this accomplishment of a great improvement that would benefit the Borough of Manhattan at large. The committee is in a flourishing condition, and at this meeting the number of eminent citizens who joined in membership speaks for itself.

USEFUL ROLL SCREEN.

The question of fly screens is one which has bothered the owner of property for many years. Not only is the suburban district affected, but also Manhattan. As a general thing, screens in windows detract from the appearance of the house, consequently a sharp lookout is always kept for something in the form of an improvement.



WINDOW EQUIPPED.

There is a screen manufactured which may be allowed to remain on the window the year round. It is the Invisible Roll Screen. In the summer time it performs its function keeping out flies and mosquitoes, while in the winter it can be used as a weather strip. This screen has been on the market upward of three years, and has met with considerable success. The screen portion rolls out of sight when not required, and can be operated in conjunction with the sash, so that the closing of the window pushes the screen into a case, which entirely encloses it. When in position with the window closed the apparatus is invisible, and this accounts for its name. It is so arranged that two screens can be placed on a window, one at the top and another at the bottom, thus making it possible to have both window sashes open and allow a free current of air to circulate through the room.

The screen is entirely made of metal and cannot warp or rust. It can be made to harmonize with the trim of the room, and can be attached to casement windows which open out as well as windows opening into the room. The windows can also be opened or closed without bringing the screen into service.

AUCTION SALES TABLE.

SHOWING WEEKLY AND MONTHLY TOTALS FOR THE SIX MONTHS ENDING JUNE 30, 1909, AS COMPARED WITH CORRESPONDING PERIODS IN 1908 AND 1907.

	Total for week, 1909.	Total from Jan. 1, 1909.	Total for week, 1908.	Total for week, 1907.
Jan. 9...	$1,930,072	$1,930,072	$490,098	$488,775
Jan. 16...	1,324,553	3,254,625	2,196,595	718,397
Jan. 23...	516,687	3,771,312	1,476,236	365,085
Jan. 30...	1,135,982	4,907,294	633,305	362,307
Total ...	$4,907,294	.....	$4,796,234	$1,934,564
Feb. 6...	8474,686	$5,381,980	$270,360	$653,002
Feb. 13...	518,402	5,900,382	1,859,018	492,222
Feb. 20...	690,175	6,590,557	868,098	259,995
			293,873	952,391
Feb. 27...	1,492,334	8,082,891	1,568,056	383,056
Total ...	$3,175,597	.....	$4,859,315	$2,740,666
Mar. 6...	$855,147	$8,938,038	$944,822	$527,853
Mar. 13...	2,009,049	10,947,087	389,960	1,160,372
Mar. 20...	2,291,477	13,238,564	1,346,088	252,427
Mar. 27...	3,155,965	16,394,529	663,856	2,987,200
Total ...	$8,311,638	.....	$3,335,726	$4,927,852
Apr. 3...	$925,987	$17,320,516	$770,393	$538,718
Apr. 10...	1,462,061	18,782,577	594,332	1,447,042
Apr. 17...	1,889,781	20,672,358	837,162	1,398,381
Apr. 24...	2,379,319	23,051,677	682,411	2,752,263
Total ...	$6,657,148	.....	$2,884,298	$6,136,404
May 1...	$1,010,193	$24,061,870	$1,157,874	$1,828,258
May 8...	896,684	24,964,554	1,235,572	535,750
May 15...	1,084,543	26,049,097	1,237,597	1,030,943
May 22...	607,597	26,656,694	963,465	555,984
May 29...	2,784,808	29,441,502	935,363	1,214,325
Total ...	$6,383,825	.....	$5,529,871	$5,165,260
June 5...	$1,140,668	$30,582,170	$1,145,103	$1,482,941
June 12...	3,560,145	34,142,315	765,388	2,251,741
June 19...	923,178	40,065,493	1,626,912	1,048,669
June 26...	603,139	40,668,632	8,736,037	818,753
Total ...	$6,227,130	....	$12,273,440	$5,602,104
G'd total	$35,662,632	$12,123,123	$33,678,884	$26,506,859

AN AID TO SELLING.—The speculative property owner will find it to his advantage to consider the installation of vacuum cleaning outfits in his improved holdings. The cost is not excessive, on the contrary, complete and effective plants may be had at from $55 upwards. As a means of clinching a sale innovations of this description are always invaluable. The air cleaning process has made it possible to have absolutely dust-free houses, drawing out from every portion, the darkest part of the cellar and the most remote corner of the yard, every particle of dust, and, marvelous to say, without disturbing anything in the operation.

LAW DEPARTMENT

NO GROUNDS FOR A SUIT.

To the Editor of the Record and Guide:

1. A owns a square block of property excepting one corner, a plot 50.3x116.3, which is owned by B. A and B have not been on friendly terms for the past eight years. One of A's houses, which adjoins B's property, and according to the Title Guarantee & Trust Co.'s survey is 6 inches on B's place, is sadly in need of a coat of paint. For several years A has only painted three sides of the house. Recently A started to paint his house, and after three sides had been painted placed his ladders and paint in B's yard without first asking permission, whereupon he was promptly ordered from the premises. A threatened to sue B for $400 damages to his house. Has he legally any grounds for a suit? 2. The above property is in the suburbs of Brooklyn, and recently, when one of the streets was opened and graded, both places were much lower than the street level, thereby taking water during rainstorms. B fills up the place a little higher than A's, so that the drainage from A's place will not run into B's place. A threatens to sue for damages for undermining his property or house. Has he any right to sue?

Answer.—No, to all questions.

NO COMMISSION IN THIS CASE.

To the Editor of the Record and Guide:

As brokers we leased to a client a piece of property for two years, inserting in the lease the right to renew for three years. The lessee avails himself of the right. Are we entitled to commission on renewal? The commission for two years has been paid.

Answer.—Unless your agreement for commission or renewal is in writing, we think your claim for such commission would be defeated by Sec. 21 of Chapter 417 of the Laws of 1897, known as the Personal Property Law, which provides that "every agreement, promise or undertaking is void, unless it or some note or memorandum thereof, be in writing and subscribed by the party to be charged therewith, or by his lawful agent, if such agreement, promise or undertaking by its terms is not to be within one year from the making thereof," the agreement, promise, or writing required by this act being evidently an agreement to pay commissions and not the written or printed lease. Compare, however, Editorial, Law Dept., Oct. 14, 1905.

NEW SUBWAY STATION.

The lack of a station at 190th st on the west side subway is giving rise to numerous complaints and has seriously retarded the development of what should be an important section of the city. The Public Service Commission, which has the matter in hand, was lately advised by the chief engineer that the cost of construction of a station in that vicinity will be approximately $350,000.

If built considerable real estate will be necessary for passageways, entrances and exits, but it is understood that certain property owners have contracted to give the city free of charge such real estate as may be necessary, so that the expense to which the city will be under will be limited to the cost of construction. The commission has already made requisition upon the Board of Estimate and Apportionment for the authorization of bonds to be sold by the comptroller thereunder, sufficient to meet the requirements of extra work under the contract dated February 21, 1900, as amended, with John B. McDonald, for the construction of the Manhattan-Bronx Rapid Transit Railroad, to the amount of $350,000.

The proposed station at 190th st will most likely contain elevators, particularly since its depth at that point will be 140 ft. The depth at 190th st, it was learned at the office of the chief engineer, is slightly in excess of that at 168th st. The Board of Estimate on Friday acted favorably upon the matter, and it is hoped that the work of improvement will now proceed without delay.

BRONX NEEDS SMALL PARKS.

It has well been said that the Bronx is most inadequately provided with small parks and children's playgrounds, for although there are something like 4,000 acres of land now in parks out of a total of 26,017 acres in that borough, these are not sufficiently scattered so that the children of the working element have easy access to them. The time for the inhabitants of the Bronx to take up this subject is now, and the Record and Guide agrees with the views of the North Side News that the plan for the widening of streets and determining of the districts involved, as illustrated at the City Planning Exhibit in the Second Battery Armory, 1891 Bathgate av, as well as the acquisition of sites for educational buildings, playgrounds, etc., can be carried out most economically at the present moment, while ground may be had at comparatively low figures. The old adage of Ben Johnson that the future is purchased by the present is particularly applicable in this instance.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. June 25-July 1, inc.		1908. June 26-July 2, inc.	
Total No. for Manhattan	257	Total No. for Manhattan	237
No. with consideration	23	No. with consideration	8
Amount involved	$1,461,451	Amount involved	$232,725
Number nominal	234	Number nominal	229

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	6,065	5,221
No. with consideration, Manhattan, Jan. 1 to date	483	359
Total Amt. Manhattan, Jan. 1 to date	$28,949,691	$19,234,319

1909. June 25-July 1, inc.		1908. June 26-July 2, inc.	
Total No. for the Bronx	186	Total No. for the Bronx	183
No. with consideration	7	No. with consideration	6
Amount involved	$1,344,062	Amount involved	$36,450
Number nominal	179	Number nominal	177

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	3,809	4,138
Total Amt., The Bronx, Jan. 1 to date	$2,357,644	$3,082,607
Total No. Manhattan and The Bronx, Jan. 1 to date	**9,874**	**9,359**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$32,307,335**	**$22,316,926**
Total No. for Manhattan, for June	**1,025**	**933**
Total Amt. for Manhattan for June	**$7,885,453**	**$2,463,471**
Total No. Nominal	**939**	**868**
Total No. for The Bronx, for June	**693**	**1,116**
Total Amt. for The Bronx, for June	**$378,588**	**$397,425**
Total No. Nominal	**648**	**1,081**

Assessed Value Manhattan.

	1909. June 25-July 1, inc.	1908. June 26 July 2, inc.
Total No. with consideration	23	8
Amount involved	$1,461,451	$232,725
Assessed value	$373,500	$208,000
Total No. nominal	234	229
Assessed value	$15,441,000	$9,145,500
Total No. with consid., from Jan. 1 to date	483	359
Amount involved	$28,949,691	$19,234,319
Assessed value	$23,467,500	$14,599,600
Total No. nominal	5,672	3,862
Assessed value	$295,437,720	$251,985,300

MORTGAGES.

	1909. June 25-July 1, inc. Manhattan.	1909. June 25-July 1, inc. Bronx.	1908. June 26-July 2, inc. Manhattan.	1908. June 26-July 2, inc. Bronx.
Total number	256	150	226	214
Amount involved	$10,047,198	$2,535,462	$11,194,267	$1,015,091
No. at 6%	83	59	96	69
Amount involved	$1,296,183	$430,700	$7,788,115	$322,877
No. at 5½%	6	8	24	90
Amount involved	$358,500	$44,560	$512,500	$378,878
No. at 5¼%	1			
Amount involved	$120,000			
No. at 5%	54	33	51	32
Amount involved	$3,899,064	$1,371,657	$1,728,500	$181,136
No. at 4½%	58	8	2	
Amount involved	$2,597,500	$385,500	$26,250	
No. at 4%	2			
Amount involved	$99,000			
No. at 3½%	1			
Amount involved	$52,000			
No. with interest not given	51	42	53	23
Amount involved	$1,624,951	$303,045	$1,138,902	$132,200
No. above to Bank, Trust and Insurance Companies	88	25	52	11
Amount involved	$5,212,000	$553,550	$8,864,000	$122,500

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	5,239	4,645
Total Amt., Manhattan, Jan. 1 to date	$176,957,274	$168,452,124
Total No., The Bronx, Jan. 1 to date	3,809	3,676
Total Amt., The Bronx, Jan 1 to date	$35,400,796	$18,714,691
Total No., Manhattan and The Bronx, Jan. 1 to date	**9,048**	**8,321**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$212,358,070**	**$187,166,815**
Total No. for Manhattan for June	**905**	**810**
Total Amt. for Manhattan for June	**$31,453,946**	**$21,781,554**
Total No. for The Bronx, for June	**710**	**1,063**
Total Amt. for The Bronx, for June	**$6,999,249**	**$4,064,963**

EXTENDED MORTGAGES.

	1909. June 25-July 1, inc. Manhattan.	1909. June 25-July 1, inc. Bronx.	1908. June 26-July 2, inc. Manhattan.	1908. June 26-July 2, inc. Bronx.
Total number	40	26		
Amount involved	$991,500	$448,625		
No. at 6%	7	4		
Amount involved	$38,000	$24,100		
No. at 5½%		5		
Amount involved		$30,525		
No. at 5%	13	16		
Amount involved	$321,000	$384,000		
No. at 4½%	1			
Amount involved	$50,000			
No. at 4¼%	17			
Amount involved	$573,500			
No. with interest not given	2	1		
Amount involved	$9,000	$10,000		
No. above to Bank, Trust and Insurance Companies	14	10		
Amount involved	$559,000	$275,000		

	1909	1908
Total No., Manhattan, Jan. 1 to date	1015	
Total Amt., Manhattan, Jan. 1 to date	$44,751,202	
Total No., The Bronx, Jan. 1 to date	809	
Total Amt., The Bronx, Jan. 1 to date	$2,476,183	

Total No., Manhattan and The Bronx, Jan. 1 to date	**1,315**	
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$47,227,385**	
Total No. for Manhattan, for June	**170**	
Total Amt. for Manhattan, for June	**$6,059,000**	
Total No. for The Bronx, for June	**55**	
Total Amt. for The Bronx, for June	**$337,099**	

PROJECTED BUILDINGS.

	1909. June 26-July 2, inc.	1908. June 27-July 3, inc.
Total No. New Buildings:		
Manhattan	13	16
The Bronx	31	58
Grand total	44	74
Total Amt. New Buildings:		
Manhattan	$1,073,000	$11,196,400
The Bronx	663,500	403,700
Grand total	$1,736,500	$11,600,100
Total Amt. Alterations:		
Manhattan	$198,500	$164,325
The Bronx	21,050	16,350
Grand total	$219,550	$180,675
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	607	302
The Bronx, Jan. 1 to date	1,343	781
Mnhtn-Bronx, Jan. 1 to date	**1,950**	**1,083**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$78,585,375	$38,915,171
The Bronx, Jan. 1 to date	22,057,610	6,829,425
Mnhtn-Bronx, Jan. 1 to date	**$100,642,985**	**$45,744,596**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$7,179,430**	**$6,578,399**
Total No. New Bldgs., Manhattan, for June	**83**	**72**
Total Amt. New Bldgs., Manhattan, for June	**$8,929,125**	**$15,593,335**
Total No. New Bldgs., The Bronx, for June	**171**	**184**
Total Amt. New Bldgs., The Bronx, for June	**$2,855,600**	**$1,630,155**

BROOKLYN.

CONVEYANCES.

	1909. June 24 to 30, inc.	1908. June 25-July 1, inc.
Total number	513	550
No. with consideration	25	23
Amount involved	$230,950	$301,028
Number nominal	488	527
Total number of conveyances, Jan. 1 to date	**14,913**	**13,614**
Total amount of conveyances, Jan. 1 to date	**$7,446,387**	**$11,458,283**
Total No. of Conveyances for June	**2,543**	**2,347**
Total Amt. of Conveyances for June	**$1,634,841**	**$881,914**
Total No. of Nominal Conveyances for June	**2,400**	**2,241**

MORTGAGES.

Total number	528	524
Amount involved	$2,103,999	$1,875,080
No. at 6%	244	389
Amount involved	$625,850	$1,114,637
No. at 5½%	75	92
Amount involved	$290,175	$423,449
No. at 5¼%	1	
Amount involved	$750	
No. at 5%	181	24
Amount involved	$987,102	$96,090
No. at 4½%	1	
Amount involved	$7,500	
No. at 4%	1	1
Amount involved	$233	$855
No. at 3%	1	1
Amount involved	$500	$5,000
No. with interest not given	24	17
Amount involved	$191,889	$234,999
Total number of Mortgages, Jan. 1 to date	**13,472**	**13,612**
Total amount of Mortgages, Jan. 1 to date	**$54,195,178**	**$45,544,782**
Total No. of Mortgages for June	**2,405**	**2,123**
Total Amt. of Mortgages for June	**$9,689,384**	**$8,031,948**

PROJECTED BUILDINGS.

No. of New Buildings	290	95
Estimated cost	$1,415,619	$434,740
Total Amount of Alterations	$177,860	$77,790
Total No. of New Buildings, Jan. 1 to date	**5,070**	**2,339**
Total Amt. of New Buildings, Jan. 1 to date	**$28,785,447**	**$13,121,118**
Total Amount of Alterations, Jan. 1 to date	**$2,478,467**	**$2,681,302**
Total No. of New Bldgs. for June	**1,338**	**416**
Total Amt. of New Bldgs. for June	**$6,897,829**	**$2,647,530**

QUEENS.

PROJECTED BUILDINGS.

	1909 June 25-July 1, inc.	1908 June 26-July 2, inc.
No. of New Buildings	68	75
Estimated cost	$349,315	$225,405
Total Amount of Alterations	$13,360	$12,985
Total No. of New Buildings, Jan. 1 to date	**2,305**	
Total Amt. of New Buildings, Jan. 1 to date	**$8,490,747**	
Total Amount of Alterations, Jan. 1 to date	**$409,710**	

THE WEEK.

THE market seemed to settle down to the usual summer level, the number of sales reported showing a material decrease and only a small number of transactions was closed. The underlying feeling on the part of property owners is one of confidence in the continued firmness of values, though there has been somewhat of a settling in values. The condition, at the present time is that should an owner wish to immediately dispose of a piece of property some concessions would have to be made, while on the other hand, should a piece of property be desired, the chances are that the full price would have to be paid. The mercantile buildings have a large number of vacancies at the moment, and business will have to pick up materially before these will be filled.

In speaking of the renting conditions in the downtown skyscrapers Herman de Selding, of de Selding Brothers, said in substance that offices having good light are readily disposed of and at good figures, while those less favored naturally suffer. He said that the tower part of the Singer Building was about 95 per cent. full, though on the lower floors there were a number of offices to rent. He said also that this condition was not confined alone to that structure, but in fact held good in all like buildings in the city. There have been so many new buildings erected during the past few years that the supply now exceeds the demand. The large percentage of vacancies that exist to-day should be laid for the most part at the door of the architect. As a general rule, affirmed Mr. de Selding, architects are prone to skimp on the shaft space. They build a building covering too much of the lot, while if, on the other hand, they devoted more space to shafts the lower floors would be rented more readily and at prices which would more than recompense the owner of the building.

Tht old Alston apartment house, located at the northeast cor of Madison av and 38th st, and transferred on Wednesday. This property was sold some time since to the Madison av and 38th st company, but title was placed in the name of the No. 250 Madison av company. The new owners announce that they will erect a 20-sty loft and office building on the site from plans now in the course of completion by Buchman & Fox, architects. This part of the avenue has always been considered immune from the encroachment of business, as the Murray Hill restriction was considered binding.

THE AUCTION MARKET

AMONG the offerings of the week that attracted attention were two 4-sty dwellings at the northwest cor of 5th av and 56th st, 50x100, belonging to Charles W. Morse. These properties were sold to satisfy a judgment secured by a second mortgage amounting to $346,961.63, the taxes amounting to $200. The property was subject to a prior mortgage of $315,000. This sale was the result of an action brought by the George Kemp Real Estate Co. They were purchased by the plaintiff for $751,300. It will be remembered that a couple of weeks ago Mr. Morse's residence, No. 728 5th av, in the same block, was sold in foreclosure for $354,958, which amount was considerably below the encumbrances.

The 6-sty loft and store building, Nos. 719 and 721 Washington st, located at the northeast cor of 11th st, 75x98.8x60x116.6, was knocked down to C. A. Woolsey for $170,700. The amount due on the judgment was $16,005.35. The property was subject to a prior mortgage of $150,000. The easterly portion of No. 87 Cortlandt st, located 79,7 ft. east of West st, 22x57.10x22x58, and improved with a 3-sty store building and the westerly portion of No. 87 Cortlandt st, 58.9 ft. east of West st, 20.9x57.6x20.10x58, and improved with a similar structure, were sold to Luther M. Whittaker for $71,550. The 6-sty loft and store building, No. 124 Houston st, 25.1 ft. east of Sullivan st, 25x100, went to V. Casazza & Bro. for $30,250. Lowenfeld & Prager bought for $45,800 No. 123 Houston st, located at the southeast cor of Sullivan st, 25x95, 6-sty loft and store building. The foregoing properties were sold at the stand of Joseph P. Day. No. 1489 1st av, located 50 ft. south of 78th st, and improved with a 5-sty tenement with stores, 25x100, was put up at voluntary sale at the stand of Bryan L. Kennelly, and knocked down to Louis Walter for $30,100.

At the stand of Joseph P. Day on Monday last the property, Nos. 3 to 9 Beekman st and Nos. 119 to 123 Nassau st, 100.4x145.9x irregular, and improved with a 9 and 10-sty building, known as the Temple Court Building, was sold to the plaintiff for $100. It was a sheriff's sale of all right, title and interest which E. J. Beales had an May 13, 1902, or since. This sale was the result of an action brought by the National Ulster County Bank against E. J. Beales, et al. The other properties advertised for sale on this day were adjoined. There were altogether nine properties offered for sale on Tuesday, of which six went to the plaintiffs in the various actions and three were disposed of to outside buyers. No. 160 East 100th st, 5-sty tenement, 25x100.11, was sold to Caroline Newman for $14,925, and the northwest cor of Matilda av and 239th st, 100x50, went to Mrs. Joseph L. O'Brien for $1,600, and an inside lot adjoining, 25x100, went to Patrick O'Rourke for $800.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Loft Building in New Hands.

CANAL ST.—L. H. Wood sold [illegible] and [illegible] known as 324 Canal st, running through to 43 Lispenard st. This property is situated between Broadway and Church st. It has a frontage of 25.5 ft on Canal st and 25.1 ft on Lispenard st. There is a 7-sty factory building, 91.9x49.11x irregular adjoining on the east on the Lispenard st frontage.

ELIZABETH ST.—John R. Erwin sold 248 Elizabeth st, a 5-sty tenement, with stores, 24.3x81.8. Mrs. Anna M. Adolphi, owner of Nos. 250 and 252, adjoining, is the buyer.

24TH ST.—Ralph Lyon sold 453 West 24th st, a 3-sty dwelling, 20.10x98.9.

30TH ST.—Harry C. Honeck bought the 4-sty dwelling 206 East 30th st, 18x98.

35TH ST.—Aaron Suitow and William Hyman sold 429 W. 35th st, a 5-sty flat, 25x98.9. The building is 88 ft. deep.

38TH ST.—Samuel Brown sold 447 West 38th st to Louis Rosenheim. It is a 4-sty building and stable and a 4-sty building, 25x98.9. It is located 157 ft. east of 10th av.

38TH ST.—Samuel Brown sold to Michael Quinn 405 West 38th st, a 5-sty tenement, 25x50. Mr. Quinn owns the adjoining property and now controls a plot 50x100.

Recent Purchase Adds to Holdings.

43D ST.—Ames & Co. sold for C. Murphy to John A. Weser a 4-sty brick building at 518 West 43d st, 25x100. The same brokers also negotiated the sale of 512, 514 and 516 West 43d st to the same buyer, making a plot of 75x100. The latter two named buildings were sold at partition sale to Charles E. Fries in October, 1908, for $16,125.

46TH ST.—The Dearborn estate sold to William C. Spaulding, for occupancy, the 4-sty and basement brownstone dwelling, 64 West 46th st, 16.8x100.5.

Sale in West 46th Street.

46TH ST.—Susan C. Barrett has sold 121 and 123 W. 46th st, a 4-sty stable and a 3-sty dwelling, 41.10x100.5, bet 6th av and Broadway. There are two dwellings adjoining on the west, each 16.10 ft. wide. The Church of St. Mary the Virgin is on this block. Across the street is Public School 67 on lot 150x100.5.

58TH ST.—Professor G. Curtis, of Columbia University, sold the 4-sty brownstone dwelling 327 West 58th st, 25x100.5.

Estate Sells Valuable Building.

5TH AV.—The estate of Theodore A. Havemeyer sold 537 5th av, adjoining the Hotel Lorraine, at the southeast cor of 45th st, a 5-sty building on lot 30x100. The building has a depth of 55 ft. There is a similar structure adjoining on the south. Delmonico's restaurant is located at the northeast cor of 44th st and abuts the property just sold, as does the Hotel Lorraine. The price is said to have been $360,000.

Activity on Ninth Avenue.

9TH AV.—William Kiel sold to John C. Forster the southwest cor of 53d st and 9th av, known as 793 and 795 9th av and 402 and 404 West 53d st. The property is improved with two 5-sty buildings on lot 50.5x70 on the avenue, the cor house having a saloon license, and two 4-sty and basement dwellings, 30x50.5 on the st. The av houses are 65 ft. deep and the side street houses 42 ft. deep.

9TH AV.—The Robert Burckhardt estate sold to Samuel Brown 509 9th av, a 5-sty flat, 28x75.

9TH AV.—Samuel Brown sold 509 9th av, a 5-sty flat, 28x75, to Michael Quinn.

NORTH OF 59TH STREET.

Buys East Side Flats.

60TH ST.—The estate of Joseph J. Hauer sold to Abraham Greenberg 323 and 325 East 60th st, 50x100, improved with two 5-sty tenements. It is 18 years since this property changed hands.

Dwellings Find Ready Market.

65TH ST.—Eliza Engleton sold 164 West 65th st, a 3½-sty and basement brownstone dwelling, 18x50x100, to George Ganter, who will occupy it as a dwelling. Across the street is the High School of Commerce, on a plot 350x200.10, having a frontage of 100 ft. on 66th st. Lincoln Square Theater is on this block.

73D ST.—The Romaine Estate sold two 6-sty apartment houses at 46 and 48 West 73d st, 60x102.2.

74TH ST.—Eliza Barton is reported to have sold 122 West 74th st, a 4-sty dwelling, 20x102.2.

87TH ST.—Martha Baylis bought the 3½-sty dwelling 110 West 87th st, 17.6x100. The purchaser will occupy the house in the fall. This house was sold in June, 1907, for $25,750. It is located 110 ft. west of Columbus av.

113TH ST.—Williams, Grodginsky & Haft bought from the Woodcock estate, 6 West 113th st, a 3-sty and basement dwelling, 17.6x100.11. The buyers in last April acquired at auction No. 8, adjoining, for $10,850.

Six Story Tenement Bought.

118TH ST.—Henry Goldstein, as attorney, sold the 6-sty tenement, with stores, 344 East 118th st, 25x100.11. Jacob Levy et al bought this house in February, 1906, for $37,000. It is located 125 ft. west of 1st av.

Triple Apartment House Sold.

121ST ST.—Patrick & Stern sold 417 West 121st st, a 5-sty triple apartment house, 37.6x100.11, to Miss Caroline Hoffart. The property has been held at $65,000.

123D ST.—Porter & Co. sold for Margaret Norris to Diele Bischoff the 3-sty brownstone dwelling 12 West 123d st, 16.8x55x100.11.

124TH ST.—M. Sulzberger bought 142 West 124th st, a 5-sty flat, 25x100.11. The adjoining house, 140 West 124th st, a 3-sty and basement dwelling, was sold at executors' sale for $14,500.

131ST ST.—Folsom Brothers resold for Frank J. McCoy 11 West 131st st, a 3-sty and basement dwelling, 15x99.11, to Eugene C. Casey.

131ST ST.—Henry M. Weil sold for the Morrisson estate to Aaron Coleman, 63 to 69 West 131st st two 5-sty flats, 160x140. The sellers purchased this property on December 27, 1883. The buildings each have a frontage of 59 ft. and a depth of 80 ft. There are two apartments on a floor of 7 rooms and bath each. There is steam heat and hot water supplied in the buildings. They are located 135 ft. east of Lenox av.

131ST ST.—Max Blanck sold 132 West 131st st, a 3-sty dwelling, 20x99.11. The purchaser will occupy.

132D ST.—Dr. William H. Draper sold 202 West 132d st, a 3-sty and basement dwelling, 16.8x99.11, adjoining the southwest cor of 7th av.

BROADWAY.—Isaac Mayer & Son sold The Yorkshire, a new 8-sty fireproof apartment house, 125x100, at the southeast corner of Broadway and 113th st.

Fireproof Apartment in New Hands.

CENTRAL PARK WEST.—William Ottmann sold The Pamlico, a new 8-sty apartment house, 50x100, at 97 Central Park West. The present seller bought this property in May, 1907, for $206,000. There is a synagogue adjoining on the north, 100.5x108.

CLAREMONT AV—The Monaton Realty Investing Corporation purchased from Max Marx the Medina, a 6-sty elevator apartment house, at 189 Claremont av, 75x91.

COLUMBUS AV.—The Romaine estate sold the southeast cor of Columbus av and 73d st, a 7-sty apartment house, 50x102.2.

COLUMBUS AV.—Charles J. Baker has hold to a Mrs. Russell, of Brooklyn, the Gordon, 609 Columbus av, a 5-sty apartment house, 25.8x100.

LENOX AV.—William J. Roome, Jr., bought the 5-sty brick double flat, with store, 25.5x75, at the southwest cor of Lenox av and 113th st. The Herman Arns Co. was the broker in the transaction.

PARK AV.—Max C. Baum sold the southeast cor of Park av and 120th st, two 4-sty tenements, with stores, 36x72, to George Ehret, who will make extensive alterations.

3D AV.—Albert E. Ashforth sold for Mrs. F. A. Smith 1757 3d av, a 5-sty tenement, 25x90.

7TH AV.—F. R. Wood & Co. sold for Frank A. Jaeger the northeast cor of 7th av and 141st st, a 6-sty apartment house, 40x100.

WASHINGTON HEIGHTS.

Realty Co. Disposes of Apartment.

152D ST.—The Scheer-Ginsberg Realty Co. sold to M. Bloch & Co. 534-536 West 152d st, a 6-sty elevator apartment house, 75x100.

Ready Sale for Heights Flats.

157TH ST.—The estate of J. Slecks sold 507 and 509 West 157th st, two 5-sty double flats, each 25x100, 150 feet west of Amsterdam av. The property was purchased as an investment.

163D ST.—Hattie Mendelson sold to Catherine Coleman 449 to 453 West 163d st, two 6-sty apartment houses, 75x112.6.

164TH ST.—The estate of Samuel Matshak sold to the Alexander Duff Operating Co. 125x100 in the north side of 164th st, 100 ft. from Broadway, which the buyers will improve with a 6-sty elevator apartment house.

Speculative Builders Sell Apartment.

178TH ST.—Paterno Brothers sold the 5-sty apartment house, 530 West 178th st, 45x100.

AUDUBON AV.—The Fleischmann Realty and Construction Co. sold the plat at the northeast cor of Audubon av and 176th st, 100 x100, to a builder who will erect a 6-sty elevator apartment house.

Buys Large Apartment for Investment.

BROADWAY—The Henry T. Bullman Co. sold the 6-sty elevator apartment house now nearing completion at the southwest cor of Broadway and 164th st, 100x125. The house is to be ready for occupany next month, and has been bought by an investor for cash. It has been held at $325,000.

BROADWAY—John R. & Oscar L. Foley sold for the estate of Henry C. Raynor to W. Oskayan, 100x150, on the east side of Broadway, 175 ft. south of Hawthorne st.

Block Front on Heights Sold.

ST. NICHOLAS AV.—The Henry Morgenthau Co. sold to Henry T. Bulman the block front on the west side of St. Nicholas av, bet 191st and 192d sts, 200x100. At 190th st the Public Service Commission has planned to build a new subway station. The plot will be improved with 2 elevator apartment houses, of corresponding high-grade with those already erected on upper Washington Heights. Fort George property has not been very active during the last year or two, but with the assurance of a subway station at 190th st, builders and operators are again taking great interest in it, and this purchase is the first announced, as a result of the proposed improvement.

ST. NICHOLAS AV.—Eliz. Dorothea, wife of Joseph J. MacKeown sold 720 St. Nicholas av, a 3-sty dwelling, 18.9x100. The seller took title May 10, 1905.

BRONX.

Loft Building and Stable To Be Erected.

FREEMAN ST.—Levy & Sklar sold 82x136x102x irregular, on the south side of Freeman st, between Vyse and Bryan avs, to builders, whereon they will erect 5-sty stable and loft buildings.

KINGSBRIDGE ROAD.—The Fleischman Realty & Construction Co. sold one of the eight 3-sty brick dwellings, each 16x80, on the south side of Kingsbridge road, between Morris and Jerome avs, recently acquired from the H. U. Singhi Realty Co. The buyer will occupy.

TAYLOR ST.—A Mrs. Becker sold 2 lots on Taylor st for improvement.

135TH ST.—T. S. Johnson bought 617 East 135th st, a 5-sty flat, 40x100.

BAINBRIDGE AV.—Francis Haff has resold to a builder for improvement 50x77, on the east side of Bainbridge av, 475 ft. north of Fordham road.

FULTON AV.—Shedlofsky & Askmansky sold a plot 100x160, on the west side of Fulton av, 80 ft. south of Wendover av, to a builder, Louis Klebam, who will build there two 5-sty apartments.

GRANT AV.—William E. Diler sold 950 Grant av, a 3-sty 2-family dwelling, 20x100.5. This leaves only 2 houses unsold of a row of 21 erected by Mr. Diller.

HEATH AV.—The Hogenauer & Wesslau Co. sold lots on the west side of Heath av, 290 ft. south of Kingsbridge rd, to Mr. Johnson, who will build 1-family houses on the property.

Will Build Apartment House.

MARION AV.—Charles A. Weber sold for a client the northeast cor of Marion av and 189th st, 50x100 ft., to Stephen McBride, a builder, who will improve the same with a 5-sty apartment house.

OGDEN AV.—John Sohns sold to Matthew Farrelly the lot 25x95 on the west side of Ogden av, 275 ft. north of 167th st. Mr. Sohns acquired the parcel at the auction sale of the Ogden estate 3 years ago.

Bronx Property in Trade.

TREMONT AV.—Louis Forstner gave to Frederick Huer, of Far Rockaway, in part payment for 4 lots located at Port Richmond, Staten Island, each 25x100, on Van Pelt and Nicholas avs, the property known as the Old Homestead, at 949 Tremont av, located at the northwest cor of Vyse av. The property is improved with a 2-sty building which is used for saloon purposes. The size of the plot is 74.3x43.3. On the block to the north is Public School 65, occupying the block front bet Vyse and Bryant avs.

VIRGINIA AV.—E. T. Devine sold a 2-family house on Virginia av to a Mr. Kenimo.

WALDO AV.—Oscar Kress sold the southeast cor of Waldo av and 236th st, 50x118x irregular.

WASHINGTON AV.—Leon Frey has sold through J. R. & Oscar L. Foley 1472 and 1474 Washington av, two 4-sty flats, 50x157.6x irregular, to William Gullery.

WASHINGTON AV.—Anna Maplesden sold the northwest cor of Washington av and 169th st, frame buildings on plot fronting 98 ft. on the av and 140 ft. on the st. The property, which has been in the Maplesden family for more than 40 years, will be improved with flat houses.

LEASES.

The Gross & Gross Co. leased for Maxine Elliott to Mrs. Anna White Douglas for a term of years 326 West End av.

The Charles F. Noyes Co. leased for a term of years the buildings 441 and 443 Water st, for Paul Vivane, to A. Dezego & Son.

Huberth & Gabel leased for Dr. Gustav Gengenbacher to Mrs. Mary Moore the 4-sty dwelling, 319 East 13th st, for a term of years.

William Stonebridge leased for Paul M. Herzog to the Indiana Parquet Floor Co. for a term of 3 years the building on the northwest cor 185th st and 3d av.

The Gross & Gross Co. leased for the St. Nicholas Rink Co. the garage at 57 West 66th st to Henry B. Connolly for a term of years; also, for F. S. Godfrey, the southeast cor of 49th st and 7th av, a 2-sty building, 50x100.

The Douglas Robinson, Charles S. Brown Co. reports the following leases: For Mrs. A. W. Sears, 113 East 62d st, to Dr. William S. Stone; 104 East 73d st, to James W. Clark, and 44 East 25th st, to William Greenough.

The McVickar, Gaillard Realty Co. leased for the Emanuel Lehman Estate the property at 16 East 46th st, for a long term of years, to Koopman & Co., dealers in antiques, and who are now located at 326 5th av. The building, which stands on a lot 25x100 ft., facing the new Ritz-Carlton Hotel, will be extensively altered according to plans prepared by Taylor & Levi. Koopman & Co. have been on 5th av for many years.

C. W. Smith, of J. K. Holly's office, leased the two 5-sty buildings, 146 and 148 East 14th st, for Solomon Schinasi to Milton Hirschfeld for 21 years at an aggregate net rental of over $300,000. Mr. Hirchfield now controls, under long leases 138, 142, 146 and 148 East 14th st and 139 East 13th st. This broker sold Mr. Schinasi 146 and 148 a short time ago; also 138; also to Sullivan & Kraus 114 East 14th st and 111 to 121 East 13th st, where a new theatre is under construction by them; also sold 139 East 13th st to Mr. Schinasi. Mr. Schinasi also owns the theatre between 138 and the Dewey Theatre, running through to 13th st.

STATEN ISLAND.

ROSSVILLE, S. I.—The Princess Bay Realty Co. sold to the Equitable Realty Co. a tract of acreage near Rossville, S. I., with 1,000 ft. frontage. This completes a series of purchases recently made by the Equitable Realty Co.

PORT RICHMOND, S. I.—James J. Connor and James J. Crowe sold for Frederick Huer, of Far Rockaway, 4 lots, each 25x100, on Van Pelt and Nicholas avs, Port Richmond, S. I. The purchaser, Louis Forstner, gives in part payment the property known as the Old Homestead, at 949 Tremont av, the Bronx.

UNCLASSIFIED SALES

The total number of sales reported is 68, of which 15 were below 59th st, 35 above, and 18 in the Bronx. The sales reported for the corresponding week last year were 61, of which 6 were below 59th st, 39 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 256, as against 159 last week, and in the Bronx 150, as against 132 last week. The total amount involved is $12,582,660, as against $6,464,198 last week.

The amount involved in the auction sales this week was $2,007,888, and since January 1, $42,676,520. Last year the total for the week was $855,470, and from January 1, $34,433,110.

MACOMBS PL.—Lowenfeld & Prager sold the plot 85x100x irregular at the northwest cor of Macombs pl and 152d st.

2D AV.—Lowenfeld & Prager bought the southeast cor of 2d av and 77th st, a 5-sty tenement, on lot 27.2x89.

7TH AV.—Lowenfeld & Prager bought 2574 7th av, southeast cor of 149th st, a 5-sty flat, on lot 25x100.

138TH ST.—The Newton Holding Co. sold 580 and 582 East 138th st, a 5-sty new-law house, on plot 38x100, to an investor.

161ST ST.—Morris Freundlich sold the plot 100x97 on the north side of 161st st, 100 ft. west of Prospect av, to the Spencer-Polatscheck Realty Co., which will erect an apartment house on the site.

PARK AV.—Henry Humphreys sold the northeast cor of Park av and 187th st, a plot 102.6x100, to builders for improvement with flats.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

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THE REALTY RECORDS COMPANY, 11-15 E. 24th Street **Telephone, 4430 Madison Square**

REAL ESTATE NOTES

Andrew A. Bibby has become associated with Pease & Elliman, at 309 Madison av.

The Herman Arns Co., real estate and mortgage loan brokers, have removed their office to 229 West 42d st.

Murphy, Dumont Co. announces the removal of its offices from 45 Pine st to rooms 602 and 603 at 198 Broadway.

Frank H. Reeve has taken over the managership of the private sales department of the office of Joseph P. Day.

William Baylis, until recently associated with the Frank L. Fisher Co., is now connected with the real estate office of William M. Benjamin, at No. 30 Pine st.

Hereafter the real estate firm of Slober & Co., of 2214 Broadway, will be styled "Slober & Smith." It is simply a change of firm name, as Mr. R. T. Smith has been a member for a number of years.

Clarence J. Carroll, who for many years was connected with the mortgage department of Joseph P. Day, has severed the above connections and is now associated with David Vogel, of 198 Broadway, as manager of the bond and mortgage department.

Jacob Katz has been appointed receiver of the rents of property at the northeast cor of Brook av and 164th st, a 4-sty tenement, 29.2x64.8x irregular, in a suit brought by the German Savings Bank against George Cronenberger and others to foreclose a mortgage of $15,000.

J. Day Knap, formerly with Knap & Co., and T. Ward Wasson, who was connected with the McVickar-Gaillard Realty Co., have formed a partnership under the title of the Knap & Wasson Co. They will transact a general real estate and insurance business at 1663 Amsterdam av.

John L. Parish, of Parish, Fisher & Co., conducted a successful auction sale on Saturday of plots in Balmiere Park, Cranford, N. J. There were nearly 300 people, chiefly from Manhattan and Brooklyn, at the sale. The property was sold in plots containing from 2 to 5 city lots, and prices ranged from $600 to $4,200 per plot.

The McAdoo Tunnel Co. is the purchaser of 108 and 110 West 38th st, recently reported sold. The property is improved with a 5-sty restaurant, on a lot 40x100. The property was held at $250,000. On December 14, 1904, Charles A. Cowen & Co. leased the property to William E. Smith and ano for taxes and $8,500 to $15,000. The lease expires March 1, 1925. On April 1, 1908, the leace was assigned to the Cafe of France Co., a corporation, and was reassigned on May 11, 1908, to the Maxim's Hotel and Restaurant Co., the present tenants.

The recently published report that the Pittsburg Life & Trust Co. is the purchaser of Nos. 44 to 50 Broadway, is denied. This property was sold at auction several weeks ago, and the announcement was made at that time that Hermen de Selding, of de Selding Bros., was acting for a client. The interested parties request that their name be withheld for the time being. Plans were filed some time since for a 38-sty building to be erected on this site from plans by W. C. Hazlett. No information could be obtained as to what will be the ultimate development of the property, but it is believed that the building will be completed as designed.

The Real Estate Board of Brokers makes the announcement that there will be no more regular weekly lists of wants, offers and exchanges mailed to its members during the month of July and August. It is requested by the management of the Board that out-of-town members send particulars of any improved or unimproved properties they may have for sale and can offer in exchange for New York City investment and income producing propositions. Upon receipt the same will be posted in the Board room and brought to the attention of members and associate members in the cities of Philadelphia, Omaha, Detroit, San Francisco, Cleveland, New Orleans, St. Louis, Chicago, Seattle and Minneapolis.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK

At 2902 West Broadway

Tuesday, July 6.

East 227th to 228th sts, opening, at 12 noon.
East 225th st (Mosholu Parkway), opening, at 2 p m.
Westchester av, opening from Bronx River to Morris st, at 2 p m.
Clason Point rd, opening from Westchester av to East River, at 2 p m.
Tremont av, opening from Eastern Boulevard to Fort Schuyler rd, at 3 p m.

Wednesday, July 7.

Maple av (Richmond), sewer extension, at 3 p m.
Unnamed st (W 187th st), opening, at 1 p m.
St Nicholas Park, opening from 130th to 128th sts, at 12 noon.
East 205th st, opening from White Plains rd to Boston Post rd, at 12 noon.
Gun Hill rd, opening from Jerome av to Mosholu Parkway, at 11 a m.
Mt Vernon av, opening from Jerome av to northern boundary city, at 11 a m.
West Farms rd, opening from Westchester Creek to Bronx River, at 3 p m.
Main st (City Island), extending, at 3 p m.
Second and Third aves, 155th sts, opening north of 181st st, at 3 p m.
Depew pl, closing, at 10 a m.
West 151st st, closing, at 1 p m.
Rosewood st, opening from Bronx Boulevard to Cruger av, at 1 p m.
Ludlow av, &c, opening, at 1 p m.
East 161st st, opening, from Brook av to 3d av, at 1 p m.

Thursday, July 8.

Grote st, closing, at 10.30 a m.
Spofford av, opening from Lakewood av to Bronx River, at 11 a m.
Riverside Drive, widening between 130th and 142d sts, at 1 p m.

Friday, July 9.

Riverside Drive, extending from 135th st to Boulevard Lafayette, at 11 a m.
3d av, widening at 150th st, at 11 a m.
Hillside av, opening from Nagle av to Nash av, at 10 a m.
Chittendon av, &c, opening, at 11 a m.

At 258 Broadway.

Tuesday, July 6.

120th st, police station, at 11 a m.
15th and 18th sts, dock, at 2.30 p m.
Brooklyn Bridge, at 3 p m.

Wednesday, July 7.

Bridge 3, at 3 p m.
Whale Creek, dock, at 3 p m.
Forest av, school site (Queens), at 3 p m.

Thursday, July 8.

Fort George, rapid transit, at 10 a m.
Loop 5, at 11 a m.

PUBLIC SERVICE COMMISSION HEARINGS.

The Public Service Commission announce a hearing for Friday, July 9th, at 2.30 p. m., on the block signal system on subway local tracks.

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY

July 7.

9th av, No 350, 4-sty and cellar brk tenement with store, 18.6x100.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

July 3 and 5

No Legal Sales advertised for these days.

July 6

82d st, Nos 538 to 552, s s, 111.4 w East End av, 40x102.2,, 6-sty brk tenement and store. Leo Levy et al agt Frederick H Nadler et al; Action No 1; Ritch, Woodford, Bovee & Butcher, att'ys, 18 Wall st; Edw L Patterson, ref (Amt due, $17,837.04; taxes, &c, $1,181; sub to a mort of $32,000.) Mort recorded Oct 10, 1906. By Joseph P Day.

82d st, Nos 542 to 546, s s, 151.4 w of East End av, 40x102.2, 6-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, $17,860.94; taxes, &c, $1,181.10; sub to a mort of $32,000.) Mort recorded Oct 10, 1906. By Joseph P Day.

Lewis st, No 117, w s, about 250 n Stanton st, 25x100, 7-sty brk loft and store building. Abraham A Raphael agt David Feuer et al J Chas Weschler, att'y, 299 Broadway, Geo W Collins, ref. (Amt due, $10,111.61; taxes, &c, $742.47.) Mort recorded June 1, 1906. By Chas V Imbrie.

6th av, No 256, e s, 70.7 n 16th st, 21.5x65, 3-sty brk loft and store building. Moses M Valentine agt Elizabeth R Heyzer et al; Lachman & Goldsmith, att'ys, 35 Nassau st; Frank C Avery, ref. (Amt due, $9,441.27; taxes, &c, $8.30.) By Samuel Marx.

July 7.

Broadway, w s, 59 s Tremont road, 59x144.8x59 x113.4, Throggs Neck. Bankers Realty & Security Co agt Louis Mersben et al; Lindsay, Kalish & Palmer, att'ys, 27 William st; Denis O'L Cohalan, ref. (Amt due, $1,705.92; taxes, &c, $[illegible].) Mort recorded Nov 23, 1906. By Joseph P Day.

Freeman st, s s, 27.4 w Bryant av, 27.4x113.11x 25x102.10, vacant. James Todd agt John Sklar et al; John J O'Grady, att'y, 277 Broadway; Carrington G Arnold, ref. (Amt due, $2,022.30; taxes, &c, $458.44.) Mort recorded Jan 3, 1905. By Joseph P Day.

72d st, No 431, n s, 150 w Av A, 25x102.2, 4-sty stone front tenement. Alice D. Weekes agt Mary Schanbacker et al; Weekes & Forster, att'ys, 45 William st; Francis P Pace, ref. (Amt due, $3,612; taxes, &c, $823.27; sub to a mort of $9,000.) By Samuel Goldsticker.

71st st, No 512, s s, 223 e Av A, 25x100.4, 1-sty frame building. Richard W Buckley agt Ernest Wander et al; Hill, Lockwood, Redfield & Lydon, att'ys, 35 Nassau st; Joseph S Schwab, ref. (Amt due, $3,537.36; taxes, &c, $125.) Mort recorded Feb 21, 1907. By Samuel Marx.

81st st, No 237, n s, 150 w 2d av, 25x102.2, 4-sty stone front tenement. City Real Estate Co agt Realty Associates et al; Harold Swain, att'y, 176 Broadway; Chas F Mathewson, ref. (Partition.) By Herbert A Sherman.

Boyd av, e s, 150 n Jefferson av, runs n 75 x e 100 x n 25 x w 100 to Boyd av, x n 50 x e 100 x s 25 x e 100 to Fox av, x s 75 x w 100 x s 50 x w 100 to beginning, Edenwald. Eva Rappaport agt Jacob Schmid et al; Bernard H Bernstein, att'y, 73 West 116th st; Geo L Donnellan, ref. (Amt due, $2,538.03; taxes, &c, $400.) Mort recorded March 21, 1906. By Joseph P Day.

July 8.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wylly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

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Webster av, Nos 1760 & 1764, s e cor 175th st, 175th st, No 40 to 406, runs e 80.4 x s 75 x e 25.6 x s 33.7 x w 104.9 x n 108 to beg, three 4-sty brk tenements and stores and 2-sty brk stable. Sheriff's sale of all right, title, &c, which Michael Gleason had on March 17, 1909, or since; C V Halley, Jr, att'y, 1929 Washington av; Thomas F Foley, sheriff. By Joseph P Day.

Webster av, w s, 175.4 n 179th st, 50x110, vacant. Bronx Borough Bank agt Joe Kosovsky et al; James Kearney, att'y, 220 Broadway; Michael J Scanlan, ref. (Amt due, $6,821.30; taxes, &c, $311.28.) Mort recorded Feb 14, 1905. By Joseph P Day.

28th st, Nos 131 & 133, n s, 400 w 6th av, 53.4x 98.9, 7-sty brk loft and store building. Franklin S Keller agt Tarrytown Building Co et al; Johnson & Galston, att'ys, 49 Wall st; Edmund J Tinsdale, ref. (Amt due, $8,405.42; taxes, &c, $13.50.) More recorded May 25, 1908. By Joseph P Day.

4th av, Nos 371 and 373, on map Nos 367 to 373, 26th st, Nos 103 and 105.
e s, 49.4 n 26th st, runs n 49.4 x e 120.10 x s 98.9 to 26th st, x w 41.10 x n 49.4 x w 79 to beginning, 6 and 7-sty brk hotel (Putnam House), 3-sty brk tenement and store, 3-sty brk building and 3-sty brk dwelling. Equitable Life Assurance Society of the U S agt Putnam Holding Co et al; Alexander & Green, att'ys, 120 Broadway; Howard C Lake, ref. (Amt due, $211,818.72; taxes, &c, $5,651.24.) Mort recorded Jan 13, 1906. By Joseph P Day.

July 9.

81st st, No 345, n s, 175 w 1st av, 25x102.2, 5-sty brk tenement and store. Estates Settlement Co agt Abraham Meyer et al; Carrington & Pierce, att'ys, 200 Broadway; James B Butler, ref. (Amt due, $1,261.46; taxes, &c, $104; sub to a prior mort of $6,000.) Mort recorded Aug 9, 1907. By Chas A Berrian.

July 10.

No Legal Sales advertised for this day.

July 12.

Murray st, No 72, s s, about 100 w West Broadway, 25x75, 4-sty stone front loft and store building. Rebecca Spahn agt August F Viemeister et al; Milton Mayer, att'y, 52 William st; Wm J A Caffrey, ref. (Amt due, $5,543.37; taxes, &c, $1,141.73.) Mort recorded Feb 15, 1907. By Samuel Marx.

7th av, Nos 2516 & 2518, s w cor 146th st, 40x100, 146th st, No 200, 6-sty brk tenement and stores. Chas A Fisher agt Thomas G Bowne et al; Katz & Sommerich, att'ys, 277 Broadway; Raymond G Guernsey, ref. (Amt due, $26,369.76; taxes, &c, $1,438.25; sub to a prior mort of $70,000.) Mort recorded Jan 3, 1908. By Joseph P Day.

112th st, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front dwelling. Edmund Kohn et al agt Jacob Friedman et al; John H Rogan, att'y, 145 Nassau st; James A Donnelly, ref. (Amt due, $5,902.03; taxes, &c, $174.83.) Mort recorded Nov 14, 1906. By William Kennelly, Jr.

96th st, No 204, s s, 117.3 w Amsterdam av, 27 x100.8, 5-sty brk tenement. Caecilie Ettinger agt Mary B Cunningham et al; Ira J Ettinger, att'y, 257 Broadway; Emanuel Blumenstiel, ref. (Amt due, $6,859.94; taxes, &c, $550; sub to a mort of $25,500.) Mort recorded Sept 3, 1908. By Samuel Goldsticker.

INDEX
TO THE
RECORD AND GUIDE
VOL. LXXXIII., JANUARY-JUNE, 1909
PRICE, $1.00
WILL BE READY JULY 15th
The Index Covers ALL
CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS
Record and Guide Co., 11 East 24th St., New York

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending July 2, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Beekman st, Nos 3 to 9 Theatre alley | n w cor Nassau st, runs n 100.4 to Theatre alley,
Nassau st, Nos 119 to 123, on map Nos 119 to 137 | x w 149.1 x s 100.8 x e 115.9 to beg. 9 and 10-sty brk and stone office and store building. Temple Court. (Sheriff's sale of all right, title, &c.) National Ulster Co Bank $400
*Broome st, No 71, s s, 129.1 e Columbia st, 21x56, 5-sty brk tenement and store. (Amt due, $14,276.93; taxes, &c, $283.76.) Kate M Solomon 14,250
*Cambreling av, e s, 199.6 s Crescent av, 50x100, vacant. (Amt due, $1,149.36; taxes, &c, $64.56; sub to prior mort of $3,000.) James T Barry 3,616
*Ferris av, w s, 549.6 s land of St Josephs Institute for Deaf Mutes, 266.9x892.10x—x1012 5, Westchester. (Amt due, $24,422.84; taxes, &c, $——; sub to a prior mort of $10,000.) Albert L Lowenstein 17,500
*113th st, No 85, n s, 25 w Park av, 25x100.11, 5-sty brk tenement. (Amt due, $5,346.12; taxes, &c, $770, sub to a mort of $16,000.) Christiana Ogle 17,488
100th st, No 160, s s, 225 w 3d av, 25x100.11, 5-sty brk tenement. (Amt due, $13,925.68; taxes, &c, $666.47.) Caroline Newman 14,925
*65th st, Nos 168 & 170, s s, 125 e Amsterdam av, 49x100.5, two 5-sty brk tenements, store in No 170. (Amt due, $9,337.70; taxes, &c, $613.12; sub to prior morts aggregating $45,000.) Louis D Livingston et al 46,136
145th st, No 470, s s, 78 e Amsterdam av, 17.4x99.11, 3-sty stone front dwelling. (Amt due, $14,773.27; taxes, &c, $462.82.) Herman Hurst. 17,950
Davidson av, No 2323 Evelyn pl | n w cor Evelyn pl, 100x25, 5-sty brick tenement.
Bathgate av, Nos 2281 to 2285 183d st | s w cor 183d st, 57.3x100.3x57.3x100, two 3-sty frame tenements and stores and 2-sty frame dwelling ..... (Sheriff's sale of all right, title, &c.) Withdrawn. ——
*55th st, No 538, s s, 250 e 11th av, 25x100.5, 5-sty brk tenement. (Amt due, $17,147.48; taxes, &c, $300.) Theodore Schmidt 16,400
Cortlandt st, No 87 East, s s, 79.7 e West st, 22x57.10x22x58, 3-sty brk store ..... |
Cortlandt st, No 87 West, s s, 58.9 e West st, 20.9x57.6x20.10x58.1, 3-sty brk store ..... |
(Partition.) L M Whittaker 71,550
Houston st, No 124, n s, 25.1 e Sullivan st, 25x100, 6-sty brk loft and store building. (Partition.) V Casazza & Bro. 30,250
Houston st, No 123 Sullivan st, No 161 | s e cor Sullivan st, 25x95, 6-sty brk loft and store building. (Partition.) Lowenfeld & Prager 45,800
Columbus av | s w cor Taylor st, 25x100, Van Nest. (Partition.) Bernard Taylor st McLaughlin ..... |
*5th av, Nos 720 and 722 | n w cor 56th st, 50.5x100, two 5-sty [illegible]
56th st | stone dwellings. (Amt due, $346,961.63; taxes, &c, $200; sub to a prior mort of $315,000.) George Kemp Real Estate Co. 756,539
2d av, No 1826, e s, 25.8 n 94th st, 25x79.9, 5-sty brk tenement and store. (Amt due, $7,440.67; taxes, &c, $30; sub to a prior mort of $13,000.) Armin H Mettleman 10,100
*Garfield st, No 1643, w s, 300 s Van Nest av,, 25x100, Van Nest. (Amt due, $1,937.56; taxes, &c, $25.68; sub to a prior mort of $3,000.) Henry C Steneck 1,100
West End av | s w cor 89th st, 23x80, 4-sty and basement stone front 89th st, N6 300! dwelling. (Amt due, $29,054.69; taxes, &c, $1,248.62.) Withdrawn ..... —
116th st, No 324, s s, 335 w 1st av, 20x100.10, 3-sty stone front dwelling. (Amt due, $8,871.35; taxes, &c, $516.92.) James B Cunningham 10,800
Washington st, Nos 719 & 721 11th st, Nos 337 to 345 | n e cor 11th st, 75x98.8x60x116.6, 6-sty brk loft and store building. (Amt due, $16,005.35; taxes, &c, $——; sub to a prior mort of $150,000.) C A Woolsey 170,700
75th st, No 329, n s, 228.4 w 1st av, 28.4x102.2, 4-sty stone front tenement. (Amt due, $12,886.80; taxes, &c, $691.43.) John E Olson 12,500
West End av, No 583, w s, 30 s n 88th st, 20x87.6, 4-sty and basement brk dwelling. (Amt due $7,076.56; taxes, &c, $; sub to a prior mort of $18,000.) Withdrawn. ..... —
239th st, n w cor Matilda av, 25x100, Wakefield. (Partition.) Mrs Joseph L O'Brien 1,600
239th st, n s, 25 w Matilda av, 25x100, Wakefield. (Partition.) Patrick O'Rourke 800
*Madison av, Nos 431 to 437 49th st, Nos 31 and 33 | n e cor 49th st, runs n 79.6x e 75 x n 20.11 x e 10 x s 100.5 x w 85 to beginning, 12 and 13-sty brk and stone hotel. (Amt due, $169,733.16; taxes, &c, $21,230.08.) Knickerbocker Trust Co. 673,066
241st st, n s, 135 e Katonah av, 25x—, 2-sty frame dwelling. ....
241st st, n s, 185 e Katonah av, 25x—, 2-sty frame dwelling. ....
241st st, n s, 235 e Katonah av, 25x—, 2-sty frame dwelling. ....
241st st, n s, 285 e Katonah av, 50x—, two 2-sty frame dwellings. ....
(Amt due, $14,242.12; taxes, &c, $103.90.) Withdrawn. ..... —

BRYAN L. KENNELLY.

1st av, No 1489, w s, 50 s 78th st, 25x100, 5-sty brk tenement with stores and 3-sty brk tenement in rear (voluntary). Louis Walter. 30,100

WM. KENNELLY, JR.

*Webster av, w s, 150.4 n 179th st, 25x110, vacant. (Amt due $3,455.27; taxes, &c, $105.35.) Bronx Borough Bank 3,000

SAMUEL MARX.

*Lafontaine av, No 2007, w s, 37.6 n 178th st, 37.6x100, 5-sty brk tenement. (Amt due, $9,687.52; taxes, &c, $894.31.) Rebecca G Goldring. 27,750

Total	$2 607,885
Corresponding week, 1908	885,470
Jan. 1st, 1909, to date	42,676,520
Corresponding period, 1908	34,433,110

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

June 25, 26, 28, 29, 30 and July 1. (No. 79.)

BOROUGH OF MANHATTAN.

Audubon pl Riverside Drive 157th st | n w cor 157th st, runs w 306.9 to s e s Riverside Drive x n e 229.7 to w s Audubon pl x s e 203.5 to beginning, vacant. Sound Realty Co to Centre Realty Co, a corpn. Mort $125,000. June 25. June 28, 1909. 8:2134—195. A $36,000—$——. other consid and 100
Bethune st, Nos 33 to 37, s s, 97 e Washington st, 66x79.6x66x79.10, 6-sty brk loft building.
Bethune st, No 39, s s, 75 e Washington st, 22x80x22x79.10, 3-sty brk tenement.
Washington st, No 747, e s, 60 s Bethune st, 20.6x78.9x20x78.9, 3-sty brk tenement.
Gustavus Isaacs to Zurich Silk Finishing Co, a corpn. Mort $55,000. June 25, 1909. 2:635—13, 15 and 8. A $37,000—$74,000. other consid and 100
Beekman pl, No 24, w s, 40 n 50th st, 20x75, 5-sty stone front tenement. Benjamin Spitzer to Sadie Spitzer. ½ part. Mort $8,000. June 28, 1909. 5:1362—14. A $5,000—$8,000. other consid and 100
Broome st, Nos 109 and 111 Willett st, Nos 15 and 17 | s w cor Willett st, 50x100, three 5-sty brk tenements and stores. Philipp Smith to Nuchem Messing. ½ part. Mort $67,000 and all liens. June 28, 1909. 2:336—16. A $50,000—$75,000. other consid and 5,000
Broome st, Nos 72 and 74, n s, 50 w Cannon st, 47x75, 6-sty brk tenement and stores. William Konowitz to Annie Loebel. Mt $40,000. June 25. June 26, 1909. 2:332—71. A $34,000—$62,000. omitted
Broome st, No 35 Goerck st, Nos 13 and 15 | s w cor Goerck st, 25.2x100, 5-sty brk tenement and store. Jacob Bernstein to Ester Ginsberg. Morts $45,000. June 20. June 30, 1909. 2:326—47. A $20,000—$45,000. nom
Broome st, No 71, s s, 129.1 e Columbia st, 21x56, 5-sty brk tenement and store. FORECLOS, June 29, 1909. Roger A Pryor referee to Kate M Solomon. June 29. June 30, 1909. 2:331—42. A $10,000—$15,000. 14,250
Cannon st, No 98, e s, 75 s Stanton st, 34.4x100, 6-sty brk tenement and stores. Herman Gruher to Sadie Kregerman. All liens. June 29, 1900 (?probably meant for 1909). June 30, 1909. 2:329 11. A $23,000 $74,000. nom
Canal st, No 112, s s, 99.11 e Chrystie st, 24.3x76.7x24.4x76.5, 5-sty brk tenement and store. David Shaff et al to the City of New York. Dec 14, 1908. June 29, 1909. 1:291—part lot 1. A $——8——. 61,170.41
Canal st, No 112, s s, 99.11 e Chrystie st, 24x75, 5-sty brk tenement and store. Same to same. Q C. Dec 14, 1908. June 29, 1909. 1:291—part lot 1. A $——8—— other consid and 100
Croton st, n s, 250 w Amsterdam av, 25x92.3, 2-sty frame dwelling.
166th st, s s, 95 e Audubon av, 25x87.5x25.3x83.4, 3-sty frame dwelling.
Mary King INDIVID and EXTRX Maria Hines to George Ehret. June 29. June 30, 1909. 8:2123—23 and 31. A $8,000—$11,000. other consid and 10,400
Same property. Wm T and Michl J Hines HEIRS Maria Hines to same. B & S and C a G. Mort $3,500. June 29. June 30, 1909. 8:2123. nom
Same property. Katharine Beck to same. 1-5 part. Mort $3,500. June 29. June 30, 1909. 8:2123. other consid and 500
Chrystie st, No 219, w s, 150.6 n Stanton st, 24.6x100, 5-sty brk tenement and store. Leopold Kaufmann to Sophia Mayer. June 28. June 29, 1909. 2:427—37. A $20,000—$37,000. other consid and 100
Chrystie st, No 219, w s, 150.6 n Stanton st, 24.6x100, 5-sty brk tenement and store. Sophia Mayer to Leopold Kaufmann. All liens. June 25. June 29, 1909. 2:427—37. A $20,000—$37,000. other consid and 100
Crosby st, No 49, e s, 187.4 n Broome st, 25x100, 6-sty brk loft and store building. Henry Holding EXR Robert Gibson to Samuel Williams, Isaac Haft, Samuel Grodginsky and Joseph H Schwartz. Mort $32,000. June 25. June 26, 1909. 2:482—5. A $23,000—$46,000. 43,000
East Broadway, No 202, n s, ab 140 e Jefferson st, runs e 26.6 n 66.9 x w 9 x s 4 x w 17 x s 62.8 to beginning [illegible] ment. Jacob Cohen to the State Bank. All liens. Jan 31, 1908. July 1, 1909 1 285 26 A $19,500 26,000. other consid and 100
Elizabeth st, Nos 46 to 50 Bowery, No 74. | e s, 125 n Canal st, runs n 75 x e 100 [illegible] 25 x w 145 x s 25 x w 55 to beginning, two 6-sty brk tenements and 2-sty brk tenement and store. Deed of trust. Charles Gulden

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and Mary C Franklin to Henry Sayler as trustee in trust. B & S. June 21. July 1, 1909. 1:263—6 to 8 and 25. A $71,500—$119,500. other consid and 100

Same property. Ante-nuptial agreement in lieu of dower. Same with same. June 21. July 1, 1909. 1:265. nom

Elizabeth st, No 248, e s, 258.8 s Houston st, 24.3x81.8x24.3x81.9, 5-sty brk tenement and store. Josephine wife of and John J Erwin to Annie M Adolphi. Mort $10,000 and all liens. June 29. June 30, 1909. 2:507—12. A $13,000—$22,000. 29,000

Forsyth st, No 17, w s, 152 s Canal st, 24.11x100.2x24.11x100.1, 5-sty brk tenement and store now demolished. Pincus Lowenfeld et al to the City of N Y. June 24. June 26, 1909. 1:291—part lot 1. A $—$—. 40,235.63

Forsyth st, No 17, w s, 151.10 s Canal st, 25x100, 5-sty brk tenement and store now demolished. Same to same. Q C. June 24. June 26, 1909. 1:291—part lot 1. A $—$—. nom

Gramercy Park, No 10, s s, 153.4 e 4th av, 26.8x92, with rights to 20th st | Park, &c, 4-sty and basement stone front dwelling. J Wesley Pullman to Katharine C Budd. Mort $32,000. June 1. June 29, 1909. 3:875—76. A $32,000—$41,000, and 876. nom

Gouverneur st, No 46, e s, 27 n Monroe st, 25.4x101.8x23.4x101.6, 6-sty brk tenement and store. Jacob Tepper to Ida Burnstein. All liens. June 28. June 29, 1909. 1:266—2. A $14,000—$37,000. other consid and 100

Great Jones st, No 35, s w s, abt 180 e Lafayette st, 27x90, 7-sty brk loft and store building. Chas H A Cuny to John J Radley. ½ part. All title. Mort $17,500 and all liens. April 12, 1907. June 29, 1909. 2:530—24. A $34,000—$35,000. nom

Greenwich st, No 509, e s, abt 40 s Spring st, 24x75, 3-sty frame (brk front) tenement and store. Louisa Haglich to Reginald S Jaffray. Mort $5,000. June 28, 1909. 2:594—30. A $7,500—$8,500. other consid and 100

Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76.7x41.4x92, two 2-sty brk dwellings. James H Cruikshank to Alex W Fraser and Geo A Macdonald. Morts $17,000. May 28. June 25, 1909. 2:632—39 and 40. A $13,000—$15,000. other consid and 100

Same property. Alex W Fraser and ano to Greenwich Holding Co, a corpn. Morts $30,000. June 3. June 25, 1909. 2:632. nom

Greenwich st, Nos 737 to 545, e s, 50 s Charlton st, 100x100, one 3-sty frame brk front tenement and store, and two 2-sty frame brk front tenements, 3-sty brk stable and vacant. St Johns Park Realty Co to James H Cruikshank of Freeport, L I. Mt $60,000. June 25. June 26, 1909. 2:597—39 to 43. A $42,000—$45,000. other consid and 100

Same property. Consent of stockholders to above deed. Same to same. June 25. June 26, 1909. 2:597. —

Grand st, n w (?) cor Allen st, —x—, 3-sty brk tenement. Assignment of interest. Florence C Horton to John Cromwell, individ, EXR and TRUSTEE will Richard Cromwell. All title. Q C. June 21. June 30, 1909. 2:413—23. A $55,000—75,000. nom

Henry st, No 262, s s, 164.5 e Montgomery st, 20.7x100, 2-sty brk dwelling. Fanny Marcuson to Jennie Fischel, Etta Fine and William Kahn. Mort $12,000. June 25. June 30, 1909. 1:268—54. A $12,000—$15,000. 100

Same property. Same to same. Q C. Mort $12,000. June 25. June 30, 1909. 1:268. other consid and 100

Henry st, Nos 72 and 74, s s, 86.6 e Market st, 50.8x100.1, two brk and frame tenements now demolished. CONTRACT. Dennis Shea to The City of New York. June 17, 1908. July 1, 1909. 1:275—part lot 3. A $—$—. 70,500

Same property. Hanora A Shea widow et al, heirs, &c, of Dennis Shea, decd, to Same. Oct 28, 1908. July 1, 1909. 1:275. 70,500

Same property. Julia L Kaine et al, HEIRS, &c, Dennis Shea to same. All title. Q C. Dec 17, 1908. July 1, 1909. 1:275. nom

Jackson st, No 34, e s, 100 n Cherry st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Emma L Neppert to Rosa Gold of Brooklyn. B & S and C a G. Mort $22,250 and all liens. June 24. June 25, 1909. 1:263—50. A $15,000—$23,000. nom

John st, No 20.

John st, Nos 18 and 22.
Agreement as to encroachments, etc. Seth S Terry with Maiden Lane Realty Co. Oct 26, 1908. June 26, 1909. 1:65. nom

Ludlow st, No 182, e s, 150 s Houston st, 25x87.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. Morris Schwartzapel to Harry Neustadt. June 30. July 1, 1909. 2:412—49. A $19,000—$25,000. other consid and 100

Madison st, No 134, s s, 162.11 e Market st, 25.1x100.1, 5-sty brk tenement now demolished. Samuel Weiss to the City of New York. June 29. June 30, 1909. 1:274—34. A $—$—. 51,864.50

Madison st, No 134, s s, 162.11 e Market st, 25x100, 5-sty brk tenement now demolished. Same to same. Q C. June 29. June 30, 1909. 1:274—34. A $—$—. nom

Mangin st, No 63, w s, 175 s Rivington st, 25x99, 5-sty brk tenement. Rebecca Sherman and Simon Werner to Solomon Frankel and Samuel Werner. Mort $27,350. June 15. June 26, 1909. 2:323—23. A $10,000—$28,000. other consid and 100

Mangin st, No 63, w s, 175 s Rivington st, 25x99, 5-sty brk tenement. Solomon Frankel to Samuel Werner. ½ part. All title. Mort $27,350. June 22. June 26, 1909. 2:323—23. A $10,000—$28,000. other consid and 100

Mangin st, No 71, w s, 75 s Rivington st, 25x99, 5-sty brk tenement. Samuel Werner to Solomon Frankel. ½ part. All title. All liens. June 19. June 26, 1909. 2:323—19. A $10,000—$28,000. other consid and 100

North Moore st, Nos 55 to 67, n s, abt 100 w Hudson st, —x—, four 6-sty brk loft and store buildings. Release mort. The Farmers Loan & Trust Co to The Protestant Episcopal Society for Promoting Religion & Learning in the State of N Y. June 23. June 29, 1909. 1:188—1, 3 and 6. A $107,000—$220,000. 40,000

Nassau st, No 49.

Liberty st, No 55.
Agreement as to party wall, &c. Daniel B Freedman with the Liberty-Nassau Building Co. June 24. June 25, 1909. 1:64. nom

Prince st, No 136, s s, 75 e West Broadway, 25x101, 6-sty brk loft and store building. James R Walsh et al to Mary F Stanley. Mort $38,000. June 24. June 25, 1909. 2:501—15. A $26,000—$42,000. other consid and 100

St Nicholas pl, No 87, w s, 133.10 s 155th st, 51.6x112x46.5x112.1, 6-sty brk tenement. John Volz to Bella Kaufmann. B & S. Morts $89,250. June 29, 1909. 7:2069—part lot 11. A $—$—. other consid and 100

Stanton st, No 126, n e s, 127.6 n w Norfolk st, 22.6x98.2, 4-sty brk tenement and store and 5-sty brk tenement in rear. Abraham Gelber et al to Marion S Adler and Morris Samuels. Mort $34,500. June 25. June 29, 1909. 2:355—34. A $21,000—$28,000. nom

St Marks pl, No 115, n s, 150.6 w Av A, 37.6x94.

St Marks pl, No 119, n s, 113 w Av A, runs n 93.10 x w 25 x n 0.2 x w 12.6 x s 94 to pl x e 37.6 to beginning, with all title to strip or gore in rear 25x0.2 and 113 w 1st av.
two 6-sty brk tenements and stores.
Martin Seidner to Meyer H Wolf. Morts $126,000. June 28. July 1, 1909. 2:436—37 and 39. A $54,000—$114,000. nom

Suffolk st, No 21, w s, 175 s Grand st, 25x100, 4-sty brk hall. Jacob Cohen to The State Bank. All liens. Jan 31, 1908. July 1, 1909. 1:312—27. A $23,000—$31,000. other consid and 100

Willett st, No 25, w s, abt 50 n Broome st, 21.10x100, 6-sty brk stable. Max Horn to Theresa Horn. Mort $2,000. May 3. July 1, 1909. 2:337—28. A $12,500—$25,000. other consid and 100

Washington terrace, No 6, w s, 35.6 s 186th st, 17.9x62.6, 3-sty brk dwelling. Thos W Bicknell HEIR Genevieve L Beckwith to Alfred R Clark. June 8. June 30, 1909. 8:2156—41½. A $1,000—$6,000. other consid and 100

Washington st, Nos 719 and 721 | n e cor 11th st, 75x86.8x60x11th st, Nos 337 to 345 | 115.10, 6-sty brk loft and store building. FORECLOS, June 2, 1909. Sampson H Weinhandler to Chas L Russell. June 21. June 25, 1909. 2:634—47. A $12,000—$125,000. 1,000

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 5-sty brk tenement and store.

3d st E, No 13, n s, 275 w 2d av, 25x87, 5-sty brk tenement and store.
Birdie V Schlesinger to Charlotte Weinreich. All liens. June 24. June 29, 1909. 2:459—43 and 44. A $34,000—$60,000. other consid and 100

4th st E, No 148, s s, 409.2 w Av A, 24.11x96.2, 4-sty brk tenement and store. Mary S Schneider to Leopold Schneider. Mort $17,000. June 28. June 29, 1909. 2:431—13. A $17,500—$22,500. other consid and 100

5th st E, No 429, n s, 199.9 w Av A, 24.11x97, 5-sty brk tenement and store. Sarah Mendelsohn et al to Simon Grun and Morris Davidowitz. All title. All liens. June 21. June 25, 1909. 2:433—42. A $17,000—$29,000. other consid and 100

7th st E, No 195, n s, 213 s (?should be e) from n e cor of Av B, runs s e 20 x ne 73.1 x w 21.5 x s w 65.3 to beginning, 4-sty brk tenement and store. Marcus Beck to David Goodman. All title. Mort $12,000. June 28. June 30, 1909. 2:390—58. A $9,000—$13,500. other consid and 100

8th st E, No 315, n s, 280.4 e Av B, 20.7x69.10.

8th st E, No 317, n s, 301 e Av B, 20.7x69.10.
two 4-sty brk tenements and stores.
David J Simon to Charles Schimmer. Morts $26,500 and all liens. June 25, 1909. 2:391—51 and 52. A $22,000—$26,000. other consid and 100

9th st W, No 30, s s, 430.9 w 5th av, 25.4x93.11, 4-sty and basement brk dwelling. FORECLOS, June 2, 1909. Abraham Stern ref to Harold Nathan and Edgar M Leventritt. June 28. June 29, 1909. 2:572—25. A $20,000—$22,500. 25,300

12th st E, No 502, s s, 67.3 e Av A, 28x51.10x28.1x51.10, 5-sty brk tenement and store. Edward E Weiss and Bertha his wife to Alte Weiss. Q C and correction deed. June 26. June 29, 1909. 2:405—9. A $11,500—$18,000. nom

13th st W, No 233, n s, 410 w 7th av, 20x81.6, 3-sty brk dwelling. Henrietta M wife of and John Wilshusen and Ida A Blackwell and Henrietta J Simmons to Cary F Simmons. June 24. June 29, 1909. 2:618—56. A $9,000—$12,500. other consid and 100

14th st W, No 210, s s, 200 w 7th av, 25x131.6, 4-sty and basement brk dwelling.

13th st W, Nos 213 and 215, n s, 200 w 7th av, 41.8x75, two 4-sty and basement brk dwellings.
Chas J Van Buskirk et al to Charles Rubinger. Mort $15,000 on 1st parcel. June 29. June 30, 1909. 2:618—27, 46 and 47. A $41,500—$54,000. other consid and 100

14th st W, Nos 344 and 346, s s, 550 w 8th av, runs w 50 x s 46.1 x e 68½ x s — x w 50½ x s — x e 50 x n 103.11½ to beginning, 6-sty brk tenement. Rebecca Rosenthal to Tony Wolf. Mort $84,000. June 30. July 1, 1909. 2:629—13. A $40,000—$90,000. 100

15th st W, Nos 234 and 236, s s, 444.4 w 7th av, 41x103.1x41x103.3, 6-sty brk tenement and stores. Release mort. Joseph L Buttenwieser to Charles Rubinger. Q C. June 22. June 30, 1909. 3:764—57. A $—$—. nom

Same property. Charles Rubinger to Chas J Van Buskirk and Adele Quackenbush, of Hackensack, N J. Morts $50,000. June 29. June 30, 1909. 3:764. other consid and 100

16th st W, No 18, s s, 388 w 5th av, 21x103.3, 4-sty brk dwelling. William Rau to Wm N Heard. Mort $25,000. June 30, 1909. 3:817—69. A $32,000—$36,000. other consid and 100

Same property. Wm N Heard to William Rau. Mort $31,000. June 30, 1909. 3:817. other consid and 100

16th st W, Nos 441 and 443, n s, 260.4 e 10th av, 40x92, two 5-sty brk tenements and stores. Charles Schoenstein et al to J Henry Fleischmann. Mort $28,000. June 11. June 29, 1909. 3:714—12 and 13. A $16,000—$26,000. other consid and 100

17th st E, No 120, s s, 60 w Irving pl, runs s 57 x w 12 x s 12 x w 8 x n 69 to st, x e 20 to beginning, 3-sty and basement brk dwelling. Henry L Morris TRUSTEE Amanda Irving to Ekko Sollmann, of Hoboken, N J. B & S. June 29. 1909. 3:872—66. A $15,000—$18,000. 35,000

18th st W, No 6, s s, 200 w 5th av, 26x92, 5-sty stone front dwelling. Juliet C Delafield and ano to Brevoort Construction Co. June 26. June 28, 1909. 3:819—50. A $51,000—$56,000. other consid and 100

18th st E, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and stores. Louis Feinberg et al to Harry Kramer and Frada Temkin. All liens. June 24. June 25, 1909. 3:975—36. A $10,500—$44,000. nom

18th st E, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and stores. Harry Kramer to Beatrice Berman. ½ part. All liens. June 30, 1909. 3:975—36. A $10,500—$44,000. nom

20th st W, No 11, n s, 273.6 w 5th av, 28.6x92, 9-sty brk and stone loft and store building. James E J Martin to Moritz L and Carl Ernst. Mort $105,000. June 24. June 25, 1909. 3:822—27. A $60,000—$140,000. nom

Same property. Moritz L and Carl Ernst to James E J Martin, of Brooklyn. Mort $90,000. June 17. June 25, 1909. 3:822. nom

20th st E, Nos 339 to 343, n s, 186.11 w 1st av, 35.8x92, 6-sty brk tenement and store. Pauline Schvartz to Max Schein. All liens. June 26. June 29, 1909. 3:926—25. A $17,500—$45,000. other consid and 100

24th st W, Nos. 421 and 423 | n s, 250 w 9th av, runs n 197.8 to 25th st W, Nos. 418 to 426. | s s 25th st x w 125 x s 98.9 x e 75 x s 98.9 to n s 24th st x e 50 to beginning, except buildings on

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Nos. 420 and 422 W 25th st, two 3-sty brk tenements and stores, two 2-sty brk tenements and stores and frame buildings of coal yard in rear. George Conyne to Minnie Vincent. Mort $50,000. June 30. July 1, 1909. 3:722—24, 25 and 51 to 55. A $70,000—$74,500. other consid and 100

25th st W, Nos 418 to 426, s s, 425 e 10th av, 125x98.9, three 2 and one 3-sty brk tenements and stores and frame buildings of coal yard in rear.

24th st W, Nos 421 and 423, n s, 500 e 10th av, 50x98.9, 3-sty brk tenement and store and frame buildings of coal yard in rear. George Conyne to Minnie Vincent. Q C. June 30. July 1, 1909. 3:722—24, 25 and 51 to 55. A $70,000—74,500. other consid and 100

25th st W, No 242, s s, abt 390 w 7th av, 15x78.9, 4-sty brk dwelling. Option to purchase before June 20, 1910, for $14,000. Elizabeth Fitzpatrick to Henry M Weill. June 26. July 1, 1909. 3:774—63. A $7,500—$10,000. nom

25th st W, No 242, s s, abt 390 w 7th av, 15x78.9. Power of attorney. Elizabeth Fitzpatrick to Addelaide Fitzallan. June 26, 1900, probably meant for 1909. July 1, 1909.

26th st W, No 358, s s, 130 e 9th av, 20x98.9, 2 and 3-sty brk tenement and store.

27th st W, Nos 348 and 350, s s, 230 e 9th av, 44x98.9, 4-sty brk tenement and 3-sty brk shop in rear.
Release dower. Charlotte M Hamilton to Alexander H Hamilton. June 30, 1909. 3:749—74. A $8,500—$11,000. 3:750—66 and 67. A $21,000—$33,000. nom

Same property. Charlotte M Hamilton, GUARDIAN of Thos L and Cath E Hamilton to same. Q C. June 29. June 30, 1909. 3:749 and 750. nom

26th st W, Nos 343 to 347, n s, 235.7 e 9th av, 63.11x98.9, 6-sty brk shop. Alex H Hamilton to Thos L and Cath E Hamilton. ½ part. All title. Q C. June 29. June 30, 1909. 3:750—13. A $28,000—$65,000. nom

27th st W, Nos 520 to 528, s s, 275 w 10th av, 97.2x98.9, 4-sty brk factory. Ralph Lyon, of Englewood, N J, to Unity Co, a corpn of N J. All title. June 29, 1909. 3:698—49. A $35,000—$65,000. nom

27th st W, No 221, n s, 221.8 w 7th av, 21.6x98.9, 4-sty brk tenement and store. Chas H Koenig to John J Clarke. Morts $13,000. June 1. June 28, 1909. 3:777—29. A $11,500—$13 000. other consid and 100

27th st W, Nos 115 and 117, n s, 200 w 6th av, 50x98.9, two 4-sty brk tenements and stores and two 2-sty brk tenements in rear. Mayer S Auerbach to Aurora Investing Co. Mort $18,000. June 24. June 25, 1909. 3:803—26 and 27. A $48 000—$54,500. other consid and 100

29th st E, No 407, n s, abt 125 e 1st av, —x—, 5-sty brk tenement. Leonardo Cario to Concetta Cario. ½ part. All liens. June 16. June 30, 1909. 3:961—7. A $7,000—$13,500. other consid and 100

34th st W, No 264, s s, 125 e 8th av, 19.6x98.9, 4-sty stone front dwelling. FORECLOS, June 2, 1909. Abraham Stern ref to Chelsea Exchange Bank. June 23. June 26, 1909. 3:783—80. A $45,000—$47,000. 49,100

35th st W, No 429, n s, 350 w 9th av, 25x98.9, 5-sty brk tenement. Aaron Snitow et al to Samuel Brown. Mort $21,000. June 28. June 29, 1909. 3:733—19. A $9,500—$23,000. other consid and 100

38th st W, No 447, n s, 182 e 10th av, 25x98.9, 4-sty brk tenement and store and 2-sty brk building in rear. Robert E Burkhardt to Jacob Schmalhausen. June 28, 1909. 3:736—9. A $9,500—$13,500. other consid and 100

38th st W, No 447, n s, 182 e 10th av, 25x98.9, 4-sty brk tenement and store and 2-sty brk building in rear. Jacob Schmalhausen to Louis Rosenheim. Mort $15,000. June 28. June 30, 1909. 3:736—9. A $9,500—$13,500. other consid and 100

38th st W, No 35, n s, 394 e 6th av, 16x98.9, 4-sty stone front dwelling. Mason R Strong to Eben E Olcott. B & S. Mort $30,000. June 29. July 1, 1909. 3:840—22. A $47,000—$54,500. nom

39th st W, No 420, s s, 275 w 9th av, 25x98.9, 5-sty brk tenement and store. Samuel Rubenstein to Henry Nechols. Mort $22,000. June 28, 1909. 3:736—46. A $10,000—$20,000. 100

39th st E, No 113, n s, 196.8 e Park av, 16.8x98.9, 4-sty stone front dwelling. Mary B Lane to Frank N Dowling. June 24. June 25, 1909. 3:895—12. A $31,000—$37,000. other consid and 100

42d st W, No 533, n s, 325 e 11th av, 25x100.5, 4-sty brk tenement and store and 4-sty brk tenement in rear. Release judgment. Rutherford Realty Co to Caroline L Foley. June 8. July 1, 1909. 4:1071—14. A $14,000—$17,000. nom

43d st W, No 518, s s, 250 w 10th av, 25x100.5, 3-sty brk tenement. Eliz F Donohue et al, HEIRS, &c, Anthony Deering to John A Weser. May 28. July 1, 1909. 4:1071—43. A $9,000—$10,000. 100

46th st W, Nos 106 and 108, s s, 120 w 6th av, 40x100.5, two 4-sty stone front dwellings. Alfred N Rau to Wm N Heard. Mort $50,000. June 30, 1909. 4:998—38 and 39. A $52,000—$54,000. other consid and 100

46th st W, Nos 106 and 108, s s, 120 w 6th av, 40x100.5, two 4-sty stone front dwellings. Wm N Heard to Alfred M Rau. Mort $50,000. June 30, 1909. 4:998—38 and 39. A $52,000—$54,000. other consid and 100

48th st E, No 12, s s, 225 e 5th av, 25x100.5, 4-sty stone front dwelling. U S Trust Co of N Y, TRUSTEE Alfred Tobias to Charter Realty Co. June 28. July 1, 1909. 5:1283—63. A $70,000—$77,000. other consid and 100

51st st W, Nos 609 to 619 n s, 150 w 11th av, runs n 200.10 to s s 52d st, Nos 606 to 610. 52d st x w 100 x s 100.5 x w 50 x s 100.5 to 51st st x e 150 to beginning, 3-sty brk clay pipe works, with machinery, &c. John Foersch and Jacob Platt, EXRS, &c, Michael Schmitt to Gustavus W Rader, of Montclair, N J. ½ part. Morts ½ of $45,000 and all liens. July 1, 1909. 4:1099—21 and 22. A $93,000—$98,000. 21,000

52d st E, No 102, s s, 38.4 e Park av, 19.2x79.5, 4-sty stone front tenement. Mary C and Katie C Hogan to May E Bannon. June 29, 1909. 5:1306—70. A $12,000—$17,000. other consid and 100

Same property. Mary E Bannon to Montana Realty Co. Mort $24,000. June 29, 1909. 5:1306. other consid and 100

54th st W, No 413, n s, 200 w 9th av; 25x118.1x25.2x114.11, 4-sty brk tenement and store and 3-sty brk tenement in rear. Andrew L Gardiner to James P Conlan. Mort $16,300. June 28. June 29, 1909. 4:1064—24. A $11,500—$13,500. 100

54th st E, No 113, n s, 280.10 w Lexington av, 17.3x100.5, 4-sty and basement stone front dwelling. Harry P Robbins to Henry A Robbins, of Southampton, L I. June 16. June 28, 1909. 5:1309—5½. A $17,500—$22,500. other consid and 100

57th st W, No 561, n s, 66.8 e 11th av, 16.8x100.5, ruins of 3-sty brk tenement. FORECLOS, May 12, 1909. Geo J Corbett referee to The American Savings Bank. May 15. June 30, 1909. 4:1086—1B. A $7,500—$8,000. 2,000

Same property. American Savings Bank to Geo W Worth. June 30, 1909. 4:1086. other consid and 100

60th st W, No 32, s s, 170 e Columbus av, 20x100.5, 4-sty and basement stone front dwelling. Christina E Romer to Malcolm Baxter, Jr. Mort $16,500. Nov 28, 1904. June 30, 1909. 4:1112—57. A $16,000—$23,000. nom

60th st W, No 223, n s, 325 w Amsterdam av, 25x100.5, 4-sty brk tenement and store. FORECLOS, May 18, 1909. Colin McLennan referee to Julius and Michael Maier. June 17, 1909. 4:1152—19. A $6,000—$10,000. Corrects error in issue of June 19, when st No was 229. 9,150

64th st E, No 24, s s, 74 w Madison av, 21x100.5, 4-sty and basement brk and stone dwelling. The TRUSTEES of Rutgers College in N J to May B Knoblauch. Q C. June 23. June 28, 1909. 5:1378—59. A $75,000—$85,000. nom

65th st E, No 417, on map Nos 419 and 421, n s, 325.4 w Av A, 37.8x100.5, 6-sty brk tenement and stores. Isaacs Realty Co to David Jacobson of State of N J. All liens. June 25. June 29, 1909. 5:1460—11. A $13,500—$45,000. other consid and 100

65th st E, Nos 334 and 336, s s, 262.6 w 1st av, 37.6x100, 6-sty brk tenement and stores. Harris Gettinger to Mary Ehrmann. Morts $45,750. June 26. June 30, 1909. 5:1439—37. A $15,000—$45,000. other consid and 100

65th st E, Nos 338 and 340, s s, 225 w 1st av, 37.6x100, 6-sty brk tenement and stores. Harris Gettinger to Mary Ehrmann. Morts $45,750. June 26. June 30, 1909. 5:1439—36. A $15,000—$45,000. other consid and 100

66th st E, Nos 213 to 217, n s, 190 e 3d av, 120x100.5, three 6-sty brk tenements.

66th st E, No 221, n s, 220 w 2d av, 40x100.5, 6-sty brk tenement and store.
Samuel Werner to Solomon Frankel. ½ part. All title. All liens. June 19. June 26, 1909. 5:1421—8 to 11 and 16. A $80,000—$205,000. other consid and 100

66th st E, Nos 223 to 227, n s, 100 w 2d av, 120x100.5, three 6-sty brk tenements.

Cannon st, No 10, e s, 125 n Grand st, 25x100, 5-sty brk tenement.
Solomon Frankel to Samuel Werner. ½ part. All title. All liens. June 19. June 26, 1909. 5:1421—17 to 20. A $60,000—$153,000; 2:326—4. A $14,000—$34,000. other consid and 100

68th st E, No 230, s s, 282.10 e 3d av, 18.2x100, 3-sty and basement stone front dwelling.

56th st E, Nos 233 to 237, n s, 200 w 2d av, 75x100.5, three 5-sty brk tenements and stores.
Lena Gurgel to Louis Sroka, a corpn. B & S. All liens. June 15. June 25, 1909. 5:1422—37. A $8,000—$12,000; 5:1330—14 to 16. A $33,000—$75,000. other consid and 100

68th st E, No 236, s s, 337.4 e 3d av, 18.2x100, 3-sty and basement stone front dwelling. Erskine Van Houten to Moses and Abraham Gluck. Mort $7,000. June 23. June 25, 1909. 5:1422—35. A $8,000—$12,000. 100

70th st E, Nos 507 and 509, n s, 173 e Av A, 50x100.5, 1sty frame shop. Rachel Futterman to Aaron Futterman. All liens. Nov 20, 1907. July 1, 1909. 5:1482—8 and 9. A $12,000—$12,000. other consid and 100

71st st E, n s, 170.1 w 3d av, strip, 0.11x102.2. David M Goodrich to Theodora Elliman. B & S. June 23. June 30, 1909. 5:1406. nom

73d st E, No 8, s s, 140 e 5th av, 22.6x102.2, 4-sty stone front dwelling. The Beekman Estate to A Thayer Robb of Southampton, L I. June 24. June 25, 1909. 5:1387—67. A $70,000—$82,000. 90,000

74th st E, No 409, n s, 185 e 1st av, 28x79.6x28.6x83.10, 5-sty brk tenement. Ignatz Grossman to Louis Lese. B & S and C a G. Morts $19,750 and all liens. June 28. June 29, 1909. 5:1469—8. A $7,500—$21,000. nom

76th st W, No 180, s s, 25 e Amsterdam av, 18x77.2, 4-sty and basement stone front dwelling. L Napoleon Levy to Madge Clarke. All liens. June 25. June 26, 1909. 4:1147—63. A $11,500—$20,000. nom

77th st E, Nos 207 and 209, n s, 155 e 3d av, 33.4x102.2.

77th st E, Nos 213 to 217, n s, 205 e 3d av, 50x102.2.
five 3-sty stone front dwellings. Louis Lese to Belwood Realty Co. All liens. June 29. June 30, 1909. 5:1432—7, 7½ and 9 to 10. A $35,000—$47,500. other consid and 100

78th st E, No 113, n s, 193.10 e Park av, 18.8x102.2, 3-sty stone front dwelling. Mary B Geyer to Louise H Cryder. Mort $16,000. June 28, 1909. 5:1413—8½. A $18,000—$22,000. nom

78th st E, No 151, n s, 54 e Lexington av, 16x82.2, 3-sty stone front dwelling. Frederick W Budd to Chas S Faulkner. June 11. June 25, 1909. 5:1413—22. A $9,000—$12,500. nom

78th st E, No 151, n s, 54 e Lexington av, 16x82.2, 3-sty stone front dwelling. Chas S Faulkner to Realty Purchasing and Mortgage Corporation. Morts $14,000. June 24. June 25, 1909. 5:1413—22. A $9,000—$12,500. nom

78th st E, Nos 308 and 310, on map Nos 308 to 312, s s, 125 e 2d av, 49x102.2, 6-sty brk tenement and stores. Fannie Wolf to Martin Seidner. Mort $75,000. June 30. July 1, 1909. 5:1452—47. A $18,000—$62,000. other consid and 100

78th st W, No 133, n s, 430 e Amsterdam av, 20x102.2, 3-sty and basement stone front dwelling. Amelia P De Witt to Clarence O Bigelow. Mort $15,000. July 1, 1909. 4:1150—18. A $13,000—$21,000. other consid and 100

80th st E, No 133, n s, 30 w Lexington av, 20x100, 3-sty brk dwelling. Louis Lese to Sarah wife Louis Lese. All liens. June 29. June 30, 1909. 5:1509—15. A $13,000—$20,000. nom

83d st W, No 21, n s, 290 w Central Park West, 20x102.2, 4-sty and basement brk and stone dwelling. John A Kamping to William Naumberg. Mort $20,000. June 25, 1909. 4:1197—20. A $14,000—$26,000. nom

84th st E, No 314, s s, 175 e 2d av, 25x102.2, 5-sty brk tenement. Michael Densen to Herman M Hess. ½ part. All title. June 29. June 30, 1909. 5:1546—45. A $9,000—$28,500. nom

84th st W, No 205, n s, 119 w Amsterdam av, 27x102.2, 5-sty brk tenement. Emil G Schweitzer to Wohlfarth Realty Co, a corpn, and Adam Urbach. Mort $26,000. June 30. July 1, 1909. 4:1232—27. A $15,000—$31,000. other consid and 100

85th st W, No 23, n s, 190 w Central Park West, 20x102.2, 5-sty brk and stone dwelling. James Carlew to Elsie R Weil. Mort $35,000. June 29, 1909. 4:1199—25. A $15,000—$40,000. other consid and 100

86th st W, No 272, s s, 119.6 w Broadway, 20x102.2, 5-sty brk and stone dwelling. Barney Estate Co to Wm M Barrett. Mort $21,000. June 9. June 29, 1909. 4:1233—57½. A $15,000—$31,000. other consid and 100

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87th st W, No 155, n s, 441.8 w Columbus av, 16.8x100.8, 3-sty and basement stone front dwelling. John D Robinson et al, HEIRS, &c, Sarah F Robinson, decd, to Ora M Russell. June 24. July 1, 1909. 4:1218—14½. A $8,500—$15,000. other consid and 100

Same property. Ora M Russell to Wm E Bailey. Mort $15,000. June 30. July 1, 1909. 4:1218. nom

87th st W, No 333, n s, 371 w West End av, 16x100.8, 4 and 5-sty brk and stone dwelling. Wm M and John H Purdy TRUSTEES John Purdy for benefit of and Rosa M Purday now Jones to Marie A wife of Rufus B Cowing. June 8. June 29, 1909. 4:1249—17½. A $9,500—$24,000. 30,000

Same property. Charles DeHart Brower to same. Q C. June 4. June 29, 1909. 4:1249. nom

88th st W, No 258, s s, 171 e West End av, 18x100.8, 3-sty and basement stone front dwelling. John Sheehan INDIVID and EXR Ellen M Sheehan to Mary T Daeniker. June 24. June 30, 1909. 4:1235—57. A $8,000—$16,000. 25,000

91st st E, No 151, n s, 90 e Lexington av, 20x100.8, 3-sty stone front dwelling. Theresa Feaster, EXTRX John J Feaster to Wm J Eecker. Morts $15,000. June 30. July 1, 1909. 5:1520—24. A $10,000—$13,000. other consid and 100

92d st E, No 57, n s, 218 w Park av, 17.6x100.8, 4-sty stone front dwelling. James B Speyers to Katharine Van V Speyers. Morts $27,500. June 28. June 30, 1909. 5:1504—27. A $15,000—$25,500. other consid and 100

92d st E, No 57, n s, 218 w Park av, 17.6x100.8, 4-sty stone front dwelling. Charles Gulden to James B Speyers. Mort $14,000. June 24. June 29, 1909. 5:1504—27. A $15,000—$25,500. nom

95th st W, No 62, s s, 154 e Columbus av (9th av), 19x100.8, 4-sty and basement brk dwelling. FORECLOS, June 23, 1909. Roger A Pryor ref to Chas G Moses. June 25, 1909. 4:1208—58. A $10,500—$18,000. 21,000

97th st E, No 303, n s, 100 e 2d av, 25.1x100.11, 4-sty brk tenement and store. Benjamin Spitzer to Sadie Spitzer. ½ part. Mort $8,666. June 28, 1909. 6:1669—5. A $7,000—$14,000. other consid and 100

99th st W, No 259, n s, 209 w Broadway, 18.7x—x13.4x100.11, 3-sty and basement stone front dwelling. Katie Hardcastle to Benjamin Mordecai. Mort $17,500. June 30. July 1, 1909. 7:1871—5. A $9,500—$18,000. other consid and 100

99th st E, Nos 62 and 64, s s, 225 e Madison av, 37.6x100.11, 6-sty brk tenement and stores. Release mort. Reuben Sadowsky to Samuel Lotkin. Q C. June 29. July 1, 1909. 6:1604—42. A $14,000—$47,000. nom

Same property. Samuel Lotkin to Albert H Atterbury, of Plainfield, N J. Morts $46,100 and all liens. June 28. July 1, 1909. other consid and 100 6:1604.

100th st W, Nos 133 and 135, n s, 325 w Columbus av, 50x100.11, two 4-sty brk tenements. Maude E Hall to Josephine B Buchanan. Mort $28,000. June 10. June 25, 1909. 7:1855—18 and 19. A $22,000—$32,000. nom

100th st W, Nos 133 and 135, n s, 325 w Columbus av, 50x100.11, two 4-sty brk tenements. Josephine B Buchanan to Maude E Hall. Mort $28,000. June 25. June 30, 1909. 7:1855—18 and 19. A $22,000—$32,000. nom

102d st E, No 164, s s, 245 w 3d av, 20x100.11, 4-sty stone front tenement. Ada Gelman to Ernest Cizek. B & S. All liens. June 29. June 30, 1909. 6:1629—46½. A $6,500—$10,000. other consid and 100

102d st E, No 104, s s, 55 e Park av, 25x75, 5-sty stone front tenement. Johanna Watson to Elizabeth Guenther. All liens. June 1. June 25, 1909. 6:1629—70. A $8,000—$14,000. nom

107th st E, No 64, s s, 225 e Madison av, 25x100.11, 5-sty brk tenement. Sol Schiller to Abraham I Spiro. Mort $24,000. June 17. June 30, 1909. 6:1612—43. A $11,000—$24,000. other consid and 100

107th st E, Nos 62 and 64, s s, 200 e Madison av, 50x100.11, two 5-sty brk tenements. Abraham I Spiro to Bernard Naumburg. Mort $47,750. June 30, 1909. 6:1612—43 and 44. A $22,000—$48,000. other consid and 100

110th st E, No 128, s s, 100 w Lexington av, 25x100.11, 5-sty stone front tenement. Benjamin Harris to Edward A Isaacs, of Madison, N J. ¼ part All liens. June 25. June 26, 1909. 6:1637—60. A $11,000—$21,000. other consid and 100

112th st W, No 3, n s, 100 w 5th av, 25.11x100.11, 5-sty brk tenement. Lena, wife Isaac Johnson to Theo M Johnson. Mort $23,500. Mar 16. July 1, 1909. 6:1596—32½. A $13,000—$26,000. other consid and 100

113th st E, No 85, n s, 25 w Park av, 25x100.11, 5-sty brk tenement. FORECLOS, June 29, 1909. Roger A Pryor, ref, to Christiana Ogle. June 30, 1909. 6:1619—34. A $11,000—$21,000. 1,000

114th st W, No 216, s s, 275 w 7th av, 25x100.11, 5-sty brk tenement. Eleonora Wallach to Wm A Swinton. Mort $20,000. June 29. June 30, 1909. 7:1829—45. A $12,000—$26,000. other consid and 100

115th st E, No 16, s s, 245 e 5th av, 25x100.11, 5-sty brk tenement. Louis Starr to George Freeman of Brooklyn. Mort $21,000. June 28. June 29, 1909. 6:1620—62. A $12,000—$23,000. other consid and 100

115th st E, No 336, s w s, 200 n w 1st av, 25x100.10, 4-sty brk tenement and store. P Imperato Realty Co to Felicetta Imperato, of Brooklyn. Mort $18,000. June 1. June 25, 1909. 6:1686—35. A $8,000—$17,000 other consid and 100

116th st E, Nos 3 and 5, n s, 110 e 5th av, 50x100.11, 6-sty brk tenement and stores. Annie Spiro to Hannah Weinberg. ½ part. Mort $72,500. May 26. June 26, 1909. 6:1622—5. A $30,000—$75,000. other consid and 100

117th st E, Nos 527 and 529, n s, 285.6 e Pleasant av, 37.6x100.10, 6-sty brk tenement and stores. Louis T Fossum to Louvre Realty Co. Mort $39,500 and all liens. June 29. June 30, 1909. 6:1716—13. A $9,500—$35,000. other consid and 100

118th st W, No 17, n s, 285 w 5th av, 25x100.11, 5-sty brk tenement. Sarah Rosenthal to Barnett Levine. 1-3 part. All title. Morts $26,000 and all liens. June 29. June 30, 1909. 6:1717—25. A $14,000—$30,000. nom

118th st E, No 440, s s, 177 w Pleasant av, 17x100.11, 3-sty stone front dwelling. Johanna Watson to Dorothy C Watson. All liens. June 1. June 26, 1909. 6:1711—32. A $4,500—$7,500. nom

119th st E, Nos 348 and 350, s s, 110 w 1st av, 40x100.11, 6-sty brk tenement and stores. Samuel Lipman et al to Abraham and Joseph R Scheinberg. Mort $38,000. May 14. June 28, 1909. 6:1795—33. A $11,500—$44,000. other consid and 100

120th st E, Nos 520 to 534, s s, 250 e Pleasant av, 150x100.11, four 6-sty brk tenements. FORECLOS, June 9, 1909. John T McGovern referee to The State Bank. Morts $126,000 and all liens. June 23. June 26, 1909. 6:1816—37 to 42. A $36,000—$172,000. 10,000

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning, 6-sty tenement and stores. Louis Starr to George Freeman, of Brooklyn. Mort $37,500. June 30. July 1, 1909. 6:1808—31. A $17,000—$71,000. other consid and 100

121st st E, No 245, n s, 85 w 2d av, 25x100.11, 5-sty brk tenement and store. Esther wife of David Mager to Jacob Newman, of Luzerne Co, Pa. June 28, 1909. 6:1786—21. A $10,000—$26,000. nom

121st st E, Nos 440 to 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 50 x n 100.11 to st, x e 66 to beginning, two 6-sty brk tenements and stores. Hyman Adelstein et al to Louis Starr. Morts $60,500 and all liens. June 25. June 30, 1909. 6:1808—31. A $17,000—$71,000. other consid and 100

123d st E, No 235, n s, abt 250 e 3d av, —x—, 3-sty brk dwelling. Assignment of all title to life estate. Barnett Cohen to Joseph Cohen. May 1. June 29, 1909. 6:1788—14. A $10,000—$13,000. nom

126th st E, No 227, n s, 271.6 e 3d av, 33.6x99.11, 5-sty brk tenement and store. FORECLOS, June 25, 1909. Stephen Callaghan, ref, to Edward J Sparenberg, N Y, and August Amann, of Mt Vernon, N Y. Mort $19,000. June 28. June 30, 1909. 6:1791—12. A $12,000—$32,000. 9,000

127th st W, Nos 145 and 147, n s, 150 e 7th av, 50x99.11, 6-sty brk tenement. Dora T Lawrence to Grand Investing Co, a corpn. Mort $75,000. June 18. June 29, 1909. 7:1912—8. A $24,000—$80,000. 10,000

128th st W, No 212, s s, 175 w 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Arthur J Collins to Janet C Macdonald. May 2, 1905. June 25, 1909. 7:1933—41. A $6,000—$10,500. 13,500

129th st E, No 111, n s, 165 e Park av, 25x99.11, 4-sty brk tenement and store and 2-sty frame tenement in rear. Isidor Epstein to Nathan Jacobs. Morts $13,000. June 15. June 28, 1909. 6:1778—8. A $8,000—$13,500. 10,000

129th st W, No 215, n s, 181.3 w 7th av, 18.9x99.11, 3-sty and basement stone front dwelling. Estelle Hershfield to Gertrude Hershfield. 1-3 part. All title. Mort $7,000. June 26. June 28, 1909. 7:1935—24. A $7,300—$11,000. nom

130th st E, Nos 53 and 55, n s, 289.6 w Park av, 38x99.11, 6-sty brk tenement. Louis Meyer Realty Co to Herman J Katz. Mort $44,200. Mar 6. June 29, 1909. 6:1755—24. A $14,000—$50,000. other consid and 100

131st st W, Nos 63 to 69, n s, 135 e Lenox av, late 6th av, 100x99.11, two 5-sty brk tenements. Edward A Morrison to Mathilde Klotz. June 19. June 29, 1909. 6:1729—7 and 9. A $46,000—$106,000. nom

131st st W, No 11, n s, 175 w 5th av, 15x99.11, 3-sty and basement brk dwelling. Herbert O Hall ADMR, &c, Edwin R Barnes to Eugene C Casey. June 28, 1909. 6:1729—29½. A $6,500—$10,000. other consid and 100

131st st W, Nos 63 to 69, n s, 135 e Lenox av, 100x99.11, two 5-sty brk tenements. Mathilde Klotz to Morris Manheimer. B & S. Mort $80,000. June 29. June 30, 1909. 6:1729—7 and 9. A $46,000—$106,000. other consid and 100

133d st W, Nos 138 to 142, s s, 324.10 e 7th av, 75x99.11, three 4-sty brk tenements. Louis Meyer Realty Co to Herman J Katz. Mort $55,500. May 6. June 29, 1909. 7:1917—48 to 50. A $33,000—$54,000. other consid and 100

135th st W, No 174, s s, 250 e 7th av, 25x99.11, 5-sty brk tenement. Susie H Stewart to Moses L Frazier. Morts $29,000. Jan 18, 1908. June 29, 1909. 7:1919—53. A $13,000—$25,000. other consid and 100

136th st W, No 34, s s, 332.6 e Lenox av, 38.9x99.11, 6-sty brk tenement. Robt McM Gillespie to Lillian S wife of Robt McM Gillespie of Tuxedo Park, N Y. Morts $45,000. June 29, 1909. 6:1733—55. A $16,000—$44,000. nom

139th st W, Nos 624 and 626, s s, 300 w Broadway, 50x99.11, 5-sty brk tenement.

139th st W, Nos 628 and 630, s s, 350 w Broadway, 50x99.11, 5-sty brk tenement.

Herman Cohen to Martin Construction Co. Mort $96,000. May 17. June 28, 1909. 7:2087—46 and 48. A $32,000—$100,000. nom

139th st W, Nos 624 and 626, s s, 300 w Broadway, 50x99.11.

139th st W, Nos 628 and 630, s s, 350 w Broadway, 50x99.11, two 5-sty brk tenements.

Martin Construction Co to Herman Cohen. Morts $100,000. June 28, 1909. 7:2087—46 and 48. A $32,000—$100,000. nom

143d st W, No 247, n s, 350 e 8th av, 25x99.11, 6-sty brk tenement. Leopold Goldstein to Joseph S Jacobs. Mort $30,000. June 22. June 28, 1909. 7:2029—15. A $8,000—$32,000. other consid and 100

143d st W, Nos 110 and 112, s s, 183.4 w Lenox av, 41.8x99.11, 6-sty brk tenement. Fannie Littenberg to Ray Weil. Mort $51,000. June 29, 1909. 7:2011—42. A $15,000—$48,000. nom

143d st W, No 237, n s, 475 e 8th av, runs e 24.8 x n — x e — x n 51.11 x w 25 x s 99.11 to beginning, 6-sty brk tenement. Harriet S Stewart to Moses L Frazier. All liens. Mar 1, 1909. June 30, 1909. 7:2029—20. A $8,000—$32,000 other consid and 100

143d st W, No 241, n s, 425 e 8th av, 25x99.11, 6-sty brk tenement. Louis C Whitfield to M Leonard Frazier. Mort $29,000. June 16. July 1, 1909. 7:2029—18. A $8,000—$32,000. other consid and 100

144th st W, n s, 350 w 7th av, 40x99.11, vacant. FORECLOS, June 24, 1909. Thomas F Gilroy, Jr, ref to Mutual Life Insurance Co of N Y. June 30. July 1, 1909. 7:2030—17. A $12,500—$12,500. 16,000

144th st W, n s, 310 w 7th av, 40x99.11, vacant. FORECLOS, June 24, 1909. Thomas F Gilroy, Jr, ref to Mutual Life Insurance Co of N Y. June 30. July 1, 1909. 7:2030—19. A $12,500—$12,500. 16,000

144th st W, n s, 270 w 7th av, 40x99.11, vacant, FORECLOS, June 24, 1909. Thomas F Gilroy, Jr, ref to Mutual Life Insurance Co of N. Y. June 30. July 1, 1909. 7:2030—21. A $12,500—$12,500. 15,000

144th st W, n s, 230 w 7th av, 40x99.11, vacant. FORECLOS, June 24, 1909. Thomas F Gilroy, Jr, ref, to Mutual Life Insurance Co of N Y. June 30. July 1, 1909. 7:2030—23. A $12,500—$12,500. 15,000

145th st W, Nos 215 to 225, n s, 230 w 7th av, 120x99.11, three 6-sty brk tenements and stores. Bernhard Heine and Solomon Boehm to Isabella wife Bernhard Heine and Fannie wife Solomon Boehm. Morts $139,000. Jan 21. June 25, 1909. 7:2031—18 to 21. A $61,500—$84,000. 10,000

163d st W, Nos 440 and 442, s s, 200 e Amsterdam av, 50x112.6, two 5-sty brk tenements. Benjamin Harris to Edward A Isaacs, of Madison, N J. ½ part. All liens. June 25. June 26, 1909. 8:2110—14 and 15. A $16,000—$49,000. other consid and 100

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163d st W, Nos 449 to 453, n s, 275 e Amsterdam av, 75x112.6, two 6-sty brk tenements. Hattie Mendelson widow to Albert T Scharps. Mort $42,700 and all liens. June 29. June 30, 1909. 8:2110—96 and 98. A $24,000—$82,000. other consid and 100

Same property. Albert T Scharps to Charles Lewin. Mort $42,700 and all liens. June 29. June 30, 1909. 8:2110. other consid and 100

163d st W, Nos 449 to 453, n s, 275 e Amsterdam av, 75x112.6, two 6-sty brk tenements. Charles Lewin to Katherine Coleman, of Jersey City, N J. Mort $102,900. June 30, 1909. 8:2110—96 and 98. A $24,000—$82,000. other consid and 100

169th st W, n s, 80.10 e Fort Washington av, 45x86.7, vacant. FORECLOS, May 27, 1909. George Parr, ref, to Charles Brogan, Inc. June 30, 1909. 8:2138 187. A $6,000—$6,000 9,000

170th st W, Nos 506 and 508, s s, 150 w Amsterdam av, 50x95, 5-sty brk tenement. Moses M Valentine to Benjamin Shapiro. Mort $20,000. June 28, 1909. 8:2126—38. A $14,000—$42,000. other consid and 100

175th st W, s s, 100 w Amsterdam av, 50x100, vacant.
Amsterdam av| s w cor 175th st, 100x100, vacant.
175th st
Solmax Realty Co to T J McGuire Construction Co, a corpn. Mort $55,000. June 28. June 29, 1909. 8:2131—42 to 47. A $68,000—$68,000. exch

Av A, Nos 1676 and 1678, e s, 21.5 n 88th st, 40x75, two 4-sty stone front tenements and stores. Abraham Klossk and Mary his wife to Rosie Klossk. Mort $23,000. June 23. June 26, 1909. 5:1585—1½ and 2. A $14,000—$22,000 100

Av A, Nos 1435 and 1438, e s, 25.6 n 76th st, 50.6x98, 6-sty brk tenement and stores. Edna S Lewis to Spruce Realty Co. Mort $45,000. June 10. June 29, 1909. 5:1488—2. A $17,000—$58,000. other consid and 100

Av D, No 73, w s, 25 s 6th st, 23x89, 3-sty brk dwelling. Emanuel M Steindler to Jacob Greenbaum. Mort $14,000. June 29. June 30, 1909 2:375—37. A $13,000—$16,000. 100

Amsterdam av, Nos 502 and 504, w s, 40 n 84th st, 40x100, 6-sty brk tenement and stores. Frank A Jaeger to Jaeger Bros Realty Co. June 25. June 30, 1909. 4:1232—31. A $33,000—$68,000. other consid and 100

Amsterdam av, Nos 506 and 508, w s, 84.4 s 85th st, 40x100, 6-sty brk tenement and stores. Lionel Jaeger to Jaeger Bros Realty Co. Mort $57,000. June 25. June 30, 1909. 4:1232—33. A $33,000—$68,000. other consid and 100

Amsterdam av, Nos 965 and 967, e s, 50.7 n 107th st, 50.4x100, 6-sty brk tenement and stores. Frank A Jaeger to Jaeger Bros Realty Co, a corpn. Mort $57,000. June 25. June 30, 1909. 7:1862—3. A $36,000—$85,000. other consid and 100

Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty brk tenement and stores. Anna Mossa et al to Jacob H Friedlander. Mort $7,000 and all liens. June 25. June 28, 1909. 8:2123—42. A $12,000—$32,000. other consid and 100

Amsterdam av, No 2143, e s, 50 n 166th st, 37.6x100, 5-sty brk tenement and stores. Mutual Construction Co to Bridget Tiernan. Morts $47,750. June 21. July 1, 1909. 8:2111—81. A $17,500—$42,000. nom

Amsterdam av, No 2145, e s, 87.6 n 166th st, 37.6x100, 5-sty brk tenement and stores. Mutual Construction Co to Thomas Mulligan. Morts $47,750. June 21. July 1, 1909. 8:2111—83. A $17,500—$42,000. nom

Broadway|n e cor 121st st, 99.10x100. Agreement modifying clause
121st st | in trust deed recorded June 5, 1909. David B R Chapman with Huntington W Merchant as TRUSTEE. June 21. June 28, 1909. 7:1976. nom

Broadway, No 3922, e s, 135.11 s 165th st, 25x100, part 6-sty brk tenement. Matilda E Henderson to James O'Brien and Michael Caravatta. B & S. All title. Correction deed. June 28, 1909. 8:2122—72. A $13,000—$16,000. nom

Bowery, Nos 45 and 47| e s, about 185.8 n Bayard st, at n w cor
Chrystie st, No 21 | No 43 Bowery, runs e 69.8 x s 40 x e 7.6 x s 20 x e 189.7 to w s Chrystie st, x n 25 x w 70 x n 37.8 x w 30 x n 37.4 x w 159 to Bowery, x s 39.10 to beginning, 5-sty brk tenement and store, 6-sty brk lodging house, with 1-sty brk theatre in rear. Chas L Hadley EXR, &c, Wm A Martin to The City of New York. June 28. June 30, 1909. 1:290—part lot 1. A $——$——. 370,766.67

Bowery, Nos 45 and 47| e s, 185.8 n Bayard st, runs e 69.8 x s
Chrystie st, No 21 | 40.2 x e 7.6 x s 20 x e 189.3 to w s Chrystie st, x n 25 x w 70 x n 37.10 x w 30 x n 37.3 x w 158.11 to Bowery, x s 39.8 to beginning, 5-sty brk tenement and store, 6-sty brk lodging house, with 1-sty brk theatre in rear. Same to same. Nov 21, 1908. June 30, 1909. 1:290—part lot 1. A $——$——. 370,766.67

Fort Washington Depot road, s s, being plot bounded on n by Fort Washington Depot road, on e by Fort Washington Depot, road, on s by plot 3 on s w by a line drawn parallel to and 16 ft east of retaining wall and thence n w — to w s private right of way, on w by said private road, being parcel 4 and part of parcel 7 map No 719 of land Isaac P Martin, contains abt 10 lots. Rube R Fogel to Clyde Realty Co. Mort $20,000. June 22. June 25, 1909. 8:2139. nom

Haven av | w s, 100 n from s s 170th st, runs w 103.3 and
Riverside Drive| 185.2 to e s Riverside Drive, x s 51.6 x e 177.3 x n 25 x e 103.3 to av, x n 25 to beginning, 3-sty brk dwelling and vacant. Emanuel Doctor to Chas M Rosenthal. Mort $15,000. June 19. June 30, 1909. 8:2139—222 and 248. A $8,500—$8,500. nom

Lexington av, No 41| n e cor 24th st, 20.1x50, 5-sty brk hotel.
24th st, No 135 | Georgeanna Oddie to Fricke Realty Co. June 30, 1909. 3:880—28. A $18,500—$28,000. other consid and 100

Lexington av, Nos 1897 to 1903, on map Nos 1897 to 1905| n e cor
118th st, No 147 | 118th st, 100.11x39, 5-sty brk tenement and store. Louis Meyer Realty Co to Herman J Katz. Mort $67,750. Feb 27. June 29, 1909. 6:1767—21. A $27,000—$65,000. other consid and 100

Lexington av, No 1711|n e cor 107th st, 17.7x65, 5-sty stone front
107th st, No 151 | tenement and store. Charles A Winter to Christopher R Branagan. B & S. All liens. June 1. June 28, 1909. 6:1635—24. A $11,000—$17,000. other consid and 100

Lexington av, No 1032, w s, 85.2 s 74th st, 17x93.9, 3-sty stone front dwelling. Raphael Brill to Philip Lewisohn. Morts $17,000. June 25, 1909. 5:1408—56. A $14,000—$17,000. other consid and 100

Lexington av, No 1032, w s, 85.2 s 74th st, 17x93.9, 3-sty stone front dwelling. Henry Meyers to Raphael Brill. Mort $12,000. June 23. June 25, 1909. 5:1408—56. A $14,000—$17,000. other consid and 100

Lexington av, No 140. | n w cor 29th st, 24.8x100, one 4 and two
29th st, Nos 123 to 127.| 3-sty brk tenements and stores. Joseph Oussani to Morris Steinheimer. Mort $52,000. June 30. July 1, 1909. 3:885—17 to 19. A $43,500—$51,000. other consid and 50

Madison av, No 1000, w s, 76.8 s 78th st, 25.6x95, 4-sty stone front tenement and store. Martin A Dewey to County Holding Co. B & S. All liens. May 20. July 1, 1909. 5:1392—56. A $65,000—$80,000. nom

Madison av, Nos 250 to 254| n w cor 38th st, 74.4x100, one 4, one
38th st, Nos 17 and 19 | 5 and one 6-sty brk dwellings. Thirty-Eighth Street & Madison Avenue Co to Two-Fifty Madison Avenue Co. Mort $300,000. June 30, 1909. 3:868—16 to 18. A $308,000—$392,000. other consid and 100

Madison av, No 1000, w s, 76.8 s 78th st, 25.6x95, 4-sty stone front tenement and store. Henry Dale to County Holding Co. Q C. May 21. July 1, 1909. 5:1392—56. A $65,000—$80,000. nom

Manhattan av, Nos 153 to 171 n w cor 107th st, 210.10 to s s
107th st, No 51 108th st, x100, five 6-sty brk tene-
108th st, No 50 | ments, stores on corners. FORECLOS, June 9, 1909. Paul L Kiernan, ref, to Maurice Cohen. June 28. June 29, 1909. 7:1843—14 to 17 and 51. A $131,500—$340,000. 25,000

Madison av, Nos 1600 and 1602, w s, 44.2 n 107th st, 38x110, 6-sty brk tenement and stores. Pincus Lowenfeld et al to Philip Krauss. All liens. June 25. June 29, 1909. 6:1613—16. A $27,000—$60,000. other consid and 100

Madison av, Nos 1608 and 1610, w s, 120.2 n 107th st, 38x110, 6-sty brk tenement and stores. Pincus Lowenfeld et al to Philip Krauss. All liens. June 25. June 29, 1909. 6:1613—56. A $27,000—$60,000. other consid and 100

Madison av| n w cor 133d st, 99.11x10, vacant. Louis Lese to
133d st | Belwood Realty Co. All liens. June 29. June 30, 1909. 6:1758—17. A $7,500—$7,500. other consid and 100

Naegle av| n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2
10th av | to w s 10th av, x s 69.5 to n s Naegle av, x w 43.1 to beginning, vacant. Release dower. Eliza J Chittick, widow of Wm G Chittick, to Harriet A Chittick, of East Orange, N J. All of. June 26. June 30, 1909. 8:2219—32. A $20,000—$20,000. nom

Same property. Wm G Chittick and Eliza J, his wife, to Thomas Rosevear, of Jersey City, N J. ½ part. B & S and C a G. Aug 11, 1890. (Re-recorded from Aug 16, 1890.) June 30, 1909. 8:2219. 1,750

Northern av.| n w cor 181st st, 78x134x— to n s 181st st x — to
181st st. | beginning, 2-sty frame dwelling and vacant. Release mort. Adele J Buchman to Minoma Realty Co. Q C. June 14. July 1, 1909. 8:2179—part lot 80. A $——$——. nom

Same property. Minoma Realty Co to Shapiro, Portman & Henry, Inc, a corpn. Mort $90,000. June 14. July 1, 1909. 8:2179. nom

Park av, No 1711. | s e cor 120th st, 72x35.10, two 4-sty brk
120th st, Nos 96 and 98.| tenements, stores on av. Annie Harnett to George Ehret. Mort $23,000. June 29. July 1, 1909. 6:1768—70½ and 71. A $14,000—$25,000. other consid and 1,000

Park av, Nos 1665 to 1671, e s, 50.5 n 117th st, 101x90, two 6-sty brk tenements and stores. Samuel Williams et al to Betsy Gellis. Mort $80,000 and all liens. Mar 26. June 25, 1909. 6:1645—3 and 71. A $38,000—$116,000. nom

Same property. Betsy Gellis to Samuel Williams and Samuel Grodginsky. Mort $80,000. June 18. June 25, 1909. 6:1645. nom

Park av, No 1648, w s, 100.10 n 116th st, 24.10x90, 5-sty brk tenement and store. Benjamin Harris to Edward A Isaacs, of Madison, N J. ½ part. All liens. June 25. June 26, 1909. 6:1622—37. A $9,500—$20,000. other consid and 100

Riverside Drive| s e cor 114th st, 100.11x135.6. Agreement as to
114th st | release restrictions. Alexander Walker with Emma I Toplitz and Brooklyn Savings Bank. June 9. Re-recorded from June 18, 1909. June 29, 1909. 7:1895. nom

St Nicholas av| n e cor 164th st, 106.7x159.1x99.11x121.10, 1 and
164th st | 2-sty brk and frame buildings and vacant. Thomas Bailey to Newton Holding Co. Mort $46,000. June 28. June 29, 1909. 8:2121—20 to 23. A $46,000—$46,500. other consid and 100

St Nicholas av, No 220.| n e cor 121st st, 32.4x84.8x27.6x67.9, 5-
121st st, No 273 | sty brk tenement and store. Mary E Flannery to George Ehret. Morts $45,000. July 1, 1909 7:1927—1. A $22,000—$40,000. other consid and 1,000

West End av, No 580. n e cor 88th st, 20.8x100, 4-sty and base-
88th st, No 267. | ment brk dwelling. Walter E Ward to Michael P O'Connor. Mort $33,000. July 1, 1909. 4:1236—1. A $20,000—$35,000. nom

West End av s w cor 89th st, 23x80, 4-sty and basement stone
89th st, No 300| front dwelling. Release judgment. Raymond A Greene to Lucy S and Cassius M Wicker. June 25. June 26, 1909. 4:1250—39. A $20,000—$30,000. nom

1st av, Nos 1029 and 1031, w s, 72 n 56th st, 42.8x74, two 5-sty stone front tenements and stores. Abbie L Henshaw to Hugo Taussig. Q C. All liens. June 21. June 28, 1909. 5:1349—26 and 27. A $18,000—$35,000. 100

1st av, Nos 1729 and 1731, w s, 50.8 s 90th st, 50x100, two 5-sty brk tenements and stores. Dean Holding Co to Isaac Haft, Samuel Williams and Samuel Grodginsky. Morts $30,000. June 19. June 25, 1909. 5:1552—27 and 28. A $22,000—$44,000. 100

1st av, Nos 2131 to 2135 |s w cor 110th st, 75.11x75, three 4-sty
110th st, No 348. | brk tenements and stores. Louis Rinaldo to Isaac Sakolski. B & S and C a G. June 16. July 1, 1909. 6:1681—28 to 30. A $30,400—$47,000. other consid and 100

Same property. Isaac Sakolski to Louis Rinaldo. All liens. June 17. July 1, 1909. 6:1681. other consid and 100

2d av, No 935, w s, 65.9 s 50th st, 21.3x80. Release claims for station platform extension. Celia Lent to Interborough Rapid Transit Co et al. May 15. June 25, 1909. 5:1323. 425

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2d av, No 2081, w s, 25 n 107th st, 25.1x73, 4-sty brk tenement and store. Mary A McGown to Moses S and Sophie E Hyman. Q C. June 23. June 25, 1909. 6:1657—22. A $9,000—$18,000. nom

2d av, No 2156, e s, 50.11 s 111th st, 25x100. Release claims for station platform extension. Simon Michel to Interborough Rapid Transit Co et al. May 11. June 25, 1909. 6:1682. 500

2d av, No 1086, e s, 20.9 n 57th st, 19.9x78, 5-sty stone front tenement and store. Wm H Brower, Jr, to Catharine Brower. All liens. June 28. June 29, 1909. 5:1350—2. A $11,000—$16,000. other consid and 100

2d av, No 2451, w s, 74.11 n 125th st, 25x74, 5-sty stone front tenement and store. Abraham Perlman to Herman Ziegen. Mt $17,500. June 12. June 29, 1909. 6:1790—25. A $9,500—$19,500. other consid and 100

2d av, No 2258 | s e cor 116th st, 20.11x80, 4-sty brk
116th st, Nos 300 and 302 | tenement and store. William Jaeger to Jaeger Bros Realty Co. Mort $15,000. June 25. June 30, 1909. 6:1687—49. A $15,000—$24,000. other consid and 100

3d av, Nos 2327 and 2329, e s, 60 n 126th st, 39.11x76, two 4-sty brk tenements and stores. Eliz F Hurlimann and ano to Henry Krauss. Mort $15,000. June 24. June 25, 1909. 6:1791—3 and 4. A $31,500—$45,000. other consid and 100

Same property. Release mort. Harlem Savings Bank to Dorothy F Duggan, of Sullivan Co, N Y, and Eliz F Hurlimann, of Weehawken, N J. June 14. June 25, 1909. 6:1791. 15,000

3d av, No 430 | s w cor 30th st, 25x95, 5-sty brk tene-
30th st, Nos 158 and 160 | ment and store. Wm E Thorne as TRUSTEE to Mary A Grace. Dec 2, 1907. June 30, 1909. 3:885—49. A $31,000—$42,500. 50,000

3d av, No 1317, e s, 83.5 n 75th st, 18.9x105, 7-sty brk loft building and store. Ernest N Adler to Martha Buchsweiler. ½ part. Mort $28,000. Sept 10, 1908. July 1, 1909. 5:1430—4. A $12,000—$30,000. 100

4th av, No 250 | s w cor 20th st, 20x64, 4-sty brk tenement and
20th st, No 52 | store. Johannes Brunke to John Borkel. Mort $25,000. June 29. July 1, 1909. 3:848—43. A $54,000—$63,000. other consid and 100

4th av, Nos 225 to 233 | s e cor 19th st, 131x150, ruins of 12-sty brk
19th st, No 100 | loft, office and store building (Parker Building). Peter T Barlow et al EXRS, &c, of Virginia B Matthews to Pocono Building Co, a corpn. All title. Q C. Apr 26. June 26, 1909. 3:874—4. A $415,000—$1,175,000. nom

4th av, Nos 225 to 233 | s e cor 19th st, 131x150, ruins of a 12-sty
19th st, No 100 | brk loft, office and store building (Parker Building). Metropolitan Life Ins Co to Pocono Building Co. C a G. All liens. May 3. June 25, 1909. 3:874—4. A $415,000—$1,175,000. other consid and 100

4th av, No 427, e s, 45.8 n 29th st, 20.5x80, 4-sty brk tenement and store. Edward J Healy to Byrne & Murphy, a corpn. 1-3 part. C a G. June 25. June 26, 1909. 3:885—3. A $33,000—$42,000. nom

5th av, No 516 | n w cor 43d st, 29x125, 4-sty stone front building
43d st, No 1 | and store with 2-sty brk extension. Louisa M Lee to Cathleen Turney. June 21. June 25, 1909. 5:1259—33. A $500,000—$535,000. other consid and 100

5th av | n e cor 86th st, runs n 50 x e 89.2 x s e 15.11 x s 41.9
86th st | to n s 86th st, x w 100 to beginning, with all title to gore adjoining above, 50 n 86th st, and 100 e 5th av, and s e by above, vacant. Ada B Bliss and Cora F Barnes to Bernard M Baruch. June 5. June 30, 1909. 5:1498—1 and 2. A $275,000—$275,000. 100

5th av, Nos 581 and 583, e s, 42.5 n 47th st, 39.1x100, one 4 and one 5-sty stone front dwellings. Virginia R Dingee to Marcus Daly and Mary D Gerard. Mort $375,000. June 22. June 29, 1909. 5:1283—2 and 3. A $390,000—$410,000. other consid and 100

5th av, No 516 | n w cor 43d st, 29x125, 4-sty stone front building
43d st, No 1 | and store with 2-sty brk extension. Cathleen Turney to Sound Realty Co. Mort $600,000. June 25. June 28, 1909. 5:1259—33. A $500,000—$535,000. other consid and 100

5th av, No 2163, e s, 25 n 132d st, 24.11x90, 5-sty brk tenement and store. Simon Epstein to Alice S Anderson, of Brooklyn. B & S. June 30. July 1, 1909. 6:1757—2. A $13,000—$26,000. other consid and 100

6th av, No 501 | n w cor 30th st, runs n 30 x w along n s
30th st, Nos 101 to 109 | Stewart st, closed, 41.5 x n 99.6 x w 100 x s 99.6 to n s said Stewart st x w 5 to n s 30th st x e 144 to beginning, 4-sty stone front tenement and store and 1 and 2-sty brk and frame stable. Sarah J Housley formerly Burby to Edmund L Mooney. 1-48 part. B & S. Sub to life estate of Julia L Butterfield. June 24. June 25, 1909. 3:806—30 and 34. A $378,000—$396,000. other consid and 100

6th av, No 501 | n w cor 30th st, runs n 30 x w along n s
30th st, Nos 101 to 109 | Stewart st, closed, 41.5 x n 99.6 x w 100 x s 99.6 to n s Stewart st x w 5 to n s 30th st x e 144 to beginning, 4-sty stone front tenement and store and 1 and 2-sty brk and frame stable. Jacob Hirsh to Henry Morgenthau and Edmund L Mooney. 1-16 part. Sub to life estate of Julia L Butterfield. B & S. June 7. June 28, 1909. 3:806—30 and 34. A $378,000—$396,000. 100

6th av, No 501 | n w cor 30th st, 30 to n s Stewart st,
30th st, Nos 101 to 109 | closed, x — to n s 30th st, x144, gore. Stewart st (closed), n s, 41.5 w 6th av, runs n 99.6 x w 100 x s 99.6 to st, x e 100 to beginning, 4-sty stone front tenement and store and 1 and 2-sty brk and frame stable. Harris Mandelbaum to Henry Morgenthau. 1-48 part. All title. Q C. June 25. June 29, 1909. 3:806—30 and 34. A $378,000—$396,000. nom

7th av, Nos 1952 to 1958 | s w cor 118th st, 100.11x99.9, three 5-
118th st, Nos 200 to 204 | sty brk tenements and stores on av. Bernhard Naumburg to Abraham I Spiro. Mort $175,000. June 29. June 30, 1909. 7:1923—35 to 37. A $83,000—$156,000. other consid and 100

7th av, No 347, e s, 70.9 n 29th st, 28x75, 4-sty brk tenement and store. 3:805—4. A $44,000—$48,000.

5th st, No 316, s s, 250 e 2d av, 20x96.2, 3-sty brk dwelling. 2:446—16. A $14,000—$17,000.

Essex st, No 111, w s, 175 s Rivington st, 25x87.6, 5-sty stone front tenement and store. 2:410—58. A $23,000—$32,000.

7th st, No 104, s s, 212.11 e 1st av, 25x90.10, 5-sty brk tenement and store. 2:434—16. A $17,000—$27,000.

Av A, No 241 | s w cor 15th st, 26x94, leasehold, 5-sty brk tene-
15th st, No 444 | ment and store. 3:946—29. A $19,000—$25,000. Rosina Riegelmann, widow, and DEVISEE, &c, of Louisa F Wangler, deceased, to Joseph A Wangler. All title. B & S. All liens. May 2, 1908. June 29, 1909. nom

7th av, Nos 328 to 332, w s, 49.2 s 29th st, 74.7x99.3x74.7x100.7, 4-sty brk loft and store building. Jefferson M Levy to L Napoleon Levy. ½ part. B & S. All liens. June 26. June 29, 1909. 3:778—39 to 41. A $111,000—$132,000. nom

7th av, No 2245 | n e cor 132d st, 24.11x75, 5-sty brk tenement
132d st, No 167 | and store. City Real Estate Co to Wesley Thorn, of Plainfield, N J. B & S. Mort $18,000. June 25. June 26, 1909. 7:1917—1. A $35,000—$37,000. other consid and 100

Same property. Wesley Thorn to City Real Estate Co. Mort $21,000. June 25. June 26, 1909. 7:1917. other consid and 100

7th av, No 848, w s, 100.5 s 55th st, 25x100, 3-sty brk tenement and store. Patrick Burke to Rockford Realty Co, a corpn. Mort $32,000. July 1, 1909. 4:1026—32. A $42,000—$43,000. nom

8th av, Nos 2421 and 2423, w s, 126.5 n 129th st, 53x80, two 5-sty brk tenements and stores. George Hann to Henry Gerken. Mort $73,000. June 28. July 1, 1909. 7:1955—39 and 40. A $30,000—$46,000. nom

8th av, Nos 139 and 141 | s w cor 17th st, 46x100x45.7x100, 7-
17th st, Nos 300 and 302 | sty brk tenement and store. Meyer Vesell to Philip Krauss. Morts $93,000. June 23. June 28, 1909. 3:740—37. A $40,000—$95,000. nom

8th av, No 2421, w s, 126.5 n 129th st, 26.6x80, 5-sty brk tenement and store. Release mort. Henry Gerken to George Hahn. June 17. June 29, 1909. 7:1955—39. A $15,000—$23,000. nom

8th av, No 2423, w s, 152.11 n 129th st, 26.6x80, 5-sty brk tenement and store. Release mort. Henry Gerken to George Hahn. June 17. June 29, 1909. 7:1955—40. A $15,000—$23,000. nom

8th av, No 2861 | s w cor 153d st, 40x99.11, 5-sty brk tenement
153d st, No 300 | and stores. Bella Kaufmann to John Volz. Mort $69,250. June 28. June 29, 1909. 7:2046—63. A $17,000—$57,000. other consid and 100

9th av, Nos 588 and 590, e s, 60 n 42d st, 40.4x80, 2-sty brk store. Release claims for station platform extension. Gertrude Weil to Interborough Rapid Transit Co et al. May 13. June 25, 1909. 4:1033. 760

9th av, No 509, w s, 22.5 n 38th st, 27x75, 5-sty brk tenement and store.

38th st, No 405, n s, 75 w 9th av, 25x49.5, 5-sty brk tenement and store.

Robt E Burkhardt to Michael J Quinn. June 28, 1909. 3:736—30 and 32. A $28,500—$42,000. other consid and 100

9th av, No 795 | s w cor 53d st, 25.5x100.
53d st, Nos 402 and 404 |

9th av, No 793, w s, 25.5 s 53d st, 25x100.

two 5-sty brk tenements and stores and two 4-sty stone front tenements in st.

CONTRACT. John C Forster and Wm H White with Louis Cohen. June 26. June 28, 1909. 4:1062—35 to 36½. A $55,000—$94,000. 97,500

10th av, No 443, w s, 98.9 n 34th st, 24.8x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. John Dietrich to Jennie Dietrich. ½ part. Mort $23,500. June 30. July 1, 1909. 3:706—33. A $15,000—$21,000. nom

MISCELLANEOUS.

General release. Thos J Eustace and Lottie Olmstead HEIRS, &c, Esther Eustace dec'd to Smith Williamson EXR Esther Eustace dec'd. June 24. June 25, 1909. Miscl. 2,355.22

Power of attorney. Kath G Welling to W Brenton Welling and Richard Welling. Jan 21. June 28, 1909. P A.

Power of attorney. Ernst Winterhoff to N Y Trust Co. Nov 5, 1908. June 30, 1909. P. A.)

Power of attorney. Felice Rubano to Joseph Rubano. May 24, 1905. June 30, 1909. (P. A.)

Power of attorney. Benj M Holzman to Asher and Elkan Holzman. May 28. June 30, 1909. (P. A.)

Power of attorney. Jean A A Le Roy, Baron De La Tournelle of Paris, France, to Frederic R Coudert and Lorenzo Semple. Jan 21, 1905. June 29, 1909.

Power of attorney. Alice Leigh to Farmers Loan and Trust Co. April 5, 1904. June 29, 1909.

Power of attorney. Joseph Merillon TRUSTEE Robt T Clinch to Frederic R Coudert and Lorenzo Semple. June 19, 1905. June 29, 1909.

Power of attorney. Chas H A Cuny to John J Radley. April 12, 1907. June 29, 1909.

Revocation of power of attorney. Ignatz Roth to Leo Schlesinger. June 25, 1909. P A.

Revocation of power of attorney. David Froehlich to Emil Fuerth. June 22. June 29, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Birch st, w s, 125 n Boston Post road, and being lot 44 revised map Seneca Park, 25x100. William Hyam to Richard Wischusen. Mort $500. June 10. June 28, 1909. nom

Freeman st, s s, 27.4 w Bryant av, 82x136.1x75x— and being lots 82, 83 and 84 map Sec A, Vyse estate, vacant. John Sklar et al to Emanuel Glauber and Harris Ratner. Mort $5,750. July 1, 1909. 11:2993. 100

Featherbed lane, n e cor Aqueduct av, and being lots 7 to 10, map of the Century Investing Co, 184.11 on curve x130.11x100, vacant. Marie True to Apartment Building Co. Mort $24,000. May 21. June 29, 1909. 11:2876. nom

*Haskin st, lot begins at centre of a stone fence at n cor of Wm McIntees lot, runs w 220 to a st x n 25 x e 220 x s 25 to beginning, Throggs Neck. Charles Ringelstein to Peter Schwartz and Margaret his wife as tenants by entirety. Mort $900. June 26. June 28, 1909. other consid and 100

Hewitt pl, Nos 818 to 862, e s, 96.7 n Longwood av, 480x100, twelve 5-sty brk tenements. Edward Marx to Nathan and Ferdinand Marx. B & S. All liens. Oct 22, 1908. June 30, 1909. 10:2696-2689. nom

Hewitt pl, Nos 818 to 862, e s, 96.7 n Longwood av, 480x100, twelve 5-sty brk tenements. Nathan Marx et al to John M Gibson. Morts $468,000. Apr 29. June 30, 1909. 10:2696. nom

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

*Juliana st, n s, 100 w Elliott av, 25x100, Olinville. Marie wife of and Adolf St Lorenz to Rudolf Stearnes. Mort $5,500. June 29. June 30, 1909. other consid and 300

Jennings st, s s, 100 e Longfellow st, 25x100, vacant. Sarah Meyer to Charles Rosenberg, Borough of Richmond. Mort $2,000. June 5, 1906. June 30, 1909. 11:3007. nom

Kingsbridge terrace, w s, so much as described in deed in L 2325, p 251 as lies west of said terrace, with easements and rights of ways over lands and lanes within block bounded by Heath and Boston avs, Kingsbridge terrace and 230th st. Benj T Fairchild to Samuel Bitterman. All title. Mar 31. July 1, 1909. 12:3256. nom

Kingsbridge terrace, w s, so much as described in deed in L 2341, p 108 as lies west of said terrace with rights of way, &c, same block as above. Emily T Fairchild to Samuel Bitterman. All title. Mar 31. July 1, 1909. 12:3256. nom

Kingsbridge terrace, w s, 121.2 s Boston av, 20x95.11x20x97, vacant. Samuel Bitterman to Emily T Fairchild. June 25. July 1, 1909. 12:3256. nom

Kingsbridge terrace 230th st | n w cor 230th st, 110x120, 2-sty frame dwelling and vacant. Samuel Bitterman to Annie A Boden, of Jersey City, N J. Q C. June 25. July 1, 1909. 12:3256. nom

*Matilda st, n w s, 200 s 239th st, and being n e ½ of lot 71 map South Washingtonville, 25x100. Bessie C Senigo to Marcus H Senigo and Emma L his wife as joint tenants. Q C. Aug 17, 1907. June 29, 1909. nom

*Same property. Marcus H Senigo to Bessie C Senigo. Q C. Aug 17, 1907. June 29, 1909. nom

*Montgomery pl, n s, 100 w Maclay av, 25x98.3. Release mort. Northern Bank of N Y to Maclay Av Realty Co. June 15. June 25, 1909. nom

*Same property. Release mort. Wm L Brower to same. June 15. June 25, 1909. nom

*Same property. Maclay Av Realty Co to Eliz P Tarbox. June 21. June 25, 1909. 6,125

Minford pl, No 1429, w s, 138.6 n Charlotte or Jennings st, 16.8x100, 2-sty frame dwelling. Isidor Langner to Rebecca Cohen. Mort $4,400. June 24. June 25, 1909. 11:2977. other consid and 100

*Oak st, e s, 200 s Kingston av, and being lot 133 map (No 1106 in Westchester Co) of Arden property, Westchester, 100x100. E Daniel Miner to N Y, Westchester & Boston Railway Co. B & S and C a G. All liens. June 26. June 30, 1909. other consid and 100

Oak Terrace, s s, 36 e Crimmins av, 25x100, vacant. Samuel Zeitlin to Francis B Chedsey. June 18. June 25, 1909. 10:2555. other consid and 100

Parkside pl, n s, 368.6 s w 207th st, 50.1x118.8x50x115.8, vacant. Bridget Tiernan to Martha Mulligan. ½ part. June 21. July 1, 1909. 12:3354. nom

Reservoir pl, No 282, s s, 22.9 e Reservoir Oval, 22.9x100x20.6x100, 2-sty frame dwelling. Ottilie Block to Leah Cohn. Morts $6,000. May 1. June 26, 1909. 12:3343. nom

Tiffany st, No 1088, e s, 79.3 s 167th st, 50x100, 1-sty frame dwelling and vacant. Frieda Roetger widow to Albert Bachert. June 24. June 25, 1909. 10:2717. nom

Timpson pl, n s, 100 w Av St John, 190.2x100.2x196.11x100, vacant. Thomas Mulligan to Michael Tiernan. Q C. Mort $4,425. July 1, 1909. 10:2603. nom

Unnamed st, w s, 100 s 197th st, and being lot 123 map No 902 or 903 of Metropolitan Real Estate Assoc at Fordham Ridge. John R Cantlin to Julius I Livingston, of Bound Brook, N J. All liens. June 24. June 25, 1909. 12:3315. nom

*Westchester sq, No 63, e s, 81.5 n Grant av, 30.10x178.8x30x171.4. Geo H Ehrgott to James Butler, Inc, a corpn. June 24. June 25, 1909. other consid and 100

*Westchester sq, No 63, e s, 30x178.2x30x171.4, Westchester. Release mort. Max Aronson and ano TRUSTEES Jacob Aronson to Geo H Ehrgott. Q C. June 21. June 26, 1909. 1,500

West st Mohegan av 181st st | s e cor Mohegan av, 28.4x117.5 to n s 181st st x11.3 x—, vacant. Ida F Grote widow et al to J C Julius Langbein. Q C. June 22. June 26, 1909. 11:3124. other consid and 100

West st Mohegan av 181st st | s e cor Mohegan av, 28.4x117.5 to n s 181st st x11.3 to av x—, vacant. Release dower. Florence C Grote widow to J C Julius Langbein. June 26. June 28, 1909. 11:3124. nom

*7th st, s s, 305 w Av D, and being n ½ of lot 129 map Unionport, 100x108. Release mort. Lina Koch to Frank Gass. June 26. June 28, 1909. nom

136th st, No 291, n s, 200 e Lincoln av, 25x100, 5-sty brk tenement. Charles Rausch to Paul Wachalski. Mort $16,000. June 28. June 30, 1909. 9:2312. other consid and 100

136th st, No 586, s s, 150 e St Anns av, 25x100, 4-sty brk tenement. Michael Josephsohn to Herman Weil. Mort $11,000. June 28. June 30, 1909. 10:2548. other consid and 100

137th st, No 636 (910), on map Nos 634 and 636, s s, abt 140 w Cypress av, —x—, 5-sty brk tenement and store. Release mort. Ernestine wife Emil Harris to Johanna Watson. June 29. June 30, 1909. 10:2549. nom

137th st, No 636, on map Nos 634 and 636, s s, 139.5 w Cypress av, 37.6x100, 5-sty brk tenement and store. Johanna Watson to Emil Harris. Mort $36,000. June 28. June 30, 1909. 10:2549. nom

137th st, n s, 300 w Cypress av or 650 w Home av, 50x100.

137th st, n s, 600 w Home av, 50x100. vacant.
David Goodstein to Joseph M and Morris J Rose and Samuel and Isaac Sivin. All liens. Mar 29. June 28, 1909. 10:2550. nom

137th st, No 626, s s, 214.5 w Cypress av, 37.6x100, 5-sty brk tenement and stores. Gilbert P Brush to James Reynolds and John T McMahon. Mort $30,000. June 15. June 29, 1909. 10:2549. 100

Same property. James Reynolds and John T McMahon to R & M Realty Co, a corpn. Mort $35,500. June 15. June 29, 1909. 10:2549. other consid and 100

137th st, No 590, s s, 255 e St Anns av, 50x100, 5-sty brk tenement. Martha Mulligan to Bridget Tiernan. Mort $37,000. June 21. July 1, 1909. 10:2549. other consid and 6,500

138th st, Nos 615 and 617, n s, 462.6 e St Anns av, 37.6x100, 6-sty brk tenements and stores. Julia Gerhart to Stephen H Jackson. All liens. June 26. July 1, 1909. 10:2552. nom

140th st, Nos 582, 586 and 590, on map Nos 582 to 590, s s, 202.9 e St Anns av, 114x100, three 5-sty brk tenements. Newton Holding Co to Thomas Bailey. Morts $90,000. June 28. June 29, 1909. 10:2551 and 2552. other consid and 100

141st st Rider av, Nos 366 to 370 | n e cor Rider av, 4.4x75x43.10x84.9, two 2-sty brk and one 2-sty frame dwellings. Louis Meyer Realty Co to Herman J Katz. All liens. May 24. June 29, 1909. 9:2334. other consid and 100

145th st, Nos 447 to 451, n s, 371 w Brook av, 47.4x—x40.4x100, 2-sty frame dwelling and 2-sty frame stable in rear. Bridget and Thos J Minogue et al HEIRS, &c, Patrick Minogue to Mary Moser daughter of Patk Minogue. Mort $2,500 and all liens. June 1. July 1, 1909. 9:2290. nom

145th st, n s, 473.11 e Willis av, runs n 11.11 and 88.2. Agreement as to division line. Emma Wicke with Mary Moser. May 21. July 1, 1909. 9:2290. nom

145th st, No 445, n s, 448.7 e Willis av, runs n 100 x e 25 x s 88.2 and 11.11 to st, x w 25.4 to beginning, 2-sty frame tenement and store. Emma Wicke to August W Guttler. June 30. July 1, 1909. 9:2290. other consid and 100

147th st, No 438, s s, 390 w Brook av, 25x102.2x25x99.9, 5-sty brk tenement. Katie Roth to Leo Levinson. Mort $22,000. June 24. June 25, 1909. 9:2291. 100

148th st, No 291 (523), n s, 195.3 e Morris av, 25x106.6, 2-sty brk dwelling and 1-sty frame building in rear. Honora Wigmore to James Wigmore. Jan 3, 1891. June 30, 1909. 9:2330. nom

Same property. James Wigmore to John J Fitzsimmons, of Mt Vernon, N Y. B & S. All liens. June 30, 1909. 9:2330. nom

Same property. John J Fitzsimmons to James Wigmore and Honora his wife tenants by entirety. B & S. All liens. June 30, 1909. 9:2330. nom

149th st, Nos 282 and 284, s s, 120.3 e Morris av, 50x106.6, except part for st, two 3-sty frame tenements and stores. Ann A Lynch to Rexton Realty Co, a corpn. Mort $7,000. June 29. June 30, 1909. 9:2330. other consid and 100

Same property. Eleanor L Kerins to same. All title. Q C. All liens. June 29. June 30, 1909. 9:2330. nom

155th st, No 310, s s, 425 w Courtlandt av, 25x100, 4-sty brk tenement. Mort $10,000.

Grand Concourse and Boulevard 197th st | n w cor 197th st, 90x9.8 to e s of an old st, x90x10.5, vacant. Michael Katzbroski and Elizabeth his wife to Lottie Katzbroski. June 28. June 29, 1909. 9:2414; 12:3315. nom

162d st, s s, 211.7 e Prospect av, old line, runs s x s e — x n 111.9 to st, x w 5 to beginning.

162d st, No 874, s s, 216.7 e Prospect av, old line, runs s 111.9 x s e 20 10 x e — x n — to st, x w 25 to beginning. 5-sty brk tenement.
Grace M French to Ellen H F Aldrich. B & S. All liens. Feb 7, 1907. July 1, 1909. 10:2690. nom

163d st, No 100 West, s s, 90 e Ogden av, 25x100, 4-sty brk tenement. Edward Waters to Annie wife Edward Waters. Mort $15,000. June 21. June 25, 1909. 9:2511. other consid and 100

173d st, s s, 90 e Webster av, 60x117.10, 1-sty frame dwelling and vacant. Vincenzo Razzano to Estelle Gehorsam. Mort $26,100. June 25. June 26, 1909. 11:2897. other consid and 100

*174th st, e s, 106 s Gleason av, 25x100, and being lot 475 map (No 313) of Gleason property. C Elma M O Heinemann to Asuncion de Rio. All title. Mort $6,500. Apr 28. June 30, 1909. 100

178th st, No 542, s s, 140.7 e 3d av, 25x100, 3-sty frame tenement. Nattie Greenwald to Rose Lederer. Mort $7,000. June 29. 1909. 11:3060. other consid and 100

178th st, s s, 100 w Vyse av or st, 49x42.5x49.11x42.5, vacant. Chas P Hallock to Irving Construction Co. July 1, 1909. 11:3126. other consid and 100

184th st, n s, 122.10 e Cedar av, 30.7x116.2x25x135.2, and being lot 200 amended map Cammann estate at Fordham Heights, vacant. Frederick Kaffeman to Belle Kaffeman. Mort $500. June 25. June 30, 1909. 11:3235. other consid and 100

201st st, No 329, late Suburban st, e s, 78 n Marion (Hull) av, 46.6 x118, 2 and 3-sty frame dwelling. Julia Hysler to Eugene W Schmolze. June 24. June 25, 1909. 12:3281. other consid and 100

*214th st, s s, 125 w Tilden av, lot 842 map of Laconia Park, 25x100. Jacob Silverstone to Francis O Pratt. All title. Mort $600 and all liens. Mar 29. June 25, 1909. nom

*214th st, s s, 69 w 4th av, and being lot 38 map (No 589 in Westchester Co) of New Village of Jerome, 23x100x—x—. Frank McGarry to Concetta Merendino. June 23. June 28, 1909. nom

*219th st, No 719, n s, 177 e White Plains road, 23x114. Elopold (signs Leopold) Salamon to Emma N Polak. Mort $2,800. Apr 19. June 25, 1909. other consid and 100

*226th st, late 12th av, n s, 255 e 4th av, and being part lot 345 map of Wakefield, bounded n by lot 344, e by line 25 w from e s lot 345, and w by line 50 w from e s lot 345, 25x114. Julius Strauss to Concetta Guglielmino. All liens. June 18. June 25, 1909. nom

*226th st, late 12th st, n s, 330 e White Plains road, 25x114. Wakefield. Frank Cavallo to Felice Rubano. June 29. June 30, 1909. nom

*Same property. Felice Rubano to Reuben Brooke. June 29. June 30, 1909. nom

*Same property. Felice Rubano to Frank Cavallo. June 29. June 30, 1909. nom

*Same property. Irving Realty Co to same. Q C and correction deed. July 16, 1906. June 30, 1909. nom

*226th st, late 12th av, n s, 305 e 5th st, runs n 114 x e 25 x s — to av, x w — to beginning, Williamsbridge. Emil Weizz to Juliana Weizz. ½ part. Mort $1,000. June 30. July 1, 1909. nom

*229th st (15th av), n s, 305 w 6th av, and being east ½ of lot 110 map Wakefield, 50x114. Chas V Bogia to Frank Riccio. Q C. May 18. July 1, 1909. nom

*Same property. Carrie D Dyer to same. Q C. May 15. July 1, 1909. nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

*231st st (17th av), n s, 80 w White Plains road, and being lot 804 map of Wakefield, 100x114. Mary E Weed, of Newark, N J, to Oscar D Weed, Borough of Richmond. B & S. June 11. June 25, 1909 other consid and 100

*233d (19th) st, s s, 280 e 5th av, 50x114, Wakefield, except part for st.

18th st, n s, lot 55 map of 82 lots on 18th and 19th sts, Wakefield, 25x114.
Leopold Salamon to Emma N Polak. Mort $500. Apr 18. June 25, 1909. other consid and 100

*233d st (19th av), s w cor Carpenter av and bounded w by Bronx Boulevard, or 1st st, x s by gore lot 117 map of Wakefield. FORECLOS, June 2, 1909. Francis W Pollock ref to William Nilsson. July 1, 1909. 60,500

235th st, s s, 300 e Keppler av, 50x100, vacant. Anna A Spaulding to Emma Stuber. Mort $1,400. June 29. June 30, 1909. 12:3375. other consid and 100

239th st, No 250, on map No 248, s s, 345 w Katonah av, 40x100, 2-sty frame dwelling. Emma Stuber to Anna A Spaulding. Mort $4,500. June 29, 1909. 12:3379. other consid and 100

240th st (4th av), n s, abt 434.7 w McLean av, and being part lots 182 and 183 map No 163 of No 1 Valentine vs Brady et al for partition sale part Hyatt farm near Woodlawn, bounded e by lot 184 and w by lot 181, 50x100, vacant. Carl W Schmidtke to Louis Eickwort, of Mt Vernon, N Y. June 23. June 26, 1909. 12:3394. other consid and 100

Arlington av, from 227th st and runs n 660.6 ft.
230th st, from Arlington av and runs e 318.6 ft.
Netherland av, from 230th st, and runs s 690.4 ft.
"A" st, from Netherland av to "B" st, 310.4 ft.
"B" st, from "A" st to 230th st, 744.4 ft.
Agreement as to construction of gas mains, etc. Edge Hill Terrace Co with Westchester Lighting Co. June 15. June 29. 1909. 13:3407. nom

Arlington av, late Troy st, w s, 135 s 227th st, late Sidney st, 15x70.5, vacant. Release mort. Gertrude E Master to Geo H Lesley. June 28 June 30, 1909. 13:3407. nom

Aqueduct av, w s, 237.8 s Hampden or 183d st, 50x100, vacant. Chas E Dowdall to Louise D wife Chas E Dowdall. All liens. June 24. June 30, 1909. 11:3217. gift

*Amsterdam av, w s, abt 202 n Liberty st, and being lots 423 to 425 map 473 lots Haight estate, 75x100, Westchester. George Costar to Edward Frey. June 24. June 25, 1909. other consid and 100

Arthur av, e s, in blk between Crescent av and 187th st, and being lot 346 map S Cambreling et al at Fordham 25x87.6, except part for av. Rosa Paloni to Maria A Morelli. All title. Mort $15,500. May 25. June 29, 1909. 11:3073. other consid and 100

*Bronx and Pelham Parkway, St Pauls av, s e cor St Pauls av, runs e 75.10 x s 89.8 x e 46.4 x s 175.1 x w 118.8 to e s St Pauls av, x n 278.6 to beginning, Westchester. Jakobine F F Schuh to Samuel Cohen. Mort $3,500. June 30. July 1, 1909. other consid and 100

*Bronx and Pelham Parkway, St Pauls av, s e cor St Pauls av, runs e 75.10 x s 89.8 x e 46.4 x s 175.1 x w 118.8 to e s of av, x n 278.6 to beginning, Westchester. Samuel Cohen to Benno Cohen and Edwin L Kalish. 2-3 parts. B & S. Mort $6,000. June 30. July 1, 1909. nom

Bathgate av, e s, 150.5 s Pelham av, 50x82.5, vacant. Release mort. Chas F Brown to Nannie S McLaughlin. June 24. July 1, 1909. 11:3059. nom

Boston av, Heath av, s w cor Kingsbridge terrace, runs s along terrace, 121.2 x w 97 x s 55 x w 25.1 x s 5 x w 100.4 to e s Heath av, x n 94.10 to s s Boston av, x n e 258.5 to beginning, vacant. Samuel Bitterman to Benj T Fairchild. Q C. June 25. July 1, 1909. 12:3256. nom

Boston road, s e s, 118.6 n 165th st, strip, 0.5x98. Julia wife Gustav Huerstel to August Jacob. Q C. June 24. June 28, 1909. 10:2622. nom

Boston road, s e s, 59.5 n 165th st, 59.5x97.11x50.2x129.10, vacant. August Jacob to Geo H Jacob Construction Co. All liens. June 20. June 28, 1909. 10:2622. other consid and 100

Boston road, No 1442, s s, 94.6 e Prospect av, 25x90, 4-sty brk tenement and store. Joseph Schmidt to Marie M wife Joseph Schmidt. Mort $17,900. June 25. June 26, 1909. 11:2963. nom

Bassford av, No 2275, 183d st, s w cor 183d st, 115x35.8, 6-sty brk tenement and store. T J McGuire Construction Co to Solmax Realty Co, a corpn. Mort $40,000. June 28. June 29, 1909. 11:3050. exch

Briggs av, No 2880, s e s, 378.8 n e 198th st, 25x125, 2-sty frame dwelling. Geo D Kingston to Kathryn Johnson. Mort $7,000. June 28. June 29, 1909. 12:3296 other consid and 100

Bathgate av, e s, 150.5 s Pelham av, 50x82.5, vacant. Nannie S McLaughlin to Moses Sacks. Mort $3,000. June 29. June 30, 1909. 11:3059. other consid and 100

*Cedar av, s s, 109 w Corsa av, 25x100.

Corsa av, w s, abt 150 s Cedar av, 25x118x—x122, and being lots 297 and 304, map No 981, of Laconia Park. Geo P Shirmer to Milton J Doernberg. Q C. June 30. July 1, 1909. nom

*Same property. Milton J Doernberg to Gussie Kapp. June 28. July 1, 1909. other consid and 100

Creston av, No 2861, w s, 100 n 198th st, 33.4x125x33.9x125, 2-sty frame dwelling. Robt A Kaeck to Anna M Kaeck. Mort $8,000. June 29. June 30, 1909. 12:3319. other consid and 100

*Cooper av, e s, 80 n Grant st, and being lots 46, 47 and 48 map No 993 (Westchester Co) property Wm Cooper, 75x100, Westchester. Levinia A Y Hayman to John D Hallock. B & S. June 25, 1909. 1,100

Crimmins av, Oak terrace, n e cor Oak Terrace, 100x86.

Crimmins av, Oak terrace, s e cor Oak Terrace, 100x36, vacant.
Samuel Zeitlin to Margt C Post and Wm H McCord. June 18. June 25, 1909. 10:2555. other consid and 100

Crotona av, No 2366, e s, 70 s 187th st, 20x100, 3-sty brk dwelling. O'Leary Realty & Construction Co to John P Boyland. Mort $8,500. June 19. June 26, 1909. 11:3102. other consid and 100

*Classon Point road, s e cor 152d st, 56.8x74.6x51.8x88.2, and being lots 123 and 124 amended map No 1108a of 126 lots, being a subdivision of plot 23 of Classons Point. Fridolin Weber to John F Elsenbast. Mort $700 and all liens. June 24. June 29, 1909. other consid and 100

Crimmins av, Nos 321 and 323, w s, 143.11 n 141st st, 47.10x80, 5-sty brk tenement. Magdalena Kaicher to Charles Hennings. Mort $24,000. May 28. July 1, 1909. 10:2556. nom

Cypress av, No 362, on map No 370, e s, 180 s St Marys st, 40x100, 5-sty brk tenement. Hyman Schulman to Israel Schulman. Mort $25,000. July 1, 1909. 10:2571. other consid and 100

Clinton av, No 1352, on map Nos 1352 and 1351, e s, 111.2 s Jefferson pl, 44x134x12.2 and 48.9x147.11, 5-sty brk tenement. Jacob Jung, Jr, to Jacob Jung. Dec 29, 1908. July 1, 1909. 11:2934. other consid and 100

Clinton av, No 1350, on map Nos 1348 and 1350, e s, 155.2 s Jefferson pl, 46.8x128.1x47.1x134, 5-sty brk tenement. Jacob Jung, Jr, to Jacob Jung. Dec 29, 1908. July 1, 1909. 11:2934. other consid and 100

Daly av, w s, 530.6 s Tremont av, late 177th st, 25.3x106x26.1x109.10, vacant. Denis F Coyle to Church of St Thomas Aquinas, a corpn. B & S. Mort $2,000. June 26. June 28, 1909. 11:2985. other consid and 100

Daly av, w s, 530.6 s Tremont av, late 177th st, 25.3x106x26.1x109.10, vacant. The Tremont Av Land Co to Denis F Coyle. Mort $2,000. June 25, 1909. 11:2985. other consid and 100

Same property. Release mort. Title Guarantee & Trust Co to The Tremont Av Land Co. June 24. June 25, 1909. 11:2985. nom

Franklin av, No 1362, e s, 145 s Jefferson st, 40x145, 2-sty frame dwelling and vacant. Charles Whealen to Richard H Mitchell. All liens. June 25. June 26, 1909. 11:2933. 18,000

Findlay av, 169th st, No 350, s e cor 169th st, 90x20, 3-sty frame tenement. Thornton Bros Co to Michael J McAuley. Mort $6,500. June 24. June 30, 1909. 9:2436. other consid and 100

*Ferris av, w s, 549.6 from east end of stone wall at s line St Josephs Institute, runs s along av, 266.9 x s w 892.10 to Westchester creek, x n w 143.10 and 77.9, 27.6 x n e 29.10, 50.7 x n w 45.5 x n e 1,012.5 to beginning, with all title to lands under said creek, Throggs Neck. FORECLOS, June 29, 1909. M Spencer Bevins ref to Albert L Lowenstein. Mort on this and other property. $10,000. June 30. July 1, 1909. 15,000

Franklin av, No 1204, s e s, 154 s w 168th st, 30x100, 2-sty frame dwelling. Leo P Kelly to Frank Kubischta. Mort $4,200. June 30. July 1, 1909. 10:2614. other consid and 100

*Grant av, n s, 105 w Unionport road, and being lot 508 map Van Nest Park, 25x100. Teasdale Realty Co to Ludwig Maurer. Mort $3,000. June 28. June 29, 1909. other consid and 100

Grant av, No 964, e s, 275.6 n 163d st, 20x95, 3-sty brk tenement. Herrmann N Holde to Rosa, Jennie and Clara Holde all HEIRS of Johanna Holde, dec'd. All liens. June 24. June 25, 1909. 9:2446. nom

*Hunt av, e s, 347 s Bronxdale av, and being lots 51 to 53 partition map (No 1097) of Lott G Hunt estate, near Van Nest, 100x100, except part of lot 53 at e s Lincoln st and 13.2 n e from s w s of lot 53, runs n w 13.2 x s e 5.10 x s w 11.11 to beginning. Louisa S Van Winkle to Edward W Bowne, of Tarrytown, N Y. June 19. June 26, 1909. other consid and 100

Hughes av, e s, 337.10 s Pelham av, 50x87.6, vacant. Kath P wife of and James S Williams and ano to Serafino Porcelli. Q C. June 8. June 29, 1909. 11:3078. nom

Same property. Augustus S Nicholson to same. Q C. June 3. June 29, 1909. 11:3078. nom

Hughes av, e s, 362.10 s Union av, 25x87.6, vacant. Serafino Porcelli to Michele Pascucci and Antonio Ciavanni. Mort $1,000. June 28. June 29, 1909. 11:3078. 100

Honeywell av, No 2026, e s, 32.7 s 179th st, 22x111.6, 2-sty brk dwelling. Anna Sovetts to Julius Walerstein. All liens. June 16. June 29, 1909. 11:3122. 100

Heath av, e s, 175.8 s 230th st, 125x100.7, vacant. Marcus Nathan to Westchester Avenue Realty Co. Mort $5,000. June 25. June 29, 1909. 12:3256. other consid and 100

Same property. Westchester Avenue Realty Co to James T Doyle. Mort $8,500. June 25. June 29, 1909. 12:3256. other consid and 100

Heath av, e s, 75 n 230th st, 37.6x100, vacant. Samuel Bitterman to Annie Carroll. June 29. July 1, 1909. 12:3256. other consid and 100

Heath av, e s, 112.6 n 230th st, 37.6x103, vacant. Samuel Bitterman to Margaret M O'Connell. June 29. July 1, 1909. 12:3256. other consid and 100

Heath av, w s, 640.10 s Kingsbridge road, 25x100, 2-sty frame dwelling. Fordham Realty Co to Arlena M McIndoe. Mort $4,500. June 30. July 1, 1909. 11:3239. other consid and 100

Harrison av, Morton pl, n w cor Morton pl, 25x97.10x25x98, vacant. Martin C Keller to Teichman Engineering & Construction Co. June 30, 1909. 11:2868. other consid and 100

Intervale av, e s, 86.5 s 165th st, 75x100, vacant. James Murray to Tully Construction Co. June 30. July 1, 1909. 10:2704. other consid and 100

Longwood av, Beck st, Fox st, s e cor Beck st, 200 to w s Fox st, x100, vacant. Margt F Johnson to Geo F Johnson father of Margt F Johnson. B & S. Morts $53,000. June 18. June 29, 1909. 10:2707. other consid and 100

*Magenta av (211th st), n e cor Rosewood av, 55.7x95x55.7x95.2, and being lots 194 and 195 map No 426 of lots near Williamsbridge Station. Release mort. Ralph Hickox to Bartlomeo Giordano. June 18. June 25, 1909. 1,080

*Same property. Release mort. Mark Lurie to same. June 24. June 25, 1909. 200

Morris av, No 1975, w s, 240 s 179th st, 20x100, 3-sty brk tenement. August Jacob to Bridget A McDonough and Evelyn M Maher as joint tenants. Mort $8,000. June 24. June 28, 1909. 11:2829. other consid and 100

Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. Mary E Wheat to Edwin J Preston, of N J. B & S. All liens. June 21. June 28, 1909. 9:2448. nom

Nelson av, w s, 175 n Proposed new st, 50x100, and being lots 85 and 86, map of Century Investing Co, vacant. Thomas Cervante to Thomas Longstaff and Charles Bachman. Mort $3,250. June 30. July 1, 1909. 11:2876. other consid and 100

*North Oak Drive, n s, east ½ or part of lot 71 amended map No 1038 of Bronxwood Park, 25x135x25.8x142.5.

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Government Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co. Hudson Terminal Building 30 CHURCH ST., N. Y.

Part lot 73 same map, begins at s and w lines of said lot, runs n e along w line 52 x s e 0.9 and 17.2 x s w 16.5 x s e 13.1 x s w 35.4 x n w 35.5 to beginning.
Lot 72 same map.
Wm H Jackson et al to Kate E Gibbons widow. ½ part. All liens. June 5. June 29, 1909. nom

Ogden av, No 1070 | e s, 95 n 165th st, 75x176.8 to w s Nelson av
Nelson av | x65x irreg, 3-sty frame dwelling. 2-sty frame stable and vacant. CONTRACT. Anna C Conway or Conway with William Schlichter. Mort $10,000. June 2. June 30, 1909. 9:2514 and contracts. 16,000

Old Boston Post road, s w cor Kingsbridge terrace, a part of the strip 2 rods wide bet lands of Claflin and Cheevers, being all title to land in block bounded by Heath and Boston avs, Kingsbridge terrace, and 230th st. Marcus Nathan et al to Samuel Bitterman. April 1. July 1, 1909. 12:3256.
other consid and 100

Prospect av, No 1328, e s, 98.11 s 169th st, 75x100x62.5 and 37.2 x65, 2-sty frame dwelling and 2-sty frame stable in rear. Prudential Traders Co to Harry M and Morris Rosenwasser. Mort $13,000. June 23. July 1, 1909. 10:2694. other consid and 100

Park av, No 4590 | n e cor 185th st, 100x100, two 5-sty brk
185th st, Nos 447 and 449 | tenements and stores on cor. FORECLOS June 18, 1909. Geo J Gillespie referee to Minnie A Blanchard. Morts $85,000. June 28, 1909. 11:3039. 1,000

*Park av | n e cor 216th st, 100x150. Caroline M Hills to Adelia
216th st | M Valentine. All liens. June 24. June 25, 1909.
other consid and 100

Park av, No 2978, late Railroad av East, s e s, 83.9 n e 153d st, 27.11x66.2x25x78.6, 3-sty frame tenement and store and 2-sty frame tenement in rear. James J Molloy to Mary M Molloy. Mort $1,500. June 22. June 25, 1909. 9:2442 100

*Pelham road | n e cor Mulford av, 112.5x1.9x100x53.1, Throggs
Mulford av | Neck. George Costar to Edw Frey. June 24. June 25, 1909. other consid and 100

*Roosevelt av, n s, and being lots 141, 143 and 144 map (No 1098) of Tremont Heights. Lewis E Epstein to Katharina Gass. Mort $1,000. June 28. June 30, 1909. 100

*Roosevelt av, s e cor Rosedale lane, 50x100, and being lots 132 and 133 map (No 1098) of Tremont Heights. Frederick Scheinman and Sarah his wife to Sarah Sheinman. All liens. June 28. June 29, 1909. nom

Riverdale av | n e cor Spuyten Duyvil Parkway, runs n
Spuyten Duyvil Parkway | along av 275.7 x n e 160 x n 50 x s w 160 to e s said av x n 1,469.8 x n e 73, 215, 262, 76, 226, 154, 78, 221, 155, 70, 38.11 x s e 157.4 x n e 221.8, 172.11, 201.3, 95.5, 597.8 to w s Old Albany road x s e 45.8, 100, 124, 201.11 to Methodist Church lands x s w 102.6 x s e 74.4 x n e 102 to w s said road x s c 2.9, 125, 79.7 x s w 55.11, 100, 55, 55, 75, 80, 100 x s e 66, 258 x n e 156, 216, 89, 86, 79.2 to w s said road x s e 151.5, 195, x s w 347.6 to w s of private road x s e 212.4, 363 x s w 482.4, 316, 266, 117, 163.5, 96.7, 100, 75, 388.11 x s e 354.3 to n s said Parkway x w on curve 58.5, 69.8 x s w 60 x s on curve 54.6 x w 45.2 x s w 80.8 x n w 174.11 x s w 34 to beginning, excepts parts conveyed, 2-sty frame dwelling and vacant. Maturin L Delafield to Delafield Estate, a corpn. 7-12 parts. June 30, 1909. 13:3415 and 3421. other consid and 100

Same property. Julia L Delafield to same. 5-12 parts. June 30, 1909. 13:3415 and 3421. nom

Road from Kingsbridge to Williamsbridge, s s, 100 e Fordham to Kingsbridge road, runs e 150 x s e 162 to n s of a lane, x w 265 x n 125, plot begins on n e cor of lot hereby described, 78 w of lane from Williamsbridge road, runs w along a lane on n s 111 x s 100 x e 111 x n 100 to beginning, with all title to said lane as lies east of Heath av. Herbert H Childs et al to Samuel Bitterman. B & S. April 12. July 1, 1909. 12:3256. 100

Rider av | w s, 255 n 138th st, 50x125 to e s Mott Haven Canal
Canal pl | now Canal pl, 1-sty frame buildings of lumber yard. Chas F Peet to Emma C Carlson. All liens. June 19. June 29, 1909. 9:2340. 16,000

*Starling av, s s, lot 8 map No 1288 of Colorado Realty Co being subdivision of lot 40. Parsonage of St Peters Church, 25x111. Release mort. Josephine G Buckley to Wm Buhl and Matthew T Halpin. June 26. June 29, 1909. 875

Stebbins av, No 1284, s e s, 276.5 n 169th st, 45x135.4x45x132.10, 5-sty brk tenement. Gross & Herman, a corpn, to Henry Wacker. Mort $37,000. June 29, 1909 11:2973. other consid and 100

Southern Boulevard | n e cor Tiffany st, 150x100, vacant. James F
Tiffany st | Meehan Co to Romeo-Serra Construction Co. Morts $22,000. June 1. June 26, 1909. 10:2733.
other consid and 100

Sedgwick av | n w s, at s w s Fordham road, runs n w 25.5 x s w
Fordham rd | 83.8 to s e s 184th st x s w 6.7 x s e 85.4 to av x n
184th st | e 76.9 to beginning, vacant. John C Rodgers to Guidone & Galardi Co. June 24. June 30, 1909. 11:3234.
other consid and 100

St Anns av, No 107, w s, 25 n 132d st, 25x74.11, 5-sty brk tenement.
St Anns av, Nos 109 and 111, w s, 50 n 132d st, 50x74.11, two 5-sty brk tenements.
Louis Meyer Realty Co to Herman J Katz. Mort $42,000. June 10. June 30, 1909. 9:2260. other consid and 100

Seneca av, s s, 125 w Faile st, 47.3x165, and being lots 42 and 43 map (No 1273) of 369 lots Hunts Point Realty Co, vacant. Broad Realty Co to Goldie Cowen and Carrie Lazar. Mort $4,250. June 4. June 30, 1909. 10:2762. other consid and 100

Spofford av, n s, 250 w Brown av, 44.6x120.6x6.6x100, except part for av, vacant. Jane O'Hare to Sophia Gorsch. All liens. June 30. July 1, 1909. 10:2737. other consid and 100

Southern Boulevard, No 880, e s, 216.8 n Tiffany st, 33.4x100, 4-sty brk tenement. Tully Construction Co to James Murray. Mort $17,500. June 29. July 1, 1909. 10:2733.
other consid and 100

Southern Boulevard, No 880, e s, 216.8 n Tiffany st, 33.4x100, 4-sty brk tenement. Release mort. James F Meehan Co to Tully Construction Co. June 30. July 1, 1909. 10:2733. 2,000

Southern Boulevard, s s, 203.9 w Av St John, 12.11x100, vacant. Mutual Construction Co to Thomas Mulligan. June 21. July 1, 1909. 10:2603. nom

Southern Boulevard, s s, 116 w Av St John, 100x100, vacant. John E Simons to Thomas Mulligan. Mort $35,000. June 21. July 1, 1909. 10:2603. nom

Southern Boulevard | s w cor Av St John, runs s 200 to n s Timp-
Av St John | son pl, x w 100 x n 100 x w 116.9 x n 100
Timpson pl | to s s Southern Boulevard, x e 216.9 to beginning, vacant. Michael Tiernan to Thomas Mulligan. Q C. Mort $15,575. June 21. July 1, 1909. 10:2603. nom

Tremont av, No 921 | n e cor Daly av, 40x100x42.9x100, deed
Daly av, No 1960 | reads Locust av, n e s, 110 n w from n w line lot 32, runs n e — to point 100 n Tremont av or 177th st, x w 42.9 to point on Daly av, 100.8 n Tremont av or 177th st, x s — to Locust av, x e 40 to beginning, being part of lot 33 map land of which Thomas Walker died seized, except part for Tremont av, 5-sty brk tenement and stores. The J & M Haffen Brewing Co to Cath O'Sullivan. June 29. June 30, 1909. 11:3126. other consid and 100

Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 to av x s 75 to beginning, vacant. Leo Levinson to Katie Roth. Morts $12,300. June 21. June 25, 1909. 10:2655. other consid and 100

Tinton av, No 719, late Beach av, w s, 192.7 s 156th st, 25x96.5x26.1x82.6, 4-sty brk tenement and store. Louis Jacobson to Max Trager. Mort $14,500. June 19. June 26, 1909. 10:2654. nom

Teller av | e s, 325 n 166th st, runs e 97.9 x n 50 x e 97.4 to w s
Clay av | Clay av x n 161.11 to s s 167th st x w 221 to e s
167th st | Teller av x s 105.5 to beginning, vacant. Tillie and Solomon Klingenstein EXRS Bernhard Klingenstein to Leo Levinson. Mort $21,600. June 15. June 26, 1909. 9:2429.
other consid and 100

Union av, No 1165, w s, 71.3 n Home st, 43.7x91.1x43.9x91.1, 5-sty brk tenement. Abraham Kaplan to Max Rosenthal. Mort $27,000. Dec 23, 1908. June 26, 1909. 10:2672.
other consid and 100

Union av, No 608, e s, 35 s 151st st, 17.6x90, 3 and 4-sty brk tenement. Gussie Kapp to Milton J Doernberg. Mort $7,000. June 28. July 1, 1909. 10:2674. nom

Van Cortlandt av, s s, 115 e Concourse and being lot 655 map of Geo F and Henry B Opdyke, 24th Ward, 25x100, vacant. Mary S Redding to the Lemmermann Villa Site Co, a N J Corpn. Mort $1,250. June 7. June 25, 1909. 12:3313. nom

Valentine av, No 2224, e s, 73 n 182d st, 25x66.1x25.1x64.3, 2-sty brk dwelling. Blanche Keiter to Louis Gates. B & S. All liens. June 22. June 29, 1909. 11:3145. nom

Willis av, Nos 477 to 481, w s, 75 s 147th st, runs s 75 x w 105.4 x n 9.8 x w 0.8 x n 65.3 x e 106 to beginning; also strip in front of above bet old and new lines of av, 2-sty frame store, 2-sty frame dwelling and 3-sty brk building in rear and vacant. Sophia Stark to Theresa Abelson. All liens. June 22. June 29, 1909. 9:2307. nom

Same property. Theresa Abelson to Robert J Mahoney. Mort $29,000 and all liens. June 22. June 29, 1909. 9:2307.
other consid and 100

Webster av, No 1510, e s, 47.1 n 171st st, 25x99.3 to w s Mill Brook, x25x97.11, 3-sty frame tenement. Emma M Coffey to Bartholomew F Galligan. Mort $6,000. June 28. June 29, 1909. 11:2896. other consid and 100

Washington av, Nos 1472 and 1474, e s, 150.4 s 171st st, 50.1x154.6x50x157.8, two 4-sty brk tenements. Phillipin and Leon Frey to William Gullery. Morts $18,500. June 22. June 25, 1909. 11:2911. other consid and 100

*Williams av, w s, 250 s Madison av, 25x100, Tremont terrace. Bankers Realty & Security Co to John Oderwald. Mort $220 and all liens. May 15. June 26, 1909. 100

*Same property. Release mort. Washington Savings Bank to Bankers Realty & Security Co. May 15. June 26, 1909. nom

*Williams av, w s, 225 s Madison av, 25x100.
Williams av, w s, 300 s Madison av, 25x100.
Tremont Terrace.
Release mort. Washington Savings Bank to Bankers Realty & Security Co. Apr 8. June 26, 1909. nom

*Williams av, w s, 225 s Madison av, 25x100. Bankers Realty & Security Co to Stefan Oderwald, of Astoria, L I. All liens. May 15. June 26, 1909. 100

*White Plains road, w s, 420 n Morris Park av, 50x100. Regent Realty Co to Edward W Bowne, of Tarrytown, N Y. June 25. June 30, 1909. nom

*White Plains road, lots 43 and 44 map No 1077 of 51 lots of Eliza G Ketchum near Unionport. Lincoln R Peabody and ano EXRS Henry W Peabody to Van Nest Wood Woorking Co, a corpn. June 11. July 29, 1909. 100

*Same property. Same et al as partners of Henry W Peabody & Co to same. Mar 20. June 29, 1909. nom

Washington av, s e s, 250.8 n e 169th st, strip, 0.4x109.3. Jonas Weil et al to Samuel Williams, Samuel Grodginsky and Isaac Haft. B & S. June 21. June 30, 1909. 11:2910. nom

Same property. Release mort. American Mortgage Co to same. June 22. June 30, 1909. 11:2910. nom

*White Plains road, late 3d st, s e cor 20th st (6th av), lot 726 map Wakefield, 114x81. Olinville Realty Co to John O'Brien. Mort $8,000 and all liens. June 28. June 29, 1909. exch and 100

Walton av, e s, 221 s 184th st, 25x95, vacant. Charles Hennings to Magdalena Kaicher, of Brooklyn. June 30, 1909. 11:3183.
other consid and 100

*Wallace av | s e cor 205th st, 100x200 to Adee av, and being lots
Adee av | 132 to 139 map No 396 or amended map No 1131 of Adee Park. Stern Wolf Realty Co to Russell Mack. Mort $5,000 and all liens. April 3. June 26, 1909. other consid and 100

*Same property. Russell Mack to Grace A Holbrook. Morts $5,000. May 14. June 26, 1909. nom

Washington av, Nos 1591 and 1593, old w s, 210 s 172d st, old line, 50x150, except part for av, two 2-sty frame dwellings. Phillip Krakauer to Samuel S Marcus. ½ right, title and interest. Mort $12,000. June 23. July 1, 1909. 11:2904.
other consid and 100

3d av, No 3886, e s, 146 s 172d st, 27x125, 4-sty brk tenement and store. Antoinette Wentzler to Rachel Singer. Mort $21,000. June 30. July 1, 1909. 11:2929. nom

3d av, No 3012, s e s, 339.11 n e 153d st, late Grove st, 25x173.2 to n w s Mill brook, x25x168.7, 3-sty frame tenement and store

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and 3-sty frame tenement in rear. Wells V Quiggle to Gottlob Brenzinger. Mort $20,000. June 30. July 1, 1909. 9:2363. other consid and 100

3d av, No 3012, s e s, 339.11 n e 153d st, late Grove st, 25x173.2 to n w s Mill brook, x25x168.7, 3-sty frame tenement and store and 3-sty brk tenement in rear. Frederick Kurtz to Wells V Quiggle. Mort $5,500. June 18. July 1, 1909. 9:2363. other consid and 100

3d av, No 4030 | s e cor 174th st, 26.11x100, 4-sty brk tenement
174th st | and store. Leopold Salamon to Emma N Polak. Mort $22,500. Apr 19. June 25, 1909. 11:2930. other consid and 100

3d av, Nos 4064 to 4068, e s, 389.8 n 174th st, 75.1x100x75.2x100, three 4-sty brk tenements and stores. Louis Meyer Realty Co to Herman J Katz. Morts $53,750. Apr 3. June 30, 1909. 11:2930. other consid and 100

3d av, late Fordham av, w s, 108.2 n 175th st, late Fitch st, runs n 50 x e 1.6 to 3d av x s 50 x w 1.4. Joel Jacobs to John W Cornish. June 29. June 30, 1909. 11:2923. other consid and 100

*6th av, e s, 59.4 s 217th st, late 3d st, runs e 100 x w 100 to av x n 50 to beginning, being the south 50 ft of lots 405 to 408 map Laconia Park. Albert Gerhards to Victor Gerhards. Mort $700. Apr 26. June 26, 1909. 100

*Bridge approach across Bronx River at Westchester av, n s, at outer line of land under water, runs e 2,635.2 x n and n w 2,683.5 to s e s land N Y, N H & H R R Co, x s w, n w and again s w — to land under water, x s w 3?0 6 to beginning, except part of Watson la, adj land N H & H R R, w s, where said R R crosses Bronx River at outer line of land under water, runs n e — to a small inlet, x w, s and again w and s across waters of said river, 2,868.5 to beginning, except parts conveyed and being part of farm of Wm Watson, with wharfage rights, &c. Francis A Watson and ano EXRS, &c, William Watson to American Real Estate Co, a corpn. June 28. July 1, 1909. 1,2 7,337.38

Interior lot, 100 w Mapes av and 26 s 181st st, runs w 45.3 x s 33 x e 45.3 x n 33 to beginning, 2-sty frame building. Frederick Holdermann to T Mulhare Construction Co, a corpn. All liens. June 28. June 29, 1909. 11:3110. other consid and 100

*Lots 158A and 158B map No 1108B of Penfield property at Wakefield. Louis Mantell to William Gullery, of Brooklyn. Mort 930. June 30. July 1, 1909. nom

*Lots 347 to 348, map No 1131 of Adee Park. Release mort. Empire City Savings Bank to Jennie Adee. June 30. July 1, 1909. 500

Plot begins at a stake in lane from Williamsbridge road to N P Baileys land, at s e cor of land hereby conveyed, runs n 127.3 x w along s s of lane 78 x s 100 x e 177.6 to beginning, it being intended to convey all title to land in block bounded by Heath and Boston avs, Kingsbridge terrace and 230th st. Annie A Boden to Samuel Bitterman. June 30. July 1, 1909. 12:3256. nom

Plot begins on n e cor lot hereby conveyed 78 w of lane leading from Williamsbridge road to land of Nathaniel P Bailey, runs w along lane, 111 x s 100 x e 111 x n 100 to beginning, with all title to said lane. Childe H Childs to Herbert H Childs ¼ part, Gwladys C Barber ¼ part and Josephine F Brown ½ part. Q C. April 12, 1909. July 1, 1909. 12:3256 and 3260. nom

Rear portion of lot 81 map of 272 lots Kemp estate, 25x4.6. Jos H Jones to Mary A McClernen. June 11. June 28, 1909. 9:2523. other consid and 100

So much of n ½ of a lane mentioned in deed to party 1st part recorded in L 2338, cp 93 and in a deed to party 2d part recorded in L 13, cp 222 as lies in front of said land conveyed. Annie A Boden to Helen J Healy. Q C. June 30. July 1, 1909. 12:3256. nom

So much of n ½ of lane in deed L 1421, cp 75 and in L 13, cp 222 as lies on front of said lands conveyed. Herbert H Childs et al to Helen J Healy. Q C. June 9. July 1, 1909. 12:3256. nom

So much of s ½ of lane in deeds in L 1421, cp 75 and L 13, cp 222 and in L 1951, cp 434 as lies in front of said lands conveyed. Herbert H Childs et al to John Parsons. Q C. June 9. July 1, 1909. 12:3256. nom

So much of s ½ of a lane in deeds in L 2338, cp 93, and L 1421, cp 75 as lies in front of said lands conveyed. Annie A Boden to John Parsons. Q C. June 30. July 1, 1909. 12:3256. nom

So much of s ½ of a lane in deeds in L 1421, cp 75 and L 13, cp 222 and L 1951, cp 434 as lies in front of said lands conveyed. John Parsons et al to Annie A Boden, of Jersey City, N J. Q C. July 1, 1909. 12:3256. nom

So much of the lane mentioned in deed in L 1421, p 75, L 13, p 222 and L 1951 p 434 as lies adjacent and in front of said lands conveyed, except so much of s ½ of said lane as already conveyed. John Parsons and ano to Herbert H Childs, Gwladys C Barber and Josephine F Brown. Q C. June 9. July 1, 1909. 12:3256. nom

So much of the lane in deeds in L 2338, p 93 and L 1951, p 434 as lies in front of lands conveyed except so much of s ½ of lane as adjoins land conveyed to party 1st part. Annie A Boden to Herbert H Childs, Gwladys C Barber and Josephine F Brown. Q C. June 30. July 1, 1909. 12:3256. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

June 25, 26, 28, 29, 30 and 31.

BOROUGH OF MANHATTAN.

Academy st, s s, 200 e Nagle av, 200x100, all. James N Butterly to Walter White; 5 years, from Mar 1, 1909. July 1, 1909. 8:2151.....300

Chrystie st, No 219. Subordination of lease to mort for $25,000. Leopold Kaufmann and Louis Frucks with Abraham Samuels. June 25. July 1, 1909. 2:427.....nom

Clinton st, Nos 2 and 4. Assign lease. James Kessner to Simon E Osserman. All title. May 24. June 30, 1909. 2:350....nom

Division st, No 48, part store and 1st floor. Harry Abramowitz to Sol Insky; 3 11-12 years, from June 1, 1909. June 29, 1909. 1:289.....2,400

Essex st, No 175, n w s, 125 s w Houston st, 25x89.11, the lot. Winthrop C Rutherfurd to James A and Bert E A Winham; 21 years, from July 1, 1909. June 30, 1909. 2:412.....taxes, &c, and 1,200

Hudson st, No 575, store, &c. Anthony McConin to Gustav Scheffler; from June 26, 1909, to May 1, 1915. June 28, 1909. 2:634.....1,200

Monroe st, No 173, store. Abraham Schwartz to Abraham Weiner; 3 years, from July 1, 1909. July 1, 1909. 1:269.....288

Nassau st | extends from Ann to Fulton sts, Bennett Building,
Ann st | space on ground floor. Geo B Wilson to Conrad En-
Fulton st | gel; 5 years, from May 1, 1910. June 25, 1909. 1:89.....1,500

Orchard st, No 26. Assign lease. David Derow to Jacob Sweetman. June 21. July 1, 1909. 1:298.....nom

Orchard st, No 26. Assign lease. Jacob Sweetman to Aaron Leighthold. June 21. July 1, 1909. 1:298.....nom

Roosevelt st, No 9. Assign lease. Antonio Lofaro to Luigi Guglielmetti and ano. May 1. June 26, 1909. 1:118.....nom

Roosevelt st, Nos 9 and 11, store floor. Agreement as to covenants, &c, in lease. Vincent Jannuzzi as rector and ADMR of St Joachims Church with John Rizzo. June 23. June 25, 1909. 1:118.....nom

Rivington st, n w cor Essex st, store, 19x23. Abraham Siegel to Samuel Rosenthal; from April 9, 1909, to May 1, 1914. June 29, 1909. 2:411.....1,800

Water st, Nos 417 to 423 | s s, 109 w Market slip, 92.5x146.4 to
South st, Nos 214 to 216 | n s South st, all. Geo H Penniman to Chester B Lawrence, of Brooklyn; 5 years, from May 1, 1907. June 25, 1909. 1:250.....8,854.85

1st st, No 13. Assign lease. Nicola Sarconi to Davies J Marshall. June 25. June 30, 1909. 2:456.....nom

1st st, No 13. Assign lease. H B Scharmann & Sons to Nicola Sarconi. June 25. June 30, 1909. 2:456.....nom

4th st, No 77 East, all. Nathan Paul to Hyman Wiesner; 3 yrs, from July 1, 1909. June 25, 1909. 2:460.....4,058

5th st, No 512 East, store, &c. Franz B Menge to Joseph Hoffman; 5 years, from May 1, 1909. June 29, 1909. 2:400.....660 and 696

5th st, No 429 East, Surrender lease. Dora Klegler to Louis Schulman and Sarah Mendelsohn. All title. June 23. June 25, 1909. 2:433.....125

19th st, No 451, n s, 200 e 10th av, 25x91.11. Leasehold. Sale under execution Feb 11, 1909. Thos F Foley as Sheriff to Ridley & Ottinger Co. All right, title and interest which the defendant Ellen Hillery had on Oct 7, 1908. Feb 27. June 30, 1909. 3:717.....250

19th st, n e s, 275 w 10th av, 25x91.11, the lot. Kath E Moore to Sophia Lincks et al; 21 years, from May 1, 1908. June 30, 1909. With renewal. 3:691.....taxes, &c, and 640 and 720

19th st, n s, 250 w 10th av, 25x91.11, the lot. Kath E Moore to Sophia Lincks et al; 21 years from May 1, 1908, with renewal. June 30, 1909. 3:691.....taxes, &c, and 640 and 720

19th st, n e s, 225 w 10th av, 25x91.11, the lot. Francis L Ogden to Sophia Lincks EXTRX Jacob Lincks et al; 21 years, from May 1, 1908, with renewal. June 30, 1909. 3:691.....taxes, &c,and 640 and 720

19th st, n e s, 300 w 10th av, 50x91.11, the lots. Margt V C MacNutt to Sophia Lincks EXTRX Jacob Lincks et al; 21 years, from July 1, 1908, with renewal. June 30, 1909. 3:691.....taxes, &c, and 1,600

23d st, No 541, n e s, 325 e 11th av, 25x98.8, the lot. Mary M Sherman to Manhattan Bedding Co; 21 years, from May 1, 1911, with renewal. June 25, 1909. 3:695.....taxes, &c, and 1,200

23d st, No 539, n e s, 350 e 11th av, 25x98.8, the lot. Francis L Ogden to Manhattan Bedding Co; 21 yrs, from May 1, 1911, with renewal. June 25, 1909. 3:695.....taxes, &c, and 1,200

23d st, No 537, n e s, 375 e 11th av, 25x98.8, the lot. Margt V C MacNutt to Manhattan Bedding Co; 21 years, from May 1, 1911, with renewal. June 25, 1909. 3:695..taxes, &c, and 1,200

23d st, Nos 537 and 539, n e s, 400 n w 10th av, 50x98.8, the lots. Francis L Ogden to Manhattan Bedding Co; 21 years, from May 1, 1911, with renewal. June 25, 1909. 3:695..taxes, &c, and 2,000

23d st, No 527, n e s, 275 w 10th av, 25x98.8, the lot. Margt V C MacNutt to Manhattan Bedding Co; 21 years, from May 1, 1911, with renewal. June 25, 1909. 3:695.....taxes, &c, and 1,000

23d st, No 529, n e s, 300 w 10th av, 25x98.8, the lot. Clement C Moore to Manhattan Bedding Co; 21 years, from May 1, 1911, with renewal. June 25, 1909. 3:695.....taxes, &c, and 1,000

23d st, No 531, n e s, 325 w 10th av, 25x98.8, the lot. Kath T Moore to Manhattan Bedding Co; 21 years, from May 1, 1911, with renewal. June 25, 1909. 3:695.....taxes, &c, and 1,000

30th st, No 509 West, 4-sty brk building. Mary A Brush et al to The Grady Mfg Co, a corpn; 4 11-12 years and 15 days, from May 15, 1909. June 28, 1909. 3:702.....1,080 and 1,350

32d st, Nos 110 to 114 West, top floor. Jane E Duffy to Stikeman & Co; 4 11-12 years, from June 1, 1909. June 25, 1909. 3:807.....2,560

34th st, No 322 East, store. John Courtney to Vito Laucello; 5 years, from Aug 1, 1909. June 28, 1909. 3:939.....900

34th st, No 265 West, all. Harry J Meyer et al to Charles and Fritz Ehrhardt; 5 years, from May 1, 1912. June 29, 1909. 3:784.....taxes, &c, and 3,500

43d st, No 244 West, all. John M King to Fernand Gargani; 10 years, from Sept 1, 1909. July 1, 1909. 4:1013..2,400 and 2,650

45th st, Nos 132 and 134, s s, 365 w 6th av, 35x100.4, all. Eleanor L Hoffman to Edwin A Stevens, of Hoboken, N J; 10 7-12 years, from Mar 2, 1903. June 25, 1909. 4:997.....taxes, &c, and 8,000 and 8,500

48th st, No 11 East. Assign lease. Mark Rafalsky to New Amsterdam Leasing Co. Apr 24, 1908. June 25, 1909. 5:1284..nom

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52d st, No 212 East, all. O W Horton to L B Gescheidt; 5 yrs, from Sept 1, 1909. June 29, 1909. 5:1325.....600
58th st, Nos 307 to 313 n s, 100.6 w 8th av, runs w 120 x n 100.5 Circle | x e 115.5 to the Circle x s e 25 x s w 21.11 x s 66.6 to beginning, all, with theatre, &c. Pabst Brewing Co, a Wisconsin corpn, to Frank McKee; 10 years, from Oct 1, 1911. June 25, 1909. 4:1049.....taxes, &c, and 35,000
92d st, No 334, s s, 350 e 2d av, 25x100.8, all. Ellen King to Milton See EXR Edmund A Thorp; 21 years, from July 1, 1909. June 25, 1909. 5:1554.....taxes, &c, and 500
100th st, No 336 East, store, &c. Carmela Pala to Rocco Di Lorenzo; 5 years, from July 1, 1909. July 1, 1909. 6:1680..360
112th st, Nos 344 and 346 East, east store, &c. Giuseppe Fusco et al to Luigi Forrisi; 4 11-12 years, from June 1, 1909. July 1,1909. 6:1683.....780
112th st, No 160 East. Agreement to let church for $225 each year for purpose of holding services on holidays known as New Years and Day of Atonement in months of Sept and Oct during years 1909, 1910 and 1911. Trustees and Deacons of Ebenezer Baptist Church with Samuel Gluck and Isaac Roth. Feb 13. June 29, 1909. 6:1639.....
114th st, No 331 East. Assign lease. Guido De Torres to John D Haase. June 30, 1909. 6:1686.....nom
121st st, No 431 West, n e cor Amsterdam av, store. Worthville Realty Co to Harry Angel and ano; 2½ years, from Nov 1, 1908. June 26, 1909. 7:1963..... 900 to 1,200
125th st, Nos 207 and 209 West. Assign 2 leases. August H Sievers to Henry Lankenau. June 28. June 30, 1909. 7:1931..nom
141st st, No 467 West, 4-sty dwelling. Clara W Picken to Bernhard Schulich; 3 yrs, from Oct 1, 1909. June 30, 1909. 7:2058. 1,800
145th st, No 340 West, s w cor Edgecombe av, store. George Leerburger AGENT for Ristori Leerburger and ano to Peter Stein; 5 years, from Sept 1, 1909. June 28, 1909. 7:2051.....900 and 1,080
181st st, No 558 West, east store. Wm M Bingham Plumbing and Construction Co to Samuel Adler; 2 7-12 years, from Mar 1, 1909. July 1, 1909. 8:2153..... 660
181st st, No 558 West. Assign lease. Samuel Adler to Frank Greco. June 28. July 1, 1909. 8:2153..... nom
Av A, Nos 1408 and 1410. Agreement as to surrender of lease. Isaac Weinberg with Advance Novelty Candy Mfg Co. Oct 24, 1908. June 25, 1909. 5:1470..... nom
Broadway, No 1495, w s, 36.6 n 43d st, 18x50, store and basement. J Roosevelt Roosevelt et al TRUSTEES Wm Astor for John J Astor to Hygrade Wine Co; 10 years, from Feb 1, 1909. June 30, 1909. 4:1015..... 6,500 and 7,500
Broadway, s e cor 101st st, runs s 150 x e 150 x s 51.10 to n s 100th st x e 50 x n 51.10 x e 25.8 to c l Old Bloomingdale road x n — to 101st st x w 229 to beginning. Assign lease. West End Leasing Co, a corpn, to Bloomingdale Leasing Co, a corpn. Mar 18, 1908. June 29, 1909. 7:1872.....other consid and 100
Broadway, No 2658 | s e cor, two stores. The Bloomingdale 101st st, No 220 West| Leasing Co to Patrick Fleming; 10 yrs, from July 1, 1909. June 29, 1909. 7:1872.. ....3,000 and 3,600
Broadway, s e cor 101st st, —x—. Cancellation of lease. David Gutlohn to Bloomingdale Leasing Co, a corpn. June 30, 1908. June 29, 1909. 7:1872.....nom
Broadway, n w cor Chambers st, part of basement and subbasement. Edw R Anderews as TRUSTEES Sarah H Andrews to Rudolph Oelsner 5 10-12 years, from July 1, 1909. July 1, 1909. 1:149 .....7,000 and 7,500
Broadway, n w cor Chambers st, part of basement and subbasement. Sub lease. Rudolph Oelsner to Wm Friebel and G Albert Lang, firm Friebel & Lang; 5 years, 9 months and 25 days from July 1, 1909. July 1, 1909. 1:149.. 7,500
Columbus av, No 416|store, &. Columbus Park Hotel Co to Lewis 80th st, No 100 West | A Olsen; 10 years, from Oct 1, 1907. June 30, 1909. 4:1210.....2,880
Park row, No 181, 3 upper floors. Wm I Fox as AGENT and GUARDIAN to Meyer Solomon; 11 months, from June 1, 1909, with 2 years renewal. June 25, 1909. 1:118....per annum, 432
Park row, No 187, cor Roosevelt st, store.....|
Park row, Nos 183 to 187, 2d floor, except small room.....| Wm I Fox as AGENT and GUARDIAN to Benjamin Weiner; 1 11-12 years, from June 1, 1909, with 2 years renewal. June 25, 1909. 1:118.....1,300
Pleasant av|n w cor 120th st, 66.6x75, all. Eliza Schwartz to Her-120th st | man Schmith and ano firm Madison Iron Works; 5 yrs, from June 15, 1909. June 26, 1909. 6:1808..1,100 and 1,200
St Nicholas av, n w cor 116th st, store and basement. Palisade Building Co to the Colonial Bank; 10 years, from Sept 1, 1910. June 26, 1909. 7:1922..... 4,000
1st av, No 147 |Assign lease. Henry Stricker to Louise Ken-9th st, No 345 East| nedy. June 21. June 25, 1909. 2:451..nom
Same property. Assign lease. Louise Kennedy to Consumers Brewing Co of N Y, Lim. June 21. June 25, 1909. 2:451..nom
2d av, n e cor 93d st. Assign lease. H Koehler & Co to Wm J Harmon. June 30, 1909. 5:1556.....nom
3d av, No 587. Receipt and release of rent under lease from May 18, 1909 to Oct 31, 1909. The Kry-Lyn Realty Co to Friderici Publishing Co. May 18. June 30 ,1909. 3:919.....540
3d av, No 668, store. New Amsterdam Realty Co to Hygrade Wine Co; 3 10-12 years, from May 1, 1909. June 30, 1909. 5:1297.....1,850
5th av n e cor 26th st, 197.6 to s s 27th st x157.6, all. Brunswick 26th st| Site Co, a corpn, to Improved Property Holding Co, a 27th st| corpn; 21 years from May 1, 1907. Rerecorded from Apr 22, 1907. June 30, 1909. 3:856..... taxes, &c, and 150,000 to 260,000
5th av, No 424, n w cor 38th st, basement store. Sarah Switzer to Kathryn E Henesey; 5 years, from May 1, 1908. June 30, 1909. 3:840.....7,500
5th av, Nos 99 and 101, front of loft on 8th floor. 101 5th Av Co to A M & M F Langfeld; 5 years, from Feb 1, 1909. June 26, 1909. 3:846.....2,450
5th av, n e cor 42d st, runs n 27.6 x e 108 x n 47.11 x e 25 x s 75.5 to n s 42d st, x w 133 tobeginning, all. Chas A Seymour. to the Five Hundred and Three Fifth Avenue Co. Sub lease; 4 7-12 years, from June 1, 1908. July 1, 1909. 5:1277..... taxes, &c, and $52,000 and 60,000
5th av, s e cor 32d st, 28.9x150, all. Mathias Rock to Improved Property Holding Co of N Y; 21 years, from May 1, 1928. July 1, 1909. 3:861.....taxes, &c, and 46,200
6th av, No 608, store. Benj W Levitan to Mark T O'Reilly; 9 years, from Apr 1, 1909. June 30, 1909. 3:837....3,700 to 7,000
7th av, No 785, store, &c. John H Scheier to John J Maloney; 4 years and 10½ months, from June 15, 1908. June 30, 1909. 4:1004.....1,800
7th av, No 263, n e cor 25th st, Reassign lease. Davies J Marshall to William McClenahan. Mort $3,500. June 30, 1909. 3:801.....nom
7th av, n w cor 125th st, Assign lease. August H Sievers to Paul Juschke. June 28. June 30, 1909. 7:1931..... nom
7th av, No 263. Agreement modifying lease. Emma E Horn and Lina Ettlinger with Thomas Conville Brewing Co. Mar 19. June 28, 1909. 3:801..... nom
7th av, No 263. Assign lease. Thomas Conville Brewing Co to William McClenahan. June 24. June 28, 1909. 3:801.....nom
7th av, No 263, n e cor 25th st. Assign lease. William McClenahan to Davies J Marshall. June 28. June 29, 1909. 3:801..nom
7th av, No 2247, store, &c. Alma Schmid to Engwer and Baade; 2 years, from May 1, 1909. June 29, 1909. 7:1917.....720
8th av, No 501. Assign lease. Wm T Hallinan to Edward F Grealish. June 17. June 29, 1909. 3:759.....nom
8th av, Nos 2309 and 2311|n w cor, store and basement. Saranac 124th st, No 301 West | Realty Co to U S of A, by Frank H Hitchcock, Postmaster-General of the U S; 1 2-12 years, from Mar 1, 1911. June 28, 1909. 7:1951..... 6,500
8th av, No 866, basement. Meyer Libien to Eugene McCall; 3 years, from May 1, 1909. June 28, 1909. 4:1024.....450
8th av, No 2301. Assign lease. Max Leibner to Frank Elisen and ano. June 7. June 28, 1909. 7:1950.....nom
8th av, No 685, all. Joseph and Frank Goodman to Charles Corn, of Brooklyn; 3 9-12 years, from Aug 1, 1909, with 5 years renewal. June 25, 1909. 4:1034.....½ of taxes and 5,000
10th av, No 167, s w cor 20th st, store and partment over store. Fredericka Ludder to Frederick Gobber; 5 years, from May 1, 1909 June 25, 1909. 3:691.....1,536
10th av, No 889. Assign lease. Frank P McGowan to Louis Mahler. June 26. June 30, 1909. 4:1086..... nom
10th av, No 290. Subordination of lease to mort. Charles Pletz and ano to Irving Savings Instn. June 28. June 30, 1909. 3:724. ..... nom

BOROUGH OF THE BRONX.

Freeman st, No 937, leasehold. Assignment of sum of $500 as liquidated damages as per agreement. Thomas Lynskey and ano to Lion Brewery. June 25. June 30, 1909. 11:2980.....nom
Freeman st, No 937, n w cor Hoe av, store, &c. Nora Filer to Thomas Lynskey and ano; 6 months, from Dec 31, 1909, at $78.33 monthly. June 30, 1909. 11:2980.....
*Main st, n w s, opposite Lane av, Westchester. Surrender lease. John Wenninger with Geo H Ehrgott. All title. June 25. June 28, 1909.....nom
*Main st, n e s, opposite Lane av, Westchester, store. Geo H Ehrgott to John Wenninger; from June 25, 1909, to April 1, 1913. June 26, 1909..... 780
139th st, No 588 East, s s, 39x100, 5-sty tenement. Sara E Jones to Barnet Zam; 5 years, from July 1, 1909. June 30 ,1909. 10:2550..... 2,400
Same property. Power of attorney. Same to Louis O Van Doren. June 24. June 30, 1909. P A.....
169th st, No 896 East. Assign lease. Gustav F Messerschmitt to Julius C Messerschmitt. June 26. June 28, 1909. 10:2692..nom
Belmont av, No 2381, store. Nicola Rossano and ano to Matteo Cinelli; 2 years, from Feb 1, 1909. July 1, 1909. 11:3074...150
Crimmins av, Nos 321 and 323. Agreement as to cancellation of lease. Michael J Schildhaus with Magdalena Kaicher. June 30. July 1, 1909. 10:2556.....900
Longwood av, No 1116, store, &c. Simon and Julia Bruton to Joseph Wagner; 5 years, from April 1, 1909. June 29, 1909. 10:-2736.....420
Lincoln av, No 179, s w cor 136th st, all. Thos J Mullen and ano to James O'Brien; 5 years, from May 1, 1909, with renewal. June 30, 1909. 9:2318.....800
Prospect av, No 1422, s e cor 170th st, Assign lease and bill of sale. Caroline Schnur INDIVID and ADMRX Phillip Schnur to Margaret Richardson. All title. June 25, 1909. 11:2963..nom
Prospect av, n w cor 167th st. Isaac Brown to Wm J Moran; 5 years, from Aug 1, 1909. July 1, 1909. 10:2680 1,800 and 2,100
Prospect av, No 1402, store. Andreas Hux to Henry Rudolph; from July 1, 1909, to July 1, 1912. July 1, 1909. 11:2963.....600
Webster av, No 2293. Assign lease. Adam Graab to Davies J Marshall. Mort $1,023. June 30, 1909. 11:3143..... nom
3d av, No 2922, s e cor Rose st, all, portion accepted. Wilhelmina L Schneider INDIVID and ano EXRS. &c, Chas Schneider to Sarah wife of and David Siegel; 4 years, from April 15, 1910. June 29, 1909. 9:2362 .....2,100 to 2,400

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

June 25, 26, 28, 29, 30 and July 1.

BOROUGH OF MANHATTAN.

Aurora Investing Co to Mayer S Auerbach. 27th st, Nos 115 and 117, n s, 200 w 6th av, 50x98.9. Building loan. Prior mort $111,000. June 24, 1 year, 5%. June 25, 1909. 3:803. 115,000

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WATER-FRONT PROPERTIES
FACTORIES, FACTORY SITES
Telephone 1094 Rector FLOYD S. CORBIN, 10 Wall St.

Same to same. Same property. P M. Prior mort $18,000. June 24, due, &c as per bond June 25, 1909. 3:863. 93,000

Alexander, Emanuel to Frank Goodwin. Park Terrace West, s e s, at n w s 217th st, 53.6x99.2x50x114.7; Park Terrace West, s e s, 104.7 s w 218th st, 26.1x91.6x25x83.10; Park Terrace West, s e s, 130.8 s w 218th st, 26.1x99.2x25x91.6; Park Terrace North, or 217th st, n e s, 114.7 s e Park Terrace West, 75x100. Prior mort $11,000. June 25, 2 years, 6%. June 26, 1909. 8:2243. 6,000

Aurora Investing Co to Mayer S Auerbach. 27th st, Nos 115 and 117, n s, 200 w 6th av, 50x98.9. Certificate as to mort for $115,000. June 24. June 28, 1909. 3:803. ——

Asinari, Helena L G (Marquise de San Marzano) to BROOKLYN SAVINGS BANK. Wall st, No 20, n w cor Nassau st, No 1, 25.2x73.5x25.4x73.5. June 25, 1909, 3 years, 4½%. 1:46. 150,000

AUBURN SAVINGS BANK with Florence N Silverman. Broadway, No 3161, w s, 80 s 127th st, 40x100. Extension of mort for $45,000 to June 25, 1912, 5%. June 21. June 28, 1909. 7:1993. nom

Adolphi, Annie M to GERMAN SAVINGS BANK, N Y. Elizabeth st, No 248, e s, 258.8 s Houston st, 24.3x81.8x24.3x81.9. June 29, 3 years, 4½%. June 30, 1909. 2:507. 15,000

Ackerman, Herbert S with Wm H L Edwards ,trustee Edwin S Lemoine. Front st, No 3. Subordination agreement. June 30. July 1, 1909. 1:4. nom

Burlington Transfer & Storage Co to CHELSEA EXCHANGE BANK. Certificate as to mort dated June 30, 1909. June 29. July 1, 1909. ——

Borkel, John to Johannes Brunke. 4th av, No 250, s w cor 20th st, No 52, 20x64. P M. Prior mort $25,000. July 1, 1909, 3 years, 4½%. 3:848. 45,000

Bittner, John to Wm H L Edwards, trustee Edwin S Lemoine. Front st, No 3, s s, abt 70 e Whitehall st, 33.3x80x36x80. June 30, 5 years, 4½%. July 1, 1909. 1:4. 22,000

Bittner, John to Geo Hahn. Front st, No 3, s s, abt 70 e Whitehall st, 33x80x36x80. Prior mort $22,000. June 30, 1 year, 6%. July 1, 1909. 1:4. 3,000

Boylan, Margt L to EMIGRANT INDUSTRIAL SAVINGS BANK. 62d st, No 159, n s, 100 e Amsterdam av, 25x100.5. Prior mort $10,000. July 1, 1909, 1 year, 4½%. 4:1134. 4,000

Bernard, Julia D, of Brooklyn, N Y, to Adele Kneeland, extrx, &c, Chas Kneeland. Lenox av, No 452. e s, 75 s 133d st, 24.11x84. June 30, 5 years, 5%. July 1, 1909. 27,500

Bechstein, Augustus C with Mary E. Frederick, Chas A and Fredk D Bechstein. Hudson st, Nos 96 to 100, s e cor Franklin st, Nos 161 and 163, runs e 89.6 x s 44.5 x e 20.7 x s 50.11 to n s Leonard st, Nos 1 to 5, x w 89.7 to Hudson st x n 57.8 to beginning. Extension of mort for $16,000 to July 1, 1912, at 5%. June 29, 1909. 1:179. nom

Bernstein, Simon C and Estella Schiele to Emily Freund et al trustees, &c, Max Freund. 24th st, No 235, n s, 350 e 8th av, 25x98.9. June 30, 1909, 3 years, 5%. 3:774. 30,000

Brand, Julia H, of New Rochelle, N Y, to Edmund Hendricks and ano trustees Fanny Hendricks for benefit Isabel E Brush. 37th st, No 344, s s, 200 e 9th av, 25x98.9. June 30, 1909, 3 years, 5½%, until June 30, 1910, and 6% thereafter. 3:760. 4,000

Budd, Katharine C to J Wesley Pullman. Gramercy Park, No 10, or 20th st, s s, 153.4 e 4th av, 26.8x92, with rights to Gramercy Park. June 1, 3 years, 4½%. June 29, 1909. 3:875 and 876. 15,000

Bennett, Lee W to Newman Cowen. East Broadway, No 150, n s, abt 150 w Rutgers st, 25x62.6. June 30, 1909, due, &c, as per bond. 1:283. 2,000

Blauner, Julius and Isidore with Jacob Conner and ano. Rivington st, No 235. Extension of $3,500 mort until June 29, 1912, at 6%. June 28. June 29, 1909. 2:338. nom

Brown, Saml to Wm H Siegman. 35th st, No 429, n s, 350 w 9th av, 25x98.9. P M. June 28, 3 years, 6%. June 29, 1909. 3:733. 4,500

Bannon, May E to Lawyers Realty Co. 52d st, No 102, s s, 38.4 e Park av, 19.2x79.5. June 29, 1909, 3 years, 5%. 5:1306. 24,000

Berkowsky, Barnett to TITLE GUARANTEE AND TRUST CO. 2d av, No 468, e s, 74.1 n 26th st, 24.8x80.9. June 28, due, &c, as per bond. June 29, 1909. 3:932. 17,000

Beetson, Margt A, of Portchester, N Y, to Jefferson Groub. 7th av, No 177, e s, 69 n 20th st, 23x80. June 28, 1 year, 6%. June 29, 1909. 3:796. 2,000

Bamberger, Abram E to TITLE GUARANTEE AND TRUST CO. Pearl st, Nos 284 and 286, s e s, at s w s Beekman st, Nos 105 and 107, runs s e 53.10 x s w 31 x s 11.6 x s w 10.2 x n w 62.6 to Pearl st, x n e 40.2 to beginning. June 28, due, &c, as per bond. June 29, 1909. 1:95. 50,000

Birnbaum, Saml to Jos Rabinowitz. Madison st, No 328, s w cor Scammel st, Nos 25 and 27, 25x89x24.11x90. June 29, 1909, installs, 6%. 1:266. 950

Brevoort Construction Co to Wm L Condit, of Hoboken, N J. 18th st, Nos 6 and 8, s s, 200 w 5th av, 52x92. June 28, 1909, due Oct 1, 1914, 5%. 3:819. 260,000

Same to same. Certificate as to above mort. June 28, 1909. 3:819. ——

Blake, Luke to THE MERCANTILE TRUST CO trustee will Wm J Haddock, dec'd, for Jean and Stewart Haddock. 53d st, No 112, s s, 200 w 6th av, 25x100.5. June 25, 3 years, 4½%. June 28, 1909. 4:1005. 12,000

Browning, Adele L to LINCOLN TRUST CO. 55th st, Nos 29 and 31, n s, 385 w 5th av, 35x100.5. June 28, 1909, 3 years, 4½%. 5:1271. 25,000

Boss, Carrie A to NORTH RIVER SAVINGS BANK. 47th st, No 420, s s, 225 w 9th av, 25x100.5. June 25, 1909, 3 years, 4½%. 4:1056. 2,000

Birch Realty Co to IRVING SAVINGS INSTN. Haven av, s e cor 180th st, 100x100, and being plot 24 map 55 plots of Fort Washington and Buena Vista Syndicates. Building loan. June 28, 1909, 5 years, 6% until completion of buildings, and thereafter 5%. 8:2177. 130,000

Same to same. Certificate as to above mort. June 28, 1909. 8:2177. ——

Bisch-Hoef Realty & Construction Co to Simon Uhlfelder and ano. 150th st, n s, 100 w 7th av, 2 lots, each 75x99.11. 2 certificates as to mort. June 15. June 26, 1909. 7:2036. ——

Bernstein, Samuel, Sidney and Betsey, and Jennie Garcewich to UNION TRUST CO of N Y. 39th st, Nos 251 to 255, n s, 226.6 e 8th av, 73x98.9. June 25, 5 years, 4½%. June 26, 1909. 3:789. 80,000

Brill, Raphael to Henry Meyers. Lexington av, No 1032, w s, 85.2 s 74th st, 17x93.9. P M. June 23, due Apr 3, 1911, 6%. June 25, 1909. 5,000

Cacace, Luigi and Pasquale Nunziata with Leah Cohn. 18th st, No 425, n s, 265 w Av A, 25x92. Subordination agreement. June 14. June 25, 1909. 3:950. nom

Chest, Robert to Morris A Mason. 18th st, No 406, s s, 119 e 1st av, 25x92. Prior mort $——. June 25, 3 years, 6%. June 26, 1909. 3:949. 5,000

Centre Realty Co to Sound Realty Co. Audubon pl, n w cor 157th st, runs w 306.9 to s e s Riverside Drive x n e 229.7 to said pl x s e 203.5 to beginning. P M. Prior mort $125,000. June 25, 2 years, 5½%. June 28, 1909. 8:2134. 125,000

Casey, Eugene C to N Y SAVINGS BANK. 131st st, No 11, n s, 175 w 5th av, 15x99.11. P M. June 28, 1909, due, &c, as per bond. 6:1729. 6,500

Casey, Eugene C to Max E Mueller. 131st st, No 11, n s, 175 w 5th av, 15x99.11. P M. Prior mort $6,500. June 28, 1909, due, &c, as per bond. 6:1729. 1,000

Conklin, Annie M and Henry C Ostrander exrs, &c, John W Conklin to Francis L Wandell. 8th av, No 155, w s, 38.2 s 18th st, 19.6x75. June 12, 1 year, 5%. June 28, 1909. 3:741. 1,500

Cohen Realty Co to CITIZENS SAVINGS BANK. 160th st, Nos 507 and 509, n s, 150.1 w Amsterdam av, runs n 99.10 x w 24.11 x n 0.1 x w 18.5 x s 99.11 to st x e 43.4 to beginning. June 28, 1909, due Nov 15, 1914, 4½%. 8:2119. gold, 40,000

Cohen Realty Co to CITIZENS SAVINGS BANK. 160th st, Nos 511 and 513, n s, 193.5 w Amsterdam av, 43.4x99.11. June 28, 1909, due Nov 15, 1914, 4½%. 8:2119. 40,000

Cohen Realty Co to CITIZENS SAVINGS BANK. 160th st, Nos 515 and 517, n s, 236.9 w Amsterdam av, runs n 99.11 x w 13.3 x s 0.1 x w 25 x n 0.1 x w 5.1 x s 99.11 to st x e 43.4 to beginning. June 28, 1909, due Nov 15, 1914, 4½%. 8:2119. gold, 40,000

Cohen Realty Co to CITIZENS SAVINGS BANK. 160th st, Nos 519 to 529, n s, 280.1 w Amsterdam av, 3 lots, each 43.4x99.11. 3 morts, each $40,000. June 28, 1909, due Nov 15, 1914, 4½%. 8:2119. gold, 120,000

Same to same. 160th st, Nos 507 to 529, n s, 150.1 w Amsterdam av, 259.11x99.11. Certificate as to above 6 morts for total of $240,000. June 28, 1909. 8:2119. ——

Same to same. Consent of stockholders to above 6 morts. June 28, 1909. 8:2119. ——

Same to same. Resolution to morts as above by board of directors. June 28, 1909. 8:2119. ——

Clark, Sophronia W and J Westervelt to SEAMENS BANK FOR SAVINGS in City N Y. 46th st, No 145, n s, 233.4 w 3d av, 16.8x100.5. June 15, 3 years, 4½%. June 25, 1909. 5:1301. 8,500

Charter Realty Co to U S TRUST CO of N Y. 48th st, No 12, s s, 225 e 5th av, 25x100.5. P M. June 28, 3 years, 4%. July 1, 1909. 5:1283. 84,000

Connelly, Mary J, individ and Mary J and Henry M V Connelly, as trustee Edmond Connelly to TITLE GUARANTEE & TRUST CO. Mangin st, Nos 79 to 89, w s, 81.3 n Rivington st, 120x100. June 30, due, &c, as per bond. July 1, 1909. 2:324. 5,000

Cavagnaro, Victoria M and Anna M Pisarra to IRVING SAVINGS INSTN. Thompson st, Nos 210 to 214, e s, 125 n Bleecker st, 75x100. Building loan. June 30, 3 years, 6% until completion of building and 5% thereafter. July 1, 1909. 2:537. 90,000

Carpenter, Benj F to Ralph J M Bullowa. 8th av, No 2690, s e cor 143d st, No 278, 25.1x75. Prior mort $38,500. July 1, 1909, due Dec 1, 1909, 6%. 7:2028. 4,000

Cohen, Samuel and Julius W to J Frederic Kernochan and ano, committee Maria Marshall. 153d st, Nos 265 to 269, n s, 100 e 8th av, three lots, each 37.6x99.11. Three morts, $30,000. June 29, 5 years, 4½%. July 1, 1909. 7:2039. 90,000

Cuny, Charles H A with METROPOLITAN SAVINGS BANK. Great Jones st, No 35, s s, abt 180 e Lafayette st, 27x90. Subordination agreement. June 29, 1909. 2:530. nom

Cowing, Marie A wife of Rufus B to Wm Macneven Purdy and ano trustees John Purdy for Rosa M Purdy now Rosa M Jones. 87th st, No 333, n s, 371 w West End av, 16x100.8. P M. June 8, 5 years, 5%. June 29, 1909. 4:1249. 20,000

Same to same. Same property. P M. Prior mort $20,000. June 8, due, &c, as per bond. June 29, 1909. 4:1249. 4,000

Camp, Theo C to Angis M Booth. Washington st, No 171, n e cor Cortlandt st, Nos 72 to 76, 61.3x66.11x66.4x67.1. June 30, 1909, 5 years, 4½%. 1:59. 120,000

Cruikshank, James H, of Freeport, L I, to Austin B Fletcher and ano trustees Jackson S Schultz. Greenwich st, Nos 537 to 545, e s, 50 s Charlton st, 100x100. Building loan. June 21, 1 year, 6%. June 30, 1909. 2:597. 80,000

Campbell, John H to FARMERS LOAN & TRUST CO. 78th st, No 118, s s, 206 e Park av, 18x102.2. June 30, 1909, 5 years, % as per bond. 5:1412. 17,000

Cohn, Frances to TITLE GUARANTEE & TRUST CO. 79th st, No 116, s s, 157 e Park av, 18x102.2. June 29, due, &c, as per bond. June 30, 1909. 5:1413. 20,000

Cunningham, Mary B to Theo Morris. 96th st, No 204, s s, 117.3 w Amsterdam av, 27x100.8. Prior mort $31,000. June 29, 1 year, 6%. June 30, 1909. 4:1243. 3,000

Combier, Philibert to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 710, w s, 83.3 n 57th st, 17.2x100. June 29, 3 years, 4½%. June 30, 1909. 5:1312. 4,500

Cooper Union for the Advancement of Science and Art with Liborio Battaglia, Francesco Tavolacci and Salvatore Spitaleri. 1st av, Nos 2061 to 2065, s w cor 107th st, No 338, 63.5x50. Extension of mort for $38,000 to June 30, 1914, at 5%. June 1. June 29, 1909. 6:1678. nom

Dowling, Frank N to Mary B Lane. 39th st, No 113, n s, 196.8 e Park av, 16.8x98.9. P M. June 25, 1909, 3 years, 4½%. 3:895. 30,000

de Belleseize, Virginia C with Alfred B Dunn. 76th st, No 180 West. Extension of $16,000 mort until July 6, 1910, at 5%. May 22. June 26, 1909. 4:1147. nom

De Veau, Emma H to Wm J Taylor. West End av, No 675, w s, 135.8 n 92d st, 14.6x100. Prior mort $12,000. June 25, 1909, 5 years, 5%. 4:1252. 5,000

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Duggan, Dorothy F, of Sullivan Co, N Y, and Eliz F Hurlimann, of Weehawken, N J, to HARLEM SAVINGS BANK. 3d av, Nos 2327 and 2329, e s, 60 n 126th st, 39.11x76. June 14, 1 year, 5%. June 25, 1909. 6:1791. 15,000

Dresner, Rachel to Theo Keller. 16th st, No 645, n s, 488 e Av B, 25x92. June 30, 3 years, 5%. July 1, 1909. 3:984. 11,000

Same and Woolf Woolf with same. Same property. Subordination agreement. June 30. July 1, 1909. 3:984. nom

Edwards, Luella B with John C Dehls, Wm Bruening and Albert W Venino. Chambers st, No 155, n s, 201 w Hudson st, 25x77.5. Extension of $42,500 mort until July 1, 1914, at 4½%. June 30, 1909. 1:140. nom

Eydenberg, Sarah to Madeline Jackson. 144th st, No 246, s s, 350 e 8th av, 50x99.11. July 1, 1909, 3 years, 6%. 7:2029. 5,500

Ellison, Adolph S, Samson Lachman and Abraham Goldsmith with Fredk C and Henry Gilsey trustees. 106th st, No 104, s s, 100 w Columbus av, 25x100.11. Subordination agreement. June 24. June 28, 1909. 7:1860. nom

Evans, Annie to EMIGRANT INDUSTRIAL SAVINGS BANK. 49th st, No 148, s s, 171.4 e 7th av, 21.4x104.3x21.7x101.6. June 30, 1909, 3 years, 4½%. 4:1001. 4,000

Elliott, Robt H E to Emily S Dow. 70th st, No 169, n s, 175 w 3d av, 16.8x100.5. June 28, 3 years, 5%. June 30, 1909. 5:1405. 16,000

Fricke Realty Co to American Mortgage Co. 24th st, Nos 135 and 137, n e cor Lexington av, No 41, runs n 20.1 x e 50 x n 78.8 x e 22 x s 98.9 to st x w 72 to beginning. June 30, 1909, 3 years, 6%. 3:880. 10,000

Finkelstein, Adolph to LAWYERS TITLE INS & TRUST CO. 1st av, No 124, s e s, 97.6 n e 7th st, runs s e 94 x s w 24.4 x n w 94 to av x n e 24.4 to beginning. May 20, 5 years, 5%. June 30, 1909. 2:435. 20,000

Fantel, Anna to N Y SAVINGS BANK. 2d av, No 1836, e s, 26 s 95th st, 24.11x75. June 30, 1909, due, &c, as per bond. 5:1557. 2,000

Funkelstein, Morris to LAWYERS TITLE INS AND TRUST CO. Division st, Nos 25 and 25½, s s, 292.2 e Catharine st, 24.10x 69.8. June 28, 5 years, 5%. June 29, 1909. 1:281. 16,500

Same and Pauline Edelstein with same. Same property. Subordination agreement. June 28. June 29, 1909. 1:281. nom

Fleming, Patrick to F & M Schaefer Brewing Co. 101st st, No 220, s e cor Broadway, No 2058. Saloon lease. June 29, 1909, demand, 6%. 7:1872. 7,300

Freeman, Geo to Louis Starr. 115th st, No 16, s s, 245 e 5th av, 25x100.11. P M. Prior mort $21,000. June 28, due May 1, 1911, 6%. June 29, 1909. 6:1620. 3,500

Foley, John to TITLE GUARANTEE AND TRUST CO. Audubon av, No 308, s w cor 185th st, No 550, 18x50. June 28, due, &c, as per bond. June 29, 1909. 8:2157. 4,000

Foley, Caroline L to Julia G Inness. 42d st, No 533, n s, 325 e 11th av, 25x100.5. June 17, 5 years, 5%. June 26, 1909. 4:1071. 15,000

Faulkner, Chas S to Fredk W Budd. 78th st, No 151, n s, 54 e Lexington av, 16x82.2. P M. June 11, due Sept 24, 1909, 6%. June 25, 1909. 5:1413. 2,000

Same to same. Same property. P M. June 11, 3 years, 5%. June 25, 1909. 5:1413. 12,000

Fries, Mary wife Charles and Barbara wife Frank Fleckenstein to Chas F Kremer. Av A, No 277, w s, 20 n 17th st, 24x69. June 23, due July 1, 1914, 4½%. June 25, 1909. 3:949. 10,000

Friebel, Wm and G Albert Lang to Rudolph Oelsner. Broadway, n w cor Chambers st. Leasehold. June 30, demand, 6%. July 1, 1909. 1:149. 8,000

Freeman, Geo, of Brooklyn, N Y, to Louis Starr. 121st st, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning. P M. Prior mort $37,500. June 30, 2 years, 6%. July 1, 1909. 6:1808. 5,000

Foster, Cora B to EMPIRE CITY SAVINGS BANK. 136th st, No 27, n s, 447.6 w 5th av, 37.6x99.11. June 30, 3 years, 5%. July 1, 1909. 6:1734. 32,000

GREENWICH SAVINGS BANK with Butterick Publishing Co. 13th st, Nos 6 to 10 East. Extension of $110,000 mort until June 30, 1914, at 4½%. June 30. July 1, 1909. 2:570. nom

Gallaher, Kath, wife Luke F to ITALIAN SAVINGS BANK of City N Y. 61st st, No 106, s s, 110.4 w 9th av, 40x100.5 June 30, 5 years, 5%. July 1, 1909. 4:1132. 54,000

Gold, Rosa to DRY DOCK SAVINGS INSTN. Allen st, No 124, e s, 100 n Delancey st, 33.6x87.6. June 30, due, &c, as per bond. July 1, 1909. 2:415. 30,000

Greines, Fany to Nancy L Sherwood and ano. Rivington st, No 168, n s, 50.6 e Clinton st, 25x57. July 1, 1909, 5 years, 5%. 2:349. 20,000

Goldstein, I Jacob to North American Relief Soc for the Indigent Jews in Jerusalem, Palestine. Market st, No 91, w s, 20.3 n Water st, 20x51x19.10x51.2. Prior mort $——. June 24, 3 years, 5%. June 25, 1909. 1:250. 6,000

Greenwich Holding Co to Alex W Fraser and ano. Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76.7x41.4x92. P M. Prior mort $15,000. June 3, 1 year, 6%. June 25, 1909. 2:632. 15,000

Same to same. Same property. Certificate as to above mort. June 3. June 25, 1909. 2:632. ——

Goldberg, Philip with Belle M Ryckman. Orchard st, No 120. Extension of $8,000 mort until Mar 11, 1912, at 6%. June 26, 1909. 2:415. nom

Gasteyer, Oswald to Harriet S Millspaugh. 135th st, No 35, n s, 410 w 5th av, 37.6x99.11. June 25, 1909, 3 years, 6%. 6:1733. 2,000

Granieri, Felice and Maria Colucci to John B Ricco. 106th st, No 344, s s, 129.8 w 1st av, 25.4x100.11. May 19, due, &c, as per bond. June 26, 1909. 6:1677. 3,000

Guiterman, Milton S with LAWYERS TITLE INS & TRUST CO. Broadway, No 3151. Agreement as to share ownership in mort. June 18. June 25, 1909. 7:1993. nom

Gomprecht, Henrietta to Lena Callinan. 2d av, No 1842, e s, 25.8 n 95th st, 25x100. Prior mort $20,000. June 1, 2 years, 6%. June 25, 1909. 6:1558. 3,000

Gluck, Isidor to International Committee of Young Mens Christian Assoc Park av, Nos 1707 and 1709, e s, 62 s 120th st, 53x 90. June 18, 5 years, 4½%. June 25, 1909. 6:1768. 22,000

Groff, Franklin L to THE GREENWICH SAVINGS BANK. 28th st, Nos 151 and 153, n s, 101.1 e 7th av, 50x98.9. June 28, 1909, due, &c, as per bond. 3:804. 45,000

Goodman, David to Marcus Beck. 7th st, No 195, n s, 213 s (?should be e) from n e cor Av B and 7th st, runs s e 20 x n e 73.1 x w 21.5 x s w 65.3 to beginning. P M. Prior mort $12,000. June 28, 3 years, 6%. June 30, 1909. 2:390. 2,300

Giberson, Indiana to Leah Cohn. 30th st, No 236, s s, 196 w 2d av, runs s 60 x w 4 x s 38.9 x w 14 x n 98.9 to st x e 18 to beginning. Prior mort $——. June 30, 1909, 1 year, 6%. 3:910. 1,000

Grace, Mary A to EXCELSIOR SAVINGS BANK of City N Y. 3d av, No 430, and 30th st, No 150 East. Estoppel certificate. June 30, 1909, 3:885. ——

Huldana Realty Co to LAWYERS TITLE INS & TRUST CO. 18th st, Nos 320 and 322, s s, 242.1 w 8th av, 47.11x92. June 25, 1 years, 6% until completion of building. June 26, 1909. 3:741. 55,000

Same to same. Same property. Certificate as to above mort. June 25. June 26, 1909. 3:741. ——

Hutchinson, Annie to EMIGRANT INDUSTRIAL SAVINGS BANK. 24th st, No 115, n s, 184 e 4th av, 20x98.9. June 25, 1909, 3 years, 4½%. 3:880. 5,000

Haft, Isaac, Samuel Williams and Samuel Grodginsky to Dean Holding Co. 1st av, Nos 1729 and 1731, w s, 50.8 s 90th st, 50x100. P M. June 24, 3 years, 6%. June 25, 1909. 5:1552. 3,750

Holmes (Joseph) Press, a corpn, to John W Scott. Certificate as to chattel mort dated June 21, 1909. June 21. June 26, 1909. Genl morts. ——

Harris, Myron with Rebeca Polinsky. 108th st, No 119 East. Extension of mort for $3,000 to June 9, 1911, 6%. June 8. June 28, 1909. 6:1636. nom

Healy, Edward J to FRANKLIN SAVINGS BANK. 135th st, No 509, n s, 180 w Amsterdam av, 40x99.11. June 28, 1909, 5 yrs, 4½%. 7:1988. 35,000

Healy, Edward J to Hannah Leuze. 135th st, No 509, n s, 180 w Amsterdam av, 40x99.11. Prior mort $35,000. June 28, 1909, 5 years, 5½%. 7:1988. 5,000

Hewlett Bay Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for $15,000 covering property at Hewlett, Nassau Co, N Y. June 24. June 28, 1909. ——

Hendelman, Karl and Saml L Lippman to Robert L Margolyes. 101st st, No 121, n s, 177 e Park av, 26x100.11. Prior mort $19,000. June 29, 1909, 3 years, 6%. 6:1629. 3,000

Hendelman, Karl and Saml L Lippman to Robt L Margolyes. 101st st, No 119, n s, 151 e Park av, 26x100.11. Prior mort $20,000. June 29, 1909, 3 years, 6%. 6:1629. 3,000

Heidelburger, Frida to Isaac Heidelburger. 115th st, No 69, n s, 225 e Lenox av, 25x100.11. Prior mort $18,000. June 29, 1909, 3 years, 5%. 6:1599. 8,000

Herrnstadt, Herman to Gustav Lewkowitz. 115th st, Nos 27 and 29, n s, 344.2 w 5th av, 76.4x100.11. Prior mort $70,000. June 28, 2 years, 6%. June 29, 1909. 6:1599. 2,500

Heard, Wm N to Isaac L Kip and ano. 16th st, No 18, s s, 388 w 5th av, 21x103.3. June 30, 1909, 5 years, 4½%. 3:817. 31,000

Hamelburger, Simon P and Benj Silverstein to Frances E Ansbacher. 135th st, No 511, n s, 220 w Amsterdam av, 40x99.11. June 30, 1909, 5 years, 4½%. 7:1988. 35,000

Harwood, L Marcia, of Chester, Conn, to Rebecca T Gay. Columbus av, Nos 690 to 696, s w cor 94th st, No 100, 100x30. June 22, due July 1, 1919, 3½%. July 1, 1909. 4:1224. 52,000

Itzkovitz, Moritz to Oscar C Naumann. Columbia st, No 32, e s, 150 n Broome st, 24.10x100; Columbia st, No 34, s e cor Delancey st, 24.9x100.4. Prior mort $——. June 28, 5 years, 6%. June 30, 1909. 2:332. 3,500

Isaacs, Gustavus to SEAMENS BANK FOR SAVINGS in City N Y. Bethune st, Nos 33 to 37, s s, 97 e Washington st, 66x79.6. All title to strip 0.3 wide on east. June 25, 1909, 5 years, 4½%. 2:635. 10,000

Isaacs, Gustavus with SEAMENS BANK FOR SAVINGS in City N Y. Bethune st, Nos 33 to 37. Extension of $35,000 mort until June 25, 1914, at 4½%. June 25, 1909. 2:635. nom

Isaacs, Gustavus with SEAMENS BANK FOR SAVINGS in City N Y. Bethune st, No 39. Extension of $5,000 mort until June 25, 1914, at 4½%. June 25, 1909. 2:635. nom

Isler, Ike to Gerhard Schneider. 2d st, Nos 218 and 220, n s, 134.9 e Av B, runs e 60 x n 105.11 x w 54.9 x n 5.11 x w 5.3 x s 111.10 to beginning. Prior mort $52,000. June 25, 4 years, 6%. June 26, 1909. 2:385. 8,000

Isler, Ike to DRY DOCK SAVINGS INSTN. 2d st, Nos 218 and 220, n s, 134.9 e Av B, runs e 60 x n 105.11 x w 54.9 x n 5.11 x w 5.3 x s 111.10 to beginning. June 25, 1909, due, &c, as per bond. 2:385. 52,000

Isaacs, Gustavus with SEAMENS BANK FOR SAVINGS in City N Y. Washington st, No 747. Extension of $5,000 mort until June 25, 1914, at 4½%. June 25, 1909. 2:635. nom

James, Harriet S to THE MERCANTILE TRUST CO as trustee Oliver S Carter, dec'd, for benefit Lucy E Pelton. 38th st, Nos 107 and 109, n s, 100 w 6th av, 40x98.9. June 28, 1909, due July 1, 1912, 4½%. 80,000

Jasper, Jos H and John Goebel to U S TRUST CO of N Y. 10th av, No 506, e s, 49.5 n 38th st, 24.8x100. June 29, 1909, 5 yrs, 4½%. 3:736. 21,000

Jacobs, Joseph to William Bostelmann. Eldridge st, No 230, e s, 100 n Stanton st, 25x87.6. June 25, 5 years, 5%. June 26, 1909. 2:417. 24,000

Jacobs, Louis to A' Gertrude Cutter. 64th st, No 140, s s, 397 w Columbus av, 18x100.5. June 30, 1909, 5 years, 4½%. 4:1133. 15,000

Juschke, Paul to August H Sievers. 125th st, Nos 207 and 209 West. Store lease. P M. Prior mort $7,000. June 28, installs. 6%. June 30, 1909. 7:1931. 8,000

Jacobs, Everett to I Randolph Jacobs. Park Row, No 101, s s, 100

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w New Chambers st, 18x65. Prior mort $——. July 1, 1909, 2 years, 6%. 1:121. 5,000

Jarmulowsky, Meyer and Louis with EMPIRE CITY SAVINGS BANK. 136th st, No 27 West. Subordination agreement. June 30. July 1, 1909. 6:1734. nom

Kilpatrick, Wm D to Alice Bullowa. Greenwich st, No 830, s w cor Horatio st, 22x72.11x22x72.4. Prior mort $——. June 30, due Nov 1, 1909, 6%. July 1, 1909. 2:642. 2,000

Kalman, Emilie to Max J Bernheim. 8th av, No 2581, w s, 49.11 s 138th st, 25x100. Prior mort $37,600. Oct 23, 1908, installs, 6%. July 1, 1909. 7:2041. 525

Kline, Geo C to TITLE GUARANTEE & TRUST CO. Pleasant av, No 423, w s, 17.11 n 122d st, 16x66. June 30, due, &c, as per bond. July 1, 1909. 6:1810. 4,000

Same to Claude V Pallister. Same property. Prior mort $4,000. June 30, due as per check July 6, 1909, —%. July 1, 1909. 6:1810. 701.03

Kaufmann, Leopold and Jonas Weil and Bernhard Mayer with Abraham Samuels. Chrystie st, No 219. Two subordination agreements. June 25. July 1, 1909. 2:427. nom

Kaufmann, Bella to John Volz. St Nicholas pl, No 87, w s, 133.10 s 155th st, 51.6x112x46.5x112.1. P M. Prior mort $65,000. June 29, 1909, 5 years, 6%. 7:2069. 24,250

Koehler, H & Co to EMPIRE TRUST CO, as trustee. 1st av, Nos 495 to 513, s w cor 30th st, Nos 344 to 348, runs w 125 x s 98.9 x w 43.6 x s w 99.10 to 29th st, Nos 341 to 349 x e 182.4 to 1st av x n 197.6 to beginning, with all buildings, franchises, machinery, &c. Prior mort $200,000. May 1, due July 1, 1929, 5%. July 1, 1909. 3:935. gold bonds 700,000

Same to same. Same property. Certificate as to above mort. May 1. July 1, 1909. 3:935. ——

Kuhns, Lucy W to Margt J Dunn. 83d st, No 30, s s, 331 w Central Park West, 19x102.2. Prior mort $15,000. June 18, 3 years, without interest. July 1, 1909. 4:1196. 5,250

Kahn, Wm and Jennie Fischel and Etta Fine to Fanny Marcuson. Henry st, No 262, s s, 164.6 e Montgomery st, 20.7x100. P M. Prior mort $12,000. June 25, 4 years, 6%. June 30, 1909. 1:268. 2,250

Kendall, Daniel R and Noah C Rogers as trustees John L Rogers with Celestino De Marco. Elizabeth st, No 237, w s, 141.2 n Prince st, 20.2x91.3x20.6x91. Extension of $18,000 mort until July 3, 1912, at 5%. June 29, 1909. 2:508. nom

Klipstein, August with SEAMENS BANK FOR SAVINGS in City N Y. Pearl st, No 120, and Water st, No 80. Extension of $36,000 mort until May 15, 1912, at 4½%. June 29. June 30, 1909. 1:31. nom

Kahn, Isaac to A Gertrude Cutter. 81st st, No 231, n s, 227.1 w 2d av, 27.1x102.2. June 30, 1909, 5 years, 4½%. 5:1527. 15,000

Karibe, Clara N to GREENWICH SAVINGS BANK. 137th st, No 246, s s, 489 w 7th av, 18x99.11. June 30, 1909, due, &c, as per bond. 7:1942. 11,000

Same to Adolph E Schwab. Same property. Prior mort $11,000. June 30, 1909, 2 years, 6%. 7:1942. 3,000

Koelle, Gottlob C to TITLE GUARANTEE & TRUST CO. 2d av, No 1569, w s, 82.2 n 81st st, 20x80. June 29, due, &c, as per bond. June 30, 1909. 5:1527. 12,000

Kaufmann, Leopold to Abraham Samuels. Chrystie st, No 219, w s, 150.6 n Stanton st, 24.6x100. June 23, 5 years, 4½%. June 29, 1909. 2:427. 25,000

Kamerling, Max to Abraham Schwarz. 102d st, No 117, n s, 202 e Park av, 25.6x100.11. June 28, due, &c, as per bond. June 29, 1909. 6:1630. 16,000

Klotz, Mathilde to MANHATTAN SAVINGS INST. 131st st, Nos 63 to 69, n s, 135 e Lenox av, two lots, each 50x99.11. Two morts, each $40,000. June 29, 1909, due, &c, as per bond. 6:1729. 80,000

Kostiuk, Goodman to Goldmann-Schweisheimer Co, Inc, a corpn. Houston st, No 207 East. Store lease. June 28, 1909, 25 notes, due —— 6%. 2:412. notes, 2,500

Kramer, Max J to Ida Mason and ano trustees Julie F H Nevins. Rivington st, No 321, s w cor Goerck st, No 79, 24.6x64. June 24, 5 years, 5%. June 25, 1909. 2:328. 23,000

Krauss, Henry to Eliz F Hurlimann and ano. 3d av, Nos 2327 and 2329, e s, 60 n 126th st, 39.11x76. P M. Prior mort $——. June 24, installs, 6%. June 25, 1909. 6:1791. 21,200

Loebel, Annie to William Konowitz. Broome st, Nos 72 and 74, n s, 50 w Cannon st, 47x75. P M. Prior mort $40,000. June 25, 4 years, 6%. June 26, 1909. 2:332. 8,000

LAWYERS TITLE INS & TRUST CO with Chas E McManus exr, &c, Eliz McManus. 3d av, No 1933, e s, 75.11 s 107th st, 25x94. Extension of $9,000 mort until Mar 28, 1912, at 4½%. June 25, 1909. 6:1656. nom

Lacord, Anna to William Menke. 56th st, No 354, s s, 70 e 9th av, 30x100.5. Prior mort $32,000. June 28, 1909, 2 years, 6%. 4:1046. 4,000

Lacord, Anna to Simon Pretzfeld et al. 56th st, No 354, s s, 70 e 9th av, 30x100.5. June 28, 1909, 5 years, 5%. 4:1046. 32,000

Levy, Annie to Jessie D Bowne. 64th st, No 177, n s, 160 w 3d av, 16x100.5. Prior mort $——. June 26, due July 1, 1911, 6%. June 28, 1909. 5:1399. 2,500

LAWYERS TITLE INS & TRUST CO with Realty Transfer Co. Broadway, No 3141, n w cor 125th st, No 601, 41.8x100. Extension of $50,000 mort until June 21, 1914, at 4¾%. June 25, 1909. 7:1993. nom

London, Jacob to Frederic de P Foster. 116th st, No 58, s s, 175 e Lenox av, 37.6x100.11. June 29, 1909, 5 years, 4½%. 6:1599. 45,000

Laurelton Land Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for $15,000 on land in 4th Ward of Borough of Queens. June 22. June 29, 1909. ——

Lipkowitz, Jacob D to Anna Amend. 111th st, Nos 221 to 225, n s, 235 e 3d av, 75x100.11. Prior mort $——. June 28, 1 year, 6%. June 30, 1909. 6:1661. 3,500

Levitsky, Jennie to Hermine C Schmidt. 12th st, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.5. June 30, 1909, 3 years, 5½%. 2:615. 1,000

Lankenau, Henry to August H Sievers. 125th st, Nos 207 and 209, n w cor 7th av, Store lease. Prior mort $7,000. June 28, installs, 6%. June 30, 1909. 7:1931. 2,500

Lapp, Geo E with Ferdinanto Salvatore. 1st av, No 2241. Extension of $1,000 mort until Oct 22, 1910, at 6%. Feb 26, 1909. June 30, 1909. 6:1687. nom

Lewin, Charles to Albert T Scharps. 163d st, No 449, n s, 312.6 e Amsterdam av, 37.6x112.6. P M. Prior mort $42,700. June 29, due, &c, as per bond. June 30, 1909. 8:2110. 8,750

Lewin, Charles to Albert T Scharps. 163d st, No 453, n s, 275 e Amsterdam av, 37.6x112.6. P M. Prior mort $42,700. June 29, due, &c, as per bond. June 30, 1909. 8:2110. 8,750

Lyden, Daniel with BANK FOR SAVINGS IN CITY N Y. 85th st, No 125 East. Extension of $10,000 mort until June 30, 1914, at 4½%. June 30. July 1, 1909. 5:1514. nom

Lazinsk, Flora to TITLE GUARANTEE & TRUST CO. 4th st, No 73, n s, 250 w 2d av, 25x100. June 29, due, &c, as per bond. July 1, 1909. 2:460. 30,000

Martin, James E J to Sarah Billings et al exrs, &c, Chester Billings. 20th st, No 11, n s, 273.6 w 5th av, 28.6x92. June 24, 3 years, 4½%. June 25, 1909. 3:822. 105,000

Michel, Eduard with Benny Mainzer. 1st av, No 978. Extension of $17,000 mort until July 1, 1914, at 5%. June 22. June 25, 1909. 5:1365. nom

McGuire (T J) Construction Co to North American Mortgage Co. 178th st, s s, 150 w Amsterdam av, 75x91.2x75.1x96. June 1, 1 year, 6%. June 25, 1909. 8:2132. 70,000

Same to same. Same property. Certificate as to above mort. June 1. June 25, 1909. 8:2132. ——

Martin Construction Co to ALBANY SAVINGS BANK. 139th st, Nos 624 to 630, s s, 300 w Broadway, 2 lots, each 50x99.11. 2 morts, each $50,000. June 28, 1909, 5 years, 4½%. 7:2087. gold, 100,000

Murray, Thomas to George Ehret. 8th av, No 278. Saloon lease. June 28, 1909, demand, 6%. 3:773. 4,160

McGrath, Denis or Dennis to UNION SQUARE SAVINGS BANK. 105th st, No 60, s s, 255 w Park av, 25x100. Prior mort $10,000. June 25, 5 years, 4½%. June 28, 1909. 6:1610. 1,000

Marie, Leon to Hopeton D Atterbury. 86th st, No 152, s s, 247 e Amsterdam av, 23x106.10. June 28, due Jan 14, 1911, 6%. June 29, 1909. 4:1216. 1,700

Muhlfelder, Julia widow and Leonard J and Jennie Muhlfelder and Nellie wife of Julius Heiman to FRANKLIN SAVINGS BANK. 104th st, Nos 139 and 141, n s, 275 e Amsterdam av, two lots, each 25x100.11. Two morts, each $7,000. June 21, 5 years, 5%. June 29, 1909. 7:1859. 14,000

Same and Emanuel Heilner and Moses J Wolf with same. Same property. Two subordination agreements. June 21. June 29, 1909. 7:1859. nom

Muhlfelder, Julia, Leonard J and Jennie and Nellie Heiman to Samson Lachman. Same property. Two morts, each $2,000. Two prior morts $25,250 each. June 24, 2 years, 5%. June 29, 1909. 7:1859. 4,000

Moore, Mary to Nathaniel N Shire and ano. 118th st, No 404, n s, 108.2 e 1st av, 14x100.11. June 29, 1909, 1 year, 6%. 6:1711. 1,000

Martin Construction Co to ALBANY SAVINGS BANK. 139th st, Nos 624 to 630 West. Certificate as to mort for $50,000. June 28. June 29, 1909. 7:2087. ——

McGuire (T J) Construction Co to Solmax Realty Co. 175th st, s s, 100 w Amsterdam av, 50x100. Amsterdam av, s w cor 175th st, 100x100. P M. Prior mort $——. June 28, 2 years, 6%. June 29, 1909. 8:2131. 12,000

Maggio, Antonino and Antonino Franzone to John E Roeser. 11th st, No 338, s s, 125 w 1st av, 25x94.9. June 26, 5 years, 5½%. June 29, 1909. 2:452. 25,000

Motley, Kate N widow to Emily S Dow. 18th st, No 116, s s, 125 w Irving pl, 25x92. June 28, 5 years, 5%. June 30, 1909. 3:873. 30,000

Miller, Thomas to TITLE GUARANTEE & TRUST CO. 48th st, No 341, n s, 422 w 8th av, 18x100.5. June 28, due, &c, as per bond. June 30, 1909. 4:1039. 8,000

MERCANTILE TRUST CO with Bessie Riley. 80th st, No 116 East. Extension of $16,000 mort until Sept 25, 1912, at 4½%. June 22. June 30, 1909. 5:1508. nom

Manheimer, Morris to Aaron Coleman. 131st st, Nos 63 to 69, n s, 135 e Lenox av, 100x99.11. P M. Prior mort $40,000. June 29, 3 years, 6%. June 30, 1909. 6:1729. 11,500

Margareten, Ignatz to LAWYERS TITLE INS & TRUST CO. 79th st, No 212, s s, 165 e 3d av, 20x100.2. July 1, 1909, 5 years, 5%. 5:1433. 12,000

Meyer, Flora wife of and Frederick, and Matilda wife of and Leopold S Meyer to N Y LIFE INS & TRUST CO. 153d st, Nos 259 to 263, n s, 212.6 e 8th av, three lots, each 37.6x99.11. Three morts, each $30,000. June 30, 5 years, 4½%. July 1, 1909. 7:2039. 90,000

Marqusee, Julius to John J Astor et al, exrs Caroline W Astor. Lexington av, No 679, e s, 20.5 n 56th st, 20x72. June 26, due, &c, as per bond. July 1, 1909. 5:1311. 20,000

Meyer, Flora and Matilda and Isaac and Henry Mayer with N Y LIFE INS & TRUST CO. 153d st, Nos 259 to 263, n s, 212.6 e 8th av, three lots, each 37.6x99.11. Three subordination agreements. June 30. July 1, 1909. 7:2039. nom

Marx, Ferdinand to Geo F Johnson. Greenwich st, No 185, s e cor Dey st, No 57, 43x62.2x43.3x77.8. Prior mort $——. June 25, due May 1, 1910, —%. July 1, 1909. 1:61. 4,000

NEW YORK LIFE INS & TRUST CO, trustee Louis C Hamersley with Amelia P De Witt. 78th st, No 133 West. Extension of $15,000 mort until Mar 26, 1912, at 4½%. Mar 26. July 1, 1909. 4:1150. nom

Nadler, Wolf with Stephen Duncan. Forsyth st, No 142. Extension of $24,500 mort until July 1, 1914, at 4½%. June 22. June 25, 1909. 2:420. nom

Nadler, Wolf with Stephen Duncan. Forsyth st, No 144. Extension of $24,000 mort until July 1, 1914, at 4½%. June 22. June 25, 1909. 2:420. nom

Nunziata, Pasquale to Leah Cohn. 18th st, No 425, n s, 265 w Av A, 25x92. Prior mort $——. June 24, 3 years, 6%. June 25, 1909. 3:950. 3,000

Newman, Jacob, of Dupont, Pa, to U S TRUST CO of N Y. 121st st, No 245, n s, 85 w 2d av, 25x100.11. June 22, due July 1, 1914, 4½%. June 28, 1909. 6:1786. 18,000

Neppert, Emma L with Wm H Schmohl individ and ano exrs Chas H Reed. Jackson st, No 34. Extension of mort for $19,000 to June 1, 1913, at 5%. June 24. June 29, 1909. 1:263. nom

Nathan, Harold and Edgar M Leventritt to Paul Fuller and ano. 9th st, No 30, s s, 430.9 w 5th av, 25.4x93.11. P M. June 28, 3 years, 4½%. June 29, 1909. 2:572. 18,000

Nash, John McL as trustee Francis E Berger with Mary Bier. 6th st, No 635 East. Extension of $19,000 mort until Oct 16, 1911, at 5%. May 28. June 30, 1909. 2:389. nom

Nechols, Henry to Samuel Rubenstein. 39th st, No 420, s s, 275 w 9th av, 25x98.9. P M. Prior mort $19,000. June 28, 1909, 3 years, 6%. 3:736. 3,000

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N Y Protestant Episcopal Public School, a corpn, with Adolph Gittler and Max Aronson. 106th st, Nos 212 and 214 East. Extension of 2 morts for $24,000 each until July 1, 1914, at 5%. May 25. June 30, 1909. 6:1655. nom

One Hundred & Seventy-First St Realty Co to Samuel E A Stern and ano trustees Benj G W Lichtenberg. 171st st, No 510, s s, 231.3 w Amsterdam av, 43.9x95. June 30, 1909, 5 years, 5%. 8:2127. 38,000

Same to same. Same property. Certificate as to above mort. June 30, 1909. 8:2127. ——

Same and Estates Settlement Co with same. Same property. Subordination agreement. June 30, 1909. 8:2127. nom

One Hundred & One Fifth Av Co, a corpn, to TITLE GUARANTEE & TRUST CO. 5th av, Nos 99 and 101, e s, 29.6 n 17th st, 59x100. June 22, due, &c, as per bond. June 28, 1909. 3:846. 380,000

Same to same. Certificate as to above mort. June 22. June 28, 1909. 3:846. ——

Same to Richard Sidenberg. Same property. Prior mort $380,000. June 22, due Jan 1, 1912, 6%. June 28, 1909. 3:846. 120,000

Same to same. Certificate as to above mort. June 22. June 28, 1909. 3:846. ——

O'Brien, James and Michael Caravatta to John E Marsh exr, &c, Rolph Marsh. Broadway, No 3920, n e cor 164th st, 100x100. June 26, 5 years, 4½%. June 28, 1909. 8:2122. 170,000

Ochs, Moses and Louis Freirich to An Assoc for the Relief of Respectable Aged Indigent Females in City N Y. Park av, No 1220, n w cor 95th st, No 71, 25.2x106. June 23, 5 years, 4½%. June 28, 1909. 5:1507. 35,000

Percy, L Jennie to N Y LIFE INS CO. 25th st, No 56, s s, 80 e 6th av, 20x98.9. June 24, due Jan 1, 1911, 5%. June 25, 1909. 3:826. 2,000

Pocono Building Co to METROPOLITAN LIFE INS CO. 4th av, No 233, s e cor 19th st, No 100, 82x150. Certificate as to mort for $750,000. June 24. June 25, 1909. 3:874. ——

Pocono Building Co to METROPOLITAN LIFE INS CO. 4th av, No 233, s e cor 19th st, No 100, 82x150. P M. May 3, 5 yrs, 5%. June 25, 1909. 3:874. 750,000

Prime, Fredk and LAWYERS TITLE INS & TRUST CO trustee Fredk Prime with Christina Schneider. Madison av, No 1474, w s, 47.7 n 101st st, 26.8x95. Extension of $20,000 mort until June 1, 1912, at 5%. June 21. June 25, 1909. 6:1607. nom

Platt, Clayton to Theodore Farrelly. 76th st, No 331, n s, 355 w West End av, 20x102.2. Prior mort $26,000. June 24, due Nov 1, 1910, 6%. June 28, 1909. 4:1185. 2,500

Price, Anderson to ALBANY SAVINGS BANK. St Nicholas av, s e cor 165th st, 113x84.1x105.10x123.7. June 23, 5 years, 4½%. June 28, 1909. 8:2121. gold, 160,000

Price, Anderson, of Rutherford, N J, and Amos L Prescott, N Y, with ALBANY SAVINGS BANK. St Nicholas av, No 1030, s e cor 165th st, 113x84.1x105.10x123.7. Subordination agreement. June 28, 1909. 8:2121. nom

Plath, Ernst to Rosalie S Bates. Canal st, No 119, n s, 43.1 e Chrystie st, 18.9x24.6x18.8x24.5. June 25, 1909, due, &c, as per bond. 1:302. 10,000

Pollak, Clara, Henrietta Deutsch and Fannie Rosenthal to Saml Bernard. 113th st, Nos 128 and 130, s s, 296.7 e Park av, 42x100.10. Prior mort $40,000. Mar 27, 3 years, 6%. June 29, 1909. 6:1640. 8,500

Parker, Harry to James A Trowbridge. 3d av, No 1947, e s, 159.2 s 108th st, 17.8x100. Prior mort $4,000. June 28, due, &c, as per bond. June 29, 1909. 6:1657. 4,000

Pletz, Charles to IRVING SAVINGS INSTN. 10th av, No 290, e s, 24.8 s 27th st, 24.10x75. June 29, due, &c, as per bond. June 30, 1909. 3:724. 15,000

Pittelli, Frank to STATE BANK. Hester st, Nos 197 to 199, n s, 100 e Baxter st, 50x100. Prior mort $——. June 25, due July 1, 1913, 6%. July 1, 1909. 1:236. 20,000

Penzel, Gustav L and Edw Muller with Clara W Stetson. 83d st, No 262 West. Extension of $10,000 mort until June 3, 1912, at 6%. July 1, 1909. 4:1230. nom

Powers (W F) Co to whom it may concern. Certificate as to mort for $50,000. July 1, 1909. 1:99. ——

Putney, Geo T to Wilson Distilling Co. 5th av, No 136, w s, 103.10 n 18th st, runs n 25 x n w 160 x s 18.5 x s e 51 x s w 6.6 x s e 109 to beginning, with right of way to alley in rear. Leasehold. June 29, demand, 6%. July 1, 1909. 3:820. 7,500

Quinn, Michael J to Robert E Burkhardt. 38th st, No 405, n s, 75 w 9th av, 25x49.5. P M. June 28, 1909, due July 1, 1919, 5%. 3:736. 13,000

Quinn, Michl J to Robt E Burkhardt. 9th av, No 509, w s, 22.5 n 38th st, 27x75. P M. June 28, 1909, due July 1, 1919, 5%. 3:736. 25,000

Rubinger, Charles to Joseph L Buttenwieser. 14th st, No 210, s s, 200 w 7th av, runs s 206.6 to 13th st, Nos 213 and 215, x w 41.8 x n 75 x e 16.8 x n 131.6 to 14th st x e 25 to beginning. P M. Prior mort $——. June 29, due Jan 1, 1910, 6%. June 30, 1909. 2:618. 15,000

Realty Co of West Twenty-Sixth St to V J Hedden & Sons Co. 26th st, Nos 518 to 534, s s, 275 w 10th av, 225x98.9. Prior mort $200,000. June 30, 1909, due Jan 25, 1910, 6%. 3:697. notes. 25,000

Rosborg, Jacob to Sheldon B Shaw. 46th st, No 148, s s, 168 e Lexington av, 15x100.5. Prior mort $——. June 30, 1909, 2 years, 6%. 5:1300. 3,000

Radley, John J and Edith S to METROPOLITAN SAVINGS BANK. Great Jones st, No 35, s w s, abt 180 e Lafayette st, 27x90. June 29, 1909, 5 years, 5%. 2:530. 50,000

Radley, John J with METROPOLITAN SAVINGS BANK. Great Jones st, No 35. Subordination agreement. June 29, 1909. 2:530. nom

Rubinger, Chas to Joseph L Buttenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x w 15 x s 20 x w 30 x n 98.9 to st, x e 45 to beginning. Prior mort $——. June 25, due May 1, 1910, 6%. June 29, 1909. 3:774. 5,000

R & M Realty Co to City Mortgage Co. 142d st, n s, 350 e 7th av, 50x99.11. Building loan. June 1, demand, 6%. June 29, 1909. 7:2011. 37,500

Same to same. Same property. Certificate as to above mort. June 14. June 29, 1909. 7:2011. ——

Rubinger, Chas to Jos L Buttenwieser. Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. Prior mort $——. June 25, due May 1, 1912, 6%. June 29, 1909. 1:199. 5,000

Rollwagen, Louis P to EMIGRANT INDUSTRIAL SAVINGS BANK. 72d st, Nos 327 and 329, n s, 350 e 2d av, 2 lots, each 25x102.2 2 morts, each $16,000 June 28, 1909, 5 years, 4½% 5:1417 32,000

Reusse, Charles with Fredk W Senff. Greenwich av, Nos 111 and 113, s w cor Jane st, No 2, 30.4x70.10x43.6x63.9. Extension of $45,000 mort until Nov 2, 1913, at 5%. Nov 18, 1908. June 26, 1909. 2:615. nom

Rosasco, John E to John O'Donnell. Morton st, No 13, n s, 150 w Bleecker st, 25x87.6. Prior mort $22,000. June 24, due Jan 2, 1910, 6%. June 25, 1909. 2:587. 2,000

Robb, N Thayer of Southampton, L I, to The Beekman Estate, a corpn. 73d st, No 8, s s, 140 e 5th av, 22.6x102.2. P M. June 23, due, &c, as per bond. June 25, 1909. 5:1387. 65,000

Ritterbusch, Louis with Herman Heinemann. Amsterdam av, No 2109. Extension of mort for $4,500 to June 25, 1911, —%. June 25. June 26, 1909. 8:2111. nom

Ritterbusch, Louis with Chas A Van Iderstine. Amsterdam av, No 2111. Extension of mort for $4,500 to June 25, 1911, —%. June 25. June 26, 1909. 8:2111. nom

Ryttenberg, Isabella L to TITLE INS CO of N Y. 78th st, No 63, n s, 122 w Park av, 17x102.2. June 25, 1909, 3 years, 5%. 5:1393. 32,000

Rinaldo, Louis to Delia G Levy. 1st st, No 46, n s, 262.6 e 2d av, 24.2x100.1x23.11x100.2. Prior mort $26,000. June 30, 2 years, 6%. July 1, 1909. 2:443. 3,000

Rinaldo, Louis to Delia G Levy. 1st st, No 48, n s, 286.8 e 2d av, 24x100.3x26.6x100.1. Prior mort $26,000. June 30, 2 years, 6%. July 1, 1909. 2:443. 3,000

Rinaldo, Louis to Delia G Levy. 1st st, No 50, n s, 310.8 e 2d av, 23.11x100.1x24.6x100.3. Prior mort $26,000. June 30, 2 years, 6%. July 1, 1909. 2:443. 3,000

Rennard, Mary T to Park Mortgage Co. 56th st, No 77, n s, 83 w Park av, 17x67.1. June 30, 3 years, 5%. July 1, 1909. 5:1292. 30,000

ROYAL BANK OF N Y with ITALIAN SAVINGS BANK of N Y. 61st st, No 106 West. Subordination of an assignment of rents for $1,964 to mort for $54,000. June 30. July 1, 1909. 4:1132. nom

Rader, Gustavus W to Henry Burden trustee Henry Burden. Broadway, late Kingsbridge road, s s, 150 w Emerson st, 25x141.7x25x141.3. June 30, 1909, due June 1, 1912, 5%. 8:2235. 3,332.03

Rosevear, Thomas, of Hazlet, N J, and Harriet A Chittick, of East Orange, N J, to TITLE GUARANTEE & TRUST CO. Naegle av, n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2 to w s 10th av x s 69.5 to Naegle av x w 43.1 to beginning. June 24, due, &c, as per bond. June 30, 1909. 8:2219. 5,000

Richards, Jacob and Jacob Levy to Geo Hotchkiss. 1st av, No 1625, w s, 76.8 s 85th st, 25.6x75. June 30, 1909, due, &c, as per bond. 5:1547. 17,000

Reiman, Alexander to IRVING SAVINGS INSTN. Chambers st, No 96, s s, abt 75 e Church st, 25x75. June 29, due, &c, as per bond. June 30, 1909. 1:135. 62,500

Rader, Gustavus W to Henry Burden trustee Henry Burden. Broadway, e s, 354.4 s Dyckman st, 50.7x269.2x50x277.1, except part for Broadway. June 30, 1909, due June 1, 1912, 5%. 8:2175. 10,000

Rader, Gustavus W to Henry Burden trustee Henry Burden. Broadway, late Kingsbridge road, s s, 175 e Hawthorne st, 25x143.1x25x143.5. June 30, 1909, due June 1, 1912, at 5%. 8:2235. 3,332.04

Russell, Ora M to TITLE GUARANTEE & TRUST CO. 87th st, No 155, n s, 441.8 w Columbus av, 16.8x100.8. P M. June 30, due, &c, as per bond. July 1, 1909. 4:1218. 15,000

Rieper, Jacob to Chas Frazier et al, exrs Maurice Grau. St Nicholas av, No 161, n w cor 118th st, Nos 261 to 265, 32.3x102.3x27.6x119.2. July 1, 1909, 5 years, 4½%. 40,000

Rabbe, Fredk to EMIGRANT INDUSTRIAL SAVINGS BANK. Hudson st, Nos 612 and 614, n e cor 12th st, No 309, 80.6x16.6x80x25.6. July 1, 1909, 5 years, 4½%. 2:625. 21,000

Rader, Gustavus W of Montclair, N J to SEAMEN'S BANK FOR SAVINGS in City N Y. 51st st, Nos 609 to 619, n s, 150 w 11th av, runs n 200.10 to s s 52d st, Nos 606 to 610, x w 100 x s 100.5 x w 50 x s 100.5 to 51st st x e 150 to beginning. July 1, 1909, due May 13, 1913, 4½%. 4:1099. 13,000

Shapiro, Portman & Henry, Inc, to Minoma Realty Co. Northern av, n w cor 181st st, 78x134 x — to st x — to beginning. P M. Prior mort $190,000. June 30, installs, 6%. July 1, 1909. 8:2179. 34,000

South Manhattan Realty Co to DRY DOCK SAVINGS INSTN. John st, Nos 71 to 77, n s, 47.5 e William st, runs e 73.10 x n 49.11 x n 50.4 x w 25 x w 26.8 x w 8.7 x w 15.6 x w 49.3 to e s William st, Nos 114 and 116 x s 55.3 x e 48.3 x s 29.8 to beginning. July 1, 1909, due, &c, as per bond. 1:77. 350,000

Setaro, Frank to Edmund Hendricks and ano as trustee Fanny Hendricks for Isabel E Brush. 29th st, No 234, s s, 140 w 2d av, 20x98.9. June 30, 5 years, 5%. July 1, 1909. 3:909. 16,000

Salomon, Louis A with Isaac Meyer. 108th st, No 156 East. Extension of $8,500 mort until July 1, 1914, at 4½%. June 30. July 1, 1909. 6.:1635. nom

Salzberg, David to Miriam Tuckman. 99th st, n s, 79 w 2d av, 26x101. June 18, 2 years, 6%. July 1, 1909. 6:1649. 1,000

Stanley, Mary F to James R Walsh and ano. Prince st, No 136, s s, 75 e West Broadway, 25x101. P M. Prior mort $34,000. June 24, 1 year, 6%. June 25, 1909. 2:501. 4,000

Smith, Chas J with MUTUAL LIFE INS CO of N Y. 2d av, No 1314. Estoppel agreement. June 25, 1909. 5:1444. nom

Schmalhausen, Jacob to Robt E Burkhardt. 38th st, No 447, n s, 182 e 10th av, 25x98.9. P M. June 28, 1909, due July 1, 1919, 5%. 3:736. 15,000

Scheinberg, Abraham and Jos R to Samuel Lipman and ano. 119th st, Nos 348 and 350, s s, 110 w 1st av, 40x100.11. P M. Prior mort $38,000. May 14, 4 years, 6%. June 28, 1909. 6:1795. 3,000

Schnee, Sigmund with Samuel Berkowitz. Rivington st, Nos 78 to 84, n w cor Orchard st, Nos 143 and 145, 87.6x35. Extension of $11,000 mort until June 15, 1914, at 6%. June 26, 1909. 2:416. nom

Sollmann, Ekko of Hoboken, N J, to TITLE GUARANTEE AND TRUST CO. 17th st, No 120, s s, 60 w Irving pl, runs s 57 x w 12 x s 12 x w 8 x n 69 to st, x e 20 to beginning. P M. June 29, 1909, due, &c, as per bond. 3:872. 20,000

Slack, Eliz J, of Oswego, N Y, to Thos J Burnett. 5th st, No 548, s s, 73.9 w Av B, runs s 96.2 x w 26.2 x n 0.2 x w 0.11 x n 96 to st x e 27.1 to beginning. June 18, demand, 6%. June 30, 1909. 2:400. 1,500

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Shapiro, Benjamin to Moses M Valentine. 170th st, Nos 506 and 508, s s, 150 w Amsterdam av, 50x95. P M. Prior mort $35,000. June 28, 1909, due July 1, 1914, 6%. 8:2126. 20,000
Simmons, Cary F to TITLE GUARANTEE AND TRUST CO. 13th st, No 233, n s, 410 w 7th av, 20x81.6. June 29, 1909, due, &c, as per bond. 2:618. 10,000
Schminke, Chas R to DRY DOCK SAVINGS INSTN. Houston st, No 125, s s, 81 e Chrystie st, 27x74.3. June 25, 1909, 3 years, 4½%. 2:422. 5,000
Saltzman, Harry, of Brooklyn, N Y, to Aronson Mercantile Co. 62d st, Nos 229, 231 and 235 West. Assign rents from Aug, 1909, to March, 1910. June 29, 1909. 4:1153. Notes 500
Speyers, James B to Chas Gulden. 92d st, No 57, n s, 218 w Park av, 17.6x100.8. P M. June 24, 5 years, 4% until Jan 1, 1911, and thereafter at 4½%. June 29, 1909. 5:1504. 13,500
Spruce Realty Co to Edna S Lewis. Av A, Nos 1436 and 1438, e s, 25.6 n 76th st, 50.6x98. P M. Prior mort $——. June 10, 2 years, 6%. June 29, 1909. 5:1488. 10,000
Steinmuller, Eliz with TITLE GUARANTEE AND TRUST CO. 2d av, No 468. Subordination agreement. June 8. June 29, 1909. 3:932. no n
Silk, Adolph to Sophia Robert. 5th av, No 2164, w s, 51.11 n 132d st, 27x100. Prior mort $33,000. June 28, 1 year, 6%. June 29, 1909. 6:1730. 2,000
Silk, Adolph to EMPIRE CITY SAVINGS BANK. 5th av, No 2164, w s, 51.11 n 132d st, 27x109. June 28, 3 years, 5%. June 29, 1909. 6:1730. 23,000
Same and Lena Rosenblatt with same. Same property. Subordination agreement. June 28. June 29, 1909. 6:1730. nom
Seely, Frank to Charles Klingelhoffer. 15th st, No 311, n s, 125 w 8th av, 25x103.1. June 22, 5 years, 4½%. June 30, 1909. 3:739. 24,000
Solomon, Joseph to TITLE GUARANTEE & TRUST CO. Attorney st, No 94, e s, 175 s Rivington st, 25x75. June 10, due, &c, as per bond. June 30, 1909. 2:343. 18,000
Stroock, Sol M to TITLE INS CO of N Y. 85th st, No 133, n s, 393 w Columbus av, 20x97.6. June 29, 3 years, 4%. June 30, 1909. 4:1216. 15,000
Swinton, Wm A to Ellen McDonough. 114th st, No 216, s s, 275 w 7th av, 25x100.11. P M. June 29, 5 years, 5%. June 30, 1909. 7:1829. 3,900
Steuer, Samuel to TITLE GUARANTEE & TRUST CO. 1st av, No 1438, e s, 51 s 75th st, 25.6x88. June 30, 1909, due, &c, as per bond. 5:1469. 14,000
Taube, Karolina wife of and Abraham to Rector, &c, of the Church of the Transfiguration in City N Y. Willett st, No 97, w s, 125 s Stanton st, 25x100. June 17, 5 years, 5%. June 30, 1909. 2:339. 25,000
Trustees of Columbia College in City N Y with Edw G Janeway. 48th st, No 44 West. Extension of $10,000 mort until June 8, 1912, at 4½%. June 10. June 30, 1909. 5:1263. nom
Taylor, Marx and Henry C with A Gertrude Cutter. 81st st, No 231, n s, 227.1 w 2d av, —x—. Subordination agreement. June 29. June 30, 1909. 5:1527. nom
Tur, Solomon B to Archdeaconry of N Y. 121st st, No 225, n s, 275 e 3d av, 25x100.10. June 30, 1909, 5 years, 5%. 6:1786. 15,000
Two-Fifty Madison Av Co to Thirty-Eighth St & Madison Av Co. Madison av, Nos 250 to 254, n w cor 38th st, Nos 17 and 19, 74.4x100. P M. Prior mort $300,000. June 30, 1909, 1 year, 5½%. 3:868. 197,500
Trustees of the Corpn of the African Methodist Episcopal Church in City of N Y to MUTUAL LIFE INS CO of N Y. Grove st, Nos 66 and 68, s s, 78.9 w 4th st, 43.11x95.7x43.9x93.7. Prior mort $——. June 5, due, &c, as per bond. June 25, 1909. 2:591. 6,000
Thorn, Wesley to TITLE GUARANTEE & TRUST CO. 7th av, No 2245, n e cor 132d st, No 167, 24.11x75. Prior mort $18,000. June 25, due, &c, as per bond. June 26, 1909. 7:1917. 3,000
Turney, Cathleen to Louisa M Lee. 5th av, No 516, n w cor 43d st, No 1, 29x125. P M. June 25, 1909, 5 years, 4½%. 5:1259. 600,000
Tuozzo, Teresa, of Long Island City, N Y, to Gerard J Cuoco. 109th st, No 321, n s, 250 e 2d av, 25x100.11. Prior mort $11,000. June 28, 1909, 2 years, 6%. 6:1681. 2,500
TITLE GUARANTEE & TRUST CO with Michael Grenthal. Columbus av, No 953. Extension agreement of mort for $18,000 to Sept 3, 1912, at 4½%. June 25. June 28, 1909. 7:1842. nom
Tietz, Francis D, Anna E, Emily L, Edw E, Wm F and Fredk T to Edgar J Pitshke. 9th st, No 632, s s, 233 w Av C, 27.6x93.11. Prior mort $20,000. June 29, 2 years, 6%. July 1, 1909. 2:391. 2,000
Twenty-Eighth Street Co to METROPOLITAN LIFE INS CO. 27th st, Nos 9 to 19, n s, 95 w Madison av, runs w 143 x n 98.9 x e 18 x n 98.9 to 28th st, Nos 10 to 14, x e 50 x s 98.9 x e 75 x s 98.9 to beginning. July 1, 1909, due Oct 1 1919, 5½% until Oct 1, 1914, and 5% thereafter 3:857 1,000,000
Same to same. Same property. Certificate as to above mort. July 1, 1909. 3:857. ——
Same to Century Investing Co. Same property. Prior mort $1,000,000. July 1, 1909, due July 1, 1918, 6%. 3:857. 428,000
Same to same. Same property. Certificate as to above mort. July 1, 1909. 3:857. nom
UNION SQUARE SAVINGS BANK with Jos Herring. Av C, No 73, w s, 60.7 n 5th st, 36.4x90. Extension of $40,000 mort until June 25, 1914, at 4½%. June 25, 1909. 2:388. nom
Van Buskirk, Chas J and Adele Quackenbush of Hackensack, N J, to Charles Rubinger. 15th st, Nos 234 and 236, s s, 444.4 w 7th av, 41x103.1x41x103.3. P M. Prior mort $——. June 29, installs, 5½%. June 30, 1909. 3:764. 5,000
Vincent, Minnie to American Mortgage Co. 25th st, Nos 418 and 420, s s, 500 e 10th av, 50x98.9. P M. June 30, 3 years, 5%. July 1, 1909. 3:722. 20,000
Van Raalte, Emanuel with BOWERY SAVINGS BANK. 114th st, Nos 611 to 619, n s, 225 w Broadway, 125x100.11. Extension of $165,000 mort until June 17, 1914, at 4½%. June 25, 1909. 7:1896. nom
Vincent, Minnie to American Mortgage Co. 24th st, Nos 421 and 423, n s, 500 e 10th av, 50x98.9. P M. June 30, 3 years, 5%. July 1, 1909. 3:722. 20,000
Vincent, Minnie to American Mortgage Co. 25th st, Nos 422 to 426, s s, 425 e 10th av, 75x98.9. P M. June 30, 3 years, 5%. July 1, 1909. 3:722. 30,000
Wilcoxson, Geo F to U S TRUST CO OF N Y. 9th av, No 143, w s, abt 25 s 19th st, 22.4x100. June 30, due, &c, as per bond. July 1, 1909. 3:716. 14,000
Wallace, Fannie M to John H Rogan exr Patrick Hall. Lexington av, No 724, w s, 20.5 n 58th st, 20x70. May 27, 1 year, 6%. June 28, 1909. 5:1313. 1,500
Weiser, Joe with Jacob Conner and ano. Rivington st, No 235. Extension of $1,500 mort until June 29, 1912, at 6%. June 29, 1909. 2:328. nom
Wubbenhorst, Chas G to N Y SAVINGS BANK. 8th av, 810, n e cor 49th st, Nos 251 to 255, 25.5x100. June 29, 1909, due, &c, as per bond. 4:1021. 7,000
Wallach, Eleonora to GREENWICH SAVINGS BANK. 114th st, Nos 214 and 216, s s, 250 w 7th av, two lots, each 25x100.11. Two morts, each $20,000. June 29, 1909, due, &c, as per bond. 7:1829. 40,000
Worth, Geo W to AMERICAN SAVINGS BANK. 57th st, No 561, n s, 66.8 e 11th av, 16.8x100.5. P M. June 30, 1909, 5 years, 5%. 4:1086. 7,000
Wendell, Marian F wife Jacob to KNICKERBOCKER TRUST CO. 35th st, No 106, s s, 113.4 e Park av, 16.8x98.9. June 14, 1 year, 4½%. June 26, 1909. 3:890. 20,000
Wicker, Lucy S to Wm R Rose and ano exrs Wolf Dazian. West End av, s w cor 89th st, No 300, 23x80. June 25, 5 years, 4½%. June 26, 1909. 4:1250. 36,000
Wicker, Lucy S and Cassius M to James McNaught. West End av, s w cor 89th st, No 300, 23x80. June 25, 1 year, 6%. June 26, 1909. 4:1250. 11,520
Wicker, Lucy S and Cassius M to Raymond A Greene. West End av, s w cor 89th st, No 300, 23x80. Prior mort $47,520. June 25, 1 year, 6%. June 26, 1909. 4:1250. 1,778.86
Young, Geo W exr Charles Young with Julius and Michael Maier exrs, &c, Louis Maier. 1st av, No 404, e s, 49.5 s 24th st, 24.8x81.6. Extension of $20,000 mort until July 1, 1912, at 5%. June 23. June 30, 1909. 3:955. nom
Zurich Silk Finishing Co to Gustavus Isaacs. Bethune st, No 39, s s, 75 e Washington st, 22x80x22x79.10; Washington st, No 747, e s, 60 s Bethune st, 20.6x78.9x20x78.9. P M. June 25, 1909, 5 years, 6%. 2:635. 10,000
Zurich Silk Finishing Co to Gustavus Isaacs. Bethune st, Nos 33 to 37, s s, 97 e Washington st, 66x79.6x66x79.10. P M. June 25, 1909, 5 years, 6%. 2:635. 20,000

BOROUGH OF THE BRONX.

Under the head the * denotes that the property is located in the new Annexed District (Act of 1895).

Anderson, Wm B to Smith Williamson individ and as exr Abbie J Cooper. Arthur av, No 2120, e s, 95.8 s 181st st, 16.8x100.8x16.8x100.6. June 24, 3 years, 6%. June 25 1909. 11:3070. 2,500
Abelson, Theresa to Sophia Stark. Willis av, Nos 477 to 481, w s, 75 s 147th st, runs s 75 x w 105.4 x n 9.8 x w 0.8 x n 65.3 x e 106 to beginning. P M. June 22, 3 years, 5%. June 29, 1909. 9:2307. 29,000
*Aikin, Mary E to Charlotte M Dawson. St Lawrence av, w s, 125 s Mansion st, 25x100. June 24, due, &c, as per bond. June 29, 1909. 1,400
American Real Estate Co to BROOKLYN SAVINGS BANK. Simpson st, e s, 300 n 163d st, 5 lots, each 40x107.6. Five morts, each $27,500. June 30, 1909, 5 years, 4½%. 10:2725. 137,500
*American Real Estate Co to Francis A Watson and ano exrs, &c, Wm Watson. Bridge approach across Bronx River at Westchester av, n s, at outer line of land under water, runs e 2,635.2 x n and n w 2,683.5 to s e s land N Y, N H & H R R Co, x s w, n w and again s w — to land under water, x s w 390.6 to beginning, except part of Watson lane; N Y, N H & H R R Co, w s, where said R R crosses Bronx River, at outer line of land under water, runs n e — to small inlet, x w, s and w and s across waters of said river, 2,868,5 to beginning, except parts conveyed and being part of farm of Wm Watson, with wharfage rights, &c. P M. July 1, 1909, due Feb 1, 1917, 5%. 1,102,337.38
*Adee, Jennie to Edwin M Adee. Lots 57 to 60, 95, 114 to 117, 124 to 130, 154 to 157, 264 to 271, 306 to 309, 347, and 348 amended map No 1131 Adee Park, described as follows: Burke st, s s, at e corner lot 95; 205th st, n e cor Post av, 200 to Hall av, x100; 205th st, s e cor Adee av, 25x irreg x25x100; 203d st, n w cor Adee av, 100 x91.6; Adee av, w s, 125 s 205th st, 175x100; 203d st, n e cor Wallace av, 40x91.6; 205th st, s e cor Timpson av, 200 to Post av, x100; 205th st, s w cor Timpson av, 100x100; Hall av, w s, 100 s 203d st, 50x100, same map, runs e — x s w — x n — to beginning. June 23, 3 years, 5%. June 29, 1909. 16,000
ALBANY CITY SAVINGS INST with John M Gibson. Hewitt pl, e s, 496.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2689. nom
AUBURN SAVINGS BANK with John M Gibson. Hewitt pl, e s, 416.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2689 and 2696. nom
AMSTERDAM SAVINGS BANK with John M Gibson. Hewitt pl, e s, 256.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2696. nom
Apartment Building Co to Marie True. Featherbed lane, n e cor Aqueduct av, and being lots 7 to 10, map lots Century Investing Co, bet Aqueduct av, Macombs road and Featherbed lane, 184.11 on curve, x130.11x100. Prior mort $——. June 1, 1 year, 6%. June 29, 1909. 11:2876. 15,000
*Bacon, Frank L, of Queens Borough, N Y, to Wm H Deady. Lot 22 map Neill estate. June 28, 3 years, 5½%. July 1, 1909. 7,000
Beach, Wooster with Sarafino Porcelli. Lots 210 and 211 map S Cambreling et al at Fordham. Agreement apportioning mort. June 25. June 29, 1909. 11:3078. ——
Baldo, Giuseppe to Luigi Palatucci. Villa av, e s, 82.6 n 204th st, 50x130.5x50x131.4. Consent for cancellation of agreement recorded Mar 12, 1909. June 9. June 28, 1909. 12:3311. ——
Baldo, Guiseppe to Luigi Palatucci. Villa av, e s, 82.6 n 204th st, 50x131.4x50x130.6, n s. Consent to cancellation of agreement, recorded Mar 30, 1909. June 9. June 28, 1909. 12:3311. ——

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*Bowne, Edw W, of Tarrytown, N Y, to Regent Realty Co. White Plains road, w s, 420 n Morris Park av, 50x100. P M. June 25, 3 years, 5½%. June 30, 1909. 5,360

Boulevard Construction Co to Liberty Mortgage Co. Southern Boulevard, w s, 375 n Jennings st, 75x100. June 28, due, &c, as per bond. June 29, 1909. 11:2977. 56,000

Same to same. Same property. Certificate as to above mort. May 6. June 29, 1909. 11:2977. — —

Brown, Matilda Bergh with Along the Hudson Co, a corpn. Hudson River, at s s land now or late of Danl Ewen, runs s e 545 to Palisade av, x — x s w 268.6 x s w 78 x n w —to Hudson River, x n — to beginning, contains 4 253-1,000 acres. Extension of mort for $20,000 to Mar 14, 1912, at 5½%. May 18. June 28, 1909. 13:3417. nom

*Becker, Margt to Frank Gass. Harrison or Taylor av, w s, 125 s McGraw av, 50x90, and being lots 21 and 22 map 370 lots McGraw estate. June 26, 3 years, 6%. June 29, 1909. 1,000

*Bowne, Edward W to Louisa S Van Winkle. Hunt av, e s, 347 s Bronxdale av, 100x100, and being lots 50 to 53 map No 1097 (Westchester Co) partition sale Lott G Hunt, except part of lot 53, being 13.2x5.10x11.11. June 19, 2 years, 5½%. June 26, 1909. 3,000

Brown, Henry with Morris and Bessie Freed. Fulton av, n w cor 166th st, 59.7x72.5x66.6x27.1. Extension of $6,000 mort until June 1, 1912, at 6%. June 24. June 26, 1909. 10:2608. nom

*Buck, Geo W to North New York Co-operative Bldg & Loan Assoc. Ellison av, w s, 225 n Marrin st, and being lot 298 map Seton homestead, 25x100. June 22, installs, 6%. June 25, 1909. 3,750

Bell, Enoch C of Nyack, N Y, with LAWYERS TITLE INS & TRUST CO. 166th st, n s, 128.2 w Union av, 37.6x149.4. Agreement as to share ownership in mort. June 23. June 25, 1909. 10:2671. nom

Same with same. 166th st, n s, 90.8 w Union av, 37.6x149.3. Agreement as to share ownership in mort. June 23. June 25, 1909. 10:2671. — —

Bryant Co and Henry Morgenthau with LAWYERS TITLE INS & TRUST CO. Hoe av, w s, 125 n 172d st, 120x100. Subordination agreement. June 25. June 26, 1909. 11:2982. nom

Bryant Co to LAWYERS TITLE INS & TRUST CO. Hoe av, w s, 125 n 172d st, 6 lots, each 20x100. 6 morts, each $7,000. June 25, due Feb 25, 1910, 6%. June 26, 1909. 11:2982. 42,000

Same to same. Hoe av, w s, 125 n 172d st, 120x100. Certificate as to 6 morts for $7,000 each. May 25. June 26, 1909. 11:2982. — —

Bachert, Albert to Frieda Roetger widow. Tiffany st, No 1088, e s, 79.3 s 167th st, 50x100. June 24, due, &c, as per bond. June 25, 1909. 10:2717. 4,500

Coyle, Denis F to Tremont Av Land Co. Daly av, w s, 530.6 s Tremont av, late 177th st, 25.3x106x26.1x109.10. P M. June 25, 1909, 2 years, 5%. 11:2985. 2,000

Carlson, Emma C to Chas F Peet. Rider av, w s, 255 n 138th st, 50x125 to Canal pl. P M. June 19, 3 years, 5%. June 29, 1909. 9:2340. 14,000

Camton Construction Co to Edwin B Meeks trustee Jos W Meeks for Sophia T Hawkins et al. Walton av, w s, 19.8 n 181st st, 2 lots, each 19x75. Two morts, each $4,800. June 28, due, &c, as per bond. June 29, 1909. 11:3185. 9,600

Same to same. Walton av, w s, 76.8 n 181st st, three lots, each 19x75. Three morts, each $4,800. June 28, due, &c, as per bond. June 29, 1909. 11:3185. 14,400

Same to same. Walton av, s w cor Cameron pl, runs w 70.2 x s 9.10 x e 72.9 to av, x n 22.9 to beginning. June 28, due, &c, as per bond. June 29, 1909. 11:3185. 5,600

Same to same as trustees Jos W Meeks for Edwin B Meeks et al. Walton av, n w cor 181st st, 19.8x75. June 28, due, &c, as per bond. June 29, 1909. 11:3185. 5,700

Same to Everett V Meeks. Walton av, w s, 57.8 n 181st st, 19x75. June 28, due, &c, as per bond. June 29, 1909. 11:3185. 5,000

Same to Edwin B Meeks as trustee, &c, and ano. Walton av, n w cor 181st st, runs n 156.7 to Cameron pl, x w 70.2 x s 143.6 x e 75 to beginning. Certificate as to eight morts. aggregating $40,300. June 28. June 29, 1909. 11:3185. —

Cameron Realty Co with Edwin B Meeks, trustee Joseph W Meeks, deceased, and Everett V Meeks. 181st st, n s, 100 e Jerome av, runs n — to s s Cameron pl, x e — to w s Walton av, x s 35 and 121.7 to 181st st, x w 100 to beginning. Subordination agreement. June 22. June 29, 1909. 11:3185. nom

Cunehan, Wm J to TITLE GUARANTEE & TRUST CO. 153d st, No 311, n s, 475 w Courtlandt av, 25x100. June 30, 1909, due, &c, as per bond. 9:2413. 4,500

Cohn, Dora to N Y Association of The New Church. Valentine av, e s, 90.1 n 197th st, 25x101.4x25x99.11. June 25, 3 years, 5%. June 26, 1909. 12:3301. 5,500

Cohn, Dora and George E Buckbee, with the N Y Association of the New Church, a corpn. Valentine av, e s, 90.1 n 197th st, 25x101.4x25x99.11. Subordination agreement. June 25. June 26, 1909. 12:3301. nom

Cohn, Dora and Geo E Buckbee with Charlotte N Tewksbury gdn Emily E Tewksbury. Valentine av, e s, 115.1 n 197th st, 25x102.9x25x101.4. Subordination agreement. June 25. June 26, 1909. 12:3301. nom

Cohn, Dora to Charlotte N Tewksbury gdn Emily E Tewksbury. Valentine av, e s, 115.1 n 197th st, 25x102.9x25x101.4. June 25, 3 years, 5%. June 26, 1909. 12:3301. 5,500

Cronin, Mary G to Harriet D Potter. Woodycrest av, s e cor 172d st, being lots 30 and 31, parcel 15, map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907. June 30, 1909, 3 years, 5½% until June 30, 1910, and 6% thereafter. 11:2873. 3,300

Carroll, Annie to Aaron O Whaley. Heath av, e s, 75 n 230th st, 37.6x100. P M. June 29, 1 year, 5%. July 1, 1909. 12:3256. 1,000

Cutitta, Apostalo to Morris M Sinske. Brook av, No 265, w s, 24.11 n 142d st, 24.11x90. Prior mort $16,500. July 1, 1909, due Jan 1, 1910, 6%. 9:2287. 275

*Cuddy, Patrick J to Wm F Epple. White Plains road, w s, 250 n Morris Park av, 75x100. July 1, 1909, 3 years, 6%. 6,000

*Cohen, Saml to Jakobine F F Schuh. Bronx and Pelham Parkway, s e cor St Pauls av, runs e 75.10 x s 89.8 x e 46.4 x s 175.1 x w 118.8 to av, x n 278.7 to beginning. P M. Prior mort $——. June 30, 3 years, 5%. July 1, 1909. 2,500

Cutitta, Apostolo to Sol Sulzberger. Brook av, w s, 24.11 n 142d st, 24.11x90. Prior mort $14,000. July 1, 1909. 2 years, 6%. 9:2287. 2,500

Carucci, Checchina to Helene Fuld. Hoffman st, w s, 100 n 187th st, runs n 50 x w — to point 98 e Lorillard st, x s — x e — to beginning. July 1, 1909, 5 years, 5%. 11:3056. 4,000

Cusack, Michl F to Louis Rinaldo. Crotona av, n e cor Fairmount pl, 200x70. Building loan. Prior mort $11,000. June 30, 1 year, 6%. July 1, 1909. 11:2950. 30,000

*Cuddihy, Richard to John McManus. 223d st, late 9th av, n s, 155 w White Plains road, 50x114, except part for 223d st. June 22, 3 years, 5%. July 1, 1909. 1,000

Cutitta, Apostolo and Jenny with Herman Mundheim. Brock av, No 365, w s, 24.11 n 142d st, 24.11x95. Extension of $16,000 mortgage until July 1, 1911, at 5%. June 18. July 1, 1909. 9:2287. nom

Doyle, James T to Westchester Av Realty Co. Heath av, e s, 175.8 s 230th st, 125x100.7. Prior mort $8,500. June 25, due, &c, as per bond. June 29, 1909. 12:3256. 900

Dittmar, Adolf J to TITLE GUARANTEE & TRUST CO. Simpson st, No 1219, w s, 177.1 n Home st, 16.8x100. June 23, due, &c, as per bond. June 25, 1909. 11:2974. 3,000

DeVoe, Wm H to Julia P Outcalt. Ryer av, s w cor 182d st, 114.8x110.4x140.7x124.3. June 25, 3 years, 5½%. June 26, 1909. 11:3157. 7,000

*Di Nardo, Maria F with Fredk E Buser. Magenta av (211th st), n s, 30.7 e Rosewood av, 25x95 and being lot 194 map 426 of Building Lots near Williamsbridge Station. Subordination agreement. June 23. June 25, 1909. nom

*Di Pace, Donato with Frederick E Buser. Magenta av (211th st), n e cor Rosewood av, 55.7x95x55.7x95.2, and being lots 194 and 195 map No 426 of lots near Williamsbridge Station. Subordination agreement. June 24. June 25, 1909. nom

*De Canio, Felix to Frank Gass. Tompkins st, e s, 400 n 152d st, 74.5x31.8x111x95.7 and being lots 42 to 44 amended map No 1108a of 426 lots, being a subdivision of plot 23 of Classons Point. Parker av, n e s, 25 s e St Raymond av, 25x100, and being lot 25 map No 277 of St Raymond Park. June 22, 3 years, 6%. June 29, 1909. 1,000

Elsenbast, John F to HermanMenaker. Eagle av, late Av A, s e s, 550 s w 161st st, late Cliff st, 50x100. Prior mort $3,000. June 24, 3 years, 5%. June 29, 1909. 10:2626. 1,000

Ekwanok Realty Co, a corpn, to Charles Hyman. Anthony av, n w cor 174th st, 135.7x88.11x117x59.6. Prior mort $32,000. June 10, 6 months, 6%. June 28, 1909. 11:2891. 5,000

*Ehrgott, Geo H to MUTUAL LIFE INS CO of N Y. Westchester sq, No 63, e s, 81.5 n Grant av, 30.10x178.8x30x171.4. June 24, due, &c, as per bond. June 25, 1909. 12,000

Engels, Chas to Manhattan Mortgage Co. Prospect av, No 1350, e s, 175 n 169th st, 25x100. July 1, 1909, due, &c, as per bond. 11:2970. 7,000

FARMERS AND MECHANICS SAVINGS BANK of City of Lockport, N Y, with John M Gibson. Hewitt pl, e s, 456.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2689 and 2696. nom

Fiala, Eugene to Charles Hanlon et al. Hughes av, No 2261, w s, 125 s 183d st, 25x100. June 24, 5 years, 5%. June 26, 1909. 11:3071. 4,000

*Frey, Louis, Jr, with Grace L Hoffman. Van Buren st, e s, 125 n Columbus av, 25x100, and being lot 187 map Van Nest Park. Subordination agreement. June 24. June 25, 1909. nom

*Fitzek, Franz to Saml Keeler. 6th st, w s, at n w s 227th st, being lot 61 (?) map Wakefield, probable error. June 25, 1909, demand, 6%. 1,300

Gerhards, Victor with Manhattan Mortgage Co. Manida st, e s, 191.8 s Spofford av, 15x65.9x15.2x69.5, s s. Subordination agreement. June 29. June 30, 1909. 10:2768. nom

Gerhards, Albert to Manhattan Mortgage Co. Manida st, e s, 191.8 s Spofford av, 15x67.11 to Hunts Point road, x15.2x65.9. Prior mort $——. June 29, due, &c, as per bond. June 30, 1909. 10:2768. 3,000

Galland, Wm P to DOLLAR SAVINGS BANK of City N Y. Bryant av, w s, 225 n Freeman st, 25x100. June 29, due June 1, 1911, 5% until June 1, 1910, and 6% thereafter. June 30, 1909. 11:2994. 6,500

Guidone & Galardi Co to John C Rodgers. Sedgwick av, n w s, at s w s Fordham road, runs n w 25.5 x s w 83.8 to s e s 184th st, x s w 6.7 x s e 85.4 to av, x n e 76.9 to beginning. P M. June 29, due, &c, as per bond. June 30, 1909. 11:3234. 9,500

Gross & Herman, Inc, with Henry Wacker. Stebbins av, s e s, 276.5 n 169th st, 45x135.4x45x122.10. Extension of $7,000 mort until June 29, 1912, at 6%. June 29, 1909. 11:2973. nom

*Giordano, Bartolomeo to Fredk E Buser. Magenta av (211th st), n e cor Rosewood av, 55.7x95x55.7x95.2, and being lots 194 and 195 map No 426, of Building Lots in 24th Ward near Williamsbridge. June 24, due July 1, 1912, 6%. June 25, 1909. 2,100

Grunwald, Nettie or Nattie Greenwald to August C Waeterling. 178th st, s s, 140.7 e 3d av, 25x100. Prior mort $6,000. June 26, due, &c, as per bond. June 28, 1909. 11:3060. 1,000

Goldhill Realty Co to City Mortgage Co. Union av, w s, 39 s 160th st, 105x79. Building loan. June 17, demand, 6%. June 25, 1909. 10:2666. 67,500

Same to same. Same property. Certificate as to above mort. June 17. June 25, 1909. 10:2666. —

Gratacap, John H to Mary L Arnow. Martha av, s w cor 236th st, 100x27.4. June 24, due, &c, as per bond. June 25, 1909. 12:3384. 2,000

Guttler, August W to Emma Wicke. 145th st, n s, 448.7 e Willis av, runs n 100 x e 25 x s 88.2 x s 11.11 to st, x w 25.4 to beginning. Prior mort $3,750. June 30, 1 year, 6%. July 1, 1909. 9:2290. 750

*Gullery, Wm to Agnes Rywolt. Lots 158a and 158b map subdivision portion Penfield property. July 1, 1909, 3 years, 6%. 1,000

Gorsch, Sophia to Jacob Marx. Spofford av, n s, 250 w Brown av, 44.6x120.6x6.6x100. Building loan. June 30, demand, 6%. July 1, 1909. 10:2737. 3,500

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Gruhler, Wm F to TITLE GUARANTEE AND TRUST CO. 145th st, No 445, n s, 448.7 e Willis av, runs n 100 x e 25 x s 88.2 x s 11.11 to st, x w 25.4 to beginning. P M. June 30, due, &c, as per bond July 1, 1909. 9:2290. 3,750

Greenebaum, Sarah wife of Edward to TITLE GUARANTE AND TRUST CO. Eagle av, Nos 911 and 913, w s, 175 s 163d st, 50x125. June 30, due, &c, as per bond July 1, 1909. 10:2620. 10,000

GOSHEN SAVINGS BANK yith John M Gibson. Hewitt pl, e s, 136.7 n Longwood av, 40x100; Hewitt pl, e s, 96.7 n Longwood av, 40x100. Extension of two morts for $30,000 each until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2696. nom

Granville, Thomas J to Rosalie Bendit. Robbins av, e s, in blk bet St Joseph st and Dater st, being lot 162, map Wilton, &c, 50x100. July 1, 1909, 1 year, 6%. 10:2578. 500

Heydt, Helene with Ellen Kearns. 145th st, n s, 100 w Brook av, 25x100. Extension of $8,000 mort until July 1, 1912, at 5%. July 1, 1909. 9:2272. nom

Hunt, James F with Olga Hirsh. Fairmount pl, No 980, s s, 197.4 e Crotona av, late Grove st, 26.8x95.8x26.9x94.6. Extension of $1,100 mort until July 25, 1912, at 6%. June 28. July 1, 1909. 11:2950. nom

*Hertsch, Chas to EASTCHESTER SAVINGS BANK. Marian st, s e s, lot 213 map Penfield property, South Mt Vernon, 30x100. July 1, 1909, 3 years, 6%. 1,100

Harnisch, Frederick R to Herman Heinemann. 170th st, s s, 98.4 e Prospect av, 25x126.2x25x125.5. June 26, 2 years, 5%. June 30, 1909. 11:2963. 1,000

Henning, Eliz W to IRVING SAVINGS INSTITUTION. Crotona av, No 1829, w s, 176.10 n 175th st, 18.9x100. June 29, due, &c, as per bond. June 30, 1909. 11:2945. 4,500

Irving Construction Co to Richd Fensterer. Perry av, w s, 522 n Holt pl, runs w 84.5 to e s Reservoir Oval East, x n 22 x e 85.2 to av, x s 22 to beginning. Prior mort $5,000. June 29, 1909. 1 year, 6%. 12:3343. 1,000

Same to same. Same property. Certificate as to above mort. June 29, 1909. 12:3343. ——

Irving, Jennie R to Robt L Irving. Katonah av, w s, 20 n 238th st, 20x85. June 25, demand, 6%. June 28, 1909. 12:3379. 750

Irving Construction Co to Chas P Hallock. 178th st, s s, 149 w Vyse st or av, 49x142.6x50.3x142.6. Prior mort $5,000. July 1, 1909, due Jan 1, 1910, 6%. 11:3126. 1,000

Same to same. Same property. Certificate as to above mort. July 1, 1909. 11:3126. ——

Irving Construction Co to Manhattan Mortgage Co. 178th st, s s, 149 w Vyse st or av, runs s e 142.6 x s e 50.3 x n 142.6 to st x w 49 to beginning Prior mort $——. June 1, 1909, due, &c, as per bond. 11:3126. 5,000

Same to same. Same property. Certificate as to above mort. July 1, 1909. 11:3126. ——

Jacob (Geo H) Construction Co, a corpn, to LAWYERS TITLE INS & TRUST CO. Boston road, s e s, 59.5 n 165th st, 59.5x97.11x50.2x129.10. Building loan. June 26, due Feb 26, 1910, 6%, with agreement to extend for 5 years at 5%. June 28, 1909. 10:2622. 43,000

Same to same. Certificate as to above mort. May 21. June 28, 1909. 10:2622. ——

Johnson, Hannah wife of and August to DOLLAR SAVINGS BANK. Belmont av, w s, at n e s 181st st, runs n w 79.8 x n 9.4 x e 77.11 to av x s 29 to beginning. June 28, 1909, due June 1, 1912, 5%. 11:3082. 3,000

Johnson, Kathryn to Geo D Kingston. Briggs av, No 2880, s e s, 378.8 n e 198th st, 25x125. P M. June 28, 1 year, 6%. June 29, 1909. 12:3296. 500

Kirchhof, Wm B to DOLLAR SAVINGS BANK of City of N Y. St Anns av, e s, 335.5 s Westchester av, 16.10x110.4x16.8x107.11. June 28, due June 1, 1911, 5%. June 30, 1909. 10:-2616. 3,700

Kransch, Philip H to Henry H Grote. Bryant av, w s, 275 n Freeman st, 25x100, and being lot 261 map Sect A Vyse Estate. Prior mort $5,000. June 29, 3 years, 6%. June 30, 1909. 11:2994. 2,500

*Kreienberg, Friederich to TITLE GUARANTEE AND TRUST CO. Morris Park av, No 662, s s, 70 w Victor st, and being lot 17 map portion Hunt estate. June 29, 1909, due, &c, as per bond. 4,000

Kinkeldey, Carl W to John Eggers. Shakespeare av, w s, 22.4 n old Devoe st, 75.2x105.4x75x100.4. June 26, 3 yrs, 5½%. June 28, 1909. 11:2873. 4,200

Kerby, Michl F to Fanny Lomas. Creston av, w s, 374.2 s Burnside av, 28x100. June 24, due, &c, as per bond. June 25, 1909. 11:2807 and 2808. 2,000

Levinson, Leo to Charlotte L Pritzkow. Teller av, e s, 325 n 166th st, runs e 97.9 x n 50 x e 97.4 to w s Clay av x n 161.11 to s s 167th st x w 221 to av x s 105.5 to beginning. P M. Prior mort $21,600. June 15, 2 years, 6%. June 26, 1909. 9:2429. 3,400

*Lamb, James to Edward Fitzgerald. Barker av, w s, 125 s Mace av, and being lot 40, map No 1272 property Joel Wolfe Estate, 25x100. June 24, 2 years, 6%. July 1, 1909. 500

Lennon (Wm F) Construction Co to Michl J Kelly. 170th st, s w cor land N Y & Harlem R R, 24.5x100. Prior mort $32,000. June 25, due, &c, as per bond. June 29, 1909. 11:2894. 10,000

Same to same. Same property. Certificate as to above mort. June 25. June 29, 1909. 11:2894. ——

Lynskey, Thomas and Dennis Shea to Lion Brewery. Freeman st, No 937, n w cor Hoe av. Saloon lease. June 25, demand, 6%. June 30, 1909. 11:2980. 1,500

Lowe (William R) Co to Saml Jackson. Tremont av, sw cor Grand av, runs s 128.3 x w 75 x n 66.3 to av, x e 93.11 to beginning. Prior mort $—. June 29, demand, 6%. June 30, 1909. 11:2867. 2,000

Same to same. Same property. Certificate as to above mortgage. June 29. June 30, 1909. 11:2867. ——

Lawyers Mortgage Co with John M Gibson. Hewitt pl, e s, 376.7 n Longwood av, 40x100. Extension of mort for $30,000 to May 1, 1914, at 5%. May 5. June 30, 1909. 10:2689; 2696. nom

LAWYERS TITLE INS & TRUST CO with John M Gibson. Hewitt pl, e s, 336.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2696 and 2689. nom

Lebanon Hospital Assoc of City N Y to EMIGRANT INDUST SAVINGS BANK. Westchester av, n e cor Cauldwell av, 245.5 to Trinity av, x357.11x219.6x430.11, except part for Westchester av; Cauldwell av, w s, 299.9 n Westchester av, 50x115. June 28, 1909, 3 years, 4½%. 10:2624 and 2628. 40,000

Mitsch, Anna M to John C Grasmuk. Lot 3 parcel 17 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. June 30, due as per bond. 6%. July 1, 1909. 9:2521. 1,500

Mulligan, Martha to Michl Tiernan. Parkside pl, n s, 368.6 s w 207th st, 50x118.8x50x115.8. P M. June 21, 2 years, 6%. July 1, 1909. 12:3354. 1,500

McBride, Jessie C with Gabriel Schwab and Morris Kraus. Lots 7 and 8 parcel 25 map subdivision estate Wm B Ogden at Highbridge, filed May 5, 1907. (1174). Extension of $7,350 mort until June 22, 1912, at 5½%. June 22. June 30, 1909. 9:2537. nom

Same with same. Lot 9 parcel 25 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907 (1174). Extension of $3,675 mort until June 22, 1912, at 5½%. June 22. June 30, 1909. 9:2537. nom

McLaughlin, Nannie S to Chas F Brown. Bathgate av, e s, 150.5 s Pelham av, 50x82.5. June 29, due May 28, 1912, 5½%. June 30, 1909. 11:3059. 3,000

McAuley, Michl J to Thornton Brothers Co. Findlay av, s e cor 169th st, No 350, 90x20. P M. Prior mort $6,500. June 24, due, &c, as per bond. June 30, 1909. 9:2436. 1,750

*Molloy, Thomas to Mary M Foley. Holland av, No 1858, being plot begins 490 e White Plains road at point 600 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. June 29, due, &c, as per bond. June 30, 1909. 3,000

*Miller, Wm D to Lillian G Sullivan. Richardson av (Fulton st), e s, 429.3 s Westchester av, or 240th st, 33x151.4. June 30, 1909, due, &c, as per bond. 600

Messerschmitt, Julius C to Geo Ehret. 169th st, No 1110 East. Saloon lease. June 26, demand, 6%. June 29, 1909. 10:2692. 4,000

Meehan, Patrick to LAWYERS TITLE INS AND TRUST CO. Nelson av, e s, at s s Devoe st, 13x100x35x112.6, except part for Boscobel av. June 29, 1909, 5 years, 5%. 9:2520. 3,000

Mahoney, Robt J to Theresa Abelson. Willis av, Nos 477 to 481, w s, 75 s 147th st, runs s 75 x w 105.4 x n 9.8 x w 0.8 x n 65.3 x e 106 to beginning. P M. Prior mort $——. June 28, due Dec 28, 1910, 6%. June 29, 1909. 9:2307. 14,000

*Maurer, Ludwig to Teasdale Realty Co. Grant av, n s, 105 w Unionport road, 25x100, and being lot 508 map Van Nest Park. P M. Prior mort $3,000. June 28, due Jan 1, 1911, 6%. June 29, 1909. 2,000

McEntyre, William to John Bussing, Jr. Robbins av, No 531, n w s, 150 s w 149th st, 25x109. June 26, due July 1, 1912, 5½%. June 28, 1909. 10:2557. 3,000

*Manzione, Vincenzo to Gaetano Giallorenzi. Wickham av, e s, 150 s Nereid av, 25x97.6, and being lot 10 blk 29 map (No 1140) section 1 Bathgate estate. June 21, 2 years, 6%. June 28, 1909. 1,100

Milton Realty Co to CITY SAVINGS BANK of Brooklyn. 150th st, s w cor Courtlandt av, 50x100. June 24, 3 years, 5%. June 25, 1909. 9:2331. 24,000

Same to same. Same property. Certificate as to above mort. June 21. June 25, 1909. 9:2331. ——

Murray, Kate with Edw F Cole. 167th st, s s, 20.9 e Woodycrest av, 180.10 to w s Anderson av x36.10x180, gore, except part for Anderson av. Extension of $10,000 mort until Sept 16, 1914, —%. June 22. June 25, 1909. 9:2509. nom

Mitchell, Richd H to Chas Whealen. Franklin av, No 1362, e s, 145 s Jefferson st, 40x145. June 25, due, &c, as per bond. June 26, 1909. 11:2933. 4,700

Malone, Margt, Ellen and Cath to TITLE GUARANTEE & TRUST CO. Stebbins av, No 1388, e s, 736.4 n Freeman st, 25x108.8x 25x107.5. June 23, due, &c, as per bond. June 25, 1909. 11:2965. 3,000

*Nagle, Percival E to Emma G Duryee. Bronx and Pelham Parkway, s s, at w s land N Y, N H & H R R Co, runs w 475.9 x s 100 x w 150 x n 100 to Parkway x w — to Westchester or Mill Creek x s e — to land Simon Paul x e — to land N Y, N H & H R R Co x n e — to beginning. June 25, 3 years, 5%. June 26, 1909. 12,500

Nelson, August to John H Lyon. 168th st, n s, 78 w Lind av, runs w 38.7 x n 74 x e 87.4 to Lind av x s w 48.11 x s w 63 to beginning, and being lots 31 and 32 parcel 4 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. June 25, 1909, 2 years, 6%. 9:2550. 2,000

*New York Catholic Protectory, a corpn, to EMIGRANT INDUST SAVINGS BANK. Walker av, late West Farms road, and road leading from West Farms to Westchester Village at road leading past the parsonage to Westchester Village, contains 74 292-1,000 acres; Westchester creek, — s, being plot begins at n e line land Jas Ferris or land formerly Abijah Hammond near the edge of the upland, contains 12 64-100 acres; Road leading from West Farms to Westchester Village at intersection of the old road, contains 26 22-100 acres; Road leading from West Farms to Unionport, s w s, adj land Leonard Mapes, runs s e 256 x s e 173 x s e 250 x s e 133 x s w 825.6 x s w 316 x n w 586 x n w 1,024 x n e 228 to beginning, contains 20 3224-10,-000 acres, except part taken for West Farms road. June 28, 3 years, 4½%. June 29, 1909. 200,000

*Negri, Dominic to Manhattan Mortgage Co. Morris Park av, s s, 45 e Unionport road, 50x100 and being lots 14 and 15 map portion Hunt estate. Prior mort $——. June 29, 1909, due, &c, as per bond. 13,000

Norton, Eliz wife of and Frank M Jr to Wm L Voorhis. 208th st, w s, 350 s Kossuth pl, runs s 6.1 to Steuben av x s w 23.11 x w 85.5 x n 25 x e 100 to beginning. June 1, 3 years, 5%. June 30, 1909. 12:3326. 3,500

O'Leary Realty & Construction Co to Manhattan Mortgage Co. Longfellow av, w s, 300 s 172d st, 75x100. Prior mort $——. June 25, 1909, due, &c, as per bond. 11:3000. 4,000

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ATLAS PORTLAND CEMENT

Is the Standard American Brand

30 Broad Street (Send for Pamphlet) New York

Same to same. Same property. Certificate as to above mort. June 24. June 25, 1909. 11:30:30. ——

*Oderwald, John to Bankers Realty & Security Co. Williams av, w s, 250 s Madison av, 25x100, Tremont Terrace. P M. May 15, 1 year, 5%. June 28, 1909. 220

Oakwood Construction Co to Arthur A Fowler. Southern Boulevard, No 1102, e s, 130 s 167th st, 40x100. June 30, 1909, 5 years, 5%. 10:2744. 32,000

Same to same. Same property. Consent to above mortgage. June 30, 1909. 10:2744.

Same to same. Same property. Certificate as to above mortgage. June 30, 1909. 10:2744. ——

Same to Sarah E Furnald and ano exrs Francis P Furnald. Southern Boulevard, No 1106, e s, 90 s 167th st, 40x100. June 30, 1909, 5 years, 5%. 10:2744. 32,000

Same to same. Same property. Consent to above mortgage. June 30, 1909. 10:2744. ——

Same to same. Same property. Certificate as to above mortgage. June 30, 1909. 10:2744. ——

O'Sullivan, Cath to John Haffen and ano. Tremont av, n e cor Daly av, 40x100x42.9x100 mort reads Locust av, n e s, 110 n w from n w line lot 32, runs — to point 100 n Tremont av, or 177th st, x w 42.9 to point on Daly av, 100.8 n Tremont av or 177th st, x s — to Locust av, x e 40 to beginning, being part of lot 33 map of land of which Thomas Walker died seized, except part for Tremont av. P M. Prior mort $45,000. June 29, 1 year, 6%. June 30, 1909. 11:3126. 7,500

Same to Margaretta K Welsh and ano exrs, &c, Henry Welsh. Same property. June 29, due, &c, as per bond. June 30, 1909. 11:3126. 45,000

Pearsall, Chas B to Frank E Welsh, Jr, of Baltimore, Md. Brook av, No 1524, e s, 225 n 171st st, 25x100.11. June 11, due, &c, as per bond. June 25, 1909. 11:2895. 645.35

Pinnola, Biaggio to N Y TRUST CO. 146th st, No 467, n s, 115 w Brook av, 25x100. June 28, due June 1, 1914, 5%. June 29, 1909. 9:2291. 11,500

Same and Morris L and Carl Ernst with same. Same property. Subordination agreement. June 29, 1909. 9:2291. nom

Pascucci, Michele and Antonio Ciavanni to Serafino Porcelli. Hughes av, e s, 362.10 s Pelham av, late Union av, 25x87.6. June 28, due Dec 28, 1909, 6%. June 29, 1909. 11:3078. 350

*Penfield, Wm W to Clara J Brown. De Milt av (242d st), s s, 245.3 e White Plains av, 200x200 to Penfield av. June 25, 3 yrs. 5½%. June 30, 1909. 12,000

*Quist, Edw to Lindley J Higham. 2d st, s s, lots 500 to 502 map Laconia Park, 25x100. July 1, 1909, 3 years, 6%. 1,600

Quiggle, Wells V to Fredk Kurtz. 3d av, No 3012, s e s, 339.11 n e 153d st, late Grove st, 25x173.2 to Mill Brook, x25x168.7. P M. Prior mort $——. June 30, due, &c, as per bond. July 1, 1909. 9:2363. 14,500

Rapp, Christian to Matilda A Bucking and ano. Tiffany st, e s, 300 n 165th st, 25x100. July 1, 1909, 5 years, 5%. 10:2717. 700

RONDOUT SAVINGS BANK with John M Gibson. Hewitt pl, e s, 176.7 n Longwood av, two lots, each 40x100. Extension of two morts for $30,000 each until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2696. nom

Rector, &c, of St Bartholomews Church of N Y with John M Gibson. Hewitt pl, e s, 536.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 5. June 30, 1909. 10:2689. nom

*Reutel, John to Grace L Hoffman. Van Beuren st, e s, 125 n Columbus av, 25x100. June 25, 1909, due Dec 1, 1914, 5%. 3,500

Romeo-Serra Construction Co to Jas F Meehan Co. Southern Boulevard, n e cor Tiffany st, 150x100. P M. June 1, due, &c, as per bond. June 26, 1909. 10:2733. 20,000

Roth, Katie to Leo Levinson. Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 to Tinton av x s 75 to beginning. P M. Prior mort $12,300. June 24, due Dec 24, 1909, 6%. June 25, 1909. 10:2655. 1,800

Rush, Thomas E with Peter F Walter. Bryant st or av, n w cor 172d st, 25x100. Extension of mort for $4,500 to June 26, 1910, at 5½%. June 26. June 28, 1909. 11:2996. nom

Reynolds, James and John T McMahon to Gilbert P Brush. 137th st, No 626, s s, 214.5 w Cypress av, 37.6x100. P M. Prior mort $30,000. June 15, demand, 6%. June 29, 1909. 10:2549. 5,500

R & M Realty Co to James Reynolds and John T McMahon. Jackson av, e s, 100 s 161st st, 72.7x75. Prior mort $10,000. June 15, due Dec 15, 1909, 6%. June 29, 1909. 10:2647. 7,000

Spaulding, Anna A to Emma Stuber. 239th st, No 250, s s, 245 w Katonah av, 40x100. P M. Prior mort $4,500. June 29, 3 years, 6%. June 30, 1909. 12:3379. 1,300

Solomon, Emanuel with Montague Lessler. Forest av, e s, 209.2 n 163d st, 62x100. Agreement modifying terms of mortgage. June 30, 1909. 10:2659. nom

Sullivan, Lillian G and Bessie Bellinger to Wm L Phelan. Home st, No 791, n s, 149.1 w Union av, 17x122.6x17x121.6. Prior mort $4,000. June 14, due, &c, as per bond. June 28, 1909. 10:2672. 500

Steinberg, William with City Mortgage Co. Union av, w s, 39 s 160th st, 79x105. Subordination agreement. June 25. June 28, 1909. 10:2666. nom

Schnaars, Diedrich and Anna M to Henry Kroger Co. 162d st, No 765, n s, 212.10 w 3d av, 26.10x100. Prior mort $——. June 24, demand, 5%. June 26, 1909. 9:2367. 4,000

Schmolze, Eugene W to Julia Hysler. 201st st, No 329, late Suburban st, e s, 78 n Marion av (Hull av), 46.6x118. P M. June 24, 3 years, 4½%. June 25, 1909. 12:3281. 8,000

Schwegler, Geo with Jacob Herb and Bertha Heintz. Chisholm st, No 1346. Extension of $20,000 mort until July 1, 1912, at 5%. June 29, 1909. 11:2972. nom

Slotkin, Mayer and Julius Praglin to Wm G Christie. Boston road, w s, 187 n 168th st, 50x166. Extension of $10,000 mort until June 30, 1914, at 6%. June 30. July 1, 1909. 10:2615. nom

Slotkin, Mayer and Julius Praglin to Wm G Christie. Boston road, w s, 137 n 168th st, 50x166. Extension of $5,000 mort until June 30, 1914, at 6%. June 30. July 1, 1909. 10:2615. nom

Spaulding, Anna A to HARLEM SAVINGS BANK. 239th st, No 250, on map No 248, s s, 345 w Katonah av, 40x100. P M. June 29, 1909, 3 years, 5%. 12:3379. 4,500

Solmax Realty Co to J Chas Weschler. Bassford av, No 2275, s w cor 183d st, 115x35.8. P M. June 28, 3 years, 6%. June 29, 1909. 11:3050. 8,000

Sieke, Joseph M to Annie A Drucker and ano exrs Anna Sieke. Monroe av, n w cor 174th (Spring) st, 50x100, except part for st and av. Feb 25, 3 years, 5%. July 1, 1909. 11:2797. 5,000

TITLE GUARANTEE AND TRUST CO with Lizzie Cahn. Jackson av, No 1060. Extension of $5,000 mort until June 28, 1912, at 5%. June 28. July 1, 1909. 10:2650. nom

Tesoro, Joseph to AMERICAN SAVINGS BANK. Hughes av, s e cor 187th st, 100x50. June 29, 5 years, 5%. June 30, 1909. 11:3074. 31,000

Teichman Engineering & Construction Co to Martin C Keller. Morton pl, n w cor Harrison av, 98x25x97.10x25. P M. June 30, 1909, 3 years, 5%. 11:2868. 3,700

*Tarbox, Eliz P to Maclay Ave Realty Co. Montgomery pl, n s, 100 w Maclay av, 25x98.3. P M. June 21, due, &c, as per bond. June 25, 1909. 4,000

*Same to same. Same property. P M. Prior mort $4,000. June 24, installs, 6%. June 25, 1909. 1,125

*Testa, Aureliano J to Arvilla P Keeler. Bronxwood av, e s, 50 s 233d st, 28x105, Wakefield. June 28, 1909, 3 years, 6%. 700

Tiernan, Bridget to Thomas Mulligan. 137th st, s s, 255 e St Anns av, 50x100. P M. Prior mort $37,000. June 21, 2 yrs, 6%. July 1, 1909. 10:2549. 6,500

Tully Construction Co to James Murray. Intervale av, e s, 86.5 s 165th st, 75x100. P M. June 30, 3 years, 5%. July 1, 1909. 10:2704. 7,500

Vion, Emily, of Fairfield Co, Conn, to Eliz C Drury. Stebbins av, No 1390, e s, 761.4 n Freeman st, 25x110x25x108.8. June 28, 1909, due, &c, as per bond. 11:2965. 1,000

Van Cortlandt Development and Co-operative Co to J C Vreeland Building Co. 4th av, n s, abt 384.7 w McLean av, being lots 184 and 185 map No 163 part Hyatt Farm, 50x172x irreg x174.7. Jan 8, 3 years, 6%. June 29, 1909. 12:3394. 12,000

*Warwick Realty and Construction Co with Grace A Holbrook. Wallace av, s e cor 205th st, 100x200, to Adee av and being lots 132 to 139 map No 1131 amended map of Adee Park. Extension of $5,000 mort until June 18, 1912, at 5½%. June 26, 1909. nom

Westchester Avenue Realty Co to Marcus Nathan. Heath av, e s, 175.8 s 230th st, 125x100.7. P M. June 25, due April 25, 1910, 6%. June 29, 1909. 12:3256. 3,500

*Weed, Oscar D to Mary E Weed. 231st st, n s, 80 w White Plains road, and being lot 804 map Wakefield, 100x114. June 11, 3 years, 5%. June 25, 1909. 3,500

Wall (Arthur W) Building & Construction Co to North American Mortgage Co. Minford pl, w s, 200 s 172d st, 103x100. Certificate as to mort for $6,000. June 11. June 26, 1909. 11:2977. ——

Wall (Arthur W) Building & Construction Co and Wm T Hookey, Inc, a corpn, with North American Mortgage Co. Minford pl, w s, 200 s 172d st, 103x100. 2 subordination agreements. June 23. June 26, 1909. 11:2977. nom

Wall (Arthur W) Building & Construction Co to North American Mortgage Co. Minford pl, w s, 200 s 172d st, 103x100. Prior mort $36,000. June 11, 1 year, 6%. June 26, 1909. 11:2977. 6,000

Wachalski, Paul to Chas Rausch. 156th st, n s, 100 e Lincoln av, 25x100. P M. Prior mort $16,000. June 28, 3 years, 6%. June 30, 1909. 9:2312. 2,000

Wyss, Clement to Saml T Carter Jr. 236th st, s s, 325 w Oneida av, 25x100. June 30, 1909, due, &c, as per bond. 12:3366. 3,000

Wolf (Henry F A) Co to Bronx Investment Co. Westchester av, n w cor Hoe st or av, runs n 191.11 x w 76.11 x s 11 x s 78.10 to st x e 48 to beginning. June 30, 1909, 1 year, 6%. 10:2751. 90,000

Same to same. Same property. Certificate as to above mortgage. June 30, 1909. 10:2751. ——

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JUDGMENTS IN FORECLOSURE SUITS.

June 24.

Av D, s w cor 5th st, 41x80. Eversley Childs agt Louis Kovner; Edw E Mercelis, att'y; M Spencer Bevins, ref. (Amt due, $47,477.30.)

123d st, n s, 218.6 e 1st av, 37.9x100.11. Abraham Norwalk agt Jacob Siegel et al; Henry M Flateau, att'y; Joseph Gallagher, ref. (Amt due, $3,308.45.)

75th st, No 327 East. John F Halsted agt Bernard Scheinkman; Chas M Camp, att'y; Thomas W McKnight, ref. (Amt due, $12,498.33.)

June 25.

47th st, No 342 East. Harriett H Hartnett agt Moses Reeves; Brewster & Farries, att'ys; Wm J O'Sullivan, ref. (Amt due, $10,476.38.)

47th st, No 340 East. Same agt same; same att'ys; Michael J Egan, ref. (Amt due, $10,476.38.)

June 26.

Lewis st, No 12. Josephine B Kohn agt Theresa Del Konsky et al; Sanborn & Sanborn, att'ys; Chas L Hoffman, ref. (Amt due, $18,954.25.)

16th st, No 617 East. Solomon H Kohn agt Henry Tishman; Sanborn & Sanborn, att'ys; Chas L Hoffman, ref. (Amt due, $17,982.22.)

June 28.

No Judgments in Foreclosure suits filed this day.

June 29.

126th st, s s, 160 e Lenox av, 25x99.11. Geo T Whyte agt Builders League of N Y; Francis B Sanford, att'y; Percival H Gregory, ref. (Amt due, $21,332.50.)

June 30.

Clay av, No 1325. Jennie Kind agt Ida Abelman; Mehnken Bros, att'ys; Geo W Collins, ref. (Amt due, $691.16.)

132d st, s s, 150 e 8th av, 16.8x99.11. Louis Frankenstein agt Albert J McMullen et al; Alfred L M Bullowa, att'y; Timothy P Sullivan, ref. (Amt due, $1,541.25.)

LIS PENDENS.

June 26.

Nelson av, s w cor Wright av, runs w 200 to Amundson av, x s 100 x e 200 to Pratt av, x n 100 to beg.

Nelson av, s w cor Amundson av, runs w 200 to Seton av, x s 125 x e 200 x — 125 to beg. Jacob W Hammer agt Solomon L Baron et al; action to impress trust; B S Deutsch.

200th st or So Boulevard, n s, 35 w Briggs av, 75x100. Raffaele Di Lizio et al agt Bedford Boulevard Construction Co et al; action to foreclose mechanics lien; att'ys, Berry & Davis.

Brook av, Nos 454 and 460. Frederick Schilling agt Wilhelmina Schilling et al; partition; att'y, M Marks.

June 28.

7th av, Nos 592 to 596. Timothy F Paddell agt Mutual Life Insurance Co et al; action to declare mortgage void; att'y, E V Abbott.

West st, No 115; Cortlandt st, No 88; Lexington av, Nos 57 & 59. Dora Crusius agt Peter Wilkins et al; partition; att'y, D McClure.

Lexington av, n e cor 30th st, 50x100. Genevise Sorgi agt Michael Benincasa et al; action to foreclose mechanics lien; att'y, C Novello.

Bathgate av, No 1605. George Brown agt Antonetta Bibbi; specific performance; att'y, J D Tobias.

June 29.

54th st, No 345 West. Theresa Govert agt Theresa M Weiss et al; partition; att'y, L Wendel, Jr.

Jackson av, s e cor 163d st, 72x25. Ferdinand Westheimer et al agt Josephine Wedemeyer; notice of attachment; att'y, D J Gladstone.

June 30.

Brook av, Nos 454 & 460. Frederick Schilling agt Wilhelmina Schilling et al; amended partition; att'y, M Marks.

July 1.

238th st, n s, 180 e 2d av, 25x114. Eugene Jouffroy agt James White et al; action to set aside deed; att'y, C C Cormany.

July 2.

Hull av, No 3270. Mary V Maccusker agt Charlotte E F Ryan; action to impress trust; att'y, J A Rooney.

Prince st, No 66. Frank Strachan agt Elizabeth Langan et al; partition; att'ys, Tierney & Conlon.

FORECLOSURE SUITS.

June 26.

11th av, s w cor 45th st, 75.3x100. Henrietta L Butler agt Sophia Michael et al; att'y, G W Ellis.

Croton st, n s, — w 10th av, 25x100. Ida C K Ettlinger agt Elizabeth McPollin; att'ys, Olcott, Gruber, Bonynge & McManus.

Fort Washington av, w s, 100.1 s 170th st, 679.7 x107.3x75x98.5. Mayer S Auerbach agt John H Springer et al; att'y, M Stern.

Mercer st, No 237. David J King et al agt Mary A Doerr et al; att'y, W C Orr.

Av D, w s, 60 s 8th st, 37.6x100. David Michelson agt Hyman Schlessinger et al; att'y, M Greenberg.

June 28.

Randall av, n s, 50 w Coster st, 50x100 East. Bay Land & Improvement Co agt Charles Albrecht; att'y, R C Dorsett.

96th st, s s, 140 w 1st av, 35x100.8. Commonwealth Securities Co agt Brown Realty Co et al; att'y, L R Palmer.

74th st, No 109 East. Moritz Gruenstein agt Sara Brand et al; att'y, J Gordon.

June 29.

50th st, s s, 81.11 e Lexington av, 18.3x100.5. Nina P Paris agt Edw L McCormick et al; att'ys, DeWitt, Lockman & DeWitt.

174th st, s s, 100 e Washington av, 20x100. Mary C Kinney agt Frank R Bent et al; att'ys, Kiernan, Nicholas & Moore.

101st st, Nos 109 & 111 East; two actions. Flora V Bandler agt Geo H Rosenthal et al; att'ys, Bandler & Haas.

101st st, No 332 East. Hyman Rosner et al agt Minnie Siff et al; att'y, M Silverstein.

5th av, No 2076. David Werner agt Philanthropin Hospital in the City of N Y et al; att'ys, Fixman & Lewis.

June 30.

Brook av, n e cor 164th st, 29.2x74.5x27.6x64.7. Germans Savings Bank in the City of N Y agt George Croneberger et al; att'y, A H Mosle.

Sheriff st, No 83. Samuel Mann agt Harris Lustgarden et al; att'y, J Gans.

117th st, No 327 East. Mina Fried agt Herman Kedenburg et al; att'y, M Steiner.

2d st, s w s, intersec s e s, Washington av, 200 x100. Christina Trefz agt Samuel Williams et al; att'ys, Dorman & Dana.

53d st, No 546 West. Nathan Cohn agt Engadine Co et al; att'y, M Silverstein.

Lexington av, No 1713. Irving Bachrach et al agt Elias Nadel et al; att'y, W M Golden, Jr.

Lexington av, No 1715. Same agt Simon Lieberman et al; att'y, W M Golden, Jr.

July 1.

3d av, n s, lot 363, map of Village of Wakefield, Bronx. John A Sonntag agt Fred Judge et al; att'ys, Grant & Rouss.

Mangin st, No 29. Annie Koplik et al agt Isaac Levy et al; att'y, M Silverstein.

Longfellow av, n e cor 172d st, 300x100. Gertrude Hotto agt Garma Realty & Construction Co et al; att'ys, Manken & Bros.

95th st, n s, 250 e 2d av, 37.6x100.8. City Real Estate Co agt Bertha Weindrug et al; att'y, G B Winthrop.

132d st, s s, 510 w 5th av, 87.6x99.11. Mutual Life Ins Co of N Y agt Marcus L Osk et al; att'y J McKeen.

Broad st, No 42.

New st, No 38.

Broadway Cortlandt Co agt Shapiro, Portman & Henry Inc et al; att'y, E F Clark.

Carter av, w s, 26.9 n 175th st. Wm A Cameron agt Patrick J Cleary et al; att'y, W D Cameron.

153d st, s s, 375 w Amsterdam av, 25x99.11. Geo E Weed agt Wm F O'Brien et al; att'ys, Thompson, Vanderpoel & Freedman.

Ridge st, w s, 152.11 s Rivington st, 26x125.7x irreg. Charles Decker agt Simon Fine et al; att'ys, Amend & Amend.

72d st, n s, 75 e West End av, 25x100. Henry T Carey agt Wm M D DePeyster; att'y, J C O'Conor.

123d st, No 416 East. J Van C Olcott et al agt Morris H Park et al; att'ys, Mackenzie & Burr.

July 2.

152d st, n s, 25 w Wales av, 25x86.11x28.11x 101.5. Wm H McCarthy agt Philip Hetterich et al; att'ys, Saxe & Powell.

Caherine Slip, No 15. State Bank agt Abraham Silverson et al; att'y, W T Kohn.

Briggs av, Lots 924, 933 & 934, map of Laconia Park, Williamsbridge, Bronx, three actions. Walter Whewell exr agt Charles W. Riedinger et al; att'y, E R Koch.

107th st, n e cor Lexington av, 65x17.7. Society for the Relief of Poor Widows With Small Children agt Chas A Winter et al; att'ys, Miller, King, Lane & Trafford.

114th st, s s, 155 e Park av, 37.6x100.11. Business Men's Realty Co agt Simon Hendeson et al; att'y, A Nelson.

121st st, No 229 East. Rose Bardach agt Henry H Korn et al; att'ys, Hymes, Woytisek & Schaap.

2d av, No 2000.

103d st, No 299 East.

Anna Schmidt agt Jack Vigorito et al; att'ys, Goldie & Gumm.

Pearl st, Nos 187 & 189. Mabel R Cushing agt Freybell Realty Co et al; att'y, W I Taylor.

118th st, No 17 West. Geo C Erreger, Jr, et al; agt Jacob Schneider et al; att'y, J T Booth.

8th av, No 2581. Julius Oppenheimer et al agt David S Kalman et al; att'y, F Kurzman.

8th av, No 2581. Max J Bernheim agt Emilie Kalman et al; att'y, M L Halff.

JUDGMENTS

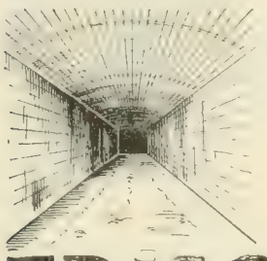
In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

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28 Abgel, Isidore et al—L Levin.....86.66
28 Anton, Carl V—A Chertkoff 49.65
28 Alexander, Henri P et al—J Moreland et al 265.50
29*Amsterdam, Saul et al—State Bank..254.08
29 Alberts, John—F W Loomis.....44.31
29 Alexander, Troy—J Wanamaker 48.41
29 Appleton, Robert & R Wilmarth et al—G R Sutherland 596.32
29 the same——the same 643.09
29 Appleton, Robert W—G G Ward, Jr.247.20
29 Allen, Samuel et al—E C Sheehy....1,672.44
29 Anderson, R Napier et al—M Zimmerman Co.....264.65
30 Avrutis, Samuel & Aaron—Mechanics Bank 79.30
30 Aderer, Adolph—W P Byrne 126.41
2 Appleton, Robert—E L Knoedler.....480.56
2 Amanna, Leopold—J F Donnelly.....147.22
26 Backer, Alex—B L Strasburger.....24.41
26 Block, Benj A D Inzillo 6491
26 Bennett, Max—Wm Caramel Co.....107.56
26 Brown, Harry—N Schwartz 112.15
26 Braker, Florence L and Florence M Fox—The Bodwitch Furniture Co.....163.74
26 Brace, Thomas Rail Co—N Y Tel Co..106.84
26 Burstein, Maurice J—A Hirshfeld..4,048.03
26 Braun, Henry C—N Y Linoleum Co...54.38
28 Brous, Jacob, Louis, Philip & Herman D*—American Woolen Co of N Y.....359.64
28 the same——the same 357.14
28 Bremer, John—N Y Telephone Co.....35.76
28 Baltz, Ida——the same 29.83
28 Barenblatt, Ferdinand——the same 33.13
28 Brooks, Chas W—J E Walker et al....30.26
28 Ball, Lizzie L extrix—L K Ungrich.....costs, 109.15
28 the same——J Schwarz et al.costs, 107.35
28 the same——Jacob M Schwartz et al..costs, 368.15
28 the same——L K Ungrich ....costs, 128.74
28 the same——J A Schwartz et al.....costs, 107.35
28 the same——J M Schwartz et al.....costs, 368.15
28 Blatt, Bernard et al—E S Kuh et al..292.21
28 Bessinger, Mary E—I Straus et al.....costs, 77.95
28 Book, Samuel & Harry—Welz & Zerwick.....costs, 146.76
28 Barker, Chas B—A G Stringer.....2,075.02
28 Bauman, Harry—A Carrieri.....312.82
28 Barrett, Wm M, Pres—L C Hebberd....32.31
28 Borfitz, Wm H J Evans.....75.28
29*Brodkin, Adolph et al—State Bank....254.08
29 Burbey, Alonzo—N Brogan 45.67
29 Bennett, Frederick—P Golord 41.65
29 Borgstede, Henry—J Rosenheim.....69.72
29 Burke, Edward—T Allison 110.00
29 Buckner, Mortimer N——the same 110.00
29 Baker, Charles—O H Cheney et al.....39.76
29 Baker, Charles—R E Dupuy 271.91
29 Berman, Edw I—H Rokofsky.....84.65
29 Bray, James H—Julius Kessler & Co..244.51
29 Billowitz, Michael et al—M Mufson....89.65
29 Benson, John J—T Mallandre et al....337.65
29 Brittan, Thomas T—N J Packard et al.....1,285 45
29 Brauman, William et al—Union Exchange National Bank of N Y.....1,938.02
30 Bedell, Edwin—N Y Telephone Co....48.72
30 Brieskman, Joseph J H Eckhardt.....costs, 116 76
30 Brady, Esther L—A B Tebbs 5,000.00
30 Bassett, Paul J—M N Clement.costs, 110.97
30 Benes, Thomas—C F Flaacke 106.47
30 Buck, Frederick & Selina—M Schnurmacher 232.41
30 Brewster, Richard F Pres et al—H Schwaner 198.23
30*Brown, Chas B et al—H Schwaner....198.23
30 Brennan, Mary A—H Meinken 78.31
30 Beggs, John E—M H Treadwell Co....48.29
30 Bix, Jack—L Neukumeyer 98.82
30 Beyea, Frances A—McVicker Gaillard Realty Co.....3,543.24
30*Bellinsky, Harry et al—M Zimmerman Co. 273.63
1 Baucus, Joseph D et al—National Bank of Schuylerville 1,074.66
1 Baucus, Joseph D——the same 1,808.39
1 the same——the same 557.66
1 Barrett, Joseph et al—B Waxman.....25.31
1 Bergin, Albert E—Frederick Beck & Co. 182.74
1 Bruno, Alfred H—Nordman Bros Co.....90.71
1 Bernstein, Solomon et al—W Fischer..769.77
1 Brenner, Oscar—G H Sherman.....450.96
1 Bennett, George—I Weil 116.91
1 Beller, Rosie—J Schnur 50.15
1 Baucker, Abraham et al—Medical Times Co. 142.39
2 Brown, Irma or Irma Blau—I S Frank.81.19
2 Berel, Arthur—I Weissberger.....627.85
2 Barnes, Wyatt E—J W Robson.....47.41
2 Bassariotis, James et al—Federal Sign System Electric 19.17
2 Buegeleisen, Elias—E Koenigsberg....321.16
2 Belden, Geo G admr—W Belden et al.....costs, 337.95
2 the same——A V Belden....costs, 115.00
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29 Rau, Emanuel—Andrews Marsh Mfg Co.
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29 Rendle, Arthur E—McGraw Pub Co..248.59
29 Roeder, Adolph L—Braunwarth Whittemore Co.....204.03
29 Relihan, Kate—S Gutfreund 49.99
29*Rittino, Gaetano—M N Clement....1,820.97
29 Riley, James T—T Allison.....60.00
29 Rosenstein, Julius——the same.....110.00
29 Rosenfeld, Herbert A——the same 60.00
29 Root, Francis J——the same 110.00
29 Ronner, Herman H or Henry Rouners G A MacDonald 163.91
30 Ries, Jacob et al—B Seidenberg.....115.22
30 Ratowsky, Sarah S Gladstone 695 43
30 Riedel, Robert—N Franko .....costs, 29.13
30 Rokofsky, Harry—Iron Workers Supply Co.
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30 Raudnitz, Julia et al—A Herzog.....463.28
1*Reiss, Alexander S et al—Griggs & Co (Inc) 350.40
1 Ressler, Nathan et al—H Philandrinos.216.66
1 Russell, Jennie E—Nethul Realty Co...59.41
1 Riover, Estyer—Eureka Silk Mfg Co....90.89
1 Reidy, Joseph—J Seeman et al.....74.67
1 Ross, Louis—M Loubbeim et al.....442.44
1 Rubin, Abraham—E Karell 38.65
1 Ryan, Margaret V I—M V McCusker.16,657.24
2 Roggini, Maddalina et al—V Ferri....164.41
2 Roggiani, Pietro et al——the same....164.41
2 Rothschild, Therese K—M Trischett...147.41
2 Rubenfeld, Abraham—J Levy et al....130 69
2 the same——the same 43.29
2 Rilling, Charles—N Y Belting & Packing Co.....87.24
2 Raummullo, Paul—P Ballantine & Son.66.93
2 Reiss, Charles et al—S Perper.....26.36
2 Ruger, Adolph—W G Wright.....467.05
2 Rosaler, Joseph—State Bank 281.30
26 Silberman, Abraham—A Danziger.....475.70
26 Seybel, Daniel E exr—H L Horton..11,938.71
26 Stoerger, Max H—S Fischer.....72.74
26 Schwartz, Louis & Bernard Helfand—J L Currey 30.31
28 Scheidel, Emil et al—N Y & N J Telephone Co.....27.68
28 Silverstein, Bessie——the same 36.50
28 Segall, Solomon et al—E S Kuh et al..292.21
28 Scheffer, Winifred G et al—H Levy....170.67
28 Simmonds, Marie H—Molsberger.....215.14
28 Steinfeld, Louis—C F Wetzel et al....126.83
28 Steinfeld, Max—T F Winn.....30.16
28 Sanders, Adelia & John*—L Barth et al.
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28 Sire, Leander S—H Percy 157.91
28 Seligmann, Arthur—A Jackson.....275.80
29 Schiller, Samuel et al—N Y Telephone Co.
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29 Sheehy, William——the same 91.78
29Solboda, Esther——the same 30.11
29 Schettino, Emilo—Nassau Brewing Co....
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29 Stern, David et al—State Bank 254.08
29 Stern, David—F G Slattery.....159.41
29 Sabastian, Lorenzo—T F Garvan.....56.22
29 Schofield, Francis, Robert A, John & Mary E—R O Sprague et al 478.86
29 Schofield, Philip—T Allison.....110.00
29 Segui, Emil L——the same 110.00
29 Senner, Hyman——the same 110.00
29 Salerno, Robert & Cary—G Rossano et al.
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29 Schipper, John F et al—G W Erland...86.41
29 Strumpf, Louis—T Seckel et al.....2,451.81
29 Steindler, Carrie—H A Flursheim et al.61.71
29 Schulman, Harris—J Fein.....497.31
29 Swoboda, Lewis J—Pluto Pub Co.....184.41
29 Sweeney, Wallace W—American Exchange Cigar Co.....291.42
29 Stern, Herman—Oneida Community Ltd.42.30
29 Swords, Henry L—Schuylkill Realty Co.
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29*Schwartz, Marx et al—State Bank.....48.91
29 Stenz, Wm A—H B Reibstein.....674.19
30*Seely, Matthew M et al—Aetna Electric Co.
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30 Silverstein, Tessie L—H Benowitz et al.67.82
30 Scheurer, John J—B Blumenthal.costs, 22.31
30 Sapiro, Julius—J Cohen.....costs, 108.72
30 Scardino, Pietro—A Chibbaro 113.22
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30 Scarangolla, Vincenzo* & Mauro—J Santora.
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30 Springer, Herman—L W Goetschins et al.
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30*Solomon, Samuel et al—D Davis.....59.65
30 Shapiro, Abraham—Charles Gottlieb & Co.
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30 Scholle, William et al—J Goldberg..1,885.55
1 Salzman, Hyman—B Gross.....375.39
1 Siegel, Louis et al—W Fischer.....76.77
1*Schneider, Samuel et al—K Badler.....15.65
1 Sutor, Alfred A—F C Mussgiller.....124.78
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1 Stein, Abraham—Swift & Co.....88.41
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1 Sullivan, Michael J—S C Welsh.....179.01
1 Smyth, Alfred J—A H Haskell et al..329.41
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1 Smith, Duncan G—European American Bank 214.16
2 Schoenwald, Martin—F Reinsheimer...16.68
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2 Sulivan, Thomas J & Madge—Oppenheim Institute 68.47
2 Seltzer, Jacob—S A Lerner 295.82
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2 Schurman, Fivel—M Klein.....42.65
2 Schulman, Israel et al—I Meltber et al..
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2 Stevens, John M—G A Hodenpyl et al.284.52
2 Starin, John H et al—M F Fopken et al.
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2 Schultz, Louise et al—J R Mason..12,868.04
2 Savitzky, Samuel & Emanuel—S Epstein.
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2 Spuntzik, Joseph et al—S Rubin.....204.70
2 Smith, Isaac E—N Roggen.....156.50
26 Trotta, Pasquale—M Cerroto.....127.92
26 Traver, Byron—Eltona Realty Co.....67.49
26 Trowbridge, Henry W—D A Thompson admr .....costs, 71.64
26 Tarshoff, Benj and Philip and Israel Geltman—N Levin admrx 343.22
26 The Orchard Stables—Franklin Feed Stores
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26 The City of N Y—U S Wood Preserving Co.
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29 Towne, Charles A—N Y Telephone Co..44.68
29 Tams, Arthur W—G Schirmer et al.....
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29 Thompson, Frederick A—Lincoln Trust Co
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30 Theil, Sigmund S et al—N Y Telephone Co.
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30 Taylor, Furman W—Gramercy Pub Co..34.67
30 Titcomb, Virginia C et al—A Kirschner.322.91
1 Tileston, Robert—G L Curtis.....94.31
2 Tanchum, Jacob et al—S Perper.....26.36
2 Thurston, Franklin A—O Nilson.....68.72
2 Talskey, Rudolph & Morris et al—S Rubin
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2 Tulldge, Frank G—Barnes & Smitz...46.29
28 Unger, Earnest et al—H Levoy.....170.76
29 Umanoff, Max—W Wachtel .....costs, 120.72
30 Underhill, Eugene—W H Kirkham 271.92
26 Vance & Sullivan Co—N Y Tel Co....37.26
28 Vigorito, Sabato & Giovannina—W H Freedman 211.13
28 Vaughan, Chas L et al—M M Taylor..573.59
28 Valente, Frank exr—F C Kronmeyer..1,251.57
29*Von Heydebrand, John C et al—M Zimmermann Co.....265.64
30 Van Casteel, Gerald et al—J S McDonough.
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30 Van Slingerlaud, Nellie B—Fraad Contracting Co 40.46
2*Van Brunt, Wm T et al—J C Stewart.
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26 Wyner, Max—N Y Tel Co.....98.94
26 Wilson, Geo R—the same.....43.45
26 Weiss, Herman—the same.....37.05
26 Walzer, Alfred B—the same.....25.97
26 Warschawsky, Koopel—the same....32.53
26 Wallace, John G—the same.....64.31
26 Wohlstadter, Samuel—the same.....38.67
26 Walsh, Willard A—the same.....61.67
26 Wollman, William—the same.....40.51
26 Workman, Margaret—the same.....26.79
26 Wertheim, Louis—the same.....34.47
26 Weisberg, Jacob A & Meyer and the Weisberg Co, Inc—L Waxberg.....114.00
26 Wechsler, David H Berg Bros.....140.94
26 Wood, John F—Ebling Brewing Co....785.42
28 Wilder, Samuel W et al—N Y Telephone Co.....32.91
28 Wenhe, Henry—B K Bloch.....160.36
28 Wishovsky, Louis L Karp.....59.65
28 Waldron, Robert H et al—J Moreland et al.....265.50
28 Weller, Samuel—Sheffield Farms Slawson Decker Co.....22.30
28 Willsen, Mary—E J Gillies et al.....35.41
28 Warchofsky, Morris et al—People, &c..500.00
29 Wallen, William & Geo E—Terendeen Mfg Co.....costs, 522.27
29 Wintheim, Henry—R Stavin et al.....107.41
2 Wood, Johnathan et al—J F Thibaut..151.64
2 Walcoff, Philip—S Grossman.....717.80
2 Wise, Henry et al—Federal Sign System Electric.....242.35
2 Waxman, Samuel—Corn Exchange Bank.....1,042.07
29 Witcofsky, Leon—M Zimmermann & Co.309.65
29 Ziegler, Samuel—C E Smith....costs, 99.47
29 Zoloziter, Manuel et al—J E Dunn.....97.74
29*Weiss, Louis et al—State Bank.....255.08
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29 Weissman, Jacob E—Adams Mfg Co..192.11
29 Williams, Samuel—A Mitchell.....41.05
29 Wolfe, Sousie et al—W Kohn.....35.01
29 Walker, Joseph Jr exr et al—H V Wildman.....costs, 27.87
29 Washburn, Mary R extrx et al—H V Wildman.....costs, 27.87
29 Walker, Wm B—H J Gargan.....41.65
29 Weitzman, Hymann—A Blumberg et al..27.16
29 Wallace, James Jr—J R Murphy.....60.81
29 Wood, Oakley—T Allison et al.....110.00
29 Wills, James—the same.....110.00
30 Wilson, Geo W—B Blumenthal.....329.76
30 Wilson, Michael—G R Sutherland.....60.03
30 Wiener, Jacob et al—B Seidenberg....115.22
30 Ward, Henry M Mutual Life Ins Co of N Y.....177.44
30 Watson, Jno C or John C et al—M Dodaro.....522.71
30 Wolston, Mary J Donsbach.....95.71
30*Whipps, Wm O—H Schwaner.....198.23
1 Warshawsky, Jacob* & Joseph A Moses Sons & Co.....18.05
1 Wallace, Thomas J—C J Gallagher.....461.70
1 Wallace, Thomas J—L Miller et al.....145.51
1 the same—G D Russell et al.....200.27
1 the same—Steinhardt Bros & Co.367.52
1 Wax, Max—S Farovech.....304.65
1 Werner, Samuel—J M Grossman.....54.41
1 Wilson, Wm C compt—W M Gordon...339.15
1*Wolf, Julius et al—E A Acker.....114.32
1 Whitridge, Frederick W rec'r—People, &c.....1.00
26 Zimmermann, Charles, Jr—N Y Telephone Co.....46.71
30 Zalkin, Louis—the same.....42.73
1 Zaretsky, Morris—S Kaplan.....36.07
1 Zimmermann, Nathan—W Klingler....329.72
2*Zucker, Harry et al—C A Stockwell..31.15
2 Zirnbaum, Louis et al—Federal Sign System Electric.....90.56
2 Zaritzky, Max—M Swinsky.....46.77

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26 Knickerbocker Chocolate Co—Consolidated Wrapping Machine Co.....339.86
26 Stave Electrical Co—W E G Mitchell..484.40
28 City Motor Service—N Y Telephone Co.205.50
28 Eastern Cooperage & Barrel Co—the same.....82.09
28 Eisler Mantel Mfg Co—the same.....113.10
28 Pines Jewelry Case Co—M G Rosen et al.....132.09
28 Hartford Life Ins Co—J F Harrison....409.24
28 Esthetic Chemical Co—D Feldman....164.68
28 Oppenheimer Institute of New Jersey—M L Ernst et al.....98.10
28 Clyde Steamship Co—F B Morse.....717.07
28 First National Realty Corporation—G P Breckenridge.....806.00
28 City of N Y—F S Cornell.....1,600.00
28 National Fireproofing Co—T Garrett..4,104.70
28 Casein Co of America—J E Wester et al.....145,654.80
29 City of N Y—J Thomas.....484.72
29 Harvard Auto Garage—J A Betts et al.75.81
29 Parisian Importing Co—O B Fish....289.70
29 Official Automobile Blue Book Co—W J Bormay.....190.65
29 Interstate Printing Co—N Y Telephone Co.....119.00
30 J V Sloan & Co—N Y Telephone Co....91.41
30 Equity Building & Contracting Co et al—B Narotzky.....28.01
30 Chelton Park Realty Co et al—Dent Realty Co.....122.33
30 Weisberg Co et al—D J Simon.....61.95
30 Forest Isle Bungalow Co—Doubleday Page & Co.....65.59
30 Metropolitan Life Ins Co—H Herzog..697.13
30 Arnold Realty Co—M J Sullivan.....62.81
30 Brighton Beach Racing Ass'n et al—A L Aste.....463.47
30 R W Herfurth Co—A Freundlich.....740.57
30 Rex Fore Extinguisher Co—R L Stillson Co.....171.62
30 William F Lennon Construction Co et al—D Davis.....59.65
30 Weisberg Co (Inc) C Berlin.....42.81
30 General Publicity Co—P Cohen.....162.91
30 Dornburg Mfg Co—M Corn.....287.18
30 People of the State of N Y by the Public Service Commission for the First District—F W Whitridge.....costs, 56.59
1 Krulish Marble Co—B J Rogers et al...75.64
1 Long & Trenholm Co—H G Silleck Jr..210.37
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1 Pulvola Chemical Co et al—Medical Times Co.....142.39
2 Bergen Iron Works—C E Ring.....161.04
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2 Robins Paper Co—Perkins Goodwin Co.....costs, 38.14
2 United States Horse Ins Co—C A Christman.....272.61
2 Atlas Construction Co—Grossman Bros et al.....316.91
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2 Forest Isle Bungalow Co—F F Lisucki.92.16
2 Bergen Iron Works—Gross Bros & Rosenbaum.....293.28
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[1]Abrahams, Samuel—City of N Y. 1909....59.72
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[4]Bailey, Thomas—M B Mosher. 1908.....26.81
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[1]Caggiano, Anthony et al—N Y Telephone Co. 1909.....42.94
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[3]City of N Y—R S Sulliffe. 1908.....7,726.64
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[4]Dube, Newman et al—A Rosenberg. 1907.617.00
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[5]Fishman, Barnet—B Fishman. 1901.....304.05
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Friedlander, Albert—D Oppenheim. 1909.125.87
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[1]Finkelstein, Morris—City of N Y. 1908...60.17
[6]Ferguson, Samuel I—N Y Telephone Co. 1904.....172.10
[7]Same—same. 1905.....233.48
[7]Same—L Schlesinger. 1906.....11,284.42
[6]Same—same. 1905.....161.52
[6]Same—same. 1905.....395.45
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[6]Griffith, Wm J—Guaranty Trust Co. 1904.....6,257.42
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[1]Hochstein, Max I Katz. 1909.....116.43
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[4]Johnson, Albert J—S J Stiebel et al. 1909.....1,517.38
[4]Jacobson, George et al—A Rosenberg. 1907.....617.00
[1]Kelly, Peter C et al—N Y Telephone Co. 1909.....42.94
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[1]Lather, Conrad—P F Bammann. 1909....478.55
[1]Long, John J—City of N Y. 1909.....59.72
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[1]Miller, Thomas and Joseph Bernstein—The People, etc. 1908.....500.00
[4]Manson, Morris et al—A Rosenberg. 1907.617.00
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[1]McMillan, Samuel—City of N Y. 1907....264.91
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Potter, Emily—J Wanamaker. 1908.....458.15
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[1]Quinn, John et al—People, &c. 1909.....100.00
[1]Ryan, Joseph J et al—People, &c. 1909...100.00
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[1]Spiro, Abraham I—City of N Y. 1909.....60.17
[3]Smith, Robert—R J Mahoney. 1907....3,655.22
Steinberg, Israel—N Y Telephone Co. 1909.30.69
[5]Sire, Meyer L, Henry B and Leander S; also William L Stone—J A Kiernan, recvr. 1906..5,776.31
Schwarzmann, Israel—M N Clement. 1906...1,821.32
Steinberg, Hyman—Siegel Bros. 1902.....221.55
St John, Henry A et al—E A Layton. 1909.124.10
[3]Schleimer, Abraham—G L Eckstein. 1908.251.85
Sweeney, James F et al—T G Patterson. 1900.....525.07
Solomon, Lena—A Hirsch. 1907.....42.15
[1]Steinfeld, Samuel & Leo—R Fleischer. 1909.....755.48
[1]Tenzer, Michael—City of N Y. 1909.....60.17
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[1]Weitzer, Jacob—L E McConnell & Co. 1909.78.68
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Walsh, John et al—Mechanics & Traders Bank 1907.....389.41
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CORPORATIONS.

Brooklyn Union Elevated R R Co—J Gall. 1900.....430.00
Metropolitan Surety Co—Yale & Towne Mfg Co. 1908.....2,803.23
Same—same. 1909.....98.95
N Y CAB CO—M A Costain. 1909.....634.35
South Brooklyn Ry Co—R Lewine. 1909..50.00
Universal Building & Construction Co—City of N Y 1906.....58.97
United States Fidelity & Guaranty Co—M E Gregory. 1909.....542.04
Terry & Tench Co—H A Jetter. 1909..1,877.00
Albany Saw Works Co—Delworth, Gilbert & Towne. 1909.....361.35
Seneca Distributing Co—M L Phillips. 1909.....1,589.25

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution [6]Annulled and void.

MECHANICS' LIENS

June 26.

193—Grand av, Jerome av, Tremont av and 176th st, the block. A P Dienst Co agt Klein & Jackson and J L Webster.....$177.72
194—Amsterdam av, No 2228. Household Granite Tub Co agt Lincoln Holding Co and Weisberg Co.....145.20
195—108th st, No 7 East. Genovise Sorgi agt Rachel Bleier.....30.00

June 28.

196—60th st, No 613 East. F N DuBois & Co agt H M Block & Bro and Weisberg Co, Inc.....98.60
197—West st, No 90. Chas F Wright et al agt West Street Improvement Co and John Pierce Co.....2,127.92
198—St Nicholas av, n e cor 172d st, 94.3x125. Church E Gates & Co agt Kingway Construction Co & Rae Ginsberg.....172.80
199—Matilda av, e s, 200 s 239th st, 100x100. Carmelo Formico agt Fox Mueller Realty Co and McNally & Pousson.....32.50
200—3d av, n w cor 52d st. Alois Staudt agt Susan Mount et al & Thomas H O'Brien.186.75
201—Amsterdam av, s w cor 171st st, 100x100. F N DuBois & Co agt Lincoln Holding Co and Weisberg Co, Inc.....1,303.51
202—Satisfied.
203—125th st, No 543 West. Pittsburgh Plate Glass Co agt Orline D Potter and Clara Potter.....107.00
204—121st st, No 543 West. John H Fleming agt Orline D Potter.....52.00

June 29.

205—Wadsworth av, s w cor 180th st, 75x100. Chas L Doran Contracting Co agt Elias Gussaroff, Elias Gussaroff Realty & Construction Co.....761.57

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206—119th st, s s, 50 e Amsterdam av, 100x100.11x irreg. Barnett Rosenstein et al agt Jumel Realty & Construction Co & Abraham Rednowitz 78.00
207—Rivington st, No 156. Morris Siegfried agt Adolph D Lindeman & Philip Wechsler. 365.00
208—171st st, s w cor Amsterdam av, 45x100 Eastern Metal Works agt John Doe & H Weisberg Co, Inc 68.75
209—20th st, No 428 West J Rosenblum & Co, Inc, agt Charlotte Whitley and N Johnson & Co..... .....165.00

June 30.

210—235th st, s s, 105 e Carpenter av, 100x100. Henry G Silleck Jr agt Germansky Construction Co and Max Germansky...498.81
211—Elizabeth st, No 260.....
Bowery, No 298 .....
Max Friedman agt David W Dazian and Christ Holst 124.00
212—6th st, No 414 East. Joe Wirsing & Son agt George Schmitt 2,159.29
213—6th st, No 406. Same agt same....10 00
240th st, n s, 135.7x—, e s property in City of Yonkers. John F Collins et al agt Andrew T Doyle and James T Doyle.(R) 1,779.58
214—Elm st, s s, 94 e White Plains road, 50x20. Urbano Cavallucci agt Guiseppe Moscia and Gennero Cologne 60.00
215—61st st, No 247 West. John H Pride agt Traverse A Spraggins and J B Wood...132.00
216—20th st, No 41 East. Max Friedman et al agt John A Hadden and Herbert J Coles. 245.00
217—3d av, Nos 3810 to 3814. Charles Shapiro agt Louis Frankenthal and John P Greitzer. 40.00
218—Lexington av, No 39 Max Shalwitz agt Esseff Realty Co, Joseph Richman and Joseph Tassoff 250.00
219—Park Row, No 63. George Weideman Electric Co agt Joseph Pulitzer and Martin G Gillette 160.00

July 1.

1—Longfellow av, e s, 100 n 172d st, 80x100. Rosaria Laura et al agt John Diehl....155.00
2—Lexington av, No. 30. Aronson & Goldman agt S S Frank Bro, S F Realty Co, J Reichman and J Tossoff 125.00
3—Irvine av, w s, 100 n Seneca av, 50x34x38. Tony Bruno agt Anna M Pacher.....300.00
4—Anthony av, n w cor 174th st, 135.7x88.11 x117x59 6. Fred W Moore agt Ekwanok Realty Co 50.00
5—144th st, Nos 207 & 209 West. Rubin Texin et al agt Joseph Golding and Lazerus Perelson 24.70
6—146th st, Nos 218 to 224 West. Same agt same 24.90
7—Monroe st, No 254. Joseph Bially agt Joseph Warm 69.00
8—Lexington av, No. 30. Benny Ganser agt Ess Eff Realty Co, Joseph Reichman and Joseph Tassoff 203.00
9—Same property. Joseph Reichman agt Ess Eff Realty Co and S L & S Frank.....600.00

July 2

10—Morris av, Nos 2760 & 2762. Decarprio Innocent agt Emil Elliott & ThomasF Lahey 60.00
11—Nicholas Terrace, w s, 129th to 130th sts, 199.10x143. Corrugated Bar Co agt Sonn Bros & Ficklen Concrete Construction Co. 155.80
12—Av B, s e cor 2d st, 20x100. Hydraulic Press Brick Co agt H J Sprung & Estate of Isaac Sprung and John Kruly & Co....132.75
13—Madison av, No 1562 to 1566. Brevin Tile & Marble Co agt Alfred D Mittendorf & S Tannenbaum 115.00
14—St Nicholas av, s w cor 181st st, 100x150. A P Dienst Co agt Gustavus L Lawrence & Charles O'Shea Construction Co.....181.49
15—5th st, No 802 East. Martin Ackerman agt Mary Rosenberg 92.00
16—Matilda av, e s, 200 s 239th st, 100x100. Pasquale Sonmo agt Edward Egenberger & S Colderano & Co.....195.00
17—170th st, n s, 100 w Amsterdam av, 100x100. Nathan Strom agt Helene Realty Construction Co..... .....2,130.00
18—9th av, w s, 49.4 s 39th st, 24.8x100. J H Drew & Bro, Inc, agt Laura Block and Revolving Picture & Amusement Co, lessee. (Renewal) 360.00
19—146th st, Nos 218 to 222 West. Louis Barnes agt Gerson Perlson 69.00
20—144th st, Nos 207 & 209 West. Same agt same 22.00
21—146th st, Nos 216 & 248 West. Same agt same 35.35
22—1st av, e s, 39th st, 40th st and East River, block, &c. Rome Locomotive & Machine Works agt N Y Edison Co & C F Davenport Co..... .....511.97

BUILDING LOAN CONTRACTS.

June 26.

Minford pl, w s, 200 s 172d st, 103x100. North American Mortgage Co loans Arthur W Wall Building & Construction Co to erect a — sty building; — payments $6,000

June 28.

Boston rd, s e s, 59.6 n 165th st, 59.6x irreg. Lawyers Title Ins & Trust Co loans Geo H Jacob Construction Co to erect a 5-sty apartment; 5 payments 43,000
18th st, Nos 320 & 322 West. Same loans Huldana Realty Co to erect a 6-sty apartment; 9 payments 55,000
Hoe av, w s, 125 n 172d st, 120x100. Same loans Bryant Co to erect six 3-sty dwellings; 8 payments 42,000
Haven av, s e cor 180th st, 100x100. Irving Savings Institution loans Birch Realty Co to erect a — sty building; — payments.130,000

June 29.

Morris Park av, s s, 120 w Victor st, 50x100. Manhattan Mortgage Co loans Dominic Negri to erect a 4-sty apartment; 12 payments.13,000
Hughes av, s e cor 188th st, —x—. Solomon Jacobs loans Samuel Prensky to erect a — sty building; — payments 23,000

June 30.

Greenwich st, Nos 537 to 545. Austin B Fletcher and Lewis H Schultz loan James H Cruikshank to erect a —sty building; — payments 80,000

July 1.

Thompson st, Nos 210 to 214. Irving Savings Institution loans Victoria Maria Cavagnaro and Anna M Pasarra to erect a 7-sty building, 5 payments 90,000
Crotona av, n e cor Fairmount pl, 200x70. Louis Rinaldo loans Michael F Cusack to complete building; 4 payments.....30,000

July 2.

Elm st, w s, 150 n Locust av, 25x100. Manhattan Mortgage Co loans Joseph A Mascia to erect a 2-sty dwelling; 6 payments..4,500
Herschel st, w s, 50.7 s Butler pl, 25x100. Herbert S Ogden, att'y, loans Ehrich Peterson to erect a 2-sty dwelling; — payments. 3,500
Railroad av East, e s, 302.6 n 138th st, 100x222.1 to Mott Haven Canal, x100x222.1. Jacob Miks, Jr, loans Wm H Toop to erect a 4-sty building, 4 payments 20,000
Valentine av, w s, 150.4 n 180th st, 50x103.11. Henry J Finck loans Geo E Schmid to erect two 3-sty dwellings; 4 payments 12,000

SATISFIED MECHANICS' LIENS.

June 26.

No Satisfied Mechanics Liens filed this day.

June 28.

9th av, No 666. Max Zwerdling agt William Steuber et al. (May 29, 1909).....$55.00
Union av, e s, whole front between 166th and 167th sts. Guiseppe Magnotta agt Joseph Reiss et al. (June 10, 1909) 125.00
[2]163d st, n s, 90 e Ogden av, Guiseppe di Blasio agt Thomas J Waters Co et al. (June 18, 1909) 24.30
[2]Same property. Ciro Coniglio agt same. (June 18, 1909) 23.10
[2]Same property. Pasquale Finelli agt same. (June 18, 1909) 28.80
[2]Same property. Joseph Screvani agt same. (June 18, 1909) 71.40
[2]Same property. Vincenzo Maiola agt same. (June 18, 1909) 46.00
[2]Same property. Alfonso di Santo agt same. (June 18, 1909) 36.75
[2]Same property Salvatore Lanza agt same (June 18, 1909) 24.59
[2]Same property. Tomasso Rottondo agt same. (June 18, 1909) 33.00
[2]Same property. Antonio di Santo agt same. (June 18, 1909) 22.25
[3]Same property. Mario W Dittmar agt same. (June 18, 1909) 117.63
[3]Depew pl, w s, whole front between 44th and 45th sts. White Fireproof Construction Co agt N Y Central & Hudson River R R Co et al (June 11, 1909) 9,680.00
Depew pl, w s, 44 to 45th sts. White Fireproof Construction Co agt N Y C & H R R R Co et al. (June 11, 1909).....10,648.00

June 29.

[1]Davidson av, n w cor 177th st.....
Tremont av, n e cor 177th st.....
Marks Bros agt John Massimino Co et al. (June 16, 1909) 217.21
Same property. Gus Hoppe agt same. (June 12, 1909) 24.00
Same property. Thos M Harmon agt same. (June 12, 1909) 20.00
Same property. Carl Gerner agt same. (June 12, 1909) 20.00
Same property P Strathman agt same. (June 12, 1909) 20.00
Same property. Charles Byrnes agt same. (June 12, 1909) 20.00
Same property. Louis Schiessel agt same. (June 10, 1909) 20.00
Same property. Emil Himler agt same. (June 10, 1909) 20.00
Same property. Fred O Marsberg agt same. (June 12, 1909) 20.00
Same property. Charles Huter agt same. (June 12, 1909) 20.00
Lenox av, No 327. Samuel B Feinberg et al agt Frederick Wurster et al. (Nov 18, 1908) 131.00

June 30.

[2]Washington st, Nos 792 & 794. Frederick Koberlein agt Minerva Realty Co et al. (June 10, 1909) 109.44
9th av, Nos 98 & 100. Arthur F Crowley agt Eva Kramer et al. (Aug 6, 1908).....165.00
[2]163d st, n s, 90 e Ogden av. Joseph Gallo agt Thomas J Waters Co et al. (June 10, 1909) 1,150.00

July 1.

5th av, Nos 1206 to 1210. M Abbott's Sons agt J C Lyons et al. (Dec 24, 1907).....60.00
180th st, No 482 East. Leslie Bros agt Martha Brogan et al. (June 9, 1909).....496.14

July 2.

[2]Washington st, Nos 792 & 794. Frederick Koberle agt Minerva Realty Co et al. (June 10, 1909) 109.44
119th st, s s, 50 e Amsterdam av. Barnett Rosenstein agt Jumel Realty & Construction Co et al. (June 29, 1909) 78.00
Horatio st, No 42. Same agt John Doe et al. (June 28, 1909) 34.50

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

June 24.

No Attachments filed this day.

June 25.

Rutherford Rubber Co; Catlin & Co; $1,878.50; Shepard & Houghton.

June 26.

No Attachments filed this day.

June 28.

Cincinnati Provision Export Co. Marshall R Weidensaul; $466.78; Harrington, Perkins & Englar.
Ludwig, Rosa; Theodore Ludwig; $3,000; J O Foote.

June 29.

No Attachments filed this day.

June 30.

Stillforth, Frederico & Alberto; Richard G Maury; $12,000; O'Brien, Boardman, Platt & Littleton.

CHATTEL MORTGAGES.

June 25, 26, 28, 29, 30 and July 1.

AFFECTING REAL ESTATE.

Freyer, S. 772 Greenwich..M Barfiel. Range. 855
Isaacs Realty Co. 421-25 E 65th..S Goldberg. Bath Tubs. 1,200
Johnson, A. 149th st and Park av..E C Barbig. Steam Heating Fixtures. 825
Van Arsdale, J H. 5 W 134th..Albert Gas & Fixture Co. Gas Fixtures. 385
Wald, J. 86 2d av..M Barfield. Ranges, &c. 50
Wolf, T. 344-46 W 14th..R Rosenthal. Chandeliers, &c. 1,000

Dodge Reports follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed. The F. W. DODGE COMPANY, 11 East 24th Street, N. Y., also Boston. Philadelphia, Pittsburg and Chicago.

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THE MUNICIPAL CAMPAIGN has not been assuming a desirable complexion from the point of view of those citizens who are interested, exclusively, in better and more economical government. The removal of Police Commissioner Bingham will have the unfortunate effect of making the administration of the Police Department once more an issue, and in this way attention will be diverted from the fundamental matter of more efficient and economical administration. Furthermore, it looks as if those property-owners who are interested primarily in municipal economy will find it difficult to cast a vote that will count decisively in favor of a better business administration of New York. As the Record and Guide has frequently pointed out, municipal economy under existing conditions in New York is less a matter of officeholders than of organization. During the past few years both Mayor McClellan and Comptroller Metz have earnestly and intelligently tried to keep down municipal expenses, but neither the executive officials nor the members of the Board of Estimate are empowered or are properly constituted for the purpose of securing an economical and efficient administration of the city's business affairs. It cannot be expected that this essential consideration will be brought out by the party speakers during the coming campaign. The opponents of Tammany will seek to hasten the responsibility for every difficulty, error, failure or excess upon the officials elected four years ago by Tammany, while, of course, the Democratic speakers will have to accept the challenge and will be able to make a strong argument on behalf of the personal good faith and the excellent record of the administration. But in the meantime the fact will be observed that even the best intentioned and most energetic officials cannot, under the existing system, introduce the necessary amount of economy into the administration of the city. It is only a relatively non-partisan association and set of candidates that can afford to make an issue, not out of the candidates, but out of the Charter, and the only non-partisan association that has been formed seems to be lacking in weight, coherence of purpose, and definiteness of program. The committee of One Hundred is already afflicted with internal divisions, and in its platform of principles has failed to emphasize sufficiently the necessity of reorganization. It looks, consequently, as if the election next November and the campaign preceding it would do little to promote the cause of good government. The cause of good government is primarily, though, of course, not exclusively, the cause of the Ivins charter; and the Legislature will never pass the Ivins charter in anything like its existing form unless public opinion pronounces emphatically and decisively in its favor. It is an extraordinary fact that after bitterly and continually reproaching the State Legislature for interference in local affairs the citizens of New York are apparently indifferent to the one serious and well-considered attempt which has been made to give the voters of New York an efficient and sufficient measure of home rule.

IT IS DIFFICULT to understand why any real estate company should want to build a twenty-story office building on the corner of Thirty-eighth Street and Madison Avenue. Office buildings of that size are justified only on very expensive property in very expensive business neighborhoods. They abound naturally in the financial district, and they will eventually become almost as numerous in and around Madison and Greeley Squares. But as yet no twenty-story office building has been erected anywhere on Fifth Avenue, or on any other avenue uptown. Several eighteen-story loft buildings have been constructed on Fifth Avenue, but the economic function of a work-house is very different from that of an office building. If huge structures, divided into small offices, constituted a good investment on high-priced Fifth avenue property, they would already have been run up in large numbers, and the fact that they are scarce even on that expensive thoroughfare shows that they are not likely to pay except at rare intervals. Why, then, should a twenty-story office building be planned for a corner of an avenue, whose development for business purposes is only beginning, and which in this particular vicinity has retained an exclusively residential atmosphere? We must leave the answer of this question to others; but while it is being answered the prophecy may be ventured either that no twenty-story office building will be erected at Thirty-eighth street and Madison avenue, or, if it is, the investment will prove to be a very expensive one to its perpetrators. There is every reason to believe that Madison avenue, between Thirty-fourth and Twenty-sixth streets and between Forty-second and Fifty-ninth streets, will be rapidly transformed into a business thoroughfare, but the blocks between Thirty-fourth and Forty-second streets are at present more valuable for residential than for business purposes. While they will not remain so indefinitely, it will be some time before large business improvements can be legitimately erected within the described district.

THE LATEST PROPOSALS of the Interborough Company have been submitted to public criticism for some ten days; and while they have been on the whole favorably received, they have not, we are very much afraid, been favorably enough received to secure their adoption. The Record and Guide has always believed that the city should continue to do business exclusively with the Interborough Company, provided that the corporation offered sufficiently favorable terms; but the difficulty has been that the company has refused to come up to the scratch. In 1907, when it was the only possible bidder on the routes laid out by the old Rapid Transit Commission, it would not accept the terms offered by the city, and its refusal was as much the result of the precarious condition of the company's finances, due to grave mistakes of management, as it was to the character of the proposed contract. Last spring the company spent a great deal of money in the attempt to persuade New Yorkers that it was doing a most generous thing in offering to build Subways with its own money on a seventy-five years' lease, and its failure at that time to place an accurate estimate upon the condition of public opinion was nothing short of ridiculous. Now it offers to build four instead of two-track Subway extensions up Lexington and Third and down Seventh avenues at its own expense and under the provisions for an indeterminate franchise prescribed in the new Rapid Transit Law. Our own opinion is that this offer is the most advantageous one which has been submitted to the city, and that it should be accepted; but we are afraid that the Public Service Commission will not see it in that light. The plans proposed by the Interborough Company are in absolute conflict with the Commission's own scheme for a Broadway-Lexington avenue-South Brooklyn Subway. The granting of the proposed extensions to the existing Subway would kill the Broadway-Lexington avenue route, and if a franchise for the Broadway-Lexington avenue route is granted the whole Interborough proposal falls through, because the company will not build south along Seventh avenue unless it can also build north along Lexington avenue. It is a case, consequently, of the Interborough company's plan or those of the Commission; and the Commission will be inclined to favor its own pet project. No argument has availed hitherto to shake its loyalty to a scheme which merely duplicates existing means of rapid transit from Forty-second street to the City Hall, and the Interborough Company in making its proposals should have considered more carefully this fact. It should have considered whether it could not have preserved its monopoly and done away with the dangerous competition of a Broadway Subway by making a generous rather than only a fair offer. The possibilities of traffic development in New York are such that it could have proposed to build not merely one additional four-track Subway, but two of them, provided the period to be occupied by construction was extended over six or seven years; and such an offer the Public Service Commission would have been obliged to accept. The

offer, which has been actually made, they will probably reject, because the advantage of the Interborough Company's plan over its own is not sufficiently overwhelming and incontestable.

THAT the offer made by the Interborough Company is at its face value more advantageous to the city than the offer made by the Bradley-Gaffney syndicate, seems to the Record and Guide to be emphatically the case. The construction of the Broadway-Lexington avenue route would be of immense benefit to the upper East Side, but south of Forty-second street it would merely supply an additional Subway to a part of Manhattan already well served. The plan of the Interborough Company would do just as much as the rival plan for the upper East Side; but it would in addition provide the lower West Side with a Subway, which is most gravely needed. Both plans arrange for a Jerome avenue route in the Bronx, and both of them for an excellent service over the Manhattan Bridge. The syndicate's offer includes the operation of a South Brooklyn Subway, provided the city pays for construction, which is just what the city cannot afford to do. The old Rapid Transit Commission, which had thoroughly mastered the principles which ought to govern the laying out of Subway routes, would not have hesitated a moment between the two offers; but every action and public utterance of the existing Commission leads one to expect that it will reach a different decision. Whether this anticipation is correct remains to be seen; but if it is correct, and if the Public Service Commission abandons the advantages of a coherent and symmetrical development of New York's Subway system, there would be, as the Record and Guide has frequently pointed out, only one ground on which such an action could be successfully defended. If the New Haven Company was to operate a Broadway-Lexington avenue-South Brooklyn Subway the advantages of that plan might outweigh its disadvantages. Even then, we believe that a very much better entrance to Manhattan for the New Haven Company would be provided by a Third Avenue-Bowery route, and before granting a Broadway-Lexington avenue franchise to the New Haven Railroad the attempt should be made to satisfy it with a more easterly line of entrance, to which end the Interborough Company's proposal to build two express tracks under Third avenue should be rejected. On the other hand, if the New Haven Company could give good reasons for desiring a Broadway-Lexington avenue route, and that only, it might be worth while to let the company have it. But the difficulty now is that we are kept in the dark as to whether the route is really intended for the New Haven Railroad, and as long as no public official acknowledgment is made that the New Haven Company will operate the independent route, the balance of argument is against it. This is the aspect of the situation which needs clearing up; and as long as it remains ambiguous, the Record and Guide will support those parts of the Interborough Company's plan which apply to a new Subway construction—the Third avenue line alone excepted. Whatever happens all four tracks should run under Lexington avenue.

STATUS OF BUILDING CODE REVISION.

The new building code is still in the Committee on Buildings of the Board of Aldermen. It was the expectation that the committee would report at this week's meeting of the board, but Chairman Kenneally said that more time was needed for consideration. If, in view of the imminence of a stirring political campaign and the strong feelings that have been aroused by the revision proceedings, the whole matter should be put over until next year, it would verify some predictions.

The Record and Guide is authoritatively informed that the Building Committee still has two reports in view. One is signed by six members and the other by five. The signatures were affixed on Friday of last week, when the final vote on the adoption of the majority report was taken. Since then the committee has taken no action affecting the code.

The situation is complicated by the nearness of the time for the summer adjournment of the Board of Aldermen. There will be a regular meeting of the board next Tuesday, and one on or about the 20th of the month to fix the annual tax rate. The board will then, following the usual course, take an adjournment until September. If the report goes over now it is likely to be further postponed on account of the political campaign.

This is now the third year that the Building Committee has been working continuously on the code, and the powers would like to have it disposed of, but in a fairly satisfactory manner to all interests affected. Certain amendments have been made to the majority report since it was sent back to the committee, of which some information was given in these columns last week; but the minority members are still dissatisfied.

REDISCOVERING THE HUDSON.

Hudson River traffic has been increasing more rapidly than is generally realized, and when taken in connection with the expansion of the metropolitan district the fact has a new significance. Where people go in numbers for a day's outing they subsequently go to live. Coney Island, with the intervening lands, is an example; the baseball parks in most cities are another. Hudson River trains, steamboats and automobile roads were crowded during the holidays as never before. Twenty years ago it was thought that steamboating on the Hudson had entered upon a permanent decline, but more steamboats have been built for this river during the last five years than ever before in the same length of time, except possibly in the early days of steamboating. Oftentimes the regular lines cannot accommodate all the traffic that offers. One of the central Hudson ferry companies only last week contracted for the building of a third ferry boat, as the automobile traffic has exceeded the capacity of the two boats now on the lines; and one other ferry company had to charter an extra boat for the recent holidays.

This year the Hudson-Fulton celebrations have generated or revived a wonderful amount of interest in the Hudson River country among New York people, for most of the travel is from New York, and this is the important thing to remember. It has long been a mystery to the building interests here in the city why the business and residential overflow from Manhattan has been so slow in moving up the river. The president of an important cement company was captivated at once when he studied the advantages of the Hudson Valley as a site for a cement mill, and his company is now preparing to build a mill in the shadow of the Poughkeepsie Bridge. Manufacturers on the Hudson command not only the New York and New England markets by either rail or water, but they also get their coal at a more moderate price than we do here in the city, because they are nearer the mines; they get the same freight rates from railroads as New York City shippers do, and all the elements making up the costs of production are less up the river than in the city. As a region for the production or manufacture of building materials and building equipment for this market, it is not easy to see where the Hudson is surpassed. Once it was an iron and machinery center to a much greater extent than it is now, and various other industries long settled on the river have not expanded numerically in the last quarter century. Why it is, no one can tell, except that it is alleged that the New York Central lines have not encouraged local traffic and local enterprise as much as real estate interests require.

While there may be different opinions as to the responsibility of the railroads, it is realized that they are getting into a position where they will be able to do a great deal for the Hudson River counties if they are so disposed. The counties on the west side of the river are hoping for the time when trains from the West Shore will run into the Grand Central Depot, and that this will be the next great improvement undertaken by the New York Central lines after the completion of the terminal improvements now in hand is considered highly probable. The feeling of State pride counts a great deal in real estate development; a native of New York State on general principles prefers to live within its boundaries to going elsewhere; and the fact of the matter is that old "York State" has never derived from the metropolis that measure of benefit from its growth and prosperity that she considers herself entitled to by reason of political and family ties—certainly not so much as New Jersey and Long Island. A railroad tunnel to Weehawken would work a greatly desired change in the relations between the up-State counties and the metropolitan district. It would not only give the West Shore a direct run into town, but would also let the New York Central lines utilize some of the New Jersey meadow land for car-storage, in the same way and for the same reason that the Pennsylvania is utilizing the lands at Sunnyside on the Long Island meadows. No one can figure the exact time when the Hudson River boom will set in, but the time is the only uncertain factor.

THERE COMES A TIME when every man needs the good offices of his ancestral church, and then he feels that he is entitled to its ministrations if he has contributed regularly to its support. So it is with the building, material and equipment trades; there are times when they wish their representative paper to say a word for them, if not to stand out and fight for them, and they feel better entitled to its good offices if they have been regular contributors to its work.

—Six Otis traction elevators, capable of lifting a load of 3,000 lbs., at a speed of 600 feet per minute and operating on direct current of 110 volts pressure, are installed in the Metropolitan tower, five of which terminate at the forty-first story and the sixth at the forty-fourth story. Two of these elevators are arranged for lifting safes and will handle a load of 5,000 lbs. The twelve lower stories will be served from the elevators in the adjoining section. Despite the enormous height of this tower, a passenger stepping into an elevator at the ground floor can be carried to the top in less than one minute.

—The City of Binghamton awarded a street paving contract last week at the lowest rate for a brick pavement it has ever obtained, namely $1.58 per square yard.

CONSTRUCTION

DEVELOPMENT OF THE WEST BRONX

Notable Operations in the Section Between Aqueduct and Jerome Avenues—Mostly High Class Dwellings—Street Builders at Work

THE Borough of The Bronx is developing very rapidly this season, and if actual construction maintains the usual proportion to the projects on file, this will be the biggest year for building the borough has ever had. The plans of the first six months exceed those filed during the whole of the year 1908. A large amount of work has already taken visible shape, especially on the upper East Side, but there is also considerable building on the West Side of the borough—more than has been seen in that section in a number of years.

The West side building movement is the one possessing the newest interest, and part of it is the effect of the two large sales of lots in the vicinity of Washington Bridge two years ago. It is interesting to recall that in April, 1907, Auctioneer Joseph P. Day put under the hammer 1,100 lots for the Ogden estate, and in June, 216 lots for the Century Realty Co. These lands are connected with the Broadway subway by the several trolley lines running to and across Washington Bridge, and when one has time and wants to save a nickel it is not too far to walk to the subway. The projected Jerome av elevated branch line will be a little handier and will save the nickel. It needs no gift of prophecy to see that the moment the contract is signed for this line there will be a building movement in the West Bronx that will be a reminder of the up-building of the West Side of Manhattan when the first elevated railroad was being put through.

STREET BUILDING.

While the present building movement is partly in anticipation of rapid transit on Jerome av, it follows also in part from the very fair transit facilities that now exist, and finally from the public work that is being done there, which last factor has supplemented the lot disposals by opening and completing streets, as laid out on the city map. McComb's rd has been widened to 100 ft., and Nelson av, Brant pl and 175th st, from McComb's rd to Nelson av, are among the thoroughfares that have been graded near Washington Bridge.

Aqueduct av, the broad parkway (156 ft. wide), that forms the geographical backbone of the ridge between Jerome av and the Harlem River, is the center of this year's development rather than Jerome av, and all the way from Washington Bridge to Kingsbridge rd extends the zone under consideration. "The 5th av of the West Bronx" the parkway has been called, and this designation also indicates the best judgment of the time as to its future. There is no building as yet directly on the avenue near Washington Bridge, but there is at the north end. Several old mansions surrounded by lawns and the parklike grounds of the Academy of the Sacred Heart are pleasant features of the west side of the avenue; and all the new building operations this side of Fordham are in the section lying between Aqueduct and Jerome avs. The general aspect of the topography is parklike, and the roads have many agreeable curves and grades—and a few that are not so agreeable, but which will eventually be managed. The change from the gridiron uniformity of the street plan in other parts of the city ought to be very acceptable to newcomers.

ALONG THE RIDGE.

Three new houses on Nelson av, some 300 ft. north of 175th st, on lots that were disposed of at the sale of the Century Realty Co., are built of stucco on wire lath over a wood frame, and are attractive 2-family dwellings. Mr. Brant, the builder who erected them, died last fall, but his name will be perpetuated by one of the streets, "Brant place." On the opposite side of Nelson av a red brick house for 3 families has been finished and rented by Mr. Hoey, and Turner & Holme, builders, have finished two 3-family brick houses in the same neighborhood. All the houses were quickly rented.

Inside lots on Aqueduct av brought at the auction $3,600 and up; on Nelson av the prices ranged between $1,400 and $2,000; on Featherbed la, from $2,500 to $3,175; on West 175th st, $1,600 to $3,025, and on McComb's rd, $1,200 to $1,850. Eugene Stratton & Co., who have an office on Nelson av, report increasing activity in the section, and a steady improvement in values. The portion of the old Montgomery estate, lying west of Aqueduct av, has not yet been subdivided for building purposes, but several thoroughfares, including Montgomery, Andrews and Popham, will eventually be cut through, and when they are the location will invite a very high type of improvement.

A GEOGRAPHICAL COBWEB.

As Tremont av winds down the hillside from Aqueduct av to Jerome, it crosses or meets four other avenues and two streets, as marked on the city map, making a network of streets that is developing into an important residential center. The largest operation of the season for the West Bronx is now being completed here, consisting of nineteen 2-family brick houses, situated on Tremont and Davidson avs, and also on 177th st. Eighteen are semi-detached and one stands alone. They were built from plans by William L. Rouse, the architect of the "Hendrick Hudson" apartment house on Riverside Drive, the owner and builder being Mr. J. Massimino. They are large and substantial dwellings in a modified colonial style of architecture.

At the corner of Tremont and Grand avs Wm. R. Lowe, as owner and builder, is erecting three single family houses from the plans of Neville & Bagge, an improvement of exceptional quality for what has been considered a suburban section. One of the residences stands alone and the other two are semi-detached.

Klein & Jackson, lawyers, of 36 Wall st, are improving a large tract, comprising 200 lots, by building streets and sewers in this same neighborhood. Grand av, West 177th st and Davidson av are the thoroughfares that are being improved. The members of the firm have also filed plans for two high-class single dwellings. No apartment houses have yet been erected hereabouts, and all the building going on now and that has occurred in previous years in this section has been for private dwellings only.

Another center of interest in the West Bronx is in the University Heights section, particularly on Aqueduct av. The Aqueduct Realty Co., of 38 Park Row, has finished two high-class frame dwellings, which are valued at $14,000 each. South of 183d st William C. Bergen has been a large builder of private dwellings for several years and has greatly improved the section. Grand av, both north and south of 192d st, has had a high-grade development in recent years, but only one dwelling is under construction at the present time.

At the corner of Kingsbridge rd and Aqueduct av Wm. J. Taylor of 5-7 East 42d st, has commenced work on his general contract for the new buildings of the Hebrew Infant Asylum, which is to cost approximately half a million dollars. Large grounds will surround the buildings. Also on Kingsbridge road the Fleischman Realty and Construction Co. (170 Broadway), has finished twelve single-family brick dwellings in a row. All have large piazzas and each contains eight rooms and bath. Again on Kingsbridge rd H. H. Singhi, the builder, has finished six brick dwellings, and has six more in course of erection on Norris av, around the corner, and six more in 193d st, in the rear of those on Kingsbridge rd.

ALL PRIVATE DWELLINGS.

The reader will notice that every operation that has been referred to has been for either one or two-family houses. This is the sort of development that The Bronx is very desirous of, as apartment houses will come without urging. The region is all new, and is one of parks, parkways and institutional grounds; it is entitled to a high-class population. There is no bad construction to be eliminated, and it is entirely possible to make the West Bronx superior to any suburb now within the limits of the greater city. All the growth so far tends in that direction. The city authorities have done their part in laying out a beautiful street plan, several institutions have laid out grounds and erected costly buildings, and the rest of the responsibility is up to the builders and investors.

TEACHING THE GAS RANGE.

Why should not teaching the gas range be as good a phrase as teaching the piano, or the violin, or any other instrument of human endeavor? At any rate, it is the only phrase which precisely expresses the work which a corps of bright women are doing in the employ of the Consolidated Gas Co. It is their business to teach the use of the gas range to any one who may be having trouble with a range, whether rented or bought, and to "leave the customer satisfied." That last is part of the general orders given. Any one of the seventy or eighty thousand households using the company's rented ranges, or any one who is using any kind of gas range or stove, is at liberty to send a card or note to the gas office, asking for instruction in the use of gas for cooking. Sometimes it appears that the range is in need of repair, in which case the nature of the trouble is reported at the office and a man sent to make the needed repairs. In a great many cases, however, no actual repairs are needed, the trouble being simply that the housewife or maid has not grasped some essential point of difference between a gas range and a coal stove.

SIX MONTHS OF BUILDING IN THE BRONX.

ALTHOUGH more than half the territory of The Bronx is outside of the fire limits, only a very small portion of the construction in that borough is now of wood. Even in the section where frame dwellings are permitted, many owners prefer to build of brick. Of the 696 frame dwellings projected during the first six months of this year, 300 were brick, and of the total estimated cost of all construction ($22,000,000 in round numbers), over $19,000,000 worth was in masonry of some sort. Frame construction has always been considered cheaper than brick, but at the present time, with the prices of masons' materials very low, the difference is said to be small. At The Bronx Bureau of Buildings it is being said that the statistics show little difference in cost between brick dwellings and frame dwellings of the same dimensions.

This year The Bronx bureau is comparing the figures of the first six months (not with the corresponding period of last year) with the record of the whole year of 1908, and in the report with which the building superintendent, Hon. Patrick Reville, has favored the Record and Guide, the total estimated cost of the new building projects for the first half of this year exceeds the total for the whole of 1908. The apartment house projects to date exceed those of any entire year, except 1905. In the years 1902 and 1903 The Bronx planned for less than $7,000,000 worth of new buildings in each year. In 1902 the new tenement-house law was interfering with speculative work—or at least the builders had not yet become accustomed to it—and 1903 was the year of the great building strikes. In 1904, when peace reigned, and the architects and builders had ascertained what they could do under the new law, the building projects for the whole year amounted to $23,000,000, in round numbers. In 1905 they reached the total of $38,000,000; in 1906, $27,700,000; in 1907, $20,000,000, and in 1908, $21,415,160. The figures in the following table are for the first half of 1909, in comparison with the record for the full year of 1908:

	1908.		1909, 6 months.	
	No. of Bldgs.	Estimated cost.	No. of Bldgs.	Estimated cost.
Dwellings:				
bet. $50,000 and $20,000..	2	$47,000	1	$30,000
less than $20,000.....	517	3,427,800	249	2,008,300
Brick tenements:				
over $15,000.....	319	9,453,560	369	14,211,000
less than $15,000	111	1,131,000	75	952,000
Frame tenements	7	53,200	4	31,000
Hotels	2	50,000	7	96,500
Stores, est. cost:				
over $30,000	..	.....	6	580,000
bet. $30,000 and $15,000...	5	90,000	7	150,925
less than $15,000.....	50	145,700	37	119,275
Office buildings	4	12,100	12	266,000
Manufactories and workshops.	31	197,125	24	503,570
School houses	4	241,500	3	122,850
Churches	6	166,800	3	71,000
Public buildings:				
municipal	15	2,359,500	7	300,000
places of amusement	19	602,550	8	489,000
Stables and garages.....	49	125,825	37	92,750
Frame dwellings	680	3,273,850	393	2,035,740
Other structures	91	32,710	61	32,850
Totals 1,912		$21,415,160	1,356	$22,092,760

TO REBUILD A HARLEM BRIDGE.

Plans have been prepared by the Department of Bridges for the construction of approaches and footwalks on the railroad bridge crossing the Harlem River and the Putnam Division of the New York Central Railroad at 158th st. The approaches are to be of concrete and steel, and are to include tender's houses and comfort station. The approach on The Bronx side will be about 343 feet in length, while that on the Manhattan side, including concrete sidewalk, will have a length of about 182 ft. The estimated cost is $50,000.

At the same time the New York Central Railroad Co. intends to overhaul and strengthen the bridge throughout. It is not the intention, however, to change either its location or its dimensions in any manner so as to interfere with the construction of these proposed new approaches.

The bridge was constructed in 1880 by the West Side and Yonkers Railway Co., under an agreement with the city. In this agreement it was provided that the railroad company should construct the bridge with foot-ways, and, when completed, keep and maintain said bridge and its foot-ways in complete and perfect order.

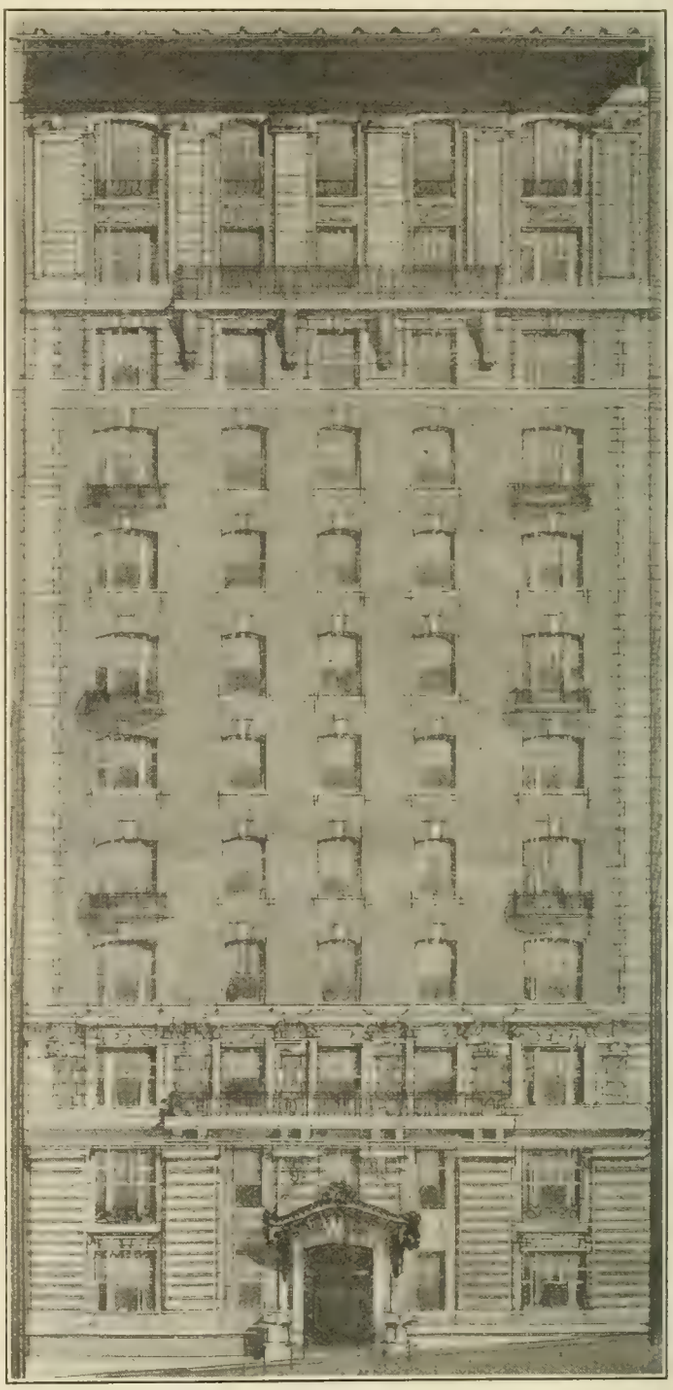
Approaches to these foot-ways, however, were not constructed until the year 1892, when a supplementary agreement was entered into by and between the parties mentioned, providing that certain easements over the properties of the said railway company should be allowed and granted to the City of New York.

A THICKLY POPULATED SECTION.

The temporary approaches constructed at that time have been in use ever since. The structures are of wood and are now becoming old and difficult to maintain and keep in a satisfactory state of repair. The footpath crossing this bridge is largely patronized by people residing in the vicinity or section lying between Sedgwick and Jerome avs, on The Bronx side of the river and extending as far north as High Bridge. This section, during the last few years, has built up rapidly and is now thickly populated. A granite stairway has been erected leading from the easterly end of the approach on The Bronx side, at Sedgwick av, up the steep slope to Summit av, making a short cut from the above-described section down to and across the railroad bridge to the elevated station at 155th st.

APARTMENTS FOR SEVENTY-NINTH STREET.

The two-elevator apartment houses about to be constructed on the south side of 79th st, between Riverside Drive and West End av, for the Edendale Construction Co., of 198 Broadway, will be of the highest type of fireproof construction. There will be 12 stories, the two houses covering a plot of 130 ft. frontage,



LATEST 79TH STREET IMPROVEMENT.
Schwartz & Gross, B. N. Marcus, Architects.

each house having two apartments to a floor. The fronts will be of limestone, terra cotta and brick, and the apartments will be high class, with suites of seven and eight rooms, two and three baths, hardwood finish throughout, vacuum cleaner and passenger and service elevators. Building operations will be started as soon as possible and all contracts will be awarded without delay. The cost of the two buildings together will approximate $600,000. Messrs. Schwartz & Gross, B. N. Marcus, 347 5th av, are the architects.

—New York, says a contemporary, leads in the use of stone as a building material and marble for interior decoration. But isn't that true of all high-class building materials? We venture to say that no city in the world, in this age, surpasses New York in the use of fine materials—not even London, Paris or Vienna.

RECENT DEVELOPMENTS IN REINFORCED CONCRETE.

The "Mushroom" System Saves Headroom—How to Tell a Sound Building —Latest Standards of Practice—How Deeply Should Reinforcement Be Covered.

By LEONARD C. WASSON.

At the meeting of the National Fire Protection Association in this city a singularly informing statement was read concerning the present status of reinforced concrete construction, by the head of the Aberthaw Construction Company of Boston. One rarely reads more instructive words from a practical builder.

FROM the earliest use of this material, reinforcement chiefly in the form of bars of various sections were embedded in the concrete to take up direct tension only, concrete being required to take care of compressive stress as well as shearing stresses, both vertical and diagonal. The arrangement of beams, girders and panel has changed little and has followed closely the arrangement common in wood and steel construction, the essential difference being in the present use of the reinforcement.

Fifteen years and more ago a beam or girder was reinforced with straight bars embedded near the bottom of the member and extending but a short distance over the supports. There were no bent-up bars and no stirrups and no steel in the top of the member over the support. Such beams carried very heavy loads and are still doing service. Some few that were overloaded showed cracks, and these, together with the cracks which have developed in a similar way in test specimens, have furnished the data for the more recent arrangement of the reinforcing metal.

The next step in advance was the use of stirrups, set either vertically or at an angle, embedded in the beams and their ends projecting a short distance into the panel. These were embedded near the ends of the beams or girders. A little later, in addition to those stirrups, some of the main bars were bent diagonally upwards at an angle of about 45 degrees from about the quarter point of the span, and then were carried across the top of the beam at the support and for some little distance into the adjoining span. These tied the beams together across the support and formed continuous beams, thus increasing their strength for a given weight of metal, as compared with the same weight of straight bars at the bottom only, besides tying the building more thoroughly together.

ALL TIED TOGETHER.

The latest development which has not as yet come into general use, but which ought to be encouraged is of tying all the reinforcement rigidly together that goes into a beam or girder and so fastening it into place in the forms that it cannot possibly be moved while the concrete is being placed. When bars were placed loosely it was an easy matter to displace them by an inch in height, which makes quite a difference in the strength of the resulting combination, and the ordinary workman or even the foreman does not appreciate how important it is to set the bars exactly right. It adds a little to the expense of the steel reinforcement in place to make up the units and place them rigidly in the forms, but, on the other hand, it saves somewhat in the placing of concrete so that the resultant extra cost is comparatively small and is entirely justified.

Years ago claims were made of the advantage of one type of reinforcing bar over another, and, also, certain types of mesh reinforcement in the panel were claimed to be much better than others, with the result that when interested parties made their designs the amount of metal used was not based so much upon engineering principles as upon the commercial point of selling; and it was not uncommon to have the reinforcement stressed to nearly its elastic limit and the structure therefore had a very small factor of safety. To-day it is well recognized that a sufficient area of cross section of metal must be used to keep the working stress within reasonable limits, irrespective of the particular type of reinforcement used, and while deformed bars give a better bond than plain bars, either squares or rounds, and are therefore to be desired, nevertheless the results obtained with the plain bars are so good that the owner is not justified in paying more than two or three dollars a ton difference in price between deformed and plain bars.

THE "MUSHROOM" SYSTEM.

The latest development in floor construction and one which has come to the front very quickly, is the so-called "mushroom" system of flat floors. These are flat panels without any beams whatsoever to support them, bearing on enlarged heads on the columns, the reinforcement running directly between columns and also diagonally across the panels. The expense of these floors is no greater than in beam construction in any case, and in many cases it is a little cheaper. The advantage is that HEADROOM CAN BE SAVED, which reduces the height of columns and walls, making a saving in the building. In this way, a flat ceiling is obtained without the expense of a false flat ceiling, and from a fire protection standpoint it is desirable, because it is so much easier to throw a stream of water to any part of a large room without danger of it hitting a beam or girder and being deflected to the floor before reaching the farthest limit a horizontal stream can throw.

This type of floor can be used on spans as wide as are ordinarily used in beam construction. The writer has built floors for 125 lbs. live load per square foot on spans 20 feet by 23 feet to centres of columns, using a slab 7 inches in thickness. He has also used a slab 10 inches thick on spans 24 ft. each way with a live load of 250 lbs. per square foot. The panel should be approximately square. If one dimension is more than 20% greater than the other, economy ceases in this type of construction, and it is then preferable to use beams with a panel between reinforced in one direction only.

Numerous fire tests have been made to determine both the resistance of concrete to actual test and also THE DEPTH TO WHICH THE REINFORCEMENT MUST BE EMBEDDED to prevent its being damaged. The consensus of opinion of engineers is that there should be at least one inch of concrete between the nearest point of a bar to the ceiling in panels, at least two inches below the steel in beams and girders, and also two inches of concrete outside the vertical bars in columns.

Fire underwriters are always interested in knowing whether a particular structure is properly built or not. There is very little difference in outward appearance between one of perfect construction (that is, in regard to size and placing of steel, size of members, etc.) and one which is imperfect; and the only positively sure way to know is either by inspection or by test. There is no type of construction where more painstaking care in providing for every detail is necessary than in reinforced concrete. Concrete is either good or bad. There is no half way about it, and if bad defects are manifested before the builder is clear of his work, he is usually the one to suffer. When possible, limit the competition to reputable builders of experience who have demonstrated their ability to erect the work in hand and who are known to always do good work. If this is not practicable, then the work should be inspected as it goes along.

PRECAUTIONS.

A precaution to assist inspection as previously stated is the setting of the steel rigidly in place before pouring the concrete. The quality of the sand and stone used must be as carefully inspected as the cement, and a sufficiently rich mixture required to allow for inequalities of mixing and placing. With well-graded materials and first-class workmanship a floor can safely be built with a mixture of one cement, three sand and six stone, and as insurance against uneven or poor workmanship to-day it is quite common to specify a mixture of one—two—four, which with thoroughly first-class workmanship gives a stronger result than is necessary, and with ordinary or careless workmanship ought to give a job which is still strong enough. Incidental to the process of construction while the concrete is still green and much weaker than it will be with age, IT IS LOADED AS HEAVILY AS IT EVER WILL BE in actual service, and always it is loaded sufficiently to give a fair idea of its strength. Where there is any doubt of its strength, load tests can be applied. With these safeguards in addition to those provided by the engineer, architect or building department, the underwriters need have no fear that a building they are asked to insure is structurally weak.

As a basis for the proper regulation of construction I can offer nothing better than the building code recently perfected by a joint committee of the American Society of Civil Engineers and other societies, and approved with slight changes by the National Association of Cement Users.

RELATIVE COST.

Regarding the cost of this type of construction as compared with others, the large use has proved conclusively that it will compete, because the item of cost is considered paramount in 99 out of every 100 structures. For large buildings the structural frame is almost always cheaper than the steel. Thin curtain walls cannot be built as cheaply on account of form work, which is constant for a thin wall as well as for a thick one, but if the wall must be sixteen inches or more in thickness concrete is cheaper than brick. In small structures, such as dwelling houses, concrete is materially more expensive than brick or wood, because the form work is more irregular, cannot be used over, and because of the greater expense of supervision. This is why it is not commonly used in small dwellings, and probably will never be much used. It has been used and can be economically used for large dwelling houses, especially those of simple design, where the form work is nearly as easy of execution as in an office building or mill.

—Stucco has long been popular in European house construction, and now polished granite veneered fronts are coming into favor for city residences, as well as for business buildings. Not that cold prison-like granite of other days, but handsome new stones, some of them of almost brilliant coloring.

A COMBINATION OF NEW AND OLD MARBLE.

The wonderful variety of materials that have become available for structural and decorative purposes during recent years is responsible for the remarkable advance in architectural art quite as much as the improvement in public taste and the more careful training of architects.

Owing to improved methods of quarrying and transportation, we now take tribute from quarries in all parts of the world, and the New York architect, stone-cutter or marble worker is offered the same material which was used by Phidias and Michael Angelo, as well as stone and marble from the newer quarries. The new building of the Dime Savings Bank, at DeKalb av and Fulton st, in Brooklyn, bear evidence.

It is seldom that the material of which a present day building is constructed can boast of a history of 2,500 years, but the exterior of this bank is entirely of Greek Pentelikon marble, with the exception of the granite base, identical with that used in the construction of many of the most famous buildings of antiquity, among them being the Parthenon, the Propylaea, the Erechtheion and the Temple of Zeus Olympus at Athens.

The history of this marble is intensely interesting. It is obtained from Mount Pentelicus, which is somewhat less than four thousand feet in height and situated about eight miles northeast of Athens. Standing on the Acropolis one sees to the right the summit of Pentelicus, which in the olden times was crowned with a statue of Pallas Athene, and the white stone walls and waste heaps of the ancient quarries dipping in a long line toward the valley, where the monastery of Penteli is situated. Here formerly the ancient community of Demos Penteli stood, which formed the headquarters of the quarrymen, masons and sculptors employed in the Pentelikon quarries. To the Greek sculptors and builders the marble taken from this mountain was known as "Pentelikos Lithos." The Italian marble workers of a later generation, who found it in large quantities in the ruined buildings of ancient Rome, treasured it as one of their choicest materials under the name of Marmo Greco Fino. Most of the ancient quarries were situated on the south side of the mountain, which is nearest to the city of Athens, and which has a less steep slope than the northern side. The stone was taken from the pits down a steep-paved incline plane that can still be seen. On this pavement are the grooves made by the ancient stone wagons showing the wheels to have been 4½ feet apart. The back of the wagon dragged on the ground and acted as a brake.

The marble from the south slope is known as "Monastery" marble, and is fine grained; the color being a milk white. It contains traces of ferric oxide, and this in weathering gives the stone a beautiful golden "patina," which excites the admiration of every visitor who has seen it in the ancient buildings of the Acropolis.

On the north side of the mountain are two ancient quarries adjacent to the ruins of a chapel dedicated to Dionysus. For this reason the stone from the northern slope is called "Dionysus" marble, and in many respects is superior to the "Monastery" variety, its grain being somewhat coarser, more fully chystalline, and more translucent. It is of a delicate cream white color, and consequently has greater warmth than the majority of white marbles.

The Pentelikon quarries were extensively worked long before the beginning of the Christian era. All of the famous buildings of Athens are of this material and give evidence of the splendid weathering qualities of the stone. On the Erechtheion, for instance, ornaments still exist which are to-day as sharp in form and contour as if they had just left the hand of the sculptor, despite the lapse of more than 2,000 years; yet this is not in a tropic climate, as every year the country is covered by snow and visited by severe frosts.

If the stone that was used in that crowning glory of Greek art, the Parthenon, was dull and lifeless, it would still have a fascination for the modern architect because of its association; but as it is one of the most beautiful of all white marbles, and can be had in America at a price which makes its use for structural work possible, the gain to the architect is inestimable.

The interior of this bank is not less interesting than the exterior, and some say that there is no bank in Greater New York which surpasses this one in the richness of its interior finish. The marble used is the famous Connemara Irish Green, sometimes called "Royal Irish Green." This is a genuine serpentine green marble, intermixed with stone of different colors, running from a light gray to a deep greenish gray, forming one of the richest and most magnificent marbles in existence. A great deal of care was taken by the architects in selecting this marble, and Mr. Mowbray, the architect, visited the quarries to pick out the blocks.

MATERIALS AND EQUIPMENT OF THE GIMBEL BUILDING.

The city talks of widening 32d st at the north side, between 6th and 7th avs, as an approach to the Pennsylvania Depot, but the Thompson-Starrett Company proposes to go ahead with the Gimbel store "until notified," as the building is planned to cover the full block between 32d and 33d sts on Greeley sq.

The site is now being cleared. There will be three basements, one of which will be a terminal for the McAdoo Subway roads. The steel will come from the Bethlehem Steel Company. The W. G. Cornell Company, with offices in the Everett Building, recently obtained the plumbing contract.

Twenty-four hundred and six steel columns, or ribs, will sustain the building, and twelve vast entrances, with seventy-two doors, will admit the public. There are to be forty-five show windows—in all, 914 lineal feet of them.



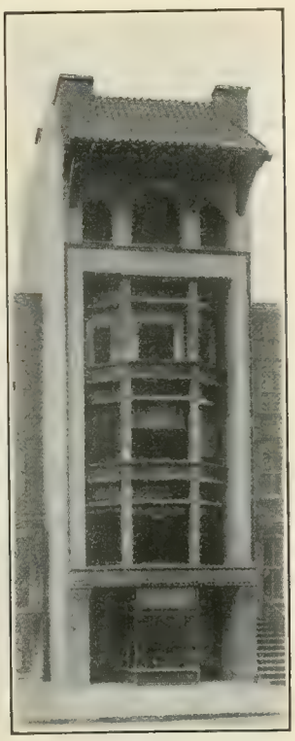
A NEW VIEW OF A GREAT PROJECT.

Thompson-Starrett Co., Builders. D. H. Burnham & Co., Architects.

A mile and a half of banister will run along the enclosed stairways, and eight thousand automatic sprinklers will form a self-acting fire company to protect the stocks—the building can't burn.

Fifty electric elevators—forty-one of them for passengers—will be housed in a mile and a half of shafts, and the combined traveling power of the elevators is to be thirty miles an hour.

Over four thousand horse-power of boilers will be required, of which eighteen hundred horse-power will force steam through twenty-five miles of heating pipe, and eighteen fans will pump in fresh air and draw out vitiated air through fifty miles of



New Loft Building, with elevator
49 West 45th St., N. Y.
A. E. Barlow, Architect
Joseph Keen, Owner

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The Lexington Hotel, on Lexington Avenue and 24th Street, a modern fireproof building, was constructed in the marvelously short period of

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BY THE

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From Plans by Architect GEO. M. McCABE

Another Good Example of Semifireproof Construction

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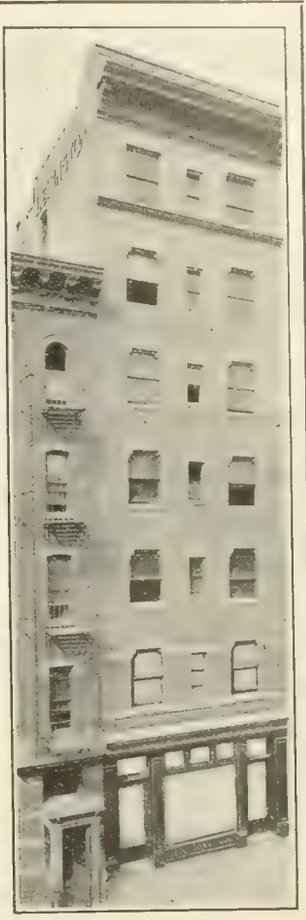
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To Whom it May Concern:

This is to certify that the building erected by Messrs Levin & Levin (Inc) at 49 & 51 W. 45th St. for me, to be my Entire Satisfaction in Every respect. I can gladly recommend the above firm to whomsoever is desirous of having new buildings erected

Signed

Joseph Keen



Lexington Hotel, New York
Geo. M. McCabe, Architect

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ventilating ducts, weighing a total of five hundred thousand pounds.

The electrical installation will be the equivalent of forty thousand 16-candle lamps, and will be distributed by 204,000 feet of wire, running through more than thirty-eight miles of conduit; and over two thousand horse-power of steam boilers will be required to generate the current.

The undertaking at this time—touching some fifty lines of industrial activity and giving, directly and indirectly, employment to thousands of operatives—is giving a strong impulse toward a general return of large prosperity.

MRS. EDDY'S DRAWING-ROOM.

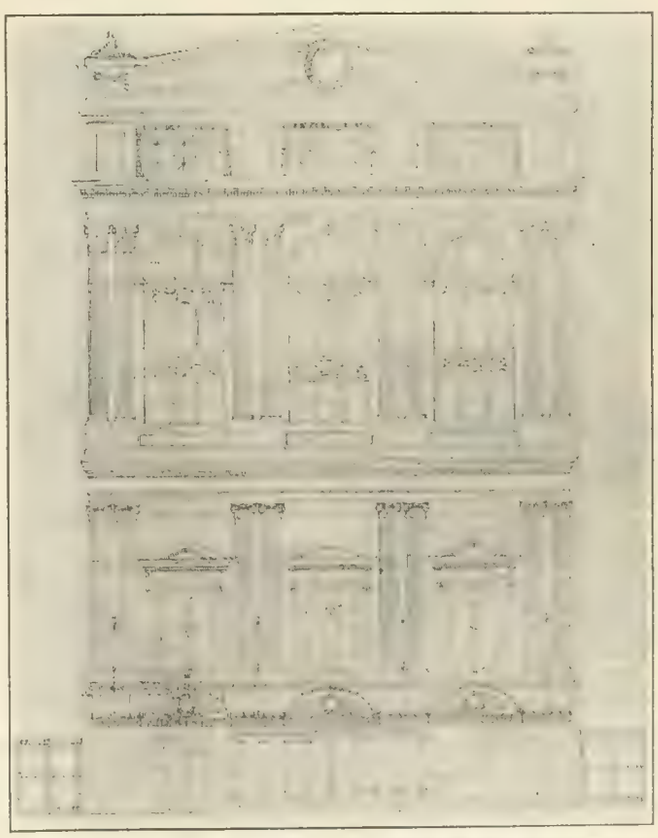
MANY people will be interested to know how Mrs. Mary Baker G. Eddy has furnished her new home at Newton, Mass.—the color tones she preferred in the decorations and the woods she chose for her furniture. As the head of the Christian Science movement, which has interested more people in less time than any other religious theme in our day, she is the lady whose simple little "not yet" kept New York from having a beautiful temple erected on Riverside Drive and dedicated to the new faith;—or, at least, so the story runs.

A Boston letter says that the main hall which runs straight through the house, together with the straight stairway, is carpeted in rich dark red, and furnished with a few mahogany pieces. Opening on the left, immediately beyond the main entrance, is the large drawing-room.

The furniture is old gold and mahogany, and the decorations are all in a general color scheme of tea rose. The soft, silky carpet and the wall tapestries are in this tone and afford a perfect setting for one of the most precious of Mrs. Eddy's many prized possessions. This is a rug made of the backs of thirty-six elder duck skins, and it is usually displayed over the back of a small couch placed between the windows of the left side. A handsome Louis Quinze centre table, in gold and onyx, is one of the pieces typical of the furnishings. Mrs. Eddy's study and bedroom are furnished in mahogany.

THE NEW SHUBERT THEATRE.

Plans are now practically completed by William Albert Swasey, 47 West 34th st, architect, for the new theatre and studio building soon to be erected by the Shubert Bros., of 1416 Broadway, in the north side of 39th st, about 100 ft. east of Broadway. The structure, of course, will be strictly fireproof, seven stories, with a front facade of terra cotta. The floor filling will be of reinforced concrete. The theatre will take up the lower floors, and the upper four stories will be for studios. Every modern convenience, including a vacuum cleaning plant, an electric elevator, baths, electric lights and steam heat, will be installed. The old building occupying the premises is now being demolished and building operations will be started as soon as the site is available. The Thompson-Starrett Co., 49 Wall st, holds the general contract.



TO BE ERECTED IN 39TH STREET, EAST OF BROADWAY.
Wm. Albert Swasey, Architect.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

CONVENT AV, s w cor. 149th st, 6-sty brick and stone tenement and store, 99.11 x87, tar and gravel roof; cost, $150,000; owner, R. M. Silverman, 103 Park av; architects, Gross & Kleinberger, Bible House. Plan No. 554.

114TH ST, n s, 200 e Amsterdam av, 6-sty brick and stone tenement, 100x 87.10, slag roof; cost, $125,000; owner, Phillips-Jullien Realty Co., 156 5th av; architect, Geo. A. Dessez, 156 5th av. Plan No. 555.

M. J. Gilleran, 674 East 197th st, has mason and carpenter work; Lasette & Murphy, 2255 Broadway, plumbing.

120TH ST, Nos. 325-327 East, 6-sty brick and stone tenement, 50x87.11, tin roof; cost, $50,000; owner, Acme Bldg. Co., 32 Union sq; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 556.

H. A. Pigueron, 32 Union sq, president.

7TH AV, Nos, 848-852, 12-sty brick and stone apartment house, 75x81, tar and gravel roof; cost, $450,000; owner, Rockford Realty Co., care Potter & Bro., 135 Broadway; architect, Albert Joseph Bodker, 25-27 West 32d st. Plan No. 557.

E. C. Potter, 135 Broadway, president; Fredk. Middlebrook, 31 Nassau st, vice-president; A. W. Pross, 31 Nassau st, secretary and treasurer. John McKeefrey, 1461 Broadway, has mason contract.

106TH ST, s s, 225 w Amsterdam av, 6-sty brick and stone tenement, 150x87.3, tin roof; cost, $225,000; owner, Raymore Realty Co., 150 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 558.

Joseph Wittner, 263 West 21s st, is president.

AUDUBON AV, n e cor. 177th st, 6-sty brick tenement, 107.11x90, tin roof; cost, $250,000; owner, Broad Const. Co., Amsterdam av and 162d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 559.

Louis Cohen, 516 West 162d st, president; Robert Altman, 488 East 139th st, secretary and treasurer.

5TH AV, e s, 24.11 s 128th st, 6-sty brick and stone tenement, 50x97, tin roof; cost, $45,000; owner, Isreal Lippman 66 Lafayette st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 563.

ST. NICHOLAS PL, e s, 174 s 153d st, 6-sty brick tenement, 75x87, plastic slate roof; cost, $90,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 567.

Miscellaneous.

110TH ST, No. 322 East, 1-sty stone and frame shed, 15x30; cost, $300; owner, L. Guida, 323 East 109th st; architect, Matthew W. Del Gandio, Tremont and Webster avs, Bronx. Plan No. 551.

80TH ST, Nos. 522-524 East, 2-sty brick and stone laundry and stable, 50x95.10, slag roof; cost, $10,000; owner, John Rumore, 2089 2d av; architect, Peter M. Coco, 114 East 23d st. Plan No. 549.

No contract let.

9TH AV, 10TH AV, 27th and 28th sts, block, Chelsea Park, two 1-sty brick and stone comfort stations and shelter, 33x 21.8 and 162.8x19, copper roof; cost, $30,000; owner, City of New York, Dept. of Parks; architect, Theodore E. Videto, Arsenal, Central Park. Plan No. 553.

No contract let.

PEARL ST, No. 474, two 1-sty brick outhouses, 13.4x6.8; total cost, $1,200; owner, Charles Faronlo, 45 East Houston st; architect, M. Conniffe, 508 Pearl st. Plan No. 565.

BROOME ST, Nos. 512-514, two 1-sty brick outhouses; total cost, $600; owner, M. F. Cornwell, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 566.

WEST END AV, n w cor. 65th st, 1-sty brick storage building, 38.3x23.6; cost, $500; owner, Consolidated Gas Co., 4 Irving pl; architect, W. C. Morris, 4 Irving pl. Plan No. 548.

COOPER ST, s s, 70 e Hawthrone st, 1-sty concrete and frame storage building, 22x45, galvanized iron roof; cost, $750; owner, Marie L. May, on premises; architect, Wm. M. May, 798 11th av. Plan No. 562.

Edward Friedman, president; Isidor Mishkind, treasurer; Henry T. Randall, secretary.

18TH ST, Nos. 6-8 West, 12-sty brick loft building, 52x82, slag roof; cost, $240,000; owner, Brevoort Const. Co., on premises; architects, Schwartz & Gross, 347 5th av. Plan No. 550.

Stores, Offices and Lofts.

BROADWAY, s e cor. 4th st, 12-sty brick and stone loft and store building, 45.2x275.7, slag roof; cost, $500,000; owner, 694 Broadway Co., 793 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 552.

Joseph L. Gerety, 50 East 129th st. president; Morris S. Clark, 793 Broadway, vice-president; Thomas A. O'Callaghan, 96 Broadway, secretary and treasurer.

HAMILTON PL, e s, 27 n 136th st, 2-sty brick and stone store and office, 54.3x 31.6, plastic slate roof; cost, $20,000; owner, Dakota Realty Co., 510 West 136th st; architects, Thain & Thain, 4 East 42d st. Plan No. 600.

Adolph Hershfield, president; Chas. Friedrich, 39 Nassau st, treasurer. No. contract let.

LIBERTY PL, Nos. 4-6, 1-sty brick loft building, 20x36.7, tin roof; cost, $1,500; owner and architect, Neil S. Soll, 322 3d av. Plan No. 564.

Stables and Garages.

19TH ST, Nos. 435-437 West, 4-sty brick and concrete stable, 49.6x87, dampproofed and concrete roof; cost, $48,000; owner, Mrs. Elizabeth Halligan, 120 West 103d st; architect, Wm. H. Hallock, Jr., 306 East 142d st. Plan No. 561.

No contract let.

MANHATTAN ALTERATIONS.

FORSYTH ST, Nos. 201-203, toilets, partitions, windows, walls to two 5-sty brick tenements; cost, $6,000; owner, George Mandel, 109 Spring st; architect, Henry Regelmann, 133 7th st. Plan No. 1591.

GRAMERCY PARK, No. 10, vent shaft, partitions, walls, stone stairs, baths, to 4-sty brick and stone dwelling; cost, $10,000; owner and architect, K. C. Budd, 500 5th av. Plan No. 1596.

HESTER ST, No. 72, 1-sty brick rear extension, 19x12.6, passageway, partitions, windows, tank, to 5-sty brick tenement; cost, $2,500; owner, Frank Petterman, on premises; architect, O. Reissmann, 30 1st st. Plan No. 1609.

HUDSON ST, Nos. 141-143, windows, partitions, skylights, to two 4-sty brick tenements; cost, $3,500; owner, Robert C. Connell, 901 Lexington av; architect, E. G. W. Dietrich, 30 East 20th st. Plan No. 1607.

HUDSON ST, Nos. 655-657, partitions, windows, toilets, store fronts, to two 3-sty brick stores and tenements; cost, $3,000; owner, John H. Cooper, 294 West 11th st; architect, James W. Cole, 403 West 51st st. Plan No. 1642.

HOUSTON ST, No. 259 West, alter windows, skylights, toilets, to 3-sty brick tenement; cost, $900; owner, Trinity Corporation, 187 Fulton st; architect, James E. Connelly, 45 East 128th st. Plan No. 1618.

LUDLOW ST, No. 20, fireproof ceiling, dumbwaiter, toilet, to 5-sty brick tenement; cost, $600; owner, Beni Asch, 20 Ludlow st; architect, Benj. Z. Stanger, 150 Nassau st. Plan No. 1623.

SCAMMEL ST, Nos. 38-44, stairs, partitions, windows, to 5-sty brick brewery; cost, $2,000; owner, Joseph Goldberg, 157 East Broadway; architect, H. Horenburger, 122 Bowery. Plan No. 1602.

SPRING ST, No. 37, windows, beams, stairs, to 5-sty brick store and tenement; cost, $2,800; owner, Michael Lapp, Rockville Centre, L. I.; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1613.

2D ST, No. 161, fireproof ceiling, build wall, to 5-sty brick tenement; cost, $500; owner, Meyer Rapoport, 1292 Amsterdam av; architect, O. Reissmann, 30 1st st. Plan No. 1636.

4TH ST, No. 316 East, partitions, toilets, staircase, windows, to 3-sty brick synagogue; cost, $1,100; owner, Ahavath Shlomo Congregation, 750 East 6th st; architect, Ignatz I. Rosenberg, 320 Broadway. Plan No. 1641.

8TH ST, No. 418 East, partitions, plumbing, windows, to two 3 and 4-sty brick tenements; cost, $3,500; owner, John Saalfrank, 418 East 8th st; architect, Wm. Huenerberg, 769 East 158th st. Plan No. 1599.

No contract let.

9TH ST, Nos. 19-21 West, 3-sty brick rear extension, 10x8.2, to 4-sty brick and stone hotel; cost, $2,000; owners, A. Sermolino & C. Gonfarone, 179 Macdougal st; architect, E. S. Child, 209 Clinton st, Brooklyn. Plan No. 1600.

9TH ST, No. 417 East, alter partitions, dumbwaiter shaft to 5-sty brick tenement; cost, $5,000; owner, Fredk. Sturz, 755 Dawson st, Bronx; architect, Henry Regelmann, 133 7th st. Plan No. 1635.

12TH ST, No. 402 East, windows to 5-sty brick tenement; cost, $1,500; owner, not given; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1640.

Ralph Belnio, 45 East Houston st, lessee.

14TH ST, No. 349 East, skylights, partitions, windows to 4-sty brick tenement; cost, $400; owner, C. J. Uhl, 17 Livingston pl; architect, Henry Regelmann, 133 7th st. Plan No. 1634.

15TH ST, No. 404 East, partitions, windows, piers, to 5-sty brick tenement; cost, $2,000; owners, Franz Kretz and Mary Deschinger, 3d av, s w cor. 23d st; architect, Henry Regelmann, 133 7th st. Plan No. 1594.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

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PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

17TH ST, No. 425 East, toilets, windows, partitions, skylights, to 5-sty brick tenement; cost, $2,500; owner, Geo. Mandel, 109 Spring st; architect, Henry Regelmann, 133 7th st. Plan No. 1608.

18TH ST, Nos. 18-22 East, plumbing, elevator, electric light, to 6-sty brick store and loft; cost, $25,000; owner, Duncan Realty Co., 392 Canal st; architect, Clarence L. Sefert, 40 West 34th st. Plan No. 1626.

John J. Downey, 410 West 34th st, has contract.

30TH ST, No. 231 West, skylight, fire-escapes, to 3-sty brick tenement; cost, $500; owner, Chas. H. Toppin, 106 East 19th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1638.

31ST ST, No. 127 East, alter windows, beams, to 3-sty brick and stone dwelling; cost, $450; owner, Mrs. E. Lynch, 127 East 31st st; architects, Herts & Tallant, 113 East 19th st. Plan No. 1615.

John Lowry, 160 5th av, has contract.

35TH ST, Nos. 141-143 West, girders, beams to 3-sty brick warehouse; cost, $500; owner, R. H. Macy & Co., Broadway and 34th st; architect, D. P. Appell, 5 East 42d st. Plan No. 1588.

36TH ST, No. 343 East, skylights, toilets, windows, to 5-sty brick tenement; cost, $2,000; owner, Mrs. Anna Jones, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1628.

37TH ST, No. 21 East, add 1-sty to extension, to 4-sty brick and stone residence; cost, $5,500; owner, Mrs. Emily N. Trevor, 21 East 37th st; architect, Julius F. Gayler, 225 5th av. Plan No. 1606.

J. W. Bishop Co., 345 5th av, has contract.

49TH ST, No. 36 East, 1-sty brick rear extension, 12½x17.4, add 1-sty to extension, partitions, vent shaft, to 4-sty brick dwelling and shop; cost, $3,000; owner, not given; architects, Pilcher & Tachan, 109 Lexington av. Plan No. 1624.

57TH ST, No. 130 West, partitions, show windows, stairs, to 7 and 14-sty brick studios; cost, $500; owner, The 130 West 57th St. Co., on premises; architects, Howells & Stokes, 100 William st. Plan No. 1612.

Bunn & Nase, 1123 Broadway, have contract.

61ST ST, No. 38 East, add 1-sty solarium to extension to 4-sty brick dwelling; cost, $1,200; owner, Dr. M. L. Rhein, on premises; architects, Jardine, Kent & Jardine, 3 West 29th st. Plan No. 1614.

63D ST, No. 427 East, partitions, plumbing, to 5-sty brick tenement; cost, $2,000; owner, New York Homeopathic Medical College & Flower Hospital; Av A and 63d st; architect, Chas. Pace, 500 5th av. Plan No. 1595.

J. J. Ryan, 538 East 184th st, has plumbing work.

69TH ST, No. 7 East, skylights, bathroom, to 4-sty brick residence; cost, $500; owner, Kalman Haas, on premises; architect, John H. Duncan, 208 5th av. Plan No. 1592.

75TH ST, No. 9 West, alter partitions, elevator shaft, to 4-sty brick dwelling; cost, $10,000; owner, A. Beller, 38 West 73d st; architect, H. M. Baer, 542 5th av. Plan No. 1621.

75TH ST, No. 174 East, alter walls, vault, beams, to 4-sty brick and stone garage; cost, $2,800; owner, Mortimer F. Schiff, 932 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1587.

H. C. Beaven, 871 Park av, has general contract.

78TH ST, No. 133 West, 4-sty brick rear extension, 9x19.2, partitions, windows, to 4-sty brick residence; cost, $4,000; owner, Clarence O. Bigelow, 106 6th av; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 1598.

No contract let.

80TH ST, No. 122 East, 3-sty brick front and rear extension, 11x17, partitions, to 3-sty brick dwelling; cost, $10,000; owner, Miss Helen Driscoll, 122 East 80th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1643.

105TH ST, No. 105 West, 5-sty brick rear extension, 13x10, partitions, toilets, to 5-sty brick tenement; cost, $2,000; owner, B. Locker, 24 Attorney st; architect, F. C. Hirleman, 2804 3d av. Plan No. 1613.

105TH ST, Nos. 146-148 West, windows to two 5-sty brick tenements; cost, $400; owner, Edward C. Prescott, 148 West 105th st; architect, David Stone, 127 Bible House. Plan No. 1619.

125TH ST, Nos. 256-258 West, 124th st, Nos. 243-249 West, alter stairway, walls, balcony, bowling alleys to 2-sty brick restaurant building; cost, $14,000; owner, Morgenthau Co., 95 Liberty st, and Fowler Bros., 217 West 125th st; architect, Oscar Lowinson, 18-20 East 42d st. Plan No. 1622.

Pabst Brewing Co., lessee.

Av A, No. 49, partitions, skylights, windows, to two 4-sty brick tenements; cost, $2,500; owner, Lena Schwartz, 1521 Madison av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1661.

AV C, n e cor. 12th st, windows, partitions, toilets, to 4-sty brick tenement; cost, $1,000; owner, Thomas A. Harris, on premises; architect, Henry Regelmann, 133 7th st. Plan No. 1627.

AMSTERDAM AV, No. 90, bake oven, toilets, to 5-sty brick tenement; cost, $1,000; owner, Wm. Stewart, 36 Amsterdam av; architect, John H. Knubel, 318 West 42d st. Plan No. 1604.

BROADWAY, Nos. 1825-1829, alter retaining wall, install steel beams, to —-sty brick theatre; cost, $7,500; owner, Sullivan & Kraus, 38 East 4th st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1629.

BROADWAY, Nos. 2625-2627, erect sign to 1-sty brick store; cost, $150; owner,

Wm. N. Cohen, 22 William st. Plan No. 1625.

BROADWAY, Nos. 35-37, windows, steps, walk, to 5-sty brick store and office; cost, $350; owner, Norman Tauber, 5 Beekman st; architect, C. B. Brun, 1 Madison av. Plan No. 1610.

Blight & Wesfield, 117 West 28th st, have contract.

BROADWAY, Nos. 809-811, windows, partitions, stairs, to 5-sty brick store and loft; cost, $5,000; owner, Max Marx, 1385 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1637.

BROADWAY, w s, 34th to 35th st, erect pent house, add 1-sty to 9-sty brick and stone store; cost, $80,000; owner, R. H. Macy & Co., on premises; architect, Eugene W. Stern, 103 Park av. Plan No. 1597.

PARK AV, No. 729, 2-sty and basement brick front extension, 18x5.10, partitions, windows, new front to 4-sty brick and stone residence; cost, $10,000; owner, Morgan J. O'Brien, 2 Rector st; architects, Hill & Stout, 1123 Broadway. Plan No. 1593.

Thompson-Starrett Co., 49 Wall st, have general contract.

WEST END AV, No. 535, 1-sty brick rear extension, 7.6x7, to 4-sty brick and stone dwelling; cost, $300; owner, R. Sadowsky, 535 West End av; architects, Herts & Tallant, 113 East 19th st. Plan No. 1616.

John Lowry, 160 5th av, has contract.

1ST AV, No. 43, partitions, sinks, skylights, to 5-sty brick tenements and stores; cost, $1,200; owner, Estate Henry Kohlman, care H. W. Morse, 6 Sullivan st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1631.

2D AV, No. 2390, partitions, alter front to 4-sty brick store and tenement; cost, $1,000; owner, Morris Goldstein, 2382 2d av; architect, Nathan Langer, 81 East 125th st. Plan No. 1605.

2D AV, No. 493, partitions, to 5-sty brick tenement; cost, $1,200; owner, Susan M. Baker, 2964 Briggs av, Bronx; architect, Thomas W. Lamb, 224 5th av. Plan No. 1639.

5TH AV, No. 992, new front wall to 5-sty brick dwelling; cost, $4,500; owner, Philip Livingston, 992 5th av; architect, James J. Malone, 1170 Broadway. Plan No. 1611.

Geo. Vassar's Son & Co., 1170 Broadway, has general contract.

5TH AV, No. 1484, stairs, skylights, plumbing fixtures, show windows to 2-sty brick store and dwelling; cost, $300; owner, Mrs. Marie Hogan, 1484 5th av; architects, Young & Gronenberg, 1328 Broadway. Plan No. 1620.

5TH AV, No. 284, alter vault to 1-sty brick store; cost, $1,900; owner, John J. Gibbons, 494 Riverside av; architects, Long & Miller, 220 Broadway. Plan No. 1630.

5TH AV, No. 379, stairs, partitions, windows, to 4-sty brick dwelling; cost, $2,000; owner, Mrs. Daniel S. Torrance, on premises; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1590.

5TH AV, No. 240, girders, walls, to coal vault; cost, $1,200; owner, Mrs. Kate C. Riggs, 46 East 29th st; architect, Benj. Wright, 7 East 42d st. Plan No. 1617.

Wm. Crawford, 5 East 42d st, has contract.

6TH AV, No. 159, bake oven to 3-sty brick store and office building; cost, $2,000; owner, Henry Pleuss, 159 6th av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1632.

9TH AV, No. 754, alter stairs, partitions, show windows to 4-sty brick tenement; cost, $4,000; owner, Harris Cohen, 754 9th av; architect, O. Reissmann, 30 1st st. Plan No. 1589.

10TH AV, No. 445 bathroom, toilets, windows, to 4-sty brick tenement; cost, $2,000; owner, Bernard Lohmann, on premises; architect, John H. Knubel, 318 West 42d st. Plan No. 1633.

PROJECTED BUILDINGS.
Bronx.

Dwellings.

CROSBY AV, w s, 51.5 n Waterbury av, 3-sty brick dwelling, plastic slate roof, 20x50; cost, $5,000; owner, Michile Zito, Crosby av; architect, Vincent Bonagur, 789 Home st. Plan No. 765.

TOPPING AV, e s, 87 s 176th st, 3-sty brick dwelling, tin roof, 20x50; cost, $9,000; owner, Wm. C. Berger, 180th st and Andrews av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 767.

CLAY AV, e s, 67.6 n 174th st, two 3-sty brick dwellings, tin roof, 20.6x58; total cost, $15,000; owner, Rowland W. Thomas, Tremont and Hughes av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 768.

SEDGWICK AV, w s, 335 n Bailey av, two 2½-sty frame dwellings, shingle roof, 30x36; total cost, $18,000; owners, Fordham Realty Co., Alfred Ericson, 2585 Sedgwick av, president and architect. Plan No. 762.

CROSBY AV, e s, 51.5 n Waterbury av, 3-sty brick dwelling, plastic slate roof, 20x50; cost, $5,000; owner, Antonio Milazzo, 1039 East 138th st; architect, Vincent Bonagur, 789 Home st. Plan No. 766.

SPOFFARD AV, n s, 45 w Tiffany st, 3-sty frame store and dwelling, tin roof, 25.5x48.10; cost, $6,000; owner, Sophia Gorsch, 295 East Burnside av; architect, Arthur Gorsch, Jr., 295 East Burnside av. Plan No. 777.

CRUGER AV, w s, 125 n Locust av, 2-sty brick dwelling, tin roof, 20.4x50; cost, $7,800; owners, The Gorto Building Co.; architect, Frank Hausle, 81 East 125th st. Plan No. 778.

Ernino Corti, No. 744 East 214th st, is president.

OLINVILLE AV, e s, 425 n Juliana st, 2½-sty frame dwelling, shingle roof, 21x53; cost, $5,200; owner, Alfred Vottelire, 3450 Duncomb av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 781.

ODELL ST, w s, 105 s Starling av, two 2-sty frame dwellings, tin roof, 21x50; total cost, $9,000; owner, Philip Kaufman, 2132 Gleason av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 782.

AQUEDUCT AV, w s, 87.6 s 183d st, 2½-sty frame dwelling, shingle roof, 24.6x55; cost, $9,000; owner, A. F. Hodgins, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 783.

VYSE AV, w s, 200 s 173d st, two 3-sty brick dwellings, tin roof, 20x55; total cost, $15,000; owner, M. L. Finklestein, 1320 Prospect av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 789.

TYNDALL AV, w s, 100 s 261st st, 2-sty and attic frame dwelling, shingle roof, 27.6x71.6; cost, $5,000; owner, Miss Mary Plunkett, 214 East 49th st; architect, Jas. H. Walsh, Riverdale. Plan No. 790.

Apartments, Flats and Tenements.

FRANKLIN AV, e s, 346.4 s 166th st, two 5-sty brick tenements, tin roof, 54.5x103; total cost, $150,000; owners, Young Realty & Con. Co; architects, Young & Gronenberg, 1328 Broadway. Plan No. 763.

A. Young McPartland, 170 Broadway, is secretary.

170TH ST, n e cor. Franklin av, three 5-sty brick tenements, plastic slate roof, 28.4⅝x88, 40x88; total cost, $115,000; owner, Peter Fox, 183d st and Washington av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 769.

HUGHES AV, e s, 40 n 189th st, 3-sty brick tenement, tin or plastic slate roof, 20x55; cost, $9,000; owners, Ciavanni & Pascucci, 678 Morris av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 770.

COURTLANDT AV, w s, 75 n 151st st, 6-sty brick tenement, tin roof, 50x87; cost, $55,000; owners, Onyx Realty Co.; architect, Geo. F. Pelham, 567 5th av. Plan No. 771.

Louis Dethloff, No. 241 West 37th st, is president.

HUGHES AV, e s, 122.3 n 180th st, 4-sty brick tenement, tin or plastic slate roof, 25x68.5; cost, $15,000; owner, Pasquale D'Auria, 2113 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 776.

HOE AV, e s, 125 s 173d st, two 4-sty brick tenements, slag roof, 37.6x77; total cost, $50,000; owners, John Marx Con. Co., 624 East 183d st; architect, B. Ebeling, 1136 Walker av. Plan No. 780.

BECK ST, s e cor. Longwood av, 6-sty brick tenement, slag roof, 100x100; cost, $125,000; owner, Geo. F. Johnson, 830 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 785.

KELLY ST, w s, 346 n Longwood av, ten 5-sty brick tenements, slag roof, 40x88; total cost, $320,000; owner, Emanuel Stern, 150 West 118th st; architect, B. E. Stern, 7 West 38th st. Plan No. 786.

FOX ST, e s, 280 n Home st, three 5-sty brick tenements, tin roof, 40x88; total cost, $120,000; owners, John J. Tully Co., 884 So. Boulevard; architect, Harry T. Howell, 149th st and 3d av. Plan No. 788.

Miscellaneous.

SO. BOULEVARD, w s, 110 n St. Mary's st, rear 2-sty brick boiler and engine room, slag roof, 55x47; cost, $3,000; owners, Murray & Hill, 617 West 130th st; architect, J. C. Cocker, 2017 5th av. Plan No. 774.

SO. BOULEVARD, w s, 165 n. St. Mary's st, 1-sty brick drying kiln, slag roof, 58x54; cost, $1,000; owners, Murray & Hill, 617 West 130th st; architect, J. C. Cocker, 2017 5th av. Plan No. 775.

245TH ST, n w cor. Greystone av, two 1-sty frame shops, tin roof, 14x20, 19x40; total cost, $450; owner, Jas. Delafield, Riverdale; architect, J. J. Kennedy, Riverdale. Plan No. 779.

BROOK AV, w s, 125 n 163d st, 1-sty brick wagon house, tar and gravel roof, 34.6x24; cost, $3,000; owner, Geo. N. Reinhardt, 1243 Franklin av; architect, M. J. Garvin, 3307 3d av. Plan No. 787.

Factories and Warehouses.

SO. BOULEVARD, n w cor. St. Mary's st, 4-sty brick factory and offices, slag roof, 100x100; cost, $44,000; owners, Murray & Hill, 617 West 130th st; architect, J. C. Cocker, 2017 5th av. Plan No. 772.

140TH ST, n s, 100 w 3d av, 7-sty brick warehouse and stable, tin or plastic slate roof, 50x96; cost, $50,000; owner, Mabel H. Diessroth, 282 East 141st st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 764.

Stables and Garages.

WALES AV, n e cor. St. Mary's st, 2-sty brick stable, slag roof, 20.6x72.6; cost, $2,000; owners, Murray & Hill, 617 West 130th st; architect, J. C. Cocker, 2017 5th av. Plan No. 773.

Stores, Offices and Lofts.

FAILE ST, s w cor. Garrison av, 4-sty brick stores and lofts, slag roof, 57.4x144.6; cost, $25,000; owner, Empire Fringe Co., 103 Mott st; architect, Henry S. Leon, 12 West 32d st. Plan No. 784.

BRONX ALTERATIONS.

GLOVER ST, w s, 117 n Westchester av, 2-sty frame extension, 14x6, to 2-sty frame dwelling; cost, $70; owner, D. Daly, Jr., on premises; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 288.

HALL PL, No. 1052, 1-sty frame extension, 15x10.6, to 2-sty frame dwelling; cost, $150; owner and architect, Chas. Johnson, on premises. Plan No. 290.

135TH ST, No. 297, new partitions to 3-sty frame tenement; cost, $500; owner, Timothy Toohig, 1263 3d av; architect, John H. Friend, 148 Alexander av. Plan No. 289.

146TH ST, s s, 125 e Willis av, new partitions, new bath to 2-sty frame dwelling; cost, $300; owner, L. Muller, on premises; architect, Robt. Glenn, 371 East 149th st. Plan No. 284.

148TH ST, No. 373, 1-sty brick extension, 25x65, to 3-sty frame office and dwelling; cost, $2,500; owner, Margaret O'Flaherty, 372 East 147th st; architects, Mortensen Co., 401 West 24th st. Plan No. 282.

161ST ST, No. 451, new store front to 2-sty and attic frame store and tenement; cost, $150; owner, Francisco Nicoletti, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 285.

BATHGATE AV, w s, 108.4 s Tremont av, 1-sty brick extension over stage and new beams and stage, etc., to 2-sty brick theatre; cost, $70,000; owner, Rev. Peter Farrell, Bathgate and Tremont avs; lessee, Jules Hurtig, 111th st and 7th av; architect, M. J. Garvin, 3307 3d av. Plan No. 283.

BATHGATE AV, No. 1839, add ½-sty to 2-sty and attic frame dwelling; cost, $1,000; owner, Thos. P. M. McLaughlin, on premises; architect, W. J. Sherry, 112 West 40th st. Plan No. 280.

BEDFORD PARK BOULEVARD, n e cor. Briggs av, move 2-sty and attic frame dwelling; cost, $500; owner, Margaretta Nihlein, on premises; architect, Louis Falk, 2756 3d av. Plan No. 286.

MONROE AV, No. 1685, 2-sty frame extension, 14.6x21, to 2-sty frame dwelling; cost, $1,500; owner, B. Badenas, 205 Centre st; architect, Vincent Bonagur, 789 Homé st. Plan No. 281.

MULFORD AV, No. 1903, two 2-sty frame extensions, 20.7x 12, and new partitions, etc, to 3-sty frame dwelling; cost, $3,000; owner, Morris Schleman, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 291.

WASHINGTON AV, e s, 29 n 172d st, new store fronts, beams, partitions, etc., to three 4-sty brick stores and tenements; cost, $4,500; owner, Henry Lang, 173d st and Topping av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 287.

3D AV, n w cor. 164th st, new show windows to 2-sty brick store and lofts; cost, $2,000; owner, Louis E. Levy, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 292.

ADVANCE REPORTS.

Wakeham & Miller to Erect South Church.

PARK AV.—The general contract for the church, rectory and parish house which the South Reformed congregation at Madison av and 38th st, is about to erect at the southwest corner of Park av and 85th st, from plans by Messrs. Cram, Goodhue & Ferguson, 170 5th av, has been awarded to Wakeham & Miller, of 103 Park av. The construction will be of stone; size of building, 97x133 ft., and the estimated cost is placed at $300,000. The building committee is composed of Samuel Sloan, of the Farmers' Loan & Trust Co., 22 William st; F. De Forest Simmons, 2 East 58th st; Henry Wertheim, Dr. Edgar J. Janeway, Charles D. Haynes, James Suydam and J. A. Holmes. The Rev. Dr. Bridges is pastor.

Proposed Trinity Reformed Church.

WEST NEW YORK, N. J.—Charles Granville Jones, architect, 280 Broadway, Manhattan, has completed plans and has awarded the building contract to Charles H. Neilson, of 138 4th st, Union Hill, for the new Trinity Reformed Church, to be



erected at the southwest corner of Palisade av and 16th st, West New York, N. J. All modern improvements are called for in the specifications, including an electric light system, steam heat and hardwood trimmings.

Contract for 40th Street Loft Building.

40TH ST.—The general contract for the new office and loft building, 12-stys, 90x99 ft., soon to be erected by the Tilden Investing Co., of 141 Broadway, at Nos. 105 to 111 West 40th st, has just been awarded to the Wm. L. Crow Construction Co., of 289 4th av. As designed by Messrs. D'Oench & Yost, architects, 289 4th av, the estimated cost is placed at $400,000. The company is composed of Loton H. Slawson, 7 Lyon pl, White Plains, N. Y., president; D. W. Brown, 14 South Broadway, White Plains, N. Y., treasurer.

Plans for U. S. Barge Office.

SOUTH FERRY.—Progress is being made on the plans for the new United States Barge Office building to be erected near South Ferry, on the site of the present emigrant station, by the government. The building will be constructed of reinforced concrete with stone facing, 4-stys, 150x150 ft. in size. Particulars of power plant have not yet been determined. Mr. A. B. Fry, of the New York Custom House, will be chief engineer. Supervising Architect James Knox Taylor, Washington, D. C., estimates the cost at $500,000.

New Bank Building for Brooklyn.

BROOKLYN.—The Prudential Holding Co., 350 Fulton st, Brooklyn, has commissioned Architects Daus & Otto, 130 Fulton st, Manhattan, to prepare plans for a new 1-sty fireproof limestone bank building, 50x75 ft., to be situated at the southwest corner of Vernon and Stuyvesant avs, Brooklyn, to cost about $60,000. The Prudential Savings Bank, 975 Broadway, Brooklyn, of which Joseph Vollkommer is 1st vice-president, will be the lessee. No contract has yet been awarded.

To Enlarge First Avenue Medical School.

1ST AV.—Messrs. Cady & Gregory, 6 West 22d st, are now preparing plans and will probably be ready to take figures on the general contract about July 22 for enlarging the medical school, No. 433 1st av and 339 East 25th st, for the New York University and Bellevue Medical School, of Waverly pl and Washington Sq. East. The Rev. H. M. MacCracken, D.D., is chancellor, and Wm. F. Havemeyer, treasurer.

Particulars of New Fifth Avenue Store.

5TH AV.—Black, Starr & Frost, jewelers, of 438 5th av, who have purchased the Chas. T. Cook property at the southwest corner of 5th av and 48th st and the adjoining plot No. 4 West 48th st, as reported elsewhere, have informed the Record and Guide that no plans have yet been drawn, but that in all probability they will erect a new store building on the new site in the near future. No architect has been retained.



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NEW ORLEANS, . 204 Perrin Bldg.

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Carrere & Hastings Win Competition.

ARLINGTON, VA.—The plans of Carrere & Hastings, Brunswick Building, 225 5th av, Manhattan, have been approved and recommended by the commission appointed to procure plans and estimates for the erection of the National Memorial Amphitheatre in the Arlington National Cemetery, at Arlington, Va., recently submitted to Congress. The operation is estimated to cost about $800,000.

Greenwich Street Contract.

GREENWICH ST.—James H. Cruikshank has awarded to the F. T. Nesbit Co., No. 116 Nassau st, the general contract for the erection of two 6-sty fireproof mercantile buildings, on Nos. 537-545 Greenwich st, each building to be 50x100 ft., having a carrying capacity of 250 lbs. to a square foot throughout. These buildings will be in the market for sale or rent by the fall.

Automobile Club Annex Plans.

55TH ST.—Plans are now nearing completion and bids will be received about July 15 for the club annex to be erected by the Automobile Club of America at Nos. 242 to 250 West 55th st, from plans by C. P. H. Gilbert, 1123 Broadway. The building will be 12-stys, measuring 92x100 ft.

Apartments, Flats and Tenements.

13TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty tenement, 50x90.3 ft., for Samuel Lipman, 14 East 108th st, to be erected in the north side of 13th st, 150 ft. west of 7th av, to cost $45,000.

MORNINGSIDE AV.—Joseph H. Davis Building Co., 312 West 109th st, will erect a 6-sty apartment house, 128.4x101.10 ft., at the northwest corner of Morningside av and 120th st, to cost $100,000. Geo. Fred Pelham, 507 5th av, is making plans.

Banks.

NORWICH, CONN.—Plans for the banking house to be erected at Main and North Cliff sts for the Chelsea Savings Bank have been accepted and working plans will be completed soon. The structure will be 1 large story, 40x90 ft., of white Dumerston granite. Cudworth & Woodworth are the architects.

Churches.

La Velle & McGlashan, 28 East 23d st, Manhattan, have plans in progress for a terra cotta block church, 40x60 ft., to be erected at East Lansing, Mich., to cost $13,000.

ROCKAWAY BEACH.—The Ladies' Aid Society of the First Congregational Church is collecting funds with which to erect a new edifice. Address pastor of First Congregational Church, Rockaway Beach.

NEWBURGH, N. Y.—George W. Kramer, 1 Madison av, Manhattan, has been invited to submit plans for a new church, to cost $35,000, for the First Baptist congregation. Charles T. Goodrich, the real estate agent, is an officer of this church.

ASBURY PARK, N. J.—Rev. Thomas A. Roche, pastor of the Church of the Holy Spirit, states that he hopes to begin work on a new edifice in the fall, or as soon as he gets $20,000 in the building fund. He already has $10,000 in this fund.

NEWARK, N. J.—Alfred Peter, Washington st, Newark, is preparing plans for a 1-sty and basement church, 85x182 ft., limestone and granite, containing two towers, to be erected at the northeast corner of South Orange av and 9th st, for the St. Antonius Roman Catholic Congregation. Rev. Francis A. Gaffney, 337 South Orange av, rector. Bids will not be received until August. The estimated cost is $260,000.

Dwellings.

DEAL, N. J.—Buchman & Fox, 11 East 59th st, Manhattan, have completed plans for a new residence, 2 1-2-stys, 63x60 ft., for Edwin H. Popper, to be erected at Deal, N. J.

LEONIA, N. J.—Joseph D. Fennen, 271 West 125th st, Manhattan, is ready for figures for a 2 1-2-sty residence, 30x42 ft., for T. D. Mac Gregor, to be erected at Leonia, to cost about $6,000.

JAMAICA, L. I.—Work is soon to be started on the new residence, 2 1-2-stys, 61x40 ft., for M. J. Degnon, of 60 Wall st, to be erected at Jamaica. Thompson & Frohling, 114 East 28th st, Manhattan, are the architects.

JERSEY CITY, N. J.—H. I. Darling Improvement Co., with offices in the Jersey City Trust Co. Building, will shortly break ground for the erection of four private 1-family residences in Beech st, near the Boulevard. The estimated cost is $18,000.

RIDGEWOOD, N. J.—La Velle & McGlashan, 28 East 23d st, Manhattan, are about to take bids on the new residence for Dr. W. M. Grosvenor, of Cliffside, N. J., to be erected at Ridgewood. Terra cotta blocks and stucco will be the construction. The estimated cost is $12,000.

65TH ST.—Hoppin & Koen, 244 5th av, have been selected to prepare plans for a 5-sty brick and limestone residence, 28x100 ft., to be erected at No. 45 East 65th st for John M. Bowers, of 7 West 21st st. Figures will not be received for some time yet. The cost is estimated at $60,000.

70TH ST.—The A. J. Robinson Co., 123 East 23d st, has received the general contract to build the 6-sty stone and brick residence for Dave Hennen Morris, 68 Broad st, 30x90 ft., in the north side of 70th st, 45 ft. west of Madison av, from plans by Thornton Chard, 39 West 38th st. H. D. Dickinson, 123 East 23d st, is sanitary engineer. Estimated cost, $50,000.

Factories and Warehouses.

BRIDGEPORT, CONN.—The Bridgeport Brass Co. is reported to be planning to expend about $100,000 on the construction of new buildings.

ST. JOHNSVILLE, N. Y.—The Royal Gem Mills Co., of St. Johnsville, will erect a new building, 80x100 ft. When it is completed it will enable the company to double its capacity.

WHITLOCK AV.—Adolph Mertin, 33 Union sq, is about ready for figures for $30,000 worth of alterations to the piano factory of Henry Keller & Sons, on the east side of Whitlock av, 100 ft. north of 165th st.

LITTLE FALLS, N. Y.—The Robert McKinnon Knitting Co., of Little Falls, is taking figures this week on the general contract for a 5-sty brick (mill construction) warehouse, 95x331 ft., including a steel water-tower and tank, to cost about $90,000. Carl Haug, 500 Main st, Little Falls, is the architect.

JERSEY CITY, N. J.—The general contract for the factory to be erected by the American Family Journal Co., of 235 West 23d st, Manhattan, has been awarded to Joseph Jewkes Sons Co., of 676 Montgomery st, Jersey City. The building will be erected at Forrest and Van Horn sts, Jersey City, from plans by William A. Tilton. Cost about $13,000.

BRIDGEPORT, CONN.—Plans for the new Whiting Mfg. Co. plant in the North End will be ready for estimates in about a week. Twelve general contractors will be invited to submit estimates. Five buildings will be erected of steel construction, providing about 75,000 sq. ft. of floor space. A boiler house, with a 500 horsepower engine, is also to be built, the plans not being ready for figures at this time. F. A. Wing is the engineer in charge.

DANBURY, CONN.—The Tracy Bros., of Waterbury, have received the general contract to erect the new factory buildings for Frank H. Lee at Danbury. The Geo. S. Chatfield Co., of Waterbury have the mason work. The plans are by P. N. Sunderland, and provide for three buildings, all of frame construction. One building, 320x40 ft., 4 stys; one 110x40 ft., 3 stys; one 310x40 ft., 2 stys, with elevators, steam heat and tar and gravel roofing.

Hospitals and Asylums.

CLIFTONDALE, MASS.—Plans for the New Melrose Hospital to be erected on Lebanon and Main sts, are reported to have been adopted. Cost, about $60,000.

HARTFORD, CONN.—The Senate has passed a bid appropriating $175,000 for the establishment of three county hospitals for tuberculosis at Hartford. No plans have yet been drawn.

Municipal Work.

BROOKLYN.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, July 14, for kalsomining and painting, etc., various offices on four floors of the Hall of Records, and also for installing a tank on the roof.

MANHATTAN.—Estimates will be received at the office of the Mayor, as chairman of the Armory Board, Friday, July 16, for the construction of a new armory building for the Twenty-second Regiment Engineers, N. G., N. Y., at Fort Washington av, 168th and 169th sts, Manhattan.

BRONX.—Bids will be received by the Board of Water Supply, No. 299 Broadway, Tuesday, July, 20, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225 horse-power water-tube boilers, and all accessories, at Jerome av pumping station, the Bronx.

Office and Loft Buildings.

27TH ST.—The general contract for the 12-sty store and loft building, 50x100 ft., about to be erected at Nos. 115-117 West 27th st by Strook & Strook, of 30 Broad st, at a cost of $200,000, has been awarded to the Fleischmann Bros. Co., of 507 5th av. Plans are by Geo. Fred Pelham, 507 5th av.

NEW HAVEN, CONN.—Morris Steinert, of New Haven, will build a store building in Chapel st, near Temple st. The plans are now being drawn by Architects Brown & Von Beren. Simon Psreyk is also about to erect a $50,000 building at George st and Congress av, and Brown & Von Beren are also planning this building.

UNION HILL, N. J.—Hyman Rosensohn, 784 Broad st, Newark, has prepared plans for a store building to be erected on Hudson av and 23d st, Union Hill, by Marcus Goodman of Union Hill. The Building will be of brick construction, 4 stys, 50x60. The estimated cost is $20,000, and the owner will supervise the construction and buy all materials.

FRANKLIN ST.—The Wm. Young Co., 550 West 41st st, has received the general contract for extensive alterations, adding four additional stories to the 6-sty show room and office building northwest corner of Franklin and Washington sts, to cost around $50,000. The Fruit Auction Co., 204 Franklin st, is the owner; F. T. Cornell, 125 East 23d st, architect, and Arthur E. Roberts, 89 Wall st, steel engineer.

Schools and Colleges.

POUGHKEEPSIE, N. Y.—The alumni association has started a movement to obtain an appropriation for a new high school. Address Frank B. Lown, Poughkeepsie, N. Y.

GREENPORT, L. I.—Charles B. Waterhouse, of Passaic, N. J., has been selected to prepare plans for a $25,000 brick school to be erected at Greenport. Building operations will be started in August.

EAST RUTHERFORD, N. J. The Board of Education was authorized by vote to erect a school building, 50x150 ft., at Carlton av and New st. The cost is not to exceed $14,200, including the furnishings and other equipment. Address chairman school board.

NEW BRITAIN, CONN.—The contract has been signed and work will be started at once on the new school at Forestville. W. P. Crabtree, of New Britain, is the architect. The A. D. Clifford Co. has the general contract, and the Fuller & Warren Co., of Boston, will do the heating.

HARTFORD, CONN. — Architects Brocklesby & Smith have completed plans and bids are being received for the new school to be erected in the West Middle District for the use of the kindergarten and primary departments. It will be a brick building, 2 stys, with eight rooms.

36TH ST.—J. V. Van Pelt, architect, 333 4th av, is taking figures for the 5-sty fireproof school, 107x60 ft., 24 class rooms, including a chapel, to be erected at Nos. 311-321 East 36th st, at a cost of $130,000. The Church of St. Gabriel, Rev. Wm. Livingston, 308 East 37th st, rector, will erect the building.

Bids Opened.

Eleven bids were received for the proposed bridge over Dutch Kills Creek. They ranged from $100,000 to $130,000. The bridge will be a Scherzer roller lift structure having a 36-foot roadway and two 6-foot sidewalks. The bidders were: New England Construction Co., Cooper & Evans, Snare & Triest, Phoenix Construction Co., E. C. Moore, Degnon Contracting Co., J. H. Gray Co., C. C. Frazer Co., Haggerty Contracting Co., New York & Portchester Contracting Co., Henry E. Fox and McLeod Co.

Contracts Awarded.

56TH ST.—Israels & Harder, 31 West 31st st, have awarded to J. H. Deeves & Bro., 103 Park av, the general contract for remodeling the apartment house 207-209 West 56th st, owned by the Clinton Realty Co.

HARTFORD, CONN.—A. E. Norton & Co., 18 West 27th st, Manhattan, has received the contract for the steel work in connection with the new office building for the National Fire Insurance Co. at Hartford. Marc Eidlitz & Son, of New York, are the contractors. E. T. Hapgood, of Hartford, architect.

CALLICOON, N. Y.—Wakeham & Miller, 103 Park av, Manhattan, have received the general contract to erect the 4-sty college building at Callicoon, N. Y. (Sullivan County), for St. Joseph's College. The building will cost about $150,000, and will be constructed of native stone and brick, 148x100 ft. Thomas J. Duff, 407 West 14th st, Manhattan, is the architect.

24TH ST.—Chas. A. Cowen & Co., 1123 Broadway, has received the general contract to erect the loft building addition at Nos. 203-205 West 24th st, through to 25th st, for the Frammor Realty Co., of which Solomon G. Rosenbaum is president. The National Cloak & Suit Co., 207 West 24th st, is lessee. Ditmars & Brite, 111 5th av, are the architects. The estimated cost is $200,000.

2D AV.—The concrete work for the two 6-sty fireproof factory buildings, 75x60 ft., to be erected on the east side of 2d av, 104 ft. north of 39th st, for the Bush Co., of 100 Broad st, has been awarded to the Turner Const Co., 11 Broadway. But one of the buildings will go ahead this year, and a large refrigerating plant will be installed. The estimated cost for both is $600,000. Wm. Higginson, Park Row Building is the architect. (See issue May 29, 1909.)

CLEVELAND, OHIO.—The bid of Edward Howland Blashfield, 48 West 59th st, Manhattan, $12,000 in amount, has been accepted for Mural painting for east end of the Circuit Court room at Cleveland, Ohio. The painting in the collector's room of the same building will be done by Kenyon Cox, of 134 East 67th st, Manhattan, at $3,500, and for decorating court library on third floor by Frederick, Crown & Shield, of 314 West End av, Manhattan, at $4,500.

Government Work.

CLEVELAND, O.—F. D. Millet, of 6 East 23d st, Manhattan, has the contract at $30,600 for mural painting and decorating in the new post office at Cleveland, Ohio.

BROOKLYN, N. Y.—Proposals for hospital buildings will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., July 24 for medical supply depot at the Naval Hospital, Brooklyn. R. C. Hollyday, Chief of Bureau.

HUDSON, N. Y.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received July 28 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. post office at Hudson, N. Y. James Knox Taylor, Supervising Architect.

ANNAPOLIS, MD.—Proposals for quarters and stable will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until July 24 for constructing four officers' and nurses' quarters and one stable at the Naval Hospital, Annapolis, Md. Plans and specifications can be obtained on application to the bureau. R. C. Hollyday, Chief of Bureau.

Brief and Personal.

Quite a number of machinists are finding work on the Panama Canal.

Competition, the life of trade, does not necessarily mean price cutting.

James A. De Groot, of Jones's Point, who was for many years in the Hudson River stone and sand trade, is dead.

The corner stone of the Astor House was laid 75 years ago this week. Isaiah Rogers was the architect, and John Jacob Astor the builder.

W. J. Martwick, of the Tablet & Ticket Co., 381 Broadway, who has been spending a part of his vacation at Pittsfield, Mass., returned to business on Wednesday.

The McCrum-Howell Co., plumbing supplies, moved this week from its former establishment, 46-48 East 20th st, into its new offices at 103 Park av, in the Terminal building.

"It pays to do good work," says a contemporary. But it pays better to acquire a reputation for being able to do only good work, and the trade paper can help to put the public wise.

The Aldine Association, of which many building material men are members, has moved its clubroom and refrectory from the Arnold-Constable building in 5th av to the Fifth Avenue building.

Bids will be received next week for the construction of the new armory on Fort Washington av for the 22d Regiment. Another fine improvement for the same neighborhood is the new Chelsea Methodist Church, now in process of construction.

The Housesmiths and Bridgemen's Union, which has not been under the arbitration plan since the trouble on the Plaza Hotel, has again applied for recognition. Open shop was declared against the members of this union, and they have since found that they were better off when behind the breastworks.

W. H. Hendrickson, of the firm of Hiram Snyder & Co., distributors of Lehigh Portland cement, and Mr. Snyder, have been spending a part of their vacations in the Adirondacks. Mr. Hendrickson returned to his office on Wednesday.

The Electric Fireproofing Co., 19th st and the East River, recently closed the contract for fireproofing the wood required in the construction of the new Emigrant's Savings Bank building, in Chambers st, and also for that used in the construction of the new Stock Ticker building in Beaver st. The company is now at work on these jobs.

The Raymond Concrete Pile Co., of New York and Chicago, has been awarded the contract for placing piles of their make in the foundations for the cold storage building that will be erected for the Philadelphia Warehouse and Cold Storage Co. in Philadelphia. About 80,000 feet of piling will be used by Cramp & Co., the general contractors.

The Tablet & Ticket Co., which uses the Willson system of paper letters for office building directories, has just closed several important contracts in addition to those recently noted in these columns. It signed this week for a directory for the Fifth Avenue building, 23d st, 5th av and Broadway, and in the recent past for the Golden Hill building, John and William sts, the Havemeyer building, Cortlandt, Church and Dey sts, and the Jacobs building at 805 5th av.

The Bartlett Brick Co., owner of two large brick yards, one at Hudson and the other at Roseton, has gone into the hands of receivers, Judge Keogh having appointed Seward U. Round and Edward J. Collins, of Newburgh. The appointments were made on the application of Mr. Frederick W. Bartlett and there was no opposition. Of the capital stock members of the Bartlett family own 1,465 shares, and 1,535 shares are held by Senator Rose, Wm. H. Hilton, Everett Fowler and Dr. Townsend.

The Madison Square station of the local post office department is to move into the entire upper 4th av side of the Metropolitan building on or about August 1, its present quarters being inadequate for the amount of business it now has to handle. There will be only one tenant in the ground floor of that structure on the 4th av side besides the post office, the Metropolitan Bank, south of the entrance to the building. The extension is said to be due to the rapid growth of 4th av as an office building avenue.

Material taken from the 28 buildings recently razed in Newark to make way for the Prudential Insurance Company's new annex is being distributed throughout Northern New Jersey. The Van Kueren Construction Company, wreckers, distributed 2,000,000 brick taken from these structures. Two hundred tons of steel were sent to furnaces in Pennsylvania, and 250,000 ft. of lumber is being resold. About 300 tons of steel was taken from the Firemen's Insurance building at Broad and Market sts, 175,000 brick and 150,000 ft. of lumber.

Mayor McClellan formally notified General George Moore Smith, of the firm of Candee, Smith & Howland, this week of his appointment as member of the Naval and Military Committee for the Hudson-Fulton celebration. Other members of this committee are Capt. John B. Rose, Capt. James F. Sheehan, Maj. Chase, Lieut. Wilkes, Lieut. Tenny and Lieut. Blythe, all of Companies E and L First Regiment N. G., N. Y. General Smith, with some of the members of the committee and with the naval officer who will have charge of the ships in their progress up the river, rode up the Hudson last Friday and pointed out various places of historical interest whereon beacon lights will be burned. The general is a loyal resident of Newburgh and plans a rousing parade of sailors and soldiers in that city.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Year's Second Half Opens Strong.

The second half of the business year opened strong in building material departments. Leaders report conditions favorable to optimism. Even the cement interests are hopeful. The week opened well, considering the three, and in the majority of cases, four-day recess. What is more it developed strength as the week wore on. Brick went up twenty-five cents. The market continued good and some large new orders were placed. Cement is still at $1.33 dock New York, with some large orders placed on short deliveries. Iron held its own. Southern No. 2 went up fifty cents. Steel fell behind, because most of the big orders were placed in the latter part of last month to hold over this month and part of next. Retail lumber dealers have entered upon their busy season and the wholesalers, their worst. Business locally, from the former's viewpoint, was said to be good considering market features and conditions. Stone was inactive.

Brick Market Steady—Prices Move Up.

A fine market, steadily increasing demand and a better quality of brick coming in, have combined to produce a slight advance in the price of Hudson River hards. A general improvement in the trade is reported, and it now begins to look as if the Summer as well as the Fall would be a busy season for both wholesalers and retailers. Fewer wash brick are coming in, although the quantity entering the local market is still far above normal. Excepting for a few showers the last fifteen days of June brought ideal brick-making weather and enabled the manufacturers to restock. The manufacturers are setting in now. In another week they will begin to burn, and about the last week in the month they will cool. That will make it about August 1 before really good brick will begin to come into the local docks.

TYPHOID FEVER IN ONE YARD.

With the exception of a yard at East Kingston and Smith's at Kingston, all the Hudson River companies are working up to capacity, at least up to such capacity as the labor supply will permit. In the first case, fifty cases of typhoid fever has developed within the last ten days and the yard has been crippled in consequence. In the case of Smith's, about half the racks in that establishment collapsed during the week, entailing a loss of brick in process of manufacture as well as disabling a large part of the plant's equipment. Men were put to work at once repairing the damage done, and it was said that within the week the plant would be able to turn out its usual quota.

LABOR SCARCE AT KILNS.

Up-river manufacturers are complaining at the scarcity of labor. In one case, a Fishkill manufacturer is making but is unable to load at the same time. The only way in which he can make deliveries is to put his men at work in the kilns and then shift them all over to the barges, stopping work at the kilns temporarily. While it is usual for the brickyard employees to get "wanderlust" at this time of the year, it seems that there is an unusually large number of men leaving the up-river establishments this Summer. This is probably due to the early Spring exodus to New Jersey, at the time of the strike. This has had a great deal to do with the difficulty the manufacturers have experienced this year in getting ahead of the demand.

PLENTY OF TRUCKS NOW.

Last week it was reported that the local distributers were having trouble in obtaining enough trucks to get counts to the various jobs. Conditions changed back to normal as soon as the hot wave passed over. It was explained this week that it was not so much a case of trucks being scarce, but horses. Owners and drivers refused to take out their horses, and one brick company that had some rush deliveries to make, offered unheard of prices to a certain well-known team renting firm, but his terms were not accepted. Truck drivers would take their teams out from 6 A. M. to 9 A. M. and from 3 P. M. to 5 P. M., but during the middle of the day kept their animals safely housed.

BIG CONTRACTS FOR CANDEE, SMITH & HOWLAND CO.

Among some of the contracts recently closed by the well-known building material firm of Candee, Smith & Howland Company are for the following jobs: Borgfeldt building, Irving pl and 16th st, 6,000,000; remodeling and reconstruction of old Parker building, 4th av, and to Hotel Florence, 13,000,000 (6,000,000 for former and 7,000,000 for later); for the 17th st and 5th av building, 3,000,000; for the skyscraper block to be erected on the Iselin property, between 26th and 27th sts, in Madison av, 2,500,000, and a number of others.

Other firms have reported equally large contracts, among them the John P. Kane Co., the Empire Brick & Supply Co. and Sayre & Fisher Co. Some of these contracts have not yet been entirely closed.

EXPECTS A GOOD SUMMER.

General George Moore Smith, of the Candee, Smith & Howland Company, when asked for his opinion as to the outlook for the second half of the year, said:

"Brick meets a good stiff market, with prices fair, and no evidence so far apparent of the manufacturer trying to shade or raise. There is a lot of big business in sight, not only for us but for others, and I do not look for a single dull period between now and the first of the year."

BRICK. (Cargo quotations at the wharf.)*

		Per M.
Hudson River, Common	$5.75@	$6.50
Hudson River, Light Hard	3.00	4.00
Hudson River, Pale	....	....
New Jersey, Hard	5.75	6.25
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....
Fronts:		
Buffs, No. 1 (delivered at bldgs.)	22.00	30.00
Greys, various shades & speckled	29.00	31.00
White No. 1	23.00	35.00
White No. 2	25.00	31.00
Old Gold	29.00	31.00
Enameled:		
English size	70.00	75.00
American size	57.00	63.00
Seconds, etc	40.00	45.00

*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave.	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	$0.75@	$0.80
State common, cargo rate, per bbl.	.80	.85
RocklandxRockport, Com., per bbl.	...	1.02
Rockland-Rockport, L., per bbl.	1.12	....
Rockland-Rockport, special, 320 lbs.	...	1.42
Select finish, per 350 lbs., net	1.62	....
Palmer com., L	...	1.25
Palmer, finishing, S	...	.95
Palmer, finishing, L	...	1.40

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.35
Palmer, com., S	...	.85

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	$1.30
In barrels, 320 lbs.	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Takes on Renewed Activity.

Something like renewed activity was reported in the cement market this week. The large inquiry which had previously been cited brought several large orders, but instead of the trade taking heart at this, their encouragement seemed to come from the thought that this probably will be the last month under which the price agreement will remain operative. Among the orders recently closed were two through Candee, Smith & Howland for between 15,000 and 20,000 bbls. of Atlas and Alpha for various contracts it has recently closed. Other large sales were reported by the Edison, Lawrence and Trowel companies, but figures were not made public.

STRIKE AT THE EDISON MILLS.

A week ago yesterday nearly all the men at the Edison Portland cement mills at New Village, N. J., went out on strike. Vice-President W. S. Mallory was in Atlantic City at the time. He hurried to Philadelphia, and from there went to the scene of the trouble.

Orders were given to rush in 150 strike breakers, and work was resumed the following day, although the output was necessarily reduced. By Wednesday, according to reports received by F. B. Marsh and officials at the company's local office, 1133 Broadway, the trouble was practically over and the men were returning one, two or three at a time.

A few weeks ago, it is said, the company gave its employees a picnic to which a number of friends of the employees from other towns were invited. It is thought that it was during the picnic that the seeds of discontent were sown. The men, who had demanded more pay, for the most part returned to work under the same schedule as heretofore.

CEMENT BUSINESS DURING THE LAST SIX MONTHS.

A local authority, who has a turn of mind toward statistics, has prepared for his own use a rough sketch of the business done during the six months just ended with a view to noting the actual effect of the price compact. He would not consent to make public the entire compilation, but he said that the business of the leading cement companies during the last quarter was greater in the number of barrels sold than during the first quarter by 18%. He explained that this did not indicate that the licensees made money. On the contrary, he said that his figures showed that they were losers to the extent of an average of 5%. Another authority, discussing the subject of supply and demand during the period of the restriction on prices, summed up the situation this way:

"CANNOT CHOKE OFF DEMANDS."

"Contrary to the public opinion regarding the cement situation, the fact that the price has been placed practically

below cost, does not hamper the supply or demand. At first thought it appears that all the dealers in the country should rush right in and buy all the cement they could at $1.33. They would, if the licensee would sell for longer than 60 to 90 days. To-day they will hesitate to sell at the present prices longer than on 30-day deliveries.

"The cement men have been busy, all right, but they have not been making any money. I do not expect it to last much longer, however. You cannot choke off the demand or supply of Portland cement no matter what price you make, or what conditions you levy."

CEMENT.

Portland, Domestic, in cloth*	**$1.33**
Rosendale or Natural, per bbl.	**.90**

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.33@	....
Atlantic brand	1.33	....
Atlas Portland	1.33	$1.43
Bath Portland	1.33	....
Dragon	1.33	1.43
Edison Portland	1.33	....
Lehigh Portland	1.33	....
Trowel Portland	1.33	....
Vulcanite Portland	1.33	....
Alsen's (German) Portland	2.35	....
Dyckerhoff (German) Portland	2.45	....

Southern Iron Advances.

The Tennessee Coal & Iron, Sloss and Alabama Consolidated closed the first half of the year with a fifty cent advance in No. 2 Southern. This was said to be due to the fact that they had booked more orders than they had realized. The holiday following Saturday and Sunday and the fact that the iron business practically suspended business of any size since Friday noon of last week, had the effect of bringing about a lagging market this week. There was one exception, however, when one big pipe company closed for 25,000 tons.

EXPECT A QUIET MONTH.

Iron and steel men visited this week said that they did not expect to have a very busy month. "July," said one man, who keeps a finger constantly upon the pulse of the iron market, "is usually an off month. More than one-half the buyers cover in May or June and by July have filled for almost the entire third quarter." Steel men do not expect an active July, either.

JUNE'S BUSINESS BETTER THAN MAY'S.

June's steel business was considerably over that of May, and May's was over April's by over 200,000 tons. It is believed June's advance of 30% over the business of the preceding month will be the high record until September 1, because most of the Summer work has been contracted for and that the real Fall business will not come until after the first week in September.

BUSINESS NEAR NORMAL BASIS.

A steel man discussing the condition of the steel business from the viewpoint of the late depression, said: "My belief is that business is where it should be today. A comparison with our books for the last seven years shows that the business of this year was in excess of all other years save 1906 by 12%. It is only 2% behind that of 1906. There is plenty of money in the market now, loans of almost any size are easy to get, and one does not hear nowadays of business timidity due to financial or industrial conditions. The trouble is for the most part local. I believe that the conflict of interests in the redrafting of the local building code has done more to retard the progress of Spring building construction than anything else I can think of."

PIG IRON.

Northern:		
No. 1 x Jersey City	$17.25@	$17.50
No. 2 Foundry x Jersey City	16.75	17.00
No. 2 plain	16.25	16.50
Southern:		
No. 1 Foundry, steamship dock	16.75	17.50
No. 2 Foundry spot	16.25	16.75
No. 3 Foundry	15.75	16.25

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.46@	....
Angles	1.46	1.51
Tees	1.51	1.56
Zees	1.51	1.56

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....@ $1.70
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	1.70
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.30
Norway Shapes	3.30
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron finish, base	1.70
Soft Steel Bars, base or ordy. sizes	1.70
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

SOFT STEEL SHEETS.

¼ and heavier	2.00
3-16	2.10
No. 8	2.20

Blue Annealed

No. 8	2.20
No. 10	2.20
No. 12	2.25
No. 14	2.30
No. 16	2.40

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.65	3.40
No. 20		
No. 22	2.70	3.35
No. 24		
No. 26	2.75	3.40
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	**11¼@ 14**
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.	**22 24**

GALVANIZED STEEL.

Nos. 14 and 16	**per lb. $2.85**
" 18 and 20	**" " 3.00**
" 22 and 24	**" " 3.20**
" 26	**" " 3.40**
" 27	**" " 3.60**
" 28	**" " 3.75**
" 30	**" " 4.40**
No. 20 and lighter, 36 ins. wide, 25c. higher.	

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	**per lb. $5.75**
" 26	**" " 6.25**
" 28	**" " 7.25**

SOLDERS.	Case.	Open.
Half and half	19½@	20½
No. 1	17	17¼

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....@$17.10
About 30-lb. coating	.... 15.00
About 20-lb. coating	.... 12.50
About 15-lb. coating	$10.70 11.25
About 8-lb. coating	.... 8.70

PIG LEAD.

Ton lots	4⅞@5
Less	5 5¼

ZINC.

Sheet, cask lots	**per. lb. 7½**
Sheet	**per lb. 8**

Lumber Entering Dull Period.

As far as the wholesale lumber dealers are concerned they are entering upon their annual dull period. July and August is the hey-dey for the retailer and the boogaboo time for the supply man. By the end of August there promises to be a notable shift of prices.

MORE FIRMS ENTERING BRONX.

While the Church E. Gates Lumber Co. has been doing a large business in the Bronx, it was not until the comparatively recent past that it decided to establish a branch of its big plant in that section. It is spending almost $1,000,000 in the construction of a mammoth turning and finishing plant on the Southern Boulevard in the Oak Point section. This plant will be a model of its kind when it is completed. The Murray & Hill Company is also building a woodworking mill in the neighborhood, one that will cover 17 lots. The Cuttler Hammer Co., a Chicago concern, is also establishing a mill in that section at a cost of $105,000.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$23.00@$28.00
6 to 9 inch cargoes	24.00 28.00
10 to 12 inch cargoes	26.00 30.00

LATH.

1½ in. round wood lath	3.50	3.75
Eastern spruce, slab	**4.25**	**4.50**

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$93.00@	$94.50
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	50.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

HARDWARE FLOORING.

K. D. bored, end matched or butted and bundled.

Standard grades of oak flooring:

Clear—Shall have one face free from defects, except ⅜-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.

Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.

Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.

Clear quartered white oak	$80.00
Select quarter-sawed white oak	47.00
Clear Quarter-sawed white oak	**87.00**
Select quarter-sawed red oak	**50.00**
Clear plain sawed white oak	**53.00**
Select P. S. white oak	**45.00**
Clear plain sawed red oaw	46.00
Select P. S. red oak	**43.00**
Common oak, red and white	30.00
No. 2 Factory or common oak, red and white	**23.00**

PLAIN OAK.

4-4, 1sts and 2ds	$42.00@	$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00	51.00
4-4 Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	**37.00**	**40.00**
4-4 Culls	22.00	24.00
5-4, 6-4 and 8-4 in. Culls	24.00	26.00

SHINGLES.

(New York Lighterage Limits.)

	Per M. pieces.
6 x 18 No. 1 Heart Cypress	$8.00@ ....
6 x 18 No. 1 Primes for A's	**7.50 ....**
"Perfection" 18 in. Red Cedar	4.50 4.75
"Eureka" Red Cedar	4.15 ....
Extra Clears, 4-in. Count	3.60 3.65

KILN-DRIED ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel, New York.

	No. 1.	No. 2.	No. 3.	Box.
4-4 Edge, under 12 ins.	**$28.00**	**$25.00**	**$18.00**	**$14.50**
4-4 Wide Edge, over 12 inches	**42.00**	**35.00**	**....**	**....**
4-4 x 4 and 5 inches	30.00	27.00	18.50	....
4-4 x 6 inches	32.00	28.00	19.50	15.50
4-4 x 8 inches	34.00	29.00	20.00	16.00
4-4 x 10 inches	35.00	30.00	20.50	16.50
4-4 x 12 inches	39.00	32.00	22.00	17.50
5-4 Edge, under 12 ins.	30.00	27.00	19.50	15.50
5-4 Wide Edge, over 12 inches	43.00	36.00	....	....
5-4 x 10 inches	37.00	32.00	21.50	17.50
5-4 x 12 inches	42.00	36.00	23.50	18.50
6-4 Edge	33.00	30.00	21.00	15.50
6-4 x 10 inches	38.00	33.00	22.50	17.50
6-4 x 12 inches	43.00	37.00	24.50	18.50
8-4 Edge	34.00	31.00	22.00	15.50
8-4 x 10 inches	39.00	34.00	23.50	17.50
8-4 x 12 inches	44.00	38.00	25.50	18.50
Flooring:				
13-16 x 2½ & 3"	28.00	26.00	19.00	14.00
13-16 x 3½	28.00	26.00	19.50	15.00
13-16 x 4 to 4½	27.50	25.50	19.50	15.00
13-16 x 3 to 4 jointed	32.00	28.00	20.00	....
13-16 x 2½ to 3 Rift	42.00	37.00	....	....
13-16 x 3½ Rift	37.00	32.00	....	....
Ceiling and Partition:				
13-16 x all widths exc. 3½ and 5½	28.00	26.00	19.00	15.00
white				25.00
¾ x all widths, exc. 3½ and 5½	29.00	27.00	20.00	15.50
⅝ (for 5½ add $2)	23.00	21.00	15.00	10.00
½ (for 5½ add $2)	20.50	19.00	12.00	8.00
German Siding 13-16 x 5½" face	33.00	30.00	21.00	16.50
Beveled Siding, ½ x 4 to 6	19.00	17.50	12.00	9.00
Case and Moulded Base, all patterns	37.00	32.00	....	....

Roofers:

13-16 x 5½ in. face	$16.50
13-16 x 7½ in. face	17.50
13-16 x 9½ in. face	18.50

Factory Flooring, 1½, 2, 2½, & 3 x 5 to 9 **finish ¼ inch scant in thickness and ⅛ inch scant in width when worked for splines and ¾ inch scant in width when** tongued and grooved 19.00

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	**36.00**	**40.00**
Ash, 1 in., 1st and 2ds (brown)	**51.00**	**52.00**
Ash, 1 in., No 1 common (brown)	**35.00**	**36.00**

Basswood, 1 in., 1st and 2ds	39.00	40.00
Basswood, 1 in., No. 1 common	28.00	30.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birsh, 1 in., 1st and 2ds (white)	35.00	37.00
Birch, 1 in., No. 1 common (red)	27.00	31.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	35.00	37.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	50.00	60.00
Cypress, 1 in., 1st and 2ds	....	50.50
Cypress, 1 in., shop	....	35.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	28.50	31.00
Gum, 1 in., 1st and 2ds (sap)	28.00	30.00
Gum, 1 in., No 1 common (sap)	24.00	26.00
Maple, 1 in., 1st and 2ds	32.00	34.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	46.00	48.00
Oak, 1 in., No. 1 common	37.00	39.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

Stone Market Uneventful.

Big contracts out of town continue to feature the local stone market. Prices remain stationary and a quantity of big work is beginning to show itself. The Woodbury Granite Co. reports a good inquiry. Competition is keen for local work and prices are being shaded somewhat more closely than usual. There is a better demand for granite. Marble holds its own. Sandstone showed a slight falling behind, while bluestone gained a little during the last fortnight. There are no changes in prices.

SLATE MOVING UPWARD FOR YEAR AND A HALF.

E. J. Johnson, of the E. J. Johnson Co., 38 Park Row, said this week that he had noticed a continued improvement in the demand for slate for the last year and a half. The question had been put as to whether the first half of the year had been up to his expectations and what the last half held out in the way of encouragement. He said:

"Structural slate up to eighteen months ago was slow. Since then there has been a marked improvement and constantly increasing sales until the first of the year. Looking back over the last six months I think that business has been up to my expectations and the indications are good for a busy Fall."

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.35	.50
Granite, grey	.50	.90
Granite, black	.75	3.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

Kenney-Renner Co. Gets Big Contract.

The Kenney-Renner Co., general plumbing contractors, of 135 West 24th street, has just signed contracts for the installation of plumbing and heating equipments for the nine new fireproof buildings being erected on somewhat new lines, as far as this city is concerned, by the Shea Construction Co., for Richard M. Montgomery, at Webb av and 188th st, the Bronx, and for which George Keister, of 12 W 31st st, is architect. The Kenney-Renner Co. makes a specialty of this kind of work and also of installing plumbing equipment for theatres, having had the contract for the Astor and the Stuyvesant, both of which figured up to about $10,000.

Considerable interest attaches to the award of the contracts for the nine Bronx buildings because of their unusual features. The walls are to be of terra cotta tile and floors of the same material but centered on reinforced concrete beams, the roof is to be of Spanish tile and the only parts of the buildings that will contain any wood will be the windows and doors.

The Kenny-Renner Co. was established in 1905 and incorporated in 1907, with John J. Kenney, president and treasurer, and F. A. E. Renner vice-president and secretary. The firm has been remarkably successful and has handled some big contracts including some important public school work. Mr. Kenney was formerly connected with the Welles-Newton Co., and Mr. Renner was formerly in the plumbing supply business. Both have had wide experience in high-class work and their company is equipped to handle any kind of plumbing work with competency and despatch.

Safeguarding the Water User's Interests.

Something new in the economical management of property, whether it be business, industrial or residential, has been developed from small beginnings in the Water Supervision Company, 3 Park Row, this city. To-day, this company is saving thousands of dollars to thousands of water rent payers, besides saving the city millions of gallons of water that would otherwise be going to waste, by its system of water-meter inspection, done by meter and plumbing experts employed solely by this company.

Lindon Bates, Jr., an engineer, and a member of the New York State Assembly, upon his return from an investigation of European water works, said that the increasing inadequacy of New York's water supply was not waste so much as leakage. While a faucet or pipe is dripping, dripping, dripping, minute in and minute out, day in and day out the year round, the little mechanical contrivance in the basement is ticking, ticking, ticking away the tenant's or landlord's dollars and cents, whether it be for willful waste or unconscious leakage.

The mission of the Water Supervision Company is to detect this leakage in its early stage. Monthly inspection of the meter will give an infallible clue to anything wrong with the piping. Perhaps the service pipes are too large. The company's experts will tell the landlord or tenant about it. Possibly a reduction in size will save surplus taxes. Perhaps the faucet is worn out. A new one will also save additional rent. Perhaps there is a leak that drop by drop is eating away a foundation wall, or endangering the health of first floor tenants by making the cellar damp. The company's inspectors look after that, too.

The company has hundreds of letters from clients showing that the employment of this system pays, and the fact that once they have it they find that they cannot get along without it, shows the pracical utility of the service.

The "C. Q .D." in Elevator Service.

A company of richly gowned women and gentlemen in evening dress alighted from a cab in front of a prominent hotel the other evening and, laughing and chatting over some funny situation in the play, they had just seen, entered the elevator and started upward to their apartments. One of the gentlemen was bound to his room where he expected to change his apparel and depart for the midnight train for Chicago, where a contract involving hundreds of thousands of dollars was to be signed.

Suddenly, between two floors the elevator car came to a halt. The conductor could not budge it, the brakes held fast. The elevator in the next shaft stopped and conveyed the message to the desk that eight persons were in a stalled car between floors, prisoners. To them, the situation looked hopeless, the gentleman who was scheduled to leave the city in an hour, saw the loss of that important contract due to his missing the train that departed from the Grand Central station in an hour. Gloom pervaded the car. But what was to be done? The hotel engineer found that expert knowledge was required to locate the cause of the halt, but he worked away.

In the main office things were different. As soon as the clerk was informed of the fact that the car was stalled, he called "Morningside 310," and in half an hour an auto stopped in front of the hotel with one of the Electric Elevator and Machinery Maintaining Company's experts aboard. He found a little staybolt out of place, which had caused safeties to act. It required ten minutes to repair the defect and the nervous contractor caught his train.

This is only one example of the work that the Electric Elevator and Machinery Maintaining Co., 1 Beekman st, does. It has a system of inspection and maintainence over electric elevators and machinery connected with them, under yearly contracts. The lifts are always kept in repair, the electrical equipment has the care of experts and furthermore, this force is available to those who have the service day and night. In case of an accident a representative of this company can be called at any hour. It looks after and repairs all kinds of electrical office equipment, repairs controllers, winds armatures and in fact does a general electrical contracting business.

Modern Concrete Grouting Device.

Harvey Farrington, of 45 Broadway, New York, has something modern in the way of concrete expansion anchors which he is introducing in the local market. This device is on the same principle as his well-known expansion bolts and grapples, both of which has received country-wide inquiry and constantly increasing sales. This device consists of the ordinary lag screw accompanying an anchor which is driven into a well. A coil of wire inside of this anchor is internally tapered and is expanded by screwing the lag into the receptcale. It is claimed for this particular device that it does not crumble the concrete, thus, it is said, increasing his holding power. The wire being flexible, contracts a little while being driven into the hole, and thus gives a strong friction hold on the walls of the hole. Mr. Farrington supplies these bolts, anchors, grapples, etc., to electricians, plumbers, steamfitters, telephone companies and metal workers, and also to the trade in general.

New General Contracting Firm.

There has recently been organized a new general contracting firm under the name of "Manning, Fish & Company" which has opened offices at 103 Park av, in the Terminal building. The officers are John P. Manning, president; Charles L. Fish, treasurer, and Robert H. Grimes, secretary.

Messrs. Manning and Fish were connected with Milliken Brothers (Inc.) for a number of years, and they have been identified with important building operations in and outside of this city for some time. Mr. Manning is the son of Henry S. Manning, formerly senior partner of Manning, Maxwell & Moore, who is associated with many prominent corporations in New York City and in the West. Mr. Fish is a graduate of the Worcester Institute of Technology and was formerly in the contracting department of Milliken Brothers for a number of years. It is understood that Manning, Fish & Co. are well equipped financially and have sufficient monetary backing to warrant their handling jobs of any size, as shown by the fact that they have important contracts pending which will be awarded them, it is said, upon completion of plans now being draughted.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

CLASON POINT ROAD.—Opening and extending of Clason Point road, from Westchester av to the East River. Commissioners Edward D. Dowling, James A. Donnelly and Timothy E. Cohalan give notice that the supplemental and additional bill of costs, charges and expenses incurred in the proceeding from May 29, 1907, up to and including June 29, 1909, will be presented for taxation to the Supreme Court on July 15.

136TH ST—Opening and extending of East 136th st, from Locust av to the East River. Commissioners Henry J. Smith and George Stark give notice that the supplemental and additional bill of costs, charges and expenses in the proceeding will be presented for taxation to the Supreme Court on July 20.

211TH ST.—Relative to acquiring title to West 211th st, from Kingsbridge road to Harlem River. Commissioners Louis F. Doyle, Wm. L. Findley and John W. Jacobus give notice that the supplemental and additional bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 21.

ASSESSMENTS.

CLAIMS FOR DAMAGES.

The Board of Assessors gives notice to all persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets to present their claims, in writing, to the secretary of the board, 320 Broadway, Manhattan, on or before July 13, at 11 in the forenoon. Claimants should make their claims for damages upon the blank form prepared by the Board of Assessors.

147TH ST—Change of grade in the regulating and grading of West 147th st, from a point 252.92 ft. west of Broadway to easterly line of Riverside Drive extension. No. 703.

NEREID AV—Change of grade in the regulating and grading of Nereid av (238th st), from 1st st (Bullard av) to White Plains road. No 595.

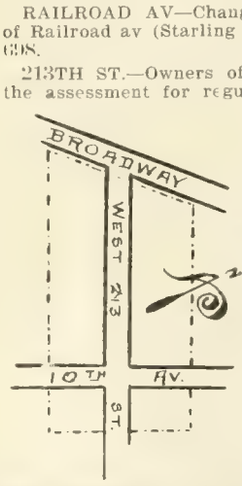
147TH ST—Change of grade in the regulating and grading of East 147th st (Dater st), from the Southern Boulevard to St Marys Park. No. 596.

CLASON POINT ROAD.—Change of grade in the regulating and grading of Clason Point road, from Westchester av to the East River. No. 696.

POPHAM AV—Change of grade in the regulating and grading of Popham av, from West 176th st to Montgomery av. No. 600.

RAILROAD AV—Change of grade in the regulating and grading of Railroad av (Starling av), from Unionport road to Glebe av. No. 698.

213TH ST.—Owners of real estate in 213th st are notified that the assessment for regulating, grading, curbing and flagging, etc., that section between Broadway and 10th av was confirmed by the Board of Assessors on June 29 and entered on the same day in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents. The assessment must be paid within 60 days after the date of entry, otherwise interest will be collected thereon at the rate of 7 per cent. per annum, to be calculated to the date of payment from the date such assessment became a lien. According to law an assessment becomes a lien upon the real estate affected thereby 10 days after its entry. The area of assessment includes both sides of 213th st, from Broadway to 10th av, and to the extent of half the block at the intersecting avs. The diagram shows approximately the extent of the assessment. Payment of the levy must be made to the Collector of Assessments and Arrears, in Room H, 280 Broadway, Manhattan. All payments made thereon on or before Aug. 28 will be exempt from interest.



COLLEGE AV—Change of grade in the regulating and grading of College av, from East 167th st to East 172d st. No 708.

HOW TO FILL PLASTER CRACKS.—Mr. Property Owner, are you aware that cracked ceilings usually convey the impression to a prospective purchaser that your building is of flimsy construction? It's a fact, nevertheless! When cracks appear in plastered ceilings or side walls remedy them before they become hideous openings. During the settlement of a structure these imperfections frequently occur, generally at the junction of ceilings and walls. One remedy which can be applied is a covering of wire and muslin. Wire netting with about a quarter-inch mesh should be bought, and a foot or two of the material tacked to the wall or ceiling so that it makes a uniform concave curve. Bad ridges and hollows should be filled in with plaster of paris and muslin pasted over the whole. Care must be taken that the muslin sticks fast to the wire.

ELECTRICITY AND PROPERTY VALUES.

BY F. W. COHN.

It is a source of surprise to electrical engineers that so many property owners remain indifferent to the value of modern electric wiring. Property owners, as a rule, are people of shrewdness and far-sightedness, and therefore it may safely be assumed that as a class they are keenly alive to their own best interest. Yet in the one matter of electric wiring for light and power they are singularly backward. During the recent financial depression, when every one was hungry for work at any price, and it was possible to secure the wiring with fixtures complete of a 3-sty private dwelling for as little as $500, it was confidently expected that a larger number of property owners would seize the opportunity to install electricity at a low rate. That this did not take place would seem to demonstrate that general vehicles of public intelligence have not sufficiently drawn the property owner's attention to this matter. Money expended in electrical equipments in new buildings is to-day a matter of course even in the cheapest flat houses. The reason for this added outlay is obvious. The appearance of the combination gas and electric fixtures is far more ornamental than the old style gas fixture, making the apartment more attractive.

The convenience of electricity is to-day known to even the poorest classes, and tenants refer with pride to occupying an apartment where there are electric lights. The presence of electric lights therefore improves the rentableness of the premises. This in turn improves the value of the property to an investor, and the sum invested for the electrical equipment is returned twice over when the builder sells. This part of electrical installation requires no comment, as the builder already knows from experience the value of electric wiring, and rarely fails to avail himself of it. It is more particularly with the owners of the finished private houses that the demonstration of the utility and value of electrical installations needs to be made. The matter of improved value of the building and improved renting ability applies here as in new buildings. Many house owners do not know that an up-to-date electrical contractor can install in their finished house, under parquet flooring and behind the most expensive wall panelings, electrical wires of approved make absolutely enclosed in steel, and absolutely fireproof, without so much as leaving a scratch on the woodwork or plaster of any ceiling, wall or floor. He can take their gas fixtures and turn them into far more beautiful electric or combination fixtures at a moderate cost. For all this fixture work and wiring he will charge about $500, thus securing a greater visible return for the investment than can be secured in any other way.

The air of up-to-dateness which can be introduced into an old-fashioned high stoop brownstone private dwelling simply by installing electricity is proof sufficient of the desirability of resorting to these improvements. The writer has personal knowledge of a number of cases where loss of money due to low rentals and empties far exceeded the cost of installing such an improvement. The great flexibility of electricity which will supply you with light, cook your meals, iron your clothes, take you up stairs, sweep your floors, sharpen your knives, blow cool breezes in summer and furnish warmth in winter, and even take the place of a hot water bag, need only be once experienced to be desired forever. The cost of electric lighting with the Edison carbon filament lamp is just about equal to that of gas. With the introduction of the new Tungsten lamp, however, the cost is two-thirds less than gas. That is to say, where 50 candle power of light through gas will cost two cents per hour, 50 candle power of light through electricity using Tungsten filament lamps will cost two-thirds of a cent per hour. Added, therefore, to improved property value, improved renting ability and up-to-dateness, may be added the refinement of artistic environment, increased comfort, greater health through purer air and ultimately greater economy.

ENORMOUS DEAL CLOSED.

The announcement of the closing of a contract between the New York Central and Hudson River Railroad Co. and the New York, New Haven and Hartford Railroad Co., as joint lessees of the new Grand Central Station, by which these interests will build two 12-sty buildings to cover the two blocks bounded by Lexington av and Depew pl, 46th to 48th sts, caused a good deal of comment in the real estate world. This property is to be leased to the Merchants and Manufacturers' Exchange, and was represented by the Nichollas-Ritter Realty and Financial Co., of St. Louis. E. P. V. Ritter is the president and its New York office is located in the Flatiron Building. The deal involved the enormous sum of $13,000,000, including the buildings to be built, which will cost, it is said, $6,500,000. The new structures will conform with the new station, and the construction will be done by James Stewart & Co.

The Merchants and Manufacturers' Exchange will have a capitalization of $1,000,000 and will have among its directors Mr. Ritter, George C. Smith, of the Westinghouse Companies, director in the Carnegie Trust Co. and other financial companies; Alexander M. Stewart, of James Stewart & Co. and the Stewart-Kerbaugh-Shanley Co., engineers and contractors; Liston L. Lewis, of Keener & Lewis, attorneys, and Charles E. Spratt, of the New York Furniture Exchange.

LAW DEPARTMENT

LOAN BROKERS' COMMISSIONS.

An interesting case on this subject, and one emphasizing the fact that in spite of the unusual burden of proof thrown on the loan broker's shoulders, though not on his brother the sale-broker, of showing not only performance on his part of the agreement, but also "why the loan did not go through," yet that he may still recover his commissions by accepting and successfully carrying that burden, is before us.

Not only was the case complicated and prejudiced against the broker by the fact that the title did not go through, so that his employer, who was purchasing as well as borrowing on the proposed purchase, did not get the loan, but the broker himself was not able to secure it within the time understood by all parties to be required.

The facts were these, and as being often present in such dealings (either one or all), will well bear recital.

There was no mention in the contract of the time for its consummation, but it was not disputed that it was agreed between the parties that the loan should be completed March 20th .... The loan was to be made on property to be purchased .... The title company wrote on the 19th of March suggesting that the title was complicated and that the company wanted at least another week to complete the search. Plaintiff (the loan broker), communicated this letter to the defendant (borrower and purchaser), but defendant made no answer, and plaintiff thereupon had his party present at the office agreed upon, ready and willing to make the loan provided the title was good. It developed upon the title company's investigation that the title was not good, but the defendant (borrowing purchaser), completed the purchase, taking a purchase money loan back from the seller in lieu of the expected one from the broker's party.

The court on appeal from a judgment in favor of the broker, and in affirming it, says:

"It is clear that the plaintiff (broker) had performed his part of the contract; he had procured the party who was willing to make the loan, provided the security offered was free from incumbrances, and the defendant never having been able to show a clear title, the plaintiff is entitled to recover."

In plain English, the borrowing purchaser chose to take a defective title rather than lose a bargain; and in place of rejecting it and protecting the broker and himself by refusing it and claiming damages, he dodged the need for the broker's promised loan if the title were good, by accepting a purchase money loan back from the seller—all, of course, perfectly legitimate, but in law as well as equity throwing upon him the payment of the broker's earned commission.

INADEQUATE WATER PRESSURE.

Owners and occupants of dwellings and apartment houses in upper Manhattan, more particularly north of 150th st, are being greatly inconvenienced by the inadequate supply of water in that section. It is affirmed by the owner of a dwelling on 162d st near St. Nicholas av that it is now impossible for him to draw water from faucets on the upper floor of his domicile. So serious has the shortage become that the matter has been brought to the attention of the local property owners associations including the Washington Heights Taxpayers' Association, which latter body at its meeting held recently appointed a committee to investigate the matter and suggest an effective remedy for the evil. At the Department of Water Supply, Gas and Electricity it was stated during the week that the insufficiency in the water supply on Washington Heights is due to two reasons, small mains and poor facilities for pumping. At the present time the water pressure in the locality referred to is maintained by a pumping station situated at 174th st and Amsterdam av, and although the outfit was large enough to meet all reasonable requirements up to the period of the recent building boom, it can no longer be depended upon to properly perform the work of keeping up an adequate pressure under present conditions.

TAX RATE TO BE INCREASED.

In all probability the tax rate for 1909 will be $1.710. The rate last year was $1.61407. The figure for the assessment will come to approximately $7,250,000,000, which is very close to the estimate made by Lawson Purdy, the head of the Tax Department, some time since. The present increase is only $92,000,000 over last year.

Mr. Purdy gives many reasons for this condition, including the recent panic, the effects of which are being felt by his department at the present time. This is directly due to the fact that realty booms came to a sudden stop and values ceased to enhance. On account of the State gas decision there is an additional loss of $18,000,000 and the $24,000,000 which has been put into subways cannot be put in the assessments. The holding up of the 4th av subway in Brooklyn has also had a detrimental effect on realty values across the river. Brooklyn was also a sufferer from the stoppage of the East River ferries. There was a gain of $490,000,000 in 1908 over 1907.

OUTLOOK IN THE BRONX PROMISING.

Realty Brokers Look for Increased Activity Next Fall in This Borough.

THE BRONX has been through a trying period during the past two years, and it is hardly to be wondered at if some brokers are discouraged. During the boom times it was not an unusual thing for a broker to sell a given piece of property two, three or even four times, while to-day he is elated if he can make a single sale. It is questionable whether there be any class so optimistic as the real estate man. He is always looking at the silver lining. In The Bronx there is good reason, when the real merit of his "goods" are looked into. He is offering an article which is sure to enhance in value. It is only a question of time. The growth of the city has been northward for many years, and will continue to be so. To be sure the opening of tunnels and bridges over the East River will divert a large amount of traffic to the eastward, but when all is said and done The Bronx is getting, and always will get, its share of the increased population.

The past six months, when compared to the first six months of 1908 or the corresponding period in 1907, shows a considerable falling off in the volume of business actually transacted. This borough has not responded as quickly as Manhattan, but that condition is only natural. Manhattan is naturally the leader in all movements. Some years ago it was the first to start the boom, then The Bronx, and when the period of inactivity commenced it was the first to feel the effect. The boom lasted in The Bronx considerably after Manhattan property was stagnant.

INVESTORS REPLACE SPECULATORS.

Jacob Leitner, who has his office at Prospect and Westchester avs, when asked for an expression of opinion on the present condition and outlook for Bronx realty, said:

"A reaction in real estate cannot be engineered by the few, and a depression, such as we have had, is slow to recuperate. Once started, however, it increases in momentum, and values rise until they reach a figure in keeping with the property and its location. The speculators have ceased to be the predominating class in apartment house trading and are now displaced by the investors, who are investigating the small apartment houses which they are enabled to buy cheaper because of the present lower cost of production and subject to only a first mortgage by reason of the now liberal mortgage market. The demand for these smaller houses is already recognized and still growing, and undoubtedly will grow until it reaches the larger apartment houses and then gradually until it embraces real estate, improved and unimproved, of every description. Among the real estate men who are supposed to know, it is the consensus of opinion that there will be a gratifying demand for property this fall."

Charles F. Mehltretter, of Mehltretter & Karges, No. 703 Tremont av, said:

"The outlook for business during the summer months is not encouraging, as there does not seem to be much demand at present. We predict a pretty brisk business in the fall. There are a number of things that have to be adjusted before The Bronx market gets back to its normal condition. A large amount of new buildings of the apartment house class, are at present in the course of erection, and mortgage money is easy. The outlook is promising. At present most of the sales put through are in the form of trades. In my opinion there will be an active market in the fall."

EXPECTS QUIET SUMMER.

Edward J. Fitzgerald, of Fitzgerald & Broderick, 446 Tremont av, said:

"The spring market in The Bronx has not met general expectations and present conditions indicate that business will be very quiet for the next two months. However, taking into consideration the large number of inquiries from clients, the outlook for fall business is gratifying. The professional speculator is strongly in evidence, particularly in the purchase of unimproved and flat properties, more especially on the east side where transit facilities have brought about a large development, yet, the home buyer and investor as well, has been noticeable and promises to be a growing factor. Our principal field of operations, Mt. Hope, University Heights, Kingsbridge, Bedford Park, etc., awaits only the favorable determination of the rapid transit situation to develop a large buying movement; there are indications at present, that this section is being closely watched by several well-known and shrewd operators. We are optimistic, very, and expect a considerable activity to accompany the advent of fall weather; in fact, we rather look for the movement to begin, perhaps, even earlier."

Edward Polak, of 4030 Third av, gave his opinion as follows:

"The present real estate conditions in The Bronx are better than they were a few months ago. Conditions appear to be slowly but surely improving. I firmly believe they will continue to improve all summer. While I do not wish to pose as a prophet, in my opinion business will have so improved by the fall, that confidence will have been fully restored by that time. At present the small investor is doing the larger share of the buying. The speculator is trying to make the burden easier which he took upon his shoulders during the boom. When he adjusts his holdings so that he can conveniently carry them, he will be in a frame of mind to buy. By that time the market will be in such a progressive condition that he, too, will have confidence to speculate once more."

OUTLOOK BEGINNING TO BRIGHTEN.

Frank Gass, of 2215 Westchester av, took the following optimistic view of the situation:

"After a dull winter and spring, the outlook in the real estate field in The Bronx is again beginning to brighten. With the new rapid transit bill passed and the anxiety of various syndicates to build new subways into and through The Bronx to the Mount Vernon line on one side and to Pelham Bay Park, via Westchester av, on the other, the investor seems to again realize that the outlet from Manhattan must of a necessity be north. It seems to have been the rule that 'railroads follow the people,' but with these two branches of the subway completed, the growth of population in this section will no doubt be enormous. There is no other section in Manhattan or The Bronx which offers inducements to the small investor than along the lines as these new routes are laid out, and it will be only a very short while that the small investor will have this opportunity, as with the new subways completed, or even before that time, prices of real estate will so rapidly advance as to be beyond his means. Therefore the opportunity for the home-seeker is now; for from now on the prices will again begin to rise. It does not need a real estate expert to observe what the conditions will be in the future, for the ordinary layman has only to look casually at a map of The Bronx with its splendid street system and wide thoroughfares, together with its beautiful parks and water fronts and their system of connection, to observe that this borough offers probably the finest opportunity for investors and home-seekers of any of the five boroughs composing Greater New York.

James E. Callan, who has his office at No. 569 East 177th st, said:

"Bronx realty, in my opinion, is in first-class condition. It is held in strong hands. The people have recovered from the bank panic of two years ago. A dollar's worth of realty cannot be purchased for fifty cents (although a broker might try to make you believe it, when he offers you a BARGAIN). I do not look for a rush of business this summer, but think it will gradually improve, and 1910 will give us all we can desire (without wanting the earth). The investor is in the market and the good class of bidders. We have not the professional speculator and do not want him. He wants to buy $100,000 worth for $50,000 and then ask $200,000 for it, and if he does not get it in a week or ten days, he says The Bronx is going to the dogs. People looking for homes are coming to this part of the city, and those that I have dealt with have the cash to pay down; not like old times where $500 to $1,000 cash bought almost any parcel. Though prices are a great deal higher to-day than ever before, investors realize that the longer they wait the more they will have to pay."

BIG BOOM COMING.

William A. Cokeley, of 1325 Fort Schuyler av, referring to the conditions in the eastern part of The Bronx, said:

"In my opinion the outlook for action in the realty line in this section is very bright, not, however, during July and August, but beginning with September, I feel that the section of The Bronx known as the Annexed District or District of Chester, is in the wake of a boom such as we have never felt before, for the following very good reasons. Firstly: The New York, Westchester and Boston Railway Co. has announced that it will let the contract for the construction of its line from West Farms to the city line of New Rochelle within the next week or two. This will bestir action in Neill estate, L. G. Hunt estate, Bronx View Park, Morris Park, Arden estate, and all that undeveloped but most beautiful Eastchester locality, all of which the railroad traverses, with both express and local stations settled upon. Secondly: The Public Service Commission has in no mistaken language, stated that whoever bids for the Broadway-Lexington route will have to include both the Westchester av and Jerome av branches. This will promote action all along the easterly part of The Bronx; Gleason estate, Unionport, Dore Lyon, Cebrie Park, Westchester and Throggs Neck being directly affected. For these reasons I predict for the next five years a remarkable activity for the East Bronx. The investor is the buyer to-day."

A member of the firm of R. I. Brown's Sons said:

"From the inquiries we have for property at the present time it appears that the outlook for business during the summer and coming fall months is good, the class of inquiries coming mainly from substantial builders desiring lots advantageously located for improvement with the better class of eight-family, or larger, apartment house. They explain the reason for this that this class of house meets with favor among that class of purchasers who desire a home and an income from the balance of the property. The mortgage market at the present time is exceedingly brisk and money is easy to obtain where a fair and reasonable amount is asked for the security offered. We feel that as soon as it is definitely determined that there will be more subways built a stronger demand will be created along the lines of such proposed routes, as they will pass through sections ripe and ready for improvement, by reason of the completion of the streets and the installation of sewers."

OBJECT TO ADDITIONAL RESERVOIR.

Henry R. Towne, president and chairman of the Committee on Water Supply of the Merchants' Association of New York, referring to the suit to enjoin the Aqueduct Commission from constructing additional reservoirs in the Croton watershed, said:

"In 1905 the city definitely decided to obtain an additional water supply from the Catskills. Plans were prepared and adopted for the delivery of additional water to the extent of 500,000,000 gallons per day, at an estimated cost for construction of $161,000,000. Contracts have been let for the principal dams and for most of the aqueduct line connecting the reservoir in the Catskills with the Croton Lake. Upon completion of this portion of the work, already in progress or soon to be let, 250,000,000 gallons of water can be delivered into the Croton Lake, where it will be available to supplement the existing Croton supply. Under the terms of the contracts and at the present rate of progress, this portion of the new works will be completed and able to deliver 250,000,000 gallons of water daily, in about four years from the present date.

"As the city is thus already making ample provision for the immediate, as well as for the distant, future at an expense of $161,000,000, it is obvious that further additional provision is superfluous, and that any outlay for such superfluous supply would be wasteful.

"It is contended by the Aqueduct Commission that an additional supply should be secured from the Croton system to guard against possible shortage of water pending the delivery of water from the Catskill system. This assumes that the proposed new Patterson reservoir in the Croton system will be completed several years before the Catskill system can deliver water at Croton Lake.

TWICE THE ESTIMATED TIME NECESSARY.

"The Aqueduct Commission states that the Patterson reservoir can be built in three years. In the case of every similar work hitherto undertaken, the legal preliminaries necessary before actual construction can be begun, have occupied upwards of a year. In this case important and unusual legal obstacles exist. More than usual delay at the outset is therefore likely. Two years is allowed for construction. The record of the Aqueduct Commission shows that in most instances twice the estimated time has been required to build the works undertaken. In view of the preliminary legal obstacles, four years is a moderate estimate of the time required to build the proposed Patterson reservoir. As stated above, water from the Catskills will in all probability be available at that time. As there is no reason to suppose that the Patterson reservoir will be completed before the Catskill supply becomes available, the former has no value as a measure of insurance against a water famine, as all risk will have ceased by the time the means of prevention has become available. Further development of the Croton system as an emergency measure is therefore unwarranted.

"Many engineers of prominence have made studies of the safe yield of the Croton watershed. Among them are John R. Freeman, J. J. R. Croes, Rudolph Hering, William H. Burr, James H. Fuertes. Their conclusions are stated in reports to the Merchants' Association (1900 and 1906); to Comptroller Coler (1900); to Commissioner Monroe (1903), and to Mayor McClellan (1905). They are substantially unanimous in the opinion that the safe daily yield of the Croton Basin is from 290,000,000 gallons to 300,000,000 gallons. The term 'safe yield' indicates the quantity available for use during protracted dry periods, and comprises the minimum stream flow during such periods, plus the available stored water of sanitary quality fit for use.

MUCH WATER GOES TO WASTE.

"In periods of excessive or concentrated rainfall, the storage capacity may be exceeded and much water go to waste. Such a condition has several times prevailed in the Croton system during two or three years past. It has been assumed by part of the public press, and maintained by the Aqueduct Commission that if the water which now goes to waste were retained by an increase of storage capacity, the average daily quantity thereby available for the city's use would be so greatly increased as to render resort to other sources unnecessary for many years to come. It is the consensus of opinion of all waterworks engineers of acknowledged standing that it is in the highest degree uneconomical to impound all the flow of any stream, so that no water shall go to waste in times of flood, for the reason that as flood waters are of irregular recurrence and often wide apart in time, the average daily quantity of water which can be obtained from the necessary extensive reservoirs is relatively small, and the relative cost very high. Hence the cost of constructing works for the retention of flood waters is out of all proportion to results attained. To illustrate this: The existing Croton system (which gives a safe yield of 300,000,000 gallons per day, and an extraordinary present yield of about 325,000,000 gallons), has cost about $90,000,000, which includes cost of aqueducts as well as reservoirs. If enough reservoirs were built in the Croton Valley to retain all the water which now goes to waste in wet seasons, the cost for reservoirs alone would probably reach more than the entire cost of the existing system, while the average daily supply would be increased only about 47,000,000 gallons.

"All the engineers who studied the subject agreed as far back as 1903, that the development of the Croton system had reached its economical and sanitary limits; that while more water could readily be impounded, the additional daily supply thereby secured would be uncertain; that the quantity made available would not be sufficient to warrant postponing the construction of adequate works elsewhere; that the cost per million gallons of daily capacity for more reservoirs in the Croton Valley made further development uneconomical and therefore undesirable; and that, therefore, further outlays by the city for the purpose of increasing its water supply should be applied to the construction of an entirely new system, namely, the Catskill system. Moreover, the Aqueduct Commission itself adopted the plans for the existing Croton reservoir on the expressly stated grounds that it would afford all the development of the Croton watershed that was economically desirable. It was therefore commonly expected that with the completion of the Croton dam and some few subsidiary works, the functions of the Aqueduct Commission would be completed and the life of that commission terminated.

"Despite this overwhelming weight of expert opinion that no further works in the Croton Valley were economical or desirable, and the undertaking by the city of the more important Catskill enterprise, which completely superseded the necessity for further development of the Croton system, the Aqueduct Commission has since constructed two additional reservoirs, namely, the Cross River and the Croton Falls, and now propose the construction of a third. The construction of the Cross River and Croton Falls reservoirs was possibly justified as an emergency measure to secure the city against a possible water famine pending the completion of the Catskill system. These reservoirs are to be regarded not as essentially a desirable portion of the Croton system, but as a temporary expedient in the nature of insurance against disaster. As shown above, no such reason justifies the construction of the Patterson reservoir.

APPROVAL OF PLANS ASKED AND REFUSED.

"Chapter 490 of the laws of 1883, the act creating the Aqueduct Commission, regards that body as an instrument for constructing works planned by the Department of Water Supply. It provides that the plans for new works shall be prepared by the Department of Water Supply, perfected in detail by the Aqueduct Commission, and before final adoption must have the approval of the Commissioner of Water Supply. The Aqueduct Commission has asked of the commissioner the approval of these plans, which approval has been refused. Despite this refusal, the commission, by a resolution of date March 23, 1909, has declared that by custom and usage such approval is unnecessary and explicitly states its purpose to proceed regardless of the approval of the Commissioner of Water Supply.

"From the circumstances set forth above, it is obvious that all the needs of the city as to additional water supply will be properly cared for by the new Catskill system, and that such new supply will be available in about four years. The proposed projects of the Aqueduct Commission are therefore wholly unnecessary. Without reference to any additional supply from the Catskill source, it is clear that the consensus of opinion of the most eminent waterworks engineers is against any further outlay by the city for new reservoirs in the Croton Basin, that the proposed Patterson reservoir is undesirable in itself, and that the outlay necessary to construct it will involve a waste of at least three and one-half million dollars of public money, inasmuch as any additional water which will thereby be provided will in effect serve no useful purpose."

DEVELOPMENT OF LONG ISLAND'S NORTH SHORE.

C. B. Sanders, representing Jacob C. Rogers, of No. 18 East 34th st, in the development of the north shore of Long Island in the location of large estates there, showed during the week how the wealthy Manhattanite seemed to be migrating toward Long Island in his search for the picturesque in home sites. Mr. Rogers makes a specialty of shore front estates, his operations extending from Little Neck to Huntington, including Port Washington, Manhassett, Roslyn, Oyster Bay, Locust Valley and Wheatly Hills.

Speaking of the tendency toward this territory Mr. Sanders pointed out that even the Meadowbrook Hunt Club has been shifting the scenes of its courses from Westbury toward the highland, most of the runs now being held in the Piping Rock section, where there is more rolling territory. Citing some instances where estates have been established or are about to be located, in that vicinity, Mr. Sanders pointed out that Stanley Mortimer and H. G. Phipps, the steel man, have their estates near the water along the north shore within the area covered by Mr. Rogers, and that in the Port Washington section Clarence H. Mackay's estate is located. In Roslyn, Great Neck and Little Neck, which are only fifteen miles from 34th st and Fifth av, or a little less than three-quarters of an hour, Howard Gould, William and Isaac Guggenheim and William Bourke Cochran have their estates, and Mrs. Frank Gould has just purchased a large tract near Port Washington on which she expects to establish an estate. In the Oyster Bay section Paul Rainey and C. I. Hudson, the broker, have established extensive homes. The fact that the Long Island Railroad is now double-tracking its line through that section and the additional fact that it will soon electrify the road will, it is said, aid in the development of that section.

IMPROVING LOTS WITH DWELLINGS.

It is apparent to real estate interests hereabouts that there is an increased tendency on the part of vacant lot owners in the outlying districts to improve their holdings by the erection of moderate priced dwellings. This seems to apply to all communities within the 20-mile circle from the City Hall in Manhattan, although distinct evidences of a quickening in this direction are noticeable as well in more remote parts. Many reasons can be assigned for the marked improvement alluded to, but the consensus of opinion points to the local growth of rapid transit as being the most potent factor in bringing about the welcome change. Nor is this condition to be found solely within the commuting zone; on the contrary, it has communicated itself to many of the cities and towns of adjoining States.

In referring to the home building situation in New York the American Contractor observes that while immense, pretentious and costly construction is now being carried on in New York City on a scale that breaks all records, not only of the city in



MODERN SUBURBAN RESIDENCE.

question but of the entire world, while apartment houses are multiplying in number and increasing in size, the home building movement is developing quite a remarkable way. New York, it reasons, has never been a city of homes, the vast majority of its people living in rented homes, hotels, apartment buildings and tenement houses; that the decided improvement within recent years of the two last mentioned classes of abodes has exerted a tendency to keep down genuine home owning even on the part of those possessed of good incomes and large resources. Going further into interesting details, it says:

CONDITIONS FAVORABLE TO BUILD.

"The construction of flat buildings, using the term in its broadest sense, continues in New York, and that without abatement, but in the meantime, more houses, to be ocupied as homes by their owners, are being built, particularly in the suburbs, where land values are still quite low. Conditions for the further development of this house-building movement are at present quite favorable in New York. During the past year, since the advent of the so-called panic in the fall of 1907 in fact, such property has, very generally at least, appreciated in value. The exceptions are chiefly in speculative sections, where the installation of street improvements and public utilities are a matter of the future rather than of the present. In such sections building operations have been deferred to a considerable extent, with the result that land values have somewhat declined. The movement is being encouraged in many ways. The development of rapid transit which is bringing lands but lately only available for farming purposes within comparatively easy reach of the manufacturing and business portions of the city, is making in that direction. Another influence, and that a decided one, is the position now being taken by the great operating real estate companies. Instead of constructing houses for renting purposes, as the rule was a few years ago, they are now educating prospective customers to the buying and building point. In this propaganda they are adducing many arguments which are brought home to those to be influenced."

The arguments advanced above are logical, with the exception of the statement with respect to real estate companies erecting houses for income which, generally speaking, is incorrect. In this regard it may be asserted that the past experience of operating or construction companies has proven conclusively that houses built for renting are not an altogether satisfactory form of investment.

INDUCEMENT TO OWNERSHIP.

One of the greatest inducements to home ownership is the feeling of absolute independence which one can enjoy, and this is being emphasized constantly in innumerable ways. The American Contractor is not slow to appreciate this when it quotes the following from a recent writing by a prominent realty man of this class:

"A most important consideration to the man of family is the sense of security and mental serenity and poise which come to the home owner. Few business men who are very careful in their administrative expenses give consideration to the fact that thirty-three per cent. of the rental paid ordinarily is sufficient to carry all interest, taxes and fixed charges on their places of abode; this meaning that practically sixty-six per cent. of the rent paid might be saved in the home ownership. Coincident with the above are better health conditions invariably brought about in the family by reason of suburban life."

Another good reason for the stimulation in the home building movement is attributable to the disposition of money lending institutions to be more liberal in their accommodations to applicants for building loans.

WHY NOT BUILD TO ORDER?

To the Editor of the Record and Guide:

Perhaps one of the most singular conditions exists to-day in the realty world that can be imagined, viz., we see builders erecting large structures throughout the city in many instances on speculation. In other words, they are building with a view to inviting tenants whom they have not in sight at the time of beginning their work. Whereas, upon the other hand, we note mercantile concerns of admitted strength and ability, who are willing to sign leases for a period of from 15 to 21 years, in sections that are unquestioned as to future improvement, vainly seeking to find quarters, desiring to have buildings erected for their sole or partial use.

Some of these tenants, of whom we have personal knowledge, are among the oldest houses of their class in their respective trades. They desire nothing but substantial, plain buildings, such as might be suitable for any other kind of mercantile use and in active and accessible parts of the city.

Why is it that a builder would rather run the risk of putting up structures for tenants unknown to him, when he can build to order and, on the completion of the building, without the loss of a day, begin his income, which is at a rate of from 6 to 8 per cent. net, from the time of taking possession?

I am speaking of practical concrete subjects, which have been called to the attention of our office this spring, in fact, are now knocking at the door.

Builders tell us that they are busy. Some going so far as to say that within the next six weeks to two months they will be refusing contracts. We read on all sides of the activity in the structural steel business and note the advancing price of lumber and building materials, all of which show activity. Surely it is a better proposition for a conservative builder to build for a tenant on an assured income basis than to erect, say apartment houses in sections of the city where pioneer work is ahead of them and they are obliged to seek for tenants.

Are the builders, or are the loaners of builders' money responsible for such a condition as appears to exist?

HERMANN DE SELDING.

TITLE COMPANY'S NEW HOME.

The Title Guarantee & Trust Co. has taken possession of its handsome new building on the south side of 149th st, just west of 3d av, in The Bronx. The company has erected from plans by John Philip Voelker, architect, a 3-sty building with a frontage of 50 ft. The second and third stories were rented from the plans to Woods' Business School, for a term of five years.



The company will occupy as its own office, the easterly of the two stores on the ground floor. The office of the company which is in charge of Mr. George A. Love, is now fitted up with separate rooms for closing of titles and contracts, so that all of the work incident to closing a title can be done as well in the Borough of The Bronx as in the company's offices on Broadway. The front of the building is composed almost entirely of plate-glass windows and these, together with the large light courts on either side of the building and the large skylights, make every inch of the interior available for daylight work. The improved "plant" is expected to be a great convenience to real estate men and investors in the northern part of the city.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. July 2 to 8, inc.		1908. July 3 to 9, inc.	
Total No. for Manhattan	228	Total No. for Manhattan	175
No. with consideration	21	No. with consideration	13
Amount involved	$776,300	Amount involved	$985,050
Number nominal	207	Number nominal	162
	1909.		1908.
Total No. Manhattan, Jan. 1 to date	6,293		5,396
No. with consideration, Manhattan, Jan. 1 to date	504		372
Total Amt. Manhattan, Jan. 1 to date	$29,725,991		$20,219,369
1909. July 2 to 8, inc.		1908. July 3 to 9, inc.	
Total No. for the Bronx	189	Total No. for the Bronx	190
No. with consideration	4	No. with consideration	15
Amount involved	$50,400	Amount involved	$207,763
Number nominal	185	Number nominal	175
	1909.		1908.
Total No., The Bronx, Jan. 1 to date	3,998		4,328
Total Amt., The Bronx, Jan. 1 to date	$2,408,044		$3,290,370
Total No. Manhattan and The Bronx, Jan. 1 to date	**10,291**		**9,724**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$32,134,035**		**$23,509,739**

Assessed Value Manhattan.

	1909. July 2 to 8, inc.	1908 July 3 to 9, inc.
Total No. with consideration	21	13
Amount involved	$776,300	$985,050
Assessed value	$621,000	$1,200,500
Total No. nominal	207	162
Assessed value	$8,568,800	$6,299,200
Total No. with consid., from Jan. 1 to date	504	372
Amount involved " "	$29,725,991	$20,219,369
Assessed value " "	$24,088,500	$15,800,100
Total No. nominal " "	5,879	4,024
Assessed value " "	$304,006,520	$258,284,500

MORTGAGES.

	1909. —July 2 to 8, inc.— Manhattan.	Bronx.	—July 3 to 9, inc.— Manhattan.	Bronx.
Total number	239	227	192	211
Amount involved	*$5,181,094	$1,158,375	$3,040,608	$790,403
No. at 11%	1			
Amount involved	$16			
No. at 6⅝%	1			
Amount involved	$668			
No. at 6½%	3			
Amount involved	$95			
No. at 6¼%	1			
Amount involved	$244			
No. at 6%	84	88	84	99
Amount involved	$550,460	$243,400	$919,953	$287,327
No. at 5¾%	1			
Amount involved	$12			
No. at 5½%	5	31	19	41
Amount involved	$118,759	$131,000	$443,000	$300,977
No. at 5%	48	68	52	32
Amount involved	$1,746,975	$471,375	$951,200	$84,419
No. at 4½%	39	3	1	2
Amount involved	$1,006,500	$65,000	$5,000	$1,800
No. at 4¼%			1	
Amount involved			$6,000	
No. at 4%	4		3	
Amount involved	$438,000		$17,500	
No. with interest not given	52	37	32	31
Amount involved	$1,319,665	$247,600	$697,955	$115,880
No. above to Bank, Trust and Insurance Companies	62	33	53	12
Amount involved	$1,787,025	$286,450	$1,162,000	$62,000
			1909.	1908.
Total No., Manhattan, Jan. 1 to date			5,478	4,837
Total Amt., Manhattan, Jan. 1 to date			*$182,13[illegible]368	$171,492,732
Total No., The Bronx, Jan. 1 to date			4,036	3,887
Total Amt., The Bronx, Jan 1 to date			$36,559,171	$19,505,094
Total No., Manhattan and The Bronx, Jan. 1 to date			**9,514**	**8,724**
Total Amt. Manhattan and The Bronx, Jan. 1 to date			**$218,697,539**	**$190,997,826**

* Does not include mortgage of $6,500,000, given by N. Y. Terminal Co., a corporation, to Knickerbocker Trust Co. as trustee.

EXTENDED MORTGAGES.

	1909. —July 2 to 8 inc.— Manhattan.	Bronx.	1908. —July 3 to 9, inc.— Manhattan.	Bronx.
Total number	48	19		
Amount involved	$1,448,250	$211,020		
No. at 6%	5	7		
Amount involved	$15,000	$42,220		
No. at 5½%	5	1		
Amount involved	$66,000	$4,000		
No. at 5%	23	8		
Amount involved	$750,250	$56,800		
No. at 4½%				
Amount involved				
No. at 4½%	14	2		
Amount involved	$613,000	$100,000		
No. with interest not given	1	1		
Amount involved	*$4,000	$8,000		
No. above to Bank, Trust and Insurance Companies	18	3		
Amount involved	$747,500	$104,000		
			1909	1908
Total No., Manhattan, Jan. 1 to date			1063	
Total Amt., Manhattan, Jan. 1 to date			$46,199,452	
Total No., The Bronx, Jan. 1 to date			319	
Total Amt., The Bronx, Jan. 1 to date			$2,687,203	
Total No., Manhattan and The Bronx, Jan. 1 to date			**1,382**	
Total Amt. Manhattan and The Bronx, Jan. 1 to date			**$48,886,655**	

PROJECTED BUILDINGS.

	1909. July 3 to 9, inc.	1908. July 6 to 10, inc.
Total No. New Buildings:		
Manhattan	23	7
The Bronx	49	23
Grand total	72	30
Total Amt. New Buildings:		
Manhattan	$2,237,350	$3,375,050
The Bronx	1,196,450	285,500
Grand total	$3,433,800	$3,660,550
Total Amt. Alterations:		
Manhattan	$257,250	$158,447
The Bronx	86,170	12,370
Grand total	$343,420	$170,817
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	630	309
The Bronx, Jan. 1 to date	1,392	804
Mnhtn-Bronx, Jan. 1 to date	**2,022**	**1,113**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$80,822,725	$42,290,221
The Bronx, Jan. 1 to date	23,254,060	7,114,925
Mnhtn-Bronx, Jan. 1 to date	**$104,076,785**	**$49,405,146**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$7,522,850**	**$6,749,216**

BROOKLYN.

CONVEYANCES.

	1909. July 1 to 7, inc.	1908. July 2 to 8, inc.
Total number	630	713
No. with consideration	33	30
Amount involved	$255,048	$433,425
Number nominal	597	683
Total number of conveyances, Jan. 1 to date	**15,543**	**14,327**
Total amount of conveyances, Jan. 1 to date	**$7,705,435**	**$11,891,708**

MORTGAGES.

Total number	552	745
Amount involved	*$2,013,063	$3,285,381
No. at 6%	284	497
Amount involved	$610,527	$1,864,481
No. at 5¼%		1
Amount involved		$6,000
No. at 5½%	96	163
Amount involved	$413,700	$885,181
No. at 5%	1	1
Amount involved	$1,000	$1,000
No. at 5%	183	61
Amount involved	$873,015	$435,600
No. at 4½%	2	
Amount involved	$22,000	
No. at 4%	1	3
Amount involved	$2,500	$2,764
No. at 3%		
Amount involved		
No. with interest not given	25	19
Amount involved	$90,321	$40,355
Total number of Mortgages, Jan. 1 to date	**14,064**	**14,357**
Total amount of Mortgages, Jan. 1 to date	**$56,208,241**	**$48,780,163**

*Does not include mortgage of $6,500,000 given by N. Y. Terminal Co. to Knickerbocker Trust Co. as trustee.

PROJECTED BUILDINGS.

No. of New Buildings	141	37
Estimated cost	$822,000	$263,550
Total Amount of Alterations	$62,795	$169,190
Total No. of New Buildings, Jan. 1 to date	**5,211**	**2,376**
Total Amt. of New Buildings, Jan. 1 to date	**$29,607,447**	**$13,384,668**
Total Amount of Alterations, Jan. 1 to date	**$2,541,262**	**$2,850,492**

QUEENS.

PROJECTED BUILDINGS.

	1909 July 2 to 8, inc.	1908 July 3 to 9, inc.
No. of New Buildings	67	49
Estimated cost	$216,323	$130,450
Total Amount of Alterations	$18,900	$15,260
Total No. of New Buildings, Jan. 1 to date	**2,372**	
Total Amt. of New Buildings, Jan. 1 to date	**$8,707,070**	
Total Amount of Alterations, Jan. 1 to date	**$428,610**	

THE WEEK.

THE market viewed as a whole was rather uninteresting. Inactivity—that was the watchword. Only a small number of sales was reported, though several of importance were included. The only real stumbling block in the way of an active market is impatience. If the present owners of realty will be content to hold on to their possessions higher values will be created, which always means activity. It is a queer state of affairs but a true one nevertheless. The average investor is unwilling to purchase in periods of depression, when prices are low. He almost invariably enters the market when prices are inflated and there is a general rush to "get aboard." If the same calm judgment was used in buying real estate that is employed in ordinary business, far more money would be made, and consequently less dissatisfaction would result.

There are many sections of the city which have not had their normal increase in values of late years. Investors should seek these parts of the city and a handsome profit is sure to accrue if patience is practiced. As an example the old Greenwich village until recently was for years left absolutely alone. To be sure there was a serious stumbling block in Trinity corporation, which owned large tracts of property. When this corporation announced its willingness to sell some of its holdings, a demand for property all through the section was created, the result being a material advance in values.

The announcement of the signing of a contract between the New York Central Railroad Co. and the New Haven Railroad Co. on one side and the Merchants and Manufacturers' Exchange on the other was of prime importance. It is announced that twin buildings, 12 stories in height will be erected on the site which takes in the two square blocks bounded by Lexington av and Depew pl, 46th and 48th sts. It is said that the transaction involves, all told, about $13,000,000, the buildings being estimated to cost about $6,500,000. Architecturally the new structures will conform with the new Grand Central Station, which will materially add to the beauty of that section of the city.

There were several interesting leases closed, including that of the Art Building, located at No. 1418 Broadway, adjoining the northeast cor of 39th st. This property has a frontage of 25.7 ft. on Broadway, the northerly line being 114.2 ft., the easterly line 24.8, and the southerly line 107.3. Abutting and having a frontage on 39th st is the Parker Building. The Audubon Apartment house adjoins on the south and the Empire Theatre, with a frontage on 40th st adjoins on the north. The structure is 7 stories in height and the building has a depth of 104 ft. The lease is for a period of 114 years, and the aggregate rental is about $1,000,000.

In addition to the foregoing lease the property including Nos. 14, 16 and 18 Wall st, known as the Stevens Building, was leased to the Bankers' Trust Co. for a term of 21 years with renewals for a period of 84 years. The aggregate rental is estimated at $7,000,000. A new 16-sty structure will be erected on the site next May, when the present lease on the structure expires. The present building, which is 7 stories in height surrounds the Gillender Building at the northwest cor of Wall and Nassau sts, running around it in the shape of an "L". It faces the Sub-Treasury at No. 3 Wall st. The Wall st frontage is 69 ft., while the frontage on Nassau st is 28.5 ft. It has been stated that the new building will cost $1,500,000. While nothing definite could be learned as to the terms of the lease, still it is understood that the rental is on a net 4 per cent. basis, the property having been appraised at $2,000,000. This would mean an annual rental of about $80,000 or a total of $6,400,000 for the entire term.

Another lease worthy of notice was that of Nos. 514 and 516 West 33d st. The term of this lease is 21 years, and the statement is made by interested parties that the sum involved is $100,000. It is located in the Pennsylvania section. The lessees have decided to erect a 6-sty loft building on the property. The upper portion of the Hotel Bartholdi, located at the southeast cor of Broadway and 23d st, was also disposed of by lease to Louis Markel, proprietor of the Hotel Normandie. The Childs Dairy Co. secured control of this property some time since and are the lessors in the present deal. The hotel will be run on the same plan as the Normandie.

THE AUCTION MARKET

AT THE stand of Samuel Marx the 3-sty loft and store building, No. 256 6th av, located 70.7 ft. north of 16th st, 21.5x65, was sold. The amount due on the judgment was $9,441.27; taxes, etc., $830. This sale was the result of an action brought by M. N. Valentine against E. R. Heyzer. The property was purchased by the plaintiff for $83,200. At the stand of Charles A. Verrian a 7-sty loft and store, building No. 117 Lewis st, located about 250 ft. north of Stanton st, 25x100, was knocked down to George Kocher for $36,186. The amount due on the judgment was $10,111.61; taxes and other charges amounting to $742.47. The property is subject to a trial mortgage of $25,000.

The two 6-sty tenements, Nos. 542-552 East 82d st, were sold at the stand of Joseph P. Day. These houses are 40x102.2 each, and the sale is the result of an action brought by Leo Levy, et al., against F. H. Nadler, et al. The former house was subject to a judgment of $17,860.94; taxes, etc., $1,881.10, and was subject to a mortgage of $32,000. This property was bought in by the plaintiff for $45,866. The latter house also went to the plaintiff for $47,866. The judgment in this case was $17,837.04; taxes, etc., $1,181, also subject to a mortgage of $32,000.

Bryan L. Kennelly sold No. 360 9th av, a 4-sty tenement and store, 18.6x100, to John Zimmerer, of Seward, Neb., for $20,200. This sale was held by the administrators of the estate of Mathias Bach. At the stand of Samuel Goldsticker, No. 431 East 72d st, a 4-sty tenement was sold to Rocco Russo for $13,500. The amount due was $3,612; taxes and other charges amounting to $823.27. Property was subject to a mortgage of $9,000. Herbert A. Sherman sold No. 237 East 81st st, a 4-sty stone front tenement, 25x102.2. This was a partition sale, and the property was purchased by Alfred C. Bachman for $17,000.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Estate Disposes of Holding.

BLEECKER ST. The estate of Alice Gatchell sold 300 Bleecker st, a 4-sty building, 19.6x80.9. The property has been owned by the Gatchell family for 50 years. The building has a depth of 42 ft. It is located between Barrow and Grove sts.

HORATIO ST.—The estate of Whitman Phillips sold to Maurice Myers 7 Horatio st, southwest cor of West 4th st, 2 and 4-sty brick buildings, 24x40.3. Sheridan Square is diagonally opposite this property.

MADISON ST.—Isaac Roth sold 390 Madison st, a 6-sty tenement, 25x100, adjoining the cor of Jackson st. Samuel C. Baum is the buyer, and he puts in trade 4000, 4002 and 4004 3d av, three 4-sty double flats, 75x90.

WASHINGTON ST.—Nettie B. Thomas sold 255 Washington st, a 4-sty business building, 26.9x88.1 irregular, at the southeast cor of Murray st. There is a saloon in the building.

9TH ST.—Chas. R. Hubert sold 34 West 9th st, a 3½-sty dwelling, 25 ft. front, to Dr. Jos. H. O'Connell, who will occupy the premises.

17TH ST.—Cammann, Voorhees & Floyd sold for the Robert M. Silverman Realty & Construction Co, a client of Geo. R. Read & Co., 43 West 17th st, a 4-sty building, 25x92.

20TH ST.—Mary Myles sold to a Mr. McVickar 335 West 20th st, a 4-sty dwelling, 25x92. St Peter's Roman Catholic Church and Sunday school building is across the st. It occupies a plot 143.6x120.

Two Dwellings Disposed of.

22D ST.—Wm. A. White & Sons sold for Mrs. J. Frederick Tams 136 and 138 East 22d st, two 4-sty dwellings, each 16.3x98.9. This property is located 121.3 ft. east of Lexington av. The buildings are 59 ft. deep. The New York College occupies the southeast cor of 23d st and Lexington av, and has a plot 100x98.9 opposite the property just sold. It is improved with a 3-sty structure. The Lexington, a 6-sty apartment, 60x98.9, is located 36.3 ft. east of the houses just sold.

Buyer for 24th Street Dwelling.

24TH ST.—Joseph Corbit & Co. sold for Mrs. Elma L. Horton the 4-sty brownstone dwelling 349 West 24th st to Jas. E. Mitchell. This is the first time this property has been sold in over 40 years. The size of the plot is 19.6x98.9, the building being built to a depth of 50 ft. The 24th St. M. E. Church is located 81 ft. to the west. A 6-sty flat, 50x98.9, abuts on 25th st.

33D ST.—Henry P. Jackson sold 152 East 33d st, a 3-sty dwelling, 18.9x46.

43D ST.—Ames & Co. resold for T. Murphy to John A. Weser 518 West 43d st, a 3-sty building, 25x100.5. Adjoining on the west is the warehouse of Weser Bros., manufacturers of pianos. They occupy a plot 125x100.5 and it is improved with an 8-sty structure.

Will Build on Combined Plot.

48TH ST.—Mrs. Levantia W. Boardman sold 4 West 48th st, a 4-sty and basement stone front dwelling, 25x100.5, adjoining the cor of 5th av, to Black, Starr & Frost, jewelers, who also acquired the property 594 5th av, 25.5x100. It is stated that the entire plot will be rebuilt with a modern structure, which will be occupied by its new owners. Mrs. Boardman bought this property on July 30, 1904. The building is 60 ft. deep and has in addition a 1-sty extension.

56TH ST.—Jos. P. Day sold to John J. Gordon 423 West 56th st, a 5-sty tenement, 25x100.

58TH ST.—Mrs. C. F. Bratten sold to a physician for his own occupancy the 4-sty dwelling 130 West 58th st, 16.8x100.2. Calvary Baptist Church abuts on 57th st and occupies a plot 100x100.5. Diagonally across the st are the Central Park apartments, 8 fireproof buildings, 8 and 9 stories each in height, and occupying a plot 412 x200.10.

Buys Property Adjoining Broadway Theatre.

BROADWAY.—L. J. Phillips & Co. sold for Thomas Simpson, of Scarsdale, N. Y., to Felix Isman, 1439 Broadway, an old building, 20.9 ft. on Broadway x60.4x34.8x21.6. There are all told about 1,200 sq. ft. in the plot. The Broadway Theatre, at the southwest cor of Broadway and 41st st, adjoins the premises just disposed of. Mr. Isman has the theatre property under a long lease. The property in the present deal was held at $210,000, and if this price was paid it would make a record price for this character of property of $175 per sq. ft. Mr. Isman took possession of the Broadway Theatre property a few months ago, having closed negotiations for it in March, 1908. In December, 1907, when it became known that he was seeking the property, it was reported that his purpose was to acquire the whole block as a site for a department store. At that time he stated that he intended to erect on the site a skyscraper business building. The theatre is now under lease to the Shubert interests for 10 years, and will be converted into a big music hall.

2D AV.—The estate of Chas. A. L. Amend sold 323 and 325 2d av, adjoining the southwest cor of 19th st, a 3-sty dwelling and a 5-sty flat, 52x100. The buyer is Axel Olsen, who will raze the present buildings and erect on the site a 6-sty elevator apartment house.

2D AV.—Margaret G. Ronayne sold 722 and 724 2d av, southeast cor of 39th st, two 4-sty buildings with stores, 40.4x40x irregular, to Eliphalet L. Davis.

Merchants Buy for Improvement.

5TH AV.—J. D. Ichenhauser sold 594 5th av, located at the southwest cor of 48th st, a 6-sty building, 25.5x100. This property formerly belonged to Chas. T. Cook. The buyer is the firm of Black, Starr & Frost, jewelers, who will raze the present building, together with 4 West 48th st, a 4-sty and basement dwelling, which was also included in the deal. The size of the latter plot is 25x100.5. It is announced that the new owners will occupy the new building. The corner house has figured in several deals during the past 10 months. The price paid for the combined plot, the brokers say, was more than $700,000. The Cook property has been one of the best indexes of the increasing demand for 5th av property in the gradually extending retail section. It was purchased by Mr. Cook from Columbia College, in 1894, for $205,000, and Mrs. Boardman's lot was valued at the same time at $55,000, showing an advance in land values since 1894 of $310,000. In October last Mrs. Cook sold her property to Andrew J. Connick, Martin D. Fink and Max Marx for $440,000. They resold it a few weeks later to George G. Heye, a client of Albert B. Ashforth, for $480,000. Mr. Ashforth sold it

for Mr. Heye to J. D. Tichenhauser, who contracted to pay $550,000, but did not take title. The Collegiate Reformed Protestant Dutch Church occupies a plot 100x200 at the northeast cor of 5th av and 48th st.

7TH AV.—John H. Scheier sold his lease of the seven 5-sty buildings on the northeast cor of 7th av and 51st st, comprising a plot of about 75x150. Mr. Scheier took a long lease of this property about 2 years ago through the same brokers, and after extensive alterations to the building sells his lease at a substantial figure.

NORTH OF 59TH STREET.

C. O. Bigelow Buys Dwelling.

78TH ST.—Amelia P. De Witt sold to C. O. Bigelow 133 West 78th st, a 3-sty 20-ft. brownstone dwelling. Geo. R. Read & Co. represented the owner.

91ST ST.—C. A. & A. H. Herter sold 108 and 110 East 91st st, two 5-sty flats, 54x100.8, adjoining the southeast cor of Park av.

105TH ST.—Daniel L. Korn bought 71 East 105th st, a 5-sty building, 35x100.11. Adjoining on the east is a 6-sty apartment house, 50x88x100.11.

William Waldorf Astor Sells Broadway Corner.

BROADWAY.—William Waldorf Astor sold a plot of 8 lots, 100x200, at the northeast cor of Broadway and 108th st to Charles E. McManus, who will erect an apartment house thereon. The property was held at $300,000. The northerly half of the block is owned by John Jacob Astor, and was recently improved by a 2-sty taxpayer. The Manhasset, a 9-sty fireproof apartment, 202x100, occupies the block front on the west side of Broadway, between 108th and 109th sts.

LENOX AV.—Alexander D. Duff sold 452 Lenox av, a 5-sty flat, with stores, 25x80.

Caterer Buys Madison Avenue Corner.

MADISON AV.—Elise Boyd, widow of the late Col. Robt. Boyd, sold the 4-sty brownstone dwelling, 21x85, at the southeast cor of Madison av and 124th st, to a well known uptown caterer, who will shortly remove his establishment there.

5TH AV.—F. R. Wood & Co. sold for Judson Lawson 2040 5th av, southwest cor of 126th st, a 4-sty dwelling, 20x85. The Classical School for Girls is located at the northwest cor of 126th st and 5th av, on a plot 74.11x100. The Mount Morris, a 6-sty apartment, 99.11x120, is diagonally opposite the premises just sold.

WASHINGTON HEIGHTS.

Heights Dwellings Find Ready Market.

142D ST.—F. R. Wood & Co. sold for Fanny Henning the 3-sty high-stoop dwelling 521 West 142d st, 17x99.11. The Convent of St. Ursula adjoins on the west.

179TH ST.—The Union Real Estate Co. sold to John D. Fellmann 523 West 179th st, a 2-sty and basement dwelling, 15.6x75, adjoining the Church of Our Saviour, at the northeast cor of Audubon av and 179th st.

183D ST.—Henry C. Langen sold 565 West 183d st, a 3-sty and basement dwelling, 20x100.

Realty Company Sells Corner.

BROADWAY.—The Henry T. Bulman Co. bought from the Waunegan Realty Co. the southwest cor of Broadway and 163d st, 157.2x100, for improvement with an elevator apartment house. This company sold the 6-sty apartment house, nearing completion, at the southwest cor of Broadway and 164th st, 100x125, last week. This house was held at $325,000.

BRONX.

Activity in the Bronx.

BURNETT PL.—P. E. Goepfert sold 50x100 on the south side of Burnett pl, 45 ft. east of Barry st.

FAIRMOUNT PL.—The Bremen Realty & Construction Co. sold 873 Fairmount pl, just west of the Southern Boulevard, one of four 2-family houses erected by them.

Demand for Flats.

FREEMAN ST.—Ida Kaufman sold to Frederick Meyer the southeast cor of Freeman and Chisholm sts, a 3-sty flat, 55.6x28.

154TH ST.—Mrs. Genevieve Dieda bought from Mrs. Wylbcock the 3-sty house 386 East 154th st, 25x100.

Sale on Active Thoroughfare.

BRONX BOULEVARD.—Maurice C. Sternbach and Wilbur L. Varian bought from Ina E. Wilzin 100x100 on Bronx Boulevard, near 216th st. The Vari Lace Mfg. Co., of which Mr. Sternbach is president, is about to erect a large lace factory at the cor of 216th st and Bronx Boulevard, which will be finished by October.

EAGLE AV.—In part payment for the plot 96x66x irregular at the northwest cor of Hughes av and 179th st, the Belmont Bond & Mortgage Co. gives to Harry Levin 25x100 at the northwest cor of Eagle av and 161st st.

HUGHES AV.—The Belmont Bond & Mortgage Co. sold the plot 96x66x irregular at the northwest cor of 179th st and Hughes av to Harry Levin, who gave in exchange 25x100 at the northeast cor of Eagle av and 161st st.

OGDEN AV.—Anna C. Conway sold to William Schlichter 1070 Ogden av, a 3-sty dwelling and 2-sty stable, 75x176.8, near 165th st.

Sells Plot Recently Bought at Auction.

RIVERDALE AV.—Edward R. Cohn resold to the Universale Operating Co. lots 25 to 28 in the Waldo Hutchins estate tract, which was recently sold at auction by Bryan L. Kennelly. The property measures 100x100, and is on the east side of Fieldston road opposite the plaza formed by the intersection of Riverdale av, Fieldston road and 236th st, and located 250 ft. south of 238th st. The price paid by Mr. Cohn was $6,750.

THERIOT AV.—Mrs. Charlotte Greenbaum bought a 1-family house and 2 lots on Theriot av from a Mr. Miller.

TREMONT AV.—Samuel Greenbaum bought a lot on Tremont av from a Mr. Miller.

Bronx Corners in Demand.

UNION AV.—Frederick A. Getterisome sold to the Annison Realty Co. the southwest cor of Union av and 168th st, a 6-sty building, 41x92.

3D AV.—Alfred Furst sold 3462 3d av, a 3-sty building with stores 25x110.6, adjoining the cor of 167th st. The property has been held at a valuation of $15,000.

3D AV.—Samuel C. Baum sold 4000, 4002 and 4004 3d av, three 4-sty double flats, 75x90, to Isaac Roth, who gives in trade 390 Madison st, a 6-sty tenement, 25x100, adjoining the cor of Jackson st.

LEASES.

The Moore & Rowe Co. have leased for F. C. Bamman the dwelling 286 Audubon av to J. S. Wood.

D. H. Scully & Co. leased 79 West 125th st to Michael J. McCormick, and 306 Lenox av to I. Cohn.

Duross Co. leased for I. W. Horton, of Paris, France, to Henry Smythe the 4-sty and basement business building 410 8th av, 75 ft. south of the new Pennsylvania depot, for a term of 21 years. Mr. Smythe is to modernize the building with electric elevators and new plate glass fronts. The gross rental is about $8,400.

Frederick Fox & Co. leased for the Crown Embroidery Works the 4th, 5th, 6th and 7th lofts, containing 24,000 sq. ft. of space, in the Crown Embroidery Works Building, Nos. 38-44 West 26th st, for a long term of years to Metzendorf Bros., Jos. C. Luntz and Andrew Crawford. This completes the renting of the entire set of 11 lofts.

Louis Markel, proprietor of the Hotel Normandie, has subleased from the Childs Dairy Co. the upper part of the Hotel Bartholdi, at the southeast cor of Broadway and 23d st, for 10 years at an aggregate rental of $300,000. The lease covers the entire building above the street floor, which the Childs Co. will occupy on the expiration of the present tenant's lease. The hotel will be run on the same plan as the Normandie.

L. T. Alton, president of the Herald Square Mortgage Corporation, leased the property 514 and 516 West 33d st for a period of 21 years and 2 renewals, at an aggregate rental of $100,000. This property has been under lease to him for 21 years, of which term only a few months had elapsed when the lease was signed. Mr. Alton having decided to erect a 6-sty loft building upon the property, secured a long term lease of the ground.

$1,000,000 Deal Near Herald Square.

L. T. Alton, president of the Herald Square Mortgage Corporation, closed a lease on the property 1418 Broadway, and known as the Art Building, for 114 years, at an aggregate rental reported to be approximately $1,000,000. This property adjoins the cor of 39th st, and connects with the Parker House. The property is at present under a 10-year lease. The extension is for 105 years, a long period when the prominence of the location is considered. The building itself has had an unusual history under its present lease, having been first in the hands of Felix Isman, the Philadelphia operator. Mr. Isman sold his interest to Harry Levey, the cleanser, who in turn assigned his interest to Mr. Alton. He immediately remodeled and improved the building at an expense of about $60,000, and turned it into an attractive office building, introducing several innovations, improving the appearance and adding comfort to the interior. The space in almost the entire building has been taken by tenants whose business is mainly professional or with professional clients. That any building on this stretch of Broadway could have been secured on a long lease like this one for 114 years, and at such a rental as $1,000,000 caused much comment among real estate men. What enhanced value will attach to this particular leasehold during the next 25 years is problematical, but conservative operators estimate that the property at the end of that time will readily sell for the balance of the lease for $1,000,000, leaving them about 90 years to run. Property values along this stretch of Broadway have steadily advanced 10% a year during the past decade, and with the new 42d st McAdoo tunnel, the opening of the Pennsylvania station at 33d st, and the completion of the Grand Central station at 42d st, the greatest arteries of the city's trade will eventually be opened here, and this stretch of Broadway, between Herald Square and Times Square, will have as many big department stores as it now has hotels and theatres.

The Bankers Trust Co. Leases Stevens Building on Wall Street for 84 Years and Will Erect 16-Story Structure.

The Bankers' Trust Co., at present located at 7 Wall st, leased 14, 16 and 18 Wall st, a 7-sty structure known as the Stevens Building. The company has obtained a ground lease of the property for a period of 21 years and renewals for 84 years. The price paid could not be definitely ascertained, though it is understood that 4% on a valuation of $2,000,000 is the basis. This would aggregate a sum about $6,400,000. A new building, 16 stories in heights, is going to be erected on the site. This property forms an "L" around the Gillender Building, at the northwest cor of Wall and Nassau sts. The frontages of the property are 69 ft. and 28.5 ft. on Wall and Nassau sts, respectively. The present building was erected in 1880. In 1840 Joseph Sampson purchased it and it has never been transferred out of the family since. The present lease was secured from Mrs. Adele Livingston Sampson, through Henry P. Davidson, of J. P. Morgan & Co. He negotiated the transaction as chairman of the executive committee of the trust company. Frederick H. Allen, a son-in-law of Mrs. Sampson, who has resided in Paris for some years, was her representative. The trust company will occupy the basement and ground floor in the new building, which will be fitted up as one of the finest banking rooms in the city, with lofty ceilings and a floor space of 65 by 115 ft. In its new home the trust company will have as it neighbors the 20-sty office building of the Hanover National Bank, the Astor Building on the west, running from Wall to Pine sts, and the slim 13-sty Gillender Building on the east; the First National Bank Building, the American Surety Co.'s Building, the New York Real Estate Security Co., and the Schermerhorn Building. The erection of the new building will mark the third important real estate change that has occurred in the financial district in the last six months. The southeast cor of Cedar and Nassau sts was recently purchased by the Fourth National Bank for about $1,400,000 from the Germania Life Ins. Co., and more recently still the Bank of Montreal acquired the 11-sty building at 64 and 66 Wall st for a sum reported as $800,000. No. 1 Wall st, only a short distance away from the Stevens Building, was sold a few years ago at $4 per square inch, the highest price ever paid for real estate in this city. The unusual phenomenon of the erection of so large a building by a financial institution on leased ground is assigned by brokers as due to the prohibitively high price at which property in this block is held for sale. The Bankers' Trust Co. was organized in 1903, and has a capital of $1,000,000. Edmund C. Converse is its president, and among its directors are Stephen Baker, Samuel G. Bayne, Edwin M. Bulkley, Frederick T. Haskell, A. Barton Hepburn, Thomas W. Lamont, Albert H. Wiggin, and Samuel Woolverton.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

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UNCLASSIFIED SALES

The total number of sales reported is 53, of which 21 were below 59th st., 17 above, and 15 in The Bronx. The sales reported for the corresponding week last year were 48, of which 13 were below 59th st, 22 above, and 13 in The Bronx.

The total number of mortgages recorded for Manhattan this week was 239, as against 256 last week, and in The Bronx 227, as against 150 last week. The total amount involved is $6,339,469, as against $12,582,660 last week.

The amount involved in the auction sales this week was $446,300, and since January 1, $43,122,820. Last year the total for the week was $472,393, and from January 1, $34,905,503.

31ST ST.—F. J. Davis sold 207 East 31st st, a 3-sty dwelling, 18.9x98.9.

43D ST.—The Flatiron Realty Co. (Conway & Corduke) sold 246 West 43d st, a 4-sty building, 20x100.5. The building has been leased for a term of years.

71ST ST.—Leon E. Baily sold 128 West 71st st, a 4-sty and basement dwelling, 18.9x100.5, to Henry Ridder, who, after making extensive alterations, will occupy.

91ST ST.—John F. Mayer sold 40 West 91st st, a 4-sty dwelling, 18x100.8.

102D ST.—Annie Gold, of Los Angeles, Cal., resold 308 West 102d st, a 3-sty dwelling, 20x100.11.

118TH ST.—The Schneider Grocers' Trading Co. sold 17 West 118th st, a 5-sty flat, 25x100.11.

190TH ST.—John L. Hobson, of Haverhill, Mass., is reported to have sold the block front on the south side of 190th st, extending from St. Nicholas to Wadsworth av, to builders for improvement. It has a frontage of 360 ft. on the st, 83.6 ft. on St. Nicholas av and 66.6 ft. on Wadsworth av.

MORNINGSIDE AV.—Porter & Co. sold for Julia E. Cameron the 5-sty tenement at the southeast cor of Morningside av and 127th st, 25x75.

SPUYTEN DUYVIL.—J. W. Dawson sold from the plans for the Along the Hudson Co. a dwelling on a plot of 7 lots at Spuyten Duyvil Heights to a buyer, who will occupy.

REAL ESTATE NOTES

Lester S. Fisher, lately connected with Joseph P. Day, is now in charge of the mortgage and private sales department of Samuel Marx, at 261 Broadway.

Jesse C. Bennett has sold his interest in the firm of Jesse C. Bennett & Co., incorporated, to Samuel B. Timmins. Mr. Bennett has opened a temporary office at 1440 Broadway.

The Sisterhood of St. Mary has been granted leave by Judge Blanchard, of the Supreme Court, to sell its property in the north side of 79th st, 205 ft. east of Amsterdam av, 45x102.2, to Clinton Joel Packard for $70,000.

There was a meeting of the Executive Committee of the Congress of Taxpayers held at its new headquarters, 111 Broadway, on Thursday, July 8th. William Temple Emmet, the president of the Congress, made an address, stating the aim and object of the organization.

Richard Heynemann announces that Mr. Charles H. Lephardt, of Flushing, L. I., has entered his firm as a partner, and that they will continue to do a general brokerage business in real estate, insurance and mortgage loans under the firm name of Richard Heynemann & Co., at 140 West 42d st.

A meeting of the Taxpayers' Alliance of The Bronx was held on Thursday, July 8th, at the home of Adolph C. Hottenroth, who is its president. Among the many matters of importance brought up at this meeting and finally disposed of was the selection of an assistant secretary, the collection of outstanding obligations, the paying of all current expenses, the amendment to the building code, the many rapid transit projects that have been submitted to the Public Service Commission since the last meeting of the Alliance, the election of officers for the Board of Directors for the ensuing year, and many other matters of vital importance to every citizen and taxpayer of the Borough of The Bronx.

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK

At 90-92 West Broadway.

Monday, July 12.

Kingsbridge rd, opening from 230th st to Broadway, at 1 p m.
Van Cortlandt av, opening from Sedgwick av to Van Cortlandt Park, at 11 a m.
Gun Hill rd, opening from Jerome av to Mosholu Park, at 2 p m.
West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m.
Morris av, closing from railroad to Concourse, at 12 noon.
West 216th st, opening from Broadway to Harlem River, at 3 p m.
Teller av, opening from 170th st to Morris av, at 1 p m.
East 225th st (Muscoota st), opening, at 2 p m.

Tuesday, July 13.

East 182d st, etc., opening, at 1 p m.
Ludlow av, etc., opening, at 11 a m.
West 174th, 175th and 176th sts, opening, at 11 a m.
East 227th and 228th sts, opening, at 12 noon.

Wednesday, July 14.

Garrison av, opening from Leggett to Longwood av, at 10 a m.
St Nicholas Park, opening from 130th to 128th st, at 12 noon.
Unnamed st (West 187th st), opening, at 1 p m.

Thursday, July 15.

West 234th st, opening from Albany rd to Kingsbridge av, at 1 p m.
Second and third new sts, north of 181st st, opening at 3 p m.
Riverside Drive, widening from 139th st to 142d st, at 1 p m.

At 258 Broadway.

Monday, July 12.

Piers 52 and 53, bulkhead, at 11.30 a m.
Roanoke av, school site, Queens, at 2 p m.

Tuesday, July 13.

Fort George, rapid transit, at 10 a m.
St Gabriel's Park, at 10 a m.
Loop No 1, at 2 p m.

Wednesday, July 14.

Forest av, school site, Queens, at 12 noon.
Brooklyn Bridges arches, at 2.30 p m.
Bridge 3, at 3 p m.

Friday, July 16.

Pier 51, at 2 p m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

July 10.

No Legal Sales advertised for this day.

July 12.

Murray st, No 72, s s, about 100 w West Broadway, 25x75, 4-sty stone front loft and store building. Rebecca Spahn agt August F Viemeister et al; Milton Mayer, att'y, 52 William st; Wm J A Caffrey, ref. (Amt due, $5,543.37; taxes, &c, $1,141.73.) Mort recorded Feb 15, 1907. By Samuel Marx.

7th av, Nos 2516 & 2518 / 146th st, No 200 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. Chas A Fisher agt Thomas G Bowne et al; Katz & Sommerich, att'ys, 277 Broadway; Raymond G Guernsey, ref. (Amt due, $26,369.76; taxes, &c, $1,438.25; sub to a prior mort of $70,000.) Mort recorded Jan 3, 1908. By Joseph P Day.

112th st, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front dwelling. Edmund Kohn et al agt Jacob Friedman et al; John H Rogan, att'y, 145 Nassau st; James A Donnelly, ref. (Amt due, $5,902.03; taxes, &c, $174.83.) Mort recorded Nov 14, 1906. By William Kennelly Jr.

96th st, No 204, s s, 117.3 w Amsterdam av, 27 x100.8, 5-sty brk tenement. Caecilie Ettinger agt Mary B Cunningham et al; Ira J Ettinger, att'y, 257 Broadway; Emanuel Blumenstiel, ref. (Amt due, $6,859.94; taxes, &c, $550; sub to a mort of $25,500.) Mort recorded Sept 3, 1908. By Samuel Goldsticker.

July 13.

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st | brk loft & store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

175th st, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Wm C G Wilson agt Louis Hanneman et al; Adrian D Stevenson, att'y, 10 Wall st; Henry B Ketcham, ref. (Amt due, $20,862.17; taxes, &c, $505.) Mort recorded June 9, 1892. By Joseph P Day.

13th st, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. Morris Weinstein agt Jennie Goldstein et al; Eisman, Levy Corn & Levine, att'ys, 135 Broadway; Max Frieder, ref. (Amt due, $3,290.34; taxes, &c, $544.45.) Mort recorded Dec 13, 1905. By Joseph P Day.

Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 5-sty brk tenement and stores. Joseph L B Mayer agt Henry Tishman et al; Maurice S Hyman, att'y, 280 Broadway; Harry B Raffel, ref. (Amt due, $7,403.45; taxes, &c, $61; sub to a prior mort of $25,000.) Mort recorded April 9, 1904. By Joseph P Day.

Varick st, No 65, w s, 68 s Vestry st, 22x62.3, 3-sty brk tenement and store. Wm S Black agt Mary B Young et al; Dennis & Buhler, att'ys, 140 Nassau st; Eugene N Robinson, ref. (Partition.) By Joseph P Day.

July 14.

21st st, n s, 85 w 6th av, 20x98.9, part 6-sty brk store. Sheriff's sale of all right, title, &c, which Duncan C Pell had on Jan 14, 1909, or since; Thomas F Foley, Sheriff. By Joseph P Day.

98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. Robert F Smith et al agt Walter A Stryker et al; J C Levi, Weil & Newhouse, att'ys; Geo W Collins, ref. (Amt due, $27,066.80; taxes, &c, $550.93.) Mort recorded March 16, 1903. By Joseph P Day.

Belmont av, n e cor 188th st, 95x50, 2-sty frame / 188th st | dwelling and vacant.

Park av, e s, 100 s 182d st, 50x141, vacant. Julia T Martin agt Margaret McCann et al; Berry & Davis, att'ys, 2649 Webster av, Bronx; Adam Wiener, ref. (Partition.) By Herbert A Sherman.

97th st, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty brk tenement. Henry E Keil et al agt Abraham Rudinsky et al; George Ludwig, att'y, 1511 3d av; Theodore K McCarthy, ref. (Amt due, $5,983.50; taxes, &c, $404.67.) Mort recorded Sept 15, 1904. By Samuel Marx.

2d av, No 1894's e cor 98th st, 25x100, 5-sty 98th st, No 300 | brk tenement and store. Samuel Kahn et al agt Max Finkelstein et al; Albert A Hovell, att'y, 191 Montague st, Brooklyn; Geo W Collins, ref. (Amt due, $6,559.67; taxes, &c, $73.98; sub to a first mort of $20,000.) Mort recorded May 10, 1907. By Chas A Berrian.

July 15.

Av D, Nos 55 & 57 / 5th st, Nos 750 & 752 | s w cor 5th st, 41x80, two 5-sty stone front tenements and stores and 2-sty brk tenement and store in st. Eversley Childs exr &c agt Louis Kovner et al; Edo E Mercelis, att'y, 69 Wall st; M Spencer Bevins, ref. (Amt due, $48,012.66; taxes, &c, $1,777.91.) Mort recorded March 19, 1907. By Joseph P Day.

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St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100, 4-sty brk dwelling. Louis B Rolston et al exrs agt Ida I Herrington et al; James F Horan, att'y, 22 William st; Henry L Rupert, ref. (Amt due, $17,107.34; taxes, &c, $636.44.) Mort recorded June 16, 1905. By Bryan L Kennelly.

6th av, No 755 / 43d st, No 100 | s w cor 43d st, 21.5x61, 4-sty brk tenement and store. James Everard's Breweries agt James Wakely et al; Gratz Nathan, att'y, 261 Broadway; James Oliver, ref. (Amt due, $19,873.81; taxes, &c, $ ——.) Mort recorded July 17, 1906. By Herbert A Sherman.

July 16.

75th st, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front building. John F Halsted et al as trustees agt Bernard Scheinkman et al; Chas M Camp, att'y, 2 Wall st; Thomas W McKnight, ref. (Amt due, $12,848.46; taxes, &c, $723.13.) Mort recorded Feb 15, 1907. By Samuel Marx.

123d st, No 419 & 421, n s, 218.6 e 1st av, 37.9x100.11, 3-sty frame and 3-sty brk dwellings. Abraham Norwalk et al agt Raphael Kurzrok et al; Henry M Flatau, att'y, 61 Park Row; Joseph Gallagher, ref. (Amt due, $3,577.16; taxes, &c, $21.) Mort recorded Dec 15, 1905. By Samuel Marx.

Valentine av, No 2060, old No 2050, e s, 375.4 n 179th st, runs n 28 x e 100 x n 28.8 x e 85.5 x s 133.4 x n w 91.1 x w 155.10 to beg. 2-sty frame dwelling and 2-sty frame building in rear. Moses G Wright agt Annie M Metzler et al; Chas A Furthman, att'y, 3d av and 148th st; Albert W Venino, ref. (Amt due, $5,185.62; taxes, &c, $1,180.) Mort recorded Nov 22, 1898. By Joseph P Day.

Monroe st, No 254, s s, 250 w Jackson st, 25x97.8, 6-sty brk tenement and store. Mina Zwerling agt Joseph Warm et al; Chas L Apfel, att'y, 68 William st; James Kearney, ref. (Amt due, $2,603.31; taxes, &c, $——; sub to two prior morts aggregating $37,000.) Mort recorded July 6, 1908. By Joseph P Day.

47th st, No 340, s s, 100 w 1st av, 20x100.5, 4-sty brk tenement and store. Harriet H Hartnett agt Moses Reeves, et al; Brewster & Farries, att'ys, 198 Broadway; Michael J Egan, ref. (Amt due, $10,862.05; taxes, &c, $425.47.) Mort recorded Feb 11, 1907. By Joseph P Day.

47th st, No 342, s s, 80, w 1st av, 20x100.5, 4-sty brk tenement and store. Same agt same; same att'ys; Wm J O'Sullivan, ref. (Amt due, $10,868.05; taxes, &c, $390.17.) Mort recorded Feb 11, 1907. By Joseph P Day.

July 17.

No Legal Sales advertised for this day.

July 19.

109th st, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. Sheriff's sale of all right, title, &c, which Sigmund Lissner had on Nov 16, 1908, or since; Oscar A Campbell, att'y, 220 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

Lewis st, No 12, e s, 150 n Grand st, 25x100, 5-sty brk tenement and store. Josephine B Kohn agt Theresa Delkowsky et al; Sanborn & Sanborn, att'ys, 29 Wall st; Chas L Hoffman, ref. (Amt due, $19,428.44; taxes, &c, $477.55.) Mort recorded Nov 11, 1905. By Joseph P Day.

16th st, No 617, n s, 263 e Av B, 25x92, 5-sty brk tenement and store. Solomon H Kohn agt Henry Tishman et al; Sanborn & Sanborn, att'ys, 29 Wall st; Chas L Hoffman, ref. (Amt due, $18,617.04; taxes, &c, $387.95.) Mort recorded Jan 24, 1907. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending July 9, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*82d st, Nos 548 to 552, s s, 111.4 w East End av, 40x102.2, 6-sty brk tenement and store. (Amt due, $17,837.04; taxes, &c, $1,181; sub to a mort of $32,000.) Leo Levy et al.....$47,863

*82d st, Nos 542 to 546, s s, 151.4 w of East End av, 40x102.2, 6-sty brk tenement and store. (Amt due, $17,860.94; taxes, &c, $1,181.10; sub to a mort of $32,000.) Leo Levy et al.....45,863

*Broadway, w s, 59 s Tremont road, 59x144.8x50x113.4., Throggs Neck. (Amt due, $1,705.92; taxes, &c, $——) Bankers Realty & Security Co.....1,890

Freeman st, s s, 27.4 w Bryant av, 27.4x113.11x25x102.10, vacant. (Amt due, $2,02[illegible]; taxes, &c, $[illegible].) Withdrawn.....

Boyd av, e s, 150 n Jefferson av, runs n 75 x e 100 x n 25 x w 100 to Boyd av, x n 50 x e 100 x s 25 x e 100 to Fox av, x s 25 x w 100 x s 100 x w 100 to beginning. Edgewood. Amt due $2,538.03; taxes, &c $2000.) Hask. D. Sharp.....2,050

Riverside Drive, No 139, s e cor 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, $[illegible]; taxes, &c, $2,068.63.) Adj to July 22.....

Webster av, No 1760 & 1764, s e cor 175th st, runs e 80.4 x s 75 x e 175th st, Nos 400 to 406, 266.6 x s 84.7 x w 103.9 x s 108 to beg, three 4-sty brk tenements and stores and 2-sty brk stable. Sheriff's sale of all right, title, &c. Withdrawn.....

*Webster av, w s, 175.4 n 176th st, 50x140, vacant. (Amt due, $6,821.50; taxes, &c, $311.28.) Bronx Borough Bank.....6,000

28th st, Nos 131 & 133, s s, 100 w 6th av, 53.4x98.9, 7-sty brk loft and store building. (Amt due, $8,145.42; taxes, &c, $1,750.) Harry McNally party in interest.....158,528

Pelham av, Nos 371 and 373 on map, No 367 to 373 s s, 194 e 26th st, runs n 194 x e 120.10 x s 98.9 to 26th st, No 105 and 105.....

26th st, x w 41.10 x n 49.4 x w 79 to beginning, 6 and 7-sty brk hotel (Putnam House), 3-sty brk tenement and store, 3-sty brk building and 3-sty brk dwelling. (Amt due, $211,818.72; taxes, &c, $5,651.24.) Withdrawn.....

119th st, No 85, n s, 139 e Lenox av, 18x100.11, 3-sty brk dwelling. (Sheriff's sale of all right, title, &c.) Adj to July 23.....

BRYAN L. KENNELLY.

9th av, No 360, e s, 80 n 30th st, 18.6x100, 4-sty brk tenement with store (admr sale). John Zimmerer.....20,200

SAMUEL GOLDSTICKER.

72d st, No 431, n s, 150 w Av A, 25x102.2, 4-sty stone front tenement. (Amt due, $3,612; taxes, &c, $823.27; sub to a mort of $9,000.) Rocco Russo.....13,500

HERBERT A. SHERMAN.

81st st, No 237, n s, 150 w 2d av, 25x102.2, 4-sty stone front tenement. (Partition.) Alfred C Bachman.....17,000

CHAS. A. BERRIAN.

Lewis st, No 117, w s, about 250 n Stanton st, 25x100, 7-sty brk loft and store building. (Amt due, $10,111.61; taxes, &c, $742.47.) George Kocher.....36,186

81st st, No 345, n s, 175 w 1st av, 25x102.2, 5-sty brk tenement and store. (Amt due, $1,261.46; taxes, &c, $104; sub to a prior mort of $6,000.) Wilson Mizner.....9,514

SAMUEL MARX

*6th av, No 256, e s, 70.7 n 16th st, 21.5x65, 3-sty brk loft and store building. (Amt due, $9,441.27; taxes, &c, $8.30.) Moses M Valentine.....83,200

71st st, No 512, s s, 223 e Av A, 25x100.4, 1-sty frame building. (Amt due, $3,837.36; taxes, &c, $125.) Arthur J Albert.....4,700

Total	$446,300
Corresponding week, 1908	472,393
Jan. 1st, 1909, to date	43,122,820
Corresponding period, 1908	34,905,503

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OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 1 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

30TH WARD. BAY RIDGE AVENUE—GRADING, PAVING AND CURBING, from 3d Avenue to New York Bay. BENSON AVENUE—GRADING, PAVING AND GUTTERING, from 18th Avenue to 20th Avenue. KOUWENHOVEN LANE—GRADING AND PAVING, from 4th Avenue to 5th Avenue. CROPSEY AVENUE—GRADING, PAVING AND GUTTERING, from Franklin Avenue to 15th Avenue. CROPSEY AVENUE—GRADING, PAVING, GUTTERING AND CURBING, from 15th Avenue to 23d Avenue. 18TH AVENUE—GRADING, PAVING AND GUTTERING, from Cropsey Avenue to Gravesend Avenue. 80TH STREET—GRADING, PAVING, GUTTERING AND CURBING, from 18th Avenue to 22d Avenue. 86TH STREET—GRADING, PAVING AND GUTTERING, from 5th Avenue to Shore Road. 4TH AVENUE — GRADING, PAVING, GUTTERING AND CURBING, from 60th Street to Shore Road. 5TH AVENUE—GRADING, PAVING AND GUTTERING, from 86th Street to 4th Avenue. FRANKLIN AVENUE—GRADING, PAVING AND GUTTERING, from Cropsey Avenue to Warehouse Avenue. NEW UTRECHT AVENUE—GRADING, PAVING AND CURBING, from old City Line to 67th Street. 92D STREET—GRADING, PAVING AND GUTTERING, from 7th Avenue to Shore Road. 95TH STREET—GRADING, PAVING AND GUTTERING, from 2d Avenue to 4th Avenue. 2D AVENUE—GRADING, PAVING AND GUTTERING, from 65th to 92d Streets. 2D AVENUE—GRADING, PAVING AND GUTTERING, from 92d Street to Shore Road. 60TH STREET—GRADING, PAVING AND GUTTERING, from 4th to 22d Avenue. 67TH STREET—PAVING AND GUTTERING, from 4th to 5th Avenues. 67TH STREET—PAVING AND GUTTERING, from New Utrecht Avenue to 18th Avenue. 70TH STREET—PAVING AND GUTTERING, from Fort Hamilton to 10th Avenues. 79TH STREET—GRADING, PAVING AND GUTTERING, from 18th to Fort Hamilton Avenues. 79TH STREET—PAVING AND GUTTERING, from Fort Hamilton Avenue to Shore Road. 10TH AVENUE—PAVING AND GUTTERING, from Bay Ridge Avenue to 75th Street. 21ST AVENUE—GRADING, PAVING AND GUTTERING, from 80th Street to Cropsey Avenue. 22D AVENUE—GRADING, PAVING AND GUTTERING, from 80th Street to Cropsey Avenue. WAREHOUSE AVENUE—GRADING, PAVING AND GUTTERING, from Franklin Avenue to 7th Avenue.

HERMAN A. METZ, Comptroller.
City of New York, June 29, 1909. (11976)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 8th to 22d, 1909, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX.

24TH WARD, SECTION 12. SUMMIT PLACE—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Heath Avenue to Boston avenue.

HERMAN A. METZ, Comptroller.
City of New York, July 6, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 1 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN

12TH WARD, SECTION 8. 213TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, and CONSTRUCTING NECESSARY RETAINING WALL AND GUARD-RAIL, from Broadway to Tenth Avenue.

HERMAN A. METZ, Comptroller.
City of New York, June 29, 1909. (11988)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 1 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of the following assessments for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

1ST WARD. REGULATING, GRADING, CURBING, PAVING AND LAYING BRICK INTERSECTIONS, BUILDING CULVERTS AND BASINS for the completion of the work in LATHROP AVENUE, from Clinton B. Fiske Avenue to Wooley Avenue; in LEONARD AVENUE, from Jewett to Wooley Avenues; in WATERS AVENUE, from Livermore to Wooley Avenues; in DICKIE AVENUE, from Waters to Lathrop Avenues; in LIVERMORE AVENUE, from Watchogue Road to Lathrop Avenue; in WARDWELL AVENUE, south of Washington Place in Westerleigh; in NEW YORK AVENUE, from Manor Road to a point about 825 feet westerly; in COLLEGE AVENUE, from Manor Road to the second proposed street east of Jewett Avenue. 3D WARD. RELAYING AND EXTENDING THE NICHOLAS AVENUE SEWER, as a temporary outlet from a point about 60 feet north of Richmond Terrace to the Pier Head Line.

HERMAN A. METZ, Comptroller.
City of New York, June 29, 1909. (11980)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 1 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. SEWER in CLARK STREET, from Main Street to Van Alst Avenue; and in VAN ALST AVENUE, from Newton Avenue to Grand Avenue. MARC PLACE—REGULATING, GRADING, CURBING AND PAVING, from Grand to Newtown Avenues. RADDE STREET—REGULATING, GRADING, CURBING, FLAGGING AND PAVING, from Jane Street to Hunter Avenue. RADDE STREET—SEWER, from Jane to Henry Streets. 3D WARD. LAWRENCE STREET—SEWER, 360 feet to the crown south of Sanford Avenue. NORTH PRINCE STREET—REGULATING, GRADING, CURBING AND FLAGGING, west side, between Broadway and State Street. UNION STREET—REGULATING, GRADING, CURBING AND FLAGGING, east side, from Barclay Street to Madison Avenue.

HERMAN A. METZ, Comptroller.
City of New York, June 29, 1909. (11986)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 8th to 22d, 1909, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for OPENING AND ACQUIRING TITLE TO THE FOLLOWING NAMED STREET IN THE BOROUGH OF BROOKLYN.

24TH and 29TH WARDS, SECTION 5. CARROLL STREET—OPENING, from Albany avenue to East New York avenue. Confirmed March 1, 1909. Entered July 6, 1909.

HERMAN A. METZ, Comptroller.
City of New York, July 6, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 8th to 22d, 1909, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF BROOKLYN.

30TH WARD, SECTION 19. BAY 11TH STREET—REGULATING AND GRADING, between Cropsey avenue and 86th street.

HERMAN A. METZ, Comptroller.
City of New York, July 6, 1909.

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN TO the owner or owners of all houses and lots improved or unimproved lands, affected thereby that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF THE BRONX.

List 348, No. 1. Paving with asphalt Timson place, from One Hundred and Forty-seventh street to One Hundred and Forty-ninth street, and curbing where necessary.

List 592, No. 2. Paving with asphalt and curbing where necessary Cypress avenue, from East One Hundred and Thirty-eighth street to East One Hundred and Forty-third street.

List 593, No. 3. Paving with asphalt and curbing where necessary Honeywell avenue, from Tremont avenue to East One Hundred and Eighty-second street.

List 598, No. 4. Paving with asphalt and curbing where necessary East One Hundred and Seventy-sixth street, from Park avenue to Third avenue.

BOROUGH OF QUEENS.

List 68, No. 5. Regulating, grading, curbing and flagging Third avenue (Lathrop street), from Broadway to Graham avenue, First Ward.

List 162, No. 6. Regulating, grading, curbing and paving with brick pavement Greene avenue, from Grand View avenue to Kings County line, Second Ward.

List 165, No. 7. Regulating, grading, curbing flagging and laying crosswalks on Hulst street, from Thomson avenue to Foster avenue, First Ward.

List 260, No. 8. Paving with asphalt First avenue, from Broadway to Washington avenue, First Ward.

All persons who interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 3, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WLLIAM H. JASPER, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan, July 2, 1909.

PUBLIC NOTICE IS HEREBY GIVEN TO all persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets to present their claims in writing to the Secretary of the Board of Assessors, No. 320 Broadway, on or before July 13, 1909, at 11 o'clock A. M., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent

PUBLIC NOTICES.

of such claims. Copies of the proposed final [illegible] for [illegible] may be obtained upon application to the above office:

BOROUGH OF MANHATTAN

No. 703. West One Hundred and Fifty-seventh street, from a point 2502 feet west of Broadway to eastern line of Riverside drive extension.

BOROUGH OF THE BRONX

No. 595. Nereid avenue, Two Hundred and Thirty-eighth street, from East street (Bussard avenue) to White Plains road.

No. 596. East One Hundred and Forty-seventh street (Dater street), from the Southern boulevard to St. Marys Park.

No. 600. Popham avenue, from West One Hundred and Seventy-sixth street to Montgomery avenue.

No. 696. Classon Point road, from Westchester avenue to the East River.

No. 698. Railroad avenue (Starling avenue), from Unionport road to Globe avenue.

No. 708. College avenue, from East One Hundred and Sixty-seventh street to East One Hundred and Seventy-second street.

BOROUGH OF BROOKLYN

No. 586. Grand street, as extended from Hooper street to bridge plaza.

No. 587. Roebling street, between South Fourth street and Union avenue.

No. 588. Riverdale avenue, between Rockaway avenue and Osborn street.

No. 686. Haven place, between Atlantic avenue and Herkimer street.

No. 688. New York avenue, from President street to Malbone street.

BOROUGH OF QUEENS.

No. 578. Halsey street, from Fulton avenue to Franklin street, First Ward.

No. 579. Hunter avenue, from Jane street to Harris avenue, First Ward.

No. 580. Jamaica avenue, from Thirteenth avenue to Old Bowery road, First Ward.

No. 581. Onderdonk avenue, from Elm street (Hart street, to Stanhope street, Second Ward.

No. 584. Wyckoff avenue, from Brooklyn Borough line to Moffatt street, Second Ward.

No. 636. Webster avenue, from William street to Vernon avenue, First Ward.

No. 691. Grand View avenue, from Stanhope street to Linden street, Second Ward.

No. 723. Beebe avenue, from Jackson avenue to Van Alst avenue.

No. 725. Fourteenth avenue, from Grand avenue to Vandeventer avenue.

BOROUGH OF RICHMOND.

No. 678. Wooley avenue, from Indiana avenue to Watchogue road; New York avenue, from Manor road to a point about 816 feet westerly; Dickie avenue, from Waters avenue to Columbus place; Livermore avenue, from Indiana avenue to Lathrop avenue; Maine avenue, from Willard avenue to Wooley avenue; Springfield avenue, from Willard avenue to Bidwell avenue; Garrison avenue, from Neal Dow avenue to Wooley avenue; Dickie avenue, from Indiana avenue to Lathrop avenue; Bidwell avenue, from Indiana avenue to Watchogue road; Demarest avenue, from Lathrop avenue to Watchogue road; New York place, from Maine avenue to New York avenue; Leonard avenue, from Bidwell avenue to Livermore avenue; Lathrop avenue, from Bidwell avenue to Livermore avenue; Livermore avenue, from Lathrop avenue to Watchogue road; Dickie avenue, from Lathrop avenue to Waters avenue; College avenue, from Manor road to second proposed street.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway
City of New York, Borough of Manhattan,
July 2, 1909. (12076)

A Chance to Buy Good Houses Cheap.

Attention is invited to the approaching sale, BY SEALED BIDS, on MONDAY, JULY 12TH, 1909, of a large number of buildings of various kinds now standing on the strip of land recently acquired by the City of New York for water supply purposes (72-inch pipe line), between and including Merrick and Valley Stream, along and near the line of the Long Island Railroad.

Included in this sale will be about forty residences in good condition, some new and others virtually so, any of which may be easily and safely moved to other locations; several good business structures, also readily movable, and a large number of minor residences, barns, sheds and other structures either capable of being moved or containing excellent building material.

Full particulars of the sale will be found in the New York "City Record," beginning June 28th, or may be obtained by applying to the Collector of City Revenue, Room 141, Stewart Building, No. 280 Broadway, New York City.

All bids must be enclosed in properly sealed envelopes marked "Proposals to be opened July 12th, 1909," and must be delivered or mailed in time for their delivery, prior to 11 A. M. of that date, to the Collector of City Revenue, Room 141, 280 Broadway, New York City. "Each parcel must be bid for separately, and will be sold in its entirety as described in the City Record."

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, June 29th, 1909. (12083)

INDEX TO THE RECORD & GUIDE

VOL. LXXXIII., JANUARY-JUNE, 1909

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WILL BE READY JULY 15th

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

July 2, 3, 6, 7 and 8. (No. 80.)

BOROUGH OF MANHATTAN.

Allen st, No 386, e s, 100.5 n Stanton st, 22.11x87.5x23x87.6, 5-sty stone front tenement and store. Rosie Kaplan to Mary Rubin. Mort $28,500. June 30. July 2, 1909. 2:417—38. A $17,500—$26,000. other consid and 100

Baxter st, No 7, e s, 115.7 n Park row, 24.7x76.6x24.5x76.6, 5-sty brk tenement and store. John A Weekes et al to John Molinelli. Mort on this and other property $21,000 and all liens. July 1. July 7, 1909. 1:161—18. A $17,500—$26,000. nom

Bleecker st, Nos 297 and 299. | n e cor Barrow st, runs n 39 x e
Barrow st, Nos 26 and 28. | 25 x n 26 x e 50 x s 65 to n s Barrow st x w 75 to beginning, 6-sty brk tenement and stores. Sophie Shapiro to Wm J Leonard, an undivided ½ right, title and interest. Mort $83,000. July 2. July 6, 1909. 2:591—1. A $82,000—$80,000. nom

Broad st, No 91. | s e cor Stone st, runs e 20.3 x s 13.10 x w 20.6
Stone st. | to Broad st x n 10.6 to beginning, 2-sty brk store. Chas Weill to Chas J and Fredk W Krohle. 1-3, part. Mort $11,000. July 2. July 6, 1909. 1:29—12. A $16,000—$16,000. other consid and 100

Canal st, No 264, s s, 77.11 e Courtlandt alley, 24.10x91x25x93.9, 6-sty brk loft and store building.

Canal st, No 266, s s, 53.2 e Courtlandt alley, 24.9x93.9x24.11x96.5, 6-sty brk loft and store building.

Walker st, No 84, n s, 72 e Courtlandt alley, 24.1x91.1x24.3x93.10, 4-sty brk loft and store building.
Henry A Du Bois to Mary R J Du Bois, of Hartford, Conn. 1-20 part. All title. June 5. July 6, 1909. 1:196—15 and 27. A $91,000—$124,000. other consid and 100

Same property. Hannah L Du Bois to same. 1-20 part. All title. June 5. July 6, 1909. 1:196. other consid and 100

Delancey st, No 122, n s, abt 80 e Essex st, 25x100, 5-sty brk tenement and store. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort $28,000. July 2. July 6, 1909. 2:353—43. A $25,000—$35,000. other consid and 100

Delancey st, No 122, n s, about 80 e Essex st, 25x100, 5-sty brk tenement and store. Jonas Weil et al to Leopold Kaufmann. All liens. July 2. July 3, 1909. 2:353—43. A $25,000—$35,000. other consid and 100

Division st, Nos 253 and 255 | begins East Broadway, n s, 54 e
East Broadway, No 266 | Montgomery st, runs n 103.9 to s s Division st x e 36 x s 42 x w 9 x s 61.5 to East Broadway x w 27 to beginning, two 2 and one 3-sty brk dwellings. FORECLOS, June 10, 1909. James T Brady referee to B David Kaplan, Louis Kaplan, Jos S Marcus and Louis Rubenstein. Mort $30,000. July 6. July 7, 1909. 1:287—28 and 46 and 47. A $33,000—$38,000. 35,000

Elizabeth st, No 125 (115), w s, 121.3 s Broome st, 25.2x81.3x25.1x81.5, 5-sty brk tenement and store and 3-sty brk tenement in rear. Italian Union Realty & Security Co to The German Exchange Bank. Mort $29,500. July 6. July 7, 1909. 2:470—19. A $15,000—$25,000. nom

Same property. The German Exchange Bank to Italian Union Realty Security Co. B & S. All liens. July 6. July 7, 1909. 2:470. nom

East Broadway, No 50, n s, 264.2 w Market st, 24.11x68.10x25x68.10, 5-sty brk loft and store building. Harry G Heyson to Ada L Simis, of Far Rockaway, L I. Q C. June 21. July 6, 1909. 1:281—23. A $19,000—$30,000. nom

Same property. Leon Kauffman, TRUSTEE Mary O Simis to Milford Simis. ½ of all right, title and interest. June 26. July 6, 1909. 1:281. nom

Same property. William Simis, Jr to same. Q C. June 21. July 6, 1909. 1:281. nom

Front st, No 191, e s, 53.7 n Burling Slip, 19.3x75.6x19.2x75.2, 5-sty brk loft and store building. Rosina Vollhart to Carolyn B Prentice. Mort $13,000. July 1. July 2, 1909. 1:74—12. A $11,500—$17,000. nom

Forsyth st, e s, 145.10 n Division st, runs n 31.7 x e 20.4 to n e s of the marginal st x s e 141.3 x s e or n w 51.4 x n w 96.10 to beginning, building demolished. Charles Rubinger to the City of N Y May 1. July 3, 1909. 1:292 part lot 39 8 — $——. 115,500

Same property. Same to same. Q C. July 1. July 3, 1909. 1:292. other consid and 100

Same property. Release mort. Joseph L Buttenwieser to Charles Rubinger. Q C. May 1. July 3, 1909. 1:292. nom

Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk and stone loft and store building. Virginia Tuska to Regal Construction Co. Mort $30,000. July 1. July 2, 1909. 2:475—30. A $27,000—$42,000. other consid and 100

Great Jones st, No 30, n s, 119.5 e Lafayette pl, 25.8x100, 8-sty brk and stone loft and store building. Jacob Schattman to Julius Schattman, Jr, and Isaac L Cohen. All title. All liens. June 15. July 2, 1909. 2:531—56. A $30,000—$80,000. nom

Greenwich st, No 475. | e s, abt 50 n Watts st, 24.6x46.6 n
Canal st, Nos 494 to 498, on map Nos 492 and 496. | s x 46.2 on Canal st x 84 on s s, 2-sty frame brk front tenement and 2-sty brk tenement and store in Canal st. Abram De Clark to Samuel Weil. July 6, 1909. 2:594—5. A $9,500—$10,500. other consid and 100

Henry st, No 208 | s e cor Clinton st, 23.9x100, 6-sty brk tene-
Clinton st, No 210 | ment and stores. Sunflower Realty and Security Corpn to Dora Goldfein. All liens. July 1. July 8, 1909. 1:269—85. A $27,000—$60,000. other consid and 100

Horatio st, No 7 on map No 5 | n w cor 4th st, 24x40, 2 and 3-sty brk tenement and stores. Helen C Phillips
4th st, Nos 340 and 342 | EXTRX Whitman Phillips to Hubert E Rogers. Mort $4,500 and all liens. May 5. July 3, 1909. 2:627—49. A $8,000—$9,000. 9,000

Horatio st, No 7 on map No 5 | n w cor 4th st, 24x40, 2 and 3-sty brk tenement and stores. Hubert E Rogers
4th st, Nos 340 and 342 | to Sidney Goldsmith. B & S. June 29. July 3, 1909. 2:627—49. A $8,000—$9,000. 100

Horatio st, No 7 on map No 5 | n w cor 4th st, 24x40, 2 and 3-sty brk tenement and stores. Sidney Goldsmith
4th st, Nos 340 and 342 | to Maurice Myers. Mort $9,500. July 2. July 3, 1909. 2:627—49. A $8,000—$9,000. other consid and 100

Isham st | e s, at s w s 211th st, runs s along 211th st, 136.7 x n
211th st | e 95.8 to 211th st, x n w 166.9 to beginning, gore, vacant. Sound Realty Co to Max Marx. June 30. July 3, 1909. 8:2228—1. A $16,000—$16,000. other consid and 100

Leonard st, No 69, n s, 40 e Church st, 25x50, 5-sty brk loft and store building.

Church st, No 251, e s, abt 50 n Leonard st, 25x65, 5-sty brk loft and store building.
Rowena F Meeks HEIR John Meeks to John J McDonald. B & S. All liens. June 30. July 7, 1909. 1:174—11 and 13. A $70,000—$92,000. other consid and 100

Same property. John J McDonald to Callahan Estate, a corpn. Mort $60,000. July 6. July 7, 1909. 1:174. nom

Madison st, No 390, s s, 100 e Jackson st, 24.10x95.8x25x95.8, 6-sty brk tenement and store. Isaac Roth to Samuel C Baum. Morts $29,500. July 1. July 7, 1909. 1:265—50. A $15,000—$36,000. nom

McDougal st, No 62, e s, abt 120 s Houston st, 24.10x75x25x75, 5-sty brk tenement. Friars Minor of the Order of St Francis to Church of St Anthony of Padua. All liens. June 4. July 8, 1909. 2:518—13. A $13,000—$20,000. nom

Monroe st, Nos 288 and 290, s s, 338.7 w Corlears st, 36.7x97.10 x36.6x97.10, 6-sty brk tenement and stores. Laisser Silber et al to Sadie Selengutt. All liens. June 28. July 3, 1909. 1:263—8. A $22,000—$70,000. nom

Same property. Same to Samuel Strauss and Wolf Cohen. Morts $45,900 and all liens. July 1. July 3, 1909. 1:263. other consid and 100

Monroe st, Nos 288 and 290, s s, 338.7 w Corlears st, 36.7x97.10x 36.6x97.10, 6-sty brk tenement and stores. Sadie Selengutt to Laisser Silber. Emanuel Hoffman and Meyer Taub. B & S. Mort $45,900. July 1. July 3, 1909. 1:263 8. A $22,000—$50,000. other consid and 100

Minetta st, No 6, n s, 153.2 e Bleecker st, 22.1x75x22.2x75, 2-sty frame (brk front) dwelling.

Minetta st, No 8, n s, 175.3 e Bleecker st, 22.1x75x22.2x75, 2-sty frame (brk front) dwelling.

Minetta st, No 10, n w s, 197.3 e Bleecker st, runs n 39.10 x s 34 to st, x s w 21.11 to beginning, 3-sty brk dwelling.
Wm Gullery to Julius Friedman. Mort $17,500. June 24. July 2, 1909. 2:542—20 to 22. A $14,000—$15,500. omitted

Same property. Julius Friedman to Esther Schulman. Mort $17,500. June 26. July 2, 1909. 2:542. omitted

Oak st, Nos 30 and 32, on map No 32, n s, 100 w James st, 30.8x138.7x27.7x138.7, 6-sty brk tenement and stores. Bertha Garry to Thomas Sileo and Guiseppina Santangelo. Morts $52,250. June 25. July 3, 1909. 1:116—31. A $19,000—$55,000. nom

Rivington st, No 28, n s, 75 w Forsyth st, 25x100, 4-sty brk stable. Milford Simis and Ridy G his wife to Ada L Simis of Far Rockaway, L I. Ca G. June 26. July 8, 1909. 2:421—38. A $21,000—$31,000. nom

Same property. Harry G Heyson to same. Q C. June 21. July 8, 1909. 2:421. nom

Same property. Leon Kauffman TRUSTEE Mary O Simis to Milford Simis. ½ of all right, title and int. June 26. July 8, 1909. 2:421. nom

Rivington st, No 329, s s, 74.1 w Mangin st, 25x75, 3-sty brk stable. George Nodell et al to Geo L Nodell. ½ part. All title. B & S. June 30. July 6, 1909. 2:323—15. A $13,500—$18,000. nom

Washington st, Nos 666 to 672 | n w cor 10th st, 68.7x50.6x82.11x
10th st, No 285 | 52.3, four 4-sty brk tenements and stores. Alfred B Nash et al to Ebenezer Beadleston. 2-3 parts. C a G. Aug 1, 1854. July 8, 1909. 2:636—66 to 69. A $21,500—$29,500. 19,166

Waverly pl, No 146, s w s, 176.3 w 6th av, 22.3x97, 4-sty brk dwelling. John J Long to Rosina Marron. Mort $16,000. July 1. July 2, 1909. 2:592—60. A $14,000—$17,000. other consid and 100

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Wooster st, Nos 69 and 71 | w s, 185.8 n Broome st, 55x200.1 West Broadway, Nos 383 and 385 | to e s West Broadway, 5 and 6-sty brk loft and store building. Emily T Kent to Golde & Cohen, a corpn. Morts $86,000. June 29. July 2, 1909. 2:487—12. A $105,000—$140,000. other consid and 100

3d st E, Nos 353 and 355, n s, 155.3 e Av D, runs n 96 x e 35 x s 38 x w 0.6 x s 58.5 to st x w 41.9 to beginning, 6-sty brk tenement and stores. Jacob Lapinsky to Joseph Swell. ½ part. Mort $49,500. July 2. July 6, 1909. 2:357—92. A $23,000—$56,000. nom

5th st E, Nos 313 and 315, n s, 150 e 2d av, 50x97, two 5-sty brk tenements and stores. Minnie Rosenbaum to Barney Waller. ½ part. All title. Morts $59,700. July 3, 1909. 2:447—51 and 52. A $38,000—$60,000. other consid and 100

7th st E, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6, two 5-sty brk tenements and stores. Morris Bloch et al to Scheer-Ginsburg Realty & Construction Co. Morts $28,200. July 1. July 2, 1909. 2:390—46 and 47. A $20,000—$32,000. nom

9th st E, No 341, n s, 125 w 1st av, 25x92.3, 5-sty brk tenement and store. Leah Cohn to Louis M Rosenthal. Mort $22,000. July 1. July 2, 1909. 2:451—41. A $19,000—$26,000. nom

10th st E, No 254, s s, 100 e 1st av, runs s 46.2 x w 10 x s 23.1 x e 10 x s 23 x e 28 x n 92.3 to st, x w 28 to beginning, 4-sty brk tenement and store, and 4-sty brk tenement in rear. Joseph Jacobs to Isaac Lintz, of Brockwayville, Pa. 1-3 part. Mort $26,000. June 30. July 2, 1909. 2:437—9. A $19,000—$26,000. other consid and 100

13th st W, No 2, s s, 125 w 5th av, 25x103.3, 3-sty brk tenement and store. Ermance Rigny to Geo A Plimpton. July 1. July 8, 1909. 2:576—38. A $25,000—$27,000. nom

15th st W, No 157, n s, 170 e 7th av, 20x103.3, 3-sty brk dwelling. John E McGinley to Florence F Altmayer. Mort $15,500. July 1. July 2, 1909. 3:791—10. A $13,000—$16,000. other consid and 100

15th st W, No 157, n s, 170 e 7th av, 20x103.3, 3-sty brk dwelling. Cath E Webb to John B McGinley. Mort $12,000. July 1. July 2, 1909. 3:791—10. A $13,000—$16,000. nom

19th st W, No 306, s s, 194 w 8th av, 22x70, 3-sty brk dwelling. Conrad Lather to Charles Meyer. Mort $12,500. July 2. July 3, 1909. 3:742—43. A $9,000—$12,000. nom

19th st E, No 218, s w s, 369 n w 2d av, 20.6x92, 3-sty and basement brk dwelling. Elias P N Hewlett to Geo G and Chas A Needham. 1-6 part. All title. July 7. July 8, 1909. 3:899—47. A $11,500—$14,000. other consid and 100

Same property. Chas A Hewlett to same. 1-6 part. All title. July 7. July 8, 1909. 3:899. other consid and 100

20th st W, No 335, n s, 325 e 9th av, 25x91.11, 4-sty brk tenement. Margaret Myles to James McVicker. Mort $13,000. June 26. July 3, 1909. 3:744—19. A $12,000—$16,000. other consid and 100

23d st W, No 350, s w s, 225 s e 9th av, 25x98.9, 5-sty stone front dwelling. PARTITION, June 2, 1909. Richard M Henry ref to Wm H Silk. June 30. July 7, 1909. 3:746—69. A $18,000—$34,000. 30,100

25th st W, No 353, n s, 175 e 9th av, 25x98.9, 5-sty brk tenement and store, and 2-sty frame tenement in rear. FORECLOS, June 10, 1909. Maunsell B Field, ref, to Robt J Walsh. June 22. July 2, 1909. 3:749—11. A $10,500—$13,000. 15,600

26th st W, Nos 241 to 245, n s, 200 e 8th av, runs n 98.9 x e 37 x s 0.9 x e 24.10 x s 98 to st, x w 63.9 to beginning, one 4 and one 5-sty brk tenements, with 3-sty frame tenement in rear No 243, and 2-sty brk stable. Eliphalet L Davis to Madison Square Mortgage Co. Mort $42,000. July 2. July 3, 1909. 3:776—12 to 14. A $34,000—$44,500. other consid and 100

26th st W, Nos 135 to 139, n s, 375 w 6th av, 50x98.9, two 4 and one 5-sty brk and stone tenements, store in No 135. Morris Mayers et al to Loft Realty Co. All liens. June 1. July 3, 1909. 3:802—19 to 21. A $44,500—$53,000. 100

28th st E, No 31, n s, abt 175 e Madison av, 25x98.9, 4-sty brk | dwelling.

28th st E, No 33, n s, about 200 e Madison av, 20.10x98.9, 3-sty | brk dwelling.

Julia De Wint Thompson to Wm N Heard, of Brooklyn. July 1. July 2, 1909. 3:858—27 and 28. A $73,000—$108,000. other consid and 100

28th st E, No 317, n s, 202.6 e 2d av, 40.10x98.9, 6-sty brk tenement and stores. Bernard S Minkin et al to Mary C Leto. Morts $50,625. July 1. July 2, 1909. 3:934—10. A $17,500—$54,000. other consid and 100

28th st E, No 31, n s, abt 175 e Madison av, 25x98.9, 4-sty brk | dwelling.

28th st E, No 33, n s, 200 e Madison av, 20.10x98.9, 3-sty brk | dwelling.

Wm N Heard to Herbert R Limburg. Mort $95,000. July 1. July 2, 1909. 3:858—27 and 28. A $73,000—$108,000. other consid and 100

33d st E, No 321, n s, 243 e 2d av, 16x98.9, 3-sty brk dwelling. Hannah Barry, widow, et al to James M Byrne. All liens. June 30. July 2, 1909. 3:939—15. A $6,500—$8,500. other consid and 100

34th st W, No 226, s s, 275 w 7th av, 22x98.9, 3-sty brk dwelling. Samuel H Stone to Surety Realty Co, a corpn. ½ part. Mort $35,000. Jan 5, 1904. July 8, 1909. 3:783—60. A $48,000—$50,000. other consid and 100

36th st W, Nos 257 and 259. Certificate by trustee that he holds above in trust for benefit of creditors. John N Moore to G A Pratt & Co. July 19, 1900. July 3, 1909. 3:786. ——

Same property. Assignment of claim in above. G A Pratt & Co to the Crane Co. Oct 14, 1901. July 3, 1909. 3:786. ——

36th st W, No 23, n s, 370 w 5th av, 18.9x98.9, 6-sty brk office and store building. James K Whitaker to Marion L Stevens. C a G. Oct 16, 1907. July 8, 1909. 3:838—29. A $54,500—$78,000. nom

38th st W, No 338, s s, 275 e 9th av, 25x98.9, 3-sty frame tenement and 4-sty brk tenement in rear. Daniel L Korn to Esther Kinzler. Mort $15,000. July 1. July 8, 1909. 3:761—56. A $12,000—$14,500. other consid and 100

38th st W, No 441, n s, 250 e 10th av, 25x98.9, 5-sty brk tenement. Martin Goerl to Max Bluhm. July 7, 1909. 3:736—12. A $9,500—$15,500. other consid and 100

39th st W, No 514, s s, 225 n w 10th av, 25x98.9, 5-sty brk tenement. John J Hoeckh to Margaret Linder. Mort $9,000. July 6. July 7, 1909. 3:710—43. A $9,000—$14,000. nom

40th st W, No 40, s s, 388 e 6th av, 18x98.9, 4-sty stone front dwelling. Jasper J Garmany to Mary M wife Jasper J Garmany. July 6. July 7, 1909. 3:841—72. A $64,000—$72,000. nom

40th st E, No 142, n s, 200 w 3d av, 25x122.10x27.6x111.2, 3-sty brk stable. Annie B Jennings et al HEIRS, &c, Oliver B Jennings to Edward F Whitney. April 26. July 2, 1909. 5:1295—28. A $18,000—$26,000. other consid and 100

40th st E, Nos 235, n s, 155 w 2d av, 25x98.9, 6-sty brk tenement. The Polatschek-Spencer Realty Co to Morris Freundlich. Mort $30,000. July 1. July 8, 1909. 5:1314—18. A $11,000—$30,000. other consid and 100

41st st E, Nos 50 to 54, s s, 185 e Madison av, 56.8x98.9, three 4-sty brk tenements and stores. Antonia C Hewitt to City Real Estate Co. C a G. Mort $55,000. May 27. July 8, 1909. 5:1275—44 to 45½. A $102,000—$119,000. other consid and 100

42d st E, No 9, n s, 233 e 5th av, 22x100.5, 6-sty brk office and store building. Also all interest in estate of Wm Watson, dec'd, formerly of Westchester, N Y. Deed of trust. Wm W Caswell, of Westchester, N Y, to Geo E Watson and Wm W Caswell as TRUSTEES in trust. All title. Feb 17, 1908. July 7, 1909. 5:1277—10. A $110,000—$130,000. nom

43d st W, No 535, n s, 475 w 10th av, 25x100.5, 5-sty brk tenement and 4-sty brk tenement in rear. Michael Herbert EXR Henry Herbert to Emil Kohler and Charlotte his wife as tenants by entirety. July 7. July 8, 1909. 4:1072—13. A $9,000—$18,000. 21,500

Same property. Michael Herbert et al HEIRS, &c, Henry Herbert to same. July 7. July 8, 1909. 4:1072. other consid and 100

47th st W, No 121, n s, 580 e 7th av, 20x100.4, 4-sty stone front | dwelling.

47th st W, No 119, n s, 600 e 7th av, 20x100.4, 4-sty stone front | dwelling.

47th st W, No 117, n s, 620 e 7th av, 20x100.5, 4-sty stone front | dwelling.

Robt T Oliver to Wm N Cohen. Mort $50,000. Dec 16, 1907. July 6, 1909. 4:1000—24 to 26. A $99,000—$102,000. other consid and 100

48th st W, Nos 240 and 242, s s, 141 e 8th av, 42x93.7x43x84.1, two 3-sty brk dwellings. Benj W Levitan to Flora Levitan. ½ part. Morts $45,000. June 29. July 2, 1909. 4:1019—57 and 58. A $43,000—$45,000. nom

49th st E, No 234, s s, 230 w 2d av, 19x100.5, 4-sty stone front dwelling. Reinhard Gennerich to The Church of St. Boniface. July 2. July 6, 1909. 5:1322—35. A $7,500—$10,500. 14,500

49th st W, Nos 152 and 154, s s, 100 e 7th av, 50x98.9x50.6x92.3, 5-sty brk tenement. PARTITION, June 2, 1909. Richard M Henry, ref, to Samuel Goldsticker. June 30. July 2, 1909. 4:1001—59. A $75,000—$92,000. 95,100

49th st W, Nos 131 to 135, n s, 394 w 6th av, 44x100.4, three 4-sty stone front dwellings Evan Griffiths to Wm J, Margt J, Janet J and Mary L Griffiths. C a G. June 28. July 2, 1909. 4:1002—15 and 16. A $60,000—$63,000. nom

49th st W, Nos 131 to 135, n s, 394 w 6th av, 44x100.4, three 4-sty stone front dwellings. Evan Griffiths and ano EXRS Elizabeth Griffiths to Evan, Wm J, Margt E, Janet J and Mary L Griffiths. June 26. July 2, 1909. 4:1002—15 to 16. A $60,000—$63,000. nom

51st st E, No 427, n s, 252.4 e 1st av, 16.8x100.5, 4-sty stone front tenement. Amalia Martin to International Christian Waiters Association. Mort $9,950. June 1. July 3, 1909. 5:1363—11. A $5,300—$8,000. 10,000

52d st W, Nos 556 and 558, s s, 125 e 11th av, 50x100, 5-sty brk loft building. Commercial Twine Co et al to Louise Wick. Mort $25,000. June 23. July 2, 1909. 4:1080—58. A $18,000—$32,000. 36,000

53d st W, No 546, s s, 150 e 11th av, 25x100.5, 5-sty brk tenement. David and Sarah Gordon to Jacob Silverstein. B & S. All liens. July 2. July 3, 1909. 4:1081—58. A $9,000—$18,000. 100

55th st W, No 538, s s, 250 e 11th av, 25x100.5, 5-sty brk tenement. FORECLOS, June 30, 1909. Arleigh Pelham, ref, to Wm T Laing, of Brooklyn. All liens. July 2, 1909. 4:1083—54. A $9,000—$16,000. 16,400

56th st W, No 351, n s, 189.4 e 9th av, 17.10x100.5, 4-sty and basement stone front dwelling. David H Mackie to Mary E Lester. Mort $15,500. July 1. July 2, 1909. 4:1047—8. A $11,500—17,000. nom

56th st E, No 313, n s, 175 e 2d av, 25x100.5, 5-sty brk tenement. Edward Marx et al to Isaac Marx. ½ part. All title. Mort $16,000. June 17. July 2, 1909. 5:1349—8. A $9,000—$24,000. nom

57th st E, No 453, n s, 113.5 w Av A, 16x100.5, 3-sty stone front dwelling. Molly Schwartz to Ellen A Britt. Mort $8,000. July 1. July 2, 1909. 5:1369—20. A $6,000—$8,500. other consid and 100

57th st E, No 148, s s, 200 e Lexington av, 18x100.5, with all title to strip on west between above and east wall of No 146 E 57th st, 2-sty brk loft building. Adlers Granite & Monument Works to Augustus Van H Stuyvesant. Mort $9,000. July 6. July 7, 1909. 5:1311—45. A $14,000—$15,000. other consid and 100

58th st W, No 327, n s, 350 w 8th av, 25x100.5, 4-sty stone front dwelling. John G Curtis to Martin F Huberth. Mort $20,000. June 22. July 3, 1909. 4:1049—18. A $23,000—$31,000. other consid and 100

58th st W, s s, 184.2 w 8th av, 20.4x100.5. Declaration as to cancellation of covenants in deed. Frank Kaverne to Augustus E Bieser. Jan 22, 1906. July 7, 1909. 4:1048. nom

58th st W, No 312, s s, 184.2 w 8th av, 20.4x100.5. Declaration as to cancellation of covenants in deed. Henry Schwarzwalder et al HEIRS, &c, John Schwarzwalder to Ferdinand Beinhauer. Q C. Feb 13, 1906. July 7, 1909. 4:1048. nom

65th st E, Nos 338 and 340, s s, 225 w 1st av, 37.6x100, 6-sty brk tenement and stores. Mary Ehrmann to Samuel C Wolfenstein and Rose Broom. Mort $45,750. July 6. July 8, 1909. 5:1439—36. A $15,000—$45,000. other consid and 100

65th st E, Nos 334 and 336, s s, 262.6 w 1st av, 37.6x100, 6-sty brk tenement and stores. Mary Ehrmann to Mollie Hirshfeld. Morts $45,750. July 6. July 8, 1909. 5:1439—37. A $15,000—$45,000. other consid and 100

65th st E, No 417, on map Nos 419 and 421, n s, 325.4 w Av A, 37.8x100.5, 6-sty brk tenement and stores. David Jacobson, of State N J to Rachael Silverman. All liens. July 3. July 6, 1909. 5:1460—11. A $13,500—$45,000. other consid and 100

65th st W, Nos 146 and 148, s s, 340 e Amsterdam av, 38x100.5, two 4-sty and basement stone front dwellings. Atlantic Realty Co to Eugenia Wolf. Morts $30,000. July 6, 1909. 4:1136—50 and 50½. A $22,000—$34,000. other consid and 100

67th st W, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5, 6-sty brk tenement and stores. Barbara A Simpson to Ricka Kaufman. All liens. June 25. July 2, 1909. 4:1159—12. A $28,000—$108,000. nom

69th st E, No 40. Power of attorney. Gertrude C Winthrop to Lorenzo Semple, Frederic R Coudert and Paul Fuller. June 5, 1906. July 2, 1909. (P A.) ——

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69th st E, No 209, n s, 184 e 3d av, 28x100.4, 4-sty brk tenement. Bertha L De Victoria widow and DEVISEE Jose L De Victoria to Amelia Schenck. Mort $23,000. July 1. July 2, 1909. 5:1424—8. A $13,500—$24,000. other consid and 100

69th st E, No 425, n s, 225 w Av A, 24.11x100.5, 5-sty brk tenement. Friederich W Wreden and ano to John Hruby. Mort $12,500. July 2. July 6, 1909. 5:1464—15. A $8,000—$19,000. other consid and 100

70th st E, No 326, s s, 244 w 1st av, 25x100.4, 4-sty stone front tenement and stores. Shapiro, Portman & Henry to Wm J Leonard. Morts $19,300. July 7. July 8, 1909. 5:1444—36. A $9,000—$19,000. nom

70th st W, No 223, n s, 260 w Amsterdam av, 15x100.5, 4 and 5-sty brk and stone dwelling. Ida L McClusky to Mary K Patton, of Brooklyn. Jan 11. July 2, 1909. 4:1162—22. A $10,000—$21,000. nom

73d st E, No 211, n s, 160 e 3d av, 25x102.2, 5-sty stone front tenement and store. Paul Engel to Charles Fox. All liens. June 10. July 8, 1909. 5:1428—7. A $11,000—$23,000. nom

76th st E, Nos 54 and 56, s s, 100 w Park av, 33x102.2, two 4-sty stone front dwellings. Fanny Schlesinger and ano to Betty M Hawks, of Yonkers, N Y. Mort $36,000. June 29. July 2, 1909. 5:1390—41 and 42. A $40,000—$53,000. 67,500

Same property. Betty M Hawks to Alliance Realty Co. Morts $46,000. July 1. July 2, 1909. 5:1390. other consid and 100

79th st E, Nos 415 and 417, n s, 225 e 1st av, 53x102.2, two 4-sty stone front tenements.

East End av, No 71, e s, 51.4 s 83d st, 25.4x82, 4-sty brk tenement.

Ignaz Vogel and Rosie his wife to Rosie Vogel. All liens. June 14. July 2, 1909. 5:1559 10 and 11. A $20,000 $33,500. 5:1590—13. A $7,500—$14,000. nom

80th st W, Nos 214 and 216, s s, 250 w Amsterdam av, 48.2x102.2, 6-sty brk garage. Gustavus L Lawrence to Francis J Welton. Mort $80,000. June 19. July 2, 1909. 4:1227—43. A $35,000 $ other consid and 100

81st st E, No 209, n s, abt 100 e 3d av, —x—, 6-sty brk tenement and store. Release dower. Anna wife Hyman Werner to Leo Oppenheimer as TRUSTEE in bankruptcy, of Polowe, Mogilewsky & Werner. All title. Q C. May 18. July 2, 1909. 5:1527—5. A $11,000—$32,000. nom

81st st E, Nos 507 and 509, n s, 123 e Av A, 50x102.2, two 5-sty brk tenements and stores. Sophia Mayer to Ida Machiz. Mort $28,500. July 1. July 7, 1909. 5:1578—6 and 7. A $16,000—$38,000. other consid and 100

83d st W, No 30, s s, 331 w Central Park West, 19x102.2, 4-sty and basement brk dwelling. Lucy W Kuhns to Albridge C Smith, Jr, of Orange, N J. Morts $20,250. June 18. July 2, 1909. 4:1196—46. A $13,000—$22,000. nom

85th st E, No 342, s s, 200 w 1st av, 25x102.2, 6-sty brk tenement and store. Joseph Jacobs to Isaac Lintz, of Brockwayville, Pa. ½ part. Mort $29,750. June 30. July 2, 1909. 5:1547—35. A $9,000—$33,000. 100

86th st W, No 278, s s, 100 e West End av, 20x102.2, 5-sty brk dwelling. Carrie L Vreeland to Chas E Quimby. June 18. July 8, 1909. 4:1233—60. A $15,000—$31,000. other consid and 100

93d st E, No 313, n s, 200 e 2d av, 25x100.8.
93d st E, No 315, n s, 225 e 2d av, 25x100.8.
two 5-sty brk tenements.
Ella Bernhard to Abraham Bernstein. Mort $38,000. July 7, 1909. 5:1556—9 and 10. A $17,000—$37,000. other consid and 100

94th st W, No 31, n s, 275 w Central Park West, 12.5x100.8, 4-sty brk and stone dwelling.

94th st W, No 33, n s, 287.5 w Central Park West, 13x100.8, 4-sty brk and stone dwelling.
Helene Schwitzer to Theresa Steinmann. All liens. Feb 26, 1900. July 3, 1909. 4:1208—21 and 21½. A $13,000—$28,000. nom

98th st E, No 210, s s, 185.2 e 3d av, 24.9x100.5, with all title to strip adj on east, —x—, 4-sty brk tenement and store. Libbie Fleig to Adolph and Jacob Loewe. Mort $14,000 and all liens. July 2. July 8, 1909. 6:1647—41. A $9,000—$16,000. other consid and 100

100th st E, No 222, s s, 230 w 2d av, 25x100.11, 5-sty brk tenement and store. FORECLOS, June 11, 1909. Harry N French referee to Herman Weissberger and Harry Rosenwasser. July 2, 1909. 6:1649—34. A $9,000—$22,000. 18,500

102d st E, No 117, n s, 202 e Park av, 25.6x100.11, 5-sty brk tenement. Max Kamerling to Tillie wife Max Kamerling. Mort $16,000. June 30. July 6, 1909. 6:1630—9. A $9,000—$18,000. other consid and 100

103d st W, No 129, n s, 225 w Columbus av, 18.9x100.11, 5-sty stone front tenement. Edward J Moloughney to Fredk J Foster. Mort $16,000. July 2. July 8, 1909. 7:1858—23. A $8,200—$19,000. other consid and 100

109th st E, No 234, s s, 200 w 2d av, 25x100.10, 5-sty brk tenement and store. Louise Hiller to Jacob Horowitz. Mort $17,000. July 1. July 2, 1909. 6:1658—33. A $8,000—$23,000. other consid and 100

109th st W, Cathedral Parkway | n s, 250 w Columbus av, 50x171.10 to s s 110th st or Cathedral Parkway, vacant. Lorin S Bernheimer EXR Simon Bernheimer to Fisher A Baker. June 16. July 3, 1909. 7:1864—21 and 22 and 43 and 44 A $42,000—$42,000. 25,000

Same property. Meyer A Bernheimer et al EXRS Isaac Bernheimer to same. June 16. July 3, 1909. 7:1864. 25,000

109th st E, No 234, s s, 200 w 2d av, 25x100.10, 5-sty brk tenement and store. Hannah Horowitz to Louise Hiller. Mort $23,500. July 1. July 2, 1909. 6:1658—33. A $8,000—$23,000. other consid and 100

110th st E, Nos 246 and 248, s s, 116.8 w 2d av, 41.8x100.10, 6-sty brk tenement and stores. Annie Gleckle to Tillie Finkelbrandt. July 2, 1909. 6:1659—30. A $13,500—$52,000. other consid and 100

110th st E, Nos 223 to 231, n s, 266.8 w 2d av, 83.4x100.11, two 6-sty brk tenements and stores. Jennie Sewab, signs Schwab, to Sadie Cohen Morts $98,500. June 24. July 6, 1909. 6:1660—11 and 13. A $27,000—$96,000. nom

113th st W, No 15, n s, 198.6 w 5th av, 15.6x100.11, 3-sty and basement stone front dwelling. Chas A Person to Abram Bachrach. Mort $7,500. June 4. July 8, 1909. 6:1597—29. A $8,000—$10,000. nom

114th st E, No 121, n s, 160 e Park av, 15x100.11, 3-sty stone front dwelling. Marcus L Osk and ano to Benedict Funkelstein. July 7. July 8, 1909. 6:1642—8. A $6,000—$8,000. other consid and 100

114th st W, No 214, s s, 250 w 7th av, 25x100.11, 5-sty brk tenement. Eleonora Wallach to Albert Marschat, of Sheffield, Mass. Mort $20,000. June 29. July 2, 1909. 7:1829—44. A $12,000—$26,000. other consid and 100

114th st W, n s, 100 e Amsterdam av, 50x100.11, vacant. Harry L Toplitz to Hennessy Realty Co. Mort $25,000 and all liens. June 25. July 2, 1909. 7:1867—5 and 6. A $26,000—$26,000. other consid and 100

114th st W, n s, 100 e Amsterdam av, 50x100.11, vacant. Margaret Campbell to Harry L Toplitz. Mort $25,000 and all liens. June 9. July 2, 1909. 7:1867—5 and 6. A $26,000—$26,000. nom

114th st W, No 37, n s, 495 w 5th av, 25x100.11, 5-sty brk tenement. Morris Bloch et al to Scheer-Ginsburg Realty & Construction Co. Mort $20,000. July 1. July 2, 1909. 6:1598—17. A $13,000—$25,000. nom

114th st W, No 54, s s, 343.4 e Lenox av, 17.8x100.11, 3-sty and basement brk dwelling. Adolph S Miller to Jennie Weinberger. Mort $11,000. June 28. July 7, 1909. 6:1597—57. A $9,000—$11,500. other consid and 100

115th st E, No 234, s s, 100 w 2d av, 17.6x100.11.
115th st E, No 232, s s, 117.6 w 2d av, 17.6x100.11.
two 5-sty stone front tenements.
Lena and Rosie Taxier to Ray Lefkowitz. June 30. July 2, 1909. 6:1664—29 and 30. A $9,500—$29,300. other consid and 100

115th st E, No 16, s s, 245 e 5th av, 25x100.11, 5-sty brk tenement and store. George Freeman to Meister & Bache Realty Co, a corpn, and Katie Levy and Louis Starr. Mort $24,500. June 28. July 2, 1909. 6:1620—62. A $12,000—$23,000. other consid and 100

115th st E, Nos 107 and 109, n s, 40 e Park av, runs n 75 x e 50 x s 56.6 x w 0.6 x s 18.6 to n s 115th st x w 49.6 to beginning. 6-sty brk tenement and stores. FORECLOS, Mar 2, 1909. Chas Firestone referee to Tillie Finkelbrand. Mar 16. July 7, 1909. 6:1643—5. A $17,500—$48,000. 10,000 over and above 1st mort of 34,000

119th st E, No 310, s s, 140 e 2d av, 20x100.11, 5-sty brk tenement. William Johnston to John P Shafer. Mort $15,000. May 17. July 3, 1909. 6:1795—48. A $5,500—$19,000. other consid and 100

119th st E, No 312, s s, 160 e 2d av, 20x100.11, 5-sty brk tenement. William Johnston to John P Shafer. Mort $16,000. May 17. July 3, 1909. 6:1795—47. A $5,500—$19,000. 100

120th st E, No 60, s s, 175 e Madison av, 19x100.11, 5-sty stone front tenement. Charles Seidenwerg to Thos J McCormack. Mort $15,000. July 1. July 3, 1909. 6:1746—45. A $7,500—$18,000. other consid and 100

120th st E, No 540, s s, 437.6 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. Louis Meyer Realty Co to Jennie Kraus. Mort $6,700. July 1. July 2, 1909. 6:1816—35. A $4,500—$5,500. nom

120th st E, No 538, s s, 418.9 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. Louis Meyer Realty Co to Herman J Katz. Mort $6,500 and all liens. June 18. July 8, 1909. 6:1816—35½. A $4,500—$5,500. other consid and 100

121st st E, No 132, s s, 345 e Park av, 20x100.11, 2-sty frame dwelling. Augusta F Snyder and ano to Carl A Schneible. Mort $5,750. July 1. July 2, 1909. 6:1769—58. A $7,000—$8,000. other consid and 100

123d st E, No 425, n s, 274.6 e 1st av, 16x100.11, 3-sty stone front dwelling. Chas W Boye to Annette Hein. All liens. June 30. July 6, 1909. 6:1811—12. A $4,000—$6,500. nom

125th st W, Nos 45 and 47, n s, 345 e Lenox av, 40x99.11, two 4-sty brk tenements and stores. Homer R Gillies to Viola M Scudder. Mort $65,000. July 5. July 7, 1909. 6:1723—15½ and 16. A $72,000—$84,000. other consid and 100

125th st, Nos 451 to 455 Manhattan st, No 50 | n s, 100 e Amsterdam av, runs n 59.2 x s e 6.1 x n e 81.1 to s s Manhattan st x s e 25 x s w 81.4 x s e 68.5 x s w 15.9 to n s 125th st x w 79 to beginning. 5-sty brk building and store. Margt E Mitchill and Henry B Closson, as TRUSTEES Saml L Mitchill to Thos F Cushing. All liens. June 14. July 6, 1909. 7:1966—5. A $24,000—$50,000. 50,000

Same property. James A Deering to same. Q C. July 2. July 6, 1909. 7:1966. nom

128th st E, No 122, s s, 290 e Park av, 18.9x99.11, 3-sty stone front dwelling. Winefred Limbacher to Louis Limbacher. All title. Mort $6,250. July 6. July 7, 1909. 6:1776—60. A $6,000—$9,500. other consid and 100

129th st W, No 215, n s, 181.3 w 7th av, 18.9x99.11, 3-sty and basement stone front dwelling. Noah Hershfield to Gertrude and Alfred Hershfield HEIRS Eliza Hershfield. B & S and C a G. Mort $7,000. July 1. July 2, 1909. 7:1935—24. A $7,300—$11,000. 1,000

129th st W, No 215, n s, abt 180 w 7th av, —x—, 3-sty and basement stone front dwelling. Release claims, &c. Noah Hershfield to Gertrude, Estelle and Alfred Hershfield HEIRS Eliza Hershfield. June 26. July 2, 1909. 7:1935—24. A $7,300—$11,000. 1,000

130th st W, No 135, n s, 331.6 e 7th av, 18.6x99.11, 3-sty and basement stone front dwelling. Lefferts Strebeigh et al TRUSTEE, &c, Robt M Strebeigh for benefit Adabel S North to Joseph Schur. C a G. June 30. July 3, 1909. 7:1915—15. A $8,100—$13,000. other consid and 100

131st st W, No 22, s s, 295 w 5th av, 15x84.11, 3-sty and basement stone front dwelling. Joseph A Jackson to Sara R Spencer. Mort $6,500. June 21. July 2, 1909. 6:1728—48. A $6,500—$10,000. other consid and 100

133d st W, Nos 163 and 165, n s, 150 e 7th av, 50x99.11, two 5-sty brk tenements, store in No 165. Lewis H Lazarus to John P Markham. Morts $40,750. July 7. July 8, 1909. 7:1918—8 and 9. A $22,000—$44,000. other consid and 100

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135th st W, No 485, n s, 136.2 e Amsterdam av, 36.2x99.11, 6-sty brk tenement. Aaron M Janpole et al to Wm F Meyer. Mort $35,000. July 2. July 3, 1909. 7:1972—7. A $11,000—$47,000. other consid and 100

136th st W, Nos 122 to 126, s s, 240 w Lenox av, 44.11x99.11, three 3-sty and basement stone front dwellings. Louis E Kleban to Golde & Cohen, a corpn. Mort $24,000. June 16. July 2, 1909. 7:1920—43½ to 44½. A $19,800—$30,000 other consid and 100

136th st W, Nos 122 to 126, s s, 240 w Lenox av, 44.11x99.11, three 3-sty and basement stone front dwellings. Golde & Cohen to Emily L Kent, of Tuxedo Park, N Y. Mort $24,000. July 1. July 2, 1909. 7:1920—43½ to 44½. A $19,800—$30,000. other consid and 100

137th st W, No 311, n s, 160 w 8th av, 15x99.11, 3-sty and basement brk dwelling. Julius Nassauer to Julius Rogowski. Mort $7,500. July 1. July 2, 1909. 7:2041—10. A $3,900—$8,500. other consid and 100

138th st W, No 300, n s, 207.6 e Edgecombe av, 17.6x99.11, 3-sty and basement brk dwelling. The Germania Life Ins Co to Jas D Freeman. July 6. July 7, 1909. 7:2041—43. A $4,500—$10,000. other consid and 100

140th st W, Nos 65 and 67, n s, 75 e Lenox av, 50x99.11, 6-sty brk tenement. Jennie Wormser and ano to Augusta Buchner. Morts $59,500. July 1. July 3, 1909. 6:1738—5. A $17,000—$63,000. other consid and 100

144th st W, No 426, s s, 84 w Hamilton terrace, 16x80, 4-sty brk dwelling. Mary R Jarrett to Blanche F Joseph. July 1. July 2, 1909. 7:2050—61. A $3,200—$13,000. 16,000

149th st W, s s, 175 w 7th av, 100x99.11, vacant. Thereon S Johnson et al to Joseph Deckinger. Mort $26,.... June 29. July 7, 1909. 7:2034—41. A $28,000—$28,000. other consid and 100

150th st W, Nos 465 to 471, n s, 150 e Amsterdam av, 75x98.9, 6-sty brk tenement under construction. Thos F McAvoy to Fireproof Storage Co, a corpn. June 30. July 3, 1909. 7:2065—8. A $—$—. other consid and 100

150th st W, No 459, n s, 275 e Amsterdam av, 50x99.11, 4-sty brk stable. Fredk W Esper to Ernst F Dannemann. Mort $25,000. July 2, 1909. 7:2065—12. A $12,000—$32,000. other consid and 100

150th st W, n s, 274.11 e Amsterdam av, strip, 0.1x99.11, Fredk W Esper to Ernst F Dannemann. B & S and C a G. July 2, 1909. 7:2065. nom

152d st W, Nos 534 and 536, s s, 150 e Broadway, 75x99.11, 6-sty brk tenement. Scheer-Ginsberg Realty & Construction Co to Morris Bloch, Nathan Gross and Elias Goodman. Mort $84,000. July 1. July 2, 1909. 7:2083—55. A $30,000—P $50,000. other consid and 100

166th st W, No 468, s s, 100 e Amsterdam av, 25x95.4x25x91.7, 2-sty frame dwelling. Matilda Tscheulin to Edw Ritz. June 24. July 2, 1909. 8:2111—51. A $7,500—$9,500. nom

Same property. Edward Ritz to Matilda Tscheulin. June 24. July 2, 1909. 8:2111. nom

177th st W, s s, 100 w 11th av, now St Nicholas av, 100x99.11, vacant. Atlantic Realty Co to John H Murphy. Mort $17,000. July 2. July 3, 1909. 8:2144—21. A $20,000—$20,000. other consid and 100

178th st W, Nos 515 and 517, n s, 85 e Audubon av, 42.6x101, 5-sty brk tenement. Regal Construction Co to Virginia Tuska. Morts $46,000. July 1. July 2, 1909. 8:2152—29. A $—$—. other consid and 100

180th st W, n s, 100 e St Nicholas av, runs n 219.6 to s s 181st

181st st W, st x e 25 x s 119.6 x e 50 x s 100 to 180th st, x w 75 to beginning, vacant. Martin Ungrich to Earl G Pier. May 28. July 8, 1909. 8:2153—66 and 84 to 86. A $30,000—$30,000. other consid and 100

Same property. Earl G Pier to Newton Holding Co. Mort $38,000. May 29. July 8, 1909. 8:2153. other consid and 100

181st st W, No 619, n s, 84.11 e Wadsworth av, 20x100, 3-sty frame dwelling. Adelheid Behning to Chas C Marshall. June 21. July 2, 1909. 8:2165—22. A $8,500—$11,500. other consid and 100

183d st W, No 565, n s, 180 e St Nicholas av, late 11th av, 20x99.11, 3-sty brk dwelling. Henry C Langen to Alex D Duff. Mort $8,000. July 2. July 3, 1909. 8:2154—94. A $6,000—$12,000. other consid and 100

Av A, No 1579 | s w cor 84th st, 27.2x79, 5-sty stone front tene-
84th st, No 454 | ment and store. Charles Lutz EXR Theodore Lutz to Friedrich Gommel. Mort $17,500. July 6. July 7, 1909. 5:1563—29. A $16,000—$30,000. 38,700

Av A, Nos 1408 and 1410 | s e cor 75th st, 50x98, 5-sty brk factory.
75th st, No 500 | Release judgment. Morris Stahl to Louvre Realty Co. June 9. July 3, 1909. 5:1486—49 and 50. A $20,000—$41,000. nom

Av B, No 179, e s, 51.9 n 11th st, 17.2x71, 4-sty brk tenement and store. Harry Freed to David Lazarus. All liens. July 1. July 2, 1909. 2:394—3. A $10,000—$13,000. 100

Av C, No 215, w s, 23 n 13th st, 22.10x63, 5-sty brk tenement and store. Nathan Bloom to Sarah M Bernstein. Mort $16,000. May 27. July 2, 1909. 2:396—36. A $11,000—$16,000. other consid and 100

Av D, Nos 103 and 105, w s, 60 s 8th st, 37.6x100, 6-sty brk tenement and stores. Dora Willner to Rachel Michelson. Morts $57,250 and all liens. July 1. July 2, 1909. 2:377—41. A $23,000—$56,000. other consid and 100

Broadway, No 2189, w s, 108.9 s 78th st, 20.2x96.8x20x93.10, 5-sty stone front tenement. Arthur W Sheafer et al EXRS, &c, Peter W Scheafer to E Louise, Arthur W, Wm L and Henry Sheafer. Mort $30,000. June 15. July 7, 1909. 4:1169—11. A $29,000—$38,000. 32,500

Broadway, late Boulevard Lafayette, 156th st | s w cor 156th st, runs s along Broadway, late Boulevard Lafayette and w s of Broadway 99.11 x w 125 x n 99.11 to st x e 124.9 to beginning, except perpetual easement or right of way on south, 35x125, vacant. Archer M Huntington to The American Geographical Soc, a corpn. All liens. June 22. July 2, 1909. 8:2134—part of lot 1. nom

Broadway, Nos 1764 and 1770, 57th st | s e cor 57th st, 66x92x61.3x116.5, 9-sty brk garage. Island Realty Co to Matoaka Realty Co. July 7. July 8, 1909. 4:1028—47. A $—$— other consid and 100

Broadway, Nos 2783 and 2785, w s, 26.10 n 107th st, 50x100, 7-sty brk tenement and stores. Nathan L and Leon Ottinger to Chas Hecht. Mort $100,000. June 29. July 2, 1909. 7:1892—46. A $54,000—$145,000. other consid and 100

Broadway, Nos 2783 and 2785, w s, 26.10 n 107th st, 50x100, 7-sty brk tenement and stores. Charles Hecht to Nathan L and Leon Ottinger. Mort $100,000. July 1. July 2, 1909. 7:1892—16. A $54,000—$145,000. other consid and 100

Central Park West, No 293, w s, 75.8 n 89th st, 25x100, 5-sty brk tenement. FORECLOS, Apr 28, 1909. Paul L Kiernan referee to Wm H Knowles, of Pensacola, Fla. June 30. July 3, 1909. 4:1273—32 A $32,000—$48,000. 46,000

Columbus av, No 473, e s, 26.8 s 83d st, 25.2x100, 5-sty brk tenement and store. Ernest A Fairbanks to Solomon Fry and Simon Nyburg. Mort $36,000. June 28. July 2, 1909. 4:1196—62. A $26,000—$40,000 nom

Convent av, 149th st | s e cor 149th st, 99.11x100, vacant. Geo F Brown to Holland Holding Co. Mort $25,000. June 21. July 8, 1909. 7:2033—13 to 16. A $30,500—$30,500. nom

Columbus av, No 885, e s, 70.11 n 103d st, 30x100. Release claims, &c, for station platform extension. Chas F Coy to Interborough Rapid Transit Co et al. June 5. July 8, 1909. 7:1830. 120

Greenwich av, Nos 103 and 105, 12th st, No 235 | n w cor 12th st, runs w 62.4 x n 19.2 x w 2.10 x n 19.2 x e 56.6 to w s of av x s 40 to beginning, 6-sty brk tenement and stores. Golde & Cohen to Emily L Kent, of Tuxedo Park, N Y. Mort $40,000. July 1. July 2, 1909. 2:615—81. A $25,000—$55,000. other consid and 100

Lenox av, No 452, e s, 75 s 133d st, 24.11x84, 5-sty brk tenement and store. Julia D Bernard to Henry C Langen. Mort $27,500. July 1. July 3, 1909. 6:1730—72. A $16,000—$29,000. other consid and 100

Lenox av, No 57, 113th st, No 100 | s w cor 113th st, 25.2x75, 5-sty brk tenement and store. Elizabeth Peterson to Florence L Rooney. Mort $35,000. July 6. July 7, 1909. 7:1822—36 A $27,000—$42,000 100

Lexington av, No 176, w s, 19.9 s 31st st, 19.9x64, 3-sty brk dwelling. Harry G Heyson to Ada L Simis, of Far Rockaway, Q C. June 21. July 6, 1909. 3:886—70. A $14,000—$18,500. nom

Same property. William Simis, Jr and ano to Milford Simis. Q C. June 21. July 6, 1909. 3:886. nom

Same property. Leon Kaufmann, TRUSTEE Mary O Simis to same. ½ of all right, title and interest. June 26, July 6, 1909. 3:886. nom

Lexington av, Nos 2075 to 2087, 126th st, Nos 142 and 144 | s e cor 126th st, 99.11x60, 7-sty brk tenement and stores. Celia Schattman to Julius Schattman, Jr, and Isaac L Cohen. ½ part. All liens. June 15. July 2, 1909. 6:1774—51. A $50,000—$145,000. nom

Lexington av, No 1087, e s, 68.2 n 76th st, 17x70, 3-sty stone front dwelling. Augusta A Zitz to Julia B Byrne. Mort $8,000. July 7. July 8, 1909. 5:1411—20½. A $10,000—$12,000. other consid and 1,000

Manhattan av, No 443, w s, 50.11 s 119th st, 25x100, 5-sty stone front tenement. Louis Morel to Flora Putz. Mort $27,500. July 1. July 7, 1909. 7:1945—52. A $14,000—$27,000. other consid and 100

Morningside av W, Nos 54 to 57, 116th st, No 400 | s w cor 116th st, 100.11x90. Edward Wagner et al to Nettie J and Cyrus P Jones. Mort $200,000. June 15. July 3, 1909. 7:1867—60. A $95,000—$205,000. other consid and 100

Madison av, No 1557, e s, 25.11 n 105th st, 25x69.10, 5-sty brk tenement and store. Margaret Campbell to Morris Victorius. Mort $15,000. June 28. July 2, 1909. 6:1611—22. A $13,500—$21,500. 26,600

Madison av, Nos 1600 and 1602, w s, 44.2 n 107th st, 38x110, 6-sty brk tenement and stores. Philip Krauss to Pincus Lowenfeld, William Prager and Isaac Lowenfeld. All liens. July 2. July 6, 1909. 6:1613—16. A $27,000—$60,000. other consid and 100

Madison av, Nos 1608 and 1610, w s, 120.2 n 107th st, 38x110, 6-sty brk tenement and stores. Philip Krauss to Pincus Lowenfeld and Wm Prager. All liens. July 2. July 6, 1909. 6:1613—56. A $27,000—$60,000. other consid and 100

Northern av, 181st st. | n w cor 181st st, 78x134x— to 181st st x —, 2-sty frame dwelling and vacant. Shapiro, Portman & Henry, a corpn to Annie Klossk. Mort $124,000 June 30. July 6, 1909. 2:2179—part lot 80. A $—$—. other consid and 100

Northern av, 181st st | n w cor 181st st, 78x134x— to n s 181st st x—, 2-sty frame dwelling and vacant. Annie Klossk to Lewis Realty & Construction Co. Morts $124,000. July 1 July 7, 1909. 8:2179—part lot 80. A $—$—. other consid and 100

Park av, No 1340. The business. Power of attorney. Pesche Sigalowitz to Julius Sigalowitz. June 15. July 6, 1909. —

Park av, Nos 781 and 783, 73d st | n e cor 73d st, 45.2x96, 7-sty brk tenement and store. Corinne de B Moore to Betty M Hawks. B & S. June 25. July 2, 1909. 5:1408—1. A $85,000—$125,000. other consid and 100

Park av, Nos 781 and 783, 73d st | n e cor 73d st, 45.2x96, 7-sty brk tenement and stores. Betty M Hawks to Alliance Realty Co. Mort $105,000. July 1. July 2, 1909. 5:1408—1. A $85,000—$125,000. other consid and 100

Park av, 76th st, No 58 | s w cor 76th st, 102.2x100, 5-sty brk stable. Egbert B Seaman to Betty M Hawks, of Yonkers, N Y. Mort $75,000. June 29. July 2, 1909. 5:1390—37. A $140,000—$175,000. other consid and 100

Park av, No 81, 39th st | n e cor 39th st, 19.9x80, 4-sty stone front dwelling. Emily A Lawrence to Geo C Boldt, Jr. B & S. Mort $88,000. July 1. July 2, 1909. 3:895—1. A $68,000—$80,000. other consid and 100

Park row, No 101, s s, 100 w Duane st, 18x65, 3-sty brk tenement and store. Everett Jacobs to Eversley Childs. Morts $50,000 July 1. July 2, 1909. 1:121—54. A $45,000—$48,000. other consid and 100

Park av, 76th st, No 58, 102.2x100, 5-sty brk stable. Egbert B Seaman to Betty M Hawks, of Yonkers, N Y. Mort $75,000. June 29. July 2, 1909. 5:1390—37. A $140,000—$175,000. other consid and 100

Riverside Drive, 114th st. | s e cor 114th st, 52x123.8x50.11x135.6, vacant. Alexander Walker to John J Hearn Construction Co. Mort $55,000. June 24. July 3, 1909. 7:1895—76, 77 and part lot 75. A $—$—. other consid and 100

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MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
WM. A. MILLER
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505 FIFTH AVENUE

Riverside Drive, w s, at s line land Wm Libbey at point 9,673.9 n from s s 155th st and 3,448.10 w from e s Amsterdam av, runs n w 207.11 to land Hudson River R R Co x n 150 x s e — to Drive x s w — to beginning. Jonas M Libbey to Wm E Carnochan. July 7, 1909. S 2178 nom

Riverside Drive e s, 105.10 s 99th st, 196.5 to n s 98th st x96.11 98th st | x100.11x130.11, vacant. Century Holding Co to Barkin Construction Co. Mort $98,000. July 1. July 2, 1909. 7:1888—1 and 6. A $123,000—$123,000. 100

St Nicholas av| s e cor 187th st, 50x100, vacant. FORECLOS, 187th st | May 19, 1909. Vincent L Leibell ref to Ellen Guilfoyle. Mort $15,000. July 1. July 8, 1909. 8:2157—74 and 75. A $25,000—$25,000 17,750

St Nicholas av|n e cor 191st st, 100x100, 1-sty frame building and 191st st vacant. FORECLOS, June 4, 1909. Dudley F Malone referee to Henry Morgenthau Co. July 6. July 7, 1909. 8:2161—9. A $27,000—$27,000. 37,800

West End av, No 175|s w cor 68th st, 25.5x100, 5-sty brk tenement 68th st, No 30 | and store. Patrick Barry to Mary E Kenney. Mort $27,000. June 30. July 2, 1909. 4:1179—36. A $16,000—$34,000. other consid and 100

Wadsworth av, No 11, e s, 50 s 174th st, 50x100, 5-sty brk tenement. Edward Csserman to Rosa C and Edwin J Hafner. Mort $15,000. June 15. July 3, 1909. 8:2143—5. A $18,000—$50,000. other consid and 100

1st av, No 2245, w s, 60 n 115th st, 20x73, 4-sty stone front tenement and store. Eugene F Byrnes by Henry S Cook GUARDIAN to Giacinto Bizzarri. All title. Mort $8,400. July 1. July 2, 1909. 6:1687—25. A $6,500—$12,500. 1,520

1st av, No 2245, w s, 60 n 115th st, 20x73, 4-sty stone front tenement and store. William Byrnes to Giacinto Bizzarri. All title. Mort $8,400. July 1. July 2, 1909. 6:1687—25. A $6,500—$12,500. nom

1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. Sophie Shapiro to Wm J Leonard. Mort $26,000. July 2. July 6, 1909. 5:1456—2. A $10,000—$21,000. nom

1st av, No 226, e s, 78.6 s 14th st, 25.6x66. Release claims, &c, for station platform extension. Barbara Reinhart to Interborough Rapid Transit Co et al. June 5. July 8, 1909. 2:441—5. A $16,000—$25,000. 510

2d av, No 631, w s, 79.1 n 34th st, 19.8x76. Release claims for platform extension. Henrietta wife of and Louis Gossett to Interborough Rapid Transit Co et al. May 14. July 8, 1909. 3:915. 393.33

2d av, No 2387, w s, 71.10 n 122d st, runs w 87.6 x n 29.1 x e 7.6 x n 0.11 x e 80 to av, x s 30 to beginning, 4-sty brk tenement. Jacob Loewe et al to Libbie Fleig. Mort $21,625. July 6. July 8, 1909. 6:1787—23. A $12,000—$24,500. other consid and 100

2d av, Nos 722 and 724|s e cor 39th st, 40.4x44.1x58.11x40, two 4-39th st, No 300 | sty brk tenements and stores. CONTRACT. Margt G Ronayne with Eliphalet L Davis. Mort $15,000. June 7. July 7, 1909. 3:944—52 and 53. A $14,500—$24,500. 29,000

2d av, No 2449. | n w cor 125th st, 74.10x18, 5-sty stone front 125th st, No 259 | tenement and store. Charles Weill to Fredk W Kroehle. ½ part. Mort $14,000. July 2. July 6, 1909. 6:1790—24. A $16,000—$26,000. other consid and 100

2d av, No 561. | s w cor 31st st, 20x77, 4-sty brk tene-|
31st st, Nos 250 and 252.| ment and store and 1-sty frame store|
in st. |
Lincoln av, No 161. | s w cor 135th st, 30.3x100, 4-sty brk|
135th st, Nos 258 to 262.| tenement and store and 1-sty frame|
store in st. |
Saml Levy to Leonard Weill. 1-3 part. Mort $——. June 28. July 6, 1909. 3:911—38. A $17,500—$23,000. 9:2317. 100

2d av, No 561 | s w cor 31st st, 20x77, 4-sty brk tene-
31st st, Nos 250 and 252| ment and store and 1-sty frame store in st. Leonard Weill to Chas J and Fredk W Kroehle. 1-3 part. Mort $20,000. July 2. July 6, 1909. 3:911—38. A $17,500—$23,000. other consid and 100

2d av, No 676, e s, 59.2 s 37th st, 19.7x78, 4-sty brk tenement and store. Wm H Tyler to Thos F Quinlan. Mort $12,000. July 1. July 2, 1909. 3:942—61. A $9,500—$12,500. other consid and 100

3d av, No 1444 |s w cor 82d st, 25.6x102.2, 2 and 4-sty brk
82d st, Nos 176 to 180 | tenement and stores. Hubert E Rogers to Philip Krauss. B & S. June 29. July 7, 1909. 5:1510—40. A $35,000—$41,000. other consid and 100

Same property. Philip Krauss to Royal Holding Co. Mort $32,000. July 6. July 7, 1909. 5:1510. other consid and 100

3d av, No 2313, e s, 74.10 s 126th st, 24.11x80. Release claims for station platform extension. Lena wife of and Louis J Kahn to the Interborough Rapid Transit Co et al. May 14. July 8, 1909. 6:1790. 498.33

4th av, Nos 367 to 373 e s, 98.9 s 27th st, runs s 49.4 x e
26th st, Nos 103 and 105 | 79 x s 49.4 to n s 26th st, x e 41.10 x n 98.9 x w 120.10 to beginning, 3-sty brk tenement and store, 7-sty brk hotel (Putnam House), and 3-sty brk building and 3-sty brk dwelling. Putnam Holding Co to Phebe S Sinclair. Mort $195,000. July 6. July 8, 1909. 3:882—1 to 7. A $218,500—$308,000. other consid and 100

4th av, No 250|s w cor 20th st, 20x64, 4-sty brk tenement and
20th st, No 52 | store. John Borkel to Henry Iden and Henry Amrhein TRUSTEE Henry Iden, dec'd. Morts $70,000. July 1. July 2, 1909. 3:848—43. A $54,000—$63,000. other consid and 100

5th av, No 325, e s, 74.1 s 33d st, 24.7x100, 5-sty stone front office and store building. City Real Estate Co to Wm W Astor, of London, Eng. B & S. Sub to mort $120,000 and 21 year lease, from May 1, 1905. July 6. July 8, 1909. 3:862—74. A $222,000—$235,000. other consid and 100

5th av, No 325, e s, 74.1 s 33d st, 24.7x100, 3 and 5-sty stone front building and store. Wm R H Martin to City Real Estate Co. B & S. Mort $120,000 and 21-year lease from May 1, 1905. June 18. July 2, 1909. 3:862—74. A $222,000—$235,000. other consid and 100

6th av, No 57 |s w cor West Washington pl,
West Washington pl, Nos 102 and 104 23.7x80, 4-sty brk tenement and store and 3-sty brk dwelling in st. Wm F Tucker to Mary L Tucker, of Chicago, Ill. All title. June 29. July 2, 1909. 2:592—17 and 18. A $23,000—$28,500 nom

7th av, Nos 2427 and 2429, e s, 30.11 s 142d st, 40x100, 6-sty brk tenement and stores. Isidor Blumenkrohn et al to Benjamin Blum. Mort $43,000. July 2, 1909. 7:2010—63. A $24,000—P $48,000 other consid and 100

7th av, Nos 2415 and 2417|n e cor 141st st, 39.11x100, 6-sty brk
141st st, No 173 | tenement and stores. Francis J Welton to Jaeger Bros Realty Co. Mort $80,000. June 30. July 2, 1909. 7:2010—1. A $33,000—P $65,000. other consid and 100

8th av, No 511, w s, 78.9 s 36th st, 20x74, 4-sty brk tenement and store. Anna M Fox widow and ano HEIRS Jacob Heisser to Rosa Haft. 2-3 parts. All title. June 17. July 2, 1909. 3:759—42. A $33,000—$37,000. 27,666.67

Same property. John H Nesbitt COMMITTEE Wm H Heisser to same. 1-3 part. All title. June 23. July 2, 1909. 3:759. 13,833.33

Same property. Release dower. Mary J wife Wm H Heisser to same. June 19. July 2, 1909. 3:759. nom

9th av, Nos 746 and 748, e s, 50.5 n 50th st, 50x100. Release claims, &c, for station platform extension. Herman Elsasser to Interborough Rapid Transit Co et al. May 21. July 8, 1909. 4:1041. 740

10th av, Nos 278 to 282| n e cor 26th st, runs n 74 x e 100 x n
26th st, Nos 461 to 469| 24.8 x e 25 x s 98.9 to n s 26th st, x w 125 to beginning, three 6-sty brk tenements and stores. Geo B Northcote et al to Harris Mandelbaum and Fisher Lewine. Q C. June 29. July 8, 1909. 3:724—1. A $53,000—$150,000. 25

11th av, n e cor 58th st, —x—, All title. Power of attorney. Aline D Elliott to John S Dickerson. June 16. July 2, 1909. P A. ——

Interior lot, begins 80 n Cherry st and 83.1 e Jefferson st, runs e 20 x n 23.9 x w 20 x s 23.9 to beginning, vacant. Jonas Weil et al to Joseph Larchan. All liens. June 30. July 2, 1909. 1:257—part of lot 4. A $——$——. other consid and 100

MISCELLANEOUS.

General release of legacy, etc. John S Falvey LEGATEE Cath C Twomey, deceased, to John S Falvey EXR under said will. July 3. July 6, 1909. (Miscl.) 4,750

Same property. Sarah Scanlan LEGATEE as above to same. July 3. July 6, 1909. (Miscl.) 950

Same property. Mary Christie LEGATEE as above to same. July 3. July 6, 1909. (Miscl.) 950

Same property. Lucinda Tierney LEGATEE as above to same. July 3. July 6, 1909. (Miscl.) 475

Power of attorney. Lucinda Tierney to Stephen J McTague, of Brooklyn, N Y. June 26. July 6, 1909. (P. A.) ——

Power of attorney. Leo M Klein to Samuel Jackson. Dec 4, 1902. July 2, 1909. P A. ——

Power of attorney. Jerome D Kern to Joseph H Kern. Apr 2. July 2, 1909. P A. ——

Power of attorney. Wm H Miller of San Francisco, Cal, to Sarah C Miller, N Y. July 16, 1908. July 7, 1909. P A. ——

Power of attorney. Andrew C Zabriskie to Wm A Paepke. June 22. July 8, 1909. ——

Power of attorney. Louis Metzger to Leo Metzger. June 3. July 8, 1909. ——

Power of attorney. Mary C de Terrouenne to Charles May. Apr 6, 1908 July 8, 1909. ——

Revocation of power of attorney. Clementine Correja to John Correja, of Iselin, N J. June 30. July 3, 1909. P A. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Chisholm st, No 1304. | e s, 113.11 n Stebbins av, runs e
Freeman st, Nos 854 and 856.| 55.7 x n 28 to s s Freeman st x w 55.7 to Chisholm st x s 28 to beginning, 3-sty frame tenement and store and 1-sty frame store. Ida Kaufman to Frederick Meyer. Morts $16,950. July 2, 1909. 11:2972. other consid and 100

Crotona Park North (Crotona av), n s, 227 e Prospect av, 50x96.9 x50x97.6, vacant. Patrick F Ryan to John C Cook. July 6. July 7, 1909. 11:2952. nom

*Fillmore st, e s, 225 n Columbus av, 25x100, Van Nest. Conrad Lather to Charles Meyer. Mort $3,000. Apr 22. July 3, 1909. other consid and 100

Hoffman st, e s, 26 n 189th st, 37x118x37.3x118.3, except part for st, vacant. Belmont Bond & Mortgage Co to Sarah Permit. All liens. June 3. July 6, 1909. 11:3067. nom

Same property. Sarah Permit to Philip Cohen. ½ part. July 3. July 6, 1909. 11:3067. nom

*Huguenot st, n s, 100.4 w White Plains road, 25x100, South Mt Vernon. William Scholermann Jr to Amelia wife William Scholermann Jr. Mort $3,000. Apr 2. July 3, 1909. 100

Hewitt pl, Nos 818 to 830, e s, 96.7 n Longwood av, 160x100, four 5-sty brk tenements. Nathan and Ferdinand Marx to Leo Levinson. Morts $176,000. June 30. July 2, 1909. 10:2696. other consid and 100

Hewitt pl, Nos 818 to 862, e s, 96.7 n Longwood av, 480x100, twelve 5-sty brk tenements. John M Gibson to Nathan and Ferdinand Marx. Morts $468,000. June 30. July 2, 1909. 10:2696. nom

Hoffman st, w s, 200 n 187th st, runs n 50 x w — to point 98 e Lorillard st, x s — x e — to beginning, vacant. Release mort. James T Nelson to Teresa wife of Antonio Cerra. July 2. July 8, 1909. 11:3056. 4,000

Irvine st |s w cor Garrison av, 49.4x50x21.4x57.4, vacant. Re-
Garrison av| lease mort. Cosmopolitan Bank to Broad Realty Co. Q C. June 29. July 7, 1909. 10:2761. nom

Kelly st, e s, 171.3 n 165th st, 59x100, vacant. Henry M Powell to Jane Kitchen. Mort $9,750 and all liens. June 1. July 7, 1909. 10:2716. nom

*Lincoln st, e s, 275 n West Farms road, 50x100, Westchester. William Cameron and Euphemia, his wife to Margt R Cameron. Mort $600. July 30, 1901. July 2, 1909. 60

Loring pl, e s, 351.11 n 183d st, 44x100, vacant. Eliz J Wellwood to Loring Realty Co. Mort $5,000. July 6, 1909. 11:3225. 100

Mt Hope pl, s s, 114.11 e Jerome av, late Central road or av, 50x125, vacant. Fremont Realty Co to August Rehbock. Mort $3,000. July 2. July 3, 1909. 11:2851. other consid and 100

*Marian st or Railroad av, n w s, 117 n 241st st, and being lot 311| Washingtonvile, 50x100. Mort $800.

Marian st, n w s, 167 n 241st st, and being lot 310 same map, 50x100. Mort $700.
Mary J wife John F Crotty to Mary and Ellen Crotty. July 2. July 3, 1909. other consid and 100

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Morris pl, No 451 (3), n s, 86 e Park av, 16x90, 2-sty frame dwelling. Alexander Borsella to Giuseppe Carnesale. Mort $2,600. July 3. July 6, 1909. 11:2901. 100

Minford pl n w cor 172d st, 31x67, 1 sty brk tenement and store

172d st | Moorehead Realty & Construction Co to Augustin Schussler and Maria A his wife tenants by entirety, of Westchester Co, N Y. Mort $18,000. July 2. July 6, 1909. 11:2967. other consid and 100

Minford pl, No 1463, w s, 62.6 s 172d st, 31x70, 1 sty brk tenement. John P Leo to Chas Ehrman. Mort $17,500. July 1. July 6, 1909. 11:2977. other consid and 100

Manida st, No 723, e s, 191.8 s Spofford av, 15x67.11 to w s old Hunts Point road, x 15.2x65.9, 3-sty brk dwelling.

Manida st, e s, 226.8 s Spofford av, 40x76.9 to w s old Hunts Point road, x40.5x70.10, two 3-sty brk dwellings, with all title to land in said old road.

Albert Gerhards to Estella Gerhards. Mort $16,100. July 6. July 7. 1909. 10:2765 100

Park View pl, s e s, 419.2 n e Tee Taw av, and being lots 53 to 57, map (No 1060) of 112 lots Estate Moses Devoe at Fordham Heights, each lot 25x90, vacant. Thos F Murray to T F Murray Real Estate & Const Co. Mort $7,500 and all liens. July 6, 1909. 11:3219. 12,000

*Point st (South Elizabeth av), s s, 400 w City Island av (old line of Main st), runs s 293.3 x w 130 to high water mark x n — to s s said Point st x e 180 to beginning, with rights to land under water, City Island. Nicholas W Abbott to H Schieffelin Sayers. Mort $5,700. June 28. July 3, 1909. other consid and 100

*Prospect Terrace, w s, 50 n 226th st, late 12th st, 25x100, Williamsbridge. Adolph Bauer to Lillian E Brady. Mort $3,600. July 2. July 3, 1909. 100

*Quincy st, w s, 100 n Eastern Boulevard, 50x100, Westchester. Release mort. Robert Miller to John R Peterson. May 21. July 3, 1909. nom

Tiffany st, No 1131, w s, 192.11 n 167th st, 20x125, 2-sty frame dwelling. James F Egan to Frank H Lynch. Mort $3,000. July 2. July 6, 1909. 10:2706. other consid and 100

*Wilcox st, w s, 125 s Barkley av, 25x100. William Steinberg et al to Arthur Hellman. Mort $444.50. June 30. July 6, 1909. other consid and 100

*Wilcox st, w s, 150 s Barkley av, and being lot 297 map (No 1131A) property St Josephs Orphan Asylum, 25x100. William Steinberg et al to Rudolph Hellman. Mort $444.50. June 30. July 6, 1909. other consid and 100

West st | s e cor Mohegan av, 28.4x117.5 to n s 181st st, x Mohegan av | 11.3 to e s of av, x —, vacant. Wm W Penfield to 181st st | J C Julius Langbein. All liens. June 30. July 7, 1909. 11:3124. other consid and 100

*9th st, s s, 205 w Av C, and being n ½ of lot 193, map of Unionport, 100x108. Elsie Schaaf to Wm L and Philip J Schaaf. Mort $5,000. July 6. July 7, 1909. other consid and 100

*10th st, s s, and bounded s and w by Pugsleys Creek, being lots 572 and 573 and gore lots CC map of Unionport. Sarah E Callaway to Peter J Stumpf and Joseph Clemens. July 3. July 6, 1909. 100

134th st, No 539, n s, 200 w St. Anns av, 25x100, 6-sty brk tenement. FORECLOS, May 24, 1909. Solomon H Eisler, ref, to Sarah Cohen. Mort $3,000 and all liens. July 3. July 7, 1909. 9:2262. 1,485

135th st, No 687, n s, 104 e Southern Boulevard, 16.8x75, 2-sty brk dwelling. Augustin Schussler to Moorehead Realty & Construction Co. Mort $3,000. July 2. July 6, 1909. 10:2564. nom

135th st, No 617 (881), n s, 504.6 e St Anns av, 40x100, 5-sty brk tenement. Joseph Deckinger to Sarah D Purrington, of Bronxville, Westchester Co, N Y. Mort $31,000. July 1. July 8, 1909. 10:2548. nom

136th st, No 443, n s, 420 w Brown pl, 25x100, 5-sty brk tenement. Johann H Schwiebert to Aloysius Ungerland. Mort $10,000. July 1. July 6, 1909. 9:2281. nom

137th st, No 374, s s, 156.6 w Willis av, 25x100, 4-sty brk tenement. Forrest C Hirleman to William and Dora Dohrmann as joint tenants. Mort $13,000. July 2. July 3, 1909. 9:2299. other consid and 100

138th st, No 613, n s, 425 e St Anns av, 37.6x100, 6-sty brk tenement and stores. Henry H Jackson to Esther Schein. Morts $43,500. July 2. July 8, 1909. 10:2551. other consid and 100

146th st, No 520, s s, 125 e Brook av, 25x100, 4-sty brk tenement. Joseph Herrmann to William Riether. Mort $10,000. July 1. July 2, 1909. 9:2272. other consid and 100

149th st, No 361, n s, 100 e Courtlandt av, 25x80, 2-sty frame dwelling. Mary Rehm INDIVID & EXTRX John Rehm to Isidor Newcorn. July 3. July 7, 1909. 9:2328. other consid and 22,600

158th st, No 393, n e s, 400 e Courtlandt av, 25x100, 2-sty frame dwelling and 2-sty frame building in rear. Joseph Mueller to Elisabeth Mueller. B & S. Mort $2,000. July 7. July 8, 1909. 9:2405. nom

160th st, No 424, s w s, 150 n w Washington av, 25x100, except part for st, vacant. Paul Langner to John Faust and Frances his wife joint tenants. July 2. July 6, 1909. 9:2381. other consid and 100

161st st, n s, 100 e Union av, 100x96.1, part 2-sty frame dwelling and vacant. Release mort. The Bowery Savings Bank to Polatschek-Spencer Realty Co. July 7. July 8, 1909. 10:2677. 8,000

161st st, n s, 120 w Prospect av, 100x96.1, part 2-sty frame dwelling and vacant. Sound Realty Co to Morris Freundlich. B & S and C a G. July 1. July 8, 1909. 10:2647. other consid and 100

161st st, n s, 120 w Prospect av, 100x96.1, part 2-sty frame dwelling and vacant. Morris Freundlich to Polatschek-Spencer Realty Co. July 7. July 8, 1909. 10:2677. other consid and 100

163d st | s s, at s e s Courtlandt av, 90x50x115x56, 6-sty brk Courtland av | tenement and stores. North Manhattan Co to Annie F Brandt, of Mt Vernon, N Y. B & S and C a G. June 22. July 2, 1909. 9:2408. other consid and 100

165th st | s s, 245.3 e Morris av, runs e 192.11 x s along w s Findlay av | Findlay av, 90.5 x w 191.5 to e s College av, x n College av | 74.3 to beginning, vacant. Hyman Cohen et al to The Mountain Construction Co, a corpn. Mort $9,000 and all liens. June 8. July 7, 1909. 9:2432. other consid and 100

168th st, No 800 | s w cor Union av, 91.1x41, 5-sty brk tenement Union av | and stores. Edward J Irvine to Frederick A Getterisome, of Brooklyn. All title. Correction deed. Morts $57,000 and all liens. July 7. July 8, 1909. 10:2672. nom

Same property. Frederick A Getterisome to Anniren Realty Co. Morts $57,000 and all liens. July 7. July 8, 1909. 10:2672. nom

170th st, Nos 445 and 447, n s, 70 e Park av, late Railroad av, runs n 86.4 x e 30 x n 17.8 x e 26.4 x s 104 to st, x w 56.4 to beginning, two 2-sty frame dwellings and 2-sty frame building in rear. Sophia Wagner to Valentine G Zimmermann. July 7. July 8, 1909. 11:2902. other consid and 100

171st st, No 543, n s, 175.2 e 3d av, 19x143.2x19.1x141.9, 3-sty frame tenement. Bertha M M Leibinger to Samuel L Feldmann. July 2. July 3, 1909. 11:2928. omitted

*172d st, w s, 181 s Gleason av, 50x100.

175th st, w s, 206 s Gleason av, 50x100.

and being lots 623, 624, 450 and 451 map (No 313) of Gleason property.

Joseph J Gleason to Bronxland Realty Co. Q C and correction deed. Apr 24. July 3, 1909. nom

181st st, n e cor Mohegan av, 11.3x117.5 to West st, x28.4x— deed reads

West st, s w s, lot 15 map of Wardsville, begins at lot 16, runs s w 132 x s e 50.1 x n e 129 to st, x n w 50 to beginning, except part for East 181st st and Mohegan av,

Augustus H Grote to Wm W Penfield. ½ right, title and int Q C All liens. July 18, 1906. July 7, 1909. 11:3124. nom

182d st, No 540, s s, 105 e Bathgate av, 15x80, 2-sty frame dwelling. Laura M Mitchell to H Raymond Mitchell. Mort $3,000. June 12. July 3, 1909. 11:3048 other consid and 100

223d st, n s, 150 w Laconia av, and being lot 296 map (No 1114 a) of 329 lots part Schieffelin Estate, 25x109. Release mort. Robt N Quinn to The Brownhill Company. July 3. July 7, 1909. 437.50

*228th st, late 14th av, n s, 280 e White Plains road, and being lot 590 map (No 143 in Westchester Co)o f Wakefield, 100x114. Bruckner Bros, Inc, a corpn, to John Novak. Mort $2,200. June 18. July 3, 1909 other consid and 100

*229th st, n s, 205 w 6th av, and being lot 104 same map, 100x114. Same to Chas V Bogia, of Paterson, N J. All title. Q C. June 22, 1908. July 2, 1909. nom

*230th st, s s, 205 w 6th av, and being lot 103 map (No 143 in Westchester Co) of Wakefield, 100x114. Virgie A Bogia widow et al to Carrie D Dyer All title. Q C. June 22, 1908. July 2, 1909 nom

236th st (Opdyke av), s s, 350 w Katonah av, late 2d st, 25x100, vacant. Joseph C Gillings and ano to Giuseppe Rinaldo and Rachela Poppa. July 1. July 2, 1909. 12:3376. 100

*239th st (Kossuth av), n s, 41.9 e Fulton st, 100x100, South Washingtonville. Bruckner Bros, Inc, a corpn, to Mercedes Boesche and Mary Wagner. Mort $2,500. June 18. July 3, 1909. other consid and 100

*Av D, e s, 75 s 2d st, 50x100, Unionport. Katherine wife of and John Otto to Fredk M Mellert. July 3. July 6, 1909. other consid and 100

Aqueduct av E, e s, 25.4 s Evelyn pl, 25.4x97.5x25x92, vacant. Eliz J Wellwood to William Bassler and Josephine his wife, joint tenants. Mort $1,700. July 6. July 7, 1909. 11:3209. 100

Aqueduct av, e s, 632.7 s Burnside av, 127.1x148.9x136.3x168, deed reads bounded on n by land of Dashwood now Erushaber 168.8 e by old Croton Aqueduct 136.3 and s by lands of Carroll, Smith, or Kountze 148.9, vacant. Chas L Wendel et al to Theo H Nickisch. June 24. July 6, 1909. 11:2868. other consid and 100

Anthony av, No 1962, e s, 119.11 n 178th st, 50x166.11x44.4x 153.1, 2-sty frame dwelling and vacant. Maria Brinckerhoff to Frank C Buckhout and Herman E Klappert. Mort $8,500. July 1. July 7, 1909. 11:2814. other consid and 100

Andrews av, w s, 150 s Fordham road, 25x125.

Fordham road, s s, 61.4 w Andrews av, runs w 118.4 x s 119.2 x e 50 x n 50 x e 25 x n 25 x e 25 x n 104.6 to beginning.

Ida Hess to Geo J Adams of Brooklyn. Morts $15,000. June 30. July 2, 1909. 11:3225 100

Same property. Geo J Adams to McLernon Realty and Construction Co. Morts $15,000. July 1. July 2, 1909. 11:3225. other consid and 100

Brook av, No 1504 | s e cor 171st st, 25x100.9 to N Y & H R 171st st, No 670 | R, x25.1x100.9, 4-sty brk tenement and store. Samuel Salinowitz et al to Elizabeth Koerner, of Mount Vernon, N Y. Mort $22,000. July 1. July 8, 1909. 11:2895. other consid and 100

*Boyd av, e s, 175 s Barnes av, and being lot 14, blk 31, sec 1, map (No 1140) of Bathgate Estate, 25x97.6. Fridolin Weber to George Danitz. July 1. July 2, 1909. other consid and 100

Bryant av, e s, 335 s 172d st, 20x100, 3-sty brk dwelling. Release mort. Lewis V La Velle to Elviel Realty Co. Q C. July 7, 1909. 11:3000. nom

Same property. Elviel Realty Co to William Steeneck. Mort $8,000. July 7, 1909. 11:3000. nom

*Barnes av | s e cor 229th st, 40.11x105x41.4x105, Wakefield. 229th st | Henrietta Stadie to Minnie D Kritzler. July 3. July 7, 1909 nom

Bryant av or st | s e cor 173d st, 50x100, vacant. Chas W H Arn-173d st | old to Bethany Gospel Church, a corpn. Mort $3,000. June 21. July 6, 1909. 11:3001. other consid and 100

*Barkley av, s s, 25 w Wilcox st, and being lot 293 map (No 1131A) of St Josephs Orphan Asylum, 25x100. William Steinberg et al to Bertha Suker. Mort $444.50. June 30. July 6, 1909. other consid and 100

*Beech av, n s, abt 237 w Corsa av, 100x100, and being lots 112 to 115 map (No 981) of Laconia Park. Milton J Doernberg to Max Cohen and Emanuel Glauber. July 2. July 6, 1909. other consid and 100

Bathgate av, No 2408, e s, 154.10 n 187th st, 20x89.11, 3-sty frame tenement. Otto Lehmann to Josephine Reichert. Mort $6,000. July 3. July 6, 1909. 11:3056. nom

Bathgate av, No 2410, e s, 174.10 n 187th st, 20x89.11, 3-sty frame tenement. Otto Lehmann to Annie Colleary. Mort $6,000. July 3. July 6, 1909. 11:3056. nom

Belmont av | s e cor 181st st, 149.3x68.4x140.2x85.9, vacant. Nellie 181st st | M Hildreth to Liberty Financial & Security Co Mort $3,250. Apr 28. July 6, 1909. 11:3081. nom

*Bronx Boulevard (2d av), w s, lots 2 and 3 map No 1 of Olinville, 200x348 to e s Bronx River x200x333 s s. Joseph Marcus et al to Charles Anderson, of Belleville, N J. Mort $8,000. May 3. July 6, 1909. nom

Bathgate av, n w cor Quarry road, runs s w along road — to land of party 2d part x e along Gills land — to av x n — to beginning, being former part of said road. Isaac N Hebberd to Marie L Stricbel. Q C. Mar 2. July 2, 1909. 11:3046. nom

Bathgate av, No 1647, w s, 185 s 173d st, 35x120, except part for av, 5-sty brk tenement. Harry Schiffman to Lizzie Flig. Mort $32,000 Dec 22, 1908. July 3, 1909 11:2914 other consid and 100

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Bathgate av, No 1651, w s, 150 s 173d st, 35x120, except part for av, 5-tsy brk tenement. Harry Schiffman to Lizzie Flig. Mort $32,500. Dec 22, 1908 July 3, 1909. 11:2914. other consid and 100

*Blackrock av (8th st), s s, 105 e Castle Hill av (Av C), 50x108. Eva Hatzmann to Henry Sommer. June 15. July 3, 1909. other consid and 100

Bainbridge av, e s, 175 n Kingsbridge road, 50x77.5x50x76, vacant. John Kelly to Thos C Lisk. May 24. July 3, 1909. 12:3286. other consid and 100

Concord av, No 503, w s, 79 n Dater st, or 147th st, 19.9x100, 3-sty frame tenement. D J Dillon Co to Edward Murphy. Mort $5,500. July 2. July 3, 1909. 10:2579. other consid and 100

Clay av, w s, 211.11 s 167th st, 150x97.6x150x95.6. Teller av | e s, 325 n 166th st, runs e 97.9 x n 50 x e 97.4 to w s Clay av | Clay av x n 161.11 to s s 167th st x w 221.1 to e s 167th st | Teller av x s 105.5 to beginning, vacant. Leo Levinson to Nathan and Ferdinand Mark. Morts $39,800. June 30. July 2, 1909. 9:2429. other consid and 100

Cauldwell av, No 665, w s, 349.9 n Westchester av, 25x115, 4-sty brk tenement and store. Henry Leipziger to Johanna Arens, of Brooklyn. Mort $14,500. June 30, July 3, 1909. 10:2624. nom

Cambreleng av, No 2459, w s, 50 s 189th st, 25x100, 2-sty frame dwelling. William Scholermann, Jr, to Amelia wife William Scholermann, Jr. Mort $5,000. Apr 2. July 3, 1909. 11:3075. 100

Clay av, No 1369, w s, 789.1 n 169th st, 25x91.2x25.1x89.1, 2 and 3-sty frame dwelling. Joseph L Davis to Thomas Coffey. July 2. July 6, 1909. 11:2782. other consid and 100

Cromwell av, late 1st av, s e s, 300 s w Highbridge st, runs s e 186 to Doughtys Brook x w — x n w 30 to av x n e 82.10 to beginning, except part for Cromwell av, vacant. Mary Hickey to Erie Basin Improvement Co, a Maine corpn. All liens. July 7, 1909. 11:2864 and 2871. other consid and 100

*Doris av, s w s, 25 s e Lyon av, 25x101.11, Westchester. Doris av, s w s, 75 s e Lyon av, 25x101.11. Release mort. Geo H Culver and ano to Wm D Howell. June 30. July 2, 1909. nom

Decatur av, e s, 75 s 209th st, 25x100, 2-sty frame dwelling. Wm H Perry to Julius Josephsohn. Mort $6,000. July 1. July 2, 1909. 12:3355. 100

Decatur av, No 3063, n s, 275 e Mosholu Parkway, 25x110, 2-sty frame dwelling. Simon Farasen to Christina wife Simon Farasen. Mort $9,500. July 2. July 3, 1909. 12:3332. other consid and 100

*Edison av (Bracken av), e s, 100 s Edenwald av, 25x100, Edenwald. Margaret Koke to Walter L Perkins. July 2. July 3, 1909. other consid and 100

Eagle av, No 890 | n e cor 161st st, 25x100, 5-sty brk tene-
161st st, Nos 611 to 619 | ment and store. CONTRACT to exch for
179th st, n s, bet Belmont and Hughes avs, 99x81 on Belmont av and 66 on Hughes av x105.9 on rear. Harry Levin with Belmont Bond & Mortgage Co. Morts $30,000. Morts and assessments $13,500 and all liens. June 28. July 3, 1909. 10:2627. nom

Fulton av, No 1208, s e s, 101 s w 168th st, 16.8x100, except part for av, 2-sty frame dwelling. Elizabeth Weiss to Alex N Zoesch and Christina his wife, tenants by entirety. Mort $3,000. July 1. July 7, 1909. 10:2611. other consid and 100

Forest av, No 1075, w s, 39 s 166th st, 20x97.3, 3-sty frame dwelling. Anna M Bover to Albert O Lehr. All liens. June 30. July 2, 1909. 10:2650. nom

Forest av, No 872 | n e cor 161st st, 21x98.6, 3-sty brk
161st st, Nos 753 and 755 | and frame tenement and stores. Joseph Jacobs to Isaac Lintz, of Brockwayville, Pa. ¼ part. Mort $13,000. June 30 July 2, 1909. 10:2658 100

Findlay av, No 1278, e s, 90 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Bros Co to Frank Pokorny. Mort $3,000. June 30. July 2, 1909. 9:2436 nom

Findlay av, No 1272, e s, 140 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Bros Co to Marie Erb. Mort $3,000. June 30. July 2, 1909. 9:2436 other consid and 100

Franklin av, No 1312, s e s, 145 n 169th st, late 7th st, 37.3x150, except part for av, 2-sty frame dwelling. Ferdinand Krieger to Joseph Cohen. June 29. July 2, 1909. 11:2933. other consid and 100

Fulton av, w s, 150 s 169th st, 68x150, 2 and 3-sty frame dwelling and vacant. Anna Siegel to Minnie S Fahs. Q C. May 25. July 3, 1909. 10:2610. other consid and 100

Findlay av, No 1276, e s, 106.8 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Brothers Co to Gertrude Enners. Mort $3,000. July 7. July 8, 1909. 9:2436. other consid and 100

*Grace av, w s, abt 416.2 n 222d st, and being lots 95 and 96 map No 1208 of Bronx Terrace, 50x95. Irving Realty Co to Michael Weisdorfer. June 30. July 8, 1909. other consid and 100

Grand Boulevard and Concourse, w s, at n line lot 146 on map No 285a of 156 lots of Bedford Park, runs w 101.10 x s 22.3 to s s lots 156 and 146, x e 99.1 to Concourse, x — to beginning. Geo E Buckbee to Wm H Meyer. Mort $2,000. July 6. July 8, 1909. 11:3315. other consid and 100

Grand av, e s, 150 n 192d st, 50x100, 2-sty frame dwelling. Thos H Thorn to Adelheid Behning. July 7. July 8, 1909. 11:3205. other consid and 100

*Grace av, w s, 178.1 n Westchester av, 25x100. Adam Mink to Hugo C Cook. ½ part. All title. July 1. July 6, 1909. other consid and 100

*Gleason av, n s, 25 e Bolton av, 25x100. Release mort. Michael M Reynolds to Hans Beineck. July 3. July 6, 1909. 750

Garrison av | s w cor Faile st, 57.4x116.5x50x144.6, vacant. Adolph
Faile st | Lowy to Sol I Miller and Meyer H Sacks. Mort $5,500 and all liens. July 6. July 7, 1909. 10:2761. other consid and 100

Hoe av | n w cor 172d st, 25x100, and being lot 223, map (No
172d st | 1100) of 300 lots, controlled by Henry Morgenthau, vacant. John E Poillon to Leah K Ray. Mort $2,000. June 11. July 7, 1909. 11:2982. other consid and 100

Hoe av, No 1163, w s, 247.3 s Home st, 25x100, 5-sty brk tenement and store. Sarah Permit to Philip Cohen. ½ part. June 23. July 6, 1909. 10:2745. nom

Heath av, w s, 615.10 s Kingsbridge road, 25x100, 2-sty frame dwelling. Fordham Realty Co to Arthur L F Montgomery. Mort $4,500. July 1. July 2, 1909. 11:3239. other consid and 100

Hoe av, No 1134, e s, 270 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Ernest H Opitz. Mort $25,600. July 1. July 2, 1909. 10:2749. other consid and 100

*Hollywood av, e s, 146 s La Salle av and being lot 103 map No 1116a of 336 lots Sisters of Charity, 25x100. Arthur Schlatter to Emil W Boettcher. July 7. July 8, 1909. 100

*Same property. Emil W Boettcher to Annie V Schlatter. July 7 July 8, 1909. 100

Inwood av, No 1376, e s, 145 s 170th st, 25x100, 3-sty frame tenement. Gerald J Vlachos to George Schweppenhauser. Mort $7,500. May 26. July 7, 1909. 11:2856. other consid and 100

Inwood av, w s, 284 n 169th st, 24x90, vacant. John McLaughlin to Elizabeth wife William McLaughlin. June 14. July 3, 1909. 11:2855 and 2864. nom

Inwood av | lots 54 and 55 map Geo S Goble estate, except
McCombs Dam road | parts taken for road. James Irwin to Michael O'Hanlon. June 15. July 8, 1909. 11:2865. other consid and 100

Jerome av, late Lexington av, e s, 150 n 183d st, late 3d st, 25x100, with all title to strip bet above and Jerome av, vacant. Wm W Niles EXR Wm W Niles to Patrick J Clarke. July 2. July 3, 1909. 11:3187. 4,800

*Jones av, e s, 220.10 s Kingsbridge road, 25x100, Edenwald. Saul Raskin to Wm H Christian. July 3. July 6, 1909. other consid and 100

*Jones av, e s, 245.10 s Kingsbridge road, 25x100, Edenwald. Aron Raskin to Wm H Christian. July 3. July 6, 1909. other consid and 100

Lincoln av, No 161 | s w cor 135th st, 30.3x100, 4-sty brk
135th st, Nos 258 to 262 | tenement and store and 1-sty frame store in st. Leonard Weill to Chas J and Fredk W Kroehle. 1-3 part. Mort $10,000. July 2. July 6, 1909. 9:2317. other consid and 100

Lind av | n w s, s e s 169th st, runs n e along 169th st 73.2 x e 31.3
169th st | x s e 31.3 to Lind av x s w 73.2 to beginning, and being lot 1 parcel 9 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Hattie Seligsberger to Anna Will. July 2. July 3, 1909. 9:2533. other consid and 100

*Lyon av | s e s, at s w s Doris av, 101.11x120.2, Westchester.
Doris av | Wm D Howell to Baxter Howell Building Co, of Westchester. B & S. Mort $7,000. June 30. July 2, 1909. nom

*Matilda av, w s, 200 n 237th st, 125x100. Bruckner Bros, Inc, a corpn, to John T Smith. Mort $3,400. June 18. July 3, 1909. other consid and 100

Morris av, late Kirkside av, e s, 272.1 n Kingsbridge road (as in 1895), strip 10x117x10x116.8, vacant. John M Binzen to John H Barnhart. July 7. July 8, 1909. 12:3316. other consid and 100

Marion av | n e cor 189th st, 50x100.7x54.5x97.7, vacant. Caro-
189th st | line A Weber to Stephen McBride. Mort $3,750. June 30. July 2, 1909. 11:3025 and 3026. other consid and 100

Mohegan av, s e s, 562 s w 180th st, late Samuel st, old lines, 33x150.6, vacant. Alfred C Bachman to James Haggerty. 1-8 part. Q C. June 29. July 6, 1909. 11:3123. nom

Same property. Ida F Grote widow and et al HEIRS, &c, John F Grote to same. Q C and correction deed. Jan 23, 1909. July 6, 1909. 11:3123. nom

Same property. Florence C Grote to same. Q C and correction deed. June 29. July 6, 1909. 11:3123. 100

Mohegan av, s e s, 529 s w 180th st, late Samuel st, old lines, 33x150.6, vacant. Alfred C Bachman to Adam C Wicke. 1-8 part. Q C. June 29. July 6, 1909. 11:3123. nom

Mohegan av, s e s, 562 s w 180th st, late Samuel st, old lines, 33x150.6, vacant.

Mohegan av, s e s, 529 s w 180th st, late Samuel st, old lines, 33x150.6, vacant.
Mildred Grote by Florence C Grote GUARDIAN to Alfred C Bachman. 1-8 part. All title. June 29. July 6, 1909. 11:3123. 100

Morris av, Nos 677 and 679, w s, 50 n 153d st, 50x100, 1-sty frame dwelling and vacant. Addie A Sullivan to James Cunningham. Mort $7,000 and all liens. July 2. July 7, 1909. 9:2442. other consid and 100

Morris av | n w c r 165th st, 50.10x102.8x41.9x103.4, vacant.
165th st | Rose Orently to Morris Bernstein. All liens. July 2. July 7, 1909. 9:2448. other consid and 100

*Main av, w s, 200 s Westchester av, 25x100.

St Marys av, w s, 100 n Central av, 100x100, and being lot 17 blk 25 map No 599 in Westchester Co of Pelham Park, and lots 9 to 12 block 26 same map.
Release mort. Robert J Howe to Jenny Cockburn. May 7. July 7, 1909. nom

*Main av, w s, 250 n Central av, 25x100, and being lot 15 block 25 same map. Release mort. Same to same. May 7. July 7, 1909. nom

Marion av, No 2688 | n e cor 195th st, 46.9x100x25x102.4, 5-sty
195th st, No 341 | brk tenement. FORECLOS, June 15, 1909. Moses R Ryttenberg ref to Kingston Securities Co. July 7. July 8, 1909. 12:3283. 33,000

Morris av | n w cor 165th st, 50.10x102.8x41.9x103.4, vacant.
165th st | Morris Bernstein to Morris Avenue Realty Co. All liens. July 7. July 8, 1909. 9:2448. other consid and 100

Monroe av, w s, — s 175th st, and being lot 50 map Mt Hope, 100 x100, except part for av. Chas L Van Nostrand to Carrie wife Chas L Van Nostrand, Borough of Richmond. 1-3 part. All title. Q C. Feb 13. July 8, 1909. 11:2797. nom

Nathalie av, w s, 25 s Nindham pl and being lots 47 and 48 map of Anthony Estate, Kingsbridge Heights, 50x80.2x51.4x86. Martha D Wormsere to Bertha Van Gilder. All liens. June 25. July 2, 1909. 12:3256. other consid and 100

*Nelson av | n e cor Bland av, 50x100. Land Co D of Edenwald to
Bland av | Elvira Benjamin. June 30. July 3, 1909. nom

*Olinville (2d) av, w s, 475 n 2d st, 25x100, except part for av, Olinville. Annie Heidt and ano to Agnes M Pragnell. Mort $5,000. July 1. July 3, 1909. other consid and 100

Ogden av, w s, abt 292 n 167th st, 25x95 and being lot 12, parcel 1, map Subdivision Est Wm B Ogden at Highbridge, filed May 24, 1907, vacant. John Sohns to Matthew Farrelly. Mort $2,520. July 6. July 7, 1909. 9:2528. 100

Ogden av, No 1070 | e s, 95 n 165th st, runs n 75 x e 176.10 to
Nelson av, No 1073 | w s Nelson av, x s 60.6 to Devoe st, x n w 16.4 x w 165 to beginning. 3-sty frame dwelling, 2-sty frame stable and vacant. Anna C Conway HEIR John McGauran to William Schlichter. July 7. July 8, 1909. 9:2514. other consid and 100

*Post av, w s, 100 n 205th st, 150x100.

Post av, e s, 100 n 205th st, 125x irreg x115.7x100.

Hall av, w s, 100 n 205th st, 92.3x102.7x115.7x100, and being Lots 44 to 49, 52 to 56 and 65 to 68 amended map No 1131 of Adee Park.
Release mort. Empire City Savings Bank to Warwick Realty and Construction Co. June 30. July 3, 1909. 3,500

*Post av, e s, 125 n 205th st, 14.1x61.11x60.3, gore, and being lot 51 map No 1131 amended map Adee Park. Adee Syndicate to Warwick Realty and Construction Co. All liens. July 2. July 3, 1909. nom

Prospect av, No 982, owned by party 1st part.

Prospect av, No 980, owned by party 2d part.
Agreement as to cornice. Rebecca Isear with Joseph Isear. July 6. July 8 1909. 10:2690. nom

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Government Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co. Hudson Terminal Building 30 CHURCH ST., N. Y.

Park av| n w cor 173d st, 75x95.3 to c l Mill brook, x75.9x102.11,
173d st| vacant. Elizabeth Schwarzler to 173d Street Park Company. July 7. July 8, 1909. 11:2898. other consid and 100

Prospect av, No 980| n e cor 164th st, 74.7x75, 6-sty brk tene-
164th st, No 851 ment. Joseph Isear to Nelly Henschel. Mort $87,760. July 1. July 8, 1909. 10:2690. other consid and 100

Same property. Newmark-Jacobs Construction Co to same. Q C. Mort $87,760. July 6. July 8, 1909. 10:2690. other consid and 100

Prospect av, No 1410, e s, 104.6 n Jennings st, 27.11x168.10x25.5x 175.2, 4-sty brk tenement. Annie Will to Hattie Seligsberger. Mort $19,500. July 2. July 3, 1909. 11:2963. other consid and 100

*Parker av, w s, 325 s Lyon av, 25x130. Amelia Steinmetz to Eliz C Fonda. Mort $5,800. July 1. July 6, 1909. other consid and 100

Park av, No 4420, e s, 75 n 181st st, 25x141, 2-sty brk dwelling. Vincenza Martino to August P Schmeding. July 2. July 7, 1909. 11:3037. other consid and 100

Park av, late Vanderbilt av, e s, abt 52 n 157th st, deed reads lot begins 458.10 w Courtlandt av and 51.6 n 157th st, runs n 25 x w 92.6 to e s Park av, late Vanderbilt av, x s w 28.3 x e 105.9 to beginning, vacant. Daniel J Leehane et al HEIRS, &c, Michael J and Mary Leehane to Moise Geismann. June 24. July 7, 1909. 9:2417. nom

Park av, w s, — s Tremont av, and 42 s line bet lots 72 and 71, runs w 312 to River st x s 40 x e 159 x n 0.8 x e 150 to av x n 41.4 to beginning, being part lot 72 map Upper Morrisania, except part for Webster and Park avs. Michael Gleason and Sarah J his wife to Anna J Gleason. Mort $3,000. July 7. July 8, 1909. 11:2960. nom

*Rhinelander av, n s, 216.7 e Eastchester road, and being lots 296 and 297 map No 1130 of 327 lots Hunter Estate, 50x100x —x —. Maggie Readding to John H Leary. July 7. July 8, 1909 other consid and 100

Road from Kingsbridge to Williamsbridge, n w s, lots 60 and 61 map No 2 property of Charles Darke, 50x160x50.6x154 s w s. Sumner Deane to Wm A Mark, of Brooklyn. Mort $4,000. July 1. July 2, 1909. 12:3257. other consid and 100

Same property. Wm A Mark to Sumner Deane. Mort $5,000. July 1. July 2, 1909. 12:3257. 100

*South Oak Drive, s s, 150 e Elm st, —x45.2x—x64.9, and being lot 142 amended map No 1038 of Bronxwood Park. Bronxwood Realty Co to Warwick Realty and Construction Co. Mort $1,-000 and all liens. April 13. July 3, 1909. other consid and 100

*South Oak Drive, s e cor Elm st and being lots 65 to 67 amended map No 1038, of Bronxwood Park, 150x64.9x131x—. Bronxwood Realty Co to Lily L Shirmer. All liens. Feb 9. July 3, 1909. nom

St Anns av, No 649, w s, 75.4 s Rae st, 25.1x89.3x25x91.8, 5-sty brk tenement and store. Lina Goll to Rachel Meyer. Morts $17,500. July 1. July 6, 1909. 9:2358. 100

St Anns av, No 107, w s, 25 n 132d st, 25x74.11, 5-sty brk tene-
ment.
St Anns av, Nos 109 and 111, w s, 50 n 132d st, 50x75.
two 5-sty brk tenements.
Herman J Katz to Benj J Weil. Mort $42,000 and all liens. July 2. July 3, 1909. 9:2260. other consid and 100

*South Oak Drive, at line bet lots 67 and 142 amended map (No 1038) of Bronxwood Park, runs s w 21 to point 360 e White Plains road x n 26.6 to s s said drive x s e 15 to beginning, being part lot 67 on said map. Lily L Shirmer to Warwick Realty & Construction Co. July 2. July 3, 1909. nom

*Same property. Release mort. Wm D Cameron to same. July 2. July 3, 1909. nom

*Same property. Release mort. Fannie Cannon to same. July 2. July 3, 1909. nom

Steuben av, c l, 180 n of c l 210th st, runs w 130 x n 50 x e 130 to c l of av, x s 50 to beginning, except part in av, vacant. Frederick Realty Co to James B Powers. Mort $975. July 6. July 7, 1909. 12:3327. other consid and 100

Tinton av, No 896, e s, 237.6 n 161st st, 22.7x100, 3-sty frame tenement. Charles Bietsch and Mamie his wife to Mary E Bietsch. B & S. July 6. July 7, 1909. 10:2668. other consid and 100

Tiebout av, e s, 83.3 n 189th st, 20x100, 2-sty brk dwelling. Fredk M Mellert to Katherine wife John Otto. Mort $9,000. July 1. July 6, 1909. 11:3023. other consid and 100

Tiebout av, e s, 103.3 n 189th st, 155x100, eight 2-sty brk dwellings. Fredk M Mellert to Central Bronx Realty Co. Mort $72,-000. June 23. July 6, 1909. 11:3023. nom

*Theriot av (175th st), e s, 367.9 s Westchester av, 25x100. Annie F Mackenzie to Mary E and Francesca Bachmann. Mort $4,000. July 1. July 2, 1909. other consid and 100

Tremont av, late 177th st, n s, 90.2 e Marmion av, 75x115, vacant. Herman Scheideberg to Ferdinand Kurzman. Mort $14,000. June 21. July 2, 1909. 11:3117. other consid and 100

Tyndall av|n w cor 261st st, runs n 125 x w 95 x s 25 x e 49 x s
261st st | 100 to 261st st x e 46 to beginning, vacant. Fredk P Foster and ano to Philip J Cunningham. June 23. July 3, 1909. 13:3423. other consid and 100

Trinity av, No 966, e s, 420.6 s 165th st, 50x100, 3-sty frame dwelling. Ernest T Rodehau to Rodehau Realty Co. July 2. July 6, 1909. 10:2639. nom

*Theriot av (175th st), e s, 342.9 s Westchester av, 25x100. Annie F Mackenzie to Julia Grandefeld. Mort $4,000. July 6. July 8, 1909. other consid and 100

*Tremont av, s s, 81 w Old road, and being lot 283 map of 370 lots, McGraw estate, Van Nest, except part for Tremont av. Katharina Gass to Wm Farrell and Mary his wife, joint tenants. May 29. July 8, 1909. nom

Trinity av, w s, — s 161st st and at c l lot 85 map Grove Hill Village, runs w 150 x n 25 to s s lot 86 x e 150 x s 25 to beginning. Eliz A Dolan to Julia Duggan. Q C. July 2. July 7, 1909. 10:2630. nom

*Theriot av, No 1232 (175th st), e s, 325 n Gleason av, 25x100. Annie F Mackenzie to Georgia M McCarthy and Florence M McNeel, of Butte City, Mon. Mort $4,000. July 2. July 6, 1909. other consid and 100

*Same property. Affidavit of title. Same to same. July 2. July 6, 1909.

Union av, No 610, e s, 17.6 s 151st st, 17.6x90, 3 and 4-sty brk tenement. Max Cohen et al to Milton J Doernberg. Mort $7,000. July 1. July 3, 1909. 10:2674. other consid and 100

Union av, No 821, w s, 212.9 n 158th st, late Cedar st, 22.6x120.3 x22.9x120.1, except part for av, 3-sty frame dwelling. Mary A King and ano to Julia A Stroh. July 1. July 2, 1909. 10:2666. other consid and 1,700

Vyse av, No 1229 (old No 1397), w s, abt 120 s Freeman st, —x—, 2-sty frame dwelling. Kate Blodgett to Lizzie Caglieris. July 2. July 3, 1909. 11:2986. 100

Vyse av, No 1321, w s, 400 s Jennings st, 25x100, 3-sty brk dwelling. The Raymond van Praag Supply Co to Mary Haak and Sophie Schulze joint tenants. Mort $8,000. July 1. July 3, 1909. 11:2987. other consid and 100

Valentine av, No 2218, e s, 22.11 n 182d st, 16.8x61.9x16.9x60.6, 2-sty brk dwelling. Lena Garland et al to Emma Lazarus. Mort $5,000. June 30. July 2, 1909. 11:3145. other consid and 100

Vyse av, No 1175, w s, 71 s Home st, 31x81.11, 4-sty brk tenement. O'Leary Realty and Construction Co to Charles Brand. Mort $15,000. July 7. July 8, 1909. 10:2752. other consid and 100

*Virginia av, w s, 313 s Westchester av and being lot 14 map No 1045 of Pugsley Estate, Unionport, 25x101.3. Eliz T Devine to Arnold Kemner. Mort $4,500. July 7. July 8, 1909. other consid and 100

Washington av, No 1089| n w cor 166th st, 37x97.10x37x98.1,
166th st | 6-sty brk tenement and stores. Release mort. Greenwich Mortgage Co to Jacobs Construction Co. July 6. July 8, 1909. 9:2388. 18,156

*White Plains road, Nos 4436 and 4438, e s, lots 5 and 4 map No 980 in Westchester Co, of 93 lots at South Mt Vernon, 50.1 x126.6x50x130, except part for road. Fred Wagner to Carl Enslin, of West Yaphank, L I. Correction deed. Morts $15,000. July 6. July 8, 1909. nom

Woodycrest av, No 958| n e cor 162d st, runs n 133.3 x e 100
162d st | x s 75 and 45.5 to 162d st, x w 106.7 to beginning, 3-sty frame dwelling and vacant. Theo A Schnitzlein to Wm T Dougan. Mort $15,000. July 1. July 8, 1909. 9:-2507. other consid and 100

*Wilder av, w s, 275 n Jefferson av, 25x100, Edenwald. Jacob Mishkin to Wm Emelin. July 1. July 7, 1909. nom

*Westchester av, n s, 147 e Castle Hill av, 20x164.3x—x164, Westchester. Frank Gass to Frank Gass, Inc, a corpn. All liens. July 2. July 6, 1909. other consid and 100

Willis av, No 369, w s, 75 s 143d st, 25x106, 3-sty and basement brk dwelling. Adam Weiffenbach to Lillie Burmeister. All title. June 28. July 3, 1909. 9:2305. other consid and 100

Washington av, Nos 1295 to 1305|n w s, at n e s 169th st, 98x150,
169th st, Nos 457 and 459 | except part for av, two 3 and two 2-sty frame dwellings, stores on cor, and 2-sty frame stable in rear and vacant. Herbert S Ogden EXR Ann Mapelsden to Moe Cohen. All title. July 1. July 2, 1909. 11:2901. other consid and 100

*Washington av, s s, 375 w Main st, old line, 75x100, City Island. Marguerite R Sayers to Louise E Knupfer. July 1. July 3, 1909. nom

Washington av, Nos 1170 to 1180, e s, 65 n 167th st, 125x137, except part for av, three 6-sty brk tenements. The Brook Construction Co to Cream City Holding Co. Mort $119,000. Apr 3. July 3, 1909. 9:2372. nom

*Washington av, w s, 50 s Butler pl, 50x—, and being lots 61 and 62 map (No 426) of Cebrie Park. Patrick H McNulty to Davis Brown. June 9. July 2, 1909. nom

*Same property. Davis Brown to Ehrich Peterson. July 1. July 2, 1909. other consid and 100

Washington av, No 1169, w s, 122.6 n 167th st, 22.6x150, except part for av, 3-sty frame tenement. Meta Haack to Louise Backer. Mort $5,000. July 3. July 6, 1909. 9:2389. other consid and 100

*West Farms road, n s, abt 263 w Bronx Park av, and being lot 139 2d map of Neill estate, 26x90.4x25x80.9. Hattie A Landgrebe to Edward A Schill and John J Welsh. Mort $2,500. June 30. July 2, 1909. other consid and 100

3d av |w s, at n e s 185th st, runs n 21.7 x s w 13 to n e s 185th
185th st| st x s e 18.7 to beginning, gore, vacant. Paul M Herzog to Elsie L Herzog. June 29. July 2, 1909. 11:3053. gift

3d av, Nos 4000 to 4004, e s, 176.11 s 174th st, 75x90, three 4-sty brk tenements and stores. Samuel C Baum to Isaac Roth. Mort $50,499. July 1. July 7, 1909. 11:2930. 100

3d av, No 2912, e s, 126.4 s 152d st, 25x88.6, 3-sty frame tenement and store and 2-sty frame tenement in rear. John Schroder to Charles O Fendrych. July 7. July 8, 1909. 9:2362. other consid and 100

Lots 45 and 46 map No 1187 of 272 lots Bailey estate, at Kingsbridge. The Hogenauer & Wesslau Co to Mons Johnsen, of Yonkers, N Y July 6. July 7, 1909 11:3239. other consid and 100

Lot 29 map No 1187 of 272 lots Bailey estate, Kingsbridge. Mons Johnsen to Jennie O'Flaherty. Mort $4,500. June 28. July 8, 1909. 11:3239. other consid and 100

Lot 61 map of Cemetery belonging to John Butler at West Farms, 12x20, for burial ground only. John Butler to Emanuel Rauch of Westchester, N Y. R S 50 cents. May 1, 1869. July 8 1909. 11:3133 40

*Plot begins 100 w White Plains road at point 95 n along same from Morris Park av, runs n 50 x w 45 x s 50 x e 45 to beginning, with right of way over strip to Morris Park av.

Plot begins 95 w White Plains road at point 95 n along same from Morris Park av, runs s 25 x w 25 x n 25 x e 25 to beginning.
Regent Realty Co to Herman Hebestreit. July 6. July 7, 1909. nom

*Plot begins 240 e White Plains road at point 695 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Rubin Levy et al to William Altrock. Mort $3,200. July 1. July 7, 1909. other consid and 100

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

July 2, 3, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Allen st, No 11, store. Louis Rubenstein and ano to Benjamin Gordon; 3 years, from May 1, 1910. July 8, 1909. 1:293..1,350

Broome st, No 520, store and basement. Felix Bellando to Alexander Bellando and ano; 5 years, from July 1, 1909. July 8, 1909. 2:489.....900

Broome st, Nos 298 and 300. Surrender lease. Julius Alexander to Morris Shidlovsky INDIVID and EXR Isaac Shidlovsky. All title. July 7. July 8, 1909. 2:419.....739.42

Clinton st, No 241 s w cor, store and basement. John A Anger to Harry Sindler; 5 years, from May 1, 1909. July 2, 1909. 1:257.....900

Cherry st, No 319, store and basement. Henry Koster to Kopel Durkin; 5 years, from Mar 1, 1908. July 2, 1909. 1:245.....480 and 540

Cherry st, No 144. Assign lease. Calogero Pino and Saverio Castelli to Gaetano Ferrara. 1-3 part. June 1. July 8, 1909. 1:253.....nom

Central Park South, No 222, 1st floor and basement. Gainsborough Studios to Lewis H Van Cleft; 10 years, from Sept 1, 1909. July 8, 1909. 4:1030..... a percentage of gross receipts and $1,200 to $1,500

Eldridge st, Nos 232 and 234. Surrender lease. Joseph Rabinowitz to Samuel Birnbaum. All title. June 29. July 2, 1909. 2:417.....nom

Grand st, at East River, leasehold.....

Grand st, n s, East River, leasehold.....

Broome st, s s East River, leasehold.....

Land under water, East River, bet c l Pier 56 and c l Pier 57, with bulkhead bet said piers, &c. —x—.....

Roosevelt st, East River, with lands under water, &c, leasehold. Also property in Brooklyn on River st, or Water st, Grand st, Kent av or 1st st, South 7th st, South 6th st, South 8th st, South 9th st, Broadway, &c, with all lands under waters of East River, piers, bulkheads, wharves, ferry houses, leases, franchises, boats, vessels, &c, of the Brooklyn Ferry Co.....

New York Terminal Co, a corpn, to Knickerbocker Trust Co as TRUSTEE. B & S. Trust deed. (See morts.) All liens. July 24, 1908. July 6, 1909. 2:316, 317 and 318, N Y, and following sections and blks in Kings Co, 8:2128, 2134, 2143, 2388, 2434 A, 2434 B, 2376, 2467 and 2158 and 9:2556.....nom

Grand st, n e cor Chrystie st, "Theatre." Surrender lease. Albert H Woods to Jacob P Adler. July 2. July 6, 1909. 1:305.....other consid and 5,000

Grand st, No 303, all. Daniel C Sands to Abram Gitter; 2 11-12 years, from June 1, 1909. July 6, 1909. 1:307.....3,600

Hester st, No 174, west store and bake shop. Giuseppe Saccafico to Raffaele Testa; 5 years, from May 1, 1907. Rerecorded from Apr 24, 1909. July 2, 1909. 1:205.....1,020

Same property. Assign lease. Raffaele Testa to Filomena Testa. June 1, 1907. July 2, 1909. 1:205.....nom

Hester st, No 174. Subordination of lease to mort for $35,000. Guiseppe Seccafico et al with Kathleen G Turle. July 1. July 2, 1909. 1:205.....nom

Hester st, No 174. Subordination of lease to mort. Giuseppe Seccafico and ano with Kathleen G Turle. July 1. July 2, 1909. 1:205.....nom

Montgomery st, No 30, n w cor Madison st, store. Abraham Blumberg to Abraham Lipshitz and ano; 2 years, from May 1, 1910. July 3, 1909. 1:269.....840

Mott st, No 163, north store, &c. John Horn to Grazia Tedesco; 3 years, from May 1, 1909. July 6, 1909. 2:471....540 and 600

Madison st, No 188, store, &c. Jacob Klein to Max Bernstein; 3 10-12 years, from July 1, 1909. July 8, 1909. 1:272..600 and 720

Montgomery st, Nos 42 and 44, n w cor Monroe st, all. Isidor Leipzig to Benjamin Alpert and ano; 2 years, from Feb 1, 1909, 1 year renewal. July 8, 1909. 1:269.....7,350

Rivington st, No 321, store and basement. Max J Kramer to Samuel Hartstein; 5 years, from March 25, 1909. July 8, 1909. 2:323.....900

Rivington st, No 321. Assign lease. Samuel Hartstein to Benjamin Hartstein. May 17. July 8, 1909. 2:323.....100

Roosevelt st, No 9, double store and two basement floors. Giovanni Rizzo to The Bridge Cafe, a corpn 5 years, from May 1, 1909. July 7, 1909. 1:118.....960

West st, No 101 | store. Central Railroad Co of New Jersey to Liberty st, No 144| Hugo Weyrich; 9 11-12 years, from June 1, 1909. July 6, 1909. 1:56.....6,000

Washington st, Nos 507 and 509, all. Nicholas W Day et al EXRS Joseph Naylor to Perkins-Goodwin Co; 5 years, from June 1, 1909. July 6, 1909. 2:596.....3,600

1st st, No 13. Reassignment of lease. Davies J Marshall to Nicola Sarconi. All title. July 1. July 2, 1909. 2:456.... nom

2d st, No 215, store, &c. Aaron Zwerdling to Cilia Schmertz; 5 years, from May 1, 1909. July 6, 1909. 2:384.....1,200

2d st, No 255 East, all, except basement and subcellar. Peter Zimmerman to Henry Goldberg; 6 years, from May 1, 1909. July 8, 1909. 2:384.....1,020

15th st, No 20 West. Assign lease. John C Schleicher to William Bal, Inc. July 2, 1909. 3:816.....1,500

18th st, Nos 18 to 22 West| 7th loft. Susquehanna Silk Mills to Katz & Fishel; 2 years, from Feb 1, 1910. July 8, 1909. 3:819.....8,750

23d st, No 151 West, parlor floor. Estate Walter R Gillette to The Spencer Corset Co; 1 year, from May 1, 1909. July 7, 1909. 3:799.....900

23d st, No 18 West, 2d loft. The Butterick Publishing Co to Simon Lindau; 1 year, from May 1, 1908. July 2, 1909. 3:824.....1,500

23d st, No 18 West, 1st loft. The Butterick Publishing Co to Simon Lindau; from July 1, 1909, to May 1, 1913. July 2, 1909. 3:824.....3,160 and 3,200

33d st, Nos 35 to 39 West, n s, 277.4 e Broadway, 67.9x98.9. Surrender lease. Childs Co and ano to Maria L Fahys, of Sag Harbor, L I. All title. July 1. July 2, 1909. 3:835..... nom

33d st, Nos 35 to 39, n s, 277.4 e Broadway, 67.9x98.9, all. Maria L Fahys, of Sag Harbor, L I, to Samuel S Childs, of Bernardsville, N J; 19 7-12 years, from July 1, 1909. July 6, 1909. 3:835.....taxes, &c, and 27,500 to 32,500

Same property. Power of attorney. Same to Geo E Fahys, her son. June 30. July 6, 1909. (P. A.).....—

45th st, No 302 East|s s, 20x200 to n s 44th st, all. Joseph H
44th st, No 303 East| Kern and ano to William Glaccum & Sons; 12 years, from July 1, 1909. July 2, 1909. 5:1337.....2,400

50th st, No 126 West, store and east part of cellar. Lawrence C Hafner and ano EXRS, &c, Francis McCabe to Patrick Reilly; 5 years, from June 15, 1909. July 8, 1909. 4:1002.....660

51st st, No 12 West. Consent to assign lease. TRUSTEES of Columbia College to Wm W Hall. June 15. July 2, 1909. 5:1266.....—

Same property. Consent to assign lease. Same to Thos M Hall. June 15. July 2, 1909. 5:1266.....—

Same property. Assign lease. Wm W Hall to Kate T Davison. July 1, 1909. July 2, 1909. 5:1266..... other consid and 100

52d st, No 152 West. Assign lease. Wm R Barnes to John D Haase. Mort $2,425. July 6. July 8, 1909. 4:1004.....nom

52d st, No 152 West, west store, &c. Mary J Cunningham to Wm R Barnes; 2 10-12 years, from July 1, 1909. July 8, 1909. 4:1004.....1,020

58th st, Nos 312 and 314 West. Surrender lease. Samuel Liebovitz to Augustus E Bieser. All title. Feb 5, 1908. July 7, 1909. 4:1048.....nom

Same property. Surrender lease. Abraham Hyman to same. All title. Feb 5, 1908. July 7, 1909. 4:1048.....nom

85th st, at North River, ½ of boat house. Louis M Crudo to Paul F Sehring; 5 years, from July 1, 1909. July 3, 1909. 4:1255..60

101st st, No 304 East. Assign lease. David Ichkowitz to Benjamin Stachenfeld. June 23. July 6, 1909. 6:1672.....nom

Same property. Assign lease. Benj Stachenfeld to Fannie Ichkowitz. June 23. July 6, 1909. 6:1672.....nom

107th st, No 328 East, all. Rachel Lederer to Rosolino Fiducia; 3 years, from July 1, 1909. July 6, 1909. 6:1678...3,300

114th st, No 331 East. Reassign lease. John D Haase to Guido De Torres. All title. Mort $982. July 2, 1909. 6:1686.....nom

121st st, No 219 East, middle store. Max Garfunkel to Isidore Madrowitz; 3 years, from July 1, 1909. July 6, 1909. 6:1786.....300

Av A, No 1674, n e cor 88th st, store. Magdalena Sieke to Solomon Scheuer; 5 years, from Dec 12, 1906. Rerecorded from July 20, 1906. July 2, 1909. 5:1585..... 840

Same property. Assign lease. Solomon Scheuer to Henry A Weingarten. All title. Feb 1, 1907. July 2, 1909. 5:1585..nom

Av C, Nos 70 and 72, n e cor 5th st. Assign lease. Isidor Newman to Samuel Weiss. Mort $1,500. July 6. July 8, 1909. 2:375.....nom

Av A, n w cor 8th st, store, &c. Assign lease. James Lee to Joseph N Eitenbenz. Mort $2,000. Aug 26, 1908. July 8, 1909..... other consid and 1,500

Av A, n w cor 8th st, store. Assign lease. Joseph N Eitenbenz to Nelson Doncaster. Mort $2,000. July 7. July 8, 1909. 2:436.....nom

Amsterdam av, No 2182. Assign lease. Richard Gregory to Thos F O'Brien. June 30. July 2, 1909. 8:2125..... nom

Broadway, Nos 2306 and 2308, part for restaurant. Fred Taral to Albert Hennig; 3 years, from July 1, 1909. July 7, 1909. 4:1231.....180 and 360

Lenox av, No 57. Assign lease. Elizabeth Peterson to Florence L Roome. All title. July 6. July 7, 1909. 7:1822.....nom

Lenox av, No 667, n w cor 143d st. Reassign lease. John D Haase to Mary Nevins. All title. Morts $4,561.38. June 30. July 3, 1909. 7:2012..... nom

Lenox av, No 381. Bill of sale, lease, chattels, &c. Mark Trautfield auctioneer (June 18, 1909) to James F Collins. July 2. July 3, 1909. 7:1914..... 1,700

Lenox av, No 141, s w cor 117th st, Assign lease. Augustus J O'Brien to William Zweig. June 23. July 2, 1909. 7:1901..nom

Same property. Agreement as to extension of lease for 5 years, from Dec 1, 1910, from $2,700 to $3,000. Abraham and Louis Reubenstone to William Zweig. June 21. July 2, 1909. 7:1901..... nom

Lenox av, No 153 |all. Ellmont Realty Co to Abraham Baltro-
118th st, No 100 W| wich; 3 3-12 years, from July 1, 1909. July 2, 1909. 7:1902..... 10,290

Lenox av, No 667, n w cor 143d st. Assign lease. Mary Nevins to Della Fallon. Mort $4,561.38. July 2. July 6, 1909. 7:2012.....nom

West End av, No 200, cor store. Assign lease. James Fitzgerald to M Grohs Sons, Inc. July 2. July 3, 1909. 4:1161..... nom

West End av, No 200, n e cor 69th st, cor store. John Brede to James Fitz Gerald; 5 years, from July 1, 1909. July 3, 1909. 4:1161.....1,600 to 2,000

2d av, No 2062 |store, &c. Chas F Helms et al to Fred Buz-
106th st, No 300 East | zetti and ano; 5 years, from May 1, 1909. July 3, 1909. 6:1677.....1,000

3d av, No 1265, s e cor 73d st, store, &c. Margt E Hughes to William Elvers; 5 years, from May 1, 1909. July 3, 1909. 5:1427.....1,600 and 1,700

3d av, No 1064, s w cor 63d st, 25x50, all. Vincent F McGinn and ano to Matthew G Lyons; 10 years, and 2½ months, from July 15, 1909. July 3, 1909. 5:1397.....3,600

3d av, s e cor 97th st, two stores. Release mortgage on lease. V Loewers Gambrinus Brewery Co to Louis Meyer Realty Co. Q C. All title. June 24. July 8, 1909. 6:1646.....nom

3d av, s e cor 97th st. Surrender lease. Michael Crosby to Louis Meyer Realty Co. All title. Sept 30, 1907. July 8, 1909. 6:1646.....nom

4th av, No 61, 2d, 3d, 4th and 5th lofts. Benjamin Blossom and ano EXRS, &c, Minnie P C Blossom to Mark E Sandford; 3 years, from May 1, 1910. July 8, 1909. 2:555.. ..3,500 and 3,600

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7th av, Nos 781 to 787..... .....
51st st, Nos 155 to 159 West .....
Surrender lease. John H Scheier to Susan B Olcott. July 6. July 7, 1909. 4:1004.....nom
7th av, No 263, n e cor 25th st, Assign lease. Wm McClenahan to James McCann. July 1. July 2, 1909. 3:801..... nom
8th av, No 2707, store, &c. Ernest Molwitz to Henry Steger; 5 years, from May 1, 1909. July 3, 1909. 7:2044.....1,500
9th av, n w s, 74 s 24th st, 24.8x74, lot. Mary M Sherman to Martha Willenbuecher, Maria Martzolf, Carl W, Gustav H and Anna Tiemesmann; 21 years, from Aug 1, 1909, with privilege of 21 years renewal. July 2, 1909. 3:721..taxes, &c, and 600 and 810
9th av, n w s, 49.4 s 24th st, 24.8x100, the lot. Kath E Moore to Martha Willenbuecher et al; 21 years, from May 1, 1909, with renewal. July 2, 1909. 3:721.....taxes, &c, and 700
9th av, n w s, 98.8 s 24th st, 24.8x74, the lot. Kath T Moore to Martha Willenbuecher et al; 21 years, from Aug 1, 1909, with renewal. July 2, 1909. 3:721.....taxes, &c, and 600
10th av, w s, 40.2 s 56th st, 20.1x80. Assign lease. Catharine Mulligan to Ida Held. June 30. July 3, 1909. 4:1084....nom
11th av, e s, 24.8 n 22d st, 74x75, leasehold. Agreement as to party walls, &c. Christie Iron Works with Patrick G Tighe. June 26. July 3, 1909. 3:694.....nom
11th av, No 560, store, &c. Therese Maibach to Wm Magid; 5 years, from May 1, 1909. July 7, 1909. 4:1071....420 and 480

BOROUGH OF THE BRONX.

Lincoln av, No 179, s w cor 136th st. Re-assign lease. John D Haase to James J O'Brien. All title. Morts $2,615. July 6, 1909. 9:2318.....nom
Lincoln av, No 179, s w cor 136th st. Assign lease. James J O'Brien to John D Haase. Mort $1,800. July 1. July 3, 1909. 9:2318.....nom
Trinity av, n w cor 161st st. Surrender lease. Frank Boemmels to Anthony Hoffmann. All title. June 29. July 3, 1909. 10:2631.....nom
Same property. Assign lease. Alfred Kunkel to Saranac Realty Co. June 30. July 3, 1909. 10:2631.....nom
Trinity av, n w cor 161st st, store and basement. Anthony Hoffmann to Alfred Kunkel; 4 10-12 years, from July 1, 1909. July 3, 1909. 10:2631..... 840 and 960
Tremont av, No 680, s e cor Webster av, all. John S Bush to Charles Delecker; 10 years, from Apr 1, 1901. Rerecorded from Apr 23, 1901. July 2, 1909. .....1,200 to 2,000
Same property. Same to same; 2 years, from Apr 1, 1911. July 2, 1909.....2,400
Walton av, No 2008, all. Adolph S Miller to Adolph Weigner; from May 1, 1909, to Sept 30, 1910. July 8, 1909. 11:2807..510
Webster av, No 2293. Reassign lease. Davies J Marshall to Adam Glaab. All title. Mort $1,023. July 2, 1909. 11:3143.....nom
3d av, No 3915, all. Christina Petermann to Carl Jacobi; 5 yrs, from July 1, 1909. July 2, 1909. 11:2919.....960 and 1,080
3d av, No 3000, store and basement. Catherine Meighan widow to Michael A Busch; 5 years, from August 1, 1909. July 6, 1909. 9:2363 780
3d av, No 3218, store. Jacob Deutsch to Louis Barlls and ano; 5 years, from June 15, 1908. July 7, 1909. 10:2620..756 to 996

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 2, 3, 6, 7 and 8.

BOROUGH OF MANHATTAN.

American Bohemian Realty Co to GERMAN SAVINGS BANK in City of N Y. 74th st, No 232, s s, 250 w 2d av, 25x102.2. July 1, 3 years, 5%. July 2, 1909. 5:1428. 2,000
Same to same. Same property. Certificate as to above mort. June 28. July 2, 1909. 5:1428. —
Antler, Charlotte C with SEAMENS BANK FOR SAVINGS in City N Y. 140th st, No 459 West. Extension of $15,000 mort until June 29, 1914, at 4½%. Mar 31. July 2, 1909. 7:2057. nom
Appel, Barnet to Hyman Schiff. 4th st, No 266, s s, 288.7 e Av B, 24.8x96.3x24.9x96.3. Prior mort $26,000. July 1, 5 years, 6%. July 8, 1909. 2:386. 12,000
Alpaugh, Edw S with Sara B Nealley. 68th st, No 111, n s, 140.6 w Columbus av, 20.6x100.5. Extension of $15,000 mort until July 1, 1912, at 5%. July 1. July 7, 1909. 4:1140. nom
Brand, Julia to Isaac B Miller. 37th st, No 344, s s, 200 e 9th av, 25x98.9. Prior mort $——. June 23, due Feb 15, 1911, 6%. July 8, 1909. 3:760. 2,200
Bergmann, Saml to EAST RIVER SAVINGS INST. 17th st, No 36, s s, 525 w 5th av, 25x92. June 25, 5 years, 5%. July 8, 1909. 3:818. 48,000
Broad Construction Co to David Miller. Audubon av, No 260, n w cor 178th st, No 551, 75x100. Prior mort $100,000. July 1, due Dec 31, 1913, 6%. July 7, 1909. 8:2153. 24,000
Same to same. Same property. Certificate as to above mort. July 1. July 7, 1909. 8:2153. —
Burnap, Caroline L widow, Eleanor B Staats to The New Church Board of Publication. 123d st, No 204, s s, 96 w 7th av, 16x100.11. June 30, 3 years, 5%. July 2, 1909. 7:1907. 10,000
Boldt, Geo C, Jr, to Emily A Lawrence. 4th av, No 81, n e cor 39th st, 19.9x80. P M. July 1, 3 years, 4½%. July 2, 1909. 3:895. 88,000
Buttenwieser, Joseph L with TITLE GUARANTEE AND TRUST CO. Essex st, No 109, w s, abt 175 n Delancey st, 25x87.6. Subordination agreement. June 23. July 7, 1909. 2:410. nom
Bendfeldt, Eliz to Esther Blumenthal. Greenwich st, No 547, e s, 25 s Charlton st, 25x75 to an alley x25x75.3. Prior mort $10,000. June 10, due Dec 10, 1910, 6%. July 3, 1909. 2:597. 2,500
Byrne, James M to Hannah Barry et al. 33d st, No 321, n s, 243 e 2d av, 16x98.9. June 30, due, &c, as per bond. July 2, 1909. 3:933 5,000
Bobrick, Bessie to Eliz F King et al exrs Edward King. 45th st, No 522, s s, 325 w 10th av, 25x100. June 28, 5 years, 5%. July 2, 1909. 4:1073. 14,000
Same and ROYAL BANK of N Y with same. Same property. Subordination agreement. July 1. July 2, 1909. 4:1073. nom
Bobrick, Bessie to American Mortgage Co. 45th st, No 524, s s, 350 w 10th av, 25x100.4. June 30, 5 years, 5%. July 2, 1909. 4:1073. 14,000
Same and ROYAL BANK of N Y with same. Same property. Subordination agreement. July 1. July 2, 1909. 4:1073. nom
Bobrick, Bessie wife Louis, and Edward M Reynolds and ano exrs John Reynolds with American Mortgage Co. 45th st, No 524 West. Subordination agreement. June 15. July 2, 1909. 4:1073. nom
Bobrick, Bessie wife Louis, and Edw M Reynolds and ano exrs John Reynolds with Eliz Fisher King et al exrs Edward King. 45th st, No 522 West. Subordination agreement. June 15. July 2, 1909. 4:1073. nom
Buchner, Augusta to Jennie Wormser and ano. 140th st, Nos 65 and 67, n s, 75 e Lenox av, 50x99.11. Prior mort $——. July 1, due Oct 15, 1910, 6%. July 3, 1909. 6:1738. 3,000
Bloch, Morris, Nathan Gross and Elias Goodman to Scheer-Ginsberg Realty & Construction Co. 152d st, Nos 534 and 536, s s, 150 e Broadway, 75x99.11. P M. Prior mort $84,000. July 1, 2 years, 6%. July 2, 1909. 7:2083. 20,000
Barkin Construction Co to Century Holding Co. Riverside Drive, e s, 106.10 s 99th st, runs e 130.11 x s 100.11 to n s 98th st x w 96.11 to Riverside Drive x n 103.5 to beginning. P M. July 1, 1 year, 6%. July 2, 1909. 7:1888. 54,500
Bizzarri, Giacinto to William Byrnes. 1st av, No 2245, w s, 60 n 115th st, 20x73. P M. July 1, due, &c, as per bond. July 2. 1909. 6:1687. 5,100
Buzzetti, Fred and Valente Gazzola to Ebling Brewing Co. 2d av, No 2062, Saloon lease. Apr 29, demand, 6%. July 3, 1909. 6:1677. 2,400
Blum, Benjamin to Isidor Blumenkrohn and ano. 7th av, Nos 2427 and 2429, e s, 39 11 s 142d st, 40x100. P M. Prior mort $43,000. July 2, 1909, 3 years, 6%. 7:2010. 10,000
Birn, Saml to Kaiser Franz Joseph Lodge No 3 I O B A. 5th st, No 715, n s, 183 e Av C, 25x97. July 3. Given to secure performance as treasurer of said lodge without interest. July 6. 1909. 2:375. 1,000
Bauer, Herman and Katy Bauer with BANK FOR SAVINGS in City N Y. 26th st, No 121 West. Extension of $8,000 mort until July 2, 1912, at 4½%. July 2. July 6, 1909. 3:724. nom
Brand, Julia or Julia H, of New Rochelle, N Y, to Jacob Brand and ano trustees Amelia Harris. 37th st, No 344, s s, 200 e 9th av, 25x98.9. Prior mort $20,000. July 6, 1909. 5 years, 6%. 3:760. 4,100
Bach, Amelia, of Newark, N J, to Chas H Ketcham. Spring st, No 31, n s, 18.2 w Mott st, 18.2x56 to alley x18.1x60. July 7, 1909, 2 years, 6%. 2:494. 3,000
Bluhm, Max to Martin Goerl. 38th st, No 441, n s, 250 e 10th av, 25x98.9. P M. Prior mort $——. July 2, 5 years, 5%. July 7, 1909. 3:736. 20,000
Same to Barnett Disler. Same property. P M. Prior mort $20,000. July 7, 1909, due May 1, 1911, 6%. 3:736. 2,500
Bieser, Augustus E to NORTH RIVER SAVINGS BANK. 58th st, Nos 312 and 314, s s, 184.2 w 8th av, 40.10x100.5. July 6, 5 years, 4½%. July 7, 1909. 4:1048. 40,000
Bissell, Dougal to Walter S Gurnee et al as trustees for Delia E Gurnee will Walter S Gurnee. 79th st, No 219, n s, 234 w Amsterdam av, 17x102.2. June 30, 5 years, 4½%. July 7, 1909. 4:1227. 19,000
Bruckner, Barbara to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 1808, w s, 80 s 150th st, 19.11x100. July 6, due, &c, as per bond. July 7, 1909. 7:2081. 6,000
Bimberg, Sarah to Louis Simon. Rutgers pl, n s, 78.6 w Clinton st, 26x110. Prior mort $35,000. July 7, 1909, 3 years, 6%. 1:270 6,000
Bogert, Henry L as trustee Thos L Bogert et al with Henry Gree. 35th st, Nos 441 West. Extension of $12,000 mort until Feb 1, 1913, at 5½%. July 7, 1909. 3:733. nom
Cornell, John M with John Peirce. Centre st, No 139; Centre st, No 141; Centre st, No 143; Walker st, No 103; Lafayette st, No 93; Elm st, No 85; Lafayette st, No 95, late Elm st, No 87; Lafayette st, No 97, late Elm st, No 89; Lafayette st, No 99; also Crotona av w s, 125 n 187th st, 50x100. Agreement that in consideration of $10,000 paid by Cornell to Peirce on account of judgments said Peirce agrees to accept as collateral security to said judgments 30 notes for a total of $100,977.20, at 5%, due Dec 12, 1909, and upon payment of said notes the mortgage for $50,000 on ⅛ part of above premises will be discharged, etc. June 13, 1907. July 8, 1909. 1:197; 11:3105. —
Crimmins (Thos E) Real Estate & Construction Co to TITLE INS CO of N Y. 79th st, No 156, s s, 70 e Lexington av, 20x102.2. July 1, 3 years, 4½%. July 3, 1909. 5:1413. 18,000
Same to same. Same property. Certificate as to above mort. July 1. July 3, 1909. 5:1413. —
Collins, James F to Peter Doelger. Lenox av, No 381. Saloon lease. July 2, demand, 6%. July 3, 1909. 7:1914. 3,000
Cassidy, Margt to Lion Brewery. 3d av, No 875. Saloon lease. June 25, demand, 6%. July 2, 1909. 5:1326. 2,875

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Cohen Realty Co to Bertram Realty Co. 135th st, Nos 514 to 518, s s, 375 w Amsterdam av, 125x99.11. July 1, 5 years, 6%. July 2, 1909. 7:1988. 12,000

Cohen Realty Co to Bertram Realty Co. 160th st, Nos 507 to 529, n s, 150.1 w Amsterdam av, runs n 99.10 x w 24.11 x n 0.1 x w 75 x s 0.1 x w 25 x n 0.1 x w 35 x s 99.11 to st x e 259.11 to beginning. July 1, 5 years, 6%. July 2, 1909. 8:2119. 24,000

Cohen, Samuel and Julius W Brandt and Isaac and Henry Mayer with J Frederic Kernochan and ano committee Marie Marshall. 153d st, Nos 265 to 269, n s, 100 e 8th av, 3 lots, each 37.6x 99.11. 3 subordination agreements. June 29. July 2, 1909. 7:2039. nom

Carney, Josephine M to TITLE GUARANTEE & TRUST CO. Crosby st, No 151, e s, 64.10 n Houston st, 25x78.5 to Lafayette st, No 316, 24.11x78.9. July 6, 1909, due, &c, as per bond. 2:522. 30,000

Cushing, Thomas F to Margt E Mitchill and ano trustees Saml L Mitchill. 125th st, Nos 451 to 455, n s, 100 e Amsterdam av, runs n 59.2 x s e 6.1 x n e 81.1 to s s Manhattan st, No 50, x s e 25 x s w 81.4 x s e 68.5 x s w 15.9 to st, x w 79 to beginning. P M. June 14, 5 years, 5%. July 6, 1909. 7:1966. 35,000

Candee, Helen C, of Wasnington, D C, to Edw C Osborn, of Brooklyn. 41st st, Nos 539 to 541½, n s, 250 e 9th av, 50x98.9. Prior mort $24,000. June 21, due July 2, 1910, 6%. July 6, 1909. 4:1032. 7,000

Carey, John to LAWYERS TITLE INS & TRUST CO. 69th st, No 207, n s, 156 e 3d av, 28x100.5. July 1, due July 1, 1912, 4½%. July 2, 1909. 5:1424. 10,000

Consoli, Maria to Mortgage Investing Co. 106th st, No 233, n s, 175 w 2d av, 25x100.11. July 6, due Jan 1, 1911, 6%. July 7, 1909. 6:1656. 2,000

Citron, Gerson B to Dora Topper. 111th st, No 66, s s, 263.4 w Park av, 16.8x100.11; 111th st, No 68, s s, 246.8 w Park av, 16.8x 100.11. Prior mort $——. July 3, due Jan 3, 1910, 6%. July 7, 1909. 6:1616. 1,000

Central Brewing Co with TITLE GUARANTEE & TRUST CO. 2d av, No 899, s w cor 48th st, —x—. Subordination agreement. July 6. July 7, 1909. 5:1321. nom

The City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1903, assessed to A Aronwitz. Goerck st, e s, bet Broome and Delancey sts, lot 5. June 10, 3 years, 5½%. July 7, 1909. 2:322. 9.20

The City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1899, assessed to Radt & Cohen. Chrystie st, w s, bet Broome and Delancey sts, lot 29. June 10, 3 years, 6¾%. July 7, 1909. 2:424. 368.72

The City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for vears 1897, 1904 and 1905, assessed to Grube & Ritter. Stanton st, n s, bet Clinton and Attorney sts, lot 78. June 10, 3 years, 6%. July 7, 1909. 2:350. 173.81

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1883, assessed to D O'Brien. Av D, w s, bet 5th and 6th sts, lot 41. June 10, 3 years, 5%. July 7, 1909. 2:375. 7.73

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1856, assessed to Mrs Lane. Hester st, n s, bet Norfolk and Suffolk sts, lot 37. June 10, 3 years, 6%. July 7, 1909. 1:312. 51,88

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for years 1906 and 1907, assessed to John Steffen. Delancey st, n s, bet Ludlow and Essex sts, lot 70. June 10, 3 years, 6¾%. July 7, 1909. 2:410. 244,44

City of N Y to Rudolph Wallach, of 21 Park row. Transfer of tax lien for year 1903, assessed to F Deering. Oliver st, n s, bet Bowery and Madison st, lot 12. June 10, 3 years, 6½%. July 7, 1909. 1:279. 11,63

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for years 1904, 1905 and 1906, assessed to Benj F Horn. Bayard st, s s, bet Bowery and Chrystie sts, lot 19. June 10, 3 years, 6½%. July 7, 1909. 1:289. 53,85

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1901, assessed to J J Dominick. Division st, n s, bet Chrystie and Forsyth sts, lot 47. June 10, 3 years, 6½%. July 7, 1909. 1:289. 31.63

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1884, assessed to H Blin. Av A, n e cor 12th st, lot 1. June 10, 3 years, 6%. July 7, 1909. 2:406. 44,87

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for years 1892, 1893 and 1894, assessed to S Strauss. Lewis st, w s, bet 4th and 5th sts, lot 19. June 10, 3 years, 5¾%. July 7, 1909. 2:360. 12.11

City of N Y to Rudolph Wallach, of 2142 Hughes av. Transfer of tax lien for year 1868, assessed to A I Herrick. William st, e s, bet Beekman and Ann sts, lot 25. July 7, 1909, 3 years, 11%. 1:93. 16.54

Church of St Boniface to Reinhard Gennerich. 49th st, No 234, s s, 230 w 2d av, 19x100.5. P M. July 2, 3 years, 5%. July 7, 1909. 5:1522. 8,000

Cathedral Church of St John the Divine in City and Diocese of N Y with Index Realty Co. Pearl st, No 161, w s, 22x90.1x irreg x49.6; Wall st, No 70, n s, 26.1x101.9x25.7x100.11, w s. Extension of $150,000 mort until June 16, 1914, at 4½%. Apr 20. July 7. 1909. 1:40. nom

Church of St Anthony of Padua, a corpn, to EMIGRANT INDUST SAVINGS BANK. McDougal st, Nos 60 and 62, e s, abt 120 s Houston st, runs s 50 x e 100.1 x n 25 x w 25.4 x n 25 x w 75 to beginning. June 29, 3 years, 4½%. July 8, 1909. 2:518. 66,000

De Marco, Celestino to Waterford W Smith. Elizabeth st, Nos 233 and 235, w s, 80.8 n Prince st, runs w 101.6 x n 20 x e 9.6 x n 20 x e 90.8 to st x s 40 to beginning. Prior mort $55,000. June 24, due, &c, as per bond. July 2, 1909. 2:508. 15,000

Davis, Eliphalet L to Louisa G Gulliver. 26th st, Nos 241 to 245, n s, 200 e 8th av, runs n 98.9 x e 37 x s 0.9 x e 24.10 x s 98 x w 63.9 to beginning. July 1, 2 years, 4½%. July 3, 1909. 3:776. 42,000

Dorman, Nathan to TITLE GUARANTEE & TRUST CO. 102d st, No 230, s s, 150 w 2d av, 25x100.11. July 2, due, &c, as per bond. July 3, 1909. 6:1651. 12,500

Dambrosio, Mattio and Augustino Ansalono to Christine Bladel. 1st av, No 2310, e s, 75.8 s 119th st, 25.2x94. Prior mort $10,000. June 30, 3 years, 6%. July 2, 1909. 6:1806. 1,000

Dannemann, Ernst F to John H Kerkmann. 150th st, No 459, n s, 275 e Amsterdam av, 50x99.11, with all title to strip on w 0.1x 99.11. P M. Prior mort $25,000. July 2, 1909, 2 years, 6%. 7:2065. 15,000

Dambrosio, Mattio and Augustino Ansalono to Ida Van Wert. 1st av, No 2310, e s, 75.8 s 119th st, 25.2x94. Prior mort $10,000. June 30, installs, 6%. July 2, 1909. 6:1806. 1,500

Dorner, Chas J to TITLE GUARANTEE & TRUST CO. 7th av, No 1964, w s, 50.11 n 118th st, 25x100. June 29, due, &c, as per bond. July 3, 1909. 7:1924. 30,000

Same and Elsa Menke with same. Same property. Subordination agreement. June 29. July 3, 1909. 7:1924. nom

Dryfoos, Milton M to Bertha Lesinsky et al exrs Charles Lesinsky. 3d av, No 1920, w s, 25.2 s 106th st, 25.3x100. July 1, 5 years, 5%. July 2, 1909. 6:1633. 30,000

Dober, Daniel to Jacob S Danielson. Lenox av, Nos 568 and 570, e s, 49.11 s 139th st, 50x85. Prior mort $——. July 2, 3 years, 6%. July 7, 1909. 6:1736. 5,250

Dober, Daniel to Jacob S Danielson. Lenox av, Nos 564 and 566, e s, 49.11 n 138th st, 50x85. Prior mort $——. July 2, 3 years, 6%. July 7, 1909. 6:1736. 5,250

Dressel, Florence S to TITLE GUARANTEE & TRUST CO. Hamilton terrace, No 54, w s, 548 n 141st st, 17x100. July 6, due, &c, as per bond. July 7, 1909. 7:2050. 9,000

Douglaston Realty Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mortgage for $55,000 covering land in Queens Co, N Y. June 25. July 8, 1909. ——

Donovan, Mary T to UNION DIME SAVINGS BANK. Broadway, No 2495, s w cor 93d st, No 250, 30.4x100x27.5x100. Prior mort $——. June 9, due, &c, as per bond. July 7, 1909. 4:1240. 15,000

Davey, Andrew with BOWERY SAVINGS BANK. 3d av, No 227, n e cor 19th st, Nos 201 and 203, 28x80. Extension of $37,000 mort until June 30, 1914, at 4½%. June 30. July 6, 1906. 6:1784. nom

Dworsky, Abraham J with TRUST CO OF AMERICA. Henry st, No 208, s e cor Clinton st, No 210, 23.9x100. Subordination agreement. June 30. July 8, 1909. 1:269. nom

Donovan, Mary T with UNION DIME SAVINGS BANK. Broadway, No 2495, s w cor 93d st, No 250, 30.4x100x27.5x100. Extension of $75,000 mort until May 1, 1914, at 4½%. June 9. July 7. 1909. 4:1240. nom

Elliott, Aline D and John S Dickerson to TITLE GUARANTEE AND TRUST CO. 11th av, Nos 854 to 858, n e cor 58th st, 100.4 x100. June 28, due, &c, as per bond. July 2, 1909. 4:1087. 30,000

EQUITABLE LIFE ASSUR SOC of the U S with Philip Kraus. Madison av, Nos 1600 and 1602. Extension of $45,000 mort until July 1, 1914, at 4½%. June 28. July 8, 1909. 6:1613. nom

EQUITABLE LIFE ASSUR SOC of the U S with Philip Kraus. Madison av, Nos 1608 and 1610. Extension of $45,000 mort until July 1, 1914, at 4½%. June 28. July 8, 1909. 6:1613. nom

EQUITABLE LIFE ASSUR SOC of the U S with Chas Lowenfeld. Madison av, Nos 1604 and 1606. Extension of $45,000 mort until July 1, 1914, at 4½%. June 25. July 8, 1909. 6:1613. nom

EQUITABLE LIFE ASSUR SOC of the U S with Abraham Kassel. 107th st, No 23 East. Extension of $72,000 mort until July 1, 1914, at 4½%. July 1. July 8, 1909. 6:1613. nom

Ellsberg, Samuel to Edward Phillips. Jefferson st, No 14, w s, abt 80 n Henry st, 20x52.2. Prior mort $14,900. June 30, due July 1, 1911, 6%. July 3, 1909. 1:284. 2,000

Eisen, Joseph to Frank Drechsel. Pitt st, No 52, e s, 100 n Delancey st, 29.5x100. July 1, 5 years, 5%. July 2, 1909. 2:338. 25,000

Emmet, Ella B wife Devereux with SEAMENS BANK FOR SAVINGS in City N Y. Pearl st, Nos 287 and 289, n e cor Beekman st, Nos 98 and 100, 50x100. Extension of $55,00 0mort until May 15, 1912, at 4½%. June 30. July 6, 1909. 1:98. nom

Same with same. Same property. Extension of $10,000 mort until May 15, 1912, at 4½%. July 6, 1909. 1:98. nom

Emmet, Ella B wife Devereux with SEAMENS BANK FOR SAVINGS in City N Y. Reade st, Nos 134 and 136. Extension of $32,000 mort until May 15, 1912, at 4½%. June 30. July 6, 1909 1:215. nom

Ely, Fannie F to Emma L Hawkins. 66th st, No 219, n s, 475 e West End av, 25x100.5. Prior mort $15,000. July 2, 2 years, 6%. July 3, 1909. 4:1158. 3,000

EQUITABLE LIFE ASSUR SOC of the U S with Augusta MacMannus, Maud E Webber and Jacob E Stern. Madison av, Nos 1612 to 1616, w s, 158.2 n 107th st, 43.8 to s s 108th st, No 22, x100. Extension of $75,000 mort until July 1, 1914, at 5%. June 11. July 2, 1909. 6:1613. nom

Erneman, Henrietta J with Julia A Bell. 87th st, No 312, s s, 183 w West End av, 17x100.8. Extension of $16,000 mort until June 1, 1911, at 5%. June 1, 1908. July 8, 1909. 4:1248. nom

Erneman, Henrietta J with Jane Atkinson. 87th st, No 312, s s, 183 w West End av, 17x100.8. Extension of $4,000 mort until May 1, 1912, at % as per bond. June 24. July 8, 1909. 4:1248. nom

Fay, Michl J and Mary wife John J McNamara to BOWERY SAVINGS BANK. 52d st, No 308, s s, 141 e 2d av, 19x100.5. July 2, due Sept 30, 1911, 4½%. July 3, 1909. 5:1344. 2,500

Fried, Gabriel and Henry Teitelbaum with Frances Schwab as extrx, &c, Noah Schwab. 82d st, Nos 536 to 540, s s, 191.4 w East End av, 40x102.2. Subordination agreement. July 2. July 3, 1909. 5:1578. nom

Fried, Sali wife Gabriel and Emma wife Henry Teitelbaum to Frances Schwab as extrx, &c, Noah Schwab. 82d st, Nos 536 to 540, s s, 191.4 w East End av, 40x102.2. July 2, due, &c, as per bond. July 3, 1909. 5:1578. 35,000

Fireproof Storage Co to Thos F McAvoy. 150th st, Nos 465 to 471, n s, 150 e Amsterdam av, 75x98.9. P M. June 30, 5 yrs, 5%. July 3, 1909. 7:2065. 60,000

Same to same. Same property. Certificate as to above mort. June 30. July 3, 1909. 7:2065 ——

Friess, Louis to N Y Physicians Mutual Aid Assoc. 8th av, No 2713, w s, 24.11 n 144th st, 25x100. July 2, 5 years, 5%. July 3, 1909. 7:2044. 20,000

Foster, John W to TITLE GUARANTEE & TRUST CO. 49th st, No 316, s s, 275 w 8th av, 25x100.5. July 6, 1909, due, &c, as per bond. 4:1039. 15,000

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Frey, Gustave with Edw L Partridge as trustee Mary R O Dwight, 53d st, No 332 East. Subordination agreement. July 6, 1909. 5:1345. nom

Frazier, Moses L to Henry Deitz. 134th st, Nos 114 and 116, s s, 262.6 w Lenox av, 55.11x99.11. Jan 23, due Sept 1, 1909, 6%. July 6, 1909. 7:1918. 1,350

Freeman, James D to TITLE GUARANTEE & TRUST CO. 138th st, No 309, n s, 207.6 e Edgecombe av, 17.6x99.11. P M. July 6, due, &c, as per bond. July 7, 1909. 7:2041. 4,000

Fleig, Libbie to Bernard King. 98th st, No 210, s s, 185.2 e 3d av, 24.9x100.5, all title to strip on east. Prior mort $11,000. Apr 1, due Mar 1, 1911, 6%. July 7, 1909. 6:1647. 3,000

Foster, Fredk J to Edw J Moloughney. 163d st, No 129, n s, 225 w Columbus av, 18.9x100.11. P M. Prior mort $——. July 7, 3 years, 6%. July 8, 1909. 7:1858. 4,500

Fielding, Jennie E to TITLE GUARANTEE AND TRUST CO. Essex st, No 109, w s, abt 175 n Delancey st, 25x87.6. July 6, due, &c, as per bond. July 7, 1909. 2:410. 27,000

Fleischmann Realty and Construction Co to Julius Fleischmann et al. 103d st, No 320, s s, 287.6 e 2d av, 37.6x100.11. P M. Prior mort $34,000. July 8, 1909, 3 years, 6%. 6:1674. 5,000

Gerdes, Nicholas, of Poughkeepsie, N Y, to FARMERS LOAN & TRUST CO. West Washington pl, No 110, s w s, 122 n w 6th av, 21x75. July 6, 3 years, 6% as per bond. July 8, 1909. 2:592. 7,000

Greenwood Cemetery with Maud B Prentice. Elizabeth st, Nos 287 and 289, w s, 67.2 n Houston st, 40.9x83.5x41.9x83.11. Extension of $39,000 mort until June 29, 1912, at 5%. May 26, July 2, 1909. 2:521. nom

Greenwood Cemetery with Jos D Goldstein. Clinton st, Nos 70 and 72, n e cor Rivington st, Nos 164 and 166, 57x50. Extension of $55,000 mort until July 21, 1914, at 5%. July 2, 1909. 2:349. nom

Griffiths, Wm J, Margt E, Janet J and Mary L to MUTUAL LIFE INS CO of N Y. 49th st, Nos 131 to 135, n s, 394 w 6th av, 44x100.4. July 1, due, &c, as per bond. July 2, 1909. 4:1002. 20,000

Guilfoyle, Ellen to EMIGRANT INDUST SAVINGS BANK. St Nicholas av, s e cor 187th st, 75x100. July 8, 1909, 3 years, 4½%. 8:2157. 30,500

Goldfein, Dora to TRUST CO OF AMERICA. Henry st, No 208, s e cor Clinton st. No 210, 23.9x100. July 1, 5 years, 4½%. July 8, 1909. 1:269. 48,000

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Ginsburg, Harry to Wm Curtin. 66th st, No 249, n s, 100 e West End av, 25x100.5. Prior mort $11,500. July 6, 5 years, 6%. July 8, 1909. 4:1158. 4,000

Goldsmith, Sidney to American Mortgage Co. Horatio st, No 7, on map No 5, n w cor 4th st, Nos 340 and 342, 24x40. P M. July 2, 3 years, 5%. July 3, 1909. 2:627. 9,500

Greenberg, Nathan to Isabella Wilson. Allen st, No 171, w s, 75 s Stanton st, 25x87.6. Prior mort $——. July 1, due Feb 1, 1913, 6%. July 2, 1909. 2:416. 6,000

Greenblatt, Louis with Anna M Jones. 111th st, No 251, n s, 128 e 8th av, 36x100.11. Agreement as to payment of $1,300 on account of mort at time of taking title, &c. July 1. July 2, 1909. 7:1827. nom

Greenblatt, Louis to Fannie B Wolfe and ano. 111th st, No 251, n s, 128 e 8th av, 36x100.11. July 1, 5 years, 5%. July 2, 1909. 7:1827. 42,500

Goldstein, Sophie M and Bertha Abrams to Edw A Kerbs. 163d st, No 438, s s, 250 e Amsterdam av, 25x112.6. July 1, 3 years, 5%. July 2, 1909. 8:2110. 20,000

Grayhead, Isidor to U S TRUST CO of N Y. 187th st, n s, 125 e St Nicholas av, runs n 189.9 to 188th st x e 100 x s 189.9 to st x w 100 to beginning. June 29, 3 years, 5%. July 2, 1909. 8:2158. 40,000

Goldberg, Samuel, of Jersey City, N J, with John E Roeser. 11th st, No 338, s s, 125 w 1st av, 25x94.10. Subordination agreement. June 28. July 2, 1909. 2:452. nom

Gerler, Isidor to TITLE GUARANTEE & TRUST CO. 10th av, No 267, w s, 74 s 26th st, 24.8x72. July 6, due, &c, as per bond. July 7, 1909. 3:697. 11,000

Gault Realty Co with METROPOLITAN LIFE INS CO. 141st st, n s, 446.1 e Broadway, runs n 99.11 x e 7.1 x n 9.11 x e 47.11 x n 0.1 x e 15.2 to w s Hamilton pl, x s w 32.2 x s w 88.5 to 141st st x w 20.7 to beginning. Extension of $85,000 mort until Sept 1, 1912, at 5%. July 6. July 8, 1909. 7:2073. nom

Horwitz, Lena to John G Weber. 104th st, No 54, s s, 145 e Madison av, 25x100.11. Prior mort $11,000. July 6, 5 years, 6%. July 7, 1909. 6:1609. 5,000

Horton (J M) Ice Cream Co to James M Horton. 24th st, Nos 205 to 211, n s, 97.8 e 3d av, 97.6x98.9. June 25, 2 years, 5%. July 7, 1909. 3:905. 8,468.03

Same to same. Same property. Certificate as to above mort. July 2. July 7, 1909. 3:905. ——

Hruby, John to Friedrich W Wreden. 69th st, No 425, n s, 225 w Av A, 24.11x100.5. P M. July 2, due Jan 3, 1914, 5½%. July 6, 1909. 5:1464. 6,750

Hearn (John J) Construction Co to Alex Walker. Riverside Drive, s e cor 114th st, 52x123.8x50.11x135.6. P M. Prior mort $55,000. June 24, due, &c, as per bond. July 3, 1909. 7:1895. 50,000

Horton, Floyd M to EMIGRANT INDUSTRIAL SAVINGS BANK. 14th st, No 532, s s, 195 w Av B, 25x103.3. June 30, due July 1, 1912, 4½%. July 2, 1909. 2:407. 12,000

Hill, Isaac J, of Brooklyn, N Y, to BOWERY SAVINGS BANK. Rivington st, No 72, n s, 22.4 e Allen st, 21.9x74.6. July 6, 1909, 5 years, 4½%. 2:416. 2,000

Heard, Wm N, of Brooklyn, to Julia De Wint Thompson. 28th st, No 31, n s, abt 175 e Madison av, 25x98.9; 28th st, No 33, n s, 200 e Madison av, 20.10x98.9. P M. July 1, due, &c, as per bond. July 2, 1909. 3:858. 95,000

Hawks, Betty M, of Yonkers, N Y, to Fanny Schlesinger and ano. 76th st, Nos 54 and 56, s s, 100 w Park av, 33x102.2. P M. Prior mort $36,000. June 29, 2 years, 5%. July 2, 1909. 5:1390. 10,000

Hiller, Louise to American Mortgage Co. 109th st, No 234, s s, 200 w 2d av, 25x100.10. July 1, 5 years, 5%. July 2, 1909. 6:1658. 17,000

Hardy, Eliz and Jacob A Goldstein to Bernard Yeamens. 121st st, No 308, s s, 187.6 w 8th av. 27x100.11. Prior mort $——. July 2, 1909, due Jan 2, 1912, 6%. 7:1947. 4,000

Hawks, Betty M, of Yonkers, N Y, to Egbert B Seaman. Park av, s w cor 76th st, No 58, 102.2x100. P M. Prior mort $75,000. June 29, 3 years, 5%. July 2, 1909. 5:1390. 127,500

Hawks, Betty M, of Yonkers, N Y, to LAWYERS TITLE INS & TRUST CO. Park av, Nos 781 and 783, n e cor 73d st, 45.2x96. P M. June 25, due July 1, 1912, 4½%. July 2, 1909. 5:1408. 105,000

Haft, Rosa to UNION DIME SAVINGS BANK. 8th av, No 511, w s, 78.9 s 36th st, 20x74. P M. July 1, due, &c, as per bond. July 2, 1909. 3:759. 29,000

Hyams, Wm to Wilson M Powell. 86th st, No 118, s s, 185 w Columbus av, 20x106.10. July 8, 1909, 5 years, 4%. 4:1216. 20,000

Hurry, Edmund A of Saugerties, N Y, to LAWYERS TITLE INS & TRUST CO. Lexington av, No 441, e s, 41.11 n 44th st, 19.6 x75. June 29, 5 years, 4½%. July 3, 1909. 5:1299. 18,000

Holland Holding Co to Geo F Brown. 149th st, s e cor Convent av, 100x99.11. P M. June 21, 2 years, 6%. July 8, 1909. 7:2033. 25,000

HUDSON CITY SAVINGS INST with Annie P Henry. 49th st, No 47, n s, 209 e Madison av, 21x100.5. Extension of mort for $35,000 to June 1, 1911, at 5%. May 28. July 7, 1909. 5:-1285. nom

Hughes, Alice and Margt with Barnet Fishman. Goerck st, Nos 145 and 147. Extension of $32,000 mort until June 18, 1912, at 5½%. June 15. July 8, 1909. 2:330. nom

Income Bond and Realty Co to Chas C Jacobs. 127th st, No 74, s s, 127.6 w Park av, 12.6x99.11. Prior mort $——. July 6, 2 years, 6%. July 8, 1909. 6:1751. 2,000

Isaac, Bertha to Jacob Isaac. Monroe st, No 7, n s, 151.7 e Catharine st, 25.11x101.4x24.7x101.4. Prior mort $——. June 28, due July 1, 1912, 6%. July 2, 1909. 1:276. 3,000

Ireland, James D to THE ROYAL BANK of N Y. 135th st, Nos 202 to 258, s s, 175 w 7th av, 350x99.11. Assignment of rents. July 6. July 7, 1909. 7:1940. 6,325

Italian Union Realty & Security Co to Vincenzo Fumagalli. Elizabeth st, No 125, w s, 121.3 s Broome st, 25.2x81.3x25.1x81.5. Prior mort $24,000. July 6, 2 years, 6%. July 7, 1909. 2:470. 5,500

Jefferson Club of The Sixth Assembly District to Chelsea Realty Co. 7th st, No 247, n s, 471.5 w Av D, 23.11x97.6. Prior mort $8,000. June 30, 3 years, 6%. July 6, 1909. 2:377. 3,000

Jones, Anna M with Fannie B Wolfe and ano. 111th st, No 251, n s, 128 e 8th av, 36x100.11. Subordination agreement. July 1. July 2, 1909. 7:1827. nom

Joseph, Blanche F to Mary R Jarrett. 144th st, No 426, s s, 84 w Hamilton terrace, 16x80. P M. July 1, due, &c, as per bond. July 2, 1909. 7:2050. 10,000

Jones, Nettie J and Cyrus P, of Milton, N Y, to Harry B Davis and ano. Morningside av West, Nos 54 to 57, s w cor 116th st, No 400, 100.11x90. P M. Prior mort $190,000. June 15, 4 years, 6%. July 3, 1909. 7:1867. 40,000

Kaufmann, Leopold to UNION TRUST CO of N Y. Delancey st, No 122, n s, abt 80 e Essex st, 25x100. P M. July 2, 5 years, 4½%. July 3, 1909. 2:353. 28,000

Knowles, Wm H, of Pensacola, Fla, to John A Stewart et al trustees of THE LIVERPOOL & LONDON & GLOBE INS CO in N Y. Central Park West, No 293, w s, 75.8 n 89th st, 25x100. June 30, due May 28, 1912, 4½%. July 3, 1909. 4:1203. 40,000

Klemt Adolf to American Mortgage Co. 134th st, Nos 71 and 73, n s, 225 e Lenox av, 35x99.11. June 30, 3 years, 5%. July 2, 1909. 6:1732. 12,000

Kommel, Robt and Jacob Rubin to Karl M Wallach. Av A, No 1661, w s, 50 n 87th st, 25x77. July 1, 2 years, 5%. July 6, 1909. 5:1567. 17,000

Kenney, Mary E to Patrick Barry. West End av, No 175, s w cor 68th st, No 300, 25.5x100. P M. Prior mort $27,000. June 30, due, &c, as per bond. July 6, 1909. 4:1179. 5,000

Krauss, Philip to UNION TRUST CO of N Y. 3d av, No 1444, s w cor 82d st, Nos 176 to 180, 25.6x102.2. P M. June 29, 5 years, 4½%. July 7, 1909. 5:1510. 32,000

Kirschner, Rebecca to Simon Levy. 82d st, No 329, n s, 310.11 e 2d av, 18x102.2. Prior mort $5,500. July 1, installs, 6%. July 7, 1909. 5:1545. 2,000

Korn, Daniel and Josephine L to Margt Wenner and ano. 38th st, No 338, s s, 275 e 9th av, 25x98.9. July 1, 3 years, 5%. July 8, 1909. 3:761. 15,000

Kohler, Emil to FRANKLIN SAVINGS BANK. 43d st, No 535, n s, 175 w 10th av, 25x100.5. P M. July 7, 3 years, 5%. July 8, 1909. 4:1072. 12,000

Kramer, Max J with Henry and Annie Rockmore. 80th st, Nos 218 and 220 East, and 66th st, Nos 348 and 350 East. N Y, and Belmont avs, Nos 147 and 149, Brooklyn. Agreement as to manner for payment of $12,000 on account of bond and mort. June 21. July 8, 1909. 5:1440 and 1525. nom

Kelly, Mary with Sarah M Le Boutillier. Park av, No 1726, w s, 75.6 n 120th st, 25.5x100. Extension of $12,000 mort until July 10, 1912, at 5%. June 3. July 8, 1909. 6:1747. nom

Levy, Julius to Jacob T Hildebrant. Certificate as to payment of $400 on account of mortgage. July 2. July 8, 1909. 6:1638. ——

Lyman, Willis, Clarissa M L Whiting, Lena L Wells and Alice L Trent to UNION TRUST CO of N Y. Wall st, No 112, n e s, abt 100 e Front st, 22x72. June 9, 3 years, 4½%. July 2, 1909. 1:37. 40,000

Levenstein, Abraham with TRUST CO OF AMERICA. Clinton st, No 210, s e cor Henry st, No 208, 100x23.9. Subordination agreement. June 30. July 8, 1909. 1:269. nom

LAWYERS TITLE INS & TRUST CO with John F Mulgrew. 74th st, No 136, s s, 56.3 w Lexington av, 18.9x68.2. Extension of $17,500 mort until June 30, 1914, at 5%. June 22. July 7, 1909. 5:1408. nom

Lazinsk, Hyman M with Martin J Keogh and ano trustees David Jones and ano. 5th st, No 437, n s, 100.1 w Av A, 25.1x97. Extension of $8,000 mort until Nov 30, 1913, at 5%. July 15, 1908. July 8, 1909. 2:433. nom

Lewis Realty & Construction Co to Annie Klossk. Northern av, n w cor 181st st, runs n 78 x w [illegible] x s [illegible] to 181st st x e — to beginning. July 1, 1 year, 6%. July 7, 1909. 8:2179. 13,500

Leopold, Wilhelm with Ella A O'Donnell. 55th st, No 321 East. Extension of $5,000 mort until June 1, 1914, at 5%. July 1, July 7, 1909. 5:1348. nom

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Logeling, Maria or Marie widow and Chas W Logeling to Samuel Woolverton trustee Ann E Cairns. 74th st, No 168 East. Extension of $15,000 mort until July 10, 1912, at 4½%. July 7, 1909. 5:1408. nom

Levy, Rachel and Fannie Silverman to Edw L Patridge trustee Mary B O Dwight. 53d st, No 332, s s, 275 w 1st av, 25x100.5. July 6, 1909. 5 years 5% 5:1345. 16,000

LAWYERS TITLE INS & TRUST CO with Sarah Eydenberg. 144th st, No 246, s s, 350 e 8th av, 50x99.11. Extension of $42,000 mortgage until July 1, 1914, at 5%. July 3, 1909. 7:2029. nom

Lugar, Charlotte wife Frank to Society for the Prevention of Crime, a corpn. Lexington av, No 51, e s, 79 s 25th st, 19.9x72. June 30, 3 years, 5%. July 6, 1909. 5:880. 11,000

Lippi, Lawrence to Jacob Reiser. 56th st, No 409, n s, 150 w 9th av, 25x100.2x25.3x100.3. Prior mort $——. July 2, 3 years, 6%. July 3, 1909. 4:1066. 3,000

Laughlin, Julia wife of and David to U S TRUST CO of N Y. 20th st, No 246, s s, 175 e 8th av, 26.6x73.7x27x78. July 2, 1909, 5 years, 4½%. 3:769. 10,000

Lefkowitz, Ray wife Leopold to Samuel Rosenberg. 115th st, Nos 232 and 234, s s, 100 w 2d av, 35x100.11. July 1, 5 years, 5%. July 2, 1909. 6:1064. 23,500

Lefkowitz Ray to George Kocher and ano. 115th st, Nos 232 and 234, s s, 100 w 2d av, 35x100.11. Prior mort $23,500. July 1, 4 years, 6%. July 2 1909 6:1064. 4,000

Louvre Realty Co to MANHATTAN SAVINGS INSTN. Av A, No 1410, on map Nos 1408 and 1410, s e cor 75th st, No 500, 50x98. July 2, due, &c, as per bond. July 3, 1909. 5:1486. 44,500

Louvre Realty Co to Henry Gerken. Av A, Nos 1408 and 1410, s e cor 75th st, No 500, 50x98. Prior mort $44,500. July 2, 1 year, 6%. July 3, 1909. 5:1486. 7,500

Langen, Henry C to Alex D Duff. Lenox av, No 452, e s, 75 s 133d st, 24.11x84 P M. Prior mort $27,500. July 2, 2 years, 6%. July 3, 1909. 6:1730 1,500

Myers (S F) Realty Co to ONONDAGA COUNTY SAVINGS BANK. Maiden lane, Nos 47 and 49, n s, 192.9 e Nassau st, 45.6x138.8x42.10x134.7. Certificate as to mort for $425,000. July 2, 1909. 1:67. ——

Mayer, Rosa with LAWYERS TITLE INS & TRUST CO. 153d st, Nos 265 to 269, n s, 100 e 8th av, 3 lots each, 37.6x99.11. Agreement as to share ownership in three bonds and mortgages. Jan 17, 1906. July 3, 1909. 7:2039.

Marx, Isaac and Fanny to Jacob Marx. 56th st, No 313, n s, 175 e 2d av, 25x100.5. July 1, due, &c, as per bond. July 2, 1909. 5:1349. 5,000

Moses, Emanuel exr Bernard Cohen with Rebecca Kirschner. 82d st, No 329 East. Extension of mort for $5,500 to Dec 3, 1911, at 5%. Nov 25, 1908. July 7, 1909. 5:1545. nom

Molinelli, John to John A Weekes and ano. Baxter st, No 7, e s, 115.7 n Park row, 24.7x76.6x24.5x76.6. P M. Prior mort $21,000. July 1, due Mar 19, 1912, at 6%. July 7, 1909. 1:161. 5,000

McDonald, John J to Gouverneur M Carnochan guardian Frederic G Carnochan and ano. Church st, No 251, e s, abt 50 n Leonard st, 25x65; Leonard st, No 69, n s, 40 e Church st, 25x50. P M. June 30, due, &c, as per bond. July 7, 1909. 1:74. 60,000

Male, Isaac to Henry Male. Henry st, No 293, n s, 72 e Scammel st, 24x77.11x24x78.3. Prior mort $24,500. July 1, due May 1, 1912, 6%. July 7, 1909. 1:288. 4,000

Meyers, Henry to EXCELSIOR SAVINGS BANK of City N Y. 55th st, Nos 146 and 148, s s, 168.9 e Lexington av, 37.6x100.5. July 6, 5 years, 5%. July 7, 1909. 5:1309. 25,000

Machiz, Ida to Fanny Ellinger. 81st st, No 507, n s, 123 e Av A, 25x102.2. July 7, 1909, 5 years, 4½%. 5:1578. 15,000

Markham, John P and Mary J to Lewis H Lazarus. 133d st, Nos 163 and 165, n s, 150 e 7th av, two lots, each 25x99.11. Two morts, each $875. Two prior morts $—— each. July 7, 2 yrs, 6%. July 8 1909. 7:1918. 1,750

Metzger, Louis to TITLE GUARANTEE AND TRUST CO. 129th st, No 260, s s, 99.6 e 8th av, runs s 80 x e 0.6 x s 19.11 x e 25 x n 99.11 to st, x w 25.6 to beginning. July 7, due, &c, as per bond. July 8, 1909. 7:1934. 18,000

Myers (S F) Realty Co to ONONDAGA COUNTY SAVINGS BANK. of Syracuse, N Y. Maiden lane, Nos 47 and 49, n s, 192.9 e Nassau st, 45.6x138.8x42.10x134.7. July 2, 1909, 5 years, int as per bond. 1:67. 425,000

Marron, Rosina to John J Long. Waverly pl, No 146, s w s, 176.3 w from n w s 6th av, runs s w 97 x n w 22.3 x n e 97 to pl x s e 22.3 to beginning. July 1, 5 years, 5%. July 3, 1909. 2:592. 6,000

Monsky, Morris to Tillie Klingenstein extrx Bernhard Klingenstein. 9th st, No 318, s s, 200 e 2d av, 25x89.11. July 2, 5 years, 4½%. July 3, 1909. 2:450. 27,000

McGinley, John B to Cath E Webb. 15th st, No 157, n s, 170 e 7th av, 20x103.3. P M. Prior mort $——. July 1, 2 years, 6%. July 2, 1909. 3:791. 3,500

Meyer, Frederick with Mary E Lynch. 44th st, No 208, s s, 155 e 3d av, 25x100.5. Extension of $3,000 mort until June 28, 1911, at 6%. June 28. July 2, 1909. 5:1317. nom

Maas, Emanuel M to UNION TRUST CO of N Y 49th st, No 344, s s, 125 w 1st av, 25x100.5. July 1, 5 years, 4½%. July 2, 1909. 5:1341. 9,500

Maas, Emanuel M and Henry Elias Brewing Co with UNION TRUST CO of N Y. 49th st, No 344 East. Subordination agreement. June 25. July 2, 1909. 5:1341. nom

Murphy, Delia with Mollie Schwartz. 57th st, No 453, n s, 113.5 w Av A, 16x100.5. Extension of $7,000 mort until Mar 1, 1911, at 5½%. Sept 30, 1907. July 2, 1909. 5:1369. nom

Muller, Henry W to Wm B Walsh. 85th st, No 427, n s, 269 w Av A, 25x102.2. Prior mort $——. July 1, 3 years, 6%. July 2, 1909. 5:1565. 2,000

Marshall, Hannah to Michael H Donovan. 91st st, No 144, s s, 181.6 e Amsterdam av, 27x100.8. Prior mort $25,000. July 2, 1909, 1 year, 6%. 4:1221. 2,000

Marshall, Hannah to EMIGRANT INDUSTRIAL SAVINGS BANK. 91st st, No 144, s s, 181.6 e Amsterdam av, 27x100.8. July 2, 1909, 1 year, 4½%. 4:1221. 25,000

Marschat, Albert, of Scheffield, Mass, to Eleonora Wallach. 114th st, No 214, s s, 250 w 7th av, 25x100.11. P M. Prior mort $20,000. June 29, due, &c, as per bond. July 2, 1909. 7:1829. 5,000

McConnell, Arthur, of Hudson Co, N J, to EMIGRANT INDUSTRIAL SAVINGS BANK. 115th st, No 252, s s, 425 e 8th av, 25x100.11. July 1, 5 years, 4½%. July 2, 1909. 7:1830. 16,500

McCormack, Thos J to Frederick L Plumb. 120th st, No 60, s s, 175 e Madison av, 19x100.11. P M. July 1, 2 years, 6%. July 3, 1909. 6:1746. 3,000

Michelson, Isaac and Louis Levine and Isaac Cohen with Louis Marshall and Addie Wertheimer. 127th st, Nos 75 and 77, n s, 70 w Park av, —x—. Subordination agreement. June 28. July 2, 1909. 6:1752. nom

Michelson, Isaac, of Coytesville, N J, and Louis Levine, of Queens Borough, N Y, to Louis Marshall and ano. 127th st, Nos 75 and 77, n s, 70 w Park av, runs n 75 x w 20 x n 24.11 x w 28 x s 99.11 to st x e 48 to beginning. June 28, 5 years, 5%. July 2, 1909. 6:1752. 46,000

Meyer, Wm F to Aaron M Janpole and ano. 135th st, No 485, n s, 136.2 e Amsterdam av, 36.2x99.11. P M. Prior mort $35,000. July 2, 2 years, 6%. July 3, 1909. 7:1972. 6,000

Marshall, Chas C, of Millbrook, N Y, to TITLE GUARANTEE & TRUST CO. 181st st, No 619, n s, 84.11 e Wadsworth av, 20x100. P M. June 30, due, &c, as per bond. July 2, 1909. 8:2165. 10,000

Murphy, John H to Atlantic Realty Co. 177th st, s s, 100 w St Nicholas av, 100x99.11. P M. Prior mort $17,000. July 2, 2 years, 5%. July 3, 1909. 8:2144. 9,000

Marx, Max to John D Dailey guardian Margt Dailey et al. 211th st, s w s, at e s Isham st, runs s 136.7 x n e 95.8 to s w s 211th st x n w 166.9 to beginning. June 30, due, &c, as per bond. July 3, 1909. 8:2228. 15,000

Mayer, Rosa with LAWYERS TITLE INS & TRUST CO. 153d st, Nos 259 to 263, n s, 212.6 e 8th av, 3 lots, each 37.6x99.11. 3 agreements as to share ownership in 3 morts. Jan 17. July 2, 1909. 7:2039. nom

Margareten, Ignatz to Moses A Horowitz. 124th st, No 535, n s, 283 e Broadway, 52x100.11. Prior mort $——. July 1, due Mar 3, 1914, 6%. July 2, 1909. 7:1979. 5,000

Metzger, Eugene with TITLE GUARANTEE AND TRUST CO. Essex st, No 109, w s, abt 175 n Delancey st, 25x87.6. Subordination agreement. July 2. July 7, 1909. 2:410. nom

Matoaka Realty Co to Island Realty Co. Broadway, Nos 1764 and 1770, s e cor 57th st, 66x92x61.3x116.5. P M. July 7, 5 years, 4%. July 8, 1909. 4:1028. 400,000

Same to same. Same property. Consent to above mort. July 7. July 8, 1909. 4:1028. ——

Mark, Margt W wife of and John W to BOWERY SAVINGS BANK. 54th st, No 235, n s, 125 w 2d av, 25x100.5. July 7, 3 years, 4½%. July 8, 1909. 5:1328. 2,000

Martin, John M with Lewis H Lazarus. 133d st, No 163, n s, 175 e 7th av, 25x99.11. Extension of $8,250 mort until May 15, 1915, at 5%. May 13. July 8, 1909. 7:1918. nom

Needham, Chas A to Geo G Needham. 19th st, No 218, s e s, 369 n e 2d av, 20.6x92. July 7, 3 years, 4%. July 8, 1909. 3:879. 3,000

New York School of Applied Design for Women, a corpn, to Wm H Taylor. Lexington av, Nos 160 and 162, n w cor 30th st, 39.6x80. June 28, due, &c, as per bond. July 2, 1909. 3:886. 24,000

N Y LIFE INS CO with Harris Schonzeit. Av C, Nos 107 and 109, n w cor 7th st, No 229 East, 39.4x63. Extension of $45,000 mort until June 29, 1914, at 5%. June 1. July 2, 1909. 2:390. nom

New York Terminal Co, a corpn, to KNICKERBOCKER TRUST CO as trustee. All lands and property in New York and Kings Co, leases, franchises, boats, vessels, privileges, etc, being property of Brooklyn Ferry Co. (For property see leases, Grand st.) Apr 27, 1908, 50 years, 6%. July 6, 1909. Income collateral trust mortgage. 2:316, 317 and 318, and following blocks and sec in Kings Co, 8:2128, 2134, 2143, 2388, 2434 A, 2434 B, 2376, 2467 and 2158. 9:2556. Gold bonds not to exceed 6,500,000

New York Orthopaedic Dispensary & Hospital with Tini Schwartz. 19th st, Nos 324 and 326, s s, 246.3 e 2d av, 41.10x92. Extension of $45,000 mort until April 14, 1914, at 5%. Mar 29. July 3, 1909. 3:924. nom

O'Donnell, Thomas to Hermann H Cammann et al exrs Edmund S Bailey. 11th st, No 249, n s, 50 e 4th st, 25x100. July 1, 5 years, 4%. July 2, 1909. 2:614. 15,000

O'Shea, John to Lion Brewery. Lenox av, s w cor 143d st, —x—. Saloon lease. June 25, demand, 6%. July 2, 1909. 7:2011. 500

Putz, Flora to Louis Morel and ano. Manhattan av, No 443, w s, 50.11 s 119th st, 25x100. P M. Prior mort $——. July 1, 2 years, 6%. July 7, 1909. 7:1945. 6,000

Porter, Horace et al trustees for Mary E Porter under trust deed with Harris Rosenblum. 98th st, No 212 East. Extension of $10,000 mort until Feb 1, 1914, at 5½%. Aug 31, 1908. July 7, 1909. 6:1647. nom

Power, Peter L to Thomas L Green. 99th st, No 260 West. ½ part. Additional mort. July 7, due, &c, as per bond. July 8, 1909. 7:1870. 990

Pier, Earl G to Martin Ungrich. 180th st, n s, 100 e St Nicholas av, runs n 219.6 to 181st st, x e 25 x s 119.6 x e 50 x s 100 to 180th st, x w 75 to beginning. P M. June 28, due, &c, as per bond. July 8, 1909. 8:2153. 38,000

Quimby, Charles E to UNION DIME SAVINGS BANK. 86th st, No 278, s s, 100 e West End av, 20x102.2. P M. July 7, due, &c, as per bond. July 8, 1909. 4:1233. 25,000

Rooney, Edward to DeWitt C Flanagan and ano as trustees, &c, 47th st, No 260 West. Saloon lease. Feb 5, demand, 6%. July 8, 1909. 4:1018. 2,000

Reusse, Charles to Fredk W Senff. Greenwich av, Nos 111 and 113, s w cor Jane st, No 2, runs s 39.4 x w 70.10 x n 43.6 to st, x e 63.3 to beginning. July 7, 1909, 5 years, 6%. 2:615. 10,000

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Rockford Realty Co to Patrick Burke. 7th av, No 848, w s, 100.5 s 55th st, 25x100. P M. Prior mort $32,000. July 1, due Mar 21, 1914, 6%. July 2, 1909. 4:1026. 18,000

Republic of Panama with Morris and Saml Saffer. 1st av, Nos 214 and 216, s e cor 13th st, Nos 400 to 406, 42x80. Extension of $55,000 mort until May 27, 1914, at 5%. June 11. July 2, 1909. 2:440. nom

Rosenberg, Yosta to Louis C Jandorf. Lexington av, No 138, w s, 16.9 s 29th st, 16.3x81. Prior mort $13,000. June 18, 1 year, 5%. July 8, 1909. 3:884. 2,500

Reed, Charles to Gerhard Kuehne, Jr. 24th st, No 5, n s, 677.6 e 6th av, 24x98.9. Prior mort $15,000. July 7, due April 16, 1910, 6%. July 8, 1909. 3:826. 10,000

Rosenbaum, Golde with Charles Herrlich. 4th st, No 205, n s, 250 e Av A, 25x96.2. Extension of $2,000 mort until July 1, 1912, at 6%. July 1. July 2, 1909. 2:400. nom

Reiss, Yette to TITLE GUARANTEE & TRUST CO. 16th st, No 431, n s, 169 w Av A, 25x92. July 1, due, &c, as per bond. July 2, 1909. 3:948. 16,000

Reynolds, Edward M and ano exrs John Reynolds with Bessie wife Louis Bobrick. 45th st, Nos 522 and 524, s s, 350 w 10th av, 2 lots, each 25x100.5. Extension of 2 morts for $3,000 each until July 1, 1912, at 6%. July 2, 1909. 4:1073. nom

Riverside Assoc to Augustus Van Cortlandt. 69th st, No 259, n s, 150 e West End av, 25x115.5. Equal lien with mort for $15,000. June 15, due Dec 31, 1912, 4½%. July 2, 1909. 4:1161. 2,000

Reissmann, Oswald E to Conrad Heckert. 85th st, No 432, s s, 400 e 1st av, 19x102.2. July 1, 10 years, 5%. July 2, 1909. 5:1564. 10,000

Rosenberg, Samuel with LAWYERS TITLE INS & TRUST CO. 115th st, Nos 232 and 234 East. Agreement as to ownership of mort. July 1. July 3, 1909. 6:1664. nom

Rogowski, Julius to Julius Nassauer. 137th st, No 311, n s, 160 w 8th av, 15x99.11. P M. Prior mort $7,500. July 1, 3 years, 6%. July 2, 1909. 7:2041. 2,000

Rousseau, David M to Emily C Carpenter. Lexington av, No 872, w s, 40.5 n 65th st, 20x70. July 1, 2 years, 5%. July 3, 1909. 5:1460. 2,000

Roeser, John E with LAWYERS TITLE INS & TRUST CO. 11th st, No 338 East. Agreement as to share ownership in bond and mortgage. June 26. July 6, 1909. 2:452 ——

Rosenwasser, Harry and Herman Weissberger to Moses J Berger. 100th st, No 222, s s, 230 w 2d av, 25x100. Prior mort $15,500. July 2, due Aug 1, 1911, 6%. July 6, 1909. 6:1049. 3,550

Rohr, Fredk to Wm Gillmann. 2d av, No 1431, w s, 76.8 s 75th st, 25.6x100. Prior mort $12,834.60. June 11, 1 year, 6%. July 6, 1909. 5:1429. 1,000

Reinhardt, Sussman to Wm H L Lee as trustee John L Lee. 61st st, No 226, s s, 350 w Amsterdam av, 25x100.5. July 1, 5 years, 5%. July 6, 1909. 4:1152. 10,000

Same and Samson Rosenfield with same. 61st st, No 226 West. Subordination agreement. July 2. July 6, 1909. 4:1152. nom

Rosborg, Jacob, of Brooklyn, N Y, to LAWYERS TITLE INS & TRUST CO. 46th st, No 148, s s, 168 e Lexington av, 15x100.5. July 2, 1909. 5 years, 5%. 5:1300. 14,000

Same and Sheldon B Shaw with same. Same property. Subordination agreement. July 2. 1909. 5:1300. nom

Roome, Florence L, of Plainfield, N J, to LAWYERS TITLE INS & TRUST CO. Lenox av, No 57, s w cor 113th st, No 100, 25.2x75. July 6, 5 years, 4½%. July 7, 1909. 7:1822. 36,000

Rosen, Hyman to TITLE GUARANTEE & TRUST CO. Orchard st, No 182, e s, 127.6 n Stanton st, 25.6x87.9. July 2, due, &c, as per bond. July 7, 1909. 2:412. 22,000

Same and STATE BANK with same. Same property. Subordination agreement. July 1. July 7, 1909. 2:412. nom

Republic of Panama with Louis Kalisky. Houston st, Nos 153 and 155, s w cor Macdougal st, Nos 55 to 59, 55x75. Extension of mort for $66,000 to July 26, 1914, at 5%. June 15. July 2, 1909. 2:520. nom

Reed, Eleanor (Countess de Bertier de Sauoigny) with Isidor Hirshman. Jackson st, No 14, s e cor Madison st, Nos 386 and 388. 25x100x29x100.1. Extension of $45,000 mort until Nov 27, 1914, at 5%. May 28. July 2, 1909. 1:265. nom

Regal Construction Co to Virginia Tuska. Grand st, No 66, n s, abt 50 w Wooster st, 25x100. Prior mort $30,000. July 1, due, &c, as per bond. July 2, 1909. 2:475. 3,000

Seccafico, Giuseppe and Angela, and David Baum with Kathleen G Turle. Hester st, No 174. Subordination of mort for $5,000 to mort for $35,000. July 1. July 2, 1909. 1:205. nom

South Manhattan Realty Co to DRY DOCK SAVINGS INSTN. William st, Nos 114 and 116, and John st, Nos 71 to 77. Certificate as to mort for $350,000. June 23. July 2, 1909. 1:77. ——

Schenck, Amelia to Bertha Lopez De Victoria. 69th st, No 209, n s, 184 e 3d av, 28x100.4. P M. Prior mort $15,000. July 1, 5 years, 6%. July 2, 1909. 5:1424. 8,000

Schoen, John A to Wm Scholz. 112th st, No 5, n s, 123 e 5th av, 27x100.11. June 30, installs, 5%. July 2, 1909. 6:1618. 3,000

Schur, Joseph to Harold Strebeigh. 130th st, No 135, n s, 331.6 e 7th av, 18.6x99.11. P M. Prior mort $8,000. June 30, 3 years, 5%. July 3, 1909. 7:1915. 2,000

Steckler, Katie and Ferdinand Cahn with American Mortgage Co. 134th st, Nos 71 to 75 West. Subordination agreement. June 30. July 2, 1909. 6:1732. nom

Seiler, Eliz, of Brooklyn, N Y, to Rutherfurd Realty Co. Lenox av, No 464, n e cor 133d st, 25.11x84. July 1, due May 1, 1913, 5%. July 3, 1909. 6:1731. 33,000

Spratley, Annie R wife Henry to Bayard L Peck as assignee of Whitney & Kitchen. 155th st, No 453, n s, 300 e Amsterdam av, 96.3 to St Nicholas av, Nos 901 and 903, x51.9x—x49.11. May 13, demand, 6%. July 2, 1909. 8:2107. 25,217.45

Sieke, Magdalena, Borough of Queens, to BROADWAY SAVINGS INSTN, N Y. Av A, No 1674, n e cor 88th st, No 501, 21.5x75. July 2, 1909, due Nov 1, 1910, 4½%. 5:1585. 10,000

Shapiro, Meyer to Sarah Vemtianer. 120th st, No 69, n s, 150 w Park av, 16.8x100.11. Prior mort $10,000. July 2, 1 year, 6%. July 3, 1909. 6:1747. 700

Schmidt, Louisa M to Lewis S Goebel. 89th st, No 216, s s, 160 e 3d av, 25x100.8. July 1, 3 years, 6%. July 2, 1909. 5:1534. 600

Stein, Solomon to BOWERY SAVINGS BANK. Monroe st, No 170, s s, 137.4 w Montgomery st, 26x98. July 6, 1909, 5 years, 4½%. 1:258. 20,000

Spencer Realty Co to The Maximilian Fleischmann Co. 69th st, No 134, s s, at n e s Broadway, 161.8x100.10x109.11x113.4. July 1, 5 years, 5%. July 2, 1909. 4:1140. 775,000

Same to same. Same property. Certificate as to above mortgage. June 30. July 2, 1909. 4:1140. ——

Same and Cedar Street Co with same. Same property. Subordination agreement. July 1. July 2, 1909. 4:1140. nom

Schoen, Chas with John Baltes. 14th st, No 424, s s, 319 e 1st av, 25x100.3. Extension of $4,000 mortgage until June 1, 1912, at 6%. July 3, 1909. 2:441. nom

Schmidt, Fredk C to Emma Brandt. 141st st, No 148, s s, 434 e 7th av, 28x99.11. Prior mort $21,000. July 1, due, &c, as per bond. July 6, 1909. 7:2009. 5,000

Schwartz, Albert L to TITLE GUARANTEE & TRUST CO. 10th av, No 524, e s, 123.5 s 40th st, 24.8x100. July 6, 1909, due, &c, as per bond. 3:737. 20,000

Schaefer, Henry C and Margaretha Schuster as exrs Ludwig D Schuster with Wm G Ochse. 114th st, No 261, n s, 450 w 7th av, 25x100.11. Extension of $20,000 mortgage until July 5, 1912, at 5%. July 3, 1909. 7:1830. nom

Schaefer, Henry C and Margt Schuster exrs Ludwig D Schuster with Wm G Ochse. 114th st, No 261, n s, 450 w 7th av, 25x100.11. Extension of $20,000 mort until July 5, 1912, at 5%. July 2. July 3, 1909. 7:1830. nom

Schramm, Antonia J to Manuel A Gonzalez and ano exrs, &c, Antonio Gonzalez. 131st st, No 53, n s, 260 e Lenox av, 25x98.11. July 6, 1909, 5 years, 4½%. 6:1729. 20,000

Schramm, Antonia J to Eliz Phillips. 131st st, No 53, n s, 260 e Lenox av, 25x98.11. Prior mort $20,000. July 6, 1909, 2 years, 6%. 6:1729. 2,500

Storms, Alfred R to Mary E Kelaher. Centre st, Nos 8 and 10, and Park row, Nos 76 and 78. Leasehold. Nov 15, 1905, 3 months, —%. July 7, 1909. 1:121. notes, 1,000

Scudder, Viola M to Homer R Gillies. 125th st, Nos 45 and 47, n s, 345 e Lenox av, 40x99.11. P M. Prior mort $65,000. July 5, due, &c, as per bond. July 7, 1909. 6:1723. 11,250

Singer, Julia and Herman Gluck to Nandor Klein. 77th st, No 405, n s, 119 e 1st av, 25x102.2. Prior mort $16,000. July 1, 1 year, 6%. July 7, 1909. 5:1472. 3,000

Shipman, Ada A with Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 79th st, No 219, n s, 234 w Amsterdam av, 17x102.2. Subordination agreement. June 30. July 7, 1909. 1:1227. nom

Seccafico, Giuseppe to Kathleen G Turle. Hester st, No 174, s s, 100 w Mott st, 25x100. June 12, due July 1, 1912, 5%. July 2, 1909. 1:205. 35,000

Sagolowitz, Saml to Theresia Loesel. 2d av, No 1977, w s, 75.11 s 102d st, 25x75. July 1, 3 years, 6%. July 8, 1909. 6:1651. 5,000

Schriever, Henry J to John H Schriever. 27th st, No 236, s s, 285 e 8th av, 24.10x98.9. Prior mort $1,500. Nov 19, 1908, 5 yrs, 4½%. July 8, 1909. 3:776 5,000

Silk, Wm H to TITLE GUARANTEE AND TRUS TCO. 23d st, No 350, s w s, abt 220 e 9th av, 25x98.9. P M. July 6, due, &c, as per bond. July 7, 1909. 3:746. 15,000

St Marks Hospital of N Y City, a corpn, to EQUITABLE LIFE INS ASSUR SOC of the U S. 2d av, Nos 177 and 179, w s, 52 n 11th st, runs w 120 x n 51.6 x w 5.8 x n 28 x e 8.5 x n 75 to 12th st, No 240, x e 17.3 x s 103 x e 100 to av, x s 51.6 to beginning. July 2, 5 years, 4½%. July 3, 1909. 2:467. 65,000

Same and Carl Beck and Ludwig Lindenmeyr as trustees with same. Same property. Subordination agreement. July 2. July 3, 1909. 2:467. nom

Schur, Joseph to Lefferts Strebeigh as TRUSTEE Agnes M Strebeigh for Adabel S North. 130th st, No 135, n s, 331.6 e 7th av, 18.6x99.11. P M. June 30, 3 years, 5%. July 3, 1909. 7:-1915. 8,000

Schein, Max, of Brooklyn, N Y, to Henry H Jackson. 20th st, Nos 339 to 343, n s, 186.11 w 1st av, 35.8x92. Prior mort $——. July 2, 5 years, 6%. July 8, 1909. 3:926. 12,500

Same to Nathan Reisler. Same property. Prior mort $——. July 3, due Oct 1, 1911, 6%. July 8, 1909. 3:926. 2,150

Schriever, Henry J to John H Schriever. 27th st, No 238, s s, abt 265 e 8th av, 21.10x98.9. Nov 19, 1908, due Nov 19, 1913, 4½% July 2, 5 years, 6%. July 8, 1909. 3:926. 12,500

Sulzberger, Myron and Gustav Walker with Ernestine Faust and ano admrs Anton Faust. 93d st, No 340, s s, 75 w 1st av, 25x75. Extension of $13,000 mort until June 30, 1912, at 5%. July 8, 1909. 5:1555. nom

Thiel, Philip and Alexander Bellando to V Loewers Gambrinus Brewery Co. Broome st, No 520. Saloon lease. June 25, demand, 6%. July 8, 1909. 2:489. 2,300

Thomas, John to Wm Jay as trustee Mary E B Field. 115th st, No 226, s s, 400 e 3d av, 25x100.11. July 7 1909, 5 years, 4½%. 6:1664. 17,000

Tobin, Timothy J to TITLE GUARANTEE AND TRUST CO. 2d av, No 899, s w cor 48th st, No 254, 21.6x89.6. July 6, due, &c, as per bond. July 7, 1909. 5:1321. 17,500

Twenty-Nine Union Square Co to BANK FOR SAVINGS IN CITY N Y. Union sq, No 29, s w cor 16th st, 32.6x141.10. Prior mort $182,000. June 28, due, &c, as per bond. July 2, 1909. 3:843. 5,000

Same to same. Same property. Certificate as to above mortgage. June 23. July 2, 1909. 3:843. ——

Townsend, Sherman B to EMIGRANT INDUSTRIAL SAVINGS BANK. William st, Nos 235 to 239, n w cor Duane st, No 12, runs n 27.9 x w 68.3 x n w 46.2 x w 25.9 x s e 88 to William st x e 72.1 to beginning. June 19, 3 yrs, 4½%. July 6, 1909. 1:121. 10,000

Teets, Saml A, of Mt Vernon, N Y, to U S TRUST CO of N Y. 8th av, No 507, w s, 58.6 n 35th st, 20.3x95. July 2, 1909, 5 years, 4½%. 3:759. 40,000

UNION SQUARE SAVINGS BANK with Jos A Montegelfe exr Giovanni Monteghirfi. Grove st, No 41, and Christopher st, No 96. Extension of mort for $9,000 to Aug 15, 1910, at 4½%. June 29. July 2, 1909. 2:588. nom

Ungerland, Alvesius to Wm Lobermann. 84th st, No 448, s s, 119 w Av A, 24.9x104. Prior mort $8— July 6, 1909, 3 years, 6%. 5:1563. 3,000

Utility Realty Co to Wm R H Martin and ano trustees John T Martin. 181st st, s e cor Bueua Vista av, 109.7x123.1x139.7x122.1, and being plot 34 map No 1338. July 7, 3 years, 5½%. July 8, 1909. 8:2177. 43,000

Same to same. Same property. Certificate as to above mort. June 21. July 8, 1909. 8:2177. ——

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UNION TRUST CO of N Y with Dexter Realty Co. Park av, No 1054, w s, 25 S s 87th st, 25xS.11. Extension of $3,000 mort until June 30, 1914, at 5... July 7, 1909. 5:1498. nom

Utility Realty Co to Wm R H Martin and ano trustees John T Martin. Riverside Terrace, s w cor Buena Vista av, 87.7x135.11x100x112, and being plot 41 map No 1338. July 7, 3 years, 5½%. July 8, 1909. 8:2177. 32,000

Same to same. Same property. Certificate as to above mort. June 21. July 8, 1909. 8:2177. —

Utility Realty Co to Wm R H Martin and ano trustees John T Martin. Buena Vista av, s e cor 179th st, and being plot 38 map No 1338, 92.6x147. July 7, 3 years, 5½%. July 8, 1909. 8:2177. 37,000

Same to same. Same property. Certificate as to above mort. June 21. July 8, 1909. 8:2177. —

Volz, Frank to GERMAN SAVINGS BANK in City of N Y. 32d st, Nos 302 and 304, s s, 72 e 2d av, 28x98.9. July 6, 1909, 3 years, 4½%. 8:937. 12,000

Weyrich, Hugo to F & M Schaefer Brewing Co. Liberty st, No 144, and West st, No 101. Saloon lease. July 6, 1909, demand, 6%. 1:56 5,000

Wurthmann, John H to GERMAN SAVINGS BANK in City N Y. 86th st, No 345, n s, 150 w 1st av, 25x100.8. July 6, 1909, 1 year, 5%. 5:1549. 10,000

Wallach, Hannah wife Samson to Wm R Wilder et al trustees John Baird. 33d st, No 303, n s, 80 e 2d av, 20x98.9. July 1, due June 1, 1914, 5%. July 2, 1909. 3:939. 14,000

Weissberger, Herman and Harry Rosenwasser to American Mortgage Co. 100th st, No 222, s s, 230 w 2d av, 25x100.11. P M. July 2, 1909, 5 years, 5%. 6:1649. 15,500

Wood, Katharine B with Morris Weinstein. Bleecker st, No 343 (325), e s, 51.10 s 10th st, 23.2x32.6x23x36.1. Extension of $5,000 mort until June 30, 1914, at 5½%. July 6, 1909. 2:619. nom

West Harlem Realty Co to Albert Franke. Lawrence st, Nos 3 and 5, n s, 125 w Columbus av, runs n 95.6 x w 25 x n 0.1 x w 25 x s 69.8 to st x e 56.4 to beginning, all title to strip 0.1 on e. Prior mort $11,000. June 23, due May 25, 1914, 6%. July 2, 1909. 7:1967. 6,000

Same to same. Same property. Consent to above mort. June 23. July 2, 1909. 7:1967. —

Watkins, Wm W to TITLE GUARANTEE & TRUST CO. Jumel terrace, No 16, w s, 115.6 s 162d st, 17x100. July 2, 1909, due, &c, as per bond. 8:2109. 10,000

Weismann, Louis F to William Chappell. 19th st, Nos 274 and 276, s s, 110 e 8th av, 40x123.5x40.3x128.2. Prior mort $65,000. July 1, 5 years, 6%. July 3, 1909. 3:768. 7,000

Walsh, Robt J to Robt E Walsh guardian Ethel V Walsh. 25th st, No 353, n s, 175 e 9th av, 25x98.9. P M. June 22, due July 1, 1910, 4½%. July 2, 1909. 3:749. 10,000

Welton, Francis J to Gustavus L Lawrence. 80th st, Nos 214 and 216, s s, 250 w Amsterdam av, 48.2x102.2. P M. July 1, 3 yrs, 5%. July 2, 1909. 4:1227. 40,000

Wohlfarth Realty Co to Emil G Schweitzer. 84th st, No 205, n s, 119 w Amsterdam av, 27x102.2. P M. June 30, 2 years, 6%. July 2, 1909. 4:1233. 5,000

Wulff, John P to John Brummer. 94th st, No 245, n s, 80 e 2d av, 25.8x100.8. July 1, due, &c, as per bond. July 2, 1909. 5:1540. 15,000

Williams, Sarah M to Eliz G Ketchum. 2d av, No 2242, e s, 20.10 n 115th st, 20x80. July 1, 5 years, 5%. July 2, 1909. 6:1687. 15,000

Wallach, Hannah wife Samson to Wm R Wilder et al trustees John Baird. 126th st, No 210, s s, 165 e 3d av, 30x99.11. July 1, due June 1, 1914, 5%. July 2, 1909. 6:1790. 20,000

Weingarten, Henry A and Solomon Scheuer with BROADWAY SAVINGS INSTN of City N Y. 88th st, No 501, n e cor Av A, No 1674, 75x21.5. Subordination of mort and lease to mort. June 30. July 2, 1909. 5:1585. nom

Weltfisch, Eva to Ida Galewski. 2d av, No 83, w s, 20.4 s 5th st, 20x80x20.1x80. Prior mort $25,000. June 30, due, &c, as per bond. July 3, 1909. 2:469. 2,700

Weil, Sallie to Geo H Coutts. 97th st, No 227, n s, 200 w 2d av, 25x100.11. July 1, due, &c, as per bond. July 8, 1909. 6:1647. 14,500

Wilhelm, Gotthilf F to TITLE GUARANTEE AND TRUST CO. Adrian av, late Jansen av, n s, 203 w Terrace View av, 25x100. July 8, 1909, due, &c, as per bond. 12:3402. 4,000

Zweig, William to Lion Brewery. Lenox av, s w cor 117th st. Saloon lease. June 23, demand, 6%. July 2, 1909. 7:1901. 3,000

BOROUGH OF THE BRONX.

Under the head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Arndt, Ida L to Johanna M Schroeder. 4th st, s e s, 140 n e Union av, 20x100. Westchester. July 2, 3 years, 5½%. July 3, 1909. 2,000

Ambos, Louisa wife Carl L to Thomas Lynch. Washington av, No 1583, w s, about 125 n Wendover av, 25x150, except part for av. July 1, due, &c, as per bond. July 3, 1909. 11:2904. 6,000

Amdur, Ellis L with Kate A Bastianelli. Vyse av, No 1161, w s, 400 n 167th st, 20x100. Extension of $8,000 mort until July 5, 1912, % as per bond. July 6. July 8, 1909. 10:2752. nom

Bjorkegren, Chas to John Jr & Amanda Bussing. Mapes av, No 2148, s e s, about 200 s 182d st, 33x150, except part for av. July 2, 3 years, 5½%. July 3, 1909. 11:3111. 7,000

Boss, Louisa to LAWYERS TITLE INS & TRUST CO. Dawson st, s s, 265 w Leggett av, 27x132.11x25x134. July 1, 5 years, 5%. July 2, 1909. 10:2684. 5,000

*Brady, Lillian E to Adolph Bauer and ano: Prospect Terrace, w s, 50 n 226th st, late 12th st, 25x100. July 2, due Apr 24, 1913, 5½%. July 3, 1909. 850

Brook Construction Co to Leon Weinshank. Brook av, n e cor 136th st, 40x100. Prior mort $——. June 29, 3 years, 6%. July 2, 1909. 9:2264. 5,000

Same to same. Same property. Certificate as to above mortgage. June 29. July 2, 1909. 9:2264. —

Same to same. Brook av, e s, 160 n 136th st, 40 to s s 137th st, x100. Prior mort $——. June 29, 3 years, 6%. July 2, 1909. 9:2264. 5,000

Same to same. Same property. Certificate as to above mortgage. June 29. July 2, 1909. 9:2264. —

*Baxter, Howell Building Co to POUGHKEEPSIE TRUST CO trustee (Zachariah Van Voorhis and ano trust). Doris av, s w s, 25 s e Lyon av, 25x101.11. Building loan. July 1, 3 years, 5½%. July 2, 1909. 4,000

*Same to same. Same property. Certificate as to above mortgage. July 1. July 2, 1909. —

*Same to Saml J Moore. Doris av, s w s, 75 s e Lyon av, 25x101.11. Building loan. July 1, 3 years, 5½%. July 2, 1909. 4,000

*Same to same. Same property. Certificate as to above mortgage. July 1. July 2, 1909. —

*Benjamin, Elvira to Land Co "D" of Edenwald. Nelson av, n e cor Bland av, 50x100. P M. July 2, 3 years, 6%. July 3, 1909. 1,000

Bethany Gospel Church to Chas W H Arnold. Bryant av or st, s e cor 173d st, 50x100. P M. June 22, 3 years, 6%. July 6, 1909. 11:3001. 3,000

Bedlow, Cath M L individ and Stephen G Bedlow by said Cath M L Bedlow his guardian to Smith Williamson. Chisholm st, w s, 25 s Jennings st, 25x76.5. All title. July 3, 3 years, 5½%. July 6, 1909. 11:2971. 3,000

Bell, Rudolph to Lizzie Huttenlocher. Cambreleng av, e s, 156.6 s Pelham av, 25x156.4x25x155.8. July 1, due, &c, as per bond. July 6, 1909. 11:3091. 3,000

Backer, Louise to Meta Haack. Washington av, No 1169, w s, 122.6 n 167th st, 22.6x150, except part for av. P M. Prior mort $5,000. July 3, due &c, as per bond. July 6, 1909. 9:2389. 3,000

Broad Realty Co to Emil Polack. Garrison av, s w cor Irvine st, 57.4x21.4x50x49.4. June 30, 5 years, 5½%. July 7, 1909. 10:2761. 10,000

Same to same. Same property. Consent to above mortgage. July 6. July 7, 1909. 10:2761.. —

Bianchetti Construction Co to Manhattan Mortgage Co. Hoffman st, w s, 200 n 187th st, 50x96.11. Prior mort $——. July 7, due, &c, as per bond. July 8, 1909. 11:3056. 22,000

Same to Angela Bonomassa. Same property. Prior mort $22,000. May 1, 3 years, 6%. July 8, 1909. 11:3056. 1,000

Brown, Chas F with Nannie S McLaughlin. Pelham av, s e cor Bathgate av, 82x200.5. Agreement apportioning mort. May 28. July 8, 1909. 11:3059. nom

*Bronx Development Co to Barnard French. Newell av, e s, 200 s Magenta st, 100x125. July 8, 1909, 3 years, 5%. 3,000

*Same to same. Same property. Certificate as to above mort. July 8, 1909. —

Behning, Adelheid to Samson Lachman and ano as exrs Wm J Ehrich. Grand av, e s, 150 n 192d st, 50x100. July 1, 3 years, 5%. July 8, 1909. 11:3205. 6,000

Bonomassa, Angela with Manhattan Mortgage Co. Hoffman st, w s, 200 n 187th st, 50x97. Subordination agreement. July 2. July 8, 1909. 11:3056. nom

Bianchetti Construction Co to Manhattan Mortgage Co. Hoffman st, w s, 200 n 187th st, 50x96.11. Certificate as to mort for $22,000. July 7. July 8, 1909. 11:3056. —

Cerra, Pietro and Arthur Baur with Manhattan Mortgage Co. Hoffman st, w s, 200 n 187th st, 50x96.11. Subordination agreement. July 2. July 8, 1909. 11:3056. nom

Cohn, Joseph to Ferdinand Krieger. Franklin av, No 1312, s e s, 145 n 169th st, late 7th st, 37.3x150, except part for av. P M. July 1, due, &c, as per bond. July 2, 1909. 11:2933. 4,000

Cronin, Eliz wife of Wm H Cronin, of Pawling, N Y, to Wm Hodgson. Bailey av, w s, 799.4 n Old Albany Post road, 100x131.2x74.8x124.1. July 2, due, &c, as per bond. July 8, 1909. 12:3262. 3,500

Cunningham, Philip J to Fredk P Forster. 261st st, n w cor Hill st, runs w 66 x n 100 x w — x n 25 x e 100 to Hill st, x s 125 to beginning, and being lots 210, 211 and 230 map 339 lots at Riverdale and Mosholu, property F P & H A Forster. July 2, 3 years, 5%. July 3, 1909. 13:3423. 4,000

Cohen, Sarah to Eliza O'Kennedy. 134th st, No 539, n s, 200 w St Anns av, 25x100. June 30, due, &c, as per bond. July 7, 1909. 9:2262. 1,000

Caragher, John F gdn Annie V Reilly to August Weber. Clay av, n w s, 714.1 n e 169th st, 25x84.7x25.1x82.5. Extension of $3,000 mort until July 1, 1912, at 5%. July 1. July 6, 1909. 11:2782. nom

Cunningham, James to Addie A Sullivan. Morris av, Nos 677 and 679, w s, 50 n 153d st, 50x100. P M. Prior mort $7,000. July 2, due, &c, as per bond. July 7, 1909. 9:2442. 3,450

Cagliers, Lizzie to Kate Blodgett. Vyse av, No 1229, w s, abt 120 s Freeman st, —x—, being lot 52, map Sect A Vyse Est. Prior mort $4,000. July 2, 3 years, 5%. July 3, 1909. 11:2986. 800

Same to TITLE INSURANCE CO OF N Y. Same property. P M. July 2, 3 years, 5%. July 3, 1909. 11:2986. 4,000

*Circincione, Antonio to Ralph Hickox. Lot 200 map Building Lots near Williamsbridge Station. Mar 26, 1 year, 6%. July 7, 1909. 300

*Callanan, James and Bridget to Louise E Knupfer. Orchard st, n s, 100 w Main st, 101.6x100; also passageway 16.6x101.6 adj above on south, City Island. July 1, 3 years, 6%. July 6, 1909. 3,000

Colleary, Annie to Nellie V Carey. Bathgate av, No 2410, e s, 174.10 n 187th st, 20x89.11. P M. Prior mort $6,000. July 3, 1 year, 6%. July 6, 1909. 11:3056. 1,000

Coffey, Thomas to Jos L Davis. Clay av, No 1369, w s, 789.1 n 169th st, 25x91.2x25.1x89.1. P M. July 2, due, &c, as per bond. July 6, 1909. 11:2782. 4,500

Same to same. Same property. P M. Prior mort $4,500. July 2, due, &c, as per bond. July 6, 1909. 11:2782. 1,000

*Christian, Wm H to Aron Raskin and ano. Jones av, e s, 220.10 s Kingsbridge road, 50x100. P M. July 3, 3 years, 5%. July 6, 1909. 400

Curozza, Guisppe to John Bussing Jr and ano. Belmont av, No 2423 (Cambreleng av), w s, 225 n 188th st, late Bayard st, 25x87.6. July 1, 3 years, 5½%. July 6, 1909. 11:3076. 5,000

Curozza, Guiseppe to Francis Trainor. Belmont av, No 2423 (Cambreleng av), w s, 225 n 188th st, late Bayard st, 25x87.6. Prior mort $5,000. July 1, 1 year, 5½%. July 6, 1909. 11:3076. 1,000

Cohen, Max and Emanuel Glauber to Henry H Davis. Union av, No 610, e s, 17.6 s 151st st, 17.6x90. June 30, 4 years, 5½%. July 3, 1909. 10:2674. 1,000

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Cohen, Moe to Herbert S Ogden exr Ann Mapelsden. Washington av, Nos 1295 to 1305, n w ss, at n e s 169th st, Nos 457 and 459, 98x150, except part for av. P M. July 1, 3 years, 5%. July 2, 1909. 11:2901. 23,000

Cook, John C to Patrick F Ryan. Crotona av, n s, 227 e Prospect av, 50x96.11x50x97.6. P M. July 6, 1 year, 6%. July 7, 1909. 11:2952. 6,500

*Diamond, Joseph to Sumner R Stone. Vreeland av, n e cor Marrin st, runs n 200 x e 100 x s 100 x e 8 x s 100 to n s Marrin st, x w 108 to beginning, Westchester. July 1, due Nov 1, 1914, 5%. July 2, 1909. 14,000

*Devermann, Chas E to Diedrich Fink trustee Claus Droge. 8th st, s s, 305 w Olmstead av (Av D), 25x108, Unionport. July 6, 3 years, 5%. July 7, 1909. 3,000

Donnelly, Michael T to John G H Klemeyer. 160th st, No 281 (Catharine st), n s, 100 e Morris av, 65x110. Prior mort $8,000. July 7, 1909, due April 30, 1912, 6%. 9:2420. 2,000

Donohue (M W) Construction Co to Mary B Schwab. Franklin av, No 1240, e s, 100 n 168th st, 42.6x185.5. July 7, 1909, 5 years, 5%. 10:2615. 38,000

Same to same. Same property. Certificate as to above mort. July 1. July 7, 1909. 10:2615. ——

*Dunn, Marie T with Wm F Epple. White Plains road, w s, 250 n Park av, 75x100. Subordination agreement. July 1. July 7, 1909. nom

*D'Agnillo, Alexandro to Robt N Quinn. 223d st, n s, 150 w Laconia av, and being lot 296, map No 1114 A of 329 lots Schieffelin Estate, 25x109. July 3, 2 years, % as per bond. July 7, 1909. 300

Divine (L W) Co to Herman Becker. Mapes av, n e cor 179th st, 102.11x24x103x24. July 8, 1909, due July 1, 1914, 5½%. 11:-3108. 4,000

Ehrmann, Chas to John P Leo. Minford pl, w s, 62.6 s 172d st, 31x70. P M. July 1, 3 years, 6%. July 3, 1909. 11:2977. 2,500

Engel, Joseph to Adam Herlich. Home st, No 879, n s, 140.7 w 169th st, runs n 60.1 x w 19.7 x s w 25 x s e 9.5 x s 49.2 to st, x e 25 to beginning. July 6, 5 years, 5%. July 7, 1909. 10:-2694. 5,000

Same and August Obrock with same. Same property. Subordination agreement. July 3, due, &c, as per bond. July 7, 1909. 10:2694. nom

Eaton, Bradley L with John Bussing, Jr. Mapes av, No 2148, s e s, 33x150, except part for av. Subordination agreement. July 2. July 7, 1909. 11:3111. nom

Faust, John and Frances to Paul Langner and ano. 160th st, No 424, s w s, 150 n w Washington av, 25x100, except part for 160th st. July 2, due, &c, as per bond. July 6, 1909. 9:2381. 6,000

*Fonda, Eliz C to Amelia Steinmetz. Parker av, w s, 325 s Lyon av, 25x130. P M. Prior mort $5,800. July 1, 1 year, 6%. July 6, 1909. 700

Feldman, Saml L or Saml L Fieldman to Joseph Liebertz. 171st st, No 543, n s, 175.2 e 3d av, 19x143.2x19.1x141.9. P M. July 2, 1 year, 6%. July 3, 1909. 11:2928. 1,000

Fessler, Frank X to Chas Dorn and ano. 178th st, n es, 136.11 e Daly av, 25x124.9x27.3x122. July 1, due, as per bond, &c, 5%. July 3, 1909. 11:3127. 5,500

*Frese, Laura to Adam Himmel. Mianna st, s s, 142 e Unionport rad, 25x102, and being lot 6, map Partition Sale Lott G Hunt. July 2, due, &c, as per bond. July 3, 1909. 3,000

Fischlowitz, Jacob to TITLE GUARANTEE & TRUST CO. Chisholm st, No 1311, w s, 95 n Freeman st, 25x100. July 2, 1909, due, &c, as per bond. 11:2971. 5,000

Fendrych, Chas O to John Schroder. 3d av, No 2912, e s, 126.4 s 152d st, 25x88.6. P M. July 7, 1909, due, &c, as per bond. July 8, 1909. 9:2362. 25,000

Same to same. Same property. P M. Prior mort $25,000. July 7, due, &c, as per bond. July 8, 1909. 9:2362. 5,000

*Guidano, Lena to Lillie M Bopp. 7th st, s s, being west ¼ of lot 212 map Wakefield, 25x114. July 2, 3 years, 5½%. July 7, 1909. 4,000

*Gass (Frank) Inc, to Frank Gass. Westchester av, n s, 147 e Castle Hill av, 20x164.3x—x164. P M. July 2, 5 years, 5½%. July 6, 1909. 5,000

Gerhards, Albert to Victor Gerhards. Manida st, e s, 191.8 s Spofford av 15x67.11 to old Hunts Point rd x15.2x65.9; Manida st, e s, 226.8 s Spofford av, 40x76.9 to old Hunts Point road x40.5 x70.10. July 2, due, &c, as per bond. July 6, 1909. 10:2765. 1,000

Green, Morton M to TITLE GUARANTEE & TRUST CO. Woodlawn road, s w s, 30 s e Perry av, 20x100. Building loan. July 3, 1 year, 6%. July 6, 1909. 12:3333. 5,000

*Greenlees, Mary A wife of and Thomas to Adelaide D Weeks. 219th st, s s, 105 e 4th av, and being w ½lot 396 map Wakefield, 50x114. June 15, 3 years, 5½%. July 6, 1909. 1,500

Graumann, Barbara to Gussie Sam. Washington av, w s, 464 s 182d st, old line, 18x110. July 1, 2 years, 5%. July 2, 1909. 11:3037. 3,250

*Grimaldi, Geromina to Katharina Gass. Schuyler st, n s, 150 w Crosby av, and being lot 9 map 108 lots Costar estate, 27.4x130 x30.10x130. June 25, 1 year, 6%. July 8, 1909. 200

Hewlett, Geo with Mary Carolan. Park av, No 4450. Extension of $5,000 mort until Oct 31, 1914, at 5%. July 8, 1909. 11:-3037. nom

Same with Martha Carter. Park av, No 4448. Extension of $5,500 mort until Oct 31, 1914, at 5%. July 8, 1909. 11:3037. nom

*Heil, Annie C with Wm C Trull. South Oak Drive, s s, 150 e Elm st, —x45.2x—x64.9, Bronxwood Park. Subordination agreement. July 2. July 3, 1909. nom

Hunt, Eliz O to Smith Williamson exr Ann Blake. 135th st, s s, 270 e Willis av, 20x100. July 1, 3 years, 5½%. July 2, 1909. 9:2279. 1,000

Haller, Christian F to LAWYERS TITLE INS & TRUST CO. Clinton av, No 1325, n w s, about 270 n 169th st, 18.1x137. July 2, 5 years, 5%. July 3, 1909. 11:2933. 4,000

Hoyne, Catherine to Trustees of the Northern Dispensary of City of N Y. 181st st, n s, at s e s Lafontaine av, 95x25. July 1, 5 years, 4½%. July 2, 1909. 11:3063. 5,000

Haase-Lippman Construction Co to Jonas Reutlinger and ano. Brook av, e s, 25.1 n 139th st, 37.8x103.7x37.6x100. July 1, 5 years, 5%. July 2, 1909. 9:2267. 32,000

Same to same. Same property. Certificate as to above mort. July 1. July 2, 1909. 9:2267. ——

Same and Martin Haase and Geo J Lippmann with same. Same property. Subordination agreement. July 1. July 2, 1909. 9:2267. nom

Haase-Lippman Construction Co to same. Brook av, e s, 62.9 n 139th st, 37.8x107.2x37.6x103.7. July 1, 5 years, 5%. July 2, 1909. 9:2267. 32,000

Same to same. Same property. Certificate as to above mortgage. July 1. July 2, 1909. 9:2267. ——

Same and Abram Bachrach with same. Same property. Subordination agreement. June 29. July 2, 1909. 9:2267. nom

Haase-Lippman Construction Co and Max Solomon with same. Brook av, Nos 278 to 284. Two subordination agreements. June 29. July 2, 1909. 9:2267. nom

Hoexter, Leo to LAWYERS TITLE INS & TRUST CO. Cauldwell av, No 786, e s, 85 s 158th st, 20x100. July 2, 1909, 5 years, 5%. 10:2629. 6,500

Horning, Chas with Martin Walter. Washington av, No 2082. Extension of $6,500 mortgage until June 20, 1909, at 5%. June 23. July 2, 1909. 11:3046. nom

*Hutchings, Wm P to Theresa Hoffmann. Plot begins 240 e White Plains road at point 225 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. June 29, as collateral for rent or lease of Westchester av, w s, 55 s Parker av, to Jan 1, 1910, at $50 per month. July 2, 1909. 300

*Hickox, Sidney B to Leo Seitz. 12th st, s s, 55 e from line bet lots 283 and 285, runs s 108 x e 47.6 x n 108 to st x w 47.6 to beginning, being part of lot 283 map Unionport. July 2, 3 yrs, 6%. July 6, 1909. 2,000

Hukle, Mary wife Adolph to Jacob Gerdau. 135th st, n s, 175 w Willow av, 25x100. June 30, 3 years, 5%. July 7, 1909. 10:2564. 3,000

Hewitt, John T to Geo J Palmer. Lot 16, parcel 1, map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907. July 1, 3 years, 6%. July 7, 1909. 9:2528. 1,000

Irving Construction Co to Bela Ozmitz. Perry av, w s, 389.11 s Old Gun Hill road, old line (now Reservoir pl), 27x100.11 to Reservoir Oval East x14.5x104.8. Prior mort $5,000. July 6, 2 years, 6%. July 7, 1909. 12:3343. 1,000

Same to same. Perry av, w s, 416.11 s old Gun Hill road, old line (now Reservoir pl), runs w 100.11 to Reservoir Oval East, x s 15.1 x e 94 to av, x n 17 x n 10.1 to beginning. Prior mort $5,000. July 6, 2 years, 6%. July 7, 1909. 12:3343. 1,000

*Judge, Mary L to William Seitz. 12th st, n s, 155 e Av B, 50x 108, Unionport. July 2, due Jan 2, 1910, 6%. July 6, 1909. 2,000

Joyce, Robt A with Anna S Pertsch. Marion av, e s, 139 n 194th st, 50x171.4x50x174.4. Extension of $4,000 mort until July 2, 1912, at 5½%. July 3, 1909. 12:3282. nom

Johnson, Geo F with John M Gibson. Hewitt pl, Nos 818 to 830, e s, 97.6 n Longwood av, 4 lots, each 40x100. Extension of four mortgages for $9,000 each until May 1, 1911, at 6%. June 25. July 2, 1909. 10:2696. nom

Johnson, Victor to Christian Doell. Briggs av, No 2654, e s, 100 n 194th st, 24.10x70.3x24.8x69.3. June 30, 3 years, 5½%. July 2, 1909. 12:3294. 4,500

Josephsohn, Julius to Chas J Perry. Decatur av, e s, 75 s 209th st, 25x100. P M. Prior mort $——. July 1, installs, 6%. July 2, 1909. 12:3355. 3,000

*Jantzen, Wm to Gustav Eckert. Bronxwood av, e s, 59 n 225th st, and being lot 128, map No 1114a part Schieffelin Estate, 25 x121.7. July 1, 5 years, 5%. July 2, 1909. 500

*Josweak, Michl, of Yonkers, N Y, to Francis M King. 225th st, s e cor Barnes av, 105x114, Wakefield. June 30, 3 years, 6%. July 8, 1909. 5,300

Jacobs Construction Co to Womans Board of Foreign Missions of The Reformed Church in America. Washington av, n w cor 166th st, 37x97.10x37x98.1. July 7, due July 1, 1914, 5%. July 8, 1909. 9:2388. 42,000

Same to same. Same property. Certificate as to above mort. July 7. July 8, 1909. 9:2388. ——

Johnsen, Mons to The Hogenauer & Wesslau Co. Lots 45 and 46 map No 1187 of Bailey estate. P M. July 6, due, &c, as per bond. 11:3239. 4,400

Same to same. Same property. Building loan. Prior mort $4,400. July 6, due Jan 1, 1910, 5%. July 7, 1909. 11:3239. 4,600

Johnson, Geo F with Aaron Leviton. Beck st, w s, 425 n 156th st, 25x100. Extension of $1,300 mort until July 1, 1911, at 5%. July 7. July 8, 1909. 10:2708. nom

Koerner, Eliz to Max Salmowitz. Brook av, No 1504, s e cor 171st st, 25x100.9. P M. Prior mort $——. July 1, 3 years, 6%. July 8, 1909. 11:2895. 2,000

*Keating, Edward J to Samuel Keeler. 223d st (9th av), n s, being plot bounded s by 223d st, e by lot 951, n by lot 995 and w by remaining part of lot 996, being part of lot 996 map Wakefield, 25x114. July 7, 3 years, 6%. July 8, 1909. 1,000

Klein, Leo M and Samuel Jackson with Wm I Seaman. Davidson av, w s, 100 n 177th st, 25x94; Davidson av, w s, 75 n 177th st, 25x87.9x25.11x80.11; Davidson av, w s, 31 n 177th st, 44x 60; Davidson av, n w cor 177th st, 31x60x53.10x63.11; 177th st, n s, 31.11 e Davidson av, 32.9x67.8x28.5x78.11; Davidson av, n e cor 177th st, 90x30x78.11x31.11. Subordination agreement. June 28. July 2, 1909. 11:2862. nom

Koch, Katharina to Alois Buhlmaier. St Anns av, No 417, w s, 49.11 n 144th st, 24.11x97. July 1, 2 years, 5½%. July 2, 1909. 9:2271. 3,750

Kolbeck, Lena wife of and Jacob to DOLLAR SAVINGS BANK. Webster av, e s, 25 s 173d st, 34.10x90. June 29, due June 1, 1912, 5%. July 2, 1909. 11:2897. 14,000

Kahn, Elkan and Morris to DOLLAR SAVINGS BANK of City of N Y. 174th st, late 12th st, n s, 40 w 3d av, 40x100. July 1, due Dec 1, 1912, 5%. July 2, 1909. 11:2922. 27,000

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Kitchen, Jane to Henry M Powell. Kelly st, e s, 171.3 n 165th st, 50x100. June 1, demand, 6%. July 7, 1909. 10:2716. 5,450

Kaffeman, Belle to Joseph H Fink. 184th st, n s, 153.7 e Cedar av, 37.3x68.5x33.6x91.7. July 6, due as per bond, 6%. July 7, 1909. 11:3225. 2,000

Lynch, Thomas F to TITLE GUARANTEE & TRUST CO. Topping av, No 1771 (Topping st), w s, old line, 446.6 n 174th st, old line, 16.6x100, except part for av. July 6, due, &c, as per bond. July 7, 1909. 11:2798. 2,250

Loring Realty Co to Henry G Silleck, Jr. Loring pl, e s, 351.11 n 183d st, 44x110. Prior mort $5,500. July 6, 1909, due, &c, as per bond. 11:3225. 1,000

Lynch, Frank H to James F Egan. Tiffany st, No 1131, w s, 192.11 n 167th st, 20x125. P M. Prior mort $3,000. July 2, due, &c, as per bond. July 6, 1909. 10:2706. 1,500

Lisk, Thomas C to Thomas Regan. 189th st, n s, 44.7 e Elm pl, 25x93.11x25x92.10. June 28, 5 years, 5%. July 3, 1909. 11:-3023. 5,500

Same to same. Bainbridge av, e s, 524 n Kingsbridge road, runs e 77.5 x s 25 x w 76.9 to av, x n 25.1 to beginning. June 28, 3 years, 5%. July 3, 1909. 12:3286. 6,500

Same to same. Bainbridge av, e s, 475 n Kingsbridge road, 25x 76.9x25x76. June 28, 3 years, 5%. July 3, 1909. 12:3286. 6,500

Same to John Kelly. Bainbridge av, e s, 475 n Kingsbridge road, 50x77.5x50x76. May 24, 1 year, 5%. July 3, 1909. 12:3286. 5,750

Larlet, Anna B to LAWYERS TITLE INS & TRUST CO. Clinton av, w s, 268.5 s Jefferson pl, 22.9x87.8x22.9x87.7. July 2, 1909, 5 years, 5%. 11:2933. 5,500

Lehr, Albert O to Anna M Boyer. Forest av, No 1075, w s, 39 s 166th st, 20x97.3. P M. Prior mort. July 1, 3 years, 6%. July 3, 1909. 10:2650. 1,800

Lehr, Albert O to TITLE GUARANTEE & TRUST CO. Forest av, No 1075, w s, 39 s 166th st, 20x97.2. July 1, due, &c, as per bond. July 2, 1909. 10:2650. 6,000

Lynch, Mary M to Eleanor L Armstrong. Washington av, w s, old line, 446 s 182d st, old line, 18x115, except part for av. July 2, due, &c, as per bond. July 3, 1909. 11:3037. 4,500

*Levi, Carrie to Saml Levi. Birch st, s w cor Chester av, 50x100, and being lots 22 and 23 revised maps Seneca Park. Prior mort $——. July 1, 3 years, 5%. July 2, 1909. 500

Leviton, Aaron to LAWYERS TITLE INS AND TRUST CO. Beck st, No 777, w s, 425 n 156th st, 25x100. July 6, 5 years, 5%. July 8, 1909. 10:2708. 7,500

Same and Geo F Johnson with same. Same property. Subordination agreement. July 6. July 8, 1909. 10:2708. nom

Leviton, Aaron to Fannie Mench. Beck st, w s, 425 n 156th st, 25x100. Prior mort $——. June 7, 1 year, 6%. July 8, 1909. 10:2708. 1,100

Lyon, Rachel to WEST SIDE SAVINGS BANK. Brook av, No 286, e s, 100.5 n 139th st, 50.2x121.6x50.11x126.7. July 2, due, &c, as per bond. July 3, 1909. 9:2267. 41,000

Maurer, Therese Q and Henry A and Chas J Bourgoin exrs, &c. Henry Maurer with John M Gibson. Hewitt pl, e s, 296.7 n Longwood av, 40x100. Extension of $30,000 mort until May 1, 1914, at 5%. May 1. July 2, 1909. 10:2689 and 2696. nom

Manhattan Mortgage Co with LAWYERS TITLE INS & TRUST CO. Brook av, s e cor 137th st, 40x100. Agreement as to share ownership in bond and mortgage. Oct 31, 1908. July 2, 1909. 9:2264. nom

Manhattan Mortgage Co with LAWYERS TITLE INS & TRUST CO. Brook av, n e cor 136th st, 40x100. Agreement as to share ownership in mortgage. Oct 31, 1908. July 2, 1909. 9:2264. nom

*Mead, Andrew to Caroline Russell. Byron st, w s, lot 72 map 93 lots in South Mt Vernon, 25x100. Prior mort $——. May 25, 3 years, 6%. July 8, 1909. 400

Morrisania Construction Co to Edw Judd et al. 139th st, No 370, s s, 381.6 e Alexander av, 25x100. July 7, due, &c, as per bond. July 8, 1909. 9:2301. 18,000

Same to same. Same property. Certificate as to above mort. July 7. July 8, 1909. 9:2301. ——

Same to Annie Maguire. Same property. Prior mort $18,000. July 7, 3 years, 6%. July 8, 1909. 9:2301. 3,000

Same to same. Same property. Certificate as to above mort. July 7. July 8, 1909. 9:2301. ——

*McDermott, Mary to Annie R Daily as guardian James J Daily et al. Mianna st, s s, abt 175 w White Plains road and being lot 13 map partition sale Lott G Hunt, 25x102. July 7, 3 years, 6%. July 8, 1909. 1,500

Manhattan Mortgage Co with Cath L Wynne. Brook av, n e cor 136th st, 40x100. Subordination agreement. July 1. July 2, 1909. 9:2264. nom

Same with same. Brook av, s e cor 137th st, 40x100. Subordination agreement. July 1. July 2, 1909. 9:2264. nom

Murphy, Edward to D J Dillon Co. Concord av, No 503, w s, 79 n Dater st, or 147th st, 19.9x100. July 2, 3 years, 6%. July 3, 1909. 10:2579. 2,000

Massimino (John) Co to Wm I Seaman. Davidson av, n e cor 177th st, 90x30x78.11x31.11. Prior mort $95,000. June 28, 2 years, 6%. July 2, 1909. 11:2862. 950

Same to same. Same property. Certificate as to above mortgage. June 29. July 2, 1909. 11:2862. ——

Same to same. 177th st, n s, 31.11 e Davidson av, 32.9x67.8x 28.5x78.11. Prior mort $8,500. June 28, 2 years, 6%. July 2, 1909. 11:2862. 1,950

Same to same. Same property. Certificate as to abvoe mortgage. June 28. July 2, 1909. 11:2862. ——

Mestaniz, Emma M S to Louis Moses guardian Morris Mosès and ano. Forest av, No 810, e s, 100 n Cedar pl, or 158th st, 25x 135. Prior mort $8,000. July 3, 1909, 2 years, 6%. 10:2656. 2,000

Mercurio, Michael to Martin Walter. 175th st, late Fairmount av, n e s, 150 s e Prospect av, 50x200, except strip 6 wide taken for 175th st. Prior mort $4,000. June 30, due, &c, as per bond. July 2, 1909. 11:2953. 1,200

Montgomery, Arthur L F to Fordham Realty Co. Health av, w s, 615.10 s Kingsbridge road, 25x100. P M. Prior mort $4,500. July 1, installs, 6%. July 2, 1909. 11:3239. 2,000

Mead, John L with Martha Carter. Park av, No 4448. Extension of $2,500 mortgage until Oct 21, 1912, at 6%. July 3, 1909. 11:3037. nom

Same with Mary Carolan. Park av, No 4450. Extension of $1,900 mortgage until Oct 21, 1912, at 6%. July 3, 1909. 11:3037. nom

*McCarthy, Georgia M and Florence M McNeel, of Butte City, Montana, to Annie F Mackenzie. Theriot av, e s, 325 n Gleason av, 25x100. P M. Prior mort $4,000. June 24, 4 years, 6%. July 3, 1909. 1,650

*Mink, Adam and Hugo C Cook to Henry Dannenfelser. Grace av, w s, 178.1 n Westchester av, 25x100. July 1, 5 years, 5½%. July 6, 1909. 5,000

Mountain Construction Co to Hyman Cohen and ano. 165th st, s s, 26.5 e College av, 140x88.8x26x79. P M. Prior mort $——. June 8, 1 year, 6%. July 7, 1909. 9:2432. 1,000

Same to same. 165th st, s s, at e s College av, 26.5x79x26x77.3; 165th st, s s, 166.5 e College av, 26.5 to Findlay av x 90.5v25x 80.8. P M. Prior mort $——. June 8, 1 year, 6%. July 7, 1909. 9:2432. 500

Mullins, Mary E to EMIGRANT INDUSTRIAL SAVINGS BANK. Tremont av, or 177th st, s s, 116.4 e Webster av, 23.3x94.3x23x 90.8; 177th st, s s, 139.7 e Webster av, 23.3x97.10x23x94.3. July 6, 3 years, 4½%. July 7, 1909. 11:2900. 25,000

*Mallett, Wm A to DOLLAR SAVINGS BANK of City N Y. Union av, n e s, at n w s New Haven R R av, runs n e 87 x n w 50 x s w 87 to Union av, x s e 50 to beginning. July 2, due June 1, 1912, 5½%. July 7, 1909. 9,000

*Meyer, Christiane to estate John C Engel. Duncomb av, e s, 300 s Elizabeth st, 100x125. July 1, 3 years, 5%. July 8, 1909. 2,500

Mark, Wm A, of Brooklyn, N Y, to Park Mortgage Co. Road from Kingsbridge to Williamsbridge, n w s, being lots 60 and 61, map No 2, property Charles Darke, Yonkers, 50.6x160x50x154, s w s. July 1, 3 years, 5½%. July 2, 1909. 12:3257. 5,000

McCabe, Mary A wife of and James to Rudolph Reichenstein. Lot 31, parcel 19, map Subdivision Est Wm B Ogden at Highbridge, filed May 24, 1907. Prior mort $3,500. July 6, 3 years, 5%. July 7, 1909, 11:2875. 4,900

Moloughney, Edward J to Joseph Isear. Prospect av, n e cor 164th st, 74.7x75. Certificate that $7,009.96 is only sum due on mortgage. July 7. July 8, 1909. 10:2690. ——

*Novak, John to Bruckner Brothers, Inc. 228th st, late 14th av, n s, 280 e White Plains road, and being lot 590, map Wakefield, 100x114. Prior mort $2,200. June 18, due, &c, as per bond. July 3, 1909. 200

Newcorn, Isidor to Mary Rehm individ and as exr John Rehm. 149th st, No 361, n s, 100 e Courtlandt av, 25x80. P M. July 3, 5 years, 5%. July 7, 1909. 9:2328. 19,000

Nickisch, Theo H to Chas L Wendel and ano. Aqueduct av, e s, 632.7 s Burnside av, 127.1x148.9x136.3x168, mort reads being plot bounded on west by Aqueduct av, on north by lands formerly Gulian L Dashwood now Brushaber, on east by old Croton Aqueduct, on south by lands Kountze, 127.1x168.8x136.3x148.9, s s. P M. Prior mort $——. June 24, 3 years, 5%. July 6, 1909. 11:2868. 9,000

*Nikolai, Louisa to Kate M Barnes. 228th st (14th av), n s, 105 w 4th av, and being lot 481, map Wakefield, 100x114. July 1, due, &c, as per bond. July 2, 1909. 3,000

O'Brien, Peter W to Percy P Lewis. Bryant av, No 1407, w s, 65 n Freeman st, 20x100. Prior mort $2,250. July 2, 1909, due Mar 1, 1911, 5%. 11:2994. 1,550

Opitz, Ernest H to Gaines-Roberts Co. Hoe av, No 1134, e s, 270 s Bancroft st, 40x100. P M. July 1, 3 years, 6%. July 2, 1909. 10:2749. 3,500

Overington, Harry to Adam Rice. Brook av, w s, 96 s 168th st, 25x36.8 to c l Mill Brook, x25x65.10. July 6, 3 years, 6%. July 7, 1909. 9:2394. 1,000

Overington, Harry to Adam Rice. Brook av, e s, 96 s 168th st, 25x95. July 6, 3 years, 6%. July 7, 1909. 9:2393. 1,000

173d Street Park Co to City Mortgage Co. Park av, n w cor 173d st, 75x95.3 to c l Mill brook, x75.9x102.11. Building loan. July 7, demand, 6%. July 8, 1909. 11:2898. 40,000

Same to same. Same property. Certificate as to above mort. July 8, 1909. 11:2898. ——

Polatschek-Spencer Realty Co to Morris Freundlich. 161st st, n s, 120 w Prospect av, 96.10x100. P M. July 7, due Dec 1, 1910, 5%. July 8, 1909. 10:2677. 20,000

*Puckhafer, Geo J to Wm F Epple. White Plains road, e s, 175 n Locust av, 2 lots, each 25x100, except part for road. Two morts, each $6,000. July 2, 3 years, 5%. July 8, 1909. 12,000

Pletscher, Martin to Eusebius Murphy. Bryant av, e s, 100 s Garrison av, 125x100, and being lots 150 to 154 map 369 lots Hunts Point Realty Co. July 1, 1 year, 6%. July 8, 1909. 10:-2761. 4,000

*Pletscher, Martin to Geo Doll. North Chestnut drive, n s, 56 w from line bet lots 91 and 92, amended map No 1038, Westchester Co, Bronxwood Park, runs n 96 x w 26 x s 96 x e 26, being part of lots 89 and 90, same map. Prior mort $4,000. July 1, due May 1, 1912, 6%. July 7, 1909. 1,000

*Same to Fred Bach. North Chestnut Drive, — s at line bet lots 92 and 91, same map, runs n 96.11 x w 28 x s 96 to drive, x e 28 to beginning, being part of lot 91 on said map. Prior mort $4,000. July 1, due May 1, 1912, 6%. July 7, 1909. 1,000

*Same to Geo Doll. North Chestnut Drive, n s, 28 w line bet lots 92 and 91, runs n 96 x w 28 x s 96 x e 28 to beginning, being part lots 90 and 91, same map. Prior mort $4,000. July 1, due May 1, 1912, 6%. July 7, 1909. 1,000

Phi Chapter Assn of Zeta Psi, a corpn, to TITLE GUARANTEE & TRUST CO. 181st st, or University av, n w cor Andrews av, runs n e 115.5 x n w 64.8 x s w 39.8 x s w 72.10 to 181st st, x e 101.9 to beginning. Plot adj above on n w s being distant 64.8 w Andrews av and 115.5 n 181st st, runs w 35 x s 18.1 x e 39.5 to beginning. Building loan. July 6, 5 years, 5%. July 7, 1909. 11:3232. 12,000

Pokorny, Frank to Thornton Brothers Co. Findlay av, No 1278, e s, 90 s 169th st, 16.8x100. P M. Prior mort $3,000. June 30, due, &c, as per bond. July 2, 1909. 9:2436. 1,700

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

*Pinna, Albert A to Elsa Kaiser. White Plains road, late 3d st, w s, 100 s 224th st, late 10th av, 25x100. Prior mort $3,000. July 1, 2 years, 6%. July 2, 1909. 1,000

*Peterson, Ehrich to Grace L Hoffman. Washington av, w s, 50 s Butler pl, —x—, and being lot 61, map Cebrie Park. July 1, 3 years, 5½%. July 2, 1909. 3,500

*Same to Commercial Finance Co. Same property. P M. Prior mort $3,500. July 1, 1 year, 6%. July 2, 1909. 750

*Peterson, Erich to Commercial Finance Co, a corpn, at Poughkeepsie, N Y. Washington av, w s, about 75 s Butler pl, and being lot 62, map (No 426) of Cebrie Park. P M. Prior mort $3,500. July 1, 1 year, 6%. July 2, 1909. 750

Reubel, Henry to Barbara Deckelmann. Jennings st, n s, 60 w Longfellow st, or av, 50x75. July 1, 5 years, 5%. July 2, 1909. 11:3000. 2,250

Same to same. Longfellow st or av, w s, 75 n Jennings st, 50x100. July 1, 5 years, 5%. July 2, 1909. 11:3000. 2,250

Rehbock, August to Fremont Realty Co. Mount Hope pl, s s, 114.11 e Jerome av, 50x125. P M. Prior mort $28,000. July 2, 1 year, 6%. July 3, 1909. 11:2851. 3,000

Riether, Wm to Joseph Herrmann. 146th st, No 520, s s, 125 e Brook av, 25x100. P M. Prior mort $——. July 1, 3 years, 6%. July 2, 1909. 9:2272. 2,000

*Rieger, Katharina wife of and Carl L Rieger to Henry H Grote. Columbus av, n s, 405.6 w Bronxdale av, 25x100. Prior mort $3,500. July 2, 3 years, 6%. July 3, 1909. 1,200

Raynor, Henry C and Max Just to Julia Just. Gun Hill road, s s, 45.3 w Webster av, 45.3x91.1x45x96.11. Oct 15, 1906, 3 years, —%. July 7, 1909. 12:3355. 2,000

Ray, Leah K to John E Poillon. Hoe av, n w cor 172d st, 25x100, and being lot 223, map No 1100 of 300 lots controlled by Henry Morgenthou. P M. Prior mort $2,000. July 6, 1 year, 5%. July 7, 1909. 11:2982. 1,750

Rodehau Realty Co to City Mortgage Co. Trinity av, No 966, e s, 420 s 165th st, 49.5x100. July 6, 1909, demand, 6%. 10:2639. 33,000

Same to same. Same property. Certificate as to above mort. July 6, 1909. 10:2639. ——

Riley & Loughney Realty Co to August Schramm. Woodlawn road, n e cor Hull av, 26.1x118.9x25x126.5. July 7, due, &c, as per bond. July 8, 1909. 12:3345. 3,500

Same to same. Same property. Certificate as to above mort. July 7. July 8, 1909. 12:3375. ——

Rinaldo, Giuseppe and Rachela Poppa to Joseph C Gillings. 236th st (Opdyke av), s s, 350 w Katonah av, 25x100. July 1, 3 yrs, 5½%. July 2, 1909. 12:3376. 1,000

Striebel, Marie L to Fredk Herrmann. Bathgate av, w s, 195 s 180th st, 21.2x94.8. Prior mort $3,000. July 1, 1 year, 6%. July 2, 1909. 11:3046. 1,500

Streibel, Marie L to Ida M Wheeler. Bathgate av, w s, 195 s 180th st, 21.2x94.8. July 1, 5 years, 5%. July 2, 1909. 11:-3046. 3,000

Security Mortgage Co to Geo B Phelps guardian Carter Phelps. Clay av, e s, 468.6 s Wendover av, lots 7, 8, 9 and 10 map property Elliott M Zborowski, 100.6x54.8 to Webster av, x100x64.2, n s. July 1, due, &c, as per bond. July 2, 1909. 11:2887. 45,000

Same to same. Same property. Certificate as to above mort. July 1. July 2, 1909. 11:2887. ——

*Sullivan, Jeremiah to Eliza J Fowler-Willing. Chestnut st, w s, 285 s Boston road, 25x100; Walnut st, e s, 200 s Boston road, 25x100, and being lot 3 of plot 4 and lot 3 of plot 5 map No 1106 Westchester Co, Arden property. June 29, 3 years, 6%. July 3, 1909. 1,700

Schein, Esther to Henry H Jackson. 138th st, No 613, n s, 425 e St Anns av, 37.6x100. P M. Prior mort $——. July 2, 5 yrs, 6%. July 8, 1909. 10:2551. 7,000

Schlichter, William to Anna C Conway. Ogden av, e s, 95 n 165th st, 75x176.10 to w s Nelson av x60.6 to Devoe st x n w 16.4 x w 165 to beginning. P M. July 7, 3 years, 5%. July 8, 1909. 9:2514. 10,000

*Schlatter, Anna V to Emil W Boettcher. Hollywood av, e s, 140 s La Salle av, 25x100, and being lot 103 map 336 lots property Sisters of Charity. P M. July 7, due July 1, 1910, 5%. July 8, 1909. 3,00

Siegman, Richard and J Clarence Davies with BOWERY SAVINGS Bank. Bergen av, n s, at s s Westchester av, runs s w along Bergen av, 166.11 to c l Gerard av, x n w 181.3 to s s Westchester av, x e 228.11 to beginning. Extension of $65,000 mort until Nov 25, 1914, at 4½%. July 1. July 8, 1909. 9:2294. nom

Same with same. Same property. Extension of $35,000 mort until Nov 25, 1914, at 4½%. July 8, 1909. 9:2294. nom

Solomon, Max with WEST SIDE SAVINGS BANK. Brook av, No 286, e s, 100.5 n 139th st, 50.2x121.6x50.11x126.7. Subordination agreement. June 29. July 3, 1909. 9:2267. nom

*Steinmetz, Amelia to E Colgate Jones. Commonwealth av, e s, 175 s Merrill st, and being lot 303 blk H amended map Mapes estate. July 3, 2 years, 6%. July 7, 1909. 2,000

*Schaaf, Wm L and Philip J to Elise Schaaf. 9th st, s s, 205 w Av C, and being n ½ lot 193, map Unionport, 100x108. P M. July 6, 5 years, 5%. July 7, 1909. 5,000

*Smrcka, Mary to Josephine Jelinek. 10th st, s s, 238½ w Av D, 33.4x100, Unionport. July 6, 3 years, 5½%. July 7, 1909. 1,500

Sacks, Rose to HARLEM SAVINGS BANK. 156th st, s s, 66.8 e Cauldwell av, 16.8x100. July 7, 1909, 3 years, 5%. 10:2628. 4,000

Schmeding, August P to Annie McFeat. Park av, e s, 75 n 181st st, 25x111. P M. July 2, 3 years, 5½%. July 7, 1909. 11:3037. 5,500

Schoen, Benj to LAWYERS TITLE INS & TRUST CO. Washington av, e s, 456.8 s 182d st, 23.9x110x24x106.1. July 1, 5 years, 5%. July 7, 1909. 11:3049. 4,200

*Stumpf, Peter J and Joseph Clemens to Sarah E Callaway. 10th st, s s, being lots 572 and 573 and gore lots C C map Unionport. P M. July 3, 3 years, 5%. July 6, 1909. 3,000

Schussler, Augustin to Moorehead Realty & Construction Co. 172d st, n w cor Minford pl, 67x34. P M. Prior mort $18,000. July 2, due, &c, as per bond. July 6, 1909. 11:2967. 4,000

*Sallinger, Geo M to Wilhelmina Arnold and ano. 8th st, s s, 75 e from line bet lots 163 and 165, runs s 108 x e 25 x n 108 x w 25 to beginning, being part of lot 163 map Unionport. July 2, 3 years, 5½%. July 6, 1909. 3,80

*Sayers, H Schieffelin to Nicholas W Abbott. Point (South Elizabeth) st, s s, 400 w City Island av, runs s 293.3 x w 130 to high water mark, x n — to st, x e 180 to beginning, City Island. P M. June 28, 3 years, 6%. July 3, 1909. 13,300

*Sommer, Henry to Eva Hatzmann. 8th st, s s, 105 e Av C, 50x108, Unionport. P M. June 15, 3 years; 5½%. July 2, 1909. 3,000

*Sommer, Henry to Andreas Kleemann. 5th st, n s, 380 w Av C, 25x108, Unionport. July 1, 3 years, 6%. July 2, 1909. 2,000

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. June 5, demand, 6%. July 3, 1909. 11:-3121. 2,500

Same to same. Same property. Certificate as to above mortgage. June 5. July 3, 1909. 11:3121. ——

Siegman, Richard and J Clarence Davies to BOWERY SAVINGS BANK. Bergen av, n s, at s s, Westchester av, runs s w along Bergen av, 166.11 to c l Gerard st, x n w 181.3 to s s Westchester av, x e 228.11 to beginning. June 30, 5 years, 4½%. July 3, 1909. 9:2294. 35,000

Stewart, Robt S to HARLEM SAVINGS BANK. Forest av, n e cor 163d st (Strong av), 110x55, except part for 163d st. July 1, due April 1, 1910, 5%. July 2, 1909. 10:2659. 2,000

Sinnott, Wm to Wilhelm Nippold. Hull av, n s, 404.6 e 205th st, 25x100. July 1, 3 years, 5½%. July 2, 1909. 12:3346. 6,000

*Smith, John T to Bruckner Brothers, Inc. Matilda av, w s, 200 n 237th st, 125x100. Prior mort $3,400. June 18, due, &c, as per bond. July 3, 1909. 900

Stroh, Julia A to Mary A King. Union av, No 821, w s, 212.9 n 158th st, late Cedar st, 22.6x120.3x22.9x120.1, except part for av. P M. July 1, 5 years, 5%. July 2, 1909. 10:2666. 4,600

Schmid, Geo E to Henry J Finck. Valentine av, w s, 150.3 n 180th st, 50.2x103.11x50x104.5. Building loan. July 1, 3 years, 5½%. July 2, 1909. 11:3144 and 3149. 12,000

Sigler, Arthur H to Henry C Heiser. Valentine av, e s, 375.7 n 180th st, runs e 107.7 x n 50 x w 113.10 x s 50.8 to beginning. Prior mort $6,000. July 1, 1 year, 6%. July 2, 1909. 11:3134. 2,000

Stark, Geo and John J Bell with Geo B Phelps guardian Carter Phelps. Webster av, Nos 1465 to 1475. Subordination agreement. June 15. July 2, 1909. 11:2887. nom

*Schill, Edw and John J Welsh to Hattie A Landgrebe. West Farms rd, n s, abt 263 w Bronx Park av and being lot 139, 2d map Neill Est, 26x90.4x25x80.9. P M. June 30, 1 year, 5%. July 2, 1909. 2,500

Tienken, John M with Paul Cheronnet. Shakespeare av, e s, abt 101.9 n 169th st, and being lot 2, parcel 13, map subdivision Est Wm B Ogden at Highbridge. Filed May 24, 1907, 25x114. Extension of $1,820 mortgage until July 1, 1912, at 6%. July 1. July 2, 1909. 9:2506. nom

Thornton Brothers Co to TITLE INSURANCE CO OF N Y. Teller av, w s, 90 s 169th st, ten lots, each 20x100. Ten morts, each $4,000. July 2, 5 years, 5%. July 3, 1909. 9:2431 and 2436. 40,000

Same to same. Teller av, w s, 90 s 169th st, 200x100. Consent to ten mortgages for $4,000 each. July 2. July 3, 1909. 9:-2436 and 2431. ——

Same to same. Same property. Certificate as to ten mortgages for $4,000 each. July 3, 1909. 9:2436 and 2431. ——

Toussaint, Julius F and Louise to BRONX SAVINGS BANK. Summit st, n s, 321.3 w Williamsbridge road, 22.6x100. July 3, 3 years, 5%. July 7, 1909. 12:3308. 3,500

Thorn, Thomas H to Fredk Van Axte. Grand av, e s, 250 s w 192d st, 50x100. July 2, 3 years, 5%. July 7, 1909. 11:3204. 8,000

TRUST CO of AMERICA and ano trustees Margaretha C Stone (now Spedden) with Richd Cordes. 183d st, s s, 115.4 w Southern Boulevard, 16.8x125. Extension of $4,000 mort until June 30, 1912, at 5%. June 11. July 3, 1909. 11:3113. nom

Uhl, John to Sophie Kanenbley. 169th st, No 596, s s, 74 w Franklin av, 35.2x112.9x32.1x116.10. Prior mort $4,625. July 6, 1 year, 6%. July 8, 1909. 10:2612. 12,000

Ungerland, Aloysius to DRY DOCK SAVINGS INSTN. 136th st, No 443, n s, 420 w Brown pl, 25x100. P M. July 6, 1909, due, &c, as per bond. 9:2281. 15,000

Same to Johann H Schwiebert. Same property. P M. Prior mort $15,000. July 1, 5 years, 6%. July 6, 1909. 9:2281. 3,000

*Volz, Eliz to Frank Gass. 12th st, n s, 105 e Av B, 50x108, Unionport. July 2, 3 years, 6%. July 6, 1909. 2,50

Viau, Benj to Abernathe Ferguson. Longfellow st or av, s e cor 172d st, 100x25. Prior mort $——. June 23, 2 years, 6%. July 2, 1909. 11:3008. 1,000

Same to same. Boone st or av, w s, 100 s 172d st, two lots, each 25x100. Two morts, each $1,000. Two prior morts each $-- June 23, 2 years, 6%. July 2, 1909. 11:3008. 2,000

Van Gilder, Bertha to Martha D Wormsere. Nathalie av, w s, 25 s Nindham pl, and being lot 47 map 16 villa sites and 80 lots part Anthony estate, 25x86.2x25.2x83.2; Nathalie av, w s, 50 s Nindham pl, and being lot 48 same map, 25x83.2x25.2x80.2. P M. June 25, 4 years, 5½%. July 2, 1909. 12:3256. 6,100

*Von Duffe, Ignatz H L and Michl Mahlmeister with Frederick Aszmoneit. 1st st, n s, 180 w Av B, 25x216 to 2d st, Unionport. Subordination agreement. July 6. July 8, 1909. nom

*Von Duffe, Ignatz H L to Fredk Aszmoneit. 1st st, n s, 180 w Av B, 25x216 to 2d st, Unionport. July 1, 3 years, 5½%. July 8, 1909. 3,000

*Warwick Realty & Construction Co to Wm C Trull. Post av, w s, 100 n 205th st, 100x100, Adee Park. 4 morts, each $400. July 2, 1 year, 6%. July 3, 1909. 1,600

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*Same to same. Post av, e s, 100 n 205th st, 50x100. 2 morts, each $400. July 2, 1 year, 6%. July 3, 1909. 800

*Same to same. Hall av, w s, 100 n 205th st, 25x100. July 2, 1 year, 6%. July 3, 1909. 400

*Same to same. South Oak Drive, s w cor Holland av, 88.8x124.7 x75x75.3. 3 morts, each $600. July 2, 1 year, 6%. July 3, 1909. 1,800

*Same to same. South Oak Drive, s s, 25 w Wallace av, 75x100.7 x75x98.2. 3 morts, each $600. July 2, 1 year, 6%. July 3, 1909. 1,800

*Same to same. South Oak Drive, s s, 26.3 e Holland av, 76.6x 75.7x75x90.6. 3 morts, each $500. July 2, 1 year, 6%. July 3, 1909. 1,500

*Same to same. South Oak Drive, s s, 78.8 w Holland av, 30x124.7 x25x106. July 2, 1 year, 6%. July 3, 1909. 700

*Same to same. South Oak Drive, s w cor Wallace av, 25x98.5x25 x101. July 2, 1 year, 6%. July 3, 1909. 700

*Same to same. South Oak Drive, s e cor Holland av, 26.3x90.7 x25x98.7. July 2, 1 year, 6%. July 3, 1909. 700

*Weberg, Theo, Jr, to John Weeks. Garfield st, e s, 205 n Columbus av, 25x100. July 2, 3 years, 6%. July 3, 1909. 2,000

*Warwick Realty Co to Annie C Heil. Post av, w s, 741.6 n 203d st, 100x100; Post av, e s, 741.6 n 203d st, 50x100; Hall av, w s, 741.6 n 203d st, 25x100, and being lots 44 to 47 and 55, 56 and 65 map No 396 Adee Park. July 2, due, &c, as per bond. July 3, 1909. 400

*Same to same. Same property. Certificate as to above mort. July 2. July 3, 1909. —

*Wazeter, Leon F to Minnie G Frankel. 218th st, n e cor 5th st or av, 105x114, Wakefield; also strip on north 14x105. Prior mort $5,000. July 7, due Apr 7, 1910, 6%. July 8, 1909. 1,500

Weisdorfer, Michael to Irving Realty Co. Grace av, w s, abt 416.2 n 222d st, 50x95, and being lots 95 and 96 map No 1208 Bronx Terrace. P M. June 30, 3 years, 5%. July 8, 1909. 600

*Weisdorfer, Michl to Irving Realty Co. Grace av, w s, abt 416.2 n 222d st, and being lots 95 and 96 map No 1208 Bronx Terrace, 50 x95. P M. Prior mort $600. June 30, 3 years, 5%. July 8, 1909. 175

*Wanner, Julius and Peter F to The Trustees of the Exempt Fireman's Benevolent Fund Assoc of the 23d Ward. 237th st, n s, 76.9 w Furman av, 24.3x114.2x24x110.9. July 1, 3 years, 6%. July 2, 1909. 4,000

*Watkins, Dinah wife Chas to North New York Co-Operative Building & Loan Assn. La Salle av, s s, 284 e Fort Schuyler road, being lot 107 map property formerly Wm H Wallace. June 28, installs, 6%. July 2, 1909. 3,500

Williams, Saml and Isaac Haft and Saml Grodginsky to Solomon Lorsch. Washington av, e s, 199.10 n 169th st, 51.1x109.3x51.2 x107.9. July 1, 5 years, 5%. July 3, 1909. 11:2910. 40,000

Wall (Arthur M) Building & Construction Co and East River Mill & Lumber Co with North American Mortgage Co. Minford pl, w s, 200 s 172d st, 25x100. Subordination agreement. June 11. July 7, 1909. 11:2977. nom

Young, Mary D extrx Chas C Young with Michl J Becker. 153d st, No 293 East. Extension of $2,000 mort until Dec 28, 1914, at 5%. July 6, July 8, 1909. 9:2413. nom

Zimmermann, Valentine G to Valentine Knorr. 170th st, n s, 70 e Park av, runs n 86.4 x e 30 x n 17.8 x e 26.4 x s 104 to st x w 56.4 to beginning. Prior mort $——. July 7, 5 years, 5%. July 8, 1909. 11:2902. 11,000

Zoesch, Alex N to Eliz Weiss. Fulton av, No 1208, s e s, 101 s w 168th st, 16.8x100. P M. Prior mort $3,000. July 1, 3 years, 5%. July 7, 1909. 10:2611. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

July 1.

Allen st, No 196. John E Marsh agt Hyman Rosenthal; Marsh, Weaver & Wemple, att'ys; Samuel B Pollock, ref. (Amt due, $17,021.60.)

198th st, s s, 55 w Briggs av, 25x98. Charlotte S Siener agt Ernestine Van Munster; Douglas Mathewson, att'y; Sylvester L H Ward, ref. (Amt due, $1,063.51.)

July 2.

Cauldwell av, n e cor 156th st, runs e 201 to Trinity av, x n 90 x w 201 x s 90 to beg. Wm H Harris agt Chas F Kastenhuber et al; Fancher Nicoll, att'y; Myron Sulzberger, ref. (Amt due, $17,830.50.)

1st av, s w cor 98th st, 25x99.6. Pendant Realty Co agt Francis A Clark; Bowers & Sands, att'ys; Joseph Ullman, ref. (Amt due, $16,041.42.)

Lots 77 and 80, map of portion of Hunt Estate, Van Nest. John Haffen agt George Muller; Samuel P Goldman, att'y; Thomas N Cuthbert, ref. (Amt due, $3,898.41.)

July 3.

Giles pl, s s, — w Sedgwick av, 174.4x110.7x 86.5. James Sullivan agt Dexter M Swaney et al; Harold Swain, att'y; Joseph D Edelson, ref. (Amt due, $5,311.67.)

July 6.

Van Nest av, s s, 26.6 w Van Buren st, 26.6x 84.6x25x92.3. Mark P Ansorge agt John B Marion; Martin C Ansorge, att'y; Harry Yann, ref. (Amt due, $1,456.95.

Columbia st, No 75½. David Levy agt Mary Zisola; Reis & Reis, att'ys; Max S Levin, ref. (Amt due, $4,803.75.)

93d st, s s, 100 e West End av, 16x84.5. Central Trust agt Clarence V Kip; Joline, Larkin & Rathbone, att'ys; John C Gulick, ref. (Amt due, $17,212.73.)

July 7.

Division st, n e cor Clinton st, 64x67.10x irreg. Sender Jarmulowsky agt Isidor Leipzig et al; Morris Clark, att'y; Morris Cuckor, ref. (Amt due, $47,687.34.)

Madison st, No 163. Jonas Weil agt Sarah Glicksman; Malcolm Sundheimer, att'y; Fulton McMahon, ref. (Amt due, $16,975.94.)

July 8.

67th st, s s, 190 e 3d av 120x100.5. Gerson Hyman agt Joseph Wolkenberg et al; Sohmer & Sonnenthal, att'ys; Geo B Hayes, ref. (Amt due, $22,173.26.)

7th av, s w cor 136th st, 99.11x100. Aaron C Horn agt Manis Hyams et al; Edw D Newman, att'y; Henry S Dottenheim, ref. (Amt due, $4,124.)

LIS PENDENS.

July 3 and 6.

No Lis Pendens filed these days.

July 7.

124th st, n s, 100 w Amsterdam av, 50x100.11. Louis Derfner agt Magdalena Briner et al; action to foreclose mechanics lien; att'ys, Kahn & Hegt.

2d av, s e cor 39th st, 19x44.1x48.11x40. Eliphalet L Davis agt Margaret G Ronayne et al; action to establish lien; att'ys, Peacock & Steves.

3d av, No 858. Alois Staudt agt Susan Mount et al; action to declare lien; att'ys, Cohen Bros.

109th st, Nos 3 & 5 East. William Kerner agt Louis Goldstein et al; partition; att'y, P Hellinger.

July 8.

Edgecombe av, No 227. Mary I Meek agt Marshall Demelt et al; partition; att'y, J Hardy.

July 9.

Quimby av, n s, 130 w Olmstead av, 25x108. Adam Janson agt Emma Uhl et al; action to foreclose mechanics lien; att'y, D Arthur.

Franklin st, Nos 132 to 140.

Varick st, Nos 5 & 7. David S Walton et al agt Florence L Mabee et al; partition; att'ys, Ellison, MacIntyre & Davis.

Bedford st, No 51. Joseph Freguglia agt Linda Parodi et al; action to enforce contract; att'y, J Solon.

FORECLOSURE SUITS.

July 3.

Lots 11 to 40, on Block 35, map of Pelham Park, Bronx. Walter W Taylor agt Vivian L Macdonell; att'ys, DeLa Mare & Morrison.

Brown pl, n e cor 135th st, 33.4x100. Chas W McCutchen agt Tony Wolf et al; att'y, S St J McCutcheon.

Front st, No 36. Farmers' Loan & Trust Co agt Benjamin A Mason et al; att'ys, Turner, Rolston & Horan.

July 6.

Av D, n e cor 9th st, 105x108, Bronx. Elizabeth Amon agt Richard Sullivan et al; att'y, J Davis.

Fordham av, w s, 110 s Mott st, 54x100. Payne Estate agt Alfred M Rau et al; att'ys, Reeves, Todd & Swain.

Beach av, w s, 192.7 s 156th st, 25x96.6x26.2x 82.6. Austin B Fletcher et al, trustees, agt Samuel Singerman et al, att'y, S A Crummey.

Hoe st, w s, 247.3 s Home st, 25x100. Elizabeth H Hoar agt Sarah Permit et al; att'y, L S Tenney.

July 7.

Lexington av, No 1657. Samuel Bogen agt Joseph Nasanowitz et al, att'y, S Honig.

82d st, No 128 West. United States Trust Co of N Y agt Anna K Daniel et al; att'ys, Stewart & Shearer.

Av B, n w cor 11th st, 43.3x90.6. Charles Levy et al agt Annie Smith et al; att'y, A Cohen.

58th st, s s, 400 w 10th av, 25x100.5. Henry Dreyfoos agt Meyer Goldberg et al; att'ys, Quackenbush & Adams.

Av A, No 214. Mathilda Muller et al agt Samuel Rosenberg et al; att'y, A A Hovell.

103d st, No 231 East. State Bank agt Barbara Tischler et al; att'y, W T Kohn.

July 8.

107th st, No 82 East. Sigmund Mendelsohn agt Julius Braun et al; att'y, C S Sinsheimer.

Madison av, n e cor 66th st, 100x100.5. Barney Estate Co agt Parkview Co et al; att'ys, Masten & Nichols.

Bronx River rd, w s, lots 207 to 211, map of Hyatt Farm, near Woodlawn, Bronx. John Hoernel agt William Crowley et al; att'y, L W Osterweis.

43d st, n s, 175 w 10th av, 50x100.5. Mutual Life Ins Co of N Y agt Callman Rouse et al; att'y, J McKeen.

155th st, n s, 300 e Amsterdam av, 49.11x96.3 to St. Nicholas av. Bayard L Peck agt Annie R Spratley et al; att'ys, Burke & Fay.

Amsterdam av, Nos 1529 and 1535. Leo W Vogel agt John Rollman et al; att'y, E Jacobs.

July 9.

5th st, No 402 East. District Number One of the Independent Order Benai Berith agt Caroline Tripler et al; att'y, S M Roeder.

Av A, s s, Lot No 9, map of New Village of Jerome, Bronx, 25x100. Warren B Sammis agt Societa Cavalieri Guiseppe Tozzoli et al; att'y, W E Sammis.

111th st, No 515 East. Simon C Bernstein agt Rachel Hoffman et al; att'y, M Davidson.

16th st, Nos 441 & 443 West. Emelie Hoffman agt Herman Hoffman et al; att'ys, Stern, Singer & Barr.

Morris Park av, n s, 195 e White Plains road, 45x175. Louis Jacobi agt Harry Carroll et al; att'ys, Clocke & Clocke.

Hoe st, w s, 247.3 n Home st, 25x100. Elizabeth H Hoar agt Eastern Crown Realty Co et al; amended; att'y, L S Tenney.

Elsmere pl, n s, 350 w Marmion av, 25x100. Patrick G Tighe agt Nellie J Larkin et al; att'y, P L Ryan.

134th st, No 524 West. Janet Muller agt Chas E Jones Co et al; att'y, H C Botty.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

July.

3 Adelson, Harry M—H Markowitz.....598.21
3 Abrahams, Benjamin M—Berghoff Brewing Assn 20.95
6 Allen, Walter H—United Engineering & Contracting Co..... .....costs, 237.45
6 Adler, Albert et al—L Manasse et al..39.06
8 Amelio, Gilbert—M N Clement.....10.00
8*Alessi, Charles et al—A Messina.....75.79
8*Anderson, Ruth & Wilma et al—R J Brown et al 112.61
8 Ahearn, Frank T et al—W Elder et al..126.20
9 Adams, Albert J Jr—C C Bennford....299.72
9 Ampolsk, Abraham N Y Telephone Co.51.04
9 A'Hearn, Thomas—H H Weston et al.... .....costs, 459.20
9 Astrumsky, Hyman—M Cohen et al.....77.15
3 Berdy, Louis—State Board of Pharmacy. 29.67
3 Brackett, Morris et al—Hill Wright Electric Co..... .....12.67
3 Barone, Antonio—N Y Telephone Co...38.07
3 Blick, Samuel et al—A Epstein.....5,115.98
3 Britting, Valentine exr—A Mey or May.388.38
3 the same——E Mey of A May 388.38
3 the same——E Mey or May.....388.38
3 the same— B Lattner 237.38
3 the same——A Kaufmann 388.38
3 the same——K Lessmann 388.38
3 the same——M Gelitzke 388.38
3 Bronstein, Harris & Sonie Fourteenth Street Bank ....costs, 103.48
3 Barone, Joseph—M Vierno 1,273.95
3 Brinberg, Nathan* Simon & Jacob—H Elias 63.92
6 Bonsall, Seymour W—G Fisher et al.1,522.63
6 Benner, Ella—J S Conabeer.....240.20
6 Bernhaimer, Murray S—Prince George Hotel 39.91
6 Brown, Charles H—A W Roff.....260.41
6 Blake, Patrick J—A H Joline et al.....67.88
6 Bernhart, Wm T—F G Crawford.....305.88
6 Buersing, Adolph & Anna I J Olsen..62.15
7*Barron, Cyrus et al—N Lepow.....101.25

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7 Boyer, Wilbur S—D Lincoln Griffen....300 00
7 Berkman, Irving—A S Baldwin et al.2,309 30
7 Bennet, Albert L—H O Marcy.....67.25
8 Baierl, Charles -N Y Telephone Co...24 66
8 Baker, Mary H—the same 34.48
8 Breen, Geo H—H Schaper.....39.57
8 Betz, John W--City of N Y....costs, 123.63
8 Butterworth, Frank H—Rohde & Haskins Co.....62.14
8 Brill, Louis I Weissberg 112.15
8 Barry, Edward et al—American Bank Note Co.....75.97
8 Beagen, Owen H—G S Wittson.....62.81
8 Bachman, Albert C et al—City of N Y..46.65
8 Bonner, Joseph et al—D Moyer.....128.15
8 Brown, Wm J—S P Wand et al.....76.60
8 Burkhardt, Robert—Hart & Crouce Co.274.41
8 Bloom, Edw L—Knickerbocker Garage.174.33
9 Bessauer, Simon G—E P Gaillard....245.43
9 Brockmann, Julius T—J E Nichols et al. 93.24
9 Bitz, Wm C et al—J A Murray.....105.49
9 Blumberg, Samuel—Johnson & Johnson.106.54
9 Beerstein, Charles et al—J Stern et al.134.79
9 the same—the same 145.97
9 Brindley, Nicholas C—F Simmonds et al. 519.65
9 Busch, Frank—W A Wolff 124 77
9 Basch, B Alexander & Sadie R—Union Bank of Brooklyn 633.70
3 Clug, Mandel Bano & Dotter 73.74
3 Cottrell, John W—J Todd 519.67
3 Cohen, Isaac S Zlot 503.91
6 Cohalan, Michael J—Harper & Bros.....33.91
6 Curtis, Winthrop H—F W Howes.....125.91
7 Crosby, James—City of N Y....costs, 66.85
7 Costello, Mary A et al—Standard Plumbing Supply Co 273.03
7 Cohen, William et al—S L Reiss.....189.96
7 Carlson, Alexander E—M Rothbart.....35.11
7 Cooper, Edwin J et al—Pennsylvania R R Co.....65.07
8 Canato, Vincenzo—M N Clement.....50.00
8 Coller, Sam E Tunis et al.....52 40
8 Coulter, Arthur G—T A Bingham..... .....costs, 71.15
8 Carstens, William et al—City of N Y..... .....costs, 21.25
8 Clough, Anthony—P de Potter.....2,832.37
8 Cohen, Louis—D Meyer 91.65
8 Capfarelli, Dominick et al—T Branigan.430.41
8 Curry, Geo L—H L McLaurin, Jr....2,933.24
8 Collins, Sadie E—S Freedman.....274.41
8 Crown, Peter et al—J W Humblet.....85.46
8 Cranites, Charles —the same 85.64
9*Carter, Herbert J et al—N Y Telephone Co. 64.32
9 Crane, James R—City of N Y.....262.00
9 Cohen, Bernhard—Tenement House Dept. 60.17
9 Carlton, Earle E et al—S Streep 31.32
9 Conlon, Andrew—M Hammarth.....122.40
9 Campbell, James A—J Hutchinson....28.18
9 Cohen, Philip et al—J W Conlon....902.31
3 Downs, John H—David Williams Co....26.99
3 Dellon, George—A Palmer 89.71
3 Darrin, Sidney I—R Bachofe 379.26
3 Davids, Louisa A et al—E M Davids..648.47
6 Dobbs, James E—Edward Miller & Co.21.65
7 Donovan, John R—M A Irwin.....170.30
7 Dinneen, William—A H Joline et al..107.88
7 de Wolf, Catharine—S Ford et al.costs, 473.31
7 Dalberg, Melvin H—S Goss.....267.40
8 Dunne, John H—B Altman & Co.....26.60
8 Dalberg, Melvin J—Zacharias Garage Co. 85.74
8 Doerr, Mary A & Wm H F et al—W Fiss. 69.60
8 Dunn, Catherine et al—City of N Y..... .....costs, 46.65
8 Dietz, Babette A T Swan 281 70
8 Deming, Mary W Kessler 181.26
8 Down, Emma et al—I Kaufman et al.71.90
9 Della Valle, John et al—N Y Telephone Co. 53.32
9 Duckworth, Walter F—L Sparks.....111.91
9 Dillon, Wm H—A Hanna.....534.40
9 Davis, Benjamin—A Rothenberg et al..40.90
9 Droutman, Henry—Landis Machine Co.92.16
9 de Mendonca, Salvatore—J E Lynch..2,465.91
9 Dickinson, Geo M—W A Wolff.....26.01
9 Dias, Manuel E—M J Rotter.....1,912.09
9 Durant, Harold R H Spong 935.42
3 Ellenbeck, William et al—N Y & N J Telephone Co.....117.97
6 Elkan, David—Cramer Meyer Co.....30.62
8 Ellis, Frederick et al—American Bank Note Co.....75.97
8 Eirief, Mendel et al—J Wolfson.....89.40
9 Erlanger, Sanford—Siede Fur Co.....207.47
9 Erland, George Jr—W T Wheeler 125.32
3 Feder, Morris H—W Bailey 31.61
3 Freiberger, David—N Y Telephone Co.113.56
3 Franklin, Emil—the same 36.24
3 Freidberg, Morris—the same 46.57
3 Feeney, Thomas L et al—E Oppenheimer. 318.93
3 Feinberg, Josephine et al—the same.318.93
6 Frecker, Alfred N et al J Simmons Co. 128.41
6 Frank, Jesse—A L Pitken et al.....25.06
6 Farrell, John J—Galilee Fish Co.....35.38
7 Friedsell, Louis et al—J P Kahan....113.82
7 Frost, Charlotte B—Library Bureau....59.41
8 Fleiker, Otto admr—City of N Y..... .....costs, 87.85
8 Feil, Henry G—J Feil 246.67
9 Frank, Carl—Tenement House Dept..59.72
9 Frucks, Louis—the same 60.19
9 Fraser, Edw M et al—W Allison.....126.49
9 Frankenbush, Alfred—E C Carroll 34.61
9 Flannelly, James et al—H C Strobel et al 22.59
9 Flach, Frank et al—J L Piper.....1,511.23
9 Foote, Randall H—J T Wooster.....541.49
9 Fulton, John Jr et al—Nathaniel Wise Co.....746.35
3 Gundlach, Frank A A E Seliger....49.73
3 Gollinge, Gustav—Bigelow Varnish Co.52.69
3 Goldschmidt, Carl—S L Kahn.....30.11
6 Guttman, Jacob—Adams Bros Co.....134.04
6 Gartlan, Marian H—A G Oakley.....340.11
6 Goldklang, Meyer—A Lipsius 61.65
6 Groff, Joseph C—Orleans Hotel Co..... .....costs, 104 55
7 Gabler, Emil E et al—G S de Hierapolis et al 1,735.87
7*Greenberg, Morris et al—State Bank..265.95
7 Grossman, Wolff—I Schneider 86.27
7 Glickman, Louis—L J Schwartz.....46.75
7 Gray, Frank H—J Arkin 86.81
7 Ginty, Frank A—M Garlick.....221.19
8 Gleason, James P—T A Bingham.....71.15
8 Gamble, Evan A—Bankers Investing Co. 112.51
8 the same—the same 169.65
8 Glassberg, Benjamin S—J Bloomfield..163.41
9 Gulotta, Anthony J—N Y Telephone Co.68.00
9 Glaser, Abraham—City of N Y.....57.00
9 Glickman, Pincus—State Bank 163.45
9 Goldman, Harris et al—City of N Y...262.00
9 Goodfield, Chas H et al—J Stern et al.145.97
9 the same—the same 134.79
9 Glassberg, B Solomon—National Fur Co.52.65
9 Geissler, Marie F—Booksellers Protective & Collection Assn 32.41
3 Harder, Julius—E Brass et al.....104.11
3 Howe, Edw C—Macbeth Evans Glass Co. 66.08
3 Honig, Ernest—N Y Telephone Co....23.50
3 Hertz, Harry P—the same 27.87
3 Higginson, Sarah J E G Tuttle.....280 06
3 the same—Hahnemann Hospital of the City of N Y 530.87
6 Hart, I Wilson et al—the same ...3,673.60
6 Heber, Moris et al—J Speiber 646.91
6 Hawkins, Geo W Spiro & Long.....95.97
7 Heeley, Sumner—Hess-Bright Mfg Co..29.84
7 Hamburger, Lena et al—Pennsylvania R R Co..... .....costs, 65 07
8 Herbert, George—N Y Telephone Co...70.71
8 Hughes, Edw C—the same 22.92
8 Hargrove, Richard—Schwarzschild & Sulzberger Co..... .....27.42
8 Harlins, James—M F Phelan 128.61
8 Hoyashi, Tomiiro—R Keto et al....116.91
8 Harkins, Patrick* & James* et al M F Phelan 130 16
8 Huppert, Isaac C Ogle 4,524 49
9 Hochfelder, Julius—N Y Telephone Co..85.47
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Same—same. 1909 .....823.40
Kay, James M et al—R H Macy & Co. 1909. .....3,673.60
Kantrowitz, Alexander—F Batura. 1909..212.65
[1]Klein, Max City of N Y. 1908.....218.35
Krueger, Geo O et al—I Levinson. 1909.216.66
Kameras, Max et al—I Levinson. 1909...216.66
Kohrman, John—M E Kohrman. 1909....140.70
Klein, Fanny—H Crystal. 1909.....53.41
Kral, Frank & Alois et al—F S Myers. 1909. .....178.58
[3]Lee, Lucy E et al—Albert Booth Cohn Co. 1909 .....1,338.05
Lehecka, Adolph et al—F S Myers. 1909.178.58
[1]Lese, Louis—J Whalen. 1909.....121.47
Ladd, Wm W recvr—T E Gallo. 1908.....75.00
Lewis Realty & Construction Co et al—W Ehrlich. 1909 .....108.85
Same—same. 1908 .....723.40
Mandell, Louis—J Sreinberg. 1907.....104.66
Same—same. 1907 .....84.81
Mehler, Charles—N Y Veal & Mutton Co. 1909 .....875.44
McDermott, Edward—P J Coffey. 1909..1,636.48
Morris, Mary J et al—M N Clement. 1909... .....1,825.47
Moses, Sigmund et al—W Ehrlich. 1909...108.85
Moses, Sigmund et al—W Ehrlich. 1909..823.40
Meyer, Julius, Sadie & Henry—I M Rottenberg. 1908 .....170.66
Metropolitan Life Ins Co—N Herzog. 1909.607.13
Mateerm, David J—R H Macy & Co. 1909. .....3,673.60
Nichols, Joseph W et al—R H Macy & Co. 3,673.60
Nocera, Giovanni or John & Rose—R Hill. 1909 .....113.67
Neugold, Morris—City of N Y. 1909.....62.00
Pott, James & James Jr et al—R H Macy & Co. 1909 .....3,673.60
Reeves, Hilde Bernard—Russell & Erwin Mfg Co. 1909 .....524.31
Robinson, Douglas et al—J Dye. 1909.....124.22
Same—J Brinkworth. 1909 .....72.72
Same—L Deconsola. 1909 .....27.41
Same—same. 1908 .....274.41
Same—Mason-Seaman Transportation Co. 1909 .....140.22
Same—J Snyder. 1909 .....119.41
Same—E Barnard 1909 .....334.17
Same—P Hussey. 1909 .....50.00
Russell, Robert H et al R H Macy & Co. 1909 .....3,673.60
Scott, Edw J, Chas & Arthur H Scribner et al—R H Macy & Co. 1909 .....3,673.60
Stark, Isidore et al—W R Ostrander & Co. 1908 .....51.12
Seaman, John R—National Cash Register Co. 1908 .....124.56
Sire, Meyer L—Pease & Elliman, Inc. 1907. .....136.51
Swan, William J C Hillery. 1901 .....78.67
Sweet, Elbert W—Improved Property Holding Co of N Y. 1909 .....128.81
Schlanz, Charles—H F Drewes. 1909.....47.63
Schenck, Clarence & Kittie A—Beaver National Bank. 1908 .....1,533.89
Steinfeld, Max—I Tannenbaum Son & Co. 1909 .....244.62
Steinman, Theresa—N Y Telephone Co. 1908. .....24.86
Same—W Venino. 1908 .....84.41
Silberberg & Saul, Inc, et al—M N Glickman. 1909 .....1,153.79
Smith, Edward et al—Butler Bros. 1909...100.18
Streeter, Daniel D—P Keegan. 1908 .....5,145.38
Same—same. 1908 .....87.37
Same—same. 1909 .....101.33
Taylor, Joseph F et al R H Macy & Co. 1909 .....3,673.60
Tobias, Morris et al—M Epstein. 1909...153.61
Taylor, James—W D Brown. 1909.....94.14
Vingut, Harry K—First National Bank of Harrodsburg, Ky. 1908 .....143.58
Van Emden, Harry—H Gracier. 1906.....416.92
Valentine, Lucy H et al—R H Macy & Co. 1909 .....3,673.60
Van Wagnen, Bleecker et al—R H Macy & Co. 1909 .....3,673.60
Wessels, Adolph et al—R H Macy & Co. 1909. .....3,673.60
Walcott, Clarence E et al—same. 1909.2,673.60
Wazeter, Leon F—A Isowaty. 1909.....714.32
Wicker Cassius M—J Thedford. 1909.....205.01
Same—Lord & Taylor. 1909 .....151.92
Whitridge, Frederick W recvr—L White. 1908 .....383.81
Same - R Ludeke. 1909 .....390.81
Same—G Von Buhren. 1909 .....89.65
Wagner, Howard E—Q F Cushing. 1908..138.82
Wolowitz, Moses B S Fleck. 1908 .....163.68
Zenowitz, Michael—J Stenawee. 1909.....89.15

CORPORATIONS.

Alexander, Hospital—Lord & Taylor. 1909.345.67
Parcionera Consolidated Mining Co—R T Hill. 1907 .....8,529.16
Same—J G Hill. 1907 .....2,201.09
Siegel Cooper Co—E F Tooker. 1909....101.40
Cresco Realty Co et al—I Levinson et al. 1909 .....216.66
Fidelity & Casualty Co—M N Clement. 1909. .....1,822.47
Metropolitan Fireproof Storage Warehouse Co—A W McGill. 1909 .....427.76
American Surety Co of N Y et al—M N Clement. 1909 .....1,825.47
National Surety Co—M N Clement. 1909.1,822.47
[1]People of the State of N Y—Simpson Crawford Co. 1909 .....32.67
[1]Same—L Fried. 1909 .....32.67
[3]City of N Y—H Corn. 1908 .....161.40
Clyde Steamship Co—F B Morse. 1909...717.07
Unique Equipment Co—E Tompkins. 1909.68.67
Same—same. 1909 .....68.41
Same—same 1909 .....68.41
[1]John Zimmermann Co—City of N Y. 1909.174.15
American Publishers Assn et al—R H Macy & Co. 1909 .....3,673.60
D Appleton & Co et al—same. 1909...3,673.60
American News Co et al—same. 1909..2,673.60
Century Co et al—same. 1909.....3,673.60
G W Dillingham Co et al—same. 1909.3,673.60
Doubleday Page & Co et al—same. 1909. .....3,673.60
E P Dutton & Co et al—same. 1900..3,673.60
Funk & Wagnalls Co et al—same. 1909. .....3,673.60
Harper & Bros et al—same. 1909....3,673.60
McClure, Phillips & Co et al—same. 1909. .....3,673.60
Macmillan Co et al—same. 1909.....3,673.60
New Amsterdam Book Co et al—same. 1909. .....3,673.60
G P Putnam's Sons et al—same. 1909.3,673.60
Brentano's et al—same. 1909.....3,673.60
Frederick A Stykes Co et al—same. 1909. .....3,673.60
Baker & Taylor Co et al—same. 1909.3,673.60
Fleming H Revell Co et al—same. 1909. .....3,673.60
[3]United States Fidelity & Guaranty Co and American Bonding Co of Baltimore—T J Kieley. 1906 .....5,554.28
[1]City of N Y—T Happel. 1907.....500.00

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS.

July 3.

23—Broadway, s e cor 180th st, 102x107. Harry Rothstein agt Bernard Realty Co and Davis & Bix 385.00
24—67th st, No 22 East. Adolph Grant & Co agt Robert F Cutting & L Kantor Co...239.38
25—Lexington av, No 30. Aaronsohn & Goldman agt Ess Eff Realty Co and S I & S Frank, Joseph Reichman & Joseph Tossoff. 125.00
26—146th st, No 307 West. Morris Perlman agt Abraham Nelson & Samuel Kelsey.52.75
27—St Marks pl, No 91. Samuel Rosenberg agt Morris P Joachin & Curt Thomas and Jacob Kapolowitz 107.50
28—Montgomery st, No 23. Same agt Louis Weinstein & Jacob Kapolowitz 60.00
29—Rivington st, No 153. Same agt Adolf S Lindermann & Philip Wexler 54.00
30—2d av, Nos 317 & 319. James J Moran et al agt Berkowitz & Landsmann.....90.23

July 6.

31—72d st, Nos 438 & 440 East. M Delitsky agt Louise Fink & Alios Fink 200.00
32—Satisfied.
33—Broadway, w s, whole front between Old Post Road and Spuyten Duyvil Parkway, 286.11x133. Chas J Hanly agt Pabst Brewing Co, James Thom and Hughes & Kelly. 20.00
34—240th st, n s, 135.7 front, e line of property in City of Yonkers. Collins & Leonard agt Andrew T & James T Doyle (Renewal) 1,779.56
35—105th st, No 143 West. William Kreitz agt Julia Swartz & A Swartz.....53.00
36—Morris av, Nos 2760 & 2762. Richard Morrison agt Emil Elliott & Thomas F Lahey 80.00
37—Same property. Michael Sullivan agt same 20.00
38—178th st, s s, 80 w Dal[illegible] Hahn et al agt D W Spring R[illegible]

July 7.

39—James st, No 9. Sam Cooper agt Nicholas T Brown & I Mu[illegible] & Son 195.00
40—Park av, s w cor 60th st, 100.5x20. J P Duffy Co agt Chas E Rushmore & E Neiberg .....112.[illegible]
41—39th st, Nos 107 to 113 West. Chas H Darmstadt agt Elliott Theatre Co....2,088.62
42—Satisfied.
43—Jerome av, Tremont av, Grand av and 176th st, whole block. E I Dupont de Nemours Powder Co agt Klein & Jackson & John L Webster .....[illegible]
44—Belmont av, n w cor 189th st, 15x87.6. Joseph Shanskye agt Louis Noschese & Donetto Picuri 1,059.00
45—Bowery, Nos 113 & 113½. Drum Elevator Co agt Cohen, Goldstein & Co and Rosenberg & Aronson 407.00
46—24th st, Nos 46 to 54 West. Roebling Construction Co agt Trustees of Masonic Hall & Asylum Fund and Wells Bros Co.....4,666.12

July 8.

47—Av A, Nos 261 to 367. E Jennings agt Crosstown Street Railroad Co of N Y City & Krulish Marble Co.....365.36
48—Magenta st, between White Plains rd and Golden av, —x—. E I du Pont de Nemours Powder Co agt Winifred Masterson Burke Relief Foundation, Donato Pizzutiello, Mata Schmidt, Carl Schmidt, Bartolomeo Giordano Slavatore Gentile & Frank Tofano.....226.62
49—Essex st, No 147. Harlem Supply Co Inc agt Estate Benjamin R Winthrop, Edgerton Winthrop & Neilson Winthrop and Charles Pache 854.70
50—East Houston st, No 119.....[illegible] Chrystie st, No 232.....
Orazio La Pagnina agt Frieda Hirt & Max Hart 1,218.71
51—Rivington st, No 46. Benjamin Dankuer agt Martha Solomon & Siegel Bros & Co. 9.00
52—13th st, No 352 East. Benjamin Dankuer agt Leonard Clemens and Glassman Bros & Co. 20.00
53—25th st, No 218 East. Same agt Eugene Rochette & M Parzeni and Union Square Contracting Co.....18.00
54—Wadsworth av, w s, whole front between 184th and 185th sts, 179x75. Davis Kraus agt Getskay Realty Co.....94.05
55—14th st, No 250 West. John Potterfield agt Victoria Manzendo and Stephen Ilmacki.212.00

July 9.

56—Park av, s w cor 60th st, —x—. Wm A Thomas Co agt Chas E Rushmore & Elias Nieberg 250.00
57—31st st, s w cor 9th av, 21.4x70. Jacob N Prudovsky agt Sweeney Estate, A N Jacob lessee and Louis Rost 98.00
58—28th st, Nos 146 & 148 West. Alexander R Brown agt John Doe, Richard Roe, Smith & Quinn and Monk & Vermilyea 266.00
59—11th av, n e cor 21st st, 105.10x100.1 Same agt same 390.00
60—34th st, No 314 East. Birnbaum & Sinner agt Brown & Ginsberg 365.00
61—200th st, n s, 35 w Briggs av, 75x100. Robert H Mathews Co agt Nicholas Hodes, Bedford Boulevard Construction Co, Anthony Guira & James A Pittelli 400.18
62—7th av, No 169. Thomas H Styles agt Agnes Stevens, James Peacock, Louise N Best and Thomas G McClatchey (Renewal). 2,438.61
63—34th st, No 113 East. Harry Rakofsky agt David Keane & B M Beck 165.00
64—98th st, No 287 East. Morris Hochberg agt David L Gold & Israel Frieman ...136.25
65—Pike Slip, Nos 81 & 83. Same agt Jeremia McSweeney & Hyman Blumenthal....65.00
66—Grand st, n e c[illegible] Main st, 50x75. Adam Jenson agt Dora Jacobstat 446.85
67—Quimby st, n s, 130 w Olmsted av, 25x108. Same agt Emma Uhl & Fred Uhl..445.00
68—55th st, No 41 West. Phoenix Color Wks agt Annie K Dale & Henry J Peper....85.65
69—Austin pl, w s, 120.9 s 147th st, 561.6x71x irreg .....
Austin pl, e s, 132.2 n 144th st, 502.3x 120.9x irreg .....
Antonio Scerbo agt Ajax Construction Co & Chas A Hyde (Renewal) 8,636.70

BUILDING LOAN CONTRACTS.

July 3.

Morris av, e s, 100 s Field pl, 50x130. Theodore Wentz loans Abraham Warren to erect two 2-sty dwellings; 6 payments.....14,000
Park av, e s, whole front between 188th and 189th sts, 105x136.11x irreg. American Mortgage Co loans George Keller Construction Co to erect three 5-sty tenements; 12 payment[illegible]

July 6.

Grace av, w s, 178.3 n Westchester av, 25x100. Henry Dennenfelser loans Adam Mink & Hugo C Cook to erect a — sty building; 2 payment[illegible]
Spofford av, n s, 250 w Brown av, 25x48. Bronx Jacob Marx loans Sophia A Gorsch to erect a 3-sty dwelling [illegible]

July 7

Woodlawn rd, s w s, 30 s e Perry av, 20x100. Title Guarantee & Trust Co loans Morton M Green to erect a 3-sty dwelling; 3 payments 5,000
Boris av, w s, 75 [illegible] Samuel J Moore loans Baxter Howell Building Co to erect a 2½-sty dwelling; 3 payment[illegible]

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Doris av, s w s, 25 s e Lyon av, 25x101.10 Poughkeepsie Trust Co loans same to erect a 2½-sty dwelling; 3 payments.....4,000
Kelly st, e s, 171.3 n 165th st, 59x100. Henry M Powell loans Jane Kitchen to erect three 3-sty tenements; 8 payments.....28,500

July 8.

Hoffman st, w s, 200 n 187th st, 50x96.11. Manhattan Mortgage Co loans Bianchetti Construction Co to erect two 4-sty dwellings; 8 payments 22,000
Heath av, w s, 290.6 s Kingsbridge rd, —x—. Hogenauer & Wesslau Co loans Morris Johnson to erect a 2-sty dwelling; 3 payments. 4,600

July 9.

162d st, n s, 100 e Broadway, 105x99.11. City Mortgage Co loans Barkin Construction Co to erect a 6-sty apartment; 13 payments. 110,000
Park av, n w cor 173d st, 75x102.11. Same loans 173d Street Park Co to erect two 5-sty flats; 9 payments 40,000
Trinity av, e s, 420 s 165th st, 49.5x100. Same loans Rodehau Realty Co to erect a 5-sty flat; 11 payments 33,000
Bryant av, n e cor 172d st, 100x100. Same loans Elviel Realty Co to erect five 3-sty dwellings; 8 payments 36,500
Webster av, e s, 100 s 178th st, 75x158.11. Edgar L Appleby, trustee, loans Echo Amusement Co to erect a — sty theatre and store; 3 payments 40,000

SATISFIED MECHANICS' LIENS.

July 3.

[1]7th av, No 431. Hyman Javerbaum agt Walter J Scott exr et al. (June 24, 1909)..860.00
Morris av, Nos 2760 & 2762. Broadway & Barry agt Emil Elliott et al. (June 23, 1909) 140.00
188th st, s s, 30 w Bathgate av. Titano Construction Co agt Mountano Construction Co et al. (June 3, 1909) 91.55

July 6.

4th av, No 396, Story & Flickeringer agt Putnam Holding Co et al. (June 18, 1906) 791.00
Central Park West, No 293. H Herrmann Lumber Co agt P D Dumont et al. (July 8, 1908) 143.02
156th st, No 855 East. Abraham Posner agt William Fisher et al. (May 14, 1909)..58.00
Castle Hill av, w s, 175 s Green Lane. Carl L Rieger agt Chas M Schmidt et al. (June 17, 1909) 1,358.85
Castle Hill av, No 1715. Max Schneckenburger agt Carl Schmidt et al. (June 16, 1909) 306.00
[2]92d st, No 430 East. Mark Siegel agt William Kastenbaum et al. (June 1, 1909).571.90
[2]Stebbins av, Nos 1382 to 1386. Church E Gates & Co agt Chas H Sproessig, Jr, et al. (May 27, 1909) 206.93

July 7.

Matilda av, e s, 200 s 239th st. Carmelo Founico agt Fox Mueller Realty Co et al. (June 28, 1909) 32.50
[2]Stebbins av, Nos 1382 to 1386. William Mayer agt Chas H Sproessig et al. (May 25, 1909) 29.25
[3]Same property. Clyde F Howes agt same. (May 25, 1909) 320.00
[2]Same property. John J Sheehan agt same. (May 24, 1909) 510.00
[3]Same property. Joseph Malone agt same. (June 8, 1909) 58.00
[2]Same property. Edward Malone agt same. (June 8, 1909) 47.20
West End av, No 547. Chas E Eickhoff agt Arthur J Mack et al. (Dec 18, 1908)..221.85
178th st, n s, 60 e Bryant av. Louis Macousey agt Bonagur Building Co et al. (May 26, 1909) 440.00
Same property. Peter J Silva et al agt same. (March 30, 1909) 57.50
Same property. Louis Macousey agt same. (March 30, 1909) 247.53

July 8.

[1]Irvine av, w s, 100 n Seneca av. Tony Bruno agt Anna M Pacher et al. (July 1, 1909) 360.00
[1]Burke av, n s, 100 e White Plains rd. Christian H Schuler agt John J O'Hara et al. (July 6, 1909) 355.00
82d st, No 518 East. Harris Crystal agt Fanny Klein et al. (May 5, 1909).....47.00
Castle Hill av, No 1715. Charles Sellner agt Chas M Schmidt et al. (June 15, 1909) 285.00
[2]Bleecker st, No 181. David Schumer et al agt Elise Zannetti et al. (Feb 9, 1909)..60.00

July 9.

[1]163d st, n s, 90 e Ogden av, 100x100. Crescenzo Villani agt Thomas J Waters Co et al. (July 7, 1909) 11.82
[1]Bowery, Nos 113 & 113½. Drum Elevator Co agt Cohan, Goldstein & Co et al. (July 7, 1909) 407.00
Garrison av, s w cor Whittier st. C J Osborn Corp agt Meehan Construction Co et al. (Jun 1, 1909) 129.00
130th st, St Nicholas Terrace, 129th st and Convent av, block, &c. Laflin & Rand Powder Co agt Central Building Improvement & Investment Co et al. (Sept 22, 1906)..707.07
[3]183d st, No 35 West. J H McLain Co agt Samuel Igstaedter et al. (May 18, 1909).217.50
170th st, n s, 100 w Amsterdam av. Nathan Strom agt Helene Realty & Construction Co et al. (July 2, 1909) 2,130.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

July 1.

Rutherford Rubber Co; John R Glendinning; $2,538.82; Shepard & Houghton.
Chancot, Augusti; Robert J Tyson et al; $5,313.45; Shattuck & Glenn.

July 2.

Bennett, Laura B; Felix Isman; $60,000; Hays, Hershfield & Wolf.

July 3, 6, 7 & 8.

No Attachments filed these days.

CHATTEL MORTGAGES.

July 2, 3, 6, 7, and 8.

AFFECTING REAL ESTATE.

Fisher, M. 49-51 Lewis..Eureka C Co. Gas Fixtures. (R) 250
Kakaris, G & T Marchellos. 573 Amsterdam av..——. Range and Boiler. 98
Rozzano, V. 2295 1st av..New England M & T Co. Mantels. 145
Kilfail, J F. 169th st and Brook av..Union G F Co. Gas Fixtures, &c. 130

The Alphabetical Index Was Unavoidably Omitted This Week.

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THE NEW BUILDING CODE which passed the Board of Aldermen during the past week is in certain respects an improvement on any code of building regulations as yet enacted in New York; but at the same time it arouses the opposition of the great majority of people interested in New York real estate and building. This opposition is justified; and can be justified, quite apart from the injustice which it works upon certain types and methods of concrete construction. The fundamental complaint is that it will increase the cost of building in this city without, at the same time, doing anything effective to diminish the fire risks. In view of the validity of this complaint, the improvements which have been made in certain sections of the code avail nothing. The fact remains that building will be more expensive, while the city will be to a very small extent better protected from a disastrous conflagration. New Yorkers will have to pay more, but they will get nothing really worth having for their money. All the actual and fundamental problems in respect to the height of buildings and the danger of fire-contagion have been avoided, and the net result will be a code which will demand another drastic revision within a few years. We doubt, however, whether New York will ever get a satisfactory building code out of a board that is so subject to underground influences as the Board of Aldermen; and it is certain that no satisfactory code will be passed by any local legislative body until expert opinion understands better what the real object of building regulations should be. The real object of a building code should be to make good construction as cheap as possible, whereas the object of code makers in the past has been to penalize a builder just as much as they can in case he has to make his building fireproof. The consequence is that practical builders and the makers of building codes are always at cross purposes and that no loyal co-operation can be obtained in the interest of good construction. The further consequence is, as we all know, graft, graft, graft! It is all as usual; but the usual unfortunality is based upon a fundamental division of interest and point of view between the experts and the practical builders, and therein the grafters find their profit.

THE OPENING OF THE M'ADOO TUNNELS, terminating at Greenwich and Cortlandt streets, will unquestionably have a most important effect upon the real estate situation in Manhattan and the whole metropolitan district. Hitherto the business men who lived in New Jersey and came to business every day in New York have been obliged to sacrifice a certain amount of time in return for the pleasures and advantages of suburban residences, and the consequence has been that many families continued to live in Manhattan who would under ordinary conditions have preferred a house in a convenient suburb. The new tunnels will diminish by a good many minutes the advantage which New York building sites have enjoyed over those of New Jersey; and the consequence will undoubtedly be a certain shifting of population. Not only will a larger proportion of the annual increase of inhabitants seek homes on the other side of the Hudson, but for many years there will be a certain migration of families now living in Manhattan and the Bronx to Hudson and Essex counties. This migration will have a certain effect upon residence property in Manhattan. It will not affect tenement house sections, or the more expensive land on which private dwellings and high-grade apartment houses can be built, but it will diminish the demand for the medium-priced flat. Just how far the migration will go cannot be predicted in advance; but the certainty that it will take place should make builders cautious about erecting very many new tenements of that class. On the other hand, the new tunnels will, of course, benefit business property in the financial district and in the newer mercantile district. It will mean that a larger proportion of New Yorkers will waste less time and energy than they do at present in daily traveling, and that they will live under pleasanter and more wholesome surroundings. Their business efficiency should, consequently, be increased. Of course, Manhattan will lose a good deal of business because the money these people spend upon living will not go into the pockets of New York tradesmen; but even this loss will be mitigated by the very condition which brings it about. The mere fact of improved communication under the Hudson will encourage the residents of New Jersey to spend more money in the larger shops and places of amusement uptown. In this way the opening of the downtown tunnels will indirectly contribute to the prosperity of the retail and theatre districts. The only business neighborhood in Manhattan which may suffer from the trolley tunnels is the older mercantile section. Business men working in that vicinity will not derive any advantage from the improved means of communication; and this fact may swell the migration of wholesale firms to new locations farther uptown.

VICE-PRESIDENT REA, of the Pennsylvania Railroad Company, believes that the corporation he represents has a grievance against the city, because nothing has been done to provide the new Pennsylvania Terminal with subway connections. Although the Pennsylvania company has been at work seven years and has spent more than $100,000,000 in establishing its terminals in Manhattan, not a definite step has been taken to give its 300,000 daily patrons any opportunity of spreading over the city. Neither was Chairman Willcox, of the Public Service Commission, able to make a wholly convincing reply to this criticism. It is true, of course, that a Seventh avenue subway route was laid out, and was submitted to public competition, and it is true that the city officials cannot be blamed for the fact that the Interborough Company refused to bid. But the attitude of the Public Service Commission since this fiasco has been wholly inimical to a Seventh avenue subway. It has persisted in laying out a Broadway-Lexington avenue route, which merely duplicated the existing subway south of Forty-second street, and which increased very much the difficulty of obtaining a bidder for a Seventh avenue subway. The Interborough Company is willing to construct an extension south from Forty-second street under Seventh avenue, but only on condition that it can also construct a subway north from Forty-second street under Lexington avenue. If consequently the Public Service Commission insisted on its Broadway-Lexington avenue route, the Seventh avenue subway was apparently indefinitely postponed. The Interborough Company would not build it without a Lexington avenue extension as well, and no other bidder would be likely to appear until the time came for a new West Side route running the whole length of the island. It did look, consequently, as if the Public Service Commission had made its plans, as Mr. Rea charged, without any consideration of the needs of the patrons of the new Pennsylvania Terminal.

WITHIN the last few days, however, the situation in respect to a Seventh avenue subway has altered for the better. It is now stated in the daily journals that the contracting syndicate that wants to bid on the Broadway-Lexington avenue-South Brooklyn route is prepared also to bid upon a Seventh avenue subway. The route they proposed would run from Canal street and Broadway, where it would connect with the Manhattan Bridge and the financial district, up Hudson street and Seventh avenue to Thirty-fourth street, where it would turn east and connect with the Lexington avenue. There can be no doubt that this proposal, in case it actually becomes substantial, very much increases the strength of the position of the Bradley-Gaffney syndicate. The system which they propose to build would then be tolerably complete, and would meet all the more pressing needs for subway construction in Manhattan. Moreover, their route would have certain peculiar advantages over any route which has as yet become a matter of serious discussion. It would, for instance, give the dense population of the upper East Side a much better connection with the Pennsylvania Terminal and the retail section than it could get under any other plan, and it would have the additional advantage of

connecting Brooklyn with the middle West Side of Manhattan by the line over the Manhattan Bridge. On the other hand, it would have certain serious disadvantages, compared to the alternative proposals of the Interborough Company. It would tend to make a Seventh avenue subway merely an episode in a system that was really intended for the benefit of other parts of the city. Instead of providing for two longitudinal subways, one on the east and one on the west side, it would substitute a complicated system, under two managements, containing two subways north of Thirty-fourth street and south of Canal street, and three subways between Canal and Thirty-fourth street, and these subways would follow indirect and devious routes. Moreover, under this new proposal the whole upper west side would have no direct means of connections with the Pennsylvania district. Unquestionably the Interborough Company's plan remains the one which offers the maximum of advantage with the minimum of cost, and which would contribute best to the development of a comprehensive and well-balanced subway system. At the same time, as we have said, the repeated willingness of the Bradley-Gaffney syndicate to construct this additional line does strengthen its position, and the wonder still increases as to the real names and resources of this bidder. The Seventh avenue subway would cost an additional $25,000,000. Who are these men, who can promise so confidently to spend $125,000,000 upon new subways? Where is the money to come from? It seems to the Record and Guide that these questions should be answered?

GOOD TIMES have come again in most of the operative building trades. The measure is not yet full for some of the allied industries, but business is flowing in fast and will get around to everybody presently. All the mechanical trades are now busy, and the chief executive of the Consolidated Board of Delegates assures the Record and Guide that some few cannot get sufficient help. Early in the Spring the same authority predicted that, with a large number of operations being put under contract simultaneously, there would be a congestion of work in the summer, under a natural course of events. The tendency of affairs now is toward a verification of this opinion, and in that crisis some jobs may have to stand awhile if working forces here are not reinforced from outside. Reports from other cities is that their mechanics will be well engaged also. Out of a total of fifty important cities, representing all sections of the country, statistics of plans filed during the month of June exhibit an average gain of 19 per cent. in the estimated cost of the projects. Only thirteen out of the fifty showed a loss, as compared with the corresponding month last year. Here in New York the record of the current year so far is more than 100 per cent. ahead of last year's for the corresponding period. As this is midsummer, new plans are coming out less rapidly, but actual construction activities are expanding every week. Wages are immovable under the arbitration plan, but the prices of material, which have been very moderate, are now in the ascending scale—structural steel for example. It is just three years since the first signs of the great depression in business were noticed by the real estate and building interests. Building money was getting tight, and they had to slack up in their activities. They thought that the money market would improve after awhile, but it kept getting worse for them. This was more than a year before the crash in Wall Street, and it illustrates what a truthful business weather vane the building trades are. The next time the bottom drops out of the material market as it did three years ago this summer, get out your umbrellas, for it is going to rain.

RELATIVE COST OF FIREPROOF CONSTRUCTION.—Assurances from two architects of note within a few weeks that, unfettered by red tape, they could erect substantial fireproof buildings for within five per cent. of the cost of ordinary construction, have arrested general attention. Mr. Flagg frankly told the Code Commission that in his opinion as a long-practiced architect some of the laws required too much. That is, too large an expenditure. ("Too much" is New York's great failing.) Investors and operators were surprised to hear that the difference between adequate fireproof and ordinary construction is really so narrow. Certain important elements in fireproof construction have had a rapid development, and certain materials entering into this kind of construction have been reduced in cost. Mr. Flagg did not specify any particular system of fireproofing, but other architects and engineers have since stated that it is possible under several different systems or combinations of systems to build structures in which the fire hazard is practically negligible at a cost within ten per cent. of that of the slow-burning type. A parallel statement from the Bronx building bureau, that the statistics of the plans filed in that borough show little difference between the cost of frame and of brick dwellings, indicates that this proximity of relative costs extends to all classes of buildings. Mr. Flagg's contention seems to be that building costs under the New York code are unnatural, and he instances the "wind-bracing" fetich as an example.

UNATTRACTIVE PROPOSITIONS.

To the Editor of the Record and Guide:

I have read with great interest the letter of Mr. De Selding which appeared in your last issue. During the past thirteen years of activity as architect and builder, and incidentally landlord, I have threshed out scores of propositions made to me by brokers of good standing who wanted business buildings erected for responsible tenants. In each and every case the rents offered by these tenants were too low to make the proposition attractive to a builder; the rent offered being invariably a net rental of 5 per cent on the appraised value of the ground and 6 per cent on the cost of the building.

The tenants generally have very fixed ideas as to the cost of construction of business buildings, ideas chiefly gathered from experience as grocers, skirt manufacturers and printers. They know more about the cost of buildings than the men regularly engaged in the business, and it is surprising that they do not go in the building business, seeing how cheaply they could build, or think they could. Furthermore, they generally consider themselves so responsible that they should not be asked for any security on a long-term lease. There is no need of going into detailed figures—the facts are too plain. A builder has to pay 4½ per cent. for a three-year mortgage which, with brokerage, really amounts to 5¼ or 5½ per cent per annum; his building loan money costs 6 per cent.

By what subtle process of mathematics a man can pay out 6 per cent on money which earns 6 per cent, and still have a balance of profit left, is beyond ordinary imagination.

The builders and loaners of building money are not responsible for these conditions of which Mr. De Selding writes, but the fault is entirely with the so-called high-class responsible tenants who think that their money is greener than the ordinary man's.

I have no doubt that many such propositions are knocking at brokers' doors, and I feel equally sure that they will continue to knock for a long time to come.

F. C. ZOBEL.

114 East 28th st.

TREMONT, AQUEDUCT, OGDEN AND SEDGWICK AVENUES, WEST SIDE.

To the Editor of the Record and Guide:

When you published your "Opportunity Number" I sent you my opinion of the district that spreads in a fan shape on the Bronx side of the beautiful Washington Bridge. The recent start of apartment building operations on Tremont, Aqueduct and Ogden avs (and adjacent streets) bears out my judgment of the splendid opportunities which were and are still afforded to bright and intelligent builders and operators.

The Ogden sale dispersed the lots in a panic year; and while some of the fancy parcels sold at fair prices, the average was very low for property so accessible to the 181st st subway. The West Side for values is always the growing and staying side of this city. Nature has done more, proportionately, for this West Side than for the Lower West Side, as the property lies on high ground, with excellent drainage, &c., and with wide streets.

A general building movement may also be looked for on Sedgwick and Undercliff avs, the former for business purposes and the latter for apartments. Tremont av, west of Jerome av to the Harlem River, will be a leading thoroughfare; in fact, the avenue is nearly completed to the river. Ogden, Tremont and Sedgwick avs have the best trolley facilities, too. The class of people seen in the surface roads is unusually good, as the lines lead to the New York University, the Catholic Home (whose trustees shrewdly selected land of coming great value) and other large institutions.

I again offer the prophecy that the district above alluded to has an immediate possibility second to none—IF FIRST-CLASS HOUSES ARE BUILT. J. M. L.

BUSINESS BUILDINGS ON MADISON AVENUE.

To the Editor of the Record and Guide:

The building at the northwest corner of 38th st and Madison av will not be an office building, but is planned to accommodate tenants who desire all-light loft space at considerably lower rates than can be obtained on the same street west of Fifth av for inside space.

Plans for an apartment house on this site were completed, but have been abandoned for the reason that it was impossible to get sufficient ceiling height for a 10-sty building, Madison av at this point being only 75 ft. wide, and as an apartment house can only be erected to a height of once and a half the width of the avenue, the ceilings would hardly be 10 ft. in the clear. Three corners on Madison av near this property are about to be changed from residences to business buildings, and I feel quite certain that a business building on this site will be a far better investment than an apartment house. Yours truly,

FREDERICK JOHNSON.

CONSTRUCTION

AMENDED BUILDING CODE IN THE BALANCE

Acting Mayor McGowan Will Hear Objections Next Wednesday—Some of the Changes Made in the Second Report—Criticisms From the Minority Committee—Other Representative Opinions of the Ordinance

IF Acting Mayor McGowan so wills it, there will be a new Building Code in town in a few days. The responsibility was put upon the Acting Mayor by the Board of Aldermen on Tuesday, when the majority report of the Building Committee was passed by a majority of ONE. In Committee the decision had turned on ONE vote also. The deciding vote was 40 in favor and 38 against.

At the last the question turned mainly on party lines. The Democratic organization in Manhattan Borough, representing the majority of the Board, carried the day. The Brooklyn Democratic organization voted with the Republicans for the minority code. These were the general lines of division, but Alderman Doull was a notable exception. President Cromwell and President Gresser voted with the minority, and President Ahearn and President Coler with the majority.

The opposing forces were led by Alderman Kenneally and Alderman Doull. Irrespective of their politics and personal preferences regarding the code, both men exhibited during the long campaign qualities with which any statesman might wish to be equipped in a similar fight. All the way through it was a hard fight. Mr. Kenneally was patient under great provocation, and Mr. Doull unfaltering in his courage and loyalty to what he considered his duty.

It was the regular weekly session of the Board of Aldermen. Two reports came from the Building Committee, the majority report being presented by Alderman Kenneally, and the minority report by Alderman Doull. The clerk read the communication accompanying the minority's revision, and the first vote was on the adoption of the minority report, and finally upon the adoption of the report of the majority. Many of the aldermen thought it necessary to explain their vote, and some spoke on both roll calls. The detailed vote on the majority report follows:

FOR.		AGAINST.	
Dist.		Dist.	
1	(Man.) Drescher, D.	9	(Man.) Doull, D.
2	" Stapleton, D.	10	" Schneider, R.
3	" Sullivan, D.	11	" Beyer, R.
4	" Smith, D.	15	" Case, R.
5	" Flynn, D.	20	" Reardon, D.
6	" Moskowitz, D.	21	" Stormant, R.
7	" Dowling, D.	26	" Johnson, R.
8	" Levine, D.	27	" Goldschmidt, R.
12	" Kenneally, D.	28	" B. W. B. Brown, R.
13	" McCann, D.	31	" Davis, R.
14	" Loos, D.	35	(Bronx) Mulligan, D.
16	" Baldwin, D.	42	(Bklyn) Downing, R.
17	" Schloss, R.	43	" Colgan, D.
18	" Nugent, D.	45	" Gaynor, R.
19	" Hines, D.	46	" Weston, R.
22	" O'Reilly, D.	47	" Diemer, R.
23	" McDonald, D.	48	" Heffernan, D.
24	" Mulcahey, D.	49	" Kenney, D.
25	" Delaney, D.	50	" Linde, R.
29	" Walsh, D.	52	" Coleman, R.
30	" Kavanagh, D.	53	" Gunther, R.
32	" Nagle, D.	54	" Finnigan, D.
33	" Marx, D.	55	" McAleer, D.
34	(Bronx) J. W. Brown, D.	56	" Barton, D.
36	" Corbett, D.	57	" Potter, R.
37	" Hickey, D.	58	" Esterbrook, R.
38	" Murphy, D.	59	" Morrison, R.
39	" Handy, D.	60	" Muhlbar, R.
40	" Hochdorffer, D.	61	" Bent, D.
41	" Crowley, D.	62	" Velton, D.
44	(Bklyn) Mulvaney, F.	64	" Grimm, R.
51	" Redmond, F.	65	" Martyn, R
63	" Sandiford, F.	66	(Queens) Quinn, F.
69	(Queens) Hogan, F.	67	" Emener, D.
71	(R'mond) Collins, D.	68	" Flanagan, D.
72	" Rendt, D.	70	" Carter, R.
73	" Cole, D.	President	Cromwell.
President	Ahearn.	President	Gresser.
President	Coler.		
President	Haffen.		

A PUBLIC HEARING.

Mayor McClellan is absent from the city, and the next regular meeting of the Board of Aldermen will not be held until September 15, but a special meeting will be held next week to fix the tax rate. Under these circumstances the Acting Mayor, Hon. Patrick F. McGowan, will have more time in which to consider the code than is usual. Before passing on it he will hold a public hearing —next Wednesday morning. He was inclined at first to think that there had been hearings enough, but he has been showered with protests against the code and with appeals from architects, builders and contractors for an opportunity to be heard. Apart from this hearing, it is understood that he will also have a conference with the Corporation Counsel and with a number of representative architects and engineers.

It is probable that the new code will be vigorously wielded as a political campaign document. Both the Citizens' Union and the Committee of One Hundred have issued statements. The former attacked the provision vesting extraordinary powers in the superintendent of buildings. The Committee of One Hundred says it shows the need of a non-political administration.

Allan Robinson, President of the Allied Real Estate Interests, has sent an open letter to architects, engineers, contractors and real estate operators, urging them to write to Acting Mayor McGowan to ask him to veto the code. Numerous trade organizations are holding meetings. Representatives of the reinforced concrete construction companies, cinder concrete fireproofing companies and the metal reinforcement manufacturing companies, met on Wednesday in the rooms of the Building Trades Employers' Association. They contend that the new code will not only destroy the business of over thirty companies engaged in the city in this class of fireproof construction, but will throw out of employment over 15,000 skilled union laborers.

A special meeting of the New York Chapter of the American Institute of Architects was held on Thursday, and a general meeting of the Building Trades Employers' Association on Friday, to protest against the code.

THE AMENDED CODE.

A great number of recommendations were made to the Building Committee to amend provisions in the first Majority Report. At eight public hearings representatives of many interests, trades and societies affected by and concerned in the revision presented pleas and protests, and between times many written briefs were forwarded to the committee. Some of these suggestions were incorporated in the minority code, which failed, and a number in the Majority Report, which is now the only one under consideration.

THE BOARD OF REGISTRATION.

The first change of importance noticed in comparing the Amended Code with the original is in Section 6, where it is provided that the Board of Registration shall consist of but THREE members instead of five, as specified in the first revision. The power of appointment and removal given to the Superintendent of Buildings by the first revision is eliminated in the second. The members of the Board of Registration will now consist of one architect, one engineer and one mason builder. The Master Carpenters asked for the representation of every trade on this board, if the city fathers were determined to have such a board, but, in accord with the Building Trades Employers' Association as a whole, they could not see the necessity or propriety for licensing the various building trades.

Hereafter, by this ordinance every master builder, every architect, every engineer engaged in the construction of buildings, and every erector of steel and iron work, must register. In other words, he must get licensed, if he can prove his competency. There are a number of law questions involved in this new revision, and this is one of them. The Building Trades Employers' Association, through its legal counsel, contends that the Board of Aldermen has no power to license trades.

The Building Trades Employers stated also that the definition of the word "APPROVED," as used in the Code, with reference to materials, should be amended by adding after the words "Superintendent of Buildings," the words "AND THE BOARD OF EXAMINERS." The recommendation has not been followed.

POWERS AND DUTIES OF THE SUPERINTENDENT.

Section 8, relating to the powers and duties of the Superintendent of Buildings, is unchanged except in one particular. Subdivision 9 originally contained these words: "WHEN IT IS CLAIMED THAT AN EQUALLY GOOD AND MORE DESIRABLE FORM OF CONSTRUCTION CAN BE EMPLOYED IN ANY SPECIFIC CASE, or where there are practical difficulties in the way of carrying out the strict letter of this Code," etc. The words printed in capital letters have been stricken out of the amended report. The change is very important.

The clause which has been eliminated gave entire power to the Superintendent of Buildings to say what materials and what form of construction may be used in any particular building. It empowered the Building Superintendent with authority entirely different with what he had before and one which was entirely contrary to the provisions of the Charter which specifically provide what the Superintendent of Buildings shall do, for Section 410 of the Charter specifically provides that the Superintendent shall see that the Building Code is strictly

complied with, unless there are practical difficulties in the way, in which case he may permit a variation. Section 411 of the Charter provides that the Superintendent must in all other cases see that the Building Code is strictly complied with, and if any dispute should arise in respect to (1) the matter of construction or materials to be used, or (2) if it should be claimed that the rules and regulations, or provisions of law, do not apply, or (3) an equally good or more desirable form of construction is being employed, THEN THE OWNER MAY APPEAL TO THE BOARD OF EXAMINERS. In other words, subdivision 9 of Section 8 originally gave to the Superintendent all the power that the Charter gave him in Section 410 and, in addition, gave him all the power that is given by the Charter in Section 411 to the Board of Examiners.

Mr. Butler, of the firm of Eidlitz & Hulse, counsel for the Building Trades Employers' Association, pointed out this particular antagonism between the Charter and the Code, and evidently the commissioners have been advised that they were in error in this respect.

Mr. Lawrence Veiller, a high authority on building laws, discovered other particulars in which the code makers had misinterpreted the Charter. (See Record and Guide June 19.) Mr. Veiller called attention to the fact that the Legislature, in this Charter, gave the Superintendent power to vary or modify certain rules and regulations of the PRESIDENT OF THE BOROUGH. This is a very different thing from modifying the Building Code. Also the power to modify the provisions of "THIS CHAPTER," namely the chapter of the Charter dealing with the Building Department, which is a very different thing from the Building Code; and also the power (and the exact language should be marked and noted with great care) to modify or vary any EXISTING law or ordinance, but this only under certain well defined, limited conditions. The Charter went into effect January 1, 1902.

CERTIFICATE OF OCCUPANCY.

Section 14, relating to certificates of occupancy, is unchanged in the amended Code. It was contended by the Building Trade Employers' Association that the entire section should be stricken out, for the alleged reason that it opened too great a field for arbitrary power and unfair advantage without corresponding benefit. It was said that it is rare that any difficulty has been experienced from the premature occupancy of any building.

If the Building Committee would not strike out the whole section, then the builders asked that the word "may" in the second subdivision be changed to "shall," so as to direct the Superintendent of Buildings to issue a permit for the occupancy of a portion of any building, provided that portion has been completed according to law, and its use would not endanger life, limb or property. As has been said, the Committee has made no change. In similar cases the courts have held that the word "may" has the effect of the word "must," but the cases had to be taken to court.

HEIGHT OF REINFORCED CONCRETE CONSTRUCTION.

In Section 17 the height of reinforced concrete buildings, limited to 75 ft. in the first revision, is changed to 85 in the second. The concrete interests strongly urged the committee to put no limitation on the height of reinforced concrete. Professor Burr, of Columbia University, in a public statement, says that under proper design there is no need for a limit of any kind on this class of buildings, and that already buildings of reinforced concrete have been reared in this city to a height of 150 ft.

FIRE LIMITS.

For the Borough of Manhattan there is no change from the first revision in the fire limits. Marble Hill is the only part of the borough left outside of the limits.

In the Bronx the line starts at 161st st and Harlem River and runs easterly. Practically the existing lines remain.

LIMITS OF AREA.

In Section 20, subdivision 8, where it was stated in the original Code that buildings which occupy corner lots fronting on three or more streets may occupy the entire lot area, the amended report inserts in parenthesis the words "except theaters, opera houses, tenement houses and buildings of Class C."

For the last three subdivisions of Section 20 (Nos. 9, 10 and 11) five new subdivisions have been substituted, the effect of which is to make more clear what was intended by the original sections.

OPENINGS IN FIRE WALLS.

The Employers' Association asked that the fourth subdivision of Section 21 be amended so as to leave no question but that there may be more openings in fire walls than would total eighty square feet, but the Code makers instead of complying, have consolidated the last four paragraphs into two and make them clear without reducing the restrictions.

ENCLOSURES FOR STAIRWAYS.

Section 28 is amended by omitting the requirement for an enclosure for stairways on the entrance floor.

OUT GOES THE PATENTED STANDPIPES.

In Section 32 the provision for a standpipe having a nozzle which can be operated and the stream therefrom directed from the street level has been eliminated.

VICTORY FOR THE FIRE DEPARTMENT.

The Code Commissioners also backed water in the matter of authority over auxiliary fire equipment. The provision for an Auxiliary Fire Equipment Bureau, under the authority of the Superintendent of Buildings, is stricken out, and in subdivision 11 the words "Fire Department" is substituted for the "Superintendent of Buildings."

The Building Trades Employers' Association asked that Section 36 be amended so as to permit the use of cinder concrete for covering cellar floors, but the Committee has made no change.

CEMENT AND CEMENT MORTAR.

Section 62, relating to cement and cement mortar has been entirely rewritten. Tests are prescribed for both Portland and natural cement, sand and cement mortar.

WALLS.

Congressman Calder, of Brooklyn, and in fact, the builders of the city, asked that Section 108 be changed so as to permit of brick walls of one story, when eight inches thick, to be carried up to a height of twenty feet, for 1-sty and basement extensions, to dwellings. No change has been made in this respect.

Brooklyn builders especially desired that the present regulations for the building of dwelling houses for private families, and for two-family houses, continue in effect. For years, it has been sufficient for all practical purposes for the side walls and partitions of these buildings to be eight inches in thickness, but now the side walls must be twelve inches. This provision will greatly increase the cost of one and two-family houses, and will affect Brooklyn more than any other borough.

The Building Trades Employers' Association asked that Section 115 be so amended as to permit the use of wood floors, sleepers, interior doors, sash trim, base chair rail and picture mouldings in store and loft buildings as are permitted in office buildings over one hundred feet high, but no change is made.

CINDER CONCRETE.

It is generally recognized among architects and builders that the new Building Code, as it goes to the Mayor for his approval, is a "compromise code." That is, the code recommended by a majority of the Building Code Revision Commission was altered, after a series of public hearings, in accordance with some of the demands of the concrete interests.

These alterations, in the opinion of the advocates of the Majority Code, should remove all the objections that were based on supposed discriminations against concrete. Even the experts who were most emphatic in their assertions of the value of cinder concrete as a fireproofing material, said that the cinders should be anthracite cinders, clean and free from refuse. In amending the Code, the Building Committee of the Board of Aldermen extended the field in which cinder concrete might be used, but stipulated that the cinders must be of the right sort.

The amended Code specifies that only "clean anthracite steam boiler cinders" must be used in cinder concrete construction. At the same time, the provision limiting the height of buildings in which cinder concrete may be used has been stricken out. In effect, the amended Code says to builders: "You may use cinder concrete, but it must be good cinder concrete."

INCREASED COST OF BUILDING.

Both Mr. Rudolph P. Miller and Mr. Charles H. Israels state that it is rather difficult to give a definite opinion at this time in relation to the added cost of construction made necessary by the requirements of the Code, particularly in view of the fact that while they are familiar with the Original Majority Report they do not pretend to be thoroughly familiar with the Amended Majority Report.

Mr. Miller states that in his opinion THE PERCENTAGE OF INCREASE IN THE COST OF FIREPROOF BUILDINGS UNDER THE NEW CODE WILL BE ABOUT 3 PER CENT, over that required by the existing Code, and that about 2 per cent of this increase can be properly attributed to the increase in fireproofing.

Mr. Israels made the following statement to the Record and Guide: "In my opinion the cost of fireproof buildings under the Majority Report as passed by the Board of Aldermen will be increased about 10 to 12 per cent over the existing conditions. In my opinion there would be AN INCREASE IN THE COST OF FIREPROOFING OF ABOUT 20 PER CENT upon the assumption that the prices for hard tile are likely to be raised, and considering also the mandatory requirement as to the spacing of the beams. On the other hand, certain reductions will be permitted on account of the decrease in thickness of the exterior walls, which in my opinion should bring the total increase down to 10 PER CENT.

—A lumber dealer said: "I have been in the business for forty years and have watched the markets very closely, but I have yet to see the tariff on lumber have any effect on the price of it. Supply and demand does that."

SUMMARY OF THE MINORITY CODE.

POINTS WHERE THE TWO CODES DIFFER, AND CRITICISM OF CERTAIN PROVISIONS.

THE minority members of the Building Committee, namely, Aldermen R. S. Doull, John D. Gunther, G. A. Colgan, Jacob J. Velten, a Robert F. Downey, in presenting an ordinance also entitled "The Building Code," said in some introductory remarks thereto:

The object of preparing a revision of the building laws of the City of New York is to change the laws to meet the requirements of our time. The city is building up so rapidly that further and better restrictions must be made to protect its buildings against destruction by fire. The building code as presented to this Board by a majority of the Committee on Buildings does not place any additional safeguards around building operations in this city. The sole purpose, apparently, which justifies, if, indeed, it can be called a justification for its preparation, seems to be for the purpose of legislating some methods of construction out of the City of New York and by so doing compel the usage of certain materials which would tend to create a monopoly in the hands of a few people.

Although the city has grown tremendously since the adoption of the present building code and a vast number of houses have been erected in districts beyond the present fire limits, no increase of those fire limits is recommended in the majority report in any borough of this city.

PATENTED STANDPIPES AND PAINTS ELIMINATED.

The minority of the committee won a decided victory when the majority committee consented to eliminate the objectionable clause requiring a patented device to be placed on all existing standpipes in the city, but even with this provision stricken out the section is objectionable because it gives to the Superintendents of Buildings the power to locate the standpipes, which authority is vested by section 762 of the charter in the Fire Department, and, therefore, would be of no force if adopted.

We congratulate the majority in eliminating the section requiring a certain pigment to be used in painting structural iron work, thus proving the correctness of the position of the minority of the Building Code Revision Commission, in opposing this provision on the ground that it would create a monopoly in favor of a certain manufacturer of paints.

We object to section 29 of the report of the majority which provides that enclosures for elevators in fireproof buildings, when of brick, shall have walls eight inches thick, when of reinforced concrete six inches thick, and when of terra cotta four inches thick. The thickness of these various materials in the report of the majority places the fire-resisting qualities of a 4-inch terra cotta partition as equal to that of an 8-inch brick wall, which is wrong, improper and dangerous.

THE PROHIBITION AGAINST CINDER CONCRETE.

We strenuously object to sections 116, 117 and 118 of the majority report. In the report submitted by the majority of the Building Code Revision Commission the use of cinder concrete for fireproofing was absolutely prohibited. An amendment to these sections was offered at the last meeting of the Committee, with the apparent object of permitting the use of cinder concrete for fireproofing. The substitute offered and which passed the Committee and is a part of the majority code, while it permits of the use of cinder concrete for fireproofing, places such restrictions around it as to make its use absolutely prohibitive. It provides that in buildings over 100 feet in height, cinder concrete may be used only for segmental arches, and a minimum weight of one and a half pounds of metal reinforcement per square foot is required in the arches, whereas the present law and custom requires one pound per square foot. The added weight of metal is simply an additional expense to the public without serving any useful purpose. Another unjust discrimination imposed by the proposed code is the exclusion of cinder concrete from use as fireproof protection to columns and girders, which the experts at the public hearing testified was the best kind of protection.

In buildings 100 feet or less, cinder concrete is permitted to be used in both flat arches and segmental arches, provided it is reinforced with steel rods or bars.

FLAT SLAB CONCRETE CONSTRUCTION.

Under paragraph 3 the thickness of flat slabs of cinder concrete is required to be not less than one inch for each foot of span between the beams, not including any portion of the slab, projecting below the underside of the reinforcing steel. The average spans between steel beams in buildings is between 5½ to 7 feet. In a 6-foot span the required thickness of a flat slab would therefore be 7½ inches, whereas the present requirement is only 4 inches, consequently approximately double the amount of concrete would be required as compared with the present code. The effect of this would be to add approximately 33 1-3 per cent. to the cost of flat slab concrete construction. In addition to this the extra weight would require heavier steel construction, thus adding to the cost of steelwork of future buildings, as well. The effect of this unnecessary and unreasonable depth of cinder concrete floor as required by the proposed amendment is to absolutely exclude cinder concrete from use in future buildings when placed in competition with hollow tile and other fireproofing allowed in buildings of 100 feet or less in height. These sections were undoubtedly drawn for the purpose of deceiving the public, by showing some desire on the part of the majority to change the fireproofing sections of their report on account of the criticism in the newspapers. These sections as drawn, contemplates a form of construction that it is impossible to follow, and their adoption would create a monopoly in this city in favor of the hollow block or terra cotta form of fireproofing. The fireproofing section of the majority code was condemned by representatives of the board of delegates of labor men of the County of New York, who claimed that the adoption of this section would throw a large number of laboring men out of employment. The delegate of the Carpenters' Union, who appeared before the Committee, claimed that his craft was largely interested in making centres and headers for the use of concrete fireproofing, and if the sections as proposed were adopted it would throw a large number of carpenters out of employment. These statements were not and have not since been denied.

FLOOR AREAS.

We strongly oppose section 21 of the majority report, permitting large unbroken floor areas in non-fireproof buildings. Buildings of such large unbroken floor areas are known as fire breeders, and to be extremely dangerous to life and property from the spread of fire, and we believe it to be essentially to the interest of the city to place reasonable restrictions upon unbroken floor areas between fire walls as is done in the minority's code.

Section 138 of the majority report gives the Bureau of Buildings the sole power to make rules and regulations governing the installation and maintenance of elevators, escalators, amusement and similar devices, both public and private. This wide and unusual authority was never contemplated by sections 410 and 411 of the charter. Your committee feels that some restrictions governing the installation of elevators, etc., should be made. We think it unwise and unfair to the public to permit the rules and regulations governing these devices, dealing as they do with life and limb, to be made by one individual. The minority code, in sections 161 to 179 inclusive, has specific provisions governing these important devices, and no amendment was offered at the public hearings to any of these sections. In many other sections of the majority report the widest possible discretionary powers are conferred upon the Superintendents of Buildings, power never contemplated by the framers of our charter.

We object to paragraph 51 of section 137, which reads that "standpipes, gas pipes, electric wires, hose foot-lights and all apparatus for the extinguishing of fire and guarding against same in theatres after being installed shall be in charge and under the control of the Fire Department."

It will be noted that the Fire Department only has control after the fire extinguishing apparatus has been installed. This is a violation of section 762 of the charter, which gives full power to the Fire Department to supervise its installation and can have no effect in the event of its adoption.

A BACKWARD STEP.

A careful reading of the code as presented by the majority, will disclose no excuse for its preparation. It is no improvement over the present code. It does not protect as well as the present code, and if it is adopted it will be a serious backward step in the progress of our city and a menace to its welfare. When we consider the vast values that are concentrated in this city, the dire calamity which would follow a large conflagration, we must realize that the greatest possible care should be taken in drafting new laws to prevent the possibility of such a disaster. This the majority has signally failed to do.

The code presented by the minority is the result of the consensus of opinion and suggestion of building experts who appeared before the committee at the public hearing and is based upon the best and safest practices known in modern building construction. Its provisions have been approved by the New York Board of Fire Underwriters, the Chief of the Fire Department, and by the principal builders, labor organizations and architects in this city. We do not claim it to be an ideal code, but it is conceded to be a far better code than the present one. It protects each and every building industry in this city, free from any suspicion of favoring any kind of material or any type of construction. It provides an "open door" to all building materials which have passed the required tests and are safe and proper to be used.

BIG BUILDINGS IN CONCRETE.—The two 6-sty factory buildings which the Turner Construction Co., of 11 Broadway, Manhattan, will next erect for the Bush Terminal Company in South Brooklyn will be two of the longest buildings ever constructed in New York. The size of each is 750x75 ft., six stories; and they will be built of reinforced concrete. There are three buildings of reinforced concrete of this type which the Turner company has already constructed for the Bush Terminal Company that are 600 ft. long. The decision to make the new buildings 750 ft. is worthy of note as an interesting commentary on the success of the previous buildings, which are used for rental purposes purely.

OPINIONS OF THE AMENDED CODE.

DOES NOT PROTECT COMMUNITY.

Lawrence Veiller, former Deputy Tenement House Commissioner, said:

"It makes little difference whether the concrete interests or the hollow tile interests have been protected in the new building code, so long as the provision remains which gives the Superintendent of Buildings the power to vary, modify and set aside any provision of the code, or all of them, at his pleasure in particular instances without any safeguards whatever to protect the community.

"What a farce it is to go through the empty formality of seeming to enact a voluminous and detailed building code dealing in the most minute way with the conditions under which buildings may be erected, when all the while THERE IS REALLY NO CODE WHATEVER in effect, the whole matter resting in the pleasure of one city official."

HARDSHIPS AND LIMITATIONS FOR CINDER CONCRETE.

Mr. A. L. A. Himmelwright, manager of the Roebling Construction Company, on being asked for his opinion of the amended code, said:

"The amended building code, if it were to become a law, would be a disgrace to the city and a menace to the entire community.

"The proposed code as originally submitted by the majority commission and as printed in the City Record on May 20, was full of serious objections, and many of its provisions clearly tended toward the creation of monopolies by special interests. As finally passed by the Board of Aldermen, it was claimed that the amendments corrected some of the most flagrant objections to the code. A careful analysis and comparison, however, discloses the fact that the code as amended has been changed in innumerable places and generally for the worse, so that it is now INFINITELY WORSE THAN BEFORE AMENDED.

"In so far as the section on fireproofing is concerned, this was almost wholly rewritten, and instead of prohibiting cinder concrete by exclusion, as was the case with the original report, the amended code now places such hardships, restrictions and limitations upon cinder concrete so as to make it equally as prohibitive under the amended code as when it was prohibited by exclusion.

"Without going into all the details of my calculations, I am confident that I am conservative when I state that the net practical results of the proposed code, so far as fireproof construction is concerned, would be to exclude all fair competition and extort from $3,500,000 to $5,000,000 annually from the taxpayers and property owners of Greater New York, for which they would receive no value and which would go as profits into the coffers of the National Fireproofing Company."

AS IT SEEMS TO THE HOLLOW TILE INTERESTS.

Commenting on the code in its new form, an officer of a large fireproofing company said to a representative of the Record and Guide:

"I do not believe that the very engineers who appeared before the Aldermanic committee, on behalf of concrete, would appear to-day and say that the provision now incorporated in the code was unfair. They admitted, when questioned, that cinders ought to be anthracite cinders, that they ought to be clean and free from refuse. If a new code failed to make such a requirement, it would be distinctly dangerous to the city.

"At the start the concrete interests get some consideration from the public because they said they had been discriminated against and that an attempt was being made to put them at a disadvantage. But now they have received remarkably liberal consideration, and their present protests make it apparent that they 'want everything.'

"When the second city of the world admits cinder concrete to buildings of height, while many cities of Europe condemn that type of construction altogether, the cinder concrete interests should not complain merely because it is insisted that their cinders be of good quality.

"The effect of this code would be to compel GOOD construction, whether of hollow tile or concrete. If the recommendations of some of the objectors were adopted, the code would invite bad construction."

Notes of Interest.

The Board of Estimate has voted to appropriate $875,000 for the work of changing the Chambers st station of the Brooklyn loop line of the subway from a four-track to a six-track way. It is estimated that an additional appropriation of $1,000,000 will be required for the acquisition of other property.

Contracts for new subways will be offered to bidders in the early fall. Chairman Willcox, of the Public Service Commission, said this as he was preparing to sail for a five weeks' trip abroad. "There will be no cessation of work on account of my vacation," said Mr. Willcox. "The commission will have a busy summer getting ready the forms of contracts for subway construction, for the Broadway-Lexington, the Broadway-Lafayette and the Canal st lines, so that they may be advertised in the early autumn. In order that the detailed plans may be whipped into shape as soon as possible, the commission has made many additions to its engineering staff. The plans for the 4th av route, Brooklyn, are, of course, completed, and the contracts have already been let for city construction, but have not been signed owing to an injunction brought by a taxpayer."

PROF. BURR SAYS DEFECTS REMAIN.

Prof. William H. Burr, of Columbia University, consulting engineer of the Board of Water Supply and formerly a member of the board of consulting engineers of the Panama Canal, who is believed to be the engineer to whom many of the technical provisions in the Minority Report was submitted for criticism, said this week that "it is difficult to escape the feeling that there is foundation for the charge, already so strongly pressed, that the proposed code has been drawn so as to deter, if not prohibit, concrete construction, both plain and reinforced. There is little or nothing in the building field that could be more detrimental to the city's interest."

Professor Burr said that certain provisions of the code were the more objectionable because the original defects had been somewhat modified, giving the impression that the original objections had been entirely done away with. The amended code raises the limit for concrete buildings from 75 to 85 ft. He declared that reinforced concrete buildings had already been reared to the height of 150 ft. in this city, and that under proper design there was no reason for a limit of any kind.

Referring to the requirement of the code that the cinders should be washed and screened with a screen with a quarter-inch mesh, Professor Burr said:

"Such a prohibitory specification as that stated gives color to the charge which has been made so often in connection with this majority report that the intention is to rule out, as far as possible, concrete construction."

As to the question of steel reinforcement Professor Burr said:

"Again, the requirements of steel reinforcement for the cinder and stone concrete floor arches and the steel anchorages to the supporting steel beams are severely right, with no corresponding requirements for the hollow tile and terra cotta arches. The effect is to give to the concrete construction a handicap of cost from which the hollow tile and terra cotta floors are exempt. There are a number of other features having the same coloring of favor for the hollow tile and terra cotta construction which ought not to be found in such a code. The provisions in question, as they stand, are not well considered and not necessary for the best type of construction."

WHY STONE MASONS AND SETTERS ARE HARD TO GET.

Inquiry was made this week into the cause of the scarcity of stone masons and setters about which contractors have complained of late, and it was said that it was due to the rush work that is going ahead upon the Pennsylvania and New York Central terminal improvements and also into the widening of Fifth av, where setters are mostly employed. Cutters are being hired to set stone during the emergency, which, according to stone men, shows no indication of immediately passing.

J. S. Henry, Secretary of the General Arbitration Board of the N. Y. Master Builders' Association, made this statement to the Record and Guide:

"The stone masons and stone setters are busy now, about 80 per cent. being actively employed as against only 40 per cent. a month or two ago. When the stone masons and stone cutters get busy the indications are considered good for all the building trades. It shows that within a short while the steel riveters and the bricklayers will be busy. The tilers are busy now finishing up old work. The fact that the masons and stone setters are engaged shows that the new business is underway, and I look for busy building times this fall. There is a great deal of big work going on now. This will take care of the men who usually do not get the first work and the other construction work will keep this branch of the trade busy until late in the Fall."

It is said to be unusual that artisans in these trades should be scarce at this time of the year. Upon reliable authority it was learned that the contractors on the Pennsylvania terminal work, facing a woeful lack of masons and setters, paid double wages to good men to permit the contractor to keep up with his schedule. The masons work on foundations and rough stone, and the setters do the cutstone work.

There are many big buildings in course of erection where skilled workmen of this class will be in demand, among them being the Gimbel Bros. and the Municipal Building. The trade seems to look upon the situation as a foretaste of the busy Fall long prophesied.

Steam Shovel in Fourth Avenue Excavation.

Thompson-Starrett Co., general contractors for the Bryce-Hewett buildings, being erected on Fourth av at 29th st, are using one of Canavan Bros.' steam shovels in excavating for foundations. There is little solid rock less than 20 ft. from the surface in the section of the city bounded by 14th st and 30th between 3d and 5th avs, it is said, and the use of this appliance for removing debris has been resorted to. Refuse and earth is taken out of the site at the rate of 3 yards a minute. The excavation will go only so far as to permit of one basement, the foundations of which will rest on piers footed on bed rock. It is expected that by the middle of next month deliveries of structural steel will be in progress.

THE VENTILATION OF BUILDINGS.

How the New Factory Law Is Being Enforced—Its Requirements Considered Excessive and Impractical—Is Landlord or Tenant Responsible?

LANDLORDS are having their attention newly called by the State Factory Inspectors to the subject of ventilation. The appointment of a medical inspector of factories last year made it possible for the State Department of Labor to test the air in factories. Hundreds of experiments have been made and the commissioner says that these declare the wisdom of the Legislature in strengthening the law. The enforcement of new provisions of law relating to ventilation "marks an epoch," according to the department; certainly the authorities have succeeded in arousing the owners of loft buildings used in whole or part for factory purposes.

The fresh-air crusade has been proceeding by trades; cigar factories, laundries, printing-houses and, recently, clothing and kindred trades have received attention from the inspectors. Owing to a limited force, their work was, until recently confined to the Borough of Manhattan. That they have encountered opposition is admitted, but they say that this is passing away. The installation of a suitable ventilating system in a modern loft building requires no inconsiderable outlay of money, but Inspector Walling says it is the purpose of the department to prosecute the work with vigor. The law reads as follows:

"The owner, agent or lessee of a factory shall provide in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein, the rooms must be ventilated in such manner as to render them harmless, so far as is practicable."

Mr. Walling interprets the law as follows:

"As defined by Dr. John S. Billings, perfect ventilation means that any and every person in a room takes into his lungs at each respiration air of the same composition as that surrounding the building, no part of which has recently been in his own lungs or those of his neighbors, or which consists of the products of combustion generated in the building, while at the same time he feels no currents or drafts of air, and is perfectly comfortable as regards temperature, being neither too hot nor too cold."

OWNERS PROTESTING.

Dissatisfaction with the requirements of the State authorities is being expressed, first on the ground that they are excessive; second, that they are in effect impractical; third, that tenants and not owners are responsible under the terms of leases.

The State is proceeding against the owners in this crusade and is not molesting tenants. One particular case has been taken to court to test the question whether the owner or tenant of the building is liable for the statutory penalty when the lease definitely specifies that the tenant shall keep the premises in such order as may be required by the Board of Health, the city ordinances or any other legal authority.

It appears from inquiry among owners that their claim is that the usual amount of heating radiation in lofts is insufficient to take care of the large quantity of fresh cold air that would be introduced by forced ventilation, and that the cost of heating the fresh air introduced would increase the average cost of heating the building about three hundred per cent., without counting the cost of installing and operating ventilating machinery.

PRINCIPLES IN CONTROVERSY.

The crusade has not only stirred up considerable feeling because of the expenses imposed, but also because of the apparent hardships inflicted in some cases. Laws are sometimes as inflexible as steam rollers. They make no allowances; everything in their path is crushed to one level, and this is why controversy has arisen in this case.

A prominent estate in this city leased in the year 1903 a loft in West Broadway "for the sale and manufacture of cigars," and the lease contained a provision that the tenants should keep the premises "in such order and condition to conform in all respects to the rules and regulations of the Board of Health, and as shall or may be required by the ordinances of the City of New York, or any other legal authority; and that they will do or cause to be done AT THEIR OWN PROPER COST AND EXPENSES ALL SUCH REPAIRS AS SHALL BE NECESSARY DURING SUCH DEMISED TERM."

Another clause stipulates that at the expiration of the term the tenants shall surrender the premises in as good condition as reasonable use will permit, and also will SURRENDER ALL IMPROVEMENTS AND REPAIRS THEREON WITHOUT CHARGE OR EXPENSE TO THE OWNERS.

Five years later the same owner leased to the same tenant a second loft, which is in the building adjoining the one into which the tenant first entered. (The Record and Guide has been requested to withhold names and addresses, as the interest here is in the principles involved and not in the personal facts.) The second lease contained identically the same clauses as the first lease.

At the time of the making of each lease the respective lofts were open and unobstructed from front to rear, with the exception of a small space for toilets and elevator shaft, and two staircases, one in each building. At the time of the second lease a doorway was opened through the wall between the two buildings, thus connecting the floor covered by the first lease with the floor covered by the second lease, the two floors being substantially on the same level.

There were at the time of the letting eleven windows on the front of the lofts, and each of the windows was and is 3 ft. 10 ins. broad by 9 ft. high in the clear. They were and are ordinary double hung windows, and either the upper or lower sash can be opened at pleasure. Each story is 12 ft. in the clear. The total air space or cubic contents of the loft covered by the first lease (exclusive of the space enclosed for toilets, elevator shaft and stairway) is 46,322 cu. ft., and the total air space of the loft covered by the second lease is 22,583 cu. ft.

On the 5th of March, 1909, an order from the Bureau of Factory Inspection was served on the owner of the buildings to this effect: "Provide means for and obtain proper and sufficient ventilation in workrooms. If these requirements are not complied with within twenty days from the date of this notice, legal proceedings will be commenced against you."

Subsequent to the making of the leases that were in effect at the time of the service of this order, and prior to the time when it was served, the tenants had erected certain partitions extending from floor to ceiling, and certain dwarf partitions going part way. The premises were used in part as a workroom, office and stock room for cigars and leaf tobacco, and from seventy-five to eighty persons were employed.

The owner gave the tenants a copy of the order and demanded of them that they comply with its terms. But the requirements were not complied with either by owner or tenants. Accordingly, on April 9 the Factory Inspector, William W. Walling, notified the owner that unless the order be complied with on the 19th of April, an action would be commenced to recover the statutory penalty of ten dollars per day, for each day after the expiration of the twenty.

SUBMISSION OF CONTROVERSY.

The owner notified the department of the provisions of the lease and claimed that the tenants were the persons primarily liable. The case is now before the Appellate Division of the Supreme Court on a statement of facts agreed upon between the Department of Labor, on the one hand, and the owner of the buildings, as the defendant in the proceedings.

THE QUESTION AT ISSUE.

The court is asked to determine whether the owner is liable for any statutory penalty. Both parties admit and agree that if the question is decided in the affirmative the State shall have a judgment of ten dollars a day for two days, and if in the negative the owner of the building shall have a judgment to the effect that he is not liable to any penalty and dismissing the proceedings. Huntington, Rhinelander & Seymour are the attorneys for the defendant. Pending the decision in this case the State factory inspectors' activities are less pronounced. Owners of factory and loft buildings, tenants and engineering firms are all interested.

COMPETITION FOR FULTON MEMORIAL.

The Robert Fulton Monument Association of the City of New York extends an invitation to all qualified architects in the United States to participate in a competition to enable the association to secure the most meritorious design for a water gate and monument to be erected in memory of Robert Fulton. From the total number of drawings received, twenty will be selected and submitted to the Board of Award for their action. The estimated total cost of the memorial is $3,500,000.

The purpose of this competition is to develop the best method of arrangement and design for the buildings, grounds, terraces and docks, to be erected as a memorial to Robert Fulton.

The property on which this memorial is to be erected is bounded by the extension of the building line of the north side of 114th st and the extension of the building line of the north side of 116th st, this being a distance of 563 feet 8 inches and abutting the westerly side of Riverside av. The east and west boundaries will extend from the westerly side of Riverside av to and over the right of way of the Hudson River Railroad Company to the pierhead harbor line. A bulkhead will be constructed at the bulkhead line, and from this bulkhead piers will be extended westerly into the river to the pierhead line; and at the north and south sides of the property forming a pool between the piers for the reception of boats.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

158TH ST, s s, 58.6 e Hudson River R. R. tracks, nine 6-sty brick and stone tenements, 38.8x87; total cost, $360,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 W. 125th st. Plan No. 570.

HALL PLACE, s e cor 7th st, 6-sty brick and stone tenement, 75x60.5, tin roof; cost, $48,000; owner, Harris Sokolski, 354 Grand st; architect, C. B. Meyers, 1 Union sq. Plan No. 580.

THOMPSON ST, Nos. 217-219, 7-sty brick tenement, 50x87, tin roof; cost, $70,000; owner, Foghasso-Clement Const. Co., 189 Bleecker st; architects, Janes & Leo, 124 West 45th st. Plan No. 575.

The owners will build.

PARK AV, s e cor 76th st, 12-sty brick and stone apartment house, 107x100; slag roof; cost, $600,000; owner, 829 Park Avenue Co., 103 Park av; architects, Pickering & Walker, 103 Park av. Plan No. 577.

M. K. Miller, president; G. P. Walker, secretary and treasurer. Wakeham & Miller, 103 Park av, have contract.

BROADWAY, n e cor. 168th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, $800,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 573.

No sub-contracts have yet been issued.

PARK AV, n e cor. 62d st, 12-sty brick and stone apartment house, 85.1x64.3, tile and gravel roof; cost, $275,000; owner, 563 Park Av. Co., 27 William st; architect, W. B. Chambers, 35 Wall st. Plan No. 571.

Wm. J. Taylor, 5 East 42d st, has general contract; James A. McNelus, 404 6th av, Brooklyn, is secretary.

RIVERSIDE DRIVE, n e cor 98th st, 10-sty brick and stone apartment house, 106.5x113.10, slag roof; cost, $600,000; owner, Barkin Construction Co., 459 West 141st st; architects, Wm. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 588.

Samuel Barkin, 459 West 141st st, president; Bessa Barkin, secretary and treasurer. No contract let.

7TH AV, n w c 52d st, 6-sty brick and stone store and tenement, 75.5x74.4, tin roof; cost, $30,000; owner, Elk Ridge Realty Corporation, 170 Broadway; architect, Samuel Sass, 23 Park Row. Plan No. 589.

Robert McGill, president; Henry T. Randall, vice-president; Francis R. Scott, secretary and treasurer.

RIVERSIDE DRIVE, e s, 156th-157th sts, 12-sty brick apartment house, 199.11x175, slag roof; cost, $1,700,000; owner, Riviera Realty Co., 128 Bway; architects, W. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 587.

Mark Ash, 92 William st, president; H. Sonn, 149 Church st, vice-president; Max Marx, 128 Bway, treasurer. No contract let.

Stores, Offices and Lofts.

18TH ST, Nos. 6-8 West, 12-sty brick loft building, 52x82, slag roof; cost, $240,000; owner, Brevoort Const. Co., premises; architects, Schwartz & Gross, 347 5th av. Plan No. 550.

Edward Friedman, president; Isidor Mishkind, treasurer; Henry Randall, secretary. Corrects error in issue of July 10, when officers' names were wrongly inserted.

PEARL ST, Nos. 410-412 New Chambers st, Nos. 46-48, 8-sty brick, iron and concrete loft building, 49.11x80.3; concrete and gravel roof; cost, $60,000; owner, H. J. Weber, 47 Rose st; architect, T. Frank Miller, 47 Rose st. Plan No. 583.

P. J. Brennan & Son, 624 Madison av, have general contract.

45TH ST, Nos. 141-147 West, 12-sty brick and stone loft building, 68.6x90.5, tar and gravel roof; cost, $300,000; owner, John E. Olson, 37-39 East 28th st; architect, James Riely Gordon, 402 5th av. Plan No. 584.

The owner will build.

27TH ST, Nos. 510-514 West, 6-sty brick and stone loft building, 75x90, tar and gravel roof; cost, $40,000; owner, Sophia B. Silleck, 11 West 96th st; architect, W. W. Pearse, 624 East 19th st. Plan No. 576.

No contract has been issued.

5TH AV, e s, 125th to 126th sts, 3-sty brick and stone store and loft, 199.10x75x85, slag roof; cost, $50,000; owner, Jesse W. Powers, 34 Mt. Morris Park West; architect, Walter E. Thompson, 1123 Bway. Plan No. 581.

Walter E. Thompson, 1123 Bway, is general contractor.

52D ST, Nos. 351-355 West, 8-sty brick and stone loft building, 60x94.5, tar and gravel roof; cost, $70,000; owner, architect and builder, Otto Strack, 214 East 23d st. Plan No. 582.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

Miscellaneous.

127TH ST, Nos. 170–174 East, 5-sty brick and steel provision house, 51x99.11, slag roof; cost, $100,000; owner, Otto Stahl, 2332 3d av; architect, Mortensen & Co., 401 West 24th st. Plan No. 585.

26TH-27TH STS, 13th and 14th avs, freight yard, erect freight platforms, 6x 108.6; cost, $600; owner, Estates of John M. Dodd and A. M. Ross; architect, J. S. Arnold, 143 Liberty St. Plan No. 578.

26TH ST, No. 308 East, 1-sty brick outhouse, 10.6x11, tin roof; cost, $1,000; owners, Mary N. Koen, Lynbrook, L. I. and Katherine K. Moloney, 219 West 127th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 579.

Churches.

PARK AV, s w cor 85th st, 1-sty stone and concrete rectory and parish house, 60x133, slate and copper roof; cost, $215,000; owner, South Reformed Church; architects, Cram, Goodhue & Ferguson, 170 5th av. Plan No. 569.

Wakeham & Miller, 103 Park av, have general contract. Charles D. Haines, 54 William st, and Samuel Sloan, 22 William st, are trustees.

Stables and Garages.

36TH ST, No. 444 West, 3-sty brick and stone stable, 25x96, felt and gravel roof; cost, $6,500; owner, Arcade Stable Co., 446 W. 36th st; architect, Thomas H. Styles, 449 W. 28th st. Plan No. 568.

Jordon Const. Co., 449 W. 28th st, has contract.

Factories and Warehouses.

BROOME ST, n e cor Clarke st, 6-sty brick and steel factory, 84.9x67.3, slag roof; cost, $65,000; owner, Corporation of Trinity Church, 187 Fulton st; architect, Wm. F. L. Aigeltinger, 253 West 27th st. Plan No. 586.

No contract let.

MANHATTAN ALTERATIONS.

ALLEN ST, No. 100, partitions, girders, to 5-sty brick tenement; cost, $300; owner, Max Cohen, 116 Wooster st; architect, O. Reissmann, 30 1st st. Plan No. 1692.

BROOME ST, No. 516, toilets, skylights to 2½-sty brick tenement; cost, $200; owner, City Real Estate Co., 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1659.

CLINTON ST, No. 186, erect iron fence to 6-sty brick tenement; cost, $500; owner, Lena Rosenthal, 75 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 1669.

COMMERCE ST, No. 27, toilets, partitions, windows, to 3-sty brick tenement; cost, $500; owner, Duane Methodist Episcopal Church, Sustentation Fund, 40 Little West 12th st; architect, Eli Benedict, 1947 Bway. Plan No. 1683.

CORTLANDT ST, Nos. 35-37, alter floors, elevator shafts, front to 5-sty brick store; cost, $15,600; owner, Estate of Alfred and Charles Henderson, premises; architect, Wm. Tyson Gooch, 84 William st. Plan No. 1645.

GREENWICH ST, Nos. 264-268, 2-sty brick front extension, 33.1x35, partitions, stairs, to three 3-sty brick loft buildings; cost, $10,000; owner, Robert Ferguson, 18 Mercer st; architect, Peter Roberts, 37 Sullivan st. Plan No. 1657.

James S. Coward, lessee; Roberts & Co., builders.

MONROE ST, No. 98, alter partitions, windows, skylights, to 4-sty brick store and tenements; cost, $1,200; owner, Hermann Hoops, 413 West 21st st; architect H. Horenburger, 122 Bowery. Plan No. 1687.

RIDGE ST, No. 79, build shaft, to 5-sty brick tenement; cost, $400; owner, Max Rottenberg, premises; architect, O. Reissmann, 30 1st st. Plan No. 1691.

SHERIFF ST, No. 59, partitions, windows, toilets, to 4-sty brick store and tenement; cost, $2,500; owner Ernest H. Ruhmann, 940 Putnam av, Brooklyn; architect, John G. Pfuhler, 66 10th av, Whitestone, L. I. Plan No. 1671.

WASHINGTON SQUARE SOUTH, No. 63, Windows to 4-sty brick stores and studios; cost, $250; owner, Marcus M. Marks, 687 Broadway; architect, H. H. Holly, 39 West 27th st. Plan No. 1673.

WASHINGTON MEWS, No. 64, partitions, plumbing, to 2-sty brick stable; cost, $2,100; owner, T. Suffern Tailer 14 East 41st st; architect, John Cox, Jr., 156 5th av. Plan No. 1658.

Robert Scott, 87 Centre st, carpenter; Howard R. Cox, 91 Centre st, plumber.

WASHINGTON ST, s w cor Morton st, add 3-stys, toilets, stairways, to 2 and 5-sty brick store and offices; cost, $20,000; owners, Ann White, 3 East 57th st, Campbell Stewart, 34 West 39th st, Catherine E. S. Stuyvesant, 3 East 57th street; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 1696.

3D ST, No. 124 East, partitions, toilets, windows, skylights to 5-sty brick store and tenement; cost, $850; owners, A. & J. Gettler, 359 Grove st, Brooklyn; architect, Lewis Leining, Jr., 355 East 19th st. Plan No. 1680.

16TH ST, No. 226 East, alter stairs, toilets, tank to 3-sty brick and stone school; cost, $960; owner, Society of Friends, 226 E. 16th st; architects, Van Vleck & Goldsmith, 111 5th av. Plan No. 1647.

16TH ST, No. 107 East, 5-sty brick front, rear and side extensions, add 1-sty to 4-sty brick dwelling; cost, $15,000; owner, G. Hyman and M. Oppenheim, 103 4th av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1684.

22D ST, No. 25 East, partitions, windows, to 4-sty brick store and office; cost,

$1,500; owner, The General Synod of the Reformed Church in America 25 East 22d st; architect, H. H. Holly, 39 West 27th st. Plan No. 1662.

24TH ST, Nos. 37-39 West, cut openings, partitions, to two 5-sty brick restaurant; cost, $515; owner, D. Colaizzi, on premises; architect, Geo. Willershausen, 555 Southern Boulevard, Bronx. Plan No. 1656.

26TH ST, No. 308 East, skylights, partitions to two 4-sty brick tenements; cost, $300; owners, Mary N. Koen, Lynbrook, L. I., Katherine K. Maloney, 219 West 127th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1689.

27TH ST, No. 335 East, fire-escapes, partitions, to 4-sty brick tenement; cost, $500; owner, James H. White, 164 Cornelia st, Brooklyn; architect, Chas. F. Livermore, 55 West 33d st. Plan No. 1675.

35TH ST, No. 310 East, partitions, windows, to 5-sty brick tenement; cost, $1,000; owner, Henry F. C. Rahe, 2d av, near Shore road, Fort Hamilton; architect, Thomas W. Lamb, 224 5th av. Plan No. 1663.

40TH ST, No. 143 East, stairs, partitions, skylights, to 3-sty brick stable and dwelling; cost, $2,500; owner E. F. Whitney, 27 Park av; architects, Hutton & Buys, 311 Madison av. Plan No. 1678.

41ST ST, No. 232 West, windows, stairs, chimney, to 5-sty brick tenement; cost, $6,000; owner, S. & A. Manheimer 232 West 41st st; architect John H. Knubel, 318 West 42d st. Plan No. 1685.

43D ST, No. 103 West, 1 and 3-sty front and rear extensions, 19.4x3.10, floors, walls, girders to 3-sty brick residence; cost, $18,000; owner, Kompesula Realty Co., 759 6th av; architect, Walter D. Blair, 281 5th av. Plan No. 1649.

46TH ST, Nos. 621-625 West, toilets, windows, light shafts, to three 5-sty brick tenements; cost, $18,000; owner and architect, Ernest Flagg, 35 Wall st. Plan No. 1700.

56TH ST, Nos. 207-209 West, vent shaft, skylights, baths, walls, to 6-sty brick tenement; cost, $4,000; owner, Clinton Realty Co., 546 5th av; architects, Israels & Harder, 31 West 31st st. Plan No. 1665.

John H. Deeves & Bro., 103 Park av, have contract.

57TH ST, Nos. 229-233 East, partitions, alter windows, doors to 3-sty brick hospital; cost, $1,000; owner, New York Throat, Nose & Lung Hospital, Inc., on premises; architect, P. F. Brogan, 119 East 23d st. Plan No. 1664.

74TH ST, No. 43 West, alter side walls, to 4-sty brick and stone dwelling; cost, $300; owner, S. Ford, premises; architect, John Boese, 280 Bway. Plan No. 1686.

76TH ST, No. 32 West, doors, plumbing, windows to 4-sty brick dwelling; cost, $2,000; owner, Joseph Gordon Realty Co., 39 East 42d st; architect, C. B. Brun, 1 Madison av. Plan No. 1650.

80TH ST, No. 122 East, 3-sty brick front and rear extension, 11x17, partitions to 3-sty brick dwelling; cost, $10,000; owner, Miss Helen Driscoll, 122 E. 80th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1643.

82D ST, No. 1 West, windows, partitions, to 5-sty brick tenement; cost, $250; owner, Arnold Kohn, 378 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1693.

89TH ST, No. 171 West, skylights, stairs, walls, to 2-sty brick stable; cost, $4,000; owner, George McKesson Brown, 859 7th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 1660.

C. F. Bond Co. has contract.

89TH ST, No. 112 West, add 2-stys to front, 1-sty to rear, toilets, stairs, to 3-sty brick offices; cost, $75,000; owner, New York Telephone Co., 15 Dey st; architects, Eidlitz & McKenzie, 1123 Broadway. Plan No. 1655.

No contract let.

92D ST, No. 66 East, 1½-sty brick rear extension, 8x15.11, windows, partitions to 4-sty brick residence; cost, $1,500; owner and architect, Otto Strack, premises. Plan No. 1652.

Andrew Brose, 1 Madison av, has contract.

101ST ST, Nos. 66-68 West, partitions, chimney, to two 5-sty brick tenements; cost, $2,500; owner, Chas. Schroder, 66 West 101st st; architect, J. J. Kennedy, Riverdale, N. Y. Plan No. 1666.

AV B, No. 256, partitions, windows, skylights, to two 2 and 5-sty brick tenements; cost, $3,500; owner, Louis Oppenheim, 3 West 88th st; architect, Henry Regelmann, 133 7th st. Plan No. 1674.

AV B, No. 258, partitions, toilets, windows, to 5-sty brick tenement; cost, $2,500; owner, Edward J. Cunningham, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1661.

AMSTERDAM AV, No. 1761, 147th st, No. 471 West, show windows, to 5-sty brick tenement and store; cost, $500; owner, Kathrine Lenahan, 471 West 147th st; architect, Louis Falk, 2756 3d av. Plan No. 1702.

BROADWAY, s e cor. 39th st, install fireproof seats and boxes to theatre; cost, $5,000; owner, Bixby Estate, 277 Broadway; architect, W. A. Swasey, 47 West 34th st. Plan No. 1667.

BROADWAY, No. 2104, alter windows, painting to — sty brick residence; cost, $680; owners, James Butler and Trustees of Peter McDonald, 52 Broadway; architects, Campbell & Warren, 101 Park av. Plan No. 1648.

Henry Diehl, Inc., 407 East 18th st, have contract. Prest-O-Lite Co., 1904 Broadway, lessees.

COLUMBUS AV, No. 688, alter vaults, columns, girders, to 2-sty brick dwelling and bakery; cost, $1,200; owner, Chas. S. Kohler, 906 Columbus av; architects, B. W. Berger & Son, Bible House. Plan No. 1679.

LEXINGTON AV, No. 344, 3-sty brick rear extension, 11.6x22, alter walls, to 4-sty brick dwelling; cost, $4,000; owner, Mrs. Frances B. Henry, 344 Lexington av; architects, Stephenson & Wheeler, 18 W. 27th st. Plan No. 1646.

MADISON AV, No. 789, 2-sty front extension, 20x5, partitions, baths, skylights, walls, to 4-sty brick dwelling; cost, $13,000; owner, W. H. Weeks 128 Bway; architects, Albro & Lindeberg, 481 5th av. Plan No. 1682.

John McKeefrey, 1416 Bway, has contract.

MADISON AV, No. 232, elevator shaft, to 4-sty brick dwelling; cost, $5,000; owner, Mrs. G. N. Jenkins, 232 Madison av; architect, Robt. T. Lyons, 1493 Bway. Plan No. 1697.

MADISON AV, No. 342, 1-sty brick rear and side extensions, 8.2x13, stairs, partitions, windows, floor beams to 4-sty brick rectory; cost, $15,000; owner, St. Bartholomew's Church, 342 Madison av; architect, Percy Griffin, 30 Church st. Plan No. 1690.

W. S. Swallow Co., 507 5th av, has general contract.

WEST END AV, No. 349, add 1-sty in rear, alter partitions, new stairs to 4-sty brick residence; cost, $7,804; owner, Mrs. W. C. Cramp, 349 West End av; architect, Carl Sotscheck, Jr., 732 Lexington av. Plan No. 1703.

1ST AV, s w cor 26th st, partitions, alter elevator, windows, to two 6-sty brick Medical School; cost, $4,500; owner, New York University, East Washington sq; architects, Cady & Gregory, 6 West 22d st. Plan No. 1699.

1ST AV, No. 567 windows, partitions, to 4-sty brick tenement; cost, $500; owner, Mrs. Amelia H. Kohn, 237 East 31st st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1688.

1ST AV, No. 192, install drain to 5-sty brick and stone tenement; cost, $350; owner, Mrs. E. Koeppler, Elmhurst, L. I.; architect, Lewis Leining, Jr., 355 East 19th st. Plan No. 1695.

1ST AV, No. 130, toilets, to 5-sty brick tenement; cost, $200; owner, Estate Fannie X. Putnam, Providence, R. I.; architect, J. McDonough, 47 Morton st. Plan No. 1701.

3D AV, Nos. 2211-2217, 4-sty brick front extension, 100x70, add 1-sty to rear, stairs, freight elevator, walls to 2, 3 and 4-sty brick stores and lofts; cost, $75,000; owner, Edward Callan, premises; architects, B. & J. P. Walther, 147 E. 125th st. Plan No. 1644.

3D AV, Nos. 1160-1162, partitions, skylights, windows, toilets, to 5-sty brick tenement and office; cost, $1,000; owner, Rosa Herzog, 983 Park av; architect, E. Rossbach, 2010 Broadway. Plan No. 1677.

3D AV, Nos, 1798-1800, windows, partitions, to two 4-sty brick tenements; cost, $3,000; owner, Estate L. M. Hirsch, 141 Broadway; architect, Marshall Grimes, 39 East 42d st. Plan No. 1676

4TH AV, No. 439, alter partitions, columns, to 4-sty brick store and show rooms; cost, $300; owner, Lans Curiosity Co., 439 4th av; architect, B. W. Levitan, 20 West 31st st. Plan No. 1672.

5TH AV, No. 549, 6-sty brick rear extension, 22x8.11, add 2-stys to 4-sty brick and stone dwelling; cost, $20,000; owner, Thomas T. Eckert, 38 West 86th st; architect, John H. Ellingsgard, 148 West 4th st. Plan No. 1670.

Chas. H. Van Aken, 148 West 4th st, has contract.

5TH AV, No. 257, stairs, front, partitions, steel beams, cornices, to 5-sty brick and stone office building; cost, $3,000; owner, Bryan L. Kennelly, 156 Broadway; architect, Herbert Lucas, 5-7 East 42d st. Plan No. 1651.

T. J. Brady, Jr., 18 West 27th st, has contract.

5TH AV, No. 541, alter vault, piers, girders, to 12-sty brick hotel; cost, $10,000; owner, Matthew Byrnes Estate, care U. S. Mortgage & Trust Co. 55 Cedar st; architect, Erwin Rossbach, 2010 Fifth av. Plan No. 1694.

5TH AV, No. 613, 1-sty brick side court extension, 8x24, partitions, girders, columns, to 4-sty brick dwelling; cost, $12,000; owner, The Kemp Estate, 615 5th av; architect, Elliott R. Coe, 123 East 23d st. Plan No. 1681.

A. J. Robinson Co., 123 East 23d st, has general contract.

6TH AV, s w cor 29th st, windows, partitions, skylights, to 4-sty brick hotel; cost, $7,500; owner, John Noonan, care architect; architect Thomas H. Styles, 449 West 28th st. Plan No. 1698.

Jordan Const. Co., 449 West 28th st, has contract.

6TH AV, Nos. 781-787, new front to 4-sty brick restaurant buildings; cost, $7,500; owner, Burns Restaurant Co., on premises; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 1653.

7TH AV, No. 469, partitions, toilets, windows, to 4-sty brick tenement; cost, $250; owner, T. Kick, 142 West 92d st; architect, C. B. Brun, 1 Madison av. Plan No. 1668.

8TH AV, Nos. 313-315, partitions doors, stairways, to two 3-sty brick dwellings; cost, not given; owners, Anna & Robert Sands, 1122 Broadway; architect, Louis F. Fick, 534 West 178th st. Plan No. 1654.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

GLEASON AV, n s, 25 e 174th st, 2-sty frame dwelling, tin roof, 21x50; cost, $5,000; owner, H. Bieneck, 1237 Theriot av; architect, B. Ebeling, 1136 Walker av. Plan No. 801.

VICTOR ST, w s, 445 n Morris Park av, 2-sty frame dwelling, tin roof, 20x56; cost, $5,500; owner, Esta Wieser, 1847 Victor st; architect, B. Ebeling, 1136 Walker av. Plan No. 802.

168TH ST, n w cor. Teller av, two 2-sty frame dwellings, tin roof, 25 & 21x52; total cost, $11,200; owners, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 803.

TELLER AV, w s, 50 n 168th st, eight 2-sty frame dwellings, tin roof, 21x52 & 56; total cost, $42,800; owners, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 804.

TELLER AV, w s, 250 n 168th st, 2-sty frame dwelling, tin roof, 21x57; cost, $5,500; owners, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 805.

BOSCOBEL AV, s e cor Plympton av, two 3-sty brick stores and dwellings, tin roof, 33.7x39, 29.6x43; total cost, $7,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 795.

PLYMOUTH ST, w s, 109.3 n Middletown road, 2½-sty frame dwelling, shingle roof, 20x42; cost, $4,000; owner, Baxter Howell Co.; Chas. R. Baxter, 3099 Middletown road, president and architect. Plan No. 798.

FOX ST, e s, 137.9 s 167th st, five 3-sty brick dwellings, tin roof, 20x55; total cost, $20,000; owner, Jas. C. Gaffney, 920 East 167th st; architect, Edw. J. Clark, 83 West 125th st. Plan No. 794.

209TH ST, s s, 100 w Olinville av, two 2-sty frame dwellings, slag roof, 21x54; total cost, $14,000; owner, Raffo Selite, 859 East 191st st; architect, Geo. P. Culhane, 383 East 200th st. Plan No. 791.

239TH ST, s s, 250 e Martha av, four 2-sty brick dwellings, tin roof, 18.9x39; total cost, $16,000; owner, L. S. Eickwort, 29 Fletcher av, Mt. Vernon; architect, W. C. Schrenkeisen, 29 Fletcher av, Mt. Vernon. Plan No. 814.

CHESTNUT ST, w s, 325 n Cornell av, 2½-sty frame dwelling, shingle roof, 19x40; cost, $4,000; owner, Jeremiah Sullivan, Walnut st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 810.

BRIGGS AV, w s, 227.4 n 198th st, 2-sty frame dwelling, tin roof, 21x55; cost, $5,500; owner, Geo. D. Kingston, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 816.

BRIGGS AV, w s, 277.4 n 198th st, 2-sty frame dwelling, tin roof, 21x55; cost, $5,500; owner, Geo. D. Kingston, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 817.

ANDREWS AV, w s, 325 n 183d st, three 2½-sty frame dwellings, shingle roof, 24x37.2; total cost, $18,000; owner, H. H. Moritz, 2214 Aqueduct av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 818.

BURKE AV, w s, 25 e Cruger av, six 2½-sty frame dwellings, shingle roof, 21x55; total cost, $30,000; owners, David G. and John J. O'Hara, 3321 White Plains av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 828.

BUSH ST, n s, 110 e Creston av, two 2½-sty frame dwellings, shingle roof, 18.6x52; total cost, $10,000; owner, Robt. S. Ament, 2023 Morris av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 831.

RYER AV, s w cor 183d st, 2-sty frame dwelling, tin roof, 25x49.6; cost, $5,500; owners, Ryer Realty Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 832.

Samuel Gordon, No. 2143 Tiebout av, is president.

RYER AV, w s, 25.3 s 183d st, six 2-sty frame dwellings, tin roof, 19.8x43; total cost, $21,000; owners, Ryer Realty Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 833.

Samuel Gordon, No. 2143 Tiebout av, is president.

WHITE PLAINS AV, s w cor Mianna st, 1-sty frame store and dwelling, tin roof, 28.6x47.6; cost, $6,000; owner, A. Landgrebe, Morris Park av; architect, T. J. Kelly, 782 Morris Park av. Plan No. 820.

WALES AV, w s, 125 n 145th st, 3-sty brick dwelling, tin roof, 20x55; cost, $7,000; owner, Michael Marrone, 414 East 116th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 824.

BRYANT AV, e s, 200 s 172d st, four 3-sty brick dwellings, tin roof, 18.9x55; total cost, $36,000; owner, Kenson Const. Co., Alonzo Jackson, 87 Nassau st, Pres; architect, Robert E. La Velle, 1286 Southern Boulevard. Plan No. 825.

Apartments, Flats and Tenements.

FOX ST, w s, 82.5 n 169th st, 4-sty brick tenement, tin or plastic slate roof, 36x58.6; cost, $18,000; owner, Richard Dudensing, Jr., 156 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 792.

165TH ST, s e cor. Woodycrest av, 4-sty brick stores and tenement, tin roof, 50x90; cost, $28,000; owners, West Bronx Realty Co.; architect, Edw. J. Clark, 83 West 125th st. Plan No. 793.

J. Rice, No. 4277 3d av, is president.

205TH ST, n s, 148.2 e of Concourse, 3-sty frame tenement, tin roof, 21x54.6; cost, $7,000; owner, E. M. Adamson, on premises; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 796.

FREEMAN ST, n w cor. Bryant av, 5-sty brick tenement, tin roof, 25x90; cost, $23,000; owner, John Benson, 2249 Valentine av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 809.

180TH ST, s e cor. Ryer av, 5-sty brick tenement, slag roof, 35x95; cost, $30,000; owner, Stephen A. Whistler, 2074 Ryer av; architects, Whistler & Leary, 25 West 42d st. Plan No. 799.

170TH ST, n w cor. Bristow st, 5-sty brick tenement, plastic slate roof, 39.9¼ x95.11¾; cost, $45,000; owner, Chas. Sproessig, Jr., 1098 East 170th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 812.

HUGHES AV, s e cor. 189th st, 5-sty brick tenement, slag roof, 37.6x90; cost, $40,000; owner, The East 189th Street Building Co.; architect, David Stone, 127 Bible House. Plan No. 813.

H. Feinberg, 220 Broadway, is president.

PROSPECT AV, w s, 239.1 n 161st st, two 5-sty brick tenements, slag roof, 41x102.6; total cost, $110,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Martin, 33 Union sq. Plan No. 815.

BROOK AV, e s, 94.4 n 167th st, two 5-sty brick tenements, plastic slate roof, 44.1½x87.6; total cost, $90,000; owner, Otto J. Schwarzler, 1340 Brook av; architect, Albert J. Schwarzler, 134 Brook av. Plan No. 830.

213TH ST, s s, 150 e Carlisle Place, 3-sty brick tenement tin roof, 19.6x52; cost, $12,000; owner, Angelo Justi on premises; architect, John Davidson, 636 E 227th st. Plan No. 826.

CROTONA AV, w s, 201.10 s 182d st, two 4-sty brick tenements, tin or plastic slate roof, 30x93.065-30x87.93; total cost, $50,000; owner, F. Guigliano, Villa av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 822.

INTERVALE AV, w s, 75 s Home st, two 4-sty brick stores and tenements, plastic slate or tin roof, 37.6x61; total cost, $40,000; owners, Volga Improvement Co., 332 Beekman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 823.

Stables and Garages.

DELANCEY PL, w s, 150.4 n Morris Park av, 1-sty brick garage, gravel roof, size, irregular; cost, $1,700; owner, Jas. J. Burke, 425 East 141st st; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 811.

WASHINGTON AV, w s, 50.2 s 184th st, 1-sty frame stable, gravel roof, 44x13; cost, $750; owner, Geo. M. Turner, 271 West 125th st; architect, L. Howard, 1861 Carter av. Plan No. 807.

JESSUP AV, e s, 810 s Featherbed lane, 1-sty stone and concrete garage, concrete roof, 75x20; cost, $1,000; owner and architect, John C. Wait, Jessup av and 172d st. Plan No. 808.

WALTON AV, No. 943, 1-sty frame garage, 11x14; cost, $50; owner and architect, Gertrude B. Martin, on premises. Plan No. 797.

Miscellaneous.

BRONX BOULEVARD, n e cor. 216th st, 2-sty brick mill, slag roof, 54x140.10; cost, $40,000; owners, The Vari Lace Mfg. Co., 5th av and 27th st; architects, Marvin, Davis & Turton, 1133 Broadway. Plan No. 806.

KINGSBRIDGE ROAD, n s, 600 e Sedgwick av, 1-sty frame and glass greenhouse, 30x92.5; cost, $500; owners, David Clark & Sons, on premises; architect, Louis Falk, 2756 3d av. Plan No. 800.

BRIGGS AV, e s, 175 s 201st st, 1-sty frame shed, 12x16; cost, $150; owner and architect, E. C. Davis, 2976 Briggs av. Plan No. 821.

Stores, Offices and Lofts.

PROSPECT AV, e s, 120 n 167th st, 1-sty brick stores, tin roof, 30x30; cost, $2,500; owner, Solomon Weinstein, 1149 Stebbins av; architect, Louis Falk, 2756 3d av. Plan No. 827.

CRUGER AV, n e cor Burke st, 1-sty frame office, tin roof, 10x20; cost, $50; owners, David G. & J. J. O'Hara, 3321 White Plains av; architects, Henry Nordheim, Tremont av and Bronx st. Plan No. 829.

WHITE PLAINS AV, e s, 64 s 221st st, 1-sty brick store, tin roof, 50x80; cost, $10,000; owner, S. M. Williamson, 219th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 819.

BRONX ALTERATIONS.

UNIONPORT ROAD, w s, 76.10 n Meade st, 1-sty frame extension, 50x59.20, to two 1 and 2-sty frame store, hall and dwelling; cost, $1,000; owner, Rosa Maurer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 305.

WALNUT ST, e s, 325 n Cornell av, move 2-sty frame dwelling; cost, $500; owner, Jeremiah Sullivan, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 303.

WASHINGTON AV, w s, 75 s 169th st, 1 and 2-sty frame extensions, 25x15, 25x4, to 2-sty frame stores and dwelling; cost, $2,000; owner, Lena Segal, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 304.

178TH ST, s s, 105.6 e Daly av, new store front, new partitions, to 2-sty frame store and dwelling; cost, $800; owner, J. Toscani, 930 East 178th st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 302.

BLONDELL AV, e s, 50 n Westchester av, move two 2 and 3-sty frames stores and dwellings; cost, $1,000; owner, Geo. Joseph, 80 Westchester av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 296.

CONCORD AV, No. 428, 2-sty frame extension, 20x12.6, and 1-sty built upon

1-sty frame dwelling; cost, $2,575; owner, Geo. Massett, on premises; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 295.

PELHAM ROAD, s w cor. Liberty st, move 2-sty frame store and dwelling; cost, $500; owner, Teressa Martin, Balcom av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 297.

PELHAM ROAD, s s, 226 w Eastern Boulevard, 1-sty frame extension, 9.5x6.9, and move 2½-sty frame dwelling; cost, $800; owner, Augusta Pfiefer, on premises; architect, Mitchell Shaub, 234 East 121st st. Plan No. 298.

ST. ANNS AV, s e cor 138th st, new beams, etc, to 5-sty brick stores and tenement; cost, $50; owner, Frederick Vollmer, 580 East 137th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 293.

WALKER AV, n s, 25 e Blondell av, move 2½-sty frame stores and dwelling; cost, $1,000; owner, L. M. Levy, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 299.

WALKER AV, n e cor. Blondell av, move 2-sty frame store and dwelling; cost, $600; owner, L. M. Levy, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 300.

WALKER AV, n s, 75 e Blondell av, move 1-sty frame shop; cost, $500; owner, L. M. Levy, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 301.

WEBSTER AV, Nos. 2028-2030, new dumb waiter shafts to 5-sty tenement; cost, $50; owner, Frank Roth, on premises; architect, J. J. Kennedy, Riverdale. Plan No. 294.

ADVANCE REPORTS.

Features of Wanamaker's Philadelphia Store.

PHILADELPHIA, PA.—The new Wanamaker store in Philadelphia, now nearing completion, covers an entire block, or "square," as it is called in that city. It is 250½ ft. wide, 480 ft. long and 247 ft. in height, twelve stories above ground and three below. The first three floors above the street are each more than 22 ft. in height, with galleries, and above the third floor, the floors are each 15.6 ft. high, except the ninth, which totals 20 ft. There are 45 acres of floor space. Besides the departments for the usual lines of trade, the store is unique by the devices installed to insure economy and facility in store operation, and by the fact that the building is also to be the home of a trade industrial school, where



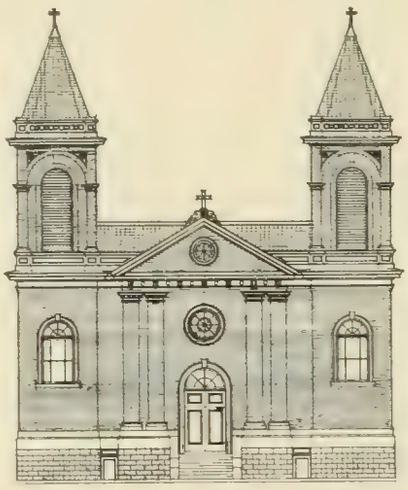
employees will have the opportunity to become experts in their departments. Another novel feature of the establishment is that the immense power plant necessary to heat and run the building is located entirely outside the structure. The store is reputed to be one of the largest steel-ribbed, granite-walled, fireproof structures of modern construction in the world. In the ventilation of the big building a fan system is used, which not only supplies pure air continually, but exhausts the foul air. The air is filtered and is kept constantly in circulation. Not the least interesting feature to builders is the fact that the structure was built without interruption to the business carried on in the old store on the same site. D. H. Burnham & Co., of Chicago, were the architects.

Big Automobile Plant at Poughkeepsie.

POUGHKEEPSIE, N. Y.—The Fiat Automobile Company, of 1786 Broadway, Manhattan, has just retained Eugene Schoen, of Hedman & Schoen, architects, No. 25 West 42d st, Manhattan, to design plans and specifications for a large automobile plant, consisting of seven buildings of various dimensions, to be erected at Poughkeepsie, N. Y. Working plans will be started at once and it is expected that operations will be under way by the first of September. The kind of construction has not yet been actually determined, but it will either be of steel and brick, or reinforced concrete. The buildings will include a machine shop, forge shop, stock and shipping rooms, brass foundry, assembly rooms, office building, tool rooms and a pressure heating plant. There will be two large freight elevators, steam heat and electric lights, and power will be furnished by the Poughkeepsie Light & Power Co. No contracts have been issued for the work.

Contract for Mt. Vernon Church.

MT. VERNON, N. Y.—The general contract was awarded during the week to G. Zibelli & Son, of 160 South 10th st, Mt. Vernon, for the new church of "Our Lady of Mount Carmel," to be erected at Mt. Vernon, from plans by N. Serracino, 1170



Broadway, Manhattan. The building will be constructed of brick with slate roof, supported by wooden trusses, having a seating capacity of 800. Rev. Alberto Matteucci is rector. The architect will supervise the work, which will proceed immediately. (See issue May 29, 1909.)

Contract for Farm Colony Buildings.

STATEN ISLAND.—The City Farm Colony Buildings, consisting of a female dormitory, 3 stories, 45x61 ft.; male dormitory, 3 stories, 46x190 ft., and an insane pavilion, 1 story, 70x34 ft., to be established by the city on Staten Island, will be constructed by Luke A. Burke & Sons Company, 25-27 West 42d st, from plans by Raymond F. Almirall, 51 Chambers st. It is estimated that the group will cost about $125,000. Robert H. Hebberd, Commissioner of Public Charities, foot East 26th st, has the matter in charge.

New Hotel for Coney Island.

CONEY ISLAND.—Plans are being prepared by A. D. Hindsdale, architect, address Garm's Hotel, Surf av, for a fireproof, reinforced concrete hotel, 60x100 ft., including a large roof garden, to be erected at the southwest corner of Surf av and West 8th st, Coney Island, costing in the neighborhood of $100,000. Conrad Stubenbord & Son, Surf av and 8th st, will erect the building and will be ready to receive estimates on all contracts about August 25.

Proposed Church for Short Hills.

SHORT HILLS, N. J.—Daniel Dugan, 518 Bridge st, Trenton, N. J., has signed the contract to erect the new church of "St. Rose of Lima" at Short Hills. When



the building is completed, which will be about the first of next year, it will vary somewhat from the appearances of other Catholic churches, and will present Romanesque, Spanish and Venetian features. It will be built of stone and brick, similar to the material used in churches abroad. The plans, drawn by W. A. Poland, of Trenton, call for a building 95x45 ft., with a seating capacity of about seven hundred. Rev. James T. Brown is pastor.

J. B. Trevor to Build in 91st St.

91ST ST.—Messrs. Trowbridge & Livingston, No. 527 5th av, have been commissioned to prepare preliminary plans for a 5-sty fireproof brick and limestone residence, 26x100 ft., for J. B. Trevor, of 49 Wall st, to be erected at 9 East 91st st, at a cost of about $100,000. It will be some weeks yet before plans will be figured.

Apartments, Flats and Tenements.

CONVENT AV.—The Tomahawk Realty Co., 103 Park av, will erect a 6-sty flat, 99.11x90 ft., at the southwest corner of Convent av and 149th st, from plans by Gross & Kleinberger, Bible House, costing $150,000.

178TH ST.—Plans have been prepared by J. C. Cocker, 2017 5th av, for a 5-sty flat, 75x82.10, for John Glass, Jr., 335 West 14th st, to be erected in the south side of 178th st, 100 ft. east of St. Nicholas av, to cost $150,000.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, are completing plans for another apartment house for Paterno Bros., to be erected on Riverside Drive, 104 ft. north of 116th st, 60x120 ft., and estimated to cost $300,000.

119TH ST.—The Ira Realty Co., 1320 Madison av, will erect in the south side of 119th st, 150 ft. east of Amsterdam av, a 6-sty flat building, 125x87.11 ft., costing $125,000. Sommerfeld & Steckler, 19 Union sq, are the architects.

93D ST.—C. B. Meyers, 1 Union sq, has completed plans for a 6-sty apartment house, 100x75x85.8 ft., for J. Fishman, 25 West 90th st, to be erected in the north side of 93d st, 425 ft. west of Riverside Drive. Estimated cost, $225,000.

131ST ST.—Henry S. Lion, 12 West 32d st, has prepared plans for a 6-sty flat,

50x86.11 ft., for the Nestor Holding Co., 302 Broadway, to be erected in the south side of 131st st, 100 ft. west of Amsterdam av. Estimated cost, $45,000.

137TH ST.—Harry T. Howell, 3d av and 149TH ST, has plans for a 5-sty apartment house to be erected in the south side of 137th st, 155.1 ft. east of St. Ann's av, for Frederick Vollmar, of 580 East 137th st. Estimated cost, $50,000.

FREEMAN ST.—Harry T. Howell, 3d av and 149th st, has prepared plans for one 6-sty apartment house to be erected at the southwest corner of Freeman st and Hoe av, for Samuel Lyttle, of 1224 Hoe av, 50x90 ft., all improvements, stores on first story, to cost $60,000.

160TH ST.—Goldner & Goldberg are also preparing plans for two tenements and stores to be erected by Mrs. M. A. Mestaniz, 158th st and Forest av, in the north side of 160th st, Jackson to Forest avs, Bronx. Brick, limestone and terra cotta, 5-sty, 50x175; cost about $120,000.

CENTRAL PARK WEST.—H. H. Wilkinson, 114 East 28th st, has completed plans for the elevator apartment house, 100.5x139.8 ft., which the Harperley Hall Co., 114 East 28th st, is to erect at the northwest corner of Central Park West and 64th st, to cost about $500,000.

164TH ST.—The Alexander Duff Operating Co., 115 Broadway, will soon erect in the north side of 164th st, 100 ft. east of Broadway, a 6-sty apartment house, 126x100 ft. No plans have yet been prepared or architect selected. Directors are A. D. Duff, Geo. H. Conger and W. J. Leonard.

169TH ST.—Goldner & Goldberg, architects, Westchester and Jackson av, have plans in progress for two tenements and stores to be erected at the northwest corner of 169th st and Fulton av, Bronx. Max Cohen, 1185 Fulton av is the owner. Estimated cost is $100,000. Owner is in charge.

Churches.

GLOVERSVILLE, N. Y.—George W. Kramer, 1 Madison av, Manhattan, will prepare plans for a new Methodist Church at Gloversville.

BELLEVILLE, N. J.—The Belleville Episcopal Church has purchased a site for a larger edifice, soon to be erected there. Address pastor, Belleville, N. J.

NEWARK, N. J.—The Sacred Heart parish will erect a church and school building at South Orange and Sanford avs. Brick and stone construction, 2-stys, 106x62 ft. in ground dimensions. E. M. Waldron & Co. have the contract. The estimated cost is $32,096.

BROOKLYN.—The new edifice to be erected at 13th av and 57th st, Brooklyn, for the R. C. Church St. Frances De Chantal, Rev. Father John McAdam, pastor, 1½-sty brick and limestone, 65x180 ft., will be constructed by Peter Cleary, of 115 Marion st, Brooklyn. Helmle & Huberty, 190 Montague st, are the architects. Estimated cost, $50,000.

Dwellings.

PARK HILL, N. Y.—Dodge & Morrison, 82 Wall st, Manhattan, have completed plans for a $9,000 residence to be erected at Park Hill, for Mr. George Reith, of that place.

NEWARK, N. J.—Feist & Feist, of Newark, will erect twenty 2-family dwellings in the Roseville section, costing a total of about $150,000, to be ready for occupancy by October 1.

EAST NORWALK, CONN.—F. H. Bissell, 503 5th av, Manhattan, is preparing plans for a stone residence for S. Frederick Taylor, to be erected at East Norwalk. Estimated cost, $15,000.

SPRING LAKE, N. J.—Clarence W. Brazer, architect, 1133 Broadway, Manhattan, has completed plans for a 2½-sty residence to be erected at Spring Lake for Peter Brown, of that place.

ORANGE, N. J.—Mann & MacNeille, 12 East 45th st, Manhattan, are preparing plans for twelve 2½-sty residences to be erected by the Kellogg-Green Co., of 61 East 9th st, Manhattan, at Orange, N. J. The Bliss-Griffiths Construction Co., 225 5th av, Manhattan, has contract.

LONG ISLAND CITY.—The Rev. Patrick A. Walsh, pastor of the Roman Catholic Church of Our Lady of Mount Carmel, Astoria, states that plans are now complete for the new parish house. The building will contain a large auditorium, will be of iron and brick, thoroughly fireproof and cost about $25,000. The construction will be commenced within a week and be completed by fall.

BROOKLYN.—Wm. J. Dilthey, Union sq, Manhattan, has awarded to H. A. Rutan, 297 Pulaski st, Brooklyn, the mason work, and J. M. Fox, 270 Herkimer st, Brooklyn, foundation work, for the new residence for Peter W. Rouse (dry goods), 549 Broadway, Manhattan, to be erected at the northwest corner of Prospect Park West and Garfield st, costing between $75,000 and $100,000. The building will be 4-stys, 110x50 ft., of brick, limestone and granite, including a billiard-room. The architect will award all other contracts.

Factories and Warehouses.

BLOOMFIELD, N. J.—The Consolidated Safety Pin Co. in Farrand st, is to erect brick additions to two of their buildings at a cost of $10,500.

NEWARK, N. J.—A. A. Kraeuter & Co. (tools), 577 18th av, Newark, will erect a new factory, 4-stys, 70x60x35 ft., at Newark. Squires & Wynkoop, 44 Cortlandt st, the architects, have taken bids. Estimated cost, $25,000.

NEWARK, N. J.—Roe & Conover (hardware), 200 Market st, will expend about $20,000 for a brick warehouse and stable at 206-210 Frelinghuysen av, after plans by T. Cecil Hughes. The stable will be 2-stys, 30x67 ft. The warehouse is to be 1-sty, 88x214 ft. in ground dimensions.

Halls and Clubs.

HEMPSTEAD, L. I.—Morton Lodge, F. and A. M., has voted to expend $35,000 to erect a temple in Fulton st.

CAMBRIDGE, MASS.—The gymnasium of St. Mary's Catholic Association, Prospect and Howard sts, lately destroyed by fire, it is announced, will be rebuilt at once.

SYRACUSE, N. Y.—Russell & King, architects, Snow Building, have been engaged to prepare plans for the new Odd Fellows' Temple, which is to be erected at Syracuse, to cost about $40,000.

MANCHESTER, N. Y.—The Manchester Grange Association is preparing to erect a 2-sty hall. No architect has yet been selected. The building committee is composed of Wm. Van Ardsdale, Egbert G. Howland, Aldrich J. Latting, John R. Wilson and Fred Collett.

Hospitals and Asylums.

BAYSIDE, L. I.—A new hospital will soon be built in 12th st, between Lawrence boulevard and Broadway. The institution will be known as the Bayside Infirmary. It is a private enterprise and is incorporated with A. M. McKnight, Ralph P. Buell, Archibald Nesbill and Dr. Harris A. Houghton as directors.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has plans of two 2-sty and basement wings to the Hebrew Orphan Asylum, on Clinton av. The improvements include changing the heating apparatus from hot water to steam. These wings will be ready for occupancy about November 1. The estimated cost is $35,000.

Miscellaneous.

JAMESTOWN, N. Y.—Chas. Samuels, owner of the Sherman House, is having plans prepared for a 4-sty brick addition to the present hotel, to cost $85,000.

HORNELL, N. Y.—The town committee has purchased a site in Genesee st on



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which will be erected a Carnegie Library, to cost about $25,000. Address chairman Library Committee, Hornell, N. Y.

SENECA FALLS, N. Y.—M. L. Van Kirk, of Waterloo, N. Y., is preparing plans for a store building to be erected at Seneca Falls, N. Y., for J. T. Miller & Co. Operations will be started in a few weeks.

PATERSON, N. J.—Hoggson Bros., 7 East 44th st, Manhattan, recently received the contract to erect the new building for the Second National Bank, at Paterson, to cost in the neighborhood of $100,000.

LONG ISLAND CITY.—The Borden Condensed Milk Co., 168 Hudson st, Manhattan, has taken figures on the 3-sty brick stable, 125x90 ft., to be erected on Steinway av, Long Island City, costing about $50,000. Plans are by C. H. Chamberlain, 10 Getty sq, Yonkers.

Municipal Works.

HARTS ISLAND.—Bids will be received on July 22 for repairs to the ice-making plant on Harts Island by the Commissioner of Correction.

CHATHAM, N. J.—An election will probably be held in September to vote on issuing $70,000 bond for a sewer system from plans of Williams, Proctor & Potts, of Manhattan.

BROOKLYN.—The Commissioner of Street Cleaning will open bids Tuesday, July 20, for repairs to the stable of the Department of Street Cleaning, at Flushing and Kent avs.

BROOKLYN.—The Commissioner of Correction will open bids on July 22 for material required to rake out and point up all joints on the outside of men's prison to the City Prison, Brooklyn.

MANHATTAN.—The Park Board will open proposals on Thursday, July 22, for alterations of the pergola building in De Witt Clinton Park, 11th and 12th avs, West 52d and 54th sts, Manhattan.

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Tuesday, July 20, for dredging about 25,000 cubic yards in the Boroughs of Manhattan, Brooklyn, Queens, the Bronx and Richmond.

BROOKLYN.—On Thursday, July 22, the Park Dept. will open bids for completing the contract of Joseph A. Boyce, which was abandoned, for furnishing and delivering crushed trap rock and trap rock screenings, Brooklyn.

ARVERNE, L. I.—On Wednesday, July 21, the President of the Borough of Queens will open bids for erecting a concrete bulkhead and removing part of the old bulkhead foot of Straiton av, Alexander av, Sea View av, Storm av and Jerome av, Arverne, Rockaway Beach.

BRONX.—The Board of Water Supply, 299 Broadway, will receive bids until Tuesday, July 20, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225 horsepower water-tube boilers, and all accessories, at Jerome av pumping station, the Bronx.

BRONX.—The President of the Borough of the Bronx will open bids on Thursday, July 22, for paving with asphalt blocks and with granite blocks on a concrete foundation the roadway of East 176th st, from Arthur av to the Southern boulevard, and setting curb where necessary.

Office and Loft Buildings.

RICHMOND HILL.—The New York & New Jersey Telephone Co. will soon start the erection of a 2-sty brick central office on Guion pl, near Atlantic av, Richmond Hill, to cost about $30,000.

JERSEY CITY, N. J.—It is announced that Colgate & Co. (soap), of Jersey City, contemplate the construction of a new office building in connection with their plant at Hudson and York sts. No plans have yet been decided upon.

3D AV.—No contract has yet been awarded for $75,000 worth of alterations to the drygoods store Nos. 2211-2217 3d av, soon to be made by Edward Callan, owner. Plans have been completed by B. & J. P. Walther, 147 East 125th st.

MERIDEN, CONN.—Balch & Moatz, architects, No. 10 East 33d st, Manhattan, have awarded to the Wales Lines Co., of Meriden, the general contract for the erection of a 5-sty loft building for the Aeolian Company, at Meriden.

SCHENECTADY, N. Y.—The new office building of the Schenectady Illuminating Co., to be erected at the intersection of State and Barrett sts, if possible, will be ready for occupancy by Jan. 1. The floors will be of tile and the finishing will be done in mahogany and birch.

SCHENECTADY, N. Y.—Plans are out for the new building to be erected in Dock st by the Mohawk Overall Co. The plans and specifications were made by the Arthur G. Lindley Co., architects, Parker Building, Schenectady. Building will be 38x138 ft., 4-stys, absolutely fireproof.

SYRACUSE, N. Y.—Merrick & Randall, architects, of Syracuse, are making plans for a 4-sty fireproof store and office building for the McCarthy Estate, to be erected at South Salina and Onondaga sts, Syracuse. Bids will be taken about Aug. 1. Brick, stone and steel, 90x100x50 ft. Estimated cost, $75,000.

WOOSTER ST.—Plans have been completed by Chas. B. Meyers, 1 Union sq, for the 6-sty loft building, 55x104 ft., brick, limestone and terra cotta, to be erected at 69-71 Wooster st, for Golde & Cohen, of 171 Broadway. Estimated cost, about $100,000. No sub-contracts have yet been awarded. The owners build.

NEW HAVEN, CONN.—A $25,000 structure will be erected in Chapel st, near Temple st, by Morris Steinert. The building will measure 40x137 ft., containing eleven offices, store and workrooms. Artificial stone, prism glass and terra cotta in the front. Brown & Von Beren are the architects. The contract has been let to J. N. Leonard & Sons. Work is to be started immediately.

Power Houses.

IRVINGTON, N. J.—Bids will be received by the town committee in September for installing a municipal lighting plant; also for furnishing electric light and gas.

ORANGE, N. J.—The City Council has appointed Runyon & Carey, 122 Market st, Newark, as consulting engineers for the proposed municipal electric light plant. Cost, $60,000.

PATERSON, N. J.—John H. Cook, of Paterson, is preparing plans for an electric power generating station, to be constructed at Passaic Falls, for the Society for Establishing Useful Manufactures, of which Edwin Le B. Grand Gardiner is president.

WATERBURY, CONN.—It is reported that David B. Neth, superintendent of the Connecticut Electric Co. at Waterbury, has announced that $500,000 has been appropriated for the erection of a power plant on the company's property in the west end of city.

Schools and Colleges.

LAKE PLACID, N. Y.—The Board of Education will erect a 2½-sty brick and stone school at Lake Placid. James Shea and F. A. Isham are in charge. No architect has yet been selected.

JAMESTOWN, N. Y.—The Jamestown Business College Association has decided to construct a 4-sty brick structure at 4th and Cherry sts. H. E. V. Porter is president and principal of the association.

WATERVILLE, CONN. — Architects Freney & Jackson, of Waterbury, have been selected to prepare plans for the addition to the Sprague school in Waterville. Ferdinand Wolfe is chairman of the committee.

HORNELL, N. Y.—The Board of Education has rejected all bids for the proposed grammar school as being in excess of the appropriation. W. S. Brickell, architect, 595 Ellicott sq, Buffalo, has been authorized to revise plans and again advertise for bids.

Bids Opened.

PARK AV.—Kelly & Kelley, 45 East 42d st, at $172,984, submitted the lowest bid to the Armory Board for making alterations and additions to the armory of the Seventh Regiment, N. G., N. Y., at Park av and 66th st.

The following bids were received by John F. Ahearn, Borough President, for regulating and paving with sheet asphalt pavement on a concrete foundation the roadway of St. Nicholas Terrace, from 130th to 140th sts; Barber Asphalt Paving Co., 30 Church st, $25,438 (low bid). Others bidders were: Asphalt, Cement & Construction Co., Sicilian Asphalt Paving Co., Uvalde Asphalt Paving Co.

John J. Barry, Commissioner of Correction, opened bids on July 8, for the erection and completion of a 2-sty and cellar brick fireproof industrial building on Harris Island. John T. Brady & Co., 103 Park av, $58,840, were low bidders; other bidders were: Albert Winternitz, John F. Walsh Construction Co., William Horne Co., George Hildebrand, Lawrence J. Rice, D. J. Ryan, Hartman & Horgan, Madison Building Co.

The Board of Education opened bids on July 6, No. 1, for installing electric light wiring, fixtures and fire signal system in P. S. 16, Brooklyn. T. F. Jackson, Inc. (low bidder). No. 2, for alterations and repairs at P. S. 113, Manhattan. Lundin & Zaharius (low bidders). No. 3, alterations and repairs to heating and ventilating apparatus of P. S. 7, 23 and 62, Manhattan. P. S. No. 7, E. Rutzler Co., $9,345; P. S. No. 23, Frank Dobson Co., Inc., $7,496; P. S. 62, all bids were rejected.

TOMPKINSVILLE, N. Y.—The following bids were opened by the light house engineer, Tompkinsville, N. Y., for construction of Staten Island light house rear range, Ambrose Channel, N. Y.: New Jersey Foundry and Machine Co., 90 West st, Manhattan, $24,540. Other bidders were: W. H. Fissell & Co., Snare & Triest Co., J. C. Vreeland Building Co., O'Connell & Hanna, Charles E. Frayer & Co., all of Manhattan; D. J. Ryan, Brooklyn; John Milnes Co., Port Richmond; G. & W. Manufacturing Co., Manhattan.

Contracts Awarded.

4TH AV.—Chas. T. Wills, Inc., 156 5th av, received the contract on Monday for enlarging the choir house, No. 86 4th av, for Grace Church, of Broadway and 10th st, to cost about $40,000. York & Sawyer, 156 5th av, prepared the plans.

NEWBURGH.—The Ramsdell estate has awarded contracts for the construction of a double decked ferryboat for the Newburgh and Fishkill ferry to the iron shipbuilding firm of T. S. Marvel & Co.

JERSEY CITY.—Cassidy & Son Mfg. Co., 133-135 West 23d st, Manhattan, received the contract on Wednesday for furnishing lighting fixtures for the Hudson County Court House at Jersey City, to cost approximately $50,000.

69TH ST.—Chas. T. Wills, Inc., 156 5th av, has received the general contract, and Geo. A. Suter Co., 112 Wooster st, the heating, for alterations to the residence and garage 163 East 69th st for Richard M. Hoe, of 11 East 71st st.

(Continued on page 121.)

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material Market Firm.

Considering the season the conditions of the building material market is satisfactory. Dealers generally report good inquiries, save in lumber, in which instance the local yards feel a lethargy somewhat greater than usual, while in the suburbs almost record-breaking business is being done. The consumption of cement for the two weeks just closed far over-balances figures for the same period last year, but there is no indication at present of an immediate change of prices. Labor strike rumors from the Hudson valley brick yards early in the week were momentarily disconcerting, but as the week wore on the situation cleared. Large orders were held back because of a difference of from 25 to 50 cents in dealers' and manufacturers' prices. Big business is reported in pig iron, and structural steel found a good market, but there is a noticeable decrease in tonnage since the first of the month. Some of the independent steel mills have capacities sold for the next two months. Prices are likely to advance, as is the probable case with brick. All interests in the former industry are asking higher price for immediate shipment. Stone found a steady market with prices remaining firm. Money in all branches of the building material business was reported easier.

Brick Prices Firm.—Inquiry Grows.

No change in the price of brick is reported for the week, which was characterized by a steady demand with tendency toward an advance in price. The dry weather has helped the makers both in the Hudson valley and in New Jersey, but help is scarce in all the yards; scarcer than usual; and the amount that is being made is below normal.

STRIKE RUMORS IN THE AIR.

The local market was disturbed early in the week by a rumor that up-river brick yard laborers were about to open a new strike for increases in wages. Most of the yards were able to placate their men, and the crisis is said to be over.

COLLECTIONS MUCH BETTER.

Collections showed an improvement this week, indicating that money is easier in building operations. This was coupled with numerous inquiries for Hudson River hards in quantities ranging from 4,000,000, 5,000,000 and 10,000,000 lots for November and December deliveries. The fact that the dealers and the manufacturers were between 25 and 50 cents apart in what was asked and what was bid, prevented the closing of deals.

PRICES WILL GO HIGHER.

The tendency in the brick market is upward both in Jerseys and in Hudson River products. Early last month the prices were from 50 cents to a dollar lower than the prices in force this week, and dealers' and manufacturers' agents here are unanimous in the opinion that the prices of brick will advance before they recede.

NEWARK MARKET CONTINUES STRONG.

Despite the fact that more than 2,000,000 second-hand brick have been dumped upon the Newark market as a result of the demolition of the buildings standing upon the site of the Prudential annex and the Fireman's Insurance Co., the market for new brick remains unchanged. This condition is somewhat unusual, and gives a fair idea of the amount of building construction that is going on in the suburbs.

BRICK. (Cargo quotations at the wharf.)*

		Per M.
Hudson River, Common	$5.75@	$6.50
Hudson River, Light Hard	3.00	4.00
Hudson River, Pale	....	....
New Jersey, Hard	5.75	6.25
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....
Fronts:		
Buffs, No. 1 (delivered at bldgs.)	22.00	30.00
Greys, various shades & speckled	29.00	31.00
White No. 1	23.00	35.00
White No. 2	25.00	31.00
Old Gold	29.00	31.00
Enameled:		
English size	70.00	75.00
American size	57.00	63.00
Seconds, etc	40.00	45.00

*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of Broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	$0.75@	$0.80
State common, cargo rate, per bbl.	.80	.85
Rockland-Rockport, Com., per bbl.	...	1.02
Rockland-Rockport, L., per bbl.	1.12	....
Rockland-Rockport, special, 320 lbs.	...	1.42
Select finish, per 350 lbs., net	1.62	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.35
Palmer, com., S	...	.85
Palmer com., L	...	1.25
Palmer, finishing, S	...	.95
Palmer, finishing, L	...	1.40

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	$1.30
In barrels, 320 lbs	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.
Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Volume of Cement Business Increasing.

An increased volume of business in cement was reported this week due to increasing building operations in and out of town. Most of it was for deliveries in Harlem and the Bronx, while some went into Kings. Labor trouble at the Edison mills, at New Village, N. J., was reported to be practically settled. The Vulcanite company opened its No. 3 mill in the Lehigh Valley.

JULY TO BE BUSY MONTH.

There are good prospects of a busy July. One of the smaller companies reports having done 55% more business during the first two weeks of July than during the same period last year. Many of the little companies, it is said, have been doing from 30 to 60% more business during the last two months than the larger concerns. While the consumption in these instances may have been larger the profits have been smaller. Expenses have been cut in some cases, and it has been a hard matter to hold their own. It must be remembered that most of this increased business is the natural result of the reduction in prices so that in reality the increased business reported by the smaller companies as well as by larger ones, has barely been sufficient to keep mills going and to come out above the heap. While July is likely to be a busy month, there will not be much money in the business done, and therefore some of the companies have "lain down" in their sales departments pending a readjustment of prices.

ENCOURAGEMENT EVERYWHERE.

Architects report more work in their offices than for any time during the last two years. This encourages cement men and builders. Activity is noted everywhere. In this city there is said to be more concrete work being done now than at any time in the last three years. This is doubtless due to the feverish haste on the part of builders to get that work out of the way as soon as possible, and prior to the adoption of the building code.

CEMENT.

Portland, Domestic, in cloth*	$1.33
Rosendale or Natural, per bbl	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.33@	....
Atlantic brand	1.33	....
Atlas Portland	1.33	$1.43
Bath Portland	1.33	....
Dragon	1.33	1.43
Edison Portland	1.33	....
Lehigh Portland	1.33	....
Trowel Portland	1.33	....
Vulcanite Portland	1.33	....
Alsen's (German) Portland	2.35	....
Dyckerhoff (German) Portland	2.45	....

Iron Inquiry Increases—Advance Near.

The iron market was active this week, inquiries ranging from 50 to 8,000 tons, which is unusual for July. No. 1 Southern advanced fifty cents, but Northern remains stationary. While the market is satisfactory, and there are practically no definite advances, the tendency toward higher prices all around is shown in the fact that the furnaces are advancing quotations on each inquiry, and there is no haggling over prices. The negotiations referred to, especially the 8,000-ton one, is for December and January delivery.

BOOM IN IRON, SAY DEALERS.

The fact that coke and anthracite pig iron furnaces showed a gain in business in the first half of this year over the same period of last year, which was 11,000,000 tons as against 9,018,014 tons in the last half of 1908, and 6,918,004 tons in the first half, and 13,478,044 for the first half of 1907, shows that the rate of production per year is now over 22,000,000 tons a year. June's production was 1,929,884 tons, and May's 1,883,330 tons.

JULY'S RECORD MAY BE HIGHEST.

The Steel Corporation's output for July breaks all records. The best achievement in its history was in October, 1906, when the output was 1,008,000 tons. More than half that amount had been booked this week. Some of the mills cannot keep abreast of the demand. Some time ago it was shown that of the 10,000 emigrants who returned home during the depression, only 2,500 have returned. A large portion of this number came from the Pittsburgh steel districts, and many of the mills have been crippled because of a shortage of this kind of labor. Steamship agents have been at work, it is said, in foreign lands impressing upon former furnace men the desirability of returning now when the steel business is on the mend.

SHEET TIN INTERESTS WORRIED.

Sheet tin interests are worried over the prospect of a prolonged strike at the mills. About 60% of the total production has been cut off, and should the controversy continue for more than a month or six weeks a serious shortage

in the market would follow. The officials of the American Tin Company are non-communicative regarding the prospects for a settlement when it comes to speaking for publication, but it is understood the strike is likely to continue for three months or more than there is likelihood of a speedy settlement.

FABRICATORS VERY BUSY.

Fabricators in and near this city report that they are busier than they had expected to be at this time of the year. The Hay Iron & Foundry Co., the Hecla Iron Works, Radley, Levering & Garrigues and the Whale Creek Iron Works have closed important contracts recently. The Receivers of Milliken Brothers and the American Bridge Co. have deliveries scheduled until late in the Fall.

Southern:		
No. 1 Foundry, steamship dock	16.75	17.25
No. 2 Foundry spot	16.25	16.75
No. 3 Foundry	15.75	16.25

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.46@	....
Angles	1.46	1.51
Tees	1.51	1.56
Zees	1.51	1.56

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....@	$1.70
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1¼ to 4 in. x ⅝ to 1 in., base price	....	1.70
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron finish, base.	....	1.70
Soft Steel Bars, base or ordy. sizes	....	1.70
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.00
3-16	....	2.10
No. 8	....	2.20
Blue Annealed		
No. 8	2.20	....
No. 10	2.20	....
No. 12	2.25	....
No. 14	2.30	....
No. 16	2.40	....

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18 }	2.70	3.35
No. 20 }		
No. 22 }	2.75	3.40
No. 24 }		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

SOLDERS.	Case.	Open.
Half and half	19½@	20½
No. 1	17	17¼

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....@	$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	12.50
About 15 lb. coating	$10.70	11.25
About 8-lb. coating	....	8.70

PIG LEAD.

Ton lots	4¾@	5
Less	5	5¾

ZINC.

Sheet, cask lots per lb.	7½	
Sheet per lb.	8	

Increasing Business in Suburban Yards.

Increasing business in suburban yards and a corresponding falling off in this city characterized the lumber situation this week. Spruce, pine and cypress wholesalers reported increasing business, but not worthy of special note, it was said. The hardwoods also felt the slight activity.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$23.00@	$28.00
6 to 9 inch cargoes	24.00	28.00
10 to 12 inch cargoes	26.00	30.00

LATH.		
1½ in. round wood lath	3.50	3.75
Eastern spruce, slab	4.25	4.50

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$93.00@	$94.50
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	50.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

HARDWARE FLOORING.

K. D. bored, end matched or butted and bundled.

Standard grades of oak flooring:

Clear—Shall have one face free from defects, except ⅜-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.

Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.

Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.		
Clear quartered white oak	$80.00	
Select quarter-sawed white oak	47.00	
Clear Quarter-sawed white oak	**87.00**	
Select quarter-sawed red oak	50.00	
Clear plain sawed white oak	**53.00**	
Select P. S. white oak	**45.00**	
Clear plain sawed red oaw	46.00	
Select P. S. red oak	**43.00**	
Common oak, red and white	30.00	
No. 2 Factory or common oak, red and white	**23.00**	

PLAIN OAK.		
4-4, 1sts and 2ds	$42.00@	$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00	51.00
4-4 Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	**37.00**	**40.00**
4-4 Culls	22.00	24.00
5-4, 6-4 and 8-4 in. Culls	24.00	26.00

SHINGLES.
(New York Lighterage Limits.)

	Per M. pieces.	
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

KILN-DRIED ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel, New York.

	No. 1.	No. 2.	No. 3.	Box.
4-4 Edge, under 12 ins.	**$28.00**	**$25.00**	**$18.00**	**$14.50**
4-4 Wide Edge, over 12 inches	42.00	35.00	.....	.....
4-4 x 4 and 5 inches	30.00	27.00	18.50	.....
4-4 x 6 inches	32.00	28.00	19.50	15.50
4-4 x 8 inches	34.00	29.00	20.00	16.00
4-4 x 10 inches	35.00	30.00	20.50	16.50
4-4 x 12 inches	39.00	32.00	22.00	17.50
5-4 Edge, under 12 ins.	30.00	27.00	19.50	15.50
5-4 Wide Edge, over 12 inches	43.00	36.00	.....	.....
5-4 x 10 inches	37.00	32.00	21.50	17.50
5-4 x 12 inches	42.00	36.00	23.50	18.50
6-4 Edge	33.00	30.00	21.00	15.50
6-4 x 10 inches	38.00	33.00	22.50	17.50
6-4 x 12 inches	43.00	37.00	24.50	18.50
8-4 Edge	34.00	31.00	22.00	15.50
8-4 x 10 inches	39.00	34.00	23.50	17.50
8-4 x 12 inches	44.00	38.00	25.50	18.50
Flooring:				
13-16 x 2½ & 3"	28.00	26.00	19.00	14.00
13-16 x 3½	28.00	26.00	19.50	15.00
13-16 x 4 to 4½	27.50	25.50	19.50	15.00
13-16 x 3 to 4 jointed	32.00	28.00	20.00	.....
13-16 x 2½ to 3 Rift	42.00	37.00	.....	.....
13-16 x 3½ Rift	37.00	32.00	.....	.....
Ceiling and Partition:				
13-16 x all widths exc. 3½ and 5½	28.00	26.00	19.00	15.00
white				25.00
¾ x all widths, exc. 3½ and 5½	29.00	27.00	20.00	15.50
⅝ (for 5½ add $2)	23.00	21.00	15.00	10.00
½ (for 5½ add $2)	20.50	19.00	12.00	8.00
German Siding 13-16 x 5½" face	33.00	30.00	21.00	16.50
Beveled Siding, ½ x 4 to 6	19.00	17.50	12.00	9.00
Case and Moulded Base, all patterns	37.00	32.00	.....	.....
Roofers:				
13-16 x 5½ in. face				$16.50
13-16 x 7½ in. face				17.50
13-16 x 9½ in. face				18.50
Factory Flooring, 1½, 2, 2½, & 3 x 5 to 9 **finish ¼ inch scant in thickness and ⅛ inch scant in width when worked for splines and ¾ inch scant in width when** tongued and grooved				19.00

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	36.00	40.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	39.00	40.00
Basswood, 1 in., No. 1 common	28.00	30.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	35.00	37.00
Birch, 1 in., No. 1 common (red)	27.00	31.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	35.00	37.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	**50.00**	**60.00**
Cypress, 1 in., 1st and 2ds	....	50.50
Cypress, 1 in., shop	....	35.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	28.50	31.00
Gum, 1 in., 1st and 2ds (sap)	28.00	30.00
Gum, 1 in., No 1 common (sap)	24.00	26.00
Maple, 1 in., 1st and 2ds	32.00	34.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	46.00	48.00
Oak, 1 in., No. 1 common	37.00	39.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

Stone Market Growing Stronger.

While nothing like a boom in the stone business was reported this week, there was, nevertheless, evidence that good business is in sight. The fact that stone setters are busy and are so scarce that cutters are being impressed into service, does not indicate that there is great activity in the stone market. It is normal, and that is the best that can be said of it. The New England Granite Co. is an exception among the majority of dealers in that it has been above normal since the middle of April. It has the contract for supplying the State library at Hartford, Conn., with Bethel White, for which it has about 80% cut and deliveries about half made. This contract totals $250,000. Another contract it has on hand is for the $100,000 worth of Concord granite for the Historical Society Building, at Concord, N. H. Guy Lowell, of Boston, is the architect. This company also recently closed some large contracts for mausoleums and small buildings in and near this city. Arlando Marine closed within the fortnight for supplying Indiana limestone for the new apartment house that the W. J. Taylor Building Co. is putting up at 93d st and Central Park West. This building, for which Alfred Joseph Bodker is architect, will be 125x175 ft. on the street.

EXPECT NO BOOM, BUT GOOD BUSINESS.

A man familiar with the trade gave this as his view of the stone situation this week.

"Do I expect a Fall boom? No, I cannot say that I do. I look for a continuance of good business and I think we will get it. There is certainly more business on paper so far than there has been in years, and architects say they have lots of new work coming on. Money continues easy, there is no labor trouble and the entire building industry is in admirable shape to handle new work. I also look for an advance in the price of stone, but I do not look for a big jump. Just a healthy advance. That will come, I may say, within the month." Prices remain unchanged.

STONE.—**Wholesale rates, delivered at New York.**

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.35	.50
Granite, grey	.50	.90
Granite, black	.75	8.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.25	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

Window-Frame Suit Settled.

Voigtmann & Co., manufacturers of metallic window frames and sashes at 427 West 13th st and 430 West 14th st, have amicably settled the suit brought against that company by George Hayes for infringing U. S. patent No. 626,698, embracing certain improvements in wire-glass fireproof windows. In an announcement to the trade Voigtmann & Co. say:

"This patent of Mr. George Hayes, in connection with our own patents, is largely upon the construction of hollow metal sash for wire-glass fireproof windows and provides a more thorough and efficient system of glazing than formerly employed by us. * * *

"Our original patent employed a special system of glazing known to the trade up to the last few years as the 'inseparable cleat construction.' This system that was employed by us so long came to provoke much criticism, as the ¾-inch rabbet necessary for the bearing of the wire glass necessitated very heavy puttying, that in many cases, especially in the warm weather, became unsightly and subject to disintegration.

"Committed as we are to the best process known in fire window construction, we cannot afford to duck and change upon finding that we unwittingly infringed and catalogued a certain construction patented by Mr. Hayes, as already set forth.

"Being confined wholly to the manufacture of hollow metal fire windows we have deemed it quite necessary to clear ourselves as much as possible from infringement liabilities by purchasing such patents and shop rights from time to time as deemed of use and value to ourselves, and as needed to make us a firm conservative in the estimation of the trade."

That their patrons and customers may not be liable for using this window-frame prior to the date of the foregoing agreement Voigtmann & Co. procured a release addressed "To all whom it may Concern" wherein over Mr. Hayes' signature, the following statement is made:

"That the defendants herein, Voigtmann & Co., having failed to adduce a substantial defense to above suit, for infringing Letters Patent of the United States, No. 626,698, dated June 13, 1899, granted to said George Hayes for improvement in wire glass fireproof windows; and having paid the costs and damages in said suit and having further purchased from said George Hayes the right to make, use and sell windows in which are incorporated said patented improvements, at and from their shop in the City of New York, State of New York, and in the City of Chicago, State of Illinois, said Voigtmann & Co. and all persons having in their possession windows made and sold by said Voigtmann & Co. in which said patented improvements are incorporated, are hereby released from all liability for damages to said George Hayes."

Attached to this circular is a warning cautioning manufacturers against making or selling this type of window frame without his permission upon penalty of prosecution. This statement is under date of May 14, 1909.

New Hollow Metal Door.

The Grinden Art Metal Co., of 30-34 West 32d st, Manhattan, have now ready their patented hollow metal door. It is the product of a mechanic long in this business. The chief feature of the door is a unique and practical form for allowance of expansion and contraction, designed to meet the highest rating of the Board of Fire Underwriters. Another feature is the absence of all rivets.

All fastening of the bracing members, moldings, etc., are made by a special form of interlocking flange and all are then welded. The steel doors are finished with baked enamel surfaces in exact imitation of any hard wood. Doors made of copper or bronze are finished with bright or oxidized surfaces as desired.

The Grinden Art Metal Co. is also prepared to supply interior finish such as partition, wainscoting, base and chair rails, picture moldings and miscellaneous shapes. Their works are at Marcy av and Walton st, Brooklyn.

Quick Elevator Repairs a Specialty.

Having for years made a specialty of making quick elevator repairs, C. V. Cheeseman, of 422 West Broadway, believes he holds the record for rapid work done recently for the Star Bakery Co. in Porter av, Brooklyn. The plant was seriously crippled when an important piece of mechanism in its elevator broke. It was not possible to get a duplicate in this city or vicinity. The company called in Mr. Cheeseman for his expert opinion as to what had best be done, and he immediately took the matter in hand. Wednesday morning he wired a certain firm in Lynn, Mass., for a duplicate of the part, and by 10 o'clock Thursday the elevator was in operation again. A similar case occurred recently at the Lozier garage, where some cables attached to an elevator were found to be in a dangerous condition. Mr. Cheeseman had new cables installed and the lift in operation within six hours.

This elevator house handles an important part of the elevator work for the big butcher concerns, and not long ago installed one of the largest elevators in service in this city at the Schwarzschild & Sulzberger Company's stables. This is used to lift the company's 7-ton electric trucks to the various floors. When the lift was tested eleven tons was safely carried. The entire equipment of this lift was doubled throughout. It has eight ⅝-inch cables attached to double crossheads and has a special series of governors and safeties.

Mr. Cheeseman also builds and places all kinds of hand and power elevators, and has installed 46 garage lifts, among them being the Wood Electric Co., the Broadway Automobile Exchange, the Times Square Automobile Exchange and the Victor Automobile Storage Co.

Coler Suspends Brooklyn Superintendent of Buildings.

Borough President Coler, of Brooklyn, suspended David F. Moore, on Friday, from his office as superintendent of buildings pending an explanation of charges of neglect of duty, absence without leave, gross discourtesy to the public having business with his bureau, and withholding from the corporation counsel of a violation involving the safety of human beings.

ADVANCE REPORTS.

(Continued from page 118.)

Albro & Lindeberg, 481 5th av, architects. Estimated cost, $30,000.

BROOKLYN.—Contract has just been awarded for the addition to the Parsons Bros'. plant, at 2d, 3d avs, 18th and 19th sts, Brooklyn, to John Auer & Sons, of 648 Lexington av, Brooklyn. The improvement includes two new factory buildings, warehouse and power house. Wm. Higginson, Park Row Building, Manhattan, is the architect.

Government Work.

FORT HANCOCK N. J.—George W. Wines, of East Pogue, N. Y., has the contract, at $13,500, for the construction complete of an addition to the post exchange at Fort Hancock, N. J.

FORT WADSWORTH, N. Y.—Mitchell & Co., of Manhattan, have the contract, at $30,108.12, for the construction complete with sewer connections, of a bowling alley and gymnasium at Fort Wadsworth, N. Y.

Brief and Personal.

Bad weather for the curb market.

Nothing to do but work for the building trades. Good times again, tra la!

A Bronx builder completing two 5-sty flats, advertises that an alarm clock will be installed in each apartment.

O. Arlt, of the firm of Rogers, Brown & Co., is spending his vacation in Wildwood, N. J. He will be back on Sept. 1.

John Burrell, of the wholesale lumber firm of Collins & Lavery, of 39 Cortlandt st and Jersey City, is having his vacation. He will return to business on Monday.

The LaSpina & Morris Cut Stone Company, of 108th st and East River, has been installing new machinery, and announces that it is now able to handle larger contracts than heretofore.

Westinghouse, Church & Kerr, 8 Bridge st, Manhattan, engineers, have been commissioned by the Chicago & Western Indiana Railroad to prepare plans for new passenger and freight terminals to be erected in Chicago.

Arnold W. Brunner, the architect, who is president of the N. Y. Chapter of the American Institute of Architects, will leave London on July 30 for this city. He is expected back at his office on Friday, August 6. Mr. Brunner will come over on one of the White Star Line steamers.

The Sheet Metal Workers' Union of the State of New York was organized Thursday night at 237 Rivington st, and 200 members were initiated. The new union aims to compete with the old one, the Amalgamated Sheet Metal Workers' Union, Local 11, associated with the American Federation of Labor.

Mr. E. Meyer, general manager of the sales department of the Edison Portland Cement Co., is reported to be out of danger, and has been removed from the Presbyterian Hospital, Philadelphia, to his home. Mr. Meyer recently underwent an operation for appendicitis and for a time his condition was critical.

Bradford Lee Gilbert, architect, of No. 1 Broadway, New York, is suing the Grand Trunk Company for $119,543 for services in the preparation of plans for the new Grand Trunk Railroad Hotel being built at Montreal. The writ was issued here this week by the High Court of Ontario. Mr. Gilbert asserts that the company entered into an agreement with him to prepare plans for the hotel, under which he prepared and submitted designs. Subsequently the company accepted plans of Ross & MacFarlane, of Montreal which, Gilbert says, are practically the same as those he supplied.

Contractors Making Record Time.

Work on the Schlegel Investing Co.'s 12-sty factory building, at 2d av and 22d st, is progressing rapidly, and the contractors, the Theodore Starrett Co., bid fare to make another record for quick construction. Quick deliveries are being made to Post & McCord, the steel contractors. All this steel work is being coated with "Minwax" paint, which is made by the Clifford L. Miller Manufacturing Co., of 110 East 23d st. One coat of this material is put on at the shops and the other, of olive green, is applied at the job. In announcing recently that this material was being used, the fact was omitted that this coating was originally specified by the consulting engineer of the building, Fred. Dana Rhodes, of 140 Cedar st, who, with Charles F. Hoppe, architect for the building, fully investigated the merits of this material and found its properties admirably suited to the protection of steel because of its being a non-conductor of electricity.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

LANE AV, ETC.—Opening and extending of Lane av, bet Westchester av and West Farms road, with the Public pl bounded by Lane av, West Farms road and Westchester av, and of Westchester av, bet Main st or West Farms road and the Eastern Boulevard, at Pelham Bay Park, Bronx. Commissioners Floyd M. Lord, John J. Mackin and Edward D. Dowling give notice that the supplemental and additional bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 26

GOUVERNEUR SLIP PIER WEST.—Dock proceeding. Joseph M. Schenck, Clerk, gives notice that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 22. The matter relates to acquiring right and title to and possession of the wharfage rights, terms, easements, emoluments and privileges appurtenant to the dock or wharf property known as Gouverneur Slip Pier West, formerly known as Pier (old) No. 51, East River, Manhattan.

PIER 36, E. R.—Dock proceeding. Joseph M. Schenck gives notice under date of July 9 that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 22. The matter relates to acquiring right and title to and possession of the wharfage rights, terms, easements, emoluments and privileges appurtenant to Pier (old) 36, or Market Slip Pier West, East River, in the Borough of Manhattan, City of New York, not now owned by the city, and all right, title and interest in and to said pier, or any portion thereof, not now owned by the city, and all wharfage rights, etc., on or near the southerly line of South st, and lying on both the easterly and westerly sides of said Pier (old) 36, or Market Slip Pier West, not now owned by the city, for the improvement of the water front on the East River.

22D AND 23D STS.—Dock proceeding. Joseph M. Schenck, Clerk, gives notive under date of July 9 that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 22. The matter relates to acquiring right and title to and possession of certain lands, lands filled in, wharf property, terms, easements, emoluments and privileges necessary to be taken for the improvement of the water front of the city, on the North River, bet West 22d and West 23d sts, 11th and 13th avs, pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund.

PIERS 32 AND 33, E. R.—Dock proceeding. Joseph M. Schenck, Clerk, gives notice under date of July 9 that a bill of costs, charges and expenses incurred in this proceeding will be presented for taxation to the Supreme Court on July 22.

184TH ST.—Opening and extending, from Amsterdam av to first new av easterly therefrom. Notice is given by Commissioners Frederic Jewett Dieter and Charles J. Leslie that the abstracts of estimate of damage and of assessment for benefit in this proceeding, together with the damage and benefit maps, and also all the affidavits, estimates, proofs and other documents used by the Commissioners of Estimate and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department of the city, Nos. 90 and 92 West Broadway, Manhattan, in said city, to remain until the 10th day of August, 1909. Property owners and others interested are also advised that provided there be no objections filed to either of said abstracts, the reports as to awards and as to assessments for benefit will be presented for confirmation to the Supreme Court on Nov. 4.

214TH ST OR AV A.—Opening and extending, from White Plains rd to 4th av (now Barnes av), Bronx. Notice is given by Commissioners Frank L. Tierney, Dennis Burns and Joseph Jacobs that the abstracts of estimate of damage and of said assessment for benefit in this proceeding, together with the damage and benefit maps, and also all the affidavits, estimates, proofs and other documents used by the Commissioners of Estimate and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department of the city, Nos. 90 and 92 West Broadway, Manhattan. Provided no objections are filed to either of said abstracts, the reports as to awards and as to assessments for benefit will be presented for confirmation to the Supreme Court on Oct. 5.

ASSESSMENTS.

SUMMIT PL.—Owners of real estate in Summit pl are notified that the assessment for regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, etc., in Summit pl, from Heath av to Boston av, was confirmed by the Board of Assessors on July 6 and entered on the same day in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents. Unless the amount assessed for benefit on any person or property shall be paid within 60 days after the date of entry, interest will be collected thereon at the rate of 7% per annum, to be calculated to the date of payment from the date when such assessment became a lien. The area of assessment includes both sides of Summit pl, from Heath av to Boston av, and to the extent of half the block of the intersecting avs. The accompanying diagram shows approximately the section benefited. Payment of the above must be made to the Collector of Assessments and Arrears, in the Municipal Building, corner of 177th st and 3d av, Bronx. All payments made thereon on or before Sept. 4, 1909, will be exempt from interest, as above provided.



THE TREND TOWARD NORTHERN NEW JERSEY.

By LEO BUGG.

THE most notable movement in the suburban real estate market to-day is the remarkable trend toward northern New Jersey, up in the hills lying between the beautiful Ramapo range and the Palisades. It started with the increased use of the automobiles when people who had never been off the beaten track of the railroads began to go out into the highways and byways of the real country, to see what wonderful landscape there is so close to New York. From that time interest in the section in question has constantly grown until at the present writing, practically every train brings varied city folk in quest of a country home or a plot on which to build one. The best land in this section begins at Ridgewood and lies on both sides of the main line of the Erie Railroad, extending on the west to the Ramapo Mountains and on the east to the Saddle River Valley, thence running north beyond the State line into Rockland County, New York. At this point, for the first time since leaving New York, is reached the "real" unobjectionable country. The mosquito meadows, the malodorous Passaic River, the factories, workshops and foundries, the tenement houses and all the city lights and city smells are left behind. Here begins what for many years has been a land of gardens, farms and orchards.



THE LAKE AT MAHWAH, N. J.

The western district of Ridgewood shows up to particularly good advantage, it is located on a series of hills which form what may be called the "foothills" of the Ramapo Mountains. Here may be seen a hundred or more fine residences, no two houses alike, each with its ample grounds, showing distinct individual treatment, making on the whole the very best type of suburban development. The eastern section of the town while not so conspicuous has many points of beauty and attractiveness. Ridgewood is 22 miles from New York, has a thirty-minute express schedule and a commutation rate of $6.35 per month. Going north from Ridgewood is the pretty little settlement of Hohokus or Undercliff, as it formerly was called. From this point along the railroad a beautiful panorama of the whole Saddle River Valley may be obtained. Hohokus is practically a continuation of Ridgewood, and is rapidly building up with dwellings of a good type. After Hohokus comes Waldwick, at which point the Erie Railroad Co. has its "make-up" yards for their suburban service. This has resulted in the development of the town on a different scale than the other towns in this vicinity. It is the home of many of the railroad employees, and is built up rather more closely and with smaller houses.



CHARACTERISTIC DWELLINGS.

The next town is Allendale, a beautiful little settlement of very pretty dwellings. For a considerable distance on each side of the track these dwellings spread out in all directions, each house having a larger plot than in the usual suburban place, and while not so pretentious as on the Heights of Ridgewood, the houses are of a particularly good type and have beautifully kept grounds. Ramsey, the next place along the line, gives the impression of more of a business centre than any of the other towns between Ridgewood and Suffern. Here the stores centre around the station and the village property is quite closely built up with the smaller type of cottage. It has a good school, a bank and several churches. After leaving Ridgewood one notices that the elevation gradually increases, and during hot, sultry weather after Hohokus is passed the atmosphere is noticeably clearer and cooler.

This constantly increasing elevation continues until Mahwah is reached, Mahwah being the highest point on the main line of the Erie Railroad in Jersey. At Mahwah, and for several miles on each side of the track, the country is without question the most beautiful in the metropolitan district. The station, although situated in the lowest part of the town, has an elevation of over 300 feet, which is about the same as the highest part of Ridgewood. On the west side of the track, right at the station, are the residences of A. J. and Albert Winters, who control many acres in and about Mahwah. These homes have commanding sites directly opposite each other on the Darlington road and overlook a pretty lake. On the crest above them is the Mahwah school, a substantial brick building commanding a view up and down the Ramapo Valley. The Dutch Reformed Church is directly opposite. Shortly beyond this point begins the famous Havemeyer estate, one of the finest in the country, consisting of 2,500 acres of magnificent farm land, including a considerable portion of the Ramapo range. Through this estate for 2½ miles runs the Ramapo Valley road, which was laid out by the late Theodore A. Havemeyer, and is lined on each side with rows of maples and evergreens planted alternately, making a driveway unequaled by anything in this part of the country.

Adjoining the Havemeyer place is George Crocker's estate, including about 1,500 acres, in the centre of which is built probably the most expensive house in New Jersey, said to cost $2,000,000. On this estate the Valley road comes into close proximity to the beautiful Ramapo River and follows it for several miles through the former estate of Countess Seckendorff, now owned by Charles S. Kohler, and past the home of Clarence E. Chapman and other fine places to Pompton Lakes. This drive from the Mahwah station to Pompton is without question the most beautiful around New York, and is fast becoming the favorite haunt of automobilists. On the right of the Mahwah station lies most of the town proper. The country rises on a constantly increasing slope to a height of 700 ft. On the left of Miller road, the main road leading from the station, have been built during the past five years the beautiful residences of a number of well-to-do New York professional and business men. On the right is Cragmere in the Ramapos, a beautiful residential park, which was acquired early this spring by a New York realty company, which is dividing it into large plots and selling it to New York people who want to get away from the cut and dried city and ordinary suburban conditions, and get a place large enough to have a real country home.

The plan of development is unique in that every purchaser becomes a member of the Cragmere Association, which owns the park, driveways and lake, and which provides carriage service to and from the station to all the residents. This association keeps up the beautiful park-like character of the property, and will maintain a clubhouse, tennis court, etc., for

the use of the members. Cragmere was formerly the estate of Col. Ezra Miller, the inventor of the first automatic car coupler, who spent most of his large incomes landscaping and improving his property. During his lifetime this property was the show place of the Ramapo section. The entrance to Cragmere is within a few hundred feet of the Mahwah station, at which point begins a beautiful drive lined on one side with evergreens and on the other with magnificent shade trees.

There are five miles of such drives, each with its own peculiar charm, and from which at intervals of every few hundred feet magnificient vistas open up, some up, some down, the beautiful Ramapo Valley, others across the mountains where range after range may be seen, affording a constantly changing panorama such as is impossible to find any other place this side of the Catskills.

Mahwah is thirty miles from New York, has an express service of 46 minutes and a commutation rate of $7.60. One mile from Mahwah is Suffern, N. Y., a fast-growing town of about 4,000 inhabitants, with splendid stores, schools and churches. The roads through this part of the country are exceedingly well kept and are being frequented more and more as the automobiles become familiar with them. The Franklin turnpike, which runs through all of the towns mentioned, is the main road from New York to Tuxedo, and by turning off at Suffern and going through Spring Valley to Nyack and crossing the Hudson to Tarrytown, a circuit of about 70 miles may be made which makes one of the finest auto trips imaginable. It may well be said that northern New Jersey is just beginning to be known, and its many natural advantages, healthful climate and the entire absence of malaria and mosquitoes insures for it a very promising future.

AN EQUITABLE BASIS OF RENT.

By WALTER D. ABRAHAM.

The rent question is of supreme importance to a vast number of people living in Manhattan. It is not the purpose of this paper to eliminate the necessity for this charge, but to show where it can be more equitably distributed.

In the first place, it is natural that the rental charge should arise for the following reasons: The complete and fundamental ownership of landed property, as recognized by law, is a right of ownership inherent in that collective mass of individuals whom we speak of as the people. The people, therefore, have certain rights which are inalienable to them, and are to be recognized by their representatives when any sale of an interest in land forms the special subject of negotiation. As an instance, it is to be noted that where a record of this nature of transaction is taken cognizance of, a duly filed document technically known as an abstract of title, is the recognition of certain rights which have passed through successive holdings and ensures a clear title in so far as it is a public document and has within itself the main statements of such successive holdings and previously recognized as valid in law.

By right of law, the said owner came into any rights which such said owner may have by virtue of having paid, a certain sum of money, to any previous recognized legal owner. Thus one of the processes which entail rent, is the fact that there has passed a certain sum of money or a certain equivalent, by which a new owner becomes obliged to accrue an income as return for the money invested.

Secondly, the charge for rent is necessary, due to a labor expense contracted by an owner who employs a certain class of artisans to construct the building. We see, therefore, that, added to the cost of the ground, a tenant, when he pays rent, is assessed on a basis which is determined by both a labor and a land charge.

Thirdly, a charge which must be met in the payment of rent by the tenant, is that incurred by the necessity of purchasing the material, or structural requirements which are used where the material is of any nature whatsoever. Now these three charges always, by successive steps, form a total sum of expense which are necessary obligations as a fixed charge and in so wise conditioned as to be a lien where the occupying-tenant's fee is a subject to be considered. Proportioned, therefore, to the merchant's bill for structural material, to the item of expense incurred for labor, when this matter of wages is considered, and the item of ground or land cost, is the charge to be met with the fee exacted in the way of rent becomes an obligation of the tenant.

Now, it is from the foregoing clearly seen that, where a laborer aims, and so consequently secures what perhaps may correctly be called an undue amount for his services, in his part in the construction of any species of building, is raising the rent of the tenant.

BANK OR BUILDING LOAN.

Following this we have what is known as a bank or building loan and is an obligation of the builder, who is the borrowing party. This falls again in its turn, as a charge against the tenant where a building is constructed on a bond or mortgage; so it follows, that when a structure is built where the builder is an erector on a bond and mortgage loan, so in accordance with that special rate of interest charged by a lending party is his ability to apportion the charge of rent, and so decides whether or not a tenant can afford to occupy suitable and proper accommodation.

From the rent derived the builder is in a position to meet, firstly, his obligation to repay any bond he may have given for the purchase of property on which to build; secondly, for the payment of any obligation he may have given, as an employer of labor; thirdly, there arises the necessity of paying whomsoever it was from whom he purchased building supplies, and fourthly, from the rent accrues an income whereby the bank or loaning institution has a source from whence it derives a payment of its loan.

Now, it is the tendency of one or more of these specified charges to influence the rate of compensation which a landlord is under the necessity of exacting, and that if these charges were made of the least burdensome character, the landlord or builder would be in a corresponding position to apportion the exaction of rent so as to make it fall less hardly on the lessee.

An exorbitant rate of interest tends to make the meeting of payment in respect to rent of an accordingly difficult matter where the rentor is a party of moderate means whose circumstances are such that he can hardly meet the bills requiring payment for the necessities of life, and that, in a case where the loaner connives to so charge interest for the use of money, where it is loaned for the building of homes, that if the rate at which such money is lent is beyond a certain set price it invalids a law such as is paramount to pure commercialism, in so far that the laws of commerce are not necessarily such which are laws enforceable in strict ethics or equity, and the state of fixing rates for money and so consequently charging a rate over a certain sum for housing-accommodation is not justly enforceable at law where the rate is out of proportion to the wage of labor or the average man's earning power with due consideration of the prices which must be paid on a cash basis, for each and every one of those items which are known as necessities of life; and judging by this basis, it is yet to be definitely fixed, as far as a principle in regard to an immutable law of the land is concerned, whether a man can charge exceeding a certain maximum sum, or rate of interest, where his money is so loaned as to be put out on a building or home bond and mortgage loan. It likewise follows that the prices of commodities, while being determined by a law of mutual commercial contract, perhaps may be amenable in some way to that policy which determines what is or is not beneficial to the majority, sometimes perhaps known as public policy or for the benefit of that mass who constitute the people.

SUPPLY MAN MAKES PRICE.

Now be it noted that the supply-man, who has been referred to above, is, in his turn dominated or influenced, where he makes a special price on his goods, whatsoever such goods may be, by the fact of his having to pay a certain price whensoever he is the purchaser of the said goods; by which we mean he is influenced in his selling price, which accordingly determine rents wheresoever his goods may be installed, by the condition of the labor market; that is to say he is ruled, or governed, in a necessary measure, by whatsoever wages which the manufacturer from whom he purchases the said goods are compelled to pay where the item of labor-charges of the manufacturers are concerned. He, therefore, is not himself directly responsible in all unqualified ways for the price he must charge, so as to ensure himself a profit, when he sells to a builder who is constructing any class of structure. Wages, therefore, unmistakably determine the selling price of the supply-man's goods. If he wishes to sell low, he is forced, under circumstances, to employ, when he himself is the manufacturer as well as the supply man, what is understood when the expression cheap labor is used. If he pays high wages we see the result in an increased rent; so that the prices of all commodities, it can be gathered from this, whether of edibles or of structural materials which go to the making of a tenantable property, are to the exclusion of any other consideration whatsoever, whether of a gold or silver or a paper currency, absolutely and incontrovertibly fundamentally dependent on the price of labor, whether expressed in a monetary unit as the pound sterling of England, the mark of Germany, the rouble of Russia, or the dollar of the United States.

HOME COLONIES FORMING.—Perhaps the most distinctive feature of the suburban realty market this season is the call for villa plots in residential communities from 18 to 30 miles outside the limits of the city. It cannot be said that all of those who have purchased bought with a speculative motive, on the contrary, a considerable number secured real estate for individual use, having in mind the ultimate building of homes for themselves. A strong movement has also arisen in the way of forming large home colonies, which is particularly noticeable in the Hudson River counties. It is the opinion of those who have studied the suburban situation that the automobile is probably chiefly responsible for the metamorphosis. With the introduction of gasoline cars what has heretofore been considered inaccessible realty is now viewed oppositely. And there is good reason for this change of conviction, too, particularly when it is taken into consideration that all the advantages of country life can now be obtained, with little or no trouble in traveling to and from the metropolis.

SEMI-ANNUAL REPORT OF

Lawyers Mortgage Company

JULY 1st, 1909

RICHARD M. HURD, President

To the Board of Directors:

Gentlemen: The first half of the year 1909 has been noteworthy, first, for the largest net gain in the history of the Company in Outstanding Guaranteed Mortgages for a six months' period, and second, for the increase in the Capital Stock from $2,500,000 to $4,000,000, made necessary by the growth of the Company's business. The total sales of Guaranteed Mortgages for the past six months have been $16,897,501; net increase in Outstanding Guaranteed Mortgages, $9,628,029, and the total Outstanding Guaranteed Mortgages now amount to $86,905,963.

The comparative figures for the same period in recent years are as follows:

	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtges.	Outstanding Guaranteed Mtgs. July 1st.
First six months of 1903	$4,633,264	$2,922,277	$14,926,525
First six months of 1904	7,643,910	4,490,660	22,458,408
First six months of 1905	12,732,840	7,774,265	35,884,662
First six months of 1906	12,629,387	7,405,296	48,282,077
First six months of 1907	12,105,512	5,888,821	60,342,971
First six months of 1908	12,942,259	5,351,443	69,031,168
First six months of 1909	16,897,501	9,628,029	86,905,963

Since the former increase in the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to $1,300,000, in addition to which $776,467 has been carried to Surplus or Undivided Profits, making total net earnings of $2,076,467. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to June 30th, 1909, amounts to $855,089.

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of June 30th, 1909, by THE AUDIT COMPANY OF NEW YORK.

There are 6,578 mortgages outstanding, the average loan being $29,000 in Manhattan; $5,700 in Brooklyn, and $13,000 in the Bronx.

The Gross Earnings and Net Profits of the Company for the first half of recent years have been as follows:

EARNINGS.

	First half 1909.	First half 1908.	First half 1907.	First half 1906.	First half 1905.
Premiums for Guarantees	$198,646	$159,496	$142,096	$109,427	$77,217
Interest on Mortgages	100,393	108,527	93,163	86,903	84,286
Rent; Commissions, etc.	3,741	8,359	6,930	5,924	9,817
Gross Earnings, six months	$302,780	$276,383	$242,189	$202,254	$171,320

EXPENSES.

	First half 1909.	First half 1908.	First half 1907.	First half 1906.	First half 1905.
Rent	$9,500	$4,687	$3,875	$3,047	$3,102
Salaries	41,991	34,820	32,668	26,874	23,521
Advertising	5,135	5,520	4,271	4,948	3,048
Stationery	2,127	1,297	1,956	1,573	1,794
Taxes and General Expenses.	14,128	8,537	8,377	12,699	18,887
Expenses	$72,881	$54,861	$51,147	$49,141	$50,352
Net Earnings, six months.	$229,899	$221,822	$191,042	$153,112	$120,967

The rates of Earnings and Dividends for recent years on the Capital Stock of $2,500,000 have been as follows:

	Earnings.	Dividends.
1903	7 per cent.	5 per cent.
1904	8 per cent.	6 per cent.
1905	11 per cent.	7 per cent.
1906	13 per cent.	8 per cent.
1907	16 per cent.	10 per cent.
1908	18 per cent.	10 per cent.
1909 (first half)	*18½ per cent.	*12 per cent.

*Annual Rate.

The large increase in Outstanding Guaranteed Mortgages during the past six months is but little reflected in the earnings for that period but will show in future earnings.

UNEARNED PREMIUMS.

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to $958,644.

The ASSETS and LIABILITIES of the Company on June 30th, 1909, were as follows:

ASSETS.

New York City Mortgages	$5,110,629.45
Company's Brooklyn Building, cost	175,000.00
Real Estate (sold)	5,680.89
Cash	1,050,219.42
	$6,341,529.76

LIABILITIES.

Capital	$2,500,000.00
Surplus	2,000,000.00
Undivided Profits	209,467.36
Mortgages Sold, not delivered	1,012,482.40
Stock Subscriptions	609,580.00
	$6,341,529.76

An analysis of the Guaranteed Mortgages sold during the first six months of 1909 shows the following facts:

DISTRIBUTION BY CUSTOMERS.

Savings Banks	$2,232,800
Trustees	5,552,800
Individuals	5,178,501
Charitable Institutions	2,289,850
Insurance Companies	1,372,000
Trust Companies	271,550
	$16,897,501

From these conservative classes of investors the Company continues to gain new customers, as is evidenced by the following figures:

NUMBER OF CUSTOMERS.

July 1st, 1903	705
July 1st, 1904	853
July 1st, 1905	1,240
July 1st, 1906	1,644
July 1st, 1907	2,128
July 1st, 1908	2,505
July 1st, 1909	3,018

DISTRIBUTION BY RATES.

Mortgages sold to net 4 per cent.	$2,045,092
Mortgages sold to net 4½ per cent.	13,806,759
Mortgages sold to net 5 per cent.	1,045,650
	$16,897,501

The accompanying Map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on June 30th, 1909, in Manhattan, the Bronx and Brooklyn.

It is worthy of note that 63 per cent. of the Company's mortgages are on Manhattan Island, while 29 per cent. are in Brooklyn and 8 per cent. in the Bronx.

The average amount loaned by the Company is 62 per cent. of the Company's own appraisal.

For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company.

"This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company.

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies or Life Insurance Companies.

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed.

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures.

Since Dec. 12th, 1894, when the Company began business, 9,974 mortgage loans have been made aggregating $155,000,000, of which the Company has been compelled to purchase 18 at foreclosure sale, amounting to $423,900, resulting in total losses to the Company in fifteen years of only $13,057. The Company now has under foreclosure 14 mortgages, many of which will probably be paid off prior to foreclosure sale. The Company owns one piece of foreclosed real estate valued at $5,680, which is under contract of sale. Interest delinquent for more than one month amounts to $4,919.

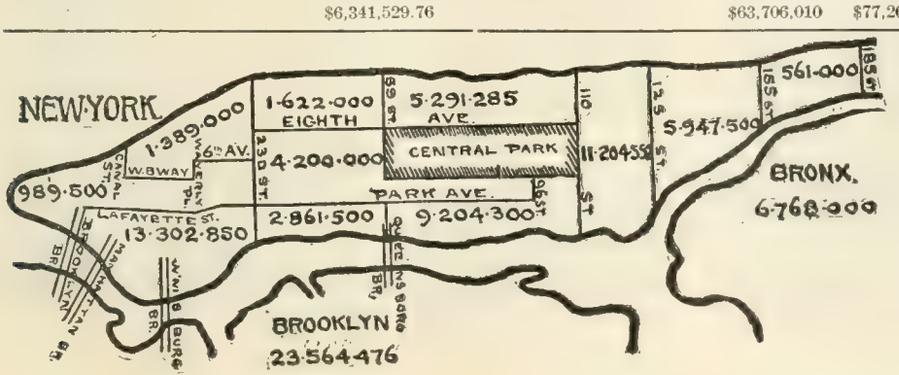
The recent purchase by Stockholders of the Company of $1,500,000 of new stock—increasing the Capital from $2,500,000 to $4,000,000 and raising the Capital and Surplus to $6,000,000—is an important step for the protection of holders of our Guaranteed Mortgages. The guaranteed mortgage business is a permanent business as has been demonstrated in Europe where it has been conducted—in slightly different form—for 140 years and where it is practically the only way in which investors buy mortgages. A factor which works for the protection of investors, is the Company's valuable experience during the past fifteen years with its resulting development of sound and cautious methods of lending. While it is true that the steady growth of New York City furthers the safety of all existing mortgages, it is also true that owners of property because of this growth are continually pressing for larger and larger loans, so that caution is always needed. To be entirely safe in lending, it is necessary to have technical knowledge and correct judgment and to use constant watchfulness over the movements of population, the shifting of nationalities, the new transportation systems and all the complex changes of industries and habitations within the city, which affect the value of land and buildings.

The principle adopted of increasing the Capital Stock of the Company in proportion to the increase of the Company's business works not only for the protection of investors, but also to the advantage of Stockholders, in that opportunity is furnished from time to time for the employment of additional capital in such a way as to be both safe and highly profitable.

Annual Report of the Company Mailed on Request.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan	$47,986,925	$40,412,500	$88,399,425	$56,573,487	$45,204,975
Brooklyn	11,915,035	29,011,740	40,926,775	23,564,476	26,853,340
Bronx	3,804,050	7,784,950	11,589,000	6,768,000	7,762,900
	$63,706,010	$77,209,190	$140,915,200	$86,905,963	$79,821,215



LAW DEPARTMENT

PARTNERSHIP.

To the Editor of the Record and Guide:

A and B entered in business investing share and share alike. There are no written agreements, verbal only. B wants to sell out his interest. The question arises, (1) has A the right to refuse to accept as a partner a party who is willing to buy B's share of the business? (2) In the event of continued rejections by A, what redress has B to gain his point (A not being willing to buy B's share)?

Answer.—(1) Yes. (See Parsons on Partnership, fourth edition, on page 138.) (2) B may bring a suit for an appointment of a receiver, to sell partnership effects and wind up the partnership. The debts of the firm would then be paid, and the receivership expenses, balance to be divided among partners equally.

NO SALE.

To the Editor of the Record and Guide:

A negotiates to buy a parcel from B through C, who is the broker. After dickering in reference to price, A says he would take parcel at a given price, if same can be delivered. C, as broker, asks for a binder to pay on property in case B is willing to sell. In the presence of witnesses A says binder is not necessary, as his word is good, and would take property if C could deliver same on stipulated price. After going through quite some work, C going to the country to see B, B consents to sell under stipulated price, when A backs down. Can C, as the broker, hold A responsible for commission?

Answer.—No.

INHERITANCE.

BY WILLIAM A. GRETZINGER.

In English law, inheritance, heir, and other kindred words have a meaning very different from that of the Latin Haeres, from which they are derived. In Roman law, the heir or heirs represented the entire legal personality of the deceased—his Universum Jus. In English law the heir is simply the person on whom the real property of the deceased devolves by operation of law if he dies intestate. He has nothing to do as heir with the personal property; he is not appointed by will; and except in the case of coparceners he is a single individual. The Roman Haeres takes the whole estate; his appointment may or may not be by testament; and more persons than one may be associated together as heirs.

In the United States the English law of inheritance has been more completely repudiated than any other portion of the British system. Each state has established rules of descent for itself, and the observation of Chief Justice Reeve that the nation "has no general law of descents, which probably has not fallen to the lot of any other country," is to some extent justified by the great differences in detail between the rules obtaining in the different states. The following are the rules of most general application, as stated in Kent's Commentaries on American Law, 12th Edition, edited by O. W. Holmes, Jr.:

(1) Real estate shall descend to the lawful descendants of the owner, in the direct line of lineal descent; and if there be but one person, then to him or her alone; and if more than one person, and all of equal degrees of consanguinity to the ancestor, then to the several persons or tenants in common in equal parts, however remote from the intestate the common degrees of consanguinity may be.

(2) When the lawful issue are of unequal degrees of consanguinity to the intestate, the inheritance shall descend to the children and grandchildren, if any be living, and to the issue of such as shall be dead, as tenants in common; but such grandchildren and their descendants inherit only such share as their parents respectively would have taken if living. These two rules are stated to prevail in all the United States, with some important variations, however, in the case of the first rule.

(3) In the absence of descendants the inheritance goes to the parents, either first to the father and next to the mother, or jointly under certain conditions.

(4) If the intestate dies without issue or parents the estate goes to his brothers and sisters and their representatives. If the relatives are of equal degrees of consanguinity they take in equal parts; but if, of the same degree, some be dead, leaving issue, and others living, the descendants of those who are dead take only their parents' share. Collaterals under this rule would be preferred to ascendants—after parents. "It is, perhaps, universally the rule that brothers and sisters are preferred to grandparents, though the latter stand in an equal degree of kindred." In some states there is no essential distinction left between the whole and the half-blood, in others, the half-blood is postponed, but nowhere is it totally excluded.

(5) In default of the foregoing, the inheritance generally goes to grandparents, but in some states (New York, New Jersey and North Carolina), grandparents are excluded, and in others postponed.

(6) Next come uncles and aunts and their descendants, taking PER CAPITA if of equal degree, and PER STIRPES if not.

(7) If the inheritance came to the deceased on the part of his father, the father's brothers and sisters would exclude the mother's brothers and sisters, and the mother's brothers and sisters would have a similar preference in respect of property coming to the deceased EX PARTE MATERNA. A similar distinction is observed in some states in applying the fourth rule.

(8) On failure of heirs under the preceding rules, recourse is had to the "next-of-kin" as ascertained by the English statute of distributions. In many of the states the harshness of the English rule that natural children have no inheritable blood is greatly mitigated. In Louisiana, if duly acknowledged, they may inherit from both father and mother in the absence of lawful issue.

POINTS FOR THE PROPERTY OWNER.

A fireplace that will draw well and throw out heat may easily be built. The chimney flue should measure 13 sq in. for every square foot of opening in the fireplace. The area in the flue should be taken at the smallest point in the chimney. It often happens that masons become careless in laying the brick for a chimney flue with the result that it is drawn in either at the top or at places where it should not be. The slightest contraction has a tendency to reduce the amount of draft. A fireplace containing a less amount of flue space will smoke and draw slowly.

It often becomes necessary to destroy the odor of fresh paint before a new tenant occupies a property. Onions will be found an aid in this direction. They should be cut into small pieces and placed in two or three saucers in the affected part of the building, and left 24 hours when it will be found that all traces of the offending odors will have been absorbed.

It is not a difficult matter to select a good hot-air furnace. Nearly every stove dealer handles furnaces and will tell you that the best furnaces are those which have a chamber of generous size through which the smoke and gases circulate before passing up the chimney. A chamber of larger dimensions allows the heat to be taken up by the outside air and carried to the rooms. Avoid purchasing a furnace with a straight ash door to the chimney. Steel furnaces heat rapidly, in fact, many experts maintain that those built of this material heat up more readily than furnaces of cast iron.

Rough sand plaster walls are made by using sharp coarse sand mixed in the proportion of about three of sand to one of lime putty, with a little plaster of paris. It is put on about one-eighth of an inch in thickness and will hold coloring matter well, although it cannot be cleaned with water. The coloring matter can be purchased at any paint store or supply house.

IN A HUMOROUS VEIN.

According to T. L. Mason, in Success Magazine, flats are now cultivated extensively throughout the country. Some varieties are short and scrubby, others grow to an immense height. Almost every flat has a spinal column running up and down its center. This is the elevator shaft, and consists of hot air.

When a flat is more costly than people can afford to live in, it is called an apartment. A flat in its primitive state consists of a small bathroom, almost completely surrounded by total darkness. A flat is a substitute for a home, at one time a popular winter and summer resort, where traditions were allowed to grow up carelessly. Now in every well-conducted flat the traditions are drawn out every morning through a tube by the pneumatic cleaning process. Babies happen occasionally, even in the best-regulated flats. Thus we see that nature, even under modern surveillance, sometimes nods.

Flats are constantly growing in size and importance. It is estimated that very soon they will hold all the people in the world, who will then come to depend entirely upon our fertile roof gardens for their means of sustenance. Flats have an awful mean temperature of two degrees below zero in winter and ninety-two degrees above zero in summer. When all the trees have been made into flats it is thought the millenium will have arrived. Every flat has the word "Welcome" over the kitchen door. Also many of them this motto: "All ye who enter here leave soap behind."

WE PUT IT STRAIGHT UP TO YOU.—Mr. Real Estate Broker, Why are you not a subscriber of the Real Estate Directory? You know it is the best service in the market. You know the cost is low, considering its value, its payments easy. You know it is an investment that will return a 1,000 per cent. You know 95 per cent. of all up-to-date real estate men have it. Then, why haven't you got it?

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. July 9 to 15, inc.		1908. July 10 to 16, inc.
Total No. for Manhattan	232	Total No. for Manhattan	179
No. with consideration	22	No. with consideration	6
Amount involved	$2,612,449	Amount involved	$128,488
Number nominal	210	Number nominal	173

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	6,525	5,575
No. with consideration, Manhattan, Jan. 1 to date	526	378
Total Amt. Manhattan, Jan. 1 to date	$32,338,440	$20,347,857

	1909. July 9 to 15, inc.		1908. July 10 to 16, inc.
Total No. for the Bronx	210	Total No. for the Bronx	192
No. with consideration	9	No. with consideration	13
Amount involved	$97,910	Amount involved	$97,675
Number nominal	201	Number nominal	179

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	4,208	4,520
Total Amt., The Bronx, Jan. 1 to date	$2,505,954	$3,388,045
Total No. Manhattan and The Bronx, Jan. 1 to date	**10,733**	**10,095**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$34,844,394**	**$23,735,902**

Assessed Value Manhattan.

	1909. July 9 to 15, inc.	1908 July 10 to 16, inc.
Total No. with consideration	22	6
Amount involved	$2,612,449	$128,488
Assessed value	$2,003,500	$118,000
Total No. nominal	210	173
Assessed value	$16,151,000	$7,479,900
Total No. with consid., from Jan. 1 to date	526	378
Amount involved " "	$32,338,440	$20,347,857
Assessed value " "	$26,092,000	$15,918,100
Total No. nominal " "	6,089	4,197
Assessed value " "	$320,157,520	$265,764,400

MORTGAGES.

	1909. —July 9 to 15, inc.— Manhattan.	Bronx.	1908 —July 10 to 16, inc.— Manhattan.	Bronx.
Total number	194	242	183	190
Amount involved	$7,336,845	$1,556,010	$3,696,537	$801,391
No. at 6%	62	61	79	107
Amount involved	$624,844	$415,921	$1,026,726	$323,355
No. at 5½%	4	14	28	39
Amount involved	$626,500	$68,650	$718,511	$292,509
No. at 5¼%	2	.....	.....	.....
Amount involved	$1,161	.....	.....	.....
No. at 5%	50	123	38	18
Amount involved	$2,626,800	$537,354	$1,096,750	$115,262
No. at 4½%	36	1	2	.....
Amount involved	$2,085,750	$250,000	$46,000	.....
No. at 4%	1	.....	.....	.....
Amount involved	$16,000	.....	.....	.....
No. at 2%	.....	.....	.....	1
Amount involved	.....	.....	.....	$2,000
No. with interest not given	39	43	36	25
Amount involved	$1,355,850	$284,085	$718,550	$68,325
No. above to Bank, Trust and Insurance Companies	57	29	41	13
Amount involved	$2,946,500	$533,700	$1,485,500	$181,500

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	5,672	5,020
Total Amt., Manhattan, Jan. 1 to date	$189,475,213	$175,099,269
Total No., The Bronx, Jan. 1 to date	4,278	4,077
Total Amt., The Bronx, Jan 1 to date	$38,115,181	$20,306,485
Total No., Manhattan and The Bronx, Jan. 1 to date	**9,950**	**9,097**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$227,590,394**	**$195,405,754**

EXTENDED MORTGAGES.

	1909. —July 9 to 15 inc.— Manhattan.	Bronx.	1908. —July 10 to 16, inc.— Manhattan.	Bronx.
Total number	38	15	.....	.....
Amount involved	$1,509,579	$95,250	.....	.....
No. at 6%	5	5	.....	.....
Amount involved	$519,829	$28,550	.....	.....
No. at 5½%	2	3	.....	.....
Amount involved	$16,000	$10,500	.....	.....
No. at 5%	21	6	.....	.....
Amount involved	$692,000	$51,200	.....	.....
No. at 4½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	8	.....	.....	.....
Amount involved	$274,000	.....	.....	.....
No. with interest not given	2	1	.....	.....
Amount involved	$7,750	$5,000	.....	.....
No. above to Bank, Trust and Insurance Companies	9	.....	.....	.....
Amount involved	$363,000	.....	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1101	.....
Total Amt., Manhattan, Jan. 1 to date	$47,709,031	.....
Total No., The Bronx, Jan. 1 to date	334	.....
Total Amt., The Bronx, Jan. 1 to date	$2,782,453	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,435**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$50,491,484**	.....

PROJECTED BUILDINGS.

	1909. July 10 to 16, inc.	1908. July 11 to 17, inc.
Total No. New Buildings:		
Manhattan	30	10
The Bronx	73	35
Grand total	103	45
Total Amt. New Buildings:		
Manhattan	$5,691,100	$751,500
The Bronx	829,200	452,450
Grand total	$6,520,300	$1,203,950
Total Amt. Alterations:		
Manhattan	$420,009	$592,500
The Bronx	11,375	15,300
Grand total	$431,384	$607,800
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	660	319
The Bronx, Jan. 1 to date	1,465	839
Mnhtn-Bronx, Jan. 1 to date	**2,125**	**1,158**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$86,513,825	$43,041,721
The Bronx, Jan. 1 to date	24,083,260	7,567,375
Mnhtn-Bronx, Jan. 1 to date	**$110,597,085**	**$50,609,096**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$7,954,234**	**$7,357,016**

BROOKLYN.

CONVEYANCES.

	1909. July 8 to 14, inc.	1908. July 9 to 15, inc.
Total number	571	488
No. with consideration	27	23
Amount involved	$241,115	$277,387
Number nominal	544	465
Total number of conveyances, Jan. 1 to date	**16,114**	**14,815**
Total amount of conveyances, Jan. 1 to date	**$7,946,550**	**$12,169,095**

MORTGAGES.

Total number	602	477
Amount involved	$2,298,663	$1,923,673
No. at 6%	264	316
Amount involved	$762,829	$1,008,034
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5½%	86	105
Amount involved	$400,569	$574,287
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	198	37
Amount involved	$1,052,428	$293,280
No. at 4½%	2	.....
Amount involved	$32,500	.....
No. at 4%	2	.....
Amount involved	$2,700	.....
No. at 3%	.....	.....
Amount involved	.....	.....
No. with interest not given	20	19
Amount involved	$47,577	$48,072
Total number of Mortgages, Jan. 1 to date	**14,666**	**14,834**
Total amount of Mortgages, Jan. 1 to date	**$58,506,844**	**$50,703,836**

PROJECTED BUILDINGS.

No. of New Buildings	166	136
Estimated cost	$1,282,210	$579,375
Total Amount of Alterations	$77,015	$207,394
Total No. of New Buildings, Jan. 1 to date	**5,377**	**2,512**
Total Amt. of New Buildings, Jan. 1 to date	**$30,889,657**	**$13,961,043**
Total Amount of Alterations, Jan. 1 to date	**$2,618,277**	**$3,057,886**

QUEENS.

PROJECTED BUILDINGS.

	1909 July 9 to 15, inc.	1908 July 10 to 16, inc.
No. of New Buildings	119	52
Estimated cost	$882,830	$179,500
Total Amount of Alterations	$8,100	$6,900
Total No. of New Buildings, Jan. 1 to date	**2,491**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$8,589,900**	.....
Total Amount of Alterations, Jan. 1 to date	**$436,710**	

THE WEEK.

THERE are unmistakable evidences that realty trading has at last settled down to a state of midsummer calm. In fact, buying and selling is desultory, as is nearly always the case when the professional operator is absent from the field. Besides, many private buyers who are wont to take advantage of early summer opportunities in the market have not yet returned from their Independence Day tours. It must be conceded that conditions of this kind are not altogether satisfactory to the brokerage branch of the business, but protracted lulls are not without their moral, since they tend to egg the negotiator on to accomplish greater results during the season when inquiries come in fast and business is good and plenty. The old proverb, "make hay while the sun shines," is particu-

larly applicable in this instance. It is impossible to lay too much stress upon the necessity of obeying this measure for protection. To some who are so fortunate as to enjoy the advantages of standing orders to buy or sell at their discretion this warning may be misdirected, but its strict observance by others who may not be so favored often means the open sesame to success.

In making comparisons of the character of business transacted during the week with that of the corresponding period for 1908 there seems to be little difference, with the exception perhaps that in the course of the latter a larger number of business buildings changed hands in the district below 59th st, and fewer sales of new houses were consummated in the territory across the Harlem River.

Included among the leading transactions reported for the week the sale of a 6-sty mercantile building at 73 to 77 Mercer st is interesting in that the property has been purchased for investment. The structure is now occupied by Theodore Tiedemann & Sons under a net lease for a period of years. It will be recalled that until recently little or no trading has been confined to improved property in Mercer st, but those in a position to pass judgment affirm that owing to favorable changes in the character and standing of new business concerns now locating in the immediate neighborhood of the property in question, the future demand for investments in that section is likely to increase in proportion. In this connection it can be further said that there was a time when Mercer st property was considered a choice investment, but the inevitable happened; some lines in the wholesale dry goods trade exhibited a tendency to move farther westward and northward into more modern and less expensive quarters, to the end that many vacancies were created, rendering considerable property temporarily unproductive. That a return to former conditions is fast taking place is a consolation to many.

The announcement that one of the large title companies made a loan of $450,000 at 4½ per cent. on first mortgage to the Hotel Securities Co. on the 13-sty fireproof hotel at the northwest cor of 49th st and Madison av, is convincing evidence of the abundance of mortgage money which may now be had at low rates of interest. Not only is money easy where straight mortgages are concerned, but funds for building loans can be secured at short notice and upon the most liberal terms as well. This condition not only obtains within the limits of New York City, but also extends over the entire commuting zone. Mortgage money has become so cheap lately that even building and loan associations in some instances have been obliged to abandon high interest charges and premiums in order to obtain applications.

During the middle of the week interest was centered around Herald Square by the announcement of the purchase of the 12-sty Childs Building at 108 West 34th st, near Broadway. The buyers are the Shanley brothers, who now control several restaurants in Manhattan. The Childs Co. has a long lease on the property, occupying several floors and subletting the others. It is learned that the building was purchased with a view of using it for restaurant purposes should it become necessary. Since the late boom in the Pennsylvania zone comparatively little trading has been confined to the south side of 34th st at this point.

THE AUCTION MARKET

LEGAL sales, as usual at this time of the year, chiefly make up the budget for the auction market. Compared with the corresponding period in 1908 the present showing indicates a healthier condition all around. On Monday at the stand of Samuel Marx the sale of No. 72 Murray st, a 4-sty loft and store building, was adjourned until July 23. At the stand of Joseph P. Day Nos. 2516 and 2518 7th av, southwest corner of 146th st, 40x100, 6-sty flats and stores, were knocked down to the plaintiff in the action for $85,628. There was due on these parcels $26,369.76; taxes, etc, $1,438.25; subject to a prior mortgage of $70,000. A parcel at 204 West 96th st, 27x100.8, 5-sty flat, advertised to be sold on the 12th inst. by Auctioneer Samuel Goldsticker, was withdrawn, to the disappointment of a coterie of speculators in that neighborhood. No better success was experienced at the sale of 216 East 112th st, sold by William Kennelly, Jr. The parcel in this instance was struck off to the plaintiff for $13,330. There was due in this case $5,002.03; taxes, etc., $174.83; subject to a mortgage of $8,000. On Tuesday at the stand of Joseph P. Day No. 178 West 135th st, a 5-sty flat, 25x99.11, against which was due $20,862.17, taxes, etc., $505, was struck off to Maximillian Weinstein for $22,400.

On Wednesday Auctioneer Herbert A. Sherman knocked down to Leonard Weill on a bid of $4,450 the northeast cor of Belmont av and 188th st, a 2-sty dwelling and vacant parcel, 95x50; also to Margaret Lyons for $4,875 the vacant property, 50x141, on the east side of Park av, 100 ft. south of 182d st. (Partition sale.) At the stand of Joseph P. Day Anna O. Pell secured a 6-sty brick store on the north side of 21st st, 85 ft. west of 6th av; sheriff's sale of all right, title, &c., which D. C. Pell had on Jan. 14, 1909, or since, for $5,000.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BAXTER ST.—Charles Rubinger sold to Benedett Casagrande and Domenico Casella Nos. 83 and 85 Baxter st, a 6-sty new law tenement house with stores, on a plot 50x100.

Near the Water Front.

FRONT ST.—The Smith estate sold 149 and 151 Front st, at the southeast cor of Maiden lane, fronting 40 ft. on Front st and 57.8 on Maiden lane, for $65,000. There is at present a 5-sty warehouse on the site. The Chas. F. Noyes Co. negotiated the sale.

MAIDEN LANE.—The Chas. F. Noyes Co. sold for the estate of Ruel Smith the 5-sty and basement building at the southeast cor of Maiden lane and Front st, with frontages of 57.8 on Maiden lane and 40.2 on Front st. It has been in the family of the sellers for about 70 years.

Purchase in Mercer St.

MERCER ST.—Frederick Fox & Co. sold for Mrs. Clara F. Hitchcock to an investor the 6-sty mercantile building at 73, 75 and 77 Mercer st, 50.1x100. The building is at present occupied by Theodore Tiedemann & Sons, under a new lease.

MINETTA ST.—William Gullery sold the three 4-sty tenements 6 to 10 Minetta st, 66x75 and irregular.

PERRY ST.—The Realty Federation of New York sold 137 Perry st, near Washington st, a 5-sty flat building, 25x100, to an investor.

15TH ST.—William J. Roome & Co. sold for a client 340 West 15th st, a 3-sty and basement dwelling, 18.9x81.6.

Astor Realty Sold.

21ST ST.—John Jacob Astor sold to Irving I. Kempner the three dwellings at 132, 134 and 136 West 21st st, 69x92.

27TH ST.—The James Livingston Construction Co. sold to an investor 28 to 32 West 27th st, a new 12-sty mercantile building, 58x98.9. The property has been held at $450,000.

Quickening Near Herald Square.

34TH ST.—The United States Realty & Improvement Co. sold to Shanley Bros the Childs Building, at 108 West 34th st. The plot is 47.3x98.9, and is distant about 78 ft. west of Broadway. The company which controlled the parcel has held it at $850,000. While the price in the present transaction has not been made public, it is believed to have closely approached this figure.

37TH ST.—Frederick Fox & Co. sold for Ann Smith, of Rochester, N. Y., to Louis Bernstein 136 and 138 West 37th st, two 4-sty dwellings, 34x99.

43D ST.—The Flatiron Realty Co. sold 246 West 43d st, a 4-sty altered building, 20x100.

Dwelling Changes Hands.

57TH ST.—J. Romaine Brown & Co. sold for Mrs. Emma C. Stein 335 West 57th st, a 4-sty high stoop stone front dwelling, 20.3x100.5.

NORTH OF 59TH STREET.

63D ST.—The Fackler Estate sold to Martha Freund 137 West 63d st, a 4-sty dwelling, 18.6x100.5.

77TH ST.—Mrs. Viola B. Cockcroft sold 59 East 77th st, a new 5-sty American basement dwelling, 18.9x102.2, to a client for occupancy.

78TH ST.—John Kolessar sold to Saul De Vries 315 and 317 East 78th st, two 4-sty tenements, 50.4x102.2.

79TH ST.—The J. C. Lyons Building & Operating Co. sold to an investor 44 East 79th st, southeast cor of Madison av, a 5-sty apartment house, 21x80, opposite the Cook block. The property has been held at $125,000.

83D ST.—Francis A. Makewan sold the 3-sty dwelling 51 West 83d st, 18.9x102.2.

84TH ST.—Lewis A. Pratt sold 6 West 84th st, a 4-sty and basement dwelling, 21x102.2, to a client for occupancy.

87TH ST.—Rachel L. Jackson sold the 3-sty and basement dwelling 109 West 87th st, 16.8x102.2.

On the Upper West Side.

93D ST.—Robert Kamber sold 314 West 93d st, the Clarence, a 5-sty apartment house, 50x144.8.

102D ST.—Anna M. Jeroloman sold to an investor 305 West 102d st, a 3-sty sandstone dwelling, 20x100.

111TH ST.—Mrs. Isaac L. Kipp, a daughter of former Mayor William V. Brady, sold a parcel of 10 lots, 250x100, on the south side of 111th st, 78 ft. east of Broadway. It is reported that the purchase price was $18,500 for each lot, and that the property will be improved with apartment houses.

129TH ST.—Hershfield estate sold 215 West 129th st, a 3-sty and basement brownstone dwelling, 18.9x55x99.11, to a client for occupancy.

WEST END AV.—The Realty Mortgage Co. (Benjamin Mordecai, president), purchased from Alexander Rankin the house No. 771 West End av, 58 ft. south of 98th st, 17.2x100. The purchase of this house gives the Realty Mortgage Co. a plot on the southwest cor of West End av and 98th st of 75.8 front x 100 ft. in depth.

7TH AV.—In exchange for 530-532 West 26th st Mr. Dickinson gives to Mr. Andrews 2520 7th av, a 5-sty flat, 26.6x100, at the northwest cor of 146th st.

WASHINGTON HEIGHTS.

Lawrence Property Sold.

131ST ST.—Emlen N. and John Burling Lawrence sold a plot 75x100, on the north side of West 131st st, 150 ft. east of Riverside Drive, to George Godfrey. This is the last of the property to pass out of the Lawrence family, who have held title under John B. Lawrence since 1804, he having owned most of Manhattanville at that time.

AMSTERDAM AV.—Ferdinand Nagle, 2176 Amsterdam av, sold for the Seimendinger estate 1986 Amsterdam av, 3-sty brick building on lot 25x100, to John Viebrock.

BRONX.

ARDEN TRACT.—Steven B. Ayres has purchased from Archibald Douglas and H. M. Merriman plots 3 and 14, Arden Tract. These plots have a frontage of more than 200 feet on East 222d st.

CONCOURSE.—O'Hara Bros. sold for K. Burke a dwelling and stable, 50x100, on the west side of the Grand Boulevard and concourse, north of Bedford Park Boulevard.

HOME ST.—The O'Leary Realty and Construction Co. sold to General Wagner 970 Home st, a 4-sty flat, 31.3x85.

154TH ST.—Mrs. F. Wilbeck sold to Mrs. G. Dida the 3-sty house 386 East 154th st, about 100 ft. west of Melrose av, 25x100.

Buyer for Four-Family House.

168TH ST.—J. J. Lucey sold the 4-family brick house, 28x90, at 579 East 168th st, to Katherine Wendling for investment.

181ST ST.—David Telley sold a plot 50 feet front on the north side of 181st st, running 21 feet through to West st, west of Honeywell av.

231ST ST.—Along the Hudson Co. sold plot 10 at a corner of West 231st st and Independence av, on which a fireproof house is in process of construction.

ANDREWS AV.—H. H. Vought & Co. sold to Jeannette D. Stewart one of their recently completed dwellings in the east side of Andrews av, south of Fordham road.

BROOK AV.—Johann and Barbara Lange sold 1515 Brook av, a 4-sty and basement triple flat, 100x39 ft.

COMMONWEALTH AV.—It is reported that a Mrs. Bischoff sold the dwelling at 100 Commonweaith av, Van Nest, to a client for occupancy.

CONCORD AV.—D. J. Dillon Co. sold the three new 3-family houses, 79x100, on the west side of Concord av, south of 149th st.

FINDLAY AV.—Thornton Brothers sold to Gertrude Enners the dwelling at 1276 Findlay av.

LIND AV.—Mrs. Mary A. Hessels sold the 1-family house and stable, 25x162, on the east side of Lind av, 179 feet north of 166th st.

MOHEGAN AV.—William Penfield, Charles Grote and others sold the northeast cor of Mohegan av and 181st st. Since the report of this sale was received the same property is again reported to have been sold with the plot adjoining on the north side of 181st st, 11.3 ft. east of Mohegan av, 50 ft. front, running through to West st, to a builder.

OAK TREE PL.—O'Hara Bros. sold for Louis S. Eickwort the 2-sty 2-family house, 612 Oak Tree pl, near Hughes av. The buyer will occupy.

RYER AV.—Rodrick J. Kennedy purchased the one-family house at 2043 Ryer av.

SOUTHERN BOULEVARD.—William Peters sold to William Abbenseth the plot 75x100 at the southeast cor of Paisley av and Southern Boulevard.

SOUTHERN BOULEVARD.—Gaines Roberts Co. sold 1015 Southern Boulevard, the third out of five recently completed 5-sty apartment houses, with stores, in the Southern Boulevard, just south of Westchester av. The purchaser will occupy the store as a confectionery.

Site for Hudson Statue.

SPUYTEN DUYVIL.—The city purchased during the week at private contract 5 lots as a park for the erection of a monument in honor of Hendrick Hudson. The lots are situated at the cor of Spuyten Duyvil and Putnam lanes, Spuyten Duyvil, and were purchased for $12,000 from Charles R. Demarest.

TREMONT AV.—J. Massimino sold 74 Tremont av, cor of 177th st, a 4-sty 2-family house, to Mrs. Ellen McGuire. Mr. Massimino erected a row of 19 houses at this point.

VYSE AV.—O'Leary Realty & Construction Co. sold the 4-sty double flat building at 1173 Vyse av, 31x85.

WESTCHESTER AV.—Mrs. Emma G. Davis sold to Evarts L. Prentiss lots Nos. 90, 91, 92, 93 Paul Estate, Borough of the Bronx. This parcel has a frontage upon the extension of Westchester av.

WOODYCREST AV.—Theodore A. Schnitzlein sold to W. T. Dougan the northeast cor of 162d st and Woodycrest av, a plot of more than 5 lots with a frontage of 133 ft. in the av.

WOODLAWN ROAD.—Jacob Fisher sold 3199 Woodlawn road, cor of Bainbridge and Van Cortlandt avs, a 2-family house, 25x100.

LEASES.

The Singer Manufacturing Co. leased half of the 21st floor in the tower of their building at 149 Broadway to the Mead Morrison Manufacturing Co. for a term of years.

The Duross Co. has sub-leased for the Innovation Trunk Co. the 6-sty factory at 311 West 15th st, to George Ebinger & Son, furniture manufacturers, for a long term of years.

Duross Co. leased for S. W. Meyer the 4-sty and basement house 206 West 17th st, to Sarah Jane Hughes for a term of years. Also 150 West 27th st, for the Investors & Traders Realty Co. to John L. Aguilar.

Charles F. Noyes Company leased the building 116 John st to the Zonol Products Co.; also offices in the Terminal Building to Guerther & Nolte and a floor in 27 Beekman st for Potter & Bro., to Frasca & Cingolo.

The West Twenty-sixth Street Corporation leased the store, basement and first and second lofts, containing 40,000 square feet, in the building 37 to 43 West 26th st, to Gus Lurie & Co. This completes the renting of the entire building.

Henry Corn leased for the Improved Property Holding Co. to Sohmer & Co., piano manufacturers, the store and basement in the 11-sty building, 315 5th av, southeast cor of 32d st. The lease is for a period of 10 years from October 1, and it is understood the rental is to be $25,000 a year, or $250,000 for the terms. Sohmer & Co. have been located at No. 170 5th av, southwest cor of 22d st, for more than 10 years.

Frederick G. Potter as trustee leased for a term of 30 years the northeast cor of 207th st and 10th av, a vacant plot 50x100. This is the largest lease ever reported in this section. The property will be immediately improved with a 2-sty brick building. The rent aggregates $100,000. This plot is at the 207th st station of the Broadway subway, and has direct access to University Heights, Fordham Heights and Kingsbridge across 207th st or Fordham Heights bridge.

SUBURBAN.

MAY'S LANDING, N. J.—D. H. Scully & Co. sold for A. J. Griffin 16 lots on Franklin av, May's Landing, N. J., with a frontage on Little Harbor River. The purchaser will erect bungalows on the site.

RYE, N. Y.—William F. Day sold for Andrew Miller, of Life Publishing Co., his shore-front estate at Rye Neck, in the town of Rye, consisting of a large house and six acres. The buyer is Mr. Samuel Samuel, of New York.

MAPLEWOOD, N. J.—The T. B. Ackerson Co. sold to the Wolfe, Jilson, Douglas Company, of West Orange, N. J., about 30 building plots in Roosevelt Park. The purchasers will erect detached dwellings. Roosevelt Park, which is at Maplewood, N. J., was formerly the estate of Cornelius V. S. Roosevelt.

GREENWICH, CONN.—Thomas N. Cooke, of Greenwich, Conn., sold a large tract of acreage property, consisting of three farms of Edward Merritts, N. A. Knapp and a small portion of the property of Benjamin T. Fairchild, at Sound Hill, Greenwich, to Tyler L. Redfield, of Manhattan, who will make a handsome estate out of the property.

STAMFORD, CONN.—Frank B. Gurley, of Stamford, Conn., sold to E. Howard O'Flynn, of Brooklyn, 30 acres of land on Newfield av, Stamford, for the estate of Amzi W. Scofield. The property adjoins the country place of Irving E. Raymond, and Mr. O'Flynn will spend about $40,000 in developing it; and to Mrs. L. Townsend Howes the Louisa Lounsbury farm at Long Ridge, containing 40 acres.

ROUND HILL, CONN.—A syndicate headed by Judge R. Jay Walsh sold over 200 acres known as Peck's Land at Round Hill, Greenwich, Conn., in the vicinity of the estate of I. S. Stokes, Benjamin T. Fairchild, Charles A. Moore and others. The buyer, H. J. Fisher, of the Crowell Publishing Company, of New York, intends to improve the property at once with suitable buildings for a country estate.

GREENWICH, CONN.—Wm. F. Day sold for a syndicate headed by Judge R. Jay Walsh over 200 acres known as Peck's Island, at Round Hill, Greenwich, Conn., in the vicinity of the estates of I. S. Stokes, Benjamin T. Fairchild, C. A. Moore and others. The buyer, Mr. H. J. Fisher, of the Crowell Publishing Co., of New York, intends to improve the property at once with suitable buildings, making a choice country estate.

NEW BRUNSWICK, N. J.—Macray & Rosenthal sold the George Rolfe farm of 120 acres at New Brunswick to developers, who will build a number of houses; also 38 acres on the Stelton road, back of New Brunswick, to Peter Mausen, and have also resold the John Manning farm on the Stelton road to another syndicate of New York developers. Macray & Rosenthal purchased for themselves a 56-acre farm, known as the Stryker property, in the same vicinity, and will cut it up into 5-acre farms.

STATEN ISLAND.

PLEASANT PLAINS, S. I.—The Prince's Bay Realty Co. sold a dwelling with a tract of about 70 lots, at Pleasant Plains, S. I.; also a plot of 5 acres, with dwelling, at Huguenot Park.

PORT RICHMOND, ETC.—The Prall agency, of Port Richmond, reports the following sales: For the Miller estate, 1 house and 2 lots on Bay av, Port Richmond; for Mrs. Amelia M. Hillyer, 2 houses and 2 lots on Bodine st, West New Brighton; for the Henry Hoffman estate, 1 house and 2 lots on Simonson pl, Port Richmond; for Mrs. C. W. Townsend, 1 house on Harrison av, Port Richmond; for William H. Meiser, 1 house and 7 lots at New Springville.

UNCLASSIFIED SALES

The total number of sales reported is 62, of which 19 were below 59th st, 17 above, and 26 in the Bronx. The sales reported for the corresponding week last year were 63, of which 12 were below 59th st, 18 above, and 33 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 194, as against 239 last week, and in the Bronx 242, as against 227 last week. The total amount involved is $8,892,855, as against $6,339,469 last week.

The amount involved in the auction sales this week was $399,659, and since January 1, $43,522,479. Last year the total for the week was $488,488, and from January 1, $35,393,991.

WEST HOUSTON ST.—Lowenfeld & Prager sold 123 West Houston st, southwest cor of Sullivan st, a 6-sty loft building, 25x95.

26TH ST.—George A. Andrews sold to Patrick F. Dickinson 530 and 532 West 26th st, a 2-sty stable, 58.9x99.11.

41ST ST.—Mrs. M. S. Simpson sold 323 West 41st st, a 4-sty tenement, 25x98.9.

3D AV.—Frederick Fox & Co. sold for Henrietta Harris 297 3d av, a 3-sty building, 21.6x100, adjoining the southeast cor of 23d st. The buyer is F. W. Seybel, owner of the 6-sty loft building abutting in the rear at 204 to 208 East 23d st.

85TH ST.—The estate of Albert B. Wechsler sold the 4-sty dwelling 122 West 85th st, 18.6x102.2.

CONVENT AV.—Pearl Wolfe sold 344 Convent av, a 3-sty and basement brick dwelling, 20x96, between 144th and 145th sts.

HAMILTON PL.—F. R. Wood & Co. sold for the Oppenheimer Realty Co. the northwest cor of Hamilton pl and 143d st, a 6-sty apartment house, 108.6x90.2x irregular. It has been held at $350,000.

177TH ST.—J. Massimino sold another of the row of 4-sty 2-family houses being erected at the cor of 177th st and Tremont av. The buyer is a Miss Ball. This is the third house sold this week by Mr. Massimino.

CLAY AV.—The A. J. Schwarzler Co. sold 4 more of a row of 5-sty flats on the east side of Clay av, bet 168th and 169th sts.

6TH AV.—The old Sherwood Studio Building at the southeast cor of 6th av and 57th st has changed hands. It is a 7-sty structure, with a frontage of 100.11 ft. on the av and 95 ft. on the st. The property is assessed on this year's tax books at $375,000, an advance of $25,000 over the 1908 figure. The ground is taxed at $250,000. The buyer is supposed to be Harry J. Luce, of the Acker, Merrill & Condit Co. The building was erected in 1874 by John H. Sherwood. The Acker, Merrill & Condit Co. has a lease of the stores and basement until next May.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

WANTED properties, sale or rent; send particulars, satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

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REAL ESTATE NOTES

Benjamin B. Woog, of 324 West 83d st, New York, an active real estate broker of this city, died at Atlantic City Hospital on July 15, aged 30.

Clarence H. Kelsey, president of the Title Guarantee & Trust Co., 176 Broadway, is spending the summer in Europe. He is expected back in his office on or about August 15.

H. Ives Smith, recently connected with the firm of Frederick Zittel & Sons, has connected himself with the firm of R. S. Jennings & Co., 3612 Broadway, to take charge of their uptown office.

The estates of Long Beach report that for the week ended July 10 sales of lots on the Boardwalk and Boulevard at Long Beach reached a total of $277,975, after a total of $219,485 on the preceding week.

Realty interests will be pleased to learn that plans have been filed for a block of nine 6-sty flat houses, each containing suites for 25 families, to be built by Charles M. Rosenthal on 158th st, near Riverside Drive, at a total cost of $360,000.

Col. Chas. H. Patrick, president of the East Bay Land and Improvement Co., sailed for England today for the purpose of consulting with the London corporation relative to the further development and improvement of the company's property in the Bronx.

Justice Blanchard, of the Supreme Court, has appointed Thomas Shields receiver of the rents of 1163 Hoe av, The Bronx, a tenement house, in a suit brought by Elizabeth H. Hoar against the Eastern Crown Realty Co. and others, to foreclose a mortgage of $17,000.

Walter B. Thompson, a real estate broker in Manhattan, died in the Memorial Hospital at Morristown, N. J., on Wednesday, following an operation for appendicitis. He was 49 years old. His father was the late James Thompson, of Bound Brook. He leaves a widow and two children.

William H. Ricketts has been appointed receiver of the rents of a 6-sty tenement on the north side of 95th st, 250 ft east of 2d av, 37.6x100.8, known as 315 and 317 east 95th st, in a suit brought by the City Real Estate Co. against Bertha Weindrug and others to foreclose a mortgage of $33,000.

Title to the property at 44 to 50 Broadway, the sale of which by Herman De Selding was recently reported, was transferred during the week to the Morris Building Co., of 26 Broadway. Alfred C. Bedford and Harold I. Pratt, of the Standard Oil Co., are president and treasurer, respectively of the Morris Building Co. It is understood that this company is now offering the realty for sale at $2,000,000. The property brought $1,681,274 on June 11.

The regular monthly meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards was held on Friday, July 9, at the New York Turn Hall, 85th st and Lexington av. President George H. Beck presided. The principal matter under discussion was the lack of water pressure in the Yorkville section. The committee will go before the Water Department to ask for immediate relief from the present conditions, and if the result is not satisfactory, an appeal will be made to the Mayor.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, July 19.

Unnamed st (W 187th st), opening, at 1 p m.
Teller av, opening from 170th st to Morris av, at 11 a m.
West 234th st, opening from Albany rd to Kingsbridge av, at 2 p m.

Tuesday, July 20.

Main st (City Island), opening, at 3 p m.
Chittenden av, &c, opening, at 11 a m.
Gun Hill rd, opening from Jerome av to Mosholu Park, at 12 m.

Wednesday, July 21.

West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m.
Ludlow av, &c, opening, at 11 a m.

Thursday, July 22.

West 216th st, opening from Broadway to Harlem River, at 3 p m.
Riverside Drive, widening from 139th st to 142d st, at 1 p m.
Zerega av, opening from Castle Hill av to Castle Hill av, at 2 p m.
Second and third new streets north of 181st st, opening, at 3 p m.

Friday, July 23.

Van Cortlandt av, opening from Sedgwick av to Van Cortlandt Park South, at 11.30 a m.

At 258 Broadway.

Friday, July 23.

Pier 51, East River, at 2 p m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

July 17.

No Legal Sales advertised for this day.

July 19.

109th st, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. Sheriff's sale of all right, title, &c, which Sigmund Lissner had on Nov 16, 1908, or since; Oscar A Campbell, att'y, 220 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

Lewis st, No 12, e s, 150 n Grand st, 25x100, 5-sty brk tenement and store. Josephine B Kohn agt Theresa Delkowsky et al; Sanborn & Sanborn, att'ys, 29 Wall st; Chas L Hoffman, ref. (Amt due, $19,428.44; taxes, &c, $477.55.) Mort recorded Nov 11, 1905. By Joseph P Day.

16th st, No 617, n s, 263 e Av B, 25x92, 5-sty brk tenement and store. Solomon H Kohn agt Henry Tishman et al; Sanborn & Sanborn, att'ys, 29 Wall st; Chas L Hoffman, ref. (Amt due, $18,617.04; taxes, &c, $387.95.) Mort recorded Jan 24, 1907. By Joseph P Day.

July 20.

126th st, No 74, s s, 160 e Lenox av, 25x99.11, 3 and 4-sty clubhouse. Geo T Whyte agt Builders' League of N Y et al; Francis B Sanford, att'y, 141 Broadway; Percival H Gregory, ref. (Amt due, $21,658 97; taxes, &c, $540.) Mort recorded Dec 29, 1897. By Joseph P Day.

132d st, No 270, s s, 150 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Louis Frankenstein, trustee, agt Albert J McMullen et al; Alfred L M. Bullowa, att'y, 31 Nassau st; Timothy P Sullivan, ref. (Amt due, $1,793.08; taxes, &c, $200.) Mort recorded July 10, 1908. By Joseph P Day.

July 21.

151st st, s s, 100 w 7th av, 75x99.11, vacant C E Sands et al as trustees agt Fannie Hamil et al; Bowers & Sands, att'ys, 31 Nassau st; Thomas J L McManus, ref. (Amt due, $24,828.58; taxes, &c, $1,012.56.) Mort recorded March 7, 1906. By Joseph P Day.

151st st, s s, 175 w 7th av, 75x99.11, vacant. B Aymer Sands, trustee, agt same; same att'ys; same ref. (Amt due, $24,833.58; taxes, &c, $1,012.56.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 175 w 7th av, 75x99.11, vacant. Chas E Sands et al, trustee, &c, agt Louvre Realty Co et al; same att'ys; Chas W Dayton, Jr, ref. (Amt due, $24,827.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, vacant. Wm H Sands et al, trustees, agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, $24,827.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

Allen st, No 196, s e s, 229 n e Stanton st, 22 x88.1, 4-sty brk tenement and store. John E Marsh, exr, &c, agt Hyman Rosenthal et al; Marsh, Wever & Wemple, att'ys, 111 Broadway; Samuel B Pollak, ref. (Amt due, $17,429.43; taxes, &c, $702.26.) Mort recorded Oct 26, 1905. By Joseph P Day.

Broadway, Nos 2906 & 2908, e s, 50.11 n 113th st, 50x100, 3-sty brk garage. Sheriff's sale of all right, title, &c, which Joseph Murray had on May 12, 1909, or since; Appell & Taylor, att'ys, 90 West Broadway; Thomas F Foley, sheriff. By Joseph P Day.

July 22.

Madison st, No 163, n s, abt 90 e Pike st, 25x100, 5-sty brk tenement and store. Jonas Weil et al agt Sarah Glicksman et al; Malcolm Sundheimer, att'y, 34 Nassau st; Fulton McMahon, ref. (Amt due, $17,384.84; taxes, &c, $50.94; sub to a prior mort of $28,000.) Mort recorded April 16, 1907. By Herbert A Sherman.

Ludlow st, No 19, w s, 158.3 s Hester st, 18.6x 87.6, 2-sty brk tenement and store. Mary E Jenkins agt Jane S Pearsall et al; Samuel C Herriman, att'y, 30 Broad st; Thomas H Baskerville, ref. (Partition.) By Samuel Marx.

Broadway, Nos 2906 & 2908, e s, 50.11 n 113th st, 50x100, 3-sty brk garage. Sheriff's sale of all right, title, &c, which Joseph Murray had on April 29, 1909, or since; Appell & Taylor, att'ys, 90 West Broadway; Thomas F Foley, sheriff. By Joseph P Day.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wylly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

Clinton st, Nos 188 & 190 Division st, Nos 218 to 222 | n e cor Division st, 90.4x26.10x67.10x64. 6-sty brk tenement and stores. Sender Jarmulowsky agt Isidor Leipzig et al; Morris Clark, att'y, 54 Canal st; Morris Cukor, ref. (Amt due, $47,089.91; taxes, &c, $2,077.99; sub to a mort of $82,000.) Mort recorded Feb 4, 1907. By Joseph P Day.

Broadway, Sos 2828 to 2834, s e cor Cathedral Parkway, 100x100x irreg, 2-sty brk music hall (Lion Palace), leasehold. All right, title, &c, of J F Douthitt, C A Holland and Holland Amusement Co; A. R. Walsh, ref. (Amt due, $2,865.) By Samuel Marx.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street NEW YORK
Tel., 1085 Murray Hil

Canal st, No 73 Allen st | n w cor Allen st, 22.6x75, 7-sty brk loft & store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

July 23.

Murray st, No 72, s s, about 100 w West Broadway, 25x75, 4-sty stone front loft and store building. Rebecca Spahn agt August F Viemeister et al; Milton Mayer, att'y, 52 William st; Wm J A Caffrey, ref. (Amt due, $5,543.37; taxes, &c, $1,141.73.) Mort recorded Feb 15, 1907. By Samuel Marx.

67th st, Nos 216 to 220, s s, 300 w 2d av, 120x100.5, three 6-sty brk tenements & stores. Gerson Hyman et al agt Joseph Wolkenberg et al; Sohmer & Sonnenthal, att'ys, 277 Broadway; Geo B Hayes, ref. (Amt due, $22,578.98; taxes, &c, $576; sub to seven morts aggregating $59,050.) Mort recorded Sept 6, 1907. By Joseph P Day.

July 26.

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. David Levy agt Sarah Zazeela et al; Reiss & Reiss, att'ys, 132 Nassau st; Max S Levine, ref. (Amt due, $5,061.24; taxes, &c, $1,062.48.) Mort recorded April 25, 1905. By Joseph P Day.

West End av, No 520 85th st | n e cor 85th st, 27.2x100, 4-sty and basement brk dwelling. Bessie N Carman agt Mary W Somerville et al; Breed, Abbott & Morgan, att'ys, 32 Liberty st; Robert J H Powel, ref. (Amt due, $47,049; taxes, &c, $825.75.) By Joseph P Day.

117th st, Nos 429 & 431, n s, 306.6 e 1st av, 37.6x100.10, 6-sty brk tenement and stores. Millie Levy agt Louis Rand et al; Simon M Roeder, att'y, 119 Nassau st; Morris Koenig, ref. (Amt due, $6,287.31; taxes, &c, $175.) By Joseph P Day.

Washington st, Nos 543 & 545, on map Nos 541 & 543, e s, 97 n Charlton st, 49.8x60x50 x62.3, 2-sty frame brk front stable.

Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store.

Washington st, Nos 452 & 454 Watts st, Nos 145 & 147 | s w cor Watts st, 46.8x68.2, two 4-sty brk tenements and stores.

Caroline st, No 8, e s, 59.4 n Duane st, 28.5x 80, 5-sty brk tenement and store.

Sullivan st, No 64½, w s, 127.11 n Broome st, 15x55 9x—x47.6, 3-sty frame brk front tenement and store.

Weeks, av, e s, 90 n 174th st, 280x95, vacant. Frank Hankinson agt Chas Hankinson et al; James, Schell & Elkus, att'ys, 170 Broadway; H Seymour Eisman, ref. (Partition.) By Joseph P Day.

DIVIDEND NOTICE

BOND & MORTGAGE GUARANTEE CO.
175 Remsen St., Brooklyn, July 12, 1909.

A QUARTERLY DIVIDEND of three per cent. has been declared, payable on Aug. 14, 1909, to the stockholders of record at the close of business on Aug. 6, 1909. CLINTON D. BURDICK, Treasurer.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending July 16, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

*7th av, Nos 2516 & 2518 146th st, No 200 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. (Amt due, $26,369.76; taxes, &c, $1,438.25; sub to a prior mort of $70,000.) Chas A Fisher.....$85,628

135th st, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. (Amt due, $20,862.17; taxes, &c, $505.) Maximilian Weinstein.....22,400

*13th st, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. (Amt due, $3,290.34; taxes, &c, $544.45; sub to prior mort of $6,000.) Morris Weinstein.....8,725

*Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 5-sty brk tenement and stores. (Amt due, $7,406.45; taxes, &c, $61; sub to a prior mort of $25,000.) Joseph L B Mayer.....32,000

Varick st, No 65, w s, 68 s Vestry st, 22x62.3, 3-sty brk tenement and store. (Partition.) Mary B Young, defendant.....11,200

21st st, n s, 85 w 6th av, 20x98.9, part 6-sty brk store. (Sheriff's sale of all right, title, &c.) Anda O Pell 5,000

98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. (Amt due, $27,066.80; taxes, &c, $550.93.) Adj sine die.——

Av D, Nos 55 & 57 5th st, Nos 750 & 752 | s w cor 5th st, 41x80, two 5-sty stone front tenements and stores and 2-sty brk tenement and store in st. (Amt due, $48,012.66; taxes, &c, $1,777.91.) Samuel Shapiro 46,000

Valentine av, No 2060, old No 2050, e s, 375.4 n 179th st, runs n 28 x e 100 x n 28.8 x e 85.5 x s 133.4 x n w 91.1 x w 155.10 to beg. 2-sty frame dwelling and 2-sty frame building in rear. (Amt due, $5,185.62; taxes, &c, $1,180.) M Walter 9,100

Monroe st, No 254, s s, 250 w Jackson st, 25x97.8, 6-sty brk tenement and store. (Amt due, $2,603.31; taxes, &c, $——; sub to two prior morts aggregating $36,500.) H Helfer.....39,521

*47th st, No 340, s s, 100 w 1st av, 20x100.5, 4-sty brk tenement and store. (Amt due, $10,862.05; taxes, &c, $425.47.) Harriet H Hartnett. 10,500

*47th st, No 342, s s, 80 w 1st av, 20x100.5, 4-sty brk tenement and store. (Amt due, $10,868.05; taxes, &c, $390.17.) Harriet H Hartnett. 10,500

BRYAN L. KENNELLY.

St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100, 4-sty brk dwelling. (Amt due, $17,107.34; taxes, &c, $666.44.) Paul Halpin....18,300

HERBERT A. SHERMAN.

Belmont av 188th st | n e cor 188th st, 95x50, 2-sty frame dwelling and vacant. (Partition.) Leonard Weill 4,450

Park av, e s, 100 s 182d st, 50x141, vacant. (Partition.) Margaret Lyons 4,875

6th av, No 755 43d st, No 100 | s w cor 43d st, 21.5x61, 4-sty brk tenement and store leasehold. (Amt due, $19,873.81; taxes, &c, $——.) Arthur Jost 5,000

CHAS. A. BERRIAN.

*2d av, No 1894 98th st, No 300 | s e cor 98th st, 25x100, 5-sty brk tenement and store. (Amt due, $6,859.67; taxes, &c, $73.98; sub to a first mort of $20,000.) Samuel Kahn et al.....27,666

SAMUEL GOLDSTICKER.

96th st, No 204, s s, 117.3 w Amsterdam av, 27x100.8, 5-sty brk tenement. (Amt due, $6,859.94; taxes, &c, $550; sub to a mort of $25,500.) Withdrawn .....

SAMUEL MARX.

*97th st, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty brk tenement. (Amt due, $5,983.50; taxes, &c, $404.67; sub to prior mort of $13,000.) Henry E Keil et al 17,211

*75th st, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front building. (Amt due, $12,848.46; taxes, &c, $723.13.) John F Halsted et al, as trustees 13,100

*123d st, Nos 419 & 421, n s, 218.6 e 1st av, 37.9x100.11, 3-sty frame and 3-sty brk dwellings. (Amt due, $3,577.16; taxes, &c, $21; sub to prior morts aggregating $12,100.) Abraham Notwalk et al 15,164

WM. KENNELLY, JR.

*112th st, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front dwelling. (Amt due, $5,902.03; taxes, &c, $174.83.) Edmund Kohn et al 13,330

Total	$399,659
Corresponding week, 1908	$488,488
Jan. 1st, 1909, to date	$43,522,479
Corresponding period, 1908	$35,393,991

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OFFICIAL LEGAL NOTICES

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Commissioner of the Department of Water Supply, Gas and Electricity, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for water supply purposes in the

COUNTY OF WESTCHESTER.

BEING all those buildings, parts of buildings, etc., now standing upon land situated in the Village of Mt. Kisco, towns of Newcastle and Bedford, and known as Parcels Nos. 5, 12, 20, 25, 27, 36, 37, 38, 40, 41, 42, 43, 45, 46, 49, 50, 51, 52, 53 upon a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held June 30th, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

FRIDAY, JULY 30TH, 1909,

at 11 A. M.

The buildings will be sold for removal only.

For further particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office.
July 6th, 1909

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Commissioner of Parks for the Boroughs of Manhattan and Richmond, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for Park supply purposes in the

BOROUGH OF MANHATTAN.

BEING certain buildings, parts of buildings, etc., standing within the lines of Fort Washington Park, in the Borough of Manhattan, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held June 30th, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, JULY 27TH, 1909.

at 11 A. M., in lots and parcels as follows

Parcel No. 2—Three-story basement and cellar brick house with mansard roof facing Riverside Drive directly south of the West End Hotel stables.

Parcel No. 3—Four-story and basement frame house with mansard roof, northwest of the West End Hotel stables.

Parcel No. 4—Three-story and basement brick house with mansard roof facing on Depot road adjoining the tracks of the New York Central & Hudson River Railroad.

Parcel No. 5—Frame chicken house adjoining the railroad track south of Parcel No. 4.

Parcel No. 6—Two-story and basement frame house at the northwest corner of Riverside Drive and Depot road.

Possession of these houses will be given the purchaser August 1st, 1909.

For further particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office.
June 10th, 1909.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed are are lodged in the office of the Board of Assessors for examination by all persons interested, viz.

BOROUGH OF BROOKLYN.

List 9864, No. 1. Regulating, grading, curbing and laying cement sidewalks on Fortieth street, between Sixth and New Utrecht avenues.

List 9896, No. 2. Regulating, grading, paving with asphalt, curbing and laying cement sidewalks on Bath avenue, between Fourteenth avenue and Bay Eighteenth street, and between Bay Nineteenth street and Twenty-first avenue.

List 467, No. 3. Laying cement sidewalks on both sides of Fiftieth street, between Eighth and Fort Hamilton avenues; both sides of Fifty-first street, between First and Second avenues; north side of Fifty-seventh street, between Fifth and Sixth avenues, and south side of Fiftieth street, between Fifth and Sixth avenues.

List 471, No. 4. Paving with asphalt Fourteenth avenue, between Forty-fifth and Sixtieth streets.

List 486, No. 5. Paving with asphalt Seventy-sixth streets, between Third and Fourth avenues.

List 491, No. 6. Laying cement sidewalks on the west side of Third avenue, between Sixtieth and Sixty-fourth streets; between Sixty-fifth and Sixty-sixth street; between Sixty-seventh and Sixty-eighth streets, and on the east side, between Sixty-third and Sixty-fifth streets, and between Eighty-sixth and Eighty-eighth streets.

List 512, No. 7. Laying crosswalks on the west side of East Fourth street, at the intersection of Avenue C and Avenue D and Beverley road.

List 565, No. 8. Sewer in Forty-second street, between Seventh and Eighth avenues.

List 608, No. 9. Sewer in East Fortieth street, between Avenue C (now Clarendon road), and Ditmas avenue (formerly Avenue E, now Foster avenue).

List 610, No. 10. Sewer in Eighty-seventh street, between Narrows and Second avenues.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 10, 1909, at 11 A. M., at which time and place the said objections will be heard, and testimony received in reference thereto. For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan.
July 9, 1909.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.

BOROUGH OF BROOKLYN.

List 445, No. 1. Laying cement sidewalks on Clarkson avenue, between Rogers and Nostrand avenues; north side of Ditmas avenue, between East Seventh and East Ninth street; Pacific street, between Schenectady and Utica avenues.

List 451, No. 2. Laying cement sidewalks on the south side of Nineteenth street, between Fifth and Sixth avenues; east side of Franklin avenue, from Union street to Eastern Parkway; from Union street to President street; from President street to Carroll street; between Carroll street and Crown street; from Crown street to Montgomery street; between Montgomery street and Sullivan street; west side of Franklin avenue, between Washington place and Montgomery street; both sides, between Sullivan street and Malbone street; both sides of Herkimer place, between Perry place and Nostrand avenue; west side of Perry place between Herkimer place and Atlantic avenue.

List 452, No. 3. Laying cement sidewalks on the north side of Seventh street, between Second and Third avenues; south side of Eighth street, between Second and Third avenues; north side of Eighty-fifth street, between Tenth and Eleventh avenues; southeast corner of Thirty-fourth street and Third avenue; north side of Sixtieth street, between Eighth and Ninth avenues.

List 455, No. 4. Fencing vacant lots on the east side of Underhill avenue, between Prospect place and St. Marks avenue; north side of First street, between Eighth avenue and Prospect Park West; southwest side of Knickerbocker avenue, between Thames street and Flushing avenue; north side of Stone avenue and south side of Christopher avenue, between Riverdale and Livonia avenues; north side of Fulton street, between Hendrix street and Schenck avenue and between Ashford street and Cleveland street; southwest side of Fiftieth street, between Fifth and Sixth avenues; north side of Nineteenth street, between Seventh and Eighth avenues; north side of Forty-sixth street, between Fourth and Fifth avenues; north side of Fifty-fifth street, between First and Second avenues.

List 461, No. 5. East side of Coney Island avenue, between Cortleyou road and Slocum place, south side of St. Marks avenue, between Utica and Schenectady avenues; both sides of Pacific street, between Utica and Schenectady avenues.

List 465, No. 6. Laying cement sidewalks on both sides of Prospect avenue, between Prospect Park West and Eleventh avenue; west side of Tenth avenue, between Seventeenth street and Prospect avenue; south side of Rutledge street, between Kent and Wythe avenues; west side of Wythe avenue, between Heyward street and Rutledge street.

List 566, No. 7. Sewers in Forty-eighth street, between Thirteenth avenue and the summit between Fourteenth and Fifteenth avenues, and in Forty-ninth street, between Fourteenth and Fifteenth avenues.

List 473, No. 8. Laying cement sidewalks on Jamaica avenue, between Georgia avenue and New Jersey avenue; northwest side, between Vermont street and Miller avenue; southwest corner of Miller avenue and Jamaica avenue; northwest side, between Hendrix street and Barbey street; southeast side, between Force Tube avenue and Norwood avenue; between Richmond and Chestnut streets; between Chestnut street and Euclid avenue; between Crescent street and Railroad avenue; between Railroad avenue and Nicholas avenue, and between Grant avenue and Elderts lane.

List 476, No. 9. Fencing vacant lots on the north side of Lincoln place, between Rogers and Nostrand avenues; north side of Bergen street, between Buffalo and Ralph avenues; south side of Atlantic avenue, between Utica and Rochester avenues; south side of Pacific street, between Utica and Rochester avenues; west side of Rochester avenue, between Atlantic avenue and Dean street; northeast corner of Rochester avenue and Pacific street; northwest corner of Atlantic avenue and Olive place; north side of Pacific street and south side of Atlantic avenue, between Ralph and Howard avenues; north side of St. Marks avenue, between Hopkinson and Saratoga avenue; east side of Saratoga avenue, between St. Marks avenue and Bergen street; northwest corner of St. Marks avenue and Saratoga avenue.

List 516, No. 10. Regulating, grading, curbing and laying cement sidewalks to Fourteenth avenue, from Thirty-ninth street to Sixtieth street.

List 568, No. 11. Sewer in Fifty-sixth street, between Twelfth and Thirteenth avenues, and outlet in Twelfth avenue, between Fifty-sixth and Fifty-seventh streets.

List 627, No. 12. Fencing vacant lots on south side of Hancock street, between Ralph and Howard avenues; south side of Vernon avenue, between Lewis and Stuyvesant avenues; southeast corner of Putnam and Howard avenues; east side of Saratoga avenue, from McDonough street to Macon street; east side of Graham avenue, between Bayard and Newton streets; north side of Lexington avenue, between Sumner and Lewis avenues; north side of Herkimer place, between Perry place and Nostrand avenue.

List 665, No. 13. Fencing vacant lots on the north side of New Lots road and south side of Livonia avenue, between Schenck avenue and Barbey street; west side of Barbey street, from New Lots road to Livonia avenue.

List 671, No. 14. Grading a lot on the east side of Third avenue, between Eighty-eighth and Eighty-ninth streets.

List 672, No. 15. Grading a portion of a lot on the northwest corner of Third avenue and Eighty-third street.

List 674, No. 16. Fencing vacant lots on the east side of Hart street, between St. Nicholas avenue and Wyckoff avenue; north side of Cook street, between Bushwick avenue and White street; northwest side of Hart street, between Knickerbocker and Irving avenues; northwest side of Eastern parkway, between Park place and Hopkinson avenue; northwest corner of Glenmore avenue and Linwood street; east side of Barbey street, between Atlantic and Liberty avenues; northwest corner of Belmont avenue and Miller avenue; east side of Saratoga avenue, between Harkimer street and Atlantic avenue.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 17, 1909, at 11 A. M., at which time and place the said objections will be heard, and testimony received in reference thereto. For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.
No. 320 Broadway, City of New York Borough of Manhattan.
July 16, 1909.

INDEX TO THE RECORD & GUIDE

VOL. LXXXIII., JANUARY-JUNE, 1909

PRICE, $1.00

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The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

July 9, 10, 12, 13, 14 and 15. (No. 81.)

BOROUGH OF MANHATTAN.

Eckman pl, No 24, w s, 40 n 50th st, 20x75, 5-sty stone front tenement. Abraham L Spitzer to Sadie Spitzer. Mort $8,000. July 1. July 12, 1909. 5:1362—14. A $5,000—$8,000. other consid and 100

Chrystie st, No 111, w s, abt 75 n Grand st, 25x100, 6-sty brk tenement and store. Annie Levy to Harry Freeman. Mort $38,000. July 6. July 9, 1909. 2:423—25. A $20,000—$40,000. nom

Cooper st | n s, 200 w Hawthorne st, 50x200, to Seaman av, vacant.
Seaman av | Robert D Neeson to Frank Watts, of Frostburg, Md. July 3. July 10, 1909. 8:2239—29 and 11. A $12,000—$12,000. nom

Canal st, No 326, s s, 375.11 w Broadway, 25.8x55.8x24.11x50.9, 5-sty brk loft and store building. Theo L Bogert to Henry L Bogert, of Flushing, L. I. ½ part. All title. All liens. June 30. July 12, 1909. 1:210—9. A $29,000—$33,000. nom

Columbia st, No 77, w s, 80 n Rivington st, 20x49.8, 5-sty brk tenement and store. Beckie Koppelman to Aronson Mercantile Co, a corpn. July 9. July 13, 1909. 2:334—31. A $9,500—$15,000. other consid and 100

Cherry st, Nos 240 and 242 (rear of), n s, plot begins 131.3 w Rutgers st and 68.2 n Cherry st, runs n 71.6 x w 50.10 x s 73.5 x e 50.3 to beginning, with righ tof access to buildings on said premises across a strip 8x68.2 from Cherry st, 131.3 w Rutgers st, two 6 and 7-sty brk rear tenements. Myer S Perlstein et al to Lily Blum and Rosie Plotz. Mort $20,000. July 8. July 13, 1909. 1:255—part lot 17. other consid and 100

East Broadway, No 234 | n s, abt 165 e Clinton st 23.10x107.8 to s
Division st, No 223 | s Division st, 3-sty brk building and 3-sty brk tenement and store. Maurice M Strauss to Rachel Geiger. 1-3 part. All title. All liens. July 7. July 9, 1909. 1:286—48 and 74. A $27,000—$32,000. nom

Same property. Rachel Geiger to Emma Ryerson, Charlotte Weinreich, Celina Rosner, Aaron Florea, Morris Jacobson, Mae Marx, John H Freit and John Scognamiglio. 1-6 part. All liens. July 9, 1909. 1:286. nom

Same property. Amelia Hellman and Harry L Rosen to Mamie Scholem. 2-3 parts. Mort $34,500. July 7. July 9, 1909. 1:286. other consid and 100

Front st, No 36, n s, abt 45 w Coenties slip, 28.6x67x28.8x67, 5-sty brk loft and store building. Sheriffs sale under execution Mar 27, 1908). Thos F Foley (sheriff) to Foscun Realty Co. All right, title and interest of defendant, Norman A Lawlor. July 6. July 14, 1909. 1:7—3. A $12,000—$17,500. 8,500

Grand st, Nos 581 to 585, s s, 23.4 n w Corlears st, runs s 70 x w 41.8 x n 21 x w 20.10 x n 80.6 to st x s e 70 to beginning, three 5-sty brk tenements and stores. Irving Bachrach et al to Chas A Person. All liens. July 6. July 9, 1909. 1:265—32 to 34. A $34,000—$50,000. other consid and 100

Grand st, Nos 581 to 585, s s, 23.4 w Corlears st, runs s 70 x w 41.8 x n 21 x w 20.10 x n 80.6 to st, x s e 70 to beginning, three 5-sty brk tenements and stores. Chas A Person to Irving Bachrach and Isaac Schmeidler. All liens. July 9. July 15, 1909. 1:265—32 to 34. A $34,000—$50,000. other consid and 100

Houston st, No 128 | n e cor Sullivan st, 25x100, 6-sty
Sullivan st, Nos 167 and 169 | brk tenement and stores. Luigi Minetti and Nicoletta his wife to Cristina Minetti. 1-3 part. Morts $73,300 and all liens. July 1. July 9, 1909. 2:525—32. A $30,000—$78,000. nom

Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100, 6-sty brk tenement and stores. Antonio Cardone to Heights Metropole Construction Co. Mort $37,000. July 6. July 10, 1909. 2:526—16. A $24,000—$55,000. other consid and 100

Henry st, No 71, n s, 112.1 e Market st, 25x100, 6-sty brk tenement and store, now demolished. Ernst Plath to The City of New York. July 1, 1908. July 12, 1909. 1:282—part lot 1. A $—$—. 60,000

Same property. Same to same. Q C. July 1, 1908. July 12, 1909. 1:282. nom

Horatio st, No 80, s s, abt 175 e Washington st, 24.1x87.5, with strip on east 0.6x50, 5-sty brk tenement. Wolf Wolt et al to Harry Lippmann. Mort $13,500 and all liens. July 12. July 14, 1909. 2:642—49. A $9,500—$14,000. other consid and 200

King st, No 32, s s 375 e Varick st, 25x100, 4-sty brk dwelling. The Rector, etc, of Trinity Church to John Kreusser, of Mt Vernon, N Y. July 13. July 14, 1909. 2:519—23. A $14,000—$16,500. 15,000

King st, No 32, s s, 375.2 e Varick st, 24.10x100, 4-sty brk dwelling. Louisa F Kreusser et al HEIRS, &c, Ferdinand Ehrhart to John Kreusser, of Mt Vernon, N Y. Q C. Also as to lease, &c. July 6. July 14, 1909. 2:519—23. A $14,000—$16,500. nom

Liberty st, No 67, n s, 135.6 e Broadway, 21.6x97.5x21.5x97.5, 4-sty brk loft and store building. Matthew C Jenkins to Wm B Jenkins, of Larchmont, N Y. All title. June 28. July 14, 1909. 1:64—10. A $170,000—$180,000. other consid and 100

Same property. Release dower. Isadora E formerly wife Matthew C Jenkins to same. Q C. June 29. July 14, 1909. 1:64. nom

Lewis st, No 78, e s, 124.9 n Rivington st, 25x99, 5-sty brk tenement and store and 5-sty brk tenement in rear. Barnet Fishman to Lena Kitt. All title. B & S and C a G. All liens. July 8. July 14, 1909. 2:329—39. A $16,000—$27,000. nom

Lewis st, No 55, w s, 175 n Delancey st, 25x100, 4-sty brk tenement and store and 2-sty frame tenement in rear. FORECLOS, May 25, 1909. Lowen E Ginn ref to Samuel Gordon of Brooklyn. Morts $17,400 and all liens. June 30. July 15, 1909. 2:328—25. A $16,000—$20,000. 500

Same property. Samuel Gordon to Anna Slonimsky. Morts $17,400 and all liens. July 1. July 15, 1909. 2:328. other consid and 100

Madison st, No 286, s s, 74.2 w Montgomery st, 18x75, 3-sty brk dwelling. Barnet Fishman to Harry Hellinger. Mort $2,250. July 6. July 14, 1909. 1:269—20. A $10,000—$12,000. nom

Madison st, No 328. |
Monroe st, No 262. |
General release of bail bond, &c. Nathan Hutkoff to Samuel Birnbaum. July 3. July 12, 1909. 1:266-261. nom

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. Louis Stein to Pauline Cahn. ½ part. All liens. July 8. July 9, 1909. 1:265—59. A $8,000—$13,000. nom

Macombs pl, late Macombs Dam road | n w cor 152d st, 85.1x109.7x74.11x69.2, 1-sty frame stable and vacant. Hamilton
152d st | Holding Co to Anna McAlpin. Mort $14,000. June 30. July 10, 1909. 7:2038—9. A $20,000—$20,000. other consid and 100

Mott st, e s, bet Broome and Delancey sts, —x100. Power of attorney. Lalla R Herrmann to Rosa Herrmann-Susswein. June 23. July 13, 1909. 2:479.

Pitt st, No 7, w s, 100 n Grand st, 25x100, 5-sty brk tenement and store. Barnet Fishman to Harry Hellinger. Mort $28,400. July 6. July 14, 1909. 2:341—57. A $17,000—$26,000. nom

Riverside Terrace or Drive, e s, 226.2 s Riverside Terrace, 100x128x68.4x124.7, vacant. James A Lynch to Harry Harris. B & S. Mort $23,500. May 19. July 12, 1909. 8:2177—part lot 175. A $—$—. nom

Riverside terrace or Drive, e s, 226.2 s Riverside terrace, 100x124.7 x68.4x128, vacant. Harry Harris to The Mantle Realty Co. B & S. Mort $23,500. July 1. July 13, 1909. 8:2177—part lot 225. A $—— $——. nom

St Marks pl, No 11 (24), or 8th st, n s, 178 e 3d av, 26x112.10, 5-sty brk tenement. Moses Hochster to John Kreusser, of Mt Vernon, N Y. All liens. July 14, 1909. 2:464—54. A $22,000—$38,000. other consid and 100

St Marks pl, No 116 | s w s, 254.8 n w Av A, runs n w 19.7 x s w
8th st | 86.6 x e 12.3 x s 16.10 x s e 3 x n e 97.6 to beginning, 5-sty brk tenement and store. Abraham C Weingarten to Emil Klein. All liens. June 9. July 15, 1909. 2:435—22. A $12,500—$19,000. nom

Willett st, Nos 62 and 64, e s, 150 s Rivington st, 50x100. Power of attorney. Ignatz M Rottenberg to Edward Mandel. July 9. July 15, 1909.

Washington st, Nos 666 to 672 | n w cor 10th st, 68.7x50.6x82.11
10th st, No 285 | x52.3, four 4-sty brk tenements and stores. Helen S and Mary N Skidmore to Charles Cronich. 1-3 part. June 18. July 13, 1909. 2:636—66 to 69. A $21,500—$29,500. 10,333.33

Same property. Alfred N Beadleston and Wm L Skidmore as TRUSTEES to same. 2-3 parts. June 18. July 13, 1909. 2:636. 20,666.67

Washington st, Nos 666 to 672 | n w cor 10th st, 68.7x50.6x82.11x
10th st, No 285 | 52.3, four 4-sty brk tenements and stores. Charles Gronich to Leon Ottinger. Mort $23,500. July 13, 1909. 2:636—66 to 69. A $21,500—$29,500. other consid and 100

Water st, No 101, e s, 45.2 n Gouverneur lane, 19.9x84.11x19.9x85, 5-sty brk loft and store building. Marietta Mabbett widow to Frederick Mabbett. Mort $12,000. July 12. July 13, 1909. 1:33—12. A $16,100—$22,500. other consid and 100

3d st E, No 298, old Nos 355 and 284, s s, abt 350 w Av D, 22.7x106, 5-sty brk tenement. Annie Lippman to Jacob Lippman. B & S. All liens. April 27. July 12, 1909. 2:372—22. A $13,000—$25,000. other consid and 100

3d st, W, Nos 125 to 129, n e s, 111.9 w McDougal st, 69x100, vacant. John Ryan HEIR James A Ryan to Pincus Lowenfeld and Wm Prager. Morts $27,000. July 13. July 15, 1909. 2:543—63 to 65. A $35,500—$35,500. 100

6th st E, No 740, s s, 221 w Av D, 22x97, 3-sty brk tenement. Rose Schreiber to Albert Loewinthan. Mort $18,971.99. June 28. July 15, 1909. 2:375—29. A $13,000—$16,000. nom

6th st E, No 639, n s, abt 110 w Av C, 25x90.10, 5-sty brk tenement and store. Gustav Frohlich et al to Marks Rosenberg. Q C. July 12. July 13, 1909. 2:389—41. A $16,000—$20,000. 1,000

9th st E, Nos 423 and 425, n s, 300 e 1st av, 33.4x85, two 4-sty brk tenements, store in No 425. William Regelmann to Louis Cohen. All title. All liens. June 18. July 9, 1909. 2:437—40 and 41. A $20,000—$28,000. other consid and 100

9th st W, No 34, s s, 481.2 w 5th av, 25.1x93.11, 3-sty and basement brk dwelling. Chas R Hubert to Joseph H O'Connell. Mort $22,000. July 8. July 9, 1909. 2:572—23. A $20,000—$22,000. nom

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10th st E, No 255, n s, 169 e 1st av, 25x94.8, 5-sty brk tenement and store. FORECLOS, June 10, 1909. James T Brady referee to Jacob Abraham. July 8. July 9, 1909. 2:438—50. A $17,500—$35,000. 32,150

10th st E, No 255, n s, 169 e 1st av, 25x94.8, 5-sty brk tenement and store. Jacob Abraham to Samuel Rosenberg. Mort $25,000. July 8. July 10, 1909. 2:438—50. A $17,500—$35,000. nom

11th st E, No 515, n s, 195.6 e Av A, 25x103.3, 5-sty brk tenement and store. Rachel Hoffman to Max Sulken and Samuel Richelson. All liens. July 10. July 12, 1909. 2:405—54. A $18,000—$27,000. other consid and 100

12th st E, No 522, s s, 320.6 e Av A, 25x103.3, 7-sty brk tenement and store. Max Goldberg et al to Harry A Bloomberg. ½ part. Mort $45,750. Feb 3. July 12, 1909. 2:405—19. A $16,000—$42,000. other consid and 100

13th st E, No 513, on map Nos 511 and 513, n s, 158.6 e Av A, 37.6 x103.3., 6-sty brk tenement and stores. Alfonso Oliva to Antonino Collura. 1-8 part. All title. All liens. July 8. July 9, 1909. 2:407—54. A $24,000—$60,000. other consid and 100

13th st E, No 528, s s, 270 w Av B, 25x103.3, 5-sty brk tenement and store. Herman Boock to Sarah Weinstein. B & S. All liens. July 9, 1909. 2:406—20. A $16,000—$29,000. 50

13th st E, No 528, s s, 270 w Av B, 25x103.3, 5-sty brk tenement and store. Sarah Weinstein to Benj M Gruenstein. Mort $29,-750. July 10, 1909. 2:406—20. A $16,000—$29,000. other consid and 100

14th st E, No 329, n s, 326 e 2d av, 25x103.3, 6-sty brk tenement and store. Mary Collina to Giulio Legnani. Mort $47,000. July 12. July 13, 1909. 3:921—17. A $16,000—$40,000. other consid and 100

15th st W, No 340, s s, abt 340 e 9th av, 18.9x81.3, 3-sty and basement brk dwelling. Peter McMahon to Frank B Flaherty. Mort $11,700. July 8. July 9, 1909. 3:738—62. A $7,000—$9,000. other consid and 100

16th st E, No 329, n s, 179 e Livingston pl, 26.6x92, 6-sty brk tenement. Angelica Bendix and ano to Joseph Liebling. Mort $30,000. May 4. July 13, 1909. 3:922—55. A $16,000—$36,-000. nom

18th st E, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and stores. Frada Temkin to Rosie Hirschberg. ½ part. All liens. July 12. July 14, 1909. 3:975—36. A $10,500—$44,000. nom

18th st W, No 339, n s, 300 e 9th av, 25x92, 2-sty brk tenement with 1-sty frame shop in rear. FORECLOS, June 24, 1909. Wm J Harding ref to Gabler Construction Co. July 13, 1909. 3:742—15. A $11,000—$11,500. 3,750

18th st E, No 419, n s, 340 w Av A, 25x92, 5-sty brk tenement and store. Minnie wife Thomas Garone to Max Keve. Mort $16,-500. June 1. July 10, 1909 . 3:950—15. A $10,000—$17,000. other consid and 100

19th st W, Nos 428 and 430, s s, abt 350 w 9th av, 50x92, two 2-sty frame (brk front) tenements and 1-sty frame stable in rear. Mary A Smith to Mary W McLaughlin. Life estate to 1-3 part. C a G. June 25. July 9, 1909. 3:716—52 and 53. A $19,000—$21,000. nom

Same property. Mary W McLaughlin to James P Conlan. 1-3 part. All title. July 2. July 9, 1909. 3:716. nom

Same property. Eliz F Cutter, 1-3 part, and Geo H Leatherbee, 1-3 part, to same. Q C. July 2. July 9, 1909. 3:716. other consid and 100

21st st W, No 146, s s, 229.4 e 7th av, 22.5x92x20.4x92, 3-sty brk dwelling. Benj J Cullen to Robt J Marshall. Mort $5,000. July 10. July 13, 1909. 3:796—65. A $21,000—$24,000. nom

21st st W, No 144, s s, 251.10 e 7th av, 23x92x23.2x92, 3-sty brk dwelling. Constance Hart INDIVID and EXTRX Harmon H Hart to Robert J Marshall. July 12. July 13, 1909. 3:796—64. A $21,000—$24,000. 30,575

21st st W, No 142, s s, 274.7 e 7th av, 23x92, 3-sty brk dwelling. Wm H Butler to Robert J Marshall. B & S. June 29. July 13, 1909. 3:796—63. A $21,000—$24,000. other consid and 100

21st st W, Nos 142 to 146, s s, 229.4 e 7th av, 68.2x92x65.10x92, three 3-sty brk dwellings. Robt J Marshall to The Butler Estates, a corpn. Mort $70.000. July 12. July 14, 1909. 3:796—63 to 65. A $63,000—$72,000. other consid and 100

22d st E, No 24, s s, 365 w 4th av, 25x98.9, 8-sty brk and stone loft and store building. Pacific Realty Co to Oscar Herrmann 1-3 part, and Rosa Herrmann Susswein 2-3 parts. Mort $90,000. July 12. July 13, 1909. 3:850—60. A $51,000—$130,000. other consid and 100

22d st E, No 235, n s, 150 w 2d av, 25x ½ blk, 5-sty brk tenement and store and 5-sty brk tenement in rear. Lena Schwadron to Rebecca Hamburger. B & S and C A G. Mort $27,750. July 6. July 14, 1909. 3:903—22. A $12,500—$22,000. nom

23d st W, No 350, s s, abt 220 e 9th av, 25x98.9, 5-sty stone front tenement. Wm H Silk to Joseph W and James S Cushman EXRS E Holbrook Cushman. B & S and C a G. Mort $15,000. July 12. July 14, 1909. 3:746—69. A $18,000—$34,000. 100

23d st W, No 165, n s, 100 e 7th av, 22x112.6, 5-sty brk tenement and store. Emily G Painter to Susan E Woods, of Dumont, Bergen Co, N J. Mort $55,000. July 14. July 15, 1909. 3:799—8. A $50,000—$65,000. other consid and 100

24th st W, No 347, n s, 251 e 9th av, 20x98.9, 3-sty stone front dwelling. Ogden Brower and ano TRUSTEES John L Brower to Margaret, James, Benj F 2d, and H Rodger Elgar EXRS, &c, Jas W Elgar. All liens. July 7. July 9, 1909. 3:748—12. A $9,-000—$13,000. 25

27th st W, Nos 510 to 514, s s, 150 w 10th av, 75x98.9, one 3 and two 4-sty brk tenements and stores and two 2-sty brk and frame tenements in rear. Benjamin Lowenstein to Sophia B Silleck. Morts $11,500. July 12, 1909. 3:698—44 to 46. A $24,000—$29,500. other consid and 100

28th st W, No 226, s s, 295.10 w 7th av, 24.10x98.9, 5-sty brk tenement and store and 4-sty brk tenement in rear. Susan A K Links to Adele M Comyns and Marguerite I Kaughran. All title. Mort $4,200. July 12. July 13, 1909. 3:777—58. A $14,-500—$22,000 nom

29th st E, No 313. Agreement as to party wall, &c. John P Schussler and ano with East Twenty-ninth St Co. June 30. July 10, 1909. 3:935. nom

30th st W, No 30, s s, 400 w 5th av, 12.6x74, 5-sty stone front building and store. Mary G Hooker to August Janssen. June 12. July 13, 1909. 3:831—56. A $32,500—$45,000. other consid and 100

31st st E, No 5.
32d st E, No 6.
Agreement as to release of right of way adj above on west and as to light or air shaft, &c. Stockton Realty Co with Johnston Livingston. June 25. July 15, 1909. 3:861. nom

33d st E, No 152, s s, 206.3 w 3d av, 18.9x25, 3-sty brk tenement. Henry P Jackson to Joseph F Gross and Emil D Bartels, firm Joseph F Gross & Co. Mort $10,000 and all liens. July 9. July 15, 1909. 3:888—50. A $5,000—$8,000. other consid and 100

34th st W, No 205, n s, 75 w 7th av, 17x98.9, 3-sty stone front dwelling. Mary Ehrmann to Moses Esberg ¾ part, Joshua Kantrowitz ¼ part, and Rebecca Cohn ½ part. Mort $36,500. July 9. July 12, 1909. 3:784—37. A $35,000—$38,000. other consid and 100

34th st W, No 226, s s, 275 w 7th av, 22x98.9, 3-sty brk dwelling. Samuel Jackson to 224 West 34th St Co, 2-5 parts. All title. June 30. July 10, 1909. 3:783—60. A $48,000—$50,000. other consid and 100

Same property. Arthur H and Carl Levis to same. Q C. May 25. July 10, 1909. 3:783. nom

Same property. Surety Realty Co to same. ½ part. All title. July 8. July 10, 1909. 3:783. other consid and 100

Same property. Goodman R Davis to same. 1-10 part. All title. June 30. July 10, 1909. 3:783. other consid and 100

34th st W, No 224, s s, 250 w 7th av, 25x98.9, 3-sty brk dwelling. Miriam A Wood widow et al HEIRS, &c, Wm S and Frank Wood to 224 West 34th St Co. Q C. June 21. July 10, 1909. 3:783—59. A $58,000—$60,000. other consid and 100

Same property. Cora M or Cora S Beck to same. Q C. June 16. July 10, 1909. 3:783. other consid and 100

Same property. Edw D Douglas et al to same. All title. June 16. July 10, 1909. 3:783. 80,000

Same property. Frank Wood to Jessie L Wood. All title. Dec 22, 1891. July 10, 1909. 3:783. 5,616

34th st W, No 205, n s, 75 w 7th av, 17x98.9, 3-sty stone front dwelling. Moses Esberg et al to Mary Ehrmann. All liens. July 8. July 10, 1909. 3:784—37. A $35,000—$38,000. other consid and 100

46th st E, No 8, s s, 160 e 5th av, 40.8x100.5, 5-sty stone front school. Sisterhood of Saint Mary to Mary E Pinchot, of Washington, D C. Mort $37,000 and all liens. July 3. July 13, 1909. 5:1281—65. A $135,000—exempt. other consid and 100

50th st E, No 339, n s, 241 w 1st av, 16x100.5, 4-sty stone front tenement. Margaret wife of Thos J Flannery to Hugh J, Mary E, Katherine and Hannah V Collins. June 13. July 13, 1909. 5:-1343—16½. A $6,500—$10,000. nom

51st st E, No 331, n s, 312.6 e 2d av, 18.9x100.5, 4-sty stone front dwelling. Sophie Blaut to Arthur L Kupfer. Mort $7,000. Jan 2, 1908. July 15, 1909. 5:1344—13. A $7,500—$10,000. nom

51st st W, No 321, n s, 265 w 8th av, 20x100.5, 4-sty stone front dwelling. Forbes J Holland to Mary Travers widow. July 1. July 15, 1909. 4:1042—21½. A $12,000—$17,000. 100

51st st E, No 331, n s, 312.6 e 2d av, 18.9x100.5, 4-sty stone front dwelling. Sophie Blaut to Arthur L Kapfer. Mort $7,000. Jan 2, 1908. July 15, 1909. 5:1344—13. A $7,500—$10,000. nom

53d st E, No 346, s s, 100 w 1st av, 25x100.5, 5-sty stone front tenement and store. Jonas Weil et al to Fanny Gruen. Mort $18,000. June 30. July 15, 1909. 5:1345—31. A $10,000—$22,-000. other consid and 100

Same property. Fanny Gruen to Jonas Weil and Bernhard Mayer. Mort $17,000. July 12. July 15, 1909. 5:1345. other consid and 100

53d st W, Nos 548 and 550, s s, 100 e 11th av, 50x100.5, two 5-sty brk tenements. David Gordon to Charlotte Weinreich. B & S. All liens. July 12. July 13, 1909. 4:1081—59 and 60. A $18,-000—$36,000. 100

55th st W, Nos 534 to 542 | n s, 200 e 11th av, runs e 100 x n 100.5 x e 25 x n 100.5 to s s 56th st x w 125 x s 200.10 to beginning, 1, 2 and 3-sty brk buildings of iron works and 1-sty frame stables and vacant. Margaret L Aldrich to Hinkle Iron Co, a corpn. Sub to 20-year lease from Feb 1, 1902. June 25. July 9, 1909. 4:1084—9 to 12 and 54 to 56. A $83,000—$86,000. 100

57th st E, No 233, n s, 200 w 2d av, 20x100.5, 3-sty stone front building. Chebra Kadischa Talmud Thora to The N Y Throat, Nose & Lung Hospital. Mort $10,000. July 7. July 9, 1909. 5:1331—16. A $10,000—$10,000. 22,000

60th st E, No 161, n s, 195 w 3d av, 20x100.5, 4-sty and basement stone front dwelling. Henry L Goodwin to Cornelia F wife Henry L Goodwin. July 8. July 9, 1909. 5:1395—28. A $16,-000—$21,000. nom

61st st E, No 246, s s, 117 w 2d av, 16x100.5, 3-sty and basement stone front dwelling. Adele L Hill INDIVID and EXTRX Carl Lyra to Charles Lyra. Mort $2,500. June 29. July 13, 1909. 5:1415—29½. A $9,000—$12,000. partition and 13,500

Same property. William Lyra to same. B & S. Mort $2,500. June 28. July 13, 1909. 5:1415. nom

63d st W, Nos 108 and 110, s s, 150 w Columbus av, 50x100.5, 3-sty stone front dwelling and 1 and 2-sty frame store. John L Cadwalader to Charles Byrnes. B & S. July 12. July 13, 1909. 4:1134—39 and 40. A $27,000—$34,000. other consid and 100

Same property. Charles Byrnes to Daniel B Freedman. Mort $44,-000. July 12. July 13, 1909. 4:1134. other consid and 100

63d st W, No 230, s s, 325 e West End av, 37.6x100.5, 6-sty brk tenement and stores. Fanny Heilbrun or Heilbrunn to Pauline Alp, of Denver, Colo. Mort $25,000. July 1. July 13, 1909. 4:1154—51. A $10,000—$35,000. other consid and 100

63d st W, No 230, s s, 325 e West End av, 37.6x100.5, 6-sty brk tenement and stores. Simon Uhlfelder and ano to Fanny Heilbrun. Q C. Mort $11,225. July 7. July 10, 1909. 4:1154—51. A $10,000—$35,000. other consid and 100

63d st W, No 230, s s, 325 e West End av, 37.6x100.5, 6-sty brk tenement and stores. Julius Bacharach et al to Fanny Heilbrun. Q C. July 7. July 10, 1909. 4:1154—51. A $10,000—$35,000. other consid and 100

66th st E, Nos 324 and 326, ss, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n 0.5 x e 16.8 x n 100 to st, x w 41.8 to beginning, 6-sty brk tenement. Pincus Lowenfeld et al to Jennie I Ryan. Mort $37,000. July 14. July 15, 1909. 5:1440—41. A $16,000$——. other consid and 100

69th st E, No 115. License as to widows, &c. Edith Opdycke with Paul Tuckerman of Tuxedo, N Y. June 24. July 15, 1909. 5:1404. nom

71st st E, Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Adolph S Miller to Henry Hirsch. Mort $43,000. July 9. July 10, 1909. 5:1465—38. A $15,000—$55,000. nom

74th st E, No 409, n s, 185 e 1st av, 28x79.6x28.6x83.10, 5-sty brk tenement. Louis Lass to Sophia Gruenstein. Mort $19,750. June 28. July 10, 1909. 5:1469—8. A $7,500—$21,000. nom

75th st E, No 63, n s, 34.4 w Park av, 17x102.2, 4-sty stone front dwelling. Henrietta and Leon S Ross EXRS, &c, Samuel Ross to Betty M Hawks, of Yonkers, N Y. Morts $30,000. July 14. July 15, 1909. 5:1390—34. A $28,000—$32,000. 45,000

Same property. Release dower. Henrietta Ross widow to same. Q C. July 14. July 15, 1909. 5:1390. nom

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Same property. Betty M Hawks to The Alliance Realty Co, a corpn. Mort $30,000. July 15, 1909. 5:1390 other consid and 100

76th st E, No 403, n s, 100 e 1st av, runs n 102.2 x e 44 x s 32.2 x w 19 x s 70 to st, x w 25 to beginning, 2-sty frame tenement and two 2-sty frame tenements in rear. Herman Harjes to Frederick Meyer. All liens. July 9. July 14, 1909. 5:1471 1½. A $8,000—$8,500 other consid and 100

78th st W, s s, 45.2 e Broadway, 25x102.2, 1-sty frame shop. Wm Carlin, Jr, to Alice Carlin. Q C. July 6. July 10, 1909. 4:1169—46. A $24,000—$24,000. 250

78th st E, Nos 308 to 312, s s, 125 e 2d av, 49x102.2, 6-sty brk tenement and stores. Martin Seidner to Emma Krohn. Mort $75,000. July 9. July 10, 1909. 5:1452—47. A $18,000—$62,000. other consid and 100

79th st E, No 431, n s, 434 e 1st av, 26x102.2, 4-sty stone front tenement. Mary Volanth et al to Abraham E Levy. Morts $13,400. July 15, 1909. 5:1550—19. A $10,000—$16,500. other consid and 100

80th st E, Nos 522 and 524, s s, 348 e Av A, 50x102.2, 1-sty frame buildings and vacant. Frank Fallotico to J Rumore Realty Co. Mort $11,250. June 17. July 15, 1909. 5:1576—37 and 38. A $15,000—$15,000. other consid and 100

82d st E, No 127, n s, 325 e Park av, 25x102.2, brk synagogue. Congregation B'Nai Paiser to Chebra Kodischa Talmud Thora. Mort $12,500. July 12. July 13, 1909. 5:1511—14. A $16,000—exempt. 22,500

82d st E, Nos 548 to 552, s s, 111.4 w East End av, 40x102.2, 6-sty brk tenement and stores. FORECLOS, July 6, 1909. Edw L Patterson, ref, to Edward C Schiffmacher, of Brooklyn. Mort $32,000. July 12, 1909. 5:1578—32. A $12,500—$48,000. 14,000

82d st E, Nos 542 to 546, s s, 151.4 w East End av, 40x102.2, 6-sty brk tenement and stores. FORECLOS, July 6, 1909. Edward L Patterson, ref, to Edw C Schiffmacher. Mort $32,000. July 12, 1909. 5:1578—33. A $12,500—$48,000. 12,000

83d st W, No 43, n s, 350 e Columbus av, 18.9x102.2, 3-sty and basement brk dwelling. Ora M Russell to Ralph Tousey. Mort $17,500. July 12, 1909. 4:1197 15. A $13,000—$16,000. n m

83d st E, No 510, s s, 173 e Av A, 25x102.2, 5-sty brk tenement. Gretchen Kaufmann to Pauline Stevens and Rosa Jackle. 1-3 part. All title Mort $12,000. July 10. July 12, 1909. 5:1579—45. A $8,000—$17,500. other consid and 100

83d st W, No 169, n s, 137.6 e Amsterdam av, 18.6x102.2, 5-sty brk tenement. Isabelle L Toplitz to Assunta C Lagomarsino and Jos A Scarinzi. Mort $15,000. July 8. July 9, 1909. 4:1214—6½. A $10,000—$18,000. other consid and 100

87th st W, No 312, s s, 183 w West End av, 17x100.8, 3-sty and basement stone front dwelling. Henrietta J Erneman to Alice H Dillon. Mort $20,000. June 24. July 15, 1909. 4:1248—10. A $19,500—$20,000. other consid and 100

88th st W, No 259, n s, 154 w Broadway, 18x100.8, 3-sty and basement stone front dwelling. Araminta wife of and Geo C Rockwood to Alma L Fellows. Mort $17,000 and all liens. Dec 16, 1898. July 15, 1909. 4:1236—7. A $9,000—$17,000. 22,000

88th st E, No 404, s s, 80 e 1st av, 26x100.8, 4-sty brk tenement. Seventy-Eighth St Realty Co to Jennie Wormser. Mort $17,200. July 9. July 10, 1909. 5:1567—45½. A $9,000—$17,000. other consid and 100

89th st E, No 310, s s, 200 e 2d av, 25x100.8, 5-sty brk tenement. Jonas Weil et al to Hedwig Rothschild. Mort $15,000. July 8. July 9, 1909. 5:1551—47. A $9,000—$19,000 other consid and 100

93d st E, No 9, n s, 189.2 e 5th av, 20.6x100.8, 4-sty brk dwelling. Clara Rosenthal to Pine Investing Co, a corpn. Morts $33,000. July 15, 1909. 5:1505—8½. A $41,000—$51,000. other consid and 100

95th st W, Nos 53 to 61, n s, 211 e Columbus av, 89x100.8, five 4-sty and basement brk and stone dwellings.
Crosby st, No 97, e s, abt 115 s Prince st, 25.3x66, 7-sty brk loft and store building.
Conrad R Gross et al to Gross & Herbener. July 8. July 10, 1909. 4:1209—9½ to 12. A $48,500—$79,000; 2:496—10. A $15,500—$40,000. other consid and 100

96th st E, Nos 210 and 212, s s, 208.6 e 3d av, 96.6x100.8, two 6-sty brk tenements ad stores. Beke Schneider to Beke Klein, of Trenton, N J. ½ part. All title. July 14. July 15, 1909. 5:1541—37 and 39. A $38,000—$126,000. 100

97th st E, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty brk tenement. FORECLOS, July 14, 1909. Theo K McCarthy ref to Henry E Keil and Edward Keil. Mort $13,000 and all liens. July 14. July 15, 1909. 6:1647—9. A $9,000—$19,000. 4,000 over and above 1st mort for 13,000

97th st E, No 302, n s, 100 e 2d av, 25.1x100.11, 4-sty brk tenement and store. Abraham L Spitzer to Sadie Spitzer. ½ part. Mort $8,666. July 1. July 12, 1909. 6:1669—5. A $7,000—$14,000. other consid and 100

98th st E, No 215, n s, 235 e 3d av, 25.2x100.11, 5-sty brk tenement and store. Chas A Person to Irving Bachrach and Isaac Schmeidler. All liens. May 17. July 15, 1909. 6:1648—10. A $9,000—$21,000. other consid and 100

99th st W, No 262, s s, 80 e West End av, 20x100.11, 3-sty stone front dwelling. Release dower. Bertha Junge widow to John J White. Q C. July 7. July 9, 1909. 7:1870—60½. A $11,000—$24,000. other consid and 100

Same property. John J White to Edward C Ohl. Mort $15,000. June 24. July 9, 1909. 7:1870. other consid and 100

Same property. Edw C Ohl to Adolph W Wallander, of Mt Vernon, N Y. Mort $15,000. June 24. July 9, 1909. 7:1870. 100

101st st E, Nos 103 and 105, n s, 16.6 e Park av, 31x75, two 3-sty brk dwellings. Freehold Construction Co to Lena Fait. All liens. July 12. July 13, 1909. 6:1629—1½ and 2. A $11,000—$14,000. nom

103d st E, No 320, s s, 287.6 e 2d av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, May 5, 1909. Edward J McGuire referee to Fleischmann Realty & Construction Co. Mort $34,000. July 8. July 9, 1909. 6:1674—40. A $11,500—$43,000. 10,500

104th st W, No 322, s s, 100 e Riverside Drive, 20x100, 3 and 4-sty and basement stone front dwelling. Luther L Kellogg to Leda P Clason. Mort $22,500. July 2. July 14, 1909. 7:1890—72. A $12,800—$26,000. nom

104th st E, No 161, s s, 300 w 3d av, 25x100.11. Agreement to equalize ownership Mary A Hoyt with Mary E Hoyt F b 13, 1908. July 13 1909. 6:1631. nom

104th st E, No 51, n s, 255 w Park av, 25x100.11, 3-sty stone front dwelling. Samuel A Borenstein to Bella Cohn. Mort $16,000. Feb 5. July 15, 1909. 6:1610—26. A $11,000—$14,000. other consid and 100

105th st E, No 71, n s, 130 w Park av, 25x100.11, 5-sty brk tenement. Esther Kinzler to Daniel L Korn. Mort $18,750. June 23. July 9, 1909. 6:1611 31 A $11,000—$25,000. other consid and 100

107th st E, No 156, s s, 309 w 3d av, 28.3x100.11, 4-sty stone front tenement. Release dower. Fanny wife Wm J Egers to Alex A Egers. June 30. July 9, 1909. 6:1634—18. A $11,000—$17,000. nom

107th st E, No 82, s s, 50 w Park av, 25x75.11, 5-sty stone front tenement. Max Orbach to Simon Jarett. Mort $13,000 and all liens. July 14. July 15, 1909. 6:1612—40. A $9,500—$17,000 other consid and 100

111th st E, No 78, s s, 163.4 w Park av, 17.2x100.11, 3-sty stone front dwelling. Jacob Lazerowitz to Barnet Goldfein. ½ part. All title. Mort $10,500 and all liens. Oct 22, 1906. July 10, 1909. 6:1616—44. A $7,500—$9,000. other consid and 100

111th st E, No 78, s s, 163.4 w Park av, 17.2x100.11, 3-sty stone front dwelling. Barnet Goldfein to Dora wife Barnet Goldfein. All of. All liens. July 1. July 10, 1909. 6:1616—44. A $7,500—$9,000 other consid and 100

113th st E, No 73, n s, 177.2 w Park av, 26.3x100.11, 5-sty brk tenement and store. Isidore Lasner et al to Meyer Fuss. All liens. July 9. July 13, 1909. 6:1619—28. A $11,500—21,500. 100

113th st W, s s, 100 w 7th av, 50x100.11, vacant. PARTITION, May 27, 1909. Daniel O'Connell ref to Fredk W Mertens. July 7. July 13, 1909. 7:1828—38 and 39. A $24,000—$24,000. 35,250

113th st E, No 202, s s, 69 e 3d av, 26x100.11, 4-sty brk tenement.

118th st E, No 407, n s, 110.8 e 1st av, 16.8x100.11, 3-sty stone front dwelling.

121st st E, No 518, s s, 208 e Pleasant av or Av A, 17x80, 3-sty brk dwelling.
Bernheimer & Schwartz Pilsener Brewing Co to Rosaria wife John Carucci. B & S and C a G. All liens. Jan 26. July 10, 1909. 6:1662—46¾. A $8,300—$18,000; 1806—5½. A $4,500—$7,500. 1817—27. A $3,000—$4,500. nom

114th st E, No 25, n s, 100 w Madison av, 25x100.11, 6-sty brk tenement and stores. Sam Garry to Bertha wife Sam Garry. Mort $30,000. July 9. July 10, 1909. 6:1620—13. A $12,000—$35,000. nom

115th st E, No 131, n s, 286.3 e Park av, 18.6x100.10, 3 sty brk dwelling. Joseph Marinaro to Lazare Sasover. Morts $7,300. July 8 July 9, 1909 6:1643 -13. A $7,500—$8,000. 8,800

117th st E, No 138, s s, 535.2 w 3d av, 16.2x100.11, 3-sty brk dwelling. Jos S Myers ADMR Aaron Bussing to Harry Dolitsky. Q C. July 8. July 10, 1909. 6:1644—58. A $6,500—$7,000. 50

117th st E, No 138, s s, 535.2 w 3d av, 16.2x ½ blk, 3-sty brk dwelling. PARTITION, June 2, 1909. Richard M Henry referee to Harry Dolitsky. June 30. July 10, 1909. 6:1644—58. A $6,500—$7,000. 6,550

117th st W, No 7, n s, 150 w 5th av, 23.1x100.11, 6-sty brk tenement. Samuel Levens to Ida Berkman. All liens. July 3. July 13, 1909. 6:1601—30. A $13,000—$34,000. nom

120th st E, a strip of 0.3¾ upon which a part of the party wall now existing bet Nos 516 and 518 East 120th st is built. Edward Livermore to Joseph E Bergan. All title. Q C. July 10. July 14, 1909. 6:1816. nom

120th st W, No 308, s s, 175 w 8th av, 25x100.11, 5-sty brk tenement. Harris Jacoby to Max Jacoby. ½ part. All title. Mort $16,000. July 9. July 15, 1909. 7:1946—40. A $11,000—$21,000. nom

121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Jennie Wormser to Seventy-Eighth St Realty Co. Mort $14,000. July 9, 1909. 7:1926—44. A $8,600—$16,000. other consid and 100

121st st E, No 518, s s, 208 e Pleasant av, 17x80, 3-sty brk dwelling.

113th st E, No 202, s s, 69 e 3d av, 26x100.11, 4-sty brk tenement.
Rosaria Carucci to John Focarile Mort $22,000 June 29, July 10, 1909. 6:1817—27. A $3,000—$4,500; 6:1662—46¾. A $8,300—$18,000. other consid and 100

121st st W, No 417, n s, 162.6 e Amsterdam av, 37.6x100.10, 5-sty brk tenement. Release mort. Emma Stern to Samuel Potick and Sidney Stern. July 9. July 13, 1909. 7:1963—41. A $18,000—$45,000. nom

Same property. Samuel Potick and ano to Charles Hoffart and Karoline his wife, tenants by entirety. Mort $40,000. July 9, July 13, 1909. 7:1963. other consid and 100

121st st W, No 419, n s, 125 e Amsterdam av, 37.6x100.10, 5-sty brk tenement. Samuel Potick and ano to Aaron M Janpole and Louis Werner. Mort $30,000. July 9. July 13, 1909. 7:1963—39. A $18,000—$45,000. other consid and 100

121st st W, No 128, s s, 320 w Lenox av, 20x100.11, 4-sty and basement stone front dwelling. Pauline Strauss to Fanny Gruen. July 7. July 15, 1909. 7:1905—47. A $9,600—$23,000. nom

124th st W, No 13, n s, 185 w 5th av, 18.9x100.11, 4-sty and basement stone front dwelling. John Hickey to the Christian Brothers Institute. C a G. Mort $20,000. May 1. July 15, 1909. 6:1722—29. A $13,000—$24,000. nom

125th st W, Nos 45 and 47, n s, 345 e Lenox av, 40x99.11, two 4-sty brk tenements and stores. Viola M Scudder to Homer R Gillies. Morts $76,250. July 6. July 9, 1909. 6:1723—15½ and 16. A $72,000—$85,000. other consid and 100

126th st, Nos 530 and 532, on map Nos 518 and 520, s s, 291.3 w Amsterdam av, 58.9x99.11, two 6-sty brk tenements and stores, valued at $94,000. Sub to morts $54,000. 7:1980—45 and 46. A $23,000—$24,000. CONTRACT to exch for 7th av, No 2522 n w cor 146th st, 26.6x100, 5-sty brk tenement and stores, valued at $30,000. Sub to mort $30,000. 7:2032—29. A $21,000—$42,000.
146th st, No 201
Geo A Andrews, of Brooklyn with Patrick F Dr... exch 18. July 15, 1909.

150th st W, Nos 601 to 607, n s, 100 w 11th av and 75 w Boulevard as in year 1889, now Broadway, 100x99.11, 1 and 3-sty brk

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factory. Elmer L Heischmann to Henry Fera Jr. B & S. Mort 850,000. July 9. July 10, 1909. 7:1997—25 and 27. A $24,000—$47,000. nom

131st st W, No 139, n s, 391 w Lenox av, 18x99.11, 3-sty and basement stone front dwelling. Mary D Pressinger to Nathalie Schreiner. July 8. July 9, 1909. 7:1916—15½. A $7,900—$13,500. other consid and 100

132d st W, No 111, n s, 132.6 w Lenox av, 17.6x99.11, 3-sty and basement brk dwelling. Jesse Shipp and Thomas Brown to "The Frogs," a corpn. Mort $8,000 and all liens. June 25. July 13, 1909. 7:1917—26. A $7,700—$11,000. nom

132d st W, No 138, s s, 375 w Lenox av, 16x99.11, 3-sty and basement stone front dwelling. Geo V Knipe to George Knipe. Mort $8,500. June 29. July 13, 1909. 7:1916—49. A $7,000—$11,500. nom

136th st W, Nos 614 and 616, s s, 179.6 w Broadway, 54x99.11, 5-sty brk tenement.

136th st W, Nos 618 and 620, s s, 233.6 w Broadway, 54x99.11, 5-sty brk tenement.

Albert and Benjamin Oppenheim EXRS, &c, Herman Oppenheim to The Oppenheim Realty Co. Mort $133,000. July 7. July 13, 1909. 7:2002—89 and 91. A $43,200—$120,000. other consid and 100

137th st W, No 290, s s, 135 e 8th av, 15.6x99.11, 4-sty brk dwelling. Philip Krauss to Pincus Lowenfeld and Wm Prager. Mort $12,000. July 14, 1909. 7:1942—58½. A $6,200—$13,000. other consid and 100

137th st W, No 243, n s, 470 w 7th av, 18x99.11, 5-sty and basement brk dwelling. FORECLOS, Sept 23, 1908. Wm H Black, ref to Caroline S Hewlett. All liens. Sept 24, 1908. July 13, 1909. 7:2023—12½. A $6,200—$16,000. 10,000

141st st W, Nos 239 and 241, n s, 200.4 e 8th av, 49.8x99.11, 6-sty brk tenement. David Rosenblum to Sigmund B Heine. Mort $62,500. July 9. July 10, 1909 7:2027—9. A $18,000—$63,000. nom

142d st W, No 548, s s, 122.2 e Broadway, 16.8x99.11, 3-sty and basement stone front dwelling. John W Haaren to Judd A Lockwood. July 9. July 10, 1909. 7:2073—58. A $5,000—$12,000. nom

143d st W, No 261, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. Marie wife of and Herman Levy to City National Realty Co. Mort $40,000 and all liens. June 21. July 14, 1909. 7:2029—5. A $12,000—$38,000. nom

146th st W, No 416, s s, 237 w St Nicholas av, 19x99.11, 3-sty and basement stone front dwelling. Otto Pressprich to Reinhard Gennerich. Mort $12,000. July 7. July 9, 1909. 7:2060—42. A $5,300—$15,000. other consid and 100

153d st W, No 534, s s, 462.6 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. FORECLOS, June 1, 1909. Edward R Otheman, ref, to Wm F Morgan, Jr, and Wm K B Emerson trustees John A Robinson. June 21. July 9, 1909. 7:2084—52. A $12,000—$40,000. 44,000

162d st W, n s, 200 e Broadway, 5x99.11, vacant. Release mort. Corn Exchange Bank to Barkin Construction Co. July 7. July 10, 1909. 8:2122—part lot 15. nom

162d st W, n s, 100 e Broadway, 100x99.11, vacant. Release mort. American Mortgage Co to Barkin Construction Co. July 7. July 10, 1909. 8:2122—part lot 15. A $——$——. nom

162d st W, n s, 100 e Broadway, 132.6x99.11, vacant. Release mort. Pincus Lowenfeld and ano to Barkin Construction Co. July 9. July 10, 1909. 8:2122—part lot 15. A $——$——. nom

178th st W, Nos 530 and 532, s s, 100 e Audubon av, 45x91.2x45.1x88.3, 5-sty brk tenement. Paterno Bros, a corpn, to Annie M Hyland. Morts $39,000. July 14. July 15, 1909. 8:2132—30. A $10,000—$42,000. other consid and 100

181st st W, s e cor Haven av, 114.4x114.11x112.9x97.3, vacant. Henry Morgenthau Co to Fort View Construction Co. B & S. July 14. July 15, 1909. 8:2177—part lot 116. A $—— $——. other cons'd and 100

181st st W, s s, 100 e Audubon av, 45x119.6, vacant. Matilda Weisbecker INDIVID et al as EXRS. &c, Charles Weisbecker to Max Marx. July 2. July 13, 1909. 8:2152—70 and 71. A $27,000—$27,000. 27,000

Av A, Nos 1401 to 1407 | s w cor 75th st, 102.2x100, three 5-sty 75th st, Nos 444 and 446 | brk tenements and stores and one 5-sty brk loft and store building. PARTITION, May 27. 1909. Daniel O'Connell ref to Laura E and Robt E Mertens. July 7. July 13, 1909. 5:1469—25 to 28. A $40,500—$97,000. 90,900

Av A, Nos 1401 to 1407 | s w cor 75th st, 102.2x100, three 5-sty 75th st, Nos 444 and 446 | brk tenements and stores and one 5-sty brk loft and store building.

3d av, Nos 1453 to 1457 | n e cor 82d st, 82.2x67.3, four 5-sty brk 82d st | tenements and stores.

Fredk W Mertens to Robert E and Laura E Mertens. Q C. July 12. July 13, 1909. 5:1469—25 to 28. A $40,500—$97,000. 5:1528—1 and 2. A $72,500—$108,000. nom

Same property. Release dower. Matilda M Mertens to same. July 8. July 13, 1909. 5:1469, 1528. nom

Amsterdam av, No 2496, w s, 45.11 s 184th st, 22.11x100x22.1x100, 2-sty brk tenement and store. Wm and Julius Bachrach to Robert Bader. Mort $8,500. July 6. July 9, 1909. 8:2155—88. A $8,500—$10,500. other consid and 100

Same property. Robert Bader to Wm and Julius Bachrach. Mort $12,000. July 6. July 9, 1909. 8:2155. other consid and 100

Audubon av, e s, 199.10 n 175th st, 30x95, vacant. Release mort. TITLE GUARANTEE & TRUST CO to City Real Estate Co. July 8. July 9, 1909. 8:2132—part lot 7. A $——$——. nom

Audubon av | e s, 98.9 n 175th st. 101 to 176th st x95x—x—, 176th st | cant. Fleischmann Realty and Construction Co to Munden Construction Co. Mort $27,800. July 12. July 13, 1909. 8:2132—4 and 7. A $—— $——. other consid and 100

Audubon av | e s, 98.9 n 175th st, 101 to 176th st x95x—x—, 176th st | vacant. Release mort. Edwin Mayer et al TRUSTEES to Fleischmann Realty and Construction Co. July 12. July 13, 1909. 8:2132—4 and 7. A $——$——. 6,000

Broadway, Nos 44 to 50 | e s, 124.8 s Exchange pl, deed reads at New st, Nos 41 to 47 | s w cor of South Wall of Exchange Court, runs s 81.11 to n wall of No 42 Broadway, x e — to w s New st, x n 80.2 x w — to beginning. FORECLOS, June 11, 1909. Samson Lachman, ref, to Morris Building Co. June 17. July 12, 1909. 1:22—24, 26 and 27. A $1,028,200—$1,290,000. 1,681,274

Buena Vista av, w s, 112 s Riverside Terrace, 93.3x105.3x127x100, vacant. James A Lynch to Harry Harris. B & S. Mort $24,000. May 19. July 12, 1909. 8:2177—part lot 175. A $——$——. nom

Buena Vista av | s e cor 181st st, 214.1 to Haven av, x153.10x Haven av | 237.7x122.1, vacant. 181st st

Buena Vista av | s w cor Riverside Terrace, 112x100x135.11x Riverside Terrace | 87.7, vacant.

Utility Realty Co to Henry Morgenthau Co, a corpn. All liens. July 8. July 9, 1909. 8:2177—part lots 174 and 175. A $——$——. other consid and 100

Buena Vista av, w s, 112 s Riverside terrace, 93.3x105.3x127x100, vacant. Harry Harris to the Mantle Realty Co. B & S. Mort $24,000. July 1. July 13, 1909. 8:2177—part lot 225. A $——$——. nom

Central Park West, No 50 | s w cor 65th st, 100.5x125, 12-sty brk 65th st, Nos 2 to 6 | and stone tenement Prasada. Fannie S Rockwood to the Prasada Company. C a G. All liens. July 12. July 13, 1909. 4:1117—36. A $200,000—$850,000. nom

Central Park West, No 131 | n w cor 73d st, 204.4 to s s 74th st 73d st, No 1 | x100, 12 and 13-sty brk and stone 74th st, No 2 | hotel. Abraham Boehm and Lewis Coon to Standard Investing Co. Mort $1,703,500. July 8. July 9, 1909. 4:1126—29. A $150,000—$1,800,000. other consid and 100

Clarmont av, No 47, w s, 62.6 s 119th st, 62.6x100, 6-sty brk tenement. Frank A Jaeger to John J Dillon. Morts $115,000. June 25. July 9, 1909. 7:1990—33. A $30,000—$100,000. other consid and 100

Claremont av, e s, 300 n 122d st, 75x115.3 to c l former Bloomingdale road, x75.3x121.2, vacant. Edward F Hassey and ano EXRS August Hassey to Wm J Casey. July 12. July 15, 1909. 7:1993—57 to 59. A $18,000—$18,000. 48,000

Same property. Edward F Hassey et al to same. B & S. July 12. July 15, 1909. 7:1993. other consid and 100

Convent av | s e cor 149th st, 99.11x100, vacant. Holland Hold- 149th st | ing Co to Emanuel M Krulewitch. Morts $50,000. July 8. July 10, 1909. 7:2063—43 to 46. A $30,500—$30,500. 100

East End av, No 82, w s, 26.3 n 83d st, 25.3x80, 5-sty brk tenement and store. Aaron Moses to Adolf Steinhart. Mort $17,500. June 29. July 10, 1909. 5:1580—24. A $8,500—$18,000. other consid and 100

Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tenement and store. Ray Brous to Mollie Goldstein. All liens. Feb 24. July 10, 1909. 6:1614—50. A $16,000—$26,000. 100

Same property. Mollie Goldstein to Alfred S Engel. All liens. July 6. July 10, 1909. 6:1614. 100

Madison av, Nos 1295 to 1303 | n e cor 92d st, 100.8x62.2, 9 and 10- 92d st | sty brk and stone hotel. Abraham Boehm and Lewis Coon to Standard Investing Co. Mort $300,000. July 8. July 9, 1909. 5:1504—20. A $120,000—$290,000. other consid and 100

Madison av, Nos 431 to 437 | n e cor 49th st, runs n 79.6 x e 75 x n 49th st, Nos 31 and 33 | 20.11 x e 10 x s 100.5 to n s 49th st x w 85 to beginning, 12 and 13-sty brk and stone hotel. FORECLOS, July 2, 1909. Abraham R Lawrence referee to Knickerbocker Trust Co. Morts $576,500. July 7. July 9, 1909. 5:1285—21. A $275,000—P $650,000. 185,000

Same property. Knickerbocker Trust Co to Hotel Securities Co. a corpn. B & S. Mort $576,500. July 7. July 9, 1909. 5:1285. nom

Manhattan av, No 443, w s, 50.11 s 119th st, 25x100, 5-sty stone front tenement. Flora Putz to Louis Morel. Mort $27,500. July 2. July 12, 1909. 7:1945—52. A $14,000—$27,000. other consid and 100

Park av, Nos 1731 to 1737 | s e cor 121st st, 75.7x90, two 6-sty 121st st, Nos 100 to 104 | brk tenements and stores.

16th st E, Nos 522 and 524, s s, 308 e Av A, 37.6x103.3, 6-sty brk tenement and stores.

13th st E, Nos 626 and 628, s s, 299 w Av C, 39x103.3, 6-sty brk tenement and stores.

Martha W Weill to Thal Realty Co. B & S and C a G. All liens. June 30. July 14, 1909. 6:1769—68½ and 69.. A $35,000—$105,000; 3:973—45. A $14,000—P $48,000; 2:395—19. A $——$——. other consid and 100

Pinehurst av | s e cor 178th st, 127.6x96.3x127.7x101.11, vacant. 178th st | Adams Realty Co to Peto Realty Co. Mort $26,500. July 9. July 10, 1909. 8:2177—part lot 14. A $——$——. other consid and 100

Park row, Nos 13 to 21 | s s, 85.5 n e Ann st, runs e 103.11 x s Ann st, No 13 | 153.7 to n s Theatre alley x s w 47.10 x n w 25.10 x n e 6.6 x n 48.4 x s w 62.10 to n e s Ann st x n w 20 x n e 17.7 x n w 24 x w 4.6 x n w 83.3 to Park row at beginning, 26, 27 and 32-sty brk and stone office and store building, Park Row Building. Nathaniel M Rothschild et al, all of London, Eng, to Park Row Realty Co. Mort $2,500,000 on this and No 3 Park row. May 11. July 10, 1909. 1:90—4. A $1,365,000—$3,370,000. nom

Park row, No 3, s e s, 40.2 n e Ann st, runs n e 25 x s 63.1 x w — to Ann st x s w along Ann st 12.3 x e 6.6 x n 52.3 to beginning. 8-sty brk and stone office and store building. Nathaniel M Rothschild et al, all of London, Eng, to Park Row Realty Co. Mort $2,500,000 on this and Nos 13 to 21 Park row and No 13 Ann st. May 11. July 10, 1909. 1:90—2. A $215,000—$290,000. nom

Riverside Drive, e s, 332.2 s 127th st, 120x86, 6-sty brk tenement. Release judgment. James J Walsh to The Bergen Realty Co and Rosa R Stratton. June 18. July 13, 1909. 7:1994—93. A $77,000—$200,000. nom

St Nicholas av, No 730, e s, 355.10 n 145th st, 30.4x100, 4-sty and basement stone front dwelling. Ida E White et al EXRS, &c, John M Otter to Wm C Lester. Mort $10,000. June 3. July 13, 1909. 7:2053—65. A $10,500—$23,500. 23,750

St Nicholas av | s w cor 183d st, 104.11x150, vacant. Josephine 183d st | Y Birney to Napoleon Construction Co. July 12, 1909. 8:2165—36 to 41. A $62,000—$62,000. other consid and 100

Seaman av, s s, 100 e Academy st, 100x100, 1-sty brk rear building and vacant. Henry L Goodwin to Frederic J Fuller. ¼ part. All liens. July 13. July 14, 1909. 8:2239—5. A $12,000—$12,000. nom

Same property. Gretchen Schlotfeldt to same. All title. July 9. July 14, 1909. 8:2239. nom

Seaman av, s s, 100 e Academy st, 100x100, 1-sty brk rear building and vacant. Frederic J Fuller to Gretchen Schlotfeldt. ¼

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part. B & S. Morts $13,849. July 13. July 15, 1909. 8:2239—5. A $12,000 $12,000 nom

West End av, 99th st, No 259 | n e cor 99th st, 100.11x116, 3 sty stone front dwelling and vacant. Benjamin Mordecai to Allendale Building Co. B & S. June 30. July 10, 1909. 7:1871—1 to 5. A $95,500 $104,000 other consid and 100

1st av, Nos 1435 and 1437, w s, 72.4 s 75th st, 55.4x100, two 5-sty stone front tenements and stores.

113th st W, s s, 100 w 7th av, 50x100.11, vacant.

Release dower. Laura E Mertens to Fredk W Mertens. July 9. July 13, 1909. 5:1449—26 and 27. A $28,000—$58,000; 7:1828—38 and 39. A $24,000—$24,000. nom

1st av, Nos 1435 and 1437, w s, 72.4 s 75th st, 55.4x100, two 5-sty stone front tenements and stores. PARTITION, May 27, 1909. Daniel O'Connell ref to Frederick W Mertens. July 7. July 13, 1909. 5:1449—26 and 27. A $28,000—$58,000. 73,700

2d av, No 1324, e s, 25.5 s 70th st, 25x74, 5-sty stone front tenement and store. William Rauch to Esther Rauch. All title. Mt $13,000. July 6. July 13, 1909. 5:1444—50. A $12,000—$22,000. other consid and 100

2d av, No 1700 | n e cor 88th st, 25.8x100, 5-sty brk tenement
88th st, No 301 | and store. Fred R Gibson to Max Borck. Mort $33,000. July 8. July 10, 1909. 5:1551—1. A $23,000—$38,000. other consid and 100

2d av, No 1470 | s e cor 77th st, 27.2x88.7x27.2x88.6, 5-sty brk
77th st, No 300 | tenement and store. Rose A Wilson and ano to Hamilton Holding Co. Mort $39,500. June 30. July 10, 1909. 5:1451—49. A $21,000 $40,000. other consid and 100

2d av, No 1700 | n e cor 88th st, 25.8x100, 5-sty brk tenement
88th st, No 301 | and stores. Max Borck to Fred R Gibson. Morts $44,500. June 28. July 9, 1909. 5:1551—1. A $23,000—$38,000. other consid and 100

2d av, No 1842, e s, 25.8 n 95th st, 25x100, 5-sty brk tenement and store. Henrietta Gomprecht to Sigmund Levin. Mort $23,000. July 3. July 9, 1909. 5:1558—2. A $13,000—$23,000. other consid and 100

2d av, No 2304, e s, 27 n 118th st, 26x80, 5-sty brk tenement and store. Otto Freyberg to Richard H Freyberg. Mort $21,500. July 12. July 13, 1909. 6:1795—2. A $9,300—$20,000. other consid and 100

3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. Lizzie Dobkin to Abraham Dobkin. All liens. Feb 15. July 10, 1909. 6:1651—2. A $13,500—$25,500. other consid and 100

3d av, Nos 1453 to 1457 | n e cor 82d st, 82.2x67.3, four 5-sty
82d st | brk tenements and stores. PARTITION, May 27, 1909. Daniel O'Connell ref to Laura E and Robert E Mertens. July 7. July 13, 1909. 5:1528—1 and 2. A $72,500—$108,000. 100,000

3d av, No 634, w s, 43.2 s 41st st, 18.6x100, 4-sty brk tenement and store. Wm H Miller as life tenant and Sarah C Miller, owner of fee to Benj L Herbst. July 12. July 13, 1909. 5:1295—38. A $15,000—$19,000. other consid and 100

3d av, No 1757, e s, 76 n 97th st, 24.10x90, 5-sty brk tenement and store. Mary A wife Philip H Smith to Joseph Hyams. Mort $14,000. June 14, 1909. July 14, 1909. 6:1647—4. A $13,500—$22,000. other consid and 100

3d av, Nos 1147 and 1149 | s e cor 67th st, 40.5x100, 6-sty brk
67th st, No 200 | tenement and stores.

3d av, Nos 1131 to 1141 | n e cor 66th st, 120.5x100, three 6-sty
66th st, No 201 | brk tenements and stores.

Hamilton Heights Syndicate to Jesse W Ehrich. Mort $286,000. July 9. July 15, 1909. 5:1421—1 to 4 and 45. A $150,000—$212,000. other consid and 100

5th av, No 315 | s e cor 32d st, 28.9x150.
32d st

5th av, No 313, e s, 28.9 s 32d st, 28x150.

5th av, Nos 309 and 311, e s, 84.9 n 31st st, 56x150.

Agreement as to release of 18 ft right of way on rear of above. Improved Property Holding Co of N Y with Francis A Murdock, N Y; Lewis C Murdock, Southampton, L I; Alice S and Louise E Murdock and Ada M Leupp, of Washington, D C, and Johnston Livingston, N Y. June 25. July 15, 1909. 3:861. nom

5th av, Nos 309 and 311, e s, bet 31st and 32d sts.
5th av, n e cor 31st st, 56.9x150.

Release easement or right of way. Johnston Livingston with Fifth Avenue Investing and Improvement Co. June 25. July 15, 1909. 3:861. nom

5th av, n e cor 81st st, runs e 125 x n 102.2 x w 25 x s 76.6 x w
81st st | 100 to e s 5th av x s 25.8 to beginning, vacant. Nathaniel M Rothschild et al, all of London, Eng, to August Belmont, of Hempstead, L I. May 11. July 10, 1909. 5:1493—1 and 5. A $245,000—$245,000. nom

5th av, e s, 25.8 n 81st st, 76.6x100, vacant. Nathaniel M Rothschild et al, all of London, Eng, to August Belmont, of Hempstead, L I. May 11. July 10, 1909. 5:1493—2 to 4. A $345,000—$345,000. nom

5th av, No 728, w s, 73.5 s 57th st, 27x125, 4 and 5-sty brk and stone dwelling. FORECLOS, June 10, 1909. Joseph S Schwab, ref, to Seven Hundred and Twenty-Eight Fifth Avenue Co. Mort $150,000. July 12, 1909. 5:1272—38. A $250,000—$330,000. 201,000

6th av, Nos 1004 to 1012 | s e cor 57th st, runs s 100.11 x e 49.8 x s —
57th st, No 58 | x e 45.7 x n 100.5 to s s 57th st x w 95 to beginning, 7-sty brk studio building. Nancy L Sherwood to Mary E Blodgett. ½ part. All title. B & S. July 8. July 9, 1909. 5:1272—71. A $250,000—$375,000. nom

7th av, No 2574 | s w cor 149th st, 24.11x100, 5-sty brk tene-
149th st, No 200 | ment and store. Rose A Wilson and ano to Hamilton Holding Co. Mort $40,000. June 30. July 10, 1909. 7:2034—36. A $18,000—$40,000. other consid and 100

7th av | s w cor 113th st, 75.11x100, 7-sty brk tene-
113th st, No 200 | ment.

Lexington av, Nos 1290 to 1296 | n w cor 87th st, 100.8x36.2, with
87th st, No 135 | all title to strip on Lexington av, w s, 100.8 n 87th st, 0.½x36.2, 5-sty brk tenement and stores.

112th st W, No 205, n s, 100 w 7th av, 50x100.11, 6-sty brk tenement.

Release from TRUSTEE, &c. Laura E Mertens TRUSTEE for Robt E Mertens WILL Fredk W Mertens, deceased, to Fredk W Mertens. B & S. July 9. July 14, 1909. 7:1828—34. A $62,000—$185,000; 5:1516—16. A $43,000—$72,000; 7:1828—26. A $24,000—$85,000. 40,494.75

7th av, No 218, on map Nos 218 to 220 | s w cor 23d st, runs w 25 x s
23d st, No 200 | 80 x w 50 x s 18.9 x e 75 to av x n 98.9 to beginning, 5-sty brk tenement and store and 2-sty brk tenement and store. PARTITION, June 2, 1909. Richard M Henry referee to Loron P and Walter I Bradley, of Stamford, Conn, and Alice S Smith, of Monsey, Rockland Co, N Y. June 30. July 9, 1909. 3:772—47. A $80,000—$90,000. 127,000

7th av, Nos 421 and 423 | n e cor 33d st, runs n 39 x e 60.6 x n
33d st, Nos 159 and 161 | 39 x e 19.9 x s 78.1 to n s 33d st x w 80.3 to beginning, three 4-sty brk tenements and stores. Ranald H Macdonald EXR, &c, Joseph F Egan to Frank J Cassidy. ½ part. Mort $290,000 on whole. July 8. July 9, 1909. 3:809—1. A $240,000—$250,000. other consid and 100

Same property. Ranald H Macdonald to same. ½ part. All title. Mort $290,000 on whole. July 8. July 9, 1909. 3:809. other consid and 100

7th av, Nos 248 to 254, w s, 43.10 n 24th st, runs w 78.2 x n 54.11 x w 0.1 x n 31.3 x e 78.3 to av x s 86.2 to beginning, four 4-sty brk tenements and stores. Seymour Realty Co to Franmor Realty Co. All liens. Apr 15. July 9, 1909. 3:774—37 to 40. A $76,000—$88,000. other consid and 100

7th av, No 15, e s, 135.6 n 11th st, 21x68.10, 3-sty brk tenement and store. Wm Blumstein et al to The St Vincents Hospital of City N Y. July 2. July 15, 1909. 2:607—7. A $11,000—$15,000. nom

8th av, Nos 139 and 141 | s w cor 17th st, 46x100x45.7x100, 7-sty
17th st, Nos 300 and 302 | brk tenement and stores. Philip Krauss to Meyer Vesell. Morts $94,000. June 28. July 9, 1909. 3:740—37. A $40,000—$95,000. nom

8th av, No 2724, the business. Power of attorney. Benjamin Rosenstock to Sigmund Kahn. July 2. July 14, 1909. (P. A.)

8th av, No 2455, w s, 344.6 s 133d st, 25.3x100, 5-sty brk tenement and store. Sigmund B Heine to David Rosenblum. Morts $24,500. June 29. July 10, 1909. 7:1958—20. A $16,000—$23,000. other consid and 100

9th av, No 562 | n e cor 41st st, 20x75, 4-sty brk tenement and
41st st, No 357 | store. James A Lynch to Henry Harris. C a G. May 1. July 12, 1909. 4:1032—1. A $22,000—$29,000. nom

9th av, No 562 | n e cor 41st st, 20x75, 4-sty brk tenement and
41st st, No 357 | store. Harry Harris to the Mantle Realty Co, a corpn. B & S. July 1. July 13, 1909. 4:1032—1. A $22,000—$29,000. nom

11th av, No 635, w s, 75.5 s 47th st, 25x100, 4-sty brk tenement and store. Lionel Simonds to Hyman Levin. Mort $12,500. July 8. July 9, 1909. 4:1094—33. A $9,000—$12,000. nom

MISCELLANEOUS.

Power of attorney. Amelia A Paul to John S Paul, of Paterson, N J. July 1. July 13, 1909.

Power of attorney. Margaretha Budke to Katie M Budke. June 28. July 12, 1909. (P. A.)

Power of attorney. Eliz W Tanner, of Bloomfield, N J, to Emily D Van Wagenen, of Morristown, N J. July 7. July 12, 1909. (P. A.)

Power of attorney. Beatrice W wife Wm A Chanler to Henry L Morris. Nov 23, 1906. July 10, 1909. P A.

Power of attorney. Emanuel J Myers to Samuel J Goldsmith. May 29. July 9, 1909. P A.

Power of attorney. Dora Goldfein to Joseph Goldfein. July 1. July 10, 1909. P A.

Power of attorney. Henry Y Wardwell to Edward L Adams. June 28. July 15, 1909.

BOROUGH OF THE BRONX.

Under the head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Bayard st, e s, 100 n 236th st, 25x100, and being lot 112 map (No 1108) of 123 lots Willis estate. Adolph G Stahl to Albert Presser. July 8. July 9, 1909. other consid and 100

*Byron st, e s 225 n Kossuth av 25x98.11x25x100.5 South Mt Vernon. Wm H Bell Jr to James F Moore. Q C. July 3. July 12, 1909. nom

Exterior st w s, 336.3 plus 47.7 s 149th st, runs w 221.4 x again | w to n e cor of a strip 221.4 x again w along s s of a dock 25.11 x s 27 x w 175 to pierhead line x s 233.10 x e 345.2 to w s Exterior st x n 270.7 to beginning, with riparian rights and lands under water, &c, vacant.

Gerard av | n w cor 146th st, runs n 105.10 x w 79.8 x s w 127.2
River av | to e s River av or Exterior st x s 60.6 to n s 146th
146th st | st x e 200.2 to beginning, vacant.

Gerard av, w s, at c l Grove st, closed, runs w 63 to original e shore of Harlem River x w — to e s River av or Exterior st x e 53.7 to w s Gerard av x n 125.1 to beginning, except part lying n of s s 146th st, vacant.

John F Steeves et al to Church E Gates & Co. B & S and C a G. All liens. July 10. July 12, 1909. 9:2351 and 2355. nom

*Elm st, w s, 125 n Locust av, 25x100, and being lot 22 supplementary map No 1039 of Bronxwood Park. The Bronxwood Realty Co to Corti Building Co. Mort $800. July 7. July 9, 1909. other consid and 100

Fox st | e s, 280 n Home st, runs e 100 x n 157 x w 73.4 to e
Intervale av | s Intervale av x s w 46.11 to e s Fox st x s 108.6 to beginning, vacant. Irving Realty Co to John J Tully Co. Mort $21,500 and all liens. June 7. July 10, 1909. 11:2974. other consid and 100

Fox st, late Barretto st | n e cor 167th st, 79.11x57.10x54.7x82.2,
167th st | vacant. Vincenzo Razzano to Altro Realty Co. Mort $16,000. May 5. July 15, 1909. 10:2718. other consid and 100

*Fulton st, e s, 330 s 240th st, and being lot 105 map Washingtonville, 33.2x151.5. Chas T Marvin to Wm W Penfield. Mar 10. July 10, 1909. other consid and 100

*Fordham st or av, n s, 205.8 w William st (North st), 50x100, City Island. Mary T Cox to Mary J Connolly. 1-3 part. Mort $2,500. July 1. July 10, 1909. nom

*Harriet pl, w s, 223.5 n Eastern Boulevard, and being lots 47 to 49 map Flanagan estate, Throggs Neck, 75x100. Harry Arnold to John E Virden. Mort $800. July 8. July 12, 1909. other consid and 100

Hutchins pl, n s, 125 e Greystone av, 25x110x29.8x120.3. Aldus Realty Co to Franklin S Mathews. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Hutchins pl, s s, 100 e Greystone av, 50x100. Aldus Realty Co to Lotta R Asch. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Hutchins pl, n s, 150 e Greystone av, 54.3 to Dashs lane x102.2x29.8x110. Aldus Realty Co to Chas A Tier, of Mt Vernon, N Y. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Hutchins pl, n s, 100 e Greystone av, 25x120.3 to Dashs lane x29.4x141.7. Aldus Realty Co to William Hay. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Irvine st, w s, 100 n Seneca av, 25x38.2, 3-sty brk dwelling. Anna M Pacher to Annie Peace. Mort $6,000. July 15, 1909. 10:2761. nom

*Jefferson st | s e cor Starling av, 155x100, Unionport. Release
Starling av | mort. Knickerbocker Trust Co to Philip Kaufman. Apr 29. July 12, 1909. 4,000

*Same property. Release mort. Timothy Sullivan to same. July 8. July 12, 1909. nom

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Kelly st, No 748, old No 48, e s, 325 n 156th st, 25x100, 3-sty brk dwelling. FORECLOS, May 28, 1909. Robt H Grimes referee to Ray Sussman. Mort $6,000. June 28. July 10, 1909. 10:2708. 4,300

*Lafayette st, w s, 25 n from s e cor plot 455, 25x108, and to be known as lot 2 on proposed map of plot 455 of Unionport. Bernardo Mangano to Angiola M Buonicore. July 9. July 10, 1909. nom

Manida st, No 838, n e s, 363.10 n w Lafayette av, 25x100, 2-sty brk dwelling. Manida Co to Ernst Ahrend. Mort $7,500. July 2. July 10, 1909. 10:2740. other consid and 100

Manida st, No 836, n e s, 338.10 n w Lafayette av, 25x100, 2-sty brk dwelling. Manida Co to Henry W Weber. Mort $7,500. July 2. July 10, 1909. 10:2740. other consid and 100

Manida st, w s, 175 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Louisa Ratzke. Mort $4,500. July 14. July 15, 1909. 10:2768. other consid and 100

*Mianna st, s w cor White Plains road, and being lots 19 to 21 partition map No 1097 of Lott G Hunt Estate, Van Nest, except part for White Plains road, —x—. Annie Murphy and ano to Anton Landgrebe. Mort $3,000. June 24. July 15, 1909. other consid and 100

Orchard st, former line, w s, begins 63.2 s 199th st and 81.4 e Marion av, runs e 25 to c l Orchard st x s 31.3 x e 25 to w s Orchard st x n 31.3 to beginning, vacant. Geo V Mullan to Clothilde F Egbert. Q C. July 7. July 12, 1909. 12:3284. nom

Oliver pl | n s, at c l Orchard st, runs n 200 to s s 199th st, x e|
Orchard st| 25 to e s Orchard st, x s 200 to pl, at point 91.3 w 199th st | Decatur av, x w 25 to beginning, vacant. Geo V Mullan to John Holloran 1-3 part and Farmers Loan and Trust Co EXR and TRUSTEE Edward Smith decd 1-3 part, and Chas D Purroy 1-6 part and John P Mitchell 1-6 part. Q C. July 7. July 15, 1909. 12:3284. nom

Park View pl, s e s, 444.2 n e Tee Taw av, 25x90, lot 56 map (No 1060) of 112 lots estate Moses Devoe at Fordham Heights, 25x90. Thos F Murray to Marion P Reid. Mort $4,000. July 15, 1909. 11:3219. 100

*Prospect st, n s, 140 w Main st, 35x110, City Island. FORECLOS, May 18, 1909. Wm S Coffey to John F Boland, of Eastchester, N Y. June 3. July 14, 1909. 1,200

Simpson st, No 1143, w s, 171.8 n 169th st, runs n 25 x w 107.11 x s 10.4 x s e 25 x e 87.8 to beginning, 2-sty brk dwelling. Joseph Wuytack to Jeanne W O'Gorman. July 12, 1909. 10:2719. other consid and 100

*Van Buren st, e s, 125 s Columbus av, 25x100, Van Nest. Nathan Drillich to Jacob Becher. ½ part. Mort $3,200. June 30. July 15, 1909. 100

*Van Buren st, e s, 150 n Columbus av, 25x100, and being lot 186 map Van Nest Park. Nathan Drillich to Jacob Becher. ½ part. Mort $2,900. June 30. July 15, 1909. 100

*Washington st, e s, 200 s Morris Park av, 75x95, and being lots 113 to 115 map portion Hunt estate, Van Nest. Henry A Hartmann to Edward W Bowne, of Tarrytown, N Y. July 9. July 12, 1909. other consid and 100

*Washington st, e s, 175 n Columbus av, and being lot 112 map portion Hunt estate, Van Nest, 25x100. Release mort. Regent Realty Co to Mary C Schipf. July 9. July 10, 1909. nom

*Washington st, e s, 175 n Columbus av, and being lot 112 map portion Hunt estate, Van Nest, 25x100. Mary C Schipf to Edward W Bowne, of Tarrytown, N Y. July 9. July 10, 1909. other consid and 100

*8th st, s s, 202.7 e Virginia av, 50x103, and being lots 294 and 295 map Pugsley estate, Van Nest. Henry Dannenfelser to Geo Dannenfelser. July 8. July 9, 1909. other consid and 100

*9th st, n s, 100 w Av E, 100x103, Unionport. FORECLOS, May 19, 1909. Thos J Purdy referee to David O Williams, of Mt Vernon, N Y. June 18. July 9, 1909. 800

*Same property. Release dower. Wm H Kirchner and Elizabeth S his wife to same. Q C. July 9, 1909. nom

134th st, No 539, n s, 200 w St Anns av, 25x100, 6-sty brk tenement. Sarah Cohen to Morris Zimmerman and Louis Singer. Mt $8,500. July 10. July 13, 1909. 9:2262. nom

138th st, No 605, n s, 360.8 e St Anns av, 39.3x100, 6-sty brk tenement and stores. Anna N Patterson to Nellie W Gable, of Highview, Sullivan Co, N Y. Morts $45,714.28. June 28. July 14, 1909. 10:2551. 100

139th st, No 450, s s, 458.4 e Willis av, 41.8x100, 5-sty brk tenement. Leonard Halberstad to Theresa Phelps. All liens. July 8. July 9, 1909. 9:2283. nom

147th st, No 442, s s, 350 w Clifton av or Brook av, 25x100, 2-sty frame dwelling. Bridget Lennon to D J Dillon Co, a corpn. July 9. July 10, 1909. 9:2291. other consid and 100

154th st, No 388, s s, 100 w Melrose av, 25x100, 2-sty frame dwelling. Fanny Vilbig to Louisa Renz. July 7. July 9, 1909. 9:2400. nom

154th st, No 386, s s, 125 w Melrose av, 25x100, 2-sty frame dwelling. Fanny Vilbig to Genoveva Dieda. July 7. July 9, 1909. 9:2400. nom

154th st, No 403, n s, 370 w Elton av, 25x100, 3-sty frame tenement.

154th st, No 401 | n s, 395 w Elton av, 50x100, two
Melrose av, Nos 688 and 690| 2-sty frame tenements and stores, except part for Melrose av.
Balthasar Schoppelrey to John Schnakenberg. Mort $8,000. June 30. July 15, 1909. 9:2376. other consid and 100

Same property. Margaretha Hellmuth to same. Q C. July 1, July 15, 1909. 9:2376. nom

159th st, No 433, n s, 85 w Elton av, 15x50, 2-sty frame dwelling. Henry L Meise to Giuseppe M Mangone. Mort $1,900. July 12. July 14, 1909. 9:2381. nom

165th st, No 661, old No 855, n s, 73.5 w Trinity av, 37.6x100, 5-sty brk tenement. Frank Valente EXR Elise Zanmatti to Augusto Tonnelli. Mort $34,250 and all liens. July 9. July 12, 1909. 10:2633. 38,500

165th st, No 597, old No 841| n w cor Cauldwell av, 15.11x100.5,
Cauldwell av | 3-sty frame dwelling. James Reynolds to Woodstock Presbyterian Church. Q C. July 9. July 13, 1909. 10:2622. nom

*174th st, e s, 106 s Gleason av, 25x100, and being lot 475 map (No 313) of Gleason property. Asuncion del Rio to Estanislao V Perez, of Brooklyn, N Y, and Modesto Alvarez, of Hollis, L I. Mort $6,500. July 9. July 12, 1909. other consid and 100

*174th st, e s, 163 s Westchester av, and being 90 map Gleason property dated June 24, 1897, 25x100. Tillie M Stadler to John Koffer. Mort $4,500. July 8. July 9, 1909. 100

179th st, No 671, n s, 100 w Crotona av, 50.4x100, 2-sty frame dwelling. David Simon to Clara B Freudenvoll. Mort $5,000. July 14. July 15, 1909. 11:3080. other consid and 100

180th st, late Samuel st, s s, 100 w Hughes av, late Jefferson av, 25x100, vacant. Cath F Cox to Pasquale D'Auria. July 12. July 14, 1909. 11:3069. nom

183d st, No 212, s s, 66 e Grand Boulevard and Concourse, 18x93, 2-sty frame dwelling. Wm J Edwards to Augustus L Hayes. July 6. July 13, 1909. 11:3158. other consid and 100

183d st, No 210, late 3d st, s w s, 114 s e Anthony av, late Av C, 18x93, 2-sty frame dwelling. PARTITION, Dec 21, 1908. Michl J Egan referee to Augustus J Hayes. July 7. July 13 1909. 11:3158. 3,250

189th st, n s, 44.7 e Elm pl, 25x93.11x25x92.10, vacant. Release mort. Charles Keary et al TRUSTEES Patrick J Keary to Thos C Lisk. June 29. July 12, 1909. 11:3023. 2,000

202d st, late Summit av, n s, 964.3 w Williamsbridge road or Briggs av, 25x100, except part for Grand Boulevard and Concourse, vacant. Edward J Parker to Geo H Allison. Mort $6,000. June 19. July 13, 1909. 12:3308. nom

*203d st | s s, blk front bet Hall and Willard avs, runs
Road to Westchester| e 200 x s 150 x w 100 x s 134.2 to road to Westchester x s w 61.8 x n w 43.8 to Hall av x n 279.3 to beginning. Release mort. Empire City Savings Bank to Warwick Realty & Const Co. June 30. July 12, 1909. 3,500

*213th st, east ¼ of lot 80 map of Olinville, at Williamsbridge Depot, 25x100. CONTRACT. A Shatzkin & Sons with Flavia Cutroneo. Mort $1,000. Nov 28, 1908. July 15, 1909. 1,275

*224th st, n s, 170 w 4th st, 17.6x114, Wakefield. FORECLOS, June 1, 1909. Max A Schlesinger ref to Henrietta M Redman. July 2. July 15, 1909. 3,000

*236th st, s e cor Old White Plains road, and being lots 2, 3 and 4 blk 2 map Whitehall Realty Co, 97.9x100x—x—. Floyd T Ryerson to Matthew J Colbert. Mort $2,000. June 23. July 10, 1909. 100

238th st, n e cor Fieldston road, 100x111.5 to Dashs lane x150.2, gore. Aldus Realty Co to Fordcraw Co, a corpn. July 1. July 9, 1909. 13:3406-3414. other consid and 100

238th st, s s, 100 e Greystone av, 50x100. Aldus Realty Co to Edward Hizsnay. July 1. July 9, 1909. 13:3406-3414. other consid and 100

238th st, No 122, s s, 225 e Oneida av, 25x100, 2-sty frame dwelling. Release and discharge of mort. Stamford Trust Co of Stamford, Conn to Beulah H Redman. All title. Q C. July 6. July 15, 1909. 12:3372. nom

*Av D, e s, 75 s 2d st, 50x100, Unionport. Fredk M Mellert to Henry J Salzmann. July 7. July 13, 1909. 2,000

*Ash av, n s, 135 w Corsa av, 50x100, and being lots 5 and 6 map (No 981 in Westchester Co) of Laconia Park. Charles Berls to Thomas Callahan. July 8. July 12, 1909. other consid and 100

Aqueduct av, w s, — s Boscobel pl, and being lot 5 parcel 24 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 25x100, vacant. Sarah T Teiter to Grace E Teiter. ½ part. July 7. July 9, 1909. 9:2533. other consid and 100

Andrews av, w s, 325.10 n 183d st, formerly Hampden and 184th sts, 50x99.11, 2-sty frame dwelling. Albert H Moritz to Herman H Moritz. Mort $4,000. Jan 25. July 15, 1909. 11:3225. 100

Andrews av, w s, 325.10 n 183d st, runs n 124.2 x w 125 x s 75.11 x e 10.10 x s 48.11 x e 111.1 to beginning, 2-sty frame dwelling. Herman H Moritz to Clarence R Dugan. Mort $10,000. July 14. July 15, 1909. 11:3225. other consid and 100

*Bogart av, e s, 275 s Lydig av, and being lot 17 blk 57 map (No 1138) Sec 1 of Morris Park, 25x100. Eleanor F Dickson to Theodore Werner. July 6. July 9, 1909. 100

Briggs av, w s, 237.8 n 194th st, strip, 4x82.3x4x81.10. Wm H Wright & Son to Edna W Ogden. All liens. July 1. July 9, 1909. 12:3300. other consid and 100

Briggs av, No 2596 |e s, 296.7 s 194th st, 19.2x74.8 to w s Poe pl
Poe pl | x19.11x73.2, with all title to land in Poe pl, 2-sty brk dwelling. Geo B Tobias to John J Bell. All liens. Mar 24. July 9, 1909. 12:3293. nom

Belmont av|s e s, at s s Crescent av, 47.7x128.4x100x128.6 on
Crescent av| Crescent av, vacant. Harris Friedman et al to Salvatore Duminuco. Mort $5,000. July 6. July 10, 1909. 11:3088. other consid and 100

Boston road, e s, 140.5 n 165th st, a strip, bounded s by land conveyed by Lawyers Realty Co to Hamilton June 5, 1906, and e by land Theo Wilkins, —x—. Lawyers Realty Co to August Jacob. Q C. June 10. July 12, 1909. 10:2622. nom

Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and store. Mort $12,000.

Brook av, No 460, e s, 99.8 n 145th st, 25x100, 5-sty brk tenement and stores. Mort $13,000.
Anna D Bartels to William Schilling. 1-11 part. Mar 16, 1908. July 13, 1909. 9:2272. nom

Same property. Same to George, Frederick, Ernst, August, and Charles Schilling and Kate Boyle, Wilhelmine Kornman, Fredericka Augustine, Wilhelmine Schilling and Pauline Bartsch. 10-11 parts. Morts as above. Mar 16, 1908. July 13, 1909. 9:2272. nom

Brook av, No 1498, e s, 75 s 171st st, 25x100.9, 4-sty brk tenement. Aaron Kosovsky to Abraham Cohen. All liens. July 14. July 15, 1909. 11:2895. nom

Bryant av | n e cor 172d st, 100x100, vacant. Lewis V La Velle
172d st | to Elviel Realty Co. July 9. July 15, 1909. 11:3001. nom

Boston road| n e cor Prospect av and being lots 1 to 12 map part
Prospect av| Bathgate estate, property of Chas B Beck, vacant. Julius A Flaum to Adolf Mandel. All liens. July 13. July 14, 1909. 11:2937, 2938. other consid and 100

Boston av, w s, 148.2 s Heath av, and being lot 25 map No 468 of Benj Richardson, near Kingsbridge, 22x100.9x21.6x105.8, 3-sty frame dwelling. Joseph H Kernochan to Frank S Price. July 9. July 13, 1909. 12:3257. other consid and 100

Boston road, e s, a strip bounded n by line 140.5 n 165th st, s by land conveyed by Lawyers Realty Co to Hamilton, June 5, 1906, —x—. Bernard C Murray to August Jacob. Q C. July 1. July 13, 1909. 10:2622. nom

*Beech av, s e s, 350 s w Elm st, 25x193x25.7x199, Laconia Park. Ellen wife and Walter H Watson to Eliza F Duryea, of Nyack, N Y. July 9. July 14, 1909. nom

*Bracken av, e s, 275 n Randall av, 25x100, Edenwald. Andrea Mancini to Rose Kehoe. July 13. July 14, 1909. 100

*Bracken av, e s, 300 n Randall av, 25x100. Same to Euretta Hutchengs. July 13. July 14, 1909. 100

Boscobel av, e s, 47.11 s Plympton av, 50x71.7x55.6x95.6,
Nelson av, w s, 150 n Boscobel av, 50x95.6x55.6x71.7, and being lots 5, 6, 55 and 56 parcel 18 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant.
John H Kidd to Edmondson Construction Co. All liens. July 12. July 13, 1909. 11:2874. other consid and 100

*Commonwealth av|s w cor Mansion st, 75x100. Mary Cady to
Mansion st | Henry De Vivo. All liens. June 19. July 10, 1909. other consid and 100

Clay av, No 1699, late Lexington av, w s, 130 s 174th st, late Spring st, 30 s lot 100, 19.2x100, being part lot 99 map No 517 in Westchester County of Mt Hope, except part for Clay av, 2-sty brk dwelling. Herbert P Hoffman to Fannie E Brooker. All liens. Feb 27. July 14, 1909. 11:2790. other consid and 100

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Government Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS
Manager Architectural Paint Dept., C. M. Childs & Co.
Hudson Terminal Building
30 CHURCH ST., N. Y.

Concord av, No 507, w s, 118.6 n 147th st, 19.9x100, 3-sty frame tenement. D J Dillon Co to Lizzie A Wagemans. Mort $6,000. July 9. July 10, 1909. 10:2579. other consid and 100

Concord av, No 503, w s, 138.3 n 147th st, 19.9x100, 3-sty frame tenement. D J Dillon Co to Bridget Lennon. Mort $6,000. July 9. July 10, 1909. 10:2579. 100

*Cornell av, Cedar st | s e cor Cedar st, and being west ½ of lot 41 map (No 1106 in Westchester Co) of Arden property, 50x100. Edward F Cleary to Mathew Farrell. July 7. July 10, 1909. nom

Courtlandt av, No 808, s e s, 75 n e 158th st, late Milton st, 25x100, except strip 25x8, 2-sty frame tenement and store. PARTITION, Feb 10, 1909. Joseph P Morrissey ref to Moise Geismann. All title. July 9. July 13, 1909. 9:2405. 5,360

Same property. Wm C Bruhn by Chas C Levenson GUARDIAN to same. All title. July 9. July 13, 1909. 9:2405. 50

Clinton av, Nos 2121 to 2125 | n w cor 181st st, 66.1x99.2, 4-sty
181st st, No 719 | brk tenement and store and two 2-sty brk dwellings. Phebe Elkan to Enoch Levy. All liens. April 9. July 13, 1909. 11:3098. nom

Same property. Enoch Levy to Ella Weyman. B & S. All liens. July 12. July 13, 1909. 11:3098. nom

Crotona av, No 2146, e s, 234.7 n 181st st, 34.8x77.11x34x84.7, 2-sty frame dwelling. Peter A Leonardi to Frederick L Siedenburg. Mort $4,500. July 9. July 12, 1909. 11:3098. other consid and 100

*County Club av, — s, 102.7 from Middletown road, lots 22 and 23 map No 1 in partition Conrad Buhre estate (No 1061), 50x100. Nettie J Jones to Henry Knutson, of Brooklyn. Correction deed. May 29. July 14, 1909. 100

*Cedar av, n s, 176 e Elm st, 50x100, and being lots 245 and 246 map (No 981 in Westchester Co) of Laconia Park. Ellen wife of and Walter H Watson to Eliza F Duryea, of Nyack, N Y. July 9. July 14, 1909. nom

Cypress av, No 362, on map No 370, e s, 180 s St Marys st, 40x100, 5-sty brk tenement. Israel Schulman to Hyman Schulman. Mt $25,000. July 13. July 15, 1909. 10:2571. other consid and 100

Decatur av, No 3172, e s, 63.4 s 205th st, 25x112.6, 2-sty frame dwelling. Mary Russhon to Fredk W Wagner. Mort $5,500. July 9. July 12, 1909. 12:3353. nom

*Eastern Boulevard, Baisley av | s e cor Baisley av, 75x100, and being lots 381 to 383 map (No 1275) of Lohbauer Park. Emil N Sorgenfrei to Wm H Abbenseth and Elizabeth his wife as tenants by entirety. Mort $1,900. May 21. July 9, 1909. other consid and 100

*Eastchester road, e s, abt 52 n Rhinelander av, 50x100.10x46.6x100, and being lots 305 and 306 map (No 1130) of 327 lots Hunter estate. Hudson P Rose Co to Michael J Mongeon. All liens. May 29. July 9, 1909. nom

Fieldston road, w s, 103.10 n Riverdale av, 25x85.8 to Riverdale av x27.2x75.3.

Fieldston road, e s, 225 s 238th st, 25x100.
Aldus Realty Co to Samuel McCullough. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, n w cor Riverdale av, 103.10x64.6x92x41.2. Aldus Realty Co to Chas C McMichael. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, w s, 150 s 238th st, 25x85.8 to Riverdale av x27.2x96.3.

Fieldston road, e s, 450 s 238th st, 50x100.
Aldus Realty Co to James J Kelly and James F Coleman. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 100 s 238th st, 75x100. Aldus Realty Co to Helen King. July 1. July 9, 1909. 13:3406 -3414. other consid and 100

Fieldston road, s e cor 238th st, 75x100. Aldus Realty Co to Rachel Vogel. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston rd, w s, 125 s 238th st, 25x96.3 to Riverdale av x27.3x107.2. Aldus Realty Co to Rachel Reichenberg. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 350 s 238th st, 100x100.

Waldo av, e s, 300 s 238th st, 50x134.3x50.4x137.6.
Aldus Realty Co to Matilda Wetterer. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, s w cor 238th st, 50x80 Aldus Realty Co to Michael and William McKeogh. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 75 s 238th st, 25x100. Aldus Realty Co to Ferdinand Farinacci. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 500 s 238th st, 50x100. Aldus Realty Co to Charles Petroll. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 175 s 238th st, 50x100. Aldus Realty Co to Edward Costello. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 550 s 238th st, 82.7x100.3x76.3x100. Aldus Realty Co to Chas S Kohler. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, w s, 50 s 238th st, runs s 75 x w 107.1 to Riverdale av x n w 57.4 x e 70.3 x n 25 x e 65 to beginning. Aldus Realty Co to Margt E Sullivan. July 1. July 9, 1909. 13:3406-3414. other consid and 100

*Fairfax av, e s, 167.10 s Waterbury av, and being lots 588 and 589 map No 1275 of Lohbauer Park, 50x100. Theresa Engbarth to Lucien Soyer. July 10. July 13, 1909. other consid and 100

Fulton av, w s, 155 n 171st st, 100x160.6x100.7x173, vacant. Sarah Shidlovsky et al to Louis E Kleban. Q C. Mort $15,000. July 1. July 9, 1909. 11:2928. 100

*Fox av, w s, 225 n Jefferson av, 50x100, Edenwald. Release mort. Eva Rappaport to Thomas McCormack. July 8. July 9, 1909. other consid and 571.44

*Grant av, w s, 100 n John st, 50x150, Westchester. Joseph F Flynn to Emil Hemmerich. July 8. July 10, 1909. other consid and 100

Grant av, No 950, e s, 135.4 n 163d st, 20x105, 3-sty brk dwelling. Wm E Diller to Patrick Durnin. Mort $8,000. July 8. July 10, 1909. 9:2446. nom

Greystone av, w s, 325 s 238th st, 50x100, vacant. Aldus Realty Co to Peter Freess, Sr. July 1. July 12, 1909. 13:3414. other consid and 100

Greystone av, s e cor Hutchins pl, 25x100. Aldus Realty Co to John Cashel. July 1. July 12, 1909. 13:3414. other consid and 100

Grant av, No 954, e s, 175.4 n 163d st, 20x105, 3-sty brk dwelling. Wm E Diller to Patrick J Flood. Mort $8,000. July 14. July 15, 1909. 9:2446. nom

Greystone av, w s, 375 s 238th st, 50x100, vacant. Westchester Av Realty Co to Peter Messer. All liens. July 8. July 12, 1909. 13:3406 and 3414. other consid and 100

Greystone av, n w cor 238th st, 100x100, 1-sty frame building. Aldus Realty Co to David C Kee. July 1. July 12, 1909 13:3414. other consid and 100

Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x151.4, vacant. Release mort. Cosmopolitan Bank to Broad Realty Co. July 12. July 13, 1909. 10:2761. nom

*Grace av, e s, 628.5 s Boston road, and being lots 37 to 39 map (No 1208) of Bronx Terrace, 75x95. Lizzie A Wagemans and ano to D J Dillon Co, a corpn. July 9. July 10, 1909. other consid and 100

Greystone av, s w cor 238th st, 100x100. Aldus Realty Co to Katherine O'Connell. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 50 n 238th st, 50x100. Aldus Realty Co to Matthew J Cunningham. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 100 n 238th st, 75x59.7 to Dashs lane x irreg x100. Aldus Realty Co to Louis F Cerlian. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 425 s 238th st, 50x100. Aldus Realty Co to Ella W Carpenter. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, n e cor Hutchins pl, 75x100. Aldus Realty Co to Thos F Burke. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, n e cor 238th st, 50x100. Aldus Realty Co to Chas Olbrich. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 500 s 238th st, 25x98.10x25x99.7. Aldus Realty Co to Angelo Beatrice. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, s e cor 238th st, 25x100. Aldus Realty Co to Wm J Walsh. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 325 s 238th st, 25x60.

Greystone av, e s, 110.10 n Waldo av, 25x64.6 to Waldo av x27.7 x52.7.
Aldus Realty Co to Lillian B Williams. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 600 s 238th st, 20.7x90.3x26.3x92.8.

Hutchins pl, s s, 150 e Greystone av, 46.3 to Dashs lane x irreg x50x100.

238th st, n w cor Waldo av, runs e 191.3 x n 135.8 to Dashs lane x n w 148 x s 66.7 x w 100 x s 125 to beginning.
Aldus Realty Co to James Thom. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 475 s 238th st, 25x99.7x25x100. Aldus Realty Co to John C Bohle, of Hoboken, N J. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 75 n Hutchins pl, 33 to Dashs lane x120.7x66.7 x100. Aldus Realty Co to Mary J Garneau. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 250 s 238th st, 75x100. Aldus Realty Co to Henry Amling. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 175 n 238th st, 103.8x119.7x59.7, gore. Aldus Realty Co to John D Haar. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 80.10 n Waldo av, 30x52.7 to Waldo av x33.3 x38.4. Aldus Realty Co to Nicholas G Lalor. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, at n w s Waldo av, 80.10x38.5x89.7, gore. Aldus Realty Co to Valentyna Zaworski. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 250 s 238th st, 25x80. Aldus Realty Co to Matthew Farrelly. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 25 s Hutchins pl, 100x100. Aldus Realty Co to Annie Dufort. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 210.10 n Waldo av, 25x112 to Waldo av x27.7 x100.2. Aldus Realty Co to Sarah Hangel. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 375 s 238th st, 50x100. Aldus Realty Co to Westchester Av Realty Co. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 275 s 238th st, 50x65x irreg x70. Aldus Realty Co to Edward J Duggan. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 150 s 238th st, 50x100. Aldus Realty Co to Wm D Gaston. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 100 s 238th st, runs s 150 x e 80 x n 100 x e 20 x n 50 x w 100 to beginning.

Greystone av, e s, 135.11 n Waldo av, 75x100.2 to Waldo av x83 x64.6.

Waldo av, w s, 108 s 238th st, 166x79.7x irreg x130.8.
Aldus Realty Co to The Two Hundred & Forty-Second St Co. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 525 s 238th st, 75x92.8x75x98.11. Aldus Realty Co to Michael McNamara. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 75 s 238th st, 25x100. Aldus Realty Co to Wm O Inglis. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 25 s 238th st, 50x100. Aldus Realty Co to Albert E Wheeler. July 1. July 9, 1909. 13:3406-3414. other consid and 100

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Greystone av, w s 200 s 238th st, 50x100.
Greystone av, w s, 100 s 238th st, 50x100.
Aldus Realty Co to John Leffler. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Hughes av, No 2112, on map No 2114, e s, 147.3 n 180th st, 25.1x81.6, 3-sty brk dwelling. Pasquale D'Auria to Cath F Cox. Mort 85,500 July 12. July 14, 1909. 11:3081. nom
Hoe av, e s, 125 s 173d st, 75x100, and being lots 251 to 253 map (No 1100) of 300 lots controlled by Henry Morgenthau, Certificate as to ratification of deed recorded Apr 13, 1909. Belmont Bond & Mortgage Co to Sophie Knepper. July 9. July 12, 1909. 11:2989.
*Harrington av, s s, 425 w Cornell av, and being lot 194 map No 1131C, Harrington estate, Westchester, 25x90. Wm A Cokeley to Thomas C Cokeley. July 12. July 13, 1909. other consid and 100
Hull av, e s, 32.4 n 205th st, 75x100, vacant. Elizabeth Rudolph to Caroline Rudolph. ½ part. Mort $1,000. July 8. July 9, 1909. 12:3350. other consid and 100
Hughes av, late Frederick st, s e s, at s w s, 188th st, late Bayard st, 45x87, vacant. Gisella Kleinberger to Samuel Prensky. All liens. June 23. July 15, 1909. 11:3076. other consid and 100
Intervale av, e s, 14.1 n e Fox st, 32.10x73.4x37x91.9, vacant. John J Tully Co to Jas F Meehan Co. All liens. June 26. July 10, 1909. 11:2974. nom
Intervale av, e s, 225.1 n Westchester av, 25x100, vacant. Hannah M Decker to Nicolaus Tietjen. July 9. July 10, 1909. 10:2704. nom
Lind av, No 1132, e s, 283.7 s Union st or pl or 167th st, 25.9x162x25x155.9, 2-sty frame dwelling and 2-sty frame stable in rear. Mary A Hessels to George Hooks. Mort $4,500. July 2. July 9, 1909. 9:2526. other consid and 100
*Ludlow av, s s, 75 w Harrod av, and being lot 325 map (No 1274) of 567 lots Trask estate at Classons Point, 25x100. Thos J Gallagher to Michael Briody. July 8. July 9, 1909. nom
Mott av, Walton av, Cheever pl, 138th st, Nos 123 to 137 — n w cor 138th st, runs n — to s s Cheever pl x w — to e s Walton av x s — to n s 138th st x e — to beginning, seven 2-sty brk office buildings and stores.
138th st, n s, 25 e Exterior st, 100x100, vacant.
Exterior st, e s, 150.4 n 138th st, runs n 275 x e 95.3 x s 54.2 x e 94.4 to w s Walton av x s 225 x w 89.2 x n 3.11 x w 88.5 to Exterior st at beginning, vacant.
Nathaniel M Rothschild et al all of London, Eng, to August Belmont, of Hempstead, L I, and Walther Luttgen, of Linden, N J, joint tenants. May 11. July 10, 1909. 9:2344. nom
*Muliner av, w s, 150 s Lydig av, 25x100, and being lot 35 block 55 map sec 1 of Morris Park. Fidelity Development Co to Eleanor F Dickson ,of Albany, N Y. July 7. July 9, 1909. other consid and 100
Mt Hope av, No 1735, late Monroe av, 174th st — n w cor 174th st, 40x95, 1-sty frame store and vacant. Joseph M Sieke to Annie A Drucker. Mort $7,000. July 12. July 13, 1909. 11:2797. 8,000
Marion av, No 2696, e s, 46.9 n 195th st, 25x100, 3-sty frame dwelling. Minnie E Flagg to Mark C Meltzer. Q C. Correction and confirmation deed. July 1. July 14, 1909. 12:3283. nom
Marion av, No 2696, e s, 46.9 n 195th st, 25x100, 3-sty frame dwelling. Mark C Meltzer to Pearle N Doornbos. July 1. July 14, 1909. 12:3283. other consid and 100
*Monticello av, w s, 675 s Randall av, 50x100. Land Co C of Edenwald to Edward J Schick. July 8. July 14, 1909. nom
*Magenta av (211th st), n s, 100 w Rosewood av, 25x95.3, and being lot 200 map of lots near Williamsbridge station. Release mort. Ralph Hickox to Antonio Circincione. April 30. July 14, 1909. 540
Marion av, No 2976, late Hull av, s e s, 185.11 s w 201st st, late Suburban st, 50x110, 2-sty frame dwelling. Annie Werner to Magdalena Siemon. Mort $8,000. June 30. July 15, 1909. 12:3285. nom
*Post av, e s, 91.6 n 203d st, 350x100.
Post av, w s, 100 s 205th st, 350x100.
Joseph S Brown to Frederick Meyer. B & S and C a G. All liens. July 8. July 14, 1909. nom
Prospect av, e s, — s Crotona Park East and being lot 1 map part Bathgate estate property Chas B Beck. Adolf Mandel to Stephen J Hanley. Mort $1,750. July 13. July 14, 1909. 11:2937 and 2938. other consid and 100
Prospect av, No 1432, e s, abt 75.8 s Crotona Park East, and being lot begins 75.8 s Crotona Park East and 132 e Prospect av, runs s w 86.11 x e 68 x n 54.4 to beginning, gore. Stephen J Hanley to Friederike Koppelmann. July 13. July 14, 1909. 11:2937 and 2938. other consid and 100
*Parker av, s s, 300 e Lyon av, 25x130, Westchester. The Chester Improvement Co to Oscar and Aaron Bartelstone. Mort $3,800. July 9. July 13, 1909. other consid and 100
Palisade av, e s, 28 88-100 rods s e along land Johnson Cox and Fuller to a stone set on w s Washington av, x n w along s s of said Washington av — to Palisade av, x — to beginning, except parts taken for sts, being lot 62 in blk 3411. Mary E Fuller et al EXRS, HEIRS, &c, Joseph W Fuller to estate of Isaac G Johnson, a corpn. June 15. July 10, 1909. 13:3411. 27,750
Quarry road, s e s, at e s Lafontaine av, runs s w 44.3 x s 12.7
Lafontaine av, x e 95 x n irreg x w 74.2, being lots 37 and 38 part Oak Tree plot at Tremont, vacant. Jacob A Frank to Frederick Damm. July 9. July 15, 1909. 11:3063. nom
*Richardson av (Fulton st) w s, 300 n 237th st, 50x100, Eastchester. John Ballester to Lewis G Wallace. Mort $4,000. July 9. July 10, 1909. nom
*Same property. Lewis G Wallace to Cath T Ballester. B & S. Mort $4,000. July 9. July 10, 1909. nom
Riverdale av, e s, at w s Fieldston road, 103.11x75.3 to Riverdale av, x119.2x41.1, and being lots 1 and 2 map 1345, Waldo Hutchins estate, vacant. Chas C McMichael to Mary F Martin. Mort $4,952.50. July 7. July 13, 1909. 13:3414. nom
Riverdale av, e s, 66.8 s 238th st, 31.2x70.3x25x88.10.
Fieldston road, e s, 250 s 238th st, 100x100.
Aldus Realty Co to Universal Operating Co. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Riverdale av, s e cor 238th st, 66.8x73.9x50x117.10.
Waldo av, s w cor 238th st, 53.4x102.7x50x121.8.
Waldo av, s e cor 238th st, 25x101.7x25x103.2.
Aldus Realty Co to Louis Gordon. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Summit av, w s, 361.7 s 165th st, 100x92, vacant. Joseph H Jones and ano to Kemp-Jones Realty Co. All liens. July 6. July 12, 1909. 9:2523. 100
Southern Boulevard, Nos 1027 and 1031, w s, 243 s Westchester av, runs w 116.9 x s 50.1 x w 4 x s 30.1 x e 123.8 to st, x n 80 to beginning, two 5-sty brk tenements, stores in No 1031. The Gaines-Roberts Co to Jacob Eckhoff and Adelina his wife, tenants by entirety. Mort $64,000. July 1. July 9, 1909. 10:2725. other consid and 100
Spuyten Duyvil road, w s, 254 s 238th st, 51.8x139x50.4x146.10, Aldus Realty Co to H Henry Chr Evert. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 305.6 s 238th st, 51.3x133.10x50.4x139. Aldus Realty Co to Patrick W Murphy. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 150 s 238th st, 50.6x152.2x50.4x154. Aldus Realty Co to Benjamin Fuchs, of Newark, N J. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 25 s 238th st, 25x106.10x25x106.3. Aldus Realty Co to Jakob Muller. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 355.6 s 238th st, runs s 19.6 x s w 67 x w 77.2 x n 50.5 x e 168.3 to beginning. Aldus Realty Co to William Maidhof. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 25 n 238th st, 75x107.7x74.3x116.5. Aldus Realty Co to George Form. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 201 s 238th st, 51.3x146.10x50.4x188. Aldus Realty Co to Katie Geggus. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 100 s 238th st, 50x154x50.4x152.5. Aldus Realty Co to Henry Krooss. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, 50 s 238th st, 50x104.7x50x108.11. Aldus Realty Co to Patrick F Kavanagh. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, s w cor 238th st, 25x107.11x25x108.11. Aldus Realty Co to Arthur H Sohl. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, n w cor 238th st, 25x109x25x115.10. Aldus Realty Co to Henry A Sohl, of Mt Vernon, N Y. July 1. July 9, 1909. 13:3406-3414. other consid and 100
Spuyten Duyvil road, w s, abt 150 s 238th st. 50.7x152.3x50.6x179.3.
238th st, s s, 103.2 e Waldo av, 100x100, and being lot 187, 188 and 195 to 198 map Waldo Hutchins estate.
Benjamin Fuchs to Bernat Zicherman. Morts $3,430. July 7. July 15, 1909. 13:3406 and 3414. nom
Tremont av, Nos 749 and 751, n s, 69 w Prospect av, 50x95, two 3-sty frame tenements. J C Julius Langbein to Clement H Smith. Morts $20,000 and all liens. July 14. July 15, 1909. 11:3093. other consid and 100
Tiebout av, w s, 298.6 s 184th st, 50x115, vacant. Geo E Buckbee to Nathan B Levin Co, a corpn. July 10. July 13, 1909. 11:3146. nom
Townsend av, e s, 375.11 n 172d st, 61.7x15.11x50x51.10, 2-sty frame dwelling.
Townsend av, w s, at e s 7th av, at point 376.11 n 172d st, runs n 17.6 x w 10.2 to e s 7th av, x s 21 to beginning, gore, vacant. John McKee to James A Dimelow. July 2. July 13, 1909. 11:2846. other consid and 100
Teller av, No 1352, e s, 474.1 n 169th st, 25x80.9x25x80.11, 2 and 3-sty brk dwelling. Joseph F McMahon to Mary A Nally. Mort $8,500. July 8. July 9, 1909. 11:2782. nom
Valentine av, No 2192, e s, 229.6 n 181st st, 16.8x117.1 to w s Tiebout av, x16.8x117.4, 2-sty frame dwelling. Kate Feus to Rebecca Fitzell. Mort $2,500. July 12. July 13, 1909. 11:3144. other consid and 100
Washington av, 185th st — n w cor 185th st, 100x91, vacant. Henry O Heuer to Joseph T B Jones. Morts $21,000. July 10. July 13, 1909. 11:3039. other consid and 100
Woodlawn road, No 3201, w s, 319.10 s Van Cortlandt av, 25x100, 2-sty frame dwelling. Louise Fischer to Delia Bellingham. B & S and C a G. July 9. July 13, 1909. 12:3335. nom
Same property. Delia Bellingham to Gottfried Rothen and Conrad W Herman. Mort $6,500. July 8. July 13, 1909. 12:3335. other consid and 100
Woody Crest av, No 1016, e s, 195.10 n 164th st, 25x100, 3-sty frame dwelling. Frederick Smith INDIVID and EXR Sarah J Smith to Louis Meckes July 8. July 13, 1909. 9:2508. 8,850
Webster av, e s, 100 s 178th st, 75x158.11x74.6x158.11, vacant. Emanuel J Myers to Echo Amusement Co. Mort $9,000. July 8. July 9, 1909. 11:3027. nom
Webster av, Nos 2768 to 2872, e s, extends from 189th st (?) should be 198th st, to 200th st, or Bedford Park Boulevard, —x — to w s of lands of N Y & Harlem R R Co, nine 1-sty frame stores, 2-sty brk stable, nine 2-sty frame tenements and stores and vacant. John F Steeves et al to Church E Gates & Co. B & S and C a G. July 10. July 12, 1909. 12:3273. nom
Webster av, e s, 72.1 n 171st st, 50x102 to w s Mill brook, x50x99.3, vacant. Wm H Lowndes to Bartholomew F Galligan. July 10, 1909. 11:2896. other consid and 100
*Westchester av, lot 9 map No 993 in Westchester Co of Wm Cooper at Westchester, except part for av. Wm E Ferris to Edgar Ferris. ½ part. July 8. July 9, 1909. nom
Webster av, Nos 2458 to 2462, 189th st — n e cor 189th st, runs e 105.8 x n 91.7 and 19.11 x w 103.11 to av x s 111.2 to beginning, three 2-sty frame tenements and stores and vacant. John F Steeves et al to Church E Gates & Co. B & S and C a G. July 10. July 12, 1909. 11:3032. nom
*West Scofield av, n s, lot 4 map No 690 in Westchester Co of Eliz Pell on City Island, 100x119. Pauline Wosslick to Wm D Dayton. June 25. July 15, 1909. other consid and 100
*Same property. Georgiana wife of and Jerome B Secor to Rudolph Wosslick, of Chicago, Ill. July 9. July 15, 1909. 100

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

*Washington av, w s, 126.7 s c Halsy pl, 25x94.10x25x90.10, Cebrie Park. August E Kramer to Laura F Henry. Mort $5,000. July 9. July 12, 1909. nom

Waldo av, e s, 24.7 n 236th st, 20x108.2x20x110.11, vacant. Aldus Realty Co to John K Platz, of Brooklyn. July 1. July 12, 1909. 13:3406. other consid and 100

Waldo av, w s, abt 261 n Greystone av, 55x70.10x—x52, vacant. Aldus Realty Co to Philip Croxton. July 1. July 12, 1909. 13:3414. other consid and 100

Waldo av, e s, 250 s 238th st, 50x137.6x50.4x140.11. Aldus Realty Co to Lucy C Stroub. July 1. July 9, 1909 13:3406-3414. other consid and 100

Waldo av, w s, 275.6 s 238th st, 55.4x65.8x irreg x79.6. Aldus Realty Co to Jos L Ennis. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 100 s 238th st, 50x147.7x50.4x152.4. Aldus Realty Co to Marie L Plante. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 25 s 238th st, 75x100x75x101.7. Aldus Realty Co to Reeve A Silk & Co, a corpn. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 150 s 238th st, 50x144.3x50.4x147.6. Aldus Realty Co to Michael J Brazel. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, w s, 80.6 s 238th st, 27.5x80.8x25x92.1. Aldus Realty Co to Michael H Casey. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, w s, 53.4 s 238th st, 27.2x92.2x25x102.7. Aldus Realty Co to Samuel Beekman. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 190 n 236th st, 25x132.7x25.2x130.10. Aldus Realty Co to Mary Donohue. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 140 n 236th st, 50x208x109x114.3. Aldus Realty Co to Mary Loudon, of Yonkers, N Y July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, n e cor 236th st, 24.7x110.8x29.3x114.2. Aldus Realty Co to Patrick Lenihan, of Brooklyn. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, n e cor 238th st, 100x211.3x99.4x200. Aldus Realty Co to Louisa Dash. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 200 s 238th st, 50x140.11x50x144.3. Aldus Realty Co to Edward W Norris. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, s e cor 236th st, 70x136x6.7x118.3. Aldus Realty Co to Gesine F Meyer, of Pearl River, N Y. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Waldo av, e s, 44.7 n 236th st, 100x99.4x100x108.2. Aldus Realty Co to Thos A O'Keeffe. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Woodlawn road, w s, 375 n 208th st, 25x100, vacant. Frank Masterson to Mary wife Frank Masterson. B & S. July 13. July 14, 1909. 12:3338. nom

3d av, Nos 4000 to 4004. Agreement as to assignment of ½ of awards for damages against Elevated R R Co. Samuel C Baum with Isaac Roth. July 6. July 9, 1909. 11:2930. nom

Lot 41 map (No 903) of Metropolitan Real Estate Assoc, Fordham Ridge, except part for 197th st. James B Turk to Nathan B Levin Co. July 10. July 13, 1909. 12:3301. nom

Lots 61 to 65 map Upland Realty Co. Release mort. Bankers Trust Co to Marie Del Valle and Julie B Smith. Q C. July 14. July 15, 1909. 11:2872. 7,000

*Lot 256 map No 223 in Westchester Co of Washingtonville. Wm T Mapes to Wm D Miller. Q C. Jan 7. July 13, 1909. 50

*Same property. Ella Bathieck to same. Q C. July 12. July 13, 1909. nom

Same property. Arthur H Wadick to same. Q C. Jan 7. July 13, 1909. nom

*Plot at Edenwald, at boundary line, begins at line bet lots 56 and 57 blk 30, runs w crossing w s Amundson av at point 552.4 s Jefferson av and along said line bet lots 56 and 57 to and along line bet lots 22 and 23 blk 30 crossing e s Seton av at point 558.7 s Jefferson av to and across to w s Seton av 536.5 to Jefferson av bet lots 26 and 74 blk 29, to and along lots 25 and 43 blk 29, crossing e s Monticello av 540.6 s Jefferson av and across to w s of av 564.11 s Jefferson av to and along line bet lots 27 and 76 blk 28, and along line bet lots 26 and 45 blk 28, to e s Hill av at point 562.4 s Jefferson av, crossing to w s Hill av at point 575 s Jefferson av to and along line bet lots 27 and 28 blk 27 to e s Murdock av x s w to c l said av opposite line bet lots 59 and 58 blk 26 x w to e s Wilder av, 600 s Jefferson av x s w to c l Wilder av opposite line bet lots 58 and 57 blk 25 x w to and across Monaghan av to and along line bet lots 29 and 30 blk 24 to and across Comfort av to and along line bet lots 58 and 57 blk 23 x s 25 x w along line bet lots 30 and 31 blk 23 to e s Bracken av x s w to w s said av 675 s Jefferson av x w to and across Jones av x s along c l blk 21, 25 ft x w to e s Doon av x s w across av to w s of said av to point 71.2 s 20th av x w along line bet lot 5 and lots 1 to 4 blk 47 to boundary line of Wakefield. Land Co A of Edenwald to Land Co C of Edenwald. May 15, 1908. July 12, 1909. nom

*Plot at Edenwald, at boundary line, begins at a point at c l blk 8 bet Comfort and Bracken avs, runs s 54.3 x w along line bet lots 12 and 13 blk 8 to c l Bracken av x s 325 x w along line bet lots 47 and 48 and 31 and 32 blk 9 to c l Jones av x s crossing Jefferson av to point 125 s therefrom x w along line bet lots 77 and 78 blk 21 to c l of blk x s 200 x w bet lots 17 and 18 blk 21 to and across Doon av and to and along line bet lots 27 and 28 blk 20 to point 95.8 w Doon av x s 24.7 to a corner in boundary line. Land Co B of Edenwald to Land Co A of Edenwald. May 15, 1908. July 12, 1909. nom

*Same property. Land Co A of Edenwald to Land Co B of Edenwald. May 15, 1908. July 12, 1909. nom

*Plot at Edenwald, at boundary line, begins at line bet lots 56 and 57 blk 30, runs w crossing w s Amundson av at point 422.8 n Randall av to and along line bet lots 56 and 57 blk 30 and to and along line bet lots 23 and 22 blk 30, crossing e s Seton av at point 416.4 n Randall av and to w s Seton av at point 413.7 n Randall av to and along line bet lots 74 and 26 blk 29 and 43 and 25 blk 29, crossing e s Monticello av at point 409.5 n Randall av and along to w s Monticello av at point 410.1 n Randall av and along line bet lots 76 and 27 blk 28 and 45 and 26 blk 28, crossing e s Hill av 412.8 n Randall av, across to w s Hill av 400 n Randall av and along line bet lots 59 and 60 blk 27 to e s Murdock av x s w to c l said av opposite line bet lots 58 and 59 blk 26 and w along said line and lots 29 and 28 blk 26 to e s Wilder av x s w to c l said av opposite lots 57 and 58 blk 25 x w along lots 57 and 58 and 30 and 29 blk 25 to and across Monaghan av and along lots 57 and 58 and 30 and 29 blk 24 to and across Comfort av and along line bet lots 57 and 58 blk 23 x s 25 x w bet lots 31 and 30 blk 23 to e s Bracken av x s w across av to w s Bracken av at point 300 n Randall av x w along lots 55 and 56 and 32 and 31 blk 22 to and across Jones av and lots 55 and 56 blk 21 x s 25 x w along line bet lots 33 and 32 blk 21 to e s Doon av x s w across av to w s Doon av to line bet lot 5 and lots 1 to 4 blk 47 x w along said line to boundary line on said map and of Wakefield. Land Co C of Edenwald to Land Co A of Edewald. May 15, 1908. July 12, 1909. nom

Plot begins at w line estate Wm W Fox, 43.5 from n e cor lot 47 map Woodstock, runs n 50 x e 122.7 x s 52.5 to point 100 e Prospect av x e 138.4 to beginning, except part for Stebbins av and East 165th st. Teresa wife Andrea Avitabile to Waterford W Smith. Mort $7,750. Jan 6. July 10, 1909. 10:2691. other consid and 1,000

*Plot begins 145 w White Plains road at point 445 n along same from Morris Park av, runs s 75 x e 45 x n 75 x w 45 to beginning, with right of way over strip to Morris Park av. Mary A Arthur to Edward W Bowne, of Tarrytown, N Y. Mort $1,800. July 9. July 14, 1909. other consid and 100

Plot at Fieldston, 24th Ward, begins 1,636 e of c l of Hudson R R R track as in year 1869 at point 144.8 n from s e cor of parcel 2 in partition deed made by Delafield to Delafield recorded April 6, 1906, contains 140,963.65 sq ft. John R Delafield to Maturin L Delafield. All title. B & S. July 6. July 9, 1909. 13:3418. other consid and 100

*N Y, Westchester & Boston Railway, c l where same crosses the dividing line bet Astor and party 2d part at point 639.3 n Bear Swamp road, contains 3 4747-10,000 acres.

Bronx and Pelham Parkway, s s, at c l said R R, and 302.1 w Williamsbridge road, contains 2 7218-10,000 acres, and being a right of way through part of Morris Park.

Release mort. Van Nest Land and Impt Co to Fidelity Development Co. July 8. July 9, 1909. nom

*Same property. Fidelity Development Co to New York, Westchester & Boston Railway Co. All liens. July 8. July 9, 1909. nom

*Bronx River, lot begins at land Leonard Mapes at West Farms, runs s e 175 to Bronx River, x s w 50 to land Daniel Mapes, x n w 175 x n e 50 to beginning.

Lot begins at north cor premises hereby conveyed by land Loyd C Palmer now of Thos Meisier, runs s e along land Benj and James Mapes, 190 to Bronx River, x s w 50 to land above sold, x n w 190 to land Robert Shepherd, x n e 50 to beginning, except strip 40 ft wide for Bronx st.

Cath J Sloane to J Parker Sloane, of Brooklyn. 1-5 part. All title. July 1, 1909. July 13, 1909. nom

*Same property. Wm H Jones to Cath J Sloane, of Brooklyn. 1-5 part. All title. Dec 20, 1892. July 13, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

July 9, 10, 12, 13, 14 and 15.

BOROUGH OF MANHATTAN.

Attorney st, No 33, south store. Agusta Levy to David Gilston; 2 years, from May 1, 1909. July 14, 1909. 2:346.....420

Same property, north store and basement. Same to Harry Koch; 2 years, from May 1, 1909. July 14, 1099. 2:346.....438

Broome st, No 280, basement. Jacob Orenshtein to Sam Ferkauf; 2 years, from May 1, 1909. July 9, 1909. 2:415.....780

Broome st, No 321 | cor store and store adj and basements. Ja-
Chrystie st, No 120| cob Kantor and ano to Joseph Fischman; 5 years, from May 1, 1909. July 15, 1909. 2:418.. 2,160 and 2,220

Bleecker st, Nos 417 and 419| s e cor, all. Kath Laux to Chas
Bank st, No 82 | A Laux. Agreement as to extension of lease for 10 years, from May 1, 1906. July 15, 1909. 2:-623..... .....nom

Bleecker st, Nos 417 and 419| s e cor. Assign lease. Chas A
Bank st, No 82 | Laux to Moutoux Hotel Co. July 13. July 15, 1909. 2:623 .....nom

Same property. Assign lease. Moutoux Hotel Co to Arthur Jost. July 13. July 15, 1909. 2:623.. .....nom

Columbia st, No 83, store, &c. Gussie Isaacs to Celia Klein; 2 10-12 years, from July 1, 1909. July 10, 1909. 2:334.....636

Cliff st, Nos 61 to 65, 8th loft. Chas A Schieren to W F Powers Co, a corpn; 8 years, from May 1, 1907. July 9, 1909. 1:99. 2,855

Church st, No 130, store, &c. Catherine Whittemore to William Sauter; 5 10-12 years, from July 1, 1909. July 13, 1909. 1:133. 2,500

Cedar st, No 109, cor store and cor and middle basements. Walter A Burke to Mrs Julian Klotz; 3 years, from May 1, 1909. July 14, 1909. 1:52..... 1,800

Cedar st, No 109. Assign lease. Arthur Jost to Mrs Julian Klotz. All title. July 13. July 14, 1909. 1:52..... nom

Cherry st, No 383. Subordination of lease to mort for $4,000. Dora Willner and Nathan Hachran with Henry Dreyer. July 10. July 15, 1909. 1:260 ..... nom

Ferry st, Nos 30-38, s w cor Cliff st, 8th and 9th lofts. Chas A Schieren & Co to W F Powers & Co; 9 11-12 years, from June 1, 1905. July 9, 1909. 1:99. 8,500

Greenwich st, No 422, s w cor Laight st, store, &c. Julia Wilkins to Henry Detjen; 5 years, from May 1, 1909. July 14, 1909. 1:217..... 1,400 and 1,590

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CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Greenwich st, No 422. Assign lease. Diederich Schnaars to Consumers Brewing Co. June 24. July 14, 1909. 1:217.....nom
Greenwich st, No 422. Assign lease. Henry Detjen to Diederich Schnaars. June 24. July 14, 1909. 1:217..... ..... nom
Madison st, Nos 306 and 308. Release of option for extension of lease, &c. Gerson Tuder with Hyman and Joseph Schlessinger. May 24. July 13, 1909. 1:268..... .... nom
Mangin st, No 71. Surrender lease. Solie or Sollie Cohen to Jacob Salmonowitz et al. All title. July 9. July 13, 1909. 2:323..... .... nom
Orchard st, No 172, corner store. Samuel Mann to Alexander Robinson; 2 years, from May 1, 1909. July 15, 1909. 2:412.. ..1,500
Ridge st, No 28. Assign lease. Moris Kalman to Chas J Dunne, Borough of Richmond. June 30. July 9, 1909. 2:341.....nom
St Marks pl, No 11. Surrender lease. John Kneusser to Moses Hochster. All title. July 14, 1909. 2:464..... ..... nom
Trinity pl, No 105, n w cor Cedar st. Assign lease. John Taylor to Saranac Realty Co. July 13. July 14, 1909. 1:52.....nom
Trinity pl, No 106, n w cor Cedar st. Assign lease. Julian Klotz to John Taylor. July 13. July 14, 1909. 1:52.....5,000
Washington st, No 693, all. A J McGovern to M C Tuting; 5 yrs, from Sept 1, 1908. July 13, 1909. 2:632..... 1,400
Washington st, No 799, n e cor Horatio st. Assign lease. Joseph Donovan to Geo C Kienzle. Morts $4,360. May 19. July 13, 1909. 2:643..... .... nom
Washington st, No 799, store and basement. Margaret O'Neil to Joseph Donovan; 10 years, from May 11, 1909. July 13, 1909. 2:643..... 900
Washington st, No 799, n e cor Horatio st. Reassign lease. Geo C Kienzle to Joseph Donovan. All title. July 14, 1909. 2:643. ....nom
6th st, No 404. Assign lease. Andrew Woelfel et al to Louis Gordon. Mar 2, 1908. July 9, 1909. 2:433..... .... other consid and 1,200
22d st, s w s, 178.6 e 9th av, 21.6x98.8, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison as TRUSTEES John J Lagrave; 21 years, from Dec 1, 1909, with renewals. July 15, 1909. 3:745... ... ...taxes, &c, and 610
32d st, Nos 11 and 13 West, 4th and 8th lofts. Eva Deutsch to Edw F and Chas A Jackman; 5 5-12 years, from Sept 1, 1909. July 15, 1909. 3:833.. ....6,500 and 7,000
47th st, No 7, n s, 179.6 w 5th av, 20.6x100.5. Assign lease. Bertha S and John C Hunt to Mary T Seecomb. Q C. All title. June 28. July 10. 1909. 5:1263..... ....nom
52d st, No 152 West. Reassign lease. John D Haase to Wm R Barnes. All title. Mort $2,425. July 9. July 12, 1909. 4:1004. ....nom
54th st, No 110 East. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 5:1308.... .... nom
66th st, Nos 42 to 46 West. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 4:1118.....nom
96th st, n s, 100 w West End av, 125x91.10, all. Francis M Jencks to James Thedford; 20 years, from July 1, 1909. July 13, 1909. 7:1887..... .... taxes, &c, and 3,500
98th st, Nos 19 and 21 East. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 6:1604.....nom
99th st, No 110 West, store. Joseph P Moody to Greason Mfg Co; 5 years, from Oct 1, 1909. July 15, 1909. 7:1853.. 660
105th st, No 352 East. Assign lease. Antonio Pettusiello to Frank Marchese and ano. June 21. July 10, 1909. 6:1676..... nom
105th st, No 352 East, stores, 2 basements and apartment on 2d floor. Henry Strauss to Antonio Pettusiello; 5 years, from May 1, 1909. July 10, 1909. 6:1676..... 720
107th st, No 67 West. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 7:1843..... nom
Av A, n w cor 6th st, 22.10x100. Assign lease. Salo J Stroheim and ano EXRS Julius Stroheim to Salo J Stroheim and Frances Woititz. July 14, 1909. 2:434..... .... nom
Av A, No 1364, north store, &c. John J Hubel to Charles Klasek; 3 years, from May 1, 1909. July 13, 1909. 5:1484.....420
Av A, No 1632, s e cor 86th st, store and basement. Simon Menke to Theo A Moolten; 3 years, from Mar 1, 1907. July 15, 1909. 5:1582..... 1,140
Same property. Assign lease recorded Mar 13, 1902. Theo A Moolten to Benj Burkan. Jan 30, 1903. July 15, 1909. 5:1582..nom
Same property. Simon Menke to Benjamin and Joseph Burkan; 3 years, from Mar 1, 1910. Re-recorded from Nov 14, 1907. 5:1582..... 1,140
Same property. Assign lease. Benjamin Burkan to Joseph Burkan. July 15, 1909. 5:1582..... .... nom
Amsterdam av, Nos 760 to 764, stores and basements in Nos 760 and 762. Estate of J Bookman to Joseph Strauss; 7 years, from May 1, 1909. July 13, 1909. 7:1869.....5,000 and 5,100
Amsterdam av, No 1649, store lease. Agreement as to payments under conditional contract for sale of store fixtures. Simon Sichel with David Tanhauser. July 1. July 13, 1909. 7:2058. .... nom
Amsterdam av, No 1948, store. Max A Schimpf to Walter Opp; 5 years, from July 1, 1909. July 14, 1909. 8:2115.....1.00
Broadway, s e cor 23d st, desk space in hotel on main floor, with rights to highway. Harry Levey to Robt H Green; 2 years, from Oct 1, 1909. July 14, 1909. 3:851..... 5,000
Broadway, Nos 2734 and 2736, s e cor 105th st, store. Annie Nassoit to Calder & Nassoit; 5 years, from Oct 1, 1908. July 10, 1909. 7:1876..... 2,400
Broadway, Nos 2191 to 2199, s w cor 78th st, 108x100, all. Louise Livingston to 78th St & Broadway Co, a corpn; 21 years, from Apr 1, 1909. July 10, 1909. 4:1169..... .... taxes, &c, and 15,500 to 17,500
Broadway, n w cor 45th st, Astor Theatre. Leasehold. Agreement as to assign lease, &c. Leopold Sondheim EXR Meyer R Bimberg, dec'd, and George Keister with Lincoln A Wagenhals and Colin Kemper. July 9. July 10, 1909. ....
Broadway, Nos 1551 and 1553..... ... ...
46th st, No 201 West..... ... . Agreement to maintain sign on roof, &c. James Churchill to The O J Gude Co; 3 years, from May 1, 1909. July 15, 1909. 4:1018. 1,500
Columbus av, No 931. Assign lease. Frank Bitz to John Abendschein. All title. June 24. July 12, 1909. 7:1841.....nom
Central Park West, s w cor 65th st, apartment on 10th floor. Surrender lease. Comstock & Co to Haines Realty Corpn. June 5. July 13, 1909. 4:1117..... .... nom
Same property. Assign lease. L. K Comstock Co to The Haines Realty Co. June 5. July 13, 1909. 4:1117..... .....nom
Lexington av, No 750, store, basement and 1 room on 2d floor. Carrie Nauheim to James Lurie and ano; 10 years, from May 1, 1906. July 13, 1909. 5:1394..... .... 1,200 to 1,800
Madison av, No 1270. Assign lease. Jacob Schattman to Schattman Bros. June 23. July 13, 1909. 5:1502..... ..... nom
1st av, No 282, store and basement. Henry Ottinger to John Ottinger; 5 years, from Aug 1, 1909. July 14, 1909. 3:948....900
1st av, No 260, north store. Thomas Finnegan to Fritz Waldvogel; 5 years, from May 1, 1910. July 13, 1909. 3:947.....600
1st av, No 2245, store. Giacinto Bizzarri to Herman I Kaye; 3 years, from Aug 1, 1909. July 10, 1909. 6:1687..... 720
1st av, s e cor 6th st, 21x72. Assign lease. Jakobina Lindner et al EXRS Charles Lindner to Louis Gordon. Mar 4, 1908. July 9, 1909. 2:433..... 3,000
2d av, No 1415, store, bake shop and 4 rooms, n on 1st floor. Herman Heidelberger to Christian Haeussler; 3 8-12 years, from Sept 1, 1909. July 15, 1909. 5:1428... 1,020
3d av, No 1436, store, 10x40. Ida F Marinor EXTRX, &c, of estate George Marinor to Samuel Reisner; 2 yrs, from May 1, 1909. July 13, 1909. 5:1510..... 720
3d av, No 23, all. Ehler Ostenholt to Edward F Zimmermann & Co; 7 1-12 years, from Apr 1, 1909. July 14, 1909. 2:464... ....4,200 and 4,500
Same property. Assign lease. Edward F Zimmermann to Anna Straub. July 8. July 14, 1909. 2:464..... nom
3d av, No 23. Assign lease. Anna Straub to Consumers Brewing Co. July 8. July 14, 1909. 2:464..... .... nom
6th av, No 920, store, &c. Estate John Slater to Martin J Martell and John Y Fitzpatrick; 5 years, from May 1, 1909. July 10, 1909. 5:1268..... ....2,500 and 2,750
7th av, No 922. Assign lease. H Koehler & Co to Luke Higgins. July 12, 1909. 4:1030..... .... nom
8th av, No 2617, store, &c. Herman Katz and ano to Leon Levy; 5 years, from Oct 1, 1909. July 10, 1909. 7:2042..1,800 to 2,100
8th av, No 787, store. Abraham L Gray to Louis M Brown; 5 years, from May 1, 1907. July 10, 1909. 4:1038.....3,000
8th av, Nos 925 and 927|s w cor 55th st, 50.2x100, the land only. 55th st, No 302 West | Winthrop A Chanler to Peter Dooley and John T Wall; 5 years, from May 1, 1909. July 12, 1909. 4:1045..... ....taxes, &c, and 3,400
8th av, No 410, all. Ella R Horton and ano to Philip Smith; 15 years, from July 1, 1909. July 13, 1909. 3:780....2,300 to 2,500
8th av, No 2849, s w cor 152d st, Assign lease. Joseph Roggenburg to John D Haase. Mort $3,000. July 14, 1909. 7:2046..nom
8th av, No 2849, s w cor 152d st, store, &c..... .....|
152d st, No 300 West, store..... ....| Isaac Wohlgemuth to Joseph Roggenburg; 5 years, from July 1, 1909. July 14, 1909. 7:2046..... .....1,440 and 1,500
8th av, Nos 2722 and 2724, store, &c. The Kedgwick Co to Chas L Griffin; from Aug 1, 1909, to April 30, 1915. July 15, 1909. 7:2030..... ... ...1,920 to 2,420
9th av, s e s, 40 n e 21st st, 20x71, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison TRUSTEE John J Lagrave; 21 years, from Dec 1, 1909, with renewals. July 15, 1909. 3:745.. ....taxes, &c, and 510
9th av, s e s, 60 n e 21st st, 20x71, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison TRUSTEES John J Lagrave; 21 years, from Dec 1, 1909, with renewals. July 15, 1909. 3:745.. ....taxes, &c, and 550
9th av, s e s, 80 n e 21st st, 18.8x71, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison TRUSTEE John J Lagrave; 21 years, from Dec 1, 1909, with renewal. July 15, 1909. 3:745.. ....taxes, &c, and 650
9th av, No 417, all. Bernhard Lohmann to John Metz; 10 years, from May 1, 1909. July 14, 1909. 3:705..... 2,100
9th av, No 448, s e cor 35th st, store and basement. The Maze Realty Co to Thos A Larkin; 5 years, from May 1, 1909. July 12, 1909. 3:758..... .... 1,200 and 1,500
Same property. Assign lease. Thos A Larkin to The Ebling Brewing Co. May 1. July 12, 1909. 3:758..... ..... nom
Assign lease made by Michele Scangarella to party 1st part dated Apr 10, 1907. Catello Di Donato to Elia Vecchione. July 8. July 9, 1909. 2:493..... 1,000

BOROUGH OF THE BRONX.

138th st, No 372 East, east store. Assign lease. Wm L Simon to Jacob N Simon, of Brooklyn. July 12. July 13, 1909. 9:2300. ....nom
138th st, No 372 East, east store. Barnard French to Wm L Simon; 3 years, from May 1, 1909. July 13, 1909. 9:2300... ....780 and 840
146th st, n s, bet Morris and Park avs, lot 43 block 2336 (old lot 52d Ward map blk No 1684). The City of N Y to Daniel Eichner. Nov 5, 1908. Tax lease, 1,000 years. July 15, 1909. 9:-2336..... ... ...1,928.98
*Barker av, No 3303 (68), all. Jacob Abramowitz to Rafiel Saperstein; 6 months, from Nov 1, 1909. July 14, 1909..term, 150
Garrison av, s s, 70 w Irvine st, 6th store. Broad Realty Co to Frank Cosenza; 3 years, from June 1, 1909. July 13, 1909. 10:2761..... ... .570
Garrison av, s s, 57.4 w Irvine st, 5th store. Broad Realty Co to Sigmund Rollnik; 3 years, from June 1, 1909. July 13, 1909. 10:2761..... ....510 and 540
Morris av, No 531, s w cor 149th st, Assign lease. Thomas O'Connor to John D Haase. Mort $2,800. July 9. July 12, 1909. 9:2337..... ....nom
Park av, No 2994, s e cor 154th st, all. Galland Realty Co to Abraham Weinstein; 5 years, from Aug 1, 1909; 5 years renewal at $1,800. July 15, 1909. 9:2442..... 1,500
Tremont av, No 459 East, store. Clement H Smith to Richard H Long, of South Framingham, Mass; 5 years, from July 1, 1909. July 14, 1909. 11:3034..... 2,000

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Willow av, s w cor 134th st, 26x60, all. John H C Johansmeyer to Max Zimmermann; 5 years, from July 1, 1909. July 14, 1909. 10:2585..... 1,500

3d av, No 3683, s w cor 170th st, all. John Massimino to Jacob Sarbacher; 5 years, from Apr 1, 1909. July 14, 1909. 11:2910. 1,020

3d av | Willis av | 148th st | at the junction, store and basement in Smith Building. Katee Realty Co to Knickerbocker Trust Co; 11 2-12 years, from June 1, 1909. July 9, 1909. 9:2307..5,322

Same property. Surrender lease recorded Oct 2, 1903. Knickerbocker Trust Co to Katee Realty Co. June 7, 1909. July 9, 1909. 9:2307..... other consid and 100

*Road from Westchester to Williamsbridge, n w cor lands of N Y, N H & H R R Co, and bounded on w by Bear Swamp road, on n by lands of Astor and Bronx and Pelham Parkway, all of Morris Park, with club house, grand stand, etc. Agreement upon payment of $62,000 to surrender lease and release all claims for rent, etc. Fidelity Development Co plaintiff with Westchester Racing Assoc defendant. Apr 27. July 10, 1909.....——

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 9, 10, 12, 13, 14 and 15.

BOROUGH OF MANHATTAN.

Alexander, Saml with Wm Dutcher and ano. Monroe st, No 16. Subordination agreement. May 29. July 10, 1909. 1:253. nom

Appel, Barnet and Julius Stoloff with Hyman Schiff. 4th st, No 266 East. Subordination agreement. July 7. July 9, 1909. 2:386. nom

Arnold, Eliz to TITLE GUARANTEE AND TRUST CO. 6th st, No 308, s s, 125 e 2d av, 25x97. July 6, due, &c, as per bond. July 10, 1909. 2:447. 12,000

Abraham, Jacob to METROPOLITAN SAVINGS BANK. 10th st, No 255, n s, 169 e 1st av, 25x94.8. P M. July 8, 5 years, 5%. July 9, 1909. 2:438. 25,000

Allendale Building Co to City Real Estate Co. West End av, n e cor 99th st, No 259, 100.11x116. Building loan. July 9, due Nov 1, 1915, 5%, until Oct 1, 1909, 6%, until completion of building and thereafter at 5%. July 10, 1909. 7:1877. 600,000

Same to same. Same property. Certificate as to above mort. July 9. July 10, 1909. 7:1871. ——

Akron Building Co to METROPOLITAN LIFE INS CO. Riverside Drive, No 407, s e cor 113th st, 104.4x91.1x100.11x117.6. July 9, due Nov 1, 1911, 6%. July 10, 1909. 7:1895. 25,000

Same to same. Same property. Certificate as to above mort. July 9. July 10, 1909. 7:1895. ——

Alp, Pauline, of Denvel, Colo, to Fanny Heilbrun or Heilbrunn. 63d st, No 230, s s, 325 e West End av, 37.6x100.5. P M. Prior mort $25,000. July 8, 2 years, 6%. July 13, 1909. 4:1154. 6,000

Byrnes, Michael to Geo C Goebel. 1st av, No 649, w s, 49.7 n 37th st, 28.10x80. July 12, 1 year, 6%. July 14, 1909. 3:943. 2,000

Brown, Mary A with William Robbins. 129th st, No 52, s s, 240 w Park av, 25x99.11. Subordination agreement. July 6. July 13, 1909. 6:1753. nom

Bergen, Jos E to Cornelia W Hall et al trustees Martha J Hall. 120th st, Nos 516 and 518, s s, 215 e Pleasant av, 35x100.11. July 12, 3 years, 5%. July 14, 1909. 6:1816. 9,500

Byrnes, Charles to John L Cadwalader. 63d st, Nos 108 and 110, s s, 150 w Columbus av, 50x100.5. P M. July 12, 3 years, 5%. July 13, 1909. 4:1134. 44,000

Berlinger, Milton to Isaac Bell, of Newport, R. I. 116th st, No 228, s s, 425 e 8th av, runs s 102.7 x n e 8.10 x e 16.10 x n 100.11 to st, x w 25 to beginning. July 8, 5 years, 5%. July 13, 1909. 7:1831. 30,000

Burns, Thos F to Rudolph F Rabe and ano exrs Fredk Baar and Wilhemina Nobel and ano exrs Henry Nobel. 8th av, No 73. Prior mort $1,500. Saloon lease. July 12, due 14 months after May 1, 1910, 6%. July 13, 1909. 2:629. secures notes 1,500

Bleiman, Isidor and Regina his wife to Emma S Gibbs. St Nicholas av, No 921, n w cor 156th st, 25.10x92.10x24.11x99.9. Prior morts $38,000. July 8, due, &c, as per bond. July 13, 1909. 8:2107. 2,500

Bogert, Henry L of Flushing, N Y, to Theo L Bogert, of same place. Canal st, No 326, s s, 375.11 w Broadway, 25.8x55.8x 24.11x50.9. June 30, due July 1, 1914, 5%. July 12, 1909. 1:210. 16,000

Bryson Day Nursery to KNICKERBOCKER TRUST CO. Av B, No 151, e s, 69.3 s 10th st, 23x93. June 8, due, &c, as per bond. July 9, 1909. 2:392. 10,000

Bloodgood Realty Co with Ranald H Macdonald individ and as exr Jos F Egan. 7th av, Nos 421 and 423, n e cor 33d st, Nos 159 and 161, 39x irreg x78.1x80.3. Extension of $90,000 mort until July 1, 1911, at 5%. July 8. July 9, 1909. 3:809. nom

Barkin Construction Co to City Mortgage Co. 162d st, n s, 100 e Broadway, 105x99.11. Building loan. July 8, demand, 6%. July 9, 1909. 8:2122. 110,000

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 8:2122. ——

Bader, Robt to American Mortgage Co. Amsterdam av, No 2496, w s, 45.11 s 184th st, 22.11x100x22.1x100. P M. July 8, 5 years, 5%. July 9, 1909. 8:2155. 12,000

Borenstein, Samuel A to Elias A Cohen. 104th st, No 51, n s, 255 w 4th av, 25x100.11. Prior mort $14,000. Feb 5, due, &c, as per bond. July 15, 1909. 6:1610. 2,000

Baum, David, Irving, Alexander and Sadie C Cohen to CITIZENS SAVINGS BANK. St Nicholas av, No 707, w s, 34.11 n 145th st, 65x100. July 14, due Nov 15, 1914, 4½%. July 15, 1909. 7:2060. 90,000

Baum, David, Irving, and Alexander Baum and Sadie C Cohen et al, exrs, &c, Mayer Baum with CITIZENS SAVINGS BANK. St Nicholas av, No 707, w s, 34.11 n 145th st, 65x100. Subordination agreement. July 14. July 15, 1909. 7:2060. nom

Burkan, Joseph to Dora Fox. Av A, No 1632. Store lease, chattels, &c. July 15, 1909, 16 months, 6%. 5 1582. notes, 1,000

Baird, Isabella to MUTUAL LIFE INS CO of N Y. 76th st, No 49, n s, 121 e Columbus av, 21x102.2. July 15, 1909, due, &c, as per bond. 4:1129. 25,000

Cahen, Celia to Louis Whitestone. Canal st, n s, 21.10 w Ludlow st, 21.10x50. Prior mort $26,000. Given as collateral security for mort covering 129 East 92d st. July 8, due Jan 8, 1910, 6%. July 9, 1909. 1:298. 2,000

Conlan, James P to Geo H Leatherbee et al. 19th st, Nos 428 and 430, s s, abt 350 w 9th av, 50x92. P M. July 7, 3 years, 4½% July 9, 1909. 3:716. 24,250

Currier, Jennie and Mabel L Pressinger exrs Geo C Currier with Anna McAlpin. Macombs dam road, n w cor 152d st, 85.1x69.2. Extension of mort for $14,000 to Jan 1, 1911, at 5%. July 7. July 10, 1909. 7:2038. nom

Cassidy, Frank J to Ranald H Macdonald individ and as exr Jos F Egan. 33d st, Nos 159 and 161, n e cor 7th av, Nos 421 and 423, runs n 39 x e 60.6 x n 39 x e 19.9 x s 78.1 x w 80.3 to beginning. P M. Prior mort $290,000. July 8, due, &c, as per bond. July 9, 1909. 3:809. 110,000

Cohen Realty Co to Bertram Realty Co. 135th st, s s, 375 w Amsterdam av, —x—. Certificate as to mort for $12,000. July 1. July 12, 1909. 7:1988. ——

Cohen Realty Co to Bertram Realty Co. 160th st, n s, 150.1 w Amsterdam av, —x—. Certificate as to mort for $24,000. July 1. July 12, 1909. 8:2119. ——

Cardone, Antonio with Frances C W Hartley, of Orange, N J. Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100. Extension of mort for $37,000 to July 2, 1913, at 5%. Mar 4, 1908. July 12, 1909. 2:526. nom

Clark, Vincent A to Estates Settlement Co. Washington st, No 305, s e cor Duane st, Nos 196 and 198, 25x50. Prior mort $10,000. July 8, due, &c, as per bond. July 9, 1909. 1:139. 2,500

Cahen, Celia to Louis Whitestone. 92d st, No 129, n s, 73 w Lexington av, 17x100.8. Prior mort $13,000. July 8, due Jan 8, 1910, 6%. July 9, 1909. 5:1521. 2,000

Comyns, Adele M and Marguerite I Kaughran to American Mortgage Co. 28th st, No 226, s s, 295.10 w 7th av, 24.10x98.9. July 12, 5 years, 4½%. July 13, 1909. 3:777. 15,000

Chanolis, Bronje with Wilson M Powell. Madison st, No 201, n e cor Rutgers st, Nos 29 and 31, 60x48.2. Subordination agreement. June 3. July 14, 1909. 1:271. nom

City of N Y to Edward F Brown, of 18 Wall st. Transfer of tax lien for year 1874, assessed to Edward T Brown, lot 33, Oak st, n s, bet Roosevelt and James sts. June 10, 3 years, 5¼%. July 14, 1909. 1:116. 77.10

City of N Y to Edward F Brown, of 18 Wall st. Transfer of tax lien for years 1874 and 1893 to 1907, assessed to Jas W Fisher, lot 35, Oak st, n s, 88.5 e New Chambers st, runs n 102.6 x w 21 x s 29.10 x e 18 x s 75 to st x e 8.10 to beginning. June 10, 3 years, 5¼%. July 14, 1909. 1:116. 1,024.82

Casey, Wm J to Edward F Hassey and ano exrs August Hassey. Claremont av, e s, 300 n 122d st, 75x115.3x75.3x121.2. P M. July 12, due July 14, 1912, 5%. July 15, 1909. 7:1993. 43,000

Congregation Kehilath Jeshurun, a corpn, to Jacob H Rubin. 85th st, Nos 117 to 121, n s, 215.6 e Park av, runs n 100.5 x e 20 x n 0.9 x e 51.1 x s 101.2 to st, x w 71.1 to beginning. July 15, 1909, installs, 6%. 5:1514. 8,000

Cohen, Jacob with Congregation Adath Israel. Rutgers st, No 47, s e cor Monroe st, 17.4x53. Extension of mort for $2,000 to July 9, 1911, at 6%. July 9. July 14, 1909. 1:256. nom

Dober, Daniel to LAWYERS TITLE INS & TRUST CO. Lenox av, Nos 568 and 570, e s, 49.11 s 139th st, 50x85. July 13, 5 yrs, 5%. July 14, 1909. 6:1736. 52,500

Same and Jacob S Danielson with same. Same property. Subordination agreement. July 12. July 14, 1909. 6:1736. nom

Dober, Daniel to LAWYERS TITLE INS & TRUST CO. Lenox av, Nos 564 and 566, e s, 49.11 n 138th st, 50x85. July 30, 5 years, 5%. July 14, 1909. 6:1736. 52,500

Same and Jacob S Danielson with same. Same property. Subordination agreement. July 12. July 14, 1909. 6:1736. nom

Dodge, Murray W to Lucius H Beers. 49th st, No 57, n s, 72 w Park av, 18x100.5. Prior mort $30,000. July 8, 3 years, 6%. July 14, 1909. 5:1285. 10,000

Dunn, Geo W and Wm A Martin exrs Wm A Martin with The Republic of Panama and Alfred Jaretzki. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, "Prasada." Subordination agreement. July 10. July 13, 1909. 4:1117. no n

Douglaston Realty Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for $75,000 dated July 1, 1909. June 25. July 9, 1909. ——

Davidson, Wm W and Wendel Bieser with Louisa Minturn. Lenox av, No 553, n w cor 138th st, No 99, 25x75. Subordination agreement. July 8. July 9, 1909. 7:2007. nom

Dolitsky, Harry to American Mortgage Co. 117th st, No 138, s s, 535.2 w 3d av, 16.2x100.11. P M. July 9, 3 years, 5%. July 10, 1909. 6:1644. 5,500

Dolitsky, Harry to Saml Williams. 117th st, No 138, s s, 535.2 w 3d av, 16.2x100.11. P M. Prior mort $5,500. July 9, 3 years, 6%. July 10, 1909. 6:1644. 500

Davidson, Wm W to Louisa Minturn. Lenox av, No 553, n w cor 138th st, No 99, 25x75. July 8, 5 years, 5%. July 9, 1909. 7:2007. 35,000

Dillon, Alice H to Henrietta J Erneman. 87th st, No 312, s s, 183 w West End av, 17x100.8. P M. Prior mort $4,000. July 7, due May 1, 1911, 6%. July 15, 1909. 4:1218. 3,750

Edelstein, Matilda to Ida L Davis. Private st, e s, 501.1 s Fort Washington Park, runs s e along e s of st, 125 x e 108.11 x n w 125 x w 108.11 to beginning; lots 46 to 50 map of Ward vs Ward, filed in County Clerks office, Oct 19, 1897, except part for 169th st. July 14, 6 years, 6%. July 15, 1909. 8:2140. 10,000

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Principles of City Land Values

By RICHARD M. HURD, President of the Lawyers' Mortgage Insurance Co., of New York

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RECORD AND GUIDE

Madison Square: 11-15 East 24th Street, New York City

Ely, Edwin A with Bernard Flynn. Bowery, Nos 110 and 110½. Extension of mort for $30,000 to Aug 1, 1914, at 5%. July 10. July 15, 1909. 1:239. nom

Ehrmann, Mary to UNION TRUST CO. 34th st, No 205, n s, 75 w 7th av, 17x98.9. July 9, 3 years, 4½%. July 10, 1909. 3:784. 36,500

Egers, Alex A, Edgar E and Fannie Orttmann and Minnie F Rotter of Borough of Queens, N Y, to Anna C Whelan. 107th st, No 156, s s, 309 w 3d av, 28.3x100. June 30, 5 years, 5%. July 9, 1909. 6:1634. 15,000

Egers, Alex A and Edgar E and Fanny Orttmann of N Y and Minnie T Rotter of Borough of Queens, N Y, to Mary Hagerty. 107th st, No 156, s s, 309 w 3d av, 28.3x100.11. Prior mort $——. June 30, due Jan 1, 1911, 6%. July 10, 1909. 6:1634. 1,000

Engel, Martin with TITLE GUARANTEE & TRUST CO and Jacob Safran. 1st av, No 191. Subordination agreement. July 7. July 9, 1909. 2:453. nom

Engel, Martin with TITLE GUARANTEE AND TRUST CO and Jacob Safran. 1st av, No 189. Subordination agreement. July 7. July 9, 1909. 2:453. nom

Edendale Construction Co to METROPOLITAN LIFE INS CO. 79th st, s s, 170 w West End av, 65x102.2. Building loan. July 13, due Oct 1, 1914, 6% until completion of building, and 5½% thereafter. July 14, 1909. 4:1186. 250,000

Same to same. Same property. Certificate as to above mort. July 13. July 14, 1909. 4:1186. ——

Edendale Construction Co to METROPOLITAN LIFE INS CO. 79th st, s s, 235 w West End av, 65x102.2. Building loan. July 13, due Oct 1, 1914, 6%, until completion of building and thereafter 5½%. July 14, 1909. 4:1186. 250,000

Same to same. Same property. Certificate as to above mort. July 13. July 14, 1909. 4:1186. ——

Fredericks, Henry C with Jos L R Wood. Av C, No 301. Extension of mort for $11,000 to Sept 6, 1910, at 5%. July 13. July 14, 1909. 3:985. nom

FARMERS & MECHANICS SAVINGS BANK of Lockport, N Y, with Josephine L Kellogg. 72d st, No 208, s s, 127.11 e 3d av, 17.10 x102.2. Extension of mort for $11,000 to June 30, 1912, at 5%. June 25. July 15, 1909. 5:1426. nom

FARMERS & MECHANICS SAVINGS BANK of City of Lockport, N Y, with Meta R Sedgwick. 55th st, No 64, s s, 191 e Madison av, 20x100.5. Extension of mort for $42,000 to June 30, 1912, at 5%. June 24. July 15, 1909. 5:1250. nom

Fuller, Frederic J to J Howard Thomas trustee Robert Deeley. Seaman av, s s, 100 e Academy st, 50x100. July 13, 3 years, 6%. July 14, 1909. 8:2239. 6,500

Fuller, Frederic J to Daisy D Moran. Seaman av, s s, 150 e Academy st, 50x100. July 13, 3 years, 6%. July 14, 1909. 8:2239. 6,500

Fuller, Frederic J to Henry L Goodwin. Seaman av, s s, 100 e Academy st, 100x100. Prior morts $13,000. July 13, 1 year, 6%. July 14, 1909. 8:2239. 1,350

Fistere, Joseph to Jette Dittman. 8th av, No 163, w s, 25 n 18th st, 22.4x78. July 12, 5 years, 5%. July 14, 1909. 3:742. 20,500

Fifth Av Investing & Impt Co to THE STANDARD TRUST CO of N Y as trustee. 5th av, Nos 303 and 305, n e cor 31st st, Nos 1 and 3, 56.9x150. Prior mort $1,300,000. Supplemental mort to deed of trust or mort recorded Apr 17, 1909, to secure an issue of bonds. July 1. July 14, 1909. 3:861. nom

Foster, Annie C B to TITLE GUARANTEE & TRUST CO. 40th st, Nos 138 to 142, s s, 124 e Lexington av, 72x98.9. July 2, due, &c, as per bond. July 13, 1909. 3:895. 84,000

Fradkin, Israel and Louis, and Daniel Stern with LAWYERS TITLE INS & TRUST CO. 48th st, No 325, n s, 325 e 2d av, 25x100. Subordination agreement. July 1. July 13, 1909. 5:1341. nom

Fradkin, Israel and Louis to LAWYERS TITLE INS & TRUST CO. 48th st, No 325, n s, 325 e 2d av, 25x100.5. July 12, 5 years, 5%. July 13, 1909. 5:1341. 13,500

Fricke Realty Company to American Mortgage Co. 24th st, No 137, n s, 50 e Lexington av, 22x98.9. Certificate of consent to mortgage. June 16. July 13, 1909. 3:880. ——

Feist Realty Co to Leah K Ray. Amsterdam av, No 687, e s, 66.8 n 93d st, runs e 41.1 x n e 0.8 x e 19.8 and 3.7 x s e 1.9 x e 33.5 x n 25.5 to s s old Apthorps or Jaunceys lane x w 100.1 to av x s 29 to beginning, with all title to part of said lane. Prior mort $33,000. July 7, 2 years, 6%. July 12, 1909. 4:1224. 5,000

Same to same. Certificate as to above mort. July 7. July 12, 1909. 4:1224. ——

Fleischmann (Maximilian) Co to N Y LIFE INS CO. Broadway, s e cor 69th st, No 134, 113.4x161.8x100.10x169.11. Agreement as to share ownership in bond and mortgage. July 12, 1909. 4:1140. nom

Fara, Jessie to BOWERY SAVINGS BANK. 31st st, No 114, s s, 200 e 4th av, 21.3x98.9. July 8, 5 years, 4½%. July 9, 1909. 3:886. 9,000

Fink, Louise to TITLE GUARANTEE AND TRUST CO. 72d st, Nos 438 and 440, s s, 66.8 w Av A, 33.4x75. July 7, due, &c, as per bond. July 9, 1909. 5:1466. 15,000

Ferrari, Gerolamo to TITLE GUARANTEE & TRUST CO. 3d av, No 1879, e s, 22 s 104th st, 28.9x70x28.11x70. July 9, due, &c, as per bond. July 10, 1909. 6:1653. 14,000

Forrisi, Louis to F & M Schaefer Brewing Co. 112th st, Nos 344 and 346 E. Saloon lease. July 15, 1909, demand, 6%. July 15, 1909. 6:1683. 393.70

Fort View Construction Co to Siegel Cooper & Co, bankers. 181st st, s e cor Haven av, 114.4x114.11x112.9x97.3. July 14, 5 years, 5%. July 15, 1909. 8:2177. 180,000

Same to same. Haven av, s e cor 181st st, 97x114x—x—. Certificate as to mort for $180,000. July 13. July 15, 1909. 8:2177. ——

Fischman, Joseph to Hudson County Consumers Brewing Co, of West Hoboken, N J. Delancey st, No 34. Saloon lease. April 28, demand, 6%. July 15, 1909. 2:418. Note 6,728

Fischman, Joseph to Hudson County Consumers Brewing Co of West Hoboken, N J. Broome st, No 321, and Chrystie st, No 120. Saloon lease. April 23, demand, 6%. July 15, 1909. 2:418. Note, 6,728

Gross, Joseph F and Emil D Bartels to Henry P Jackson, of Charlestown, S C. 33d st, No 152, s s, 206.3 w 3d av, 18.9x25. Prior mort $10,000. July 14, installs, 5%. July 15, 1909. 3:888. 3,800

Gruen, Fanny to Scholle Bros, a corpn. 121st st, No 128, s s, 320 w Lenox av, 20x100.11. July 15, 1909, 5 years, 4%. 7:1905. 16,000

Goldberg, Samuel to Louis Goldberg. Bowery, No 101, s e s, 75.4 n Hester st, 25x119.5. Prior mort $35,500. July 15, 1909, due Aug 1, 1912, 6%. 1:304. 10,000

Goucher, Annie to Chas A White. 40th st, No 214, s s, 185.9 w 7th av, 14.3x98.9. Prior mort $8,000. July 10, 1909, due, &c, as per bond. 3:789. 8,000

Goodwin, Cornelia F wife of Henry L to ALBANY SAVINGS BANK. 60th st, No 161, n s, 195 w 3d av, 20x100.5. July 8, 3 years, 4½%. July 9, 1909. 5:1395. gold, 14,000

Same and Henry L Goodwin with same. Same property. Subordination agreement. July 8. July 9, 1909. 5:1395. nom

Goldfein, Dora to MERCANTILE TRUST CO. 111th st, No 78, s s, 163.4 w Park av, 17.2x100.11. July 9, 3 years, 4½%. July 10, 1909. 6:1616. 7,500

Goldfein, Dora and Jos Goldfein with MERCANTILE TRUST CO. as trustee. 111th st, No 78 East. Subordination agreement. July 9. July 10, 1909. 6:1616. nom

Gibson, Fred R to LAWYERS TITLE INS AND TRUST CO. 2d av, No 1700, n e cor 88th st, No 301, 25.8x100. July 8, 5 years, 4½%. July 9, 1909. 5:1551. 33,000

Same and Chas L Borck with same. Same property. Subordination agreement. July 8. July 9, 1909. 5:1551. nom

Gault Realty Co to Commonwealth Securities Co. 141st st, n s, 446.1 e Broadway, runs n 99.11 x e 7.1 x n 9.11 x e 47.10 x n 0.1 x e 15.2 to Hamilton pl, Nos 90 to 96, x s w 32.2 to Old Bloomingdale road, x s w 88.5 to 141st st, x w 20.7 to beginning. July 8, due May 1, 1911, 6%. July 10, 1909. 7:2073. 14,000

Same to same. Same property. Certificate as to above mort. July 8. July 10, 1909. 7:2073. ——

Graf, August to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 131st st, No 576, s s, 100 e Broadway, 25x99.11. July 12, 1909, 3 years, 4½%. 7:1985. 14,000

Greif, Lillie and Rosa Goldstein to Louise M Lee. Av C, No 150, e s, 68.2 n 9th st, 23.11x83. July 12, 1909, 5 years, 5%. 2:379. 20,000

Graue, Henry F to Stephan Sticher. 50th st, No 451, n s, 150 e 10th av, 20.10x100.5. July 3, 5 years, 4½%. July 9, 1909. 4:1060. 5,000

Gronich, Charles to THE GREENWICH SAVINGS BANK. Washington st, Nos 666 to 672, n w cor 10th st, No 285, 68.7x50.6x 82.11x52.3. July 13, 1909, due, &c, as per bond. 2:636. 23,500

Gabler Construction Co to Harris Mandelbaum and ano. 18th st, No 339, n s, 300 e 9th av, 25x92. Prior mort $9,000. July 9, due July 1, 1911, 6%. July 13, 1909. 5:742. 2,500

Gross, Michl C to Philip Bardes. 46th st, No 235, n s, 152 w 2d av, 26x100.5. July 1, 5 years, 6%. July 13, 1909. 5:1320. 6,000

Hinkle Iron Co to Margt L Aldrich. 55th st, n s, 200 e 11th av, runs e 100 x n 100.5 x e 25 x n 100.5 to 56th st, Nos 534 to 542 x w 125 x s 200.10 to beginning. P M. July 8, 5 years, 5%. July 9, 1909. 4:1084. 89,000

Hirsch, Robt B et al trustees Adolph Openhym with Herman Segal. 75th st, No 216, s s, 212.1 e 3d av, 19.5x102.2. Extension of $9,000 mort until June 30, 1914, at 5%. June 3. July 9, 1909. 5:1429. nom

Heller, Max with Theresa Blumenthal and Henrietta Bruneman. 102d st, No 124 West. Extension of $22,000 mort until Dec 20, 1914, at 5%. July 2. July 9, 1909. 7:1856. nom

Hutter, Wm and Konrad Guhring to Maria Garlic. 109th st, No 232, s s, 360 e 3d av, 25x100.11. July 8, due, &c, as per bond. July 10, 1909. 6:1658. 18,000

Hassemer, Lucy A to Hannah Fallon. 120th st, No 347, n s, 133.4 w 1st av, 16.8x100.11. July 2, 5 years, 5½%. July 9, 1909. 6:1797. 6,500

Hotel Securities Co to TITLE GUARANTEE AND TRUST CO. Madison av, Nos 431 to 437, n e cor 49th st, Nos 31 and 33, runs n 79.6 x e 75 x n 20.11 x e 10 x s 100.5 to st, x w 85 to beginning. July 7, due, &c, as per bond. July 9, 1909. 5:1285. 450,000

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 5:1285. ——

Heights Metropole Construction Co to Antonio Cardone. Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100. P M. Prior mort $37,000. July 6, 3 years, 6%. July 10, 1909. 2:526. 10,000

Hill, Isaac J with BOWERY SAVINGS BANK. Rivington st, No 72. Extension of mort for $11,000 to July 6, 1914, at 4½%. July 6. July 12, 1909. 2:416. nom

Haines, Lida to Edwin S Ware. 17th st, No 16, s s, 250 w Union sq, 25x92. Prior mort $——. July 1, 2 years, 6%. July 9, 1909. 3:844. 18,000

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Hawks, Betty M, of Yonkers, N Y, to Henrietta Ross and ano TRUSTEES Samuel Ross. 75th st, No 63, n s, 314 w Park av, 17x102.2. P M. July 14, due, &c, as per bond. July 15, 1909. 5:1390. 15,000

Hoeger, Friederieke with Amelia Rufle. 101st st, No 148, s s, 353.6 e Amsterdam av, runs s 55.8 x e 0.6 x s 45.3 x w 23.6 x n 100.11 to st, x e 25.6 to beginning. Extension of mort for $13,000 to July 5, 1912, at 5%. July 12. July 14, 1909. 7:1855. nom

Hyland, Annie M to Paterno Bros, a corpn. 178th st, Nos 530 and 532, s s, 100 e Audubon av, 45x91.2x45.1x88.3. P M. Prior mort $35,000. July 14, 3 years, 6%. July 15, 1909. 8:2132. 4,000

Herb, Jacob to Harry W Watrous exr Walter W Watrous. South st, Nos 188 and 189, n e cor James slip, Nos 16 to 20, 45x84.10. July 14, 5 years, 4½%. July 15, 1909. 1:251. 57,000

Hotchkiss, George with Raffaele Cupoli. Bedford st, No 19, w s, 104.3 s Downing st, 20x irreg. Extension of mort for $12,000 to July 9, 1914, at 5%. July 9. July 12, 1909. 2:528. nom

Hughes, Edward to The Bachman-Bechtel Brewing Co. West st, Nos 414 and 415. Saloon lease. July 12, demand, 6%. July 13, 1909. 2:637. 3,600

Herbst, Benj L to Wm H Miller and ano. 3d av, No 634, w s, 43.2 s 41st st, 18.6x100. P M. July 12, 5 years, 5%. July 13, 1909. 5:1295. 15,000

Hyams, Joseph to Mary A Smith. 3d av, No 1757, e s, 76 n 97th st, 24.10x90. P M. Prior mort $14,000. July 14, 1909, 5 years, 6%. 6:1647. 4,000

Hebrew Sheltering Guardian Soc of N Y Orphan Asylum with Mayme G Schoenenberger. 52d st, No 247, n s, 240 e 8th av, 14x100.5. Extension of mort for $12,000 to June 1, 1911, at 5%. June 15, 1909. July 15, 1909. 4:1024. nom

House of Rest for Consumptives with James A O'Gorman. 37th st, No 49, n s, 205 e 6th av, 20x98.9. Extension of mort for $50,000 to June 30, 1912, at 4½%. June 15. July 13, 1909. 3:839. nom

Harmon, John W and Frances R Curr widow to Velonia H Blodgett. 136th st, No 246, s s, 285.10 e 8th av, 16.8x99.11. Prior mort $11,000. July 1, due, &c, as per bond. July 14, 1909. 7:1914. 1,100

Investment Securities Co to UNION TRUST CO of N Y. Madison av, Nos 674 to 682, w s, 25.5 n 61st st, runs w 73.4 x n 25 x w 21.8 x n 50 x e 73 x n 100.5 to s s 62d st x e 22 to av x s 175.5 to beginning. July 7, 5 years, 4½%. July 9, 1909. 5:1376. 250,000

Israel, Mary to Jos M Davis. 115th st, No 203, n s, 80 e 3d av, 18x100.11. Prior mort $6,000. July 1, due, &c, as per bond. July 9, 1909. 6:1665. 4,500

Iffland, Henry with Fanny Gruen. 53d st, No 346 East. Extension of mort for $17,000 to June 30, 1912, at 5%. June 30. July 15, 1909. 5:1315. nom

Joscht, John, of Bohemia, Suffolk Co, N Y, to Louis Kautsky. 73d st, No 403, n s, 87 e 1st av, 26x77.2. Prior mort $14,000. July 10, 3 years, 6%. July 12, 1909. 5:1408. 5,000

Janssen, August to TITLE GUARANTEE & TRUST CO. 30th st, Nos 30 and 32, s s, 400 w 5th av, 25x74. July 9, due, &c, as per bond. July 13, 1909. 3:831. 60,000

Kreusser, John to TITLE GUARANTEE & TRUST CO. King st, No 32, s s, 375.2 e Varick st, 24.10x100. P M. July 13, due, &c, as per bond. July 14, 1909. 2:519. 10,000

Kreusser, John, of Mt Vernon, N Y, to Moses Hochster. St Marks pl, No 11 (24), or 8th st, n s, 178 e 3d av, 26x112.10. P M. July 14, 1909, 5 years, 5%. 2:464. 20,000

Kass, Abraham L to ALBANY SAVINGS BANK. 139th st, No 68, s s, 85 e Lenox av, 40x99.11. July 13, 5 years, 4½%. July 14, 1909. 6:1736. gold, 38,000

Same and David Kass with same. Same property. Subord nation agreement. July 13. July 14, 1909. 6:1736. nom

Kass, Abraham L to ALBANY SAVINGS BANK. Lenox av, No 574, s e cor 139th st, Nos 68 and 70, 49.11x85. July 13, 5 yrs, 4½%. July 14, 1909. gold, 63,000

Same and David Kass with same. Same property. Subordination agreement. July 13. July 14, 1909. 6:1736. nom

Kirschberg, Cora and Annie Briskie to Robt L Hoguet and ano committee Mary McLoughlin. Rivington st, s e cor Lewis st, 24.11x80x25x80. July 13, 5 years, 5%. July 14, 1909. 2:328. 37,000

Knipe, George to THE NEW YORK SAVINGS BANK. 132d st, No 138, s s, 375 w Lenox av, 16x99.11. July 13, 1909, due, &c, as per bond. 7:1916. 7,500

Kappes, Anthony to LAWYERS TITLE INS & TRUST CO. 124th st, No 356, s s, 88 e Columbus av, or Morningside av E, 27.10x100.11. July 10, 5 years, 5%. July 13, 1909. 7:1950. 23,000

Kraus, Jennie to U S TRUST CO of N Y. 105th st, No 173, n s, 125 w 3d av, 25x100.11. July 12, 1909, due July 1, 1914, 4½%. 6:1633. 15,000

Klein, Josef with Sarah Weinstein. 13th st, Nos 528 East. Extension of $5,750 mort until June 1, 1914, —%. July 9. July 10, 1909. 2:406. nom

Krulewitch, Emanuel M to State Realty and Mortgage Co. Convent av, s e cor 149th st, 99.11x100. P M. Prior mort $90,000. July 8, 1 year, 6%. July 10, 1909. 7:2063. 30,000

Livelli, Antonio to GERMAN SAVINGS BANK. Sullivan st, No 117, e s, 151.6 s Prince st, 25x100. June 14, 3 years, 4½%. July 9, 1909. 2:503. 18,000

Lockwood, Judd A to John W Haaren as trustee Claus Haaren. 142d st, No 548, s s, 122.2 e Broadway, 16.8x99.11. P M. Prior mort $——. July 9, 3 years, 5%. July 10, 1909. 7:2073. 8,000

Levin, Hyman to John McCarthy. 11th av, No 635, w s, 75.5 s 47th st, 25x100. P M. Prior mort $12,500. July 8, 1 year, 6%. July 9, 1909. 4:1094. 2,000

Lenox Av Union Church to THE N Y SAVINGS BANK. 119th st, No 39, n s, 306 w 5th av, 70x100.11. July 12, 1909, due, &c, as per bond. 6:1718. 45,000

Lester, William C to TITLE INSURANCE COMPANY of N Y. St Nicholas av, No 730, e s, 355.10 n 145th st, 30.4x100. July 13, 1909, 3 years, 4½%. 7:2053. 15,000

Laighton, Paul De Blois, of Stamford, Conn, to David Foubister and anc. 63d st, Nos 22 to 28, s s, 148.4 e Broadway, 100x100.5. Prior mort $264,350. June 18, due, &c, as per bond. July 13, 1909. 4:1115. 150,000

Lehman, Albert and Mitchel to FRANKLIN SAVINGS BANK. Bond st, No 10, n e s, abt 15 w Lafayette st, 26.2x100. ½ part. July 13, 1909, 5 years, 4½%. 2:530. 30,000

Lyons, Mary to EMIGRANT INDUSTRIAL SAVINGS BANK. 62d st, No 223, n s, 265.8 e 3d av, 17.10x62.10. July 14, 1909, 3 years, 4½%. 5:1417. 7,000

Lawyers Mortgage Co with Annie Towns. 118th st, Nos 231 and 233, n s, 231 w 2d av, 29x100.10. Extension of mort for $28,000 to June 30, 1914, at 5%. June 11. July 13, 1909. 6:1783. nom

Levy, Jacob of N Y, and Leon Rubinstein of Borough of Richmond, to UNION TRUST CO of N Y. 2d av, No 2332, e s, 60.11 s 120th st, 20x80. July 13, due July 14, 1914, 4½%. July 15, 1909. 6:1796. 8,000

Levy, Jacob of N Y, and Leon Rubinstein of Borough of Richmond, to UNION TRUST CO. 2d av, No 2330, e s, 80.11 s 120th st, 20x80. July 13, due July 14, 1914, 4½%. July 15, 1909. 6:1796. 8,000

Lama, Carmela with the ITALIAN AMERICAN TRUST CO of N Y. Mott st, Nos 118 and 120. Agreement not to sell within certain period, also as to payment of $1,500 and also as to placing 2d mortgage on above, &c. July 14. July 15, 1909. 1:238. ——

Loughran, Reginald De S and Ellen C with Susan B Olcott. 7th av, No 787, e s, 57.5 n 51st st, 18x72.5. Extension of mort for $8,828.99 to Nov 17, 1912, at 6%. July 12. July 14, 1909. 4:1004. nom

LAWYERS TITLE INS & TRUST CO with Vittorio Bernardi. 34th st, No 244, s s, 107 w 2d av, 15x98.9. Extension of mort for $10,000 to June 30, 1912, at 5%. June 24. July 15, 1909. 3:914. nom

Marshall, Robt J to LAWYERS TITLE INS & TRUST CO. 21st st, Nos 142 to 146, s s, 229.4 e 7th av, 68.2x92x65.10x92. July 12, 3 years, 5%. July 13, 1909. 3:796. 70,000

McVickar, James to EMIGRANT INDUSTRIAL SAVINGS BANK. 20th st, No 335, n s, 325 e 9th av, 25x91.11. P M. July 1, 3 years, 4½%. July 14, 1909. 3:744. 10,000

Machiz, Ida to American Mortgage Co. 81st st, No 509, n s, 148 e Av A, 25x102.2. July 13, 1909, 5 years, 5%. 5:1578. 15,500

Marx, Max to Bettie Wise. 181st st, s s, 100 e Audubon av, 45x119.6. P M. July 12, 3 years, 5%. July 13, 1909. 8:2152. 18,000

Munden Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 98.9 n 175th st, runs n 101 to 176th st, x e 95 x s — x w — to beginning. P M. Prior mort $27,800. July 12, 1 year, 6%. July 13, 1909. 8:2132. 6,000

Munden Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 98.9 n 175th st, runs n 101 to 176th st, x e 95 x s 95 x w — to beginning. P M. Prior morts $143,800. July 12, 1 year, 6%. July 13, 1909. 8:2132. 26,200

Mertens, Fredk W to THE GERMAN SAVINGS BANK in the City of N Y. 7th av, s w cor 113th st, No 200, 75.11x100. June 24, due June 28, 1912, 5%. July 13, 1909. 7:1828. 32,000

Mertens, Fredk W to American Mortgage Co. 1st av, No 1437, w s, 72.4 s 75th st, 27.8x100. P M. July 7, 5 years, 5%. July 13, 1909. 5:1449. 25,000

Mertens, Frederick W to American Mortgage Company. 113th st, s s, 100 w 7th av, 50x100.11. P M. July 7, 3 years, 5%. July 13, 1909. 7:1828. 23,000

Mertens, Frederick W to American Mortgage Company. 1st av, No 1435, w s, 100 s 75th st, 27.8x100. P M. July 7, 5 years, 5%. July 13, 1909. 5:1449. 25,000

Mark, Margt W and John W her husband with BOWERY SAVINGS BANK. 54th st, No 235 East. Extension of mort for $8,000 to July 7, 1912, at 4½%. July 7. July 12, 1909. 5:1328. nom

Manatee Co to Claude R Hammond. Amsterdam av, n e cor 208th st, 99.11x100. Prior mort $20,000. Jan 19, 1 year, 5%. July 12, 1909. 8:2205. 2,000

Same to same. Same property. Consent to above mort. Jan 18. July 12, 1909. 8:2205. ——

Madison Av Reformed Church and the Ministers, Elders and Deacons of the Reformed Protestant Dutch Church of the City of N Y with THE FARMERS LOAN & TRUST CO. Madison av, No 597, n e cor 57th st, runs e 150 x n 100.5 x w 50 x s 20 x w 74 x s 6 x w 26 to e s Madison av x s 74.5 to beginning. Subordination agreement. July 9. July 12, 1909. 5:1293. nom

Merello, Dominica to Martin Guarino. Oliver st, No 51, w s, abt 50 n Oak st, 23.10x100x23.7x100. June 30, due July 1, 1912, 4½%. July 12, 1909. 1:278. 7,500

Missall, Christoph to Edw Ritz. Hawthorne st, e s, 100 s Vermilyea av, 100x100. July 8, due Mar 4, 1912, 6%. July 9, 1909. 8:2226. 2,000

Minetti, Carmine to Anna Neill. Houston st, No 128, n e cor Sullivan st, Nos 167 and 169, 25x100. Mar 18, demand, 6%. July 9, 1909. 2:525. 4,000

Same to Luigi Minetti. Same property. P M. July 1, 2 years, 6%. July 9, 1909. 2:525. 2,000

Miller, Anna S to TITLE GUARANTEE AND TRUST CO 71st st, No 414, s s, 213 e 1st av, 25x100.4. July 8, due, &c, as per bond. July 9, 1909. 5:1465. 12,000

Marchese, Michelina and Frank to Lion Brewery. 105th st, No 352 East. Saloon lease. June 30, demand, 6%. July 10, 1909. 6:1676. 970

Mandel, Edward and William Frieder and Ignatz M Rottenberg to Real Estate Mortgage Co of N J. Willett st, No 62, e s, 200 s Rivington st, 25x100. July 8, due July 1, 1912, 5%. July 15, 1909. 2:338. 20,000

Murphy, Patrick to TITLE GUARANTEE AND TRUST CO. Pearl st, No 504, n e s, 22.3 n w Park st, 21.3x89.11x20.1x85.6. Prior mort $14,000. July 15, 1909, due, &c, as per bond. 1:166. 6,000

Mandel, Edward, William Frieder and Ignatz M Rottenberg to Real Estate Mortgage Co, of N J. Willett st, No 64, e s, 175 s Rivington st, 25x100. July 8, due July 1, 1912, 5%. July 15, 1909. 2:338. 20,000

Morante, Emilio, Sarah Goodman and Esther Lion with Caroline S Fellowes. 109th st, No 324, s s, 307 e 2d av, 25x100. Subordination agreement. June 30. July 15, 1909. 6:1680. nom

Morante, Emilio to Caroline S Fellowes. 109th st, No 324, s s, 307 e 2d av, 25x100. July 1, 5 years, 5%. July 15, 1909. 6:1680. 16,500

Same to Esther Lion. Same property. Prior mort $16,500. July 1, 4 years, 6%. July 15, 1909. 6:1680. 4,000

Madison Avenue Reformed Church to FARMERS LOAN & TRUST CO. Madison av, No 597, n e cor 57th st, runs e 150 x n 100.5 x w 50 x s 20 x w 74 x s 6 x w 26 to av, x s 74.5 to beginning. July 12, 1909, 3 years interest as per bond. 5:1293. 50,000

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Murphy, Celia P with Jacob Klein. 106th st, No 59, n s, 150 e Madison av, 25x100.11. Extension of mort for $5,000 to July 13, 1910, at 6%. July 13. July 14, 1909. 6:1612. nom

Mercantile Trust Co with Wm N Heard. 46th st, Nos 106 and 108, s s, 120 w 6th av, 40x100.5. Extension of mort for $50,000 to June 14, 1910, at 4½%. June 30. July 14, 1909. 4:998. nom

Michel, Lena with TITLE GUARANTEE AND TRUST CO. 1st av, No 189. Subordination agreement. July 8. July 9, 1909. 2:453. nom

Martell, Martin J and John V Fitzpatrick to Lion Brewery. 6th av, No 920. Saloon lease. July 2. July 10, 1909. 5:1268. 5,000

McAlpin, Anna to North American Mortgage Co. Macombs dam road, n w cor 152d st, 85.1x109.7x74.11x69.2. July 9, demand, 6%. July 10, 1909. 7:2038. 8,900

Murray, Joseph and Richard Carvel to Agnes Young. Broadway, Nos 2906 and 2908, e s, 50.11 n 113th st, 50x100. Leasehold. July 9, due, &c, as per bond. July 10, 1909. 7:1885. 8,500

NATIONAL SAVINGS BANK of City of Albany with Ranald H Macdonald individ and as exr, &c, Jos F Egan. 7th av, Nos 421 and 423, n e cor 33d st, Nos 159 and 161, 30x irreg x78.1x80.3. Extension of $200,000 mort until July 1, 1911, at 5%. Aug 11. July 9, 1909. 3:809. nom

Napoleon Construction Co to Josephine Y Birney, of Ossining, N Y. St Nicholas av, s w cor 183d st, 104.11x150. P M. July 12, 1909, 2 years, 5%. 8:2165. 85,000

Naumann, Henry C and Prospect Investing Co with Edmund J Levine et al trustees Julius Levine. Broadway, w s, 93.10 n 190th st, 50x200. Subordination agreement. July 12. July 13, 1909. 8:2180. nom

Naumann, Henry C to Edmund J Levine et al trustees Julius Levine. Broadway, w s, 125 n from boundary line bet land of Lucius Chittenden and land of Joseph Potter, 50x100. July 1, 3 years, 5%. July 13, 1909. 8:2180. 45,000

N Y Protestant Episcopal City Mission Soc with Louis Rosenblum. 10th st, No 239, n s, 100 w 1st av, 25x94.10. Extension of mort for $26,000 to Mar 7, 1912, at 5%. Feb 6. July 15, 1909. 2:452. nom

Oppenheimer, Emma to LAWYERS TITLE INS & TRUST CO. 111th st, No 19, n s, 304 w 5th av, 27x100.11. June 30, 5 yrs, 5%. July 14, 1909. 6:1595. 25,000

Same and Hannah Kossman with same. Same property. Subordination agreement. June 30. July 14, 1909. 6:1595. nom

Orenshtein, Jacob and Adolph Schlesinger with LAWYERS TITLE INS & TRUST CO. Broome st, No 280, n s, 44.2 w Allen st, 20x75. Subordination agreement. May 24. July 12, 1909. 2:414. nom

Osterweis, David to David Gordon. 17th st, No 111, n s, 150 w 6th av, 20x½ blk. Prior mort $——. July 6, 5 years, 4½%. July 10, 1909. 3:793. 6,000

Peto Realty Co to Adams Realty Co. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. P M. July 9, 1 year, 6%. July 10, 1909. 8:2177. 27,500

Peto Realty Co to Adams Realty Co. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. Building loan. July 9, 1 year, 6%. July 10, 1909. 8:2177. 61,000

Same to same. Same property. Certificate as to above mort. July 9. July 10, 1909. 8:2177. ——

Person, Chas A to Isabel D Curtis. Grand st, Nos 583 and 585, s s, 23.4 w Corlears st, runs s 70 x w 41.8 x n 21 x w 5.6 x n 72.7 to st, x e 52.9 to beginning. Prior mort $——. July 8, 5 years, 5%. July 9, 1909. 1:265. 30,000

Person, Chas A to American Mortgage Co. Grand st, No 581, s s, 76.1 w Corlears st, runs s 72.7 x w 15.4 x n 80.6 to Grand st, x e 17.1 to beginning. P M. July 8, 5 years, 5%. July 9, 1909. 1:265. 8,500

Power, Hearn J to Chas R Strong, of Plainfield, N J. 99th st, s s, 100 e West End av, 25x100.11. ½ part. July 12, due May 1, 1911, 6%. 7:1870. 2,000

Prasada Company to Republic of Panama. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. July 12, 5 years. 4½%. July 13, 1909. 4:1117. 700,000

Same to same. Same property. Certificate as to above mort. July 12. July 13, 1909. 4:1117. ——

Same to Alfred Jaretzki. Same property. Prior mort $700,000. July 12, 1 year, 6%. July 13, 1909. 4:1117. 25,000

Same to same. Same property. Certificate as to above mort. July 12. July 13, 1909. 4:1117. ——

Payne, Estate with FRANKLIN SAVINGS BANK. Bond st, No 10, n e s, abt 15 w Lafayette st, 26.2x100. Subordination agreement. July 13, 1909. nom

Powers (W T) Co to ASTOR TRUST CO trustee. Ferry st, No 30; Cliff st, Nos 61 and 63. Leasehold. July 1, due July 1, 1921, 6%. July 14, 1909. 1:99. 50,000

Phelan, Annie L to N Y Mortgage & Security Co. Lexington av, Nos 1932 and 1934, n w cor 119th st, No 141, 15x100.11. July 13, due Aug 2, 1912, 5%. July 14, 1909. 6:1768. 500

Prettyman, Chas B to American Mortgage Co. Spring st, No 157, n e cor West Broadway, Nos 407 and 409, 25x75.3. July 14, 1909, 5 years, 4½%. 2:501. 40,000

Rockton Construction Co to BROOKLYN SAVINGS BANK. St Nicholas av, n w cor 163d st, 106.7x91x99.11x128.3. July 9, 1909, 5 years, 4½%. 8:2122. 170,000

Same to same. Same property. Certificate as to above mort. July 9, 1909. 8:2122. ——

Reich, Bernard to EQUITABLE TRUST CO. 153d st, s s, 150 w Broadway, 100x99.11. July 9, 3 years, % as per bond. July 9, 1909. 7:2009. 18,000

Rose, Wm R individ and as exr Gibson Putzel with The Thirty-fifth St & Fifth Av Realty Co. 5th av, Nos 366 to 370, s w cor 35th st, No 2, 85.9x150. Extension of $500,000 mort until July 15, 1911, at 6%. July 8. July 10, 1909. 3:836. nom

Reed, Caroline G with Katie Steckler. Thompson st, No 60. Agreement as to ownership of mortgage. June 11. July 13, 1909. 2:488. ——

Richards (Dr) Dyspepsia Tablet Association (Ramon Velez in bond only) to American Mortgage Co. 57th st, No 447, n s, 258.4 e 10th av, 16.8x100.5. July 13, 1909, 5 years, 5%. 4:1067. 10,000

Same to same. Same property. Certificate as to above mort. July 12. July 13, 1909. 4:1067. ——

Rosenbaum, Carl and Alfred Jaretzki to Franklin Haines. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. Subordination agreement. June 22. July 13, 1909. 4:1117. nom

Rosenbaum, Carl with Republic of Panama. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. Subordination agreement. June 22. July 13, 1909. 4:1117. nom

Robbins, William to Henry Thompson. 129th st, No 52, s s, 240 w Park av, 25x99.11. July 1, 5 years, 5%. July 13, 1909. 6:1753. 8,000

Russo, Rocco to William Jay as trustee Mary E B Field. Spring st, No 52, s s, abt 50 w Mulberry st, 25x104x25x110. July 14, 1909, 5 years, 4½%. 2:481. 26,000

Revel Realty and Securities Co to the GREENWICH SAVINGS BANK. 34th st, No 312, s s, 200 w 8th av, 25x98.9. Certificate of consent to mort. July 14. July 15, 1909. 3:757. ——

Revel Realty and Securities Co to GREENWICH SAVINGS BANK. 34th st, No 312, s s, 200 w 8th av, 25x98.9. July 15, 1909, due, &c, as per bond. 3:757. 30,000

Spuyten Duyvil & Port Morris Railroad Company with CENTRAL TRUST CO trustee. Certificate as to consent of stockholders to mort dated June 1, 1909, not to exceed $20,000,000 to secure 50 year bonds at 4%. May 19. July 15, 1909. ——

Sandberg, Abraham with PHILADELPHIA TRUST, SAFE DEPOSIT AND INS CO as trustee for Neilson Brown and ano, Jefferson st, Nos 55 to 59. Extension of $35,000 mort until June 28, 1911, 4½%. July 10, 1909. 1:257. nom

Schiff, Dora to Jacob Larchan. 8th st, No 333, n s, 164.3 w Av C, 24.9x93.11. Prior mort $27,000. Given as collateral security for payment of mortgage of $12,000. July 8, due, &c, as per bond. July 9, 1909. 2:391. 3,000

Sutphin, Wm L to UNION TRUST CO of N Y. 34th st, No 163, n s, 100 e 7th av, 25x98.9. July 9, 3 years, 4½%. July 10, 1909. 3:810. 100,000

Southern, Alfred T, of Mount Vernon, N Y, and Wm F Marshall of N Y, to TITLE GUARANTEE AND TRUST CO. 43d st, No 247, n s, 100 w 2d av, 21.1x100.5. July 8, due, &c, as per bond. July 9, 1909. 5:1317. 10,000

Schuster, Anton and Annie with Wm Hutter and Konrad Guhring. 109th st, No 232 East. Subordination agreement. April 23. July 10, 1909. 6:1658. nom

Sasover, Lazare to Joseph Marinaro. 115th st, No 131, n s, 286.3 e Park av, 18.6x100.10. Prior mort $—. July 8, 2 years, 6%. July 9, 1909. 6:1643. 800

Schreiner, Nathalie to Mary D Pressinger. 121st st, No 447, n s, 100 w Pleasant av, 25x100.11. Prior mort $9,500. July 8 due Jan 8, 1911, 6%. July 9, 1909. 6:1809. 2,000

Seventy-Eighth Street Realty Co to Jennie Wormser. 121st st, No 224, s s, 250 w 7th av, 18x100.11. Prior mort $——. July 9, due Oct 9, 1909, 6%. July 9, 1909. 7:1926. 375

Schreiner, Nathalie to Mary D Pressinger. 131st st, No 139, n s, 391 w Lenox av, 18x99.11. July 8, 3 years, 5%. July 9, 1909. 7:1916. 13,000

Shkolnikoff, Rebecca to Fannie Rechson. Broome st, No 557, s s, 70 e Varick st, 21x63. Prior mort $8,000. May 3, 1 year, 6%. July 10, 1909. 2:477. 4,000

Sunflower Realty and Security Co to Ida Galewski. Chrystie st, Nos 122 to 126, n e cor Broome st, No 320, 75x62.5. Prior mort $85,000. July 3, due as per bond, 6%. July 10, 1909. 2:419. 2,000

Seamens Church Inst of N Y with Michl Tenzer. Broome st, No 193, s e cor Suffolk st, Nos 58 to 62, 50x56.3. Extension of $55,000 mort until Sept 15, 1914, at 4½%. June 1. July 9, 1909. 2:346. nom

Stein, Louisa with TITLE GUARANTEE AND TRUST CO. 1st av, No 191. Subordination agreement. July 6. July 9, 1909. 2:453. nom

Scheel, Friederich C with FRANKLIN SAVINGS BANK. 82d st, No 210, s s, 169 w Amsterdam av, 27x102.2. Extension of mort for $27,000 to July 7, 1914, at 4½%. July 7. July 15, 1909. 4:1229. nom

Sommer, Edw C with FRANKLIN SAVINGS BANK in City N Y. 43d st, No 225, n s, 227 w 2d av, 28x100.5. Extension of mort for $19,000 to May 28, 1912, at 5%. May 28. July 15, 1909. 5:1317. nom

Safran, Jacob to TITLE GUARANTEE AND TRUST CO. 1st av, No 189, w s, 69 s 12th st, 22.11x100. July 8, due, &c, as per bond. July 9, 1909. 2:453. 22,000

Safran, Jacob to TITLE GUARANTEE AND TRUST CO. 1st av, No 191, w s, 46.1 s 12th st, 22.11x100. July 8, due, &c, as per bond. July 9, 1909. 2:453. 22,000

Solomon, Ezra, of Brooklyn, N Y, to Frederic de P Foster. 2d av, No 2170, e s, 75.11 s 112th st, 25x75. July 8, 1 year, 4½%. July 9, 1909. 6:1683. 11,500

Sobel (Leon) Co to ALBANY SAVINGS BANK. Manhattan av, No 217, n w cor 109th st, No 51, 72.11x100. July 8, 5 years, 4½%. July 9, 1909. 7:1845. 120,000

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 7:1845. ——

Steinmann, Theresa to Edith R Lewis. 94th st, No 33, n s, 287.5 w Central Park West, 12.11x100. July 9, 3 years, 5%. July 10, 1909. 4:1208. 13,500

Same to Lafayette A Goldstone. Same property. Prior mort $13,500. July 9, 2 years, 6%. July 10, 1909. 4:1208. 1,000

Schiffmacher, Edward C, of Brooklyn, to Leo Levy, of Far Rockaway, L I. 82d st, Nos 548 to 552, s s, 111.4 w East End av, 40x102.2. P M. July 12, 1909, 1 year, 6%. 5:1578. 2,500

Same to same. Same property. P M. July 12, 1909, 3 years, 6%. 5:1578. 9,000

Same to same. 82d st, Nos 542 to 546, s s, 151.4 w East End av, 40x102.2. P M. July 12, 1909, 1 year, 6%. 5:1578. 2,500

Same to same. Same property. P M. July 12, 1909, 3 years, 6%. 5:1578. 9,000

Schiffmacher, Edward C, of Brooklyn, to METROPOLITAN BANK. 82d st, Nos 542 to 546, and 548 to 552 East. 2 assignments of rents to secure 2 morts for $9,000 each. July 12, 1909, 3 years, —%. 5:1578. nom

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Seven Hundred & Twenty-Eight Fifth Av Co to John E Berwind. 5th av, No 728, w s, 73.5 s 57th st, 27x125. P M. July 12, 1909, 3 years, 5%. 5:1272. 350,000

Same to same. Same property. Certificate as to above mort. July 12, 1909. 5:1272. ——

Stiner, Caroline with Paulina Pick and ano. 1st av, No 1334, e s, 75.2 s 72d st, 27x85. Extension of $20,000 mort until Aug 5, 1914, 5%. July 10, 1909. 5:1466. nom

St Laurentius Young Mens Benevolent Soc of N Y with John A Johnston. Lispenard st, No 3, n s, 20 e West Broadway, 20x75.2. Extension of $8,000 mort until July 18, 1913, at 5%. July 10, 1909. 1:211. nom

Susswein, Rosa H and Oscar Herrmann to TITLE INSURANCE CO of N Y. Mott st, No 180, e s, 109 n Broome st, runs e 57 x n 1.1 x e 42.9 x n 25.11 x e .02 x n 13.10 x w 66.7 x s 0.8 x w 27 to e s Mott st, x s 41.4 to beginning. July 12, 3 years, 5%. July 13, 1909. 2:479. 25,000

Schimmer, Charles and Albert H Hastorf with METROPOLITAN SAVINGS BANK. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10. Subordination agreement. July 9. July 13, 1909. 2:391. nom

Schimmer, Charles to THE METROPOLITAN SAVINGS BANK. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10. July 19, 5 years, 5%. July 13, 1909. 2:391. 11,000

Scott, James L, of Saratoga Springs, N Y, with the Prasada Company, Republic of Panama, and Alfred Jaretzki. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. Subordination agreement. July 12. July 13, 1909. 4:1117. nom

Smith, Sarah A to LAWYERS TITLE INS & TRUST CO. Henry st, No 296, s s, 119.3 e Scammel st, 24x½ blk. July 14, 1909 3 years, 4½%. 1:267. 14,000

Solinsky, Louis to Wilson M Powell. Madison st, No 201, n e cor Rutgers st, Nos 29 and 31, 60x48.2. June 3, 5 years, 4½%. July 14, 1909. 1:271. 57,000

Surety Realty Co to HUDSON CITY SAVINGS INSTN. 45th st, Nos 152 and 154, s s, 214.8 e Broadway, runs s 100.5 x e 25 x n 0.1 x e 16.8 x n 100.4 to st x w 41.8 to beginning. July 13, 3 years, 4½%. July 14, 1909. 4:997. 25,000

Same to same. Same property. Certificate as to above mort. July 13. July 14, 1909. 4:997. ——

Steinberg, Morris A with Isaac Bell. 116th st, No 228, s s, 425 e 8th av, 25x100.11x irreg x103.7. Subordination agreement. June 26. July 13, 1909. 7:1831. nom

Stenger, Anna to Fredk Figge. Av A, No 1557, w s, 102.2 n 82d st, 25.4x80.5, July 12, demand, 6%. July 14, 1909. 5:1562. 2,550

Thal Realty Co to Martha W Weill. Park av, Nos 1731 to 1737, s e cor 121st st, Nos 100 to 104, 75.7x90; 16th st, Nos 522 to 524, s s, 308 e Av A, 37.6x103.3; Madison av, Nos 2019 and 2021, n e cor 128th st, Nos 41 to 45, 50x72.6; 13th st, Nos 626 and 628, s s, 299 w Av C, 39x103.3. Prior mort $——. June 30, due Dec 30, 1911, 6%. July 14, 1909. 2:395, 3:973 and 6:1753 and 1769. 15,500

Same to same. Same property. Certificate as to above mort. June 30. July 14, 1909. 2:395, 3:973, 6:1753 and 1769. ——

Thirty-Fifth St & Fifth Av Realty Co to John Dawson and William Archer firm Dawson & Archer. 5th av, Nos 366 to 370, s w cor 35th st, No 2, 85.9x150. Prior mort $2,700,000. July 8, due, &c, as per bond. July 12, 1909. 3:836. 33,250

Teti, Francesco to Consumers Brewing Co. Mott st, No 141. Saloon lease. July 6, demand, 6%. July 9, 1909. 1:237. 1,500

224 West 34th Street Co to LAWYERS TITLE INS AND TRUST CO. 34th st, Nos 224 and 226, s s, 250 w 7th av, 47x98.9. July 8, 5 years, 5%. July 10, 1909. 3:783. 115,000

Same to same. Same property. Certificate as to above mort. July 7. July 10, 1909. 3:783. ——

Toplitz, Lillie L to Charles B Squier. 67th st, No 129, n s, 131.1 w Broadway, 25x75.5; Broadway, w s, 84.9 n 67th st, 28.1x105.2 x25x118. July 9. 4 years, 4½%. July 15, 1909. 4:1139. 87,500

Watts, Frank, of Frostburg, Md, to Helen H Noe. Cooper st, n s, 200 w Hawthorne st, 50x200 to Seamen av. P M. July 3, due, &c, as per bond. July 10, 1909. 8:2239. 10,000

Weber, Rose individ and as trustees John A Antony with May B Mills. 11th st, No 372 West. Extension of $3,500 mort until July 1, 1913, at 5½%. June 29. July 9 1909. 2:637. nom

Weiss, Harriet J with Lucius H Beers trustee Robt Stewart and ano. 93d st, No 131 n s, 306.3 w Columbus av, 18.9x75 to s s Jaunceys lane, x18.9x74.10, with all title to said lane. Extension of $12,500 mort until June 1, 1912, at 5½%. July 9, 1909. 4:1224. nom

Weiss, Harriet J to Martha wife of and Wm Schroeder. 93d st, No 131, n s, 306.3 w Columbus av, runs n 74.10 to s s Apthorps or Jauncey lane, x n w 18.9 x s 75.7 to st, x e 18.9 to beginning. All title to strip in rear 18.9x—. Prior mort $14,000. June 22, due, &c, as per bond. July 9, 1909. 4:1224. 4,500

Weill, Louis W to Manuel A Gonzalez and ano trustees Antonio Gonzalez. 8th av, No 2542, w s, 74.11 n 135th st, 24.11x80. July 7, 5 years, 4½%. July 9, 1909. 7:1941. 24,000

West Side Construction Co to TITLE INS CO of N Y. 121st st, Nos 401 to 415, n s, 200 e Amsterdam av ,176.9 to Morningside av, West, x105.4x146.9x100. July 8, 5 years, 5%. July 9, 1909. 7:1963. 250,000

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 7:1963. ——

Wieselthier, Joseph to Herman Forman. Bowery, Nos 334 and 336, w s, 52 n Bond st, 35.2x85.1x33x96.4. All title to strip 0.1x96 adj above on south. Prior mort $96,500. July 9, due Sept 9, 1909, 6%. July 10, 1909. 2:530. notes, 1,000

Winterburn, Mary C, of Cliffside, N J, Ada M Beers, of Bantam, Conn, and Amy W Dana, of Grantwood, N J, to GREENWICH SAVINGS BANK. 27th st, No 120, s s, 262.6 w 6th av, 18.9x98.9. July 9, 1909, due, &c, as per bond. 3:802. 15,000

Wolowitz, Moses B and Harris Baron to Wm Jay as trustee Mary E B Field. 3d st, Nos 61 and 63, n s, 225 e 2d av, 39.11x96x40 x96. July 9, due July 13, 1914, 4½%. July 13, 1909. 2:445. 50,000

Weisman, Louis, Samuel Glaser and Michael Landesbaum with Harry J Sprung exr Isaac Sprung. 6th st, No 627 East. Agreement modifying clause of mortgage. July 12. July 13, 1909. 2:389. nom

Same to same. 6th st, No 625 East. Agreement modifying clause of mort. July 12. July 13, 1909. 2:389. nom

White, Alfred L and Fredk M Hilton to Fredk A Clark. Liberty st, No 142, s s, 71.5 w Washington st. 25.2x54.8x25.5x54.11. July 1, due, &c, as per bond. July 14, 1909. 1:56. 13,000

Weeks, Henry de Forest with William Jay as trustee Mary E B Field. Spring st, No 52. Subordination agreement. July 7. July 14, 1909. 2:481. nom

White, Fanny G with Samuel Williams and ano. Park av, Nos 1665 and 1667, e s, 50.5 n 117th st, 50.6x90. Extension of mort for $38,000 to June 30 ,1914, at 4½%. June 30. July 13, 1909. 6:1645. nom

Wiggers, Marie with Morris Kite. 1st av, No 2370. Extension of mort for $2,000 to July 2, 1911, at —%. July 13. July 14, 1909. 6:1809. nom

Wanderer, Jennie to Abraham R Greene. Eldridge st, No 137, w s, 175 s Delancey st, old line, 25x100; Eldridge st, No 135, w s, abt 200 s Delancey st, old line, 25x100. Prior mort $61,000. July 14, 1909, 5 years, 6%. 2:419. 20,000

Wanderer, Jennie with General Theological Seminary of the Protestant Episcopal Church in U S. Eldridge st, Nos 135 and 137. Extension of mort for $61,000 to July 20, 1914, at 5%. June 8. July 15, 1909. 2:419. nom

Weber, Lina A with LAWYERS TITLE INS AND TRUST CO. Morningside av East, No 8. Agreement as to share-ownership in bond and mortgage. May 12. July 15, 1909. 7:1849. ——

Same with same. 115th st, No 352 E. Agreement as to share ownership in bond and mortgage. May 12. July 15, 1909. 7:1849. ——

Same with same. 107th st, No 156. Agreement as to share-ownership in bond and mortgage. June 30. July 15, 1909. 6:1634. ——

Wielar, Joseph to Dixie and Belle Pepper. 132d st, No 164 West. Receipt for $1,000 on account of mort. June 19. July 15, 1909. 7:1916. ——

Wenzel, Anna to TITLE GUARANTEE AND TRUST CO. 93d st, No 54, s s, 248.4 e Columbus av, 26.8x100.8. July 14, due, &c, as per bond. July 15, 1909. 4:1206. 24,000

Same to Frank and Margaret Demuth. Same property. Prior mort $24,000. July 12, 2 years, 6%. July 15, 1909. 4:1206. 3,500

Willner, Dora to Henry Dreyer, of Hoboken, N J. Cherry st, No 383, s w cor Scammel st, No 53, 25.1x55.4x24.9x53.5. June 16, 3 years, 6%. July 15, 1909. 1:260. 4,000

Zipser, Diana with Joseph Yeska and Jennie Wanderer. Eldridge st, No 137, w s, 175 s Delancey st, 25x100; Eldridge st, No 135, w s, 200 s Delancey st, 25x100. Subordination agreement. July 14. July 15, 1909. 2.419. nom

Zipser, Diana with Jennie Wanderer. Eldridge st, Nos 135 and 137, w s, abt 175 s Delancey st, 50x100. Extension of mort for $4,000 to July 1, 1911, at 6%. July 14. July 15, 1909. 2:419. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Ahrend, Ernst to Manida Co. Manida st, No 838 n e s, 363.10 n w Lafayette av, 25x100. P M. Prior mort $7,500. July 2, 3 years, 5%. July 10, 1909. 10:2740. 1,500

*Amsler, Jacob H to Stephen Parker. Broadway, e s, 325 s Tremont road, 52x114.5x50x100, Tremont terrace. July 10, 3 years, 5%. July 12, 1909. 4,000

Arthan Realty Company to Samuel Hoffman. Jackson av, e s, 54.2 s 160th st, 63x87.6. Prior mort $46,000. July 8, due Jan 1, 1911, 6%. July 12, 1909. 10:2647. 3,000

Same to same. Same property. Certificate as to above mort. July 8. July 12, 1909 10:2647. 3,000

Asch, Lotta R to Aldus Realty Co. Hutchins pl, s s, 100 e Greystone av, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,260

*Allers, Theo H and Wm T Heintz to Cath Schwabe. White Plains rd, w s, 100 n Bridge st, runs w 146.9 to New White Plains rd, x — 109.1 x e 155.6 to Old White Plains rd, x s 46.11 x — 109.1 to beginning. July 10, 5 years, 6%. July 14, 1909. 4,000

*Ambrosino, Pasquale to Catherine M Williams and ano. Rose pl, e s, 146.3 n Kingsbridge road, 25x93.11x25x96.1, and being lot 36 map 1108 of 123 lots Hudson P Rose Co. May 25, due, &c, as per bond. July 13, 1909. 1,400

Arthur Avenue Building Co to the City Mortgage Co. Arthur av, n e cor 178th st, 50.1x105x50.2x103.6, except part taken for st and av. July 12, demand, 6%. July 15, 1909. 11:3068. 38,000

Same to same. Same property. Certificate as to mortgage. July 15, 1909. 11:3068. ——

Altro Realty Co to LAWYERS TITLE INS AND TRUST CO. Baretto st, n e cor 167th st. 69.11x57.10x54.7x82.2. Building loan. July 14, due April 14, 1910, 6%. July 15, 1909. 10:2718. 33,000

Altro Realty Co to LAWYERS TITLE INS AND TRUST CO. Baretto st, n e cor 167th st. 79.11x57.10x54.7x82.2. Certificate of consent to mort. July 14. July 15, 1909. 10:2718. ——

Beekman, Samuel to Aldus Realty Co. Waldo av, w s 53.4 s 238th st, 27.2x92.2x25x102.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 682.50

Brazel, Michl J to Aldus Realty Co. Waldo av, e s, 150 s 238th st. 50x144.3x50.4x147.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,150

Burke, Thos F to Aldus Realty Co. Greystone av, n e cor Hutchins pl, 75x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,400

Beatrice, Angelo to Aldus Realty Co. Greystone av, w s, 500 s 238th st, 25x98.10x25x99.7. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Boutman, Ida M, of Tenafly, N J, to HARLEM SAVINGS BANK. Fordham road, s s, 130.2 e Valentine av, 40x98.6x40x96.3. Prior mort $4,000. July 13, 1909, 1 year, 5%. 11:3148. 1,000

Broad Realty Co to Thos S Perkins et al trustees Thos A Perkins. Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x151.4. July 12, 5 years, 5%. July 13, 1909. 10:2671. 8,000

Same to same. Same property. Certificate to above mort. July 12. July 13, 1909. 10:2761. ——

*Bowne, Edward W, of Tarrytown, N Y, to Henry A Hartmann. Washington st, e s, 200 s Morris Park av, 75x95, and being lots 113 to 115 map portion Hunt Estate, Van Nest. P M. July 9, due, &c, as per bond. July 12, 1909. 5,375

Buckenberger, Anthony to DOLLAR SAVINGS BANK of City N Y. 180th st, No 871, n s, 45.6 w Arthur av, 25.3x99.3x25x102.11. July 9, 1909, 2 years, 5½%. 11:3062. 1,000

Behn, Herman to Marie A Hoyer. Briggs av, No 2668, e s, 260.10 n 194th st, 22.2x76.11x22.1x75.10. July 2, due June 21, 1911, 6%. July 9 1909. 12:3294. 1,500

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*Bowne, Edward W, of Tarrytown, N Y, to Mary C Schipt. Washington st, e s, 175 n Columbus av, 25x100, and being lot 112 map portion Hunt estate. P M. July 9, 3 years, 5½%. July 10, 1909. 1,800

Beattie Realty Co to Henry Hollerith. Westchester av, n w s, at w s Southern Boulevard, 60.9x98.2x50x63.8. Prior mort 8—. July 12, 1 year, 6%. July 14, 1909. 10:2727. 10,000

Same to same. Same property. Certificate as to above mort. July 12. July 14, 1909. 10:2727. —

*Bosi, Louis to The Alwell Realty Co. Melville st, w s, 250 s Van Nest av, 25x100. July 14, due, &c, as per bond. July 15, 1909. 2,000

*Behrens, Anna to North New York Co-operative Building and Loan Assoc. Quincy st, w s, 125 n Eastern Boulevard, 25x100. July 12, 3 years, 6%. July 15, 1909. 2,750

*Behrens, Anna to The North New York Co-operative Building and Loan Assoc. Quincy st, w s, 100 n Eastern Boulevard, 25x100. July 12, 3 years, 6%. July 15, 1909. 2,750

Bartholdi, Maria E to Augusta E Brown. 143d st, No 454, s s, 500 e Willis av, 25x100. July 1, 5 years, 5½%. July 15, 1909. 9:-2287. 5,000

Becker, C Adelbert with Anna L Bachmann. Webster av, s e cor 187th st, 37.3x100. Subordination agreement. July 14. July 15, 1909. 11:3031. nom

Butterworth, Joseph E with EMIGRANT INDUST SAVINGS BANK. Tiebout av, No 2101, w s, 212 n 180th st, 25x100x irreg x95. Subordination agreement. July 14. July 15, 1909. 11:3144. nom

Carroll, Ann J, Mary E, Anna J, Frances A and Helen G widow heirs Daniel Carroll to Alice F Brown. Jerome av, n w cor 182d st, 150x100; Grand av, n e cor 182d st, 100x100; 182d st, n s, 100 w Jerome av. 75x100. Prior mort $25,000. June 30, due &c, as per notes. July 9, 1909. 11:3196. 3,500

*Callahan, Thomas to Charles Berls. Ash av, n s, 135 w Corsa av and being lots Nos 5 and 6 map of Laconia Park, 50x100. P M. July 8, 3 years, 6%. July 12, 1909. 800

Cashel, John to Aldus Realty Co. Greystone av, s e cor Hutchins pl, 25x100. July 1, 3 years, 5%. July 12, 1909. 13:3414. 900

Croxton, Philip to Aldus Realty Co. Waldo av, w s, abt 261 n Greystone av, 55x70.10x—x52. July 1, 3 years, 5%. July 12, 1909. 13:3414. 1,200

Chanler, Wm A to N Y LIFE INS & TRUST CO. Westchester av, s e cor 3d av, runs s 121.11 x s e 111.11 to 149th st x e 80.5 to n s Bergen av x n 90.10 x n w 181.5 to Westchester av x w 4.1 to beginning. July 12, 3 years, 4½%. July 13, 1909. 9:2294. 250,000

Casey, Michl H to Aldus Realty Co. Waldo av, w s, 80.6 s 238th st, 27.5x80.8x25x92.1. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 682.50

Cerlian, Louis F to Aldus Realty Co. Greystone av, w s, 100 n 238th st, 75x59.7 to Dashs lane x irreg x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2345

Carpenter, Ella W to Aldus Realty Co. Greystone av, w s, 425 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,351

Costello, Edward to Aldus Realty Co. Fieldston road, e s, 175 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,000

Carucci, Checchina wife Samuele to Helene Fuld. Belmont av, No 2504, e s, 157.2 s Pelham av, 37.6x100. July 13, 3 years, 5%. July 14, 1909. 11:3091. 18,000

Curtin, John J to Emma F Rawlings and ano exrs, &c, Edward A Rawlings. Morris av (Av A), w s, 75 n e 184th st, runs n e 115 x n w 196.6 to e s Fleetwood av, x s w 113 to s e 200 to beginning. July 14, 1909, 5 years, 5%. 11:3184. 10,000

Crossett, Fredk M to Chas H Snow. Andrews av, w s, 462.7 s Hampden st, 50x100, lots No 46 and 47 map No 20, University Heights North. June 23, due July 12, 1911, 5%. July 13, 1909. 11:3224. 6,500

*Corbilletta, Luigi to Michele Balletto and ano. Washington st, being lot No 5 map No 1089. Hudson P Rose Co property, 25x100. June 26, due Nov 19, 1910. 5%. July 15, 1909. 450

Dufort, Annie to Aldus Realty Co. Greystone av, e s, 25 s Hutchins pl, 100x100. P M. July 1, 1 year, 5%. July 9, 1909 13:3406 and 3414. 1,000

Duggan, Edw J to Aldus Realty Co. Greystone av, e s, 275 s 238th st, 50x65x irreg x70. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,225

Dimelow, Jas A to John McKee. Townsend av, e s, 375.11 n 172d st, 61.7x15.11x50x51.10. P M. July 2, 3 years, 5%. July 13, 1909. 11:2846. 1,500

*Dunn, Eliza E with Jasper M Odell. White Plains road, e s, 50 n 224th st, 21x105, Wakefield. Extension of mort for $4,600 to July 17, 1912, at 6%. July 12, 1909. nom

Dillon (D J) Co to Bridget Lennon. 147th st, No 442, s s, 350 w Clifton av or Brook av, 25x100. P M. July 9, due, &c, as per bond. July 10, 1909. 9:2291. 1,750

Doctor, Louis to LAWYERS TITLE INS AND TRUST CO. Union av, w s, 228.10 n 168th st, 20x132.8x20x132.7. July 8, 5 years, 5%. July 10, 1909. 10:2673. 7,000

Dieda, Genovieva to TITLE GUARANTEE & TRUST CO. 154th st, No 386, s s, 125 w Melrose av, 25x100. P M. July 8, due, &c, as per bond. July 9, 1909. 9:2400. 3,000

D'Ambra, Annie to Frank W Honerkamp and ano. Decatur av, e s, 500 s Woodlawn rd, 25x120. July 13, due July 1, 1912, 5½%. July 14 1909. 12:3331. 9,000

Doornbos, Pearlne N to Mark C Meltzer. Marion av, No 2696, e s, 46.9 n 195th st, 25x100. P M. July 1, 5 years, 5%. July 14, 1909. 12:3283. 8,000

Same to same. Same property. P M. Prior mort $——. July 1, installs, 6%. July 14, 1909. 12:3283. 2,000

Dallas, Nettie to Nannie K Lane. Timpson pl, s e s, 234.6 s 149th st, 25x100. July 14, 3 years, 5%. July 15, 1909. 10:2600. 4,500

Davis, Annie wife Isaac to LAWYERS TITLE INS AND TRUST CO. Prospect av, No 689, w s, 244 n 152d st, 19x95. July 12, 5 yrs, 5%. July 15, 1909. 10:2675. 6,000

de Jonge, Annie to Ullman B Soule. Morris av, e s, 130.6 s 140th st, runs s 29.8 x s e 87.2 x n e 25 x n w 5 x n e 1 x n w 96.6 to begining. Prior mort $17,000. July 15, 1909, due July 15, 1910 (?), reads 1909, 6%. 9:2321. 2,000

Damm, Frederick to Jacob A Frank. Quarry road, s e s, at e s Lafontaine av, and being lots Nos 37 and 38 map of 65 choice lots Oak Tree plot, Tremont, runs s w 44.3 x s 12.7 x e 95 x n — x w 74.2. P M. July 9, 3 years, 5½%. July 15, 1909. 11:3063. 3,750

Estate of Isaac G Johnson to Mary E Fuller et al exrs, &c, Jos W Fuller. Palisade av, e s, lot 62 in blk 3111, runs s e 28 88-100 rods along lands of Johnson, Cox and Fuller to w s Washington av x n w — to Palisade av x — to beginning, except parts for sts. P M. June 15, due June 24, 1912, 5%. July 12, 1909. 13:3411. 20,000

Eckhoff, Jacob to Gaines-Roberts Co. Southern Boulevard, w s, 243 s Westchester av 40x118.2x40x116.9. P M. Prior mort $32,-000. July 1, 3 years, 6%. July 9, 1909. 10:2725. 7,000

Elviel Realty Co to Ida T I Schwarz. Jennings st, s e cor Bryant av, 100x25. July 9, 1909, 5 years, 5%. 11:2999. 11,000

Same to same. Same property. Certificate as to above mort. July 9, 1909. 11:2999. —

Eckhoff, Jacob to Gaines-Roberts Co. Southern Boulevard, w s, 283 s Westchester av, runs w 118.3 x s 10.1 x w 4 x s 30.1 x e 123.8 to Southern Boulecard, x n 40 to beginning. P M. Prior mort $32,000. July 1, 3 years, 6%. July 9, 1909. 10:2725. 7,000

Ennis, Jos L to Aldus Realty Co. Waldo av, w s, 275.6 s 238th st, 55.4x65.8x irreg x79.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,330

Echo Amusement Co to Edgar S Appleby trustee. Webster av, e s, 100 s 178th st, 75x158.11x74.6x158.11. Building loan. July 8, 5 years, 6%. July 9, 1909. 11:3027. 40,000

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 11:3027. —

*Eccles, Geo W, of Bayside, N Y, with Chas A Benkiser. 2d av, w s, 425 n 2d st, 25x100, Olinville. Extension of mort for $4,500 to Jan 1, 1913, at 5½%. July 9. July 14, 1909. nom

Elviel Realty Co to Lewis V La Velle. Bryant st or av, n e cor 172d st, 100x100. P M. Prior mort $36,500. July 9, due Mar 15, 1910, 6%. July 15, 1909. 11:3001. 13,000

Elviel Realty Co to The City Mortgage Co. Bryant av, n e cor 172d st, 100x100. July 9, demand, 6%. July 15, 1909. 11:3001. 36,500

Same to same. Same property. Certificate as to above mort. July 9. July 15, 1909. 11:3001. —

Farrelly, Matthew to Aldus Realty Co. Greystone av, e s, 250 s 238th st, 25x80. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Fuchs, Benjemen, of Newark, N J, to Aldus Realty Co. 238th st, s s, 103.2 e Waldo av, 100x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,170

Fuchs, Benjemen, of Newark, N J, to Aldus Realty Co. Spuyten Duyvil road, w s, 150 s 238th st, 50.6x152.2x50.4x154. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,260

Forderaw Co to Aldus Realty Co. 238th st, n e cor Fieldston road, 100x115.5 to Dashs lane x150.2, gore. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,082.50

Forster, Frederick P and Henry A to Susie Hayward. Tyndall av, w s, 137.6 s Hill st, runs w 100 x s 12.6 x e 5 x s 25 x e 95 x n 37.6 to beginning; Tyndall av, e s, 149.4 s 261st st, 62.6x90; Liebig av, e s, 100 n 261st st 25x95. June 22, 1 year, 6%. July 9, 1909. 13:3423. 2,500

Fearns, Wm H to John Steinmetz. 169th st or Arcularius pl, n s, 474.6 e Gerard av, 25x100. July 9, 3 years, 6%. July 14, 1909. 11:2839. 800

Flora, Luigi to Frances H Bolton and ano exrs Wm H Bolton. 146th (Cottage) st, s s, abt 786.7 w College av and being lot 228 map of Village of Mott Haven, 50x100. July 12, 3 years, 5%. July 13, 1909. 9:2335. 8,000

Freudenvoll, Clara B to David Simon. 179th st, n s, 100 w Crotona av, 50.4x100. P M. Prior mort $——. July 14, 3 years, 5%. July 15, 1909. 11:3080. 2,100

Flood, Rosa to Michl J Sullivan. Featherbed lane, n w cor Nelson av, 25.2x100x—x—, and being lots 1 and 2 map lots Century Investing Co. Prior mort $6,656.25. July 13, due, &c, as per bond. July 14, 1909. 11:2876. 1,000

Gordon, Louis to Aldus Realty Co. Waldo av, s e cor 238th st, 25 x101.7x25x103.2. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,225

Gordon, Louis to Aldus Realty Co. Waldo av, s w cor 238th st, 53.4x102.7x50x121.8. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,890

Gordon, Louis to Aldus Realty Co. Riverdale av, s e cor 238th st, 66.8x73.9x50x117.10. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 3,815

Garneau, Mary J to Aldus Realty Co. Greystone av, e s, 75 n Hutchins pl, 33 to Dashs lane x120.7x66.7x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,400

Gaston, Wm D to Aldus Realty Co. Greystone av, w s, 150 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,645

Galligan, Bartholomew F to Mary J Farmer and ano. Webster av, e s, 72.1 n 171st st, 50x102 to w s Mill brook x50x99.3. P M. July 10, 1909, due, &c, as per bond. 11:2896. 7,000

*Guerrero, Peter F to Maria L Regina. Commonwealth av, n w cor Beacon st, 50x100, and being lots 351 and 352 block J amended map property Hudson P Rose, Mapes estate. July 9, 1909, due Oct 18, 1910, 6%. 1,000

*Guglielmo, Raffaele to G De Witt Clocke. Pierce av, s s, 225 e Deane pl, and being lot No 80 map on partition of estate Maria Pierce et al, Westchester, 25x191. June 30, due, &c, as per bond. July 13, 1909. 500

*Gnazzo, Angelo and Alessio Monaco to Joseph Wadick. 215th st, s s, 325 e 5th av and being lot 628 map Laconia Park, 25x100. July 21, 3 years, 6%. July 14, 1909. 1,000

*Huke, Wm with Salvatore Genzardi. Parker av, n s, abt 335 e Castle Hill av and being lots 45 and 46 map No 957 of 120 lots Daily estate, 50x100. Extension of $2,500 mort until Aug 12, 1911, at 6%. July 9, 1909. nom

*Huke, William with Chas J Verro. Parker av, s s, 301.3 e Castle Hill av and being lot 61 map No 957 of 120 lots Daily Estate, 25x100. Extension of mort for $3,500 to Aug 12, 1911, 6%. Aug 28, 1908. July 9, 1909. nom

*Hunter, Wm E to EXCELSIOR SAVINGS BANK. 225th st, n s, 205 w 3d st, 50x114, Wakefield. July 14, 5 years, 5%. July 15, 1909. 4,000

*Hauser, George with Marcus Nathan. Wallace av, No 1882. Extension of mort for $3,500 to Nov 15, 1912, at 5%. July 13. July 15, 1909. nom

Hirsch, Esti to TITLE GUARANTEE AND TRUST CO. Union av, No 1235, w s, 268.10 n 168th st, 20x132.8. June 2, due, &c, as per bond. July 9, 1909. 10:2673. 7,000

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Hanley, Stephen J to Adolf Mandel. Prospect av, No 1432, e s, about 75.8 s Crotona Park East, and being plot beings 77.8 s Crotona Park East and 132 e Prospect av, runs s 54.4 x e 120.2 x n w 120.10 x s 87.11 to beginning. P M. July 13, 3 years, 6%. July 14, 1909. 11:2937 and 2978. 1,750

*Hemmerich, Emil to Joseph F Flynn. Grant av, w s, 100 n John st, 50x150. P M. July 8, 5 years, 6%. July 10, 1909. 4,000

Hoar, Mary S to HARLEM SAVINGS BANK. Wales av, Nos 600 and 602, s e s, 125 s 151st st, 50x105, except part for av. July 9, 1909, 1 year, 5%. 10:2653. 1,700

Higgins, Thomas J to The EMIGRANT INDUST SAVINGS BANK. Marion av, e s, 226.11 n 200th st, 82.6x110. July 12, 1909, 5 years, 5%. 12:3285. 9,000

Hayes, Augustus L to John H Rogan exr Patrick Hall. 183d st, No 212, s s, 66 e Grand Boulevard and Concourse, 18x93. P M. July 6, due July 1, 1912, 5%. July 13, 1909. 11:3158. 2,500

*Hall, Emily A with Fredk Meyer. Lots 228 to 241, 250 to 263 amended map (No 1131) of Adee Park. Extension of mort for $4,500 to June 18, 1912, at 5½%. July 10. July 13, 1909. nom

Hayes, Augustus L to The Tremont Building & Loan Assoc. 183d st, No 210, late 3d st, s w s, 114 s e Anthony av, late Av C, 18x93. P M. July 12, installs, 6%. July 13, 1909. 11:3158. 2,500

Hume, John C to Julia A Lockwood. Loring pl, No 2261, w s, 122.5 n 183d st, and at n s land H E D Jackson, runs w 119.8 x n 35 x e — to pl x s 35 to beginning. Prior mort $5,500. July 8, due Aug 28, 1912, 5%. July 9, 1909. 11:3225. 2,000

Hangel, Sarah to Aldus Realty Co. Greystone av, e s, 210.10 n Waldo av, 25x112 to Waldo av x27.7x100.2. P M. July 1, 3 yrs, 5%. July 9, 1909. 13:3406 and 3414. 1,050

Haar, John R to Aldus Realty Co. Greystone av, w s, 175 n 238th st, 103.8x119.7x59.7, gore. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,500

Hizsnay, Edward to Aldus Realty Co. 238th st, s s, 100 e Greystone av, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,680

Hay, William to Aldus Realty Co. Hutchins pl, n s, 100 e Greystone av, 25x120.3 to Dashs lane x29.4x141.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 500

Inglis, Wm O to Aldus Realty Co. Greystone av, e s, 75 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 822,50

*Jacobstat, Dora to Wm J Hyland and ano. Main st, e s, 26.8 n Grant st, 26.8x110x25x100, except part for Main st; Grant st, n s, 100 w Franklin av, 50x75. Prior mort $17,000. July 12, 3 years, 6%. July 13, 1909. 3,000

*Same to Eliza H Roberts trustee Deborah A Honeywell, dec'd, and Georgia H Merrill. Same property. July 12, 3 years, 5½%. July 13, 1909. 13,000

Kelly, Thomas F to James A Kelly. Lots 107 and 108 block 3239 map Bailey estate. July 9, 5 years, 5%. July 10, 1909. 11:3239. 2,200

Knepper, Sophie with Walter A Mulvihill. Hoe av, e s, 125 s 173d st, 75x100. Subordination agreement. July 8. July 12, 1909. 11:2989. nom

Same with same. Same property. Subordination agreement. July 8. July 12, 1909. 11:2989. nom

Kee, David C to Aldus Realty Co. Greystone av, n w cor 238th st, 100x100. July 1, 3 years, 5%. July 12, 1909. 13:3414. 4,935

Khouri, Assad G to Jas W McElhinney. Aqueduct av East, n e cor 182d st, 101.4x97.4x100x114.4. July 6, 1 year, 6%. July 13, 1909. 11:3208. 2,500

Kuhn, Mary E extrx and trustee estate Wm H Kuhn with Hannah F Bergsmann, of Bayonne, N J. Bathgate av, No 2052. Extension of mort for $3,000 to July 3, 1911, at 6%. May 25. July 13, 1909. 11:3045. nom

*Kelly, Sophie to Charles Glore. Columbus av, s s, lot 22 map of 211 lots portion of Downing estate at Van Nest, begins at w s lot 21 and runs s 32.1 to land of N Y, N H & H R R Co x w 94.3 x n 19 to av x e 98.5 to beginning. July 10, due, &c, as per bond. July 13, 1909. 3,000

Kleban, Louis E to Morris Osmansky. Fulton av, w s, 155 n 171st st, 100x160.6x100.7x173. P M. Prior mort $15,000. July 1, due, &c, as per bond. July 9, 1909. 11:2928. 6,000

Kavanagh, Patrick F to Aldus Realty Co. Spuyten Duyvil road, w s, 50 s 238th st, 50x104.7x50x108.11. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 650

Krooss, Henry to Aldus Realty Co. Spuyten Duyvil road, w s, 100 s 238th st, 50x154x50.4x152.5. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

King, Helen to Aldus Realty Co. Fieldston road, e s, 100 s 238th st, 75x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 3,000

Kelly, James J and James F Coleman to Aldus Realty Co. Fieldston road, e s, 450 s 238th st, 50x100. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 2,765

Kelly, James J and James F Coleman to Aldus Realty Co. Fieldston road, w s, 150 s 238th st, 25x85.8 to Riverdale av x27.2x96.3. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 1,242.50

Kohler, Chas S to Aldus Realty Co. Fieldston road, e s, 550 s 238th st, 82.7x100.3x76.3x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,000

Keeler, Saml with Saml Keeler as trustee Peter K Post. Boone st or av, e s, 187.7 s 172d st, runs n e 57.6 x s 25 x e 86.6 to w s West Farms rd, x s 41 x s w 38.3 x s w 29.4 to w s West Farms rd, x s 14.9 x s w 126.4 to Boone st, x n 143.9 to beginning. Subordination agreement. July 7. July 14, 1909. 11:3013. nom

Same with same. Same property. Subordination agreement. July 7. July 14, 1909. 11:3013. nom

Kummerle, Friedrich to DOLLAR SAVINGS BANK of City N Y. Pelham av, s e cor Hoffman st, 53.3x108x54.3x108. July 13, due June 1, 1912, 5%. July 14, 1909. 11:3067. 10,000

Kelly, Thomas F to Sarah Brennan. Lots 107 and 108, blk 3239, map No 1187 Bailey Est. July 9, 3 years, 6%. July 10, 1909. 11:3239. 3,500

Kellwood Realty Co to TITLE GUARANTEE & TRUST CO. Whitlock av, w s, 400 n Barretto st, 2 lots, each 38.5x100. Two morts, each $21,000. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 42,000

Same to same. Whitlock av, w s, 287.6 n Barretto st, 37.6x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

Kellwood Realty Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 36.2 n Barretto st, 37x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

Kellwood Realty Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 325 n Barretto st, 37x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

Kellwood Realty Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 250 n Barretto st, 37x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

*Kaufman, Philip to James Carney. Jefferson st, s e cor Starling av, 155x100, Unionport. June 19, 1 year, 6%. July 12, 1909. 4,000

Katonah Construction Co to Theodore Wentz. Marmion av, e s, 33.4 s 178th st, 33.4x85.7. Building loan. July 14, due Jan 1, 1910, 6%. July 15, 1909. 11:3117. 18,000

Katonah Construction Co to Theodore Wentz. Marmion av, e s, 66.3 s 178th st, 33.4x85.7. Building loan. July 14, due Jan 1, 1910, 6%. July 15, 1909. 11:3117. 18,000

Same to same. Southern Boulevard, w s, 36.3 s 178th st, 72.6x115.5x66.1x85.7. July 14, due, &c, as per bond. July 15, 1909. 11:3117. 6,000

Same to same. Marmion av, e s, 33 s 178th st, 66.1x85.7. Certificate as to above mort. July 14. July 15, 1909. 11:3117. ——

*Kaufman, Philip to Henry Braun, of West Hoboken, N J. Jackson av, w s, 180 s Starling av, 25x108. July 15, 1909, 3 years, 5%. 3,500

Lord, Clarkson E to Wm H Wright & Son, Inc. Briggs av, No 2665, w s, 241.8 n 194th st, 22.9x84.8x22.10x82 3. P M. Prior mort $6,000. July 8, 3 years, 6%. July 9, 1909. 2,000

Liberty, Financial and Security Co to American Mortgage Co. Belmont av, s e cor 181st st, 141.3x68.4x140.2x85.9, except part for st and av. July 9, 1909, 3 years, 6%. 11:3081. 9,500

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 11:3081. ——

Loudon, Mary, of Yonkers, N Y, to Aldus Realty Co. Waldo av, e s, 140 n 236th st, 50x208x109x114.3. P M. July 1, 3 yrs, 5%. July 9, 1909. 13:3406 and 3414. 1,225

Lenihan, Patrick to Aldus Realty Co. Waldo av, n e cor 236th st, 24.7x110.8x29.3x114.2. P M. July 1, 1 year, 5%. July 9, 1909. 13:3406 and 3414. 665

Lalor, Nicholas G to Aldus Realty Co. Greystone av, e s, 80.10 n Waldo av, 30x52.7 to Waldo av x33.3x38.4. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 500

Leffler, John to Aldus Realty Co. Greystone av, w s, 100 s 238th st, 50x100. P M. July 1, 1 year, 5%. July 9, 1909. 13:3406 and 3414. 1,645

Leffler, John to Aldus Realty Co. Greystone av, w s, 200 s 238th st, 50x100. P M. July 1, 1 year, 5%. July 9, 1909. 13:3406 and 3414. 1,610

*Lamponi, Franciesco to John J Kellock and ano. Plot begins 990 e White Plains road at point 995 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort $3,500. July 10, 1 year, 6%. July 14, 1909. 1,100

Levins, Nanno to Mary A McGivney. Marion av, e s, 844 n 194th st, and being lot 101 map Farm Benj Berrian, Fordham, 50x156 x50.5x163.6, except part for av. May 29, 3 years, 5%. July 9, 1909. 12:3283. 5,000

*Landgrebe, Anton to Catherine McGhan and ano. Mianna st, s w cor White Plains road and being lots 19, 20 and 21 map No 1097, of Lott G Hunt estate at Van Nest. July 14, due, &c, as per bond. July 15, 1909. 3,000

Levin (Nathan B) Co to Excelsior Mortgage Co. Lot 41 map (No 903) of Metropolitan Real Estate Assoc, Fordham Ridge, except part for 197th st. Building loan. July 10, 1 year, 6%. July 13, 1909. 12:3301. 11,000

Same to James B Turk. Same property. P M. Prior mort $11,000. July 10, due, &c, as per bond. July 13, 1909. 12:3301. 2,000

Same to Excelsior Mortgage Co. Tiebout av, w s, 298.6 s 184th st, 50x115. Building loan. July 10, 1 year, 6%. July 13, 1909. 11:3146. 11,000

Same to Geo E Buckbee. Same property. P M. Prior mort $11,000. July 10, due, &c, as per bond. July 13, 1909. 11:3146. 1,300

Moritz, Herman H with Albert H Moritz. Andrews av, w s, 375.10 n 183d st, 74.2x125. Extension of mort for $6,000 to July 1, 1910, at 5%. July 2. July 15, 1909. 11:3225. nom

Murphy, Patrick W to Aldus Realty Co. Spuyten Duyvil road, w s, 305.6 s 238th st, 51.3x133.10x50.4x139. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,000

Maidhof, William to Aldus Realty Co. Spuyten Duyvil road, w s, 355.6 s 238th st, runs s 19.6 x s w 67 x w 77.2 x n 50.5 x e 168.3 to beginning. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 735

McCullough, Samuel to Aldus Realty Co. Fieldston road, w s, 103.10 n Riverdale av, 25x85.8 to Riverdale av x27.2x75.3. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,050

McMichael, Chas C to Aldus Realty Co. Fieldston road, n w cor Riverdale av, 103.10x64.6x92x41.2. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,952.50

McKeogh, Michael and William to Aldus Realty Co. Fieldston road, s w cor 238th st, 50x80. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,310

McCullough, Samuel to Aldus Realty Co. Fieldston road, e s, 225 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,120

Mathews, Franklin S to Aldus Realty Co. Hutchins pl, n s, 125 e Greystone av, 25x110x29.8x120.3. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 770

Marpmann, Hermann W to Catherine Sutorius. 137th st, No 444 East. Extension of mort for $15,200 to July 1, 1914, at 5%. July 12. July 13, 1909. 9:2281. nom

*McNerney, Patrick J, Borough of Queens, to Annie Daly, Borough of Queens. Bell av, e s, 125 s Randall av, 75x94.11 to w s Pratt av x84.4x133.6, Edenwald. July 8, due, &c, as per bond. July 13, 1909. 1,000

Morrison, John, of Riverdale, N Y, to John H Thorn. Babcock av, e l, part lots 27 and 28 map Joseph Rosenthal at Riverdale, begins

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at e s plot 28 and 50 n from s s said plot, runs n 75 x w 95 to said c l of Babcock av x s 76 x e 90 to beginning. Prior mort $600. July 7, due July 7, 1912, 6%. July 13, 1909. 13:3426. 600

*Miller, Wm D to William Beaman. Bronx Boulevard (Marion st), n e cor 241st st, 25x100, Washingtonville. July 12, 3 years, 6%. July 13, 1909. 3,500

*Molleson, Geo H and Stanley H with Dora Jacobstat. Westchester av, n s, and being lots 2, 4 and 5 map of property of William Cooper at Westchester. Subordination agreement. July 12. July 13, 1909. nom

Morris, Sarah A to TITLE GUARANTEE & TRUST CO. Pond pl, No 2780, e s, abt 100 n 197th st, 50x95x54x116. July 12, due, &c, as per bond. July 13, 1909. 12:3289. 5,000

Magan, Richard F, of Mt Vernon, N Y, to TITLE GUARANTEE & TRUST CO. 157th st, No 419 East, n s, 50x100. July 12, due, &c, as per bond. July 13, 1909. 9:2379. 1,500

*Moore, Jas F to Evelena Conrad. Byron st, e s, 225 n Kossuth av, 25x98 11x25x100.5. July 6, 3 years, 5½%. July 12, 1909. 3,750

Mascia (Saverio A) Co to Stephen O Lockwood and ano exrs, &c, Maria Jones. 151st st, Nos 275 and 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. Consent of stockholders to mort for $40,000. July 8. July 12, 1909. 9:2411. ——

Same to same. Same property. Certificate as to above mort. July 1. July 12, 1909. 9:2411. ——

Mascia, Saverio A to Clarence M Lewis. 151st st, Nos 275 and 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. July 8, 1 year, 6%. July 12, 1909. 9:2411. 5,000

Same to same. Same property. Consent of stockholders to above mort. July 8. July 12, 1909. 9:2411. ——

Same to same. Same property. Certificate as to above mort. July 8. July 12, 1909. 9:2411. ——

Marx (John) Construction Co to Walter A Mulvihill. Hoe av, e s, 125 s 173d st, 75x100. Certificate as to mort for $2,500. July 8. July 12, 1909. 11:2989. ——

Marx (John) Construction Co to Walter A Mulvihill. Hoe av, e s, 125 s 173d st, 75x100. July 9, due September 1, 1909, 6%. July 12, 1909. 11:2989. 2,500

McGovern, Mary C wife of and James to Mary A Ferris. 169th st, s s, 85.5 e Fox st, 18.6x45x22.10x38.4. July 9, 1909, 3 years, 5%. 10:2718. 4,000

Maisel, Ray and Regina Rohman with Max Gold. Brown pl, s e cor 137th st, 100x90. Extension of mort for $14,950 to July 15, 1913, at 6%. July 13. July 14, 1909. 9:2264. nom

Maisel, Ray and Regina Rohman with Max Gold. Brown pl, s e cor 137th st, 100x90. Subordination agreement. July 14, 1909. 9:2264. nom

Maisel, Ray, N Y, and Regina Rohman, of Brooklyn, to Anna L Mead. Brown pl, s e cor 137th st, 50x90. June 30, 3 years, 5%. July 14, 1909. 9:2264. gold 45,000

Same to The Century Mortgage Co. Brown pl, e s, 50 s 137th st, 50x90. June 30, 3 years, 5%. July 14, 1909. 9:2264. gold 23,000

*Munn, Sarah D to HARLEM SAVINGS BANK. Westchester av, e s, 125.6 n e Av B, runs n e 252 x s e 100 x n e 85.6 x n w 100 to av x n e 30.7 to c l Seabury Creek x e — to w s Av A x s 154 to point 103 n 15th st x w 700 x n 148 to beginning. Prior mort $10,000. July 14, 1909, 1 year, 5%. 7,000

Meckes, Louis to Robt W Todd. Woodycrest av, e s, 195.10 n 164th st, 25x100. July 13, 3 years, 5%. July 14, 1909. 9:-2508. 6,250

*Molyneaux, Katie A to Frank Gass. Lots 114 and 115 map property in Unionport. July 7, 3 years, 6%. July 9, 1909. 400

*Mitchell, Clara J to Eliz Mitchell. Coddington av, s e cor Vincent av, 30x100x26.6x100.3 and being lot 168 map 336 lots property Sisters of Charity. P M. July 1, 3 years, 5%. July 10, 1909. 400

Macnab, Marie and Julia B Smith to Wm H Murphy. Jesup av, n w cor Jesup pl, 125x97.6. July 12, due, &c, as per bond. July 15, 1909. 11:2872. 5,000

Mooney, Thos J to Margt M Nugent and ano. Home st, s e cor Hoe st cr av, 25.2x82x25x79.1. May 10, 3 years, 6%. July 15 1909. 10:2752. 4,000

*McCoy, Rosina F wife of Samuel J to Frieda M Buehrle. Washington av, e s, being lot No 12 and part of lot No 11 Cebrie Park, 33x101. July 14, due July 15, 1910, 6%. July 15, 1909. 300

Maresca, John to Eliza K Dooling. Hughes av, w s, 100 s 187th st, 25x87.6. July 15, 1909, 3 years, 5½%. 11:3073. 10,000

*Nance, Chas E to John Zimmermann. Edwards av, e s, abt 325 n Marrin st, 50x100, and being lots 119 and 120 map 368 lots part Seton Homestead. Prior mort $4,000. July 6, due, &c, as per bond. July 10, 1909. 1,000

Nally, Mary A to Walter W Taylor. Teller av, No 1352, e s, 474.1 n 169th st, 25x80.9x25x80.11. Prior mort $——. July 8, installs, 6%. July 9, 1909. 11:2782. 501.98

Norris, Edward W to Aldus Realty Co. Waldo av, e s, 200 s 238th st, 50x140.11x50x144.3. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,540

*Nelson, Nelly to EASTCHESTER SAVINGS BANK. Amundson av, e s, 300 s Randall av, 50x100. July 13, 3 years, 6%. July 14, 1909. 3,500

Naughton, Anna L with James McCabe. Boscobel av, n s, 14 e Nelson av and being lots 66 and 67 parcel 15 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 50x100x—x68.4. Extension of mort for $2,500 to July 1, 1912, at 5½%. July 9, 1909. 11:2873. nom

Neamann, Robt H to Philip A Zoller. 3d av, late Fordham av, w s, 108.2 n 176th st, 27x91.10x27x90.7; also strip in front of above between old line of Fordham and new line of 3d av. Prior mort $6,000. July 14, 3 years, 6%. July 15, 1909. 11:2924. 2,000

O'Keeffe, Thos A to Aldus Realty Co. Waldo av, e s, 44.7 n 236th st, 100x99.4x100x108.2. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,680

Olbrich, Charles to Aldus Realty Co. Greystone av, n e cor 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,000

O'Connell, Katherine to Aldus Realty Co. Greystone av, s w cor 238th st, 100x100. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 2,800

*Oldshein, Max and Jacob Abrahamovitch to Geo S King trustee Cornelia Graham. Barker av, w s, 25 n Elizabeth st, 25x100. June 25, 3 years, 6%. July 9, 1909. 2,800

O'Flaherty, Jennie to Mons Johnsen. Lot 29 map No 1187 Bailey estate. P M. July 8, due, &c, as per bond. July 10, 1909. 11:-3239. 1,400

Plante, Marie L to Aldus Realty Co. Waldo av, e s, 100 s 238th st, 50x147.7x50.4x152.4. 2 morts, each $857. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,714

Petroll, Charles to Aldus Realty Co. Fieldston road, e s, 500 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,870

Pacher, Anna M to Monika Geiger. Irvine st, w s, 100 n Seneca av, 50x38.2. Prior mort $12,000. July 13, 1909, due as per bond, 6%. 10:2671. 2,000

*Penfield, William to Manhattan Mortgage Co. Fulton st, e s, abt 330 s 240th st, and being lot 105 map Washingtonville, 33.2x151.4. Prior mort $——. July 9, due, &c, as per bond. July 10, 1909. 3,800

Peter, Laura A to Ernest Sonner. Briggs av, No 2684, e s, 438.2 n 194th st, 22.2x83.11x22.1x83. July 1, due, &c, as per bond. July 9, 1909. 12:3294. 1,000

Perry, Ione H, of Richmond, Mass, to Bennett H Tobey as trustee Amanda E Henry. Southern Boulevard, e s, 87.6 n Jennings st, 18.8x100. July 9, 3 years, 5%. July 10, 1909. 11:2981. 3,000

Same to same. Southern Boulevard, e s, 106.2 n Jennings st, 18.9 x100. July 9, 3 years, 5%. July 10, 1909. 11:2981. 3,000

Quin, Eugene J to Cornelius Callahan. Sedgwick av, e s, bet 183d st, and Fordham road, begins at n line land conveyed by Harrison to Merrill, July 18, 1887, runs e 126.3 x n 40.8 x w 120.9 to av, x s 40.11 to beginning. Prior mort $11,500. July 15, 1909, 1 year, 6%. 2,500

*Recordon, Henry L C to Blanche Lacroix. Nathalie av, w s, being lot 35 of Anthony estate, 25x121.11x25.2x118.11. July 14, due July 1, 1919, 5%. July 15, 1909. 3,000

Rendall, John to Anna L Bachmann. Webster av, s e cor 187th st, 37.3x100x36.5x100. July 13, due, &c, as per bond. July 15, 1909. 11:3031 35,000

*Roeder, Geo of Yonkers, N Y, to Margt Nilsson. Catharine st, e s, 50 n from n s lot 208, 25x106x25x107 being part of lots 51 to 53 map Wakefield, also property in Yonkers, N Y. June 10, 3 years, 6%. July 10, 1909. 1,700

Renz, Louisa to TITLE GUARANTEE AND TRUST CO. 154th st, No 388, s s, 100 w Melrose av, 25x100. P M. July 8, due, &c, as per bond. July 9, 1909. 9:2400. 3,000

Rubinsky, Jos to Hanna Haist. Brook av, n e cor 150th st, 25x100. Prior mort $22,000. July 9, due, &c, as per bond. July 10, 1909. 9:2276. 7,500

Roosa, Gesina M wife of and Harvey E to Saml Harris. Marion av, No 2783, w s, 200 s 198th st, 25x78.1x25.3x74.4; Prospect av, No 2137, w s, 88.1 n 181st st, 22x100. Prior mort $11,500. July 8, due, &c, as per bond. July 9, 1909. 12:3289. 3,000

Rosenthal, Max and Joseph Oshinsky to EMPIRE CITY SAVINGS BANK. Union av, w s, 71.3 n Home st, runs w 91.1 x n 45.9 x e 91.1 x s 43.7 to beginning. July 1, 1 year, 5%. July 9, 1909. 10:2672. 30,000

*Rezzano, Angelo to Chas H Baechler. Adams st, e s, 192 s Morris Park av and being lot 41 map Van Nest Park, 26x118x25. x—. July 8, due July 1, 1912, 5%. July 12, 1909. 3,000

Rosen, Sadie to LAWYERS TITLE INS & TRUST CO. Washington av, No 1469, w s, 250 s 171st st, 18.9x139.6. July 12, 5 years, 5%. July 13, 1909. 11:2902. 6,000

Reid, Marion P to Thos F Murray. Park View pl, s e s, 444.2 n e Tee Taw av, 25x90, being lot No 56 map of 112 lots of Moses Devoe, 25x90. P M. July 15, 1909, 3 years, 6%. 11:3219. 3,000

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*Russo, Andrea to Mary P Zuria. 226th st, n s, 188 e Paulding av, 75x109.6, and being lots Nos 39 to 41 map (No 1114A) of 329 choice lots Schieffelin estate. July 14, 3 years, 6%. July 15, 1909. 1,600

Silk (Reeve A) & Co, a corpn, to Aldus Realty Co. Waldo av, e s, 25 s 238th st, 75x100x75x101.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,520

Stroub, Lucy C to Aldus Realty Co. Waldo av, e s, 250 s 238th st, 50x137.6x50.4x140.11. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 1,000

Sohl, Henry A to Aldus Realty Co. Spuyten Duyvil road, n w cor 238th st, 25x109x25x115.10. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,050

Sohl, Arthur H to Aldus Realty Co. Spuyten Duyvil road, s w cor 238th st, 25x107.11x25x108.11. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,190

Sullivan, Margt E to Aldus Realty Co. Fieldston road, w s, 50 s 238th st, runs s 75 x w 107.1 to Riverdale av x n w 57.4 x e 70.3 x n 25 x e 65 to beginning. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,585

Soukup, Anton to Willie Hejduk. Matilda st, plot No 72, n w s, 50x100, map of South Washingtonville. July 10, 3 years, 5½%. July 12, 1909. 1,500

Siedenberg, Fredk L to Ida D Leonardi. Crotona av, e s, 234.7 n 181st st, 34.8x77.11x34x84.7. Prior mort $4,500. July 9, 3 yrs, 5%. July 12, 1909. 11:3098. 2,300

*Schennach, John and Bernhard Boosmann with Anna M Lang. Part of lot 1 and part of gore B, on map of Unionport. Subordination agreement. July 10. July 12, 1909. nom

Springmeyer Richard H to Teachers Co-operative Bldg and Loan Assoc. North st, s s, 101.10 w Morris av, late 2d av, 65.2x88.3x 64x76. July 8, installs, 6%. July 9, 1909. 11:2825. 1,440

*Stastney, Mary to Cecelia Kahn. Bridge st, n s, 100 w White Plains road, 26.7x97.11x—x100. July 8, due, &c, as per bond. July 10, 1909. 2,000

Sussman, Ray wife of Wm S to Morris M Sinske. Kelly st, No 748, old No 48, e s, 325 n 156th st, 25x100. July 6, 3 years, 5%. July 10, 1909. 10:2708. 8,500

Santini, Annuncio to METROPOLITAN SAVINGS BANK. 149th st, s s, 100 w Clifton av, or Brook av, 25x100; 149th st, s s, 90 w Brook av, runs w — x n — to 149th st, as now opened, x e — x s —to beginning, except part for st. July 9, 1909, 5 years, 5%. 9:2293. 5,000

Saverio, A Mascia Co to Stephen O Lockwood and ano exrs, &c, Maria Jones. 151st st, Nos 275 and 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. July 8, 5 years, 5%. July 10, 1909. 9:2411. 40,000

Stark, George and Margaret Knox with Ida C Schwarz. Bryant av, s e cor Jennings st, 125x100. Subordination agreement. June 30. July 9, 1909. 11:2999. nom

Solomon, Emanuel with Montague Lessler. Forest av, e s, 209.2 n 163d st, 62x100. Agreement modifying mort. July 8. July 10, 1909. 10:2659. nom

Sproessig, Chas H, Jr, to Julius Lichtenstein. Stebbins av, e s, 661.10 n Freeman st, 25x105x25x103.10. July 8, 3 years, 5%. July 9, 1909. 11:2965. 5,500

Same to same. Stebbins av, e s, 686.4 n Freeman st, 25x106.3x25 x105. July 8, 3 years, 5%. July 9, 1909. 11:2965. 5,500

Same to same. Stebbins av, e s, 711.4 n Freeman st, 25x107.5x25x 106.3. July 8, 3 years, 5%. July 9, 1909. 11:2965. 5,500

Same and Carl Ernst with same. Stebbins av, Nos 1382 to 1386. Subordination agreement. June 19. July 9, 1909. 11:2965. nom

Strause, Geo to Nevelson-Goldberg Realty Co. 3d av, Nos 4001 and 4003. Certificate as to amount due on mort. July 1. July 10, 1909. 11:2921. —

*Stradinger, Elizabeth to Mary A and Cath T Campbell and ano as joint tenants. St Lawrence av, e s, 255.2 s West Farms road, 25x100, and being lot 41 block A map of property Hudson P Rose, Mapes estate, West Farms. July 14, due July 1, 1912, 5½%. July 15, 1909. 300

Schulman, Hyman to IRVING SAVINGS INST. Cypress av, No 362, e s, 180 s St Marys st, 40x100. Prior mort $25,000. July 14. due, &c, as per bond. July 15, 1909. 10:2571. 3,000

Same to same. Cypress av, No 354, e s, 260 s St Marys st, 40x100. Prior mort $25,000. July 14, due, &c, as per bond. July 15, 1909. 10:2571. 3,000

Saunders, Walter D to Henry W Neubeck. Creston av, e s, 300 n Kingsbridge road, 20x75.3x20x75.4. July 15, 1909, 3 years, 5½%. 12:3314. 3,000

Schnakenberg, John to Balthasar Schnoppelrey. 154th st, n s, 370 w Elton av and being lot No 554 map of Melrose South; also 154th st, n s, 395 w Elton av, 50x100, except part for Melrose av. P M. Prior mort $8,000. July 30, due, &c, as per bond. July 15, 1909. 9:2376. 9,000

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. July 3, demand, 6%. July 14, 1909. 11:3121. 6,000

Same to same. Same property. Certificate as to above mort. July 3. July 14, 1909. 11:3121. —

Strauss, Henry with Anna L Gisin. Boston av, No 970. Extension of mort for $5,000. to Oct 31, 1912, at —%. July 14, 1909. 10:2621. nom

*Schick, Edw J to Land Co C of Edenwald. Monticello av, w s, 675 s Randall av, 50x100, Edenwald. P M. July 13, 3 years, 5½%. July 14, 1909. 550

Thomas, Rowland W to Wm A Larned. Clay av, e s, 92.5 n 174th st, 25x100, except part for av. July 6, 1 year, 6%. July 10, 1909. 11:2891. 8,000

Same to same. Clay av, e s, 67.6 n 174th st, 24.11x100, except part for av, July 6, 1 year, 6%. July 10, 1909. 11:2891. 8,000

Thomas, Hugh to Theo P Huffman. Ogden av, e s, 275 s 162d st, 50x115. July 8, installs, 6%. July 9, 1909. 9:2511. 4,500

Toop, Wm H to Jacobs Wicks, Jr. Park av, late Railroad av, East, e s, 302.5 n 138th st, 100x222 to Mott Haven Canal. Building loan. Prior mort $45,000. July 9, 1909, due Oct 1, 1909, 6%. 9:2340. 20,000

Tessier, Edw M to Caroline A Brundage as trustee for Wm H Young. Webb av, late Tee Taw av, e s, 448.4 n Devoe terrace, late Park View pl, 25.11x102.9x25.3x102.6. July 9, 3 years, 5% July 10, 1909. 11:3219. 4,500

Two Hundred & Forty-Second St Realty Co to Aldus Realty Co. Greystone av, e s, 135.11 n Waldo av, 75x100.2 to Waldo av x83 x64.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,415

Two Hundred & Forty-Second St Realty Co to Aldus Realty Co. Greystone av, e s, 100 s 238th st, runs s 150 x e 80 x n 100 x e 20 x n 50 x w 100 to beginning; Waldo av, w s, 108 s 238th st, 166x79.7x irreg x130.8. P M. July 1, 3 yrs, 5%. July 9, 1909. 13:3406 and 3414. 14,280

Thom, James to Aldus Realty Co. Greystone av, w s, 600 s 238th st, 20.7x90.3x26.3x92.8. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 577.50

Tier, Chas A, of Mt Vernon, N Y, to Aldus Realty Co. Hutchins pl, n s, 150 e Greystone av, 54.3 to Dashs lane x102.2x29.8x110. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,750

Thom, James to Aldus Realty Co. Hutchins pl, s s, 150 e Greystone av, 46.3 to Dashs lane x irreg x50x100; 238th st, n w cor Waldo av, runs e 191.3 x n 135.8 to Dashs lane x n w 148 x s 66.7 x w 100 x s 125 to beginning. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 18,375

TITLE GUARANTEE AND TRUST CO with Michael Meehan and Kellwood Realty Co. Whitlock av, w s, 250 n Barretto st, 226.11 x100. Subordination agreement. July 7. July 15, 1909. 10:2735. nom

Universal Operating Co to Aldus Realty Co. Riverdale av, e s, 66.8 s 238th st, 31.2x70.3x25x88.10. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 927.50

Universal Operating Co to Aldus Realty Co. Fieldston road, e s, 250 s 238th st, 100x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,725

Udell, Jennie to TITLE GUARANTEE AND TRUST CO. Kelly st, No 50, e s, 350 n 156th st, 25x100. July 8, due, &c, as per bond. July 9, 1909. 10:2708. 7,000

Vogel, Rachel to Aldus Realty Co. Fieldston road, s e cor 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,417.50

Vogel, Rachel to Aldus Realty Co. Fieldston road, e s, 25 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,275

Vogt, Henry F to Jeremiah N Martin. Lane, e s, 457 n road from Kingsbridge to Williamsbridge, 100x94.8x100x95.10, except part for Heath av. June 15, due, &c, as per bond. July 9, 1909. 12:-3257. 3,500

Viau, Benjamin to Samuel Keeler trustee Peter K Post. Boone st or av, e s, 187.7 s 172d st, runs n e 57.6 x s 25 x e 86.6 to w s West Farms road x s 41 x s w 38.3 x s w 29.4 to w s West Farms road, x s 14.9 x s w 126.4 to Boone st, x n 143.9 to beginning. July 7, 3 years, 6%. July 14, 1909. 11:3013. 5,000

Same to Samuel Keeler, of Ridgefiel, Conn. Same property. July 7. 2 years, 6%. July 14, 1909. 1,100

*Vodrazka, Chas E to Annie Klippel. Wilcox st, e s, 200 s Barkley av, 75x100, and being lots 287 to 289 map property St Joseph Orphan Asylum. July 14, 1909, 3 years, 5%. 1,300

*Wildung, George with Louis Mazza. Columbus av, s s, 25 e Van Buren st, 25x100, and being lot 101 map Van Nest Park. Extension of mort for $3,500 to July 7, 1912, at 5½%. July 7. July 15, 1909. nom

Westermann, Caroline with Geo N Fischer. Clinton av, n e cor 179th st, late Lebanon st, 25x100. Extension of mort for $4,500 to Jan 1, 1913, at 5%. July 9. July 14, 1909. 11:3094. nom

Wynne, John P and Mary E his wife, tenants by entirety to EMIGRANT INDUSTRIAL SAVINGS BANK. Tiebout av, No 2101, w s, 212 n 180th st, runs w 95 x n 13 x w 5 x n 12 x e 100 to av, x s 25 to beginning. July 14, 5 years, 5%. July 15, 1909. 11:3144. 4,000

Wetterer, Matilda to Aldus Realty Co. Waldo av, e s, 300 s 238th st, 50x134.3x50.4x137.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,117.50

Williams, Lillian B to Aldus Realty Co. Greystone av, e s, 325 s 238th st, 25x60. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 560

Westchester Av Realty Co to Aldus Realty Co. Greystone av, w s, 400 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Wheeler, Albert E to Aldus Realty Co. Greystone av, e s, 25 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,680

Walsh, Wm J to Aldus Realty Co. Greystone av, s e cor 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,277.50

Williams, Lillian B to Aldus Realty Co. Greystone av, e s, 110.10 n Waldo av, 25x64.6 to Waldo av x27.7x52.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 542.50

Westchester Av Realty Co to Aldus Realty Co. Greystone av, w s, 375 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Wetterer, Matilda to Aldus Realty Co. Fieldston road, e s, 350 s 238th st, 100x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 5,320

Weber, Henry W to Manida Co. Manida st, No 836, n e s, 338.10 n w Lafayette av, 25x100. P M. Prior mort $7,500. July 2, 3 years, 5%. July 10, 1909. 10:2740. 1,500

Wright (Wm H) & Son (Inc) to Arena A Wright. Briggs av, No 2665, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.3. July 1, 3 yrs, 5%. July 9, 1909. 12:3300. 6,000

Warren, Abraham to Theo Wentz. Morris av, e s, 100 s Field pl, 50x130. Building loan. July 9, demand, 6%. July 10, 1909. 11:3172. 14,000

Whitney, Annie R to Edgar S Appleby trustee. 3d av, No 2562, e s, 27.3 s 139th st, 27.3x103.10x25x92.11. July 9, 3 years, 5½%. July 10, 1909. 9:2314. 12,500

Wentz, Theodore with Katonah Construction Co. Honeywell av, e s, 143 n Tremont av, 177th st, 50x60.1. Extension of $17,-500 mort until July 9, 1914, at 5%. July 10, 1909. 11:3121. nom

*Warwick Realty & Construction Co to DOLLAR SAVINGS BANK of City N Y. 203d st, s s, blk front bet Hall and Willard avs, runs e 200 x s 150 x w 100 x s 134.2 to road to Westchester

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x S w 61 S x n w 43 S to Hall av x n 279.3 to beginning 21, 3 years, 6 July 9, 1909. June 7,500

*Same to same. Same property. Certificate as to above mort. July 2 July 9, 1909.

Zimmerman, Morris and Louis Singer to Sophie Knepper. 134th st, No 539, n s, 200 w St Anns av, 25x100. P M. Prior mort $20,000 July 10, due, &c, as per bond July 13, 1909. 9 2262. 4,500

*Zinn, John to Julius Heiderman. Ledland av, e s, 125 s Wood av, 25x100. July 15, 1909, 3 years, 6% 4,000

JUDGMENTS IN FORECLOSURE SUITS.

July 9.

15th st, No 344 East. Herman Rosenberg agt Solomon Simon; Julius J Frank; Gilbert H Montague, ref. Amt due, $52,447 77

Arthur av, No 2388. Henry Elias Brewing Co agt Giuseppe Jamascia et al, Louis W Osterweis, att'y, Sylvester L H Ward, ref. Amt due, $3,515.

Valentine av, s e s, 180.9 n e 198th st, 50x98.11 Abraham Kaufman agt William Regelman; Menken Bros, att'ys; Henry A Mendelson, ref. Amt due, $6,410.49.

West End av, n e cor 85th st, 27.2x100. Bessie N Carman agt Mary W Sommerville, Breed, Abbott & Morgan, att'ys; Robert J H Powell, ref. Amt due, $46,718.75

July 10.

215th st, No 762 East. Charles Mann agt David Lyle et al; Benjamin & Taylor, att'ys; S L H Ward, ref. Amt due, $1,860.90.

117th st, Nos 429 & 431 East. Millie Levy agt Louis Rand; Simon M Roeder, att'y; Morris Koenig, ref. Amt due, $5,126.66.

3d av, s e cor 97th st, 62.11x51. Chas W Moore agt Carl Ernst et al, Schirps & Schirps, att'ys; Abraham L Jacobs, ref. Amt due, $24,854.50

July 12.

2d av, n w cor 126th st, 99.11x100. Henry H Jackson agt Ida Stern et al; Stephen H Jackson, att'y; Carl L Schurz, ref. Amt due, $62,942.81.

3d av, e s, 77.11 s 136th st, 51.11x186.4 to Lincoln av, x50x172.2. Gertrude Schaeffer agt Louis Seidman et al; Michael C Gross, att'y; G Welles Wheeler, ref. Amt due, $5,514.58.

July 13.

6th st, No 251 West. James P Clarendon agt Moss Realty Co, Chas E Lydecker, att'y, Lowen E Ginn, ref. Amt due, $8,161.25.

Madison st, No 229. Theodore Bitterman agt Samuel Grayboys et al; Samuel Bitterman, att'y; Joseph C Levi, ref. Amt due, $15,-173.30

Madison st, No 163. Jonas Weil agt Sarah Glicksman; Malcolm Sundheimer, att'y; Fulton McMahon, ref. Amt due, $16,975.94.

July 14.

Willett st, No 68. Rexton Realty Co agt Abraham Schwartz; Kurzman & Frankenheimer, att'ys; Joseph Pool, ref. Amt due, $7,401.33.

112th st, No 160 East. Max Levin agt Samuel Borenstein; Manheim & Manheim, att'ys; James T Brady, ref. Amt due, $11,971.50.

120th st, No 536 East. Jacob S Friedman agt Louis Meyer Realty Co; Herman A Schoenfeld, att'y; Leopold Freiman, ref. Amt due, $2,253.50.

13th st, s s, 86.4 e Av C, 23.10x103.3. Robert I Brown agt Joseph Pimstein; Sackett, Chapman & Stevens, att'ys; Timothy P Sullivan, ref. Amt due, $17,816.94.

LIS PENDENS.

July 10.

Riverside Drive, n e cor 127th st, 86.6x146.4x146.11x100. E F Keating Co agt Riverside Viaduct Realty Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.

City Island av, s e cor Scofield st, 75x92. Frank Booth et al agt Isabelia M Craft et al; partition; att'y, F X Butler.

Austin pl, e s, 25 s 147th st, 50x100. Philip Krausch agt Harlem Bottling Works et al; action to foreclose mechanics lien; att'ys, Herman, Hirschman & Weil.

July 12.

No Lis Pendens filed this day.

July 13.

119th st, No 7 West. Kay F Browne agt Charles A Browne et al; partition; att'y, R C Greene.

July 14.

129th st, No 34 West. David D Doniger agt Napoleon Construction Co; counter claim; att'y, F T Hill.

July 15

20th st, No 164 West. Thomas H Styles agt Thomas G McClatchey et al; action to foreclose mechanics lien; att'y, W F Kimber.

12th st, s s, 286 e 5th av, 61.3x102.3. Parker Sheet Metal Works agt Julia Fitzgerald et al; action to foreclose mechanics lien; att'y, L Rosenberg.

July 16.

161th st, No 450 East. Anna Kolman agt Mary Smith et al; action to determine claim; att'y, C F Hallock

FORECLOSURE SUITS.

July 10.

101st st, No 332 East. Irving Bachrach agt Jacob Bloch et al; amended; att'y, W M Golden, Jr.

Perry st, Nos 113 & 115. John H Vought et al agt Jacob Katz et al, att'y, H A Prince.

93d st, Nos 313 & 315 East; two actions. Charles Reinhart agt Ella Bernhard et al; att'y, F P Trautmann.

64th st, No 302 East. Joseph G Wallach agt Peter Curran et al; att'ys, Kurzman & Frankenheimer.

July 12.

Oak st, No 29. Samuel S Manheimer agt Morris Barron et al; att'y, J Manheimer.

Lots 119 and 120, map 1100, map of 300 lots situated in 23d and 24th Wards. Crotona Realty Co agt Isaac L Michael et al; att'ys, Lachman & Goldsmith.

Water st, No 428. Samuel S Manheimer agt Morris Barron et al; att'y, J Manheimer.

Belmont av, n w cor 189th st, 15x87.6. Frank M Patterson agt Louis Nochese; att'y, W G Whaley.

1st av, No 854. Isaac Selig agt Kotzen Realty Co et al, att'y, C Schwick.

116th st, Nos 431 to 435 East. The Mutual Life Insurance Co of N Y agt the M Fine Realty Co et al; att'y, J McKeen.

89th st, No 276 West. The Mutual Life Insurance Co of N Y agt Clifford H Chaffee et al; att'y, J McKeen.

July 13.

132d st, No 7 East. Metropolitan Savings Bank agt Samuel Scher et al, att'ys, A S & W Hutchins.

Kelly st, or 152d st, n s, 25 w Wales av, 25x86.11x irreg. Emma Dreyfus et al, trustees, agt Leopoldine Klein et al; att'ys, Kurzman & Frankenheim.

Trinity av, w s, 27 s 164th st, 73x100. Michael Dodaro agt Frank Zinga et al; att'ys, Simon & Asher.

65th st, No 417 East. Lucius H Beers agt Benjamin Jackerson et al; att'y, H deF Baldwin.

102d st, No 124 East. Malvina Russom agt Moses Ochs et al; att'y, M Stein.

10th av, No 132. Title Guarantee & Trust Co agt Otto Hentschel et al; att'y, H Swain.

Goerck st, Nos 152 to 158.

Houston st, Nos 488, 490, 496 and 498 East. Sada Makler agt M Fine Realty Co et al; att'ys, Myers & Schwersenski.

114th st, s s, 279 w Lenox av, 26x100.11. Edw H Hogenauer agt Jeanne Reynolds et al; att'ys, Davis & Kaufmann.

July 14.

1st av, Nos 1029 & 1031. Albert Winternitz agt Samuel Rieger et al; att'y, A Wielar.

Railroad av, s e cor Jackson st, 105x108. Peter Leckie et al agt Harold R Clarke; att'y, F J Kuerzi.

4th st, No 32, Bronx. Anna Merklinger et al agt Angelo Borgatta et al; att'y, R C Burlando.

4th st, No 34, Bronx. Otto Mollenhauer et al agt same; att'y, R C Burlando.

Lot 89, map of portion of Hunt Estate, Van Nest, Bronx. Italian-American Trust Co of the City of N Y agt Michael Vierno; att'ys, Otterbourg, Steindler & Houston.

51st st, No 504 West. Emil Reibstein agt Joseph L Weber; att'ys, Manheim & Manheim.

61st st, No 241 West. Jacob Low et al agt Israel H Goldberg et al; att'y, J E Brodsky.

Carmine st, n w s, 118 n e Bleecker st, runs n w 70 x s w 10 x n w 30.5 x s w 38 x s e 100 x n e 43 to beg. Harriet A Boyd agt Cornelia K Averill et al; att'y, A T Scharps.

July 15.

Duane st, Washington st, Reade st and West st, block, &c. Edward Roche agt John R Bartlett et al; att'ys, Young, Ver Planck, Prince & Flanders.

Cannon st, No 98. Hene Cooper agt Jossef Wisselthier et al; att'y, J A Seidman.

18th st, No 530 East. Paul Hellmann agt Henry Kramer et al; att'y, A A Hovell.

July 16.

Broome st, Nos 149 & 151. Chas S Whitman agt Louis Kovner et al; att'ys, Jones & Carleton.

3d st, No 380 East.

Lewis st, No 150. Mutual Life Ins Co of N Y agt Joseph Klein et al; att'y, J McKeen.

129th st, No 111 East. Francis H Ross agt Philip Epstein et al; att'ys, Fixman & Lewis.

West Farms rd, — s Lot 5, 50x200. Mary I Ehrgott admrx agt Frank A Becker et al; att'y, G L Lewis.

St Ann's av, No 427. Bernard Vogel agt Simon Nachemson et al; att'ys, Strasbourger, Eschwege & Schallek.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

July.

10 Adkins, Mack D—N Y Telephone Co.23.72
10 Alexander, Calligan et al——the same.49.88
12 Atherton, Emile L—W A Bastedo..114.71
13 Anderson, Geo W—H C Copeland 74.41
13 Almond, Daniel—John Simmons Co...807.53
14 Aschenbach, Chas W—W L Price et al 281.41
14 Adams, May et al—People, &c.....500.00
14 Arras, William et al——the same.....500.00
15 the same——the same 500.00
14 Adams, Agnes——the same 500.00
15*Akcebrod, Harry et al—N Y Telephone Co. 53.97
15 Auerbach, Meyer—M B Stone....costs, 75.35
16 Adams, John B—D Nicoll et al.....46.21
16 Antonescu, Phillip A Lupesco 65.65
16 Adler, Louis M & Jennie* et al—I Bregman et al 127.29
10 Brander, Thomas W—A Simon et al..45.08
10 Brown, Geo J—Sargent & Co.....2,195.65
10 Barone, Michael—H S Stark.....65.61
10 Billingham, Robert—J Henry et al..108.92
12 Bloom, Edward Dewey—D B R Chapman. 318.23
12 Brande, John—M Zimmerman Co.....73.31
12 Brenner, Jacob—W Aronstein et al..153.89
12 Brant, Chas F—M L Harris.....32.41
13 Bellotti, Michael—F C Crawford.....34.17
13 Block, Samuel et al—A Kalmowitz.....59.65
13 Birnbaum, Isaac—M Mayers et al...121.91
13 Bloomfield, Geo A—H L Adt.....89.25
13 Burch, T Hamilton et al—W M Leslie.322.16
13 Block, Samuel et al—E A Brush ..2,500.00
13 the same—the same 2,000.00
13 Bordley, Lillian V—H P Sawyer 221.14
13 Bordley, J Claypole —the same 85.00
14 Behrman, Joseph—A Sussman 141.91
14 Brown, Louis—S T Curtis.....624.07
14 Beals, Hallock W—Tentonia Fire Ins Co of Alleghany, Pa 998.21
14 the same——Humboldt Fire Ins Co of Alleghany, Pa 998.21
14 Bernstein, Freeman et al—E Plohn et al. 61.85
14 Barracato, Rosario—Y Salzman 29.54
14 Boehn, Chas J W D Reynolds.....32.72
14 Berg, Carl—L Bauer 137.17
14 Brumaghim, Wm S—C K Mills.....63.06
14 Ballou, Geo L—G A Just & Co.....187.02
14 the same G A Just 142.72
14 Bauer, Joseph—H A Geist Co.....19.56
14 Baker, Thomas—Oliver Typewriter Co.184.88
14 Bleideu, Benjamin—State Bank 52.22
14 Bennett, Edw H—J Newton Van Ness Co. 65.41
15 Bleiweiss, Adolph F—N Y Telephone Co. 28.34
15 Brekstone, Abraham—P Gross 139.51
15 Beadleston, Alfred N—Farmers Loan & Trust Co 6,000.00
15 Bloch, Max E—A H Dollard....costs, 708.02
15 Bayer, Harris et al—A Moll.....149.51
15 Bruck, Samuel L—H Rothstein.....4,557.89
16 Bernstein, Freeman—Meek Co.. ....117.05
16 Brown, Wm J—Barnett Bros. 141.00
16 Bennett, Edw H* & Henry C et al—S A Park 37.32
16 Battelle, Mary G—M Haughton et al.475.28
16*Barton, Jacob et al—York Card & Paper Co.....1,180.27
16 Bordenhausen, Harry W—H G Ridabock et al 198.91
16 Baker, Thomas H E Hunter.....134.35
16 Blakeslee, Geo A—J M Cohen.....6,930.00
10 Collet, Auguste et al—N Y Telephone Co. 49.88
10 Conner, Daniel G—Sheffield Farms Slawson Decker Co..... .....74.15
12 Cohen, Morris—S Oieberman et al....59.65
12 Ciccarone, Adams—Acme Roofing Co..44.41
12 Chesterman, Rosalie extrx—T Kirkpatrick 20,223.94
13 Clark, Besse C—N Y Telephone Co...98.20
13*Cohen, Joseph et al—A Kalmowitz....59.65
13 Campbell, Horace J—C F Bishop.....557.93
13 Cuccio, Joseph D—J Friedenberg....114.37
13 Cornish, Charles by gdn—A H Joline et al .....costs, 108.88
14 Coyle, Ollie—N Y Telephone Co.....23.18
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14 Selah Patterson Co H B Swain.....902.21
14 Harvard Automobile & Garage Co et al—Harral Soap Co 88.68
14 Economical Investors Building & Realty Co—Lawyers Title Ins & Trust Co....53.86
14 Judge Co—Title Guarantee & Trust Co... .....763,530.59
15 Fox Theatrical Enterprises—S Kraus.... .....1,540.11
15 Farmers Loan & Trust Co ex'r—D L Martin 381,516.30
15 Press Pub Co—L Noonan 06
15 Butler Bros Hoff Co—S K Sullivan....158.38
15 Louis Meyer Realty Co et al—S Freed et al 252.41
15 the same—the same 212.41
15 Lambert Snyder Co—J E Garrett.....281.91
15 Rochester German Ins Co—C Huethwohl et al 27.41
15 American Watchmans Time Detector Co—W J Quinlan 28.50
15 City of N Y—Thirty-Fourth Street Cross-town R R Co.....58.53
16 Charles E Dressler Co—O W Friedenrich. 1,209.35
16 Newman & Bockner—N Y Telephone Co 28.60
16 Gallo & Pittelli Construction Co—J J Smith 478.22
16*Nassau Hotel Co et al—Improved Property Holding Co of N Y.....236.52
16 Delaware Fire Ins Co of Dover, Delaware—I Friedman 30.65
16 N Y City Ry Co J Turley.....275 00
16 the same—R Bernstein 628.28
16 Lancaster Silver Plate Co—E W Webb. 616 47
16 Smokeless Locomotive & Furnace Co—M F Burns 2,019.83
16 Whiting Mfg Co—C E Bulkley.costs, 171.03
16 Banning Co—J C Blanchard 845.82

SATISFIED JUDGMENTS.

July 10, 12, 13, 14, 15 and 16.

Byrnes, Patrick J et al—McDermott & Harrigan. 1908 .....240.41
[6]Bassing, Jacob et al—People, &c. 1908..4,000.00
Banks, Charles—J S Watson. 1909.....726.58
Brigham, Arthur L—C Whelp. 1903....369.47
Blau, Max F, Samuel Graff & Dora Graff—N Kirschner et al. 1908 .....182.15
Block, Joseph & Jacob Cohen—P Kutyn. 1909 .....214.65
Same—same. 1909 .....227.65
Bradley, John—M Loeb et al. 1905.....272.97
Baxter, Dennison E—O H Cheney. 1907.210.08
Bamford, Joseph, Jr, et al—O H Cheney. 1907 .....527.41
Baxter, Dennison E—O H Cheney. 1907.527.41
Breitzer, Constantine—W R Ostrander Co. 1908 .....50.54
Brown, Wordell E et al—J A Gifford et al. 1908 .....86.91
Berresford, John H—City of N Y. 1904..159 16
Boyce, J Raymond et al—H C Sprague. 1909.57.85
Comins, Herbert—A B Knight. 1906.....131.91
Costello, Mary A—H Alexander. 1909.....436.21
Currie, Walter J et al—H C Sprague. 1909.57.85
Currie, Frederic et al—H C Sprague. 1909.57.85
[6]Coaney, Chas F—A J Wheeler. 1909..1,000.00
Conlin, Harrie B et al—J A Gifford et al. 1908. .....86.91
Conron, John E & Joseph—J O Armour. 1909. .....502.33
Dudensing, Richard Jr—H K Jarmusch. 1909. .....793.70
Drexler, Samuel et al—A Spanner et al. 1909. .....131.15
Dunlap, Helen L—Booksellers Protective & Collection Assn. 1908 .....92.41
Epstein, Morris B—Fourteenth Street Bank. 1908 .....67.15
Fay, John F et al—Whitteman Bros. 1909. .....1,165.37
Flach, Frank et al—J L Piper. 1909...1,511.23
Fastenberg, Nathan et al—A Spanner et al. 1909 .....131.15
Ferguson, Eugene L—Booksellers Protective & Collection Assn. 1909 .....39.41
[6]Ferguson, Samuel S—L Bronner. 1905...118.24
[6]Same—Appeal Printing Co. 1905.....120.61
[6]Same——G M Leventritt et al. 1904.....39.67
[6]Same——I Henderson. 1905 .....67.49
[6]Same——James McCreery & Co. 1905....86.41
[6]Same——L Bronner. 1904.....115.21
[6]Same——U S Trust Co. 1903.....1,183.60
Freeman, Helen L—F A Myrick. 1909....145.21
[6]Feinberg, Morris et al—People, &c. 1908. .....4,000.00
[6]Forgotston, Morris A—A Hartog et al. 1906. .....34.67
[6]Same——L Bronner. 1904 .....115.21
[6]Same——Waldorf-Astoria Segar Co. 1904..51.47
[6]Same——Julius King Optical Co. 1905...120.46
[6]Same——Appeal Printing Co. 1905....120.61
[6]Same——Manhattan Gas Heating Co. 1905.69.67
[6]Forgotston, Morris A—L Schlesinger. 1905. .....434.14
[6]Same——same. 1906 .....11,284.42
[6]Same——C B Hodgdon. 1905.....11,284 42
[6]Forgotston, Morris A—R Friedlander et al. 1905 .....640.17
[5]Same——same. 1905 .....242.44
[6]Same——J M Schoenfeld. 1904 .....185.91
[6]Same—-L Engleman. 1904.....180.24
Gallo, Joseph & Frank Pitelli—Title Guaranty & Surety Co. 1909 .....1,230.19
Gallo, Joseph & Frank Pitelli—Title Guaranty & Surety Co. 1909 .....41.14
Gebhardt, Julius F—City of N Y. 1905...56.33
Gurtman, Wilhelm—J Pavers. 1909.....94.51
Goldstein, Hyman et al—J Collins. 1908.539.17
Glen, Grosvenor K—Emanuel Glick Inc. 1908. .....135.90
Gottlieb, Morris—J Lehman. 1909.....104.68
[1]Goets, Andrew—City of N Y. 1909.....109.94
Healy, John J et al—Whitteman Bros. 1909. .....1,165.37
Huschfeld, Ada—T Rouse. 1909.....27.72
Hughes, Thomas—P W Engs & Sons. 1909.257.18
Hough, James W—City of N Y. 1903....44.72
Herrick, Edmund R et al—J C Russell et al. 1908 .....2,528.02
Hoffman, Michael & Herman—J Harris. 1909. .....72.00
Higgins, Martin et al—McDermott & Harrigan. 1908..... .....240.41
Isaacs, Rickie—L Bergman et al. 1909....26.63
Joline, Adrian H et al—P J O'Hara. 1909..50.00
Kahn, Abraham H Gottlieb. 1909.....144.75
Kellogg, Morris W—H Hansen. 1907....15,141.20
Kirchner, Wm H et al—J L Piper. 1909..1,511.23
Keil, Leonard—H Zukel. 1909 .....39.41
[6]Konowitz, William—People, &c. 1904...500.00
Lewis, Reginald J—B Altman & Co. 1908..96.45
Lakakes, Nicholas E—C G Tzingos. 1909.532.28
Levy, Abraham A Heyman. 1909.....224.15
Levine, Solomon—S H Kramer. 1909.....34.49
Latrobe, Lawrason R—E Harding. 1909..1,210 91
McGettigan, Anthony A—M N Clement. 1908. .....1,821 32
Maccolini, I W—B K Bloch. 1908.....227.94
Moore, John—M Epstein 1908 .....60.11
McIlvaine, Thomas—A Sullivan. 1909.....80.72
[3]Minka, Jacob et al—Van Nest Woodworking Co. 1908 .....101.62
[3]Masche, Herman et al—Van Nest Woodworking Co. 1908 .....101.62
Montrose, Geo H—M Levenson. 1908....202.96
Same——L Rosengarten et al. 1909.....119.23
Same—same. 1901 .....108.68
Same——F Whevenson et al. 1909.....123.45
Mainz, Henry—John Scheepers & Co. 1908. .....223.15
Mackellar, Thomas—J N Francolini. 1908. .....1,362.22
Norton, Eliot—J C Russell et al. 1909....271.06
Oldshine, Louis—Hahn & O'Reilly. 1905.89.42
[6]Purrington, Geo F—W M Purdy et al. 1902. .....3,506.20
Peters, Bernard & Mary—Abel Brill Co. 1909. .....655.37
Pluncer, Fishel—E Goldstein. 1909.....276.15
Plancer, Fishel—I Goldstein. 1909.....119.65
Rohr, Wm J—J De Wolf. 1902.....103.85
Redmond, Michael—J L Evans et al. 1909 .....2,010.41
Reilly, Mary A—D J Murphy. 1909.....557.55
Rauch, David S et al—M N Clement. 1909 .....1,969 29
Reich, Solomon—B Baranowitz. 1909.....99.15
Robinson, Douglas et al—P J O'Hara. 1909. .....50.00
Rood, Clarence E—Mercantile Safe Deposit Co. 1904 .....128.27
Riccitelli, Louis—J McKee. 1908.....126.08
Scharrath, William—J S Dermody et al. 1909. .....88 42
Sherrick, Ada—S B Forman. 1909.....48.96
Swan, Frederick A—G V Morton. 1907....52.31
Sunderlin, Frank C et al—Whitteman Bros. 1909 .....1,165.37
Siegelstein, Pierre A—J Sparber et al. 1907. .....95.02
Simis, William Jr—Simmons Hardware Co. 1907 .....573.53
Stivers, Geo L—T F Gerome. 1907.....77.09
Sugarman, Mark—Macey Co. 1909.....61.67
Schier, John H—Ries & O'Donovan Inc. 1909. .....570.65
Same——same. 1909 .....570.65
Siegel, Hyman et al—J Collins. 1908....539.17
Schodsky, Max—J T Dill Co. 1907.....38.31
Singer, Louis—J Levy. 1908.....4,594.39
Sire, Meyer L—Lord & Taylor. 1906.....523.47
Susswein, Henry M—Pennsylvania Steel Co. 1909 .....94.57
[6]Shapiro, Isidor et al—People, &c. 1908.4,000.00
Susswein, Henry M—Penna Steel Co. 1908. .....3,889.07
Schwartzberg, Simon—S Kelner. 1909.....17.41
Sadler, Henry R et al—H C Sprague. 1909.57.85
Talcott, James—M Jonasson et al. 1904..102.10
Taylor, Annie—J H Erb. 1909.....35.36
Tucker, William L—Mobile Storage & Repair Co 1905 .....197.50
Uhlfelder, Simon & Abraham Weinberg—East River Mill & Lumber Co. 1909.....724.59
Weir, Ellen et al—McDermott & Harrigan 1908 .....240.41
[1]Wolf, Annie—Majestic Neckwear Co. 1909. .....51.56
Werner, Samuel—J M Grossman. 1909....54.41
[1]White, Sarah C S—City of N Y. 1909...293.59
[6]Weil, Carrie J—E Lowe. 1908.....15,900.00
White, Harry J—J L Sudask. 1909.....84.22
Weeks, Oakley & Count W—B B Gattell. 1908 .....102.83
Same——same. 1908 .....110.55
[1]Zweig, Hulius S D Multz. 1909.....454.98
[1]Same——M L Rohman. 1909.....1,628.98

CORPORATIONS.

Grasheim & Co—I Haft. 1909.....222.78
National Surety Co et al—M N Clement. 1909. .....1,969.29
Zimmermann, John Co—City of N Y. 1908.864.77
D E Baxter & Co et al—O N Cheney. 1907. .....527.41
N Y Central & Hudson River R R Co—G Spivony. 1908 .....4,487.80
[3]Continental Printing & Playing Card Co—A Harder et al. 1909.....1,149.95
[3]N Y City Interborough Ry Co—P Brauer. 1908 .....27,246.00
Raymond Van Praag Supply Co—W Kavanagh. 1909 .....4,643.83
Roth, Max N Y Edison Co. 1909.....32.67
N Y Taxicab Co M Euch. 1909.....454.61
Interborough Rapid Transit Co—J Lewine. 1909 .....415.10
Same——A Sneddon. 1909.....640.43
Meier George Co—Lorenz & Co. 1909.....551.57
Os-We-Go Natural Mineral Water Co et al—Whitteman Bros. 1909.....1,165.37
Riccardonna Hotel Co—R B Henry & Sadler Co. 1908 .....589.39

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution [6]Annulled and void.

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MECHANICS' LIENS.

July 10.

70—90th st, No 48 East. Harry Nieberg et al agt Chas E Rushmore & Elias Nieberg. 1,375.00

71—5th av, No 503. John L Keating & Co agt Levi P Morton, 503 5th Ave Co & E Nieberg 25.25

72—Park av, n w cor 60th st, 20x100.5. Same agt Chas E Rushmore & E Nieberg.... 46.00

73—East Houston st, No 119.....
Chrystie st, No 232.....
Isaac Silverman agt Frieda Hart, Max Hart & Orazio La Cagnina..... 240.00

74—Timpson pl, w s, 75.3 s Whitlock av, 55.1 x102.7x32.4x100. Garfield Construction Co agt Ellen M Quinlan..... 278.59

July 12.

75—Pearl st, No 32. Abe Warm agt Hungarian Relief Society, Sigmund Fox & Joseph Rosenzweig 1,135.00

76—114th st, No 307 West. Bernard Schildhaus agt Harriet Molbach & E M Molbach 25.50

77—81st st, No 40 East. William J Ryan agt Samuel Muhrland & Charles C Claflin.... 16.20

78—Cedar st, n w cor Forest av, 87.6x100. Thomas C McKenna, agent, agt William F Rohrig Co..... 290.00

79—40th st, No 317 East. Aeolian Plastic Slate Roofing Co agt William J Whittaker & John Hooper 110.00

80—Honeywell av, n e cor 178th st, 65x113. Frank Stola agt Mellwin Realty & Const Co..... 176.05

81—8th st, No 17 West. Henry L Rausch agt Minnie T Owens 82.32

82—32d st, Nos 323 to 329 East. Rubin Warnik agt James Conway & Kaplan, Kandra & Co..... 84.00

83—32d st, Nos 344 & 346 East. Same agt Frankbro Realty Co & Mandel Bldg Co. 380.00

July 13.

84—48th st, No 160 West. William Beck agt Julius Plucker & Henry G Ahrens..... 274.50

85—170th st, s w cor Bristow st, 51x130x55x 105. Emil Nokolai agt Chas H Sproessig, Jr..... 2,700.00

86—Stanton st, No 50. Abraham Sturman agt M Brisky, Louis Baron & Louis Fein.... 54.00

87—48th st, No 160 West. Charles Spangenberg agt Julius Plucker & Henry G Ahrens. 1,130.28

88—Broadway, w s, between Old Post road & Snuyten Duyvil Parkway or road, 286.11x 133.4. Hughes & Kelly agt Pabst Brewing Co & James Thom 865.78

89—136th st, No 622 West. Barry Loewe agt Annie Koplik, Klein & Weiss..... 230.00

90—8th av, No 2707. Michael Brady agt Henry Steger & George Franks 75.00

91—8th av, Nos 711 to 715. Nathan Strom agt Wm W Astor & Jacob Harris (Renewal). 225.00

92—Brook av, No 1302. Louis Pallinger et al agt Morris & Mary Rosenkrantz & Max Zimmerman 110.00

92—Clinton st, Nos 90 to 96. Morris Lempert agt Morris Miller & Ike Bloom 75.00

94—Satisfied.

July 14.

95—Washington av, Nos 1574 to 1578. Sam Horowitz agt Harry M Goldberg and Isidore Kaplan 372.00

96—Same property. Joseph Warm agt same. 545.00

97—Satisfied.

98—1st av, No 954. Enimo B Miller agt Jacob Hoffman Brewing Co and Louis Gackeidlein 85.00

99—54th st, No 438 & 440 West. Becker & Goldberg agt Virgil Thurkauf and John Fulton, Inc 380.00

100—Barnes av, w s, 30 n 226th st, 75x105. Ruggero Stanchina agt Levecchin Construction Co and Frank P Gilliberty..... 307.35

101—Quimby st, n s, 130 w Olmstead av, 25x 108, Bronx. Thos B Bowne & Son Co agt Emma Uhl and Adam Jausen..... 245.87

102—Houston st, No 119 East.....
Chrystie st, No 232.....
James M Saulpaugh et al agt Frieda & Max Hart and Orazio La Cagnina..... 473.58

July 15.

103—41st st, Nos 108 to 112 West. Davis Brown agt Trustees of St Lukes M E Church and Charles E Force & Co..... 5,100.00

104—26th st, Nos 334 & 336 East. Simon Berger agt Pauline Miller and Adolph S Miller 252.00

105—St Nicholas av, n e cor 172d st, 95.6x 125. Katz & Kanter agt Ray Ginsberg and Kingsway Construction Co. 2,000.00

106—St Nicholas av, No 202. Same agt Morris Gordon and Harry Bloom..... 62.00

107—31st st, No 133 West. Sullivan Insulation Co agt Church of St James of Assisi and Hopkins Jordan Co 146.00

108—8th av, s e cor 23d st, 59.2x83. Michael O'Connell agt Bradish J Smith, William Dwyer and Frank Bennett 765.00

109—63d st, No 307 East. Abraham Goldman agt Richard Price and Ike Bloom..... 50.50

110—Lexington av, No 30. Eller Mfg Co agt Ess Elf Realty Co and Tassoff & Reichman. 25.00

111—9th av, s w cor 31st st, 21.4x70. Louis Rost agt Sweeney Estate and Abraham N Jacob 815.00

112—41st st, Nos 108 to 112 West. M F Westergren Inc agt Chas E Force & Co... 2,375.00

113—41st st, Nos 108 to 112 West. Davis Brown agt Chalmers Dale, Sam S & Lee Shubert and Chas E Force & Co..... 5,100.00

114—Concourse, s e cor 178th st, 100x75. Dimock & Fink Co agt Hagerman Construction Co and M Burufke & Co..... 377.96

115—Brook av, w s, 50 n 170th st, 75x90. Candee, Smith & Howland Co agt Cohen & Eckman Corp 1,340.00

116—Leggett av, n w cor Kelly st, 118.7x 110.10x132.4x110. Albert E Davis agt Philipp Freudenmacher 400.00

July 16.

117—Broadway, w s, at or near 190th st, 50x 100. Great Northern Engineering & Supply Co agt Henry Nauman & Frederick B Benedict 394.50

118—212th st, n s, 110 w Holland av, 25x100. Empire Floor Tile Co agt John D'Angeli, A Combi & S Sferra (Renewal)..... 52.85

119—Grand Concourse and Boulevard, s e cor 178th st, 104.11x95.6. Van Nest Wood Working Co agt Hagerman Construction Co 1,004.45

120—48th st, No 160 West. William Beck agt Julius Plucker & Henry Ahrens..... 274.50

121—Walker av, e s, 72 s Grant st, 27.5x112. Westchester Concrete Block Co agt Minnie Marcuse & Charles Peterson..... 698.88

122—34th st, No 314 East. Drk Dock Sash & Door Co agt Morris Ginsburg & Harry Brown. 125.00

BUILDING LOAN CONTRACTS.

July 10.

Andrews av, n w cor 181st st, 115.5x101.11x irreg. Title Guarantee & Trust Co loans Phi Chapter Assn of Zeta Psi to erect a 3-sty dwelling; 4 payments $12,000

July 12.

No Building Loan Contracts filed this day.

July 13.

197th st, n s, 76.5 w Briggs av, 40x90. Excelsior Mortgage Co loans Nathan B Levin Co to erect a 2-family dwelling; 5 payments 11,000

Tiebout av, w s, 298.6 s 184th st, 50x115. Same loans same to erect a 2-family dwelling; 5 payments 11,000

Marmion av, e s, 33 s 178th st, 66x85.7. Theodore Wentz loans Katonah Construction Co to erect two 4-sty apartments; 6 payments. 36,000

July 14.

79th st, s s, 235 w West End av, 65x102.2. Metropolitan Life Ins Co loans Edendale Construction Co to erect a 12-sty apartment; 10 payments 250,000

79th st, s s, 170 w West End av, 65x102.2. Same loans same to erect a 12-sty apartment; 10 payments 250,000

215th st, s s, 350 w Paulding av, 25x100. Joseph Wadick, trustee, loans Angelo Gnazzo and Alessio Monaco to erect a 1-family dwelling; 2 payments 1,000

July 15.

Melville st, w s, 250 s Van Nest av, 25x100. Alwell Realty Co loans Louis & Carrie Bosi to erect a 2-sty dwelling; — payments. 2,000

Arthur av, n e cor 178th st, 50.2x103.6. City Mortgage Co loans Arthur Avenue Building Co to erect a 5-sty apartment; 11 payments 38,000

July 16.

Richardson av, e s, 240 s 237th st, 25x120. Manhattan Mortgage Co loans Nicholas & Agnes O'Neill to erect a 2-sty building; 7 payments 8,500

Jefferson st, e s, 155 s Railroad av, 50x108. Richard W Horner, att'y, loans Wm H Blease & John Calvert to erect two 2-sty dwellings; 1 payment 9,000

Bowery, No 197. Delia G Levy loans Max Mandel to erect a 6-sty loft, lodging house and stores; 7 payments 21,000

SATISFIED MECHANICS' LIENS.

July 10.

Stebbins av, w s, 100 n Jennings st. Schwartz Plumbing Supply Co agt Friedman Construction Co et al. (June 10, 1909)..... $131.80

Broadway, n w cor 31st st. Frank J Tyler agt Astor Estate et al. (April 19, 1909). 14.00

3d av, No 560. Harris Bartelstone & Son agt Henry Hof et al. (June 9, 1909)..... 1,000.00

July 12.

[2]163d st, n s, 90 e Ogden av, 100x100. Antonio Di Santo agt Thomas J Waters Co et al. (June 18, 1909) 22.55

[2]Same property. A Pasquatini agt same. (July 17, 1909) 32.40

[2]Same property. A Di Santo agt same. (June 18, 1909) 36.75

[2]Same property. S Lanza agt same. (June 18, 1909) 24.50

[2]Same property. V Maiola agt same (June 18, 1909) 46.00

[2]Same property. T Cottondo agt same. (June 18, 1909) 33.00

[2]Same property. C Coniglio agt same. (June 18,1909) 23.10

[2]Same property. P Finelli agt same. (June 18, 1909) 28.80

[2]Same property. S Di Glasio agt same. (June 18, 1909) 24.30

[2]Same property. Frank Gossone agt same. (June 21, 1909) 180.00

[2]Same property. Joseph Scrivani agt same. (June 18, 1909) 71.40

[2]Same property. Maria W Dittmar agt same. (June 21, 1909) 117.83

42d st, No 533 West. John Callan agt Meyer L Sire. (Nov 25, 1905) 54.00

24th st, Nos 46 to 54 West. Roebling Construction Co agt trustee of Masonic Hall and Asylum Fund et al. (July 7, 1909)... 4,666.12

42d st, No 551 West. John Callan agt Meyer L Sire et al. (Nov 25, 1905) 240.70

Ludlow st, No 146. John F Cronin agt Greiner and Ginsberg. (Aug 3, 1907) 195.63

July 13.

72d st, Nos 438 & 440 East. M Delitsky agt Alios Fink et al. (July 6, 1909) ...200.00

92d st, No 306 East. Levenson & Pelunis agt Theresia Klaus. (Dec 3, 1908)..... 81.75

July 14.

St Nicholas av, s w cor 181st st. A P Duenst Co agt Gustavus L Lawrence et al (July 12, 1909)..... 181.49

Intervale av, e s, 212.5 n Freeman st. Diehl & Mongo agt Tulare Realty Co et al (July 13, 1909)..... 505.00

102d st, No 304 East. Samuel Jacob agt Jennie Bogorad et al. (June 12, 1909)... 188.75

Hughes av, s e cor 188th st. Fiore Amanna agt Jacob Dawson (March 29, 1909)... 451.00

Matilda av, e s, 200 s 239th st, Pasquale Sorino agt Edward Egenberger et al. (July 2, 1909) 195.00

Brown pl, e s, between 136th and 137th sts. Klingenbeck & Co agt Jacob Maisel et al. (Oct 2, 1907) 1,560.00

July 15.

Morris av, No 300. Barnet Narotzky agt Annie de Jonge et al. (June 10, 1909). 137.00

Brook av, s e cor 170th st. Samuel Solomon agt Lennon Construction Co et al. (June 14, 1909) 350.00

235th st, s s, 105 e Carpenter av. Henry G Silleck Jr agt Germansky Construction Co et al. (June 30, 1909) 498.81

235th st, s s, 125 e Carpenter av. Unionport Lumber & Mfg Co agt same. (June 22, 1909) 487.80

Same property. Edward Weber agt same. (June 24, 1909) 226.48

July 16.

31st st, s s, 100 w 3d av. William Halway agt Wm H Seaich et al. (Feb 11, 1905). 976.38

11th av, n e cor 21st st. Rosario Laura agt John Quinn et al. (June 21, 1909)..... 315.00

55th st, No 41 West. Phoenix Color Works agt Annie Kellogg Dale et al. (July 9, 1909) 85.65

28th st, Nos 146 & 148 West. Architectural Wood Workers agt John Doe et al. (July 9, 1909) 263.00

11th av, n e cor 21st st. Same agt same. (July 9, 1909) 390.00

[1]Parcel beg at a point 150 s Elm st, and 94 e White Plains rd, interior parcel. Urbano Cavaluci agt Guiseppe Moscia et al. (June 30, 1909) 60.00

Pearl st, e s, 26 — Moore st. Jules Fehr agt Hungarian Relief Society et al. (July 14, 1909) 117.50

Gramercy Park East, Nos 35 to 38. Harrie L Muchmore agt Gramercy Park Construction Co et al. (Feb 19, 1909) 1,200.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

July 8.

Citrus Fruit Packing Co; Mapes Formula & Peruvian Guano Co; $401.07; Martin, Fraser & Speir.

July 9, 10, 12 and 13.

No Attachments filed these days.

July 14.

Harvey, Elbert A; Austin A Holbeck; $1,906.25; W D Brush

Menzies, Fred W; Hermann C Fleikmann, $1,050; Rounds & Schurman.

Wm J Aschenbach's Sons Harness Co, Le Compte Mfg Co, $750, H Hodges

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Barlst, H. 1685 2d av..A Diosy. Gas Fixtures 35

Granunas, G. 494 Lenox av..A Diosy. Gas Fixtures. 64

Metropolitan R Co. 46th st and 8th av, Manhattan..F & P Elevator Co. Contract. Elevator. 4,600

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THE RECORD AND GUIDE has frequently pointed out that in all probability improved means of communication with Long Island and New Jersey would tend to revive the importance of Greeley square and its neighborhood as a good location for theatres and restaurants. Recently, of course, Long Acre square and its vicinity has been getting all of this class of business; and it has looked as if eventually a large fraction of it might move as far north as Columbus Circle. But theatres and restaurants situated near the circle or even near Long Acre square, will not be very convenient for Long Island and New Jersey residents, and this fact will tend to check the hitherto prevailing tendency to a constant shifting farther north. In confirmation of this prediction several theatres have recently been erected just north of Thirty-fourth street, and now a prominent firm of restaurant-keepers have leased a location on Thirty-fourth street, just west of the square. We understand, also, that another large hotel will soon be built in this vicinity. In view of this very obvious condition, business men to whom a location near the Pennsylvania terminal would be useful should try to secure them before prices go any higher. There can be no doubt that all the streets and avenues leading towards the terminal will become far more valuable for retail trade than they have been hitherto. Riker Bros. showed their appreciation of this fact by securing a location on Seventh avenue under a long lease; and this example will have to be followed by other companies, such as the United Cigar Stores, Huyler's and the like, which seek locations wherever traffic is or promises to be peculiarly dense. During the coming real estate season a large amount of business of this kind will be transacted, and brokers will do well to prepare for it, and to persuade their clients to secure locations before prices become too high. The retailers who have made money on Fifth avenue were those who leased or bought sites while prices were still reasonable; and the same statement will prove to be true of the Pennsylvania terminal district.

IT IS a fair inference from the course of events during the past few years that the tendency even on the East Side is setting away from private residences and towards a further increase in apartment houses. Up to 1906 the district to the east of the Central Park was the only part of Manhattan in which the private residence still held its own. Of course apartment houses were built in that section, particularly on Madison avenue; but the value of land had nevertheless been increasing for some years, owing exclusively to the demand for private residences. Since 1906 the increase has not continued. Owners who have received exceptionally high prices for their dwellings have been those whose lots were needed for apartment houses. Certain owners, who were forced to sell their property, had to accept substantial concessions from the figures formerly prevailing. To be sure the process of replacing the old brownstone houses with new American basement residences still continues; but the movement has lost its earlier impetus and volume. Many families, who formerly would have bought dwellings, have been content with proprietary apartments in one of the new co-operative apartment houses. Others have preferred to rent apartments at very high prices. Most of the new apartment houses recently erected on the East Side have been leased quickly and at rentals very remunerative for their owners. The consequence is that they are being erected in large numbers and that they will continue to be erected in large numbers during the coming year. Unless some change in condition takes place, it is improbable consequently that much higher prices will be reached for residence property east of the Central Park. People will find apartments, even if rented, less trouble and on the whole less costly. Even Park avenue, which it was expected would become a Fifth avenue, will have on it comparatively few private dwellings compared to the larger number of apartment houses. The side streets cannot, of course, be improved with tall buildings and so must remain the location of small dwellings; but the value of the lots will not go much higher. In the end, of course, some other location must be found for the homes of the wealthy, unless the wealthy should diminish in numbers, but that end will not come for another ten or fifteen years.

NOW that all the tunnels built by the Hudson & Manhattan Tunnel Company under the river are in use, the next question in reference to them of interest to the Manhattan property owner concerns their possible future extension. The McAdoo system is fairly complete at the present time; but it could unquestionably be made much more complete. The management of that road understands clearly the desirability of collecting and distributing its traffic over the widest possible area; and it is this understanding which has made it extend its northerly route, first to Greeley square and then to the Grand Central station. No official announcement has been made that further extensions are contemplated; but there can be little doubt that as soon as the company is in receipt of its full income under present conditions, further extensions will be proposed. Its terminus at Greenwich and Cortlandt streets is as well situated as possible for the financial district that will supply the bulk of its traffic; but as yet no sufficient provision has been made for the collection and distribution of passengers throughout the old mercantile district. There is every probability consequently that eventually some plan will be submitted to connect the Sixth avenue line with the Cortlandt street terminal by means of a lower West Side route running as near as is practicable to Broadway. An extension of this kind would enable the business population of the older mercantile district to take the north or south tunnels as suited their convenience, and it would give improved means of communication to a part of Manhattan which has hitherto been neglected in all the accepted plans for rapid transit development. Another extension which has been suggested is that of an East Side subway connecting the Cortlandt street terminal with the present northerly terminus of the system at Forty-first street and Park avenue. This line also would be very valuable to the New York & New Jersey Tunnel Company, because it would enable it to collect and distribute traffic throughout the whole city and the East Side, between City Hall and the Grand Central station. In case both were constructed the tunnel company would have a belt line around the lower part of Manhattan, tapping substantially the whole business district of that borough. It should be added, however, that this East Side line would cost a great deal of money, and many years may well elapse before the management of the company can afford such an increase of its responsibilities.

HOW should these extensions be regarded from the point of view of a comprehensive rapid transit system for the whole of New York City? Could the local authorities afford to permit the occupation of so much space in Manhattan for the benefit of lines that would be really supplementary to the railroad system of New Jersey? Probably they could not afford to do so in case the proposed lines interfered with essential longitudinal subways, designed to carry passengers to and from north New York; but we do not see why such lines should so interfere. When the franchise for the original Sixth avenue extension was granted, the old Rapid Transit Commission arranged that it should be built too deep to interfere with another subway nearer the surface, and there is no reason why a similar precaution should not be adopted in relation to both of the extensions we have described. In that case they would not interfere with any important longitudinal express routes, while at the same time they would constitute a valuable additon to the purely local transit system of Manhattan. A belt line running around

the lower business district of that borough would develop a large amount of exclusively local traffic, and in the end such belt lines will certainly be needed. Hitherto Manhattan, south of Forty-second street, has been much more closely connected with the district to the north than with the districts to the east and the west. But the lower Manhattan of the future will increasingly become the business and amusement centre for the whole of the metropolitan district. The density of traffic will be much greater south of Forty-second street than it will be north of that line, and its accommodations will demand a larger number of subways within that area. The consequence is that the belt line would be useful quite apart from its connection with the New Jersey tunnels. But, of course, its chief value would consist in the fact that it would enable the inhabitants of Hudson, Essex and Bergen counties to transact business conveniently over the whole business district of Manhattan. Every increase in the case of communication with New Jersey means an increase in the value of lower Manhattan real estate. In the course of twenty years there will be over 2,500,000 people living on the other side of the Hudson River, and the more completely they can be connected with Manhattan the greater the prosperity of the central borough.

THE BUILDING CODE is the great theme of the week, the sensational news feature for the daily papers, and the subject of general attention from property owners and building lines. Two long days were given up to hearings before the Mayor, who now has all the papers in the case and the fullest knowledge of the ordinance that both its friends and its opponents could give him. Having been eminently fair in his method of procedure, and having given evidence of a clear comprehension of the technicalities of the case, the Chief Executive of the city is generally credited with an intention to render a judgment as wise and just as any man would be capable of under the circumstances. From his attitude at the hearings he is expected to try to save enough of the code for a working basis. The difficulty in doing this is owing to the constitutional prohibition against his altering any of the provisions of the code. He must either veto or approve each as a whole. From intimations given at the hearing, it is thought that a section that will be crossed out is the one providing for a board of registration, which appears to be of doubtful constitutionality. The provisions for discretionary action by the Superintendent of Buildings have met with almost unanimous condemnation in their present form. Many architects were and still are in favor of granting a measure of discretionary power, but they have always coupled with this assent the stipulation that the rulings of the Superintendent shall be made a matter of public record and shall also serve as precedents. The present provisions require no public record of modifications, and they have been shown to be by eminent legal minds in conflict with the higher law of the City Charter in several particulars. No one expects that the Mayor will approve the code as it stands, but the wonder is how much of it that is worth having can be saved. The suggestion has been made that if possible it should be recalled for further amendment, but it is improbable that this can be managed.

A BUILDING SUPERINTENDENT REMOVED.—The tenure of office of a Superintendent of Buildings in New York City is as uncertain as the duration of a soldier's life on the battlefield. Superintendent D. F. Moore, of Brooklyn, who was suspended by the Borough President last week and removed this week, could hardly have expected to live forever in the office. A political job unprotected by the civil service is unsatisfactory employment at best. The higher the pay the shorter the time before the hand is played out and the cards are shuffled again. Mr. Moore takes the trouble to deny the "charges," but that does not stop the steam-roller. Other cities can keep good servants in executive positions for long periods, and all the while maintain an ideal relation, with full confidence and discretion accorded by the public on one hand, and a fair and consistent policy on the other; but politics in New York are yet too turbulent for that.

THE HUDSON RIVER CITIES are doing more building this year than ordinarily. Albany has in course of construction or just completed 250 buildings. Negotiations are pending for a boat factory to be erected at Albany by the Detroit Motor Boat Company of Detroit, which manufactures a high grade motor boat and gives steady employment to 950 men and 50 women. They are doing a good business, but want to get nearer the metropolis. At Poughkeepsie, where the American Cement Company, of Philadelphia, bought a mill site recently, the Fiat Automobile Company contemplates erecting large shops. (This company is represented in New York at 1786 Broadway.) Newburgh, the pivotal point for the Hudson-Fulton celebration, is sending circulars over the country offering, through the Business Men's Association, a number of fine manufacturing sites, with both water and rail communication. At West Point the Government is making large improvements, which will keep hundreds of mechanics employed for years to come.

FEW BUILDINGS REALLY FIREPROOF.

By F. W. FITZPATRICK.

ONE-QUARTER of the sum expended for insurance in the year 1907 would have made every building erected in that period of fireproof construction.

Better buildings are the only prevention we can resort to or that we know of. True, no other nation builds so convenient and generally attractive buildings as we do and nowhere else, paradoxical as they may seem, has the art of fireproof construction been so highly developed. The trouble is that we have illustrated that art in distressingly few buildings. In round numbers there are perhaps 12,000,000 buildings in the country—representing a value of something like $14,600,000,000—but of that number but 8,000 have been constructed so that by any stretch of the imagination they can be called fireproof. While even of that number there are really but six or seven structures in the entire land that are positively and full-fledged fireproof in the exact sense of the term!

Yet, to make a new building fireproof is comparatively easy and costs even initially not more than 10% more than does an ordinary construction, while after a life of four or five years it has become, actually as well as sentimentally, an economy, the least costly building to own. Why in the name of Heaven is so little of it done?

New York has 3,000 firemen and 11,000 horses and 160 steam fire-engines and the department has to respond to 26 alarms a day, and in spite of its wonderful efficiency the city suffers something like $7,000,000 loss a year. London has about 3,843 fires a year and Berlin 3,000, with a loss of perhaps $170,000. Rome will average 270 fires a year, Milan 786, Florence 160, and so on down the list, with not one European city equalling, pro rata of population, one-fifth of the fire loss or the cost of maintenance of fire departments that we have in this country.

Our economists have traced the panic of 1907 directly to the San Francisco fire. That absolute destruction of capital, disappearance of resources was, according to them, and we believe with reason, the beginning and principal cause of our late depression.

We say that fireproof construction is the one and only means of fire prevention. The term "fireproof" is used altogether too glibly. A man puts a tin roof upon his wooden building, or a concrete floor in his cellar, and immediately, by some occult process, it becomes a "fireproof" building, and he and his neighbors are grievously surprised if the thing eventually burns to the ground. The science is exact and its application simple, but no halfway measures are of much value. Like a chain, that is only as strong as its weakest link, so is a building. Everything must be done right for one little wrong is quite sufficient to vitiate all that has been done correctly. It is distressing indeed to see hundreds of thousands of dollars put into some great building, substantially built, and with all sorts of costly provisions made against fire, but with some foolish little detail missing—exposed windows on an alley unprotected, or something as silly that jeopardizes all that is in that building and its own very safety.

Architects are largely to blame for this. They seemingly have not seen and appreciated the necessity there is to do everything well. They are too busy endeavoring to create, by the exterior of a building, a monument to their own genius to give adequate time and consideration to the permanency and lasting qualities of the structure they are evolving. But even the laymen ought to know and could easily learn what really constitutes fireproof construction. The structure in all its parts and its decoration and finish should be of non-combustible and preferably non-damageable materials; its elevators and stairs should be enclosed; its windows and doors should be protected from external attack, and there should be ample equipment and due diligence exercised to prevent the spread of an incipient fire in the contents of that building. Surely simple enough general rules.

Beaux Arts Prize Winners.

The Society of Beaux Arts Architects have made the final judgment for the Paris prize of this year. The chosen pupil is sent abroad for three years and is permitted by the French Government to enter the Ecole des Beaux Arts in Paris without examination.

The subject given was a permanent exposition or institute for American industries in Washington. The large number of competitors was finally narrowed down to five, who were judged by a jury of twenty well known architects and members of the society. The prizes were awarded as follows:

M. J. Sciavoni, pupil of Mr. Prevot, first; A. F. Adams, pupil of Mr. Corbett, second; H. D. Hughes, pupil of Mr. Hornbostel, third. John Lange, pupil of Donn Barber, and Fred Feirel, pupil of Mr. Hornbostel, also competed. This prize in former years has been given by J. Pierpont Morgan, Mr. Carnegie and Mr. Juillard. This year the prize is the gift of Lloyd Warren.

An exhibition of the drawings for the public is being held to-day at East 22d st.

CONSTRUCTION

THE MAYOR AND THE BUILDING CODE

At Two Public Hearings He Gives It a Thorough Consideration— Believed to be Against Unlimited Discretion and Board of Registration

MAYOR McCLELLAN is authorized by the Charter to reject or approve of any section of the new ordinance known as the Building Code. But he cannot amend or alter any of them. This is one reason why he took up the Code for consideration on Wednesday morning section by section. During the two days that the hearing continued he gave the ordinance the most thorough revision it has yet received in public. On Wednesday morning and afternoon he heard the opponents of the Code, and on Thursday those who had put it together or who favored its provisions.

The Mayor's appearance on the scene was unexpected, as it was thought that Acting Mayor McGowan would have the responsibility of deciding the fate of the Code. As the matter was of the highest importance, the Mayor was well advised to preside over the case himself, and the public seems to be better satisfied to have had it that way, irrespective of such political considerations as there may be.

These political considerations have become so conspicuous that it must have been difficult for the Mayor to ignore them, as it obviously was his desire, and to give judgment only in relevant matters. No apparent effort has been made to refute the very general belief that the cause of certain building interests have been championed by influential men in the city administration, and the cause of rival building lines by other influential statesmen. This is always the case with important legislation under our form of government. Something in the bill has the effect of splitting the Board of Aldermen, or the State Legislature, or the House of Congress, along political lines—and no one can prevent it. It is the way building codes and tariff laws are made, and if by any means exact justice is rendered between any two special interests it is either by accident or an oversight.

The initial mistake in this revision was in attempting anything more than what was first proposed by the Mayor, which was a mere literary revision for the most part, to bring the existing code into consonance with the present form of government, and then to incorporate with it the regulations that have been passed and the new methods of practice and construction that have been approved during the twelve years since the ordinance was enacted.

WILL ANYTHING BE SAVED?

If the Mayor has in mind the excision of objectionable sections and subdivisions altogether, and yet to leave an intelligible and workable remainder, he has a puzzling operation ahead. The general opinion was that he would be obliged to veto the whole measure.

In one fundamental particular the proceedings before the Mayor were different than those before the Building Committee. The Committee was asked to make amendments, but the Mayor was asked either to eliminate objectionable sections altogether or veto the ordinance as a whole. Early in the proceedings Mr. McClellan made his position clear in this respect and said that the question was solely on the approval or disapproval of a subdivision, section or chapter as a whole.

The speakers for the most part were from among those who had appeared at the hearings before the Committee to represent civic, professional and trade societies and various interests. The provisions most severely attacked were those creating a board of registration and a board of survey; also those provisions covering the duties and powers of the Superintendent of Buildings, the restrictions on reinforced concrete and cinder concrete, the restrictions on natural cements, and generally the code was savagely attacked for the increased cost of construction, and therefore the higher rents which it was said to impose upon the public.

It was necessary for those speakers representing professional and trade societies to speak again and again, as each section or subdivision to which they had objections to make was taken up. Generally they were brief and to the point, and those who wished to speak against the code as a whole were requested to defer their remarks until the afternoon. Objections were lodged against 52 of the 154 sections, not counting subdivisions.

The principal speakers on Wednesday were Messrs. Lawrence Veiller, representing the Tenement House Committee; William Butler, of the law firm of Eidlitz & Hulse, representing the Building Trades Employers' Association; Mr. Shallcross, of the Royal Insurance Company, for the Board of Underwriters; Electus D. Litchfield, for the New York Chapter of the American Institute of Architects; William F. McCoombs, for the Contractors' Association; Ernest Flagg, the architect; Prof. Burr of Columbia University, representing the engineering profession; Thos. Vinton, of Tucker & Vinton, engineers and contractors; J. P. H. Perry, of the Turner Construction Company; President Tucker of the Concrete Association; Prof. Woolson of Columbia University; George G. Gleason, representing the Consolidated Rosendale Cement Company; Rudolph P. Miller and Charles H. Israels.

OBJECTIONS TO DEFINITIONS.

The first objections interposed were by Mr. Veiller to some of the definitions given in Section 4, which bring the code into conflict with the Tenement House Law, as in subdivisions 28 and 29, one defining a cellar and the other a basement.

Mr. Butler objected to the definition of the word "approved," as used in the code, and applied to any material, manner or mode of construction. The code says that this word shall be construed as though followed by the words "by the Superintendent of Buildings." Mr. Butler also objected to the definition of the word "standard" as given in subdivision 13, where it is said that it shall be construed to mean standards approved by the Superintendent of Buildings. Mr. Shallcross objected to the definition given of a pent house.

Nobody came forward to object to Section 5, relating to the Board of Examiners, but when Section 6 was called, the one which creates the new board of registration, and under which architects, engineers and master builders generally will have to be licensed, there were many speakers desiring to be heard. Mr. McCoombs and Mr. Butler, both lawyers, made strong arguments against this section. Both challenged the power of the Board of Aldermen to license trades, and Mr. McCoombs particularly showed that the courts had uniformly held such licenses to be unconstitutional.

Mr. McCoombs cited a Baltimore case now in the U. S. Court of Appeals with which the Mayor seemed to be familiar. The lawyer said it was not required of the Mayor that he should wait to get a final decision from the courts on a law believed to be unconstitutional, but that it was his duty to veto any measure he had reason to believe unconstitutional, and Mayor McClellan agreed that this was so:

"It is my duty, as a part of the legislative machinery of the city government," said the Mayor, "to veto on the ground of unconstitutionality if such ground exists."

"Yes," answered Mr. McCoombs, "and you need not wait for the courts to pass upon the point."

"Quite true," said the Mayor.

Mr. Veiller made an especially effective address against giving the Superintendent of Buildings power to modify or vary any provision of the code. He charged that the code was here in conflict with the charter, which conferred no such authority as the code allowed.

Messrs. McCoombs, Butler, Litchfield, Flagg and Shallcross also spoke against the great discretionary power lodged with the Superintendent of Buildings.

When the question of reinforced concrete came up Professor William H. Burr, of Columbia, declared the whole section to be wrong, and that many buildings exceeding the proposed limit of 85 feet had been built and were now in service. He said he would not place any limit on the height of reinforced-concrete buildings, in answer to a question by the Mayor, who asked pertinent questions throughout the hearing. In answer to other questions, Professor Burr cited well known buildings of that kind of construction, adding that reinforced concrete was called for in the designs for the Hudson-Fulton Memorial Bridge, which will have a span of 725 feet.

Representatives of several firms using reinforced concrete also entered their objections to Section 17. These included Messrs. Thomas M. Vinton, of Tucker & Vinton; Ross F. Tucker, President of the Concrete Association of America, and J. P. H. Perry, of the Turner Construction Company. Ernest Flagg said that reinforced concrete had done more to reduce the possibility of any great conflagration than any other building material in use. Representatives of the Cement Masons' Union and the Metallic Lathers' Union also protested. They said that some two thousand men would be put out of employment in this city if the code was signed. Frederick R. Ryan, a young attorney representing the concrete interests, made an illuminating speech in behalf of cinder concrete lasting an hour, which seemingly greatly interested the Mayor.

FIRE LIMITS AND FRAME BUILDINGS.

Section 18, relating to fire limits, provoked a good deal of discussion. C. F. Shallcross, representing the Board of Fire

Underwriters, said that wood should not be used in the construction of buildings more than twelve stories or 150 feet in height.

Ex-Congressman Waldo, of Brooklyn, said that a committee which he headed had suggested that frame buildings outside the fire limits should be restricted to dwelling houses and outhouses connected with them, but no attention had been paid to the recommendation.

On Section 62, dealing with the use of Portland cement, centred the first big fight of the afternoon, the firms handling Rosendale, or natural, cement wishing an amendment which would allow them to compete with Portland cement in certain kinds of work.

C. F. Shallcross said that the phrase allowing "other approved incombustible material" for outside walls in Section 115 would give the Superintendent of Buildings power to allow the use of hollow tiles on outside walls, of which he said the underwriters did not approve.

William Butler, as attorney for the Building Trades Employers' Association, said that Section 116 was the most pointed blow in the whole code at the cinder concrete industry. The provisions that the cinders should be screened and washed, he said, had been put in the code merely to annoy the manufacturers, but the provision that only the segmental arch might be used in high buildings, and that the wire metal mesh must be imbedded at least an inch and a quarter into the concrete, shut out, he said, the use of that material.

The architects of the city protested through E. D. Litchfield, of the New York Chapter of the American Institute of Architects, who said: "The architects have boiled down all their objections to this code on these two sections, Nos. 116 and 117, and we say that if these sections become law they will work a hardship and expense to every one in this city—landlord, tenant and builder."

The code was attacked generally by L. Laflin Kellogg, of counsel to the General Contractors' Association; Thomas Rock and the representatives of several labor unions. Resolutions by employers and labor organizations condemning the proposed code were submitted to Mayor McClellan.

"DANGEROUS, ILLEGAL."

L. Laflin Kellogg, representing the General Contractors' Associations, provided one of the sensations of the day when he said the adoption of the new code would do the following things:

"Produce unutterable confusion in conforming its requirements to the statutory provisions.

"Make the Superintendent of Buildings an autocrat to whose personal and arbitrary discretion all builders and owners must bend and yield.

"Force owners and builders to adopt arbitrarily any kind of construction that may result from the whim or caprice of the Superintendent of Buildings.

"Increase largely the cost of construction.

"Reduce largely the safety of construction.

"Remove many safeguards prescribed by the Fire Department from the buildings when constructed."

"The injurious consequences of such a code," continued Mr. Kellogg, "cannot be measured and can hardly be conceived. It is absolutely the most careless, dangerous, illegal and despotic piece of legislation that has been forced on a free government in years. It has deserved and received public condemnation on all sides, and it is earnestly hoped that it may and believed it will receive the unqualified disapproval of the Mayor."

Again on Thursday builders, lawyers and scientists went before the Mayor to discuss the code. The second day was entirely devoted to its defenders. Sitting with the Mayor behind the big mahogany desk in the old Council Chamber were Chief Engineer Lewis, of the Board of Estimate and Apportionment; C. B. J. Snyder, superintendent of buildings of the Board of Education, and William B. Crowell, the Mayor's legal advisor.

A BIG BUILDER IN ITS DEFENCE.

Paul Starrett, president of the Fuller Construction Company, and also a member of the Revision Commission, admitted that the code was not perfect. "But it is," said Mr. Starrett, "a great advance for safety and good construction.

"It would be a miracle," continued Mr. Starrett, "if we had devised a code that would suit every one. But this is a great advance, and it will be best to try it, get it going, and then remedy it where it needs it."

John D. Moore, the engineer, and C. H. Cullen, the architect, both code commissioners, addressed the Mayor in defense of the document. Mr. Moore argued principally in favor of wide discretion for the Building Superintendent. He showed that he is familiar with every line of the code and he answered arguments presented at the first hearing. Mr. Cullen defended the fireproofing provisions.

John Gill and James McGill, Jr., both representing bricklayers' unions, said that their organizations were in favor of all the sections limiting the use of concrete in construction work, and were, in fact, in favor of the entire code.

Daniel F. Cohalan, Grand Sachem of Tammany Hall, and chief counsel for the National Fireproofing Company, made his first public appearance as a champion of the code since the fight over it began. He denied the repeated declarations that he brought politics into it and resented the insinuations that he framed the code in the interest of the hollow tile fireproofing companies.

President Henry, of the National Fireproofing Company, made an earnest address in defense of the fireproofing sections. He refuted a number of misstatements concerning his company. He made it evident that a great deal of the trouble over the code has arisen from exaggerated statements and misconceptions. Mr. Henry said the National Fireproofing Company might do one million dollars' worth of business in this city, but not six millions' worth.

E. V. Johnson, vice-president of the National Fireproofing Company; A. D. Kneeland, representing several clay companies, and Charles A. Bloomfield, of the New Jersey Clay Products Company, made speeches in defence of hollow brick.

"It is the opinion of every practical man," said Mr. Johnson, "that concrete is in a more or less experimental stage. Our experimental stage was passed long ago. Hollow bricks are accepted now just as steel beams are. Tile construction has been a known quantity since 1874."

Professor Bliss, of New York University, said cinder concrete, if made with clean, washed, hard coal cinders, is a splendid fireproof material, but that if made with ashes and clinkers it is not a good substance.

Alderman Kenneally, one of the Code Commissioners, defended the code against charges made by labor unions.

THE CODE HE WOULD BUILD.

Ernest Flagg's Views on What is Sufficient for New York—The Simple Laws of European Cities.

Ernest Flagg, the architect of the Singer Building, who was one of those who addressed Mayor McClellan on Wednesday in opposition to the pending building code, embodied his views in the following statement, which he afterward submitted in writing:

"I do not think you ought to sign the building code in its present form. There are many reasons why I think so. I will mention a few of the most important of them.

"If the code was entitled as it might well be, 'A law to discourage the use of non-combustible material in building in New York,' of course you would not sign it; no man who has the interests of the city at heart would do so; yet I think I can show you that it will have this very effect. It unquestionably places a premium upon the use of wood in building and a handicap upon the use of better materials.

"There has been much talk about the use of improper influence in the preparation of the code. It has been said that it was drawn to favor certain interests at the expense of other interests. I will not discuss this. It is not necessary to do so. Every provision of it can be explained on other grounds.

"The most natural mistake which the framers of such a measure as this could make would be to place quality before quantity. In most things quality should be placed before quantity; not so for the fireproofing regulations for a great city; in that case quantity is what is needed.

"It is a good thing to have buildings which are perfectly built and as nearly incombustible as possible, but bearing in mind their great cost and the fact that comparatively few can be of this kind, it is a much better thing to have a great quantity of buildings fairly fireproof.

"In our American cities, we face a great and appalling danger from fire. We stand in constant jeopardy of a fearful catastrophe. If under favorable conditions a fire ever gets beyond the control of the fire department, it may blot the whole city out of existence. In the terrible heat of such a conflagration fireproof and non-fireproof buildings would alike crumble. The remedy is not to supply the fuel, but to do away with the wood and so remove the essential element of a conflagration.

"The recognition of this fact should be the guiding principle in the preparation of our building laws. It should be the cornerstone of the code. We should escape from this dread, this terrible possibility, as rapidly as we can.

"The code as it stands—the code as it has been presented to you for signature—provides for the opposite of this; it is drawn to perpetuate present conditions or to make them worse, and I challenge anyone to controvert the truth of what I say.

"The framers of it have fallen heels over head into the very natural mistake of preferring quality to quantity. The ordinary construction of European cities is not strictly fireproof by any means, yet it is sufficiently so to guarantee them against the awful fate which daily threatens us.

"They have prescribed certain methods and specified the use of certain materials which, they say, they think are better than other methods and other materials, the use of which they have forbidden. While I do not always agree with them, I am willing to admit for the sake of argument that they are right, but no one will deny that the methods and materials prescribed are more expensive than others that will answer the purpose fairly well. If they are so, then a great mistake has been made and I appeal to you to correct it.

"If we can have fairly fireproof buildings within practicable cost, then every consideration of prudence requires that we have them, and have them with the greatest practicable speed.

"The cost of wood is daily increasing; the cost of certain

kinds of non-inflammable material for building is daily becoming less, owing to new discoveries and to improved methods of manufacture. THE GULF IN COST BETWEEN WOODEN FLOOR CONSTRUCTION AND VERY GOOD FIREPROOF FLOOR CONSTRUCTION IS SLIGHT; excellent fireproof partitions, built according to a method not recognized by the code, can be had at a cost which is actually less than the cost of the dangerous inflammable partitions of wooden lath and plaster.

"We are therefore almost if not quite at the time when fireproof methods could be required without hardship to anyone, but for the burdens laid upon them by the law and the insurance interests.

"I ask you as a practical man of common sense; if the true welfare of the city does not require that the building code be framed to bridge over the little remaining gulf that separates us from buildings which will not readily burn.

"I am speaking now of the ordinary building of from three to eight stories, buildings of the kind of which one hundred are erected to every one where skeleton frames are used. These are the buildings upon which the safety of the city depends; these are the buildings which prudence demands should be replaced as rapidly as possible by others of a less dangerous kind; I ask you: is it not the part of wisdom to apply less stringent requirements to such buildings if by doing so they can be made fairly fireproof instead of highly combustible?

THE SIMPLE LAWS OF BUDAPEST.

"I have recently been appointed architect of an important building in Budapest, Hungary, and I have therefore had occasion to make myself familiar with the building laws of that city. I have been surprised to find how simple they are; they occupy hardly as many lines of print as this code does pages. It is not a treatise on or a guide for construction, but simply a measure to secure safe buildings and the necessary light and air for them and for the streets, and this is all the building laws that any city needs.

"It has been said that the government is best which governs least, and the saying aptly applies to the government of building.

"The law should provide for safe buildings and NOT CONCERN ITSELF WITH TEACHING BUILDERS how the safety is to be reached. It should not undertake to specify what materials or what methods one may use, but what is required for strength, safety and the public good.

"The only possible justification for forbidding economical methods of construction and specifying costly ones, and the only justification which I think the framers of this measure will claim for so doing is the desire to have good building.

"Now if safety and good building are wanted, I think I can point out a better way to get them than to restrict the use of incombustible material by making its use so expensive that it will not be generally employed.

A FEW MEASURES SUGGESTED.

"Let us penalize the use of wood and favor the use of fireproof materials. I will briefly state a few of the measures I would suggest to that end:

"1st—Limit the use of wooden beams to buildings which are not over fifty feet high.

"2d—Require sixteen inches as the least thickness of walls for buildings where wooden beams are used.

"3d—Forbid the use of wood for floors and partitions in buildings over seventy-five feet high and forbid its use for floors, partitions, trim, window frames and sash in buildings over one hundred feet high.

"4th—Limit the free area of floor space in buildings where wooden beams are used to 2,500 feet and place no limit of free area on buildings where no wood is used for the floors, trim, window frames or sash.

"5th—Allow the use of any kind of floor construction which will withstand a test equal to the live load prescribed by the law without more deflection than 1-32 inch to each foot of span. Tests of the completed work to be made by the Superintendent of Buildings.

"6th—Reduce the live load requirements as follows: Office buildings, 60 instead of 75 pounds; court houses, 70 instead of 100; amusement halls, churches, colleges, libraries, municipal buildings, museums, schools, theatres, 70 instead of 90; asylums, bath houses, club houses, detention buildings, dormitories, dwellings, hospitals, hotels, lodge rooms, lodging houses, restaurants, studios, tenement houses, 40 instead of 60.

"7th—Allow the following working stresses:

ON STEEL.—Tension, 18,000 pounds instead of 16,000; shear, 10,000 instead of 9,000; safe extreme fibre stresses, rolled steel beams, 18,000 pounds instead of 16,000; riveted steel beams, 16,000 pounds instead of 14,000.

ON CONCRETE.—Portland cement, 1; sand, 2; stone, 4; 500 pounds instead of 400; concrete, Portland cement, 1; sand, 3; stone, 6, instead of 5, 250 pounds.

REINFORCED CONCRETE.—Extreme fibre stress on concrete in compression, per square inch, 750 pounds instead of 550; concrete in direct compression, per square inch, 750 instead of 400; tensile stress in steel, per square inch, 18,000 instead of 16,000.

"8th—Allow the use of any kind of partitions in which wood is not used.

"9th—Make two elevators equivalent to one staircase in buildings covering more than 5,000 sq. ft. of ground surface.

"The effect of these measures would be to limit the use of wood by practically excluding it in certain cases, and making it expensive to use in others; and to reduce the cost of fireproofing so as to make it scarcely more costly than wood. I think every one of these recommendations can be justified on the grounds of sound common sense and good public policy.

"If fireproofing is cheapened, as I suggest, there would be little reason for allowing the use of wooden beams in any case, and I know that there are many people, well qualified to judge, who feel that the time has come when wooden beams should either be entirely excluded from buildings in the closely built up parts of the city, or else used only with deafening or in the form of mill construction. There would be no great hardship in limiting the use of wooden floor systems to buildings not over fifty feet high provided my other suggestions are followed.

THICKNESS OF WALLS.

"The thickness of walls for buildings where wooden beams are used should unquestionably be increased. Our walls for this kind of construction are too thin, as any one can see by looking at the ruins caused by a great fire. Twelve-inch walls weakened by beam holes often on both sides of them and by flues and chases are not strong enough to act as efficient fire resisters. Thinner walls can safely be used with fireproof floor systems than where wooden beams are used, both because such systems being made of incombustible material enter into and form a part of the wall without weakening it, and because the walls would be subjected to less heat in case of fire.

"Our so-called fireproof buildings often have double wooden floors laid on wooden sleepers, wooden door bucks, grounds, window frames, sash, trim and doors. They contain at least four square feet board measure to each square foot of floor surface. We tear down old buildings which make no pretense at being fireproof, build "fireproof buildings" in their stead, and the "fireproof buildings" often contain fifty to a hundred times as much combustible material as the old buildings did. In some of these gigantic structures which are called fireproof there is an amount of wood used which is appalling to think of. In a general conflagration, they would burn like tinder and scatter fire brands for a mile or more around them. Five-eighths of this wood could be eliminated by omitting the wooden floors and one-half the remainder by forbidding the use of wood for trim, window frames and sash. There would be no hardship in excluding wood from floors, for cement floors can be had for less than the cost of wood, and much of the trim of fireproof buildings could be dispensed with to advantage.

"As to floor construction, how can it make any difference to the city what kind is used if it is strong enough to do the work required of it? Whether it is strong enough can easily be ascertained by test loads applied as suggested. The thing that does make a great difference to the city is the presence or the absence of wood. Every stick of wood which can be omitted from a building is a clear gain to the city.

CINDER CONCRETE.

"Cinder concrete, when properly made, is a most excellent material for fireproof floors. It has been forbidden avowedly because it is feared that it will not be properly made. It is feared that the cinders will not be of the right kind. By this same method of reasoning, brick or sand might with equal propriety have been excluded. Brick are often of a poor quality, and there is ten times more danger that improper sand will be used than the wrong kind of cinders. One can tell at a glance whether the cinders are right, but bad sand is not so easy to detect. I say, allow any kind of fireproofing that will stand the requisite tests, no matter what the composition of it is and no matter what the span is.

EXCESSIVE REQUIREMENTS.

"The live loads required by this code are excessive and unnecessary; they are greater than are required in European cities and greater than there is any necessity for here. The margin of safety required for the dead load ought to be enough to take care of the live load in all buildings which are not used for public assembly or storage or for other heavy use. The live loads could well be reduced to the figures I have suggested; such a reduction would have no other effect than to stimulate and encourage the use of fireproof methods of building instead of combustible ones.

"The stresses allowed on steel and concrete are too low; they are less than is usual in good practice. The code seems to be fashioned upon the theory that builders will slight their work and that the Building Department will be powerless to prevent it. More strength is called for than is necessary apparently on this account with the result that the honest builder must throw away his money because the Department may fail in proper supervision and in the detection of violations of the law by builders whose object it is to slight their work. These are a severe tax on fireproof construction and an unnecessary one; it should be removed.

"I calculate that the stresses I have recommended would reduce the cost of fireproof floor systems by about twenty-five per cent. They could be made with entire safety, and they would greatly further the true interests of the city, both by

removing an unnecessary burden from the cost of building and by stimulating the use of fireproof methods of construction.

"The law should limit the area of buildings, so that the high ones will not shut out too much light from the street or unjustly deprive neighboring land of its fair share of light. The code makes no provision for this.

BUILDING HEIGHT.

"I recommend that buildings be limited to a height equal to the width of the street upon which they face with no further restriction of area than now exists, and that above this they may be carried to any height over an area equal to one-quarter of the area of the plot upon which they stand, increased by one-half the area of the street or streets opposite their facade or facades; but except within fifty feet of the corner and opposite parks and open spaces no building shall extend beyond a line drawn from the centre of the street and inclined towards the building at an angle of 75 degrees from the horizontal.

"Such a regulation would greatly benefit the city by securing light for the streets; it would benefit property holders by securing to them a fair share of light, and it would injure no one; because builders would still be permitted to occupy all the space that can be properly lighted. What more than this can fairly be asked?

EXTRAORDINARY POWERS.

"One of the most vicious features of the proposed code is the extraordinary powers which it vests in the Superintendent of Buildings. It seems hardly necessary to say that such powers are sure to be abused. The Superintendent of Buildings is to have it in his power to establish standards of construction. He may modify or set aside the law whenever he chooses to do so; he may favor some builders and rigidly hold others to the letter of the law. Builders who feel aggrieved may appeal to the Board of Examiners, but there is no check whatever upon favors he may grant. Such powers should not be entrusted to any one man, no matter how honest he is. If discretion must be allowed him, then every modification which he makes should be published, together with the reasons for making it, so that all may have fair treatment.

"I will repeat what I said at a hearing of the Committee of Aldermen. While I had an application for a modification of the law in the case of a certain building pending before him, the Superintendent asked me to use my good officers for a firm of builders in which he was interested and who had put in a bid for the work. If this is what happens in the case of an honest Superintendent of Buildings, what might not happen in the case of a dishonest one. There is no necessity for putting such temptation in the way of a city employee.

"The Board of Examiners is practically a self-perpetuating close corporation, entirely beyond the jurisdiction of the Mayor. This Board should be appointed by the Mayor and should not represent special interests, but be chosen from architects and engineers of high standing.

But it was not my present intention to suggest a new code, not to point out more than a few of what seemed to me to be the most glaring defects of the proposed one. I think I have said enough to show that if you sign this measure you will do the city a grave injury.

ERNEST FLAGG.

THE COOPER UNION PROTEST.

AT a general meeting of citizens called by the Allied Real Estate Interests at Cooper Union on Tuesday night, the building code which the Board of Aldermen has asked the Mayor to approve was condemned, in resolutions, for wantonly increasing the cost of building, for failing to provide publicity for the exceptions and modifications made by the Superintendent of Buildings, and for giving undue advantage to special interests.

The meeting had its curious aspects and stormy moments, which the daily journals of the following day sufficiently elaborated. Civic meetings at Cooper Union are regularly attended by a crowd of public-spirited citizens known as "minute men," who delight in oratorical controversies, no matter what the theme. They are ready to debate anything to the best of their ability in less than a minute's notice, or whenever they can edge in. They love to stand for even a brief moment in the public eye and to fancy they are voicing public opinion or somehow exercising an influence upon the course of local government. It is their pastime. They lend color and contribute excitement to a civic meeting whenever they get half a chance, and thereby save many from falling into dullness.

Representatives of the real estate and building lines who went to Cooper Union to hear public opinion expressed had the pleasure of meeting the "minute men." They also had the felicity of meeting a young engineer who claimed or accepted large responsibility for the building code; and if he came away as pleased as they, then there is nothing to regret. Emulating Mr. Jerome, he would have submitted to a heckling from those who did not like the code, but the "minute men" blew him away. One of the "patriots" was seized by the police, and dragged out, greatly to the indignation of those in the audience who had never been to a play at Cooper Union before, and did not understand.

The fact remains, in spite of irrelevant accidents, that the meeting was the impressive protest which it was intended to be. The arguments and charges made against the code were mainly such as have become familiar to the readers of this paper. Among the speakers was Mr. William Butler, a young lawyer whose clear, ringing voice, and logical and pointed remarks, has been a feature of the hearings in this campaign. He represented the Building Trades Employers' Association, and showed particularly the antagonism between the proposed Code and the Charter in regard to the large discretion with which it was proposed to empower the Superintendent of Buildings. Again, in the matter of the proposed licensing of trades, he doubted very much the power of the Board of Aldermen to do this.

Prof. William H. Burr, of Columbia, representing presumably the engineering profession of this city, when it came his turn to speak said he felt lonely in spite of the big audience because he represented no interest whatever. "I haven't even a brick or a piece of concrete or even a hollow tile," he said, "to throw at the Board of Aldermen. But I think it would be very difficult to find a reason for the limiting of reinforced concrete to buildings 85 feet high. There are such buildings here now rising to 135 feet which under this code have no right to exist, though they are performing their functions excellently. One such in West 39th st supports greater loads than most buildings in this city.

"There is no reason to suppose that it will not stand there for all time performing its functions, yet under this code it oughtn't to be there at all.

Such buildings as the Hudson Terminals could not be put up under this code. And that is a pretty serious matter. This code ought to be sent back for revision just on these provisions regarding concrete and reinforced concrete if there were no other reasons; but there are many others. There are a dozen, perhaps a score, of types of reinforced concrete, every one of which should be permitted under proper regulations.

"Such a responsibility as this code puts on the Superintendent of Buildings should not be centred in one individual, and I doubt very much whether any carefully thinking man would want to accept it. The fire test is 100 degrees higher than anything ever done in the past, and there isn't a fireproof floor in this city that could pass this code or be constructed under it."

Alderman Robert F. Downing, of Brooklyn, who says he was tricked into voting for the majority report in the Board, said Moore was the czar of the commission.

COMMITTEE KEPT IN DARK.

"He bulldozed us in the commission meetings for eighteen months, and now he's getting a dose of his own medicine," exclaimed Downing, and the crowd cheered.

"As a member of the Building Committee of the Board of Aldermen, I desire to enter a protest against the code which was jammed through the Board," began Downing. "In appearing here to-night I voice the sentiment of five members of the eleven in the building committee, and of thirty-eight members of the Board, representing 2,000,000 people.

During the eighteen months the building code was in preparation all the members of the committee but two were kept wholly in the dark. We were invited to but one public hearing of the commission, and that only in relation to the heights of buildings. We were requested to sign a code with which we were wholly unfamiliar, and of which only one copy was printed. It was high-handed Tammany gag rule."

TOO MUCH POWER FOR ONE MAN.

Downing declared that six of the eleven members of the Building Committee agreed to favor the minority report, but that one switched at the last minute. He said the power placed in the hands of the Superintendent of Buildings made him superior to the code and arbitrary dictator of what should or should not be permitted under it. It was too much power to place in any one man's hands, he declared.

A BIG BUILDER'S PROTEST.

Patrick Gallagher, a builder of armories and school houses, declared that the infamy of the code's provisions was emphasized by the power lodged in the Building Superintendent and in the Board of Registration provided by the code, which enabled its members, appointed by the Mayor, to say who should and who should not practice as builder, architect or engineer in New York.

Benjamin D. Traitel, president of the Building Trades Association protested against the code on behalf of 1,000 builders, who erected $2,200,000,000 worth of buildings in ten years.

All criticized the code severely, taking up particularly the restrictions placed upon reinforced concrete, cinder concrete and other materials. The discretionary powers granted to the Superintendent of Buildings were also condemned.

The resolutions of protest were presented by Senator Brush, of Brooklyn, and carried, and a committee of ten was directed to present them to the Mayor.

COMING AHEAD.—All the structural work on the Pennsylvania tunnels under Bergen Hill and the Hudson River has been completed. The concrete work has also been finished and both tubes are ready for track, and the installation of the electric power and signal systems.

THE MOST NOTABLE WORK OF THE ERA.

On July 19, 1909, at 10 a. m., the first train, carrying a number of invited guests, was run through the newly completed downtown tunnels of the Hudson & Manhattan Railroad Co. under the Hudson River from the terminal station at Cortlandt and Church sts on Manhattan Island to the Pennsylvania Railroad station in Jersey City. Public exercises were held at the City Hall in Jersey City upon the arrival of the train, which was greeted with cheers from a multitude of people and salutes of cannonry and steam whistles. At 3 p. m. on the same day the tunnels were opened to the public, and trains began running on a regular schedule. The connecting land tunnels between the Pennsylvania and Erie stations in Jersey City and the Hoboken station of the Delaware, Lackawanna & Western will be opened on Aug. 2.

THESE downtown tubes have been built after the same design as for the new portions of the uptown pair. Each is fifteen feet three inches in diameter, and lies from sixty to ninety feet below the surface of the water, or from fifteen to thirty feet below the bed of the river. The total length of the sub-aqueous portion of the tube is approximately five thousand seven hundred feet, or about two and a half miles. They are circular tubes formed by a segmental cast-steel lining bolted together in the rear of the excavating shields as they were driven forward. The tubes are lined with concrete up to the level of the top of the cable ducts, but the top half is unlined.



CHARLES M. JACOBS,
Chief Engineer.

The Manhattan terminal station occupies the three floors below ground in the Hudson Terminal Buildings. There is, first, the great concourse, to which there are four main entrances and exits from the street, by wide inclined passages; and in this concourse there are stores of various kinds, with many more to come. Almost everything a traveler needs will be purchasable at the stores and booths, including meats, drugs, toilet articles, hardware, trunks, fruits, books, stationery and railroad tickets. These little shops occupy the space between the building columns and in the corners, leaving unobstructed broad aisles. Wall and column levels are painted light cream color above a white tile wainscoting, which is surmounted by a molding of dark green tile, ornamented with medallions of floral design. Rows of ceiling clusters of incandescent lamps inclosed in ground-glass bowls furnish the light.

The stations are built on the tangent form, which means simply that the tracks in the stations are perfectly parallel with the platforms. There are two platforms in each terminal, the arriving and departing. Passengers obtain egress and ingress on opposite sides of the cars, thereby avoiding the station delays heretofore so perplexing.

STEEL AND CONCRETE THROUGHOUT.

Steel and concrete alone enter into the construction of these subterranean stations. Vaulted arches rise on all sides. Four

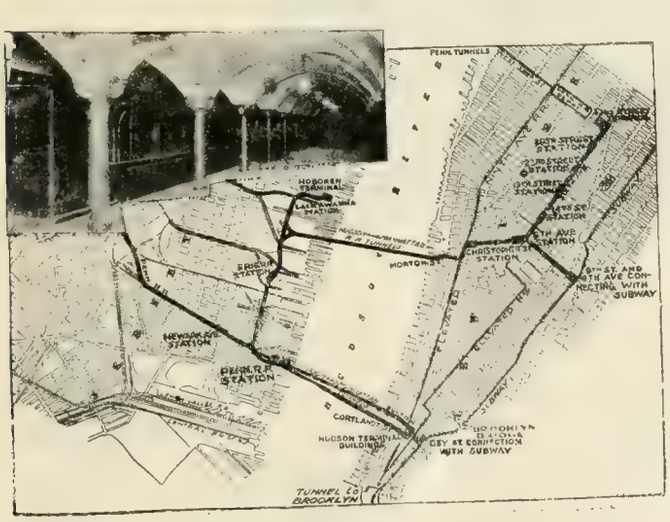


FIG. 1. MAP OF THE HUDSON TERMINAL SYSTEM.

stairways, built of concrete, with balustrades of bronze, connect the concourse with the two loading and six lead up from each of the unloading platforms to the concourse. The platforms being 370 feet long permit the operation of eight-car trains. The third rail is mounted on porcelain insulators supported by iron brackets. It is protected by a 9-in. plank mounted above it. All special track work in the station is of Manard steel, furnished by the Pennsylvania Steel Company. The frogs are of solid construction and the switches are of the double-tongue type.

For ventilating the station and tubes dependence was placed mainly on natural means, but fans have been provided to accelerate the movement of air. The trains in their passing too and fro act as giant pistons whose every movement changes the atmosphere in the tunnel, forcing out the foul air, and creating a vacuum in the rear which draws in a supply of fresh air from the surface. It is for this sanitation system that the web-wall was built between the tracks in the subway portions of the system, in contradistinction to the system in vogue in the construction of other metropolitan subways. The ventilation of the offices in the buildings, above ground, is by



FIG. 2. REAR OF STAIRWAY FROM STREET TO TUNNEL STATION, SHOWING BOOTH AND DETAIL OF GRILL AND TILE WORK USED IN ADORNMENT OF PLATFORMS.

a general ventilating scheme independent of the one for the station proper.

Below the train platform level is the substation (with dimensions of 87x59 ft.) for electric power, where the high tension alternating current from the power-house in Jersey City is converted into a 600-volt direct current for the third-rail circuits on the New York side, and also the machinery for light and power for the buildings. It is equipped with two 1,500-kw. rotary converters for the railroad work, and four 750-kw. rotaries for lighting and power in the buildings.

THE TERMINAL BUILDINGS.

While present attention is more particularly directed to the completion of the station proper and the opening of the tubes to travel, new interest and appreciation are also kindled in the great terminal buildings as a whole. Although the offices have been occupied for a year and more, the celebration of the week signalized the completion of the whole operation on the Manhattan side.

The twin buildings are united below the ground, and rise 22 stories above it, and cover 70,000 sq. feet of area. Their cubic contents are 14,500 cu. ft. above ground, and 3,650,000 below. Sixteen million, three hundred thousand bricks were used in the walls above the surface of the ground, 1,300,000 sq. ft. of tile partitions and 4,500 tons of architectural terra cotta. There are 5,200 doors in the building, and 5,000 windows, containing 120,000 sq. ft. of glass, enough to cover three square city blocks. The amount of concrete in the floor arches alone is 1,100,000 cu. ft., enough to pave Broadway from curb to curb one foot thick from the Battery to 42. st. There is over half a million sq. yds. of plastering, sixteen miles of plumbing, twenty-nine miles of steam pipe, fifty-six lineal miles of wood base, sixty-five miles of picture moulding, ninety-five miles of conduits and more than one hundred and thirteen miles of wiring, or more than enough to maintain a special telegraph line between New York and Philadelphia.



COL. J. HOLLIS WELLS.
(Of Clinton & Russell.)
Architect of the Hudson Terminal Buildings.

The lighting of the building requires 30,000 incandescent

lamps, attached to 13,000 fixtures. Twenty-two of the thirty-nine Otis elevators are express cars, rising without a stop to the 11th floor. The remaining seventeen are local cars, stopping at every floor up to the 11th.

THE HONOR MEN.

"The end crowns the work." Tunnels and terminal together will be an enduring monument to its builders and master minds. The men who have been conspicuous in the promotion of the

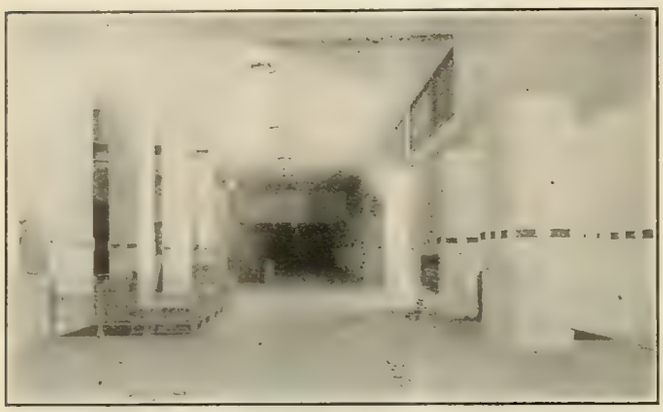


FIG. 3. SHOWING COLUMN DETAIL AND LONG, STRAIGHT TRAIN PLATFORM, INSURING AGAINST WIDE APERTURES BETWEEN PLATFORM AND CAR SILLS.

Hudson Tunnel System are: Walter G. Oakman, president of the construction company, known as the Hudson Companies; William G. McAdoo, president of the Hudson & Manhattan Railroad Company, and Pliny Fisk and William N. Barnum, of the banking house of Harvey Fisk & Sons. The civil engineering features of the tunnels and the design of the stations

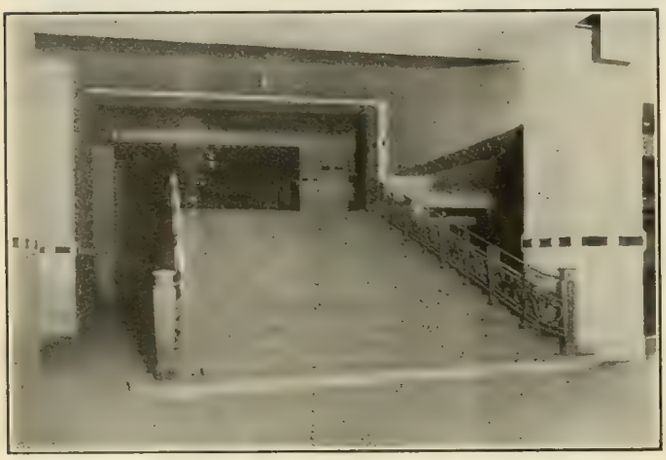


FIG. 4. GRAND STAIRCASE LEADING FROM ARCADE TO STATION CONCOURSE.

have been worked out by Charles H. Jacobs, chief engineer, and J. Vipond Davies, deputy chief engineer, who have had direct supervision over the construction forces in the tunnel work. The architects of the twin buildings were the firm of Clinton & Russell, and the general contractor the George A. Fuller Company, which is also constructing that other great work, the Pennsylvania terminal. During a part of the time



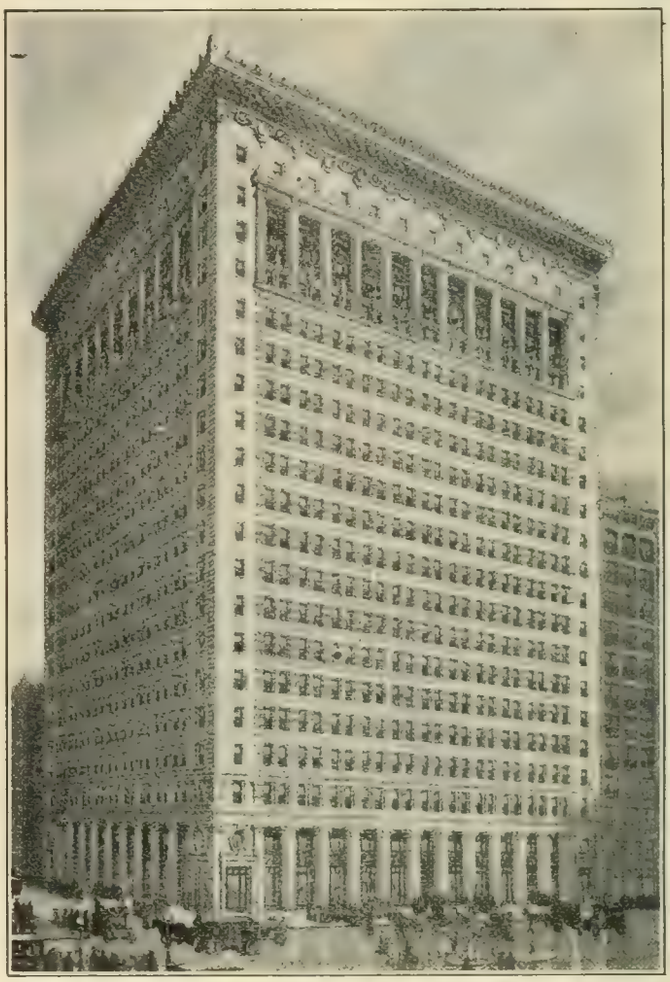
FIG. 5. INTERIOR OF A TUNNEL CAR.

since the work began as many as 6,000 men have been employed. The design and installation of the power-house in Jersey City, substations, third-rail, feeders and miscellaneous electrical equipment and also the rolling stock were in charge of L. B. Stillwell, consulting engineer, and Hugh Hazelton, electrical engineer. The cost of the system when fully completed will be about $70,000,000.

CHICAGO'S LARGEST OFFICE BUILDING.

Architects D. H. Burnham & Co., of Chicago, have completed plans and specifications for what will be the largest office building in the city of Chicago. It will be erected by the People's Gas Light & Coke Co., and the whole project, including site, involves a total estimated cost of between $5,500,000 and $6,000,000. The building has been under consideration for two years, but actual construction was deferred because of difficulties in getting possession of some of the properties comprising the site. The plot has a frontage of 196 ft. on Michigan av and 172 ft. in Adams st. The new construction will involve difficult engineering problems, as it means the sinking of a caisson foundation.

The building will have twenty-one stories above ground, the limit in height in Chicago. Each floor will contain 33,712 sq. ft., about 10,000 sq. ft. less than an acre, and embracing in its total height over thirteen acres of floor space, providing 1,500 offices in which 3,000 to 5,000 people will do business and find employment during the working hours of the day. The facades



A CHICAGO BUILDING TO PROVIDE 1,500 OFFICES.
Michigan Avenue, northwest corner Adams Street.
D. H. Burnham & Co., Architects.

are to be of granite and glazed terra cotta, the latter of a light hue, similar to that used in the Railway Exchange Building, and up to the top of the fourth story all the granite will be polished. The columns upon the main front (of which there will be eighteen), will be monoliths, each 26 ft. 6 in. in height, and 4 ft. 3 in. in diameter. The Webb Pink Granite Co., of Worcester, Mass., has secured the granite contract. Operations will commence on November 1.

Notes of Interest.

The electric illuminations along Riverside Drive during the Hudson-Fulton celebration will be unprecedented in brilliancy. A great battery of searchlights will be stationed at 110th st and operated from Sept. 25 until the end of the celebration. This battery will make the river as light as day for miles in either direction. When brought together into a single flare on the night of Oct. 9 it will be visible as far north as the Highlands. The Hudson-Fulton Commission is to stand the expense of this giant searchlight battery, and also that of a smaller battery of 400,000 candle power which will play on Grant's Tomb every night during the celebration. The plant outside of the city proper involves the lighting of the Hudson River Valley on the evening of Saturday, Oct. 9, from New York to Troy, by means of huge signal fires on mountain and hilltops.

The Central purposes constructing at 149th st and Park av a new passenger station to take the place of the present Mott Haven Station. The cost is expected to be in the neighborhood of $1,000,000, but the work will not be undertaken in the near future. At a public hearing before the Public Service Commission on the application of the Port Morris & Spuyten Duyvil Railroad to issue $2,500,000 bonds under a $20,000,000 mortgage, which it seeks to have the Commission authorize, it came out that the New York Central is planning to build at Spuyten Duyvil a tunnel cut-off some 671 feet long, to avoid the sharp curve where the tracks come out from the Spuyten Duyvil line onto the Hudson River Division.

NEW PRACTICALITIES IN ARCHITECTURE.

As Illustrated in the Great House with a Gothic Facade on Manhattan Square.

THE really notable apartment house of the day—the one which has most recently entered the class of completed buildings—rears its great Gothic facade in Manhattan Square, opposite the interminable fronts of the Museum of Natural History. The "Apthorpe" has passed from the center of the stage, preceded by the "Hendrick Hudson," and a long line of impressive houses, and the "Belnord" is not ready to come on. It is a veritable mine of possibilities for architects, as they may now do with this material what heretofore could only be done with stone, or not done at all when the estimated cost exceeded the appropriation.

In this great house on Manhattan Square the Gothic similitudes have been carried into the design and construction of the vaulted vestibule. Similarly the main hall on every floor is lined with Caen stone. Two suites of ten rooms each will be found on a typical floor, but in some instances the library is designed in the style of a studio, with a height equal to a story and a half. Consequently, the upper apartment in the combination has a studio whose floor level is half a story



APARTMENT HOUSE IN MANHATTAN SQUARE.
West 77th Street New York. Harde & Short, Architects.

External attractiveness is undoubtedly an asset in a fashionable apartment house, as the sacrifice of the essential maximum of "accommodation" is a liability. And this detail is in fact very good, well chosen, well adjusted, well "scaled." . . . How can the humane and sensitive passer fail to be grateful to the designer who has given him so much, not only that he must look at, but that he must find so well worth looking at.—Architectural Record.

Structurally, there are some of larger bulk than the Manhattan Square house, but none so large that are more richly ornamented.

The motive suggests a complete cathedral front, though, of course, the architects refrained from doing a great deal that would have carried the analogy farther. The design is worked out in limestone and terra cotta,—mainly, of course, in the latter; and among late examples of architectural terra cotta ornamentation, this facade is the most notable.

The problem of the architects in this particular assignment is common enough in New York—and is none the less difficult; because it is only one-quarter of a real chance to do something worth while. But what the architects have been able to achieve here is proof sufficient of the architectural refinements that are possible of interpretation with the aid of terra cotta.

below the regular floor level, and is reached by open stairs. It is an effect quite new, for city apartments at least, and constitutes one of the several distinctive features of this house. Another difference is in the fact that the restaurant, on the ground floor, has a connection with the kitchen and dining rooms of the hotel adjoining. For this house there needs to be no kitchen, and there is none; and consequently, no all-pervading culinary fumes, as in some large apartment houses. In each suite there is one servant's room, and on the fifteenth floor there are other rooms for the help. The studio room in one beautiful suite is trimmed in the English style with birchwood darkly stained, almost if not quite black, and having very heavy mouldings and carved work, but otherwise as yet undecorated. Floors in all master rooms are in quartered oak; and the rental figure given was $4,600 annually.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

129TH ST, n s, 68.6 e Convent av, 6-sty brick and stone apartment house, 138 x86.11, slag roof; cost, $200,000; owner, Central Building Improvement & Investment Co., 149 Church st; architect, Henri Fouchaux, 105 Hudson st. Plan No. 594.

40TH ST, Nos. 144-146 East, 6-sty brick and stone apartment house, 48x31, slag roof; cost, $45,000; owner, J. F. A. Clark, 13 E. 38th st; architects, Walker & Gillette, 131 West 40th st. Plan No. 592.

No contract let.

WEST END AV, n e cor 99th st, 12-sty brick and stone apartment house, 116x 55.6x90.11, slag roof; cost, $700,000; owner, Allendale Const. Co., 135 Broadway; architects, L. A. Goldstone and Wm. L. Rouse, 12 W. 32d st. Plan No. 590.

Benjamin Mordecai, president; J. M. Stoddard, secretary and treasurer.

RIVERSIDE DRIVE, n e cor 151st st, 6-sty brick and stone apartment house, 103.9x160.1, plastic slate roof; cost, $275,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 605.

175TH ST, s s, 75 w Amsterdam av, 6-sty brick and stone apartment house, slag roof; cost, $85,000; owner, T. J. McGuire Construction Co., care architect; architects, Euell & Euell, 36 Manhattan st. Plan No. 606.

AMSTERDAM AV, s e cor 175th st, 6-sty brick and stone apartment house, 75x 90, slag roof; cost, $100,000; owner, T. J. McGuire Construction Co., care architect; architects, Euell & Euell, 36 Manhattan st. Plan No. 607.

CONVENT AV, s e cor 149th st, 6-sty brick and stone apartment, 99.11x90x87, tin or slate roof; cost, $175,000; owner, E. M. Krulewitch, 695 St. Nicholas av; architects, Neville & Bagge, 217 West 125th st. Plan No. 613.

108TH ST, n s, 125 e Broadway, 8-sty brick and stone apartment, 75x84.11, slate roof; cost, $200,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 614.

BROADWAY, s w cor 165th st, 6-sty brick and stone store and tenement, 125 x90, plastic slate roof; cost, $200,000; owners, Daily & Carlson, 440 East 136th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 615.

The owners build.

114TH ST, n s, 100 e Amsterdam av, 8-sty brick and stone apartment house, 50x85.11, tin or plastic slate roof; cost, $110,000; owner, Henessy Realty Co., 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 620.

RIVERSIDE DRIVE, s e cor 114th st, 12-sty brick and stone apartment house, 52x125.6, plastic slate roof; cost, $350,000; owner, John J. Hearn Construction Co., 505 5th av; architects, Denby & Nute, 333 4th av. Plan No. 618.

No contract let.

WEST END AV, s w cor 100th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, $700,000; owner, Guide Realty Co., 2875 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 623.

The owner builds.

164TH ST, s s, 100 e Broadway, two 6-sty brick and stone apartment houses, 99.11x86.11, slag or slate roof; cost, $250,000; owner, Metropole Realty Co., 179 Henry st; architects, Neville & Bagge, 217 West 125th st. Plan No. 609.

Dr. M. J. Burstein, 179 Henry st, president. The owners build.

RIVERSIDE DRIVE, n e cor 91st st, 11-sty brick and stone apartment house, 72.4¼x115, composition roof; cost, $400,000; owner, Townsend Realty Co., 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 611.

Thomas T. Hopper, 1328 Broadway, has contract; S. C. Weiskoff, 68 William st, structural engineer.

AUDUBON AV, n e cor 176th st, 6-sty brick and stone apartment house, 99.11x 87x90, slag or tin roof; cost, $200,000; owner, Granite Construction Co., 299 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 612.

Isidore Wetkind, president; Samuel Ruth, secretary and treasurer.

149TH ST, s s, 100 w Convent av, 6-sty brick and stone tenement, 75x86.11, plastic slate roof; cost, $90,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 603.

BROADWAY, n w cor 164th st, 6-sty brick and stone apartment house, 125x 90, slag roof; cost, $200,000; owners, Daily & Carlson, 440 East 136th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 604.

The owners build.

WEST END AV, n w cor 99th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, $700,000; owner, Guide Realty Co., 2875 Broadway;

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

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Every day Gas is becoming a greater factor in up to date methods of working and living.

architects, Neville & Bagge, 217 West 125th st. Plan No. 624.

Arlington C. Hall, president; H. M. Hall, secretary. The owner builds.

158TH ST, n s, St Nicholas to Edgecombe av, 6-sty brick and stone tenement, 217.10x79.0x33.6, tin roof; cost, $250,000; owner, Sun Construction Co., 1400 5th av; architect, B. W. Levitan, 20 West 31st st. Plan No. 599.

Benjamin Neiberg, 1400 5th av, president.

CLAREMONT AV, w s, 125.7 s 122d st, 8-sty brick and stone apartment house, 99.5x85, slag roof; cost, $300,000; owner, Clinton W. Kinsella, 150 5th av; architects, Neville & Bagge, 217 West 125th st. Plan No. 601.

The owner will build.

ST. NICHOLAS AV, n w cor 174th st, 6-sty brick and stone tenement and store, 100x114.8, tin roof; cost, $150,000; owner, H. G. Realty Co., 127 West 24th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 625.

MORNINGSIDE AV, n w cor 120th st, 6-sty brick and stone apartment house; 101.10x118.4x101, tin roof; cost, $100,000; owner, Joseph H. Davis Building Co., 312 West 109th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 629.

The owners will build.

BROADWAY, n e cor 157th st, 6-sty brick and stone apartment house; 99.11x67.6, plastic slate roof; cost, $200,000; owner, Geo. Herbener, 45 West 95th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 630.

The owner will build.

ESSEX ST, Nos. 33, 6-sty brick and stone store and tenement, 25.7x74.6; tin or plastic slate roof; cost, $28,000; owner, F. Wolf, 45 Essex st; architect, Samuel Sass, 23 Park row. Plan No. 631.

Stores, Offices and Lofts.

GRAND ST, Nos. 570-572, 6-sty brick and stone loft building, 50.8x65, tin roof; cost, $50,000; owner, Joseph Freyer, care Kantrowitz & Esberg, 320 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 591.

55TH ST, Nos. 452-454 West, 3-sty brick and reinforced concrete laundry, 75 x95, tar and gravel roof; cost, $45,000; owner, Alida B. Emmet, Stony Brook, L. I.; architect, David E. Baxter, 77 Pike st. Plan No. 595.

Champion Laundry, 106 7th av, is lessee. Turner Const. Co., 11 Broadway, builder.

HENRY ST, No. 61, 3-sty brick and concrete parish house, 30x100, tar and slag roof; cost, $35,000; owner, The Presbyterian Church of the Sea and Land, care of D. J. Morrison, 26 Cortlandt st, president; architects, Cady & Gregory, 6 W. 22d st. Plan No. 593.

No contract let.

MADISON AV, n w cor 38th st, 20-sty brick and stone store and loft building, 74.4½x100, tar and gravel roof; cost, $500,000; owner, 250 Madison Avenue Co., 165 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 600.

Frederick Johnson, 165 Broadway, president; Mark M. Whipple, 165 Broadway, is secretary. No contract let.

23D ST, s s, 285 e 3d av, 8-sty and basement brick and stone loft building, 50x100, tar and gravel roof; cost, $75,000; owner and architect, Otto Strack, 214 East 23d st. Plan No. 616.

23D ST, s s, 188 e 3d av, 8-sty and basement brick and stone loft building, 22x90; cost, $40,000; owner and architect, Otto Strack, 214 East 23d st. Plan No. 617.

HUDSON ST, Nos. 96-100, Leonard st, Nos. 1-5, Franklin st, Nos. 161-163, 10-sty brick and stone loft and office building, 57.8x89.3, 5-ply tar roof; cost, $200,000; owner, Augustus C. Bechstein, 50 Water st; architect, Alexander Baylies, 33 Bible House. Plan No. 596.

No contract let.

43D ST, Nos. 3-7 East, 7-sty brick and stone loft building, 56.8x90, Akron tile roof; cost, $100,000; owner, Pittsburg Construction Co., 787 5th av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 597.

No contract let.

39TH ST, Nos. 222-226 West, 12-sty brick and stone store and loft, 62.10x87, slag or gravel roof; cost, $225,000; owner, Marmac Construction Co., 316 West 30th st; architect, Fred'k C. Browne, 143 West 125th st. Plan No. 608.

Hubert B. McLellan, president; James M. Simpson, vice-president; James Fogarty, secretary and treasurer. The owner builds.

RIDGE ST, No. 89, 6-sty brick and stone loft building, 25x71, tin roof; cost, $50,000; owner, L. Levy, 13 Catherine st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 621.

PEARL ST, No. 452, 6-sty brick and stone loft building, 25x82, slag roof; cost, $20,000; owners, E. M. & M. L. Woodruff, 215 West 14th st; architect, Frank E. Perkins, 225 5th av. Plan No. 622.

31ST ST, Nos. 31-33 East, 12-sty brick and stone loft building, 42.10x88.9, tar and gravel roof; cost, $170,000; owner, Thomas Williams, 31 East 31st st; architect, James Riely Gordon, 402 5th av. Plan No. 627.

52D ST, s s, 150 e 7th av, 12-sty brick and stone loft building, 150x90.5, slag roof; cost, $300,000; owner, Michael Coleman, 120 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 626.

Miscellaneous.

5TH AV, w s, opposite 82d st, in the park, 2½-sty brick and concrete boiler house, 96x82, tile roof; cost, $350,000; owner, Metropolitan Museum of Art, on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 619.

Not let.

SPRING ST, No. 18, 1-sty brick and stone outhouse, 11.3x9.8; cost, $2,000; owner, Estate Sarah A. Campbell, 186 Newark av, Jersey City, N. J.; architect, Richard Rohl, 128 Bible House. Plan No. 632.

Stables and Garages.

50TH ST, Nos. 637-639 West, 2-sty brick stable, 50x98, plastic slate roof; cost, $12,000; owner, Wm. W. Astor, London, England; architect, James W. Cole, 403 West 51st st. Plan No. 602.

25TH ST, n s, 250 w 2d av, 6-sty brick and stone stable and storage, 50x100, cement and gravel roof; cost, $50,000; owner, David H. Posner, Boston, Mass; architect, Benj. Finkensieper, 134 Broadway, Brooklyn. Plan No. 610.

Factories and Warehouses.

BROADWAY, w s, 250 n 130th st, 10-sty brick and stone storage warehouse, 75x75, tile roof; cost, $125,000; owner T. J. McGuire, care architects; architects, Euell & Euell, 39 Manhattan st. Plan No. 598.

Paul Euell, 465 West 157th st, has plumbing.

Dwellings.

38TH ST, No. 107 East, 6-sty brick and stone dwelling, 25x70, plastic slate roof; cost, $40,000; owner, Dr. James W. McLane, 51 West 38th st; architects, R. H. Robertson & Son, 160 5th av. Plan No. 628.

No contract has yet been issued.

MANHATTAN ALTERATIONS.

ATTORNEY ST, Nos 146-150, toilets, partitions, windows, skylights to three 4-sty brick stores and tenements; cost, $3,000; owner, Abraham Finelite, 150 Nassau st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1704.

CANAL ST, No 31, cellar rear brick extension, 21.7x16, stairs, windows, to 5-sty brick store and tenement; cost, $500; owner, Abraham Siegel, 31 W 95th st; architect, Frank Straub, 122 Bowery. Plan No. 1732.

CORNELIA ST, No. 19, alter stairs, floors, install Otis elevator, to 3-sty brick and stone stable; cost, $5,500; owner, Sun Publishing Co., 170 Nassau st; architect, Richard Simmonds, 52 Gansevoort st. Plan No. 1719.

I. C. Hoes Sons, 52 Gansevoort st, have contract.

ESSEX S, No. 23, partitions, windows, toilets, to 5-sty brick tenement; cost, $1,500; owner, Philip Roth, 50 East 96th st; architect, O. Reissmann, 30 1st st. Plan No. 1737.

GRAND ST, s w cor Mercer st, erect tank to 5-sty brick store and loft; cost, $1,300; owner, Leon Tanenbaum, 640 Broadway; architect and builders, The Rusling Co., 39 Cortlandt st. Plan No. 1709.

GRAND ST, No. 334, partitions, show windows, to 4-sty brick store and office; cost, $300; owner, Herman Tolk, 334 Grand st; architect, H. Horenburger, 122 Bowery. Plan No. 1723.

HOUSTON ST, No. 308 East, show windows to 5-sty brick tenement; cost, $200; owner, Emil Adler, 308 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1707.

MADISON ST, No. 116, partitions, windows, to 6-sty front and rear store and tenement; cost, $3,000; owner, Esther Cohen, 925 Aiken av, Pittsburgh, Pa.; architect, E. Rossbach, 2010 Bway. Plan No. 1731.

NORFOLK ST, No. 108, toilets, partitions, oven to 5-sty brick store and tenement; cost, $2,000; owner, Wolf Karnis, 26 Ludlow st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1734.

WASHINGTON ST, No. 57, toilets, partitions, windows, to 4-sty brick tenement; cost, $2,000; owner, Samuel Sloan, Garrison, N. Y.; architect, John H. Knubel, 318 West 42d st. Plan No. 1738.

1ST ST, Nos. 61-63 East, partitions, to 6-sty brick tenements and stores; cost, $100; owner, Morris W. Levine, premises; architects, Gross & Kleinberger, Bible House. Plan No. 1718.

4TH ST, No. 349 East, partitions, windows, to 3-sty brick tenement; cost, $300; owner, A. E. Mason, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1726.

5TH ST, No. 731 East, partitions, toilets, windows, to 5-sty brick tenement; cost, $800; owner, Louis Braun, 752 Grant av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1721.

23D ST, s s, 150 w 6th av, 1-sty brick rear extension, 25x100, partitions, stairs, walls, to 5-sty brick store, loft and tenement; cost, $15,000; owner, Louise Connor, 532 Madison av; architects, Westervelt & Austin, 36 West 34th st. Plan No. 1724.

W. D. Lewis Co., 90 West st, has general contract.

28TH ST, Nos. 37-39 East, alter show windows to 9-sty brick and stone office and store; cost, $350; owner, J. E. Olson Construction Co., 39 West 25th st; architect, F. C. Zobel, 114 East 28th st. Plan No. 1712.

35TH ST, No. 444 West, fireproof shaft to 5-sty brick tenement; cost, $3,500; owner, Juliana Lyding, 230 West 15th st; architect, John G. Pfuhler, 66 10th av, Whitestone, L. I. Plan No. 1705.

40TH ST, No. 58 West, partitions, plumbing fixtures, to 4-sty brick and stone residence; cost, $1,500; owner, M. J. Panott, prefises; architect, Geo. Klein, Jr., 237 Lexington av. Plan No. 1717.

45TH ST, No. 10 East, 1-sty brick rear extension, 18x23, partitions, stairs, to 5-sty brick dwelling; cost, $6,000; owner, A. Silberman, 161 West 86th st; architect, David M. Ach, 1 Madison av. Plan No. 1714.

47TH ST, No. 107 West, 2-sty and basement brick front extension, 20x8, cut door, to 4-sty and basement brick store and dwelling; cost, $3,000; owner, Miss Bertha Singe, 107 West 47th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1720.

61ST ST, Nos. 226½ West, toilets to 5-sty brick tenement; cost, $1,035; owners, Taylor & Ellis, premises; architect, S. Wiesenberg, 271 West 40th st. Plan No. 1729.

S. L. Snyder, 271 West 40th st, has plumbing contract.

76TH ST, Nos. 208-212 West, 1-sty brick rear extension, 11x6, stairs, doors, to 6-sty brick stable and carriage room; cost, $3,000; owner, Mary Goodell, care architect; architect, E. Rossbach, 2010 Broadway. Plan No. 1713.

115TH ST, No. 73 East, fireproof shaft, partitions, to 5-sty brick tenement; cost, $3,000; owner, Sarah Yeamans, 308 West 121st st; architect, M. Zipkes, 353 5th av. Plan No. 1736.

BROADWAY, s w cor 29th st, show windows, to 4-sty brick and stone store and loft; cost, $500; owner, John Mamok, premises; architect, Louis Falk, 2756 3d av. Plan No. 1728.

CENTRAL PARK WEST, s w cor 86th st, excavate court, to 12-sty brick apartment house; cost, $2,500; owner, Chas. W. Ogden, care David H. Taylor, 31 Nassau st; architects, Mulliken & Moeller, 103 Park av. Plan No. 1715.

2D AV, No. 2456, partitions, plumbing, to 5-sty brick tenement; cost, $2,000; owner, Chas. A. Person, 200 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1722.

2D AV, No. 842, 2-sty brick front extension, 24x5.10, partitions, alter wall to 4-sty brick residence; cost, $4,500; owner, Miss Mary Schmitz, 6 Convent Hill; architect, Wm. F. Marshall, 247 East 43d st. Plan No. 1735.

Southern & Marshall have contract. Wm. McClintock, 67 East 5th st, plumbing.

3D AV, No. 2291, columns, piers, to 4-sty brick and stone store and lodging house; cost, $1,000; owners, W. J. Nauss, 2291 3d av; architect, B. & J. P. Walther, 147 East 125th st. Plan No. 1733.

5TH AV, No. 150, add 1-sty, partitions, girders, to 8-sty brick store and office building; cost, $75,000; owner, Methodist Book Concern, 150 5th av; architects, Milton See & Son, 6 West 22d st. Plan No. 1716.

5TH AV, No. 384, alter vault to — sty brick and stone store and office; cost, $900; owner, Gorham Co., 5th av and 36th st; architect, Alexander Brown, Jr., 33 East 20th st. Plan No. 1739.

5TH AV, No. 353, alter vault, to 8-sty brick and stone office building; cost, $3,000; owner, Astor Chanler Estate, 25 West 26th st; architect, M. Zipkes, 353 5th av. Plan No. 1706.

Chester Billings Co., lessees.

5TH AV, Nos. 236-238, alter vault to 11-sty brick and stone store and loft; cost, $300; owner, M. De Jonge, San Francisco, Cal.; architects, Buchman & Fox, 11 East 59th st. Plan No. 1711.

J. C. Lyons, 4 East 42d st, has contract.

5TH AV, No. 697, partitions, windows, to 4-sty brick and stone dwelling; cost, $500; owner, J. J. Astor, 23 West 26th st; architect, James McWalters, 2434 Broadway. Plan No. 1727.

5TH AV, No. 275, alter stairs, show windows, to 4-sty brick and stone store and loft; cost, $1,500; owners, Isaac Walker, London, England; architects, Koehler & Farnsworth, 489 5th av. Plan No. 1730.

6TH AV, Nos. 216-218, cut walls, show windows, to two 4-sty brick stores; cost, $1,000; owner, Sarah I. Wyckoff Bent, 1773 Washington av; architect, Louis A. Sheinart, 1496 Bryant av. Plan No. 1708.

J. L. Post is lessee.

6TH AV, No. 938, partitions, toilets, alter baths, store front, to 4-sty brick and stone store and dwelling; cost, $5,000; owner, Wm. J. Bowe, 157 West 105th st; architect, M. J. Grimes, 39 East 42d st. Plan No. 1725.

Peter McCormick & Sons have contract.

8TH AV, No. 661, new front, to 4-sty brick and stone hotel; cost, $950; owner, William Volk, 661 8th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1740.

11TH AV, No. 840, toilets, partitions, windows, beams, to 5-sty brick tenement and store; cost, $2,500; owners, Daniel Melschner and Caroline Reis, 779 10th av; architect, Robt. Schaefer, 1524 Flatbush av. Plan No. 1710.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

229TH ST, n s, 255 e Carpenter av, two 2-sty frame dwellings, tin roof, 21x60; total cost, $10,000; owners, Phelan Bros. Const. Co.; architect, M. W. Del Gaudio, Tremont and Webster av. Plan No. 845.

Frank S. Phelan, No. 1910 Westchester av, is president.

RYER AV, e s, 111 n Burnside av, two 2-sty frame dwellings, tin roof, 21x51.6; total cost, $8,000; owner, Robt. W. Todd, 229 Broadway; architect, Lloyd J. Phyfe, 950 Ogden av. Plan No. 838.

SEDGWICK AV, w s, 175 s Depot pl, 2-sty frame store and dwelling, tin roof, 25x50; cost, $5,500; owners, Elmer Realty

Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 839.

Nicholas E. Goldman, Valentine av and 197th st, is treasurer.

168TH ST, n s, 98.2 e Walton av, two 2-sty frame dwellings, tin roof, 21x55; total cost, $11,500; owner, Elmer Realty Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 840.

Nicholas E. Goldman, Valentine av and 197th st, is president and treasurer.

236TH ST, s w cor Katonah av, 2-sty brick store and dwelling, tin roof, 25x60; cost, $8,300; owner, Romanus Ensner, 4281 Katonah av; architect, Fred Hammond, 396 E. 155th st. Plan No. 846.

SYCAMORE AV, w s, 370 s 254th st, 2½-sty frame dwelling, slate roof, 37x28; cost, $3,000; owner, Geo. W. Perkins, Riverdale; architect, Thos. Greenlus, Jr., 435 E. 238th st. Plan No. 847.

WHITE PLAINS AV, s e cor 216th st, 1-sty brick store and dwelling, tin roof, 34.3x56; cost, $6,000; owner, Peter Scheriden, on premises; architect, Louis Falk, 2756 3d av. Plan No. 848.

GLEASON AV, n s, 455 e Castle Hill av, 2-sty frame dwelling, tin roof, 21x52; cost, $4,500; owner, Adam Mink, 2316 Waterbury av; architects, Koppe & Daube, 830 Westchester av. Plan No. 849.

261ST ST, n s, 153.5 w Broadway, 2½-sty frame dwelling, shingle roof, 22x34.10; cost, $3,500; owner, A. S. Corbett, The Arsenal, Central Park; architect, E. S. Child, 17 State st. Plan No. 835.

TIEBOUT AV, w s, 298.6 s 84th st, two 2-sty frame dwellings, tin roof, 21x55; total cost, $12,000; owner, Nathan B. Levine Co., 1910 Westchester av; architect, John E. Kirby 481 5th av. Plan No. 851.

LIND AV, w s, 349.4 n 168th st, 2-sty brick dwelling, tin roof, 20x58; cost, $5,800; owner, Angelo De Julio, 655 DeGraw st, Brooklyn; architect, Angelo H. Martire, 1566 Broadway. Plan No. 852.

VALENTINE AV, w s, 300 n 200th st, two 3-sty frame dwellings, 25x33 and 36x21, tin roof; total cost, $8,000; owner, Daniel Houlihan, 2876 Bainbridge av; architect, J. J. McMillan, 157 East 205th st. Plan No. 858.

SUMMIT AV, s w cor 165th st, 3-sty brick stores and dwellings, 39x46.6, tin roof; cost, $7,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd J. Phyfe, 950 Ogden av. Plan No. 859.

SUMMIT AV, w s, 46 s 165th st, 5 2-sty brick dwellings, 18.6x36 and 180.x36; tin roof; total cost, $15,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd J. Phyfe, 950 Ogden av. Plan No. 860.

Apartments, Flats and Tenements.

BELMONT AV, s w cor 189th st, 5-sty brick tenement, slag roof, 37.6x90; cost, $40,000; owners, The E. 189th St. Building & Con. Co.; architect, David Stone, 127 Bible House. Plan No. 841.

H. Feinberg, No. 220 Broadway, is president.

193D ST, n s, from Morris to Bainbridge avs, two 5-sty brick tenements, tin roof, 36.87x79; total cost, $60,000; owner, John Boyland, 103 E. 125th st; architect, John P. Boyland, 103 E. 125th st. Plan No. 842.

FREEMAN ST, s w cor Hoe av, 6-sty brick tenement, tin roof, 50x90; cost, $60,000; owner, Samuel Lyttle, 1224 Hoe av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 843.

137TH ST, s s, 155.1 e St. Ann's av, 5-sty brick tenement, tin roof, 50x87.8; cost, $50,000; owner, Frederick Vollmar, 580 E. 137th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 844.

HUGHES AV, n w cor 179th st, three brick tenements, two 4 and one 5 stories, tin roof, 41.10x76.9½; total cost, $75,000; owner, O'Leary Con. Co.; architect, John P. Boyland, 103 E. 125th st. Plan No. 836.

John O'Leary, 2334 Cambreleng av, is president.

PARK AV, e s, from 188th to 189th sts, three 5-sty brick tenements, tin roof, 37.2 x90; total cost, $115,000; owner, Geo. Keller Const. Co.; architect, John P. Boyland, 103 E. 125th st. Plan No. 837.

George Keller, on premises, is president.

HUGHES AV, e s, 150 n 183d st, 4-sty brick tenement, tin or plastic slate roof, 25x80; cost, $25,000; owner, Chas. A. Corby, 2080 Beaumont av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 850.

181ST ST, s s, 100 w Mapes av, 4-sty brick tenement, slag roof, 45.3x48; cost, $20,000; owners, Thos, Mulhare Const. Co.; architect, Albert Rothermel, 411 East 144th st. Plan No. 853.

Thos. Mulhare, No. 790 East 181st st, is president.

179TH ST, n s, 86.8 w Hughes av, three 4-sty brick tenements, tin roof, 31.10x63, 33.2x63; total cost, $60,000; owners, O'Leary Realty & Const Co.; architect, John P. Boyland, 103 East 125th st. Plan No. 854.

John O'Leary, No. 2334 Cambreleng av, is president.

BATHGATE AV, w s, 150.8 s 179th st, two 5-sty brick tenements, plastic slate roof, 54x82.9; total cost, $50,000; owner and architect, Wm. H. Birkmire, 396 Broadway. Plan No. 855.

162D ST, n w cor Stebbins av, 5-sty brick store and tenement, tin roof, 44.8x88.2; cost, $30,000; owner, J. C. Gaffney, 920 E 167th st; architect, Edw. J. Clark, 83 W 125th st. Plan No. 857.

165TH ST, s s, 86.47 e College av, four 3-sty brick tenements, tin roof, 20x55; total cost, $50,000; owners, Mountain Const. Co., 165th st and College av; architect, Otto L. Spannhake, 233 E 78th st. Plan No. 861.

WASHINGTON AVE, w s, 100 s 169th st, 6-sty brick tenement, tin roof, 35x96; cost, $35,000; owners, Sheriff St. Realty Co.; architect, Frank Straub, 122 Bowery. Plan No. 862.

Mendel W. Greenberg, 127 Delancey st, is president.

Storage.

170TH ST, s s, 51.11 w Bristow st, 5-sty brick storage, plastic slate roof, 29x26; cost, $15,000; owner, Chas. H. Sproessig, Jr., 1098 E. 170th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 834.

Stores, Offices and Lofts.

PROSPECT AV, w s, 95 n 161st st, 1-sty brick stores, slag roof, 143.6x69.8; cost, $35,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Mertin, 33 Union sq. Plan No. 856.

BRONX ALTERATIONS.

165TH ST, s s, 38.7 w Forest av, new partitions to 3-sty frame dwelling; cost, $50; owners, Andrea Avitable, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 314.

APPLETON ROAD, n w cor St. Paul's av, move 1¾-sty frame dwelling; cost, $125; owner, Susan A. Snedeker, Globe av; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 306.

HARRINGTON AV, s s, 845.6 e Fort Schuyler road, 1-sty frame extension, 20x28, to 1-sty frame dwelling; cost, $1,500; owners, Thos. C. and Mary A. Cokely, 1345 Fort Schuyler rd; architect, John E. Cahill, Jr., Overing st. Plan No. 311.

KATONAH AV, e s, from 233d to 234th st, 1-sty frame extension, 32½x14½, to 1-sty frame carriage shed and stable; cost, $1,500; owners, Woodlawn Cemetery Co., Woodlawn; architect, Thos. J. Toumey, 190 Lenox av. Plan No. 308.

KATONAH AV, n e cor. 233d st, 1-sty frame extension, 10x9, to 1-sty frame stable and shed; cost, $1,000; owners, Woodlawn Cemetery Co., Woodlawn; architect, Thos. J. Toumey, 190 Lenox av. Plan No. 309.

PROSPECT AV, s e cor Dawson st, new show window to 4-sty brick stores and tenement; cost, $500; owner, Michael Bacci, 46 Park st; architect, Louis Falk, 2756 3d av. Plan No. 315.

PROSPECT AV, w s, 71 n 161st st, 1-sty brick extension, 25.1x15, to 1-sty brick Amusement Hall; cost, $1,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Mertin, 33 Union Square. Plan No. 310.

PELHAM AV, n e cor Cleveland av, move 2-sty and attic frame dwelling; cost, $250; owner, Bronx Parkway Realty Co.; architect, Henry Lane, 1499 Zerega av. Plan No. 312.

Julius B. I. Kelheimer, 141 Bway, sec.

UNION AV, Nos. 608 and 610, two 1-sty brick extensions, 17.6x11.6 to two 4-sty brick stores and dwellings; total cost, $2,000; owner, Milton J. Dornberg, 168 Lenox av; architect, Jobst Hoffmann, 318 W. 121st st. Plan No. 307.

UNIONPORT ROAD, w s, 76.10 n Meade st, 1-sty frame extension, 50x59.20 to two 1 and 2-sty frame store, hall and dwelling; cost, $10,000; owner, Rosa Maurer, on premises; architect, B. Ebeling, 113 Walker av. Plan No. 305.

Corrects error in last issue when cost of alteration was $1,000.

WESTCHESTER AV, s s, 56 w Robbins av, move 2-sty brick store and dwelling; cost, $250; owner and architect, B. C. Murray, 648 St. Anns av. Plan No. 313.

ADVANCE REPORTS.

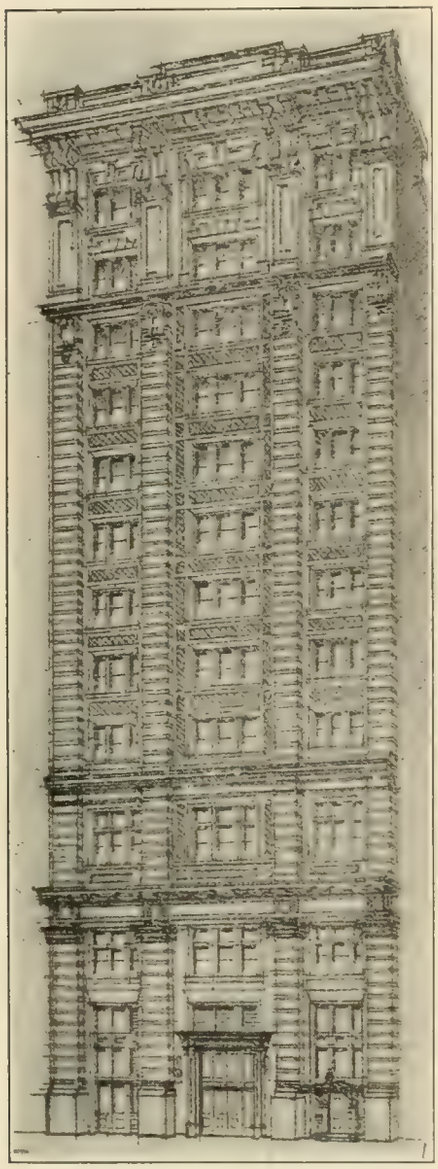
The Building Outlook.

Business activity among the architects, is indicated in the schedule of plans filed with the Manhattan Bureau of Buildings during the week just ended. The sum of the estimated costs for new structures and alterations exceeds the $8,500,000 mark, the actual figures being $8,593,705. This covers the cost of the work planned to be executed according to the number of applications put on file. A year ago this week the estimated cost of new buildings and alterations totaled $1,870,685, and only 10 applications were for new structures, as against 44 this week, showing a gain of 34. There is talk by certain architects and contractors that building operations will be exceedingly active this fall and winter if all of the work already planned for goes ahead. Among the important buildings for which recent permits have been issued are the following: An apartment house to cost $280,000, on Riverside Drive, s e cor 152d st, Gingold Realty Co., owner; John Hauser, archt; a church to cost $50,000 for the Fathers of Mercy, at Morningside av, n w cor 114th st, Daus & Otto, archts; Rector's new hotel, at Broadway and 44th st, from plans by J. R. Pope, Archt; to cost $1,000,000; a school for the Church of St. Gabriel, at 36th st, n s, 145 east of 2d av, J. V. Van Pelt, archt., to cost $130,000; an office and loft building, Nos. 105-111 West 40th st, for the Tilden Investing Co., D'Oench & Yost, archts., to cost $400,000; a loft at Nos. 134-140 West 29th st, for the 29th St Realty Co., J. H. Morgan, archt., to cost $300,000; an apartment house on Park av, n e cor 61st st, H. A. Lucas, archt., to cost $350,000; an apartment house, Nos. 848-852 7th av, for the Rockford Realty Co., owner, A. J. Bodker, archt., to cost $450,000.

Edison Company's 26th Street Sub-Station and Loft Building.

26TH ST.—It has been decided by the New York Edison Co. that only part of the proposed West 26th st station and loft building will be erected at the present time. The part first to be constructed at 49 West 26th st will be used entirely as a Converter and Battery sub-station. It will have dimensions of 56x98.9 ft.,

and will have a basement converter floor, a high tension switchboard floor, and a battery floor, with a pent house on the roof for the ventilating blower system. The future extension of this building, as per sketch, will be along the easterly side thereof, with an addition in height, and when completed will be 75x98.9 ft. deep and 190 ft. in height above the curb, having nine loft floors above the transformer station. The rear building wall above the station will set back from the building line 5 ft. to form a rear light court for the loft floors. The entrance to the loft floors will be on the easterly side of the building with a main entrance hall, 17 ft. wide with pilasters and pan-



NEW EDISON SUB-STATION.

elled wainscot of marble. There will be three electric passenger elevators with ornamental wrought iron grille enclosure on the first floor, and two continuous stairways enclosed in fireproof partitions, also a fire-escape stairway in the rear of the building. The various floors of the station will be connected with a separate stairway from the basement to the blower house on the roof.

The building will be of modern fireproof steel skeleton construction throughout, and the lofts will be entirely separated from the station by means of a brick curtain wall. The exterior will be tapestry brick, granite and terra cotta, with cast iron kalamein bronze and copper window frames, doors, sash, etc. The rear window-frames and sash will be constructed hollow of galvanized iron. Suitable toilet accommodations will be provided for both women and men on each loft floor, with porcelain fixtures, nickel-plated fittings, marble partitions, tile wainscot and floor. All interior trim will be molded pressed steel with kalamein iron paneled doors and jambs. The building will be provided with a sprinkler system, steam heating plant and ventilating system and the lighting will be supplied by the company's service. As estimated, the approximate cost of the entire building will be $400,000. Wm. Weissenberger, Jr., is architect in charge for the Edison Co.

Work to Start on 22d Regt. Armory.

FORT WASHINGTON AV.—The general contract for new home of the 22d Regiment, N. G., S. N. Y., to be erected at Fort Washington av, 168th and 169th sts, Washington Heights, was awarded during the week to Messrs. Guidone & Galardi, of 162 East 23d st, by the Board of Armory Commissioners. Their bid was $515,000, this figure being $75,000 under the appropriation. The construction is to be of brick with limestone and terra cotta trimmings. The drill hall in this armory will be the largest in the country, measuring 176x425 ft. The rifle range on the mezzanine floor will be 100 yards in length, and contain fifteen targets. The gallery, which extends entirely around the drill hall, will seat 2,500. The plot contains 82,000 sq. ft. The site of the present armory, at Broadway and 67th st, was purchased in 1884 for $265,000, and it is said that an offer of $1,150,000 for it was recently refused by the board. The old building will be closed and the property sold as soon as the new edifice is ready for occupancy. Walker & Morris, 66 East 23d st, are the architects.

Other bidders who submitted estimates were the Columbia Engineering Co., $622,000; Snare & Triest Co., $516,850; Joseph Di Benedetto, $561,234; Thomas B. Leahy Bldg. Co., $532,323; J. H. Parker Co., $559,000; Thomas McKeown, $539,000; P. J. Brennan, $550,000; Kelly & Kelley, $571,290; J. F. Walsh, $555,000; Cramp & Co., $560,900; J. T. Brady, $629,000; I. A. Hopper, $589,146; George Hildebrand, $567,800; Fountain & Choate, $563,918; T. J. O'Connell, $563,000; Luke A. Burke & Son, $560,000, and George F. Driscoll, $549,000.

Plans for a 5th Ave. Improvement.

5TH AV.—Preliminary plans have been prepared by Albert Joseph Bodker, architect, 27 West 32d st, for the proposed 16-sty office structure to be erected at the northwest corner of 5th av and 26th st, north of the Cafe Martin and Madison Square Park. The building is planned with stores on the first story, with offices above, and is to cost approximately $750,000. An operating company headed by Mr. Theodore Starrett, the well-known builder and formerly of the Thompson-Starrett Co., has purchased the property for about $900,000 and will erect the building in the near future. The plot has a frontage on the avenue of 34.4 ft, and 127.6 ft in the street. No bids have yet been taken and it will be about six weeks yet before plans are ready for contractors. It is also learned that the Meriden Company, (silverware), 218 5th av, will probably occupy some part of the building.

Newark to Have New Playhouse.

NEWARK, N. J.—The Real Securities and Investment Co., of which Philip J. Bowers is president, will soon begin the erection of a vaudeville playhouse at New and Halsey sts, Newark. Henry Baechlin, 45 Clinton st, Newark, is preparing the plans. The construction is to be strictly fireproof, of attractive interior design, having a seating capacity of about 1,200. There will be first and second balconies, with orchestra pit and the usual boxes. If the present plans are followed out, the stage entrance will be in New st, and the walls will be so constructed as to admit the street front for store purposes. The total investment involved in the building, with the land value, will amount to approximately $300,000. It is also announced that the theatre will probably be ready to open by next December. L. O. Mumford, proprietor of the Arcade Theatre, will manage the house. No building contracts have yet been awarded.

Proposed School For Madison, N. J.

MADISON, N. J.—Plans have been submitted and approved by the Madison Board of Education for a new schoolhouse to be erected at Madison, as a cost of between $60,000 and $70,000. The town voters have been holding special



meetings to determine the best location for the building. The construction will be of brick with stone trimmings, 4-stys in height, with an overhang roof. The building will be spacious and up-to-date in every particular. No building contract has yet been awarded. Address Chairman Board of Education for further particulars.

Big Country Club Near Seabright.

RUMSON ROAD, N. J.—The general contract has just been signed by Geo. D. Morrow, of Allenhurst, N. J., for the erection of a group of club buildings, including a main clubhouse, polo clubhouse, golf club, boathouse, children's building, garage, stable, gate lodge and gardner's cottage, for the Rumson Country Club, of Rumson Road, N. J., near Seabright. The construction will be of hollow tile and slate, and the buildings will cover a ground area of 210 acres. Officers are Edward D. Adams, 71 Broadway, Manhattan, president and chairman of the building committee, and Thomas McCarter, 37 Madison av, Manhattan, vice-president. Freeman & Hasselman, 39 West 38th st, are the architects, and C. W. Leavitt, Jr., 220 Broadway, will be the landscape architect. The estimated cost of the buildings will approximate $50,000.

Greenhut's Store to Be Enlarged.

6TH AV.—The department store of Greenhut & Co., at the southwest corner of 6th av and 19th st, is to be extended over Sixth avenue, covering the entire block frontage. The three old 3-sty brick store buildings at the northwest corner of 6th av, and 18th st fronting 65th ft on the avenue, and 75 ft in the street will be raised and a 4-sty addition connecting with the main building will be erected. This will give the entire building a depth of 300 ft in both sts, and 180 ft on the avenue. Messrs. Buchman & Fox, 11 East 59th st, are now preparing the plans, but will not take figures before about the middle of September.

Contract for Williamsbridge Factory.

WILLAMSBRIDGE, N. Y.—W. A. L'Hommedieu, 1 Madison av, has obtained the general contract to erect the lace manufacturing plant at 216th st, Bronx boulevard and Olinville av, Williamsbridge, for the Vari Lace Mfg. Co., of 225 5th av. The building will be 2-stys, 54x140, and 1-sty, 27x200 ft., of brick, mill construction, and cost $50,000. Marvin Davis & Turton, 1135 Broadway, are the architects, and the R. D. Kimball Co., 437 5th av, engineers. M. C. Sternback, is president, and Louis Oppenheimer, secretary, of the company. (See issue June 26.)

Trinity to Erect New Loft Building.

VESTRY ST.—The Corporation of Trinity Church, of 187 Fulton st, H. H. Canmann comptroller, is having plans and specifications prepared by Messrs. Clinton & Russell, 32 Nassau st, for a new 8-sty light brick and stone loft building, measuring 121x65 ft in size, to be situated at Vestry and Hudson sts. The estimated cost is placed at about $175,000. It will be some time yet before plans will be figured and the building contract let.

Derby & Co., to Erect Large Warehouse.

JERSEY CITY, N. J.—P. Derby & Co. (chairs), 198 Canal st, Manhattan, have awarded to the Concrete Steel Co., 29 Broadway, Manhattan, the general contract for the erection and equipment of a large factory warehouse, 5-stys 90x200 ft, and stable building, 2½-stys, 26x53 ft, at Communipaw av and Morris Bridge Canal, Jersey City. The construction will be of reinforced concrete. Plans are by John T. Rowland, Jr., and Frank Eurich, Jr., of 15 Exchange place. J. C.

Riverside Drive and 114th Street Improvement.

RIVERSIDE DRIVE.—Messrs. Denby & Nute, 333 4th av, will have plans ready about August 1st, for the 13-sty fireproof, elevator apartment house which the John J. Hearn Construction Co., 505 5th av, is about to erect at the southeast corner of Riverside Drive and 114th st, at an estimated cost of about $350,000. The owner will build and award all sub-contracts.

Loft Building for 125th Street.

125TH ST.—Plans are now being prepared by Henry Anderson, architect, 138 East 22d st, for a ten-story elevator loft building, light brick and terra cotta, to measure 50x150 ft for Joseph Degnon, of 1 Liberty st, to be erected at Nos. 309-311 West 125th st. No contracts have yet been awarded or figures taken.

Apartments, Flats and Tenements.

CONVENT AV.—Robert M. Silberman, owner, 103 Park av, is taking bids on materials for the 6-sty flat house, 94x100 ft., to be erected at Convent av, southwest corner 149th st, from plans by Gross & Kleinberger, Bible House. Estimated cost, $125,000.

MT. VERNON, N. Y.—The General Improvement Co., 11 West Sidney av, Mt. Vernon, will erect a 4-sty brick and stone 9-family tenement, 25x70 ft., on Union av, near 1st st, to cost about $30,000. The Milligan Co., 154 East 1st st, Mt. Vernon prepared the plans. Jacob Hoag, of Mt. Vernon, has received the general contract.

Churches.

SUMMIT, N. J.—The Methodist Episcopal Church is to be enlarged and a parish house erected. The cost to be about $25,000. Address chairman board of trustees.

OAKHURST, N. J.—The Oakhurst Methodists expect to soon begin the erection of a new edifice at that place. A building committee, consisting of Isaac B. White, C. J. Strahan, Marcus Coon, Joseph Robinson and William R. Taliman, has been appointed.

ALBANY, N. Y.—The Peter Keeler Building Co., 464 Orange st, Albany, has received the general contract and will take bids on materials about August 10, for the church 1½-stys brick and stone, 50x60 ft., a recreation building and Sunday school, 3-stys, 60x30 ft., for the First Christian Church, Rev. Adelbert C. Youmans, pastor. Alexander Selkirk, Jr., 13 North Pearl st, Albany, is architect.

PALMER, MASS.—Plans of Alfred L. Darrow, of Boston, have been accepted by the building committee of the Second Congregational Church for a new church to be erected here. Frame, 56x100 ft., slate roof, steam heat, electric lights, cypress finish, metal lath, hard plastering. The building committee is composed of Luther H. Gager, Charles F. Smith, Henry G. Loomis, Fred M. Wilbur and Mrs. Abbie M. Wing.

Competitions.

FALL RIVER, MASS.—D. H. Shay, superintendent of public buildings, will receive competitive plans and designs at the office of the City Auditor until Aug. 2, for a 3-sty brick sandstone 16-room technical high school. For particulars address Mr. Shay.

CHESTER, PA.—Architects are asked to submit plans for a 4-sty Masonic hall and bank building, brick, stone and terra cotta construction, to be erected by the Delaware County Trust, Safe Deposit & Title Co. and the Masonic Lodge of Chester. Address J. B. Hinkson, Law Building. Estimated cost of building to be $50,000.

MANHATTAN.—A competition among the architects of the United States for the purpose of securing designs for the memorial of Robert Fulton, costing $2,500,000, is announced by The Robert Fulton Monument Association, of No. 3 Park Row. Architects of good standing and experience are requested to apply to the association for forms on which to make application for the competition program and permission to have their names entered as competitors. The monument is to be erected in Riverside Park.

Court Houses.

HACKENSACK, N. J.—Bids are about to be called for the erection of the new courthouse at Hackensack, N. J., 200x135 ft., 4-stys, to cost $800,000. James Riely Gordon, 402 5th av, Manhattan, is architect.

WATERBURY, CONN. — Architects Griggs & Hunt, of Waterbury, will have plans for alterations and additions to the courthouse in Leavenworth st ready for figures about August 1. There will be a 1-sty addition, 60x83 ft.; an addition on rear, 24x60 ft., and addition of 1-sty on the whole building. There will be a new asphalt roof, terra cotta trim, new plunger elevator, steam heat, etc.

Dwellings.

COLD SPRING, L. I.—G. Atterbury, architect, 20 West 43d st, Manhattan, has awarded to Geo. Mertz & Sons, of Portchester, N. Y., the general contract to erect the fireproof residence and stable, at Cold Spring, L. I., for Mrs. Chas. Peabody, of 224 Madison av, Manhattan. The cost is estimated at $90,000.

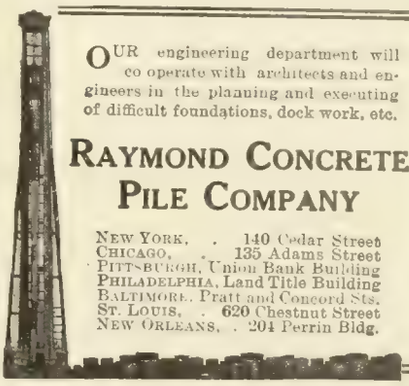
NEW BRIGHTON, S. I.—The North Eastern Const. Co., 225 5th av, Manhattan, has received the general contract to erect the 2½-sty fireproof, brick veneer and terra cotta block residence, 45x50 ft, for A. B. Pouch, 59 Pearl st, Manhattan, at Low Terrace and Belmont place, New Brighton. H. S. Kissam, 37 Liberty st, is the architect.

ORANGE, N. J.—Plans have just been completed by Wm. H. Bogart, 457 Jackson av, Jersey City, for one hundred 2-family dwellings to be erected at Orange, N. J., at a total cost of about $500,000. Abraham N. Pasman (real estate) of 2 Foye pl, Jersey City, will erect the buildings. The design of each house will be different, and all modern improvements will be included.

Factories and Warehouses.

SYRACUSE, N. Y.—At Syracuse new factories to go up will be the Syracuse Safe Co. plant, W. W. Taber, architect; factory for Crouse & Hinds Co., Gaggin & Gaggin, architects, and the Moyer factory, W. W. Ward, architect.

EAST SOMERVILLE, N. Y.—The Carbon Stove & Range Co., Michael Baum, proprietor, will rebuild his plant costing over $75,000. The Somerville Iron Works, owned by Lissberger Bros., of 738 East 14th st, Manhattan, will also be rebuilt immediately.



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WEST ALBANY, N. Y.—The New York Central Railroad has plans under way for the construction of another large blacksmith shop and machine shop at West Albany. The building is to be of brick and steel construction, 150x600 ft. Bids will be received in a few days.

WATSESSING, N. J.—The American Concrete Construction Co., Union Building, Newark, N. J., is the engineer on a new plant which is being built at Watsessing, N. J., by Scott & Bowne, the emulsion manufacturers. The plant is to be a large one and the machinery equipment is now being arranged for.

Halls and Clubs.

CAMDEN, N. J.—The Camden Lodge of Elks contemplate the erection of an addition to their clubhouse, costing about $20,000. Thomas E. Stephens, of Camden, is architect.

JAMAICA, L. I.—Bids are all in for the construction of the parish hall, 2½-stys, 67x127 ft., brick and terra cotta, for St. Mary's Roman Catholic Church, on Flushing av, north of Shelton av, Jamaica. Estimated cost, $5,000. F. J. Berlenbach, 260 Graham av, Brooklyn, is architect.

Hospitals and Asylums.

NEWBURGH, N. Y.—Benj. B. Odell, Jr., of Newburgh, it is reported, contemplates the erection of a hospital for the treatment of tuberculosis, to cost about $25,000.

PORT JEFFERSON, L. I.—The Brooklyn Catholic Society, it is announced, has secured a building site at Port Jefferson, L. I., on which it is proposed to erect a hospital, home and school costing about $200,000.

JERSEY CITY.—The Board of Freeholders recently commissioned Hugh Roberts, architect, 1 Exchange pl, to prepare plans for the lunatic asylum soon to be erected at Jersey City. It is reported that $450,000 will be the cost.

PLATTSBURG, N. Y.—Dennis Callanan, Catherine and Bridge sts, Plattsburgh, was awarded the contract this week for the completion of the Champlain Valley Hospital, at Plattsburgh. Pierce & Bickford, Lake st, Elmira, N. Y., have made plans for a building, 3-stys, 106x162 ft, brick and stone.

NORWICH, CONN.—Three dormitory buildings will be erected at the Norwich Hospital for the Insane during the year, accommodating 100 patients each. The building committee consists of Costello Lipett, Dr. Clinton E. Stark, E. C. Pinney, E. S. Greeley, of New Haven, and Dr. H. M. Pollock. There is an appropriation of $234,000 for the work.

Miscellaneous.

STAMFORD, CONN. — Frederick C. Taylor, Schuyler Merritt and Robert Whitaker have been appointed a committee to select a site for the proposed new Ferguson library. A report will probably be made at the next meeting of the Common Council.

BAYONNE, N. J.—J. O'Rourke & Son, architects, Union Building, Clinton st, Newark, have taken bids for the 3-sty brick convent, 50x60 ft, to be erected by St. Mary's Star of the Sea Roman Catholic church, at Av C and 14th st, Bayonne, to cost around $25,000. Rev. Andrew M. Egan, is rector.

KINGSTON, N. Y.—J. A. Wood, 120 Liberty st, Manhattan, has completed plans for the 5-sty fireproof hotel, brick, stone and steel, 85x30 ft., for the Ulster County Hotel Co., to be erected at Kingston, at a cost of $75,000. Plans are now ready for figures. John S. Winne is president and manager.

NEWARK, N. J.—J. H. & W. C. Ely, architects, 800 Broad st, Newark, are taking figures for the fireproof brick and marble bank and office building, 1 and 2-stys, 20x65x65 ft., at Market and Ferry sts, Newarks. The estimated cost is $35,000. The building is for the Ironbound Trust Co., 11 Ferry st, Newark.

Municipal Works.

BROOKLYN.—Bids will be received by the Park Board Thursday, July 29, for resurfacing the old walks in and around Prospect Park Plaza, Brooklyn.

BRIDGEPORT, CONN.—The Bridgeport Hydraulic Co. has announced that it will lay a new 24-inch water main through Nichols st to Pembroke st. The work will cost about $30,000.

MANHATTAN.—Bids will be received by the Commissioner of Bridges Thursday, July 29, for laying and relaying water mains on the Bronx approach to the Madison av bridge over the Harlem River.

BLACKWELL'S ISLAND.—Estimates will be received by the Department of Public Charities Tuesday, July 27, to erect bins, dressers, shelving, counters and the like in the kitchen building at the City Hospital, Blackwell's Island.

BROOKLYN.—The Department of Charities will open bids on Monday, July 26, for material required to lay new flooring throughout the front corridors and repair floors and wainscots in certain portions of the Kings County Hospital, Brooklyn.

MANHATTAN.—The Police Commissioner will open bids on July 29 for erecting all the materials necessary to build and complete the new station house, prison and garage for the Thirteenth Precinct, Broome and Clinton sts, Manhattan.

BRONX.—The Park Board will receive bids on July 29 for erecting an electrically welded wire fence, with reinforced concrete and wood posts, easterly extension of Bronx Park. Also for furnishing 800 barrels emulsifying road sprinkling oil (No. 1, 1909), for parks, Borough of the Bronx.

Schools and Colleges.

FREEPORT, L. I.—Chas. G. Jones, 280 Broadway, Manhattan, has completed plans for a 2½-sty school, 70x92 ft., to be erected at Freeport.

LAWRENCE, L. I.—Wm. Adams, 15 West 38th st, Manhattan, has been commissioned to prepare plans for a public school to be erected at Lawrence, L. I., at a cost of $80,000.

ESSEX, CONN.—Architects Brocklesby & Smith, of Hartford, have completed plans and estimates will be received at once for the new school to be built in Essex. It will be frame, 60x100 ft., with six rooms. Steam heat required. Dr. F. B. Bradeen, Essex, is chairman of the building committee.

Office and Loft Buildings.

NEW BRITAIN, CONN.—W. P. Crabtree, architect, is preparing plans for a new office building to be erected in Park st, for the New Britain Lumber & Coal Co. It will be of face brick, 30x40 ft., 2 stories, with gravel and slate roof, hot water heat, electric lights, etc.

NEW ORLEANS.—Hale & Rogers, 11 East 24th st, Manhattan, have completed plans for the U. S. post office building to be erected at New Orleans, La., at a cost of $1,200,000. Bids will soon be called for. James Knox Taylor, Washington, D. C., is supervising architect.

LONG ISLAND CITY.—F. Y. Parsons, 1133 Broadway, Manhattan, is completing plans and will take bids for the 6-sty office building, 75x100 ft., to be erected at Anable av and Court sq, Long Island City, by Stuart Hirschmann, of 200 Broadway, Manhattan. Estimated cost, $125,000.

SPRINGFIELD, MASS.—Plans of E. C. & G. C. Gardner, of Springfield, are being figured for the new office building to be erected for the New England Telephone & Telegraph Co. It will be 60x107 ft., 4 stories and basement, of brick and steel, fireproof construction, with limestone and terra cotta trim, steam heat.

WILLIAM ST.—No architect has yet been selected for the new 12-sty office building to be erected at Nos. 123-133 William st, by the "125 William Street Company," in which Chas. H. Copping, 15 William st, Manhattan, and J. S. Smith, care Stokes Smith Co., 1011 Diamond st, Philadelphia, Pa., are investors.

Brief and Personal.

Orin F. Perry, general manager of the Rockland-Rockport Lime Co., has returned from his vacation spent at Rockland, Me.

E. P. Gebhard, local manager for the Strasburg Manufacturing Co., returned from a visit to his company's lumber mill, in Strasburg, Va., on Thursday.

C. W. Troxwell, who has for five years been employed as outside man by the Rockland-Rockport Lime Co., resigned his position with that company this week and took a position of similar capacity with the Palmer Lime & Cement Co.

Vice Chancellor Garrison has granted an injunction restraining the P. Lorillard Tobacco Company from excavating further on the land of Henry Richards in the Marion section of Jersey City, where the tobacco company is preparing to erect a large plant.

L. L. Buck, M. Am. Soc., C. E., formerly chief engineer of the Bridge Department of Manhattan, died very suddenly from apoplexy at his home at Hastings-on-Hudson, N. Y., on July 17. Mr. Buck had charge of the construction of the Williamsburgh Bridge.

Kirk Brown, general manager of the Yale & Towne Mfg. Co., has resigned for the purpose of availing himself of another business opportunity. Walter C. Allen, general superintendent of the works, has been appointed to the position thus made vacant, with headquarters in New York.

Wm. L. Rouse, of 12 West 32d st, and L. A. Goldstone, 45 West 34th st, architects, have associated in the preparation of plans for three million dollars' worth of apartment houses to be erected in the Riverside Drive section. For a full description of locations and owners names see issues of July 17, page 112, and this week's issue.

The Cortlandt Engineering Co., contractors and electrical engineers, of 39 Cortlandt st, announces that it has signed contracts for the mechanical equipment, including boilers, engines, generators, switchboard, wiring, steam heating and elevators for the light manufacturing building to be occupied by the Champion Laundry Co., 56th st, near 10th av.

The building in Jersey City for June amounted to $740,452, an increase over June, 1908, of about nine per cent. This does not include the $800,000 permit for the P. Lorillard Co. tobacco plant, which is now being constructed in Marion. That permit not being included because of some small technicalities that have not yet been settled between the Superintendent of Buildings and the contractors.

The new county buildings committee is pressing the contractors hard to complete at least two of the court rooms in the new Court House, in Jersey City, in time for occupancy at the opening of the September term of the courts. The contract for the electrical fittings has been awarded to Cassidy & Sons, and they will begin work at once, and the marble setters went to work this week to get the two rooms in shape.

Mr. Ernest R. Ackerman, who, besides being president of the Lawrence Portland

(Continued on page 175.)

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Week Inactive in Building Materials.

A noticeable falling off of local contract awards, coupled with the uncertainties attendant upon the ultimate fate of the Building Code, were factors that retarded material marts during the week. Iron advanced, the steel situation cleared somewhat, and brick weakened. Stone remained steady, with a slight improvement in suburban business. A report of country wide conditions prepared by the Cement Manufacturers Association, tended to inspire renewed confidence in this branch of the building interests which, of all others, has been the most disturbed during the summer. Despite the advance there was a remarkable buying movement in iron, especially in New England, the Hudson Valley and in Eastern Pennsylvania. This aggregated 100,000 tons. Money was easy, but despite that fact it was apparent that there is a tendency to hold back awards for new work. This, however, is taken to be merely a temporary condition resulting from local influences. Prices of materials are as low as they will probably go. After the present trepidation is overcome, there promises to be a fulfilment of the prophesy that the Fall will be a busy one. A noticeable improvement was felt in the demand for yellow pine, this even overshadowed the lead taken by spruce, cypress and white pine as reported last week, but the major part of the orders were from the suburbs.

Hudson River Hard Brick Prices Drop.

A drop of 25 cents per M in Hudson River common brick took effect on Monday and continued the week. Jerseys remained stationary, as did Hudson River light hards. The demand was a little less. Good brick making weather—that is, dry with plenty of sunshine and wind—enabled the manufacturers to catch up pretty well with their usual stocks. A better quality of brick is coming down the river, too. This drop is said to be a temporary one.

The Jersey market continued to be remarkably active with good contracts going ahead in Newark, Jersey City and Hoboken. This market is expected to increase, due to the building boom that is expected to follow the actual operation of the Hudson River tunnels; and it is said that some New York and the leading New Jersey architects have more work on hand than they can comfortably accomodate.

Most of this is in the nature of estimating on prospective structures in the cities just named. Hackensack valley manufacturers report big orders from local and Metropolitan markets. Unprecedented activity is reported in the Passaic and Hackensack valleys, in factory, office building, and considerable apartment house projects. A reliable authority states that there has been somewhat less activity in dwelling house construction in the extreme north section of New Jersey this year.

WHY BIG BUSINESS IS EXPECTED IN NEW JERSEY.

Of all the new business reported in New Jersey most of it is of a contract rather than of a speculative nature. If anything, there is an overproduction of dwelling houses there, due in a measure to foresightedness of property owners in anticipating the probable rush of Manhattanites to the suburbs with the inauguration of easier transportation facilities between the larger North Jersey cities and Gotham. But experts agree that this surplus will rapidly be transformed into a deficit, and that there will be even a greater demand for apartment houses than heretofore. Herein is where brick manufacturers expect the present demand will continue.

STRIKE DANGER ENTIRELY PASSED.

Subsequent developments in the Hudson River brickyard labor difficulties show that the danger of any such disagreement has been entirely removed. While the method of averting the threatened breach of agreement, is kept a secret it is generally understood that it was brought about by a compromise of the matters at issue, namely, pay and hours.

Lime has a good local market with some large orders in prospect.

BRICK. (Cargo quotations at the wharf.)*	Per M.
Hudson River, Common	$5.50@ $6.25
Hudson River, Light Hard	3.00 4.00
Hudson River, Pale	....
New Jersey, Hard	5.75 6.25
Croton Point—Brown, f. o. b.	12.50 ....
Croton Point—Dark and red	12.50 ....
Fronts:	
Buffs, No. 1 (delivered at bldgs.)	22.00 30.00
Greys, various shades & speckled	29.00 31.00
White No. 1	23.00 35.00
White No. 2	25.00 31.00
Old Gold	29.00 31.00
Enameled:	
English size	70.00 75.00
American size	57.00 63.00
Seconds, etc.	40.00 45.00

*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of Broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	$0.75@	$0.80
State common, cargo rate, per bbl.	.80	.85
Rockland×Rockport, Com., per bbl.	...	1.02
Rockland-Rockport, L., per bbl.	1.12	....
Rockland-Rockport, special, 320 lbs.	...	1.42
Select finish, per 350 lbs., net	1.62	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.35
Palmer, com., S	...	.85
Palmer com., L	...	1.25
Palmer, finishing, S	...	.95
Palmer, finishing, L	...	1.40

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	$1.30
In barrels, 320 lbs.	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton		5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Association Report Encourages Trade.

Although Portland cement in cargo lots, in cloth, New York, is being sold at $1.33, the price fixed by agreement approved by local licensees, somewhat different figures are being given out at some of the local offices. The agreement has not been modified, neither has it been abridged. The rate of $1.33 is still the uniform selling price. In exceptionally large lots it might be possible to purchase cement a shade lower than $1.33, but as far as can be learned no agent whose firm is represented in the agreement signed last May will sell for less than the price fixed.

But despite the unsettled conditions in the cement business in the Eastern district, the business in cement throughout the country is growing constantly and wonderful advances have been made. The report prepared by officers of the association of cement manufacturers has encouraged mill owners and has been the bright ray in an otherwise darkened perspective.

INCREASES OF 83 PER CENT.

The value of building permits granted during the five months beginning from January 1 throughout the country indicate an increase of 83 per cent. over the first five months of 1908. The total values show an increase in 75 and a decrease in 13 of the 88 principle cities from which the data was obtained. This included cities in the States of New York, New Jersey and Connecticut. The increase in the use of cement in Greater New York, figured on the cost of building construction, was 157 per cent. Outside of the district of New York, and including the States of New York, New Jersey, Pennsylvania and Maryland, the gain in the use of cement was 71 per cent. The total value of building permits issued in New York, Pittsburg and Chicago exceeds the total value of the 85 other cities considered in the computation.

DEMAND DRAINING LEHIGH STOCKS

The remarkable demand for cement which is said to be felt everywhere, has caused a marked diminution of stock on hand in the Lehigh Valley storehouses. There are one million less barrels on hand at present than there were last year at this time. This is attributed to increased consumption, which, according to some authorities is just starting. Others, more conservative, believe it is due to increased sales resulting from the drop in prices in the Eastern district, while some are inclined to think it is due to a curtailment of production. The figures given in the report just issued to members of the association would indicate, it seems, that the conditions in the Lehigh Valley stockrooms is due to increased demand. None of the companies have reported a reduction of output during the price embargo but on the other hand, some have increased their output as told from time to time in this paper.

MANY MILLS REPORTED BUSY.

Reports from the Lawrence, Vulcanite, Alpha and Atlas mills show remarkable activity. The Alsen mills are working day and night. The crusher plant which was recently destroyed by fire entailing a loss of about $30,000 has been entirely rebuilt, enlarged and improved, was again put in service on Thursday. It now has a larger output than ever. This company recently closed a 100,000 barrel contract with the Gore Meehan Co. for the delivery of cement at Peekskill and Garrison, N. Y., for a portion of the acqueduct. This company has a Government contact to deliver 90,000 bbls. of cement at Black Rock, N. Y., to be used in harbor improvements. The Glens Falls Portland Cement Co. was awarded a 30,000-bbl. contract this week by the Acme Engineering Co. for barge canal work. This company's plant is located near the scene of this work. It is understood that there was keen rivalry among several companies for this contract.

CEMENT.

Portland, Domestic, in cloth*	$1.33
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.32@	$1.43
Atlantic brand	1.33	....
Atlas Portland	1.33	$1.43
Bath Portland	1.33	....
Dragon Portland	1.33	1.43
Edison Portland	1.33	....
Lehigh Portland	1.33	....
Trowel Portland	1.33	....
Vulcanite Portland	1.33	....
Alsen's (German) Portland	2.35	....
Dyckerhoff (German) Portland	2.45	....

Extensive Movement in Pig Iron.

A great buying movement has developed in the pig iron business since the first of the month. The consumption in the Eastern district alone has exceeded 350,000 tons. In consequence there has been a further advance of 25 to 50 cents a ton. No 2 Eastern, which recently advanced 50 cents at the furnace and $16.70 to $17.50 Jersey City, went up 25 cents more. This is said to be due to the fact that most of the furnaces are now on the old wage basis, that the cost of coke has advanced and cost of ore production is greater and that there is a big demand for pig iron just now. The present buying movement is not generally looked upon as a boom, however, but a healthy increase in business that had long been promised the furnaces but which never really materialized. Inquiries remain good, one for 8,000 tons from this vicinity during the week.

STATEMENT FROM MR. J. A. TOPPING.

Asked to verify for the Record and Guide the daily press despatches to the effect that the Republic Iron & Steel Co. had signed the wage scale submitted to it by the Amalgamated Association of Iron and Steel Workers to be effective until July 10, 1909, Mr. J. A. Topping, Chairman of the Board of Directors of that company, gave this statement to this paper:

"The Republic Iron & Steel Co. made a settlement with the Amalgamated Association of Iron and Steel Workers for its iron mills, which arrangement is in effect until July 1, 1909. The Amalgamated Association's jurisdiction, however, does not obtain in its steel works and steel finishing mills, this department of the Republic's plant having been and is now operating independently."

STRUCTURAL STEEL MARKET ACTIVE.

There continues to be a good quick order business in structural steel. Prices remain without change, however, although it is considered probable that an upward movement is not far off. The sheet metal market remains unchanged.

BIG BUSINESS IN THE MARKET.

The Passaic (N. J.) Steel Co. has taken a contract for 600 tons for an office building in New Brunswick, N. J. Snare & Triest are reported to have placed an order for 2,000 tons of structural steel with Morris & Wheeler, of Philadelphia, to cover construction of the Cuban piers there, but are still in the market to have this material fabricated. The Pennsylvania Tunnel and Terminal Co. has an inquiry out for twenty signal bridges.

Northern:		
No 1 x Jersey City	$17.50@$17.75	
No 2 Foundry x Jersey City	17.00	17.75
No 2 plain	16.50	16.75
Southern:		
No. 1 Foundry, steamship dock	16.75	17.25
No. 2 Foundry spot	16.25	16.75
No. 3 Foundry	15.75	16.25

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.46@	....
Angles	1.46	1.51
Tees	1.51	1.56
Zees	1.51	1.56

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....@	$1.70
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	....	1.70
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron finish, base	....	1.70
Soft Steel Bars, base or ordy. sizes	....	1.70
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.00
3-16	....	2.10
No. 8	....	2.20
Blue Annealed		
No. 8	2.20	....
No. 10	2.20	....
No. 12	2.25	....
No. 14	2.30	....
No. 16	2.40	....

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18 } No. 20 }	2.70	3.35
No. 22 } No. 24 }	2.75	3.40
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.	22 24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

SOLDERS.	Case.	Open.
Half and half	19½@	20½
No. 1	17	17¼

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....@	$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	12.50
About 15-lb. coating	$10.70	11 25
About 8-lb. coating	....	8.70

PIG LEAD.

Ton lots	4¾@5
Less	5 5¼

ZINC.

Sheet, cask lots	per. lb.	7½
Sheet	per lb.	8

Yellow Pine Feels Uplift.

A general uplift was reported in yellow pine during the week. The price of spruce is stiffening while there is still a good demand for North Carolina pine. There is no tendency toward a general advance in price of lumber at present and neither is there any indication of a reduction. The yards in New York are not busy although there is a fair demand in New York for long leaf pine for use in concrete mould making.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$23.00@	$28.00
6 to 9 inch cargoes	24.00	28.00
10 to 12 inch cargoes	26.00	30.00

LATH.

1½ in. round wood lath	3.50	3.75
Eastern spruce, slab	4.25	4.50

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$93.00@	$94.50
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	50.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

HARDWOOD FLOORING.

K. D. bored, end matched or butted and bundled.

Standard grades of oak flooring:

Clear—Shall have one face free from defects, except ⅝-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.

Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.

Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.

Clear quartered white oak	$80.00
Select quarter-sawed white oak	47.00
Clear Quarter-sawed white oak	87.00
Select quarter-sawed red oak	50.00
Clear plain sawed white oak	53.00
Select P. S. white oak	45.00
Clear plain sawed red oaw	46.00
Select P. S. red oak	43.00
Common oak, red and white	30.00
No. 2 Factory or common oak, red and white	23.00

PLAIN OAK.

4-4, 1sts and 2ds	$42.00@	$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00	51.00
4-4 Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	37.00	40.00
4-4 Culls	22.00	24.00
5-4, 6-4 and 8-4 in. Culls	24.00	26.00

KILN-DRIED ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel, New York.

	No. 1.	No. 2.	No. 3.	Box.
4-4 Edge, under 12 ins.	$28.00	$26.00	$18.00	$14.50
4-4 Wide Edge, over 12 inches	42.00	35.00	.....	.....
4-4 x 4 and 5 inches	30.00	27.00	18.50	.....
4-4 x 6 inches	32.00	28.00	19.50	15.50
4-4 x 8 inches	34.00	29.00	20.00	16.00
4-4 x 10 inches	35.00	30.00	20.50	16.50
4-4 x 12 inches	39.00	32.00	22.00	17.50
5-4 Edge, under 12 ins.	30.00	27.00	19.50	15.50
5-4 Wide Edge, over 12 inches	43.00	36.00	.....	.....
5-4 x 10 inches	37.00	32.00	21.50	17.50
5-4 x 12 inches	42.00	36.00	23.50	18.50
6-4 Edge	33.00	30.00	21.00	15.50
6-4 x 10 inches	38.00	33.00	22.50	17.50
6-4 x 12 inches	43.00	37.00	24.50	18.50
8-4 Edge	34.00	31.00	22.00	15.50
8-4 x 10 inches	39.00	34.00	23.50	17.50
8-4 x 12 inches	44.00	38.00	25.50	18.50
Flooring:				
13-16 x 2½ & 3"	28.00	26.00	19.00	14.00
13-16 x 3½	28.00	26.00	19.50	15.00
13-16 x 4 to 4½	27.50	25.50	19.50	15.00
13-16 x 3 to 4 jointed	32.00	28.00	20.00	.....
13-16 x 2½ to 3 Rift	42.00	37.00	.....	.....
13-16 x 3½ Rift	37.00	32.00	.....	.....
Ceiling and Partition:				
13-16 x all widths exc. 3½ and 5½	28.00	26.00	19.00	15.00
white				25.00
⅜ x all widths, exc. 3½ and 5½	29.00	27.00	20.00	15.50
⅜ (for 5½ add $2)	23.00	21.00	15.00	10.00
½ (for 5½ add $2)	20.50	19.00	12.00	8.00
German Siding 13-16 x 5½" face	33.00	30.00	21.00	16.50
Beveled Siding, ½ x 4 to 6	19.00	17.50	12.00	9.00
Case and Moulded Base, all patterns	37.00	32.00	.....	.....
Roofers:				
13-16 x 5½ in. face				$16.50
13-16 x 7½ in. face				17.50
13-16 x 9½ in. face				18.50
Factory Flooring, 1½, 2, 2½, & 3 x 5 to 9 finish ¼ inch scant in thickness and ⅛ inch scant in width when worked for splines and ¾ inch scant in width when tongued and grooved				19.00

SHINGLES.

(New York Lighterage Limits.)

	Per M.	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

Prices of Slate Likely to Advance.

Owing to an increasing demand for structural slate, and the fact that the prices fixed during the late depression have never been readjusted, an increase in the cost of that commodity is likely to occur at any time. It is said that some of the quarries are hardly making enough to warrant taking the stone out. The general stone market is reported to be doing well, but there have been few big contracts placed during the week. Prices remain unchanged.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.35	.50
Granite, grey	.50	.90
Granite, black	.75	3.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.25	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$4.90@	$5.65
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.80	7.50
Unfading Green	4.90	5.60

Is the Bryant Building a Tower?

In connection with the announcement that the W. G. Cornell Company, plumbing and heating contractors, specializing in big contracts and rush work, with offices in the Everett Building, had been awarded the contract for the installation of plumbing in the Bryant Building, at Nassau and Liberty sts, the claim has been made that this 31-sty structure, when completed, will be the tallest office building in the city.

There are two sides, of course, to this statement, and there are champions on the side equally as positive as those on the other. The question, however, finally narrows down to the query, "What is an office building?" or, to be more specific, "When does an office building become a tower?"

Up in the dining-room of the Cafe Martin one day this week, a number of men learned in building construction and architecture were discussing the Bryant building, and a lively debate followed on the above question. The negatives were for considering the Singer and Metropolitan structures the tallest office BUILDINGS, basing their claim upon the fact that they were in truth, buildings. The positives, however, maintained that they were TOWERS, inasmuch as they were only a part of the main buildings, while the Bryant building rose straight from its foundations to roof without recession at any intermediate part.

But there was a hitch when the president of one contracting company mentioned the case of the City Investing building, which is also 31 stys high. The contention was made that the steep roof, covering three stories placed it in the category of a tower, for it was in reality a tower-roof. Two more stories could be added, it was said, to the Bryant building if the superintendents quarters and attic were figured in the total height of the building. The question was argued during the various courses of the repast, but at adjournment neither side had won the other to its way of thinking.

A special feature which the Cornell Company will install in this building is a gigantic water pump to raise the water supply to the storage tanks 31 stys above the street level. These tanks will be auxiliary to a fire protection system with which the structure will be equipped. Usually this system is divided into two parts in structures like the Singer and Metropolitan but in this case it will be only one. The most modern, up-to-date and best plumbing will be installed in this building.

Shipping Cement to Panama.

The U. S. steamer Ancon sailed from Communipaw on Thursday on her first voyage to Panama, having on board the second consignment of Atlas Portland cement under the contract to furnish 4,500,000 bbls. for use on the canal works. The Ancon carried 87,144 bags and 21,348 bbls. of cement, which is equivalent to 43,134 bbls., or 8,626 tons. Her cargo also included supplies for the Panama Railroad.

The Cristobal, now returning to New York from Colon, carried the first 5,000 tons of the big contract, and it is expected that the two ships will carry 9,500 tons each voyage when the Canal Commission is in a position to receive this quantity. The vessels are scheduled to make one voyage a month, which will mean that 19,000 tons of cement will go forward every 30 days, if present arrangements are carried out.

At this rate shipments of the 4,500,000 bbls. contracted for with the Atlas Portland Cement Company will extend over a period of nearly four years. If, however, greater quantities are needed every month, other transportation arrangements will be made.

It is said that the government will profit by handling the contract in its own vessels instead of chartered ships. Dischanging of the cargoes will necessarily be governed by weather conditions, for it stands to reason the cement cannot be handled in rain; so, if there are delays at Cristobal, the government will not have to pay demurrage as it would in case of steamships under charter.

Construction Company Moves Offices.

The executive offices of the Dillman Fireproof Construction Co. have been moved from 415 East 99th st to the Townsend Building, 1123 Broadway. The officials of this company are now ensconced in a fine suite of offices where they have more floor space than they had heretofore. The new quarters and location are considered better adapted to the demands of the company's business.

At the present time the company is completing the fireproofing of the Kings County Hospital in Flatbush and the Bossert Hotel, Montague and Hicks sts, Brooklyn. Work has just been finished by this company on the 12-sty loft buildings at 22-24 and 30-34 West 26th st, for which Street, List & Rose were general contractors. The 12-sty loft building at 483 Greenwich st, for which F. T. Nesbit & Co. were general contractors, is also being completed. The Dillman Fireproof Construction Co. fireproofed the structural steel on all the three last named buildings. The company recently signed several important contracts upon which it will begin work within the next six weeks. The company reports that it expects to have all the work it can conveniently handle during the summer.

Leadamant Pipe.

A new specialty which, if claims made for it prove well founded, will soon become a staple building material is "Leadamant pipe." It is an alloy with a lead base, so designed as to retain the desirable qualities of lead pipe and to add greater strength, hardness and stiffness, which prevent it from sagging, denting or disintegrating. "Leadamant" is also claimed to be more economical, because its strength is so much greater than lead pipe that for the same bore a lighter weight can be used. It is easily worked or soldered. The National Lead Company manufactures it.

Large Contracts for A. Perlman Iron Works.

The A. Perlman Iron Works, which has a large plant at 1733 West Farms road, the Bronx, has recently closed some important contracts in ornamental wrought iron, in which work this company makes a specialty. Some of the iron grille doors that have been made by the A. Perlman Iron Works are on some of the most conspicuous buildings in this city. The company is exceptionally busy now with apartment-house contracts in the west side and on Washington Heights

Canavan Bros.' Contract

The Canavan Brothers Co., contractors and house shorers, of 518 West 56th st., have placed two steam shovels at work in the cellar excavating job at 28th st and Fourth av., where the Thompson Starrett Co. will erect the Bryce-Hewett buildings. It has already been stated that one machine was being used on the job, but owing to the nature of the soil it has been found that the use of two of these huge appliances would be entirely feasible. The Canavan Brothers Co. which has numerous other important excavating jobs on hand at present, and which reports a busy Summer and prospects of a busy Fall, besides doing the excavating, is also doing the house shoring and sheath piling for this job under its own contract entirely.

ADVANCE REPORTS.

(Continued from page 172.)

Cement Co., which has local offices at No. 1 Broadway, is the representative of his home county, Union, N. J., in the Legislature of that State, departed this week for a prolonged visit abroad. Before leaving Mr. Ackerman expressed himself as being confident of a speedy readjustment of prices in the cement business and said that he expected that the increase in the consumption of that building commodity would result in something like a shortage before the end of the year. Mr. Ackerman is the author of numerous popular bills which have recently been placed upon the statutes of New Jersey, among them the Civil Service Commission measure. He is also one of the world's foremost philatalists, his collection of postage stamps having been valued at half a million dollars. He is expected back about Sept. 15.

Bids Opened.

FORT HANCOCK, N. J.—Henry Collins, of Brooklyn, submitted the lowest bid at $5,996, for constructing a sewer outlet at Ft. Hancock. Bids were opened by W. T. Hawkins, Construction Q. M., on July 17.

The Board of Education opened bids on July 19, (No. 1) forming offices on the first story of the hall of Board of Education, Manhattan. Thomas McMcKeown, $1,393, low bid. (No. 2) alterations and repairs at P. S. 65 and 76, Brooklyn. Charles Cochar, P. S. 65, $1,320; P. S. 76, $1,620, low bidder.

BROOKLYN.—John H. O'Brien, Commissioner of water supply, gas and electricity, opened bids on July 14, for laying water mains in Flatbush, Carlton, Vanderbilt and Atlantic avs, and Pacific st, Brooklyn. Robert Carter & Co., 551 Prospect place, Brooklyn, $19,965, was low bidder. Other bidders were: Newman & Carey Co., James H. Holmes, Murphy Bros., H. E. Fox, James Kelley.

Contracts Awarded.

89TH ST.—Henry Otis Chapman, architect, has prepared plans for changing the stable 171 West 89th st into a garage for a Mr. Brown. The C. F. Bond Co., 136 Liberty st, has received the general contract.

74TH ST.—The C. F. Bond Co., 136 Liberty st, has just signed contracts for enlarging and making over into an American basement house the 5-sty residence 121 East 74th st for Fredk. Delafield; also extensive repairs and similar changes to the residence 121 East 64th st for Dr. Kimball. These plans were prepared by Donn Barber, 24 East 23d st.

ALBANY.—Barge canal contracts have been awarded by the State Superintendent of Public Works, F. C. Stevens, as follows: No. 20-A, improving the river and land line of the canal between Little Falls and Mindenville, to Houston Barnard, Rochester, $490,592; No. 20-B, dredging channel in the Mohawk river, between Mindenville and Canajoharie, S. Pearson & Son, Inc., Long Island City, $933,194; No. 20-C, dredging channel in the Mohawk river from Canajoharie to Yosts, American Pipe and Construction Co., Philadelphia, $585,720; No. 23, constructing the canal, land line, from King's Bend to Genesee river, Millard & Lupton Co., Philadelphia, $1,887,036.

Government Work.

Sealed proposals will be received on the 29th of August for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Paris, Kentucky, James Knox Taylor, supervising architect, Washington, D. C.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

PUBLIC WORKS.

SIDEWALKS.

The attention of property owners in the Greenwich section is directed to a late resolution of the Board of Local Improvements of the Greenwich District which calls for the repairing of sidewalks at the following locations: To repair sidewalk at the northwest corner of Barrow and Hudson sts; at Nos. 97, 99 and 101 Barrow st; at Nos. 173 and 175 Perry st; at No. 328 West Eighteenth st, and at the southeast cor of 27th st and 10th av.

RECEIVING BASINS.—To construct receiving basins on both sides of Nagle av about 270 feet north of Dyckman st, and on the southeast corner of Nagle and Hillside avs. Proceedings initiated by Local Board of Washington Heights.

EMERSON ST.—To pave with asphalt block pavement on concrete foundation, curb and recurb Emerson st from Broadway to Seaman av. Proceedings initiated by Local Board of Washington Heights.

26TH ST.—To reconstruct sewer under pier at foot of 26th st, East River. Proceedings initiated by Local Board of the Kips Bay District.

40TH ST.—To reconstruct outlet sewer under pier at foot of 40th st, North River. Proceedings initiated by Local Board of Hudson District.

PIER (OLD) 8, NORTH RIVER.—To reconstruct sewer under Pier (old) 8, North River. Proceedings initiated by Local Board of Greenwich District.

PIER 40, NORTH RIVER.—To reconstruct sewer under Pier 40, North River. Estimated cost, $5,000. Proceedings initiated by Local Board of Greenwich District.

CONDEMNATION PROCEEDINGS.

PUBLIC PARK.—Relative to acquiring title for the use of the public to the block of land and premises bounded by 1st and 2d avs, East 35th and East 36th sts, Borough of Manhattan, required for the opening of a public park. Commissioners Emanuel Blumenstiel, Wilber McBride and Cornelius F. Collins, give notice that the abstract of their revised and corrected estimate and assessment, together with damage map, and also all the affidavits, estimates, proofs and other documents used in making their revised and corrected report, have been deposited in the Bureau of Street Openings, in the Law Department of The City of New York, at the office of said Bureau, Nos. 90 and 92 West Broadway, Manhattan, there to remain until the 14th day of August, 1909. That their revised and corrected report herein will be presented to the Supreme Court on Aug. 19.

MOUNT VERNON AV.—Opening and extending from Jerome av to northern boundary of the city, as the same has heretofore been laid out and designated as a first class street or road. Commissioners Edw. Browne, John De Witt Warner and John J. Quinlan give notice that the supplemental bill and additional bill of costs, charges and expense in this proceeding will be presented for taxation to the Supreme Court on July 29.

212TH ST.—Acquiring title, wherever the same has not been heretofore acquired, to WEST 212TH ST, from Kingsbridge road to Harlem River, Commissioners Harold Nathan, John J. Ryan and Peter H. Garland give notice that the supplemental and additional bill of costs, charges and expenses incurred in the above-entitled matter will be presented for taxation to the Supreme Court on July 28. The said bill of costs, charges and expenses has been deposited in the office of the Clerk of the County of New York, there to remain for and during the space of 10 days.

PAULDING AV.—Opening and extending of Paulding av, from East 222d st to East 223d st. Commissioners Edwin C. Hoyt, John J. Mackin and James F. O'Brien give notice that the bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 28.

WESTCHESTER AV.—Opening and extending from the Bronx River to Main st. Commissioners Jno. F. Coffin, Edward L. Godfrey and Michael J. Mack, give notice that the supplemental and additional bill of costs charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 29.

A NEW STREET.—Opening and extending a new st adjoining the easterly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Forsyth and East Broadway, and a new st adjoining the westerly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Bayard st and East Broadway. Joseph M. Schenck, clerk, gives notice that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 28.

15TH AND 18TH STS.—Dock proceeding. Notice is given by Joseph M. Schenck, Clerk, that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 28.

ST NICHOLAS PARK.—Opening and extending, bet the westerly line of Hamilton terrace produced and the easterly line of Convent av, and bet the centre line of St. Nicholas terrace and the southerly line of West 141st st. Commissioners Matthew F. Donohue, Martin Wallace and Edgar Allan Lynn give notice that the bill of costs, charges and expenses in this proceeding up to and including July 12, 1909, will be presented for taxation to the Supreme Court on Aug. 3.

TO AVOID LEAKY ROOFS.

Among the many penalties of real property ownership none is perhaps more annoying or expensive than a leaky roof. In this connection a writer in the National Builder affirms that there can be no other excuse given for leaky roofs than absolute carelessness or bad workmanship, except in cases where the materials of which they are constructed have yielded to the laws of wear and tear, and fail longer to serve the purpose for which they were originally intended. "If the roof work of buildings is properly executed," argues this authority, "they should remain perfectly watertight so long as the material will last. Yet it is a common occurrence that leaks develop themselves with the first rain that falls after their completion, and more or less tinkering is found necessary, for the reason that when work of any kind is defective in its execution, continual repairing or renewal as a whole becomes a necessity." It is asserted that under such circumstances, owners are apt to complain and feel almost revengeful towards the parties by whom the work was done; that in an abstract view of the case such feelings are sustained by the provocations experienced.

With this in mind the following extract from the article referred to will undoubtedly assist the property owner to repair his own roofs, or direct how it can be done:

It is well known that it is difficult to solder tin when it is covered with water, yet it often happens that in removing ice and snow from a roof holes are cut in the tin by the shovel. Such holes can be stopped without much trouble by taking a piece of heavy iron, of suitable size, with countersunk holes or ordinary screw heads. A piece of thick cloth is to be cut the size of the iron, well soaked in heavy iron paint (red oxide), the cloth placed over the leak, and the piece of iron screwed down over the cloth. Holes can be punched through the tin by means of a prick punch. If the tin can be wiped dry before applying the cloth, so much the better. If water is running down the roof, a dam can be made above the leak of putty or clay, to keep the water off until the leak is stopped. In some cases white lead, iron paint or putty will do; or, if the leak is not exposed at the time to running water, the cloth and paint will do. A little varnish mixed with the paint will make it stick better. After these cloth patches become dry they will hold water as well as solder, and perhaps better, as they are more elastic.

If the flashing breaks away from the brick fire wall, it can be fastened by taking fence nails and putting them through suitable washers to enlarge the heads of the nails and driving them through the tin into the mortar joints; then the tin (where it joins the brick), can be plastered with a cement made by mixing dry sand with iron paint to the consistency of mortar. This cement is the best medicine for repairing roofs known, and is cheap enough to suit any one. If a leak occurs between wood and brick, the same cement can be used, and in many cases it can be used on gravel roofs. For repairing about chimneys this cement is unequaled. When a gravel roof is wet, it is evident it would be difficult to repair it with paint, cement or hot tar. Yet, if the roof leaks, it is at this time the repairs are required. In such a case, take the best Portland cement and, perhaps, sand, mix it with water and apply to the leak. As cement will harden under water, it will adhere to the gravel on the roof, and should stop the leak. When the cement becomes hard and dry it can be painted with iron paint or coal tar. A good cement for roofs can be made by mixing coal tar that has been boiled, or when hot has some pitch or resin mixed with it, with dry sand. This becomes as hard as stone. It is something like what cement pavements are made of. The sand has a tendency to keep the tar from running off.

THE JERSEY TUBES AND LONG ISLAND CITY'S FUTURE.

FOLLOWING the completion of any great municipal improvement the question often asked is: "What benefit will accrue to this territory or that district?" Frequently these questions are answered in favor of one community at the theoretical expense of another, or vice versa. But a peculiar benefit is expected to follow the completion of the Hudson River tunnel system more far reaching, perhaps, than the ordinary real estate holder or dealer, or even the most far-sighted speculator realizes. Furthermore, this benefit will be felt in a part of the city which, to the casual observer, would seem to be the most far removed from the transit change placed in operation this week. That territory is at the eastern terminus of the Blackwell's Island Bridge.

As the Record and Guide has heretofore pointed out, a large tract of land in Long Island City has been connected to the Island of Manhattan, with but little apparent benefit. There are no transit facilities, save for a bus line over the span; it is too great a walk for the average pedestrian, and there is no saving in the use of the structure for Long Island City manufacturers, they say, because of the greater hauling distances. Thousands of employees of factories on the other side of the East River still use the ferry at a daily round trip cost on boat and street car, to and from their place of employment, provided they live in New York, which hundreds do, of sixteen cents.

There is no noticeable building activity in the section affected by the span, and as far as many property owners in the vicinity know, there is little likelihood of any extensive undertakings of that character in prospect within the near future at any rate.

But realty values are going up. Property in the vicinity has been assessed at a higher figure than ever before within the recent past, and this burden is being borne mostly by manufacturers and owners of the few tenement houses in the affected area. Records show comparatively few transactions in that section, and the advice seems to have gone forth: "Hold for a year for your price."

Just at this point is where Long Island City will look for a practical benefit from the New Jersey tubes, even though their inception has a retarding influence at first. Long Island City is destined to become the principal manufacturing centre in New York. That is, its chief development will be in the erection of big plants for heavy manufacturing purposes. Concerns doing light manufacturing will continue to utilize the loft building and enjoy the advantages of central locations. Already the cost of sites for manufacturing purposes in Manhattan has reached nearly a prohibitive price, say experts, especially in the central portions of the Island. Harlem and the Bronx, of course, still offer opportunities, but there is the long haul or lighterage, should a concern be fortunate enough to obtain a shore front site. While it is true that shore fronts in Long Island City and Astoria have jumped in the recent past, very desirable manufacturing sites are still comparatively cheap there. This seems to be proved by the fact that some of the large manufacturing companies have and are still moving from Manhattan to that vicinity. Besides those recently mentioned in this paper, the following might be mentioned as a few instances where big companies have sought greater ground areas in the new territory, say within the last four or five years:

The Irving Iron Works, Newtown Creek, the head of which company, Walter E. Irving, was formerly employed by George A. Just, of the George A. Just Co., which has recently completed a big extension to its plant at 239 Vernon av, Long Island City; the Collins Iron Works, Ravitch Brothers, steel contractors; A. Klaber & Son, marble, which firm has also recently extended its plant; John Pirkl, iron and steel workers, which company recently established a shop at Greenpoint as a branch of its Brooklyn foundries; G. L. Stuebner Iron Works, hoisting machinery, at Vernon av and 12th st; the National Bridge Co., Lexaner Lemke Co., Astoria; James Gilles & Son, Long Island City, stone; George Call & Co., Long Island City, sandstone, etc.; Morrison's, William Bradley & Co., Shuttleworth's, Traitel Bros., mosaic, and E. Miller's Sons, stone.

With the gradual increase in the number of big manufacturing plants in that vicinity will come the necessity for more tenement houses; for, as a real estate man said recently, the factory and the tenement house go hand in hand. But with the tenement house necessarily comes the necessity of rapid transit.

It is the want of rapid transit, in fact any kind of transit, that is retarding the growth of this section. The Belmont tubes are tied up in litigation, the Sunnyside yards of the Pennsylvania Railroad are still nowhere near completion, and remains practically unused.

While this condition exists the New Jersey tunnels will retard the population of Long Island City. But it will be only momentarily, so to speak. New Jersey has its manufacturing centres in Newark, Jersey City, Hoboken, Bayonne and Elizabeth, all on tide water. The rapid transit afforded Jersey people will call many factory employees' families across the Hudson which might otherwise have gone to Long Island City, or by commuting have created a demand for tenements in that city. But soon the under-river transit facilities eastward will excel in convenience even the new tubes into New Jersey and coupled with bridge cars will land the prospective Long Island City resident within walking distance from his home, which abode will be also within walking distance of his place of employment.

This is where the New Jersey tunnels will benefit Long Island City. It will, perhaps, hamper development now, but Long Island City will grow, despite all opposing influences, and the McAdoo tunnels will eventually serve to nurture that development by the simple process, if for no other, of awakening a rivalry between New Jersey and Long Island City for the manufactory and its denizens.

SIGNING OF CONTRACTS BY AGENTS.—Many complications are liable to occur before a negotiation for real property may be considered closed, therefore more than usual attention should be given to the contract. Not infrequently contracts for purchase or sale are improperly signed by agents or regularly constituted attorneys. To avoid possible misunderstandings due to this cause it may be well to state that the proper way for an agent to sign an instrument of this nature on behalf of his principal is, "the principal by the agent," John Doe, by William Smith, agent. Should it be signed "Wm. Smith for John Doe" that would bind the principal, provided the agreement on its face purported to be made by the owner or principal; and where the agency is disclosed and the contract is within the agent's authority, the latter will not be personally bound, unless upon clear and explicit evidence of an intention so to bind; if an agent who did not possess the authority risks signing a contract for his principal, the former would be personally bound to carry out the agreement, except in the case of an auction when this rule does not apply, as when the auctioneer, carrying out his duty as such, affixes his signature to the memorandum of the sale or acquisition as the agent of the grantee as well as the grantor.

CARE OF MERCANTILE STRUCTURES.

The most important department of a real estate business is its agency department. This department grows steadily month by month provided a firm's business is going ahead and increasing in volume and profits. In this department the most capable men are needed—men of experience and exectuive ability who know how to handle the many conditions that arise week after week and which must be disposed of promptly and efficiently. To the agency department devolves the responsibility of the care of mercantile properties. Holdings of this character can be divided into three classes: (a) Business buildings rented to one tenant; (b) store and loft buildings where practically no service is furnished tenants; and (c) the modern high-class fireproof loft building where heat, elevator service and possibly janitor service are included in the rent, and power and light furnished to the tenants at an extra expense. Office buildings are not included under this head, although the management of the modern downtown office structure requires the most expert advice and should always be placed in charge of a reliable, progressive and competent agent if the best income results are to be expected by the owner.

THE AGENT'S RESPONSIBILITY.

It is obvious that the easiest building for the agent to manage is the building leased to one tenant. Owners of such properties certainly make a mistake in thinking that it is unnecessary to have an agent. While with such buildings the duties of rent collecting are easy, yet the owner by employing an agent, secures the services of an expert to handle his property. The agent becomes acquainted with the tenant from personal contact, and his agency interest naturally leads to a careful study of the property itself and the neighborhood in which it is located. An agent's responsibility is something more than that of a mere rent collector. He must at all times be able to advise his client expertly as to existing neighborhood conditions and be able to correctly inform his client whether or not property and rental values are advancing or receding. From actual experience in managing a property the agent is always able to advise wisely and profitably regarding the making of new leases or the renewing of old ones. No owner has the training or experience that will enable him to grasp all conditions as well as the experienced real estate man who makes realty his life study.

The duties of managing store and loft buildings are similar to those of managing buildings rented to one tenant except that they are somewhat augmented. When there are two, three or six tenants care must be exercised to always keep the building filled, and considerable diplomacy is required to satisfy the ideas and desires of the various tenants in the matter of signs, elevator (or hoist) service, heat (when furnished), etc. Insurance is an important item in making leases for store and loft buildings, and the agent must be particular in this respect. If care is not used the business of one small tenant will often greatly increase the insurance premiums not only for the owner on the building but also on the stock of other tenants. The insurance carried by the tenants generally amounts to more than the insurance carried on the building itself. One undesirable or irresponsible tenant often leads to the loss of excellent ones. A most important point in managing this class of property is to have all leases expire at the same time so as to be able to take care of the tenant whose business is growing and who will require more space, or to enable the letting of a large amount of space to the best possible advantage.

DUTIES OF THE AGENT.

It is apparent that an agent's duties are considerably added to in the matter of managing the modern fireproof loft and manufacturing building. He must know how to divide the floors and rent them to the best advantage. He must not permit the overloading of floors, he must properly supervise the arrangement and placing of the tenant's machinery, he must be cautious against permitting a rental to a tenant whose machinery is detrimental to the comfort of other tenants or detrimental to the building itself, he must be cautious against the use of acids in manufacturing and must guard against a hazardous business. The agent at all times must be alert so as to increase the income of the property under his charge and at the same time have a building filled with contented, happy tenants, satisfied with all the rules and regulations made by the agent for the operation and conduct of the building. If a building has a power or light plant the agent should select tenants who are large power users. He must make power and light rates that are profitable to the owner, and the question of "overtime power" is often a troublesome one.

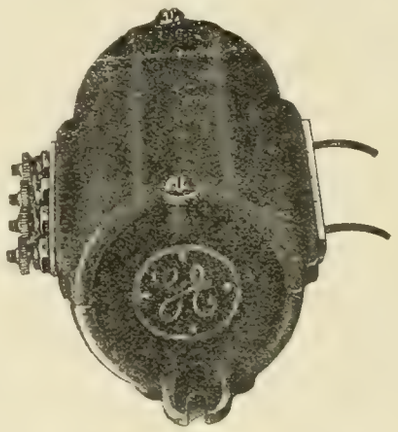
No matter what class of property an agent is managing he must see that the building and premises are regularly inspected and that the covenants of the tenant's leases are being properly complied with. These inspections should be made at least monthly, and in large buildings weekly inspections are necessary to properly keep in touch with the property. The matter of drawing leases is of no small importance, and it is a well-known fact that an owner is often more than saved the cost of the agent's service by having expert and practical advise [illegible] and leases. Much could be added regarding the cares and duties to managing mercantile buildings or any class of Manhattan property. It is apparent that to successfully manage business properties the agent must have a thorough experience and knowledge in all branches of the real estate business and a staff of experts in his agency department so as to properly handle all repairs at lowest rates, to effect insurance under the best possible advantage, to negotiate leases and to collect rents. No individual owner, no matter who he is, can possibly secure as well-directed or as competent experts in each of these several branches as those who can be found in a reliable real estate office of character, size and influence.

CHARLES F. NOYES.

ELECTRICAL REPAIRS REDUCED.

Although it is not generally known, there has recently been introduced on the market an apparatus styled a bell-ringing transformer designed to end the troubles consequent upon the use of primary batteries in connection with electric bells. The transformer will only be of service, however, where the home of the owner or tenant is already wired for electric lights. The instrument is compact and free from mechanical defects and may be relied upon to perform its work perfectly. It has a low voltage secondary winding with taps giving 6, 12 and 18 volts when the primary is connected to the ordinary 110 volt lighting circuit. The transformer will operate successfully on circuits ranging from 100 to 130 volts at the usual lighting frequencies.

A strong point in favor of the new mechanism is that a continuous short circuit on the secondary will do no damage either to the transformer or adjacent circuits. Both the core and coils are placed in a small metallic box with lugs or feet attached for convenience in fastening to the wall or ceiling.



CURRENT TRANSFORMER.

The only tool necessary in installing the transformer is an ordinary screwdriver. It is claimed that when once attached the instrument requires no attention whatever. It may also be used to advantage for operating buzzers, spark coils, burglar alarms, gas lighting and annunciator systems.

Right here it is well to state that perhaps one of the greatest sources of annoyance to owners and real estate agents is the wet or dry battery so universally used to ring door bells. Half of the time, yes, three-quarters of the time, these heretofore indispensible necessities are out of order, or suddenly disintegrate through the action of unlooked for dampness, or other causes not generally understood by the layman. The item of repairs to door bell systems in many instances is the most prominent charge against the revenue obtained from improved real estate, and owners as well as agents have every reason to welcome any invention that promises to put a stop to this perpetual drain on the pocketbook.

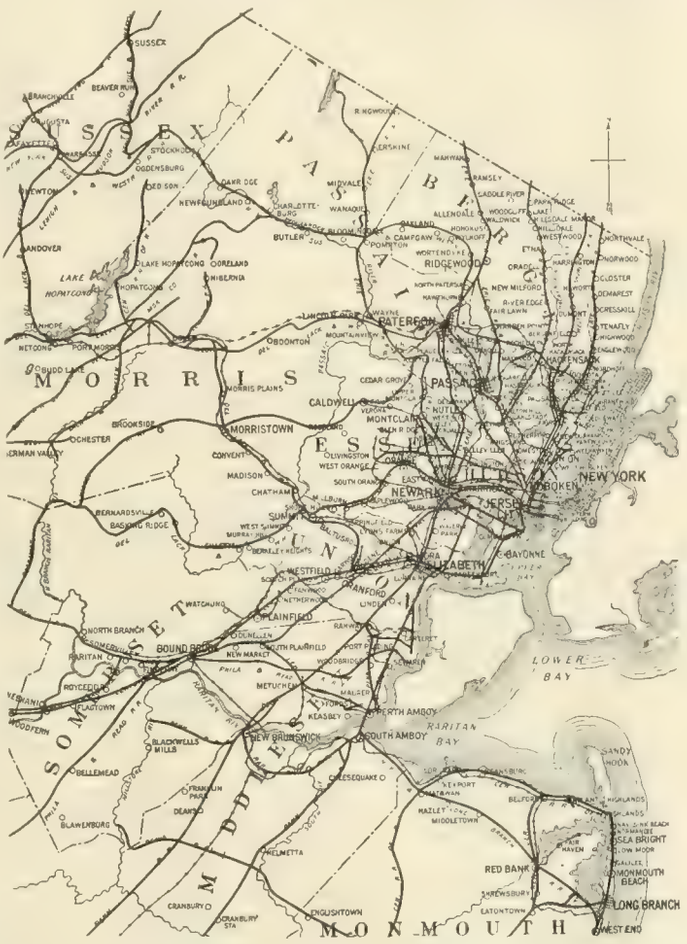
The apparatus described may be purchased through electricians, or from any of the large electrical supply houses in the lower section of Manhattan. No radical change in the house wiring system will be found necessary.

VALUE OF A GOOD JANITOR.—According to the New York Times, "duties of the janitor are not fully performed when he sees that the steam heating apparatus is working to the entire satisfaction of the anaemic lady on the top floor and the stout man who occupies the apartment nearer the street. He has more to do than merely to see that the ashes are carried out and placed where they may be carted away. He is, to a certain extent, the executive officer of the house, and the families in it are entitled to look to him for a certain measure of protection. The prevention of fire is much more important than the extinguishing of it after it has started, and, if all janitors were properly alive to their responsibilities, they would see to it that the possibility of conflagrations was reduced to a minimum. They know far better than the tenement house inspectors the condition of the buildings and of fire escapes, and by putting to the best possible use the knowledge acquired, and making it their business to keep fully posted relative to the requirements of tenants and of the tenement house law they can render a great service to the public."

HUDSON TUBES AND REALTY VALUES.

Opportunities Offered the Early Investor— North Jersey Realty Responds to Change.

WITH the opening of the lower tubes of the McAdoo tunnel system, which completes the direct railway connections between Manhattan, Jersey City and Hoboken, there begins the dawn of a great change in the value of considerable real estate within the commuting zone of nearby New Jersey. Owing to these exceptional means of transit to New York, an advantage has been acquired that is certain to bring about an era of extraordinary development. Even before the advent of the tunnels, New Jersey had a steady growth, without the "booming" tactics of land agents, because the country is truly healthful and beautiful, and a goodly percentage of far-seeing and fortunate citizens of the solid and discriminating sort, who knew ideal home sites when they saw them, were ever willing to locate in Jersey, despite the drawbacks of travel. But now, since the one great obstacle to expansion has been removed, and since New Jersey has come to stand on an equality with other adjacent territory in the competition for new settlers, it is evident that the demand for property will be considerably intensified. The time has come at last when Jersey must be included in all home-prospecting plans.



In so far as investments are concerned the prospective property owner now has before him innumerable opportunities for acquiring realty along the lines of any of the railroads shown in the accompanying map. Buying real estate near New York is like purchasing intrinsic wealth; it is especially true when applied to realty within the zone affected by the new tunnel system. On every side of New York City, except its Jersey side, the future has been discounted with respect to land values. By the manipulation of speculators, prices have been raised in advance of the coming of population; that is, of the actual home settler, and when he finally arrives, he will have to pay an exorbitant figure for his lot and building. The profit that should accrue to the individual buyer and builder, as his justly earned increment, will have been skimmed by the schemer and syndicator. It may well be said that today there is in reality no spot around New York, outside of the Jersey commuting district, where prices are really cheap and low enough to warrant the private buyer in expecting a substantial return on his investment, through the steady enhancement in the value of his own home and holdings. There are other considerations as well that make realty across the Hudson a desirable investment to the home seeker.

Besides the apparent opportunities for quick profits at present offered investors in Jersey realty, inducements to ownership are made still more attractive by low taxes and reasonable transportation rates. Between New York City taxes, and those paid in the average Jersey town, no parallel can be drawn. Everywhere in New Jersey the assessed values for purposes of taxation average considerably below actual values. Moreover, a recent State law provides that a large part of the taxes paid by railroad corporations must be devoted to the support of the public school system, which will further tend to reduce the burden of the taxpayer.

Still another important difference between the treatment accorded a property owner in New Jersey and New York is that the system of special assessments for general improvements in vogue in the latter State is scarcely known in the suburban sections of the former. The operation of that system has caused sad experiences to thousands upon thousands in and around the city. In countless instances assessments for benefit wiped out entire equities, or placed such heavy liens against the holdings of small owners that they staggered under the load for their life-time. Such a system as referred to consists in taxing a limited number of lot owners for general public improvements made in the vicinity of their property, such as street openings, sewers, parks, etc. To be more precise, a district of assessment is arbitrarily fixed by a board of assessors, and every man within the area defined is taxed his proportionate share of the expenses of a local improvement, on the theory that it is of special benefit to his particular property. Where this plan is in operation, no property owner knows what his taxes may be in the course of any one year. Assessment may come piling on assessment, until he finds that his taxes "eat him up."

In the past, attention has been directed time and again to the amazing difference in land prices at equal distances from the New York City Hall within a radius of 25 miles. Take any point within the limits of that circle in New Jersey, and compare the cost of land there with the cost at any point equidistant with it on the New York side, and the demonstration will be incomprehensible. On an average the disproportion will be found to stand as one to ten. That means that as a rule land prices are ten times higher in New York suburbs than for similarly located lands—as to distance—in the New Jersey suburbs. This great inequality in values is wholly without basis in reason, and cannot last long. It is a paradox, but one that is capable of explanation. In this regard, "New Jersey To The Front" argues that view and weighed in the light of all the elements that contribute to the fixing of values, suburban New Jersey prices ought to be at par with suburban New York prices.

However, hastened by the under river railroads the inevitable process of equalization has set in, and will steadily and rapidly assert its influence. Eventually, but at no distant date, values will have reached a common level, where the land has advantages in common, regardless of their location on either side of the Hudson River.

It has been estimated that the time to be saved by the Hudson tunnels as against the ferry service between downtown Manhattan and the Jersey terminals will be equivalent to that consumed by 10 miles of railroad travel. The tubes now connect Manhattan with a suburban territory 380 miles in area, or about 20 per cent. larger than the entire City of New York, and 18 times as large as the Island of Manhattan. Real estate interests are anxiously awaiting the completion of the McAdoo station near Pavonia av, Jersey City, which will connect with all lines of the Erie Railroad system. Among the villages and towns to be benefited through the opening of the under river tunnel service to the Erie, may be mentioned such places as Arlington, North Newark, Forest Hill, Belleville and Nutley, on the Greenwood Lake and Newark branches, and similar residential centres along the Northern R. R. of New Jersey and main lines.

While Jersey City realty will doubtless immediately begin to feel the beneficial influence of quicker communication with Manhattan, it is expected that the important changes in values will be confined to Bergen and Essex Counties. In fact this opinion is supported by the large number of purchases lately consummated in that quarter.

Although not indicated on the map herewith, there are innumerable places in Rockland Co., N. Y., as well, which cannot escape the beneficial influence of the Hudson tunnels. Beginning at the southern boundary line and extending northward as far as Nyack a marked change has already taken place in vacant land values, and a considerable increase in building operations throughout that section portends an unprecedented buying and selling movement.

LAW DEPARTMENT

MORTGAGE INTEREST.

The place of payment of mortgage interest occasionally becomes of vital interest as when a default of thirty days in its payment is sought to be availed of by a mortgage holder, not having a known place of residence or doing business, or a qualified agent to receive the money within the State.

A hard fought case in the courts recently was one where such a state of things existed. The lender at the time of the execution of the mortgage had a known residence in another State, and in the absence of an express agreement fixing some other place for payment of the interest the Appellate Court held that the mortgagor was bound to tender payment of interest there. The court said: "The question presented upon this appeal is whether the interest was payable at the residence of the mortgagee or whether the defendants may defend upon the ground that they were ready and willing to pay the interest in this State. The general rule is that where no place of payment is specified the debtor must seek the creditor. That rule, of course, is based upon the presumed intention of the parties. If they wish a particular place of payment other than the residence of the creditor they must specify it in the contract. * * * Where the creditor has a known residence in another State when the contract is made, the debtor should expressly stipulate for a place of payment within the State, if he does not wish to pay at the residence of his creditor."

To the Editor of the Record and Guide:

What is the expense and requirement on a person who has signed in a broker's office a contract to sell a piece of property?

Answer.—The expense and requirement is simply to have a deed drawn in accordance with the contract and executed and duly acknowledged by whoever holds the title to the land, and be ready at the place and time named in the contract of sale to offer the executed deed and receive the purchase price. The cost of drawing a deed varies from five to fifteen dollars, according to the scale of charges of the attorney whom you employ, and the amount of legal attention necessary to fulfil the terms of the contract with respect to it.

We have known most lamentable results to follow on the careless signing of broker-drawn contracts of sale, without legal advice as to what the title to the land requires to be inserted.—Editor.

To the Editor of the Record and Guide:

Will you please inform a constant purchaser of your paper from the newsstands if it is against the laws of the State of New York for a foreigner to own real estate in New York. Thanking you in advance for your courtesy, which I shall always be happy to reciprocate when occasion offers.

SUBSCRIBER.

Answer.—The Alien Law restrictions have been almost entirely relieved from in this State, and as a general rule it may be stated that a citizen of any nation or State that accords to American citizens the right to take and hold land, is reciprocally entitled in New York. Outside of this, too, an alien may buy and sell freely unless interfered with by a State proceeding—an almost unheard of event.—Editor.

HENRY HARMON NEILL.

Henry Harmon Neill, an expert on real estate values in the Greater City, but in Manhattan especially, real estate editor of the Evening Mail since 1894, statistician, writer and connoisseur of prints and data of Old New York, died on Monday at his home 215 Tompkins av, St. George. He had been in ill health for a year.

Born at Matlock, Derbyshire, England, April 25, 1864, he obtained his primary education in his native country and at an early age came to America, where he was graduated from the Columbia University school of law and political science in 1886. He was admitted to the Bar in the same year. He specialized in real estate and finally devoted his entire time to the study of that subject until he became a recognized authority in property values in this city. His newspaper training aided materially in his successful life, he frequently said. He prepared for the Record and Guide "The Harmon Neill Rule for Valuing City Lots," issued in the spring of 1906, charts of which have since found their way into nearly every real estate office in the municipality. His real estate articles in daily press and periodicals were much sought and read. From 1903 to 1907 he was commissioner in condemnation proceedings. Mr. Neill possessed one of the most complete and valuable private collections of old Manhattan prints and pictures in existence.

Mr. Neill leaves his wife, who was Miss Mabel M. Cary, and a son, Henry Harmon, Jr. Mr. Neill's father, H. M. Neill, of New Orleans, had a national reputation as a cotton expert. The funeral services were held on Wednesday and the burial was in Woodlawn.

THE MANAGEMENT IS THE THING.

The question is continually asked, should an agent be employed to collect rents? The answer in every instance is, Yes. Owners will find in the long run a decided saving should a good, competent collector be given charge of the property in question. The man who makes the management of property a specialty is in a position to handle tenants. He knows what are their rights and when the owner is being imposed upon. He knows just how much they are entitled to in the way of repairs and at what point to stop. Then again, where the business is transacted through a third party, the owner of the building is always the gainer, for in many cases direct answers need not be given. The broker has the option of telling the tenant that he will "refer the matter to the owner of the property, etc."

Take for example an ordinary 5-sty apartment, with two families on a floor, making in all ten families in the structure. Every one of these ten households has his own idea as how to live, and it is doubtful whether any two of them will agree. One family insists that the house is not properly heated, while another says that there is too much steam on. Complaints flow in thick and fast, especially when it is known that the owner can be applied to direct. The man who is fortunate enough to possess enough money to own a parcel of real estate, is looked upon as a grinder of the facts of the poor, unless every little whim of the tenants is immediately complied with.

REASONS FOR EMPLOYING AGENT.

There are many reasons why a reliable agent will get better results out of a given house than the owner, the following being among those worthy of consideration:

1. He has a thorough knowledge of the renting business in general and is acquainted with the laws pertaining to the landlord and tenant and is familiar with the tricks and schemes of the renting public, consequently occupies a firm ground in all his transactions.

2. He can negotiate all transactions impartially and can detect the characteristics of all tenants and would-be tenants and is not afraid to reject the undesirable.

3. He is experienced in handling tenants and by his professional tact and skill, can tell promptly what to do and what not to do and with his broad experience can arrive at some satisfactory understanding, whereby good tenants are retained.

4. His office is a clearing house for prospective tenants to get what they want with very little trouble. His office is open all day, where he can be reached. He only does this one thing, and therefore can devote his entire energies to accomplishing the best results for the owner. To be sure there is a charge on the part of the agent for supervising the real estate, but the owner will find that the amount is well invested and when all is said and done he will have money-in-his-pocket at the end of the year.

PURCHASING SUPPLIES REQUIRES CARE.

The purchasing of supplies for a modern apartment house is a serious matter and should not be undertaken by anyone not thoroughly conversant with all the details of the business. Prices are continually changing and the first thing an owner knows, he is let in for a big bill that was really unnecessary. There are sometimes several ways of making the same repair, and the agent's judgment in such matters is almost always the best. He bases it on past experiences, while in the case of the owner, it is almost invariably guess work.

It is a decided mistake (and one frequently made) for the owner to place his property in charge of a man unfamiliar with the business, just because he is "cheap." This is certainly false economy. The man with large interests in store, factory and other business enterprises, will secure the best men possible for managers and consider the money paid them wisely expended, and yet without any hesitation entrust the care and management of many thousands of dollars worth of real estate to persons utterly unfitted or to those whose business interests are so varied that they give a very small portion of their time and personal attention to the management of the property in question. The more conservative owners are rapidly placing their property in the hands of men especially fitted for this work. It is not reasonable to expect an investment, of say $100,000, in a manufacturing industry to yield ten per cent. under the management of a $10 a week man. Then, why expect it in a real estate investment?

Those owners who are dissatisfied with their realty holdings will do well to place their property in the hands of an experienced and competent agent, and the results will certainly justify the additional expenditure.

RECREATION PARK FOR BRONX.—There are rumors that a local realty concern is negotiating for a lease of the triangular block between 158th and 160th sts, Westchester and Union avs, owned by Monika Geiger, with a view to placing an amusement park at that point. It is said to be the intention of the promoters to provide tennis courts for the accommodation of occupants of nearby apartment buildings.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. July 16 to 22, inc.		1908. July 17 to 23, inc.	
Total No. for Manhattan	170	Total No. for Manhattan	165
No. with consideration	16	No. with consideration	18
Amount involved	$729,900	Amount involved	$568,150
Number nominal	154	Number nominal	147

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	6,695	5,740
No. with consideration, Manhattan, Jan. 1 to date	542	396
Total Amt. Manhattan, Jan. 1 to date	$33,068,340	$20,916,007

1909. July 16 to 22, inc.		1908. July 17 to 23, inc.	
Total No. for the Bronx	145	Total No. for the Bronx	126
No. with consideration	2	No. with consideration	8
Amount involved	$6,648	Amount involved	$78,575
Number nominal	143	Number nominal	118

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	4,353	4,646
Total Amt., The Bronx, Jan. 1 to date	$2,512,602	$3,466,620
Total No. Manhattan and The Bronx, Jan. 1 to date	**11,048**	**10,386**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$35,580,942**	**$24,382,627**

Assessed Value Manhattan.

	1909. July 16 to 22, inc.	1908 July 17 to 23, inc.
Total No. with consideration	16	18
Amount involved	$729,900	$568,150
Assessed value	$542,000	$475,000
Total No. nominal	154	147
Assessed value	$9,518,200	$7,594,200
Total No. with consid., from Jan. 1 to date	542	396
Amount involved " "	$33,068,340	$20,916,007
Assessed value " "	$26,634,000	$16,393,100
Total No. nominal " "	6,243	4,344
Assessed value " "	$329,675,720	$273,358,600

MORTGAGES.

	1909. —July 16 to 22, inc.— Manhattan.	Bronx.	1908 —July 17 to 23, inc.— Manhattan.	Bronx.
Total number	163	191	137	130
Amount involved	$3,683,806	$1,250,008	$3,308,787	$732,633
No. at 6%	65	65	50	66
Amount involved	$592,589	$350,260	$856,641	$320,875
No. at 5½%	2	20	19	27
Amount involved	$13,000	$124,075	$437,000	$206,000
No. at 5¼%				
Amount involved				
No. at 5%	31	62	23	17
Amount involved	$613,264	$490,015	$345,400	$94,725
No. at 4½%	36	4	4	
Amount involved	$1,954,500	$84,000	$163,000	
No. at 4%				
Amount involved				
No. at 2%				
Amount involved				
No. with interest not given	29	40	41	20
Amount involved	$516,453	$201,658	$1,506,746	$111,033
No. above to Bank, Trust and Insurance Companies	50	34	34	13
Amount involved	$1,501,000	$338,400	$1,794,119	$175,000

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	5,835	5,157
Total Amt., Manhattan, Jan. 1 to date	$193,165,019	$178,408 056
Total No., The Bronx, Jan. 1 to date	4,469	4,207
Total Amt., The Bronx, Jan 1 to date	*$39,365,189	$21,039,118
Total No., Manhattan and The Bronx, Jan. 1 to date	**10,304**	**9,364**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	***$232,530,208**	**$199,447,174**

*Does not include mortgage of $20,000,000 for 50 years at 4% given by Spuyten Duyvil & Port Morris R. R. Co. to Central Trust Co. of N. Y. as trustee, covering property, franchises, etc.

EXTENDED MORTGAGES.

	1909. —July 16 to 22 inc.— Manhattan.	Bronx.	1908. —July 17 to 23, inc.— Manhattan.	Bronx.
Total number	41	25		
Amount involved	$1,081,195	$198,332		
No at 6%	8	13		
Amount involved	$77,045	$91,732		
No. at 5½%	5	2		
Amount involved	$96,500	$30,500		
No. at 5%	15	9		
Amount involved	$297,000	$72,600		
No. at 4½%	10			
Amount involved	$227,000			
No. at 4¼%	1			
Amount involved	$375,000			
No. with interest not given	2	1		
Amount involved	$8,650	$3,500		
No. above to Bank, Trust and Insurance Companies	10	1		
Amount involved	$617,500	$25,000		

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,142	
Total Amt., Manhattan, Jan. 1 to date	$48,790,226	
Total No., The Bronx, Jan. 1 to date	359	
Total Amt., The Bronx, Jan. 1 to date	$2,980,985	
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,501**	
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$51,771,011**	

PROJECTED BUILDINGS.

Total No. New Buildings:	1909. July 17 to 23, inc.	1908. July 18 to 24, inc.
Manhattan	44	10
The Bronx	49	35
Grand total	93	45
Total Amt. New Buildings:		
Manhattan	$8,397,000	$1,643,000
The Bronx	813,100	376,700
Grand total	$9,210,100	$2,019,700
Total Amt. Alterations:		
Manhattan	$196,705	$227,685
The Bronx	8,175	11,075
Grand total	$204,880	$238,760
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	704	329
The Bronx, Jan. 1 to date	1,514	874
Mnhtn-Bronx, Jan. 1 to date	**2,218**	**1,203**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$94,910,825	$44,684,721
The Bronx, Jan. 1 to date	24,896,360	7,944,075
Mnhtn-Bronx, Jan. 1 to date	**$119,807,185**	**$52,628,796**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$8,159,114**	**$7,595,776**

BROOKLYN.

CONVEYANCES.

	1909. July 15 to 21, inc.	1908. July 16 to 22, inc.
Total number	552	540
No. with consideration	14	32
Amount involved	$204,635	$229,440
Number nominal	538	508
Total number of conveyances, Jan. 1 to date	**16,666**	**15,355**
Total amount of conveyances, Jan. 1 to date	**$8,151,185**	**$12,398,535**

MORTGAGES.

Total number	560	466
Amount involved	$2,533,777	$1,658,796
No. at 6%	283	305
Amount involved	$867,277	$849,045
No. at 5¾%		
Amount involved		
No. at 5½%	51	111
Amount involved	$308,590	$644,737
No. at 5¼%		
Amount involved		
No. at 5%	185	30
Amount involved	$1,243,340	$127,250
No. at 4½%	1	
Amount involved	$400	
No. at 4%	2	
Amount involved	$850	
No. at 3%		
Amount involved		
No. with interest not given	38	20
Amount involved	$113,320	$37,764
Total number of Mortgages, Jan. 1 to date	**15,226**	**15,300**
Total amount of Mortgages, Jan. 1 to date	**$61,040,621**	**$56,362,632**

PROJECTED BUILDINGS.

No. of New Buildings	189	147
Estimated cost	$1,007,979	$825,625
Total Amount of Alterations	$91,913	$154,820
Total No. of New Buildings, Jan. 1 to date	**5,566**	**2,659**
Total Amt. of New Buildings, Jan. 1 to date	**$31,897,636**	**$14,789,668**
Total Amount of Alterations, Jan. 1 to date	**$2,710,190**	**$3,212,706**

QUEENS.

PROJECTED BUILDINGS.

	1909 July 16 to 22, inc.	1908 July 17 to 23, inc.
No. of New Buildings	166	92
Estimated cost	$818,655	$336,785
Total Amount of Alterations	$27,885	$41,755
Total No. of New Buildings, Jan. 1 to date	**2,657**	
Total Amt. of New Buildings, Jan. 1 to date	**$9,408,555**	
Total Amount of Alterations, Jan. 1 to date	**$464,595**	

THE WEEK.

Reports from previous centres of real estate activity warrant the prediction that there will be a noticeable quickening in investment buying when the fall market opens. This opinion seems all the more reasonable when it is taken into consideration that the acquisition of income property has become a comparatively easy matter of late through the improvement of the money market. There are always those who are not only willing but anxious to buy improved real estate for investment purposes when liberal terms are accorded. Not only is this the case during a period when low prices prevail, but it applies with equal force when high figures are being obtained. Many in-

stances of this kind were evidenced at the time of the recent realty boom in Manhattan and the Bronx, especially at the auction sales, when it was clearly obvious that in order to secure generous figures all that was necessary for owners to do was to broadly proclaim the liberality of the terms of sale. A tight money market causes a temporary suspension in buying and selling; easy money, on the other hand, facilitates negotiations, chiefly for the reason that accommodations may be had at low cost. Since these facts are undeniable, and based upon the hypothesis that a marked change for the better in commercial conditions is beginning to manifest itself, the preceding forecast should not fall short of fulfillment to the letter.

By far the most distinguishing feature of the market for the week was the sale by Louis M. & Thomas W. Jones of the 6-sty Croisic apartments, and a 6-sty building adjoining at the northwest corner of 5th av and 26th st, to Theodore Starrett, representing a syndicate which it is understood intends to erect thereon a large office building. The property fronts 34.4 feet on 5th av, and 127.6 feet on the side street. It has been intimated that the price fetched in this transaction approached closely the $900,000 mark. Such being the case the sellers have profited well by their investment, for it will be recalled that the parcel was sold to them in January last by James D. Ireland for a figure reported at the time to have been about $750,000. The present transaction is important not only for the reason that it contributes additional assurance of the confidence shown by large investors in high class realty in that neighborhood, but chiefly because it presages the early improvement of one of the best corners on lower 5th av. It has been pointed out that the location in question is particularly suitable for office building purposes, being close to the large hotels and within easy walking distance of Broadway.

Compared with the corresponding period in 1908 the budget for the week shows a marked change for the better. One of the encouraging features of present trading is the almost entire absence of exchanges which have hitherto been numerous. There is perhaps nothing that lends a more stimulating influence to the market than the wide publicity of a long list of cash sales.

Everything considered, trading for the week has been well distributed. Below 59th st the sale of a 3-sty building on 3d av adjoining the southeast corner of 23d st furnishes an item for speculation in that the parcel was acquired by F. W. Seybel of F. W. Seybel & Co., who, it is believed, intends enlarging the structure for private use. Further uptown it will be noticed that there is a gradual tendency toward the acquisition of old dwellings, as an examination of the budget will show. Over on Riverside Drive the otherwise quiet market in that zone was given life by the announcement of the sale of handsome 5-sty residence on that parkway. The parcel affected brought a figure said to have been in the neighborhood of $325,000.

One of the topics widely discussed by brokers and owners this week is the evident revival of interest in elevator apartment house building on Washington Heights. A large number of plans for structures of this type have recently been filed with the building department and judging by this as well as by the increase in lot buying in that neighborhood, many operations will shortly be under way. In this connection it may safely be affirmed that the era of cheap flat construction on Washington Heights has disappeared. So successful has become the renting of high grade elevator apartments in the locality referred to that prospective owners in several instances have announced their intention of exacting even higher rentals than are now being obtained. Prominent among the newly projected apartments is one to be erected on Riverside Drive, 156th to 157th sts, for the Riviera Realty Co. The building will have 12 apartments on a floor, of from 6 to 10 rooms, with 2 and 3 baths. It will contain 4 elevators and a series of exterior courts. The cost of the structure will be about $1,700,000.

THE AUCTION MARKET

PROSPECTIVE bargain hunters who attended the auction sales held during the week in the Vesey Street Salesroom were doomed to disappointment by the withdrawal and adjournment of several of the offerings. The list included several attractive parcels, among which was a 7-sty loft building at 73 Canal st and a dwelling at 149 Riverside drive. On Monday at the stand of Joseph P. Day, 12 Lewis st, just north of Grand st, a 5-sty brick tenement and store, 25x100, was knocked down to the Dean Holding Co. for $20,375. The same auctioneer struck off to Charles G. Moses for $19,425 the 5-sty brick tenement and store at 617 East 16th st. On Tuesday Mr. Day conducted the sale of the clubhouse of the Builders' League at 74 West 126th st. The property was ordered sold by the Supreme Court to foreclose a mortgage of $21,658, held by George T. Whyte. The only bid in this instance was made by John P. Leo, Jr., president of the Builders' League, who secured the property for $22,650. On Wednesday out of six sales advertised to take place, five were adjourned, the remaining one being conducted by Bryan L. Kennelly. The parcel affected in this case consisted of three 3-sty cottages and outbuildings, situated on the west side of Sea View av, 381.9x829, extending to Railroad av, East Long Branch, N. J. The lot was struck off to C. R. Myer on a bid of $22,500.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Quickening in Houston Street.

HOUSTON ST.—The Cruikshank Co. sold for an estate to Lowenfeld & Prager 331 East Houston st, a 5-sty tenement, 25x80, near Ridge st.

HOUSTON ST.—The Cruikshank Co. sold for Lowenfeld & Prager 309 and 311 East Houston st, two 4-sty buildings, 50x100, near Attorney st.

HOUSTON ST.—The Minsker Realty Co. bought from the German Evangelical Church its property at 139 to 145 East Houston st, consisting of a church and 3 and 5-sty parish houses, on plot 100x100. It is said that the purchasing company will erect on the site a tall loft building.

38TH ST.—The del Calvo estate sold the 4-sty high stoop brownstone residence 24 West 38th st, 25x100.

44TH ST.—Harry Schwartz sold 438 West 44th st, a 3-sty and basement dwelling, 20x100.5.

44TH ST.—George Schwegler sold 451 West 44th st, 3-sty front and rear tenements, 25x100.5, and for John J. Wigger the adjoining and similar parcel at 453. The property has been in the hands of the sellers for over 30 years. The purchasers are builders, who will erect a 6-sty house.

49TH ST.—Henry M. Weill sold for the Henrique estate 114 West 49th st, a 4-sty dwelling, 21x100. The property has not changed hands in 18 years.

49TH ST.—Edward B. Corey, of the Haymarket, purchased 116 West 49th st, a 4-sty dwelling, 21.8x100, from John J. Halligan. Mr. Corey already owns 118 and 120 adjoining, making a total plot of 71.8x100. It is rumored that Mr. Corey contemplates erecting an amusement building on the site.

Broadway Leasehold Sold.

BROADWAY.—It is reported that the northwest cor of Broadway and 12th st, an 11-sty business building, 49x87 and irregular, has been sold to Bernard Ratkowsky and Kassel Simon, fur dealers, on East Broadway. The seller is The 821 Broadway Co., of which Daniel W. Richman is president. The ground is owned by Mary H. S. Register.

2D AV.—J. Berkowitz and S. Lonsman sold 317 and 319 2d av, a 6-sty apartment house, 35x100.

3D AV.—Frederick Fox & Co. sold for Henrietta Harris, 297 3d av, 3-sty business block building, 23.8x100. This property adjoins the southeast cor of 23d st. The buyer is Mr. F. W. Seybel, of the firm of F. W. Sebel Co., whose 6-sty loft building abuts the property on 23d st.

Notable 5th Avenue Purchase.

5TH AV.—Louis M. and Thos. W. Jones sold for about $900,000 the 6-sty Croisic apartments and a 6-sty building adjoining at the northwest cor of 5th av and 26th st to Theodore Starrett, representing a syndicate which will shortly erect thereon a 16-sty office building at a cost of approximately $700,000. Frank E. Smith represented the owners on the sale. The property fronts 34.4 ft. on 5th av and 127.6 ft. on 26th st. It is just north of the Cafe Martin and faces Madison Square Park. It will be recalled that the property was acquired by the Messrs. Jones last January for $750,000 from Jas. D. Ireland, who took in part payment in exchange 19 private dwellings at 222 to 258 West 135th st. It is said that the operating company which has purchased the property will be officered by Mr. Starrett, and that it has now under way several large projects for buildings uptown and in the financial district. Albert Joseph Bodker is to be the architect of the new building.

NORTH OF 59TH STREET.

65TH ST.—Peter Saxton bought from E. Mortimer Barnes of Richfield Park, N. J., and Ethel Barnes, executor for the Edward M. Barnes estate, the 4-sty dwelling at 144 West 65th st, 20x100.

79TH ST.—J. A. Stein sold the 4-sty dwelling 46 East 79th st, on lot 18x80, adjoining the southeast cor of Madison av. The cor, a 5-sty apartment house, opposite the Cook Block, was sold last week by the J. C. Lyons Building & Operating Co.

82D ST.—Hart E. Berg sold 313 West 82d st, a 4-sty dwelling, 20x102.2.

85TH ST.—F. R. Wood & Co. sold 107 West 85th st, a 3-sty dwelling, 19x97.6, to a client for occupancy.

106TH ST.—Mrs. J. C. Seggebruch sold the 4-sty flat 62 East 106th st, 29.2x100.11, to Thos. A. Clark. The building will be altered and later will probably be occupied by the Wichita Club, now at Madison av, near 104th st.

108TH ST.—Davis Bussell sold John Reis, 67 West 108th st, a 5-sty triple flat, 25x100.11, between Manhattan and Columbus avs.

111TH ST.—M. Wilman sold to Samuel Block a dwelling at 23 West 111th st, 31x111.

114TH ST.—The Meister & Bache Realty Co. and Levy & Starr have purchased 37 West 114th st, a 5-sty flat, 25x100.11. The Scheer-Ginsburg Realty & Construction Co. recently took title to the property.

Harlem Flats Find Buyer.

115TH ST.—Sarah Usland sold to Louis Bernstein 110, 112, 114 and 116 West 115th st, four 5-sty flat houses, 100x100.

138TH ST.—The Germania Life Insurance Co. sold the 3-sty private house 300 West 138th st, 17.6x99, to James D. Freeman, who will use same for occupancy.

BROADWAY.—Clarence Martin sold 1934 Broadway, a 4-sty building, 28.11x72, to an investor. The plot was sold through William Cruikshank's Sons, and is leased to the Allen Knight Automobile Co. It fronts 28.11 ft. on Broadway, bet 64th and 65th sts.

EDGECOMBE AV.—Francis Mendelson is reported to have sold the plot 30.5x110.1x irregular, on the west side of Edgecombe av, opposite 142d st.

Dwellings in Demand.

LEXINGTON AV.—Bridget Curry sold 1009 Lexington av, a 4-sty dwelling, 17x70. This house adjoins the southeast cor of 73d st and Lexington av.

LEXINGTON AV.—Marcus Mark sold 1011, 1013, 1015, and 1017 Lexington av, four 3-sty brownstone dwellings, forming a plot 68.2x70, at the southeast cor of 73d st.

LEXINGTON AV.—Bert G. Faulhaber & Co. sold for the estate of William Remsen their one-third interest in the property on the east side of Lexington av to Harlem River and East 130th st, 3d av Bridge Approach, to East 132d st. This is part of the premises which Henry Hart and William Remson acquired by grant from the city in 1870, and contains over 20 lots upland and 326 feet of water frontage.

MORNINGSIDE AV.—Henry M. Weill sold for Chas. E. Osgood to Mrs. Mary E. O'Neil 8 and 10 Morningside av, two 5-sty flats, 75.3x 101x irregular, at the southeast cor of 115th st.

MORNINGSIDE AV.—Henry M. Weill sold for a client to S. Levy two 5-sty flat houses at the southeast cor of Morningside av and 115th st, 75x100.

RIVERSIDE DRIVE.—The 5-sty American basement dwelling at 4 Riverside Drive has been sold by Carl D. Jackson to a Mrs. Booth, who will occupy it. The sale includes the contents of the house, and the price is said to have approached $325,000. It occupies a plot 374x98.11x20.11x95.4 on the curve of the Drive, just north of 72d st, and in the block to the south of the Chas. M. Schwab mansion. Mr. Jackson acquired the property in May, 1906, from the estate of John S. Sutphen for $38,000, and shortly afterward erected the house from plans by Trowbridge & Livingston. The broker in the transaction was Joseph P. Day.

WEST END AV.—The Realty Mortgage Co. (Benjamin Mordecai, president) has sold to Edgar A. Levy the southwest cor of 98th st and West End av, consisting of a vacant plot at the cor, 25x100, and three 3-sty private houses adjoining, together 50x100.

WASHINGTON HEIGHTS.

176TH ST.—Gen. Geo. D. Scott sold to Catherine Theresa Collier his residence, a 3-sty dwelling, 48x105, at the northwest cor of West 176th st and Montgomery av. The property faces the holdings of H. H. Rogers.

BROADWAY.—The Central Building & Improvement Co. sold the northeast cor of Broadway and 151st st, a plot 100x150, to a builder who will improve the site with a high-class elevator apartment house.

BRONX.

QUINCY ST.—Edward Polak sold for John R. Peterson to Marie Behrens for immediate improvement lots 74 and 75, Waring estate, on Quincy st, near Eastern Boulevard.

SIMPSON ST.—The Henry Morgenthau Co. sold to the Tully Construction Co. (Michael Tully, president) the plot, 80x100, on the east side of Simpson st, 122 feet north of Westchester av. The property will be improved immediately with two 5-sty 40-foot apartment houses, arranged for 5 families on a floor.

205TH ST.—John Connolly sold two lots on the north side of East 205th st, west of Perry av, to a builder who will build 2-family houses.

207TH ST.—Riley & Loughney, builders, sold the brick dwelling at the northwest cor of East 207th st and Hull av. The buyer will occupy.

207TH ST.—Riley & Loughney, builders, sold one lot in the north side of East 207th st, west of Hull av. The buyer will erect a dwelling.

BAINBRIDGE AV.—Margaretta Uihlein sold to Charles Wynne the dwelling 2023 Bainbridge av, 25x100.

BOSCOBEL AV.—Theresa Abelson sold the northwest cor of Boscobel and Nelson avs, a triangular plot, 100x94x100.

BATHGATE AV.—Charles V. Halley, sold through Edward Polak the plot on the west side of Bathgate av, 139 feet north of Wendover av to J. Daub, who will improve it with a 4-sty apartment house and stores.

FINDLAY AV.—Edward Polak sold for Thornton Bros. Co. to Marie Erb a 2-sty dwelling on a lot 16.8x100, known as 1272 Findlay av, near 169th st.

FINDLAY AV.—Edward Polak sold for Thornton Bros. Co. to Frank Porkorny a 2-sty dwelling known as 1278 Findlay av, near 169th st, 16.8x100.

MOHEGAN AV.—H. F. N. Truelsen sold to V. Hoffman a plot, 66x149, on the east side of Mohegan av, 100 feet north of 170th st.

MONROE AV.—Anna Drucker sold the northwest cor of Monroe av and 174th st, a one-story building, 45x95.

MONTGOMERY AV.—Gen. Geo. D. Scott sold his residence, a 3-sty dwelling, 48x105, at the northwest cor of 176th st and Montgomery av, to Catharine Theresa Collier.

VYSE AV.—Edward Polak sold to the Fremont Realty Co. five 2-sty 2-family houses, 100x100, situated on the west side of Vyse av, 100 ft. north Tremont av.

WALTON AV.—Mrs. A. S. Miller sold to a Mr. Marker the 2-sty dwelling 2008 Walton av, 25x100.

WEBSTER AV.—Edward Polak sold to the Irving Construction Co. a plot 182x82x212 on the east side of Webster av, north of Gun Hill road.

LACONIA PARK.—Edward Polak sold for Charles Berls to Thomas Callahan lots 5 and 6, Cedar av, Laconia Park, and resold the same to Samuel Schwarts, of Hoboken.

3D AV.—Mrs. Annie Peyser sold the southwest cor of 145th st and 3d av, 58x100, to a purchaser for improvement.

LEASES.

Henry M. Weill leased for Jacobs & Pell the building 441 6th av to a client.

Lydia F. Folsom leased the 3-sty and basement house 57 East 52d st for a term of years.

Congress Hall, Saratoga Springs, N. Y., has been leased for this season to Mr. A. W. Eager, proprietor of the Hotel Martha Washington, of this city, who is now in possession.

Louis Becker, of 2003 Amsterdam av, leased for a term of years for Geo. M. Fishel the 3-sty dwelling, 25x100, known as 510 West 161st st. The lessee will occupy same as his residence.

Frederick Fox & Co. leased for Charles Kaye, from the plans, 7,000 sq. ft. of space in the new building now in course of construction at 30-32-34 West 26th st for a term of years to E. C. Carroll & Co.

Frederick Fox & Co. leased to the Lindon & Bannin Co. for the Manufacturers' Building Co., 16,500 sq. ft. of space in the new building now being erected for Gen. Lloyd S. Bryce, on the northeast cor of 4th av and 27th st, for a ter mof years.

Duross Co. leased for H. Struthers Walter the 4-sty English basement house 114 West 16th st, to Frederick Sibthorpe and Marie Sibthorpe for a term of 4 years; also 152 West 14th st to Nels Rasmussan and Augusta Rasmussan for a term of years.

The Great Northern Hotel at 109 to 121 West 56th st, extending through to 118 West 57th st, which will be ready for occupancy by Sept. 1, has been leased for a term of years. The lease is at an aggregate of $1,500,000. The hotel will be run for permanent and transient guests.

Duross Co. leased for Hammond & Co. 114 West 14th st to the Waxen Oil Co.; also 496 Hudson st for the Leon Realty Co. to the Alpine Athletic Club; 207 West 11th st for A. J. McReedy to Cornelius P. Sullivan. Also leased for William Rau 4-sty brownstone dwelling 138 West 64th st, 20x100, to Margaret E. Trempe for 3 years.

The Chas. F. Noyes Co. leased for the N. Y., N. H. & Hartford R. R. Co. 523-5-7-9 Water st, a plot 127.8x85, to Koenig & Co., for a total term of 21 years. The lessees will immediately erect a loft building to be used in part for their own business. Koenig & Co. own the block front on Rutgers slip, from Water st to South st, partly adjoining the property just leased, and now control at this point a plot containing over 25,000 sq. ft.

SUBURBAN.

PORT CHESTER, N. Y.—S. Osgood Pell & Co. sold at Colonial Ridge, Port Chester, N. Y., plot 86, with a dwelling, and plot 75, which is one of the largest on the property.

NARRAGANSETT PIER, R. I.—Herbert A. Sherman sold for Mrs. H. O. Havemeyer 10 acres at Narragansett Pier, R. I., fronting on Ocean road and the ocean, for $100,000. The property is conceded to be the finest site for a villa at Narragansett Pier.

MT. VERNON, N. Y.—Edward Polak sold to Frieda Du Floe lots 32, 33, 34 and 35 in block 1, Chester Hill Park, Mt. Vernon, for the Chester Hill Park Co. The company will build for Mrs. Du Floe at once a hollow tile and cement dwelling; also a garage.

NEW WINDSOR, N. Y.—Chas. T. Goodrich & Son, of Newburgh, N. Y., sold to Wm. G. Gregg for the New Amsterdam National Bank of that city the structural iron plant on the Hudson River at New Windsor, on the oustkirts of Newburgh. It contains about 40 acres of land and about 800 ft. of water front.

CALDWELL, N. J.—Remarkable activity still prevails in Caldwell real estate. Sales of about 150 plots have been made since March 15. The purchase by Carl Mau, of Lakeside av, Verona, from Mrs. Fillmore Condit of nearly 100 acres of the Westover tract was anncunced during the week. This purchase includes the entire western portion of the property. It is understood that the new owner of the bulk of this land will follow out the improvements planned by Mrs. Condit. Ravine av is to be opened, graded and macadamized from Campbell av, Caldwell, to Fairfield av, West Caldwell, and Westover av, from Bloomfield av near the Monomonock Inn to Central av. There are nearly 2 miles of roadbed in these sts. Ravine av will enable the people west of Caldwell to reach that town by a direct road, which eliminates the heavy grades of Bloomfield av, and its opening is much desired.

LARCHMONT MANOR, N. Y.—C. G. Harmon & Co. report the following sales at The Woods of Larchmont, Larchmont Manor, Westchester Co.: A plot 56x100 in Highland av; an irregular plot 103.65 ft. in Wildwood road, 126.35 ft. on Rockingston av, and 120 ft. in Highland av; a plot 75x133.3 in Wildwood road; a plot 200x150 in Wildwood road; a plot 75x170 in Hickory road; a plot 50x120 in Forest av; a plot 120x100 in Highland av; a plot 60x195 in Rockingstone av; a plot 75x120 in Beech road; a plot 50x120 in Highland av; a plot 50x171.37 in Beech road; a plot 75x160.32 in Linwood road; an irregular plot 200x134.58 at the cor of Wildwood and Cedar roads; a plot 35x101.85 at the cor of Chestnut road and Forest av; a plot 75x120 in Beech road; a plot 58.97x110 in Wildwood road; a plot 90x100 in Highland av; an irregular plot 145.19x120 at the cor of Hickory and Cedar roads; an irregular plot 109.64x100 at the cor of Wildwood and Cedar roads; a plot 60x100.81 in Cedar road; a plot 60x100 in Highland av, and a plot 50x138.57 in Linwood road.

UNCLASSIFIED SALES

The total number of sales reported is 57, of which 13 were below 59th st, 24 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 37, of which 8 were below 59th st, 15 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 163, as against 194 last week, and in the Bronx 191, as against 242 last week. The total amount involved is $4,939,814, as against $8,892,855 last week

The amount involved in the auction sales this week was $408,787, and since January 1, $43,931,266. Last year the total for the week was $733,953, and from January 1, $36,127,944.

26TH ST.—Hugh Cavanagh sold 107 East 26th st, a 3-sty dwelling, 20.10x98.9.

64TH ST.—The Ginsburg Realty Co. bought from Jean Burger the 5-sty triple flat 18 West 64th st, 25x100.5. The parcel is in the rear of the eRichhart plot at 5 to 15 West 63d st, which was recently acquired by Shubert interests with a view to erecting a playhouse there.

BROADWAY.—Hall J. How & Co. sold for Samuel Winters to the Barnard Realty Co. (Alonzo B. Kingh) the plot of 5 lots at the northeast cor of Broadway and 180th st, with frontages of 122 ft. and 105 ft., respectively. The site will be improved immediately with a 6-sty elevator apartment house, similar to the one now under construction by Mr. Kight at the southeast cor of Broadway and 180th st.

BROADWAY.—Chas. S. Kohler sold for Chas. R. Buckley & Bro. to George Herbener the block front on the east side of Broadway, bet 157th and 158th sts. It is the largest unimproved plot on Broadway at a subway station corner.

177TH ST.—John Mossimino sold 43 West 177th st, a 4-sty 2-family house. This is one of a row of 19 houses erected by Mr. Mossimino at Tremont av and 177th st, three of which were sold by him last week.

AQUEDUCT AV.—H. H. Marx sold to W. F. Sheridan 2214 Aqueduct av, a 3-sty dwelling, on plot 45x102.2.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

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REAL ESTATE NOTES

Leon Stamper, formerly with Edward Polak, is now manager of the Prospect Realty Co., at 878 Prospect av, Bronx.

John R. & Oscar L. Foley were the brokers in the sale of 142 to 146 West 21st st, conveyance of which appeared in last week's issue.

The William Rosenzweig Realty Operating Co. has been dissolved. M. Rosenzweig will continue in the real estate business at 149 Broadway.

Three mortgages on Manhattan real estate, amounting to $225,000, were transferred to Yale University by the Title Guarantee and Trust Co.

Plans have been filed for adding one story to the 5th av front of the Methodist Book Concern building at 150 5th av, and three stories on the 20th st side, at a cost of $75,000.

At a special meeting of the Board of Governors of the Real Estate Board of Brokers, resolutions of respect to the memory of Henry Harmon Neill, real estate editor of The Evening Mail, were passed.

Hugo Wabst announces the removal of his real estate and insurance office to more extensive quarters at 3318 White Plains road, at which address he will continue to give special attention to mortgage loans.

A deficiency judgment for $32,537.60 was entered recently against Silberberg & Saul, incorporated, real estate dealers, in favor of the Lafayette Trust Co., growing out of the foreclosure sale of property on the southeast cor of Lenox av and 138th st.

Justice Erlanger, of the Supreme Court, has appointed Chas. Brownold receiver of rents of 441 and 443 West 16th st, two 5-sty tenements, pending a suit brought by Emelie Hoffman against Herman Hoffman and others to foreclose a mortgage of $12,000.

The 250 Madison Co., of which Frederick Johnson is president, filed plans for a loft building at the northwest corner of Madison av and 38th st, which will be the tallest building of the kind in the city. It will be 20 stories high, and the estimated cost is $500,000.

At the regular semi-annual meeting of the directors of the Monaton Realty Investing Corporation held on Tuesday, a regular dividend of 2½ per cent. for the 6 months ended June 30, 1909, and an additional dividend of 2½ per cent. for the same period to all stockholders of record June 30, 1909, were declared, payable on or before Aug. 14.

Chas. W. Kirby has been appointed second deputy commissioner of police. Deputy Kirby is a member of the real estate firm of Gibbs & Kirby, which operates on the upper West Side and Washington Heights districts. He lives at 240 West 104th st. Mr. Kirby's salary will be $4,000 a year and his duties will include the supervision of the school of instruction, the bureau of repairs and supplies and the police department stable.

Ground was broken recently for the foundation of the new Municipal Building at the Manhattan terminal of the New York and Brooklyn Bridge. The building will occupy the site formerly occupied by the Staats-Zeitung Building. It will be bounded by Duane st and the bridge, with Centre st on one side and Park Row on the other. The cost for the excavation and construction of the foundation will be $1,000,000, and the contract for the work has been awarded to the Foundation Co., of 115 Broadway. The bases for the foundation will be laid 96 ft. below the water level. It is affirmed by experts that this work will be the largest foundation ever laid for a building of modern construction.

TAXPAYERS' CONGRESS MEET.

The regular monthly meeting of the Taxpayers' Congress was held at their new quarters at 111 Broadway on Thursday, July 15. William Temple Emmet presided. The meeting was attended, as most of the taxpayers' organizations were represented by delegates. President Emmet told of the necessity of having non-partisan organizations of taxpayers that would exert their efforts only in the cause of good government. A resolution was passed authorizing Joseph S. Schwab, chairman of the executive committee, to appoint a committee of three to consider the advisability of conducting a weekly non-partisan taxpayers' newspaper. Harry Robitzek, of the Taxpayers' Alliance of the Bronx, is chairman of this committee, and will render a report at the next monthly meeting.

—A permanent system is the best. The Record and Guide has been growing for forty years. The Real Estate Directory, the Checking Index and the Record and Guide Quarterly are its best fruits. Manhattan is lucky to have them.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
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CHAUNCEY H. HUMPHREYS, EDWIN A BAYLES, Asst. Sec'ys
WILLIAM N HARTE, Treasurer
Hon ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway

Monday, July 26.

Washington av (Queens), opening from East River to Jackson av, at 11 a m.
Baker av, opening from Baychester av to the city line, at 11 a m.
Triangular area, opening, bounded by Lafontaine av, Quarry road and south side of Oak Tree place, at 11 a m.
East 205th st, opening from White Plains rd to Boston Post rd, at 12 m.
Unnamed street (West 187th st), opening, at 1 p m.
Edgewater rd, opening from Garrison av to Seneca av, at 2 p m.

Tuesday, July 27.

East 227th st and 228th st, opening, at 12 m.
West 234th st, opening from Albany rd to Kingsbridge av, at 2 p m.

Thursday, July 29.

Ludlow av, &c, opening, at 10 a m.

Friday, July 30.

Riverside Drive, widening from 139th st to 142d st, at 1 p m.

At 258 Broadway.

Monday, July 26.

Forest av, school site, Queens, at 11 a m.

Wednesday, July 28.

St Gabriel's Park (objections), at 10 a m.

VOLUNTARY AUCTION SALES.

July 26.

JOSEPH P. DAY.

110th st, Nos 54 & 56 E, two 3-sty and basement stone front dwellings, 16.8x100.11 each.
Monroe st, No 218, 5-sty brk tenement and stores, 25.2x73.11x—.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

July 26.

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. David Levy agt Sarah Zazeela et al; Reiss & Reiss, att'ys, 132 Nassau st; Max S Levine, ref. (Amt due, $5,061.24; taxes, &c, $1,062.48.) Mort recorded April 25, 1905. By Joseph P Day.
West End av, No 520 | n e cor 85th st, 27.2x100, 85th st | 4-sty and basement brk dwelling. Bessie N Carman agt Mary W Somerville et al; Breed, Abbott & Morgan, att'ys, 32 Liberty st; Robert J H Powel, ref. (Amt due, $47,049; taxes, &c, $825.75.) By Joseph P Day.
117th st, Nos 429 & 431, n s, 306.6 e 1st av, 37.6x100.10, 6-sty brk tenement and stores. Millie Levy agt Louis Rand et al; Simon M. Roeder, att'y, 119 Nassau st; Morris Koenig, ref. (Amt due, $6,287.31; taxes, &c, $175.) By Joseph P Day.
Washington st, Nos 543 & 545, on map Nos 541 & 543, e s, 97 n Charlton st, 49.8x60x50x62.3, 2-sty frame brk front stable.
Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store.
Washington st, Nos 452 & 454 | s w cor Watts st, Watts st, Nos 145 & 147 | 46.8x68.2, two 4-sty brk tenements and stores.
Caroline st, No 8, e s, 59.4 n Duane st, 28.5x80, 5-sty brk tenement and store.
Sullivan st, No 64½, w s, 127.11 n Broome st, 15x55.9x—x47.6, 3-sty frame brk front tenement and store.
Weeks, av, e s, 90 n 174th st, 280x95, vacant. Frank Hankinson agt Chas Hankinson et al; James, Schell & Elkus, att'ys, 170 Broadway; H Seymour Eisman, ref. (Partition.) By Joseph P Day.

July 27.

146th st, Nos 550 & 552, s s, 125 e Broadway, 75x99.11, two 5-sty brk tenements. Chas M Rosenthal agt Rae Ginsberg et al; Cahn, Nordlinger & Landauer, att'ys, 160 Broadway; Maxwell Davidson, ref. (Amt due, $1,678.85; taxes, &c, $1,561.24.) By Joseph P Day.
156th st | n e cor Cauldwell av, runs n 90 x Cauldwell av | e 201 to Trinity av, x s 90 x w Trinity av | 201 to beg, vacant. Wm H Harris agt Chas F Kastenhuber et al; Fancher Nicoll, att'y, 258 Broadway; Myron Sulzberger, ref. (Amt due, $18,227.48; taxes, &c, $3,932.45; sub to a prior mort of $18,731.68.) Mort recorded Nov 22, 1904. By Joseph P Day.

July 28.

St Pauls pl n w cor Crotona pl, 51.2x95.6x50x Crotona pl | 84.10, vacant. George Colon agt St Pauls Construction Co et al; Gratz Nathan, att'y, 261 Broadway; Thomas H Baskerville, ref. (Amt due, $3,359.85; taxes, &c, $——; sub to a mort of $3,000.) By Joseph P Day.

July 29.

236th st, No 281, n s, 85 w Katonah av, 25x100, 2-sty frame dwelling. Dora M Schrenkeisen agt Catherine V Sheridan et al; Wm R Osborn, att'y, 165 Broadway; Francis V S Oliver, ref. (Amt due, $908.23; taxes, &c, $260; sub to a first mort of $3,000.) Mort recorded July 14, 1906. By Joseph P Day.
97th st, No 200 | s e cor 3d av, 51x62.11, 3d av, Nos 1721 & 1723 | 6-sty brk tenement and stores. Wm W Moore agt Carl Ernst et al; Scharps & Scharps, att'ys, 32 Broadway; Abraham L Jacobs, ref. (Amt due, $25,219.50; taxes, &c, $1,437.84; sub to a prior mort of $50,000.) Mort recorded Nov 21, 1906. By Joseph P Day.
Canal st, No 73 | n w cor Allen st, 22.6x75, 7-sty Allen st | brk loft & store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

July 30.

93d st, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwelling. Central Trust Co agt Clarence V Kip et al; Joline, Larkin & Rathbone, att'ys, 54 Wall st; John C Gulick, ref. (Amt due, $17,666.83; taxes, &c, $949.79.)

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Mort recorded Feb 1, 1896. By James L Wells.
97th st, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Otto J Bueb et al agt Maurice I Cimmett et al; Mayer Kronacher, att'y, 256 Broadway; Max Steindler, ref. (Amt due, $15,014.52; taxes, &c, $452.51.) By Joseph P Day.
112th st, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. Max Levin agt Ebenezer Baptist Church et al; Manheim & Manheim, att'ys, 302 Broadway; James T Brady, ref. (Amt due, $12,299.28; taxes, &c, $341.81; sub to a mort of $14,000.) Mort recorded June 16, 1908. By Hugh D Smyth.
1st av, No 1895 | s w cor 98th st, 25x99.6, 5-sty 98th st, No 340 | brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, $16,585.38; taxes, &c, $980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.
7th av, Nos 2308 to 2312 | s w cor 136th st, 99.11x 136th st, No 200 | 100, three 5-sty brk tenements and stores. Aaron C Horn agt Hudson Grant View Realty Co et al; Edw D Newman, at'y, 160 Broadway; Henry S Dottenheim, ref. (Amt due, $4,491.78; taxes, &c, $2,515.31; sub to four morts aggregating $103,500.) Mort recorded Feb 19, 1907. By Joseph P Day.

July 31.

No Legal Sales advertised for this day.

Aug. 2.

Amsterdam av, No 1360 | n w cor Lawrence st, Lawrence st, No 81 | runs w 31.10 x n e 71.8 x s 71.8 to beg, 2-sty brk and frame tenement and store. Sheriff's sale of all right, title, &c, which Edward McMahon had on Feb 5, 1908, or since; Walter E McDonnell, att'y, 132 Nassau st; Thomas F Foley, ref., By Joseph P Day.
97th st, No 307, n s, 150.2 e 2d av, 25x100.11, 4-sty brk tenement. Rector, Church Wardens and Vestrymen of the Protestant Episcopal Church of St Marks in the Bowery agt Cecilia Ferrari et al; Stuart G Gibboney, att'y, 30 Broad st; Geo E Kent, ref. (Amt due, $9,587.08; taxes, &c, $300.) By Joseph P Day.
Valentine av, s e s, 180.9 n e 198th st, 50x98.11 x50x99.2, vacant. Abraham Kaufman agt Martha E Stein et al; Menken Bros, att'ys, 87 Nassau st; Harry A Mendelson, ref. (Amt due, $6,758.71; taxes, &c, $24; sub to a mort of $6,250.) Mort recorded Nov 7, 1908. By L J Phillips & Co.
Willett st, No 68, e s, 100.2 s Rivington st, 24.9 x100, 5-sty brk tenement, store and 5-sty brk tenement in rear. Rexton Realty Co agt Abraham Spies et al; Kurzman & Frankenheimer, att'ys, 25 Broad st; Joseph Pool, ref. (Amt due, $7,922.51; taxes, &c, $531.08; sub to a first mort of $25,000.) Mort recorded July 16, 1907. By L J Phillips & Co.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending July 23, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.
***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

109th st, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. (Sheriff's sale of all right, title, &c.) Withdrawn.....—
Lewis st, No 12, e s, 150 n Grand st, 25x100, 5-sty brk tenement and store. (Amt due, $19,428.44; taxes, &c, $477.55.) Dean Holding Co. $20,375
16th st, No 617, n s, 263 e Av B, 25x92, 5-sty brk tenement and store. (Amt due, $18,617.04; taxes, &c, $387.95.) Charles G Moses.....19,425
126th st, No 74, s s 160 e Lenox av, 25x99.11, 3 and 4-sty clubhouse. (Amt due, $21,658.97; taxes, &c, $540.) John P Leo, Jr.....22,650
*132d st, No 270, s s, 150 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. (Amt due, $1,793.08; taxes, &c, $200; sub to prior mort of $9,000.) Louis Frankenstein, trustee 9,825
151st st, s s, 100 w 7th av, 75x99.11, vacant. (Amt due, $24,828.58; taxes, &c, $1,012.56.) Adj sine die .....—
151st st, s s, 175 w 7th av, 75x99.11, vacant. (Amt due, $24,833.58; taxes, &c, $1,012.56.) Adj sine die .....—
150th st, n s, 175 w 7th av, 75x99.11, vacant. (Amt due, $24,827.13; taxes, &c, $1,012.50. Adj sine die .....—
150th st, n s, 100 w 7th av, 75x99.11, vacant. (Amt due, $24,827.13; taxes, &c, $1,012.50. Adj sine die .....—
Allen st, No 196, s e s, 229 n e Stanton st, 22x88.1, 4-sty brk tenement and store. (Amt due, $17,429.43; taxes, &c, $702.26.) Adj to Sept 15.....—
Broadway, Nos 2906 & 2908, e s, 50.11 n 113th st, 50x100, 3-sty brk garage. (Sheriff's sale of all right, title, &c.) Withdrawn .....—
Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, $68,292.42; taxes, &c, $3,068.63.) Adj to Aug 19.....
*Clinton st, Nos 188 & 190 | n e cor Division st, 90.4x26.10x67.10x64, 6-sty Division st, Nos 218 to 222 | brk tenement and stores. (Amt due, $47,089.91; taxes, &c, $2,077.99; sub to a mort of $82,000.) Sender Jarmulowsky 102,000
*67th st, Nos 216 to 220, s s, 300 w 2d av, 120x100.5, three 6-sty brk tenements and stores. (Amt due, $22,578.98; taxes, &c, $576; sub to seven morts aggregating $164,550.) Gerson Hyman et al.....170,763
119th st, No 85, n s, 138 e Lenox av, 18x100.11, 3-sty dwelling. (Sheriff's sale of all right, title, &c.) Withdrawn.....—

(Continued on page 186.

INDEX TO THE RECORD & GUIDE
VOL. LXXXIII., JANUARY-JUNE, 1909
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CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS
Record and Guide Co., 11 East 24th St., New York

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 17 to 31, 1909 of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of assessment on LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX

23D WARD, SECTION 9. SHAKESPEARE AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between West 168th and 169th Streets.

HERMAN A METZ, Comptroller.

City of New York, July 13, 1909. (12226)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF THE BRONX

List 399, No 1.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Morris street, from White Plains road to Boston road.

List 401, No 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East One Hundred and Seventy-eighth street, from Creston avenue to Ryer avenue, together with a list of awards for damages caused by a change of grade.

List 403, No. 3.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences on East Two Hundred and Thirty-third street, from Bronx Boulevard to Baychester avenue, together with a list of awards for damages caused by a change of grade.

List 597, No. 4.—Paving East One Hundred and Fifty-eighth street with asphalt blocks, from Jackson avenue to Cauldwell avenue, and with granite blocks from Forest avenue to Jackson avenue, and setting curb where necessary.

BOROUGH OF QUEENS

List 67, No 5. Regulating grading curbing laying sidewalks and crosswalks in Sixth avenue, from Vandeventer avenue to Flushing avenue, First Ward.

List 69, No. 6.—Regulating, grading, curbing, flagging and laying crosswalks in Washington avenue, from Jackson avenue to Academy street, First Ward.

List 153, No. 7. Regulating, grading, curbing, flagging Elm street from Sherman street to the Boulevard, First Ward.

List 159, No 8.—Regulating, grading, curbing, flagging and laying crosswalks on Fourteenth avenue, from Broadway to Newtown road, First Ward.

List 242, No. 9.—Regulating, grading, curbing, flagging and paving with asphalt on concrete foundation Onderdonk avenue, from Palmetto street to Stanhope street, Second Ward.

List 262, No. 10.—Grading, curbing and flagging Fourteenth avenue, from Graham avenue to Broadway, First Ward.

List 263, No. 11.—Regulating, grading, curbing, flagging Elm street, from Academy street to Second avenue, First Ward.

List 430, No. 12.—Paving with brick pavement Grover street, from a point about 200 feet north of Onderdonk avenue to Woodward avenue, Second Ward.

List 440, No. 13.—Regulating, grading, curbing and paving with brick pavement Harmon street, from Grand View avenue to Kings County line, Second Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 24, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No 320 Broadway.

City of New York, Borough of Manhattan, July 22, 1909. (12319)

CORPORATION SALE OF LEASES.

CORPORATION SALE AT PUBLIC AUCTION OF THE LEASE OF CERTAIN BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

Upon the recommendation of the Commissioners of the Sinking Fund and pursuant to a resolution adopted by them at a meeting held June 23 1909, the Comptroller of the City of New York will sell at public auction, on

FRIDAY, AUGUST 6, 1909,

at 11.00 A M., in Room 141 No 280 Broadway Borough of Manhattan, the lease, for a period of one year, of the land and buildings and appurtenances thereunto belonging, bounded by North William Street, Park Row and the Brooklyn Bridge, Borough of Manhattan, and known on the draft damage map used in the proceedings for its acquirement as Parcels 13, 14, 15 and 16.

Parcel No. 13 comprising the buildings known as 87 Park Row and 35 North William Street.

Parcel No. 14 comprising the buildings known as 83 and 85 Park Row and 27 and 29 North William Street.

Parcel No. 15 comprising the buildings known as 77, 79 and 81 Park Row and 25 North William Street.

Parcel No. 16 comprising the building known as 75 Park Row.

For full particular see City Record.

JOHN H McCOOEY,
Deputy and Acting Comptroller.

City of New York, Department of Finance, Comptroller's Office, July 19th, 1909. (12351)

A CHANCE TO BUY GOOD HOUSES CHEAP.

Attention is invited to the approaching sale by SEALED BIDS, on WEDNESDAY, JULY 28TH, 1909, of a large number of buildings of various kinds now standing on the strip of land recently acquired by the City of New York for water-supply purposes (72-inch pipe line), between and including Freeport and Valley Stream, along and near the line of the Long Island Railroad.

Included in this sale will be a number of residences in good condition, some new and others virtually so, any of which may be easily and safely moved to other locations; several good business structures, also readily movable, and a large number of minor residences, barns, sheds and other structures, either capable of being moved or containing excellent building material.

Full particulars of the sale will be found in the New York "City Record," beginning July 20th, or may be obtained by applying to the Collector of City Revenue, Room 141, Stewart Building, No. 280 Broadway, New York City.

All bids must be enclosed in properly sealed envelopes, marked "Proposals to be opened July 28th, 1909," and must be delivered, or mailed in time for their delivery, prior to 11 A. M. of that date to the Collector of City Revenue, Room 141, No. 280 Broadway, New York City. Each parcel must be bid for separately, and will be sold in its entirety as described in the "City Record."

JOHN H. McCOOEY,
Deputy and Acting Comptroller.

City of New York, Department of Finance, Comptroller's Office, July 19th, 1909. (12305)

AUCTION SALES OF THE WEEK.

(Continued from page 185.)

JAMES T. WELLS CO.

*198th st, No 244, s s, 55 w Briggs av, 25x98, 2-sty dwelling (Amt due, $1,206.95; taxes, &c, $212.37; sub to prior morts of $7,646.30) C S Siener 8,497

HERBERT A. SHERMAN.

*Madison st, No 163, n s, abt 90 e Pike st, 25x100, 5-sty brk tenement and store. (Amt due, $17,384.84; taxes, &c, $50.94; sub to a prior mort of $28,000.) Jonas Weil et al..... 33,542

SAMUEL MARX.

Ludlow st, No 19, w s, 158.3 s Hester st, 18.6x87.6, 2-sty brk tenement and store (Partition) Leonard Weil 13,300

Broadway, Nos 2828 to 2834, s e cor Cathedral Parkway, 100x100x irreg, 2-sty brk music hall (Lion Palace), leasehold. All right, title, &c. (Amt due, $2,865.) Withdrawn ..... —

Murray st, No 72, s s, about 100 w West Broadway, 25x75, 4-sty stone front loft and store building, leasehold. (Amt due, $5,543.37; taxes, &c, $1,141.73.) Mary J Heuer..... 8,500

Total	$408,787
Corresponding week, 1908	$733,953
Jan 1st, 1909, to date	$43,931,266
Corresponding period, 1908	$36,127,944

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

CONVEYANCES

July 16, 17, 19, 20, 21 and 22. (No. 82.)

BOROUGH OF MANHATTAN.

Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 5-sty brk tenement and store. FORECLOS, July 13, 1909. Harry B. Raffel, ref to Joseph L B Mayer. Mort $25,000 and all liens. July 15, July 16, 1909. 2:417—25. A $18,500—$33,000. 32,000

Allen st, No 17 | Canal st, No 73 | n w cor Canal st, 75x22.6, 7-sty brk loft and store building. Ike Weinberg to Chas Enderle. Q C July 19. July 20, 1909. 1:300—29. A $33,000—$50,000. nom

Broome st, Nos 171 to 177. s e cor Clinton st, runs e 80 x s 75 Clinton st, No 142 x w 40 x n 28 x w 40 to Clinton st x n 47 to beginning, 6-sty brk tenement and stores. Benj S Lissner to Isak Flam, of Brooklyn. Mort $156,300 and all liens. Mar 18 July 16, 1909. 2:346—44. A $65,000—$115,000. nom

Broome st, Nos 72 and 74, n s, 50 w Cannon st, 47x75, 6-sty brk tenement and stores. Annie Loebel to Wm Konowitz. Morts $50,700 June 8 July 16, 1909. 2:332—71. A $34,000—$62,000. 100

Cathedral Parkway, Nos 215 to 221, n s, 250 w 7th av, 100x70.11, 6-sty brk tenement. The Oussani Construction Co to Joseph Oussani. Morts $145,000. July 16. July 17, 1909. 7:1826—18. A $80,000—$240,000. other consid and 100

Cherry st, No 425, s s, 125.5 w Jackson st, 25x88.8x25x90.7, e s, 3-sty brk stable. Michl O'Brien et al to Jos M O'Brien and Loretta E Cosgrove. July 20. July 22, 1909. 1:260—40. A $9,000—$14,000. nom

Cherry st, Nos 385 to 389. | Scammel st, Nos 52 to 58. | Water st, Nos 632 to 636. | s e cor Scammel st, 71.3x156.6 to n s Water st x 71.3x151, ten 5-sty brk tenements and stores. FORECLOS, on map Nos 630 to 636. June 17, 1909. Chas W. Dayton, Jr, ref to Pincus Lowenfeld and Wm Prager. July 16, 1909, 1:260—6 to 9 and 58 to 63. A $46,000—$68,000. 66,250

Crosby st, Nos 35 and 37. Power of attorney. Mary E Ray to Joseph W Stinson. Apr 14. July 16, 1909. 2:473. —

Crosby st, Nos 35 and 37, e s, abt 135 s Broome st, 50x100, two 6-sty brk tenements and stores. D Brainerd Ray et al EXRS, &c, Mary E Ray to Alessandro Delli Paoli. Morts $59,000. July 15. July 16, 1909. 2:473—30 and 31. A $46,500—$69,000. nom

Centre st, Nos 43 and 45. | Lafayette st, Nos 15 to 17. | w s, 54.4 s Pearl st, 41x32.8 to e s Lafayette st, late Elm st, x 45.3x57.3, two 3-sty brk office and store buildings. Mary A Murray et al, being 11 HEIRS of Caroline Bowne, decd, to Walter Bowne. 35-40 parts. B & S. Apr 30, 1906. July 17, 1909. 1:155—34. A $50,000—$55,000. nom

Same property. James B Bowne et al, HEIRS, &c, Caroline Bowne to Walter Bowne. 4-40 parts of all right, title and interest. Apr 30, 1906. July 17, 1909. 1:155. nom

Clinton st, Nos 215 and 217, n w cor Madison st, 50x95. |
Clinton st, No 213, w s, 50 n Madison st, 25x95. |
Beam right agreement, &c. Caroline O'Neill with Grace A Duff and Henry G Timmermann EXRS Wm H Duff and Joseph Spektorsky. June 24. July 16, 1909. 1:270. nom

Clinton st, No 91, w s, 150 s Rivington st, 25x100, 5-sty brk tenement. Rosie Welkowitz to William Welkowitz her husband. Mort $36,500 July 19. July 20, 1909. 2:348—24. A $28,000—$46,000. nom

Cannon st, No 64, e s, 125 s Rivington st, 25x100, 5-sty brk tenement. Jennie Wolfson to Hannah B Anger. July 15. July 20, 1909. 2:328—7. A' $17,000—$33,000. other consid and 100

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Chambers st, No 155, n s, 201 w Hudson st, 25x77.4, 5-sty stone front loft and store building. John C Dehls to Wm Bruening. ½ right, title, &c. Mort $42,500. July 19, July 22, 1909. 1:140—9. A $25,000—$40,000. 100

Canal st, No 264, s s, 77.11 e Cortlandt, alley, 24.10x91x25x93.9, 6-sty brk loft and store building.

Canal st, No 266, s s, abt 53.2 e Cortlandt alley, 24.9x96.5x24.11x93.9, e s, 6-sty brk loft and store building.

Walker st, No 84, n s, 72 e Cortlandt alley, 24.1x93.10x24.3x91.1, e s, 4-sty brk loft and store building.
Ernest B DuBois to Mary R J DuBois of Hartford, Conn. 1-20 part. May 27. July 21, 1909. 1:196—15 and 27. A $91,000—$124,000. other consid and 100

Canal st, Nos 271 and 273, n s, 152 e Broadway, 50x107.5x51.2x96.10, two 5-sty brk and stone loft and store buildings.

Howard st, No 31, s s, abt 175 e Broadway, 24.4x100, 5-sty stone front loft and store building.

Also property in Lucas county, Ohio, and Stark county, Ill., and Marshall county, Ill.
All title. Trust agreement. Geo Hyatt Robinson and ano with Carnegie Trust Co. May 29, July 21, 1909. 1:209—33 and 34. A $107,000—$137,000. nom

Division st, No 89, s s, abt 185 w Pike st, 25x66, 5-sty brk tenement and store. Release mort. Henry Ettelson to Israel D Shlachetzki. July 12. July 19, 1909. 1:282—74. A $19,000—$28,000. nom

Essex st, No 84, e s, abt 130 n Broome st, 25x100, 5-sty brk tenement and store. Sam Kapner to Jennie Bollt. Mort $25,000. July 14. July 21, 1909. 2:352—3. A $23,000—$43,000. other consid and 100

Front st, No 126, w s, 90.3 n Wall st, runs w 75 x s 0.8 x w 7.2 x n 18.7 x e 82.2 to Front st x s 18.6 to beginning, 3-sty brk loft and store building. Louisine W Havemeyer et al EXRS Henry O Havemeyer to John T Williams. July 10. July 21, 1909. 1:38 38. A $15,400—$21,000. 50,000

Fort Charles pl E, late Van Corlear pl, n s, 472.6 w 227th st, late Wicker pl, and being lots 97 and 98 map (No 738A) of North Marble Hill, 44.5x80x32.3x80.11, 3-sty frame dwelling. Henry Schaefer and Chas F Olpp to Bertha W wife Chas F Olpp. Mort $5,000. July 15. July 16, 1909. 13:3402—463. A $3,300—$7,200. other consid and 100

Goerck st, No 33, w s, 150.2 n Broome st, 24.11x100, 5-sty brk tenement and store. Louis Pellman to Morris Pellman. All liens. July 21. July 22, 1909. 2:327—58. A $12,000—$28,000. nom

Hamilton pl, Nos 134 to 142 | n w s, at n s 143d st, 108.6x132.7x
143d st, Nos 501 and 503 | 99.11x90.2, 6-sty brk tenement and stores. Herbert Oppenheimer Realty Co to Judson Lawson. Mort $200,000. July 16. July 19, 1909. 7:2075—26. A $75,000—$215,000. other consid and 100

Horatio st, No 5. | n w cor 4th st, 24x40, 2-sty brk tenement
4th st, Nos 340 and 342. | and stores. Hubert E Rogers to Sidney Goldsmith. Q C. July 9. July 16, 1909. 2:627—49. A $8,000—$9,000. nom

King st, No 23, n s, 100 w Congress st, 25x75, 5-sty brk tenement. John Ryan, HEIR James A Ryan to Jennie I Ryan. Mort $19,000. July 12. July 16, 1909. 2:520—44. A $10,500—$20,000. 100

Lafayette st, Nos 387 and 389. | s e cor 4th st, runs e 120 x s 50.11
4th st, No 22. | x w 120.8 to e s Lafayette st x n 37.11 to beginning, 3-sty brk tenement, 2-sty brk loft building and 3-sty frame brk loft building.

Lafayette st, No 383, e s, 79 s 4th st, runs e 120 x n 28.7 x w 10.8 x s 23.3 x w 110 to st x s 19 to beginning, 3-sty brk loft building.
PARTITION, June 23, 1909. J Sidney Bernstein, ref to Wilmer S Wood. July 16. July 17, 1909. 2:531—20, 22, 23 and part of lot 24. 122,000

Ludlow st, No 75, w s, 87.6 s Broome st, 25x87.6, 6-sty brk stable. George Hassler to Theodore Palumbo. Mort $25,000. July 14. July 16, 1909. 2:408—16. A $20,000—$35,000. other consid and 100

Lafayette st, Nos 383, 387 and 389. | ½ part. Power of attorney.
4th st, No 22 East. | Wilmer S Wood to Flamen B Candler. May 21. July 17, 1909.

Vandewater st, No 36, s s, 107.3 w Pearl st, runs w 17.1 x s 50.2 x e 14.1 x n 21.10 x e 2.9 x n 28.2 to beginning, 2-sty brk loft building. Francis J Mahony to John F Fox of Jersey City, N J. Mort $5,500. July 15. July 16, 1909. 1:113—14. A $4,500—$7,000. nom

Liberty st, Nos 114 to 118, s s, abt 90 e Greenwich st, 70.2x53.
Cedar st, Nos 119 and 121, n s, abt 80 e Greenwich st, 46x59, 11-sty brk and stone office and store building.
Louise L wife of and John T Williams to Louisine W Havemeyer. B & S. Mort $450,000. July 19. July 21, 1909. 1:52—25. A $225,000—$565,000. other consid and 100

Market slip, No 103 | n w cor South st, runs n 45 x w 46
South st, Nos 219 and 221 | x n 99 to Water st x w 63 x — to
Water st, Nos 425 and 427 | South st x e 109 to beginning, two 5 and one 3-sty brk storage buildings. Francis M Bacon, Jr, EXR Josephine E Post to Wm F Bridge. 1-6 part. July 14. July 20, 1909. 1:250—15. A $50,000—$90,000. other consid and 100

Mercer st, No 235, w s, abt 125 s 3d st, 25x100, 6-sty brk loft and store building. Amanda A Tiger to Union Mutual Real Estate Co. Mort $45,000. June 19, 1908. July 20, 1909. 2:533—21. A $29,000—$50,000. other consid and 100

Madison st, No 354, s s, 263.5 e Scammel st, 23.6x94.10, 5-sty brk tenement and store. Jacob Kurzman to Lena Kurzman. Mort $24,925. July 6. July 19, 1909. 1:266—61. A $14,000—$23,000. nom

Madison st, No 400, s s, 225 e Jackson st, 25x100, 5-sty brk tenement and store. Joseph Sperber to Fannie Secher. 1-3 part. July 19. July 21, 1909. 1:265—45. A $15,000—$28,000. other consid and 100

Monroe st, No 16, s s, abt 225 e Catharine st, 25x46.10x25x49, w s, 6-sty brk loft and store building. Louis Atlerisi to Maria Napolitano. Mort $12,500. July 21. July 22, 1909. 1:253—100. A $10,500—$17,000. other consid and 100

Monroe st, No 292, s s, 301.5 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty brk tenement and stores. Isidor Leipzig to Abraham Thierschevel. Mort $43,850. 1:263—10. A $22,000—$50,000. 100

Oak st, No 29, s s, abt 105 e New Chambers st, 25.6x62, 3-sty frame tenement and store. Morris Barron to Abraham Fisher. 1-3 part. All liens. July 19, 1909. 1:111—48. A $9,000—$11,000. nom

Oak st, No 29, s s, abt 105 e New Chambers st, 25.6x62, 3-sty frame tenement and store. Abraham Fisher to Daniel Sand. 1-3 part. All liens. July 14, July 19, 1909. 1:111—48. A $9,000—$11,000. nom

Pitt st, No 137, w s, 75 s w Houston st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Harris Lustgarten to Israel and Abraham Gottlieb. Mort $33,200. July 10. July 20, 1909. 2:345—58. A $18,000—$27,000. 100

Sheriff st, No 63, w s, 125 s Rivington st, 25x100, 5-sty stone front tenement and store. Peisach Neustadter et al to Chaim J Feller. 1-3 part. All title. Mort $32,850. July 15. July 19, 1909. 2:338—63. A $18,000—$28,000. nom

Water st, No 428, n s, abt 75 w Market st or slip, 20x60, 5-sty brk tenement and store. Morris Barron to Abraham Fisher. ¼ part. All liens. July 19, 1909. 1:250—59. A $4,000—$9,000. nom

Water st, No 428, n s, abt 75 w Market st or slip, 20x60, 5-sty brk tenement and store. Abraham Fisher to Daniel Sand. ¼ part. All liens. July 14. July 19, 1909. 1:250—59. A $4,000—$9,000. nom

Wooster st, No 147, w s, 245.2 n Prince st, 25x99.9x25x99.11, 4-sty stone front loft and store building. Samuel Floersheimer to City Real Estate Co. Mort $19,000. June 22. July 17, 1909. 2:515—30. A $22,000—$27,000. other consid and 100

Washington st, No 799 | n e cor Horatio st, 21.2x89x24.1x90.9,
Horatio st, Nos 85 to 89 | 4-sty brk tenement and store.
Washington st, No 801, e s, 24.2 n Horatio st, 18.1x—x18x89.1, 3-sty brk tenement.
Margt O'Neill to Janet C Macdonald. Mort $15,000. July 19, July 20, 1909. 2:643—36 and 37. A $23,500—$27,500. other consid and 100

6th st E, No 435, n s, 175 w Av A, 25x90.10, 5-sty brk tenement and store. David Meyer to Abraham Goodman. ½ part. Mort $1,000. July 15. July 20, 1909. 2:434—40. A $17,000—$23,000. other consid and 100

6th st E, No 639, n s, 108 w Av C, 25x90.10, 5-sty brk tenement and store. Marks Rosenberg to Joseph and Louis Isaacs. Mort $31,000. July 15. July 16, 1909. 2:389—41. A $16,000—$29,000. other consid and 100

11th st E, No 55, n e s, 356.9 w Broadway, 27x103.3, 12-sty brk and stone loft office and store building. Brevoort Construction Co to Myles Tierney. Mort $125,000. July 15. July 16, 1909. 2:563—48. A $48,000—$52,000. other consid and 100

12th st E, No 627, n s, 343 s e Av B, 25x103.3, 4-sty brk tenement and 4-sty brk tenement in rear. Henry Muhlfeld to Katherine Steinbach. ½ part. Mort $2,000. July 10. July 20, 1909. 2:395—48. A $13,000—$14,000. nom

13th st W, Nos 209 and 211, n s, 150 w 7th av, 50x103.3, two 3-sty brk tenements and 4-sty brk tenement in rear No 211. John H Lubbert and ano to Samuel Lipman. June 22. July 20, 1909. 2:618—44 and 45. A $27,000—$30,000. other consid and 100

13th st E, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. FORECLOS, July 13, 1909. Max Frieder referee to Jennie Schwab. July 16. July 19, 1909. 2:395—21. A $8,000—$12,000. 2,550

14th st E, No 437, n s, 119 w Av A, 25x103.3, 5-sty brk tenement and store. Fidelia Mittelman to Sallie Weil. B & S. Mort $23,000. July 15. July 21, 1909. 3:946—20. A $14,000—$20,500. other consid and 100

16th st E, No 105, n s, 150 e 4th av, 25x100.
16th st E, No 107, n s, 175 e 4th av, 25x92.
5-sty brk dwelling and 2-sty brk extension.
Clara M Gibert et al to Gerson Hyman and Manuel Oppenheim. Mort $22,000. June 15. July 21, 1909. 3:872—7. A $53,000—$68,000. other consid and 100

18th st W, No 340, s s, 325 e 9th av, 20x92, 5-sty brk tenement. Francis X Ahearn to Mary E Ahern. Mort $22,000. June 29. July 20, 1909. 3:741—55. A $9,500—$23,000. 100

19th st W, No 231, n s, 350 w 7th av, 25x95x25x95.8, 5-sty brk tenement and store. Fannie McGay et al, INDIVID and as EXTRXCES Fannie Hanlon, decd, and ano to Chas R Faruolo. Mort $10,000. July 15. July 16, 1909. 3:769—21. A $11,500—$22,000. 15,500

21st st W, Nos 18 and 20, s s, 320 w 5th av, 50x92, 11-sty brk and stone loft office and store building. Twenty-First Street Building & Construction Co to Walter S Thomson, TRUSTEE in bankruptcy of the Twenty-First Street Building & Construction Co. All liens. July 14. July 16, 1909. 3:822—52. A $115,000—$240,000. nom

Same property. Walter S Thomson as TRUSTEE as above to Samuel Floersheimer. Mort $250,000 and all liens. July 14. July 16, 1909. 3:822. 50,000

24th st W, No 453, n s, 162.6 e 10th av, 20.10x98.9, 3-sty brk dwelling. Ralph Lyon to Louis Neumann. July 16, 1909. 3:722—9. A $9,000—$11,000. nom

26th st W, No 116, s s, 192.10 w 6th av, 21.5x98.9, 4-sty stone front tenement and store. People of the State of New York to Morris, Jos, Louis, Blanche and William Manheimer; Caroline Myers, Miriam Bernstein and Rachel Cohen HEIRS Marx Manheimer. July 2. July 21, 1909. 3:801—52. A $19,000—$21,000. letters patent

26th st, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st x w 46.8 to beginning, two 3-sty brk dwellings. Jos L Buttenwieser to Chas Rubinger. Mort $29,500 and all liens. July 16. July 21, 1909. 3:882—31 and 32. A $31,500—$36,500. other consid and 100

26th st E, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st x w 46.8 to beginning, two 3-sty brk dwellings. John H Jones to Joseph L Buttenwieser. Morts $18,000. July 16. July 17, 1909. 3:882—31 and 32. A $31,500—$36,500. other consid and 100

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505 FIFTH AVENUE

27th st E, Nos 153 to 163, on map Nos 153 to 165, 7th av, Nos 301 to 315 | n s, 205.4 e 7th av runs n 197.6 to

28th st E, Nos 152 to 160, on map Nos 150 to 162. | s s 28th st x w 201.8 to 7th av x s 197.6 to 27th st x e 205.4 to begin, eighteen 5-sty stone front tenements and stores with ten 4-sty brk tenements in rear. Albert I Sire to The Twenty-Eighth Street and Seventh Avenue Realty Co. July 13. July 22, 1909. 3:803—1 to 10 and 67 to 76. A $461,000—$582,500. other consid and 100

32d st W, No 38, s s, 210.6 e Broadway, 20.8x98.9, 4-sty stone front dwelling. Innovation Realty Co to Thos A Sperry, of Cranford, N J. Mort $81,500. July 19. July 20, 1909. 3:833—65. A $60,000—$68,000. other consid and 100

34th st W, No 136, s w s, 325 s e 7th av, 25x98.9, 5-sty stone front dwelling. Clementine E Boynton widow to Emily Z Linton and Alice L Brush. All title. Mort $70,000. July 6. July 16, 1909. 3:809—65. A $91,000—$95,000. other consid and 100

Same property. Emily Z Linton and Alice L Brush to Fredk W Fieder, Jr. Mort $70,000. July 15. July 16, 1909. 100

34th st W, No 136, s w s, 325 s e 7th av, 25x98.9, 5-sty stone front dwelling. Fredk W Fieder, Jr, to 136 West 34th Street, a corpn. Mort $120,000. July 15. July 16, 1909. 3:809—65. A $91,000—$95,000. other consid and 100

36th st W, No 256, s s, 216 e 8th av, 17.3x98.9, 4-sty brk dwelling. William Scott HEIR Annie J Scott to Robert Scott. All title. Aug 1, 1908. July 20, 1909. 3:785—73. A $13,000—$15,000. nom

37th st W, No 544, s s, 225 e 11th av, 25x98.9, 5-sty brk tenement. Chas R Bauerdorf to Annie M and Charles Rohe, Annie R Bauerdorf, Louise R Maron and Olga A Kranich. Mort $9,000. July 14. July 20, 1909. 3:708—59. A $8,000—$15,000. 100

37th st W, No 542, s s, 250 e 11th av, 25x98.9, 5-sty brk tenement. Chas R Bauerdorf to Annie M and Chas Rohe, Annie R Bauerdorf, Louise R Maron and Olga A Kranich. July 14. July 20, 1909. 3:708—58. A $8,000—$15,000. 100

41st st E, No 315, n s, 170 e 2d av, 20x98.9, 4-sty stone front dwelling. Rachel Prince to Oscar J Rosenthal. Mort $7,000. July 13. July 20, 1909. 5:1334—7½. A $6,500—$9,000. nom

41st st E, Nos 50 to 54, s s, 185 e Madison av, 56.8x98.9, three 4-sty brk tenements and stores with 1 and 3-sty brk extensions. City Real Estate Co to Morris Loeb. B & S and C a G. Mort $55,000. July 14. July 16, 1909. 5:1275—44 to 45½. A $102,000—$119,000. other consid and 100

43d st W, Nos 511 and 513, n s, 175 w 10th av, 50x100.5, two 6-sty brk tenements and stores. Pendant Realty Co to Callman Rouse. All liens. July 16. July 17, 1909. 4:1072—24 and 25. A $18,000—$35,000. other consid and 100

43d st W, Nos 537 to 541, n s, 225 e 11th av, 75x100.5, one 5 and one 3-sty brk loft and store building and 1-sty frame building with 4-sty brk rear tenement. Jacob Reichhard and Jessie his wife to George Reichhard, Anna Schneider and Bertha Herbert. ¼ part. Mort $20,000. July 15. July 16, 1909. 4:1072—10 to 12. A $27,000—$41,000. nom

45th st W, No 7, n s, 155 w 5th av, 15x100.5, 4-sty stone front dwelling. Lucius A Wilson to John D Rockefeller, Jr. B & S. July 14. July 16, 1909. 5:1261—31. A $14,000—$16,000. 32,250

45th st W, No 9, n s, 170 w 5th av, 15x100.5, 4-sty stone front dwelling. Lucius A Wilson to John D Rockefeller, Jr. B & S. July 14. July 16, 1909. 5:1261—30½. A $43,000—$45,000. 35,000

45th st W, No 11, n s, 185 w 5th av, 15x100.5, 4-sty stone front dwelling. Lucius A Wilson to John D Rockefeller, Jr. B & S. July 14. July 16, 1909. 5:1261—30. A $42,000—$44,000. 40,000

47th st E, No 342, s s, 80 w 1st av, 20x100.5, 4-sty brk tenement and store. FORECLOS, July 16, 1909. Wm J O'Sullivan referee to Harriet H Hartnett. July 21, 1909. 5:1339—30½. A $7,000—$12,000. 10,500

47th st E, No 340, s s, 100 w 1st av, 20x100.5, 4-sty brk tenement and store. FORECLOS, July 16, 1909. Michl J Egan referee to Harriet H Hartnett. July 20. July 21, 1909. 5:1339—31. A $7,000—$12,000. 10,500

49th st W, No 522, s s, 348.8 w 10th av, 17.6x100.5, 5-sty stone front tenement. Margaretha Baumann et al HEIRS Fredk C Baumann to Delia C Kiefer. Q C and correction deed. July 14. July 20, 1909. 4:1077—47. A $6,000—$13,000. nom

50th st W, No 532, s s, 400 w 10th av, 25x100.5, 5-sty stone front tenement and 5-sty brk tenement in rear. Ida Diskin to B Frankel Realty Co. All liens. July 9. July 19, 1909. 4:1078—49. A $9,000—$22,000. nom

52d st W, No 550, s s, 225 e 11th av, 25x100.5, 4-sty frame tenement and 3-sty frame tenement in rear. Chas W Treadwell to Marie D wife Chas W Treadwell. Mort $2,000. July 1. July 17, 1909. 4:1080—55. A $9,000—$9,500. nom

53d st E, Nos 312 to 316, s s, 135 e 2d av, 65x100.5, two 3-sty frame tenements, 4-sty stone front tenement and store and 2-sty brk stable in rear. Bernhard Kolb to Isidor Blumenkrohn and Leo W Vogel. July 15. July 21, 1909. 5:1345—45 to 47. A $25,000—$34,500. other consid and 100

53d st W, No 3, n s, 235 w 5th av, 25x100.5, 4-sty and basement stone front dwelling. Louis M Starr and ano EXRS Theo B Starr to St Thomas Church. July 8. July 21, 1909. 5:1269—28 A $87,000—$107,000. 175,000

53d st E, Nos 312 to 316. Power of attorney. Gertrude L wife Leo W Vogel to Leo W Vogel. July 7. July 21, 1909. 5:1345. —

53d st W, No 5, n s, 260 w 5th av, 25x100.5, 4-sty and basement stone front dwelling. John D Rockefeller to Alta R Prentice. June 29. July 22, 1909. 5:1269—27. A $86,000—$105,000. nom

54th st W, No 13, n s, 275 w 5th av, 25x100.5, 5-sty and basement stone front dwelling. John D Rockefeller to John D Rockefeller, Jr. June 29. July 16, 1909. 5:1270—26. A $84,000—$113,000. nom

55th st E, Nos 57 and 59, n s, 156.6 e Madison av, 33x100.5, 4-sty and basement stone front dwelling. Albert A Levi to Martin Erdmann. Mort $25,000. Mar 7, 1907. July 21, 1909. 5:1291—27½ and 27¾. A $70,000—$83,000. other consid and 100

56th st W, No 423, n s, 325 w 9th av, 25x100.5, 5-sty stone front tenement. Alice Connaughton to John J Gordon. Mort $2,000. July 21. July 22, 1909. 4:1066—19. A $11,000—$18,000. 100

57th st W, No 118. | s s, 250 w 6th av, runs s 100.5 x e 100

56th st W, Nos 109 to 121 | x s 100.5 to n s 56th st x w 175 x n 100.5 x e 55 x n 100.5 to 57th st x e 20 to beginning, 12-sty brk and stone apartment hotel. Geo E Coleman to Michl Coleman. Mort $215,000. Apr 22. July 19, 1909. 4:1009—20 to 26 and 43. A $242,000—$263,000. nom

59th st E, No 117, n s, 165 e Park av, 20x100.5, 3-sty and basement stone front dwelling. Elena Dey to Edgewater Realty Co. Apr 26. July 22, 1909. 5:1394—7. A $24,000—$28,000. 100

61st st E, No 413, n s, 200 e 1st av, 20x92x20x96.7, 5-sty brk tenement. Jacob Marx to James E J Martin of Brooklyn, N Y. Mort $15,500. July 20. July 22, 1909. 5:1456—9. A $5,500—$13,500. nom

Same property. James E J Martin to Jacob Marx. Mort $15,500. July 21. July 22, 1909. 5:1456. nom

65th st E, No 45, and part No 43, n s, 169 w Park av, 28x100.5, 4-sty and basement stone front dwelling and part 4-sty and basement stone front dwelling. Benson B Sloan to John M Bowers. B & S. June 3. July 16, 1909. 5:1380—29 and part lot 28½. A $——$——. nom

65th st E, No 43, and part No 41, n s, 197 w Park av, 28x100.5, 4-sty and basement stone front dwelling and part 4-sty and basement stone front dwelling. John M Bowers to Benson B Sloan. C a G. June 3. July 16, 1909. 5:1380—28½ and part lot 28. A $——$——. nom

69th st E, No 344, s s, 358.4 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Alice McQuade to Bridget McQuade. Mort $7,000. Apr 16. July 19, 1909. 5:1443—38. A $5,000—$8,000. nom

69th st E, No 310, s s, 75 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Wm H Schmohl and ano EXRS Chas H Reed to Theresa Vineburg. July 20. July 21, 1909. 5:1443—49½. A $5,000—$8,000. 10,750

71st st E, Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Henry Hirsch to Adolph S Miller. Mort $43,000. July 16. July 17, 1909. 5:1465—37 and 38. A $22,000—$62,000. nom

71st st W, No 51, n s, owned by party 1st part.
71st st W, No 49, n s, owned by party 2d part.
Party wall agreement. Alex H Kridel with Eliz E Mack. July 12. July 20, 1909. 4:1124. nom

71st st E, s s, 275 e 5th av, 25x100.5, vacant. N Y Public Library Astor, Lenox & Tilden Foundations, to Wm W Cook. June 9. July 20, 1909. 5:1385—61. A $100,000—$100,000. other consid and 100

72d st E, No 314, s s, 133.4 e 2d av, 16.8x102.2, 3-sty and basement stone front dwelling. Mary Krulish to Joseph Linhart. Mort $6,000. July 21, 1909. 5:1446—47. A $6,500—$10,000. other consid and 100

72d st E, No 431, n s, 150 w Av A, 25x102.2, 4-sty stone front tenement. FORECLOS, July 7, 1909. Francis P Pace, ref to Rocco Russo and Palm Bracco. Mort $9,000 and all liens. July 14. July 16, 1909. 5:1467—18. A $9,000—$16,000. 13,500

72d st W, No 252, s s, 190 e West End av, 20x112, 4-sty and basement stone front dwelling. Michl O'Brien et al to Jos M O'Brien and Loretta E Cosgrove. July 20. July 22, 1909. 4:1163—56½. A $29,000—$45,000. nom

74th st E, No 252, s s, 83.6 w 2d av, 16.6x76, 5-sty stone front tenement and store. Mary A McNicholas widow to Otto Hirsh. Mort $9,000. July 20. July 21, 1909. 5:1428—28¾. A $6,000—$11,500. other consid and 100

78th st W, No 216, s s, 191.8 w Amsterdam av, 16.8x102.2, 4-sty and basemnt stone front dwelling. Samuel Floersheimer to City Real Estate Co. Mort $16,000. June 22. July 17, 1909. 4:1169—40½. A $11,000—$20,000. other consid and 100

78th st E, No 107, n s, 137.9 e Park av, 18.9x102.2, owned by party 1st part.
78th st E, n s, adj above on west, owned by party 2d part.
Party wall agreement. Rhoda H wife Wm G Low, Jr, with Thos F Byrne. July 15. July 20, 1909. 5:1413. nom

79th st W, No 225, n s, 284 w Amsterdam av, 16x102.2, 4 and 5-sty brk dwelling. Omar A Jenks to Eliza Bump, of Johnsburgh, N Y. Q C. All title. July 7. July 21, 1909. 4:1227—21. A $13,000—$24,000. other consid and 100

80th st E, No 231, n s, 228.9 w 2d av, 25.5x102.2, 4-sty stone front tenement. Louis Roth to Samuel Cohen. All liens. July 14. July 16, 1909. 5:1526—15. A $11,000—$16,000. nom

83d st E, No 506, s s, 123 e Av A, 25x102.2, 5-sty brk tenement. Eliz Karutz INDIVID and as EXR, &c, Emma Cox to Thos H Cox. Mort $15,000. June 8. July 19, 1909. 5:1579—47. A $8,000—$17,500. nom

84th st W, No 6, s s, 119 w Central Park West, 21x102.2, 4-sty and basement stone front dwelling. Lewis A Platt to Frederic W Waller, of Chicago, Ill. Mort $28,000. July 13. July 21, 1909. 4:1197—38. A $14,500—$31,000. nom

84th st W, No 149, n s, 225 e Amsterdam av, 18x102.2, 5-sty brk tenement. John Ryan, HEIR James A Ryan to Margaret Balet. Mort $17,000. July 12. July 16, 1909. 4:1215—10. A $10,000—$22,500. 100

87th st W, No 155, n s, 441.8 w Columbus av, 16.8x100.8, 3-sty and basement stone front dwelling. Release mort. Franklin Savings Bank to Wm E Bailey. July 19. July 22, 1909. 4:1218—14½. A $8,500—$15,000. nom

90th st E, No 325, n s, 350 e 2d av, 25x100.8, 5-sty stone front tenement. Fred Heitz to Katie Heitz. Mort $20,700. June 21, 1909. 5:1553—15. A $9,000—$20,000. other consid and 100

93d st E, No 313, n s, 200 e 2d av, 25x100.8, 5-sty brk tenement.
93d st E, No 315, n s, 225 e 2d av, 25x100.8, 5-sty brk tenement.
Abraham Bernstein to Barbara Reinhart. Mort $38,000. July 19. July 20, 1909. 5:1556—9 and 10. A $17,000—$37,000. other consid and 100

Same property. Ella Bernhard to Barbara Reinhart. Q C. July 19. July 20, 1909. 5:1556. 100

96th st E, No 334, s s, 140 w 1st av, 35x100.8, 6-sty brk tenement and store. Josephine White to Palmer Realty Co, a corpn. Mort $35,000. July 17, 1909. 5:1558—33. A $11,000—$44,000. other consid and 100

97th st W, No 179, n s, 100 e Amsterdam av, 18x100.11, 3-sty and basement stone front dwelling. Chas H Israels to Anna S Kerr. July 15. July 16, 1909. 7:1852—5. A $7,900—$12,000. other consid and 100

99th st E, Nos 224 and 226, on map No 224, s s, 212.6 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Moritz Weisberger to Isaac and Louis Chauser. Mort $41,875. July 21, July 22, 1909. 6:1648—33. A $13,500—$45,000. nom

104th st E, No 242, s s, 150 w 2d av, 25x100.11, 6-sty brk tenement and store. Frank Gens to Jos Feuerstein. All liens. July 19, 1909. 6:1653—31. A $9,000—$23,000. nom

104th st E, Nos 29 and 31, n s, 300 e 5th av, 50x100.11, 6-sty brk tenement and store. Abraham D Weinstein to Parker K Deane, of Cornwall, Orange Co, N Y. Mort $53,000. July 15. July 16, 1909. 6:1610—13. A $24,000—$67,000. 100

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106th st W, No 209, n s, 200 w Amsterdam av, 33.4x100.11, 5-sty stone front tenement. Wm S Smith to James A Howard. Mort $38,000. July 15. July 16, 1909. 7:1878—24. A $20,000—$45,000. other consid and 100

106th st W, No 209, n s, 200 w Amsterdam av, 33.4x100.11, 5-sty stone front tenement. William Rau to Wm S Smith. Mort $30,000. July 15. July 16, 1909. 7:1878—24. A $20,000—$45,000. other consid and 100

106th st W, No 69, n s, 75 e Columbus av, 25x100.11, 5-sty brk tenement. Chas L E Wolf, EXR Louis Bauer to Katharine wife Eduard Kaltenbach. Mort $16,000. June 17. July 22, 1909. 7:1842—4½. A $13,000—$36,000. 29,000

Same property. Louis Bauer, Jr et al, DEVISEES Louis Bauer to same. ¾ parts. All title. Mort $16,000. June 17. July 22, 1909. 7:1842. nom

112th st E, Nos 313 and 315, n s, 175 e 2d av, 54x100.11, 6-sty brk tenement and stores. Antonio G Tomasello to Arthur Bauer. ½ part. Mort $56,500. June 8. July 21, 1909. 6:1684—8. A $16,000—$66,000. other consid and 100

113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tenement. Emma F Garnsey to Luella Newcombe, of Greene Co, N Y. Mort $16,000. July 14. July 21, 1909. 6:1618—63. A $9,000—$18,000. nom

115th st W, No 20, s s, 285 w 5th av, 20x100.11, 3-sty and basement stone front dwelling. Hyman Goldstein to Harry Bloch. Mort $12,000. July 15. July 16, 1909. 6:1598—47. A $11,000—$13,500. 100

115th st W, No 67, n s, 250 e Lenox av, 25x100.11, 5-sty stone front tenement. Frieda Hart to Berkland Realty Corporation. Mort $29,000. July 6. July 17, 1909. 6:1599—12. A $14,000—$27,000. other consid and 100

116th st E, Nos 315 to 319. Power of attorney. Filomena wife Roberto D'Allessio to Pasquale Colio. June 19. July 16, 1909.

117th st E, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement. Domenico Cioffi to Estelle Gehorsam. B & S. July 16. July 20, 1909. 6:1689—14. A $8,000—$22,000. other consid and 100

117th st E, Nos 16 and 18, s s, 109 w Madison av, 51x100.11, two 5-sty brk tenements. Goldie Goldstein to Jacob Eckstein her husband. Mort $50,000. July 19, 1909. 6:1622—61 and 62. A $24,500—$36,000. nom

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to 121st st x e 41 to beginning, 6-sty brk tenement and stores. Geo Freeman to Esther Schulman. Mort $42,500. June 30. July 20, 1909. 6:1808—31. A $——$——. other consid and 100

123d st E, No 416, s s, 237 e 1st av, 25x100.11, 4-sty brk tenement. Hector H Levene to Simon Epstein. Mort $11,600. July 16. July 20, 1909. 6:1810—39. A $6,000—$13,500. other consid and 100

126th st W, Nos 369 and 371, n s, 100 e Columbus av, 50x99.11, two 5-sty brk tenements. Michael Naftal et al to Wm H Hall. Mort $18,500. July 1. July 19, 1909. 7:1953—5 and 6. A $18,000—$40,000. other consid and 100

126th st W, No 532, on map No 520, s s, 320.7 w Amsterdam av, 29.4x99.11, 6-sty brk tenement and store. Geo A Andrews to Patrick F Dickinson. Mort $27,000. July 15. July 21, 1909. 7:1980—46. A $11,500—$37,000. other consid and 100

126th st W, No 530, on map No 518, s s, 291.3 w Amsterdam av, 29.4x99.11, 6-sty brk tenement and store. Geo A Andrews to Patk F Dickinson. Mort $27,000. July 15. July 21, 1909. 7:1980—45. A $11,500—$37,000. other consid and 100

126th st E, No 212, s s, 195 e 3d av, 30x99.11, 6-sty brk tenement and store. Herman I Lurie to Leon Tuchmann. All liens. July 20. July 22, 1909. 6:1790—41. A $11,000—$38,000. nom

126th st E, No 212, s s, 195 e 3d av, 30x99.11, 6-sty brk tenement and store. David Jacobson to Herman I Lurie. All liens. Apr 10. July 22, 1909. 6:1790—41. A $11,000—$38,000. nom

128th st W, No 212, s s, 175 w 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Janet C Macdonald to Margt O'Neil. B & S. July 14. July 20, 1909. 7:1933—41. A $6,600—$10,000. nom

132d st W, No 556, s s, 350 w Amsterdam av, 25x99.11, 5-sty brk tenement. Ignatz Stern to Harry Wolfe. All liens. July 10. July 21, 1909. 7:1986—47. A $7,500—$22,000. other consid and 100

132d st W, No 270, s s, 150 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. FORECLOS, July 20, 1909. Timothy P Sullivan, ref to Arthur Frankenstein. Mort $9,000. July 20. July 22, 1909. 7:1937—58. A $6,600—$10,500. 500

140th st W, No 520, s s, 255 w Amsterdam av, 15x99.11, 3-sty brk dwelling. Pincus Lowenfeld et al to Chas H Pearson. July 19. July 20, 1909. 7:2071—43. A $3,600—$11,000. other consid and 100

143d st W, Nos 118 and 120, s s, 266.8 w Lenox av, 41.8x99.11, 6-sty brk tenement and stores. Isidor Bloch et al to Hyman Goldstein. Mort $52,000. July 15. July 16, 1909. 7:2011—45. A $15,000—$48,000. 100

144th st W, Nos 112 to 118, s.s, 275 w Lenox av, 100x99.11, two 6-sty brk tenements. John Ryan to Margaret A Balet. Morts $110,000. July 8. July 16, 1909. 7:2012—45 and 47. A $40,000—$130,000. 100

145th st W, Nos 139 to 145, on map Nos 141 and 145, n s, 362.6 w Lenox av, 87.6x99.11, two 6-sty brk tenements. Pine Investing Co to Clara Rosenthal. Morts $100,000. July 15. July 16, 1909. 7:2014—part lot 14. other consid and 100

150th st W, No 458, s s, 266.8 e Amsterdam av, 16.8x99.11, 2-sty frame dwelling. Mary P Johnson to Helen V McGoldrick. Mort $5,000. July 12. July 16, 1909. 7:2064—52. A $4,000—$6,000. other consid and 100

156th st W, s s, 374.9 w Broadway late Boulevard Lafayette, 50x99.11, vacant. Archer M Huntington to Church of Our Lady of Guadaloupe, a corpn. May 19. July 21, 1909. 8:2134—part lot 12. A $——$——. nom

157th st W, Nos 507 and 509, n s, 150 w Amsterdam av, 50x99.11, two 5-sty brk tenements. Johanna Fleck to Daisy Nimis. Mort $30,000. June 30. July 16, 1909. 8:2116—43. A $20,000—$52,000. other consid and 100

160th st W, No 556, s s, 175 e Broadway, 37.6x99.11, 5-sty brk tenement. Lucius H Beers to Ellen L Finlay. Mort $32,500. July 14. July 22, 1909. 8:2118—13. A $12,000—$40,000. other consid and 100

163d st W, Nos 463 and 465, n s, 125 e Amsterdam av, 50x112.6, two 5-sty brk tenements. Lucas Toch to Saml Greenfield. Mort $54,000. July 15. July 19, 1909. 8:2110—103 and 104. A $16,000—$49,000. other consid and 100

Av A, No 1629, w s, 26.8 s 86th st, 25x75.9, 4-sty stone front tenement and store. William Wolf to Clara K Eberhart. Mort $16,000. July 16. July 17, 1909. 5:1565—27. A $9,500—$18,500. other consid and 100

Av A, 65th st, 66th st, 67th st, Exterior st | s e cor 67th st, runs e 275 x s — to n s 65th st x w — to av A x n — to beginning, vacant.

Av A, Exterior st, 64th st, 65th st | s e cor 65th st, runs e —to w s Exterior st x s — to n s 64th st x w — to e s Av A x n — to beginning, 1 and 2-sty frame hospital, with all rights to lands in 67th st, Exterior st, 65th st, 64th st and Av A, and land under water, also all title to lands on w s Av A.
John D Rockefeller to John D Rockefeller, Jr. June 29. July 16, 1909. 5:1478—1 and 25A. A $170,000—$170,000; 1476—1. A $200,000—$200,000; 1477—part lot 1. nom

Bradhurst av, No 45, w s, 155 s 145th st, 18.2x80.3x18x82.9, 3-sty and basement brk dwelling. Mary S Hynes to James J Ryan. July 15. July 16, 1909. 7:2051—138. A $3,000—$8,000. other consid and 100

Broadway, Nos 2161 to 2169 76th st, Nos 235 to 243 | begins 76th st, n s, 185 e West End av, runs n 102.2 x e 136 to Broadway x s 105.5 to st x w 162.2 to beginning, 1-5 part, four 4-sty and basement brk dwellings and four 5-sty brk tenements and stores on Broadway.

Columbus av, Nos 269 to 275 73d st, Nos 46 and 48 | s e cor 73d st, 102.2x100, 1-5 part, 6 and 7-sty brk tenements and stores.

Washington st, Nos 341 to 347 Franklin st, Nos 199 and 201 | s e cor Franklin st, 100.4x60.4, 1-5 part, 5-sty brk loft and store building.

94th st, No 142, s s, 405.10 w Columbus av, 18x85x18x85.9, 4-sty and basement brk dwelling, all of.
Also property in Monmouth Co, N J.
Washington T Romaine to Louis T and Girard Romaine as TRUSTEES. Deed of trust. Sept 10, 1908. Rerecorded from Dec 21, 1908. July 20, 1909. 4:1168—8 to 10. A $234,500—$318,000; 4:1125—61 and 62. A $60,000—$300,000; 1:183—6 and 8. A $75,000—$98,000; 4:1224—49. A $9,500—$17,000. other consid and 100

Broadway, No 4344, n e cor 185th st, —x—, 3-sty frame tenement and store. Release all title to above premises together with business conducted in name of party first part for term of 3 years from Aug 3, 1904. Michl J King to James F King and Eliz Daly. Aug 3, 1904. July 20, 1909. 8:2167—29. A $10,500—$12,000. nom

Claremont av, No 189, w s, 225 s 127th st, 75.2x91, 6-sty brk tenement. Max Marx to Cathleen Turney. Mort $85,000. July 19. July 21, 1909. 7:1994—66. A $36,000—$110,000. other consid and 100

Same property. Cathleen Turney to Monaton Realty Investing Corpn. Mort $112,500. July 19. July 21, 1909. 7:1994. other consid and 100

Columbus av, No 609, e s, 75 n 89th st, 25.8x100, 5-sty brk tenement and store. Chas J Baker to Josephine Fries. July 15. July 16, 1909. 4:1203—4. A $24,000—$37,500. other consid and 100

Lexington av, No 1018, w s, 34.2 s 73d st, 17x80, 3-sty brk dwelling. Mary S Townsend and ano to Bernard B Bromberg. Q C. June 16. July 20, 1909. 5:1407—58. A $15,000—$22,000. nom

Madison av, Nos 1431 and 1433 99th st, No 48. | s e cor 99th st, 50.11x100, 7-sty brk tenement and stores. Lilly Steiner to Isidor Steiner. 1-3 part. Mort $110,000. June 15. July 22, 1909. 6:1604—50. A $55,000—$120,000. other consid and 100

Park av, No 1316 100th st, No 76 | s w cor 100th st, 25.11x73.3, 5-sty brk tenement. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort $16,000. July 16. July 19, 1909. 6:1605—40. A $10,500—$20,000. other consid and 100

Park av, No 1316 100th st, No 76. | s w cor 100th st, 25.11x73.3, 5-sty brk tenement. Jonas Weil et al to Leopold Kaufmann. Mort $17,000. July 16. July 17, 1909. 6.1605—40. A $10,500—$20,000. other consid and 100

Riverside Drive, No 317. 104th st, No 324. | s e cor 104th st, 22x100, 3 and 5-sty stone front dwelling. Myles Tierney to Emily M Roemer. All liens. July 14. July 16, 1909. 7:1890—73. A $36,000—$70,000. other consid and 100

West End av, No 771, w s, 58.6 s 98th st, 17.2x100, 3-sty and basement brk dwelling. CONTRACT. Alexander Rankin with Benjamin Mordecai. Mort $14,000. July 9. July 16, 1909. 7:1887—55. A $13,000—$18,000. 22,000

West End av, Nos 361 to 365 77th st | n w cor 77th st, runs n 55 x w 25 x n 10 x w 12 x s 35 x e 12 x s 30 to st x e 25 to beginning, 5-sty brk dwelling. Edith B Pomeroy to A Richard Stern. Mort $20,000. July 7. July 21, 1909. 4:1186—25. A $24,000—$45,000. other consid and 100

West End av, No 335, w s, 26.7 s 76th st, 25x100, 4-sty and basement stone front dwelling. John A McVickar and ano to Easthorpe Impt Co. June 26. July 22, 1909. 4:1185—26. A $23,000—$41,000. 60,000

West End av, No 335, w s, 26.7 s 76th st, 25x100, 4-sty and basement stone front dwelling. N Y Trust Co to Dorothea E McVickar. Q C. All title. Apr 9. July 22, 1909. 4:1185—26. A $23,000—$41,000. nom

Same property. Dorothea E McVickar to John A McVickar. July 22, 1909. 4:1185. nom

1st av, Nos 1940 and 1942. 100th st, No 401. | n e cor 100th st, 63.5x50, 6-sty brk tenement and stores. The Comet Co to J William Nathanson. B & S. July 8. July 17, 1909. 6:1694—1. A $17,000—$50,000. other consid and 100

1st av, No 2239. 115th st, No 345. | n w cor 115th st, 20x73, 4-sty stone front tenement and store. Felice Rubano to Jennie Lande. Mort $20,000. Mar 1. July 17, 1909. 6:1687—23. A $11,000—$18,500. other consid and 100

1st av, No 2199, w s, 50.11 s 113th st, 25x100, 6-sty brk tenement and store. Felice Rubano to Jennie Lande. Mort $28,000. Mar 1. July 17, 1909. 6:1684—30. A $10,000—$34,000. other consid and 100

1st av, No 1735. 90th st. | s w cor 90th st, 25.8x100, 5-sty brk tenement and store. FORECLOS, June 17, 1909. Michael J Egan, ref to Elias Rosenbaum. July 16, 1909. 5:1552—30. A $19,000—$31,000. 27,650

2d av, No 1894. 98th st, No 300. | s e cor 98th st, 25x100, 5-sty brk tenement and store. FORECLOS, July 14, 1909. Geo W Collins, ref to Samuel and Jacob Kahn. Mort $20,000. July 16. July 17, 1909. 6:1669—49. A $15,000—$33,000. 6,000

2d av, No 1826, e s, 25.8 n 94th st, 25x79.9, 5-sty brk tenement and store. Josef Mittelman to Anna S Miller. Mort $17,000. July 15. July 17, 1909. 5:1557—2. A $11,500—$19,500. 100

2d av, No 1826, e s, 25.8 n 94th st, 25x79.9, 5-sty brk tenement and store. FORECLOS, June 30, 1909. M Spencer Bevins, ref to Josef Mittleman. Mort $13,000. July 15. July 16, 1909. 5:1557—2. A $11,500—$19,500. 6,000

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2d av, Nos 317 and 319, w s, 52 n 18th st, 34.8x98, 6-sty brk tenement. Joseph Berkowitz et al to Frieda Hart. Mort $53,000. July 16. July 17, 1909. 3:899—27. A $28,000—$64,000. other consid and 100

3d av, No 1325, e s, 22.2 s 76th st, 20x67, 5-sty stone front tenement and store. Otto Hirsh to Mary A McNicholas. Mort $10,000. July 15. July 21, 1909. 5:1430—46. A $11,000—$16,000. other consid and 100

4th av, Nos 470 to 478 | s w cor 32d st, —x83.10x110x83.8, 3-sty
32d st, Nos 50½ to 52 | frame tenement and store and two 2-sty and 1-sty brk tenements and stores. Robt L Morrell to Chas W Coleman. B & S. 1-20 part. May 15. July 19, 1909. 3:861—44. A $275,000—$305,000. nom

5th av, No 2010 | s w cor 126th st, 20.10x85, 4-sty and basement
126th st, No 2 | stone front dwelling. Martha A Lawson to Herbert Oppenheimer Realty Co. Mort $34,000. July 15. July 19, 1909. 6:1723—40. A $25,000—$36,000. other consid and 100

5th av, No 536, w s, 75.5 n 44th st, 25x100, 5-sty brk office and store building. Geo Nicholas to Henrietta C Schroeder-Burley. Mort $300,000. July 21. July 22, 1909. 5:1260—37. A $275,000—$310,000. other consid and 100

6th av, No 755 | s w cor 43d st, 21.5x61, 4-sty brk tenement and
43d st, No 100 | store. FORECLOS, July 15, 1909. James Oliver referee to Arthur Jost. July 19. July 20, 1909. 4:995—36. A $70,000—$80,000. 5,000

7th av, No 2522 | n w cor 146th st, 26.6x100, 5-sty brk tenement
146th st, No 201 | and store. Patk F Dickinson to Geo A Andrews. Mort $30,000. July 13. July 21, 1909. 7:2032—29. A $21,000—$42,000. omitted

7th av, Nos 2431 and 2433 | s e cor 142d st, 39.11x100, 6-sty brk
142d st | tenement and stores. Isidor Blumenkrohn et al to Bernhard Kolb. Mort $60,000. July 7. July 20, 1909. 7:2010—61. A $33,000—P $65,000. other consid and 100

7th av, Nos 800 to 808 | n w cor 52d st, 75.5x74.4, vacant. Frances
52d st, No 201. | R Scott to Elk Lodge Corpn. Mort $145,000. Mar 29, 1907. July 16, 1909. 4:1024—29. A $120,000—$120,000. other consid and 100

MISCELLANEOUS.

Exemplified copy last will and testament. Harry S Lucas, of Philadelphia, Pa. Apr 22. July 21, 1909. 2:596. Wills. —

Last will and testament of Susan W Canter. Feb 22, 1898. Ju'y 21, 1909. Wills. —

Power of attorney. Columbus O'D Iselin to Adrian Iselin, Jr, and Lewis Iselin. June 19. July 21, 1909. P A. —

Power of attorney. Edith C wife Columbus O'D Iselin to Columbus O'D and Lewis Iselin. June 19. July 21, 1909. P A. —

Power of attorney. J Roosevelt Roosevelt as TRUSTEE William Astor to Douglas Robinson and Robt H M Ferguson as TRUSTEE same. Nov 24, 1908. July 19, 1909. P A. —

Power of attorney. Same to same. July 16, 1909. July 19, 1909. P A. —

Power of attorney. Anna R wife Henry L Morris to Lewis S Morris. Feb 17, 1909. July 17, 1909. —

Power of attorney. Sarah M Dibblee et al to The Northern Trust Co, of Chicago, Ill. Feb 13, 1908. July 16, 1909. —

Power of Attorney. Singleton H Bird and Mary S Porter to E Dimon Bird. July 6. July 16, 1909. —

Power of attorney. Isidor Steiner to Joseph Kopperl. May 7. July 22, 1909. —

Power of attorney. Lillie Steiner to Jos Kopperl. May 7. July 22, 1909. —

Release judgment docketed Sept 5, 1901. Geo M Wright to John R Voorhis. July 13. July 16, 1909. 2:640. nom

Release all title to legacy for $1,500 under will of Peter Lamb, decd. Wm Lamb, of Brooklyn to Julia C Lyons et al. July 16, 1909. July 17, 1909. nom

Release all title to legacy for $500 under will Peter Lamb. Emma Lomas to Julia Lyons et al. July 6, 1903. July 17, 1909. nom

BOROUGH OF THE BRONX.

Under the head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Clarence st, w s, 50 n Barkley av, 50x100, and being lots 92 and 93 map No 1131A property formerly St Josephs Orphan Asylum. Carl Klug to Michl Klug, Jr. ½ part. All title. July 15. July 15. July 19, 1909. nom

*Clarence st, n w cor Barkley av, 50x100, and being lots 94 and 95 same map. Michl Klug, Jr, to Carl Klug. ½ part. All title. July 15. July 19, 1909. nom

Clarke pl, s s, 205.7 w Walton av, 50x100, vacant. Patrick F Goff to Pafrick F Glennen. Mar 5. July 19, 1909. 11:2839. nom

Devoe terrace, late Park View pl, s e s, 235 s 190th st, 34.1x92.2x69.9x85, 2-sty frame dwelling. The Benioff Realty Corpn to Cath C Swift. July 15. July 16, 1909. 11:3219. other consid and 100

*Edgewater terrace, w s, abt 101 s Barkley av, 25.3x99x25x102.6, and being lot 217 map property formerly St Joseph Orphan Asylum. Release mort. Carrie W Grunewald to Mary F Wadick. July 17. July 22, 1909. 693

*Garfield st, w s, 300 s Columbus av, 25x100, and being lot 349 map Van Nest Park. FORECLOS, June 30, 1909. Herman S Fried referee to Eugene R Valentine. July 12. July 17, 1909. 1,100 over and above mort for 3,000

Home st, n s, 86.5 e Longfellow av or st, 50x100, vacant. Dawson Realty Co to Home St Realty Co. Q C and confirmation deed. July 14. July 19, 1909. 11:3006. other consid and 100

*Herschel st, No 104, s w s, 278.5 s e Halsey pl, 25.3x105.9x25x101.9. Release mort. Alema Realty Exchange Co to Chas F Gorges, of Oradell, N J. Q C. July 16. July 17, 1909. nom

*Same property. Chas F Gordes to Thos E Loughlin. Mort $3 500. July 16. July 17, 1909. nom

Hewitt pl, Nos 834 to 862, e s, 256.7 n Longwood av, 320x100, eight 5-sty brk tenements. John M Gibson to Nathan and Ferdinand Marx. Mort $310,000. July 22, 1909. 10:2696 and 2689. nom

Same property. Nathan Marx et al to John M Gibson. Mort $310,000. July 6. July 22, 1909. 10:2696 and 2689. nom

Irvine st, w s, 100 n Seneca av, 25x38.2, 3-sty brk dwelling. Release mort. Monika Geiger to Annie Peace. July 15. July 16, 1909. 10:2761 nom

Irvine st, w s, 125 n Seneca av, 25x38.2, 3-sty brk dwelling. Anna M Pacher to Franz A Pacher. Morts $8,000. July 15. July 16, 1909. 10:2761. nom

Lyman pl, w s, 142.8 n 169th st st, 50x90.4x53.4x112.11, vacant. Lucia Albano to Pasquale J Lambert. B & S. July 8. July 17, 1909. 11:2970. nom

Same property. Pasquale J Lamberti to Lamberti Construction Co. Mort $5,000. July 8. July 17, 1909. 11:2970. nom

Lyman pl, w s, 346.10 s Freeman st, and opposite s w cor lot 1 blk 442 map (No 919) Fox estate, runs w 42.8 x n e 180.11 to w s Lyman pl x s 176.5 to beginning, said land lying in the st in front of lot 21 on said map, being 40 ft to c l of pl x abt 177 in length. Interior gore, 100 e Prospect av and 27.2 n 169th st, runs n 247.8 x s 231.8 x w 50.2 to beginning, vacant. Gregorio Di Lorenzo to Lucia Albano. Confirmation deed. Mar 29, 1904. July 17, 1909. 11:2970. nom

Minford pl, No 1435, w s, 188.8 n Charlotte or Jennings st, 16.8x100x16.9x100, 2-sty frame dwelling. Harry Cahn et al to Wm D Lenihan, Jr. Mort $2,800. June 15. July 20, 1909. 11:2977. nom

Minford pl, e s, 275 n Jennings st, 25x100, 2-sty frame dwelling. John Leichle to Kathie Leichle. All title. All liens. July 11. July 16, 1909. 10:2706. other consid and 100

Macy pl, No 866, s s, 158.11 e Prospect av, runs s w 86.5 x w 5 x s w 39 x s 24.6 x n e 35.1 x n e 120.8 to pl x n w 25 to beginning, 2-sty frame dwelling. Mary E Walsh to Emma R H Lawler. July 6. July 19, 1909. 10:2688. other consid and 100

Oak Tree pl, No 612, s s, 138.9 w Hughes av, 18.9x95, 2-sty frame dwelling. Louis Eickwort to Mary C A Mahoney. Mort $4,500. July 10. July 19, 1909. 11:3070. nom

*Poplar st, s s, 277.2 n e Forest st, 25.2x112.11x25.2x111.8. Annie L Kessler to Louis Kessler. July 20, 1909. other consid and 100

*Taylor st, w s, 225 s Morris Park av, 25x100, and being lot 207 map Van Nest Park, except part for Taylor st. Edmund Lapointe to Delphine Gamache. Mort $4,000. July 19. July 20, 1909. other consid and 100

*Washington st, n s, abt 60 e Washington pl, and being lot 111 map No 957 of 120 lots Daily estate, 25x105.2. Hudson P Rose Co to Dionigi Riccio. July 16. July 19, 1909. other consid and 100

*3d st, s s, 200 e Av D, 75x103, Unionport. Pincus Harrison to Bertha Harrison. Mort $1,875. June 3. July 22, 1909. other consid and 100

*7th st, s s, 305 w Av D, and being n ½ of lot 129 map Unionport, 100x108. Frank Gass to Chas Schmitt. July 2. July 19, 1909. other consid and 100

*13th st, n s, 305 w Av C, and being south ½ of lot 362 map Unionport, 100x108. James Quinn DEVISEE Eliz D Quinn to John Cook. Correction deed. Mort $3,000. June 1. July 19, 1909. other consid and 100

134th st, No 456, old No 710, s s, 513.4 e Willis av, 18.4x100, 2-sty and basement brk dwelling. Minnie Rosenbaum to Louis Isorsky, of Paterson, N J. July 1. July 22, 1909. 9:2278. nom

136th st, No 299, n s, 275 e Lincoln av, 25x100, 5-sty brk tenement and store. Adelia M Lankenau to John C Lankenau. Mort $13,250. July 21. July 22, 1909. 9:2312. nom

136th st, Nos 677 to 685, n s, 99.4 w Southern Boulevard, 100x105, 1 and 2-sty frame shop. Joseph Buellesbach to Hudson Structural Steel Co. July 16. July 20, 1909. 10:2565. other consid and 100

138th st, n s. | a strip bounded w by land of N Y, N H & H R R Co
139th st, s s. | and e by line 12 ft. east of said R R. Release privileges, easement, &c. Central Union Gas Co and Central Trust Co of N Y to The Stuyvesant Real Estate Co. Q C. July 6. July 16, 1909. 10:2590, 2592. nom

138th st, No 601, n s, 321.5 e St Ann's av, 39.3x100, 6-sty brk tenement and stores. Maud F Goetz to Wm Goetz. Mort $35,000. July 21. July 22, 1909. 10:2551 and 2552. other consid and 100

152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Henry H Jackson to Johnston Umsted Realty Co. Mort $63.000. July 15. July 22, 1909. 9:2412. other consid and 100

162d st, No 504, s s, 176.7 w 3d av, 16.8x84.10x16.5x84.10, 3-sty frame tenement. Matilda Mott to Cath Schneiders. July 17. July 19, 1909. 9:2366. other consid and 100

162d st, No 506, s s, 159.11 w 3d av, 16.8x84.10x16.4x84.10, 3-sty frame tenement. Matilda Mott to Henry Schneiders. July 17. July 19, 1909. 9:2366. other consid and 100

174th st, No 490, old No 750, s s, 100 e Washington av, 20x100, 1-sty frame store. Ardashes Der Gabrellian to Aziner or Azrid Assarian. Mort $3,500. July 10. July 20, 1909. 11:2915. nom

175th st, No 403, n s, 31.1 e Webster av, 25x99.5x25x99.4, 3-sty frame tenement and store. Walter C Ruland et al HEIRS Wm Ruland and ano to Christine Eberhard. All title. C a G. July 22, 1909. 11:2900. nom

178th st, No 158, s w s, 192.1 w Grand Boulevard and Concourse, 25x94.1x25x94.2, 2-sty frame dwelling. Mary L O'Sullivan to Wm J French. Mort $4,000. July 21, 1909. 11:2808. other consid and 100

198th st. | s w cor Decatur av, 17.11x75x23.2x75.2, 2-sty frame
Decatur av. | dwelling. Wm C Bergen to Bernard McEveety. Mort $8,000. July 15. July 16, 1909. 12:3283.. other consid and 100

*203d st | s e cor Timpson st, 50x57.6 to road to Westchester
Timpson av | x55.2x34.
203d st | s w cor Post av, runs w 50 x s 100 x w 10.3 to road
Post av | to Westchester x s e 66.7 to Post av x n 128.4 to beginning, and being
Lots 325, 326, 331 to 333 map (No 1131) of Adee Park. Release mort. Empire City Savings Bank to Hale Building & Realty Co. June 30. July 17, 1909. 1,200

*211th st, s s, abt 125 w Maple av, and being lots I and J map property W F Duncan at Williamsbridge. Abraham Shatzkin to Israel Friedman. Mort $300 and all liens. July 20. July 21, 1909. other consid and 100

*216th st, s s, abt 325 e WhitePlains road and at w s lot 615, runs e 30 x s 110 x w 30 x n 110 to beginning, being part lot 615 map Wakefield. Cath L Mallon et al to Rosanna Smith. Mort $1,500. June 18. July 19, 1909. nom

*Same property. Rose T Smith HEIR Patk Smith to same. B & S. Mort $1,500. June 18. July 19, 1909. nom

*219th st, late 5th st, s w s, at n w s 5th av, and being lot 188 map Wakefield, 105x114. Thos J Habicht to Anna Habicht. Mort $3,000. Oct 22, 1908. July 20, 1909. other consid and 100

*223d st, late 9th av, s s, 230 e 4th st or av, 25x114, Wakefield. Michl Petrizzi to David Schim. Mort $600. July 19. July 20, 1909. 100

*223d st, n s, abt 250 w Laconia av, and being lot 300 map (No 1114A) of 329 lots part Schiffelin estate, 25x109. Release mort. Mark Lurie to Antonio Ruggiero and Antonio Castelgrande. June 19, 1908. July 16, 1909. 100

*Same property. Release mort. Robt E Quinn to The Brownhill Co. July 8, 1909. July 16, 1909. 437.50

*226th st, No 829 (12th av), n s, 280 e 4th av and being e ¼ of lot 345 map Wakefield, 25x114. Carmine Squillante to Pasquale Montagna. Mort $4,000. July 20. July 22, 1909. other consid and 100

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*228th st, n s, 80 w Prospect terrace, and being west 25 ft of lot 896 map Wakefield, 25x114. Julia A Morris to Fridericke C S Heimstadt. Q C and correction deed. June 18, 1908. July 16, 1909. nom

*230th st, n e s, 250 s e 6th st or av, 50x114.5, Wakefield. Melrose Realty Co to Silvestro and Luigi Antonucci. Mort $800. July 10. July 20, 1909. other consid and 100

*230th st, n s, 80.6 w White Plains road, 25x114. Angelo Pandolfo to Paul Faillace. July 19. July 20, 1909. nom

*230th st, n s, 80.6 w White Plains road, 25x114. Paul Faillace to Grace Pandolfo. July 20. July 21, 1909. nom

*232d st, n s, 555 e 2d av, and being part lot 851 map Wakefield, begins at centre of lot 851, runs n 114 x e 18 x s 114 to st x w 18 to beginning. John Lynch to Maria Curry. July 1. July 17, 1909. nom

*232d st, s s, 80 e White Plains road, and being lot 661 map Wakefield, 100x114. Joseph Caterson et al EXRS, &c, Edward Caterson to Mary J Jones and Sarah Caterson. July 17. July 20, 1909. 2,548

*235th st, s s, 105.6 e Carpenter av, 20.1x114.6. Release mort. Manhattan Mortgage Co to Germansky Construction Co. July 15. July 17, 1909. omitted

236th st (Opdyke av), s s, 100 e Katonah av, late 2d st, 200x100, vacant. Julius Fowl to German Real Estate Co. July 15. July 21, 1909. 12:3384. other consid and 100

236th st, s s, 225 e Oneida av, 25x100, 2-sty frame dwelling. Chas H Zumbuehl to Raymond E Doty. Mort $4,500. July 19. July 21, 1909. 12:3371. 100

238th st, s s, 200 w Keppler av, 25x100, vacant. Archibald H Murdock to Lavancia Murdock of Austinburg, Pa. July 9. July 20, 1909. 12:3372. 100

240th st, n s, 175 e Martha av and being lots 182 and 183 map No 1 Supreme Court Valentine vs Brady et al filed as map No 163 part of Hyatt farm, 50x172x82.8x106, w s, vacant. Carl W Schmidtke to Wm Prosnitz. July 20. July 21, 1909. 12:3394. other consid and 100

Same property. Wm Prosnitz to J C Vreeland Bldg Co. July 20. July 21, 1909. 12:3394. other consid and 100

240th st, n s, 175 e Martha av, at e s lot 181 map No 1 Supreme Court Valentine vs Brady filed as map No 163, part of Hyatt farm, runs n 100 x e 50 x s 100 x w 50 to beginning, being part of lots 182 and 183 same map, vacant. Louis Eickwort to Carl W Schmidtke. July 3. July 21, 1909. 12:3394. nom

Alexander av, No 277. | n w cor 139th st, 17.1x70, 3-sty and base-
139th st, No 307. | ment brk dwelling. Wm L Siemes to Bertha Schrader. Mort $8,100. Feb 26, 1907. July 16, 1909. 9:2314. 100

dwelling. University Heights Realty Co to Margt McGill. Mort

Andrews av, e s, 323.11 s Fordham road, 25x100, 2-sty frame $6,500. June 30. July 20, 1909. 11:3218. 100

Bathgate av, w s, 335 s 172d st, 25x114, vacant. Jacob Daub to Jacob Wolfe and Herman Nathan. Mort $2,700. July 15. July 20, 1909. 11:2913. other consid and 100

Bathgate av, w s, 335 s 172d st, 25x120, except part for av, vacant. Mary E Halley to Jacob Daub. July 15. July 16, 1909. 11:2913. 100

Brook av, Nos 1345 and 1347, w s, 50 s Anna pl, 41.8x90, 6-sty brk tenement. Estates Settlement Co to Lorenzo Scinto and Wm A Riley. Mort $30,000. July 16. July 19, 1909. 11:2893. other consid and 100

Brook av | n e cor 170th st, 45.8x100x51.9x100, 2-sty frame dwell-
170th st | ing and store. Wm F Lennon Construction Co to Brook Av Construction Co. Mort $9,000. July 15. July 20, 1909. 11:2895. other consid and 100

Brook av, No 1515, w s, 195.2 s Wendover av, 100x39x100x39.1, 4-sty brk tenement. Johann B W Lange to Mosholu Realty Co. Mort $21,000. July 20. July 22, 1909. 11:2896. 100

Briggs av, w s, 258.5 n 194th st, 76x91.10x76.9x85.6 and being lots 26 to 28 map No 1080 of 84 lots of Susan A Valentine, vacant. Release mort. Wm H Valentine and ano to Wm H Wright & Son, Inc, a corpn. June 7. July 17, 1909. 12:3300. 5,250

*Briggs av, n s, lot 25 map Briggs estate, Williamsbridge, 50x208.9x50x206.3 w s. Carolyn E Frakes to Johanna Schacht, of Milwaukee, Wis. Mort $1,500. Jan 14, 1908. July 19, 1909. nom

Briggs av, No 2667, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.3, 2-sty frame dwelling. Wm H Wright & Son, Inc, to Clarkson E Lord. Mort $6,000. July 8. July 21, 1909. 12:3300. other consid and 100

Briggs av, No 2878, s e s, 353.8 n e 198th st, 25x125, 2-sty frame dwelling. Geo D Kingston to Fielding A Seymour. Mort $7,000. July 7. July 22, 1909. 12:3296. other consid and 100

Bedford Park Boulevard, No 267, e s, 50 s Briggs av, 35x100, 2-sty frame dwelling. Margaretta Uihlein to Johanna C Funke. July 19. July 20, 1909. 12:3298. other consid and 100

Bainbridge av, No 2923, w s, 76.5 n 199th st, 25.5x100x25x104.10, 2-sty frame dwelling. Margaretta Uihlein to Chas Wynne. Mort $5,000. July 21, 1909. 12:3297. other consid and 100

Bailey av, Nos 2892 and 2894, e s, 25 s 230th st, 55.2x100.7, two 3-sty brk dwellings.

Bailey av, e s, 30.2 n 230th st, 30x100.7, vacant.

Martha Roman to Marcus Nathan and Lazarus Fried. Q C. June 30. July 22, 1909. 12:3260. other consid and 100

Crotona av, e s, 96 n Oakland pl, 24x100, vacant. Emil Heiman to Francis Freudenvoll, Jr. Mort $2,350. July 16. July 17, 1909. 11:3095. other consid and 100

Clay av, No 1699, w s, 130 s 174th st, and 30 s lot 100 map Mt Hope, 19.2x100, being part of lot 99 same map, 2-sty brk dwelling. Fannie E Brooker to Phebe E Field. Mort $7,000. July 16. July 19, 1909. 11:2790. other consid and 100

Concord av, 144th st. | s e cor St Joseph st or 144th st, 50x100, vacant. Fredk Kleinmann to Edmund Schuck. ½ part. Mort $4,500. July 10. July 22, 1909. 10:2574. 2,000

*Commonwealth av, e s, 50 n Mansion st, 25x100. Theckla Bischoff to Felix H Eitner. July 16. July 19, 1909. other consid and 100

Davidson av, No 2323. | n w cor Evelyn pl, 100x25, 5-sty brk tene-
Evelyn pl. | ment. FORECLOS, June 11, 1909. Saml S Koenig, ref to Chas P Hallock. Mort $25,000. July 6. July 22, 1909. 11:3197. 9,300

Davidson av, No 2333. | s w cor North st, 100x25, 5-sty brk tene-
North st, No 26. | ment. FORECLOS, June 11, 1909. Saml S Koenig, ref to Kingston Securities Co. Mort $25,000. July 6. July 22, 1909. 11:3197. 5,000

Davidson av | n w cor 182d st, 100x100, 2-sty frame dwelling and
182d st | vacant. Mary Lowe to Alcazar Realty Co. Mort $8,000. July 15. July 20, 1909. 11:3196. other consid and 100

Decatur av, w s, 200 n 200th st, 25x100, vacant. Charlotte A Walsh to Warren A Downs. Mort $1,200. July 8. July 17, 1909. 12:3352. other consid and 100

Decatur av, w s, 109.8 s 193d st and being lot 15 map No 1237 of 26 lots property David B Cocks, 25 x irreg x21x143.3, vacant. James C Voorhees to Roger L Sullivan. All title. July 14. July 21, 1909. 12:3275. nom

Dekalb av, e l 90 n from c l of st 80 ft wide, runs n 50 x w 130 x s 50 x e 130, vacant. Jarrard L Welch to Lottie E Welch, July 22, 1909. 12:3327. other consid and 100

De Kalb av, e s, 275 s 212th st, 25x94.10x25.3x91.5, vacant. Jarrard L Welch to Lottie E Welch. July 22, 1909. 12:3328. other consid and 100

*Ely av, e s, 100 s Nereid av, 25x95, and being lot 9 blk 27 map sec 1 Bathgate estate. Whitehall Realty Co to Judson D Mabie. July 17. July 22, 1909. nom

*Eastchester road, w s, 636.11 s Saratoga av, 50x100. Elizabeth Flynn et al to Elizabeth Flynn their mother. B & S. May 21. July 16, 1909. nom

Eagle av, No 816, e s, 466.8 s 161st st, 16.8x100, 2-sty frame dwelling. Eliz Malone to Henry Kohl. July 19, 1909. 10:2626. other consid and 100

Franklin av, Nos 1381 and 1383, w s, 229.5 s 170th st, runs w 212.6 n 51 x e 212.6 to av, x s 51 to beginning, 5-sty brk tenement. Pincus Shalita to Solomon M Schatzkin of Rutherford, N J. Mort $45,700. July 19. July 20, 1909. 11:2931. other consid and 100

Franklin av, No 1394, e s, 113 n Jefferson pl, 37.6x100, 5-sty brk tenement. Mitchell Bernstein to Ettie Siegel. Mort $33,134.64. May 28. July 16, 1909. 11:2935. other consid and 100

Findlay av, No 1274, e s, 123.4 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Brothers Co to Cath A wife of and Chas F Henry. Mort $3,000. July 7. July 16, 1909. 9:2436. other consid and 100

*Fort Schuyler road, w s, 155 n Marrin st and being lot 57 map No 401 Seton Homestead, 25x—. Harriet Miner and ano to John Diehl. July 16. July 22, 1909. other consid and 100

Grand Boulevard and Concourse, e s, 191 s 180th st, runs e 37 x w 38.10 to Grand Boulevard and Concourse x n 11.9 to beginning, vacant. United Real Estate & Trust Co of Nebraska to Tremont Temple Congregation Gates of Mercy, a corpn. June 11. July 21, 1909. 11:3161. other consid and 100

Grand Boulevard and Concourse, w s, 273.4 n Bedford Park Boulevard, 50x100, 2-sty frame dwelling and vacant. Kate Burke to Mary A wife John G Kern. Mort $6,000. July 16. July 17, 1909. 12:3310. other consid and 100

*Gleason av, s s, 75 w 172d st, 50x106.8, Westchestr. Henry F Muller Co to Louisa B Diener. Q C and correction deed. July 15. July 17, 1909. nom

*Gleason av, s s, 50 w 174th st, and being lot 502 map Gleason property dated June 24, 1897, 25x106.8. Release mort. John J Buckley to Rebecca Del Gaudio. July 14. July 16, 1909. nom

Hunts Point road, e s, abt 30 s Gilbert pl, deed reads lot begins 150 n Lafayette av and 100 w Faile st, runs n 100 x w 50 x n 75 x w — to e s Hunts Point road, x s 179.7 x e 122.1 to beginning, except part for road, vacant. Honora Kingston to Laine Realty Co. All liens. July 15. July 16, 1909. 10:2762. other consid and 100

Jerome av, w s, 150 n 184th st, 125x100, vacant. Fleischmann Realty & Construction Co to Herman Younker. Morts $21,875. July 15. July 16, 1909. 11:3199. other consid and 100

Kingsbridge road, No 18, on may No 12, s s, 130 e Jerome av, 16x80, 3-sty brk dwelling. Fleischmann Realty & Construction Co to Nellie C and Delia A Byrne. Mort $6,500. July 15. July 16, 1909. 11:3191. other consid and 100

*Kossuth av, s e cor Concord st, and being lots 45 to 48 map 93 lots at South Mt Vernon, 100x100. Concetta Merendino to Antonio Merendino. All liens. July 15. July 17, 1909. other consid and 100

Lafontaine av, No 2007, w s, 37.6 n 178th st, 37.6x100, 5-sty brk tenement. FORECLOSE, June 29, 1909. Philip Huntington ref to Rebecca G Golding. Mort $19,200. July 19. July 20, 1909 11:3061. 8,000

*La Salle av | s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25
Hobart av | x n 25 x w 94.5 to Hobart av x n 51 x e 99.7 x n 58.10 to beginning, and being lots 201, 202, 236 and 237 map 336 lots property Sisters of Charity. Elise Stahl to Jennie Koterba. Mort $1,202.50. July 3. July 19, 1909. other consid and 100

*Lyon av, No 2275, n s, 25 e Doris av, 25x100. Gottfried Brupbacher to Emily D Hildenstab. Mort $4,500. July 20. July 22, 1909. other consid and 100

Morris av, e s, 228.8 s 196th st, 25x112.8x25x111.11, vacant. John M Binzen to Henry W Holtgrewe. July 15. July 17, 1909. 12:3316. other consid and 100

Morris av (Kirkside av), e s, 253.9 s 196th (Wellesley) st, 75x 115.1x75x112.8, vacant. John M Binzen to John D Ohlssen and Lena M his wife, tenants by entirety. July 15. July 17, 1909. 12:3316. other consid and 100

Ogden av, No 1006 | e s, 50 n 164th st, 25x125.4 to Nelson av x25x
Nelson av | 123.5, 3-sty frame tenement. John J Moclair to Michl Souren. Mort $6,500. July 20. July 21, 1909. 9:2512. nom

Same property. Michl Souren to Dora M Moclair. Mort $6,500. July 20. July 21, 1909. 9:2512. nom

Powers av, w s, 100 n 141st st, 242x99.2x229.5x100.

Powers av, w s, 342 n 141st st, 200.7x99.2x200.3x99.2.

Powers av | w s, at s s St Marys st, 100x199.2 to Cypress av, va-
St Marys st | cant.
Cypress av |

Chas M Rosenthal et al to Minnie Rose. June 1. July 21, 1909. 10:2571. other consid and 100

Same property. Minnie Rose to Chas M Rosenthal. 1-3 part. June 1. July 21, 1909. 10:2571. other consid and 100

Same property. Same to Clementine M and Milton M Silverman. 2-3 parts. June 1. July 21, 1909. 10:2571. other consid and 100

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Prospect av, No 2062, e s, old line, 265 s 180th st, late Samuel st, 16.6x150, 2-sty brk dwelling. Heinrich Rieser to Ferdinand Gehlhardt or Geblhardt. June 15. July 20, 1909. 11.:3109. nom

Prospect av, e s, 525 n 183d st, 75x98x75x100, vacant. Adalyn M Phillips, formerly wife of and E Osborn Smith to John W Blackman. Q C and correction deed. May 17. July 17, 1909. 11:3114. nom

Same property. Wm H Sparks, ADMR Mary Parish, decd, and DEVISEE James Parish to Sarah E wife John Blackman. Q C under tax lease or sale of year 1870. June 26. July 17, 1909 11:3114. 20

Prospect av, e s, 525 n 183d st, 75x94x75x93.5, vacant. Sarah E Blackman to Allen Construction Co. Mort $3,000. May 22. July 16, 1909. 11:3114. other consid and 100

Popham av, w s, 369.10 n 176th st, 25x108.8x25.2x105.3, vacant. Catherine Conway to Wm P Dunn. July 14. July 16, 1909. 11:2877. nom

Park av. | n e cor 187th st, 102.6x100, vacant. Henry Hum-
187th st.| phreys to Theo M Macy and Frederick McCarthy. Mort $7,000 and all liens. July 15. July 16, 1909. 11:3041. other consid and 100

Park av, No 3454. | n e cor 167th st, 69x84.8, 3-sty frame tene-
167th st. | ment and store. Elizabetha Grundhofer widow to Harry J McArdle. July 14. July 16, 1909. 9:2389. nom

*Parker av, w s, 225 s Lyon av, 25x139, Westchester. Herman Tuchman to Philip Dusch and Edward R Millbrad. Mort $4,000. July 15. July 16, 1909. other consid and 100

Ryer av, e s, 200 n 180th st, 19.3x103.1x39.4x103.8, vacant. Herbert P Hoffman to Wm Betsch. Mort $——. May 19. July 20, 1909. 11:3149. other consid and 100

*River Drive, w s, — s 232d st, and 20 s from n line of parties 1st part at Spuyten Duyvil, contains $17,500 sq ft., vacant. Release mort. John Ewen et al to Along the Hudson Co, a corpn. May 31. July 17, 1909. 13:3411. 6,000

Same property. Along the Hudson Co to Lee De Forest. Mort $7,800. April 22. July 17, 1909. 13:3411. nom

*St Pauls av, w s, 387 s Bronx and Pelham Parkway and being lots 36 and 37 map of lots offered for sale by Eliz Schuh at Westchester, 50x124x50x125; |

St Pauls av, w s, 112 s Bronx and Pelham Parkway, and being lots 43 and 44 same map, 50x124. |

Bronx and Pelham Parkway, s s, 50 w St Pauls av and being lots 47 and 48 same map, 50x—x50x97. |

Saml Cohen to Benno Cohen 1-3 part and Edwin L Kalish 1-3 part. July 15. July 20, 1909. nom

*St Paul av, w s, 287 s Bronx and Pelham Parkway, 50x124, and being lots 36 and 37 map Elizabeth Schuh, Westchester. |

St Paul av, w s, 112 s Bronx and Pelham Parkway, 50x124, and being lots 43 and 44 same map. |

Bronx and Pelham Parkway, s s 50 w St Paul av, 50x—, and being lots 47 and 48 same map. |

Fredk J Schuh to Samuel Cohen. July 15. July 16, 1909. nom

Southern Boulevard, e s, 130 s 167th st, 40x100, vacant. Oakwood Construction Co to James F Meehan Co. All liens. July 12. July 16, 1099. 10:2744. nom

Southern Boulevard, w s, bet Westchester av and East 163d st. Release restrictions. American Real Estate Co with The Gaines-Roberts Co. July 15. July 16, 1909. 10:2725. nom

Southern Boulevard, w s, 443 s Westchester av, 40x129.8x40x128.2, 5-sty brk tenement and stores. The Gaines-Roberts Co to Annie Viohl. Mort $20,000. July 15. July 16, 1909. 10:2725. other consid and 100

Southern Boulevard, No 2437, w s, 356.4 n 187th st, 18.7x75.3x 18.4x78.1, 3-sty brk dwelling. |

Southern Boulevard, No 2435, w s, 337.7 n 187th st, 18.9x78.1x 18.6x81, 3-sty brk dwelling. |

Southern Boulevard Realty Co to Bertha M M Leibinger. Mort $15,000. July 1. July 22, 1909. 11:3115. 100

*Seton av, e s, 250 s Randall av, 25x100. Terese Tengstrom to John Stirling. July 20. July 22, 1909. nom

Topping av or st, No 1745, w s, 132.6 n 174th st, 32.6x95, 2-sty frame dwelling. Mathilda Schneider to Frances E Morris and Letitia M Steiger. All liens. July 15. July 16, 1909. 11:2798. other consid and 100

*Turnbull av, s s, 261.7 e Av B, strip 2x44. Unionport. Bernhard Boosmann to Thomas Farrell. July 16. July 17, 1909. 100

*Turnbull av, s s, 161.7 e Av B, 103x44x100.9x27.9, Unionport. Bernhard Boosmann to Thomas Farrell. Mort $2,300. July 16. July 17, 1909. other consid and 100

Tremont av, s s, 50 w Marmion av, 50x100, vacant. Daniel Brady to David Kraus. Mort $5,500. July 14. July 20, 1909. 11:2956. other consid and 100

Tyndall av, late Hill st, w s, 150 s 261st st, late Cuthbert av, 25x 95, and being lot 263 map 339 lots at Riverdale and Mosholu property F P and H A Forster, vacant. Albert M Riva to Fredk P and Henry A Forster. Apr 2. Rerecoded fom June 2, 1909. July 20, 1909. 13:3423. 100

Union av, No 612. | s e cor 151st st, 17.6x90, 4-sty brk tenement
151st st, No 830. | and store. Max Cohen et al to Max A Herzog. July 21. July 22, 1909. 10:2674. other consid and 100

Vyse av, No 1171, w s, 500 n 167th st, 25x100, 3-sty brk dwelling. Rose Block to Isaac Silberberg. Mort $8,000. July 3. July 21, 1909. 10:2752. nom

Woodycrest av, Nos 947 and 949 | s w cor 162d st, 50.4x103.8x50x
162d st | 109.11, 6-sty brk tenement. John J Moclair to Michael Souren. Mort $50,000. July 20. July 21, 1909. 9:2511. nom

Same property. Michl Souren to Dora M Moclair. Mort $50,000. July 20. July 21, 1909. 9:2511. nom

*White Plains road, w s, abt 200 n 238th st, and being lots 17 and 18 map South Washingtonville, 68.6x142.7x68.6x143.7 n s, except part for road. Margaret Foerst to Michael Erlwein. Mt $10,000. July 1. July 17, 1909. nom

*Williams av, w s, 300 s Madison av, 25x100, Tremont Terrace. Bankers Realty & Security Co to Moyk Pancza. All liens. May 15. July 16, 1909. 100

*Wallace av, e s, 150 s Van Nest av, 25x100, Van Nest. Alpherie Vacher to Jacob Yung. Mort $3,800. July 15. July 16, 1903. other consid and 100

Wendover av, Nos 459 and 461, n s, 45 w Washington av, 40.3x99.2 x40.3x99.6, 6-sty brk tenement and stores. Isaac Saltzman to Jennie Tannenbaum. Mort $46,000. July 1. July 16, 1909. 11:2904. other consid and 100

Wendover av, No 480. | s e cor Washington av 25.3x91.3x25x
Washington av, No 1570. | 94.10, 4-sty brk tenement and store. Solomon Adolph to Julius Fowl. Mort $35,500. July 6. July 22, 1909. 11:2912. other consid and 100

Washington av, Nos 963 to 967, w s, old line 125 s 164th st, 92.6x100, except part for av, abt 92.6x1.1, three 4-sty brk tenements. Carolena H von Waffenstein to Christian, Jr, Charles and Edward Rieger. Mort $33,000. July 15. July 16, 1909. 9:2385. other consid and 100

Washington av, Nos 1093 and 1095, on map No 1093, w s, 37 n 166th st, 35x97.8x35x98, 6-sty brk tenement. Mort $30,000.

Washington av, No 1089. | n w cor 166th st, 37x97.10x37x98.1, 6-
166th st. | sty brk tenement and stores. Mort $42,000.

Jacobs Construction Co to David Lifland. July 15. July 17, 1909. 9:2388. other consid and 100

Woodlawn road, No 3199, w s, 344.10 s Van Cortlandt av, 25x 100.1x30.1x100, 2-sty frame dwelling. Louise Fischer to Charlotte W Gerken. Mort $6,500. July 15. July 16, 1909. 12:3335. other consid and 100

Webb av, late Tee Taw av, e s, 400 n Devoe terrace, late Park View pl, runs s 100 x n e 72.9 x n 102.9 to av x s w 74.3 to beginning, vacant. Release mort. John J Leinhan to Edw M Tessier. July 9. July 19, 1909. 11:3219. 1,500

West Farms rd. | s e s at w s Longfellow av or st, 146.8x48.11x
Longfellow av. | 49.7x146.5, vacant. Morgenthau Realty Co to Lawyers Title Ins & Trust Co. B & S and C a G. Mort $21,000. July 16. July 22, 1909. other consid and 100

Westchester av. | n w s, at s w s Home st, 102.5x125x100x147.9,
Home st. | vacant. Morgenthau Realty Co to Lawyers Title Ins & Trust Co. B & S and C a G. Mort $15,000. July 16. July 22, 1909. 10:2758. other consid and 100

3d av, Nos 4001 and 4003, w s, abt 200 s 174th st, 50x128.8x50x 130.6 s s, 5-sty brk tenement and stores, with strip 0.6 in front of above. Nevelson Goldberg Realty Co to Cornelia K and Morton K Averill. Mort $51,500. July 1. July 20, 1909. 11:-2921. 100

3d av, Nos 2725 to 2729 | s w cor 145th st, runs s 58.6 x w 80
145th st, Nos 342 to 346 | x s 20 x w 20 x n 78.6 to st, x e 100 to beginning, 1 and 2-sty frame stores. Annie Piser to Borough Estates, a corpn. Mort $43,000. July 19. July 20, 1909. 9:2325. other consid and 100

*5th av, w s, lot 23 map property J E Bullard & Co adjoining So Mt Vernon, 25x100. Gerard Trott to Cath wife Gerard Trott. ½ part. Mort $2,000. July 15. July 22, 1909. nom

*13th av, n e cor Pugsley av, 175x108, except part for Tremont av. John Townsend to Jessie Burns. July 12. July 22, 1909. other consid and 100

*Lot 8 map No 1336 63 lots of Maclay Av Realty Co. Pincus Harrison to Bertha Harrison. 1-3 part. Mort $465. June 3. July 22, 1909. other consid and 100

*Lot 30 same map. Same to same. June 3. July 22, 1909. other consid and 100

Plot begins 75.8 s Crotona Park East and 132 e Prospect av, runs s 54.4 x e 120.2 x n w 120.10 x s 87.10 to beginning, vacant. Stephen J Hanley to Wm J Colihan. Mort $1,750. July 13. July 21, 1909. 11:2938. other consid and 100

Old Mill Brook, w s, 85 s 153d st, runs s 97.8 x e 5 to c l Old Mill Brook, x n 97.8 x w 5 to beginning. John A Foley as assignee in bankruptcy. Francis J Barretto to Conron Bros Co. Q C. All title. July 16. July 20, 1909. 9:2361. 9.72

Same property. Henry L Morris et al to same. Q C. July 12. July 20, 1909. 9:2361. 340.28

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

July 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

Centre st, No 63, all..... .....

Lafayette st, Nos 29-33, all .....

Charles Laue to Chas F Hubbs & Co; 21 years, from Mar 1, 1910. July 21, 1909. 1:168..... 14,000, 12,000

Cherry st, No 142, store and basement. Rose Gaimari to Joseph Carpineto; 3 years from May 1, 1909. July 16, 1909. 1:253. 720

Same property. Assign lease. Joseph Carpineto to Consumers Brewing Co. July 14. July 16, 1909. 1:253.....nom

Clinton st, No 79, store. Anna Goldstein to Moses Mishkin; 3 yrs, from May 1, 1908. July 22, 1909. 2:348..... 540

Essex st, No 17, south store. Louis Haber to Saml Steiberg; 3 years, from May 1, 1909. July 19, 1909. 1:297.....600

Goerck st, No 144. Subordination of lease to mort. Leopold Kaufmann and ano with Amanda von Graberg. July 19. July 20, 1909. 2:325.....nom

Hester st, No 188. Assign lease. Mary Monaco to Anton Herbst. July 17. July 19, 1909. 1:206..... nom

Hester st, No 188, front and rear houses. Minnie Flanagan and ano EXRS Henrietta Bowen to Mary Monaco; 4 10-12 yrs, from July 1, 1909. July 21, 1909. 1:206..... 2,520

Madison st, Nos 321 and 323, cor store, &c. Harris Bernstein to Sarah Appel; 5 years, from May 1, 1909. July 19, 1909. 1:267. ..... 960 and 1,080

Same property. Assign lease. Sarah Appel to Louis Rosenthal. July 19, 1909. 1:267..... .....nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

Madison st, s w cor Jefferson st, store, &c. Morris Singer to Edward Hurwitz, 3 years from May 1, 1909. July 17, 1909. 1:271. 900

Macdougal st, Nos 111 and 113, cor store, &c. Michele Di Santi and ano to Antonio Pietropinto; 5 years from June 1, 1911. July 17, 1909. 2:542 1,500

Mott st, Nos 202 and 204, store No 5. J Malgieri and ano to L Martocci-Pisculli; 3 years from Sept 15, 1909. July 22, 1909. 2:493 420

Oliver st, No 54, store, &c. Angela Rofrano to Frank Guma; 5 years, from May 1, 1909. July 20, 1909... 1,320

Water st, s s, 69 w Jefferson st, 127.8x83.8x127.8x82.4. N Y, N H & H R R Co to Edward A Koenig, L E Witzel and Lewis Margulies; 10 years and 9½ months from June 15, 1909; privilege of 11 years renewal. July 20, 1909. 1:247..taxes, &c, and 1,700

7th st, No 148 East, all. Meyer Hurwitz to Ruchel Latner; 3 years, from Mar 1, 1908. July 17, 1909. 2:402.....2,304

17th st, No 36 West, store, &c. Saml Bergmann to Chas Bleiberg and Harris Samuels; 10½ years, from Aug 1, 1909. July 20, 1909. 3:818.....2,200 to 2,400

18th st, No 110 West, all. Chas H Young and ano, TRUSTEES Geo Bell to Anna M Kerner; 2 years and 9½ months from July 15, 1909. July 16, 1909. 3:793 1,800

21st st, No 527 West, ground floor.

21st st, Nos 529 and 531 West, two lofts.
Mare C Thompson and ano to N Y Charcoal Co; 3 years, from May 1, 1909. July 16, 1909. 3:693.....1,300

28th st, No 52 West. Consent to assign and release of lease, &c. John S Fellouris with Henry Oestreicher and John S Jennings. July 6. July 16, 1909. 3:829..... nom

34th st, Nos 13 and 15 West, 7th loft. Boawit Realty Co to Debenham, Gardiner & Co, Lim; 8 10-12 years, from July 1, 1909. July 21, 1909. 3:836..... 5,000 and 6,000

40th st, No 147 West. Agreement as to consent to assignment and surrender of lease, &c. Zoe M Deane et al EXRS, &c, Michael Dean with Henry Oestreicher and John S Jennings. July 9. July 16, 1909. 4:993..... nom

42d st, No 330 West, west store. Anna D Sauer to Albert Arns; 4 10-12 years, from July 1, 1909. July 17, 1909. 4:1032.....600 and 630

48th st, No 224 East, all. Richard G P Dieffenbach EXR Richard G L Dieffenbach to Wm H Hornidge; 5 years, from May 1, 1910. July 20, 1909.....900

90th st, No 309 West, all. Gertrude T wife John F Cockerill to Wm F McClelland; 5 years, from Oct 1, 1909. July 21, 1909. 4:1251.....1,550

90th st, Nos 343 and 345 East, n w cor 1st av, cor store. Maurice Cohen to Jacob Feller; 8 years, from Oct 1, 1909. July 20, 1909. 6:1671..... 700 to 1,300

106th st, No 223 East, all. Richd E Buckley to John Wenning; 3 years from May 1, 1909. July 22, 1909. 6:1656.....780

109th st, No 232 East, store. Konrad Guhring to Salvatore Torrigrosso; 3 years, from May 1, 1909. July 20, 1909. 6:1659..360

Same property. Assign lease. Salvatone Torrigrosso to J & M Haffen Brewing Co. April 2. July 20, 1909. 6:1659.. .. ....nom

Same property. Assign lease. J & M Haffen Brewing Co to H Koehler & Co. July 12. July 20, 1909. 6:1659.. .. ..nom

109th st, No 232 East. Assign lease. H Koehler & Co to Francesco DeLeo. July 19. July 20, 1909. 6:1659.. ....nom

112th st, Nos 132-136 East. Surrender lease. Joseph Shenk to The Comet Co. July 13. July 19, 1909. 6:1639.....nom

141st st, Nos 231 and 233 West, all. Samuel Einhorn to Grace Leonard; 5 years, from Sept 1, 1908. July 20, 1909. 7:2027. 7,700

149th st, No 512 West, all. Eliz Marks to Frank E Shaw; 2 yrs, from Oct 1, 1909. July 19, 1909. 7:2080..... 1,100

Av A, No 83, 3 upper floors. Louis M Rosenthal to Sophie Peter; 5 years, from May 1, 1911. July 20, 1909. 2:433.. 1,020

Amsterdam av, No 477. Assign lease. John D Haase to Wm Schmidt and ano. June 20, 1909. July 20, 1909. 4:1213.....nom

Amsterdam av, No 477, s e cor 83d st. Assign lease. William Schmidt and ano to John D Haase. July 19, 1909. 4:1213..nom

Amsterdam av, No 477, s e cor 83d st, store, &c. Simon E Bernheimer and ano to William and Fredk Schmidt; 10 years, from May 1 ,1909. July 19, 1909. 4:1213.....2,500 to 2,750

Amsterdam av, s w cor 111th st, cor store. Gross Herbener, a corpn, to Hermann Appel; 10 years from May 1, 1909. July 22, 1909. 7:1882 .....1,200 to 2,200

Boadway, No 1418, assign lease. Felix Isman to Edwin Wolf. July 16. July 21, 1909. 3:815 .....ncm

Broadway, No 2377, store. Barney Estate Co to Hygrade Wine Co; 5 years from Oct 1, 1909. July 22, 1909. 4:1234.....3,000

Broadway, Nos 1457-1461, store. Schulte & Co to Broadway-Crosby Co; 9 3-12 years from June 1, 1909. July 22, 1909. 4:994 .....7,000 to 8,200

Lenox av, No 474, south store. Thos M Fanning to Henry Dietz; 3 1-12 years, from Apr 1, 1909. July 21, 1909. 6:1731.....780

Park av, n w cor 98th st, 100x25. Subordination of lease to 2 morts for $25,500 each. The Roxbury Realty Co and Barnet Kaplowitz with J Herbert Carpenter and Wm J Quinlan, Jr, EXRS, &c, Sidney Mason. May 22. July 17, 1909. 6:1604..nom

St Nicholas av, n w cor 180th st, store No 6. Emanuel M Krulewitch to David T Oliver; 5 years, from time gas and electricity are installed. July 21, 1909. 8:2162..... 1,500

St Nicholas av, n w cor 180th st, store, No 5. Emanuel M Krulewitch to Vincent P Villone; 5 years, from time gas and electricity is installed. July 20, 1909. 8:2162.. 1,500

St Nicholas av, No 1474. Assign lease. Martin Kennedy to Peter C Eckhardt. July 12. July 16, 1909. 8:2154.....nom

Same property. Assign lease. Peter C Eckhardt to Ehlert Henneke. July 12. July 16, 1909. 8:2154..... ..... nom

West End av, No 193, store. John Ehlers and ano to Jonas Klein; 3 years, from May 1, 1909. July 20, 1909. 4:1180.. 480

1st av, No 2014, north store. Ferdinando Mazzacano to Max Fader; 1 8-12 years, from Oct 1, 1908(?), omitted. July 16, 1909. 6:1697..... 720

1st av, No 231, double store. Max Canno to Michael Bass; 5 years, from Sept 1, 1905. July 21, 1909. 2:455..... 1,200

2d av, No 1127, all. Rose Cramer to Thos F Purcell; 10 years, from June 1, 1909. July 19, 1909. 5:1414.....3,750 and 4,250

3d av, No 373, store. Eureka Realty Co to Frank O'Neill; 3 7-12 years from July 1, 1909. July 22, 1909. 3:907. 3,000

4th av, No 350, all. Henry H Jackson and ano EXRS Peter A H Jackson to Anton Herbst; 5 10-12 years, from July 1, 1909. July 21, 1909. 3:855..... .... 3,000 to 3,500

5th av, No 503. Assign lease. The Five Hundred & Three Fifth Av Co to Chas A Seymour. All title. May 29, 1908. July 16, 1909. 5:1277..... ....nom

6th av, No 473, north store. James Slater to H Jack Friedman; 5 years, from May 1, 1909. July 19, 1909. 3:804..2,300 to 2,500

6th av, Nos 460 and 462..... .....

28th st, Nos 52 to 56 West..... .....
Agreement as to assignment and surrender of lease and to assumption of covenants, &c, under lease. Lucius H Beers TRUSTEE Mary A Ashley with Louis Buchler, John S Jennings, Henry Oestreicher and Archibald Haddon. July 12. July 16, 1909. 3:829..... ....nom

6th av, Nos 460 and 462.. ....

28th st, No 56 West..... .....
Consent to assign and release of lease, &c. Wm F Hencken and Nicholas W Haaren with Henry Oestreicher and John S Jennings. July 9. July 16, 1909. 3:829..... ..... nom

6th av, No 323, all. Berthold A Rich to Harry Cohen; 5 years, frm May 1, 1915. July 20, 1909. 3:796..... 3,000

7th av, No 315. Assign lease. Edw Keogh to Edw Gormley. Apr 23. July 20, 1909. 3:803.. .. ..nom

8th av, No 2748. Assign lease. Jos Trunk to Thos J Crowe. July 15. July 19, 1909. 7:2031..... ....nom

8th av, No 2849. Assign lease. John D Haase to Jos Roggenburg. July 15. July 19, 1909. 7:2046..... ....nom

8th av, No 2717, store, &c. Henry B Lipner to Antonio Pellerano; 5 years from May 1, 1909. July 22, 1909. 7:2044.....1,800

8th av, n e cor 46th st, part of top floor to be used for installation of motors, &c. Metropolitan Mercantile & Realty Co to Leo B Weisl. 15 10-12 years from July 1, 1909. July 22, 1909. 4:1018 1,00

9th av, No 795, assign lease. Charlotte McGovern to Francis R Burns. July 21. July 22, 1909. 4:1062.....nom

9th av, n w cor 50th st, —x—, store. Diedrich H Hamje and ano EXRS John Tietjen to Francis R Burns; 5 years from May 1, 1909. July 22, 1909. 4:1060.....2,400

9th av, No 767, store, &c. Susie C Faulhaber et al to Simon Hutter; 3 years from May 1, 1909. July 22, 1909. 4:1061. .... 1,560 and 1,620

11th av, No 659. Assign lease. Anna E Moonan to James Conroy. July 19. July 20, 1909. 4:1095.. ....nom

All property, franchises, railroad, tracks, stations, grounds, buildings, bridges, rolling stock, &c, &c. Spuyten Duyvil & Port Morris R R Co to N Y C & H R R R Co; May 19, 1909, for and during term of corporate existence of party 1st part. July 16, 1909. Misel. 2 instruments..... .... nom

Same property. Agreement as to termination of lease dated Nov 1, 1871. N Y C & H R R R Co with The Central Trust Co of N Y as TRUSTEE. May 19, 1909. July 16, 1909. Misel.....nom

BOROUGH OF THE BRONX.

156th st, No 810, s e cor Prospect av, corner store. Cath E Farrell to Morris A Kopel; 5 10-12 years, from July 1, 1909. July 20, 1909. 10:2687..... 900

184th st, No 577 East, store, &c. Lawrence J Duffey to Saml L Gottlieb; 6 months from July 1, 1909, privilege of 2 years renewal. July 22, 1909. 11:3065..... .... per month 65

*214th st, No 724 East, store, &c. John Di Mattia to Pietro Zambelli; 2 years, 7 months and 11 days, from July 20, 1909. July 21, 1909. 420

*214th st, n e cor White Plains av, 30x120, all. Pasculina Bolotti to Frangesco Romano; 3 years, from June 1, 1909. July 17, 1909..... 1,500

Brook av, No 293, s w cor 140th st, store, &c. The Hermann Stursberg Realty Co to August W Johnson; 5 years, from July 1, 1909. July 16, 1909. 9:2284..... 900

Same property. Assign lease. August W Johnson to Davies J Marshall. Mort $3,210. July 15. July 16, 1909. 9:2284.....nom

Brook av, No 293, s w cor 140th st. Assign lease. Davies J Marshall to August W Johnson. July 17. July 19, 1909. 9:2284. ....nom

Broadway, No 6009. Assign lease. John G Beck to Geo C Kienzle. Mort $2,490. July 16, 1909. 13:3415..... ....nom

Broadway, No 6009. Re-assign three leases. Geo C Kienzle to John G Beck. July 17. July 19, 1909. 13:3415.. .. ..nom

Crotona av, No 1809, store, &c. Ernst O Becker ta Herman Goossen; 5 years, from May 1, 1910. July 20, 1909. 11:2944..... ....780 to 840

Jerome av, No 2654, store. Henry U Singhi to Edw H Ingles; 5 years, from May 1, 1909. July 20, 1909. 11:3191.. ..900 to 1,500

Locust av, No 317. Assign lease. Leo Friedman to Henry Metzler. July 8. July 22, 1909. 10:2598..... .... nom

Morris av, No 531, s w cor 149th st. Reassign lease. John D Haase to Thomas O'Connor. All title. Mort $2,800. July 14. July 16, 1909. 9:2337..... ..... nom

St Anns av, No 169. Assign lease. Robt Frummerin to August W Johnson. July 22, 1909. 9:2263..... .... nom

Wales av, s w cor 152d st, —x—. Assign lease. Chas E Babin to James C Clancy. June 30. July 22, 1909. 10:2043.....nom

*Wright av, No 56, store. Eugenio Visco to Rosario Dina and ano; 5 years, from Apr 1, 1908. July 17, 1909. .....96 and 108

*Westchester av, 2251, n e cor Glebe av, double store. Wilhelmina Ruppel to Frank Sams; 5 years from Aug 1, 1909. July 22, 1909. ....600 and 720

3d av, No 4026, store, &c. Max Borck to William Mann and ano; 3 years, from May 1, 1909. July 16, 1909. 11:2930..... ....120 and 156

3d av, No 2766, n e cor 146th st, all. Thos Lenane to Gustav Leuschner; 5 years from Jan 2, 1909. July 22, 1909. 9:2307 .... 1,800 to 2,340

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JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn
SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

MORTGAGES

NOTE.—**The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.**

Whenever the letters "P. M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

Adolphi, Lillie with THE GERMAN SAVINGS BANK. 6th st, No 237 East. Agreement modifying mort. July 14. July 16, 1909. 2:462. nom

Ahern, John V to Mary E Ahern. 13th st, No 129, n s, 327.6 w 6th av, 20.6x97.3x—x81.4. July 8, 3 years, interest as per bond. July 16, 1909. 2:609. 3,000

Ambecker, Henry to Henry Doscher. 101st st, No 107, n s, 125 w Columbus av, 25x100.11. Prior mort $25,000. July 12, due July 15, 1912, 6%. July 17, 1909. 7:1856. 2,000

Acme Mortgage Co with Kath T Moore. 11th av, n e cor 21st st, —x—. Leasehold. Subordination agreement. July 15, 1909. July 17, 1909. 3:693. nom

Atkinson, William, of Saugerties, N Y, to TITLE GUARANTEE AND TRUST CO. Attorney st, No 8, e s, 140.7 s Grand st, runs e 100 x s 9.4 x w 50 x s 11.3 x w 50 to Attorney st, x n 20.7 to beginning. July 19, due, &c, as per bond. July 20, 1909. 1:315. 18,000

Altieri, Mary to Packard & Co, bankers. 133d st, Nos 503-509, n s, 100 w Amsterdam av, 75x99.11. Assignment of rents to extent of $2,400. July 20. July 21, 1909. 7:1987. 2,400

Adler, Emil and Leopold to TITLE GUARANTEE & TRUST CO. Houston st, No 308, n s, abt 100 e Av B, 22.6x113.3x22.7x110.6. July 13, due, &c, as per bond. July 21, 1909. 2:384. 22,500

Blumenkrohn, Isidor and Leo W Vogel to TITLE INS CO of N Y. 53d st, Nos 312 and 314, s s, 135 e 2d av, 36x100.5. July 20, 3 years, 5%. July 21, 1909. 5:1345. 13,000

Blumenkrohn, Isidor and Leo W Vogel to TITLE INS CO of N Y. 53d st, No 316, s s, 171 e 2d av, 29x100.5. July 20, 3 years, 5%. July 21, 1909. 5:1345. 12,000

Barasch, Sigmund W and Wm H Schmohl with METROPOLITAN SAVINGS BANK. Jackson st, No 69, w s, 46.8 s Water st, 23.4 x114. Subordination agreement. July 20, 1909. 1:243. nom

Bozeman, Celesta M to TITLE GUARANTEE & TRUST CO. 3d av, Nos 1403 to 1409, s e cor 80th st, Nos 200 and 202, 20x73. July 15, due, &c, as per bond. July 16, 1909. 5:1525. 21,000

Birnbaum, Abraham to THE U S SAVINGS BANK in City of N Y. 59th st, No 328, s s, 275 w 1st av, 25x100.4. July 16, 3 years, 5%. July 17, 1909. 5:1351. 17,000

Bifulci, Vincenzo, Leonardo Melaragno, Roberto D'Allessio and Angelo Salottolo to THE BOWERY SAVINGS BANK. 116th st, No 317, n s, 217 e 2d av, 16.6x100.11. July 15, 5 years, 4½%. July 16, 1909. 6:1688. 7,700

Bifulci, Vincenzo, Leonardo Melaragno, Roberto D'Allessio and Angelo Salottolo to THE BOWERY SAVINGS BANK. 116th st, No 315, n s, 200.6 e 2d av, 16.6x100.11. July 15, 5 years, 4½%. July 16, 1909. 6:1688. 7,700

Bifulci, Vincenzo, Leonardo Melaragno, Roberto D'Allessio and Angelo Salottolo to THE BOWERY SAVINGS BANK. 116th st, No 319, n s, 233.6 e 2d av, 16.6x100.11. July 15, 5 years, 4½%. July 16, 1909. 6:1688. 7,600

Bove, Maria and Michael A her husband to BOWERY SAVINGS BANK. 2d av, No 2227, n w cor 114th st, 25.11x80. July 15, 5 years, 4½%. July 16, 1909. 6:1664. 18,000

Bove, Maria to Hugo Cohn exr Rosa Schoeffel. 2d av, No 2227, n w cor 114th st, 25.11x80. Prior mort $18,000. July 16, 1909, installs, 6%. 6:1664. 1,500

Bozeman, Celesta M to TITLE GUARANTEE & TRUST CO. 3d av, No 1407, e s, 20 s 80th st, 20x73. July 15, due, &c, as per bond. July 16, 1909. 5:1525. 13,000

Bozeman, Celesta M to TITLE GUARANTEE & TRUST CO. 3d av, Nos 1403 and 1405, e s, 40 s 80th st, 2 lots, each 20x73. 2 morts, each $13,000. July 15, due, &c, as per bond. July 16, 1909. 5:1525. 26,000

Barasch, Sigmund W to the METROPOLITAN SAVINGS BANK. Jackson st, No 69, w s, 46.8 s Water st ,23.4x114. July 20, 1909, 5 years, 5%. 1:243. 23,000

Birdsall, Avis, Lawrence E and Edith F Embree and Nina E de Raismes with Geo W Wickersham and ano trustees Saml McLean. Spring st, s w cor Renwick st. Extension of mort for $23,000 to Oct 1, 1912, at 4½%. June 30. July 20, 1909. 2:594. nom

Bachrach, Irving and Isaac Schmeidler to Spring Realty Co. 19th st, No 427, n s, 328 e 1st av, 24x92. July 1, 1 year, 6%. July 20, 1909. 3:951. 4,000

Brummell, Louise to EMIGRANT INDUSTRIAL SAVINGS BANK. 29th st, No 4, s s, 120.6 e 5th av, 20x98.9. July 20, 1909, due July 1, 1911, 5%. 3:858. 10,000

Beckert, Sophie I wife of Edward to Daniel Whitford. 48th st, No 557, n s, 100 e 11th av, 25x100.4. July 19. Secures notes, —%. July 20, 1909. 4:1077. 4,600

Blumenthal, Theresa and Henrietta Bruneman to Max Heller. 102d st, No 122, s s, 325.7 w Columbus av, 26x100.11. July 19, due Dec 20, 1914, 4½%. July 20, 1909. 7:1856. 22,000

Berkowitz, Joseph and Solomon M Landesmann with Harry W Watrous exr and trustee Walter W Watrous. 2d av, Nos 317 and 319, w s, 52 n 18th st, 34.8x98. Extension of mort for $44,000 to July 12, 1912, at 4½%. July 20, 1909. 3:899. nom

Bernardik, Jacob and Meyer Zalka to Henrietta Katz. 1st av, No 1122, e s, 100 n 61st st, 29.3x97.9x14x95. July 19, due, &c, as per bond. July 20, 1909. 5:1456. 2,000

Bremel, Julius J with David Banks. 113th st, No 75, n s, 150.10 w Park av, 26.4x100.11. Extension of mort for $16,000 to July 17, 1912, at 5%. July 19, 1909. 6:1619. nom

BOWERY SAVINGS BANK with Annie L Phelan. Lexington av, Nos 1932 and 1934, n w cor 119th st, No 141, 100.11x15. Extension of mort for $6,000 to Aug 2, 1912, at 5%. July 13. July 19, 1909. 6:1768. nom

Burns, Francis R to Geo Ehret. 9th av, No 795. Saloon lease. July 25, demand, 6%. July 22, 1909. 4:1060. 7,000

Burns, Francis R to Geo Ehret. 9th av, No 741. Saloon lease. July 21, demand, 6%. July 22, 1909. 4:1062. 7,000

Bierhoff, Joseph to Francis Hustace of Montclair, N J. 127th st, Nos 106 and 108, s s, 85 w Lenox av, 40x99.11. July 1, 5 years, 6%. July 22, 1909. 7:1911. 10,000

Cardone, Antonio to Mary R and Caesar Loforte her husband. Hancock st, Nos 5 and 7, e s, 138 s Bleecker st, 40x100x49.8x100. July 21, 3 years, 6%. July 22, 1909. 2:526. 10,000

Ceyka, Anna to Phillippine Wallbott. 1st av, No 1312, e s, 100.4 s 71st st, 25.1x113. Prior mort $15,000. July 21, 1909, 2 years, 6%. 5:1465. 3,000

Congregation Hungarian Chebra Bechurim to Esperanto Mortgage Co. 3d st, No 297, n s, 373.9 w Av D, 26.3x96. Equal lien with mort for $10,000. July 14, 5 years, 5%. July 21, 1909. 2:373. 10,000

Same to same. Same property. Equal lien with mort for $10,000. July 14, 5 years, 5%. July 21, 1909. 2:373. 10,000

Same to same. Same property. Prior mort $20,000. July 14, installs, 15 months, 6%. July 21, 1909. 2:373. 3,700

Coleman, H Augusta to TITLE GUARANTEE AND TRUST CO. 92d st, No 56, s s, 163.2 e Madison av, 17.9x100.8. July 14, due, &c, as per bond. July 20, 1909. 5:1503. 14,000

Cook, Wm W to New York Public Library, Astor-Lenox and Tilden Foundations. 71st st, s s, 275 e 5th av, 125x100.5. P M. July 19, 3 years, 4½%. July 20, 1909. 5:1385. gold, 75,000

Clarke, Walter J to Michael Naftal. 126th st, No 371 West. Certificate as to amount due on two morts. July 3. July 19, 1909. 7:1953. ——

Crowe, Thos J to A Finck & Son. 8th av, No 2748, Store lease. July 15, demand, 6%. July 19, 1909. 7:2031. 4,354.80

Connolly, Teddy, of Brooklyn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Mangin st, Nos 3, 5 and 7, w s, abt 85 n Grand st, 75x100. July 15, 3 years, 4½%. July 16, 1909. 2:321. 18,000

Corell, Philip as trustee Emma M Sullivan with Rocco Russo and Palm Bracco. 72d st, No 431 East. Extension of mort for $9,000 to July 15, 1912, at 5%. July 15. July 19, 1909. 5:1467. nom

Chester, Anita C to Alema Realty Exchange Co. Lenox av, No 471. Assign rents to extent of $350. July 10. July 19, 1909. 7:1918. nom

Corridan, James to Mary J Kingsland, of Mt Pleasant, N Y. 109th st, No 130, s s, 325 e Amsterdam av, 25x100.11. July 13, due July 16, 1914, 5%. July 16, 1909. 7:1863. 22,500

Corridan, James to Katie Deacy. 109th st, No 130, s s, 325 e Amsterdam av, 25x100.11. Prior mort $22,500. July 16, 1909, 5 years, 6%. 7:1863. 3,500

Cohen, Sarah to Otto M Eidlitz and ano. 84th st, No 418, s s, 180 e 1st av, 20x102.2. Prior mort $7,500. July 1, 5 years, 6%. July 16. 1909. 5:1563. 5,000

Deane, Parker K, of Cornwall, N Y, to Abraham D Weinstein. 104th st, Nos 29 and 31, n s, 300 e 5th av, 50x100.11. P M. Prior mort $53,000. July 15, 3 years, 6%. July 16, 1909. 6:1610. 7,000

Debenture Corporation, a corpn, to Mary E Barker. Certificate of mort for $700 on land in Huntington, L I. July 2. July 17, 1909. ——

Debenture Corporation to Mary E Barker. Certificate of mort for $1,000 on land at Huntington, L I. July 2. July 17, 1909. ——

Debenture Corporation to Susie C Post. Certificate of mort for $1,300 on land at Huntington, L I. July 2. July 17, 1909. ——

Debenture Corporation to E Olin Corwin and ano trustees, &c, Isaac Reeve. Certificate of mort for $1,800 on land at Huntington, L I. July 2. July 17, 1909. ——

Drucker, August H to Theo P Huffman. 48th st, No 337, n s, 150 w 1st av, 25x100.5. Prior mort $8,500. July 13, 3 years, 6%. July 16, 1909 5:1341. 1,500

Dieffenbach, Bertha and Isaac Heller with Julius Kastner. 63d st, No 229 West. Subordination agreement. July 15. July 20, 1909. 4:1155. ——

Dowd, John to Ida L Davis, Broadway, w s, 413.5 s 218th st and being lot No 20 map No 186 of 240 lots in 12th Ward, 25x100. July 15, 3 years, 6%. July 16, 1909. 8:2243. 6,000

Dieffenbach, Bertha to Julius Kastner. 63d st, No 229, n s, 425 w Amsterdam av, 25x100.5. July 19, due, &c, as per bond. July 20, 1909. 4:1166. 15,000

Dunning, Frances G to Edgar B Van Winkle. 18th st, No 110, s s, 250 e 4th av, 25x92. July 20, due, &c, as per bond. July 21, 1909. 3:873. 15,000

Dingwall, Alex W et al exrs and trustees Jacob Litt with Jacob Lowenstein. 9th av, No 254, e s, 39.8 n 25th st, 19.8x65. Extension of mort for $10,000 to June 30, 1914, at 5%. June 29. July 21, 1909. 3:749. nom

Dickinson, Patrick F to Geo A Andrews. 126th st, No 530, on map No 518, s s, 291.3 w Amterdam av, 29.4x99.11. P M. Prior mort $——. July 15, due Jan 1, 1914, 6%. July 21, 1909. 7:1980. 5,000

Dickinson, Patrick F to Geo A Andrews. 126th st, No 532, on map No 520, s s, 320.7 w Amsterdam av, 29.4x99.11. P M. Prior mort $——. July 15, 3 years, 6%. July 21, 1909. 7:1980. 5,000

Daly, Daniel of Brooklyn to TITLE GUARANTEE & TRUST CO. 3d av, Nos 427 and 429, s e cor 3d st, Nos 202 and 204, 49.4x110. July 20, due, &c, as per bond. July 21, 1909. 3:910. 23,000

Eberle, John C and Jacob G to Julius Goebel. Av C, Nos 89 to 97, n w cor 6th st, No 645, 100.4x41. July 20, due, &c, as per bond. July 21, 1909. 2:389. 80,000

Eberle, Jacob K with Julius Goebel. Av C, Nos 89 to 97; 6th st, No 645 East. Subordination agreement. July 13. July 21, 1909. 2:389. nom

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Eberle, Jacob K of Brooklyn with Chas L Kellner. Av C, Nos 89 to 97, and 6th st, No 645 East. Subordination agreement. July 13. July 21, 1909. 2:389. nom

Eberle, John C and Jacob G to Chas L Kellner. Av C, Nos 89 to 97, n w cor 6th st, No 645, 100.4x41. Prior mort $80,000. July 20, 5 years, 6%. July 21, 1909. 2:389. 20,000

Elkann, Caroline and Bertha Levy with William Wolf. Av A, No 1629, w s, 26.8 s 86th st, 25x75.9. Extension of mort for $16,000 to July 15, 1914, at 5%. July 15. July 19, 1909. 5:1565. nom

Easthorpe Improvement Co to TITLE INSURANCE CO of N Y. West End av, No 335, w s, 26.7 s 76th st, 25x100. P M. July 20, 3 years, 4½%. July 22, 1909. 4:1185. 35,000

Edgewater Realty Co to LAWYERS TITLE INS & TRUST CO. 59th st, Nos 117-121, n s, 165 e Park av, 60x100.5. July 21, 3 years, 4½%. July 22, 1909. 5:1394. 85,000

Same to same. Same property. Consent to above mortgage. July 21. July 22, 1909. 5:1394. —

Same to same. Same property. Certificate of consent to above mortgage. July 21. July 22, 1909. 5:1394. —

Same to same. Same property. Certificate of resolution to above mortgage. July 21. July 22, 1909. 5:1394. —

Ehrenreich, Sarah, Moritz and Pepi Gluck and David Iczkovits to Isidor Abraham. 132d st, No 42, s s, 96 e Madison av, 27x99.11. July 1, due Sept 15, 1911, 6%. July 22, 1909. 6:1756. 1,000

Fox, John F, of Jersey City, N J, to Francis J Mahony, of Brooklyn. Vandewater st, No 36, s s, 107.3 w Pearl st, runs w 17.1 x s 50.2 x e 14.1 x n 21.10 xe 2.9 x n 28.2 to beginning. P M. Prior mort $5,500. July 15, 2 years, 6%. July 16, 1909. 1:113. 2,850

Fleorsheimer, Samuel with TITLE GUARANTEE & TRUST CO. Wooster st, No 147. Extension of mort for $19,000 to Dec 1, 1909, at 5%. Dec 28, 1906. July 17, 1909. 2:515. nom

Floersheimer, Samuel to Wm V P Smith. 21st st, Nos 18 and 20, s s, 320 w 5th av, 50x92. P M. July 14, due July 1, 1914, 4½%. July 16, 1909. 3:822. 225,000

Floersheimer, Samuel to Walter S Thomson individ and trustee in bankruptcy of the 21st St Bldg & Const Co. 21st st, Nos 18 and 20, s s, 320 w 5th av, 50x92. P M. Prior mort $225,000. July 14, due July 15, 1912, interest as per bond. July 16, 1909. 3:822. 40,000

Fries, Josephine, of Brooklyn, to LAWYERS TITLE INS & TRUST CO. Columbus av, No 609, e s, 75 n 89th st, 25.8x100. July 15, 5 years, 4½%. July 16, 1909. 4:1203. 30,000

Fricke Realty Co to American Mortgage Co. Lexington av, No 41, and 24th st, No 137 East. Certificate as to mort for $10,000. June 30. July 17, 1909. 3:880. —

Faeth, John, estate of, Inc, to EMIGRANT INDUSTRIAL SAVINGS BANK. 4th st, No 120, s s, abt 180 w 1st av, 25x96.2. July 16, 1909, 5 years, 4½%. 2:445. 18,000

Fara, Jessie with BOWERY SAVINGS BANK. 31st st, No 114 East. Extension of $10,000 mort until July 8, 1914, at 4½%. July 8. Ju'y 19, 1909. 3:886. nom

Same with same. Same property. Extension of $5,000 mort until July 8, 1914, at 4½%. July 8. July 19, 1909. 3:886. nom

Faeth, John, est of, Inc, to EMIGRANT INDUST SAVINGS BANK. 4th st, No 120, s e s, abt 180 w 1st av, 25x96.2. Certificate as to mort for $18,000. July 16. July 20, 1909. 2:445. —

Fortuna Estates to U S MORTGAGE AND TRUST CO. Consent to mort for $450,000 upon land in Porto Rico. July 14. July 20, 1909. —

Friedmann, Jonathan to Rachel H Pfeiffer. 9th st, Nos 328 and 330, s s, 287.6 e 2d av, runs s 93.11 x e 12.6 x n 4.11 x e 25 x n 89.1 to st, x w 37.6 to beginning. July 20, 1909, 5 years, 5%. 2:450. 50,000

Friedmann, Jonathan to Max Heller. 9th st, Nos 324 and 326, s s, 250 e 2d av, 37.6x93.11. July 19, 5 years, 4½%. July 20, 1909. 2:450. 45,000

Faruolo, Chas R to American Mortgage Co. 19th st, No 231, n s, 350 w 7th av, 25x95x25x95.8. P M. Prior mort $20,000. July 15, 2 years, 6%. July 16, 1909. 3:769. 2,000

Same to same. Same property. P M. July 15, 5 years, 5%. July 16, 1909. 3:769. 20,000

Fieder, Fredk W Jr to Emily Z Linton and Alice L Brush. 34th st, No 136, s w s, 325 s e 7th av, 25x98.9. P M. Prior mort $70,000. July 15, due, &c, as per bond. July 16, 1909. 3:809. 50,000

Grodginsky, Samuel with Deborah Greenwald. 77th st, No 352, s s, 75 w 1st av, 25x102.2. Extension of mort for $4,150 to May 1, 1913, at 6%. July 19. July 20, 1909. 5:1451. nom

Guma, Frank to Consumers Brewing Co of N Y (Lim). Oliver st, No 54, e s, 50.6 n Oak st, 24.6x100.5. Leasehold. July 12, demand, 6%. July 20, 1909. 1:278. 3,700

Gale, Loring R, of Galeton, Pa, to Henry H C Taylor, of South Portsmouth, R I. Broadway, Nos 2481 and 2483. Extension of mort for $60,000 to May 26, 1912, at 4½%. June 28. July 20, 1909. 4:1240. nom

Gormley, Edward to Ferdinand Munch Brewery. 7th av, No 315, s w cor 28th st, 24x57.11. Leasehold. July 15, demand, 6%. July 20, 1909. 3:803. 4,000

Greenwald, Deborah and Samuel Grodginsky with MANHATTAN SAVINGS INSTN. 77th st, No 352 East. Subordination agreement. July 19, 1909. 5:1451. nom

Greenwald, Deborah, of Brooklyn, to MANHATTAN SAVINGS INSTN. 77th st, No 352, s s, 75 w 1st av, 25x102.2. July 19, 1909, due, &c, as per bond. 5:1451. 15,000

Gracehull Realty Co to Solomon Mayer. Cathedral Parkway, n s, 341.8 w Amsterdam av, 108.4x100. Prior mort $265,000. July 16, 1909, installs, 6%. 7:1882. 45,000

Same to same. Same property. Certificate as to above mort. July 16, 1909. 7:1882. —

Grossman, Abraham to Philip A Zoller. 82d st, No 407, n s, 131 e 1st av, 25x102.2. Prior mort $13,000. July 15, 3 years, 6%. July 16, 1909. 5:1562. 5,000

Grees, Harry and Rosa Bernfeld with Geo A Minasian. Mort recorded in L 79 page 213 Kings Co. Extension of mort for $1,650 to Jan 17, 1912, at —%. Mar 1. July 16, 1909. 5:1461. nom

Greenebaum, Tobias to THE FRANKLIN SAVINGS BANK. 82d st, No 422, s s, 231.6 w Av A, 25x102.2. July 22, 1909, 5 years, 4½%. 5:1561. 10,000

Gossmann, Jacob to GERMAN SAVINGS BANK in the City of N Y. 2d st, No 239, s s, abt 250 w Av C, 25x75x24.4x76. July 22, 1909, 3 years, 4½%. 2:384. 8,000

Hickey, Adelaide R to NEW YORK LIFE INS CO. 102d st, No 311, n s, 160 w West End av, 20x100.11. July 21, due Oct 21, 1910, 5%. July 22, 1909. 7:1890. gold 5,000

Harris, Florence N with Karl Shapiro. Norfolk st, No 31. Extension of mort for $17,500 to Aug 25, 1913, at 5½%. May 29 July 17, 1909. 1:311. nom

Hoe, Wm A and Geo E to Samuel Floersheimer. 78th st, No 216 West. Receipt of $2,450 on account of mort and certificate that $16,000 is still due on mort. Mar 31. July 17, 1909. 4:1169. —

Hermitage Co and Harris Friedman and Barnet Feinberg with Joseph Alexander. 83d st, Nos 142 and 144, s s, 275 e Amsterdam av, 40x124.3x40.1x121.2. Agreement as to extension of mort for $16,000 to May 20, 1911, at 6%, and subordination agreement. May 20, 1909. July 17, 1909. 4:1213. nom

Habicht, Anna to Katie Sokol. Lenox av, No 347, w s, 79.11 n 127th st, 20x100. Prior mort $10,000. July 8, due, &c, as per bond. July 16, 1909. 7:1912. 3,000

Haight, Mary T, of Brookfield, Conn, to H Dewight Luce. 126th st, No 147, n s, 283.2 e 7th av, 16.10x99.11. Prior mort, $16,000. June 21, 1 year, 6%. July 16, 1909. 7:1911. 2,000

Herbert, Fredk W to Ludwig Baumann & Co. 60th st, No 112, s s, 120 e Park av, 20x100.5. June 28, secures indebtedness, —%. July 19, 1909. 5:1394. 10,000

Hamilton, Margt L to NEW YORK SAVINGS BANK. 15th st, No 338, s s, 418.9 w 8th av, 18.9x81.3. July 19, due, &c, as per bond. July 20, 1909. 3:738. 9,000

HUDSON CITY SAVINGS INSTN with Surety Realty Co. 45th st, No 152, s s, 533.4 w 6th av, 16.8x100.4. Extension of mort for $55,000 to July 13, 1912, at 5%. July 20, 1909. 4:997. nom

Kneeland, Adele extrx and trustee Charles with Jennie Benning. Cherry st, No 62, n s, 106 w New Chambers st. Extension of mort for $7,000 to Aug 1, 1912, at —%. July 21, 1909. 1:111. nom

Kommer, Martha to IRVING SAVINGS INSTN. 98th st, Nos 203 to 205, n s, 84.2 w Amsterdam av, 52.7 to c l Bloomingdale road x105x—x84.2. Prior mort $40,000. July 20, due Jan 1, 1912, 5%. July 21, 1909. 7:1870. 5,000

Same and Bernard Lynch with same. Same property. Subordination agreement. July 20. July 21, 1909. 7:1870. nom

Krulewitch, Emanuel M to State Realty & Mortgage Co. Convent av, s e cor 149th st, 99.11x100. July 8, 1 year, 6%. July 21, 1909. 7:2063. 90,000

Knapp, C Delano and Harry G and Josephine R Moran to Robert C Winters. Charlton st, No 60, s s, 25 w Varick st, 25x57. July 20, 1909, due, &c, as per bond. 2:580. 1,200

Kaufman, Leopold to Amanda Von Graberg. Goerck st, No 144, e s, 75 s Houston st, 25x100. July 19, 5 years, 4½%. July 20, 1909. 2:325. 20,000

Kaufman, Leopold and Benj J Weil and Max J Sulzberger to Amanda Von Graberg. Goerck st, No 144. Subordination agreement. June 30. July 20, 1909. 2:325. nom

King, Michael J to FARMERS LOAN & TRUST CO. Broadway, late Kingsbridge road, s w cor 185th st, 65.2x133.1x62.6x143. July 19, 1909, 3 years, interest as per bond. 8:2167. 18,000

Kingsland, Harriet E with Josephine L Kellogg. 72d st, No 206, s s, 110 e 3d av, 17.11x102.2. Extension of mort for $11,000 to June 30, 1912, at 5%. June 25. July 22, 1909. 5:1426. nom

Knight, Harriett B trustee Charles Knight with Karl Shapiro. Norfolk st, No 31. Extension of mort for $12,500 to Aug 25, 1913, at 5½%. May 29. July 17, 1909. nom

Kerner, Anna M to Lion Brewery. 18th st, No 110 West, all. Leasehold. July 13, demand, 6%. July 16, 1909. 3:793. 3,900

Kommel, Bertha individ and extrx Bernard Kommel to David Stevenson Brewing Co. 28th st, No 348, s s, 275 e 9th av, 21.5x98.9. Prior mort $9,000. July 16, 1909, 3 years, 5%. 3:751. 6,500

Keane, James R to N Y SAVINGS BANK. 78th st, No 156, s s, 95 e Lexington av, 18.9x102.2. July 13, due, &c, as per bond. July 16, 1909. 5:1412. 10,000

Kerr, Anna S to Josephine E Thayer. 97th st, No 179, n s, 100 e Amsterdam av, 18x100.11. P M. July 15, 5 years, 5%. July 16, 1909. 7:1852. 10,000

King, Miriam (and Joseph her husband in bond only) to Walter L Jones. Madison av, No 1181, e s, 84 s 87th st, 16.8x62.2. Prior mort $16,000. July 14, 1 year, 6%. July 16, 1909. 5:1498. 3,500

Kaufmann, Leopold to J Herbert Carpenter and ano trustees Cassie Mason. Park av, No 1316, s w cor 100th st, No 76, 25.11x73.3. July 16, 5 years, 4½%. July 17, 1909. 6:1605. 16,000

Kolb, Benjamin to Nettie J and Cyrus P Jones. Morningside av West, Nos 54 to 57, s w cor 116th st, No 400, Mt Cenis. Assignment of rents for $12,500, payable $1,600 per month. June 28. July 16, 1909. 7:1867. —

Kaltenbach, Katherine to Chas L E Wolf, exr and trustee Louis Bauer. 106th st, No 69, n s, 75 e Columbus av, 25x100.11. P M. Prior mort $18,000. June 17, due ten days after entry of Surrogate's decree, 5½%. July 22, 1909. 7:1842. 6,000

Kaltenbach, Eduard to the GREENWICH SAVINGS BANK. 106th st, No 69, n s, 75 e Columbus av, 25x100.11. July 22, 1909, due, &c, as per bond. July 22, 1909. 7:1842. 18,000

Lynch, Bernard to Martha Kommer. 98th st, Nos 203 and 205, n s, 84.2 w Amsterdam av, 52.7x105x—x84.2. Extension of mort for $3,000 to Aug 1, 1911, at 6%. July 20, July 21, 1909. 7:1870. nom

Lowenfeld, Pincus and William Prager to American Mortgage Co. Cherry st, Nos 385 to 389, s e cor Scammel st, Nos 54 and 56, 71.3x156.6 to n s Water st, Nos 632 to 636, on map Nos 630 to 636, x71.3x151. P M. July 16, 1909, 3 years, 5%. 1:260. 50,000

Same to same. Same property. P M. Prior mort $50,000. July 16, 1909, 1 year, 6%. 1:260. 10,000

Levor, Babetta and Harry Goldstein to Clara R Bacon. Stanton st, No 62, n s, 25.4 w Eldridge st, 25.4x75. July 13, due July 16, 1914, 5%. July 17, 1909. 2:417. 25,000

Lawyers Mortgage Co with Patrick McInerney. Water st, No 646, n s, 163.4 e Scammel st, 24.6x½ blk. Extension of mort for $4,000 to June 29, 1914, at 4½%. June 16. July 16, 1909. 1:260. nom

LAWYERS TITLE INS & TRUST CO with Rose M O'Brien. 60th st, No 34, s s, 240 e Madison av, 20x100.5. Extension of mort for $40,000 to June 30, 1910, at 4½%. July 12. July 22, 1909. 5:1374. nom

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Lawyers Mortgage Co with Richard P Lydon. 78th st, No 103, n s, 100 e Park av, 19x102.2. Extension of mort for $19,000 to June 30, 1912, at 5½%. May 27. July 22, 1909. 5:1413. nom

Lawyers Mortgage Co with Isaac Sakolski. 1st av, No 2133, w s, 150.11 n 109th st, 25x75. Extension of mort for $10,000 to June 14, 1914, at 5½%. June 21. July 22, 1909. 6:1381. nom

Lawyers Mortgage Co with Business Mens Realty Co. 49th st, No 315 East. Extension of mort for $7,000 to June 30, 1912, at 5%. July 13. July 22, 1909. 5:1342. nom

Lawyers Mortgage Co with Tarsus Realty Co. Orchard st, No 196. Extension of mort for $20,000 to June 29, 1913, at 5%. June 26. July 22, 1909. 2:412. nom

Loewensohn, Solomon to Edmund Bittiner exr Louis Meisel. 3d av, No 710, w s, 75.5 s 45th st, 25x95; also Suffolk st, No 142, e s, 225.2 n Rivington st, 24.9x100, ½ part; also 47th st, No 353, n s, 127 e 9th av, 27x100.5. July 16, 1909, 3 years, 6%. 5:1229. 2,500

Louvre Realty Co to MANHATTAN SAVINGS INSTITUTION. Av A, Nos 1408-1410, s e cor 75th st, No 500, 50x98. Certificate of consent to mortgage for $44,500. July 2. July 19 ,1909. 5:1486. ——

Same to Henry Gerken. Same property. Certificate of consent to mortgage for $7,500. July 2. July 19, 1909. 5:1486. ——

Lipman, Samuel to Samson Lachman. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. P M. Prior mort $37,000. June 22, due July 19, 1910, 6%. July 20, 1909. 2:618. 5,000

Lipman, Samuel to John H Lubbert and ano. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. P M. June 22, due Sept 19, 1910, 5%. July 20, 1909. 2:618. 37,000

Lipman, Samuel to Abraham Goldsmith. 13th st, Nos 209 and 211, n s, 150 w 7th av, 50x103.3. Prior mort $42,000. June 22, installs, 6%. July 20, 1909. 2:618. 28,000

Lowden, John to BOWERY SAVINGS BANK. 93d st, No 174, s s, 100 e Amsterdam av, 18x100.8. July 20, 1909,5 years, 4½%. 4:1223. 10,000

Lohman, Regina T with Raffaele and Angelo Sirico. 121st st, No 341, n s, 200 w 1st av, 25x100.11. Extension of mort for $12,000 to July 12, 1912, at 5%. May 18. July 19, 1909. 6:1798. nom

LAWYERS TITLE INS & TRUST CO with Max Cohen and Emanuel Glauber. 116th st, No 304, s s, 118.9 w 8th av, 18.9x100.11. Extension of mort for $15,000 to July 13, 1914, at 4½%. July 12. July 20, 1909. 7:1848. nom

Lent, Solomon to Charles Lanier and ano exrs and trustees Frances A Lawrance. Mott st, No 5, w s, 64.6 n Worth st, runs w 77.9 x s 1.7 to Worth st, No 199, x n e 25.8 x n 9.11 x e 97.8 to Mott st x s 25. July 20, 5 years, 4½%. July 21, 1909. 1:161. 30,000

McNichols, Mary A to LAWYERS TITLE INS & TRUST CO. 3d av, No 1325, e s, 22.2 s 76th st, 20x67. July 20, 5 years, 4½%. July 21, 1909. 5:1430. 12,000

Mayer, Isaac and Henry to the SEAMANS BANK FOR SAVINGS in the City of N Y. Broadway, se cor 113th st, 100.11x125. July 10, due July 19, 1914, 5%, to July 19, 1910, and 4½% thereafter. July 20, 1909. 7:1884. 360,000

McGillicuddy, Joseph with METROPOLITAN LIFE INSURANCE CO. 53d st, Nos 512 and 514, s s, 175 w 10th av, 75x100.5. Extension of mort for $37,500 to June 30, 1912, at 5½%. July 6. July 16, 1909. 4:1081. nom

Martin, Erwin P H, Otto L, Wm, of N Y, Erwin A H Martin of Brooklyn, Charles Martin of Borough of Queens, N Y, Michl F Martin of Closter, N J, Bertha Rau of Boston, Mass, Clara Strauch, Kath Ehalt and Lena Kremler of Brooklyn, N Y, to Louis Thurn. 15th st, No 424, s s, 244 w Av A, 25x103.3. Prior mort $——. July 10, 3 years, 6%. July 1909. 3:946. 2,500

McDonough, Ellen to John Hardy. 30th st, No 144, s s, 190 e 7th av, 23x82.7x23.1x85.6. July 2, 3 years, 5%. July 17, 1909. 3:805. 5,000

MUTUAL LIFE INS CO of N Y with Alice L Brush et al. 34th st, No 136, s s, 325 e 7th av, 25x98.9. Extension of mort for $50,000 to Aug 1, 1911, at 5%. Aug 7. July 16, 1909. 3:809. nom

MERCANTILE TRUST CO with Jas B Haggin. Broome st, s w cor Broadway, 200 to Mercer st x28. Extension of mort for $375,000 to Aug 14, 1910, at 4¼%. July 22, 1909. 2:474. nom

Mendelsohn, Sigmund with Simon Jarett. 107th st, No 82, s s, 50 w Park av, 25x75.11. Extension of mort for $13,000 to Dec 1, 1912, at 5%. July 14. July 16, 1909. 6:1612. nom

McGoldrick, Helen V and Edwin J her husband to George Brown, of Hopewell Junction, N Y. 150th st, No 458, s s, 266.8 e Amsterdam av, 16.8x99.11. July 15, 5 years, 5½%. July 16, 1909. 7:2064. 7,000

Mandel, Max to Delia G Levy. Bowery, No 197, e s, 174.8 n Delancey st, 25x150. Building loan. Prior mort $39,000. July 14, due June 30, 1910, 6%. July 16, 1909. 2:425. 21,000

Mittelman, Josef to Frances Frey, Jr. 2d av, No 1826, e s, 25.8 n 94th st, 25x79.9. P M. Prior mort $13,000. July 15, due Jan 1, 1911, 6%. July 16, 1909. 5:1557. 4,000

Morison, Margaret wife of and Andrew P, of Montclair, N J, to ALBANY SAVINGS BANK. Morningside av West, n w cor 117th st, No 401 West, 100.11x120. July 14, 5 years, 4½%. July 16, 1909. 7:1961. gold, 205,000

Same to Frieda Thorn. Same property. Prior mort $205,000. July 9, 2 years, 6%. July 16, 1909. 7:1961. 30,000

Morison, Margaret and Harry B Davis and Charles Helborn with ALBANY SAVINGS BANK. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, 100.11x120. Subordination agreement. June 29. July 16, 1909. 7:1961. nom

Same with Frieda Thorn. Same property. Subordination agreement. June 29. July 16, 1909. 7:1961. nom

Morison, Margaret and Chas E Ball with ALBANY SAVINGS BANK. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, 100.11x120. Subordination agreement. July 13. July 16, 1909. 7:1961. nom

Same with Frieda Thorn. Same property. Subordination agreement. July 13. July 16, 1909. 7:1961. nom

Morison, Margaret and Henry L Wardwell with ALBANY SAVINGS BANK. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, 100.11x120. Subordination agreement. July 13. July 16, 1909. 7:1961. nom

Same with Frieda Thorn. Same property. Subordination agreement. July 13. July 16, 1909. 7:1961. nom

Morison, Margaret, of Montclair, N J, to Robert M Silverman. Morningside av West, Nos 70 to 73, n w cor 117th st, No 401, New University Court. Assignment of rents to secure 2 notes for $1,250 each, due Aug 20, 1909. July 15. July 16, 1909. 7:1961. —

McGarr, Eugene to Morris H Hayman. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.10. July 1, installs, 6%. July 22, 1909. 7:1935. 9,630

Same to Joseph J Meaney. Same property. July 1, 2 years, 6%. July 22, 1909. 7:1935. 15,000

Miller, Adolph S to Joseph H Schwartz. 71st st, Nos 416 and 418, s s, 238 e 1st av, 50x100.5. July 20, installs, 6%. July 22, 1909. 5:1465. 2,000

McNicholas, Mary A to Otto Hirsh. 3d av, No 1325, e s, 22.2 s 76th st, 20x67. P M. July 15, 3 years, 6%. July 22, 1909. 5:1430. 4,000

Mora, Joseph with Bertha Picker nee Jacobs. 72d st, No 407, n s, 138 e 1st av, 25x102.2. Extension of mort for $3,000 to Nov 1, 1912, at 6%. July 12. July 21, 1909. 5:1467. nom

Marx-Jacobson Realty Co to City Mortgage Co. Delancey st, n e cor Mangin st, 50x100. July 22, 1909, on demand, 6%. 2:323. 10,000

Same to same. Same property. Certificate as to above mort. July 22, 1909. 2:323. ——

Nicholas, George to Henrietta C S Burley. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Prior mort $225,000. July 21, due, &c, as per bond. July 22, 1909. 3:837. 26,753.41

Napolitano, Maria to Louis Alterisi. Monroe st, No 16, s s, abt 225 e Catharine st, 25x49x25x46. P M. Prior mort $12,500. July 21, installs, 6%. July 22, 1909. 1:253. 4,000

Naumann, Henry C to Hyman Starr. Broadway, w s, 125 n 190th st and 125 n land of lots of L Chittenden and land of Joseph Potter, 50x200. July 16, 2 years, 6%. July 17, 1909. 8:2180. 8,500

Neuman, Moritz and Joseph Berkowitz and ano with Solomon M Landsmann. 2d av, Nos 317 and 319. Extension of mort for $9,000 to May 1, 1912, at 6%. July 15. July 20, 1909. 3:893. nom

Norwood Holding Co to Marry Curran. 7th av, No 2299, s e cor 135th st, No 190, 24.11x75. July 1, due, &c, as per bond. July 20, 1909. 7:1919. 6,000

Nelson, Chas W with George Gerlach. 135th st, No 519, n s, 380 w Amsterdam av, 40x99.11. Extension of mort for $10,000 to Nov 3, 1911, at 6%. July 15. July 16, 1909. 7:1988. nom

Nicholas, George to County Holding Co. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Prior mort $220,000. July 21, 1909, 1 year, 6%. 3:837. 5,000

Oakley, Eleanor M and Abbie M Pierce to IRVING SAVINGS INSTN. 21st st, No 29, n s, 375 w 4th av, 25x98.9. July 20, 1 year, 4½%. July 21, 1909. 3:850. 2,000

Orlando, Bernardo to Consumers Brewing Co. 105th st, No 220, s s, 230 e 3d av, runs e 15 x s 100.9 x n 15 (?) x n 100.9 to beginning. Error. July 15, demand, 5%. July 16, 1909. 6:1654. 1,000

Otto, Fred to Jacob Kerner. Lewis st, No 159, w s, 62.1 n 3d st, 21.4x75.6x22.1x76.1. Prior mort $8,000. July 14, due Dec 15, 1910, 6%. July 17, 1909. 2:357. 4,000

O'Neil, Margaret to EMIGRANT INDUSTRIAL SAVINGS BANK. 128th st, No 212, s s, 175 w 7th av, 16.8x99.11. July 19, 3 yrs, 4½%. July 20, 1909. 7:1933. 8,000

O'Brien, Mary C to Christian Schierloh. 55th st, No 313, n s, 175 w 8th av, 18x100.5. Prior mort $14,000. July 15, 1 year, 6%. July 20, 1909. 4:1046. 3,500

Paoli, Alessandro D to D Brainerd Ray et al exrs Mary E Ray. Crosby st, Nos 35 and 37, e s, abt 135 s Broome st, 50x100. July 15, due Oct 15, 1910, 6%. July 16, 1909. 2:473. 33,000

Palumbo, Theodore to George Hassler, of Brooklyn, N Y. Ludlow st, No 75, w s, 87.6 s Broome st, 25x87.6. P M. Prior mort $25,000. July 14, due July 15, 1919, 6%. July 16, 1909. 2:408. 9,200

Powell, Thomas, of Brooklyn, to Bernard J McCann. St Marks pl, No 28, or 8th st, s s, 386 e 3d av, 26x120. July 16, 1 year, 6%. July 17, 1909. 2:463. 4,000

Peragallo, Ferdinando and Bernardo to TITLE GUARANTEE & TRUST CO. 112th st, No 243, n s, 125 w 2d av, 25x100.11. July 16, 1909, due, &c, as per bond. 6:1662. 10,000

Pier, Earl G to Joseph P Reed. Lexington av, No 359, e s, 39.6 n 40th st, 19.9x85. Prior mort $25,000. July 15, due July 16, 1910, 6%. July 16, 1909 5:1295. 4,000

Person, Chas A to EXCELSIOR SAVINGS BANK. Broome st, Nos 19 and 21, s w cor Mangin st, Nos 13 and 15, 50x75. July 19, 1909, 5 years, 5%. 2:321. gold 43,000

Person, Chas A and STATE BANK of City of N Y with EXCELSIOR SAVINGS BANK of the City of N Y. Mangin st, Nos 13 and 15 and Broome st, Nos 19 and 21. Subordination agreement. July 19, 1909. 2:321. nom

Penzel, Gustav L and Gustav F with Herbert S Rauh. 1st av, No 1584. Extension of mort for $15,000 to July 1, 1912, at 4½%. June 15. July 19, 1909. 5:1562. nom

Purcell, Thomas F to Geo Ehret. 2d av, No 1127. Saloon lease. July 17, demand, 6%. July 19, 1909. 5:1414. 1,000

Pearson, Chas H to LAWYERS TITLE INS & TRUST CO. 140th st, No 520, s s, 255 w Amsterdam av, 15x99.11. P M. July 19, 5 years, 5%. July 20, 1909. 7:2071. 10,000

Peck, Nathan and Wm J Peck to Sarah K and Ella K Peck. 48th st, Nos 425 and 427, n s, 325 e 1st av, 50x100.5. Nov 1, 1907, demand, 6%. July 20, 1909. 5:1360. 13,500

Peck, Sarah K with Ella K Peck. 48th st, n s, 325 e 1st av, —x—. Agreement as to part ownership in mort for $13,500. Nov 1, 1907. July 20, 1909. 5:1360. nom

Renwick, Harold S to E R Jackson. Washington st, No 228. ½ part. Assignment of rents to secure $283. July 16, due Dec 1, 1909, July 17, 1909. 1:128. nom

Ripley, Mary B guardian Sidney D Ripley with Max Heyman et al. 13th st, No 607, n s, 113 e Av B, 25x103.3. Extension of mort for $23,000 to June 30, 1912, at 5%. June 23. July 16, 1909. 2:396. nom

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Russo, Rocco and Palm Bracco to Alice D Weekes. 72d st, No 431, n s, 150 w Av A, 25x102.2. P M. July 14, due Nov 1, 1912, 6% July 16, 1909. 5:1467. 3,000

Ryan, Jas J to EMIGRANT INDUSTRIAL SAVINGS BANK. Bradhurst av, No 45, w s, 155 s 145th st, 18.2x80.3x18x82.9. P M. July 15, 5 years, 4½%. July 16, 1909. 7:2051. 5,000

Roxbury Realty Co and Henry Sonn and Henry S Herrmann exrs Simon Adler with J Herbert Carpenter and ano exrs and trustees Sidney Mason. Park av, No 1292, n w cor 98th st, No 75, 100x25. Subordination agreement. June 8. July 17, 1909. 6:1604. nom

Roxbury Realty Co to J Herbert Carpenter and ano exrs, &c, Sidney Mason. Park av, No 1292, n w cor 98th st, No 75, 100x25. Consent of stockholders to mort for $25,500. May 27. July 17, 1909. 6:1604. —

Roxbury Realty Co to J Herbert Carpenter and ano exrs and trustees Sidney Mason. Park av, No 1292, n w cor 98th st, No 75, 100x25. June 1, 5 years, 5%. July 17, 1909. 6:1604. 25,500

Rosenbaum, Elias to EXCELSIOR SAVINGS BANK of City of N Y. 1st av, No 1735, s w cor 90th st, 25.8x100. P M. July 16, 1909, 1 year, 5%. 5:1552. gold, 20,000

Roemer, Emily M to James Herbert. Riverside Drive, No 317, s e cor 104th st, No 324, 22x100. July 15, 5 years, 4½%. July 16, 1909. 7:1890. 55,000

Rylance, Joseph B, of Dadeville, Ala, with Celesta M Bozeman. 3d av, Nos 1403 to 1409. Extension of mort for $25,000 to Sept 10, 1914, at 6%. July 15. July 16, 1909. 5:1525. nom

Riddle, Elizabeth to Chas M Riddle. Part of lots 82 to 84 and all of lots 86 to 90 parcel No 7 map of property Abr R Van Nest at Inwood. May 12, 3 years, 6%. July 17, 1909. 8:2246. 1,855

Rylance, Joseph B with TITLE GUARANTEE & TRUST CO. 3d av, Nos 1403 to 1409, s e cor 80th st, Nos 200 and 202, 80x73. Subordination agreement. July 15. July 16, 1909. 5:1525. nom

Roggen, Nathan to Hannah Goldsmith. East Broadway, No 43, s s, abt 370 w Market st, 25x75. July 9, due July 16, 1914, 5%. July 17, 1909. 1:280. 30,000

Rubinger, Charles to Jos L Buttenwieser. 26th st, Nos 137-139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st x w 46.8 to beginning. P M. July 16, due May 1, 1910, 6%. July 21, 1909. 5:882. 29,500

Rubin, Edward to N Y SAVINGS BANK. 93d st, No 22, s s, 64.5 w Madison av, 20x100.8. July 20, due, &c, as per bond. July 21, 1909. 5:1504. 40,000

Ritter, Isidor to Emanuel A Gardner. St Marks pl, No 61, n s, 275 w 1st av, 25x85.11; also strip lying bet n s St Marks pl as on map N W Stuyvesant, present n s 8th st, 25x8. Prior mort $26,000. July 21, installs, 6%. July 22, 1909. 2:450. 1,200

Summers, Thos E, of Maplewood, N J, to Henry De Forest Weekes and ano trustees Chas H Isham. Cherry st, Nos 86 and 88, n s, 74.3 e James st, 34x100x33.4x100. July 19, due Nov 1, 1912, 5%. July 21, 1909. 1:252. 6,000

Stern, A Richard to LAWYERS TITLE INS & TRUST CO. West End av, Nos 361 to 365, n w cor 77th st, runs n 55 x w 25 x n 10 x w 12 x s 35 x e 12 x s 30 to st x e 25 to beginning. P M. July 20, 5 years, 4½%. July 21, 1909. 4:1186. 37,000

Schneider, Adam T to FRANKLIN SAVINGS BANK. 11th av, No 766, e s, 80.5 s 54th st, 20x72. July 21, 1909, 5 years, 4½%. 4:1082. 4,500

Silverson & London Construction Co to Angie M Booth. Riverside Drive, Nos 553 to 555, e s, 86.6 n 127th st, runs n 75 x e 141.11 x s 92.7 x s w 30.1 x w 174.4 to beginning. July 20, 5 years, 4½%. July 21, 1909. 7:1995. 190,000

Strull, Annie wife Abraham to Mary L Fraser. 94th st, No 237, n s, 182.11 w 2d av, 25.5x100.8. Certificate as to amount due on mort. July 16. July 21, 1909. 5:1540. —

Solomon, Ray to James Herbert. Madison av, No 1961, n e cor 125th st, Nos 51 to 55, runs n 119.5 x e 89.6 x s 19.6 x w 16.10 x s 99.11 to st x 72.8 to beginning. July 19, 5 years, 4½%. July 20, 1909. 6:1750. 145,000

Schwab, Jennie to Morris Weinstein. 13th st, No 630, s s, 283 w Av C, 16x103.3. Prior mort $6,000. July 16, due Jan 16, 1912, 6%. July 19, 1909. 2:395. 2,500

Shurman (C N) Investing Co to Carl Ernst. Henderson pl, No 8, e s, 70.9 n 86th st, runs e 46 x s 16.6 x w 10.2 x w again 4.8 x s 5.4 x w 12 x w 5.6 x s 1.4 x w 1 x s 4.3 x w 14 to pl x n 30.8 to beginning. Prior mort $6,000. July 15, 1 year, 6%. July 16, 1909. 5:1583. 1,000

Scheer-Ginsberg Realty & Construction Co to BROOKLYN SAVINGS BANK. 147th st, n s, 125 e Broadway, 100x99.11. July 16, 1909, 5 years, 4½%. 7:2079. 140,000

Same to same. Same property. Certificate as to above mort. July 16, 1909. 7:2079. —

Spektorsky, Joseph to Grace A Duff and Henry G Timmermann exrs Wm H Duff. Clinton st, No 213, w s, abt 48 n Madison st, 25x95. July 13, 5 years, 4½%. July 16, 1909. 1:270. 35,000

Schmohl, John P to METROPOLITAN SAVINGS BANK. Jackson st, No 67, w s, 23.4 s Water st, 23.4x114. July 16, 1909, 5 years, 5%. 1:243. 22,000

Smith, Wm S to William Rau. 106th st, No 209, n s, 200 w Amsterdam av, 33.4x100.11. P M. July 15, 3 years, 6%. July 16, 1909. 7:1878. 8,000

Thorn, Frieda with William Hyams. Morningside av West, n w cor 117th st, New University Court. Agreement as to share ownership in bond and mort. July 9. July 16, 1909. 7:1951. —

Tennessee River Coal Co to WINDSOR TRUST CO. Certificate as to mort or deed of trust dated June 1, 1909. July 13. July 17, 1909. —

Thomson, Eliz M to Anna Radford. 146th st, s s, 275 w Lenox av, 75x99.11. July 1, 1 year, 6%. July 19, 1909. 7:2014. 6,250

Turney, Cathleen to Max Marx. Claremont av, No 189, w s, 225 s 127th st, 75.2x91. P M. Prior mort $85,000. July 19, installs, 6%. July 21, 1909. 7:1994. 27,000

Theuer, Maria with FRANKLIN SAVINGS BANK in City N Y. 82d st, No 422, s s, 231.6 w Av A, 25x102.2. Subordination agreement. July 22, 1909. 5:1561. nom

Union Mutual Real Estate Co of Mt Vernon, N Y, to Amanda A Tiger of Madison, N J. Mercer st, No 235, w s, abt 125 s 3d st, 25x100. Prior mort $45,000. June 19, 1908, due May 31, 1910, 4½%. July 20, 1909. 2:533. 15,000

Voorhis, John R to THE BROADWAY SAVINGS INSTN of the City of N Y. Bethune st, No 16 (4), n s, 83.w Greenwich st, 23x44. July 15, due Nov 1, 1910, 5%. July 16, 1909. 2:640. 4,000

Vineburg, Theresa to Wm H Schmohl and ano exrs Chas H Reed. 69th st, No 310, s s, 75 e 2d av, 16.8x77.4. P M. July 20, 5 years, 5%. July 21, 1909. 5:1443. 8,000

Weiss, Alte with BOWERY SAVINGS BANK. 12th st, No 502 East. Extension of mort for $11,000 to July 12, 1914, at 4½%. July 12. July 16, 1909. 2:405. nom

Wood, Henry R, of Englewood, N J, with Mary K Potter. 103th st, No 209, n s, 200 w Amsterdam av, 33.4x100.11. Extension of mort for $30,000 to June 1, 1912, at 5%. Apr 5. July 16, 1909. 7:1878. nom

Wronkow, Herman with Ray Solomon. 125th st, Nos 51 to 55 East, and Madison av, Nos 1959 and 1961. Subordination agreement. July 19. July 20, 1909. 6:1750. nom

Weekes, Henry de F with Charles Lanier and ano exrs and trustees Frances A Lawrence. Mott st, No 5, and Worth st, No 199. 2 subordination agreements. July 12. July 21, 1909. 1:161. nom

Wood, Wilmer S to Wilmer S Wood and ano trustees Silas Wood. Lafayette st, Nos 387 and 389, s e cor 4th st, No 22, 37.11x120.8 x50.11x120; Lafayette st, No 383, e s, 79 s 4th st, runs e 120 x n 28.7 x w 10.8 x s 23 x w 110 to Lafayette st x s 19 to beginning. P M. July 16, 3 years, 5%. July 17, 1909. 1:531. 74,264.45

Weil, Sallie to Fidelia Mittleman. 14th st, No 437, n s, 119 w Av A, 25x103.3. P M. Mort $18,500. July 15, 6 years, 6%. July 21, 1909. 3:946. 4,650

Weil, Markus to Fidelia Mittleman. 54th st, No 335, n s, 264 w 1st av, 20x100.5x19.6x—. Prior mort $10,000. July 15, 3 years, 6%. July 21, 1909. 5:1347. 3,000

Williams, John T to Stephen D Pringle. Front st, No 126, w s, 90.3 n Wall st, runs w 75 x s 0.8 x w 7.7 x n 18.7 x e 82.2 to Front st x s 18.6 to beginning. P M. July 21, 1909, 3 years, 5%. 1:38. 22,000

Wettengel, Emil with Nora Steinreich. 99th st, No 18, s s, 300 w Central Park West. 25x100.11. Extension of mort for $6,895 to July 20, 1911, at 6%. July 20. July 21, 1909. 7:1834. nom

White, Laura T, of Morristown, N J, to EMIGRANT INDUSTRIAL SAVINGS BANK. 77th st, No 272 West, s s, 55 e West End av, runs e 28.6 x s 81.2 x w 13.6 x n 19 x w 4 x n 38 x w 11 x n 24.2 to beginning. July 16, 3 years, 4½%. July 22, 1909. 4:1168. 20,000

Young Womens Hebrew Assoc to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, Nos 1578 to 1582, w s, 52.5 s 101st st, 48.6x75.5. July 16, 1909, 5 years, 4½%. 6:1628. 20,000

Young, Emma E to American Mortgage Co. 95th st, No 33, n s, 344.6 w Central Park West, 17.6x100.8. July 16, 1909, 5 years, 4½%. 4:1209. 14,000

Zalka, Mayer and Jacob Bernardik to Ursula Benziger. 1st av, No 1122, e s, 100 n 61st st, runs e 95 x n 14 x n w 97.9 to av x s 29.3 to beginning. July 19, 1909, 5 years, 5%. 5:1456. 16,500

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Allen Construction Co to Manhattan Mortgage Co. Prospect av, late Taylor av, e s, 525 n 183d st, 75x98x75x100. July 15, due, &c, as per bond. July 17, 1909. 11:3114. 20,000

Allen Construction Co to Manhattan Mortgage Co. Prospect av, e s, 525 n 183d st, 75x94x75x93. Certificate of mort for $20,000. July 15. July 17, 1909. 11:3114. —

*Alcazar Realty Co to Angelicka Gilfrich. Van Nest av, n e cor Holland av, 25x100. July 1, 3 years, 5½%. July 16, 1909. 8,000

*Same to same. Same property. Certificate as to above mort. July 15. July 16, 1909. —

*Antonucci, Silvestro and Luigi to Melrose Realty Co. 230th st, n e s, 250 s e 6th st or av, 50x114.5. P M. July 10, installs, without interest. July 20, 1909. 400

Averill, Cornelia K and Morton K to Nevelson Goldberg Realty Co. 3d av, Nos 4001 and 4003, late Fordham av, w s, abt 200 s 174th st, 50x128.8x50x130.6. P M. July 1 ,installs, 6%. July 20, 1909. 11:2921. 7,400

*Alcazar Realty Co to George and Felecie Baum. Morris Park av, s w cor Van Buren st, being lots 9 to 11A map Van Nest Park, except part for said av and st. Prior mort $4,000. July 19, 1 year, 6%. July 20, 1909. 3,850

Same to same. Same property. Certificate of consent to mort as above. July 19. July 20, 1909. —

Amabile, Louis and Giuseppe Lauritano to Eliz K Dooling. Prospect av, e s, 77.2 n 180th st, 40x100. July 16, due Jan 16, 1910, 6%. July 20, 1909. 11:3110. 25,000

Brook Av Construction Co to Wm F Lennon Construction Co. Brook av, n e cor 170th st, 45.8x100x51.9x100. P M. Prior mort $9,000. July 15, due, &c, as per bond. July 20, 1909. 11:2895. 20,000

Borough Estates to Annie Piser. 3d av, Nos 2725 to 2729, s w cor 145th st, Nos 342 to 346, runs s 58.6 x w 80 x s 20 x w 20 x n 78.6 to st x e 100 to beginning. P M. Prior mort $43,000. July 19, 2 years, 6%. July 20, 1909. 9:2325. 15,000

Brooker, Fannie E to Pasqualina Cassano. Clay av, No 1699, w s, 130 s 174th st, and 30 s lot No 100 map of Mt Hope, Upper Morrisania, 19.2x100, except part for Clay av. Prior mort $—. July 15, due May 21, 1911, 6%. July 19, 1909. 11:2790. 500

*Borschardt, Max to German American Building & Loan Assoc. 172d st, w s, 268 s Westchester av, 25x100, and being lot No 219 map Gleason property, 24th Ward. July 15, installs, 6%. July 19, 1909. 4,500

*Blease, Wm H and John Calvert to Robt D Townsend, of Cranford, N J. Jefferson st, e s, 205 s Starling av, 25x108, Unionport. July 15, due, &c, as per bond. July 16, 1909. 4,500

*Blease, Wm H and John Calvert to George Hauser. Sand st (Jefferson st), e s, 155 s Starling av, 25x108, Unionport. July 15, 3 years, 5½%. July 16, 1909. 4,500

Badolati, Emilia to Alice E Keller. 206th st, s s, 290 w Mosholu Parkway South, 16.8x120. July 13, 3 years, 6%. July 17, 1909. 12:3312. 5,500

Badolati, Emilia to Henry F Lippold and ano exrs William Wilkening. 206th st, s s, 240 w Mosholu Parkway South, 16.8x120. Prior mort $5,500. July 16, due Aug 1, 1910, 6%. July 17, 1909. 12:3312. 700

Badolati, Emilia to Henry F Lippold and ano exrs William Wilkening. 206th st, s s, 290 w Mosholu Parkway South, 16.8x120. Prior mort $5,500. July 16, due Aug 1, 1910, 6%. July 17, 1909. 12:3312. 700

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Badolati, Emilia to Henry F Lippold and ano exrs William Wilkening. 206th st, s s, 256.8 w Mosholu Parkway South, 16.8x120. Prior mort $5,500. July 16, due Aug 1, 1910, 6%. July 17, 1909. 12:3312. 700

Badolati, Emilia to Alice E Keller. 206th st, s s, 240 w Mosholu Parkway South, 16.8x120. July 13, 3 years, 6%. July 17, 1909. 12:3312. 5,500

Badolati, Emilia to Alice E Keller. 206th st, s s, 240 w Moshulu Parkway South, 16.8x120. July 13, 3 years, 6%. July 17, 1909. 12:3312. 5,500

Baker, Wm J to William Beaman. De Kalb av, c l, 290 n a st 80 ft wide, runs n 50 x w 130 x s 50 x e 130 to beginning, being lots Nos 306 and 307 map Dickenson estate; also 210th st, c l, 55 e Kossuth pl, 25x130. July 16, 3 years, 6%. July 17, 1909. 12:3327. 3,000

*Buttner, Martha to Leon S Schwartz et al composing firm Schwartz, Strauss Co, of Philadelphia, Pa. Ferris av, e s, begins at cut in wall in the division line of property conveyed to Anton Singer, runs n 1,596.5 to a ditch x n 102 to a stake x s 1,175.2 x s 426 to Ferris av x s 170 to beginning, Westchester, contains 5.075 acres. Prior mort $——. July 14, due Nov 7, 1909, 6%. July 17, 1909. 4,000

Byrne, Nellie C and Delia A to Fleischmann Realty & Construction Co. Kingsbridge road, No 18, on map No 12, s s, 130 e Jerome av, 16x80. Prior mort $6,500. July 15, installs, 6%. July 16, 1909. 11:3191. 1,000

*Burns, Jessie to John Townshend. Pugsley av, n e cor 13th st, 108 x175, except part for Tremont av. P M. July 22, 1909, 3 years, 5%. 1,000

Bagot Realty Co to Thos D Malcolm Construction Co. Woodycrest av, e s, 50 s 166th st, 50x100. Prior mort $38,000. July 21, 3 years, 6%. July 22, 1909. 9:2509. 3,800

Same to same. Certificate of consent to mort as above. July 21. July 22, 1909. 9:2509. ——

*Baechler, Chas H with Martha A Garrison. Taylor st, w s, 100 s Morris Park av, 25x100, and being lot 212 map Van Nest Park. Subordination agreement. July 12. July 22, 1909. nom

Bagot Realty Co to the GERMAN SAVINGS BANK in the City of N Y. Woodycrest av, e s, 50 s 166th st, 50x100. Jluy 21, 3 years, 5%. July 22, 1909. 9:2509. 38,000

Same to same. Same property. Certificate of consent to above mort. July 21. July 22, 1909. 9:2509. ——

Same to same. Same property. Consent to above mort. July 21. July 22, 1909. 9:2509. ——

*Buser, Fredk E with Emil Stenz. Lot No 100 map of Washingtonville. Extension of mort for $4,000 to July 1, 1912, at 5½%. July 19. July 21, 1909. nom

Case, Wright, to Daniel J Barnett. Jefferson st, n s, 20 e Clinton av, 17.6x80. Prior mort $1,000. July 20, 3 years, 6%. July 21, 1909. 11:2935. 1,000

Cohn, George to the NORTHERN BANK of N Y. Webster av, No 2784, e s, 528.2 s Bedford Park Boulevard, 15x64.11. July 21, 1 year, 5%. July 22, 1909. 12:3273. 4,000

Costello, Mary A to A W De Long & Co. 206th st, s s, 287.10 w Perry av, 25x100. Prior mort $7,000. April 16, 2 years, 6%. July 22, 1909. 12:3341. 1,250

Clancy, James C to A Hupfels Sons. Wales av, s w cor 152d st, —x—. Saloon lease. June 30, demand, 6%. July 22, 1909. 10:2643. 5,000

*Chester Impt Co to Commercial Finance Co. Ellison av, e s, 275 n Marrin st and being lot 231 map Seton Homestead. Certificate as to mort dated July 22, 1909. ——

*Same to same. Ellison av, e s, 325 n Marrin st, 25x100 and being lot 233 same map. Certificate as to mort dated July 22, 1909. ——

Costello, Mary A to Jacob B Baum. 136th st, n s, 496.10 e Southern Boulevard, 25x100. July 15, 3 years, 5%. July 16, 1909. 10:2565. 6,500

Costello, Mary A to Merie Frerck. 136th st, n s, 496.10 e Southern Boulevard, 25x100. Prior mort $6,500. July 16, due Dec 16, 1911, 6%. July 17, 1909. 10:2565. 1,800

Cunnion, Anna C, Mary M, Malick A and Daniel C and Dorothy A Donovan nee Cunnion to TITLE GUARANTEE & TRUST CO. Perry av, s w cor Mosholu Parkway South, 85x50x110.5x56 11. July 19, due, &c, as per bond. July 20, 1909. 12:3299. 8,000

*Curry, Maria to John Lynch. 232d st, n s, 555 e 2d av, and being part of lot 851 map Wakefield, begins at centre lot 851, runs n 114 x e 18 x s 114 to st x w 18 to beginning. P M. July 1, 5 years, 6%. July 17, 1909. 2,900

*Cohen, Samuel to Fredk J Schuh and ano, of Stroudsberg, Pa. St Pauls av, w s, 287 s Bronx and Pelham Parkway, 50x124, and being lots 36 and 37 map of lots Elizabeth Schuh at Westchester; also St Pauls av, w s, 112 s Bronx and Pelham Parkway, and being lots 43 and 44, 50x124, same map; also Bronx and Pelham Parkway, s s, 50 w St Pauls av, and being lots 47 and 48 same map, 50x—. P M. July 15, 5 years, 5%. July 16, 1909. 4,000

*Devlin, Michael E to Lucy M Arnold. Av B, extends from 8th to 9th st, 216x205, Unionport, except part for Tremont av. July 17, due Jan 17, 1910, 6%. July 20, 1909. 8,000

Diel, Peter to Emma C Weick. Fox st, e s, 100 n Home st, 25x100. July 16, 1909, 3 years (?), reads due 1909, 5%. July 16, 1909. 11:2974. 3,500

Dosso, John B to The Alwell Realty Co. Manida st, w s, 225 s Spofford av, 25x100. July 16, 3 years, 5%. July 17, 1909. 10:2768. 4,500

Same to Mary M Le Vien and ano. Manida st, w s, 200 s Spofford av, 25x100. July 16, 3 years, 5%. July 17, 1909. 10:2768. 4,500

Daub, Jacob to Mary E Halley. Bathgate av, w s, 335 s 172d st, 25x120, except part for av. P M. July 15, 3 years, 5%. July 16, 1909. 11:2913. 2,700

*Diener, Louisa B to The Alwell Realty Co. Gleason av, s s, 75 w 172d st, 50x106.8, Westchester. July 16, due, &c, as per bond. July 17, 1909. 4,000

*Del Gaudio, Rebecca to Charles Dettner. Gleason av, s s, 50 w 174th st, 25x106.8. July 15, 5 years, 5½%. July 16, 1909. 4,500

Dunn, Wm P to Catherine Conway. Popham av, w s, 369.10 n 176th st, 25x108.8x25.2x105.3. July 14, 1 year, 5%. July 16, 1909. 11:2877. 1,000

*Dusch, Philip and Edw R Millbrad to Herman Tuchman. Parker av, w s, 225 s Lyon av, 25x130. P M. Prior mort $4,000. July 15, 1 year, 6%. July 16, 1909. 500

De Forest, Lee to The Along the Hudson Co, a corpn. River Drive, w s, — s 232d st, and 20 s of n line of land of party 1st part and contains 17,000 sq ft, Spuyten Duyvil. P M. Apr 22, 3 yrs, 5%. July 17, 1909. 13:3411. 7,800

Dalton, Matthew to Francis Speir and ano trustees Susanne L Green. Woodlawn road late Scott av, s e cor Decatur av, 52.4x 121.3x50x105.11; Hull av, s s, 155.11 e Mosholu Parkway, 75x 110. July 1, 3 years, 5%. July 21, 1909. 12:3332. 8,500

*Dillon, M J Regina to George Wenner. Roselle st, s e cor Poplar st, 29x100.8x24x100.5. Prior mort $3,200. July 17, due, &c. as per bond. July 21, 1909. 2,000

Enners, Gertrude to William Sittig. Findlay av, No 1276, e s, 106.8 s 169th st, 16.7x100. P M. Prior mort $3,000. July 10, due, &c, as per bond. July 20, 1909. 9:2436. 1,000

Ekwanok Realty Co and Keshin, Blitstein & Co with LAWYERS TITLE INS & TRUST CO. Anthony av, n w cor 175th st, 135.7x 59.6. Subordination agreement. July 14. July 16, 1909. 11:2890. nom

Eusner, Romanus to Lena Maier. Katonah av, s w cor 236th st, 25x100. July 22, 1909, due Jan 1, 1914, 5%. 12:3376. 7,000

Eberhard, Christine to EMIGRANT INDUSTRIAL SAVINGS BANK. 175th st, n s, 31.1 e Webster av, 25x99.5x25x99.4. July 22, 1909, 3 years, 5%. 11:2900. 3,500

*Eitner, Felix H to Theckla Bischoff. Commonwealth av, e s, 50 n Mansion st, 25x100 and being lot 100 block B map No 430 of Mapes Estate. P M. July 16, 3 years, 5%. July 19, 1909. 3 000

*Same to same. Same property. P M. Prior mort $3,000. July 16, 3 years, 5%. July 19, 1909. 900

Freudenvoll, Francis, Jr, to Abraham Heiman. Crotona av, e s, 96 n Oakland pl, 24x100. P M. July 16, 3 years, 5½%. July 17, 1909. 11:3095. 2,350

Funke, Johanna C and Edw A her husband to Oscar Scherer. Bedford Park Boulevard, e s, 50 s Briggs av, 85x100. July 19, due July 1, 1914, 5%. July 20, 1909. 12:3298. 14,000

Flanagan, Wm E to Jas C Brady. Woodycrest av, w s, abt 165 n Boscobel av, 50x108.9x50x105, and being lots Nos 6 and 7 parcel 15 map No 1174, showing subdivision of estate Wm B Ogden at Highbridge. July 17, 3 years, 5%. July 19, 1909. 11:2873. 2,000

Friedman & Rabinowitz, Inc, to Louis Hinrichs of Glen Ridge, N J. Longfellow av, Nos 1430-1432, e s, 225 e Jennings st, runs e 137.6 x s 26.1 x s again 25.5 x w 140.1 to av x n 50 to beginning. July 22, 1909, due, &c, as per bond. 11:3007. 5,500

Same to same. Same property. Certificate of consent to above mort. July 22, 1909. 11:3007. ——

Fusco, Giuseppe to Caroline S Fellowes. Morris av, n e cor 181st st, 58.9x70.3. July 6, 3 years, 5%. July 22, 1909. 9:2411. 12,500

French, Wm J to Mary L O'Sullivan. 178th st, No 158, s w s, 192.1 w Grand Boulevard and Concourse, 25x94.1x25x94.2. P M. Prior mort $4,000. July 21, 1909, 2 years, 6%. 11:2808. 1,000

Forbes, Mary wife of and Samuel to Alfred R Loweth. Arthur av, e s, 75.7 s 180th st, runs e 96 x n e 25.5 x w 100.4 to av x s 25 to beginning. July 20, due Nov 12, 1910, 6%. July 21, 1909. 11:3096. 1,000

Giordano, Tommaso to HARLEM SAVINGS BANK. 180th st, s s, 50.3 e Prospect av, 50x100. July 19, 1909, 1 year, 5%. 11:3109. 3,000

Giordano, Tommaso to HARLEM SAVINGS BANK. Prospect av, s e cor 180th st, 100x50.3. July 19, 1909, 1 year, 5%. 11:3109. 5,000

*Germansky Construction Co to Nannie K Lane. 235th st, s s, 185.7 e Carpenter av, 20.4x114.6. July 13, 3 years, 5½%. July 20, 1909. 3,500

*Same to same. Same property. Certificate as to above mort. July 19. July 20, 1909. nom

Goldring, Rebecca G to Royal Holding Co. Lafontaine av, w s, 37.6 n 178th st, 37.6x100. July 19, due Sept 1, 1909, 6%. July 20, 1909. 11:3061. 1,082.62

*Gamache, Delphine to Susie Mang. Taylor st, w s, 225 s Morris Park av, and being lot No 207 map Van Nest Park, except part for Taylor st, 25x100. P M. Prior mort $4,000. July 19, due July 1, 1911, 6%. July 20, 1909. 1,500

Gill, Geo A to EMIGRANT INDUSTRIAL SAVINGS BANK. Bathgate av, w s, 246.7 s 180th st, 28.5x93.3x28.5x93.2. July 21, 3 years, 4½%. July 22, 1909. 11:3046. 2,000

Gans, Bertha to LAWYERS TITLE INS & TRUST CO. Prospect av, w s, 75 n 150th st, 20x100. July 19, 5 years, 5%. July 22, 1909. 10:2674. 8,500

Same and Jos S Emerman with same. Same property. Subordination agreement. July 19. July 22, 1909. 10:2674. nom

Geoghegan, Patk A to TITLE GUARANTEE & TRUST CO. Trinity av, e s, 280 s 156th st, 20x82.9x20.2x83.7. July 20, due, &c, as per bond. July 22, 1909. 10:2635. 5,500

Same property. Trinity av, e s, 220 s 156th st, 20x85.3x20x86.1. July 20, due, &c, as per bond. July 22, 1909. 10:2635. 5,500

Same to same. Trinity av, e s, 240 s 156th st, 20x84.5x20x85.3. July 20, due, &c, as per bond. July 22, 1909. 5,500

Same to same. Trinity av, e s, 260 s 156th st, 20x83.7x20x84.5. July 20, due, &c, as per bond. July 22, 1909. 10:2635. 5,500

*Germansky Construction Co to Leo F Gieberich. 235th st, s s, 165.7 e Carpenter av. 20x114.6. July 15, 2 years, 6%. July 17, 1909. 1,000

*Germansky Construction Co to Leo F Gieberich. 235th st, s s, 125.7 e Carpenter av, 20x114.6. July 15, 2 years, 6%. July 17, 1909. 1,000

*Germansky Construction Co to Marie E Hauser. 235th st (21st av), s s, 125.7 e Carpenter av, 20.1x114.6. Certificate as to mort dated July 15. July 17, 1909. ——

*Germansky Construction Co to Marie E Hausser. 235th st, s s, 105.6 e Carpenter av, 20.1x114.6. July 15, 3 years, 5½%. July 17, 1909. 3,500

*Germansky Construction Co to Leo F. Gieberich. 235th st, s s, 145.7 e Carpenter av, 20x114.6. July 15, due Jan 15, 1911, 6%. July 17, 1909. 1,000

*Germansky Construction Co to Leo F Gieberich. 235th st, s s, 105.6 e Carpenter av, 20.1x114.6. Prior mort $3,500. July 15, due Jan 15, 1911, 6%. July 17, 1909. 1,000

*Garland, Bernard F to HARLEM SAVINGS BANK. St Ouen st, s w cor Lane st, 50x100. July 21, 1909, 3 years, 5%. 4,500

German Real Estate Co to TITLE GUARANTEE & TRUST CO. 236th st, s s, 85 e Katonah av, 3 lots, each 28.7x100. 3 building loan morts, each $5,000. July 20, 3 years, 6% until buildings are completed, and 5% thereafter. July 21, 1909. 12:3384. 15,000

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Same to same. 236th st, s s, 170.9 e Katonah av, 28.6x100. Building loan. July 20, 3 years, 6% until building is completed, and 5% thereafter. July 21, 1909. 12:3384 5,000

Same to same. 236th st, s s, 199.3 e Katonah av, 3 lots, each 28.7 x100. 3 building loan morts, each $5,000. July 20, 3 years, 6% until completion of buildings, and 5% thereafter. July 21, 1909. 12:3384. 15,000

Same to same. 236th st, s s, 85 e Katonah av, 200x100. Certificate as to 7 morts for $5,000 each. July 20. July 21, 1909. 12:3384.

Goetz, Joseph with Josephine and Theo H Fishel. 138th st, n s, 242.10 e St Anns av, 39.3x100. Extension of mort for $10,000 to July 10, 1911, at 6%. July 22, 1909. 10:2551-2552. 10,000

Gaines-Roberts Co to DRY DOCK SAVINGS INSTN. Southern Boulevard, w s, 443 s Westchester av, 40x129.8x40x128.2. July 15, due, &c, as per bond. July 16, 1909. 10:2725. 20,000

Same to same. Same property. Certificate as to above mort. July 15. July 16, 1909. 10:2725.

Hudson Structural Steel Co to BROADWAY SAVINGS INSTN of N Y. 136th st, Nos 677 to 685, n s, 99.4 w Southern Boulevard, 100x100.5. P M. July 16, due Nov 1, 1912, 5%. July 20, 1909. 10:2565. 16,000

*Hickey, Martha with Mary Murphy. Plot begins 240 e White Plains road at point 425 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Extension of mort for $3,500 to July 10, 1912, % as per bond. July 15. July 19, 1909. nom

Home St Realty Co to North American Mortgage Co. Home st, n s, 86.5 e Longfellow av or st, 50x100. July 16, 1 year, 6%. July 19, 1909. 11:3006. 25,000

Same to same. Same property. Certificate of consent to mort as above. July 16. July 19, 1909. 11:3006.

Hudson Structural Steel Co to Joseph Buellesbach. 136th st, n s, 99.4 w Southern Boulevard, 100x105. P M. Prior mort $16,000. July 16, due Apr 16, 1919, 5½%. July 19, 1909. 10:2565. 9,750

Hinze, Hermine with Antonia Realty Co. Brook av, w s, 40 n 135th st, 40x90. Extension of mort for $26,500 to June 1, 1912, at 5½%. May 12. July 17, 1909. 9:2263. nom

Hoffman, Herbert P, of Westfield, N J, to TITLE GUARANTEE & TRUST CO. Hughes av, n e cor 183d st, 50x50. July 17, due, &c, as per bond. July 19, 1909. 11:3087. 13,000

Same to Lena J Eilenberg. Hughes av, n e cor 183d st, 100x50. Prior mort $25,000. July 17, due, &c, as per bond. July 19, 1909. 11:3087. 2,500

Hemmerdinger, Louis to TITLE GUARANTEE & TRUST CO. Beck st, e s, 200 n 156th st, 25x100. July 16, 1909, due, &c, as per bond. 10:2707. 8,000

Henry, Cath A and Charles F her husband to Thornton Bros Co. Findlay av, No 1274, e s, 123.4 s 169th st, 16.8x100. P M. Prior mort $3,000. July 7, due, &c, as per bond. July 16, 1909. 9:2436. 1,900

*Hale Building & Realty Co to Emily A Kuerzi. 203d st, s s, Timpson av, e s, road to Westchester, n s, and Post av, w s, the blk, 200x34x221x128.4, and being lots 325 to 333 map Adee Park. July 15, due, &c, as per bond. July 16, 1909. 4,500

Herzog, Max A to LAWYERS TITLE INS & TRUST CO. Union av, No 612, s e cor 151st st, 17.6x90. July 21, 5 years, 5%. July 22, 1909. 10:2674. 10,500

Hammond, Eugene H to Amelia Smith of Brooklyn. 170th st, n s, 108.7 e Crotona av, 30.7x31.10x29.3x32.3. July 21, 1 year, 6%. July 22, 1909. 11:2937. 3,500

Herzog, Max A to Esther Cohen and ano. Union av, No 612, s e cor 151st st, 17.6x90. P M. Prior mort $10,000. July 21, 2 years, 6%. July 22, 1909. 10:2674. 15,000

IRVING SAVINGS INSTN with Hyman Schulman. Cypress av, No 354, e s, 260 s St Marys st, 40x100. Extension of mort for $25,000 to Feb 11, 1913, at 5%. July 14. July 17, 1909. 10:2571. nom

Ingles, Edw H to F & M Schaefer Brewing Co. Jerome av, No 2654. Saloon lease. July 20, 1909, demand, 6%. 11:3191. 2,800

Johnson, Geo F with John M Gibson. Hewitt pl, e s, 256.7 n Longwood av, 2 lots, each 40x100. Extension of 2 morts for $8,000 each to May 1, 1911, at 6%. July 7. July 22, 1909. 10:2696. nom

Same with same. Hewitt pl, e s, 336.7 n Longwood av, 6 lots, each 40x100. Extension of 6 morts for $9,000 each to May 1, 1911, at 6%. July 7. July 22, 1909. 10:2696 and 2689. nom

Jacobs Construction Co to Andreas Reich. Washington av, Nos 1093 and 1095, on map No 1093, w s, 37 n 166th st, 35x97.8x35x97.10. Certificate as to mort for $30,000. July 16. July 17, 1909. 9:2388.

Jacobs Construction Co to Andreas Reich, of Brooklyn. Washington av, Nos 1093 and 1095, on map No 1093, w s, 37 n 166th st, 35x97.8x35x98. July 16, 5 years, 5%. July 17, 1909. 9:2388. 30,000

Johnson, August W to A Hupfels Sons. St Anns av, No 169. Saloon lease. July 14, demand, 6%. July 22, 1909. 9:2263. 5,650

*Kennedy, James to William Sprenger. Saratoga av, n s, 50 w Newport st, 100x100. Prior mort $5,000. July 21, 2 years, 6%. July 22, 1909. 1,500

Kraus, David to Daniel Brady. Tremont av, s s, 50 w Marmion av, 50x100. P M. Prior mort $5,500. July 20, 3 years, 5½%. July 21, 1909. 11:2956. 4,500

Kearns, Ellen K to EMIGRANT INDUSTRIAL SAVINGS BANK. 145th st, No 515, n s, 125 e Brook av, 25x100. July 15, 5 years, 5%. July 16, 1909. 9:2272. 9,500

Kearns, Ellen to Michael J Sullivan. 145th st, Nos 513 and 515, n s, 100 e Brook av, 50x100. Prior mort $20,500. July 15, due, &c, as per bond. July 16, 1909. 9:2722. 3,500

Kuser, Virginia, of Rockville Centre, N Y, with Owen Judge. 157th st, n s, 250 w Elton av, 25x100. Extension of 2 morts for $1,700 and $200 to Sept 12, 1914, at 5%. June 29. July 16, 1909. 9:2379. nom

Kallmann, Heyman to TITLE GUARANTEE & TRUST CO. 169th st, No 804, s s, 43.11 e Union av, 18.10x73.11x18.4x80. July 14, due, &c, as per bond. July 16, 1909. 10:2682. 4,500

Kern, John G (and Maria A his wife in bond only) to James V Kern. 201st st, e s, 42.8 n Bainbridge av, 21x100. July 1, 2 years, 5%. July 17, 1909. 12:3299. 4,000

Katonah Construction Co to Theodore Wentz. Southern Boulevard, w s, 36.3 s 178th st, 72.6x85.7x66.1x115.5. Certificate as to mort for $6,000. July 14. July 16, 1909. 11:3117.

*Keller, George to Peter Otten. Westchester av, s w cor 171st st, runs w 99.5 x s and along e s Classon Point road 163.1 x e 108.11 to w s 171st st x n 181.6 to beginning, Westchester. Prior mort $15,000. July 14, due, &c, as per bond. July 16, 1909. 3,000

Kellwood Realty Co to TITLE GUARANTEE & TRUST CO. Whitlock av, w s, 250 n Barretto st, 226.11x100. Certificate as to 6 morts for $21,000 each. July 7. July 16, 1909. 10:2735.

Kight, Alonzo B to Edw J O'Gorman, of Summit, N J. 3d av, e s, 47.3 n St Pauls pl, 40x100. July 15, due Dec 1, 1911, 6%. July 16, 1909. 11 2:27. 7,000

Kohl, Henry to Elizabeth Malone. Eagle av, No 816 (Av A), e s, 466.8 s 161st st, 16.8x100. P M. July 19, 1909, due, &c, as per bond. 10:2626. 3,700

Klein, Elizabeth to EMIGRANT INDUSTRIAL SAVINGS BANK 137th st, No 421 (677), n s, 250 e Willis av, 25x100. July 20, 1909, 5 years, 4½%. 9:2282. 14,000

Kemp-Jones Realty Co to Francis P Ranney and ano trustees Cath H Ranney. Summit av, w s, 361.6 s 165th st, 25x92. July 20, 1909, 3 years, 5%. 9:2523. 6,500

Same to same. Same property. Certificate of consent to mort as

Kemp-Jones Realty Co to Emeline A Kemp, of Sharon Springs, N Y. Summit av, w s, 436.6 s 165th st, 25x92. July 20, 1909, 3 years, 5%. 9:2523. 6,500

Kemp-Jones Realty Co to Emiline A Kemp, of Sharon Springs, N Y. Summit av, w s, 411.6 s 165th st, 25x92. July 20, 1909, 3 years, 5%. 9:2523. 6,500

Same to same. Same property. Certificate of consent to mort as above. July 20, 1909. 9:2523.

Kemp-Jones Realty Co to Francis P Ranney and ano trustees Cath H Ranney. Summit av, w s, 386.6 s 165th st, 25x92. July 20, 1909, 3 years, 5%. 9:2523. 6,500

Lamberti Construction Co to North American Mortgage Co. Lyman pl, w s, 142.8 n 169th st, 50x irreg. Certificate as to mort for $30,000. July 9. July 17, 1909. 11:2970.

Lamberti Construction Co to North American Mortgage Co. Lyman pl, w s, 142.8 n 169th st, 50x90.3x53.4x112.11. July 13, 1 year, 6%. July 17, 1909. 11:2970. 30,000

Lewis, Samuel to Leon A Rosenthal. Clinton av, No 1996, e s, 20.5 s 179th st, 24.7x100. Prior mort $5,000. July 13, due, &c, as per bond. July 16, 1909. 11:3093. 1,500

Laine Realty Co to Honora Kingston. Lot begins 250 n Lafayette av and 150 w Faile st, runs n 75 x w 113.4 to e s Hunts Point road x s 77.6 x e — to beginning. P M. July 15, due June 1, 1913, 5%. July 16, 1909. 10:2762. 11,400

Laine Realty Co to Honora Kingston. Lot begins 150 n Lafayette av and 100 w Faile st, runs n 100 x w — to e s Hunts Point road x s 102.9 x e 122.1 to beginning, except part for road. P M. July 15, due June 1, 1913, 5%. July 16, 1909. 10:2762. 24,000

Lenihan, William D, Jr, to Harry Cahn and ano. Minford pl, No 1435, w s, 188.8 n Jennings st, 16.8x100x16.9x100. P M. Prior mort $2,800. June 15, 1 year, 6%. July 20, 1909. 11:2977. 1,200

Lynch, Sarah to Chas E Mahony, of Brooklyn. Cambreling av, w s, 150 s 183d st, late Columbine st, 50x100. Sept 15, 1905, 1 year, 6%. July 20, 1909. 11:3086. 250

Lynch, Sarah V to Chas E Mahony, of Brooklyn. Cambreling av, w s, 150 s 183d st, late Columbine st, 50x100. Apr 24, 1907, demand, —%. July 20, 1909. 11:3086. notes, 308

*Laskiewicz, Katie and Michael Laskiewicz her husband to Fredk W Trumpler. 223d st, late 9th av, s s, 375 e 4th av, and being e ¼ part of lot No 317 map A, Wakefield, 25x114. July 13, 3 years, 6%. July 17, 1909. 1,500

Lawler, Emma R H to Christopher C Keenan. Macy pl, No 866, s s, 158.11 e Prospect av, runs s w 86.5 x w 5 x s w 39 x s 24.6 x n e 35.1 x n e again 120.8 to pl x n w 25 to beginning. July 6, 3 years, 5%. July 19, 1909. 10:2688. 5,000

Lechnyr, Mary with Caroline A Brundage trustee for Wm H Young. Webb av, No 2464. Subordination agreement. July 9. July 19, 1909. 11:3219. nom

Same with Commissioners for Loaning Certain Moneys of the U S of the County of N Y. Webb av, Nos 2460 and 2462. Subordination agreement. June 30. July 19, 1909. 11:3219. nom

Leibinger, Bertha M M to Joseph Liebertz. Southern Boulevard No 2437, w s, 356.4 n 187th st, 18.7x75.3x18.4x78.1. July 1, 3 years, 6%. July 22, 1909. 11:3115. 3,000

Leibinger, Bertha M M to Joseph Liebertz. Southern Boulevard, No 2435, w s, 337.7 n 187th st, 18.9x78.1x18.6x81. July 1, 3 years, 6%. July 22, 1909. 11:3115. 3,000

Lucey, Patrick to A Hupfels Sons. Hughes av, No 2243. Saloon lease. June 24, demand, 6%. July 22, 1909. 11:3071. 2,500

Lifland, David to Jacobs Construction Co. Washington av, No 1089, n w cor 166th st, 35x97.10x37x98.1. P M. Prior mort $42,000. July 15, 4 years, 6%. July 17, 1909. 9:2388. 10,000

Lifland, David to Jacobs Construction Co. Washington av, No 1093-1095, on map No 1093, w s, 37 n 166th st. 35x97.8x35x98. Prior mort $30,000. July 15, 4 years, 6%. July 17, 1909. 9:2388. 7,000

Lagomarsino, Bennett to Michael Corcoran. 176th st, n e s, 175.8 n w Prospect av, 25.2x110x25x112. July 21, 1909, due July 1, 1911, 5%. 11:2951. 1,400

Larsen, Hans M to Alfred Rauchfuss guardian Madeleine Rauchfuss. Aqueduct av East, No 2330, e s, 25.4 n North st, 25.4x66.1 x25x70.4. July 20, 3 years, 5%. July 21, 1909. 11:3209. 3,000

Lawyers Mortgage Co with J Freiderike F Hildebrandt. 165th st, n s, 58.3 w Forest av, 19.5x88. Extension of mort for $2,500 to Jan 24, 1912, at 5%. July 7. July 22, 1909. 10:2650. nom

Lawyers Mortgage Co with Adelia L Clarke. Decatur av, s e s, 152.1 e Southern Boulevard or Bedford Park Boulevard, 50x120. Extension of mort for $4,700 to July 27, 1912, at 5%. July 7. July 22, 1909. 12:3280. nom

*Lenihan, William D, Jr, to Bernard M L Ernst. 217th st, late 3d av, s s, being e ½ lot 364 map Wakefield, 50x105. Prior mort $2,750. July 19, due Feb 15, 1910, 6%. July 20, 1909. 750

Mahoney, Mary C A to Louis Eickwort of Mt Vernon, N Y. Oak Tree pl, No 612, s s, 138.9 w Hughes av, 18.9x95. P M. Prior mort $4,500. July 10, due Jan 10, 1913, 6%. July 19, 1909. 11:3070.

Meehan (Jas F) Co with City Mortgage Co. Tiffany st, n e cor Southern Boulevard, 100x150. Subordination agreement. July 15. July 19, 1909. 10:2733. nom

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Mortlock, Florence A to HARLEM SAVINGS BANK. Barker av, n e cor Elizabeth st, 25x100. July 19, 1909, 3 years, 5%. 800

*Melrose Realty Co to Nicola Galante. 230th st, n e s, 250 s e 6th st, or av, 50x114.5. July 10, due, &c, as per bond. July 20, 1909. 350

*Melrose Realty Co to Nicola Galante. Lots Nos 73 and 74, w 25 ft, map of lot of Williamsbridge. July 19, due, &c, as per bond. July 20, 1909. 500

Murphy, Patrick or Patrick J to Catherine Tighe. Cedar av, n w cor 177th st. 126.6x97.6x127.1x89.2. Prior mort $25,000. June 30, demand, interest as per bond. July 20, 1909. 11:2883. 6,000

McLernon Realty & Construction Co to SAVINGS BANK of UTICA, N Y. Grand av, No 2453 (6th av), c l, 145 n Fordham Landing road, runs w 132.1 to e s Croton Aqueduct x n 75.8 x e 132.1 to av x s 75.8, except part for Grand av. Prior mort $6,000. July 19, due, &c, as per bond. July 20, 1909. 11:3213. 3,000

McAuley, Michl J to HARLEM SAVINGS BANK. Hoe av, No 1235, w s, 50 s Freeman st, 18.7x65.1x18.8x63.9. July 20 ,1909, 3 yrs, 5%. 11:2979. 4,000

McLernon Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Grand av, No 2453, late 6th av, w s, 145 n Fordham Landing road, 75.7x132.1. Certificate as to mort for $3,000. July 19. July 20, 1909. 11:3213. ——

Malcolm (Thos D) Construction Co to Alexander R Thompson. Woodycrest av, s e cor 166th st, 50x100.9. Certificate of consent to mort for $57,000. July 19. July 20, 1909. 9:2509. ——

Malcolm (Thos D) Construction Co to THE GERMAN SAVINGS BANK in the City of N Y. Woodycrest av, s e cor 166th st, 50x100x62.6x100.9. July 19, 3 years, 4½%. July 20, 1909. 9:2509. 57,000

Same to same. Same property. Certificate of consent to mort. July 19. July 20, 1909. 9:2509. ——

*Murphy, Mary with Eliza A Kahler. Plot begins 240 e White Plains road at point 400 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Extension of mort for $3,500 to July 10, 1912, at 5%. May 20. July 19, 1909. nom

McDermott, Mary to Ida L Davis. Woodycrest av, w s, 80.3 s 168th st, 60.3x114.3x30x104.7. July 15, 3 years, 6%. July 17, 1909. 9:2515. 4,000

*Mack, Mathilda, of Englewood, Colo, and Wilhelmina Nickel, of N Y, to George Hauser. Van Buren st, e s, 100 n Columbus av, 25x100. July 3, due July 1 ,1912, 5%. July 17, 1909. 3,500

*Mabie, Judson D, of Brooklyn, to Whitehall Realty Co. Ely av, e s, 100 s Nereid av, 25x95 and being lot No 9 blk 27 map of sec 1 of Bathgate estate. July 1, 2 years, 5%. July 22, 1909. 615

*MT VERNON TRUST CO and Adelaide Burlando with Benj F Elgar. Barnes av, w s, 76.5 s 215th st, 25.6x39.4x25x84.4. Subordination agreement. July 1. July 16, 1909. nom

*MT VERNON TRUST CO and Adelaide Burlando with Benj F Elgar. Barnes av, w s, 50.11 s 215th st, 25.5x84.4x25x79.5. Subordination agreement. July 1. July 16, 1909. nom

*MT VERNON TRUST CO and Adelaide Burlando with Benj F Elgar. Barnes av (4th st or av), w s, 25.5 s 215th st (1st st or av), 25.5x79.5x25x74.5. Subordination agreement. July 1. July 16 ,1909. nom

Same with Eleanor Elgar et al exrs, &c, James Elgar. Barnes av, w s, 101.11 s 215th st, 25.5x94.3x25x89.4. Subordination agreement. July 1. July 16, 1909. nom

*Mackenzie, Annie F wife Archibald T to Eliza K Dooling. Ellis av, n s, 405 w Av C ,50x108, Unionport. July 16, 3 years, 5%. July 17, 1909. 4,000

*Mackenzie, Annie F wife Archibald T to Eliza K Dooling. Ellis av, late 13th st, n s, 305 w Av C, 25x108, Unionport. July 16, 3 years, 5½%. July 17, 1909. gold, 3,500

*Mackenzie, Annie F wife Archibald T to Eliz K Dooling. Ellis av, n s, part lot 362 map Unionport, begins 25 w line bet lots 360 and 362, 25x108. July 16, 3 years, 5½%. July 17, 1909. gold, 3,500

Macy, Theodore M and Frederick McCarthy to Henry Humphreys. Park av, n e cor 187th st, 102.6x100. July 15, 1909, 1 year, 5½%. July 16, 1909. 11:3041. 2,500

*Moffatt, Annie J to Henry Danenfelser. Westchester av, No 2128, s s, 300 w from n w cor of stone wall enclosing Wm Posts acre plot. July 2, due, &c, as per bond. July 17, 1909. 3,000

McDermott, Michl M to Jessie C McBride. Woodycrest av, e s, 343.10 s 168th st, 75x100. July 13, 1 year, 5½%. July 17, 1909. 9:2510. 5,500

*McKeon, Ellen to Eugene L Brisach. 3d av, s e cor 1st st, 100x100x100x—. July 16, 1 year, 6%. July 22, 1909. 500

Muller, Annie M J and Annie Sponheimer to William Hodgson. Bainbridge av, e s, 300 s Woodlawn road, 50x100. Prior mort $1,500. July 12, due, &c, as per bond. July 22, 1909. 12:3334. 4,500

Meade, Julia with Wm J French. 178th st, No 158 East. Extension of $4,000 mort until Aug 10, 1912, at 5%. July 21. July 22, 1909. 11:2808. nom

Metzler, Henry to A Hupfels Sons. 141st st, No 1178 East. Saloon lease. July 8 ,demand, 6%. July 22, 1909. 10:2598. 2,000

*Montagna, Pasquale to Carmine Squillante, 226th st, No 829, n s, 280 e 4th av, 25x114, Wakefield. P M. July 20, 2 years, 6%. July 22, 1909. 1,400

*Nathan, Marcus to DOLLAR SAVINGS BANK. Westchester av, n w cor Parker av, 55x68.3x55x68.6. July 20, 1909, due June 1, 1912, 5½%. 7,000

*O'Connor, Lawrence to Wm P F White. Monticello av, w s, 350 s Randall av, 50x100, Edenwald. July 20, 1909, due, &c, as per bond. 400

*O'Neill, Michael to DOLLAR SAVINGS BANK of City of N Y. Westchester av, n w cor Theriot av, 100x—x100x25, and being lots Nos 86 to 89 map 370 lots McGraw estate, except part for Westchester av. July 15, due June 1, 1912, 5½%. July 16, 1909 14,000

*O'Neill, Nicholas to Manhattan Mortgage Co. Richardson av (Fulton st), e s, 240 s 237th st (Elizabeth st), 25x120, Eastchester. Building loan. July 15, due, &c, as per bond. July 16, 1909. 3,500

Primavera, Nicola with Raffaele De Virgilias et al. Woodlawn road, No 3203. Extension of mort for $1,900 to July 1, 1911, at 6%. July 19. July 20, 1909. 12:3335. nom

*Penfield, Wm D to Chas F Terhune. De Milt av, s s, lots 66 to 69 and 133 to 136 map Penfield property at So Mt Vernon, 200x200 to n s Penfield av. July 1, 2 years, 6%. July 17, 1909. 5,000

Pirk, Amalia to Edw P Orrell. Clinton av, w s, 94.6 s 181st st, runs w 41.1 x s 5.6 x w 50 x s 19 x e 91.1 to av x n 24.6 to beginning. July 21, due Jan 1, 1910, 5%. July 22, 1909. 11:3096. 3,100

Potter, Roger to Mary Potter his wife. Rider av, w s, 593 s 144th st, runs w 125 to Mott Haven Canal x s 50 x e 125 to av x n 50. June 29, 3 years, 5%. July 16, 1909. 9:2340. 15,000

Peugnet, Ramsay of Yonkers, N Y and Jules J and Eliza H Peugnet of N Y to EMIGRANT INDUSTRIAL SAVINGS BANK. Kingsbridge road, w s, at n w s Fordham road, runs s w 87.9 x n w 106.6 x s w 44 x n w 58.5 x n e 81.8 x s 77.3 x s e 26.6 x e 107.1 to Kingsbridge road x s 63 to beginning, except part for roads July 20, 3 years, 4½%. July 21, 1909. 11:3154. 11,000

Phillips, Simon to Wm E Rabell. Vyse av, No 1133, w s, 120 n 167th st, 20x100. July 20, 3 years, 5%. July 21, 1909. 10:2752. 7,500

Patten, Wm S with Fredk M Mellert. Tiebout av, e s, 83.3 n 189th st, 20x100. Extension of mort for $8,000 to Dec 8, 1913, at 5%. May 26. July 22, 1909. 11:3023. nom

Rogers, Mary E to Jas E Wagner exr and trustee Emma Brown. Lot No 111 map of Village of Mt Eden, except part taken for Belmont st and Walton av. July 19, 3 years, 6%. July 20, 1909. 11:2845. 1,250

Rehbock, August to Arthur C Hearle. Belmont av, s e cor 182d st, 74.1x27.7x87.3x28. Prior mort $22,400. Feb 20, demand, 6%. July 19 1909. 11:3083. 5,000

Rossano, Nicola and Michele Jovine to Eliz K Dooling. Cambreleng av, w s, 100 n 186th st, 25x87.6. July 17, 3 years, 5½%. July 19, 1909. 11:3074. 10,500

Romeo-Serra Construction Co to City Mortgage Co. Southern Boulevard, n e cor Tiffany st, 150x100. Building loan. July 15, demand, 6%. July 19, 1909. 10:2733. 85,000

Same to same. Same property. Certificate as to above mort. July 15. July 19, 1909. 10:2733. ——

*Riccio, Dionigi to Hudson P Rose Co. Washington st, n s, abt 60 e Washington pl, and being lot 111 map No 957 of 120 lots Daily estate, 25x105.2. P M. July 16, 3 years, 5½%. July 19, 1909. 375

*Riley, Patrick to Cath S Banning, of Lyme, Conn. Columbus av, n s, 50 e Garfield st, 25x100. July 15, due July 1, 1914, 5%. July 17, 1909. 3,000

Rieger, Christian Jr, Charles and Edward to Carolena H Von Waffenstein. Washington av, Nos 963 to 967, old line, w s, 125 s 164th st, 92.6x100. P M. Prior mort $33,000. July 15, 3 yrs, 5½%. July 16, 1909. 9:2385. 17,000

Reiner, William to TITLE INSURANCE CO of New York. 203d st, late Rockfield st, No 234, s s, 466.5 e Marion av, 25x100. July 21, 3 years, 5%. July 22, 1909. 12:3308. 2,000

Russhon, Mary to John Roberts of Mt Vernon. Decatur av, w s, 295 s 205th st, 25x100. July 22, 1909, 3 years, 5%. 12:3349. 6,000

Ruvane, Julia A of Jersey City Heights, N J to HARLEM SAVINGS BANK. Jerome av, s w cor Burnside av, runs w 227.11 to Davidson av x s 3.6 x e — to Jerome av x n 76.8 to beginning. July 20, 3 years, 5%. July 21, 1909. 11:2862. 30,000

Same and Adolph G Hupfel with same. Same property. Subordination agreement. July 20. July 21, 1909. 11:2862. nom

Same with same. Same property. Subordination agreement. July 20. July 21, 1909. 11:2862. nom

Spuyten Duyvil & Port Morris R R Co to CENTRAL TRUST CO of N Y as trustee (including agreement of N Y C & H R R R Co in reference thereto and to its bonds thereby secured). All the railroad of the Spuyten Duyvil Co extending from its connection with N Y & Harlem R R at or near 149th st all property of every kind, rights, privileges, franchises and net income, revenue, &c. June 1, 50 years, 4%. July 17, 1909. 9:2443, 2348, 2353, 2354, 2357, 2497, 2539, 2540, 2541, 2542, 11:2884, 2882, 2883, 3231, 3243, 3244, 3238, 12:3264, 13-3402, 3407 and 3410. gold bonds, 20,000,000

Simpson, William V with Theodore Wentz. 188th st, s s, 132 w Bathgate av, —x—. Subordination agreement. July 16. July 17, 1909. 11:3057. nom

*Steinmetz Construction Co to Commercial Finance Co. Cottage Grove av, e s, 325 n McGraw av, runs n 50 x e — x s e — x s — x w 125 to beginning; also Lot begins 275 n McGraw av, runs e 25.8 to e boundary of Park Versailles x s 9.5 to intersection of said park and McGraw estate x n w 37 to beginning, being part of lot No 33 blk K map Park Versailles, Westchester. Building loan. July 15, 3 years, 5½%. July 16, 1909. 6,500

*Same to same. Same property. Certificate as to above mort. July 15. July 16, 1909. ——

Schmidt, Mary C and Elizabeth to Carrie Knobloch. Brook av, No 348, e s, 75 s 142d st, 25.6x100. Prior mort $12,000. July 13, due Feb 15, 1911, 5%. July 20, 1909. 9:2268. 800

Schmidt, Mary C and Elizabeth to American Mortgage Co. Brook av, No 348, e s, 75 s 142d st, 25.6x100. July 19, 3 years, 5%. July 20, 1909. 9:2268. 12,000

*Schratt, Charles to Henrietta Stricker. Wilcox st, w s, 100 s Barkley av, 25x100, and being lot No 295 map of property St Josephs Orphan Asylum at Town Dock road. July 16, 3 years, 6%. July 20, 1909. 800

*Schwarz, Mary with Alpherie Vacher. Jefferson st, e s, 150 s Columbus av, 25x100, and being lot No 287 map of portion of Hunt estate at Van Nest. Extension of mort for $800 to July 1, 1910, at 6%. July 14. July 16, 1909. nom

Schneiders, Cath to Matilda Mott. 162d st, No 504, s s, 176.7 w 3d av, 16.8x84.10x16.5x84.10. P M. July 17, 5 years, 5%. July 19, 1909. 9:2366 8,000

Same to same. 162d st, No 506, s s, 159.11 w 3d av, 16.8x84.10x 16.4x84.10. P M. July 17, 5 years, 5%. July 19 ,1909. 9:2366. 8,000

Sweet, Lillis T to Alice M Doremus, of Allenhurst, N J. 184th st, s s, 116.2 w Washington av, 50x100. July 15, due July 16, 1910, 6%. July 19, 1909. 11:3038. 1,000

Scinto, Lorenzo and Wm A Riley to Estates Settlement Co. Brook av, Nos 1345 and 1347, w s, 50 s Anna pl, 41.8x90. P M. Prior mort $30,000. July 16, due, &c, as per bond. July 19, 1909. 11:2893. 3,500

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Schwarzler (O J) Co to John C Lord and ano, Brook av, e s, 34.2 n 169th st, 50x100.6. July 19, 1909, 5 years, 5%. 11:2894. 37,500

Same to same. Same property. Certificate as to above mort. July 19, 1909. 11:2894.

Sullivan, Roger L to Maria Beerli. Decatur av, w s, 109.8 s 193d st and being lot No 15, map No 1237 of 26 lots of property D B Cocks Esq at Fordham, 25x x21x143.3. July 16, 3 years, 5%. July 21, 1909. 12:3275. 2,000

*Sams, Frank to A Hupfels Sons. Westchester av, No 2251, n e cor Glebe av. Saloon lease. July 13, demand, 6%. July 22, 1909. 2,500

Seymour, Fielding A to George D Kingston. Briggs av, No 2878, s e s, 353.8 n e 198th st, 25x125. P M. July 7, due July 22, 1910, 6%. July 22, 1909. 12:3296. 1,000

Swift, Cath C to Benioff Realty Corporation. Devoe terrace, late Park View pl, s e s, 235 s 190th st, 34.1x92.2x69.9x85. P M. Prior mort $7,000. July 15, installs, 6%. July 17, 1909. 11:3219. 1,500

*Serracino, Thomas and Antonetta his wife to Martha A Garrison. Taylor st, w s, 100 s Morris Park av, 25x100 and being lot No 212 map (No 371) of Van Nest Park in 24th Ward, except part for Taylor st. July 16, due, &c, as per bond. July 22, 1909. 4,500

Suydam, Lambert with Israel Leibsohn and ano. Jackson av, n w cor 156th st, 25x77.2x25x76.11. Extension of mortgage for $23,000 to July 9, 1914, at 5%. July 9. July 20, 1909. 10:2636. nom

Same with same. Same property. Extension of mort for $8,000 to Nov 1, 1912, at 6%. July 9. July 20, 1909. 10:2636. nom

Sammis, Rosalie with Emil W Schurman. Lot 27 parcel 15 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Extension of mort for $1,032 to June 20, 1912, at 6%. June 19. July 22, 1909. 11:2873. nom

*Towner, Wm A to DOLLAR SAVINGS BANK of the City of N Y. Roselle st, e s, 113 s Poplar st, 25x100.1x26x100. July 19, 1909, due June 1, 1910, 5½%. 600

*Turnquist, Cath V to Smith R Washburn. Vincent av, w s, 150 n La Salle av, 50 x 87.4 x 50.2 x 85.3, and being lots 272 and 273 map 336 lots property Sisters of Charity. July 21, 1909, 3 years, 6%. 585

Uihlein, Margaretta to Wm F Gorham. Bedford Park Boulevard, s e cor Briggs av, 50x100. July 19, 5 years, 5%. July 20, 1909. 12:3298. 11,000

Van Cortlandt Development & Co-operative Co to J C Vreeland Building Co. Certificate as to mort for $12,000. Jan 8, 1909 July 19, 1909. 12:3394.

Viohl, Annie to The Gaines-Roberts Co. Southern Boulevard, w s, 443 s Westchester av, 40x129.8x40x128.2. P M. Prior mort $20,000. July 15, due, &c, as per bond. July 16, 1909. 10:2725. 7,000

*Valentine, E Russell to Manhattan Mortgage Co. Garfield st, w s, 300 s Columbus av, 25x100. July 19, due, &c, as per bond. July 22, 1909. 3,500

Wright (Wm H) & Son, Inc, to Geo J Palmer. Briggs av, No 2669, w s, 283.1 n 194th st, 18.9x88.7x18.10x88.8. Certificate as to mort for $5,500. July 16. July 19, 1909. 12:3300.

Wright, Wm H & Son, Inc, to Geo J Palmer. Briggs av, No 2669, w s, 283.1 n 194th st, 18.9x88.7x18.8x86.8. July 7, due July 1, 1912, 5%. July 19, 1909. 12:3300. 5,500

Wright, Wm H & Son, Inc, to Arena A Wright. Briggs av, No 2665, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.10. Certificate as to mort for $6,000. July 8. July 19, 1909. 12:3300.

*Wolz, Anton to Samuel Keeler, of Ridgefield, Conn. 6th av, n w cor 215th st, late 1st st, 25x100, Laconia Park. July 17, 3 years, 5½%. July 19, 1909. 2,500

*Wadick, Mary F to Rosa Spiehler. Edgewater terrace, w s, abt 101 s Barkley av, and being lot No 217 map (No 1113A) of property formerly of St Josephs Orphan Asylum on Town Dock road, 25.3x99x25x102.6. July 21, 3 years, 6%. July 22, 1909. 603

*Yung, Jacob to Alpherie Vacher. Jefferson st, e s, 150 s Columbus av, 25x100, and being lot No 287 map of portion Hunt estate. P M. Prior mort $3,800. July 15, due Dec 15, 1912, 6% July 16, 1909. 800

*Zuelch, George to Eleanor Elgar et al exrs James Elgar. Barnes av, late 4th st, or av, w s, 101.11 s 1st st or av, 25.5x94.3x25x89.4, Wakefield. July 1, 3 years, 6%. July 16, 1909. 3,000

*Zuelch, George to Benj F Elgar. Barnes av, late 4th st or av, w s, 25.5 s 215th st, 25.5x79.5x25x74.5. July 1, due, &c, as per bond. July 16, 1909. 3,000

*Zuelch, George to Benj F Elgar. Barnes av, late 4th st or av, w s, 50.11 s 215th st, late 1st st or av, 25.5x84.4x25x79.5. July 1, due, &c, as per bond. July 16, 1909. 3,000

*Zuelch, George to Benj F Elgar. Barnes av, w s, 76.5 s 215th st, 25.5x89.4x25x84.4. July 1, due, &c, as per bond. July 16, 1909 3,000

JUDGMENTS IN FORECLOSURE SUITS.

July 15.

Webster av, w s, 300.4 n 179th st, 75x100. Bronx Borough Bank agt Jacob Schindler et al; James Kearney, att'y; Gilbert H Montague, ref. (Amt due, $9,848.75.)

July 16.

Willow Lane, n w cor Elliott av, 102x176.6x 90x158. Susan E Laytin agt Georgiana Luther et al; Chas W Hulst, att'y; E Mortimer Boyle, ref. (Amt due, $6,157.12.)

105th st, n s, 176.10 w 2d av, 40.8x100.9. Joseph Yeska agt Adolph Messer et al; Max Altmayer, att'y; Royal E T Riggs, ref. (Amt due, $12,801.25.)

July 17.

107th st, No 84 East. Simon Jarett agt Sarah Bahr; Eastman & Eastman, att'ys. Louis Lichlinberg, ref. (Amt due, $7,266.67.)

Edgecomb av, s e cor 142d st, 25x73.11x24.11x 71.3. George Kitt agt Theresa F Burke. Cooper & Baer, att'ys. Wm E Morris, ref. (Amt due, $3,626.)

July 19.

16th st, No 616 East. John H McLain agt Bernat Springer et al; Ferdinand E M Bullowa, att'y; Gilbert A Montague, ref. (Amt due, $5,205.83.)

Delancey st, No 316. Waldron P Brown agt Ruth Cohen et al; Harrison, Elliott & Byrd, att'ys; Michael J Scanlan, ref. (Amt due, $24,210.95.)

163d st, s s, 18.9 w Cauldwell av, 18.9x99. Wm J Auchterlonie agt Clara K Bager. Pickett & Miller, att'ys; Theodore H Friend, ref. (Amt due, $2,122.31.)

College av, n e cor 146th st, 109.7x168.9x irreg. Fannie Lieberman agt Rosalia Meli; Jacob Silberstein, att'y; Arthur M Levy, ref. (Amt due, $5,225.)

Ryer av, w s, 144 s 183d st, 75.6x75.6x75x66.7. Louis Eickwort agt Clarence C Johnson et al; W Russell Osborn, att'y. (Amt due, $1,082.50.)

Fletcher st, Nos 36 to 40. John C Brown agt Rogers & Pyatt et al; Whitridge, Butler & Rice, att'ys; Bankson T Morgan, ref. (Amt due, $103,696.87.)

Sound View pl, w s, lot 97, map of Penfield property, Bronx, James T Penfield agt Richard Kelly; Arthur H Wadick, att'y; Dennis A Spellessey, ref. (Amt due, $1,151.40.)

July 20.

Av A, n e cor 76th st, 25.6x98. Jacob Schlosser agt Marks Rosenberg; F P Hummel, att'y; Mark G Holstein, ref. (Amt due, $16,733.33.)

Vyse av, No 1163. Joseph S Marcus agt Abraham A Silberberg et al; George Rubenstein, att'y; Isham Henderson, ref. (Amt due, $2,047.30.)

127th st, n s, 240 w 3d av, 30x99.11. Julia D Sturges agt Samuel Michelson et al; S P Sturges, att'y; Louis F Doyle, ref. (Amt due, $36,804.16.)

Riverside Drive, e s, 224 s 127th st, runs s 108.2 x e 86 x n 32 x e 9 x n 76.2 x w 95 to beg. Bergen Realty Co agt Anna McAlpin; Edw L Blackman, att'y; Edgar J Nathan, ref. (Amt due, $63,577.38.)

LIS PENDENS.

July 17.

Walker st, s s, 51.2 e Church st, 4x42.5. Wm E Bloodgood et al agt Jeremiah C Lyons et al; action to restrain, &c; att'ys, Mann & Mann.

24th st, n s, 218 e 11th av, 75x98.9. Benjamin Riesner agt Lee McCallum et al; action to foreclose lien; att'y, G H Epstein.

140th st, n s, 95 w Convent av, 18x99.11. Frederick Luttle, trustee, agt Geo F Fish et al; action to set aside deed; att'y, M Kamber.

July 19.

Liberty st, Nos 114 to 118, and Cedar st, Nos 119 and 121. Portland Co agt Louis L Williams et al; action to declare lien; att'ys, Flannagan & Erskine.

4th av, s w cor 32d st, —x33.8x irreg. Robert Lee Morrell agt Joseph H Beams, trustee, et al; partition; att'y, C H Topping.

July 20.

168th st, Nos 581 & 583 East. James E Kelly agt Edw D Hill; action to declare lien; att'y, R & E J O'Gorman

78th st, No 132 West. Geo C Weiss, committee, agt Kate M Henne; partition; att'y, S A Syme.

145th st, s s, 375 e Willis av, 25x100.

148th st, No 379 East.
Lina Ehmann agt Jennie Steers et al; dower; att'y, M Bendit.

July 21.

26th st, No 107 East. Geo A Taylor agt Hugh Cavvanagh; specific performance; att'y, H Swain.

River av, w s, 86.11 s 150th st, runs s — x s w 59.1 to Exterior st, x n w 114.1 x e 115.3 to beg. Henry & S G Lindeman agt Hamilton Carhartt; specific performance; att'y, B H Stern.

Fordham st, n s, 205.7 w William av, 50x100. Mary T Cox agt Mary J Connolly et al; partition; att'y, A H Wadick

Union av, s e cor 160th st, 39.3x172.8. Henry Seiler agt Monika Geiger et al; action to set aside conveyance; att'y, B S Deutsch.

July 22.

Nelson av, s w cor Wright av, runs w 200 to Amundson av, x s 100 x e 200 to Pratt av, x n 100 to beg.

Nelson av, s w cor Amundson av, runs w 200 to Seton av, x s 125 x e 200 to beg.

Lots 1 to 3, 30, 31, 60 to 66, Block 4, bounded by Kingsbridge Road Hill of Jefferson and Murdoch av; also Lots 5, 14, 15, 16 and 19, Block No 3 bounded by Kingsbridge rd, Monticello, Jefferson and Hill avs; also Lots 63 to 70, 73 and 74, Block No 30, bounded by Jefferson, Amundson, Randell and Seton avs, right, title, &c.
Fanny Rosenauer agt Solomon L Baron et al, action to impress trust; att'y, B S Deutsch.

John st, e s, 60.2 s Cliff st, runs e 37.2 x n e 29 x s e 3 x s w 28.6 x s e 17.8 x s w 31.4 x n w 20.3 to beg.

Fulton st, e s, 98.6 n w Cliff st, 17.6x84x17.3 x79.6, and other property in Kings County. Wm W Stephens agt Katharina B Stephens et al; partition; att'ys, Ehrenberg & Manne.

Prime pl, w s, intersec c l Riverdale Lane, runs w 20 x n 292.3 x e 20.2 x s 292.3 to beg. Rivers Estate agt Chas E Macpherson; action to cancel mortgage; att'y, G W Simpson.

3d av, No 1762. Nathan Hirsch agt Kusiel Koalowsky et al; action to cancel deed; att'ys, Adlerman & Adlerman.

July 23.

John st, e s, 60.2 s Cliff st, runs e 37.2 x n e 29 x s e 3 x s w 28.6 x s e 17.8 x s w 31.4 x n w 20.3 to beg.

Fulton st, e s, 98.6 n w Cliff st, 17.6x irreg and property in Kings County.
Wm W Stephens agt Katharine B Stephens et al; partition; att'ys, Ehrenberg & Manne.

9th av, s w cor 53d st, 50.5x100. Pincus Lowenfeld et al agt William Keil Jr et al; action to set aside contract; att'ys, Arnstein, Levy & Pfeiffer.

Manhattan av, w s, 184 n 105th st, 17.4x75. Helen H Greene agt Lillian P Dyer et al; partition; att'y, T Woodhul.

2d av, No 2284. Joseph Ungaro agt Rocco Marquette et al; partition; att'y, M Keve.

FORECLOSURE SUITS.

July 17.

10th st, s s, 78.1 e 6th av, runs s 46.1 x e 05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg. Sarah M Sturges agt George Nicholas et al; att'y, S P Sturges.

48th st, No 324 East. John Drescher Jr agt Hyman Lisbinsky et al; att'y, A A Tausky.

90th st, No 302 West. Jennie Clarkson Home for Children agt George Nichols et al; att'ys, Sackett, Chapman & Stevens.

163d st, n s, 225 e Amsterdam av, 50x112.6. Title Guarantee & Trust Co agt Walter E Ward et al; att'y, H Swain.

Market st, Nos 31 & 33. Bernhard Mayer agt Davis Berkman et al; att'y, I S Heller.

July 19.

8th av, s e cor 23d st, 59.2x83. Michael O'Connell agt Bradish J Smith exr et al; att'y, J A Allen.

136th st, n s, 181.6 e Alexander av, 50x100; two actions. William J Jones agt Josiah Jones; att'ys, Place, Stimpson & Arroyo.

113th st, n s, 177.2 w 4th av, 26.3x100.11. Esther T Solomon agt Meyer Fuss; att'y, H Greenberg.

Madison av, Nos 1931 & 1933. Laura F Hearn agt Samuel Green et al; att'y, P S Dean.

3d av, e s, 205.2 n 178th st, 100x104.1. Sidner L Lissner agt Wolf Goldberg et al; att'ys, Weschler & Rothschild.

July 20.

51st st, No 504 West. Emil Reichert agt Joseph L Weber; amended; att'ys, Manheim & Manheim.

133d st, s s, 107 w 5th av, 28x99.11. Isaac Platt et al agt Louis Lese et al; att'y, F P Hummel.

113th st, n s, 150 w 2d av, 25x100.11. Subsequent Mortgage Co agt Angela De Sisto et al; att'ys, Carter & Haskell.

101st st, Nos 121 & 123 West. Anna Deutch agt Rebecca Gomberg et al; att'ys, Reich & Brand.

169th st, No 359 East. Thornton Bros Co agt Jennie Lampel et al; amended; att'y, C E Neier.

Greene st, Nos 175 & 177. Herman Wronkow agt John Rollman et al; att'y, D S Ritterband.

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INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co.

Hudson Terminal Building 30 CHURCH ST., N. Y.

July 21.

106th st, Nos 434 & 436 West. Pine-Moon Realty Co agt Max S A Wilson et al; att'y, W B Marx.

113th st, No 68 East. Tarrant Putnam agt Abraham Reitman et al; att'y, G Cary.

118th st, n s, 100 e Courtlandt av, 25x105.8. Wm W Moore agt Wm M Small et al; att'ys, Scharps & Scharps.

113th st, n s, 137.10 e 3d av, 16.8x100.11. B Aymar Sands, trustee, agt Kopel Goldhaber et al; att'ys, Bowers & Sands.

Cannon st, e s, 75 s Stanton st, 34.4x100. Gustav Lange agt Philip Sollow et al; att'y, G Lange, Jr.

Brook av, No 373. Wm A Weber agt Anna Habicht et al; att'ys, Forster, Hotaling & Klenke.

July 22.

106th st, No 311 East. Gertrude E Brennan agt Michele La Sala et al; att'y, A L M Bullowa.

5th av, No 2130. Morris Meyers et al agt Elizabeth F Washburn et al; att'y, L A Brown.

Hoe av, No 1163. Nevelson Goldberg Realty Co agt Philip Cohen et al; att'y, E A Brown.

Grand st, n e s, 28.4 w West Broadway, 20x60. Amelia A Purdy agt Esther Rawek et al; att'y, L S Quackenbush.

Morris av, e s, 190 n 165th st, 20x92.6. Louisa B Waite agt Middleboro Realty Co et al; att'y, W H Hamilton.

July 23.

Belmont av, n w cor 189th st, 15x87.6. Fannie Rechson agt Louis Noschese et al; att'y, M Keve.

Washington av, w s, 360.10 s 180th st, 25x145. Thomas O'C Sloane agt Marie Bernstein et al; att'ys, Allen & Sabine.

Lafayette st, Nos 126 to 130. Equitable Life Assurance Society of the U S agt Hugh L Fox et al; att'ys, Alexander & Green.

Broome st, Nos 3 & 5.

Goerck st, Nos 13 to 19. Hannah Straus et al agt Isaac Male et al; att'y, S Hellinger.

Aqueduct av, No 2344. Elizabeth C Van Nest, extrx, agt Francis J N Connor et al; att'ys, Merrill & Rogers.

Aqueduct av, No 2346. Bronx Investment Co agt Francis J N Connor et al; att'ys, Merrill & Rogers.

Aqueduct av, No 2342. Elizabeth K Upham agt Francis J N Connor et al; att'ys, Merrill & Rogers.

Aqueduct av, Nos 2336 to 2340, three actions. Addie H Challoner agt Francis J N Connor et al; att'ys, Merrill & Rogers.

Rivington st, No 345. John Bergmann agt Bella Bassinger et al; att'ys, Katz & Sommerich.

Riverside Drive, e s, 52.6 n 113th st, 51.8x111.9 x50x98.7. New York Trust Co agt Robert E McDonnell et al; att'y, G E Hyatt.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

July.

17 Apfelbaum, Herman—N Y Telephone Co...834.25
17 Albers, Henry F—Adams & Grace.....226.31
17 Anderson, Wm S et al—N Y Central & Hudson R R R Co et al.....717.95
17 the same——E P Wheeler.....577.88
19 Arnstein, Florence—R W Hebberd, Comr...36.72
22 Avrutis, Samuel et al—L Beck.....142.15
23 Abeles, Edmond—Sullivan Drew & Co..230.92
17 Bacot, Cecile C—N Y Telephone Co.....22.61
17 Berman, Charles et al—State Bank..7,303.68
17 Brown, Harry et al——the same.....7,303.68
17 Burnham, Sigorney M—N Y Telephone Co.....53.03
17 Blumenthal, Joseph——the same 44.93
17 Bowler, John—J Sinnott 772.90
19 Baracas, Joseph—A H Joline et al rec'rs...costs, 67.88
19 Blum, Margaret—Sullivan Cigar Co.....67.31
19 Berry, Chas—Frank V Straus & Co....344.58
21 Burkett, Millie et al—S Weinberg....317.74
21 Brown, Wm J—Acker, Merrall & Condit Co.....190.81
21 Brody, Max et al—A Kommel 112.15
21 Barnard, Geo G—Henry Bonnard Bronze Co.....2,987.14
22 Bruno, Alfred S—N Y Cloak & Suit House.....388.99
22 Bernheimer Bros. et al—N Y C & H R R R Co.....costs, 110.00
22 Bogin, Abraham—W J Quinlan 372.12
22 Bidwell, Chas P—H W Prentice.....72.91
22 Buettner, Charles—Krengel Mfg Co....161.59
22 Berg, Lewis H Metropolitan Aluminum Mfg Co.....48.41
23 Buckler, Frank M—Manhattan Photo Engraving Co.....38.99
23 Broder, David et al—S Gill et al....264.41
23 Berkowitz, Morris et al——the same..264.41
23 Brennan, Robert T—American Surety Co of N Y.....189.34
23 Brennan, Robert T & Anna V——the same.....129.08
23 Baker, Mary A—B J Galligan et al...111.22
23 Barbera, Vincenzo—J N Glass.....216.41
23 Boehm, Abraham et al—Stanley Advertising Agency 2,552.74
23 Bernstein, Samuel—E Meyer 82.23
23 Brier, Joseph—N Y Evening Journal Pub Co.....22.37
17 Cass, Wm B et al—N Y Telephone Co.36.11
17 Clark, Wm A——the same 28.24
17 Cohen, Louis S et al—W R Spencer et al.....519.40
17 Clise, Mary A—J S Sigel et al.....121.81
17 Cohen, Michael et al—Mechanics' & Traders' Bank 883.64
17 Cohen, Michael et al——the same.....885.14
19 Cahzin, Mayer—J Cahzin 90.49
19 Corney, Nehemiah P—T J Silverstein...14.40
19 Cullen, John W—The A Z Co.....201.20
19 Covner, Isaac & Louis H Silver—B Zauber.....59.41
19 Cushing, Harry C—W Young.....1,368.60
19 Carr, Charles Q—J S Forgotston.....742.50
19 Catlin, Henry W—C Bookman et al, exrs.....83.61
21 Cordes, Bertha et al—S Weinberg 317.74
21 Coward, Otto—W Seckel 25.56
21 Couch, Thomas—A S Browne 487.41
21 Carolan, Margaret—A Dryfoos et al..52.55
21 Candee, Fernando C Jr—S Desowitz..384.36
21 Cassola, Phillipo et al—G H Taylor..358.30
22 Croner, Samuel P—Maintenance Co....138.19
22 Conley, Hugh J—McKiernan Drill Co.341.40
22 Cunningham, Porteus R—Ellicott Square Co of Buffalo 99.20
22 Curzio, Eugenio—S Piana 270.98
23 Cunningham, Mary B—Curtis Blaisdel Co 476.56
23 Coon, Lewis et al—Stanley Advertising Agency 2,552.72
23 Chuberhoff, Michael L—W D Ensor et al.....321.27
17 Drillich, Nathan—N Y Telephone Co....24.33
17 Douse, Edwin J—H Lessler.....19.83
17 Diamond, Philip—G T Laing et al.....79.05
17 Donohue, William et al—F N Du Bois et al.....535.31
17 Dowling, Wm L et al—N Y Central & Hudson R R R Co et al.....717.95
17 the same——E P Wheeler.....577.88
21*D'Anmunzio, Alfred et al—G H Taylor.....458.30
*22*Danziger, Adolph et al—L Margulies.293.96
22 Daiches, Samuel et al—M Laubheim et al.....94.44
22 Dooley, Daniel—W W Carter 86.88
22 Dinsen, James—Matheson Lead Co...105.90
22 Dembicer, Michael et al—H L Judd Co.82.51
22 Dodge, Chas C—Abbott Hardware Co..185.28
22 Dickerson, Geo M—H S Hotaling.....215.58
22 Donato, Orazio—S Solow 36.91
22 Dumas, John L et al—W N White et al.....4,064.38
23 De Witt, Thomas D—T Dimond 2,937.32
17 Elsass, Walter I—N Y Telephone Co...74.82
19 Etzinger, Anton—S F Meyers Co.....38.63
19 Eusner, Ernestine—A Krumenaker.....114.81
21 Eusner, Ernestine—A Halliday & Co.502.11
21 Easton, Geo E—W H Bingham Plumbing & Contracting Co.....100.51
21 Evans, Joseph—C Dickson 199.38
21 Elsesser, Conrad—M Rosenfield et al..78.17
21 Epstein, Albert et al—L Markel.....86.76
22 Evans, Amos H W H Herbert 34.79
23 Engel, Henry C Storm 282.08
23 Edelman, William—S Davidson 27.81
23 Egan, Ella—W R Hearst .....costs, 87.37
17 Francois, Eva—N Y Telephone Co.....50.52
17 Fasola, John B——the same 35.17
17 Fernbach, Walter M—Technical Supply Co.....174.70
17 Feldman, Rachel et al—J Spivack....3,037.36
19 Faden, Samuel—A N Kantrowitz.....159.29
19 Friedman, oJseph—W Wineburgh Adv Co.....82.21
19 Ferguson, Archie—A H Joline et al rec'rs .....costs, 107.88
19 Fritzel, Charlotte—S Laufer 54.72
19 the same——C Ferster 32.72
19 Frosch, Abraham—S Lesser et al.....153.38
19 Friend, Mitchell—M Simon 39.31
20 Fagan, William W N Reed et al.....84.15
20 Fredericks, Thomas A—J W Howie....344.81
21 Fleischmann, Jacob H et al—People, &c.....3,000.00
21 Fried, Ike—E O Hoopengarner 68.62
22 Fleischman, Morris—H Ahrensbeumer et al.....107.65
22*Friedman, Adolph et al—H L Judd Co.82.51
22 Foley, John et al—J Plunket et al....41.59
22 Fleig, Albert B—Sanitas Co, Ltd.....38.81
22 Fugazy, Humbert M N Clement costs, 82.97
22 Ford, Arthur S et al—Improved Property Holding Co of N Y.....195.48
23 Fuchs, Lazarus—Weber, Bunke Lange Coal Co.....39.68
23 Fitzpatrick, Annie M—J S Billings.....costs, 107.81
23 Frischman, Herman—M Damsky et al.307.99
17 Gold, Jennie—N Y Telephone Co.....33.24
17 Glassberg, Max——the same 38.08
17 Guinan, Frank M——the same 62.79
17 Goldner, Abe—A Frankenthaler et al.1,718.04
17 Giebelhaus, John & Josephine—N T Swezeys Sons & Co.....155.96
17 Gottlieb, Bertha C & Louis S—Mechanics' & Traders' Bank 817.39
17 Gottlieb, Bertha C et al——the same...885.14
17 Gottlieb, Bertha C & Louis S et al——the same 883.64
19 Goodman, Marx—J A Schiff et al.....52.51
19 Giroannini, Geo—Frank V Strauss & Co.....131.09
19 Grobholz, Peter—Sam S Glauber, Inc...91.37
19 Grunwaldt, Edward M—Fifth Av Auction Rooms .....costs, 116.30
19 Gosar, John N—F Bohne et al...costs, 29.74
20 Geary, Richard J—N Y & N J Telephone Co 84.45
20 Goldman, Harry et al—C A Silver.....132.81
21 Gerakos, Angelo et al—C Panagopoulos 67.15
21 Goldman, Moses B et al—State Bank.....1,028.00
21 Giancopulos, George et al—People, &c.....3,000.00
21 Giordano, Pietro—P Nizzari 151.91
22 Grissler, Lizzie—M A Paeltz.....99.61
23 Gray, James A—Lawyers Co-operative Pub Co.....41.62
23 Gorman, Edward—Columbia Phonograph Co Gn'l 40.76
23 Gideon, Lee—Lafayette Baths & Hotel Co.....251.55
23 Gelbfish, Samuel—S Scheuer & Sons..272.48
23 Glynn, James J et al—Harlem Supply Co.....959.11
23 Gallagher, Hugh et al——the same..959.11
23 Green, John—Fifth National Bank of City of N Y 16,712.68
17 Heary, Wm H et al—N Y Telephone Co.36.11
17 Hoffman, George—Schwarzschild & Sulzberger Co 322.82
17 Hiebink, Theodore—Eagle White Lead Co.....88.53
17 Harrin, Jacob* & Abraham—I Dresner.108.15
17 Hassett, John J et al—F N Du Bois et al.....535.31
17 Hemmerich, Anna by gdn—Union Dime Savings Institution .....costs, 94.07
19 Hapgoods—M Robie 177.50
19 Holden, John W—N Y Telephone Co...32.23
19 Helmuth, Louis—S L Pakas.....27.41
19 Horton, Dudley R—The Arthur H Crist Co.....77.02
19 Herter, Peter——the same 133.64
19 Halpern, Morris J & Jacob, Harris Deitsch or Harris Deitsche & Sigmund Kantrowitz —I J Silverstein 336.65
19 Harris, Daniel—J F Comey....costs, 309.12
19 Hart, Joseph D—J Cram.....costs, 22.61
20 Hunter, Albert P—E F O'Rourke.....173.59
20 Hyams, Walter—Interstate Land Holding Co 227.86
20 Houtain, Geo J—N Y & N J Telephone Co.....88.58
20 Hill, Edgar J——the same.....34.10
20 Harrington, Jerry & Isabel—B Kemelhor.....183.26
20 Hyman, Gabriel H—C O Bigelow.....543.43
20 Hall, Mason S—M Saul 107.21
21 Huethwohl, Philip—A E Killian.....116.40
21 Hamati, Besharah & Geo A et al—J Siegmund 175.75
21 Hawie, David & Ameen et al——the same.....175.75
21 Hawie, Alex A* & John* et al——the same.....175.75
21 Hill, James T—Goodfield Realty Co..220.72
21 Hoffer, Jacques—C E Ellis 5,811.36
22 Harris, Joseph J et al—M Laubheim et al.....96.44
22 Halperin, Louis—S Sobel 176.91
22 Haff, Robert W et al—F de C Sullivan.....984.90
22 Huneke, George—Crandall Pettee Co..110.33
23 Hyman, Gabriel H et al—Bank of Long Island 336.57
23 Hester, Hugh C K—A L Zuduk 75.31
23 Hansbeck, Franklin P—E J Hogg.....39.43
23 Haff, Luella C & Robert W et al—C A Hauck 3,055.31
17 Irons, Wm E—C G Willoughby.....29.99
19 Isaacson, Reuben—Sam S Glauber Inc.272.41
20 Janofsky, Jacob—L Rosenzweig 53.01
20 Jones, John S—G J Gould et al..costs, 60.00
20 Jackson, Morris M—P Kuhner et al...164.30
21 Jaffe, Benjamin—J H Morgan 39.40
21 Joseph, Louis et al—J Eisenstein.....211.75
21 Jacobson, Lipman et al——the same..211.15
21 Jacobs, Louis—S Jacobs.....costs, 153.20
17 Kornhauser, Joseph & Jennie—K C Woodhull et al 10,603.40
17 Kranz, Louis et al—W R Spencer et al.519.40
17 Kovner, Louis—American Surety Co of N Y.....29.41
19 Kulla, Jacob—N Y Telephone Co.....40.20
19 Kanter, Theo——the same 33.41
19 Klossk, Abraham, Samuel, Jessie, Isaac & Hyman—H Brenner 1,057.47
19 Kallman, Henry—Meyer & Lange.....28.74
19 Krone, Joel—D C Flanagan et al.....29.41
20 Kean, Augusta—G Plonsky.....costs, 25.08
21 Kuller, Louis—D A Maret 29.65
21 Kachel, Eugene F—G H Storm.....59.41
21 Kolb, Henry—A D Pallman 134.75
21 Kohly, Carolina F—J M Fernandez.....costs, 130.85
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[4]Empire Cornice Works & M Fire Realty Co H A Lovejoy 1909 ..... 46 15
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[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution [6]Annulled and void.

MECHANICS' LIENS

July 17.

123—40th st, No 317 East. Louis Pinusick agt Wm J Whitaker and John Hooper....$418 00
124—150th st, Nos 267 to 273 West. Emery Roth agt Bisch-Hoef Realty & Construction Co 300 00
125—67th st, No 22 East. Adolph Grant & Co agt Robert Fulton Cutting and L Kantor & Co..... 235.38
126—Barnes av, n e cor 226th st, 105x114. Adolph Katz agt Laveccia Construction Co and F P Ghiberti 111 00
127—Walker av, e s, 72 s Grant st, 27.5x112. Henry G Silleck Jr agt Minnie Marcus and Charles Peterson 252 26

July 19.

128—University pl, s w cor 14th st, 150x100. Abraham Pollock agt J L Post and Schwartz & Co 350 00
129—7th av, No 598, and 42d st, Nos 200 & 202 West. Charles Sieburg agt John P Windolph, Frank T Brown et al and Timothy F Paddell ..... (R) 6,783 63
130—Sheriff st, No 54. Max Lubeck agt Frank Magilalsky 70 00
131—Carpenter av, w s 113 s 226th st 112x105. Adolph J Bochm agt Gustav Blass and William Wirsheimer 13.50
132—Same property. Frank V Smith agt same 13 00
133—153d st, No 339. William Greenberg agt Filippo Governale and G Bermincasa....155.58
134—Nassau st, No 80. August Mugler agt James Colgate et al exrs and Jacob Corday. 830 22
135—Stanton st, No 52. Benjamin Danker agt Louis Leavitt 15.00
136—Baxter st, Nos 10 & 12. Benjamin Danker agt Barnett Friedman, Samuel Harris and — Glasman..... 20.00
137—7th av, No 2130. William Higginson agt Charles Lane et al and Alfred Lewin...1,332.00
138—Madison av, No 158. Starratt & Jones agt Caroline S Lanahan and Hopkins, Jordan Co 50 32
139—Burke av, n s, 100 e White Plains av, 100x100. W A Mallett Co agt Richard & John O'Hara 63.50
140—Walker av, n e s, 72 s e Grant st, 27.5 x112. W A Mallett Co agt Minnie Marcus and Chas Peterson 179 30

July 20.

141—Intervale av, e s, 212 n Freeman st, 50x 75. Diehl & Mongo agt Tulare Realty Co. 505 00
142—Broadway, e s, 50.11 n 113th st, 50x100. Pasquale Ventimiglia et al agt Gustav Schock, James or Joseph Murray, Richard Carvel, Ferdinand, Walter E and Paul Cimotti 220 00
143—172d st, Nos 1142 & 1144 East. North Side Cornice & Roofing Co agt James Hanrihan and Thomas Flood..... 51.00
144—Grant av, n s, 88.8 e Main st, 50x75. Frederick Uhl agt Dora Jacobstat and Adam Jan on 71 00
145—115th st, No 12 West. Leo Wolins et al agt Hannah Cohen and Samuel Cohen...77.15
146—14th st, No 44 West. Samuel Goldsmith agt Robert S & Albert Smith, Sam W Steel and Jacobs & Rosen Co.....2,852.00
147—Anthony av, n w cor 174th st, 135x100. Isaac Ipshitz agt Ekwanok Realty Co and William Rosenfeld 310 00
148—Satisfied.
149—Satisfied.

July 21.

150—Wickman av, e s, 125 s Nereid av, —x—. Willson & Adams Co agt Vincenzo Manzione & Vincenzo Palmieri 217 24
151—Washington av, Nos 1574 to 1580. Gittel Smith agt Harry M Goldberg & Samuel Horowitz 40 36
152—Anthony av n w cor 174th st, 135x90 Charles Bayer Co agt Ekwonko Realty Co. 88.00
153—Brook av n w cor 170th st, 50x81 Max Juster agt George H Hill Realty Co. 1,160 00
154—73d st, No 211 East. Joseph Brendo et al agt Chris Holst 135 00
155—Longfellow av, w s, 107.3 n 167th st, 100 x100. Jacob Kellar Contracting Co agt Emma M S Mestaniz 736 22

July 22.

156—Satisfied.
157—215th st, No 953 East. Lo Bue & Macagnone agt Filippo Surano 152 00
158—31st st, No 400 West.....
9th av, No 369.....
Izak Taub agt Sweeney Estate, Louis & Samuel Rost 40.00

July 23.

159—Riverside Drive, s e cor 98th st, 101.7x 98.3x100.11x108.6. Standard Carpenter Wks agt Century Holding Co. 3,250 00
160—Grand st, Nos 387 & 389. Brettholz, Krumbo z Construction Co agt Samuel Friedman, August Anger & Stephen J Scherer. 265.00
161—Longwood av, s s, whole front between Beck & Kelly sts, 200x119. Adams & Clemente agt Rentziel Construction Co and Indelli & Conforti Co.....5,185.59

Editor Record and Guide

The lien filed July 15th against Leggett Avenue, northwest corner Kelly Street, by Albert E. Davis, for $400.00, is an absolutely unjust lien. This is the first lien ever filed against any property that I owned in a business career of thirty-five years. I am responsible financially to meet all my obligations. I shall bond this lien and compel Mr. Davis to litigate the matter, which I am prepared to do immediately.

PHILIPP FREUDENMACHER.

BUILDING LOAN CONTRACTS.

July 17.

Haven av, s e cor 181st st, 97.4x112.10x114.11 x114.4. Siegel, Cooper & Co loans Fort View Construction Co to erect a 6-sty apartment; 7 payments $180,000
Barretto st, n e cor 167th st, 79.11x57.10x irreg. Lawyers Title Ins & Trust Co loans Altro Realty Co to erect a 5-sty apartment; 5 payments 33,400
Columbus av, n s, 50 e Garfield st, 25x100. Herbert S Ogden, att'y, loans Patrick & Maria Riley to erect a 2-sty building; — payments 3,000
Lyman pl, w s, 142.7 n 169th st, 50x90.4x 53.4x112.10. North American Mortgage Co loans Lambert Construction Co to erect a 5-sty apartment; 15 payments.....30,000
Cottage Grove av, e s, 32 n McGraw av, 50x 125x irreg. Commercial Finance Co loans Steinmetz Construction Co to erect a —sty building; payments 6,500

July 19.

Tiffany st, n e cor Southern Boulevard, 100x 150. City Mortgage Co loans Romeo-Sierra Construction Co to erect a —sty building; — payments 85,000
Home st, n s, 86.5 e Longfellow av, 50x100. North American Mortgage Co loans Home Street Realty Co to erect a —sty building; — payments 25,000

July 20.

13th st, n s, 150 w 7th av, 50x103.3. Abraham Goldsmith loans Samuel Lipman to erect a 6-sty apartment, 9 payments..... 28,000

July 21.

Spring st, No 150. Jacob Kottek & David Lippman loan Max Abramson to erect a — sty building; — payments 3,500
Convent av, s e cor 149th st, 99.11x100. State Realty Mortgage Co loans Emanuel M Krulewitch to erect a 6-sty apartment; 12 payments 90,000

July 22.

Prospect av, e s, 77.2 n 180th st, 40x100. Elizabeth K Dooling loans Louis Amabile & Giuseppe Lauritano to erect a 5-sty tenement; 6 payments 26,000
Bainbridge av, e s, 300 s Woodlawn rd, 50x100. William Hodgson loans Annie M J Ruller & Annie Sponheimer to erect a — sty building; — payments 4,500
236th st, s s, 85 e Katonah av, 200x100. Title Guarantee & Trust Co loans German Real Estate Co to erect seven 2-sty dwellings; 5 payments 35,000

July 23.

Bush st, n s, 110 e Chester av, 48.4x91.5x47.7x 92.5. Excelsior Mortgage Co loans Robert S Ament to erect a 2-family dwelling; 6 payments 10,000
Nelson av, w s, 571.1 n Featherbed Lane, 75x 101x75x105. Walter E Andrews & Joseph E Butterworth loan James H Havens to erect a — sty building; — payments...25,000

SATISFIED MECHANICS' LIENS.

July 17.

Bristow st, s w cor 170th st. Emil Nikolai agt Chas H Sporessig Jr et al. (July 13, 1909) $2,750 00
Boston road, e s, 159.10 n 168th st. Chas H Parsons agt Joline M Finck et al. (June 7, 1909) 240 00
41st st, Nos 108 to 112 West. Davis Brown agt Trustees of St James M E Church et al (July 15, 1909)..... 5,100 00
Same property. Same agt C Dale et al. (July 15, 1909) 5,100.00
Houston st, No 97 West. White Iron Works agt John Tusso et al. (Jan 29, 1909)....50.00
Same property. Nathan Goldman agt Raffaele Tusso et al. (Feb 24, 1909).....455.00

July 19.

Hughes av, s e cor 188th st. La Rocca Matera & Co agt Jacob Danson. (March 29, 1909.) 90 00
1st av, s e cor 40th st. John R Lee et al rec'rs agt N Y Edison Co et al. (May 12, 1909) 4,665 54

July 20.

20th st, No 428 West. J Rosenblum & Co agt Charlotte Whitley et al. (June 29, 1909) 165.00
Belmont av, n w cor 189th st. Joseph Shanske agt Louis Noschese. (April 5, 1909)..1,100.00
200th st, n s, 35 w Briggs av, 75x100. Morris Schnee agt Nicholas Hodes et al. (June 25, 1909) 85.00
East Houston st, Nos 93 & 95. Joseph Becker et al agt John J Astor et al. (June 4, 1909). 100 00
136th st, No 301 East. Morris Wolf agt Charles Bartels et al 1,427.00

July 21.

60th st, No 48 East. Nieberg & Levin agt Chas E Rushmore et al. (July 10, 1909) 1,375.00
38th st, No 339 West. Herman Schapierer agt Hyman Shapiro et al. (Sept 14, 1908).... .....1,100.00
Same property. Alberene Stone Co agt Philip Liberman et al. (Aug 24, 1908).....295.00
Cannon st, Nos 94 & 96. Morris Montag et al agt Jacob Schnur et al. (May 28, 1908) 98.00
Westchester av, s e cor Av C. Maria W Dittmar agt Mary M Henning et al. (Dec 14, 1908) 121.68

July 22.

St Marks pl, No 91. Samuel Rosenburg agt Morris P Joachim et al. (July 3, 1909).107.00
White Plains av, No 3630. Ferdinand C Meyer agt R Bilotti et al. (May 24, 1909) 245 00
Brook av, w s 54 n 170th st 75x90. Candee Smith & Howland Co agt Cohen & Eckman Corporation et al. (July 15, 1909)...1,340.00
Hull av, w s, 110 s 207th st. Isaac Lipschitz agt William Sinnott et al. (July 20, 1909) 150 00
Anthony av n w cor 174th st. Same agt Ekwanok Realty Co. (July 20, 1909)...310.00
41st st, Nos 108 to 112 West. M F Westgren Inc, agt Chas E Force & Co et al. (July 15, 1909) 2,375 00
12th av, foot of 42d st, 300 front on West st. Parker Sheet Metal Works agt N Y C & H R R R Co et al. (March 16, 1909)...114.50
Same property. Ehret Magnesia Mfg Co agt same. (Feb 9, 1909) 593.06

July 23.

51st st, Nos 614 & 616 West. Arthur J H Brooks agt Astor Estate et al. (July 22, 1909) 28.17

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court

ATTACHMENTS.

July 15.

H P Cornell Co Herman M Ghidden, $942 77 F Wasserman
McCall Ferry Power Co; Cary T Hutchinson; $11,666.67; Coudert Bros.

July 16 and 17.

No Attachments filed these days.

July 19.

Porter Fibre Bottle Co; Major Dane Porter; $16,000; Atwater & Cruikshank.

July 20.

Greenfield, William; William Levine; $624.38; D Solotaroff.
Easton, Geo E; Wm H Bingham Plumbing & Con Co; $100.51; Engel Bros.
Fried, Ike; E O Hoopengamer; $68.62; Murphy & F.
Goldman, Moses B & Lena Wolf; State Bank; $1,028. W T Kohn
Gerakos, Angelo; C Panagopoulos; $67.15; C W Gibson.

July 21.

Giordano, Pietro P Nizzari ..... $151 91 ... Quigley.
Giancopulos, George & Jacob H Fleischman; People of the State of N Y ..... $5,000 W T Jerome.

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REAL ESTATE RECORD AND BUILDERS GUIDE.
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C. W. SWEET

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THE TAX RATE in Manhattan for the coming year will be 1.67, an increase of six points over the preceding year, and the best that can be said about the figure is that it might have been worse. At one time it looked as if the increase would amount to more than ten points. Heroic endeavors have been made to keep it down, because of the possible effect of a larger increase on the municipal election next Fall, but the success may be more illusory than real. The result may be only a postponement of the higher rate. It has been confidently anticipated that the tax rate for the coming year would at least remain stationary, but there is no assurance that such will actually be the case. The increase in the assessed valuation of real estate will be larger than it was for the current year, but it will not be so large as it was in immediately preceding years. While an enormous amount of new construction is now under way, it consists largely of fireproof buildings that will not appear in the valuation for the coming year. Neither will there be any very considerable opportunity for raising the valuations of unimproved property. There have not been any marked or extensive increases in ground value during the past twelve months. A fair guess as to the probable increase in assessed valuation would place it somewhere between $200,000,000 and $250,000,000, which would yield on the basis of a tax rate of $1.67, about $4,000,000 of additional income, and it remains to be seen whether the increase of the Budget can be kept down to that figure, and in respect to this essential element in the calculation one man's guess is as good as another's. Of course the most assiduous and determined effort will be made by the property-owners' association to prevent the increase of appropriations, but the mandatory increase will not be far from the figure named. They may succeed in keeping the increase in the Budget down to the estimated increase in income, but it is doubtful. No provision has as yet been made for really substantial economies, and the Record and Guide doubts whether such economies will ever be effected until some such reorganization as that embodied in the new charter has been successfully consummated.

IN VETOING the proposed new Building Code, Mayor McClellan did only what his character and record would lead his constituents to expect, and the reasons he gave for his action were unimpeachable. Rather no revision at all than such an entirely unsatisfactory revision as that which the Board of Aldermen adopted. What the ultimate effect of the mayor's action will be remains to be seen, but it is wholly improbable that a substantially better code will ever be passed by such a body as the Board of Aldermen. The only point of view from which the average alderman ever thinks of considering an alteration in the building regulation is the effect of such an alteration on the interest of his acquaintances or friends. In certain general respects he simply accepts the advice of experts, but whenever experts disagree and whenever a proposed regulation either threatens or benefits important building interests, his vote one way or another is merely a matter of political or personal influence. The majority of the board will not consequently pay the least attention to the Mayor's veto message. Their attention will be directed to the all-important task of trying to overcome its consequences. If the matter comes up again in the Fall it is wholly improbable that the board will pass any code that will meet the Mayor's objections to the one he has just vetoed. The whole business will in all probability be postponed until after the election, and the kind of code which the city will ultimately get will depend upon the results of the Fall campaign. If a Mayor is elected who is willing to obey the orders of the machine, an attempt will be made to enact the code approved by the majority of the Board. On the other hand, in case some independent candidate is elected, or in case the victorious candidate proves to be, like Mayor McClellan, a man of independent disposition, some compromise will have to be arranged. The strength of the political and business interests that are contending over this matter are so considerable and are so nearly equal that in any event the ultimate result will probably be in the nature of a compromise.

THE very general opposition of the real estate and building interests to the code approved by the majority of the Board of Aldermen had much to do with its temporary or final rejection, and the organizations which participated in this successful protest should not let the matter rest as it is. They should not confine their efforts merely to protesting against a vicious and over-stringent set of building regulations. They should use their influence on behalf of a code designed particularly for the purpose of improving the general standard of building at the smallest practicable cost to the builder and to the community; and they should have a code prepared that would meet these two essential needs. The general nature of such a code has already been indicated by Mr. Ernest Flagg, who deserves the thanks of the whole real estate and building interests for the energy and ability with which he has insisted upon the necessity of keeping down the cost of fireproof structures and of so encouraging their erection. Upon the desirability of the specific proposals made by Mr. Flagg in his address and published in the last issue of the Record and Guide there is no need of commenting. The best method of giving effect in detail to Mr. Flagg's general idea must of course be exhaustively considered by experts; but there is absolutely no doubt as to the validity of the idea itself, and of the interest which real estate men and builders have in supporting it. What New York needs is a code which will encourage the largest possible amount of fireproof building and the highest practicable standard of fireproof construction. The existing code and both of its proposed revisions, establish standards of fireproof construction which unnecessarily increase the cost of sound building methods, the consequence being that necessarily the great majority of the buildings erected are inflammable and the city is constantly threatened by the awful loss that would result from a widespread conflagration. Little is being done to lessen this danger. Nothing would be done by the proposed new code. Its consequence would be to increase still further the cost of fireproof construction, and to afford builders an additional inducement to avoid it. On the other hand the increasing cost of wood and the diminishing cost of certain fireproof materials have made it possible to increase the general standard of building without imposing any additional burdens on the builder. A sensible code should take advantage of this fact, but such a sensible code will never be either framed or adopted unless the real estate and building interests actively and assiduously insist on its adoption.

THE PUBLIC SERVICE COMMISSION has, we believe, made a mistake in drawing up the list of express stations for the Broadway-Lexington route. It has not provided for any points at which express trains will stop between Canal street and 42nd street, and between 42nd street and 86th street. Such a distribution of express stations would result in a great deal of inconvenience to the traveling public. The aim of the commission should be to provide every important crosstown street with at least one express station. The existing subway gives one each to 14th and 42nd streets. A Seventh avenue subway, whenever it is built, must have an express station at the Pennsylvania Terminal, thereby satisfying at least in part the claim which 34th street and Greeley Square can make for this essential convenience. There remains 23d and 59th streets, and the Record and Guide believes that these streets should be provided with express stations on the Broadway-Lexington route. Twenty-third street and Madison Square are becoming a much more important business center than 14th street ever was—one of the most important in the whole of Manhattan; and it is not fair to the huge business population of this neighborhood to deprive it of the advantage of an express service. The enormous future

importance of the Queensboro Bridge and its traffic gives 59th street an equally strong claim upon an express station. Such an arrangement would involve the abandonment of the 42nd street station, which would undoubtedly spell inconvenience to many people, but fewer people would suffer in consequence of the want of such a station at 42nd street than would suffer from the absence of stations both at 23rd and 59th streets. Expresses on the present subway stop at 42nd street, and the proposed new route merely parallels the line of the existing subway south of that point. The great majority of passengers who wished to reach the Grand Central Station quickly could almost, if not quite as easily travel by the Fourth avenue route. Property-owners interested in 23rd and 59th streets should protest vigorously against the way in which the commission proposes to discriminate against these important streets.

HARD FOR REAL ESTATE.

To the Editor of the Record and Guide:

In your editorial columns of the 17th instant you speak of the migration to New Jersey naturally to be expected from the opening of the Cortlandt st terminus of the McAdoo tunnels, and state that it will be at the expense of certain living quarters of Manhattan and Bronx. This feature and consequence being recognized, the question arises can anything be done to stem the tide and counteract the effects of the tapping of the population of New York proper?

Why are we Manhattanites paying millions for new bridges—the Queensboro and the Manhattan—and allowing them, and the "tubes" as well, to draft away population into Long Island and New Jersey with no reasonable prospect of recruiting the dwelling house population, especially the class that support the small avenue storekeepers, who can hardly make a livelihood as it is when the large department stores "centralize" the trade formerly given to these provident trades people?

And when one considers that Manhattan real estate pays, substantially, for the piper's tune, he wants to know if there is no relief possible from the additional increase in the tax rate just determined upon. May it not be found feasible to devise some other form of revenue to help pay this burdensome and inconsistent charge imposed on the real estate interests, in view of the fact that the personal tax system now in vogue (?) is repudiated?

The writer understands, while on this latter subject, that in certain States the "penalty" is but four-tenths of one per cent. personal tax charge. Could it not be legislated in this community so that a discrimination might be made and the personal tax made less than one and two-thirds per cent.? In that case some people who now swear off entirely on the percentage demanded might take a "civic pride" in paying a small amount (especially if given public credit) toward municipal expenditures.

158 Broadway. LEWIS PHILLIPS.

NON-UNION TRIM, a long-standing cause of trouble, was the reason for a number of trades quitting work on a building at 7th av and 58th st. The elevator erectors, marble cutters and polishers, steam-fitters, electricians and tile-layers struck in sympathy with the carpenters, who objected to the manufactured trim because it had been made outside of the city under non-union conditions. But all the men are now back to work, and it is said on behalf of the General Arbitration Board that the charges against five of the unions for violating the arbitration plan will not be pressed. We are informed by the Secretary of the District Council of carpenters' unions that the journeymen carpenters have all the work they can do, though these unions are not now under the arbitration plan. The demand for tile-layers is even greater than the supply. Slow delivery of structural steel is the principal difficulty which the building trades have to contend with at present. This is delaying a good deal of work, and has set back some of the trades, as for example bricklaying. Common brick has fallen in price this week in consequence. Portland cement has had a small advance, as the effect of the increasing demand from all over the country, but is still obtainable at moderate cost; and it may be said of the quotations for all the fundamental materials that they continue comparatively low. Prices, however, are generally in the ascending scale—and the recessions can be only temporary—for is this not a bull market? Plans filed are fewer because of the vetoing of the proposed new building code, which would have increased the cost of fireproof construction. In building circles there is a general feeling of relief that the ordinance has been disposed of. Some of the new building projects are highly important, which does not necessarily mean that they are extremely costly. They are important because they indicate a good distribution of work as regards the variety of trades to be employed thereby. Large apartment houses for upper Broadway and large loft buildings in midtown, with all kinds of alteration projects intermingled, are very representative of the desirable kinds of work that are now coming ahead. Building money is in good volume at fair rates on approved plans, and it is to be noted that the character of the work in hand this year is of a higher general standard than New York has ever seen before.

THE BUILDING CODE VETO.

A profound silence has reigned since the hurrahs for the Mayor's veto of the proposed building code subsided. Mr. McClellan found that he could not save an intelligible and workable remainder after crossing out parts to which there was, in his view, many serious objections, so he disapproved of the measure as a whole. Seven objections he specified carefully in his veto message.

"I went over the entire code very carefully," said the Mayor, "and concluded that the best way would be to send the entire draft back to the Aldermen. There are some good things in the code and some bad things, and I have no doubt the Aldermen will make the necessary changes."

The expectation is that code revision will not be taken up again until the complexion of the next Board of Aldermen has been determined by the November elections. In the meantime Chief Engineer Lewis will have made the experiments with building materials which the Mayor has directed. Outside of political circles the action of the Mayor seems to have caused no regret, and so far as heard from it has left no sting anywhere. Alderman Doull says he is satisfied, and that he would like to make an offer to the Mayor to draw up a new code with the assistance of his experts that would be satisfactory to the Mayor, to the building interests and the public at large.

How to obtain a suitable code is a subject to which much thought is being given. Already there is a strong body of opinion that the Board of Aldermen, however competent some of its members may be, is not the best source of authority. In this connection much consideration has been given to the opinions expressed by Ernest Flagg. A prominent representative of the concrete interests, Mr. J. H. P. Perry, of the Turner Construction Company, remarked this week:

"In view of the fact that for the half year ending July 1, 1909, building operations in New York City reached a total of $149,000,000, or very nearly one-half of the total expenditure for building construction in the United States for the same period, the framing of a new building code for the city should be handled with great care.

"The constantly increasing demand among business men throughout this country for a tariff commission composed of experts competent to pass upon the technical details which go to make up a tariff is of interest in view of the expression of opinion frequently heard in connection with the preparation and passing of a building code by the Board of Aldermen in this city.

"When it is remembered that a building code is essentially the police regulation for building work and that at the same time, though to some minds illegally so, a specification for such construction, it is easily seen that a non-technical board composed of politicians is not a fit body to draft such legislation. This is emphasized by the fact that after a large number of public hearings had been held by the Building Committee of the Board of Aldermen, at which leading experts in different structural lines had appeared, the recommendations submitted to the committee were in almost every instance ignored, largely possibly through non-appreciation of their technical importance.

"The drawing of the building code should be given into the the hands of a committee of five, and certainly not over seven members, properly paid, who could investigate similar laws in the cities of this country as well as in the larger European capitals. This committee, after preparing a tentative code, should hold hearings to which would be invited leading builders, architects and engineers so that the code as finally submitted to the Board of Aldermen for adoption would comprise, first; the best features of the codes of the other cities, and as well, represent the expert opinions on new sections not covered by old codes.

"A step in the right direction was made by Mayor McClellan in instructing Mr. Nelson P. Lewis, chief engineer of the Board of Estimate and Apportionment, to conduct experiments and prepare accurate stress tables and data with regard to cinder concrete construction so that the Board of Aldermen might have reliable and non-partisan information before it to aid it in framing suitable legislation."

HON. PATRICK McGOWAN, who gracefully represents the city whether the Mayor be here or elsewhere, deplores that the boroughs of Manhattan, Brooklyn, Richmond, the Bronx and Queens are lagging behind in developing their transit facilities, and that the McAdoo tunnels will draw residents of New York over to New Jersey. Fortunately, old New York has the population to spare. There will always be plenty of oil in her cruse.

MAYOR McCLELLAN acted with good sense, political courage and a full understanding of his official duty when he vetoed the Aldermen's proposed building code. He came back to New York from his vacation to assume the responsibility, and he assumed it squarely.—N. Y. Sun.

CONSTRUCTION

REASONS FOR THE MIDTOWN BUILDING BOOM

The Relation Which Locality and Construction Bear to Each Other—The New Loft Buildings of 26th and 27th Streets—Interesting Views of Experts in that Section

MOST of the brilliancy in Manhattan building operations is being focused into the Midtown sections. Downtown there are as yet but few works of note to study—no skyscraper race to watch. The work is in the new commercial districts and the particular one to be referred to at this time is embraced in 26th and 27th sts, between 4th and 7th avs. Here are to be found a dozen loft buildings of the first class in course of construction, and several more that have just been completed.

New York real estate operators are remarkable for seizing an opportunity quickly and making the most of it in short order. They cannot always work out their plans that way, but it is generally their aim. There is a reason. This is a case in point.



A WEST 27TH STREET IMPROVEMENT. Buchman & Fox, Architects.

A 12-story and basement loft building in course of erection at 119-133 West 27th street for the Realty Holding Company. This is one of three operations by the same company.

The development has a number of interesting aspects which real estate experts are studying, and let it be said that such speculations as these, involving millions, are not worked out until after they have been made the subject of a great deal of study.

A number of the matters that must be considered at such a time group themselves under three general heads: (1) the demand, (2) the location, and (3) the architecture and construction of the buildings. As to the first, it is often said that the city is being overbuilt with lofts. Most critics have this fear, and this is how they substantiate it: "Twenty years ago," they say, "the principal loft centers were south of 14th st. They are there yet; nothing has come to displace them or lessen their number. A good many loft buildings were hard to rent then, and there are a good many to rent still." Which is not an argument that there is not the best kind of a demand for large and well-lighted lofts in central sections, where the business is to be had—the business of the firms who are eager to rent such lofts. There may be too many of the kind that are hard to rent, but evidently not of the kind which previous to the panic were being erected in the midtown section between 14th and 23d sts, and now have crossed 23d st and are taking possession of a new field.

1. FEATURES OF THE DEMAND.

Brokers who have studied this demand, for example, the firm of S. B. Goodale & Son, of West 27th st, have observed several things connected with it. You can be certain that they as well as all the builders and operators in the district have carefully investigated whether or not business needs larger and more commodious quarters, and if such could be built and rented for rates that could be met by those firms which find themselves either disadvantageously situated in another part of the city, or who require more floor space than they can obtain in the buildings where they now are.

GETTING NEAR THE BUYERS.

The firm of Goodale & Son have noticed that manufacturers of fine ladies' wear, for example, want to get uptown in order to be near the buyers. The visiting buyers, as well as the resi-

dent buyers, are now to be found uptown rather than downtown, and it is easier for the salesman to get them to come over to see their lines if their salesroom is close by. Buyers from other cities are no longer to be found in equal number in the old downtown hotels; in fact, a number of the old hotels have disappeared themselves, because of the migration.

THE IMPORTANCE OF LIGHT.

Builders also understand that good light is a strong determining factor. Manufacturing firms are anxious to get good light and to be assured of its continuance. For that reason some owners are leasing adjoining houses on either side in order to control the light. Mr. Andrew J. Kerwin did this in the fine building which he erected as owner and builder at 27-35 West 24th st (100x98.9, eleven stories). He leased the dwellings on either side, and so has protected his tenants' light. This building Mr. Kerwin leased for $85,000 annually, which is almost the record for that class and size of building. For the store and basement he obtained $16,000, and for the first and second floors, $8,000 per floor. One tenant occupies the four floors, paying $24,000 per year. The third, fourth and fifth floors are also rented together to one tenant, who pays $7,500 per floor, or $18,500 in all. The sixth, seventh, eighth, ninth and tenth floors are rented at $7,000 each, and the eleventh floor for $7,500.

It is said that the success of this building started the big movement which is destined to make over the section between 23d and 34th sts. S. B. Goodale & Son sold Mr. Kerwin the site, and as a necessary preliminary outlined the operation for him just as it has turned out to be. Goodale & Son had long "preached" the convenience and bright future of the section. Sixth av was long a problem to them, as to everybody, but the coming of the Gimbel store has decided its future in the best possible way.

GET BACK FROM THE STREET LINE.

They strongly advise that builders make a covenant to place their buildings back from the line ten feet. The light would be greatly improved by so doing in all the cross streets destined for improvement. Years ago there was such an agreement in 25th st, and also on the north side of 24th st. While it makes the buildings shorter, it gives so much better light that the buildings are more desirable as investments.

Goodale & Son, moreover, are of the opinion that the next street to receive attention from builders and operators is 25th. "Manufacturers of fine ladies' wear find it to their advantage," they said, "to be in pleasant surroundings, commodious, well lighted and near the retail and hotel centers. If a firm have their office in one place and a factory in another part of the city, they must use a high priced man in between, and they can save five thousand a year by having office and factory combined, as in these new buildings."

2. THE LOCATION.

For loft buildings commercial necessities now select the best locations, and also define the building plans. Both are an evolution, the effect of processes as scientific as anything can be in city building. In a sense the locality is as much a manufactured product as the building is the product of certain processes in mechanics. For a generation a series of city squares remain a social and business void. Residential population has moved and stable business activity has not yet arrived. It is a real estate desert. Suddenly certain changes are made in the city map. A rapid transit line is cut through on the east side, another goes through on the west side, a great trunk line railroad bores a tunnel across on the north side, and other similar revolutionary changes in the local geography are made, so that the once forsaken locality is entirely a different place. It has become a center instead of continuing a dead end; and the railroad builders have thus manufactured a new field for builders' operations.

During the renting season of 1908 a few far-seeing operators and builders noticed that there was a lack of new loft buildings to meet the demands of tenants in 24th, 25th, 26th and 27th sts, especially west of Broadway and over to Seventh av. The three or four buildings then in existence were readily rented, notwithstanding the depression in the business world. The objections to 28th and 29th sts were and are the antiquated car lines that interfere with shipping and receiving goods. As regards 30th, 31st and 32d sts, values were considered too high for the purposes of these particular operations, on account of the nearness of the Pennsylvania station.

WHAT BUILDERS PAY FOR LOTS.

"Consequently," said Messrs. Heil & Stern, who are prominent in the real estate affairs of that section, "27th st became the first street of importance in this new movement. Lots sold in 27th st, between Broadway and 6th av, one year ago at from $2,200 to $2,400 a front foot, and in the most recent sale a single lot in this street was sold for $4,000 a front foot.

"Between 6th and 7th avs lots in January, 1909, were sold for $1,500 a front foot, and a 50-ft. plot was sold just a few days ago for over $2,200 a front foot. On this street there are now being erected seven 12-sty loft buildings, involving a cost of over $1,800,000.

"While this was going on in 27th st, 26th st naturally felt the effects and became active; and in this street lots have risen in value 20 to 25% during the past six months, and there are now being erected four new buildings, involving a cost of over $1,000,000.

"The builders feel somewhat elated over the very good showing that has already been made by the large amount of space rented at this early date. We are of the opinion that the next street to feel the effect of this movement will be 25th st, it being the only street with the advantages that 26th and 27th sts possess, and lots can still be secured at prices that will appear cheap in one year. Loft buildings are more in demand by investors today than ever before, and the builder, with the assistance of the very easy money market, will be able to dispose of his product at completion, for he is not worrying about renting."

3. ARCHITECTURE AND CONSTRUCTION.

On Manhattan Island the relation between the place where a building is to stand and its bulk, construction and architectural style is very close. Name the site and the experienced architect or builder will picture in his mind's eye the building that must go there, for economic reasons. The new buildings in the district under consideration will belong to the same general class, but will be divided into two orders through differences in architectural design following from differences in situation. Those west of Broadway are being erected on inside lots, and those on 4th and Madison avs have corner sites, and two facades to be ornamented.

A good standard was set in the 12-sty building erected by the West 26th Street Corporation, Emanuel Pilpel manager, and completed last Spring at Nos. 37-43, from plans by Neville & Bagge. The building was equipped with a ventilating plant, with Otis elevators having emergency doors, with a sprinkler system, a double water supply by pressure and gravity, fireproof stairways of steel construction entirely separated from the elevator hatchways, fireproof wood floors, mail chutes, kalamein front doors, window frames and sashes.

Three of the new loft buildings in West 27th st are being erected by the Realty Holding Company (Nathaniel J. Hess, pres., and E. H. Hess, vice-pres. and secy.), under the supervision of the agents, the firm of M. & L. Hess. One is at Nos. 40 and 42, on a plot 46x99, from plans by Buchman & Fox. The same company is erecting a new loft building of similar description at 22 and 24 West 27th st, and a larger one at 119 to 133 West 27th st, on plot 175x99. (See illustration.)

The last named building really consists of two separate buildings, with individual equipment. Entire floors may be had, however, with the center wall removed, giving one continuous floor extending through both buildings. The lofts in Nos. 119-127, with surface dimensions of 100x98.9, will rent for $6,000 each, or about 60 cents a square foot. The store and basement in this building are scheduled at $9,000. In the other section of the building (if considered as one), or Nos. 129-133, the store and basement are rated together at $6,500, and the lofts at $4,250 each. Sprinkler systems will be installed.

The 12-sty office and loft structure to be built by the Iselins at Madison av and 27th st, opposite Madison Square Garden, from plans by Maynicke & Franke, will cover a plot of 15,000 ft., extending through to 26th st. It means the conversion of this old residential section to retail trade. The Messrs. Adrian, Columbus and Ernest Iselin are operating as the "Neptune Realty Company," and upon the completion of the building it will be taken over under a lease by the Improved Property Holding Company, of which Henry Corn is president. Charles A. Cowen is the general contractor.

ON FOURTH AVENUE.

Good progress is being made in excavating for the 16-sty building which the Andrew J. Robinson Company, as general contractors, is to erect for H. Fillmore Hyde at the southeast corner of 27th st and 4th av, from plans of Charles A. Valentine. The Thompson-Starrett Company, as general contractor, is excavating the block front between 27th and 28th sts for the Bryce and Hewitt buildings, from plans of Clinton & Russell; and at the northeast corner of 26th st a 12-sty loft building is to be erected for the Putnam Holding Company from plans by William C. Hazlett.

VACUUM DUST COLLECTORS are being vigorously pushed in this market, with the probability that they will be soon followed by a variety of labor-saving utensils and appliances for use in dwellings, warehouses, churches, halls and clubs, as well as office buildings, theatres and hotels. British and European cities are greatly interested in these inventions. In the windows of drapers, hardware dealers, and other mercantile concerns, including some of the most prominent wholesale and retail firms, vacuum cleaners are conspicuously displayed and advertised. The principal vacuum cleaners offered for sale in the British Isles are British, American and French patents. Under the new British patent act, goods made under foreign patents must be manufactured in Britain. The different types of hand-operated vacuum cleaners in the market there range in price from $66.42; the electrically driven, from $71.54 to $168.42; water power, ordinary pressure vacuum cleaners, $121.66, plus cost of installing; water power high pressure, $292, plus cost of installing. The public everywhere is being educated in the use of vacuum cleaners, with the result that more and more frequently they are becoming a fixture of the establishment.

THE AMERICAN CEMENT INDUSTRY.

And the Part that the Hudson River Will Play in the Future—Views of E. C. Eckel, and the Government's Annual Report.

THE new position and prominence which the Hudson River region is taking in the Portland cement trade are made the subject of the principal remarks in the annual report on the cement industry of the U. S. Geological Survey. The report came to hand this week in the form of an advance chapter of "Mineral Resources of the United States." It was written by Edwin C. Eckel, C. E., the same who recently located the new plant of the American Portland Cement Company at Poughkeepsie. Mr. Eckel is surprised that New York State (of course he means more particularly the Hudson River counties, for he does not care to direct too much attention to the matter) has not assumed a more prominent position in the Portland cement industry. It is the greatest wonder in the business world why the unsurpassed advantages of the Hudson River towns for manufacturing of many kinds have not been more largely availed of. It must be because the main principle and factor, the market, which means the dividends from the business, is neglected. The Hudson River region has always had every facility for manufacturing that New England has had except water-power in great abundance. But it has had cheaper coal and it has been nearer to market.

The Lehigh is the largest producing district for Portland cement in the country, and owes its prominence to the possession of good raw materials, good labor, fairly cheap fuel and excellent rail facilities. But, says Mr. Eckel, "just as the future of the Pittsburgh steel district is definitely limited by the growth of production at Gary, Buffalo, Birmingham and the Atlantic plants, so the Lehigh district is now facing similar limitations. Each year witnesses a marked narrowing of the profitable market area for cement made in the Lehigh district. The existing plants in western Pennsylvania now control the situation, during ordinary years, in that direction, while existing and prospectve plants in West Virginia, Virginia and New York will more and more restrict shipments to the South and East."

THE STATUS OF NEW YORK AS A CEMENT PRODUCER.

In view, says Mr. Eckel, of the relation of New York State to the early history of the cement industry in this country, it is a matter of surprise that the State has not assumed a more prominent position in the present stage of the industry. A very casual examination will show, he says, that its supplies of available raw materials are large, and that it contains or gives ready access to a number of important markets. The fact that during 1908 it ranked eighth among the States as a cement producer is therefore to be explained otherwise. He then adds:

"New York State at present contains a number of Portland cement plants, but even the successful ones have been able to exert little influence on the industry at large. This is chiefly due to the manner in which they were located, when regard was paid chiefly to the limestone supply and only secondarily to questions of market. To build a cement plant so located as to yield only cement may be an interesting technical operation, but it is not good business. In order to be satisfactory industrially, a plant should produce dividends as well as cement. In the past history of the New York industry this fact seems to have been overlooked.

"When the situation is examined critically, with markets, routes, and raw materials all in mind, it will be seen that there are only a few locations in New York where today the erection of a large plant would be justifiable. In the writer's opinion the number of such areas or localities DOES NOT EXCEED FOUR. To put the matter in another way, the erection of large plants at each of these localities WOULD DOMINATE THE CEMENT TRADE NOT ONLY OF NEW YORK BUT OF NEW ENGLAND AS WELL. To add to the interest of the situation, it may be noted that in three out of the four critical areas the raw-material supplies were geographically so compact that it was by no means impossible for one company to secure complete control of all the really available rock.

"In order to compare the ideal with the actual New York locations, it can be said that a year ago three of the controlling areas were not held by any cement company; the fourth was occupied by a company which for many reasons could not avail itself of its natural advantages of location. The last twelve months, however, have brought about many changes in the cement trade, and the readjustments in New York are not among the least of them. Of the four locations noted, that at Hudson is now controlled by leading interests in the Atlas Portland Cement Company; two of the other areas are held by another established cement company, and the fourth may be developed in the near future. The result of these acquisitions is that New York State will have a new series of modern and well-located plants, and that its output may then approximate that of Indiana."

Counting the Rosendale mills with the Portland mills, New York has more mills than Indiana has now, as the latter has but 7 Portland and 12 Natural cement mills; while New York has 9 Portland and 15 Rosendale (or natural) mills. In fact, Pennsylvania is the only State having more cement mills of all kinds than New York, and her majority is only 2.

PRODUCTION AND PRICES IN 1908.

The total production of all kinds of cement in the United States during 1908, as shown by returns just compiled by the United States Geological Survey from all cement producers of the country, amounted to 52,910,925 barrels, valued at $44,477,-653. The total production in 1906, two years before, was 51,-006,445 barrels.

THE PORTLAND CEMENT production alone showed a decrease in 1908 as compared with 1907, in most of the Eastern and Southern States, the loss being greatest in Pennsylvania, New Jersey, New York and Michigan. This decrease in the East and South was offset, however, by remarkable gains reported by plants in the Middle West and on the Pacific coast, returns from Indiana, Illinois and California showing large increases over the production in 1907. The total production of Portland in 1908 was 51,072,612, valued at $43,547,679, as against 47,785,390 in 1907, valued at $53,992,551.

The average price of the entire Portland cement output in 1908 was only 85 cents a barrel—36 cents below the average price in 1907. The 1908 price is the lowest on record, the previous low point—88 cents a barrel—having been reached in 1904 as the result of business depression in that year.

In 1897 the total Portland output of the entire country stood at only 250,000 barrels, as against a production of 6,900,000 barrels of natural cement.

In view of trade conditions last year the matter for surprise is not that the increase in output is so small, but that there should have been any increase at all. The producing plants in 1908 numbered 98, as against 94 in 1907. New York State had 7 plants in operation, Pennsylvania 17, Michigan 15, Ohio 8, Indiana 7, Kansas 7, Illinois 5, Missouri 4, California 4, New Jersey 3, Texas 2, Oklahoma 2, Colorado 2, Utah 2, Alabama 2, Washington 2, Iowa 1, Kentucky 1, Tennessee 1, South Dakota 1, Arizona 1, Maryland 1, Virginia 1, Massachusetts 1, Georgia 1.

THE NATURAL CEMENT produced in the United States during 1908 amounted to 1,686,862 bbls., valued at $834,509, as compared with an output of 2,887,700 bbls., valued at $1,467,-302, in 1907, a decrease in 1908 of 1,200,838 bbls. or over 41 per cent. in quantity, and of $632,793, or over 43 per cent. in value. The year 1899 was the biggest producing year in the history of natural cement, when the total product amounted to 9,868,179 bbls.

Natural cement was produced in 14 States in 1907, but in only 12 States last year. New York, the largest producer, worked only 6 plants out of 15 in 1908, and produced but 623,-618 bbls., as compared with 947,929 bbls. produced by 15 plants in 1907. In all the States, a total of only 25 plants were in action last year and 27 remained idle.

PUZZOLAN CEMENT, made by mixing blast furnace slag with slaked lime, was manufactured during 1908 at a number of plants in the United States. The output reported for 1908 was 151,451 bbls., valued at $95,468. This shows a heavy decrease when compared with the production reported for 1907, which was 557,252 bbls., valued at $443,998.

There are at present at least 10 plants equipped for the manufacture of puzzolan cement in the United States, though it is difficult to ascertain how many of these have been completely or partly dismantled. Only four plants reported production in 1908.

The imports of foreign cements during the year 1908 amounted to 842,121 bbls., as against 2,033,438 in the year 1907. The exports of hydraulic cement last year amounted to 846,528 bbls., as compared with 900,550 bbls. in 1907. There are excellent reasons for trying to increase this export trade. Approximately, the apparent consumption of Portland cement in 1908 was 51,068,505 bbls., compared with 49,918,278 in the year 1907, and 48,153,618 in 1906.

TWO MAGAZINES that should be in the hands of those interested in cement house construction are the "Architectural Record" for May and the "Cement Age" for the same month. Both contain much of great interest and value relating to the subject of concrete dwellings. In view of the fact that the architects as a class have from the beginning expressed a reluctance to encourage concrete construction, the thorough treatment of this subject by the "Architectural Record" is noteworthy. Concrete has forced itself to the front and has compelled the attention of the architect and builder. Concrete renders possible imperishable structures and it offers protection against fire; its outward appearance may be made wonderfully attractive and pleasing to the eye, and as investments concrete structures are extremely satisfying to the owners.—Monthly Bulletin of the Universal Portland Cement Company.

REFORMING AN ENGINE ROOM.

At the beginning of this year a firm of supervising engineers were retained to reorganize the engine room of a certain hospital in this city. An examination of the fuel showed that the institution was getting but six million heat units for a dollar. Now they are getting ten million B. T. U. per dollar. The boilers were found to be scaled, and they were cleaned.

Steam traps were found leaking, thus blowing high-pressure steam to waste, as well as increasing the back pressure in the engines. The hot-water system was changed so that exhaust steam was used instead of live steam, which makes an important saving for a hospital. Three pumps were found to be constantly overworked, and also in bad condition. Besides repairing these, numerous water leaks were stopped, leaving less pumping to do.

The returns of hot-water and steam from the house-heating system were running directly into the river, wasting heat and water, also increasing the pumping, and hence, in turn, the final bill. The water system throughout the house was unreliable, and sometimes a pressure failed, owing to large leaks in the pipes. The piping in the engine-room showed many feet of useless pipe, yet it was not so connected that pumps could help out each other in case of fire or low water in the roof tanks, or in any other emergency. This was altered.

Impaired piping in the boiler-room was replaced, the fire-alarm system put in perfect order. Instead of coal at $4.10 a ton, low grade fuel at $2.25 per ton was substituted, and fewer tons are used daily than were used of the expensive coal in the past. The coal bill during March, April, May and June of last year for this hospital, which does not rank as a very large one, was $2,148.57, and the bill for the corresponding period this year was $1,144.10, a saving in four months of $1,004.47.

The cost of all repairs made during the six months that the supervision has been exercised has been less than the repair bill for the similar period last year, and the management has saved in the six months an amount equal to the cost of the improvements to the plant, plus the supervising engineers' fee, and has remaining a surplus of profit.

WHAT CONCRETE CONSTRUCTION COSTS.

With reference to the relative cost of reinforced concrete compared with structural steel construction, Mr. J. H. P. Perry told the Modern Science Club of Brooklyn that concrete can be put up at a saving of from 10 to 15 per cent., on the same plans. There are several actual cases, he said, which may be cited where bids have been received by the architects for a building which could be constructed either in steel or concrete, and in every instance, for industrial purposes at least, the concrete figure had come under the structural steel figure by from thirty to forty thousand dollars on a quarter of a million dollar and larger propositions. This was owing to the expensive fireproofing of every structural member—beams, columns, girders, brackets, etc., with terra cotta, brick or concrete. The steel skeleton can be run up cheaply, but before the building is completed its cost goes over concrete most appreciably. The vibration in a steel building was liable to cause occasional trouble and there was always the question of rust and depreciation.

With reinforced concrete structures, however, the steel used consisted of small sized bars or wire, all of which was fully protected by concrete. Baltimore and San Francisco had demonstrated beyond dispute the effectiveness of the concrete protection to steel under fire action. The Prussian government and numerous other investigators had made futile further discussion of the rusting possibilities of steel bars imbedded in concrete. Tests of blocks under water, in steam baths, in sulphur vapor, and under pressure proved the impermeability of concrete and its consequent prevention of rusting.

RUSSELL STURGIS' OPINION OF FIREPROOF CONSTRUCTION.

In some reminiscences of the late Russell Sturgis, his office associate in early years, Peter B. Wight, of Chicago, tells in the August Architectural Record of the attitude of Mr. Sturgis toward fireproof construction. The great critic saw the opportunities for a newer artistic expression in architectural design in the use of new materials, as an extract from the following letter written by Mr. Sturgis to Mr. Wight in 1902 will show:

"My own feeling about the matter is that the mere exclusion from buildings of all materials that will burn is really easier than the architects will admit. I think that it is only the unwillingness to adopt such novel principles of design as the really fireproof construction would involve that prevents the improvement needed. If you or I were to be left a free hand to build without wood, our building would look very different from the old wooden buildings; it would be none the worse in design, probably better, but it would look very odd. Well, you and I have never been so very much afraid of making things look odd. Sometimes good architectural art is only to be advanced in that way, namely, by somebody bold enough to be an innovator."

A COMING FIFTH AVENUE BUILDING.

Notable among the structural improvements coming on along 5th av, south of 23d st, is the new commercial building, to be known as the "Merchants' Exchange," and which is being constructed by the Merchants' Exchange Building Co., of which Henry Corn is president. The plot where the building will stand fronts 72 feet on 5th av and 175 feet in 17th st, being the southwest corner. The construction, of course, is to be fireproof throughout, including a system of sprinklers, and



MERCHANTS' EXCHANGE BUILDING.
5th Avenue, southwest corner 17th Street.
Maynicke & Franke, Architects.

floors which will be of concrete. The exterior materials on the first three stories will be of limestone, with brick and terra cotta above. A special feature will be the main entrance hall, which will be very elaborate. Four passenger elevators and two freight elevators will be installed. The intention is to have the structure ready for occupancy by December, 1909. Messrs. Maynicke & Franke, 298 5th av, are the architects.

FOREST AREA OF THE SOUTH.—The South, with twenty-seven per cent. of the total area of the United States, contains about forty-two per cent. of the total forest area of the country. The forest area by States is as follows: Alabama, 20,000,000 acres; Arkansas, 24,200,000; Florida, 20,000,000; Georgia, 22,300,000; Kentucky, 10,000,000; Louisiana, 16,500,000; Maryland, 2,200,000; Mississippi, 17,500,000; North Carolina, 19,600,000; South Carolina, 12,000,000; Tennessee, 15,000,000; Texas, 30,000,000; Virginia, 14,000,000, and West Virginia, 9,100,000. The importance of forest conservation to southern interests is clearly understood by the people of the South. The future of the South is more nearly bound up in the plan of forest preservation, with its accompanying protection to watersheds, power-streams, and woodworking industries, than is anything now before the people of this part of the country. Not only is the protection of the watersheds, which will some day furnish the power to run all manufacturing establishments in the entire South, an important matter to the South, but the industries depending upon the forest products will also be benefited by the protection thrown about the remaining timbered area.

ELECTRICITY IN DEPARTMENT STORES.

A Wide Range of Application—The Unseen Force Which Performs More Services for Patrons Than They Realize—Recent Achievements of Illuminating Engineers.

By W. HARVEY KELLEY.

IT is safe to say that of the thousands of patrons entering any one of the large department stores but few appreciate the long forward strides which have been made by that salient power we call "electricity," and its beneficial effects upon department stores in particular. The brightly illuminated interior that has such a fascinating effect, the rushing cash carrier ever ready for immediate use, the escalating stairways that have made it possible to transport a much larger number of passengers in less time than the elevator system, and a hundred other ingenious inventions that have become essential to quick, clean service, all derive their facility from electricity.

One of the largest department stores in the city generates its own power, both for lighting and power. The power plant is located in the sub-basement and is a model of modern power plant design. It is equipped with four 400 K. W. Western Electric Company's generators, each direct driven by a 600 H. P. Corliss tandem compound engine; and two 200 K. W. Western Electric Company's generators, each direct driven by 325 H. P. high-speed Corliss compound engines. These generators, with a total capacity of 2,000 K. W., supply power for the entire electrical equipment at 110 volts over a 2-wire system. The large generators take care of the heavy day loads and the exterior lighting load at night. The smaller generators carry the Sunday load and the lighting load from 11 P. M. to about 5 A. M.

Upon entering the store, the patron is immediately struck with the beauty of the lighting effects. There are 1,400 direct current arc lights, 10,600 incandescent electric lamps, ranging from 16 to 32 candle power, and 1,700 candelabra show-case lamps throughout the building.

There are four escalating stairways, each driven by a 20-H. P. motor. These convey customers from the main floor up to the fifth. Here is a striking example of compactness and utility of small space for the electrical equipment. The motors driving these escalators are installed in traps below the surface of the floors, access to which is gained through a door level with the floor, which, when opened, makes it easy to get at all parts of the installation.

The attractiveness of these escalators is apparent from the number of patrons using them in preference to the 33 hydraulic elevators operated throughout the building. It is estimated that without these escalators the circulation of customers above the second floor would be considerably less. This is accounted for by the quick dispatch with which customers are handled. The long wait occasionally required for elevators and their crowded condition tends to discourage patrons from their use. This applies particularly to the rush seasons.

Most every shopper knows the convenience of the pneumatic tube system, as it is now a familiar store accessory, though it is not generally known that the compressed air for operating it is supplied by electrically driven blowers. These operate only when a carrier is placed in the tube and while it is in transit. This system has 300 stations throughout the building and is a marvel of ingenuity, for that which would take five minutes of a messenger's time is now accomplished in nearly as many seconds. There are three 30-H. P. motors operating this system.

THE VENTILATING SYSTEM.

The ventilation of the entire building is controlled by five blower fans and eight exhaust fans, which are operated by motors with an average capacity of 25 H. P. These fans being located to such excellent advantage, are enabled to keep the entire building at a fairly even temperature.

The telephone system is compact and thoroughly up-to-date. The switchboard is of the standard Western Electric Company's type, with trunk lines and 130 extension lines. In addition to this there is an intercommunicating telephone system for communication between the various departments. A tel-autograph system is also installed for use between certain departments and the stock-room.

This tel-autograph is one of the latest achievements of electrical science, and its uses in a store of this kind are many. Its value, however, in this establishment, is appreciated from the reserve stock-room end of the business, as it keeps an automatic check on the conditions of the stock-room, and through the transmission of the signature of the party ordering any goods, the stock keeper is enabled to know whether such party has proper authority to order.

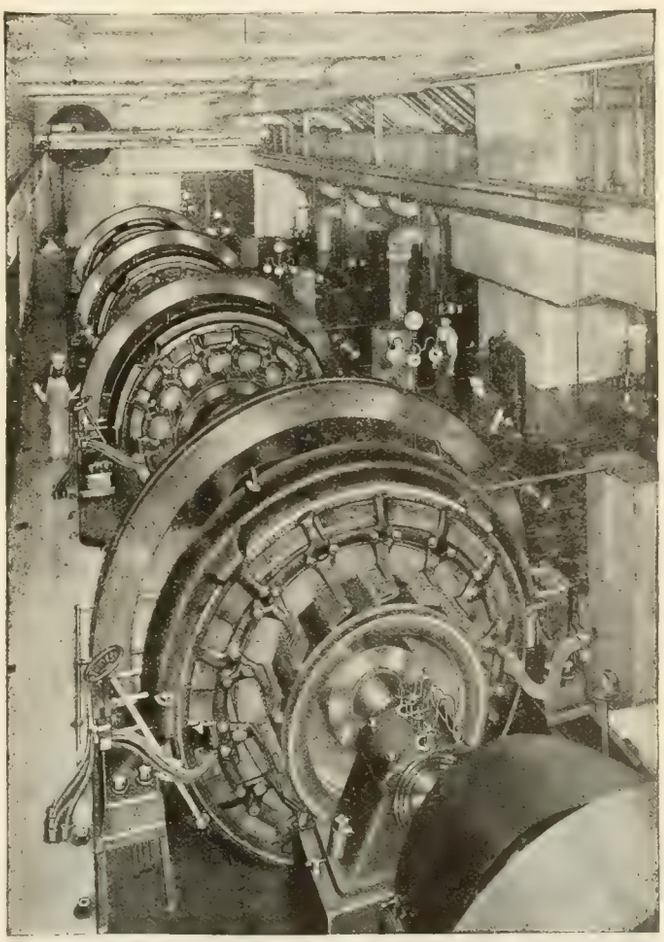
Each of the eleven floors of the store offer interesting facts regarding electrical application. Space, however, will not permit going into each one separately, but a few installations on the various floors are worthy of special mention.

Among the more interesting features of this vast electrical equipment is a "booster" used for charging automobiles batteries. On the sixth floor is an upholstering establishment in which various machines are grouped on a line shaft, a 6-H. P. motor furnishing the power. The seventh floor is alloted to offices, which have the latest electrical time-saving devices, such as the intercommunicating telephone, adding machine, envelope addressers, openers and sealers, etc.

One of the largest restaurants in New York City is located on the eighth floor. It has a floor area of 46,080 square feet. All the electric contrivances (such as fan motors, call bells, etc.,) that aid in the comfort and convenience of patrons and quick, clear service, are embodied in this restaurant. Meals averaging 4,000 a day are served here. An attractive feature of this department is a fountain, 16x25 ft., in the centre of the room. This is very prettily banked on all sides with flowers, the centre piece being equipped with incandescent lights which produce a most beautiful effect.

ELECTRICITY IN THE KITCHEN.

The kitchen adjourning and run in connection with this restaurant is a striking illustration of what can be accomplished with electricity. Almost every operation in the preparation of a first-class meal, from the paring of the vegetables, and



THE POWER PLANT IN MACY'S.
Showing the four 400-kw. Western Electric generators.

kneading of dough to the roasting of meats and the freezing of ice cream, is electrically performed. The table linen is cleaned, dishes are washed and knives scoured by the aid of electricity.

Electricity is also used as the motive power for mechanical conveyors, bottle washing and capping machinery, automatic fire alarm and the machinery used in the manufacturing departments of department stores, such as electro-plating, glass-cutting and cabinet making shops. There are altogether 107 motors in the building above referred to, ranging in capacity from 1/6 H. P. up to 90 H. P., exclusive of 50 extra fan motors operated during the summer months.

ELECTRIC LIGHT REFINEMENTS.

While every one of the items already mentioned has done much in its own particular field of usefulness, to advance the modern department store a step farther in the onward march of improvement, it is safe to say that nothing has received more attention or accomplished more than the subject of artificial lighting. The color of the light and the arrangement of the lamps are important considerations with the modern department-store management where upwards of one million articles of merchandise are displayed, involving in some degree almost every known process of manufacture. The color of

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

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these articles are entirely dependent upon the light by which they are seen. Objects that appear of a certain color by daylight might make a very different appearance by artificial light. Therefore, where the advantageous display of objects and the proper matching of colors are of so much importance, it is very essential that artificial light be as near daylight in quality as is possible.

This fact being fully realized has stimulated illuminating engineers to the best efforts, with the result that artificial lighting methods have been developed to a high standard of efficiency. An excellent illustration of this high efficiency, together with a vast amount of economy of power, is gained from the artificial lighting installation of the Boston Store in Chicago.



SALESROOM IN THE BOSTON STORE AT CHICAGO.
Showing combination of arc and incandescent lamp fixtures.

The electrical equipment of this store, like the Macy establishment, is entirely self-contained, and is another excellent example of successful application of electrical apparatus in the large department store. The generating equipment has been increased from time to time with the growth of the store, and at present consists of eight Western Electric Company's direct current generators of a combined capacity of 1,120 kilowatts, connected to Fleming engines. The current is generated at 125 volts pressure and distributed throughout the store by a 16-panel Western Electric switchboard of white Italian marble.

The store is lighted by 400 Western electric arc lamps, many of which are of the Hawthorn short arc lamp design, together with a large number of incandescents. The economy of power above referred to lies in the construction of these arc lamps. They are mounted in a very artistic fixture, having a large canopy, which conceals the binding posts at the top of the lamp. Each fixture has four arms, which are equipped with incandescent lamps. These lamps are connected to a separate circuit from the arc lamp circuit and the switch boxes are so arranged that at night, when the arc lamps are turned off, the incandescent lamps can be turned on, which will give sufficient light to the porters who clean the store at night. They can also be used with the arc lamps in case special lighting is desired.

From the foregoing, it is not difficult to see that the range of electrical application to the modern department store is wide indeed, and is as essential to its well keeping, as the breath of a new born babe is to its existence.

CEMENT IN SEWER WORK.—English engineers are complaining in their trade papers that Portland cement used for jointing sewer pipes causes the pipes to crack. Engineers and other practical men in England, as well as the text-books, invariably recommend Portland cement for this purpose, but in Ireland for the past twelve years architects and engineers have specified in all public and private works a hydraulic cement that is something like the old Roman cement in appearance and in composition. This cement is called Medina, and with it reliable joints can be made quickly and safely. Sand is not mixed with this cement and too much water spoils it. It is being said in London that it is nearly impossible to make a safe joint in sewer pipes with English Portland cement and guarantee it for any lengthened period, whatever brand is used. The joint may pass inspection and stand the water test for the time being; but if the ground is opened inside of twelve months and the pipes carefully examined and tested by the water test, a number of joints will be found leaking, even though the pipes are supported throughout on a concrete bed.

—The average American may like to be humbugged, but after the dust settles he does not retain any special love for the man that does the humbugging.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

2D ST, Nos. 170-172, 6-sty brick and stone store and tenement, 42x92.11, tin roof; cost, $38,000; owner, E. L. Winthrop and others, 242 East Houston st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 634.

No contract has yet been issued.

26TH ST, Nos. 137-139 East, 6-sty brick and stone tenement and store, 46.8x66x85.9, tin roof; cost, $40,000; owner, Charles Rubinger, 220 Broadway; architect, L. A. Goldstone, 45 West 34th st. Plan No. 636.

79TH ST, s s, 329.3 e Av A, two 6-sty brick and stone tenements, 106.3x88.4, gravel roof; cost, $200,000; owner, City & Suburban Homes Co., 281 4th av; architect, P. H. Ohm, 42 East 23d st. Plan No. 637.

CATHERINE ST, Nos. 25½-27, 6-sty brick or stone tenement and store, 33.11x84.11; cost, $20,000; owner, Joseph B. Koplik, 139 Park Row; architect, Chas. B. Meyers, 1 Union sq. Plan No. 635.

45TH ST, No. 411 West, 6-sty brick store and tenement, 24x87.5, slag roof; cost, $28,000; owner John A. Hennion, 256 West 46th st; architect, F. C. Zobel, 114 East 28th st. Plan No. 638.

13TH ST, n s, 150 w 7th av, 6-sty brick and stone tenement, 50x90.3, tin roof; cost, $45,000; owner, S. Lippman, 14 East 108th st; architect, C. B. Meyers, 1 Union sq. Plan No. 639.

No contract let.

Stores, Offices and Lofts.

87TH ST, Nos. 173-175 East, 6-sty brick and stone loft, 50x92.6, tar and gravel roof; cost, $40,000; owners, Greenwald Bros, 1550 3d av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 640.

Factories and Warehouses.

17TH ST, Nos. 606-608 East, 4-sty brick factory, 38x50, slag roof; cost, $8,000; owner, Magdalen Stettin, 1187 Madison av; architects, J. Kastner & Dell, 1133 Broadway. Plan No. 642.

Miscellaneous.

113TH ST, No. 502 West, 1-sty brick and concrete feed room, 25x9.4; cost, $1,500; owner, City of New York, City Hall; architect, Alexander Stevens, 157-159 East 67th st. Plan No. 633.

No contract has yet been issued.

110TH ST, foot over N. Y. C. R. R. tracks, iron footbridge, 11x56; cost, $1,940; owner, Hudson Fulton Commission; architect, H. Hornbostel, 63 William st. Plan No. 641.

MANHATTAN ALTERATIONS.

CHERRY ST, Nos. 324-326, toilets, partitions, windows, sinks, to two 5-sty brick tenements; cost ,$2,000; owner, Frank J. Cassidy, Broadway and 79th st; architect, John H. Duncan, 208 5th av. Plan No. 1774.

GREENWICH ST, No. 43, partitions, show windows, to 4-sty brick tenement; cost, $1,500; owner, Nathan Glassheim, 468 Riverside Drive; architect, G. M. McCabe, 96 5th av. Plan No. 1762.

HOUSTON ST, No. 134 East, airshaft, partitions, toilets, windows, to two 5-sty brick tenements; cost, $3,000 owner, Chas. Schlemmer, 134 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1753.

PELL ST, No. 10, windows, skylights, beams, toilets, to 5-sty brick and stone store and tenement; cost, $500; owner, E. Plath, 39 7th st; architect, Herman Horenburger, 122 Bowery. Plan No. 1745.

STANTON ST, Nos. 4-6, 2 and 3-sty brick rear extension, toilets, partitions, skylights, to 3-sty brick stores and tenements; cost, $500; owner, Henry Hollmann, 245 Bowery; architect, Richard Rohl, 128 Bible House. Plan No. 1750.

SULLIVAN ST, No. 237, toilets, partitions to 4-sty brick tenement; cost, $150; owner, Meta Schlobohm, Cliffside, N. J.; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1761.

2D ST, Nos. 196-198, toilets, partitions, windows, to two 5-sty brick tenements and stores; cost, $1,500; owner, David Lion, 170 Broadway; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1752.

11TH ST, No. 439 East, toilets, partitions, windows, to 5-sty brick tenement; cost, $1,500; owner, D. J. O'Conor, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 1787.

15TH ST, No. 424 East, skylight, windows, to 5-sty brick tenement; cost, $3,500; owner, Erwin P. H. Martin, 309 East 169th st; architect, Edward Wehrlin, 309 Broadway. Plan No. 1754.

22D ST, No. 409 East, toilets, partitions to 4-sty brick store and tenement; cost, $300; owner, Michael Naughton, 409 East 22d st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1756.

25TH ST, No. 342 East, 1-sty brick rear extension, 25x4, windows, plumbing fix-

tures to two 3-sty brick shop and dwelling; cost $3,000; owner, Peter J. McMahon, 342 East 25th st; architect, Max Muller, 115 Nassau st. Plan No. 1765.

34TH ST, n s, 225 w 5th av, columns, alter boxes, to 4-sty brick and stone opera house; cost, $1,200; owner, Oscar Hammerstein, [illegible] West 7th av and 42d st; architect, Wm. H. McElfatrick, 1402 Broadway. Plan No. 1757.

36TH ST, Nos. 335-337 East, toilets, partitions, windows, to two 5-sty brick tenements; cost, $2,000; owner, W. H. Mills, Larchmont, N. Y.; architect, O. Reissmann, 30 1st st. Plan No. 1767.

38TH ST, No. 35 East, windows, walls, beams, to 4-sty brick and stone residence; cost, $3,500; owner, Cornelia A. Beekman, 7 East 42d st; architects, Darrach & Beekman, 10 East 33d st, Plan No. 1777.

Christopher Campbell, 10 East 33d st, has contract.

40TH ST, No. 114 West, 1-sty brick front and side extensions, 25x7x28, foundations, piers, openings to 1-sty brick and stone transformer building; cost, $800; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1748.

45TH ST, No. 313 East, vent shaft, toilets, to 5-sty brick tenement; cost, $3,000; owner, F. Sulzberger, 46th st and 1st av; architect, D. J. Comyns, 147 4th av. Plan No. 1768.

45TH ST, No. 21 West, 6-sty brick and front and rear extension, 25x29, alter floor, walls, to 5-sty brick dwelling; cost, $25,000; owner, A. F. Jammes, 495 5th av; architect, H. Craige Severance, 500 5th av. Plan No. 1760.

45TH ST, No. 309 East, fireproof shaft, toilets, to 5-sty brick tenement; cost, $5,000; owner, Jacob Eidt Estate, 875 2d av; architect, A. E. Nast, 147 4th av. Plan No. 1778.

46TH ST, No. 12 East, partitions, to 4-sty brick salesroom; cost, $200; owner, The Home Club Co., 62 Cedar st; architects, Babb, Cook & Welch, 3 West 29th st. Plan No. 1784.

Richard Deeves & Son, 305 Broadway, has contract.

50TH ST, No. 27 West, partitions, windows, to 4-sty brick residence; cost, $1,500; owner, Philip B. Jennings, 25 West 30th st; architect, Alfred C. Bossom, 55 West 33d st. Plan No. 1743.

53D ST, No. 337 West, toilets, skylights, windows, to 4-sty brick tenement; cost, $650; owner, W. S. Pickard, Savannah, Ga.; architect, G. Haug, 103 Park av. Plan No. 1742.

56TH ST, No. 151 East, 1-sty and stone rear extension, 19x7.6, add 1-sty, partitions, entrance, to 3sty brick and stone dwelling; cost, $8,000; owner, Latham G. Reed, 31 Nassau st; architect, H. E. Ficken, 10 West 22d st. Plan No. 1776.

58TH ST, No. 226 West, alter walls, floor, windows, to 1-sty brick and stone library and office; cost, $3,500; owner, New York Genealogical Biographical Society, 226 West 58th st; architect, Henry Davidson, 255 West 69th st. Plan No. 1741.

Chas. O. Johnson, 240 10th av, has contract.

58TH ST, No. 130 West, 1-sty brick rear extension, 12x20, partitions to —sty brick dwelling; cost, $1,000; owner, Joseph H. Abraham, 616 Madison av; architects, Edward I. Shire & Lewis R. Kaufman, 110 East 23d st. Plan No. 1755.

61ST ST, No. 115 East, add 1-sty to extension to 4-sty brick dwelling; cost, $700; owner, James A. Benedict, 115 East 61st st; architect, E. W. Granut, 10 West 22d st. Plan No. 1759.

71ST ST, Nos. 357-361 East, partitions, windows, to three 6-sty brick stores and tenements; cost, $6,000; owner, A. & A. Realty Co., 226 Lafayette st; architect, Richard Rohl, Bible House. Plan No. 1751.

76TH ST, No. 34 West, alter floors, stairs, to 4-sty brick dwelling; cost, $750; owner, M. Fisher, 34 West 76th st; architect, R. F. Robertson, Bronx Manor, Yonkers, N. Y. Plan No. 1766.

Kelly & Kelley, 45 East 42d st, have the contract.

84TH ST, Nos. 250-252 West, cellar, brick rear extension, 14x13, partitions, stairways, walls, to two 5-sty brick store and apartments; cost, $20,000; owner, C. R. Lee, 551 West End av; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1770.

89TH ST, Nos. 69-71 East, alter shaft, windows, stairs, to 5-sty brick and stone stable and garage; cost, $1,500; owner, Edmond J. Curry, 28 East 95th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1749.

113TH ST, No. 73 East, plumbing, windows, partitions, to 5-sty brick store and tenement; cost, $2,800; owner, Lasner & Palestine, 119 Bleecker st; architect, Wm. Huenerberg, 769 East 158th st. Plan No. 1746.

123D ST, No. 305 West, cellar and basement rear extension, 16.8x72, alter walls to 3-sty brick store and dwelling; cost, $950; owner, H. Dexheimer, 305 West 123d st; architect, Frank H. Hines, 104 West 124th st. Plan No. 1747.

AV D, w s, 69.6 n 15th st, alter roof beams, add 1-sty, vault, to 2-sty brick stable and loft; cost, $1,500; owner, City of New York, City Hall; architect, E. W. Scheffer, 55th st and 6th av. Plan No. 1775.

AMSTERDAM AV, e s, between 113th and 114th sts, alter roof, plumbing, heating, to 3-sty brick and stone pathological laboratories; cost, $25,000; owner, St. Luke's Hospital, 113th st and Morningside av; architect, Ernest Flagg, 35 Wall st. Plan No. 1781.

No contract has yet been issued.

BROADWAY, s e corner 38th st, erect sign to 8-sty brick hotel; cost, $4,500; owner, Normandie Hotel; architects, V. E. Rumborger & Elewood E. Rice, Dayton, Ohio. Plan No. 1783.

BROADWAY, No. 2291, skylights, partitions, to 2-sty brick office and store; cost, $300; owner, Herbert Du Pey, 71 Broadway; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1771.

G. W. Rolandow, 2291 Broadway, is lessee.

BROADWAY, No. 231, windows, show windows, to 5-sty brick and stone store and loft; cost, $500; owner, McVicker Realty Co., 7 Pine st; architect, Louis Falk, 2756 3d av. Plan No. 1772.

CENTRAL PARK WEST, No. 395, pent house to 4-sty brick and stone hospital; cost, $3,000; owner, New York Red Cross Hospital, 395 Central Park West; architect, Charles H. Richter, 68 Broad st. Plan No. 1779.

John C. Gabler, 339 West 18th st, has contract.

COLUMBUS AV, No. 982, dumbwaiter shaft to 5-sty brick tenement; cost, $1,000; owner, T. J. Dengler, Gunhill rd and Jerome av; architect, George Haug, 103 Park av. Plan No. 1780.

LEXINGTON AV, No. 1032, 1-sty brick and stone rear extension, 17x44.4, floors, stairs, to 3-sty brick residence; cost, $5,000; owner, Philip Lewisohn, 88 5th av; architect, Harry Allen Jacobs, 322 5th av. Plan No. 1744.

WEST BROADWAY, Nos. 383-385; Wooster st, Nos. 69-71, 6-sty brick front and rear extension, 55.1x104.8, partitions, toilets, elevator, stairs, to two 6-sty brick lofts; cost, $75,000; owners, Golde & Cohen, 171 Broadway; architect, Charles B. Meyers, 1 Union sq. Plan No. 1758.

No contracts let.

2D AV, No. 1129, partitions, stairs, toilets, vault, to 5-sty brick tenement; cost, $4,500; owner, Wm. Eifler, 455 West 14th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 1763.

Joseph Epstein, 115 East 82d st, has contract.

2D AV, No. 1540, dumbwaiter shaft to 4-sty brick store and tenement; cost, $500; owner, Katy Botty, 1742 Monroe av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 1773.

6TH AV, s e corner 59th st, girders, beams, to 7-sty brick club; cost, $1,000; owner, New York Athletic Club, 58 West 59th st; architect and engineer, L. R. Merritt and Henry J. Bowie Clarke, 1 Madison av. Plan No. 1769.

8TH AV, No. 2181, alter vault shaft, partitions, skylights, piers, to 5-sty brick store and tenement; cost, $1,000; owner, Adam Weap, on premises; architect, A. J. H. Lenchtog, 46 West 132d st. Plan No. 1764.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

CARPENTER AV, w s, 100 s 238th st, five 2½-sty frame dwellings, shingle roof, 20x35; total cost, $22,500; owner, T. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 878.

BRONXDALE AV, w s, 27 n Rhinelander av, 3-sty frame stores and dwelling, tin roof, 35.4x50; cost, $7,000; owner, Thos. McDonough, no address; architect, T. J. Kelly, 683 Morris Park av. Plan No. 879.

CROTONA PARK EAST, e s, 265 s 174th st, 2-sty frame dwelling, slate roof, 24x46; cost, $4,000; owner, Tillie Johnson, 850 East 164th st; architect, Stanley A. Dennis, 154 Nassau st. Plan No. 873.

WESTCHESTER AV, s s, 89.4 w Ferris pl, 2-sty brick store and dwelling, tin roof, 24.6x60; cost, $8,500; owner, Thos. Masterson, Main st, Westchester; architect, B. Ebeling, 1136 Walker av. Plan No. 874.

176TH ST, n s, 240 e Prospect av, 2-sty and attic brick dwelling and 1-sty brick wagon room, tin roof, house, 32x65.8, shed, 12x11.6; total cost, $15,350; owners, Shalita Bros, 625 Jefferson pl; architect, Henry J. Feiser, 150 Nassau st. Plan No. 875.

216TH ST, n s, 331 e White Plains av, 2-sty frame dwelling, tin roof, 21x52; cost, $5,000; owner, R. Meyer, 727 East 216th st; architect, B. Ebeling, 1136 Walker av. Plan No. 863.

FAIRFAX AV, e s, 169.11 s Waterbury av, 2½-sty frame dwelling, shingle roof, 18x32; cost, $2,000; owner, Lucien Soyer, 172d st and Park av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 864.

HOLLAND AV, w s, 105 n Barnett pl, two 2-sty frame dwellings, tin roof, 21x50; total cost, $8,000; owners, Jas. & John J. Dunnigan, 1214 Simpson st; architect, John J. Dunnigan, 1214 Simpson st. Plan No. 870.

LELAND AV, w s, 100 n McGraw av, 2-sty frame dwelling, 21x47; cost, $5,200; owner, Tillie M. Stadler, 1350 Leland av; architect, Henry A. Stadler, Jr., 1350 Leland av. Plan No. 871.

TIMPSON PL, w s, 75.3 s Whitlock av, two 3-sty brick stores and dwellings, tin roof, 17x50; total cost, $10,000; owner, Ellen McQuinlan, Whitlock and Leggett avs; architect, Edw. J. Clark, 83 West 125th st. Plan No. 880.

236TH ST, s s, 85 e Katonah av, seven 2-sty brick dwellings, slag roof, 21x55; total cost, $56,000; owners, German Real Estate Co.; architect, Louis Falk, 2756 3d av. Plan No. 881.

Emil Hermann, 362 Willis av, is president.

215TH ST, s s, 325 e Bronxwood av, 1-sty frame dwelling, tin roof, 25x25; cost, $1,000; owners, Guazzo & Monoco Co., 565 East 215th st; architect, L. Howard, 1861 Carter av. Plan No. 882.

POPLAR ST, s s, 277 e Hone av, 2-sty frame dwelling, tin roof, 21x50; cost, $5,000; owner, Louis Kessler, Frisby av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 883.

190TH ST, s e cor. Devoe Terrace, four 2-sty brick dwellings, tin roof, 20 and 25x39.6 and 50; total cost, $23,000; owners, McLernon & Champoli, on premises; architect, Charles S. Clark, 445 Tremont av. Plan No. 888.

SCOFIELD ST, s s, 200 w William st, 2½-sty frame dwelling, shingle roof, 22x28; cost, $3,000; owner, James H. Rice, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 884.

Apartments, Flats and Tenements.

WEBSTER AV, n w cor. 180th st, 4-sty brick tenement, tin roof, 28x72; cost, $16,000; owner, Chas. Bjorkegren, Inc., 2148 Mapes av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 876.

VYSE AV, w s, 125 s 180th st, four 4-sty brick tenements, plastic slate roof, 38.0½x72; total cost, $80,000; owners, Kraba & Ernst, 503 East 165th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 872.

198TH ST, n e cor. Decatur av, 4-sty brick tenement, slag roof, 25x81.3; cost, $22,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 868.

3D AV, w s, 151.6 n 173d st, two 6-sty brick tenements, slag roof, 50x100; total cost, $110,000; owners, Worcester Con. Co., Maurice Frankel, 302 Broadway, secretary; architect, Chas. S. Clark, 445 Tremont av. Plan No. 869.

PARK AV, e s, 150 s 182d st, two 4-sty brick tenements, gravel roof, 25x107; total cost, $40,000; owner and architect, William Guggolz, 2740 Creston av. Plan No. 890.

Miscellaneous.

GLEASON AV, s s, 100 e Beach av, 1-sty brick tool house, tin roof, 25x20; cost, $300; owner, Rebecca Del Gaudio, 154 St. Lawrence av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 877.

ODELL ST, w s, 105 s Starling av, 1-sty frame barn, shingle roof, 12x12; cost, $75; owner, Philip Kaufman, 2132 Gleason av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 867.

BRONX PARK ZOO GARDEN, opposite 185th st, 500 e So. Boulevard, 1-sty brick toilet, tile roof, 20x63.9; cost, $7,500; owners, City of New York; architect, Geo. M. Beerbower, N. Y. Zoo Park. Plan No. 865.

BRYANT AV, n e corner 176th st, 3-sty frame hotel, 25x117.3, tin roof; cost, $15,000; owner, Daniel Dillon, 173d st and Gleason av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 889.

ST. JOHN'S COLLEGE GROUND, 1830 n Pelham av, 1-sty brick club house, slag roof, 35x65; cost, $8,000; owners, Manhattan Realty Co., 165 Broadway; architect, George H. Pegram, 165 Broadway. Plan No. 885.

WEBSTER AV, w s, 158 s 175th st, 1-sty brick abattoir, tin roof, 20x42; cost, $500; owner, William A. Cameron, 1901 Bathgate av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 886.

Storage.

BRONX PARK ZOO GARDEN, opposite 185th st, 550 e So. Boulevard, 1-sty brick storage, gravel roof, 12x18; cost, $200; owners, City of New York; architect, Geo. M. Beerbower, New York Zoo Park. Plan No. 866.

Stores, Offices and Lofts.

VAN NEST AV, e s, 133.9 s Van Buren st, 1-sty frame store, tin roof, 18.8x27.4; cost, $1,500; owner, Carlo Totero, Van Nest av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 887.

BRONX ALTERATIONS.

156TH ST, No. 429, new windows, new baths, etc., to 3-sty frame tenement; cost, $500; owner, James Bain, on premises; architect, William Schnaufer, 363 East 149th st. Plan No. 327.

161ST ST, n w cor. Prospect av, rear, move 2-sty frame dwelling; cost, $1,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Mertin, 33 Union sq. Plan No. 324.

169TH ST, No. 489, 1-sty brick extension, 10.6¾x34.6, new girders, etc., to 2-sty and attic frame stores and dwelling; cost, $1,500; owner, C. S. Scheuerman, on premises; architect, William Schnaufer, 363 East 149th st. Plan No. 328.

APPLETON ROAD, w s, 1,360.10 n Fort Schuyler rd, move 2-sty frame dwelling; cost, $700; owners, Bronxdale Realty Co., 1123 Broadway; architect, Fred Damm, 281 East 144th st. Plan No. 317.

BAKER AV, s s, 25 w White Plains av, move and 1-sty of brick built under 2-sty brick store and dwelling; cost, $3,500; owner, Pasquale D'Auria, 2113 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 333.

BOSTON ROAD, w s, 148 s Jefferson pl, new partitions to two 5-sty brick stores and tenements; cost, $50; owner, Jacob Jung, 83d st and Lexington av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 322.

CITY ISLAND AV, n w corner Orchard st, 2-sty frame extension, 32.10x24.4, to 2-sty frame police station; cost, $6,500; owner and architect, City of New York. Plan No. 325.

Greystone av, e s, 210 n Waldo av, 1-sty frame extension, 12.3x33.3, to 1-sty and attic stone dwelling; cost, $1,200; owner, Sarah Haugel, 1472 Lexington av; architect, Ward W. Claflin, 344 79th st, Brooklyn. Plan No. 321.

HUGHES AV, e s, 125 n 183d st, 1-sty frame extension, 25x40, and build 1-sty upon 1-sty frame stable; cost, $1,879.75; owner, Frederick W. Schlosser, 2302 Hughes av; architect, Peter W. Schlosser, 2302 Hughes av. lPan No. 330.

ST. PAULS AV, n w cor. Pelham road, new front to 1-sty frame hotel; cost, $300; owner, Chas. Miller, on premises; architect, J. Melville Laurence, Pleasantville, N. Y. Plan No. 316.

SEDGWICK AV, e s, 200 n 183d st, 2-sty frame extension, 21x23, to 2½-sty frame dwelling; cost, $2,500; owner, Mrs. N. B. Maltby, on premises; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 320.

WALKER AV, e s, 100 s Fink av, new partitions to 2-sty frame storage; cost, $100; owner, M, Marcus, 547 Westchester av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 329.

WEBSTER AV, w s, 15.9 s 175th st, move 1½-sty frame shop; cost, $100; owner, William A. Cameron, 1901 Bathgate av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 326.

WEBSTER AV, No. 1510, 1-sty frame extension, 15x12, to 3-sty frame church and rectory; cost, $2,000; Rev. Bartholomew F. Galligan, 351 East 55th st; architect, John V. Van Pelt, 333 4th av. Plan No. 319.

WILLIS AV, e s, 25 s 134th st, 1-sty of brick built upon 6-sty hotel; cost, $5,000; owner, A. Brandt, on premises; architect, Wm. G. I. Roeder, 360 East 151st st. Plan No. 318.

VAN NEST AV, n s, 50 w Holland av, 2-sty frame extension, 15x15, to 2-sty frame dwelling; cost, $600; owner, John Frederick Schmetzle, on premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 323.

3D AV, No. 2856, new beams, etc., to 3-sty frame store and dwelling; cost, $1,500; lessee, John Haffen, 152d st and Melrose av; architects, A. Arctander Co., 368 East 149th st. Plan No. 332.

3D AV, No. 2932, new store front to 2-sty frame store and dwelling; cost, $500; lessee, Dare Seigel, on premises; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 331.

ADVANCE REPORTS.

Public School of Reinforced Concrete.

IRVINGTON, N. J.—There has just been completed, at Irvington, N. J., a reinforced concrete public school, at a cost, it is said, not exceeding the prices formerly paid for non-fireproof buildings. The construction is entirely of reinforced concrete, including the exterior walls, which are ornamented with Moravian tile panels. The roof is of slate, having copper flashings. The stairs, which are also of reinforced concrete, are equipped with safety treads to prevent slipping. The building contains on the first floor two large class rooms, principal's room and three sets of stairs leading to the second floor. The second floor has two large class rooms, teachers'



room and library, and has been constructed so that future additions can be added from time to time as required. The basement contains, besides the boiler room, two large play courts and toilets. The floors of all toilet rooms are of mastic asphalt, and the floors of the play courts are of cement. All corridors and stair halls are of cement finish. The only wood floors in the building are in the class rooms, principal's and teachers' rooms. The heating is by a system of direct steam and ventilated by means of mechanical ventilation, introducing fresh air into the class rooms, at the same time removing the foul air. B. Allen, of Irvington, designed the plans, and the American Concrete-Steel Co., of Newark, erected the building.

Plans for City's $50,000,000 Subway.

MANHATTAN.—Working plans and drawings are making headway for the new $50,000,000 subway that the City of New York contemplates constructing, to extend from the Battery up Church st to Fulton st to Broadway, to Astor pl, to Irving pl; to Lexington av to 125th st, to Mott av, to 149th st, and up River av to Jerome av. The construction will be of concrete steel and will include in all twenty-six passenger stations. The owners will soon take estimates in various ways on the complete construction, operation and equipment. Mr. B. J. Arnold, of 314 Madison av, is consulting electrical engineer, and Henry Seaman, 154 Nassau st, is chief engineer of the Public Service Commission.

Another Storage Warehouse in the Bronx.

WEBSTER AV.—Julius Kindermann & Sons (furniture movers), of 1349 Brook av, have decided to erect another fireproof storage warehouse in the Bronx. This will make the third to be erected by this firm in this section. The new building will be situated on east side of Webster av, 25 ft. north of Anna pl. The construction will be strictly fireproof, probably of reinforced concrete, 8-stys, measuring 50x90 ft., and costing in the neighborhood of $100,000. Wm. Schnau-

fer, 363 East 14th st, is preparing the plans. The owners will receive figures on the general contract about the 11th of August.

Interior Decorations for the New Theatre.

CENTRAL PARK WEST.—Carrere & Hastings, architects of the New Theatre have announced that the painting and color scheme of the interior decorations of the playhouse had been intrusted to James W. Finn, of 134 East 22d st, who would begin work at once. Among the buildings which have been decorated by Mr. Finn are the New York Public Library, the library of Mr. J. P. Morgan, the residences of the late William C. Whitney and Charles T. Barney and the Knickerbocker Hotel.

Church for Sixth Avenue, Brooklyn.

BROOKLYN.—The Grace Baptist Congregation, of Brooklyn, has decided to erect in the near future a new edifice and Sunday school building at 6th av and 53d st. The Rev. Dr. J. M. McQuillan, 414 58th st, Brooklyn, is pastor. It has been determined to build of brick and granite, the church to contain a capacity of 700, and the Sunday school 600, measuring about 90x115 ft. The cost will approximate $50,000. E. G. W. Dietrich, 30 East 20th st, Manhattan, is now preparing the plans. It is understood that no bids have yet been made or contracts issued.

Home and Training School for Deaconesses.

110TH ST.—The F. T. Nesbit Co., 116 Nassau st, has signed the contract to erect the new home and school for the New York Training School for Deaconesses, 228 East 12th st, to be situated in the north side of 110th st, 248 ft east of Amsterdam av, from plans by Messrs. Heins & La Farge, 30 East 21st st. The building will be strictly fireproof, 8-stys in height, 125x64 ft. in size, of brick and limestone. The cost will approximate $150,000. The late Rev. William R. Huntington, D.D., of Grace Church, was president of the school.

Taking Bids for Duke Residence.

5TH AV.—Architect Horace Trumbauer, Land Title Building, Philadelphia, Pa., has been taking bids during the week on the general contract for the new limestone and brick residence, 72x140 ft., which J. B. Duke, the well-known tobacco manufacturer, of 111 5th av, Manhattan, and Somerville, N. J., proposes to erect the coming Fall at the southeast corner of 5th av and 78th st, costing in the neighborhood of $175,000.

Proposed Theatre for Brooklyn.

LIVINGSTON ST.—The Realty Associates, 176 Remsen st, Brooklyn, contemplate the erection of a 1-sty brick and terra cotta theatre, 80x150 ft, at Livingston and Schermerhorn sts. The plans are now being prepared by V. Hugo Koehler, of 489 5th av, Manhattan. The cost is estimated at about $250,000. No bids have yet been taken or contracts made. It is undecided how soon work will begin.

Broadway and 77th St Improvement.

BROADWAY.—Plans have been prepared by Architects Janes & Leo, 124 West 45th st, for the improvement of the southeast corner of Broadway and 77th st, with a 12-sty elevator apartment house covering a plot 160.4x05.5½ ft. The equipment will be of the highest type and the cost is approximated at about $700,000. The Charter Construction Co., of 198 Broadway, will erect the building.

Apartments, Flats and Tenements.

26TH ST.—Chas. Rubinger, 220 Broadway, will erect a 6-sty flat, 46.8x85.9 ft, at Nos. 137-139 East 26th st, from plans by L. A. Goldstone, 45 West 34th st. Estimated cost, $40,000.

YONKERS, N. Y.—Horace B. Hanson, 180 Reade st, Manhattan, will erect a 19-family brick flat house, 50x100 ft., 6-stys, at Radford st and Van Cortland Park, Yonkers, to cost $75,000.

CATHERINE ST.—S. J. Pierano, 14 Franklin st, will erect a 6-sty tenement, 24.9x64.11 ft, at No. 76 Catherine st, to cost $25,000. Rofrano & Raphael, 23 Roosevelt st, are making plans.

SIMPSON ST.—Edward J. Byrne, 3029 3d av, is preparing plans for two 5-sty flat houses for the Tully Construction Co., to be erected in the east side of Simpson st, 121 ft west of Westchester av, Bronx, to cost $80,000.

13TH ST.—L. F. J. Weiher, 271 West 125th st, has completed plans for three 6-sty tenements 41.8x90.3 ft, for A. Ruff and A. Hochester, 52 West 120th st, to be erected in the south side of 13th st, 375 ft. east of 3d av.

HAVEN AV.—M. G. Heidelberg, 320 5th av has prepared plans for a 6sty flat building, 114.4x87.4 ft, to be erected at the southwest corner of Haven av and 181st, costing $175,000. The Fort View Construction Co., 320 5th av, is the owner.

ST. NICHOLAS AV.—Young & Gronenberg, 1328 Broadway, have prepared plans for a 5-sty flat building, 100x114.8 ft, to be erected by the H. Guttman Realty Co., 537 West 187th st, at the northwest corner of St. Nicholas av and 174th st, to cost $150,000.

BROADWAY.—Plans are being prepared by Neville & Bagge, 217 West 125th st, for a high-class apartment house, 99.11x67.6 ft, for George Herbener, 415 West 95th st, to be erected at the southwest corner of Broadway and 157th st. Estimated cost, $200,000.

YONKERS, N. Y.—Herbert James (builder), of Yonkers, will erect at the southeast corner of Highland and Riverdale avs, a 5-sty brick 13-family flat with two stores, 37x80 ft, to cost $28,000. James A. Watson, Philippsburg Building, Yonkers, is now making plans. The owner will receive bids on all contracts about August 12.

NEWARK, N. J.—The Herman C. Schneider Building & Construction Co., 500 15th av, Newark, has taken the general contract to erect a 4-sty brick and limestone bachelor apartment house, 25x76 ft., at 464 Broad st, Newark, to cost $25,000. E. A. Kirch, 77 Market st, is the owner; Wm. Lehman, 738 Broad st, is architect.

BECK ST.—Plans have been completed by Koppe & Daube, 830 Westchester av, for a 21-family tenement and store, 5-sty, 40x80 ft, to be erected by the Winnie Realty Co., of which Maurice Miller, 836 Westchester av, is president, at the southwest corner of Beck st and Intervale av, Bronx, to cost $45,000. The owners will take all bids separately.

Churches.

ASBURY PARK, N. J.—The congregation of the Church of the Holy Spirit, on 2d av, contemplates erecting an edifice at a cost of $20,000. Thos. A. Roche is pastor.

EAST ORANGE, N. J.—Hartman & Chambers, 202 Sanford st, East Orange, have just received the general contract for a $30,000 addition to the Elmwood Presbyterian Church, Elmwood av and Eppirt st. Ludlow & Peabody, 12 West 31st st, Manhattan, are the architects. Rev. Charles B. Bullard, 20 Eppirt st, East Orange, is pastor.

EASTHAMPTON, L. I.—Thomas Nash, 1170 Broadway, Manhattan, has completed plans and has awarded to J. V. Schaefer, Jr., & Co., 5 West 31st st, Manhattan, the general contract for the stone 1½-sty church to be erected at East-Hampton for St. Luke's Protestant Episcopal Church, of which Rev. F. Streeter, of Easthampton, is pastor.

JERSEY CITY, N. J.—Plans are being prepared by A. F. Leicht, 9 West 42d st, Manhattan, for a church and Sunday school, 1½-sty, 75x103 ft, for the Emanuel Baptist Church. Rev. H. A. Buzzel, pastor, to be erected on the Boulevard and Sherman pl, Jersey City. The structure will contain a seating capacity of 1,000, a new pipe organ, and will cost about $35,000. The architect will soon be ready for bids on all separate contracts.

MONTCLAIR, N. J.—Messrs. Blake & Williams, 211 West 20th st, Manhattan, have received the heating contract for the new edifice to be erected at the southeast corner of Church and Trinity sts, for the First Baptist Congregation, of Montclair. Plans by Pilcher & Tachau, 109 Lexington av, call for a building 2-stys, 100x150 ft., limestone, terra cotta and brick, with a total seating capacity of about 950. Rev. H. E. Fosdick, 14 Trinity st, is pastor; Richard D. Kimball Co., 437 5th av, consulting engineer. Estimated cost, $90,000.

Dwellings.

GREENWICH, CONN.—F. A. Moore, 571 5th av, Manhattan, is preparing plans for a 3-sty frame residence to be erected on Round Hill, Greenwich, for Tyler L. Redfield, of 411 West 43d st, Manhattan. Estimated cost, $100,000.

ROCKAWAY, L. I.—Lee Somenfeld, 2228 Pitkin av, Brooklyn, has been commissioned to prepare plans for a frame 3½-sty boarding house, 49x54 ft, to be erected at the southwest corner of Washington and 3d sts, Rockaway Park. The cost is estimated at about $12,00.

Factories and Warehouses.

MINETTO, N. Y.—The Minetto-Meriden Shade Cloth Co. intends erecting a large cotton mill at Minetto next spring.

NEW BEDFORD, MASS.—President Langshaw, of the Dartmouth Mfg. Co., is interested in the erection of a $1,000,000 fine goods mill planned for New Bedford.

NIAGARA FALLS, N. Y.—The Carborundum Co. is reported to be preparing plans for a large addition to its plant on Buffalo av, to be used chiefly for the manufacture of garnet paper.

SEABRIGHT, N. J.—Frank B. Conover, of the Monmouth Ice Co., will erect a 50-ton plate ice plant, at a cost of $50,000; work will start in early fall and the plant will be in full operation before the opening of the season of 1910.

BRIDGEPORT, CONN.—The American branch of the Henkel Lace Co., of Barmen, Germany, has just purchased a site of about five acres for a new factory at Bridgeport. Mr. Max Henkel represents the concern, and will probably have charge of construction.

SCHENECTADY, N. Y.—The Mohawk Overall Co. has awarded the general contract to Browne & Lowe, of Schenectady, for the erection of a 4-sty reinforced concrete fireproof factory, 37x137 ft, in Dock st, Schenectady. A. D. Lindley & Co., Parker Building, Schenectady, are the architects. Estimated cost, between $30,000 and $40,000.

LITTLE FALLS, N. Y.—Hallihan Bros., Little Falls, have received the contract to erect the 5-sty brick warehouse, 95x331 ft, for the Robert McKinnon Knitting Co., at Little Falls. The construction will include a steel water tower, 100 ft high, 20x20 ft, and a steel tank, 18x20 ft. Carral Haug, architect, of 500 Main st, Little Falls, estimates the cost at $90,000.

NIAGARA FALLS.—The Turner Construction Co., engineers and contractors in reinforced concrete construction, 11

Broadway, obtained the general contract for the construction of a reinforced concrete building, 24x64, 4-stys high, for the Carborundum Co., at Niagara Falls, N. Y. C. H. Greenwood is the engineer, care owners. Work will be undertaken at once.

FAR ROCKAWAY, L. I.—Mullen & Buckley (furniture), Central av, Far Rockaway, have awarded to the Industrial Engineering Co., 95 Liberty st, Manhattan, the general contract to erect a 7-sty reinforced concrete fireproof warehouse and stable, 52x90 ft, 13 stalls, at Far Rockaway, at a cost of 37,000. Morrell Smith, Bank Building, Far Rockaway, is the architect.

Halls and Clubs.

ROCHESTER, N. Y.—J. Mills Platt, 921 Chamber of Commerce Building, Rochester, has been selected to prepare plans for a $30,000 club house, 2-stys, brick, to be erected by the Beechwood Hall Association at Rochester.

PRINCETON, N. J.—It is announced that the general contract has been awarded to C. W. Kafer, 115 South Stockton st, Trenton, for the erection of the new Campus Club House at Princeton, 3-sty, brick and limestone, 50x75 ft, to cost $40,000. R. C. Gildersleeve, 150 5th av, Manhattan, prepared the plans.

JAMAICA, L. I.—M. E. McHugh, 51 Dungan av, Jamaica, has received the general contract and has awarded to Ralph Bangert the carpentry work for the new Parish Hall, brick, 1½-sty, 60x127 ft, on Flushing av, north of Shelton av, for St. Mary's Roman Catholic Church. The cost is estimated at $20,000. F. J. Berlendach, 260 Graham av, Brooklyn, is the architect.

Hospitals and Asylums.

EASTVIEW, N. Y.—Plans for improvements to the Westchester County Almshouse, to be erected at Eastview, have been submitted to State Board of Charities at Albany for approval. Probable cost, $60,000.

WEEHAWKEN, N. J.—The North Hudson Hospital Asso., 189 Palisade av, Union Hill, Lewis Menegaux, president, has awarded to Bond & McNally, 148 Bullsferry road, Weehawken, the general contract for the 3-sty fireproof, brick hospital, 75x40 ft., at Weehawken. Robert G. Dixon, 148 Bullsferry road, is architect. Estimated cost, $30,000.

Miscellaneous.

RIVERHEAD, L. I.—The Pauly Jail Bldg. Co., of St. Louis, Mo., has been engaged to prepare plans for a jail which the Supervisors contemplate erecting at a cost of about $125,000.

Municipal Works.

COLLINGSWOOD, N. J.—The Council has adopted a resolution authorizing the construction of a municipal water works, which will be submitted to the voters.

OLEAN, N. Y.—The citizens have voted to issue $119,000 bonds for constructing sewers and water works, for the erection of three firehouses, and the purchase of a steam road roller.

BEVERLY, N. J.—Clyde Potts, 17 Battery pl, Manhattan, has been selected to prepare plans for a sewage disposal works for Beverly. E. N. Perkins, town clerk. Jas. V. Roberts, Mayor.

AUBURN, N. Y.—Hazen & Whipple, Manhattan, are reported to have been selected by the Board of Water Commissioners to prepare plans and specifications for a filtration plant to cost about $170,000.

MANHATTAN.—Estimates will be received by the Commissioner of Correction Thursday, August 5, for furnishing labor and materials required for construction and completion of a 166-foot wood twin screw passenger steamer.

CRANFORD, N. J.—Bids will be received until Aug. 30 by the Bridge Com., Bd. Chosen Freeholders, at Elizabeth (Emmor K. Adams, Chmn.) for a highway bridge over the Rahway River at North av, Cranford. Jacob L. Bauer, 130 Broad st, Elizabeth, is engineer.

BROOKLYN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, August 4: No. 1. Furnishing and delivering engineers' and draughtsmen's supplies. No. 2. Laying water mains and appurtenances and removing existing water mains in Evergreen, Lee, Marcy and Sumner avs, in Forest and Roebling sts; and setting branches, valves and hydrants on existing mains in Bedford and Throop avs, Brooklyn.

MANHATTAN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, August 4: No. 1. Furnishing and installing recording pressure gauges in the Boroughs of Manhattan and Bronx. No. 2. Hauling and setting two dock hydrants and appurtenances on Pier 61, East River, and removing two dock hydrants and appurtenances from pier at foot of Rivington st. No. 3. Hauling and laying water mains in Arlington, Heath, La Salle and McGraw avs; in 175th and 208th sts, and in Broadway. No. 4. Removing the existing roof over the engine room and the boiler room, remodeling the building, furnishing, delivering and erecting a traveling crane at the 98th st pumping station, Manhattan.

Office and Loft Buildings.

23D ST.—Otto Strack, owner and architect, 214-220 East 23d st, has completed plans for the 8-sty brick loft building, 22x90 ft., to be erected at 212 East 23d st. Cost, about $40,000.

BUFFALO, N.Y.—A new store and office building to cost about $40,000 is to be erected at the corner of Main and Utica sts. It will contain ten offices and seven stores and will be 2-stys high. The owner is J. C. Henkel, of Corning.

SYRACUSE, N. Y.—Merrick & Randall, of Syracuse, will receive estimates on the general contract, also separate bids after August 1, for the 4-sty fireproof office and store building, 90x100x50 ft., to be erected at South Salina and Onondaga st, Syracuse, for the McCarthy estate. Estimated cost is about $75,000.

SCHENECTADY, N. Y.—Schenectady is to have one of the finest furniture stores in the State. R. E. Burger, of Glens Falls, will tear down the present store at 136 State st and erect one of the largest business houses in the city. Orin Finch, architect, is now preparing plans for a 5-sty building. The plans will call for a fireproof structure of reinforced concrete and terra cotta. The front will be polished granite with the exception of the ornamental iron window casings and the large plate glass display windows. The estimated cost is $50,000.

Power Houses.

NEW HAVEN, CONN.—The United Illuminating Co. expects to increase the size of its power plant. E. K. Parker is superintendent.

HOLYOKE, MASS.—The Board of Public Works of Holyoke will expend $50,000 to enlarge the water works and electric light plants. W. K. Snow is manager of the municipal power plant.

Schools and Colleges.

UTICA.—The School Commissioners of Utica propose the erection of two new schools at East Utica. Dennis J. Kelly is clerk of the board.

WEST HARTFORD, CONN.—Plans for a school have been prepared. W. C. Brocklesby, of Hartford, is the architect. Appropriation, $38,000.

SYRACUSE, N. Y.—Merrick & Randall, of Syracuse, are taking bids for a 3-sty brick school, to be erected by Father James P. Magee in Schuyler st, Syracuse, to cost $50,000.



OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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RUTHERFORD, N. J.—Nine available sites for the proposed new public school will be submitted for discussion at a public meeting in the city hall Tuesday evening, August 3.

FALL RIVER, MASS.—The Board of Aldermen has voted appropriations, including $125,000 for a Manual and Commercial Training School, and $75,000 for school sites and buildings.

HAMBURG, N. Y.—The new public school addition to be erected by the Board of Education at Hamburg, at a cost of $45,000, will be constructed by T. W. Harris, County Savings Bank Building, Buffalo. Bids on separate contracts will probably be taken about August 5.

Contracts Awarded.

80TH ST.—The Libman Contracting Co., 1968 Broadway, has received the general contract for $15,000 worth of alterations to the residence of Miss Helen Driscoll, No. 122 East 80th st, from plans by Schwartz & Gross.

6TH AV.—The Libman Contracting Co., 1968 Broadway, has received the contract for extensive alterations and additions to Jack's Restaurant, Nos. 759-761 6th av, and 103 West 43d st, for Jack Dunston & Co., from plans by Walter D. Blair, architect.

13TH ST.—The Consolidated Card Co., S. A. Cohen, president, 226 West 14th st, has awarded to McDermott & Hanigan, 404 West 17th st, the general contract to erect the 3-sty fireproof loft building, 25x100 ft., at No. 225 West 13th st, from plans by Ditmars & Brite, 111 5th av.

26TH ST.—The T. B. Leahy Bldg. Co., 1 East 42d st, has received the general contract to erect the 4-sty fireproof brick and steel sub-station, 50x100 ft., for the New York Edison Co., to be erected at 49 West 26th st, to cost about $150,000. The plans are by Wm. Weissenberger, Jr., 55 Duane st.

BROOKLYN.—The general contract for adding 2-stys to the 4-sty Y. M. C. A. building at the southwest corner of Marcy av and South 9th st, Brooklyn, for that association, has been awarded to John Auer & Sons, of 640 Lexington av, Brooklyn, from plans by Boring & Tilton, 32 Broadway, Manhattan. The work is to cost around $60,000.

BROOME ST.—Thomas Rae & Sons, 253 West 27th st, have received the general contract to erect the 6-sty brick and stone warehouse, 84x67 ft., which the Trinity Corporation will erect at the northeast corner of Broome and Clarke sts, at a cost of $65,000. The general contractors have taken bids on mason-work. Wm. E. L. Aigeltinger, 254 West 27th st, is the architect.

SCHENECTADY, N. Y.—The Raymond Concrete Pile Company, of New York and Chicago, through its Schenectady representative, G. W. Van Vranken, has secured the contract for the placing of 675 Raymond concrete piles in the foundations of the Schenectady County Court House, Schenectady, N. Y. W. L. Stoddart, New York, is the architect of the building. The Raymond Company also secured through Mr. Van Vranken, the contract—which has just been executed—for the concrete piling foundations of the pattern storage warehouse of the General Electric Company, at Schenectady; C. E. Hulth, Superintendent of Grounds and Buildings.

Government Work.

The bid of the Quogue Plumbing Co., of Quogue, N. Y., $1,295 in amount, has been accepted for making repairs to plumbing in hospital at Fort Hancock, N. J.

The U. S. Cast Pipe and Foundry Co., 71 Broadway, Manhattan, has received the contract for furnishing the District of Columbia with cast iron water pipe specials at $47.60 per ton.

Sealed proposals will be received on the 18th of August for the installation of a vacuum-cleaning system in the United States Post Office at Des Moines, Iowa. James Knox Taylor, supervising architect, Washington, D. C.

BROOKLYN.—Proposals for alterations in hospital building will be received at the Bureau of Yards and Docks, Washington, Aug. 14, for alterations in the naval hospital building, Brooklyn, N. Y. R. C. Hollyday, Chief of Bureau.

FORT TOTTEN, N. Y.—Coburn & Cook, of Newport News, Va., have secured the contract from the Quartermaster General of the Army for installing an electric light system at Fort Totten, N. Y., for the total sum of $15,373.88.

PHILADELPHIA, PA.—Proposals for crane tracks will be received at the Bureau of Yards and Docks, Washington, Aug. 14, for constructing an extension of the crane track, navy yard, Philadelphia, Pa. R. C. Hollyday, Chief of Bureau.

Sealed proposals will be received on the 16th of August for the installation of a vacuum-cleaning system in the United States Post Office and Court House at Grand Rapids, Mich. James Knox Taylor, supervising architect, Washington, D. C.

NORFOLK, VA.—Proposals for improving building No. 16 will be received at the Bureau of Yards and Docks, Washington, Aug. 7, for making alterations and improvements to building No. 16, navy yard, Norfolk, Va. R. C. Hollyday, Chief of Bureau.

Sealed proposals will be received the 9th of August for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. post office at Belvidere, Ill. James Knox Taylor, Supervising Architect, Washington, D. C.

Sealed proposals will be received at this office until 3 o'clock P. M. on the 26th day of August, 1909, and then opened for the additional approach work at the U. S. Post Office, Court House and Custom House at Laredo, Tex. James Knox Taylor, Supervising Architect, Washington, D. C.

FT. SLOCUM, N. Y.—Office of Constructing Q. M.—Sealed proposals will be received Aug. 18 for installing steam heating systems in barracks No. 35, 38 and 40 and officers' quarters Nos. 8 and 9. Blank forms of proposals, specifications, plans and all necessary information furnished at office of chief Q. M., department of the East, Governor's Island, N. Y. H.

Proposals will be received the 31st of August for the construction, excepting mechanical equipment and interior finish, of the U. S. Post Office and Court House at New Orleans, La., in accordance with the drawings at the office of the architects, Messrs. Hale & Rogers, 11 East 24th st, New York. Applications must be accompanied by a certified check for $250, which will be held until the return of the drawings and specification. James Knox Taylor, Supervising Architect, Washington, D. C.

Brief and Personal.

Fiske & Company furnished their "Tapestry" brick for the Masonic Temple, Brooklyn.

The new plant of the Bradford Pressed Brick Company, of Bradford, Pa., William Hanley proprietor, has commenced operations.

O. Arlt, of the firm of Rogers, Brown & Co., 30 Church st, returned to his desk this week after spending two weeks in South Jersey.

William Messer Company, plumbing contractors, formerly of 157-59 Suffolk st, are moving into their own building at 27 Suffolk st.

The offices of the A. Feldman Construction Company, mason builders and general contractors, have been removed to 170 Broadway, Room 1611.

The New York office of the Ticonderoga Pulp & Paper Co., of Ticonderoga, N. Y., has been moved to the Fifth Avenue Building, at Fifth av and 23d st.

Retail building material dealers, particularly the lumber dealers, are finding it advantageous to make their warehouses fireproof. Fires in lumber yards are very costly.

Allen J. Huke, formerly with the Rockland-Rockford Lime Company, is now assistant manager at the 14th st store of the Domestic Sewing Machine Company.

Lovell H. Carr, local salesman for the Alpha Portland Cement Co., 50 Church st, returned from a two weeks' vacation trip at the Rockland Breakwater, Me., on Tuesday.

The city of Pittsburgh is constructing a new filtration plant. Universal Portland cement is being used in the concrete work, some 40,000 barrels having been contracted for.

Passenger traffic on the New Haven road is increasing steadily. The growth this summer has been so heavy that the road has been compelled to add nine trains daily between New York and Stamford.

W. E. Beatty, of the John P. Kane Co., mason material dealers, 103 Park av, is spending his vacation along the Jersey shore, making his headquarters at Asbury Park. He is expected back about August 10.

The Merhoff Brick Co., Little Ferry, N. J., is working about 200 men this season in its yards. Its fires are blazing and its schooners are plying the Hackensack River, loaded with brick, which are being delivered on contract.

E. Furman & Co., Sayreville, N. J., are working their plant to the full, employing something like 300 hands. The large deposits of fire-brick clay in this vicinity along the Raritan River, affording opportunity for water transportation, make this a particularly desirable location.

The new Curtis Building, Philadelphia, Edgar V. Seeler architect, is using six hundred thousand "Old English Colonial Red Brick," made by Sayre & Fisher Co. The size of these bricks, which are made to match those which are used in some of the older buildings in London, is 9 by 4½ by 2¼ inches.

W. C. Black, of the front brick firm of Carter, Black & Ayres, 1 Madison av, leaves the city next week for a short vacation at Delaware Water Gap. He is expected back about the middle of August, when Andrew A. Ayres will take his vacation. James W. Carter returned this week from Forked River, N. J., where he spent a short vacation.

Work is progressing rapidly on the extension to the Universal Portland Cement Company's plant No. 5 at Universal (Pittsburgh), Pa. This extension will contain eleven kilns 7 ft. 6 ins. in diameter by 120 ft. long ,and will bring the total output of this plant up to 10,000 barrels per day. It is expected that the addition will be finished and in operation by January 1, 1910.

Prof. A. D. F. Hamlin, of Columbia University School of Architecture, has sailed for Constantinople, where he will make a survey of the Robert College property and draw plans for its future extension. Professor Hamlin was born in the Turkish capital, his father, Cyrus Hamlin, having been the founder of Robert College. Two of the present five buildings of the institution were designed by Professor Hamlin.

Concrete roadways were quite thoroughly discussed in the articles submitted in a competition of the Association of American Portland Cement Manufacturers recently conducted through "Good Roads Magazine." The first prize for the

best treatment of the subject was awarded to Ernest McCullough, a civil engineer of Chicago, and Chas. W. Ross, Street Commissioner of Newton, Mass., received the second prize.

The age of the airship has really dawned. The English Channel has been crossed since the previous issue of this paper, and regular airship routes for passengers are being laid out in France. Within 20 years the world has seen seven revolutionizing inventions in the coming of the trolley car, the skyscraper building, the automobile, the motor boat, the electric train, wireless telegraphy, and, finally, the successful navigation of the air.

The contract for decorating and furnishing the interior of the New York Press Club, recently erected from plans by Ernest Greene, at Spruce and William sts, has been awarded by the architect and building committee to Mrs. Ella Briggs and Mrs. Mina Leigh Mercer. The decorating will be on new lines, the special design for freizes and mural decorations being made by Mrs. Briggs, who is graduate of the Vienna School of Arts and Crafts.

The United States Civil Service Commission announces an examination on August 18, 1909, to secure eligibles from which to make certification to the position of architectural draftsman, in the Philippine Service at Manila, at salaries ranging from $1,800 to $2,250 per annum. It is desired to secure persons of considerable office training, capable of producing architectural plans that are both accurate and complete. Ability in designing is desirable, but the principal essential is reliability in the drafting of working plans. There will be no educational examination for these positions. Applicants will be rated according to their training and experience as shown in application form 375.

General George Moore Smith, head of the Candee, Smith & Howland Company, masons' materials, presided at a meeting of the Newburgh military and naval committee of the Hudson-Fulton celebration at Newburgh last Saturday night, and on Monday he had a conference with the general executive committee in this city. In the Newburgh parade there will probably be about twelve thousand men, made up of the sailors from the fleet, the separate companies and regiments of the eastern section of the State, outside of New York City; probably the West Point cadets, one regiment from Manhattan, one from Brooklyn, and a few choice battalions from other States. General Moore will command the parade at Newburgh, and as the commading officer of the First Brigade of the National Guard he will also have much to do with the New York City celebration on the day previous.

Eugene S. Schoen, of 25 West 42d st, the architect, was in Poughkeepsie this week in company with Albert E. Schaaf, general manager of the American Fiat Automobile Company, of 1786 Broadway, Manhattan, to look over the site of the factory to be erected there from plans by Mr. Schoen. The company has secured a site, comprising nearly 30 acres of land, situated directly on the State Boulevard, which runs from New York to Albany. The plant will be about 500 ft. from the Hudson River, and in appreciation of the decision of the company to build at Poughkeepsie the city officials have given a private dock to the concern, the dock to become the perpetual property of the company. It was due to the fact that the American branch of the company has been unable for two years or so to secure a sufficient number of cars from the Fiat Works in Italy to meet the increasing demand that the American factory is to be built. The company will make one or two of its most popular models in this country, thus relieving the pressure under which the parent company is working in its Turin plant. (See also issue July 17.)

The Evolution of the Electric Elevator Machine.

As near as can be determined, the first direct application of electricity to elevator service was made in 1880, when Siemens and Halske installed an elevator in an exhibition at Mannheim. Instead of a stationary machine with cables to car and counterweight, as is the present practice, the motor was attached underneath the car and actuated pinions which ran in racks fastened to the guide posts.

In America, in 1887, Mr. Wm. Baxter, Jr., of Jersey City, designed and installed a direct-connected machine at Baltimore, Md., but it was not until 1889 that the first sucessful electric elevators were put into operation, when Otis Brothers & Co.

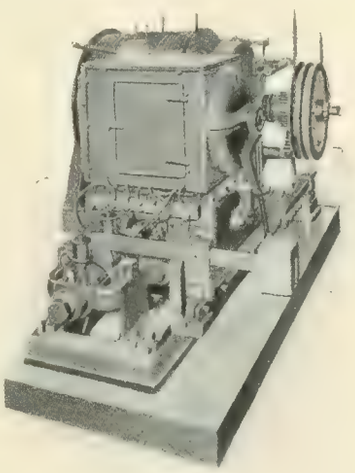


FIG. 1. FIRST OTIS ELECTRIC MACHINE.

installed two direct-connected worm gear machines in the building of A. T. Demarest, No. 335 5th av, New York City.

The motors and regulator boxes or controllers for these machines were purchased of Eickemeyer & Osterheld, being the invention of Mr. Rudolph Eickemeyer, designed primarily for street car work. These motors were selected as the most suitable out of many kinds considered, and time has proven that the choice was wisely made.

These first machines, and those built for a number of years after, were controlled by hand cable.

The illustration (Fig. 1) shows the Demarest machines, which are still in regular operation and giving good service and satisfaction. It will be noted that the brake pulley is very small, and that the brake mechanism consists of a single shoe, lever and weight.

Tying Bundles of Empty Cement Sacks.

"We receive, on an average, considerably over a million sacks a month," said a cement manufacturer. "It is not difficult to understand, therefore, that the manner in which returned sacks are bundled and shipped to us is one of considerable interest. Once in a while, in watching these returned sacks, we come across something that is new and interesting, and, as a case in point, might mention a new method of tying up bundles.

"In this shipment, the sacks had first been laid out flat in piles of 50 each. Then two ropes 40 ins. long had been passed under the pile, one about 8 ins. from each end, and a longer rope about 8½ ft. long had been laid lengthwise on top of the pile. The next step was to bring the two short ropes up over the pile of sacks and tie them tightly. This, as you will see, had the effect of rolling or doubling the sacks over the long rope. The bundle was then turned over, and the long rope brought around it, crossed in the middle of the bundle, then brought around the middle of the bundle and tied tightly.

"The result was a neat, compact bundle that could be easily carried but could not be broken open by any ordinary accident. By way of experiment we cut the long rope on one bundle, and one of the short ropes on another, but the bundle was still compact and firm, and it was still difficult to pull out any of the sacks. When we came to count the shipment, we found the full number of sacks that the customer claimed to have shipped. No sacks had been lost in transit from those bundles."

Prevailing Rate of Wages.

This schedule is issued by the Building Trades of New York City and vicinity, through the office of the Consolidated Board of Business Agents of the Building Trades. Office and headquarters, Groll's Hall, 145-147 East 53d st, New York City. (Phone 336 Plaza.) Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can arrange through the office named by applying to the Board Secretary, Roswell D. Tompkins.

Asbestos Workers, Boiler Felters, Pipe Coverers, Insulators, $4.50; Asbestos Workers' Helpers, $2.80; Bluestone cutters, Flaggers, Bridge and Curb Setters, $4.50; Bluestone Helpers, $3; Boiler Makers and Iron Shipbuilders, $5; Boiler Makers' Helpers, $3; Carpenters and Framers, $5; Cabinet Makers, $4; Cement and Concrete Masons, $5; Cement Concrete and Asphalt Laborers, $3; Derrickmen and Riggers, $3.75; Elevators' Constructors and Millwrights, $4.50; Elevator Constructors' Helpers, $3; Electrical Workers, $4.50; Electricians' Helpers, $2.20; Electrical Fixture Workers, $4.50; Engineers (Portable), $27.50 per week, by the day, $5.50; House Shorers, Movers, Sheath Pilers, $3.50; House Shorers' Helpers, $2.65; Housesmith, Bridgemen, Iron Workers, $4.80; Metallic and Wood Lathers, $4.50; Marble Cutters and Setters, $5; Marble Carvers, $5.50; Marble Polishers, $4; Sawyers, $4.25; Bed Rubbers, $4.50; Marble Cutters' Helpers, $3; Mosaic Workers, $4.25; Mosaic Workers' Helpers, $2.75; Machine Stone Workers and Rubbers, $4; Machine Stone Workers' Helpers, $2.75; Machinists of all description, $4.50; Plasterers, Plain and Ornamental, $5.50; Plasterers' Laborers, $3.25; Plumbers and Gas Fitters, $5; Painters, $4; Decorators and Gilders, $4.50; Riggers on Machinery, Dynamos, Boilers, etc., $3.50; Roofers, Tar, Felt, Composition, Damp and Waterproofers, $3.75; Sheet Metal Workers, Coppersmiths, Tinsmith, Metal Roofers, $4.50; Stone Cutters, $5; Stone Setters, $5.50; Steam and Hot Water Fitters, Hydraulic, Pneumatic Tube, etc., $5; Steam and Pipe Fitters' Helpers, $3; Tile Layers, Ceramic, Marbleithic, Rubber, Glass, Encaustic, $5; Tile Layers' Helpers, $3; Terra Cotta Workers, Chippers, Cutters and Fitters, $3.60; Upholsterers of all descriptions, $4.08; Wire Workers on Screens, Guards, Grills, etc., $4.50.

Ceiling Company Opens Brooklyn Branch.

The Acme Metal Ceiling Co., of 2295 2d av, Manhattan, has opened branch offices and shops at 871 Flushing av, near Broadway, Brooklyn. The addition to this company's already extensive business was made necessary by increased orders from Kings County and because there was a need felt for bringing the company's products within convenient traveling distance of customers across the river. The same large stock that is carried in the local shops will be maintained in Brooklyn. W. Rothbart is president of this company.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market in Volcanic Tactics.

A tragedy upheaval disturbed the building material market this week. The embargo on cement prices was raised and went from $1.33 to $1.38, an increase of five cents. Brick tumbled from $5.75 and $6.25 to $5.25 and $5.75, a new low record for the year. Jerseys are quoted fifty cents around higher than Hudson Rivers. This, in itself is noteworthy. Southern pig iron advanced fifty cents around, for the second time within a month. Northern remained stationary, but it is liable to go upward at any time. Nearly every branch of the structural steel market reported an advance of from five to ten cents around, and the American Steel & Wire Company announced an increase in price of $2 per ton in steel wire products. Incidentally, the United States Steel Corporation, of which this and other companies supplying the building material market are subsidiaries, announced an advance in the next quarterly dividend of three per cent. a year instead of two. Lumber had a fluctuating market, but no changes in prices current. Stone prices stand. The expected advance in the price of slate was deferred. It was the most active week in the building material market that had been experienced since the late depression, when it was all the other way. This, with the exception of the fall in brick, is the reaction that the Record and Guide has been prophesying for three months.

Hudson River Brick Drops to $5.25.

Hudson River hard brick dropped on Wednesday from $5.75 and $6.25 to $5.25 and $5.75 per M, a decrease of fifty cents. This means a reduction of $2.25 and $2 from the quotation of May 8, and is seventy-five cents cheaper than prices current on June 12, immediately following the long wet spell which paralyzed brickmaking and building. The present tumble, which was reported on Wednesday, is due to the fact that steel mills and fabricators are somewhat behind in their shipments, thus holding up the bricklayers on office, loft and industrial buildings, apartment houses and public work. In the mean time the manufacturers have had good making weather, and in consequence the demand is below the supply. Conditions had been equalized during the last week or two when dealers loaded up their yards, which had been depleted, owing to the rush that followed the June cut. They are loaded now and hence the drop.

JERSEYS HAVE A GOOD MARKET.

Jerseys, on the other hand, have a good market, and are quoted higher than Hudson Rivers by fifty cents per M., an unusual condition. Those jobs that are taking Jersey brick are at Willett's Point, on Long Island Sound, where government work is under way, at Fort Totten, and at Ward's Island, at all of which places bricklaying is not dependent upon steel shipments, and in New Jersey, where most of the fabricating is done by local companies, thus insuring quick deliveries. The yards are working at about 80 per cent. of output and shipments are being regularly made.

SMITH YARDS AGAIN IN OPERATION

The Hudson Valley yards of T. H. & A. H. Smith, recently incapacitated when nearly half the racks in the yards collapsed one night recently, resumed operations this week. Repairs have been made and the company's output capacity has been increased greatly. The plant was handicapped for two weeks.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.25@	$5.75
Hudson River, Light Hard	3.00	4.00
Hudson River, Pale	....	....
New Jersey, Hard	5.75	6.25
Croton Point -Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....
Fronts:		
Buffs, No 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of Broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	$0.75@	$0.80
State common, cargo rate, per bbl.	.80	.85
Rockland×Rockport, Com., per bbl.	...	1.02
Rockland-Rockport, L., per bbl.	1.12	....
Rockland-Rockport, special, 320 lbs.	...	1.42
Select finish, per 350 lbs., net	1.62	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.35
Palmer, com., S	...	.85
Palmer com., L	...	1.25
Palmer, finishing, S	...	.95
Palmer, finishing, L	...	1.40

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	$1.30
In barrels, 320 lbs	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.
Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Advances Five Cents.

Portland cement advanced five cents this week. The selling price is now $1.38 for cargo lots in cloth, N. Y. Since May 1 it has been $1.33. Word was 'phoned to the various agencies on Tuesday afternoon, and on Wednesday morning official circulars were received announcing the change. It is understood that they are devoid of explanation as to why the readjustment comes at this time. No official statement would be given out by John B. Wight, of the Alpha Co., secretary of the Licensees Association, when a Record and Guide man called upon him, and at the offices of the North American Portland Cement Company at 30 Broad st, equal silence was maintained.

ORIGINAL DROP WAS 20 CENTS.

On May 1 a circular was sent to members of the Association of Licensed Portland Cement Manufacturers, announcing that the price of Portland cement in the Eastern sales district would thereafter be $1.33, which was twenty cents lower than the then uniform selling price. A drop of 15 cents was also made in the prices quoted in Western states. Maryland, Delaware and the District of Columbia were declared to be "wide open." Their condition is said to be unchanged.

Secretary Wight, when the agreement was signed, gave out this statement:

"The manufacturers had a conference on certain existing conditions and decided for purely commercial reasons to make a drop in the price of Portland cement so that all the licensees could stand on the same platform, as to sales, conditions, etc. The prospects are that as soon as all the business interests represented in the Association are straightened out, the demand will increase and that prices will advance to their normal position, and may even go higher."

It was then stated that the life of this supplementary agreement would expire on January 1, 1911, and was made a part of the agreement of January 18, 1909. It was, however, generally believed that the readjustment would come on or about July 1. At that time a member of the association said, in explaining the failure of the association to revise the price list, that "The object for which the agreement was drawn up has been attained and only one interest remains to be placated."

Since that time numerous meetings have been held, but no readjustment came until on Tuesday, when, at noon, a compromise was reached, when, instead of placing the price back to $1.53 it was advanced to only $1.38.

The feeling is general among the cement interests that this break in price will be followed very soon by further advances. When the big drop was made the mills had a great reserve supply on hand. Today mill stocks have been greatly reduced as a result of the tremendous volume of business that has been done since the price was lowered. But this business was not all profitable. The shading of profits was very narrow and in some cases profit taking was eliminated altogether. In this the little companies suffered most,, and it is generally believed that it was the little fellows who finally insisted upon some alleviation of conditions that have been facing them for the last two months, and thus brought about the temporary compromise.

DELAYED DYCKERHOFF PORTLAND ARRIVES.

Owing to repairs that have been going on at the Dyckerhoff Portland cement mills at Amoneburg, near Biebrich, on Rhein, Germany, shipments to this port have been delayed. During the week, however, the local office received 500 400-lb. bbls. on the Str. Zeeland, of the Red Star Line, from Antwerp. It was the first consignment that had been received here for several weeks. Other larger consignments are on the way, and hereafter the company expects to ship regularly 500 bbls. a week. Heretofore the shipments have been 500 every other week.

Mr. E. Thiele, the local representative of the Dyckerhoff Portland Cement Company in this city, went abroad several weeks ago to visit the new stamping mills that will increase the output of the company to 2,000,000 bbls. a year. The addition was placed in service about July 1, and the new shipments will contain some of the material made by the new, up-to-date machinery. This company's plant is now said to be the best equipped of any on the continent.

CEMENT.

Portland, Domestic, in cloth*	$1.38
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.38@	....
Atlantic brand	1.38	....
Atlas Portland	1.38	....
Bath Portland	1.38	....
Dragon Portland	1.38	....
Edison Portland	1.38	....
Lehigh Portland	1.38	....
Trowel Portland	1.38	....
Vulcanite Portland	1.38	....
Alsen's (German) Portland	2.35	....
Dyckerhoff (German) Portland	2.45	....

Sharp Advance in Southern Pig Iron.

Following an advance of fifty cents announced scarcely a month ago, Southern pig iron moved up fifty cents in No. 1 foundry, steamship dock, N. Y.; No. 2 foundry spot and in No. 3 foundry, early in the week. Northern No. 1 X Jersey City, remains stationary at $17.00 and $17.25; also No. 2 X foundry, Jersey City, and $16.50 and $16.75 No. 2 plain. Some Southern companies, like the Republic Iron and Steel, advanced their prices $1. The latter company has been practically sold up in pig iron for a month.

Northern is liable to go up too. When the jump comes it may be as high as fifty cents. Pennsylvania and Buffalo have both gone forward.

The Southern price probably will remain firm until October first. Inquiries on Northern continue good and of some size. In many cases large sales have resulted. One was for 4,000 tons. These are for deliveries up to the last of the year, but those reaching over into the first quarter of 1910 are made subject to an advance of from 50 cents to $1.50 over present prices. Pennsylvania furnaces have no stocks on hand. They are sold up to output. Buffalos are shipping on time and they report some stock on hand.

STRUCTURAL IN ASCENDENCY.

But pig iron was not the only item in the metal market that moved upward. Nearly every branch of the structural department reported advances of from five to ten cents. Angles, tees, zees, beams and channels moved up five cents; round and square iron were quoted ten cents higher, machinery steel iron finish base, added ten cents, as did soft steel bars in base or ordinary sizes. Soft steel sheets ¼-in. and heavier, 3-16 and No. 8 also took on ten cents. Blue annealed, Nos. 8, 10, 12, 14 and 16 were quoted at ten cents over preceding quotations.

PRICES NOT EXPECTED TO GO HIGHER NOW.

The advance has been looked for some time and was due to a readjustment of conditions pending the reestablishment of the iron and steel business upon an even footing following the effects of the late depression. It is a natural consequence of increasing orders. The mills found that they had booked to capacity and they are now busy working this off. It is said that no change is liable to occur until after September 1, but one thing is positive, and that is: PRICES WILL NOT GO LOWER. The day of the low price of building commodities is over, and, save in the single exception of Portland cement, upward prices may be looked forward to in all branches of the building supply business.

ADVANCE IS NOT RADICAL.

The advance reported above is not so radical as would appear from first glance. It is merely a movement toward the old figures that maintained before the Steel Corporation declared an open market in March. The tendency is unmistakably in the direction of that condition and, jobbers who realize that, are getting in large stocks in advance.

SHEET METAL BUSINESS IMPROVING DAILY.

Conditions are daily improving in the sheet metal market. There is a better undertone. One indication of this is shown in the fact that one big company that usually receives a carload a day from the American Sheet and Tin Plate Company, has been unable to receive its usual supply due to the fact that the mills are behind in shipments and has been ordering through a well-known jobbing house. This is the only way that this type of concern can get its supplies because the jobber carries a big stock and can make immediate shipments. Instances like this merely show that conditions in the trade are improving.

AMERICAN WIRE PRODUCTS PUT UP.

At the office of the American Steel & Wire Co., 30 Church st, verification was obtained of the circular sent out to agents under date of July 24 announcing an increase of $2 a ton in the price of steel wire products. The circular was received on Monday, and took effect immediately. This includes the company's mesh concrete reinforcement. The price of steel wire products was reduced on May 1 last. It was denied at the company's offices that that price was to have remained in force until Jan. 1. The price probably will stand until Oct. 1. It is understood that it will not cover long deliveries.

SOME BIG CONTRACTS PLACED.

The principal fabricated structural order placed here during the last ten days was for the Vanderbilt Hotel at 4th av and 34th st, 4,600 tons. It went to Post & McCord. The American Bridge Co. will supply the material. Another was for 800 tons for a manufacturing plant for the Horton Ice Cream Co. in West 24th st, which went to A. E. Norton. Competition for fabricating work is still keen and ruling prices are low except on select work. The principal steel orders in the mills continue to be for railroads. The Receivers for Milliken Brothers, Inc., are working the plant to capacity to make deliveries on the Gimbel Brothers store contract, which requires 2,500 tons. The first deliveries must be made before Sept. 1.

Northern:		
No. 1 x Jersey City	$17.50@	17.25
No. 2 Foundry x Jersey City	17.00	17.25
No. 2 plain	16.50	16.75
Southern:		
No. 1 Foundry, steamship dock	17.25	17.75
No. 2 Foundry spot	16.75	17.25
No. 3 Foundry	16.25	16.75

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.51	
Angles	1.51	1.56
Tees	1.56	1.61
Zees	1.56	1.61

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	1.80
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	1.80
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.30 ....
Norway Shapes	3.30 ....
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish, base	1.80
Soft Steel Bars, base or ordy. sizes	1.80
Tool Steel, regular quality	7.00 ....
Tool Steel, extra quality	13.00 ....

SOFT STEEL SHEETS.

¼ and heavier	2.10
3-16	2.20
No. 8	2.30
Blue Annealed	
No. 8	2.30
No. 10	2.30
No. 12	2.35
No. 14	2.40
No. 16	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

Lumber Finds Fluctuating Market.

A continued demand for long-leaf yellow pine is reported from the leading wholesale lumber men with a decided improvement in the sale of spruce. For some unexplained reason there was a noticeable demand for two-inch pine planking for concrete mould making, due probably to increased numbers of concrete jobs, the lumber yard being today about the best thermometer of the amount of concrete work in progress. This may be due to the fact that possible interference with that kind of construction from the direction of the building code has been removed and contracts that have been held up for some time have received the word to go ahead. In all other branches of the lumber market business was fluctuating and no conspicuous orders were taken.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$23.00@	$28.00
6 to 9 inch cargoes	24.00	28.00
10 to 12 inch cargoes	26.00	30.00

LATH.

1½ in. round wood lath	3.50	3.75
Eastern spruce, slab	4.25	4.50

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$93.00@	$94.50
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	50.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

KILN-DRIED ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel, New York.

	No. 1.	No. 2.	No. 3.	Box.
4-4 Edge, under 12 ins.	$28.00	$25.00	$18.00	$14.50
4-4 Wide Edge, over 12 inches	42.00	35.00	....	....
4-4 × 4 and 5 inches	30.00	27.00	18.50	....
4-4 × 6 inches	32.00	28.00	19.50	15.50
4-4 × 8 inches	34.00	29.00	20.00	16.00
4-4 × 10 inches	35.00	30.00	20.50	16.50
4-4 × 12 inches	39.00	32.00	22.00	17.50
5-4 Edge, under 12 ins.	30.00	27.00	19.50	15.50
5-4 Wide Edge, over 12 inches	43.00	36.00	....	....
5-4 × 10 inches	37.00	32.00	21.50	17.50
5-4 × 12 inches	42.00	36.00	23.50	18.50
6-4 Edge	33.00	30.00	21.00	15.50
6-4 × 10 inches	38.00	33.00	22.50	17.50
6-4 × 12 inches	43.00	37.00	24.50	18.50
8-4 Edge	34.00	31.00	22.00	15.50
8-4 × 10 inches	39.00	34.00	23.50	17.50
8-4 × 12 inches	44.00	38.00	25.50	18.50
Flooring:				
13-16 × 2½ & 3"	28.00	26.00	19.00	14.00
13-16 × 3½	28.00	26.00	19.50	15.00
13-16 × 4 to 4½	27.50	25.50	19.50	15.00
13-16 × 3 to 4 jointed	32.00	28.00	20.00	....
13-16 × 2¼ to 3 Rift	42.00	37.00	....	....
13-16 × 3½ Rift	37.00	32.00	....	....
Ceiling and Partition:				
13-16 × all widths exc. 3½ and 5½	28.00	26.00	19.00	15.00
white				25.00
¾ × all widths, exc. 3½ and 5½	29.00	27.00	20.00	15.50
⅝ (for 5½ add $2)	23.00	21.00	15.00	10.00
½ (for 5½ add $2)	20.50	19.00	12.00	8.00
German Siding 13-16 × 5½" face	33.00	30.00	21.00	16.50
Beveled Siding, ½ × 4 to 6	19.00	17.50	12.00	9.00
Case and Moulded Base, all patterns	37.00	32.00	....	....

Roofers:

13-16 x 5½ in. face	$16.50
13-16 x 7½ in. face	17.50
13-16 x 9½ in. face	18.50
Factory Flooring, 1½, 2, 2½, & 3 x 5 to 9 finish ¼ inch scant in thickness and ⅛ inch scant in width when worked for splines and ¾ inch scant in width when tongued and grooved	19.00

Stone Market Slowly Recovering.

Gradual improvement is noted in the stone market, although transactions are still not so numerous nor so important as they had been hoped for. Prices remain steady and the inquiry is fair, but orders do not seem to materialize. Buff limestone seems to have had the ascendency in the market during the last few weeks, but this is considered a coincidence rather than an indication of any well-defined tendency.

The John R. Smith's Sons Co. got the contract for supplying 10,000 cu. ft. of Bedford buff limestone for the Dodd-Mead building in 4th av, and the New Jersey Stone Construction Co. closed for all the stonework, including four monoliths (each 14 ft. 7 ins. high and 3 ft. thick) for the Merchants Union National Bank at Union Hill, N. J. Bradley & Sons, of Long Island City, also closed a number of important contracts.

The promised advance in the price of slate did not materialize, but it is thought that it will come within the next two weeks.

A Model Fabricating Plant.

Engineers and builders who have visited the recently completed shops and office extensions of the George A. Just Company, engineers and contractors, at 239 Vernon av, Long Island City, have expressed praise and approval of the compactness and general utility of the establishment. Situated within walking distance of the new Blackwell's Island Bridge, and almost at the door of the Belmont tubes, this company has modernized its equipment to meet the progressive tendency of the neighborhood and the constant increase in business.

The company makes a specialty of structural work for buildings and handles mainly metropolitan district contracts, although the company recently completed the second half of the Smallman & Ingram department store in London, Ontario, Canada, one of the largest buildings of its kind in the Dominion. Other work that this company has in hand is the completion of an addition to the bottling establishment of the Jacob Ruppert brewery, 90th st and 3d av, and an extension to the machine house to accommodate new and larger refrigerating machinery.



NEW FABRICATING SHOP IN THE GEO. A. JUST IRON WORKS.
239 Vernon Avenue, L. I. City.

The George A. Just Company is supplying steel for the addition to the George Ehret brewery, at 92d st, near 3d av, for which Julius Kastner & Dell are the architects. Other work now on hand is the factory building for Chas. Roos, coppersmith, at 429 East 91st st; the 6-sty addition to the North River Insurance Building, 93-95-97 William st, for which Frank H. Quinby is architect; Kent Hall at Columbia University, for which McKim, Mead & White are architects; and alterations to the brewery of William A. Miles Company, at Cherry and Scammel sts, this city. For the last-named improvement C. F. Hettinger & Co., of Boston, are architects.

Also, an extension to the varnish plant of E. Calman & Co.; an extension to the plant of the National Varnish Company; the supplying of steel work for the Wellesbourne apartments at 140 East 56th st, Manhattan, for which Lawlor & Haase are the architects; a refrigerating building for the Ebling Brewing Company, in the Bronx; and a 202x82-ft. 4-sty candlehouse for the Standard Oil Company in Long Island City are contracts which have kept this company busy in the last few months, and probably will continue to keep the shops busy during the entire Fall.

The shop that is shown in the accompanying illustration has only recently been completed. It is 75 ft. by 100 ft. and is equipped with electrically driven machinery for rapid and thorough fabrication of material.

The office is equipped with every convenience for the engineers, draftsmen and officials. The walls of the office building are concrete without furring, which, according to Mr. Just, president, answers the requirements thoroughly.

With this new equipment, this company is in a position to handle any size fabricating contract with dispatch, and, because of its central location at tidewater, it can make quick deliveries to any point in the Greater City.

A Fight Against Jersey Quicksand.

A most interesting fight against quicksand has been going on at Rutherford, N. J., where the town has been laying a new sewer system. After one company gave up the struggle the Union Building & Construction Co., of Passaic, N. J., took the contract, and with the aid of E. George & Co., of 28 South st, is successfully carrying the work on to completion, despite unusual adverse conditions. When the other company defaulted on its contract, the town readvertised the contract and relet it to the Passaic concern.

Excavations from ten to eighteen feet deep were laid along various streets and the work of laying cast-iron pipe progressed rapidly until about three months ago, when excavations were made in Railroad av. Then trouble was encountered in almost unprecedented magnitude. In digging to a depth of fifteen feet a layer of sand was first encountered. Then came in stratas of about a foot each, clay, black swamp muck and gravel. Then a sort of underground river of quicksand was encountered. E. George & Co. used one of their huge pumps at first, but later put two more to work, and for three months, night and day, each one of these suction engines have been taking out ten truckloads a day. The chief trouble was encountered in getting a pump that could draw up clay, sand and muck, ladened with decayed vegetable matter without becoming choked, and this company's pumps seemed to be the only available portable ones that could satisfactorily handle the combined material.

In laying the pipe a novel procedure was adopted. When the last ranger was placed in the 15 to 18-foot trench a board flooring of 2-inch pine was laid as a pipe rest and around the whole concrete was grouted. Inasmuch as the pipe flooring and concrete will always be under water, a permanent construction was thus effected. This sand, not being coarse enough for use in building purposes was used in filling in other parts of the trench as the work progressed. There is little prospect of the work being finished before late in the Fall.

The firm of E. George & Co. ever since it was founded in 1873 has been in business in South st, and while primarily it handles all kinds of ship pumps and other appliances, it has in recent years made a specialty of renting out portable gasolene pumps by the hour, day or week. Besides having some pumps at work for List & Rhodes, contractors, at one of their operations in 26th st, between 6th av and Broadway, it has some at Jersey City and Garfield, N. J. The company has an apparatus so simple in its working features that an unskilled laborer can handle it, the company making all repairs. In the latter particular the company by its fine organization is enabled to remedy accidents to its mechanism in remarkably short time, thus saving contractors large sums in emergencies.

Enameled Brick for Light Shafts.

Discussing with Andrew A. Ayres, of the front brick firm of Carter, Black & Ayres, No. 1 Madison av, the other day, the increasing use of enameled brick for light wells in apartment houses of the better grade, the fact was noted that considerably more of that kind of brick is being used for that purpose to-day than heretofore. Asked if that type of brick would be the principal one used for such purposes in the future, he said:

"No, I will not say that, exactly. You see the question of cost enters into the balance as to whether enameled or some light, smooth surfaced brick is to be used. But this I will say, that in high-grade apartment house operations, where they are run up to great heights, or where they are closely shut in or have a north exposure where high walls of adjoining buildings shut out a large portion of sunlight during certain portions of the day, a constantly increasing amount of white enameled brick will be used for that purpose, especially since greater permanent sanitary qualities are claimed for it."

Conspicuous among the new apartment houses now going up where enameled brick is being used for light shafts, is that being erected by Paterno Bros., the speculative builders, at 116th st, Claremont av and Riverside drive. For this operation, the architect for which is Schwartz & Gross, Carter, Black & Ayres will supply 325,000, as distributing agents for the American Enameled Brick and Tile Co., for which the former company is local representative. Another of the many deliveries of white enameled brick for use in light shafts is to the Cathedral Construction Co. for an apartment house at 110th st and Riverside drive for which 300,000 will be used.

This company is making deliveries of 800,000 Harvards for M. Reid & Co., general contractors for the Ritz-Carlton Hotel, and has just finished making deliveries of 400,000 buffs for DeSaulles & Gillespie, owners and contractors of the Nassau Hotel at Long Beach, for which Lewis R. Kaufman was architect. About 400,000 of this company's buffs were used in the recently completed Coney Island Hospital, for which Richard Hemmingham was the contractor and Helme & Huberty were the architects.

A new contract just closed by this firm calls for 250,000 Harvards and 60,000 enameled brick for the new power-house to be erected by the P. J. Carlin Construction Co., from plans by McKim, Meade & White, at Bellevue Hospital.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

PUBLIC WORKS.

TOWNSEND AV.—To construct a sewer and appurtenances in Townsend av, bet East 176th st and East 175th st. Proceedings initiated by Local Board of Van Cortlandt.

VAN CORTLANDT AV.—To construct a sewer and appurtenances in Van Cortlandt av, bet. Jerome av and the Grand Boulevard and Concourse. Proceedings initiated by Local Board of Van Cortlandt.

222D ST.—To regulate and grade East 222d st, from Bronxwood av to Carpenter av, and all work incidental thereto. Proceedings initiated by Local Board of Chester.

CASTLEHILL AV.—To regulate and grade Castlehill av, from West Farms rd to the public pl at its southerly terminus, and all work incidental thereto; the following work to be included from West Farms rd to Lafayette av only: That curbstones be set and flagging and crosswalks laid. Proceedings initiated by Local Board of Chester.

DALY AV.—To pave Daly av, from 176th st to 177th st. Proceedings initiated by Local Board of Crotona.

CONDEMNATION PROCEEDINGS.

222D ST.—Opening and extending of East 222d st (formerly 8th st or av, although not yet named by proper authority), from Bronx River to 7th st, 24th Ward, Bronx. Commissioners Michael E. Devlin and Louis Falk give notice that the final report in this proceeding will be presented for confirmation to the Supreme Court on Oct. 15, that the report has been deposited in the office of the Clerk of the County of New York, there to remain for and during the space of 5 days, as required by law.

3D AV.—Widening of 3d av, opposite 159th st. Commissioners Joseph G. Gay, Peter L. Mullaly and Pierre G. Carroll give notice that the supplemental and additional bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on Aug. 10.

SENECA AV.—Opening and extending from Hunt's Point rd to the Bronx River. Commissioners J. Frederick Cryer, Sidney B. Hickox and John Lanzer give notice that the bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on Aug. 10; that the bill has been deposited in the office of the Clerk of the County of New York, there to remain for a period of 10 days.

ROCHAMBEAU AV.—Opening and extending Rochambeau av, from East 212th st to the property line between the land of Wm. W. Niles and the land formerly of Michael Varian, located about 265 ft. south of Van Cortlandt av. Commissioners Thomas C. Larkin, Martin J. Moore and Michael E. Devlin give notice that the Commissioner of Assessment has assessed any or all such lands, tenements and hereditaments and premises as are within the area of assessment fixed and prescribed as the area of assessment for benefit by the Board of Estimate and Apportionment on the 16th day of November, 1906, and that the said area of assessment includes all those lands, tenements and hereditaments and premises which, taken together, are bounded and described as follows: One-half of the block on each side of Rochambeau av, bet. the southerly side of East 212th st and a line 100 ft. south of the southerly line of East 206th st, and parallel therewith, together with the property lying on the northerly side of East 212th st, bet. Woodlawn rd and De Kalb av, included bet. the northerly side of East 212th st and a line 100 ft. distant northerly therefrom, and parallel therewith. Provided no objections are filed the reports as to awards and as to assessments of benefit will be presented for confirmation to the Supreme Court on Oct. 21.

151ST ST.—Closing of West 151st st, from the easterly side of Riverside Drive extension to bulkhead line Hudson River. Commissioners Morris J. Hirsch, Cambridge Livingston and Gilbert H. Montague give notice that the final report in this matter will be presented for confirmation to the Supreme Court on July 29.

222D ST.—Opening and extending, from 7th av to Hutchinson River. Commissioners M. J. Cooney, Michael E. Devlin and William Henderson give notice that the bill of costs, charges and expenses in this proceeding up to and including June 15, 1909, will be presented for taxation to the Supreme Court on Aug. 3.

ASSESSMENTS.

140TH ST.—Regulating, grading, etc., 140th st, from Broadway to Riverside Drive. Area of assessment: Both sides of 140th st, from Broadway and Riverside Drive, and to the extent of one-half the block at the intersecting sts. The attention of property owners is directed to the fact that the assessment for the above work was entered July 20 in the Record of Titles of Assessment Kept in the Bureau for the Collection of Assessment and Arrears of Taxes and Assessments and of Water Rents, and unless paid within 60 days after the date of entry, interest will be collected thereon at the rate of 7 per cent. per annum, to be calculated to the date of payment from the date when such assessment became a lien, as provided by law. The assessment is payable to the Collector of Assessments and Arrears at the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents, Room H, 280 Broadway, Manhattan. All payments made thereon on or before Sept. 18, 1909, will be exempt from interest, as above provided.



SHAKESPEARE AV.—Regulating, grading, curbing, flagging and building approaches in Shakespeare av, bet. West 168th and West 169th sts. Assessment entered July 13, and payable within 60 days. Area of assessment includes both sides of Shakespeare av, from 168th st to 169th st, and to the extent of half the block at the intersecting sts. All payments made thereon on or before Sept. 11, 1909, will be exempt from interest. After that date interest will be charged at the rate of 7 per cent. per annum, from the date when the assessment became a lien to the date of payment.

LAW DEPARTMENT

"DISPOSSESS" PROCEEDINGS.

As intimated by us at the time of review of the Appellate Division decision letting in again the question of sufficient steam heat as a defense to a "dispossess" proceeding brought for the non-payment of rent, the courts were once more bound to be flooded with this line of defense. No one who owes money—cash—is without some definite and plausible form of excuse why he should not be forced to pay it. We doubt greatly if the law "merchant" so called had not long ago from very necessity been settled as to the impossibility of letting in defenses to the collection of notes and other negotiable paper in current use and standing, that every failed note sought to be collected (and many others) would be defended against.

Similarly in summary proceedings a definite requirement, that of paying rent, if allowed to be the subject of every possible defense the tenant can conjure up can shortly be almost entirely defeated. If a land owner could defend against his taxes and a following tax lien if not tax sale, are there courts enough to try the defenses there would be put in?

It has long been a principle of court decisions, though not of theory, that where delay may mean entire loss of the claim on the one side as against only delay or duplication of litigation (the latter of which the law abhors) on the other, that a sharp, quick remedy will be granted temporarily, leaving the later fuller question for ultimate decision. On this principle have been hung attachments, injunctions and summary proceedings for the non-payment of rent. If now to be once more opened, in the case of the last named, to equity on the other side, that can be thought up on the part of tenant or bright attorney, one year leases will not be long enough to see the end of the defenses to rent paying, that the first "cold snap" of every autumn will place in the quiver of a dilatory or disgruntled tenant.

In the case before us, and our present text, the defenses were lack of sufficient heat, poor hot-water supply, and defective plumbing. There was little left to add, but poor quality of gas!

The result following was that rent due in January stood unpaid—and all succeeding months—in July following, and the matter was then remitted by an Appellate term of the Supreme Court to a new trial, the end of which who shall predict to be within the probable termination of the lease year.

We have yet in law to learn to require that defenses tending toward delay and loss of time (which, in truth, as well as common saying, often means money) should be justified by a deposit of money to prove good faith—as also to stand by the old adage that two wrongs do not always make a right.

COMMISSION FOR SELLING LEASES.

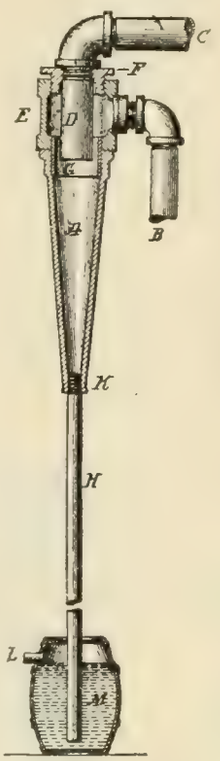
To the Editor of the Record and Guide:

Won't you let us know through your columns, what the regular charge is for selling leases. We do not mean lease-holds, but leases. A SUBSCRIBER.

Answer.—The members of the Board of Brokers of New York charge 5 per cent. for selling leases.—Editor.

A CLEANER MADE OF PIPING.

According to the opinion of a prominent West Side house agent vacuum cleaning installations have already been found to be a considerable aid when selling dwelling property. The chief drawback to the more general use of cleaners of this type has been the expense. Besides, the ordinary plant requires the operation of the gasoline or electric motor and vacuum pump. In place of the usual paraphernalia employed a substitute was lately suggested by a correspondent in the Scientific American which is designed to operate in the same way as the barometric condenser, using in this case the city water supply or a supply from a tank. It is the idea that such an apparatus could be hung at the rear of a dwelling, since it would take up no more room than required by a leader pipe.



APPARATUS.

The illustration will show the arrangement of the apparatus. A is an ordinary hose nozzle 12 ins. long, with thread for 3-in. iron pipe on large end and tapped for ½-in. pipe on smaller end. By means of the nipple G it is connected to a 3x¾ in. tee, which is bushed on the opposite end to 1 in. This bushing has a 1-in. pipe, D, extending from the inside and ending as shown in the cut, just inside of nozzle. The other end of D protrudes through the bushing F, and is then run as afterward described. The smaller end of the nozzle carries a ½-in. pipe, H, which forms the down leg of the ejector. The apparatus is placed so that the point K is at least 34 ft. above the cellar, forming the barometric column. The pipe B is connected with the water supply, with a conveniently situated valve to regulate the flow.

The pipe H is carried down to a seal pot, M, situated in the cellar. This can be made of a barrel with an overflow to sewer, as shown at L. The pipe C is carried to a vacuum reservoir, which can be situated either in cellar or attic, preferably the latter, as it means a saving in piping and less joints to provide chance of leaks. This pipe is connected to top of reservoir, and the service pipe to the various rooms also comes from the upper end, but extends to within 12 ins. of the bottom.

The service pipe has a connection for rubber hose, with valve at each floor. In order to obtain the required vacuum, all that is necessary is to turn on the water in the pipe B, when the descending column in H causes a partial vacuum in the reservoir and in the service pipes. Care must be taken that all joints are made perfectly airtight in service pipes and in C. The reservoir must also be airtight. It can be made of a kitchen boiler with a small hand hole cut in the bottom to remove dust which collects within.

GOOD PLUMBING PAYS.

If the average property owner will only take time to consider the question he cannot do other than admit that the plumbing outfit of the ordinary dwelling or flat is, after all, the most difficult to maintain in proper sanitary condition and repair. This will become all the more apparent if the person interested will but examine his pile of repair bills for cleaning out traps, installing new supply pipes, closets, basins and innumerable small parts so important to the successful operation of the plant. It is no broad statement to assert that not infrequently the cost for replacements and labor in such cases exceeds the maintenance charge of other equipment.

Usually the tenant is blamed for such a state of affairs, although in many instances the real fault may be traced to defective installation and the employment of light materials, which are unfit to properly withstand the wear and tear caused by the elements. It has often been pointed out that the method of conveying water through a building is a simple problem, requiring no especial ability on the part of the mechanic, while, on the other hand, the disposal of excrement without unnecessary odor or the violation of established plumbing regulations is an entirely different matter.

Providing the rough work has been installed in a proper manner, and heavy material is used, little trouble is likely to follow; but often an error is committed in finishing with seconds, or an inferior grade of materials, such as thin traps, pitted closets and basins or other weak or damaged parts. Under such circumstances there is but one sensible thing to do, and that is to rip them out and have the job done right and by an experienced plumber. If the building affected is an apartment the expense of a proceeding of this kind will doubtless foot up into the hundreds, although the saving in the end will justify the outlay.

HISTORY OF TENEMENT HOUSE LEGISLATION.

By ADOLPH BLOCH.

ON April 4, 1900, the Legislature passed Chapter 279 of the Laws of 1900, appointing a committee to examine into the tenement house question in cities of the first-class and to report to the next Legislature a code of tenement house laws. It was made the duty of the commission "to make a careful examination into the tenement houses in cities of the first-class; their condition as to construction, healthfulness, safety, rentals and the effect of tenement house life on the health, education, savings and morals of those who live in tenement houses, and all other conditions of the so-called tenement house question in these cities that can affect the public welfare." The commission was directed to make a full report of its work with "such recommendations as it deems wise, to enable the best and highest condition in said tenement house life in said cities to be attained."



ADOLPH BLOCH.

The Commission was appointed on April 16, 1900, by Governor Roosevelt and organized on April 20. Mr. Robert W. de Forest was elected Chairman of the Commission, Mr. Lawrence Veiller was appointed Secretary, and at a later date Mr. Edward B. Whitney was appointed Counsel to the Commission.

On February 18, 1901, the Commission submitted its report to Governor Odell, who, on February 25, 1901, transmitted it to the Legislature with the following recommendations:

"This report is commended to your careful consideration with the hope and in the belief that it will receive at your hands the attention which its importance warrants. If the proposed recommendations, after careful scrutiny, shall meet with your approval, they should be speedily enacted into law."

BILL SPEEDILY PASSED.

That the Legislature carried out the recommendation of the Governor to speedily pass a bill which contained the Code of Tenement House Laws proposed by the Commission is evidenced by the fact that on April 12, 1901, the Tenement House Law became the law of the State of New York by the approval of the Governor. In other words, in a period of less than a month and a half, the law which revolutionized the whole tenement house situation in New York, which affected every house occuupied by three or more families, numbering upwards of about 82,000 houses, and which contained all the minute details and specifications required in houses to be thereafter constructed, had passed all the preliminary stages required for the enactment of law: the printing of the proposed bill, introduction of the same in the Senate and Assembly, the reference to the Committee on Affairs of Cities in both Houses, deliberation and reports of these Committees, the three readings and final passage of the bill by both Houses, its consideration by the Governor and his final approval. It is all the more remarkable, when it is considered that the report of the Commission was, perhaps, one of the most comprehensive documents ever presented for the consideration of any Governor or Legislature. The general report alone comprised 190 pages, and annexed thereto were no less than twenty-six separate printed reports on every conceivable subject that related to the general question of tenement house legislation, including the "History of Tenement House Legislation in New York from 1852 to 1900," a volume in itself of 195 pages, "Housing Conditions and Tenement House Laws in Leading American Cities," "Tenement House Fires, A Statistical Study of New York's Tenement Houses," "Parks and Playgrounds in Tenement Districts," and many other kindred subjects.

The law itself as drafted by the Commission contained 165 sections exclusive of those which amended the Greater New York Charter creating the Tenement House Department.

RAILROADED THROUGH LEGISLATURE.

It is my personal opinion that not a single member of the Legislature ever read the report, much less considered with care the recommendations of the Commission. It was railroaded through the Legislature. No opportunity was given for a public hearing by the Cities Committee, nor indeed could any be given, because the Legislature was shortly to adjourn, hearings were practically suspended and the Committee of Rules of the Assembly was about to take charge of all pending legislation. The law came unannounced and unheralded upon an unsuspecting real estate public like a thunderbolt from a clear sky. When its provisions became generally understood, it was realized that if enforced they would, in many instances, result in disastrous losses to vested property interests. There was probably not a single house in the city occupied by three or more families which was not seriously effected by one or more of its provisions. The law, drastic in its effect, was mandatory and permitted of the exercise of no discretion whatever on the part of the officials who were to enforce it. It applied not only to the rookeries and unsanitary tenements which are properly the subject of legislative inquiry and enactment, but as well to thousands of houses which are properly and honestly constructed in accordance with all the laws that existed at the time of construction, and were respectably maintained and occupied. Thousands of owners who had invested the accumulated savings of a lifetime suddenly realized that the alterations required by the law would entail expenditures which equaled, in many cases, exceeded their equities.

ACTUATED BY HIGHEST IDEALS.

There can be no question from the character of the men that constituted the Commission that their motives were sincere, and they devoted their best thought and efforts to secure the enactment of a law which would remedy the exceedingly bad conditions that existed at the time. They were actuated by the highest ideals, but after giving to them all the credit which they deserved as public spirited men, who, without compensation, gave their valuable time and sacrificed private interests for the public good, nevertheless, the fact remains that the Tenement House Law as originally enacted did grievous injury to a large body of our citizens who had, through industry, frugality and foresight, invested their savings in real estate, believing that they could depend upon a fair return therefrom in their declining years. The legislative procedure which made possible the passage of this important law in less than six weeks, in itself, is a commentary upon our system of legislation, probably without a parallel in the civilized nations of the globe. A measure which involves such immense interests, and which had at stake the very fortunes of thousands of people, should have, as a matter of pure fairness and justice, been submitted to the people for consideration and ample time— a year, if need be—afforded to bring out all possible reasonable objections to the same. That this law was far from perfect became apparent immediately upon its passage, for a few days later, on April 25, 1901, an amendment was passed providing that buildings then in process of erection, plans for which had been filed on or before April 10, 1901, and commenced in good faith on June 1, with the first tier of beams laid before August 1, 1901, shall not be deemed applicable to the provisions of the law. That real estate owners' associations quickly sprung into existence is little to be wondered at, and that they got busy with the Legislature and courts might well have been expected. It was found, for instance, that certain forms of sanitary appliances which had been authorized by the Board of Health and largely installed in tenement houses had to be abolished within two years, and other appliances concerning whose practicability there was considerable doubt substituted at an expense that ranged from $750 to $3,000. An action was immediately instituted to test the constitutionality of that requirement of the law by the United Real Estate Owners' Associaion. The case of the Tenement House Department vs. Moeschen, has now become a leading authority in our jurisprudence. Originally tried in the Municipal Court it was successively appealed to the Appellate Term of the Supreme Court, Appellate Division of the Supreme Court, the State Court of Appeals, and finally to the Supreme Court of the United States. Although constitutionality of the law was upheld, its provisions, received severe judicial criticism. The value of this litigation cannot be underestimated. It stands as a monument to our Association and demonstrates to the municipal authorities that the rights of real estate owners will be defended by a strong and powerful organization to the very last ditch, if need be.

LAW WORKED HARDSHIP.

The provisions of the law which worked serious hardship upon owners are too numerous to mention here. The law, in its application and enforcement went a great deal further than was ever actually intended by the original framers. It was discovered that expensive alterations and changes were required that had no compensatory advantage, either to the owner or to the occupant. Many amendments have since been passed and the law has been changed in a great many respests, too numerous to be discussed in the space allotted for this article, and only very brief reference thereto can be made. As a result of conferences with Commissioner de Forest and Deputy Commissioner Veiller, the Stranahan-Kelsey bill was introduced in 1902. This bill amended some forty-eight sections of the Tenement House Act, and constituted Chapter 352 of the laws of 1902. The following year (1903), the Marshall bill (Chapter 179) was passed, which contained seventy-two sections amending the law. The law was subsequently changed in important respects at nearly every session of the Legislature since, namely: in 1904, by Chapter 346; the same year, by Chapter 739; in 1905, by Chapter 507; 1906, by Chapter 148; 1907, by Chapter 622, and also by Chapter 631; 1908, by Chapter 250. At the last session of the Legislature the New York Consolidated Laws were passed and the provisions of the Tenement House Law constituted Chapter 61, of said laws. It remained, however, until a few weeks ago, that the law was amended in

such a way as to meet the entire approval of all persons, officials and others interested in the enforcement of the law.—the original framers, members of the Tenement House Commission, the Tenement House Committee of the Charity Organization Society, the Tenement House Commissioner and the United Real Estate Owners' Association of the City of New York, which represented upwards of 5,000 owners of the better class of tenements as well as the general real estate interests throughout the city. This happy result was brought about by a series of conferences which were attended by Mr. Lawrence Veiller, the Director of the Tenement House Committee of the Charity Organization Society and former Deputy Commissioner, Mr. Edmond J. Butler, the Tenement House Commissioner and a special committees of our associations. I take the greatest pleasure in making public acknowledgment of our sincere gratitude to Mr. Veiller for his valuable assistance, for without it I am frank to say that there would have been little likelihood of securing the relief we now have. There is no man in the City of New York more familiar with tenement house conditions, the law and its enforcement, than he. When the unnecessary hardships of the law were brought to his attention he readily assented to the plan of participating in these conferences to consider the law and the manner of its enforcement, section by section. We held conferences almost weekly for a period of about a year, at which objections and criticisms of the law were freely made and considered, with the result that the amendments now enacted were drawn and a proper bill introduced in the Senate by Senator Grady, and in the Assembly by Mr. Beverly Robinson, which is now known as Chapter 354 of the laws of 1909.

EXACTING COMMISSIONS ON BILLS PAID.

To the Editor of the Record and Guide:

I am informed by some owners that they have discovered that agents employed by them have exacted ten per cent. from the payees upon all bills for running expenses of the property in their charge, and that this percentage was retained by the agents without the knowledge or consent of their employers. I am also informed that this practice is general in this city, and that agents claiming to be honest and reliable do not usually place orders for work and labor on property in their care unless it is agreed beforehand that they shall be paid ten per cent. upon each bill, so that when a bill for $100 for supplies or work is rendered to the agent, he pays only $90 on it and retains the remaining $10 and puts the bill in his accounts as a payment of $100 against the owner, and deducts same as well as his commission for collecting the rents. I have made some investigations recently on my own account and I find that the above is true. I find that in many instances carpenters, plumbers, painters, coal men and others are afraid to refuse or disallow these percentages or of complaining to the owner, fearing to lose the custom of the agents. This is a state of things that it seems to me calls for strong action on the part of the Real Estate Board of Brokers, and like associations.

Just consider the effect of this proceeding. The owner employs and pays the agent to keep the expenses down; but if the agent gets ten per cent. or anything from the men employed to do the work or furnish the supplies for the building, the greater the cost and the larger the bills, the more money in the agents' pockets, so that the inducement to work against the interest of his employer is just as strong as the inducement the other way, and in some cases stronger.

Every agent who is guilty of this practice should be disciplined and be subject to expulsion from all reputable brokers' associations. It is not only against good morals, but it is against the law, and the offending agent in such cases not only loses his commission, but it is probable that all commissions theretofore paid or allowed to him can be recovered by landlords and owners by suit. The law will not permit the servant to betray his master.

SQUARE DEALING.

COLONIAL PARK.—The City of New York is to expend $110,000 in completing Colonial Park, between Bradhurst and Edgecombs avs, from 145th to 146th sts. The Board of Estimate and Apportionment at its last meeting authorized Commissioner Smith to advertise for contracts. At the present moment Colonial Park lies in a bad condition, it is possible, however, to convert it into a pleasing recreation ground. In all, the city's holding at this point includes about 12 acres of land.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

ALDERMANIC BOARD FIXES TAX RATE.

Democrats Carry the Day Even Though the Republican Members Refuse to Vote.

DURING the week the Board of Aldermen fixed the tax rate for the various boroughs. This was accomplished, however, only after a spirited session, the Republican faction declining to vote on the ground that they had opposed the budget on which the rates are based, consequently must consistently oppose the rate. President McGowan threatened to enforce the provision in the charter which states that an Alderman who refuses to vote or perform other duties of his office renders himself liable to a fine of $500 for misdemeanor, and, if convicted, may be removed from office. The recalcitrant members of the Board maintained their position despite President McGowan's efforts, and finally stated that they would vote against the rate if pressed further. The requisite number of votes were finally obtained from the ranks of the Democrats and the rate was fixed.

The rates for the various boroughs are as follows:

Manhattan	$1.67800
Bronx	1.67800
Brooklyn	1.73780
Queens	1.72536
Richmond	1.77522

The total amount of the assessed valuation aggregates $7,250,500,559, divided in personal and real property between the various boroughs as follows:

County.	Real Estate.	Personal Estate.	Total.
New York	$5,077,150,294	$346,162,305	$5,423,312,599
Kings	1,354,809,840	84,332,190	1,439,142,030
Queens	308,112,605	9,673,200	317,785,805
Richmond	67,106,965	3,153,160	70,260,125
Grand total	$6,807,179,704	$443,320,855	$7,250,500,559

TAX RATE FOR FIVE YEARS.

It will probably interest many property owners to compare the present rate with those of previous years, so a table showing these rates for the past five years is given. It will be noticed that the rate is ten points higher than it was in 1904, though 1905, 1906 and 1907 were lower.

County.	1904.	1905.	1906.	1907.	1908.
New York	1.51	1.49	1.47	1.48	1.61
Kings	1.57	1.56	1.53	1.55	1.67
Queens	1.57	1.55	1.55	1.53	1.66
Richmond	1.59	1.55	1.55	1.56	1.71

Taxpayers will be able to obtain their bills from the Receiver of Taxes not later than Sept. 1.

When everything is considered the rate is exceedingly gratifying to the Board of Estimate and Apportionment and to the Tax Department officials. Last year the increase in assessed valuations was very small, owing to the stagnation which followed the panic in the latter part of 1907. It looked as though the increase would amount to at least fifteen points, while when all the figures were collected it was ascertained that a six-point raise would suffice.

The tax levy will bring into the treasury of the city about $117,145,889. The total amount of the budget is $156,552,748.18, of which aggregate $34,231,062.84 will be turned into the general fund.

INVESTORS SHOULD PURCHASE NOW.

Charles A. Weber, of 410 East 149th st, who has been prominently identified with Bronx realty for several years, is enthusiastic over the situation in that borough. Business has been dull during the past two years, not only from the broker's standpoint, but also from that of the professional speculator and builder. The outlook, however, is more encouraging than for some time past, and it is the consensus of opinion among men thoroughly conversant with the underlying conditions, that activity in trading will soon commence and, as a natural result, an uplift in prices will result.

In speaking of the condition of the realty market in the Bronx Mr. Weber said:

"I find there are a few investors in the market at present, but recently I notice that a number of professional speculators are again buying property, which I consider a good indication, as the investors generally follow the professional operators, or buy from them.

"The business done by the Bronx real estate brokers for the past six months consisted chiefly of exchanging improved property for vacant lots, to builders. The outlook for the fall is very good, and we now have positive assurance that construction on the Lexington av subway will be commenced very soon, and with these extensions up the Southern Boulevard and Westchester av to Pelham Bay Park and up Jerome av on the West Side, I predict there will be considerable activity in these immediate localities.

"There never was, or never will be, better opportunities for the large or small investor than at the moment. NOW is the time to BUY."

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. July 23 to 29, inc.		1908. July 24 to 30, inc.
Total No. for Manhattan	144	Total No. for Manhattan	172
No. with consideration	8	No. with consideration	15
Amount involved	$571,909	Amount involved	$324,275
Number nominal	136	Number nominal	157
	1909.		1908.
Total No. Manhattan, Jan. 1 to date	6,839		5,912
No. with consideration, Manhattan, Jan. 1 to date	550		411
Total Amt. Manhattan, Jan. 1 to date	$33,640,240		$21,240,282
	1909. July 23 to 29, inc.		1908. July 24 to 30, inc.
Total No. for the Bronx	134	Total No. for the Bronx	116
No. with consideration	12	No. with consideration	6
Amount involved	$133,682	Amount involved	$74,540
Number nominal	122	Number nominal	110
	1909.		1908.
Total No., The Bronx, Jan. 1 to date	4,487		4,762
Total Amt., The Bronx, Jan. 1 to date	$2,646,284		$3,541,160
Total No. Manhattan and The Bronx, Jan. 1 to date	**11,326**		**10,674**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$36,286,524**		**$24,781,442**

Assessed Value Manhattan.

	1909. July 23 to 29, inc.	1908. July 24 to 30, inc.
Total No. with consideration	8	15
Amount involved	$571,900	$324,275
Assessed value	$534,500	$291,500
Total No. nominal	136	157
Assessed value	$18,949,500	$8,116,100
Total No. with consid., from Jan. 1 to date	550	411
Amount involved " "	$33,640,240	$21,240,282
Assessed value " "	$27,168,500	$16,884,600
Total No. nominal " "	6,379	4,501
Assessed value " "	$348,625,220	$281,474,700

MORTGAGES.

	1909. July 23 to 29, inc. Manhattan.	Bronx.	1908. July 24 to 30, inc. Manhattan.	Bronx.
Total number	120	141	165	135
Amount involved	$3,615,079	$896,220	$6,650,800	$938,060
No. at 6%	40	65	82	51
Amount involved	$767,308	$412,890	$1,007,990	$206,880
No. at 5½%	.....	20	23	35
Amount involved	.....	$111,030	$623,000	$372,900
No. at 5¼%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	34	27	38	15
Amount involved	$1,280,250	$240,100	$1,448,800	$174,750
No. at 4½%	18	1	1	1
Amount involved	$1,099,500	$2,000	$120,000	$6,000
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 2%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	28	28	21	33
Amount involved	$468,021	$130,200	$3,451,010	$177,530
No. above to Bank, Trust and Insurance Companies	33	22	44	16
Amount involved	$1,265,000	$324,400	$4,390,000	$124,300
			1909.	1908.
Total No., Manhattan, Jan. 1 to date			5,955	5,322
Total Amt., Manhattan, Jan. 1 to date			$196,780,098	$185,058,856
Total No., The Bronx, Jan. 1 to date			4,610	4,342
Total Amt., The Bronx, Jan 1 to date			$40,261,409	$21,977,178
Total No., Manhattan and The Bronx, Jan. 1 to date			**10,565**	**9,664**
Total Amt. Manhattan and The Bronx, Jan. 1 to date			**$237,041,507**	**$207,036,034**

EXTENDED MORTGAGES.

	1909. July 23 to 29 inc. Manhattan.	Bronx.	1908. July 24 to 30, inc. Manhattan.	Bronx.
Total number	30	6	.....	.....
Amount involved	$1,524,539	$17,500	.....	.....
No. at 6%	6	.....	.....	.....
Amount involved	$131,500	.....	.....	.....
No. at 5½%	.....	1	.....	.....
Amount involved	.....	$2,500	.....	.....
No. at 5%	14	3	.....	.....
Amount involved	$317,500	$9,500	.....	.....
No. at 4¾%	1	.....	.....	.....
Amount involved	$55,000	.....	.....	.....
No. at 4½%	7	.....	.....	.....
Amount involved	$308,000	.....	.....	.....
No. at 4%	1	.....	.....	.....
Amount involved	$699,539	.....	.....	.....
No. with interest not given	1	2	.....	.....
Amount involved	$13,000	$5,500	.....	.....
No. above to Bank, Trust and Insurance Companies	6	.....	.....	.....
Amount involved	$225,000	.....	.....	.....
			1909	1908
Total No., Manhattan, Jan. 1 to date			1,172	.....
Total Amt., Manhattan, Jan. 1 to date			$50,314,765	.....
Total No., The Bronx, Jan. 1 to date			365	.....
Total Amt., The Bronx, Jan. 1 to date			$2,998,285	.....
Total No., Manhattan and The Bronx, Jan. 1 to date			**1,537**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date			**$53,313,050**	.....

PROJECTED BUILDINGS.

	1909. July 24 to 30, inc.	1908. July 25 to 31, inc.
Total No. New Buildings:		
Manhattan	11	15
The Bronx	48	54
Grand total	59	69
Total Amt. New Buildings:		
Manhattan	$422,440	$5,672,400
The Bronx	491,625	497,850
Grand total	$914,065	$6,170,250
Total Amt. Alterations:		
Manhattan	$228,320	$295,860
The Bronx	29,430	4,900
Grand total	$257,750	$300,860
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	715	344
The Bronx, Jan. 1 to date	1,562	928
Mnhtn-Bronx, Jan. 1 to date	**2,277**	**1,272**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$95,333,265	$50,357,121
The Bronx, Jan. 1 to date	25,387,985	8,441,925
Mnhtn-Bronx, Jan. 1 to date	**$120,721,250**	**$58,799,046**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$8,416,864**	**$7,896,636**

BROOKLYN.

CONVEYANCES.

	1909. July 22 to 28, inc.	1908. July 23 to 29, inc.
Total number	526	513
No. with consideration	28	19
Amount involved	$147,125	$110,825
Number nominal	498	494
Total number of conveyances, Jan. 1 to date	**17,192**	**15,868**
Total amount of conveyances, Jan. 1 to date	**$8,298,310**	**$12,509,360**

MORTGAGES.

Total number	496	408
Amount involved	$2,181,799	$1,442,640
No. at 6%	249	297
Amount involved	$892,842	$942,602
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	46	78
Amount involved	$163,920	$353,925
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	170	19
Amount involved	$964,260	$92,785
No. at 4½%	3	.....
Amount involved	$71,500	.....
No. at 4%	.....	3
Amount involved	.....	$3,900
No. at 3%	.....	.....
Amount involved	.....	.....
No. with interest not given	28	11
Amount involved	$89,277	$49,428
Total number of Mortgages, Jan. 1 to date	**15,722**	**15,708**
Total amount of Mortgages, Jan. 1 to date	**$63,232,420**	**$57,805,272**

PROJECTED BUILDINGS.

No. of New Buildings	188	103
Estimated cost	$958,625	$654,590
Total Amount of Alterations	$64,470	$55,541
Total No. of New Buildings, Jan. 1 to date	**5,754**	**2,762**
Total Amt. of New Buildings, Jan. 1 to date	**$31,856,261**	**$15,444,258**
Total Amount of Alterations, Jan. 1 to date	**$2,774,660**	**$3,268,247**

QUEENS.

PROJECTED BUILDINGS.

	1909 July 23 to 29, inc.	1908 July 24 to 30, inc.
No. of New Buildings	133	63
Estimated cost	$536,030	$228,300
Total Amount of Alterations	$10,000	$33,385
Total No. of New Buildings, Jan. 1 to date	**2,790**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$9,944,585**	.....
Total Amount of Alterations, Jan. 1 to date	**$474,595**	

THE WEEK.

THE majority of real estate brokers, if asked for an expression of opinion on the present realty conditions, will state that the market is dull and the actual sales consummated are few and far between. This statement, when taken together with the facts is incorrect. While everyone knows that business is not what it should be, still a careful study of the records will show that the number of parcels that are weekly changing hands at private contract are greatly in excess of the number reported during the corresponding period last year. The Record and Guide has consistently maintained that the revival of activity would be gradual and that when in-

vestors come to the full realization of the opportunities to make money in realty there would be an uplift in prices such as has never been witnessed in the city. Manhattan will not be the only gainer, but the other boroughs will come in for their share of the increase in values.

It is distinctly noticeable the number of investors who are coming into the market. For some months past the "outsider" has been buying, and if patience is practiced a handsome profit is sure to result. During the past year or so, brokers have reported that inquiries were numerous, but that difficulty was experienced when it was suggested that contracts be signed. Conditions at the present time are somewhat different. Those in the market to buy have a clearly defined idea as to what they want, and if the proper parcel is offered negotiations are brought to a speedy termination. Probably the greatest stumbling block in the way is the owners of realty themselves. They are, as a general rule, loath to part with their holdings, the result being that the concessions made are not material.

Barnard Court, a 10-sty apartment, modern in every particular, was reported sold by the builders. This property is located on the west side of the avenue, just north of 116th st, and has a frontage of 119.6 ft. on the avenue and an average depth of 70 ft. This house is beautifully located, there being a fine outlook over the river from the rear apartments and from those facing on the avenue a panoramic view of Columbia College can be obtained. There is a large vacant plot of ground on the easterly side of Claremont av at this point. No streets have been cut through west of Broadway from 116th to 119th st, and with the exception of one structure this entire plot is unimproved. This section of the city has come into favor during the past few years. There was a time when builders were afraid to invest any considerable sum of money, for fear that an adjoining property would be sold to some irresponsible concern, which would construct a building of inferior type, thereby hurting the entire neighborhood. This danger was passed, however, in the natural course of events. After the subway was completed, property enhanced greatly in value, and finally passed the point where it would be profitable to build any other than a first-class building. It was necessary to demand rentals which would preclude the possibility of the tenement or semi-tenement variety. As soon as this condition was realized, builders jumped in and a quantity of real estate changed hands.

Among the sales closed during the current week was that of the premises known as Nos. 257 to 265 West 17th st, a 9-sty loft building of fireproof construction, 127x92. This sale accentuates the growing demand on the part of investors, inasmuch as the buyers are the present tenants. This deal was in the form of a trade, the 7-sty apartment house located at the southeast corner of Madison av and 99th st, 50x100, and a plot of 10 lots on Park av and 166th st, being included in the transaction. Another good example of investment buying is found in the sale of the northwest corner of Wadsworth av and 180th st. The Hanover estate bought a plot 75x90 at that point. They are already the owners of record of the adjoining property on the street, and now control a frontage of 119.6 ft. on the avenue and 90 ft. on the street. Seventh av also came in for a sale when the southeast corner of that avenue and 54th st was disposed of. This property is improved at present with 3-sty dwellings, known as Nos. 162 to 172 West 54th st.

THE AUCTION MARKET

THE market was of the typical midsummer variety. Comparatively few parcels were offered for sale. Interest was centered in the partition sale by the Hankinson estate. While the properties were valuable, still bidding was anything but brisk, and several of them were bid in by parties in interest. This sale was held at the stand of Joseph P. Day.

In addition to the previously mentioned partition sale, there were several other pieces put up. The first one offered was No. 54 East 110th st, located 20 ft. east of Madison av. It is a 3-sty dwelling, with stores, and is 16.8x100.11 in size. It was a voluntary sale and was knocked down to T. F. Dooley, for a client, for $13,050. Mr. Dooley also bought, for a client, No. 56 East 110th st, adjoining, a similar structure, paying $12,300 for it. No. 218 Monroe st, a 5-sty tenement, with stores, 25.2x73.11, was purchased by Elizabeth Casey for $20,500. It is located 25.2 ft. west of Scammel st.

J. C. Hankinson, a party in interest, bought Nos. 543 and 545 Washington st, a 2-sty stable, 49.8x66x50x62.3; also No. 566 Greenwich st, a 4-sty tenement and store, 25.1x87.5x25x86.8. It is subject to a mortgage of $15,000. The price paid for the two parcels was $32,568. Nos. 452 and 454 Washington st, located at the southwest corner of Watts st, 46.8x68.2, was also knocked down to Mr. Hankinson, a party in interest. The purchase price was $42,900. No. 8 Caroline st was next put on the block. It is a 5-sty tenement, with store, and went to the same party for $19,800. It is located 59.4 ft. north of Duane st and is 28.5x80 in size. Michael Abrams bid $9,200 for No. 64½ Sullivan st, a 3-sty tenement and store, 15x55.9x irregular. No. 94 Weeks av, a vacant plot 280x95, located 90 ft. north of 174th st, was sold to Beam & Lawrence for a client for $23,100.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Felix Isman Buys Property Adjoining West St.

CORTLANDT ST.—The two 3-sty buildings known as 85 and 87 Cortlandt st, 42.10x60, are reported sold by Charles Thorn, as attorney for L. W. Wittaker. The purchaser is said to be Felix Isman, of Philadelphia. This property is located next to the southeast cor of West st, which is owned by the Pennsylvania railroad and is connected to the company's ferry terminal on the west side of West st by a bridge. The seller in the present deal acquired this property at auction on June 30th last. The price paid was $71,550. The Central Railroad of New Jersey owns a large structure at the northeast cor of Liberty st, 186x100x194.1x104.9, having a frontage on Washington st. The latter mentioned building is 12 stories in height and is fireproof. Mr. Isman has sold a number of properties to the Pennsylvania railroad in the past, they being located mostly in the 33d st section.

WASHINGTON SQ.—Minnie C. Owens sold to Z. T. Piercy 40 Washington sq South, southeast cor of Macdougal st, a 4-sty building, 25x79.

Nine Story Loft Building Changes Hands.

17TH ST.—A. Fillmore Hyde sold 257 to 265 West 17th st, a 9-sty fireproof loft building, 127x92, to William Steiner Sons & Co., the present tenants, who gave in exchange the 7-sty elevator apartment house at the southeast cor of Madison av and 99th st, 50x100, and a plot of 10 lots at the cor of Park av and 166th st, adjoining on the east is a 6-sty warehouse belonging to Siegel, Cooper & Co. on a plot, 97.11x184, with a frontage on 18th st. Abutting is a 5-sty stable, 78x92.

21ST ST.—John Peel sold to William F. Donnelly 451 West 21st st, a 4-sty dwelling, 16.8x98.9. The Theological Seminary occupies the square block bounded by 9th and 10th avs, 20th and 21st sts, and is located opposite the property just disposed of. There has been considerable activity in this district since the new docks at the water front have been built.

25TH ST.—John C. Welwood sold to Emil Fraad, president of the Fraad Contracting Co., the 3-sty brick stable, 25x100, at 330 West 25th st. Mr. Fraad will renovate and improve the property and move his business into it. The Columbia Roman Catholic School, a 3-sty building, and the Italian Church occupying a combined plot, 130x98.9, are opposite the premises involved in the present deal.

26TH ST.—The Manheimer estate sold 116 West 26th st, a 4-sty and basement building, 21.5x98.9.

Dwelling Sold Near 4th Av.

27TH ST.—The McIndo estate sold 119 East 27th st, a 3-sty and basement dwelling, 21.10x98.9. There has been considerable activity of late in the side streets, both east and west of 4th av, of late. At one time it looked as though the boom in this section would be confined to the avenue alone between 34th st and 14th st, but a number of individuals have been tempted to part with their properties. There has been considerable enhancement in values in this district since Easter.

38TH ST.—J. Arthur Fischer sold for Robert Bicket to Mary A. Magee 217 West 38th st, a 3-sty dwelling, 20x98.9. The building is 50 ft deep, and is located approximately 200 ft west of 7th av.

Purchases and Leases to Publisher.

39TH ST.—Michael Coleman purchased 224 and 226 West 39th st, 41x98.9, and will erect (through the Marmac Construction Co., which he controls), a 12-sty loft and store building, which he has leased for 21 years to the American Fashion Co. and Pictorial Review, from May 1, 1910, at $19,500 net per annum.

39TH ST.—The Beck estate sold to Michael Coleman, 222 West 39th st, a 3-sty and basement dwelling, 20.7x98.9. The Second Reformed Presbyterian Church, on a lot 75x98.9, is across the street. Adjoining the church on the east is an orphan asylum, which occupies 132x98.9. St. Chrysoston Protestant Episcopal Church, 100x98.9, is located at the northeast cor of 7th av. Mr. Coleman also bought 224 and 226, adjoining, and now owns a plot 61.9x98.9, which he will improve with a 12-sty mercantile building.

44TH ST.—Henry Nechols sold 522 West 44th st, a 5-sty tenement, 25x100.5. The building has a depth of 65 ft.

47TH ST.—William J. Roome & Co. sold for Gustav C. Muller, the two 5-sty tenements, 216 and 218 East 47th st, 45x100.5.

53D ST.—Pease & Elliman sold for the estate of Henri Berlie the 4-sty flat, 121 East 53d st, 25x100, to a client for investment. This property is nearly opposite the Steinway piano factory, which was recently sold to a syndicate of prominent operators.

Will Erect Tall Mercantile Building.

4TH AV.—The Kips Bay Realty Co., Mr. Benjamin Mordecai, president, sold to the Germania Life Insurance Co. the northeast cor of 4th av and 17th st, 28x115. In negotiating for this property the Kips Bay Realty Co. was represented by Mr. William H. Chesebrough, president of the Century Realty Co., the latter company being largely interested in the Kips Bay Realty Co. The Germania Life Insurance Co. has also bought from the Coe estate plot of land adjoining this on the north, 52x115, and on the combined plot, 80x115, they will erect a tall office building for their own occupancy. The Germania Life Insurance Co., of which Cornelius Doremus is president, recently disposed of its present home which is located in Nassau st, to the Fourth National bank. It was reported at the time of sale that the price paid was approximately $1,500,000. The amount involved in the present deal is said to be $500,000.

Purchased for Resale.

7TH AV.—The Mills estate sold its holdings at the southeast cor of 7th av and 54th st to a corporation. The property consists of six 3-sty and basement dwellings fronting on the street and known as 162 to 172 West 54th st, and a 5-sty flat at 829 7th av, adjoining. On the avenue the property has a frontage of 100.5 ft. and on 54th st it fronts 100 ft. The buyers have no plans for improving the site and it will be offered for resale. Grace Church is located at the northeast cor of 7th av and 54th st, and occupies a plot 75x100. Across the avenue is the Caledonian Club, which occupies a 3-sty building on a lot 25x100.

10TH AV.—Harry N. Kohn bought from the Linder estate 513 10th av, a 5-sty double flat with stores, 25x75. Mr. Kohn will remodel the house.

NORTH OF 59TH STREET.

Sale Near Park Av.

63D ST.—G. M. de Mauriac has sold to Kenneth M. Murchison 49 East 63d st, a 4-sty dwelling, 17x100.5, adjoining the northeast cor of Park av, which is improved with a 4-sty dwelling with a frontage of 20.5 ft. on the avenue and 75 ft. on the street. Abutting the house just sold is a 5-sty apartment, 25.1x100.5x irreg., built 87 ft. deep. Mr. Murchison is an architect with offices located at 320 5th av.

67TH ST.—Littleman & Shapiro sold 224 West 67th st, a 5-sty flat, 25x100.5, built 68 ft. deep. Calvary Baptist Church is opposite.

79TH ST.—The Cruikshank Co. sold for Samuel O. Edmunds to a client for occupancy 155 East 79th st, a 4-sty dwelling, 18.9x102.2.

Adds to Holdings.

79TH ST.—Joseph P. Day sold for Thomas Thedford to Clinton Joel Packard 169 West 79th st, a 4-sty and basement dwelling, 18x102.2, which was under lease to Mrs. George Sweet. Mr. Packard recently bought the adjoining properties, 171 to 175 West 79th st, 45x102.2, from the Sisterhood of St. Mary for $70,000, and contemplates the erection of an apartment house on the combined site.

80TH ST.—Lyttleton Fox sold 163 East 80th st, a 3-sty dwelling, 18.9x100.8.

83D ST.—The City Real Estate Co. sold the 4-sty and basement dwelling, 18 West 83d st, 18x102.2, to Solomon Salinger, who will occupy.

Six Story Houses in Demand.

98TH ST.—Tucker, Speyers & Co. sold for Joseph F. Keller to an investor 227 to 231 East 98th st, two 6-sty new law houses, each 37.6x100.11, and having a depth of 87 ft. There are three to five apartments on a floor, each having from three to four rooms each. There is steam heat and hot water supplied in these houses.

98TH ST.—The Meteor Realty & Construction Co., George Backer and I. Polstein, sold to an investor 315 and 317 West 98th st, an 8-sty apartment house in course of construction, 75x100.11.

115TH ST.—Meister & Bache Realty Co. resold 63 East 115th st, a 5½-sty flat, 25x100.11.

143D ST.—Arnold A. Herrman sold for Julius and Selma Thomas 147 West 143d st, a 5-sty and basement new law house, 37.6x99.11.

Recent Purchase Enlarges Holdings.

131ST ST.—George Godfrey sold to James O'Connell, 75x100 in the north side of West 131st st., 150 ft. east 12th av. This gives Mr. O'Connell, with his holdings on the east side, 150 ft. fronting on 131st st. This property formed part of old Manhattanville village, most, if not all, owned by John B. Lawrence in 1804. The Lawrence estate has held title since then.

Builders Dispose of New Constructed Apartment.

CLAREMONT AV.—The Michael E. Paterno Construction Co. sold 15 Claremont av, known as Barnard Court, a 10-sty high-class apartment house, recently completed. The property has a frontage of 119.8 ft. on the avenue, and is located just north of 116th st. The average depth of the plot is 70 ft. The Paterno Bros. have been exceedingly active in this section for some years past and have built a number of apartments, modern in every particular. The firm took the stand that there were enough families in the city of sufficient means, who were willing to pay a reasonable amount for good apartments. The result of this decision has fully justified the necessary expenditure of money. In all the houses constructed by this firm, particular attention has been given to light and ventilation, and plenty of closet room has been always provided. The house just sold is the first operation of the Michael E. Paterno Co., which was formed last January about the time that this plot was acquired. There is a growing demand for good houses of this type in the neighborhood of Columbia College. There are many natural advantages in this section, not the least being the superb view of the Hudson river and its convenience to the business sections of the city. The subway opened this particular part of town, and when the improvements, now under way, at 96th st, are completed, this part of town will be even more accessible. The buyer, Louis Ottmann, will take title August 16.

LEXINGTON AV.—Tucker, Speyers & Co. sold for Mrs. S. M. Marks 1034 Lexington av, a 3-sty and basement dwelling, 17x98. This adjoins 1032, sold by the same firm recently.

MADISON AV.—In part payment for 257 to 265 West 17th st, a 9-sty fireproof loft building, A. Fillmore Hyde receives a 7-sty elevator apartment house at the southeast cor of Madison av and 99th st, 50x100. A corner at Park av and 166th st was also included in the trade. This plot comprised about 10 lots. William Steiner Sons & Co. were the sellers.

3D AV.—Jacob Corday has bought the southwest cor of 3d av and 80th st, a 4-sty tenement, 25.4 by 90. Mr. Corday will make extensive alterations to the property.

WASHINGTON HEIGHTS.

Ready Market for Heights Property.

143D ST.—The Janpole & Werner Construction Co. sold to Henry Ruschmeyer 536 West 143d st, a 6-sty apartment house, 37.6x99.11, 100 ft. east of Broadway. A similar structure adjoins on the east. The Saquenay, a 6-sty building on a plot 99.11x100 is located on the southeast cor of Broadway and this street. On the north side is a row of six apartment houses, each having a frontage of 70.10 ft. and a depth of 86 ft. on a lot 99.11 ft. deep.

156TH ST.—The Audubon Park syndicate, Max Marx, president, sold to G. A. Bagge 65x100 on the north side of 156th st, adjoining the cor of Riverside drive. The site will be improved with a high-class apartment house.

AMSTERDAM AV.—The Heuer estate sold to August F. Vilmeister 2110 Amsterdam av, a 5-sty triple flat with store, 30x100, adjoining the southwest cor of 165th st.

CONVENT AV.—The Crystal Realty Co. sold the dwelling 413 Convent av, 20x75, to Mrs. J. C. Henning.

Estate Purchases Corner.

WADSWORTH AV.—The Hanover estate, William J. Merritt, president, bought from Alexander Walker, 75x90, at the northwest cor of Wadsworth av and 180th st. The Hanover estate recently acquired, 44.6x80, adjoining on the avenue, from George Karsch, and now controls a plot fronting 119.6 feet on the avenue and 90 ft. on the street. The property will be resold to builders.

BRONX.

Will Improve Recent Purchase.

FAIRMONT PLACE.—Mehlrotter & Karges sold for their own account a vacant lot, 25x100, on the north side of Fairmount pl, between Prospect and Marion avs. The purchaser is a builder and he will immediately improve the property.

Will Erect Bronx Apartments.

FOX ST.—Henry Morgenthau Co. sold a plot of 10 lots in the westerly side of Fox st, commencing 100 ft. south of East 163d st. The purchasers will erect six 40-ft., 5-sty apartment houses, with 2 apartments of 7 rooms each on a floor.

AMSTERDAM AV.—Goodwin & Goodwin resold for Nathan & Zimmerman to clients for investment 1628 and 1630 Amsterdam av, two 5-sty double flats, with stores, 50x100.

202D ST.—The 2-family dwelling on the south side of 202d st, east of Webster av, 25x100, is reported sold.

Will Construct Row of Dwellings.

BAINBRIDGE AV.—Stubenwold Bros., builders, sold to A. C. Bosselman the 3-sty dwelling at the southwest cor of Bainbridge av and 179th st, Bedford Park, 49x100. The sellers are preparing plans for 15 1 and 2-family houses in 179th st and Bainbridge av.

BEEKMAN AV.—Thos. J. Keane sold to A. Pronsky 344 Beekman av, a 5-sty apartment house, 40x105.

Clay Av. Activity.

CLAY AV.—The A. J. Schwarzler Co. sold a 5-sty double flat, 40x80, on the east side of Clay av, south of 169th st. This completes the sale of a row of 17 houses erected at this point by the Schwarzler Co.

CLAY AV.—A. Warner sold 1381 Clay av, a 2-sty dwelling, 16.8x75.

CROTONA AV.—Mohltretter & Karges sold 2146 Crotona av, a 2-family frame dwelling house, 34x90, to Frederick Friendenberg.

HOE AV.—The Gaines Roberts Co. sold 1042 Hoe av, near Westchester av, to an investor. This is the fourth house sold in a row of five recently completed.

MORRIS AV.—Mehltretter & Karges sold to Mary Ann Rudd 1989 Morris av, a 3-sty, 2-family brick dwelling, 20x100.

Plot of Lots in Trade.

PARK AV.—In part payment for the 9-sty loft building, 257 to 265 West 17th st, William Steiner Sons & Co. gave to A. Fillmore Hyde a plot of 10 lots at the cor of Park av and 166th st. The southeast cor of Madison av and 99th st, a plot 50x100, and improved with a 7-sty elevator apartment house also figured in the deal.

3D AV.—Louis Seidman sold to Thos. J. Keane 4 lots in 3d av, running through to Lincoln av, adjacent to the proposed Bronx Board of Trade Building.

LEASES.

Porter & Co. leased to Demorest & Demorest the building to be erected for them at 131 West 125th st.

Folsom Bros. leased for Eugene C. Casey the 3-sty and basement house 11 West 131st st to Dr. Roswell D. King for a term of 5 years.

Duross Co. leased for Hugh King to the Consumers Liquor Dealers' Association for 5 years 630 and 632 Hudson st, two 5-sty buildings.

Daniel H. Renton & Son leased for Maria Thompson to Margaret McKeon for a term of years the 3½-sty and basement private dwelling 423 West 146th st.

Leon S. Altmayer leased for Ida Kempner for a long term of years 39 West 91st st, a 4-sty and basement dwelling which has been extensively altered and decorated recently.

Basil & Blake leased for the 42d St & Manhattanville Railway Co. (Fredk. W. Whitridge, receiver), the building at 118 and 120 East 42d st, for a term of years, for restaurant and cafe purposes, to P. J. Flannery, at gross rental of $160,000.

Tucker, Speyers & Co. leased for Daniel W. Richman, of the Eldridge Corporation, to Jos. H. Cronin and George Reiger the northwest cor of 7th av and 52d st, 75x75, for a long term of years at an aggregate rental of $200,000. The corporation will erect a new building covering the entire plot for the lessee, to be used as a high class restaurant, cafe and dance hall.

Pease & Elliman report the following leases: 306 West End av, for W. F. S. Hart; 125 West 82d st, for Mrs. Jeannette Jenkins; 249 Madison av, for Henry W. Cobb; 216 West 93d st, for Mrs. L. A. Livingston; 71 East 55th st, for J. Norman de R. Whitehouse; 43 East 76th st, for Jacob Holzman; stable at 109 West 51st st, for Mrs. R. P. Flower; in conjunction with E. S. Willard & Co., 21 West 53d st, for Mrs. Leon Graves.

UNCLASSIFIED SALES

The total number of sales reported is 52, of which 16 were below 59th st, 22 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 46, of which 10 were below 59th st, 19 above, and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 120, as against 163 last week, and in the Bronx 141 as against 191 last week. The total amount involved is $4,511,299, as against $4,939,814 last week.

The amount involved in the auction sales this week was $359,906, and since January 1, $44,291,172. Last year the total for the week was $1,619,830, and from January 1, $37,747,774.

149TH ST.—Abram Bachrach sold 248 to 254 West 149th st, two 6-sty apartment houses, 80x99.11.

129TH ST.—Mrs. Mary A. Smith sold 306 West 129th st, a 5-sty double flat, 25x99.11.

CORLEAR AV.—The Interborough Rapid Transit Co. has purchased from the Dash estate about 80 lots bet 240th st and 242d st, and Spuyten Duyvil Parkway from Corlear av to Spuyten Duyvil rd, adjoining the property owned by the company. J. Clarence Davies was the broker in this transaction. With this purchase the Interborough company controls practically 5 square blocks. The company has not made any statement in connection with the purchase, but it is known that it has been considering for a long time the building of car barns on its west side branch to accommodate the greatly increased traffic. The property acquired is at the terminal of the Broadway branch.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 61 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

FIRST CLASS cornice and skylight foreman wanted BOX 29, Record and Guide.

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Capable of handling general construction, masonry and carpentry. State age, references, ability and salary. Only first-class men desired.

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An owner's conduct of his real estate is the best index to his financial standing.

We will watch real estate owned by your customers and notify you when conveyances or incumbrances are filed against the property.

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THE REALTY RECORDS CO., 11-15 E. 24th St. Tel., 4430 Mad. Sq.

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REAL ESTATE NOTES

William Oppenheim, formerly at 21 East 14th st, has opened offices at 170 Broadway.

John Finck sailed Saturday, July 24, on the Hamburg-American Steamship "Amerika" for a three months' tour on the Continent.

Basil & Blake sold for P. J. Flannery the lease and business of the store at the northeast corner of 44th st and 6th av to Edward Fitzgerald.

Willard S. Burrows Co. announces that Ernest Hall Coolidge is now associated with their office and will represent them in all matters pertaining to real estate.

S. B. Goodale & Son and Fiest & Fiest, of Newark, N. J., leased with option to purchase 30,000 sq. ft. floor space factory situated at Pacific and Malvern st, Newark, N. J., for New Jersey Machine Co., to the May Manton Pattern Co., now located in New York City.

The corporation of Lowerre & Walton, which has been conducting a general real estate brokerage business at No. 509 5th av, has been dissolved. The business will be continued by L. Roberts Walton at the same address. In addition to doing a general real estate business Mr. Walton will make a specialty of insurance.

Justice Bischoff, of the Supreme Court, has appointed Jacob Katz receiver of rents of 223 Division st, and 234 East Broadway, a 3-sty and basement tenement house, pending a suit brought by B. Goldstein against Augusta E. Smith and others to foreclose a second mortgage of $7,000. The prior lien amounts to $28,000.

Howard C. Pyle, together with Cyrus Pyle and Miss Hazel B. Pyle, Mr. Pyle's father and sister, and J. H. Reynolds, confidential clerk in Mr. Pyle's real estate office, are spending a month at Culver's Lake, near Branchville, Sussex County, N. J. During the absence of Mr. Pyle his partner, George H. Gray, has entire charge of the business of the firm.

The work of the Fifth Av. Association in causing improvements in 5th av is attracting to its membership many prominent owners of realty in that thoroughfare and adjacent streets. Recent accessions to membership are Harry Payne Whitney, Senator William A. Clark, Benjamin F. Yoakum, Mortimer L. Schiff, Melville E. Stone and Frederick S. Flower.

An expert on Manhattan real estate lately said that to boom values in this borough, too much importance cannot be made of the fact that it is a unique commodity, and one in a class all by itself by reason of the fact that it cannot be added to owing to the peculiar conditions surrounding it. It must steadily and rapidly enhance in value as our population increases.

Title to several million dollars' worth of property, heretofore held in the name of Theodore A. Havemeyer and others, was transferred to the Havemeyer Real Estate Company. Among the parcels conveyed were 537 5th av, the Havemeyer Building, at Cortlandt, Dey and Church sts, the southwest corner of Liberty and Greenwich sts, the southwest corner of Liberty and Church sts, and the southwest corner of Cortlandt and Washington sts.

L. J. Phillips & Co. sold at auction on Saturday, July 24, on the premises, for $21,500, a plot measuring 200x872 and running through from Ocean av to the shore front at Deal, New Jersey, to Arthur Lippes, a banker, whose country residence is directly opposite. The sale was by order of F. J. Lissman, as executor of the estate of A. L. Phillips. The property is near a number of large country estates, including the homes of H. P. Goldschmidt, Philip Lehman, Charles Minzeheimer, Henry Seligman and Robert Nathan. Frederick Lewisohn, owner of Elkwood Park, was the under bidder at the sale.

RECENT LOANS.

The City Real Estate Co. loaned to the Allendale Building Co. $600,000 on property at the northeast cor of 99th st and West End av, 110x100.11, where a 12-sty fireproof building will be erected.

The Lawyers Title Insurance & Trust Co. loaned to the 39th St. Theatre Co. $80,0000 on property at the north side of 39th st, 86.8 ft. east of Broadway, 75x98.9.

The Tilden Investing Co. has secured from the City Real Estate Co a building loan of $550,000 on the property on the north side of 40th st, 110 ft. west of 6th av, on which a 12-sty office building is to be erected. It adjoins the new Union Dime Savings Bank Building, at the northwest cor of 6th av and 40th st.

The Metropolitan Life Insurance Co. loaned $750,000 to the Harperley Hall Co. on the property at the northwest cor of Central Park West and 64th st, 100.5x150, where a 12-sty co-operative apartment house is to be erected.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Aug. 2.

Zerega av, opening, from Castle Hill av to Castle Hill av, at 2 p. m.

225th st (Muscoota st), opening, at 11 a. m.

Tuesday, Aug. 3.

East 214th st, opening, from White Plains road to Barnes av, at 2 p. m. and 3 p. m.

Chittenden av, etc, opening, at 10.30 a. m.

Wednesday, Aug. 4

Fox st, opening, from Leggett av to Longwood av, at 10 a. m

Thursday, Aug 5.

West 184th st, opening, from Amsterdam av to New av easterly, at 2 and 3 p. m.

Unnamed st (West 187th st), opening, at 1 p. m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

July 31.

No Legal Sales advertised for this day.

Aug. 2.

Amsterdam av, No 1360 | n w cor Lawrence st, runs w 31.10 x n e 71.8 x s 71.8 to beg, 2-sty brk and frame tenement and store. Sheriff's sale of all right, title, &c, which Edward McMahon had on Feb 5, 1908, or since; Walter E McDonnell, att'y, 132 Nassau st; Thomas F Foley, ref. By Joseph P Day.

97th st, No 307, n s, 150.2 e 2d av, 25x100.11, 4-sty brk tenement. Rector, Church Wardens and Vestrymen of the Protestant Episcopal Church of St Marks in the Bowery agt Cecilia Ferrari et al; Stuart G Gibboney, att'y, 30 Broad st; Geo E Kent, ref. (Amt due, $9,587.08; taxes, &c, $300.) By Joseph P Day.

Valentine av, s e s, 180 9 n e 198th st, 50x98.11 x50x99.2, vacant. Abraham Kaufman agt Martha E Stein et al; Menken Bros, att'ys, 87 Nassau st; Harry A Mendelson, ref. (Amt due, $6,758.71; taxes, &c, $24; sub to a mort of $6,250.) Mort recorded Nov 7, 1908. By L J Phillips & Co.

Willett st, No 68, e s, 100.2 s Rivington st, 24.9 x100, 5-sty brk tenement, store and 5-sty brk tenement in rear. Rexton Realty Co agt Abraham Spies et al; Kurzman & Frankenheimer, att'ys, 25 Broad st; Joseph Pool, ref. (Amt due, $7,922.51; taxes, &c, $531.08; sub to a first mort of $25,000.) Mort recorded July 16, 1907. By L J Phillips & Co.

Aug. 3.

Arthur av, No 2388, e s, 112.6 n 186th st, 37.6 x84.8x37.6x84.10, 4-sty brk tenement and stores. Henry Elias Brewing Co agt Guiseppe Jamascia et al; Louis W Osterweis, att'y, 170 Broadway; Sylvester H Ward, ref. (Amt due $3,723.97; taxes, &c, $1,503; sub to a first mort of $15,000.) Mort recorded Jan 24, 1906. By Joseph P Day.

Ferris av, w s, 816 3 s lands of St Josephs Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x—x892.10, Westchester. Albert L Lowenstein agt Henry Emanuel et al; Edw V Thornall, att'y, 50 Church st; James Kearney, ref. (Amt due $24,298.26; taxes, &c, $——; sub to a prior mort of $10,000.) Mort recorded Apr 8, 1908. By Herbert A Sherman.

Aug. 4.

76th st, No 422, s s, 300 w Av A, 25x102.2, 5-sty brk tenement. James Fulton agt Chas M Siegel et al; Wm J Canary, att'y, 2 Rector st; Edw L Parris, ref. (Amt due, $21,406.41; taxes, &c, $436.) By Joseph P Day.

Aug. 5.

Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty brk tenement and store. Theodore Bitterman agt Samuel Grayboys et al; Samuel Bitterman, att'y, 309 Broadway; Joseph C Levi, ref. (Amt due, $15,594.93; taxes, &c, $1,750.) Mort recorded April 26, 1906. By Joseph P Day.

White Plains road, w s, — s Van Nest av, runs n — x w — x n 25 x w 65.1 x s e 32.6 x e 72.7 to beginning, Van Nest. John Haffen et al agt George Muller et al; Samuel P Goldman, att'y, 203 Broadway; Thomas W Cuthbert, ref. (Amt due, $4,360.31; taxes, &c, $1,437.63.) Mort recorded July 15, 1899. By Joseph P Day.

215th st, No 762, s s, 325 e Maple st, 25x125, Wakefield. Charles Mann agt David Lyle et al; Benjamin & Taylor, att'ys, 160 Broadway; Sylvester L H Ward, ref. (Amt due, $2,046.77; taxes, &c, $168.39.) Mort recorded June 10, 1900. By Joseph P Day.

13th st, No 704, s s, 86.4 e Av C, 23.10x103.3, 5-sty brk tenement. Robert I Brown agt Joseph Pimstein et al; Sackett, Chapman & Stevens, att'ys, 154 Nassau st; J P Sullivan, ref. (Amt due, $18,225.20; taxes, &c, $426.55.) Mort recorded July 19, 1906. By Samuel Marx.

215th st, s s, 148 e Maple av, 27x125, Wakefield. Frank M Patterson agt James De Carlo et al; John J Gorman, att'y, 27 William st; Lester J Tompkins, ref. (Amt due, $827.35; taxes, &c, $490.00; sub to a prior mort of $3,500.) By Joseph P Day.

2d av, Nos 2461 to 2467 | n w cor 126th st, 99.11 126th st, Nos 249 to 253 | x100, three 6-sty brk tements, stores on av. Henry H Jackson agt Ida Stern et al; Stephen H Jackson, att'y, 106 Lexington av; Carl L Schurz, ref. (Amt due, $63,327.59; taxes, &c, $6,053.67; sub to a mort of $55,000.) Mort recorded Dec 12, 1905 By Joseph P Day

Canal st, No 73 n w cor Allen st 22 6x75, 7-sty Allen st | brk loft & store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

Aug. 6.

120th st, No 536, s s, 400 e Pleasant av, 18 9x 100.11, 2-sty brk dwelling. Jacob S Friedman et al agt Louis Meyer Realty Co et al; Herman A Schoenfield, att'y, 256 Broadway; Leopold Freiman, ref. (Amt due, $2,425.61; taxes, &c, $114.57; sub to a mort of $5,000.) Mort recorded Apr 30, 1907. By Joseph P Day.

College av, Nos 476 to 480 | n e cor 146th st, runs 146th st | n 109.7 x e 168.9 x s w 150.2 x n w 23.4 x w 59.6 to beginning, two 5-sty brk tenements and stores. Fannie Liberman et al agt Rosalia Meli et al; Jacob Silverstein, att'y, 309 Broadway; Arthur M Levy, ref. (Amt due, $5,493.45; taxes, &c, $360.00). Mort recorded July 2, 1907. By Joseph P Day.

140th st, Nos 43 to 57, on map Nos 41 to 51, n s, 325 e Lenox av, 200x98.9, two 2-sty frame and two 2-sty brk dwellings, 2-sty brk building and vacant. John Monks agt Isaac Helfer et al; Lewis S Goebel, att'y, 41 Park Row; Henry H Davis, ref. (Amt due, $50,872.51; taxes, &c, $2,970.56.) Mort recorded Apr 13, 1905. By Joseph P Day.

Edgecombe av, No 142 | s e cor 142d st, 25x 142d st, No 318 | 73.11x24.11x71.3, 5-sty brk tenement and store. George Kitt agt Theresa F Burke; Cooper & Baer, att'y, 20 Vesey st; Wm E Morris, ref. (Amt due $3,845.35; taxes, &c, $132.00; sub to two morts aggregating $24,000.) Mort recorded May 31, 1906. By Joseph P Day.

112th st, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. Max Levin agt Ebenezer Baptist Church et al; Manheim & Manheim, att'ys, 302 Broadway; James T Brady, ref. (Amt due, $12,299.28; taxes, &c, $341.81; sub to a mort of $14,000.) Mort recorded June 16, 1908. By Hugh D Smyth.

1st av, No 1895 | s w cor 98th st, 25x99.6, 5-sty 98th st, No 340 | brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, $16,585.38; taxes, &c, $980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

Aug. 7.

No Legal Sales advertised for this day.

Aug. 9.

16th st, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. John H McLain agt Bernat Springer et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Albert G Thorne, ref. (Amt due, $5,569.02; taxes, &c, $364.32.) Mort recorded Oct 25, 1905. By Joseph P Day.

Elliott av | n w cor Willow Lane, 158x90x176.6 Willow Lane | x102, Throggs Neck. Susan E Laytin agt Georgiana Lester et al; Chas W Hulst, att'y, 170 Broadway; E Mortimer Boyle, ref. (Amt due, $6,435.76; taxes, &c, $224.90.) Mort recorded Apr 13, 1908. By Joseph P Day.

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AUCTION SALES OF THE WEEK.

JOSEPH P. DAY.

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. (Amt due, $5,061.24; taxes, &c, $1,062.48; sub to prior mort of $9,000.) Meyer Levy, party in interest.....$9,650

West End av, No 520 | n e cor 85th st, 27.2x100, 4-sty and basement brk 85th st | dwelling. (Amt due, $47,049; taxes, &c, $825.75.) Adj to Aug 10.....

117th st, Nos 429 and 431, n s, 306.6 e 1st av, 37.6x100.10, 6-sty brk tenement and stores. (Amt due, $6,287.31; taxes, &c, $175; sub to prior mort of $30,000.) John Focarile.....37,050

Washington st, Nos 543 and 545, on map Nos 541 and 543, e s, 97 n Charlton st, 49.8x60x50x62.3, 2-sty frame brk front stable.....

Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store.....

(Partition.) J C Hankinson, party in interest.....32,568

Washington st, Nos 452 and 454 | s w cor Watts st, 46.8x68.2, two 4-sty Watts st, Nos 145 and 147 | brk tenements and stores. (Partition.) J C Hankinson, party in interest.....42,900

Caroline st, No 8, e s, 59.4 n Duane st, 28.5x80, 5-sty brk tenement and store. (Partition.) J C Hankinson, party in interest.....19,800

Sullivan st, No 64½, w s, 127.11 n Broome st, 15x55.9x—x47.6, 3-sty frame brk front tenement and store. (Partition.) Michael Abrams.9,200

Weeks av, e s, 90 n 174th st, 280x95, vacant. (Partition.) Beam & Lawrence.....23,100

146th st, Nos 550 and 552, s s, 125 e Broadway, 75x99.11, two 5-sty brk tenements. (Amt due, $1,678.85; taxes, &c, $1,561.24.) Withdrawn.....

156th st | n e cor Cauldwell av, runs n 90 x e 201 to Trinity av, x Cauldwell av | s 90 x w 201 to beg, vacant. (Amt due, $18,227.48; taxes, Trinity av | &c, $3,932.45; sub to a prior mort of $18,731.68.) Chas F Kastenhuber, defendant.....39,480

St Pauls pl | n w cor Crotona pl, 51.2x95.6x50x84.10, vacant. (Amt due, Crotona pl | $3,359.85; taxes, &c, $——; sub to a mort of $3,000.) To be readvertised for Aug 18.....

236th st, No 281, n s, 85 w Katonah av, 25x100, 2-sty frame dwelling. (Amt due, $908.23; taxes, &c, $260; sub to a first mort of $3,000.) Withdrawn.....

*97th st, No 200 | s e cor 3d av, 51x62.11, 6-sty brk tenement 3d av, Nos 1721 and 1723 | and stores. (Amt due, $25,219.50; taxes, &c, $1,437.84; sub to a prior mort of $50,000.) Wm W Moore.....63,208

110th st, No 46, s s, 36.8 e Madison av, 16.8x100.11, 3-sty stone front dwelling. (Voluntary.) T F Dooley, for a client.....12,300

110th st, No 54, s s, 20 e Madison av, 16.8x100.11, 3-sty stone front dwelling with two stores. (Voluntary.) T F Dooley, for a client.13,050

Monroe st, No 218, s s, 25.2 w Scammel st, 25.2x73.11x25x71.11, 5-sty brk tenement with two stores. (Voluntary.) Elizabeth Casey....20,500

*97th st, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. (Amt due, $15,014.52; taxes, &c, $452.51.) Otto J Bueb..14,500

7th av, Nos 2308 to 2312 | s w cor 136th st, 99.11x100, three 5-sty brk 136th st, No 206 | tenements and stores. (Amt due, $4,491.78; taxes, &c, $2,515.31; sub to four morts aggregating $103,500.) Adj to August 17.....

JAMES L. WELLS.

93d st, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwelling. (Amt due, $17,666.83; taxes, &c, $949.79.) Clarence V Kip, defendant.....22,600

Total	$359,906
Corresponding week, 1908	$1,619,830
Jan. 1st, 1909, to date	$44,291,172
Corresponding period, 1908	$37,747,774

INDEX TO THE RECORD & GUIDE
VOL. LXXXIII., JANUARY-JUNE, 1909
PRICE, $1.00
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CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS
Record and Guide Co., 11 East 24th St., New York

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 22 to August 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND.

1ST AND 2D WARDS. FLAGGING AND RE-FLAGGING SIDEWALKS on NICHOLAS AVENUE, between Jones street and Richmond Terrace, and on PROSPECT STREET between Elizabeth street and Broadway.

HERMAN A. METZ, Comptroller.
City of New York, July 20, 1909. (12404)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 22 to August 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN.

12TH WARD, SECTION 7. 140TH STREET—REGULATING, GRADING, CURBING AND FLAGGING from Broadway to Riverside Drive.

HERMAN A. METZ, Comptroller.
City of New York, July 20, 1909. (12413)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 22 to August 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

5TH WARD, SECTION 3. 51ST STREET—SEWER, between 1st and 2d avenues. 17TH WARD, SECTION 9. NORMAN AVENUE AND JEWELL STREET—SEWER BASIN at the northwest corner. 23D WARD, SECTION 6, and 24TH WARD, SECTION 5. ERECTING WOODEN RAIL FENCES on ATLANTIC AVENUE, north side, between Nostrand and Brooklyn avenues; on DEAN STREET, north side; on ST. MARK'S AVENUE, north side; and on ST. JOHN'S PLACE, both sides, between Albany and Troy avenues; southwest corner of TROY AVENUE AND PACIFIC STREET; on LINCOLN PLACE, south side, between Nostrand and Rogers avenues. 25TH WARD, SECTION 6. LEXINGTON AVENUE—SEWER, south side, from Fourth avenue westerly to existing sewer. 26TH WARD, SECTION 13. ETNA STREET—REGULATING, GRADING, CURBING AND LAYING SIDEWALKS, between Dresden street and Hale avenue, and between Norwood avenue and the City Line.

Elton's Lane, 29TH WARD, SECTION 15. BROOKLYN AVENUE—SEWER, between Avenue C and Clarendon Lane. 29TH WARD, SECTION 16. EAST 22D STREET—SEWER, between Beverley road and Duryea place. 30TH WARD, SECTION 3. 59TH STREET—SEWER, between 7th and 8th avenues. 30TH WARD, SECTION 18. SEWER in 55TH STREET, between 3d and 4th avenues; and in FOURTH AVENUE, west side, between 82d and 86th streets.

HERMAN A. METZ, Comptroller.
City of New York, July 20, 1909. (12406)

THE RECORD AND GUIDE

Is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches of industry.

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

July 23, 24, 26, 27, 28 and 29. (No. 83.)

BOROUGH OF MANHATTAN.

Attorney st, No 156, e s, 150 n Stanton st, 25x100.5, 5-sty brk tenement and store. Samuel Leder to Max Kalter. Morts $34,000. July 28. July 29, 1909. 2:345—4. A $20,000—$29,000. 100

Attorney st, Nos 147 and 149, w s, 65.6 n Stanton st, 34x60, 5-sty brk loft and store building. Elsie Abendschein of Brooklyn, to Wilhelmine Abendschein of Brooklyn. 1-6 part. All title. B & S. July 8. July 29, 1909. 2:350—73 and 74. A $15,000—$26,000. nom

Same property. George Abendschein of Brooklyn, to same. 1-6 part. All title. B & S. July 7.. July 29, 1909. 2:350. nom

Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100, 6-sty brk tenement and stores. Charles Rubinger to Benedetto Casagrande and Domenico Casella. Mort $79,500. July 27, 1909. 1:199—3 and 4. A $38,000—$44,000. other consid and 100

Broome st, No 35 | s w cor Goerck st, 25.2x100, 5-sty brk
Goerck st, Nos 13 and 15 | tenement and stores. Esther Ginsberg to Jessie Lamport. Mort $45,000. July 20. July 23, 1909. 2:326—47. A $20,000—$45,000. nom

Broome st, No 320. | n e cor Chrystie st, 62.5x75, three 5-
Chrystie st, Nos 122 to 126. | sty brk tenements and stores. Sunflower Realty & Security Corpn to Kremrud Realty Co, a corpn. ½ part. Morts $87,000. July 27, 1909. 2:419—1 to 3. A $63,000—$88,000. other consid and 100

Same property. Same to Jogert Realty Co, a corpn. ½ part. Morts $85,000. July 27, 1909. 2:419. other consid and 100

Broome st, No 19 | s w cor Mangin st, 25x75.
Mangin st, No 13 |
Broome st, No 21, s s, 25 w Mangin st, 25x75.
6-sty brk tenement and stores.
Charles A Person to Spring Realty Co. All liens. July 19. July 27, 1909. 2:321—11. A $28,000—P $50,000. other consid and 100

Canal st, No 324 | s s, 153.6 e Church st, 25.5x95.5 to Lispe-
Lispenard st, No 43 | nard st x25x100.9, 5-sty stone front loft and store building. Susan E wife of and Leonard H Wood to Chas A Cowen & Co. Mort $55,000. July 20. July 24, 1909. 1:210—10. A $45,000—$55,000. other consid and 100

Centre st, Nos 43 and 45 | w s, 54.4 s Pearl st, runs w 47.7 to e
Lafayette st, Nos 15 and 17 | s Elm st, now Lafayette st, x s 45.3 x e 32.8 to Centre st x n 41 to beginning, two 3-sty brk office and store buildings. Walter Bowne to Samuel Green. Q C. July 23, 1909. 1:155—34. A $50,000—$55,000. nom

Cathedral Parkway or 100th st | n s, 175 e 8th av, 125x70.11, two 6-sty brk tenements. Benj J Weil to Fanny Gruen. All liens. July 26, 1909. 7:1826—8 and 12. A $75,000—P $130,000. other consid and 100

Carmine st, No 35, n s, 175 e Bedford st, 25x100, 5-sty brk tenement and store. Charles Klemann HEIR Chas L Klemann to Eliz G Schmid. All liens. July 20, 1909. July 29, 1909. 2:586. other consid and 100

Same property. Eliz G Schmid to C Livingston Klemann. Nov 2, 1907. July 29, 1909. 2:586—35. A $16,000—$25,000. other consid and 100

Division st, No 189. Assessed $22,000. Mort $14,000. Equity $8,000.

Division st, No 187. Assessed $23,500. Mort $14,000. Equity $9,500. ½ part of this.

East Broadway, No 200. Assessed $26,500. Mort $13,500. Equity $13,500.

Certificate of payment of transfer tax of $210.85 on gross real estate of $26,250. Otto Kelsey, Deputy Comptroller of State N Y to estate of Abraham Newmark. July 23. July 27, 1909. 1:285.

Essex st, No 107, w s, abt 152 n Delancey st, 25x87.6, 5-sty brk tenement and store. Louis Klein to Gussie Klein. Mort $28,750. July 28, 1909. 2:410—60. A $23,000—$33,000. nom

Goerck st, No 144, e s, 75 s Houston st, 25x100, 7-sty brk loft and store building. Julius Frankel et al to Leopold Kaufmann. Q C. June 9. July 27, 1909. 2:325—10. A $13,500—$35,500. nom

Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.4x21.2x91.9, s s, 3-sty brk tenement.

Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.5x91.10, 3-sty brk tenement.
Chas T Galloway to Minerva Realty Co. July 22. July 23, 1909. 2:642—60 and 61. A $17,000—$20,500. other consid and 100

Jones st, No 9, n s, 95 w 5th st(?), probably means 4th st, 25x100x24.11x100, 7-sty brk loft and store building. Felt Construction Co to Twenty-Fifth Construction Co. Mort $——. July 22. July 24, 1909. 2:590—77. A $11,000—$37,000. nom

Lewis st, No 78, e s, 124.9 n Rivington st, 25x99, 5-sty brk tenement and store and 5-sty brk tenement in rear. Hyman Moskovitz to Louis Lippman. ½ part. All title. Mort $——. July 28, 1909. 2:329—30. A $16,000—$27,000. 100

Lewis st, No 117, w s, abt 125 s Houston st, 25x100, 7-sty brk loft and store building. FORECLOS, July 6, 1909. Geo W Collins ref to George and Emma Kocher of Brooklyn. Mort $25,000 and taxes $1,001.49. July 28. July 29, 1909. 2:330—24. A $16,000—$46,000. 10,900

Mott st, No 157, w s, 100 n Grand st, 25x100, 6-sty brk tenement and store and 5-sty brk tenement in rear. Joseph Gallo to Tommaso Jarossi. ½ part. July 21. July 29, 1909. 2:471—51. A $19,000—$30,000. nom

Madison st, No 163, n s, abt 90 e Pike st, 25x100, 5-sty brk tenement and store. FORECLOS, July 22, 1909. Fulton McMahon referee to Jonas Weil and Bernhard Mayer. July 27. July 28, 1909. 1:273—3. A $24,000—$40,000. 5,000

Suffolk st, No 73, w s, abt 25 s Delancey st, 25x100, 5-sty brk tenement and store. George Herring EXR and TRUSTEE Wm Herring for Charles Herring to Charles Herring, of Brooklyn, N Y. July 1. July 28, 1909. 2:352—58. A $25,000—$36,000. nom

University pl, No 124, n w s, 51.9 n e 13th st, 25.10x104.3x25.9 x102.10, 3-sty brk tenement and store. Herbert A Weeks to Emmelin C Baxter. C a G. July 21. July 28, 1909. 2:571—23. A $50,000—$53,000. nom

Vandewater st, No 36, s s, 107.3 w Pearl st, runs w 17.1 x s 50.2 x e 14.1 x n 21.10 x e 2.9 x n 28.2 to beginning, 2-sty brk loft building. John F Fox to Armor Realty Co. Mort $8,350. July 15. July 24, 1909. 1:113—14. A $4,500—$7,000. nom

Washington st, Nos 792 and 794, w s, 77.6 n Jane st, 39x69.10, 6-sty brk loft and store building. Minerva Realty Co to Chas T Galloway. Mort $40,000. July 22. July 23, 1909. 2:642—22 and 23. A $12,000—$15,000. other consid and 100

William st, e s, bet Ann and Beekman sts, lot 25 blk 93 sec 1. Certificate as to redemption of transfer tax lien recorded July 7,

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1909, and executed to Rudolph Wallach. Daniel Moynahan, Collector of Assessments and Arrears, to whom it may concern. July 29, 1909. 1:93.

4th st W, No 40½ | n e cor Jane st, runs n 29.2 x s e 37.2 x n 0 4 Jane st, No 31 | x e 41.5 x n 5.7 x s 16.8 to Jane st, x w 77.8 to beginning, 4-sty brk tenement and store with 2-sty brk extension. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and the Farmers Loan and Trust Co as TRUSTEES same. June 30. July 26, 1909. 2:616—1. A $14,0 0—$16,000. nom

7th st E, Nos 215 and 215½, n s, 216 4 w Av C, 33.4x97.6, two 5-sty brk tenements and stores. Scheer-Ginsberg Realty & Construction Co to Isaac Graf. B & S. July 27. July 28, 1909. 2:390—46 and 47. A $20,0 0—$22,000. 100

10th st E, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty brk tenement. Sarah Blaustein to Bernath Loewenstein. ¼ part. All liens July 28. July 29, 1909. 2:404—50. A $20,000—$22,000. nom

15th st E, Nos 324 and 326, s s, 271.4 e 2d av, 26.4x103.3, 6-sty brk tenement. Louis Flato et al to Agnes M Scoville. Mort $39,750. July 20. July 24, 1909. 3:921—51. A $18,000—$42,-000. other consid and 100

25th st E, No 114, s s, 204.2 w Lexington av, 20.10x98.9, 4-sty stone front dwelling.

25th st E, No 116, s s, 183.4 w Lexington av, 20.10x98.9, 5-sty stone front dwelling.
PARTITION, June 10, 1909. Francis A Winslow referee to Charlotte E Trope widow and Georgie M wife Wm H Smith, of Newark, N J. July 23. July 24, 1909. 3:880—82 and 83. A $33,000—$45,500. 65,000

25th st E, No 114, s s, 204.2 w Lexington av, 20.10x98.9, 4-sty stone front dwelling.

25th st E, No 116, s s, 183.4 w Lexington av, 20.10x98.9, 5-sty stone front dwelling.
Louise M Von Hect, wife Alonzo Hermandez et al to Charlotte E Trope and Georgie M Smith, of Newark, N J. Q C. July 23. July 24, 1909. 3:880—82 and 83. A $33,000—$45,500.
other consid and 100

26th st W, No 116, s s, 192.10 w 6th av, 21.5x98.9, 4-sty stone front tenement and store. Jos Manheimer et al INDIVID and as HEIRS and DEVISEES Marx Manheimer to I Randolph Jacobs. Mort $8,000. July 28, 1909. 3:801—52. A $19,000—$21,000. other consid and 100

26th st E, No 123, n s, 142.9 w Lexington av, 14.6x98.9, 3-sty stone front dwelling. John McConaughy EXR Chas E Keniston to Chas W N Akberg. July 28. July 29, 1909. 3:882—16. A $12,500—$14,500. 21,000

29th st W, No 154, s s, 172.6 e 7th av, 24.6x98.9, 2-sty brk bldg and store. Elias Ponvert to Realty Holding Co. Q C. July 13. July 29, 1909. 3:804—68. A $24,000—$25,000. nom

29th st W, No 222, s w s, 300.6 n w 7th av, 16.7x68.3x16.7x68.1, 3-sty brk tenement. Alfred C Bachman to Jacob Kottek and Alva Realty Co. Mort $8,000. July 27. July 28, 1909. 3:778—52. A $9,000—$10,000. other consid and 1,000

29th st W, No 222, s w s, 300.6 n w 7th av, 16.7x68.3x16.7x68.1, 3-sty brk tenement. PARTITION, June 16, 1909. Michl J Egan referee to Alfred C Bachman. July 28, 1909. 3:778—52. A $9,000—$10,000. 10,800

31st st W, No 114, s s, 183.4 w 6th av, 20.10x107.3x21.4x103, 4-sty stone front tenement and store. John H Snell to Clarence Martin. Morts $55,000. May 7, 1908. July 28, 1909. 3:806—51. A $45,000—$48,000. 100

31st st W, Nos 31 and 33, n s, 433.4 w 5th av, 33.4x98.9, 10-sty brk and stone loft and store building. John H Snell to Clarence Martin. Mort $203,000. April 6. July 29, 1909. 3:833—22. A $100,000—$235,000. 100

32d st W, No 154, s s, 231.1 e 7th av, 18.11x72.8x15.11x72.8, 4-sty brk tenement.

32d st W, No 156, s s, 212.2 e 7th av, 18.11x73x15.5x73.6, 4-sty brk tenement.
Canaan Investing Co to Lawyers Realty Co. July 27. July 28 1909. 3:807—70 and 71. A $87,000—$91,000. other consid and 100

38th st W, Nos 108 and 110, s s, 120 w 6th av, 40x98.9, 5-sty brk restaurant. Chas A Cowen & Co to Susan E Wood, of Haworth, N J. Mort $90,000. July 23. July 24, 1909. 3:813—43 and 44. A $84,000—$140,000. 100

38th st W, No 217, n s, 167 w 7th av, 20x98.9, 5-sty stone front dwelling. CONTRACT. Robert Bicket to Mary A Magee. June 9. July 23, 1909. 3:788—38. A $18,000—$21,500. 32,000

39th st W, Nos 433 and 435, n s, 325 e 10th av, 50x98.9, two 5-sty brk tenements and stores. Ida Douglas to Walter Ackerman. Mort $46,000. June 2. July 28, 1909. 3:737—15 and 16. A $20,000—$30,000. other consid and 100

40th st E, No 134, s s, 87 e Lexington av, 18.6x74.1, 3-sty brk dwelling. Theo C Visscher to Mary L Tonetti. Mort $9,000. July 26. July 28, 1909. 3:895—68. A $14,000—$16,000.
other consid and 100

41st st E, No 9, n s, 166 e 5th av, 22x98.9, 5-sty stone front building and store. Julia Del Monte to Chas B Samuels. Mort $65,000. June 19. July 24, 1909. 5:1276—8. A $88,000—$100,-000. nom

41st st E, No 9, n s, 166 e 5th av, 22x98.9, 5-sty stone front building and store. Release mort. Chelsea Realty Co to Julia Del Monte, of Brussels, Belgium. June 15. July 24, 1909. 5:1276—8. A $88,000—$100,000. 5,000

43d st E, Nos 204 to 210, s s, 105 e 3d av, 100x100.5, 4 and 5-sty brk loft and store building. Mort $30,000.

81st st E, Nos 104 and 106, s s, 225 w Lexington av, 83x102.2, two 6 and 7-sty brk tenements. Mort $70,000.
Mary E Donahue to Mary A Fyans. All title. July 24. July 27, 1909. 5:1316—43. A $44,000—$65,000; 5:1509—66 and 68. A $52,500—$146,500. nom

44th st W, No 522, s s, 325 w 10th av, 25x100.5, 5-sty brk tenement. Philip Lockley to Pauline Nechols. Mort $22,500. July 24. July 26, 1909. 4:1072—46. A $9,000—$20,000.
other consid and 100

45th st W, No 7, n s, 155 w 5th av, 15x100.5, 4-sty stone front dwelling. John D Rockefeller, Jr, to Abeyton Realty Co. B & S. July 19. July 24, 1909. 5:1261—31. A $44,000—$46,000. nom

45th st W, No 9, n s, 170 w 5th av, 15x100.5, 4-sty stone front dwelling. John D Rockefeller, Jr, to Abeyton Realty Co. B & S. July 19. July 24, 1909. 5:1261—30½. A $43,000—$45,000. nom

45th st W, No 11, n s, 185 w 5th av, 15x100.5, 4-sty stone front dwelling. John D Rockefeller, Jr, to Abeyton Realty Co. B & S. July 19. July 24 1909. 5:1261—30. A $42,000—$44,000 nom

49th st W, No 116, s s, 228.4 w 6th av, 21.8x100, 4-sty stone front dwelling. Nellie S Lockwood to Edw B Corey, of Far Rockaway, N Y. Mort $21,500. July 21. July 24, 1909. 4:1001—42. A $30,000—$33,000. other consid and 100

49th st W, No 503, n s, 75 w 10th av, 25x100.5, 4-sty stone front tenement. Christiana Bollmann to Emil Roth and Christina his wife, tenants by entirety. July 28. July 29, 1909. 4:1078—29½. A $9,000—$14,000. other consid and 100

52d st E, No 310, s s, 160 e 2d av, 20x100.5, 4-sty stone front dwelling. Daniel M Dunham and ano to Carl Ernst. Mort $11,000. July 27. July 29, 1909. 5:1344—46. A $7,000—$10,-000 other consid and 100

60th st E, No 147 (93), n s, 65 e Lexington av, 20x100.5, 4-sty and basement stone front dwelling. Ida Grossmayer DEVISEE Regina Grossmayer to Fannie Grossmayer another DEVISEE same will. ½ part. Mort $500. July 21. July 28, 1909. 5:1395—22. A $16,000—$21,000. nom

60th st E, No 151 (97), n s, 105 e Lexington av, 20x100.5, 4-sty and basement stone front dwelling. Fannie Grossmayer DEVISEE Regina Grossmayer to Ida Grossmayer another DEVISEE same will ½ part. July 27. July 28, 1909. 5:1395—24. A $16,000—$21,000. nom

65th st W, Nos 168 and 170, s s, 125 e Amsterdam av, 49x100.5, two 5-sty brk tenements, store in No 170. FORECLOS, June 29, 1909. Chas W Culver referee to Harris Youdelman. July 7. July 23, 1909. 4:1136—58 and 59. A $26,000—$48,500. 5,000

68th st E, Nos 433 and 435, n s, 150 w Av A, 50x100.5, 6-sty brk tenement. Merger Realty Co to Saml W Lippman, of Atlantic Highlands, N J. B & S and C a G. July 27. July 28, 1909. 5:1463—17. A $17,000—$57,000. nom

69th st E, No 115, n s, 185 e Park av, 20x100.5, 5-sty brk and stone dwelling. Paul Tuckerman to Chauncey B and Ethel D Spears. Mort $55,000. July 15. July 23, 1909. 5:1404—8. A $35,000—$75,000. other consid and 100

71st st E, No 512, s s, 223 e Av A, 25x100.4, 1-sty frame building. FORECLOS, July 7, 1909. Jos S Schwab referee to Arthur J Albert. July 28, 1909. 5:1482—43. A $5,000—$5,000. 4,700

71st st W, No 68, s s, 40 e Columbus av, 20x75.5, 3-sty and basement stone front dwelling. L Napoleon Levy to Geo W Tubbs. B & S. July 29, 1909. 4:1123—61½. A $16,500—$22,500. nom

71st st W, No 128, s s, 275 w Columbus av, 18.9x100.5, 4-sty and basement stone front dwelling. Leon E Baily to Lena Ridder. Mort $21,000. July 20. July 29, 1909. 4:1142—44. A $14,500—$26,000. nom

73d st W, No 163, n s, 184 e Amsterdam av, 16x102.2, 4-sty and basement stone front dwelling. Release dower. Sarah A Jackson widow to Laura J Bremner child Wm H Jackson. All title. June 25. July 24, 1909. 4:1145—8. A $11,000—$18,000. nom

73d st E, No 414, s s, 238 e 1st av, 25x102.2, 5-sty brk tenement. Louis Klein to Gussie Klein. Mort $24,000. July 28, 1909. 5:1467—39. A $7,000—$22,000. nom

76th st E, No 226, s s, 230 w 2d av, 25x102.2, 4-sty brk tenement and stores. Louis Platt and ano to Mary Sadusky. Mort $——. June 22. July 23, 1909. 5:1430—34. A $11,000—$20,000.
other consid and 100

77th st W, No 212, s s, 110.4 e Broadway, 50x102.2, 1-sty frame building and vacant. Wm P Eno to Charter Construction Co. July 2. July 23, 1909. 4:1168—41 and 41½. A $45,000—$56,-000. 100

78th st E, Nos 315 and 317, n s, 225 e 2d av, 50x102.2, two 4-sty stone front tenements. John Koleszar to Solomon, Maurice P and Tobias P De Vries. Morts $30,000. July 27, 1909. 5:1453—10 and 11. A $18,000—$33,000. other consid and 100

81st st E, No 237, n s, 150 w 2d av, 25x102.2, 4-sty stone front tenement. PARTITION, July 7, 1909. Chas F Mathewson ref to City Real Estate Co. Mort $15,000. July 29, 1909. 5:1527—18. A $11,000—$17,000. 17,000

83d st W, No 18, s s, 219.6 w Central Park West, 18x102.2, 4-sty and basement stone front dwelling. City Real Estate Co to Rosa Welt Straus. Mort $18,000. July 23. July 24, 1909. 4:1196—42. A $12,000—$23,000. other consid and 100

Same property. Rosa W Straus to Solomon Salinger. Mort $18,-000. July 23. July 24, 1909. 4:1196. other consid and 100

Same property. Solomon Salinger to Bertha B wife Solomon Salinger. July 23. July 24, 1909. 4:1196. nom

85th st E, No 209, n s, 150.6 e 3d av, 25.8x100, 4-sty brk tenement and store and 2-sty frame tenement in rear. John T Delaney to Michael Naughton. April 6. July 26, 1909. 5:1531—7. A $11,000—$17,000. other consid and 100

85th st E, No 413, n s, 169 e 1st av, 25x102.2, 4-sty stone front tenement. Charles Handte to Wilhelmina Schmidt of Arlington, N J. ½ part. Mort $11,000. July 29, 1909. 5:1565—8. A $8,-500—$15,000. 100

86th st E, No 335, n s, 270 w 1st av, 25x100.8, 5-sty brk tenement and store. Amalia Selg widow to Amelia Grob and Joseph Selg. Mort $13,000. July 22. July 23, 1909. 5:1549—16. A $40,000—$20,000. nom

89th st E, No 310, s s, 200 e 2d av, 25x100.8, 5-sty brk tenement. Hedwig Rothschild to Jonas Weil and Bernhard Mayer. Mort $15,000. July 8. July 28, 1909. 5:1551—45. A $9,000—$19,-000 other consid and 100

92d st E, Nos 163 and 165, on map Nos 165 and 167, n s, 150 w 3d av, 42.8x100.8, 6-sty brk tenement and store. 5:1521—29. $22,000—$60,000.

Central Park West, Nos 385 and 386, w s, 25.2 s 99th st, 55.6x100, 9-sty brk and stone tenement. 7:1834—34. A $53,000—$175,000

8th av, No 462, e s, 24.8 n 33d st, 24.8x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. 3:783—2. A $44,-000—$49,000.

11th av, Nos 692 and 694, e s, 90 n 49th st, 35x100x37x100, 3-sty brk tenement and store and vacant. 4:1078—64 and 64½. A $14,000—$14,500.
Herman Auerbach to Auerbach Realty Co. All liens. July 29, 1909. other consid and 100

93d st E, No 340, s s, 75 w 1st av, 25x75, 5-sty brk tenement. Gustav Walker et al to Seligman Bachenheimer and Jennie his

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wife as tenants by entirety. Morts $15,000. July 26. July 27, 1909. 5:1555—30½. A $7,000—$14,000. 100

97th st E, No 228, s s, 175 w 2d av, 25x100.11, 4-sty stone front tenement. Rosa Marino to Angelo Marino. Mort $10,000. July 23, 1909. 6:1646 32. A $9,000—$16,000. 100

99th st W, No 150, s s, 263.5 e Amsterdam av, 15.4x80.8x15.4x 79.11, 3-sty and basement brk dwelling. Benj Yigdoll to Lucy A Barton. Mort $7,000. July 22. July 24, 1909. 7:1853—53½. A $5,000—$8,000. other consid and 100

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Saml Lorber to Isaac Leibson of Wilkesbarre, Pa. All title. All liens. July 26. July 27, 1909. 6:1672—12. A $12,000—$45,000. nom

101st st E, No 219, n s, 285 e 3d av, 25x100.11, 4-sty brk tenement. Rosa Marino to Angelo Marino. Mort $8,500. July 23, 1909. 6:1651—12. A $9,000—$15,000. 100

104th st W, Nos 111 to 117, n s, 137 w Columbus av, 88x100.11, 6-sty brk tenement. Joseph Freedman to Isabella Bendick, Borough of Richmond. May 18. July 28, 1909. 7:1859—24. A $43,000—$150,000. nom

106th st E, No 339, n s, 74 w 1st av, runs n 75.5 x w 11.6 x n 25.6 x w 14.6 x s 100.11 to st x e 25.11 to beginning, 5-sty brk tenement and store. Filomena wife Antonio Sorge to said Antonio Sorge. Q C. May 19. July 28, 1909. 6:1678—23¼. A $9,000—$20,000. other consid and 100

106th st E, No 62, s s, 188.4 w Park av, 29.2x100.11, 4-sty brk tenement. Johanna C Dieffenbach of Rockland Co, N Y, to Jane C Seggebruch of Rockland Co, N Y. Morts $18,500. July 17. July 29, 1909. 6:1611—46. A $14,000 $22,000. nom

110th st E, No 126, s s, 125 w Lexington av, 25x100.11, 5-sty stone front tenement. Louis Breslauer et al to Jennie Kuretsky. Apr 26. July 23, 1909. 6:1637—61. A $11,000—$21,000. other consid and 100

111th st W, Nos 51 and 53, n s, 125 e Lenox av, 50x100.11, two 5-sty brk tenements. Isidor Siegal to Chas A Ashmead, of Yonkers, N Y. Mort $60,000. July 24. July 26, 1909. 6:1595—7 and 8. A $26,000—$52,000. other consid and 1,000

114th st E, No 304, s s, 80 e 2d av, 20x100.11, 4-sty brk tenement and store. Vincenzo Manzione to Michele A Bove. Morts $12,000. July 26. July 29, 1909. 6:1685—51½. A $5,500—$12,000. nom

115th st E, No 75, n s, 90 w Park av, 25x100.10, 5-sty brk tenement. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE same. June 30. July 26, 1909. 6:1621—32. A $11,000—$21,000. nom

115th st E, No 63, n s, 185 e Madison av, 25x100.11, 5-sty brk tenement. Meister & Bache Realty Co to George David. Morts $24,000. July 23. July 28, 1909. 6:1621—28. A $11,000—$23,000. 100

118th st W, No 17, n s, 285 w 5th av, 25x100.11, 5-sty brk tenement. Schneider Groceries Trading Co et al to Armor Realty Co. Mort $26,000. July 2. July 24, 1909. 6:1717—25. A $14,000 $30,000. nom

Same property. Armor Realty Co to John W Strayer, of Morsemere, N J. All liens. July 7. July 24, 1909. 6:1717. nom

118th st E, No 344, s w s, 125 n w 1st av, 25x100.10, 6-sty brk tenement and store. Isador Goldstein to Eleanor Tobiesen. Mt $23,000. July 6. July 29, 1909. 6:1689—32. A $8,000—$31,000. nom

119th st W, No 367, n s, 212.1 w Manhattan av, 18.9x100.11, 3-sty and basement brk dwelling. Benjamin Rosenfeld to Gertrude Kramer. All liens. July 28. July 29, 1909. 7:1946—6. A $8,300—$13,000. other consid and 100

124th st W, No 142, s s, 300 e 7th av, 25x100.11, 5-sty brk tenement and store. William Stuhlmiller to Gustav Walker and Myron Sulzberger. Morts $26,000. July 23. July 27, 1909. 7:1908—51. A $12,000—$27,000. other consid and 100

125th st E, No 303, n s, 50 e 2d av, 25x99.11, 5-sty stone front tenement and store. Merger Realty Co to Emanuel Jacobus. B & S and C a G. July 27. July 28, 1909. 6:1802—3. A $10,000—$20,000. nom

125th st W, No 20, s s, 241.3 w 5th av, 18.9x100.11, 4-sty stone front tenement and store. Release mort. Jos J Day to Frank McCoy. July 12. July 26, 1909. 6:1722—46. A $37,500—$42,000. 1,000

125th st W, No 20, s s, 241 w 5th av, 18.9x100.11, 4-sty stone front tenement and store. Frank McCoy et al to Wm T Koch. Morts $24,000. July 19. July 26, 1909. 6:1722—46. A $37,500—$42,000. other consid and 100

127th st W, Nos 305 and 307, n s, 109.6 w 8th av, 50.6x99.11, two 5-sty brk tenement and stores. Milton Mayer to Louis Jaffa. Q C. Jan 27, 1900. July 29, 1909. 7:1954—26 and 27. A $20,000—$44,000. other consid and 100

131st st W, No 132, s s, 370 e 7th av, 20x99.11, 3-sty and basement stone front dwelling. Max Blanck to John S Marratt. Mort $11,500. July 21. July 23, 1909. 7:1915—48. A $8,800—$15,000. other consid and 100

131st st W, Nos 647 to 651, n s, 150 e 12th av, 75x99.11, 1-sty frame shops. Emlen N Lawrence et al to George Godfrey. May 29. July 28, 1909. 7:1998—7 to 9. A $16,500—$16,500. other consid and 100

131st st W, Nos 647 to 651, n s, 150 e 12th av, 75x99.11, 1-sty frame shops. George Godfrey to James O'Connell. Mort $17,000. May 29. July 28, 1909. 7:1998—7 to 9. A $16,500—$16,500. nom

133d st W, No 124, s s, 262.6 w Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Jessie Quintane now Jessie Q Fara to Alema Realty Exchange Co. Mort $5,000. July 21. July 23, 1909. 7:1917—44. A $5,500—$7,000. nom

134th st W, if extended, n s, at w s land N Y C & H R R R Co, runs w 133.6 to North or Hudson River x n 200.11 to s s 135th st, if extended x e 134.6 x s 201 to beginning; all title to land under water in front of and adj above, 1-sty frame buildings of coal yard. Robert Gordon to Robert Gordon Realty Co. July 22. July 26, 1909. 7:2005—27. A $—$ —. nom

143d st W, No 147, n s, 250 e 7th av, 37.6x99.11, 6-sty brk tenement. Julius Thomas et al to Saml H Sternberg. Mort $49,000. July 28, 1909. 7:2012—12. A $13,500—$47,000. nom

148th st W, No 225, n s, 375 w 7th av, 25x99.11, 5-sty brk tenement. Dorothy Grossbaum to Sol Rosenbloom, of Pittsburg, Pa. 1-3 part. Mort $18,000. Dec 21, 1908. July 28, 1909. 7:2034 —16. A $7,000—$20,000. nom

154th st W, Nos 250 and 252, s s, 250 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort $32,500. July 22. July 23, 1909. 7:2039—54. A $10,500—$37,500. 16,000

154th st W, Nos 258 and 260, s s, 175 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort $32,500. July 22. July 23, 1909. 7:2039—57. A $10,500—$37,500. 16,000

154th st W, No 248, s s, 287.6 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort $32,500. July 22. July 23, 1909. 7:2039—52. A $10,500—$37,500. 15,000

154th st W, Nos 254 and 256, s s, 212.6 e 8th av, 37.6x99.11, 6-sty brk tenement. FORECLOS, June 16, 1909. Arthur S Luria referee to Fleischmann Realty & Construction Co. Mort $32,500. July 22. July 23, 1909. 7:2039—55. A $10,500—$37,500. 16,000

156th st W, No 515, n s, 125 w Amsterdam av, 50x99.11, 2-sty frame dwelling and vacant. John Crowley to Etta Crowley. Q C. July 30, 1908. July 29, 1909. 8:2115—44. A $20,000—$23,000. other consid and 100

158th st W, No 503, n s, 100 w Amsterdam av, 25x99.11, 5-sty brk tenement. Chas E Moore to James Morrison, Jr, and Herbert S Stoddard. Mort $24,000. Jan 26, 1906. July 29, 1909. 8:2117—42. A $10,000—$25,000. nom

167th st W, No 512, s s, 120 e Audubon av, 25x85, 2-sty frame dwelling. James O'Hare et al, EXRS Ellen O'Hare to Alice and Margaret O'Hare and Sarah McGreevey. All liens. July 21. July 27 ,1909. 8:2123. nom

Same property. James O'Hare to same. ¼ part. All title. July 21. July 27, 1909. 8:2123—56. A $5,000—$6,500. 2,000

210th st W, s s, 100 e Amsterdam av, or 10th av, 25x99.11, vacant. Mort $1,500.

210th st, s s, 125 e Amsterdam av, or 10th av, 75x99.11, vacant. Mort $4,000.

Robert Gordon to Robert Gordon Realty Co. July 22. July 26, 1909. 8:2206—9 and 10. A $6,000—$6,000. nom

210th st W, n s, 100 w 9th av, 200x99.11, vacant. Robert Gordon to Robert Gordon Realty Co. Mort $15,000. July 22. July 26, 1909. 8:2207—29 to 33. A $24,000—$24,000. nom

Amsterdam av, No 482.

Amsterdam av, No 480.

Agreement as to windows, &c. John M Heard with Josephine Lederer. June 5. July 26, 1909. 4:1231. nom

Audubon av, No 80 n w cor 169th st, 26.10x100, 6-sty brk tene-
169th st, No 551 | ment and store. Louis Schlechter to Trial Realty Co. Mort $——. Aug 29. July 26, 1909. 8:2126—21. A $12,000—P $20,000. other consid and 100

Broadway, late Kingsbridge road, w s, 149.10 n 181st st, 30x 184.11x30x188.5, vacant. Robert Gordon to Robert Gordon Realty Co. All title. July 22. July 26, 1909. 8:2180—93. A $5,000—$5,000. nom

Broadway|s e cor 77th st, 105.5x84.3x102.2x110.4, vacant. Henry
77th st | L Eno to Charter Construction Co. Mort $200,000. July 10. July 23, 1909. 4:1168—44 to 47. A $170,000—$170,000. other consid and 100

Broadway, Nos 610 to 618 | n e cor Houston st, 109.5x196.8 to
Crosby st, Nos 150 and 152| w s Crosby st, x95.5x197.7, two 6-
Houston st, Nos 2 to 18 | sty brk loft and store buildings. Nathan Seeley TRUSTEE for and Herbert B Seeley to Emma W Wingate. 1-75 part. Mort $14,000. July 20. July 29, 1909. 2:522—1. A $600,000—$700,000. 1,550

Broadway, No 929.

17th st E, No 31.

Madison av, No 825.

Release all right, title and interest under will of Wm H Jackson. Sarah A Jackson to Sarah L Jackson et al. June 25. July 24, 1909. 3:846, 850 4:1232 and 1247, 5:1383. nom

Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to 10-ft alley x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning, one 2 and one 3-sty brk loft and store buildings. Geo G Segal to Segal Realty Co. Mort $60,000. July 19. July 27, 1909. 2:426—6 and 7. A $40,000—$44,000. other consid and 100

Cathedral Parkway, Nos 235 and 239, or 110th st, n s, 175 e 8th av, 125x70.11, two 6-sty brk tenements. Fanny Gruen to Jonas Weil and Bernhard Mayer. Mort $155,000. July 26. July 27, 1909. 7:1826—8 and 12. A $75,000—P $130,000. other consid and 100

Central Park W |s w cor 97th st, 100.11x200, vacant. Wm N Mac-
97th st | Lean to First Church of Christ Scientist, of N Y City. Mort $250,000. May 27. July 23, 1909. 7:1832—33 to 40. A $164,000—$164,000. other consid and 100

Central Park W |s w cor 97th st, 100.11x200, vacant. Johnston
97th st | Livingston to Wm N MacLean. May 27. July 23, 1909. 7:1832—33 to 40. A $164,000—$164,000. other consid and 100

Columbus av, Nos 900 to 906, n w cor 104th st, 101.10x37. Release claims, &c, for Station platform. Daniel Buckley to Interborough Rapid Transit Co et al. May 21. July 29, 1909. 7:1859. 380

Columbus av, No 227, e s, 75.5 n 70th st, 25x100, 5-sty brk tenement and store. Archibald Walker and Jas Cheape TRUSTEES of Chas L Robert and Cath B Cheape to Chas L Robert and Lucie V Robert. All liens. Feb 20. July 29, 1909. 4:1123—4. A $26,000—$46,000. nom

Lexington av, No 1477, e s, 75.8 n 95th st, 25x84.

Lexington av, No 1475, e s, 50.8 n 95th st, 25x84.

two 5-sty brk tenements.

Helen Heilmann et al to estate John Faeth. Mort $35,000. July 22. July 23, 1909. 5:1524—20 and 21. A $33,000—$50,000. other consid and 100

Madison av, No 683; also land in Long Island City. Exemplified copy of last will and testament of Mary F Williamson. Feb 25, 1897. July 24, 1909. 5:1376. nom

Morningside av E, No 9|s e cor 115th st, runs e 101.5 x s 27 x w
115th st, No 352 | 84.9 to Morningside av E x n 31.10 to beginning, 5-sty brk tenement.

Morningside av E, No 8, e s, 31.10 s 115th st, runs e 95.5 x s 36.11 x w 72.8 x n 43 to beginning, 5-sty brk tenement. Adolph Altman to Florence Cahen and Margt Weill. Mort $90,000. July 20. July 23, 1909. 7:1849—16 and 18. A $45,000—$80,000. other consid and 100

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Madison av, No 262's w cor 39th st, 15x100, 4 sty brk dwelling. 39th st, No 22 |
39th st, No 20, s s, 100 w Madison av, 22.6x98.9, 2-sty brk stable. | Grace H Dodge et al EXRS. &c, Sarah H Dodge to No 262 Madison Av, a corpn. B & S. July 15. July 23, 1909. 3:868 -69 and 67. A $275,000 -$367,000. 350,000

Park av, Nos 1668 and 1670, w s, 100.11 n 117th st, 50.5x90, 6-sty brk tenement and stores. Benjamin Rosenfeld to Gertrude Kramer. All liens. July 28. July 29, 1909. 6:1623—37. A $19,000—$54,000. other consid and 100

Vermilya av, w s, 100 s Isham st, 25x125, vacant.
Vermilya av, n s, 125 w Isham st, 25x125, vacant.
Robert Gordon to Robert Gordon Realty Co. Prior mort $2,500. All title. July 22. July 26, 1909. 8:2236—21 and 22. A $6,000—$6,000. nom

West End av, w s, 25.2 n 95th st, 25.2x57.11x25.5x54.2, vacant. Archibald K K Mackay to Margt A Mackay, of Lenox, Mass. C a G. All liens. June 2. July 26, 1909. 4:1253—73. A $11,000—$11,000. nom

Same property. Mary A wife Francis J Synge to Allen Tucker, of Locust, N J. C a G. All liens. May 27. July 26, 1909. 1:1255. nom

West End av, No 50, e s, 50.5 s 62d st, 25x100.
West End av, No 52, e s, 25.5 s 62d st, 25x100.
two 5-sty brk tenements and stores.
Joseph A Solomon to Mary Lyons. Morts $18,000. July 27. July 29, 1909. 4:1153—62 and 63. A $16,000—$32,000. other consid and 100

Same property. Mary Lyons to Union Construction and Realty Co. Mort $24,000. July 28. July 29, 1909. 4:1153. other consid and 100

1st av, No 2057, w s, 75.6 n 106th st, 25.6x86.6, 5-sty brk tenement and store. Antonio Sorge to Filomena Sorge. Mort $——. May 19. July 28, 1909. 6:1678—26. A $8,500—$20,000. other consid and 100

2d av, No 630, e s, 79.9 s 35th st, 18.11x72. Release claims, &c, for station platform. Maria E Bartholdi to Interborough Rapid Transit Co et al. June 21. July 29 1909. 3:940. 378.74

2d av, No 2346, e s, 60.11 n 120th st, 20x80, Release claims, &c, for station platfcrm. Rachel Stonehill to Interborough Rapid Transit Co et al. June 5. July 29 1909. 6:1808. 40

3d av, Nos 1929 and 1931, e s, 50.4 n 106th st, 50.6x100. Release claims, &c, for station platform. John A and Edwin S Townsend INDIVID and EXRS Richard H L Townsend to Interborough Rapid Transit Co et al. June 25. July 29, 1909. 6:1656. 1,010

3d av, No 1070, w s, 50.5 n 63d st, 25x100, 5-sty brk tenement and store. Jean J Reubell and ano to John T Bauer. July 6. July 23, 1909. 5:1398—35. A $21,000—$35,000. other consid and 100

4th av, No 433, e s, 79 s 30th st, 21x100, 4-sty stone front tenement and store. Lawyers Realty Co to Abraham Schwab. B & S. July 23. July 27, 1909. 3:885—92. A $37,500—$43,500. nom

5th av, No 135 |n e cor 20th st, 28.9x113, 10-sty brk and
20th st, Nos 1 and 3| stone loft and store building. Century Bank of City N Y to Landlords Realty Co. July 26. July 28, 1909. 3:849—1. A $260,000—$400,000. other consid and 100

5th av, No 537, e s, 95.5 n 44th st, 30x100, 5-sty brk building with store. 5:1279—72. A $300,000—$330,000.
83d st, Nos 147 to 151, n s, 325 e Amsterdam av, 75x102.2, 4-sty brk stable. 4:1214—14. A $45,000—$75,000.
Crosby st, Nos 145 to 149 | n e cor Houston st, 64.10x105.10,
Lafayette st, Nos 312 and 314| to Lafayette st x 56.4x112.8, 6-
Houston st, Nos 26 to 32 | sty brk loft and store building. 2:522—22. A $90,000—$150,000.
Liberty st, No 126 |s w cor Greenwich st, 73x56.4, 5-sty
Greenwich st, Nos 142 to 146 | stone front office and store bldg. 1:54—18. A $110,000—$150,000.
Prince st, Nos 112 and 114, s s, 20 w Greene st, 40x75, 6-sty stone front loft and store building. 2:500—19. A $43,000—$75,000.
Liberty st, No 108, s s, 59.10 w Trinity pl, old line, now abt 5 w Trinity pl, new line, 23.8x53.1x24.6x52.10, part 5-sty stone front loft and store building.
Cedar st, No 111, n s, abt 13 w Trinity pl, 18.7x60.7x17.10x60.7, part 5-sty stone front loft and store building.
Liberty st, No 106, s w cor New Church st, late Trinity pl, 5.9x52.10x6.3x52.8, part 5-sty stone front loft and store building. 1:52—30. A $127,800—$150,000.
12th st, Nos 65 to 69, n s, 189.6 e 6th av, 50x103.3, 5-sty stone front tenement. 2:576—74. A $48,000—$90,000.
Cortlandt st, No 26 |n e cor Church st, 23.1x123x31.7x123.8,
Church st, Nos 19 to 25| part 14-sty brk and stone office and store building.
Dey st, No 21, on map No 25 |s e cor Church st, runs
Church st, Nos 33 to 37, on map Nos 27 to 35| e 38.3 x s 76.2 x e 3.8 x s 12.6 x w 1.1 x s 2.3 x w 34.5 to e s Church st x n 90.10 to beginning, part 14-sty brk and stone office and store bldg.
Cortlandt st, No 24 (18), n s, abt 23 e Church st, 28x128, part 14-sty brk and stone office and store building.
Dey st, No 19 (21), s s, abt 38 e Church st, 25x75, part 14-sty brk and stone office and store building.
Cortlandt st|n s, 23.10 e Church st, runs n 213.8 to s s Dey st x e
Dey st | 24.9 x s 88.3 x e 5.9 x s 130.9 to Cortlandt st x w 28 to beginning, part 14-sty brk and stone office and store bldg. 1:63—6. A $1,253,900—$1,850,000.
Cortlandt st, No 77 (67) |s w cor Washington st, 20.7x57.4
Washington st, No 168 (148) | x31.2x58.11, 5-sty brk tenement on map Nos 168 and 170 | and stores. 1:58—8. A $85,500 $95,000.
Also all right, title and interest to all other lands wheresoever, situate in State of N Y belonging to Theo A Havemeyer dec'd and not heretofore sold by his heirs.
Theo A Havemeyer et al to Havemeyer Real Estate Co. 7-9 parts. All title. All liens. B & S . Jan 26, 1907, July 28, 1909. nom

Same property. Same to same. 7-9 parts. All title. All liens. Jan 26, 1907. July 28, 1909. nom

Same property. Camilla M Beach, Amos T French and Amory G Hodges as EXRS and TRUSTEES Chas F Havemeyer dec'd and et al to same. 2-9 parts. All title. All liens. Jan 26, 1907. July 28, 1909. nom

Same property. Same to same. 7- 9 parts. All title. B & S. Jan 26, 1907. July 28, 1909. nom

6th av, Nos 466 and 468, e s, 24.8 n 28th st, 49.4x40, two 5-sty brk and stone tenements and stores. Lawyers Realty Co to Canaan Investing Co. Mort $125,000. July 27. July 28, 1909. 3:830—3. A $98,000—$112,000. other consid and 100

6th av, No 256, e s, 70.7 n 16th st, 21.5x65, 3-sty brk loft and store building. FORECLOS, July 6, 1909. Frank C Avery referee to Moses M Valentine. July 27. July 28, 1909. 3:818 -4. A $54,000—$58,000. 83,200

6th av, Nos 928 to 936.| s e cor 53d st, 100.4x74.4, five 4-sty stone
53d st, No 66 | front tenements and stores. John E Olson Realty Co to Anna M Doyle widow. Q C, C a G and release contract. June 11. July 27, 1909. 5:1268—71 to 74. A $120,000 $149,000. nom

7th av, No 450 (390), w s, 75.10 n 34th st, 18x75, 4-sty brk tenement and store. Susan Mount to Willmarth A Robinson. July 24. July 27, 1909. 3:784—43. A $41,000 $44,000. other consid and 100

7th av, No 2522 |n w cor 146th st, 26.6x100, 5-sty brk tenement
146th st, No 201 | and stores. Geo A Andrews to Edw A Isaacs, of Madison, N J. Mort $30,000. July 20. July 23, 1909. 7:2032—29. A $21,000—$42,000. other consid and 100

7th av |n w cor 150th st, 199.10 to 151st st x100, vacant. Ameri-
150th st| can Bonding Co of Baltimore, Md, to Geo Cator, of
151st st | same place. B & S. May 25. July 26, 1909. 7:2023—29 to 36. A $124,000—$282,000. nom

7th av, No 829 |s e cor 54th st, 100.5x100. Power of
54th st, Nos 162 to 172| attorney. Euphemia P Nelson, of Denver, Colo, to Benj P Mills, of Glen Cove, L I. April 21. July 29, 1909. —

9th av, No 360, e s, 80.3 n 30th st, 18.6x100, 4-sty brk tenement and store. Magdalena Dyroff ADMRX Mathias of Matthias Bach to John Zimmerer, of Seward Neb. July 16. July 26, 1909. 3:754—5. A $14,500—$17,500. 20,200

11th av, No 568, e s, 25 s 43d st, 25x100, 4-sty brk tenement and stores. Robert Gordon to Robert Gordon Realty Co. July 22. July 26, 1909. 4:1071—3. A $6,500—$9,500. nom

Harlem River, bet 124th and 125th sts bulkhead. Agreement as to erection of shed on bulkhead, &c. Eva Rogers et al with City of N Y acting by Commissioners of Docks. June 14. July 27, 1909. 6:1812. nom

MISCELLANEOUS.

Assignment of credits. Vincent F Bosco and Virgilio Annoni firm Bosco & Co to Louis, Peter, Joseph and Carlo Bosca firm Louis Bosca & Sons and Luigi, Bosca & Figli. July 27. July 28, 1909. nom

Power of attorney. Samuel Rosenblatt to Julian Rosenblatt. June 9. July 24, 1909. P A. —
Power of attorney. Emil W Klappert to Ferdinand Alexander. May 3. July 23, 1909. P A. —
Power of attorney. Isidor Wormser Jr to Wm E Lauer. May 25. July 28, 1909. —
Power of attorney. Florence A Head to Frederick A Head. June 7. July 28, 1909. P A. —
Power of attorney. John B McDonald to Henry B Reed. June 18. July 28, 1909. —
Power of attorney. Samuel Untermyer to Alvin Untermyer June 14. July 27, 1909. —
Power of attorney. Ina E Wilzin to Isaac M Wilzin. Aug 31, 1906. July 26, 1909. P A. —
Revocation of power of attorney. Luigi, Bosca and Figli, a firm, to Vincent Bosco and ano. July 26. July 28, 1909. —
Revocation of power of attorney. Pauline Alp to May Boltan. July 20. July 29, 1909. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Bush st, n s, 110 e Creston av, 48.4x91.5x47.8x92.4, vacant. Ernest Wenigmann to Robt S Ament. July 22. July 23, 1909. 11:2808. other consid and 100

Beck st, s s, 110 e Av St John, 325x125, vacant. Morris Osmansky et al to Rachel Osmansky. All liens. July 21. July 24, 1909. 10:2684. nom

Buchanan pl, n s, 125 w Jerome av, 25x100, vacant. Annie T or Anne T Mellon to Kath J McKenna. July 22. July 23, 1909. 11:3196. other consid and 100

*Chestnut st, e s, 200 n Cornell av, 100x100, and being plot 14 map (No 1106 in Westchester Co) of Arden property at Eastchester and Westchester. Mort $1,500.

222d st or Chestnut st, e s, 300 n Cornell av, and being plot 3 same map, except part for st, 100x100.
H Morton Merriman et al to Steven B Ayres. July 8. July 28, 1909. other consid and 100

*Carlisle pl, e s, 125 s 213th st, 25x125, and being lot 132 map property of W F Duncan at Williamnbridge. Leone Ruggiero to Peter Zambetti. Mort $150. July 26. July 28, 1909. other consid and 350

Dawson st, No 876, e s, 740.4 n Longwood av, 40.7x100, 5-sty brk tenement. Theron S Johnson to Woolf Rosentall. Mort $27,000. July 22. July 23, 1909. 10:2702. other consid and 100

Garden st, n s, 215.2 w Southern Boulevard, 50x100, vacant. Merger Realty Co to Emanuel Jacobus. B & S and C a G. July 27. July 28, 1909. 11:3100. nom

Home st, s e cor Intervale av and being lot 14 blk 449 map No 835 subdivision of property Henry D Tiffany, part of Fox estate, —x —, vacant. William Loeb to Abraham Kaufman. Q C. July 10. July 28, 1909. 10:2719. 100

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239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Home st, No 878, s s, 177.11 e Stebbins av, 16.9x80.9x17.11x87.2, 2-sty frame dwelling. Carl Eichhorst to Pauline G Dunne. Mort $3,500. July 29, 1909. 10:2692. other consid and 100

Home st, No 974, s s, 144.11 w Vyse av, 31x82x31x85.6, 4-sty brk tenement. O'Leary Realty & Construction Co to George Wagner. Mort $14,000. July 26. July 27, 1909. 10:2752. other consid and 100

Irvine st, w s, 69.4 s Garrison av, 20x50, 3-sty brk dwelling. Release mort. Cosmopolitan Bank to Broad Realty Co. Juy 26. July 27, 1909. 10:2761. nom

Irvine st, w s, 125 n Seneca av, 25x38.2, 3-sty brk dwelling. Franz A Pacher to Herrmann Fischer. Mort $8,000. July 24, 1909. 10:2761. nom

Kelly st, e s, 230 n Longwood av, 120x100, vacant. Release mort. Geo F Johnson to Longvale Construction Co. July 15. July 24, 1909. 10:2710. 9,000

Kelly st, No 920, e s, 275 s 163d st, 37.6x120.4x44.11x131, 4-sty brk tenement. Elsa W Simon to Alice W Meyer, of Whitehall, N Y. July 22. July 27, 1909. 10:2711. 100

*Marion st, s e s, lot 213 map Penfield property at South Mt Vernon (map No 298), 30x100. Charles Hertsch to Helen Kreutzberg of Mt Vernon, N Y. Mort $1,100. July 15. July 29, 1909. nom

*Same property. Helen Kreutzberg to Charles Hertsch and Katherine his wife. Mort $1,100. July 15. July 29, 1909. nom

*Prospect terrace | n w cor 226th st, late 12th st, 25x100, Wake-
226th st | field. Christian Schulz to Wm T Meehan. July 26. July 27, 1909. nom

Simpson st, e s, 121.10 n Westchester av, 80x100, vacant. Morgenthau Realty Co to Tully Construction Co. B & S.. July 20. July 29, 1909. 10:2727. other consid and 100

West st | s w s, 245 w Daly av, lot 10 map No 252 Westchester
181st st | Co of Wardsville, 50x117x50.1x114, vacant. Minor O Russ to Mary A Hessels of Queens Co N Y. Mort $5,000. July 22. July 24, 1909. 11:3124. other consid and 100

West st. | s w s, 245 w Daly av, lot 10 map 252 (Westchester Co)
181st st. | of Wardsville, 50x117x50.1x114, except part for 181st st, vacant. David A Telley to J C Julius Langbein. July 22. July 23, 1909. 11:3124. other consid and 100

West st. | s w s, 245 w Daly av, lot 10 map No 252 (Westchester
181st st. | Co) of Wardsville, 50x117 to 181st st x 50.1x114, vacant. J C Julius Langbein to Minor O Russ. July 22. July 23, 1909. 11:3124. other consid and 100

*Waldo pl, w s, 134.2 n Middletown road, 50x100. Chas R Baxter to Lucy M Arnold. Mort $3,750. July 22. July 26, 1909. 100

*Waldo pl, w s, 109.3 n Middletown road, 25x100, Tremont terrace. Chas R Baxter to Baxter Howell Building Co. Mort $3,000. July 27. July 29, 1909. other consid and 100

Whittier st, w s, 260 n Garrison av, runs n 36.9 x w 159.11 x s 75 x e 139.11 to beginning, vacant. John J A Sheridan to Peter Ryan. Mort $700. July 19. July 23, 1909. 10:2755. nom

*5th st, n s, 230 w Av D, 25x108, Unionport. Release mort. Michl Rauch to Katharina Janson. July 23. July 24, 1909. nom

133d st | n s, 275 w Walnut av, 47.5x203.5 to s s 134th st, vacant.
134th st | Release mort. Mutual Life Ins Co of N Y to John J Roche. July 1. July 24, 1909. 10:2585 and 2586. 12,000

*Waldo pl, w s, 109.3 n Middletown road, 25x100. Release mort. Archibald G Buckenham to Chas R Baxter. July 23. July 24, 1909. 750

134th st | n s, 275 w Walnut av, 47.5x207.11 to 135th st, vacant.
135th st | Release mort. Mutual Life Ins Co of N Y to John J Roche. July 1. July 24, 1909. 10:2585 and 2586. 12,000

135th st | s w s, 275 n w Walnut av, 47.5x207.11 to n e s 134th st,
134th st | vacant.

134th st | s w s, 275 n w Walnut av, 47.5x203.5 to 133d st, vacant.
133d st | John J Roche to N Y Connecting Railroad Co. July 1. July 24, 1909. 10:2585 and 2586. nom

Same property. CONTRACT. John J Roche to same. May 28. July 24, 1909. 10:2584, 2585, 2586 and 2587. 48,000

135th st | s w s, 275 n w Walnut av, 47.5x207.11 to n e s 134th
134th st | st, vacant. Release mort. Caroline M Hoyt to John J Roche. June 30. July 24, 1909. 10:2585 and 2586. nom

140th st, n s, 100 w 3d av, 50x100, vacant. Joseph W Flynn to Mabel H Deissroth. July 28. July 29, 1909. 9:2321. nom

*149th st, n e cor White Plains road, 125x100.
White Plains road, e s, 100 n 149th st, 75x111.6, and being lots 2 to 6 and 9 to 11 map estate Jos Husson, Clasons Point.
Fritz Laudenberger to George Glenz. July 16. July 24, 1909. nom

*Same property. George Glenz to Fritz Laudenberger. July 16. July 24, 1909. nom

151st st, No 310, on map No 300, s s, 470 w Cortlandt av, 25x118, 3-sty frame tenement and 2-sty frame rear tenement. Charles Rumpf et al to Emma Buhler, Carrie Porr and Otto Rumpf. Q C. Apr 21. July 28, 1909. 9:2410. 100

153d st, No 339, n s, 175 w Courtlandt av, 25x100, 2-sty frame dwelling. Filippina F Governale to David I Shapiro. Mort $4,500. July 23. July 26, 1909. 9:2413. nom

168th st, n s, 98.2 e Walton av and being lots 16 and 17 map property J Romaine Brown and ano, 50x106x50.6x98.7, vacant. Geo E Buckbee to Elmer Realty Co. July 22. July 24, 1909. 9:2466. nom

168th st, n s, 95 w Grand Boulevard and Concourse, and being lots 7 to 10 map (No 1325) of Brown & Deering, on 168th st, 100x124.2x101x138.7, vacant. Eva Goldstein to William Lustgarten. Mort $3,360. July 26. July 27, 1909. 9:2466. other consid and 100

*179th st, s s, abt 310 w Bronx Park av, 25x80, and being lot 151 2d map Neill estate. Fredk O Quarg to Edw A Schill and John J Welsh. Mort $3,000. July 23. July 26, 1909. other consid and 100

*Same property. Jacob Cohen to Fredk O Quarg. Q C. C a G and correction deed. July 12. July 26, 1909. nom

183d st, Nos 637 to 641 | n e cor Hughes av, 50x100, five
Hughes av, Nos 2290 to 2296 | 2 and one 3-sty brk tenements, stores in 183d st. Herbert P Hoffman to William Betsch. Mort $27,500. July 26. July 28, 1909. 11:3087. other consid and 100

183d st, n s, 325 w Webster av, 25x100.9x25x99.9, vacant. Julia A Grogan to John J Donovan. Mort $1,000. July 1. July 28, 1909. 11:3143. other consid and 100

198th st, n s, 266.11 e Jerome av, 25.10x106.5x25x112.11, vacant. Patrick J Sullivan to Cath A Driscoll. July 27. July 28, 1909. 12:3319. other consid and 100

*216th st, s s, 200 w Tilden av, 75x100. Irving Realty Co to Melrose Realty Co. Mort $750. July 12. July 23, 1909. 100

*Same property. Jos S Brown to Irving Realty Co. Mort $——. Mar 10, 1908. July 23, 1909. other consid and 100

*223d st, No 769, n s, 656.10 e White Plains road, 25x100. Lena Greenberger to E Russell Valentine. Mort $5,450. July 20. July 29, 1909. other consid and 100

*224th st, n s, 52 e 4th av, and being w ½ of e ½ of lot 420 map Wakefield, 26.3x114. Leon M Joswiak to Antonina Klunder. Mort $700. July 24. July 26, 1909. nom

*225th st | s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane
Corsa lane | x28.3x113.10, and being lot 232 map No 1114A of 329 lots part Schieffelin estate. Melrose Realty Co to Nunzio Barbaria. Mort $750. July 21. July 24, 1909. other consid and 100

*Same property. Release dower. Lena Rosenbaum to Melrose Realty Co. July 14. July 24, 1909. 100

*232d st, s w s, 305 n w 7th st or av, 25x114.5.
231st st, n e s, 230 s e 6th st or av, 50x114.5.
232d st, s w s, 230 s e 6th st or av, 25x114.5.
232d st, s w s, 255 s e 6th st or av, 50x114.5, Wakefield.
Release mort. Fannie Cannon to The Monatiquot Real Estate Co. June 14. July 28, 1909. 500

*232d st, s w s, 230 s e 6th st, or av, 25x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Emma M Carlson. July 1. July 29, 1909. 650

*232d st (18th av), s w s, 405 e 6th st or av, 50x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Rose Knoblock. All liens. May 27. July 27, 1909. 1,300

*232d st, s w s, 230 n w 7th st or av, 25x114.5. Same to John J McGurk. All liens. June 14. July 27, 1909. 600

234th st, n s, 435 w Katonah av, 50x100, two 2-sty frame dwellings. Henry Seebeck to Bernard Schultz. July 19. July 24, 1909. 12:3375. other consid and 100

236th st, No 281, n s, 85 w Katonah av, 25x100, 2-sty frame dwelling. Cath V Sheridan to Otto P Schroeder. Mort $3,737. July 26. July 27, 1909. 12:3377. nom

*Amundson av, e s, 300 s Randall av, 25x100.
*Amundson av, e s, 325 s Randall av, 25x100, Edenwald.
Release judgment. The Scandinavian Building and Mutual Loan Assoc of N Y and Brooklyn to Nelly Nelson. July 15. July 29, 1909. nom

*Same property. Release judgment. Same to same. July 15. July 29, 1909. nom

Andrews av, e s, 298.11 s Fordham av, 25x100, vacant. University Heights Realty Co to J J Karbry O'Kennedy. Mort $6,500. June 30. July 26, 1909. 11:3218. 100

*Arnow av, n s, 213.6 e Pelham road, lots 61 and 62 map of 143 lots Paul estate, Westchester, 50x100.
Sands av, n s, 466 e Pelham road, 50x109.7.
Arnow av, n s, 188.6 e Pelham road, 25x100.
Herman Auerbach to Auerbach Realty Co. All liens. July 29, 1909. other consid and 100

Arthur av, n w s, abt 150 s 187th st, and being lot 89 map Union Hill, Powell farm, 50x124, except part for Arthur av, vacant. Guiseppe Iamascia to Tommaso Giordano. Mort $3,800. July 20. July 23, 1909. 11:3065. other consid and 100

*Bracken av, w s, 647.9 s Kingsbridge road, 50x100. Dix & Shapiro to Solomon Putzman. All liens. July 23. July 28, 1909. other consid and 100

Bassford av, No 2315 | n w cor 184th st, 25.10x46.8x29.11x47, 2-sty
184th st | frame dwelling.

Bassford av, No 2317, w s, 25.10 n 184th st, 19.9x46.6x19.9x46.8, 2-sty frame dwelling.
Mosholu Realty Co to Johann B W Lange. Mort $9,000. July 21. July 23, 1909. 11:3053. other consid and 100

*Blondell av, e s, 250 s Evadna st, 62.4x101.1x47.2x100, Westchester. Wm M Fleischman to Joseph Polchinski. Mort $800. July 17. July 23, 1909. other consid and 100

Belmont av, No 2237, w s, 75 s 183d st, 50x100, 2-sty frame dwelling. Henry Bolitzer to Irma Bolitzer. ½ part. July 27, 1909. 11:3086. other consid and 100

Brook av | 190.3 n Rose st, —x—. Agreement as to party wall.
Bergen av | Cancellation of lis pendens, payment of judgment, etc. J Ogden Armour with John E and Joseph Conron, firm Conron Brothers. May 24. July 29, 1909. 9:2361.

*Bronx Park av | s e cor Wyatt (177th) st, 100x25. Abe Buchberg
Wyatt st | to Benjamin Kimmel. Q C and correction deed. July 20. July 29, 1909. nom

Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8, 5-sty brk tenement. Abe Prensky to Louis Seidman. Mort $43,150. July 28. July 29, 1909. 10:2554. other consid and 100

Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8. Thos J Keane to Abe Prensky. Mort $40,000. July 28. July 29, 1909. 10:2554. other consid and 100

*Carpenter av, e s, 50 n 234th st, 25x105, Wakefield. FORECLOS, June 17, 1909. Jacob Levy ref to Joseph L Marcus. July 28. July 29, 1909. 4,807.63

*Carpenter av, e s, 175 n 234th st, 27x105.5, Wakefield. FORECLOS, June 17, 1909. Same to same. July 28. July 29, 1909. 4,763.62

Courtlandt av, Nos 719 and 721 | n w cor 155th st, 50x100, 2-sty
155th st, No 347 | frame dwelling and store, 1-sty frame store and 2-sty frame stable on st. David Galewski et al to Onyx Realty and Construction Co. Mort $19,750. July 28. July 29, 1909. 9:2415. other consid and 100

Cambreling av, e s, 199.6 s Crescent av, 50x100, vacant. FORECLOS, June 29, 1909. James T Brady ref to James T Barry. July 29, 1909. 11:3089. 500

*Columbus av, n s, 50 w Madison st, 25x100. Elizabeth Hoerner to Carl L Rieger. July 28. July 29, 1909. other consid and 100

Clinton av, No 1421, w s, 100 s Crotona Park South, 24x100x16.6x100.8, 2-sty frame dwelling. Margaret Denig to William Denig. Mort $7,800. July 28. July 29, 1909. 11:2936. nom

Decatur av, No 3081, w s, 325 s Woodlawn road, late Scott av, 25x110, 3-sty frame dwelling. William McGowan to Francesco Miglionico. Mort $7,000. July 20. July 24, 1909. 12:3332. other consid and 100

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BANK WORK A SPECIALTY

CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

*Doon av Kingsbridge road | s e cor Kingsbridge road, 94.4x100x107.4x100, Edenwald. Abraham Benerofe to Bernard Friedman. Mort $1,250. Aug 29, 1907. Re-recorded from Aug 30, 1907. July 29, 1909. other consid and 100

*Same property. John H Eden to same. Q C. July 28, 1909. July 29, 1909. nom

Eagle av, No 864, e s, 76.9 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE of Louis M Wilkens. June 30. July 26, 1909. 10:2626. nom

Eagle av, No 866, e s, 60.2 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and the Farmers Loan & Trust Co TRUSTEE Louis Wilkens. June 30. July 26, 1909. 10:2626. nom

Eagle av, No 868, e s, 43.7 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co TRUSTEE of Louis Wilkens. June 30. July 26, 1909. 10:2626. nom

Eagle av, No 870, e s, 27 s 161st st, 16.7x71, 2-sty frame dwelling. Polka M Wilkens et al as TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE Louis Wilkens. June 30. July 26, 1909. 10:2626. nom

Eagle av, No 862, e s, 93.5 s 161st st, 16.7x71, 2-sty frame dwelling. Polka Marie Wilkens et al TRUSTEES Louis Wilkens to Polka M Wilkens and Farmers Loan & Trust Co as TRUSTEE same. June 30. July 26, 1909. 10:2626. nom

*Eastchester road, e s, abt 109 s Seminole st and being lot 147 map 327 lots Hunter Estate, 27.3x137.7x25x147.4. Hudson P Rose Co to Domenico Scoini. July 23. July 24, 1909. nom

*Fowler av, w s, abt 125 n Rhinelander av, 25x142.4. Olga wife Martin Bariffi to Frederick O Quarg and Veronica his wife. Mort $630. July 26. July 27, 1909. other consid and 100

Fulton av, w s, 25 s 171st st, 75.2x98.10x75x93.7, vacant. Jennie Lewinsohn to Louis Lewinsohn. B & S. July 24, 1909. 11:2927. nom

Same property. Louis Lewinsohn to Jennie Lewinsohn. B & S. July 23. July 24, 1909. 11:2927. nom

Forest av, e s, 182.10 n 161st st, 25x0.5x25x0.4. Frank D Hadley Robt H Elton to Chas F Seelig. Q C. June 30. July 23, 1909. 10:2658. 30

Same property. Frank D Hadley et al to same. Q C. June 14. July 23, 1909. 10:2658. nom

*Ft Schuyler road, w s, 25 n Lamport av and being lots 110 map No 1098 of Tremont Heights, 25x109x25x—. The Lamport Realty Co to Solomon Katzerinsky. All liens. June 24. July 29, 1909. other consid and 100

*Green av, s s, 175 w Mapes av, 50x100, Westchester. Auguste wife of and Otto Eichler to Bertha Thode. Mort $2,500. July 28. July 29, 1909. nom

*Same property. Bertha Thode to Otto Eichler. All liens. July 28. July 29, 1909. nom

Greystone av, e s, abt 186 n Waldo av and being lots 121 and 122 map No 1345 map property known as Waldo Hutchins Est, building only. Bill of sale. Aldus Realty Co to Sarah Hangel. July 1. July 23, 1909. 13:3406. nom

*Harrison av, n w cor Cornell av, 25x90. Bertha Meitzel widow to Robt E Morrison and Mary L his wife as tenants by entirety. Mort $3,000. July 26. July 27, 1909. other consid and 100

*Hobart av, w s, 150 s Waterbury av, 25x100. Karl M Ehrlich to Hudson P Rose Co. Mar 22. July 29, 1909. nom

*Hobart av, w s, 61.2 n Waterbury av and being lots 316 to 318 map No 1116A 336 lots property Sisters of Charity, 76x101.4. Huldah Davidson to Abraham I Kantrowitz. June 17. July 23, 1909. nom

Hughes av, No 2412, e s, 171 s 188th st, 24x87.6, 2-sty frame dwelling. Pasquale Montenigro to Felice Montenigro. Mort $8,000. Apr 23. Juy 27, 1909. 11:3076. nom

*Harrison av, w s, 125 s McGraw st, 50x90. Margaret Becker to Annie F Mackenzie. Mort $1,000. July 28. July 29, 1909. other consid and 100

Intervale av, n w s, 655.7 n e 167th st, 75x72.10, vacant. Carl Eichhorst to Volga Impt Co. Mort $13,850. July 9. July 24, 1909. 10:2692. other consid and 100

*Jefferson av, Burke av. | n w cor Burke av, 25x100, Edenwald. Kate Molloy or Malloy to Edward Gillespie. July 26. July 27, 1909. other consid and 100

Jerome av, w s, 300 n 184th st, 50x100, vacant. Release mort. Anne E Levey et al EXRS, &c, Isaac Levy or Levey to August Kuhn. July 9. July 29, 1909. 11:3199. 10,025

Jerome av, w s, 275 n 184th st, 25x100, vacant. Release mort. Anne E Levey et al EXRS Isaac Levey or Levy to August Kuhn. July 9. July 29, 1909. 11:3199. 4,375

*Layton av, n s, 75 w Dean av, 25x100. Julius Figliuolo to Teresina Carobine. July 19. July 29, 1909. other consid and 100

*Madison av, w s, 308.5 s 2d st, 25x100 and being lot 138 map in partition real estate Wm Adee. Thomas C Arnow and ano, EXRS Longin Fries to Geo W Smith and ano. July 23, 1909. 1,450

*Magenta av (211th st), n s, 125 w Pine av, 50x96x50x95.10. Release mort. Ralph Hickox to Eva Lipschitz. June 25. July 26, 1909. 1,080

Mott av, No 384, e s, 75 s 144th st, 25x100, 3-sty frame dwelling. Henry M Pierson et al to Frederic T Hume. June 30. July 26, 1909. 9:2341. nom

Mott av s e cor 144th st, 75x100, vacant. Eliza H Hume to Frederic T Hume. June 18. July 26, 1909. 9:2341. nom

Old Mill Brook, w s, 125 s Bergen av, runs s 18 x e 5 to c l Old Mill Brook x n 18 x w 5 to beginning. Kate Montague to Conron Bros Co. Q C. June 18. July 26, 1909. 9:2361. nom

*Nelson av, Bland av. | n w cor Bland av, 50x100. Land Co "D" of Edenwald to Ester Smalls. Jan 18. July 27, 1909. nom

Prospect av, No 1934, e s, 125 s Tremont av, late Locust av, 50.6x90, 2-sty frame dwelling and vacant. Chas F Leeder to James J McMahon. Mort $8,000. June 30. July 27, 1909. 11:2956. other consid and 100

*Olmstead av, e s, 58 s Ellis av, 25x105. Hannah Frankel to George Hausen. Mort $5,000 and all liens. July 20. July 26, 1909. other consid and 100

Park av 189th st | n w cor 189th st, 85.3x66.10x90.6x68.9, 2-sty frame bldg and store and vacant. Giacomo Miglionico to William McGowan. Mort $5,000. July 13. July 24, 1909. 11:3033. other consid and 1 0

*Park av 216th st | n e cor 216th st, 100x150. Adelia M Valentine to Caroline M Hills. Mort $16,000. July 28. July 29, 1909. other consid and 100

Pelham av, Nos 602 and 604, late Union av, s s, 16.3 e Arthur av, 50.11x108.3x50x98.5, 3-sty frame tenement and store, 2-sty frame dwelling and 2-sty frame tenement in rear. Pasquale J Lamberti to Hannah, Bridget, Thomas and Timothy Mahoney. Q C. July 24. July 29, 1909. 11:3078. 75

*Pelham Bay Park, n s, 272.11 e Monument No 40, also being the intersection of c l of Park av, and s s Forest av, runs n e 120 x — on curve 245.6 x — on curve 200.6 x — on curve 260.2 x s w 487.9 to c l Clifford av x — on curve 294.11 x s w 89.11 to Pelham Bay Park x s e 272 and 272.11 to beginning.

Park av, c l, adj land, now or late of Roosevelt, runs — on curve 100.3 x n e 118.1 to land of Roosevelt x s w 92.1 x s w 151.3 to beginning Westchester.

Wm B Randall to Evelyn wife said Wm B Randall. Oct 30, 1907. July 23, 1909. Mort $25,750. 18,500

Perry av, No 3276, e s, 250 s 209th st, 25x100, 2-sty frame dwelling. August Shanbacher to Margt E Weindell. Mort $4,800. July 17. July 23, 1909. 12:3347. other consid and 100

Private road lying bet the premises firstly described in deed made by party 1st part to said party 2d part dated June 11, 1877, and land heretofore conveyed by party 1st part to Mrs Randolph and now owned by the said party 2d part, and also all title to the old Free Landing road and other roads mentioned in second described parcel of land conveyed by said deed. T Bailey Myers to Bowie Dash. Q C. June 11, 1877. July 24, 1909. 13:3414. nom

Ryer av, No 2043, w s, 220.1 n Burnside av, 25x100, 2-sty frame dwelling. Anna F Hodgins to Mary E Kennedy. Mort $4,000. July 22. July 23, 1909. 11:3149. nom

*Road leading from Village of Westchester to Old Ferry Point, e s, at bolt marked "Case," adj lands Anna A Morris, runs n e 366.3 x s e 220.3 x s w 425.9 to road x n e 220.3 to beginning, contains 1 99-100 acres, Westchester. Joseph Furst as EXR Margt F Eschbach to Christina Bohl. July 22. July 23, 1909. 14,000

River Drive, e s, — s 232d st and 110 from s boundary line of property of parties of first part, runs n on curve 4.4 x e 3.8 x s w on curve 7.2 to beginning. Huntington W Merchant to Along the Hudson Co. July 20. July 23, 1909. 13:3411. nom

Southern Boulevard, No 1015, w s, 403 s Westchester av, 40x128.2 x40x126.8, 5-sty brk tenement and store. The Gaines-Roberts Co to Herman Hesse. Mort $32,000. July 26. July 27, 1909. 10:2725. other consid and 100

*Saxe av, w s ,100 n McGraw av, 25x100. John M Bauer to Tillie M Stadler. July 23. July 24, 1909. other consid and 100

Sedgwick av, w s, abt 175 s Depot pl, 25x100 and being lot 3 parcel 5 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907. Geo E Buckbee to Elmer Realty Co. July 22. July 24, 1909. 9:2540. other consid and 100

*Saxe av, w s, 100 n McGraw av, 25x100. Henry A Hurlbut et al to John M Bauer of Brooklyn, N Y. Q C. July 17. July 23, 1909. nom

Summit av, No 991, w s, 607.10 s 165th st, 28.9x92, 4-sty brk tenement. Henry Borchers to John F C and Fredk J Riese. Mort $16,000. July 26. July 27, 1909. 9:2523. other consid and 100

Spofford av, Coster st | n w cor Coster st, runs w 105.4 x n e 442.7 to w s Coster st x s 428 to beginning.

Spofford av, n e cor Coster st, runs n 464.1 x e 78.10 to s w s Hunt's Point av x s e 522.11 to Spofford av x w 315 to beginning, except part conveyed by Johnson to Hunt's Point Estates recorded May 14, 1909.

Hunt's Point av, n e s, 337.10 s e Lafayette av, runs e 12 x s 29.10 to av x n w 32.10 to beginning.

Spofford av, s w cor Coster st, runs w 101.6 x s e 443.2 to w s Coster st x n 427.11 to beginning.

Spofford av, s e cor Coster st, runs e 365.8 to s w s Hunt's Point av x s e 840.8 to n s Randall av x w 668.9 x n w 196.2 to e s Coster st x n 569.5 to beginning.

Randall av, n s, at n e s Hunt's Point av, runs n w 452.11 x s e 264.9 x n e 249.1 to w s Whittier st x s — to a creek x w — to a small ditch x s e — to n s Randall av x w — to beginning.

Whittier st, e s, 225.5 s Spofford av, runs n e 189.5 x s e 140.5 to c l old creek x s w to st x n 386.11 to beginning.

Randall av, s s, at s w s Hunt's Point av, runs s e 540.2 to e s Whittier st x w 60 to w s Whittier st x s 18 x w 589 x n w 573.2 to s s Randall av x e 676.11 to beginning.

Randall av, s s, at n e s Hunt's Point av, runs e — to old ditch x s — to Hunt's Point av x n w — to beginning.

Hunt's Point av, n e s, 100 n Eastern Boulevard, runs e 78.9 to w s Drake st x n 93.10 to c l small creek x w 114.7 to av x s e 64.8 to beginning.

vacant.

George F Johnson to Hunt's Point Estates, a corpn. B & S and C a G. All liens. July 27, 1909. 10:2763, 2764, 2765, 2768, 2769 and 2770. other consid and 100

St Anns av 158th st | n w cor 158th st, 48.2x100, 6-sty brk tenement.

Cauldwell av, w s, 100 n 165th st, 70x119.4x82.11x163.11, vacant. Lorenz Weiher to Weiher Construction Co. Mort $66,700. July 15. July 26, 1909. 10:2622. nom

*Tremont av, n s, 28 e Theriot av, 28x79x25x—, and being lot 225 map 370 lots McGraw estate, Van Nest, except part for Tremont av. Clara A Miller to Samuel W Greenbaum. July 28. July 29, 1909. other consid and 100

*Theriot av, e s, 52 n Tremont av, 50x100, and being lots 250 and 251 map McGraw estate. Clara A Miller to Charlotte G Greenbaum. July 28. July 29, 1909. other consid and 100

Union av, No 612 151st st, No 830 | s e cor 151st st, 17.6x90, 4-sty brk tenement and stores. Max A Herzog to Max Cohen. and Emanuel Glauber. Mort $12,000. July 21. July 23, 1909. 10:2674. other consid and 100

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Union av, e s, 25 s Railroad av, 50x100, Westchester. Charles Rumpf et al to Emma Buhler and Carrie Porr. Q C. Apr 21. July 28, 1909. nom

*Same property. Otto Rumpf to same. Q C. Apr 21. July 28, 1909. nom

Vyse av, w s, 200 s 173d st, 50x100, vacant. Wm H Schott to Moses L Finkelstein. July 26. July 29, 1909. 11:2989. other consid and 100

Valentine av, No 2385 Ryer av | w s, 81.4 n 184th st, and at s e cor lot 11, runs s 81.6 x w 250 to Ryer av x n 81.6 x e 250 to beginning, being part of lot 12 map of south part of farm of Peter Valentine, except part for Ryer av, 2-sty frame dwelling and vacant. Albertine A Mayer to Geo H McGuire. Mort $6,000. July 26. July 28, 1909. 11:3152. nom

Vyse av, w s, 125.1 s 180th st, 153.3x167.3x155.4x160.10, vacant. Hans F N Truelsen to Marie Krabo and Johanna R Ernst. Mort $10,500. July 28. July 29, 1909. 11:3127. other consid and 100

Westchester av | n s, 75.1 n e from e s Intervale av, runs n e 25
Intervale av | x n w 52.6 x w 52.6 to e s Intervale av, x s 25 x e 39.4 x s e 39.4 to beginning, vacant. James C Gaffney to Henry Morgenthau. Mort $3,500. July 14. July 29, 1909. 10:2704. nom

Whitlock av | s w cor 149th st, runs n w 60.11 x s w 69 x s 110 x e 149th st | 157.6 to av x n 49.11 to beginning, vacant. William Mailly to Friedrich Rubel. July 14. July 28, 1909. 10:2601. other consid and 100

*Westchester av | s w cor St Lawrence av, now 172d st, —x109.2
St Lawrence av | x50x118.7. Henry F Muller to Lena Rupp. Q C. July 7. July 23, 1909. nom

Webster av, late Bronx River road, w s, 200.3 s McLean av and being lots 213, 215, 217 and 219 map No 1 Supreme Court Valentine vs Brady, part Hyatt Farm, 100.4x117.5x100x125.8, s s, vacant. Henry F Vogt to Leonard P Ernst. Confirmation deed. July 20. July 23, 1909. 12:3398. 7,000

Woodycrest av, No 1009, w s, 151.2 n 164th st, 25.2x85, 3-sty frame tenement. Fannie M Fischer to Kath B Potter, of Saranac Lake, Franklin Co, N Y. Mort $6,000 and all liens. July 12. July 27, 1909. 9:2512. nom

*1st av, e s, 400 n 2d st, 25x100, Olinville. Ina E Wilzin to Mary C Varian Mort $3,350. July 23. July 26, 1909. other consid and 100

3d av, late Fordham av, w s, 25.4 s 173d st, runs e 1.7 x n 25.3 x w 1.7 x s 25.4 to beginning. Henry L Morris and ano TRUSTEES Gouverneur Morris to Louisa C Squire. Q C. All title. Nov 19, 1908. July 23, 1909. 11:2920. 75

3d av | e s, 77.11 s 136th st, 51.3x128.10 to w s Lincoln av,
Lincoln av | x50x117.3, vacant. Henrietta Hotaling EXTRX David V P Hotaling to Nathan Baumann. Correctin deed. April 16, 1904. July 29, 1909. 9:2318. 27,500

Same property. Louis Seidman to Thos J Keane. Mort $20,000 and all liens. July 9, 1909. July 29, 1909. 9:2318. other consid and 100

97th av or st, s e s, 50 n e 232d st (18th av), 25x100, Wakefield. The Monatiquot Real Estate Co of N Y to Anna and Martha Kiernan. All liens. June 28. July 27, 1909. 650

Land of Tremont Temple Congregation, Gates of Mercy, n s, 191 s 180th st, runs e 62.11 x n 19.10 x s w 65.7 to beginning. Tremon Temple Congregation, Gates of Mercy, to United Real Estate & Trust Co, a corpn, of Nebraska. June 18. July 29, 1909. 11:3161. exch

*Lots 313, 318 and 442 to 447 map Arden property, East and Westchester. Release mort. Annie V Taylor to Walter W Taylor. July 23, 1909. 752.75

*Lots 4 and 5 block 49.
Lots 1 and 2 block 50.
Lots 1, 2, 8 and 9 block 51.
Lots 1, 2, 3, 11, 21, 22, 23, 31 and 37 to 40, block 52, all in Sec D of Edenwald map (No 1162).
Release mort. Emma A Howson to Land Co "D" of Edenwald. Oct 8, 1908. July 27, 1909. 3,500

Lots 39 and 40 blk 51, and lots 24 to 26 blk 52 map Edenwald. Release mort. The Peoples Trust Co to Land Co D of Edenwald. July 19, 1909. July 27, 1909. 1,000

Plot at or near Hunt's Point known as Elmwood, begins Old Hunt's Point road, e s, at line between property hereby conveyed and property Chas D Dickey, contains 129 4,712-10,000 acres, except Old Hunt's Point road, n s, 151.4 w from w s Hunt's Point road, runs s w 132.6 x n w 100 x n e 100 x s 77 x s e 100; also except parts taken for new Hunt's Point road and Whittier st. Allan D Pryor to Geo F Johnson. Mort $328,000. July 30, 1900. July 26, 1909. Re-recorded from July 31, 1900. 10:2763, 2765, 2766, 2768, 2769, 2770, 2772, 2773, 2775, 2764, 2776, 2777, 2778, 2780 and 2781. 52,462

Plot begins 95 s 165th st and 40.2 w Cauldwell av, runs s 4.10 x w 19 x n 4.10 x e 19.9 to beginning. Geo P Abrogast to Adelaide A Hayden. B & S. July 22. July 26, 1909. 10:2622. other consid and 100

*Plot begins 590 e White Plains road, at point 1070 n along same from Morris Park av, runs n 125 x e 100 x s 125 x w 100 to beginning, with right of way over strip to Morris Park av. Chas A Weber to William Duerr. 1-3 part. Mort $3,250. July 2, July 29, 1909. other consid and 100

*Same property. Same to Geo B Seyfarth. 1-3 part Mort $3,250. July 2. July 29, 1909. other consid and 100

MISCELLANEOUS.

Power of attorney. Kate Montague to Lossie Minzie. June 22, 1907. July 26, 1909. 9:2361.

LEASES

July 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Allen st, Nos 182 and 184, all. Jos Green to Bertha Lassman; 3 years, from June 1, 1909. July 23, 1909. 2:417.....4,276

Allen st, Nos 23 and 25, all. Moses Harris to Hyman Weisner; 3 years, from July 1, 1909. July 23, 1909. 1:300.....2,936

Bleecker st, No 218, store. Herman Koch to Caledonio Del Grasso; 3 years, from May 1, 1910. July 23, 1909. 2:524....480

Centre st, Nos 43 and 45 | n w s, 54.4 s w Pearl st, runs n w 47.7
Lafayette st, Nos 15 to 17 | to Lafayette st, late Elm st, x s 45.6 x s e 32.8 to Centre st x n e 41 to beginning. Assign lease. Thos J Donigan to Samuel Green. July 11. July 23, 1909. 1:155. 100

Church st, n e cor Liberty st, —x—. Assign lease. Westervelt Cafe Co to Saranac Realty Co. July 27. July 28, 1909. 1:62..nom

Cherry st, No 250, store. Abraham Precker to Rubin Feigelbaum; 3 9-12 years from Aug 1, 1909. July 27, 1909. 1:255.....192

Greenwich st, No 750. Reassign lease. Davies J Marshall to Edw J Hearty. July 24, 1909. 2:633... .... nom

Greenwich st, No 750. Assign lease. Davies J Marshall to Edw J Hearty. All title. July 24, 1909. 2:633..... nom

Greenwich st, No 750. Assign lease. Edw J Hearty to Davies J Marshall. July 23, 1909. 2:633..... ....nom

Liberty st, No 99, cor store and part basement. Anoka Real Estate Co to Westervelt Cafe Co; 9 8-12 years, from Sept 1, 1908. July 28, 1909. 1:62..... .... 6,470 to 7,470

Mulberry st, No 170. Assign lease. Cono Conte to Ferdinand Munch Brewery. May 21. July 23, 1909. 2:471.....nom

Mulberry st, No 170, store, &c. Caterina Cimino to Jos L Conte and Cono Conte; 5 years, from Oct 1, 1906. July 23, 1909. 2:471. 780

Pearl st, No 508, store and basement. Bernard Golden and ano to Peter Nocito; 1 10-12 years from July 1, 1909. July 27, 1909. 1:166 1,500

Same property. Assign lease. Peter Nocito to P Ballantine & Sons. July 15. July 27, 1909. 1:166.....nom

Rivington st, No 234, store, &c. Lewis Kremer to Nathan Goldberg; 3 10-12 years from July 1, 1909. July 27, 1909. 2:339. 1,500

Same property. Assign lease. Nathan Goldberg to Wm J Lindemann. July 5. July 27, 1909. 2:339.....nom

Spring st, No 258, store floor. Philip L Schell EXR Paul Schell to Andrew A McKenna; 2 years, from May 1, 1908. Rerecorded from Nov 21, 1906. July 24, 1909. 2:579.... 1,320

14th st, No 446 West, all. Margt L King to F W Greenwood & Co; 5 years from May 1, 1908. July 26, 1909. 2:646.....3,000

18th st, Nos 18-22 East, 2d, 3d, 4th, 5th and 6th floors. Susan W Duncan et al TRUSTEES John P Duncan to Ignaz Modry and Robt Kanter; 10 1-12 years, from Jan 1, 1910. July 23, 1909. 3:846..... 16,000

22d st, No 120 West, all. John H Neilley to Marion Dwight; 3 years, from April 1, 1898. July 29, 1909. 3:797.....1,500

Same property. Same to same; 3 years, from April 1, 1901. July 29, 1909. 3:797..... 1,500

Same property. Hamilton M Neilley to same; 3 years, from Apr 1, 1904. July 29, 1909. 3:797.... 1,500

Same property. Same to same; 3 years, from Apr 1, 1907. July 29, 1909. 3:797..... 1,500

26th st, No 114 West, all. Frank L Roy to Justine Boissonnade; 5 years, from May 1, 1909. July 23, 1909. 3:801.....2,100

26th st, No 114 West. Assign lease. Justine Boissonnade to John D Haase. July 21. July 23, 1909. 3:801..... .... nom

26th st, No 114 West. Assign lease. John D Haase to Justine Boissonnade. July 24, 1909. 3:801..... .... nom

26th st, No 114 West. Surrender lease and consent to same. Justine Boissonnade et al to Frank L Roy. May 1. July 28, 1909. 3:801..... 500

26th st, No 114 West. Subordination of lease to mort for $55,000. I Randolph Jacobs and Justine Boissonnade with Lawyers Title Ins & Trust Co. July 21. July 28, 1909. 3:801..nom

26th st, Nos 38 to 44 West, 11th floor. Crown Embroidery Works to Geo H Montrose; 5 years, from Feb 1, 1910. July 28, 1909. 3:827..... 4,000

40th st, Nos 321 and 323 West, all. Waldron Bros Realty Co to Isidor H Kempner; 5 years, from May 1, 1910. July 23, 1909. 4:1031..... 5,684

50th st, No 27, n s, 420 w 5th av, 20x100.5. Assign lease. Harry J Douglas to Annette O Jennings. July 23. July 24, 1909. 5:1266. ....nom

51st st, No 625 West. Assign lease. Annie Muller to Edw Goll. July 23. July 24, 1909. 4:1099..... ....nom

51st st, No 625 West, store, &c. The John T Brook Co to Annie Muller; 10 10-12 years, from July 1, 1909. July 24, 1909. 4:1099..... 900

51st st, No 625 West. Assign lease. John D Haase to Edw Goll. All title. July 28, 1909. 4:1099..... .... nom

51st st, No 625 West. Assign lease. Edw Goll to John D Haase. July 26. July 27, 1909. 4:1099.....nom

59th st, No 214 East. Assign lease. Frank Grosso to Frank Pogioli and ano. July 22. July 29, 1909. 5:1332.. ....nom

83d st, Nos 142 to 148 West, all. The Hermitage Co to Anna Quinn; 3 years from Aug 1, 1909. July 27, 1909. 4:1213..12,600

108th st, No 238, s s, 575 w Amsterdam av, 25.4x100.11, all. Andrew J Cobe to Robt Welch; 3 5-12 years, from June 6, 1909. July 23, 1909. 7:1879..... 1,740

117th st, No 338 East, west rear part of basement. Louis Alterisi to Antonino Reitano and ano; 4 years, from May 1, 1909. July 28, 1909. 6:1688..... 240

118th st, Nos 531 and 533 East, store. Emma Stronczer to Giulius Kazemier; 3 years, from July 21, 1909. July 23, 1909. 6:1815 780

124th st, n e cor Pleasant av, runs e 97.5 x s e — to s s 124th st, x w 137 to av, x n — to beginning, being land under water Harlem River. The City of New York (Dock Dept) to Lehigh Valley R R Co; from date of possession to May 1, 1915. July 29, 1909. 6:1812 and 1819..... ....25c per sq ft

125th st, No 18 West, store, &c. Anna G Enders to Helena and Julius Jones; 3 years from May 1, 1909. July 27, 1909. 6:1722. 2,400

144th st, Nos 222 to 226, s s, 75 w 7th av, 75x99.11, all. Frances R Scott to Samuel Rothaus, of Englewood, N J. and Solomon Gold, N Y; 3 years, from Aug 1, 1909. July 29, 1909. 7:2029. 6,400

Av B, No 165, store. Betty Gluck to Gustave A Oelke; 3 years, from May 10, 1909. July 29, 1909. 2:393..... 660

Broadway, No 1155, store. Wm R Morgan et al to Wm S Vroom; 3 yrs, from May 1, 1909. July 28, 1909. 3:828...6,500 and 6,750

Broadway, No 2742, e s, 28 n 105th st. David L Phillips to Marie Dervieux; 3 years, from Oct 1, 1909. July 23, 1909. 7:1877. .... 900 to 1,200

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Columbus av, No 967, south store. Isaac Sultz to Sol Eppler; 5 years, from Oct 1, 1908. July 23, 1909. 7:1862.....720 and 780
1st av, No 2070. Assign lease. Jos Borrelli and ano to Davies J Marshall. July 28. July 29, 1909. 6:1701.....nom
1st av, No 2070, corner and rear stores. Eliz A Brown and ano to Michael D'Errico and ano; 5 years, from Nov 1, 1908. July 29, 1909. 6:1701.....900 and 1,080
1st av, No 1735, s w cor 90th st, store, &c. Elias Rosenbaum to Emil Eichler; 3 9-12 years, from Aug 1, 1909. July 29, 1909. 5:1552.....780
2d av, No 1102, s e cor 58th st, store, &c. Saml Gelb to James R Bradley; 4 9-12 years, from Aug 1, 1909. July 23, 1909. 5:1350.....1,590.96 and 1,800
2d av, Nos 1014 to 1020.....
54th st, Nos 310 to 316 East.....
53d st, No 307 to 311 East.....
all. Adolf Kerbs to United Cigar Manufacturers Co; 10 years, from Jan 1, 1912. July 23, 1909. 5:1346.....23,200
2d av, No 1102, s e cor 58th st. Assign lease. James R Bradley to Arthur Jost. July 21. July 23, 1909. 5:1350.....nom
3d av, Nos 1147 and 1149. Assign lease. Edw J Hearty to John D Haase. July 23, 1909. 5:1421.....nom.
3d av, Nos 1147 and 1149. Assign lease. John D Haase to Edw J Hearty. All title. July 24, 1909. 5:1421.....nom
3d av, No 188. Assign lease. Peter Haff and ano to Lina Hoberg. All title. July 23. July 24, 1909. 3:873.....200
3d av, No 755, store. Francis J Breslin to Michl J Jenning; 5 years, from Oct 1, 1903. July 28, 1909. 5:1320.....1,800
4th av, n e cor 17th st. Agreement modifying terms of lease. Kips Bay Realty Co to Henry C Kreuger. July 17. July 24, 1909. 3:873.....500
7th av, n w cor 52d st, 75.5x74.4, all. Elk Ridge Corpn to Geo Rieger and Jos H Cronin; 15 years, from Nov 1, 1909. July 24, 1909. 4:1024.....taxes, &c, and 8,200 to 11,500
7th av w s, 75.4 n 49th st, —x—, to e s Broadway. Assign Broadway lease. Knickerbocker Trust Co to Barney Estate Co. July 27. July 29, 1909. 4:1021.....nom
8th av, No 2651, double store, &c. Frank Tozzi to Gus Hellmers; 3 years, from Oct 1, 1909. July 29, 1909. 7:2043.....1,500
8th av, No 2033. Assign lease. Lansing B Anderson and ano to Peter G Burgholzer. July 16. July 29, 1909. 7:1846.....nom
8th av, No 2818, s e cor 151st st. Nettie Robertson to Antoinette A Lanteline; 3 years, from Nov 1, 1909, with privilege 2 years renewal. July 24, 1909. 7:2036.....420 and 480
8th av, No 2791, north store, &c. Samuel Eisnitz to Charles Roehm; 5 4-12 years from Jan 1, 1909. July 27, 1909. 7:2045.....8700 and 760
9th av, No 520, all. New Amsterdam Realty Co to Gertrude Dehnert; 4 11-12 years from June 1, 1909. July 27, 1909. 3:762.....1,800
11th av, n e cor 21st st, —x—. Assign lease. Quinn & Smith to Acme Mortgage Co. All title. Morts $38,000. July 27. July 29, 1909. 3:693.....other consid and 10
Same property. Consent to assign lease. Kath T Moore to same and Quinn & Smith. June 2. July 29, 1909. 3:693.....
12th av, w s, 79.5 n 131st st, runs n w x n 28.11 x — 6.11 x — 59.5 x — 30.7 x — 83.2 to av x s 37.6 to beginning, part 1-sty brk building.....
Plot begins at s w cor of said plot at pt 39.10 from n s 131st x 95.10 w 12th av, runs n — x n — 45.11 x — 59.5 x 46.6 x — 56.7 to beginning, all.....
Wm Webber et al EXRS, &c, Richd Webber to Chas D Morris; 10 years from Jan 1, 1909. July 26, 1909..taxes, &c, and 1,547.66
Bulkhead, bet old Pier 1 and new Pier 1 on North River, 106x—. The City of N Y (Dock Dept) to Meade Transfer Co; 5 years, from June 1, 1909. July 29, 1909. 1:16.....1,500
Bulkhead north of pier new 42, N R. The City of N Y (Dock Dept) to William Farrell & Son; 5 years, from Feb 1, 1909; 5 years renewal at $2,625. July 29, 1909. 2:657.....2,500
East River, at s s 38th st, 120x80, bulkhead. The City of N Y (Dock Dept) to Joseph Gordon; 5 years, from Aug 1, 1909. July 29, 1909. 3:969.....2,100
East River, at 71st st, cribwork dump inside of bulkhead line. The City of N Y (Dock Dept) to Bouker Contracting Co; 5 yrs, from Aug 1, 1909; 5 years renewal at $4,200. July 29, 1909. 5:1483.....4,000
East River, 130 ft of bulkhead, lying bet n s New Pier No 30, and s s of New Pier No 31. The City of N Y (Dock Dept) to Foster-Scott Ice Co; 5 years, from May 1, 1909. July 29, 1909. 1:240.....1,890
East River, bet 68th and 69th sts, pile platform. The City of N Y (Dock Dept) to Central Brewing Co; 10 years, from May 24, 1909. July 29, 1909. 5:1480.....165
East River, s s, 95th st, runs s 197 x w 22 x n 84 x n e 6 x n 100 x e 18 to beginning. The City of N Y (Dock Dept) to Geo E Paul; 5 years, from Dec 28, 1907. July 29, 1909. 5:1574..4,665
Harlem River, at East 138th st, 20x—. The City of N Y (Dock Dept) to New York Sanitary Utilization Co; from Jan 1, 1909, to Aug 1, 1911; 5 years renewal at $1,650. July 29, 1909. 6:1762.....1,500
Harlem River, at n s 109th st, 187x—, bulkhead. The City of N Y (Dock Dept) to Diedrich Bunke and John Meyer; 5 years, from June 1, 1909. July 29, 1909. 6:1703.....1,984.50
North River, at n s 79th st, 100x—. The City of N Y (Dock Dept) to Thomas Ward; 5 years, from Dec 1, 1908. July 29, 1909. 4:1255.....1,200
North River, 83 ft of bulkhead s of Pier New No 46. The City of N Y (Dock Dept) to Central Railroad Co of N J; from May 1, 1909, to Oct 25, 1914; 10 years renewal at $2,860. July 29, 1909. 2:657.....2,600
North River, between 27th and 28th sts.....
Bulkhead, bet Piers Nos 67 and 68; also.....
Land under water.....
The City of N Y (Dock Dept) to Erie Railroad Co; 10 years, from Nov 1, 1903. July 29, 1909. 3:664.....3,240
N s of platform in rear of approach to Pier 47, N R, 102.11x—. The City of N Y (Dock Dept) to Foster-Scott Ice Co; 5 years, from May 1, 1909. July 29, 1909. 2:657.....3,255
Part s s of pier at foot East 21st st, E R, begins at inner end of pier and runs outshore 235. The City of N Y (Dock Dept) to O'Brien Bros; 5 years, from June 1, 1907, with 3 years renewal at $6,765. July 29, 1909. 3:987.....6,150
Pier foot West 44th st, with bulkhead 120 n of pier between 42d and 43d sts, North River, and extends to n s of pier at 44th st, 220x— with sheds. The City of New York (Dock Dept) to The United States Transportation Co; 10 years, from completion; 10 years renewal at 10% advance. July 29, 1909. 4:1107.....25,000
Pier 68 foot West 28th st, N R, and ½ bulkhead s of said pier. The City of N Y (Dock Dept) to Delaware, Lackawanna & Western R R Co; 10 years, from May 1, 1912; 10 years renewal at $25,300. July 29, 1909. 3:664.....23,000
Pier at foot West 41st st, s s, 70 ft from outer end of pier, 95x—. The City of N Y (Dock Dept) to Central R R of N J; from July 1, 1909, to ——, with 10 years renewal at $1,320. July 29, 1909. 4:1107.....1,200
Pier New No 21, North River, 82 ft of bulkhead. The City of N Y (Dock Dept) to Chas Mulford; 5 years, from Jan 1, 1909; 5 years renewal. July 29, 1909. 1:130.....2,400
Portion of n s of pier at foot West 39th st, begins at inshore end of space and being about 354 e from outer end of pier and extends east 277 ft. The City of New York (Dock Dept), to N Y Horse Manure Transportation Co; 5years, from July 1, 1907; 5 years renewal $3,300. July 29, 1909. 3:665.....3,000
S ½ of pier foot East 112th st, Harlem River. The City of N Y (Dock Dept) to Henry L Joyce; from June 1, 1909, to May 10, 1913; 5 years renewal at $1,650. July 29, 1909. 6:1712....1,500
S 25 ft of pier at foot West 79th st, x340. The City of N Y (Dock Dept) to N Y Contracting & Trucking Co; 10 years, from May 1, 1909; 2 years renewal. July 29, 1909. 4:1194 and 1255.....1,200

BOROUGH OF THE BRONX.

Home st, No 736 (920), cor Forest av, assign lease. Anna Handt to David A Sweeze and Jacob Rosenthal. June 16. July 27. 1909. 10:2651.....nom
161st st, No 690 East, s e cor Trinity av. Bill of sale. Assign lease. Louise G Koeper INDIVID and as ADMRX Benj E Koeper to Christine Jacobsen. July 29, 1909. 10:2637.....3,600
*235th st, No 636 East, all. Germansky Construction Co to Walter L Messer and James J Jones; 1 year from Aug 1, 1909. July 27, 1909.....360
Arthur av, No 2356, all. Louis Stang to Michael Gentile; 3 years from Aug 1, 1909. July 27, 1909. 11:3073.....69
Park av, n e cor 138th st, frame building. Charles Greite to William Meyer; 8½ years from Feb 1, 1909. July 27, 1909 9:2340.....1,800
Westchester av, n w cor Southern Boulevard, —x—. Surrender lease. Charles Kling to Beattie Realty Co, a corpn. All title. July 26. July 27, 1909. 10:2727.....nom
Westchester av, Nos 446 and 448, all. Annuccio Santini with Isidore Teitelbaum and David Haber; 10 years, from Oct 1, 1909. July 29, 1909. 9:2294.....2,900 and 3,500

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M" occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Ashmead, Chas A to Isidor Siegal. 111th st, Nos 51 and 53 n s, 125 e Lenox av, 2 lots, each 25x100.11. 2 morts, each $3,000; 2 prior morts, each $27,000. July 24, 5 yrs, 6%. July 26, 1909. 6:1695. 6,000
Adler, Ernest N to Etta Potter with John A Brown, Jr. 3d av, No 1317. Subodination agreement. June 18. July 26, 1909. 5:1430. nom
Acme Dock Corpn to Allen Marquand et al exrs Henry G Marquand. 118th st, n s, 498 e Pleasant av, runs n 201.10 to s s 119th st x e 25 x s 100.11 x e 286.1 to bulkhead line of Harlem River x s 106.10 to 118th st x w 346.2 to beginning, all right, title and interest to land under water of Harlem River. July 22, due Aug 1, 1914, 5%. July 23, 1909. 6:1815. 70,000
Same to same. Same property. Certificate as to above mort. July 22. July 23, 1909. 6:1815.
Same and Wm H Schmohl and ano exrs Chas H Reid with same. Same property. Subordination agreement. July 22. July 23 1909. 6:1815. nom
Block, Hattie with Ferdinand Alexander. 135th st, No 619, n s, 285 w Broadway, 40x99.11. Agreement as to share ownership in bond and mortgage. July 22. July 23, 1909. 7:2002. nom
Bauer, John T to Jean J Reubell and ano, of Paris, France. 3d av, No 1070, w s, 50.5 n 63d st, 25x100. P M. July 6, due July 15, 1914, 5%. July 23, 1909. 5:1398. 35,000
Brown, Mary S to Eliza Thompson and Lillian Le Baron. 12th st No 539, n s, 148 w Av B, 22x103.3. July 23, due Aug 1, 1911. 6%. July 26, 1909. 2:406. 1,500
Bradley, John to V J Hedden & Sons Co. 126th st, Nos 518 to 534, s s, 275 w 10th av, 225x98.9. Subordination agreement. July 24. July 27, 1909. 3:697. nom
Brady, Sarah A to EMIGRANT INDUSTRIAL SAVINGS BANK. 58th st, Nos 552 to 556, s s, 100 e 11th av, 75x100.5. July 12, 3 years, 4½%. July 28, 1909. 4:1086. 35,000

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Bachman, Alfred C to Gustav Lippmann. 29th st, No 222, s w s, 300.6 n w 7th av, 16.7x68.3x16.7x68.1. P M. July 27, due, &c, as per bond. July 28, 1909. 3:778. 8,000

Bates, Lillian E to Leon Levy. 57th st, No 249, n s, 60 w 2d av, 16.8x100.5. Prior mort $14,000. Given as security for payment of $4,000. July 27, demand, 6%. July 28, 1909. 5:1331. 1,000

Bates, Lillian E to Babies Shelter of the Church of the Holy Communion. 57th st, No 249, n s, 60 w 2d av, 16.8x100.5. July 27, 3 years, 5%. July 28, 1909. 5:1331. 14,000

Bogert, Walter L, Francis L and Hibernia C with Charles Appel. 144th st, No 307 West. Extension of $14,000 mort until July 1, 1914, at 5%. July 5. July 28, 1909. 7:2044. nom

Butler, Katherine C of Mt Vernon, N Y, to Norman W Andrews. 29th st, No 126, s s, 81 w Lexington av, 19x98.9. July 22, 1 year, 6%. July 28, 1909. 3:884. 4,500

Barbour, Wm to GREENWICH SAVINGS BANK. 51st st, No 135, n s, 325 e 7th av, 25x98.8. July 29, 1909, due, &c, as per bond. 4:1004. 30,000

Casagrande, Benedetto and Domenico Casella to Chas Rubinger. Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. P M. July 27, 1909, 5 years, 6%. 1:199. 16,500

Corey, Edw B, of Far Rockaway, L I, to Nellie S Lockwood, of Pelham Manor, N Y. 49th st, No 116, s s, 228.4 w 6th av, 21.8x100. P M. Prior mort $21,500. July 23, due Aug 1, 1910, 6%. July 24, 1909. 4:1001. 7,500

Charter Construction Co to Wm P Eno, of Saugatuck, Conn. 77th st, No 212, s s, 110.4 e Broadway, 50x102.2. P M. July 2, due as per bond, 6%. July 23, 1909. 4:1168. 40,000

Canavan, Margaret to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 1354, w s, 60.6 s 90th st, 21.1x81. July 26, 1909, 5 years, 4½%. July 26, 1909. 5:1518. 10,000

City Mortgage Co with N Y TRUST CO. Delancey st, n e cor Mangin st, 50x100. Subordination agreement. July 23. July 26, 1909. 2:323. nom

Cunningham, Mary H to Luke Kouwenhoven. 55th st, No 124, s s, 140 w Lexington av, 25x100.5. July 27, 1909, due May 1, 1912, 5%. 5:1309. 20,000

Chaimowitz, Jacob and Thomas Carroll to Lewis Q Jones. 113th st, No 324, s s, 325 w 1st av, 25x100.11. May 28, due June 1, 1914, 5%. July 27, 1909. 6:1684. 20,000

Central Railroad of Haiti to MORTON TRUST CO. Certificate as to mort dated June 1, 1909. July 24. July 27, 1909. Genl morts. ——

Cammarota, Raffaele to Henry De Forest Weekes. Mott st, No 57, n w s, abt 50 n Bayard st, 25x100. July 27, 1909, installs, 6%. 1:200. 2,000

Duffy, Cath T widow and devisee James Duffy to John Stemme. Madison st, No 189, n s, 156.1 w Rutgers st, 23.10x100. July 27, 1909, due Dec 15, 1911, 5%. 1:273. 3,000

Dehnert, Gertrude to V Loewers Gambrinus Brewery Co. 9th av, No 520. Saloon lease. July 24, demand, 6%. July 27, 1909. 3:762. 750

Dyer, Chas W with Fannie F Ely. 159th st, No 557 West. Extension of mort for $5,000 to Sept 27, 1914, at 5%. July 20. July 24, 1909. 8:2118. nom

Di Paola, Frank to Kips Bay Brewing & Malting Co. Elizabeth st, No 244. Saloon lease. July —, 1909, demand, 6%. July 23, 1909. 2:507. 600

Del Monte, Julia, of Brussels, Belgium, with NATIONAL SAVINGS BANK of Albany, N Y. 36th st, No 49 West, and 41st st, No 9 East. Agreement apportioning mort. June 25. July 24, 1909. 5:1276, 3:838. nom

Daily, George and John A Carlson to Joseph Hamershlag. Broadway, Nos 3291 to 3295, s w cor 133d st, No 600, runs w 125 x s 99.11 x e 50 x n 25 x e 75 to Broadway x n 74.11 to beginning. Prior mort $145,000. July 23, due, &c, as per bond. July 24, 1909. 7:1999. 45,000

Daily, George and John A Carlson to Sumner Gerard as sub trustee Estate Henry Mason. Broadway, Nos 3291 to 3295, s w cor 133d st, No 600, runs w 125 x s 99.11 x e 50 x n 25 x e 75 to Broadway, x n 74.11 to beginning. July 23, 3 years, 5%. July 24, 1909. 7:1999. 145,000

De Vries, Solomon, Maurice P and Tobias P to John Koleszar. 78th st, Nos 315 and 317, n s, 225 e 2d av, 2 lots, each 25x102.2. Two morts, each $1,500. Two prior morts $——. July 27, 1909. 3 years, 6%. 5:1453. 3,000

Elias, Sadie with Louisa Minturn. 116th st, Nos 30 and 32 West. Extension of mort for $55,000 to Oct 11, 1914, at 4¾%. July 27. July 29, 1909. 6:1599. nom

Everhart, Geo P of Chicago, Ill, to Isabella Loring. Broadway, No 1365, w s, old line, 44 s 37th st, 22x112.3x20.6x112.4, except part for Broadway. July 1, 2 years, 6%. July 28, 1909. 3:812. 5,000

Eno, Wm P with Henry L Eno. Liberty st, No 111, n s, 59 w Church st, 25x101.2. Extension of mort for $60,000 to Jan 1, 1912, at 5%. July 2. July 23, 1909. 1:60. nom

Eno, Wm P, of Saugatuck, Conn, with Henry L Eno, of Westport, Conn. Broadway, s e cor 77th st, 105.5x84.3x102.2x110.4. Extension of mort for $100,000 to Aug 3, 1910, at 6%. July 2. July 23, 1909. 4:1168. nom

Forbes, Helen F to THE GREENWICH SAVINGS BANK. 44th st, No 147, n s, 500 w 6th av, 16.8x100.4. July 8, due, &c, as per bond. July 23, 1909. 4:997. 5,000

Fuld, Fred with Gustave Walker and Myron Sulzberger. 93d st, No 340 East. Extension of $2,000 mort until Dec 13, 1913, at 6%, and subordination of same to mort for $13,000. Dec 26, 1908. July 26, 1909. 5:1555. nom

Feuerbach, Lawrence E J of Saranac Lake, N Y, to Louise L Albert nee Feuerbach, of same place. 47th st, No 332, s s, 321 e 9th av, 28x100.5. July 12, 3 years, 4½%. July 26, 1909. 4:1037. 20,000

Fechter, Benjamin to The Roman Catholic Orphan Asylum in City of N Y. Cannon st, No 60, e s, 175 s Rivington st, 25x100. July 27, 3 years, 4½%. July 28, 1909. 2:328 25,000

Faden, Abraham, Beny Katz and Hyman Katz to Chas I Roskoph. 3d st, No 189, n e s, 175 n w Av B, 24x96.2. Prior mort $28,000. July 20, due Jan 20, 1912, 6%. July 23, 1909. 2:399. $800

Fuld, Florentine M to Anna Kurzman. 128th st, Nos 28 and 30, s s, 310 w 5th av, 75x99.11. Prior mort $90,000. Jan 15. July 28, 1909. 6:1725. 15,000

Faden, Abraham, Beny Katz and Hyman Katz to Geo Hauser. 31 st, No 189, n e s, 175 n w Av B, 24x96.2. Prior mort $——. July 20, 5 years, 5%. July 27, 1909. 2:399. 28,000

Feuerbach, Lawrence E J and Louise L Albert, of Saranac Lake, N Y, to Henriette L Rottmann. 47th st, No 332, s s, 321 e 9th av, 28x100.5. July 14, 3 years, 5%. July 27, 1909. 4:1037. 2,000

Fifth Avenue Restaurant Co to Fifth Avenue Bldg Co. Certificate as to mort for $60,000. Feb 10. July 27 1909. Genl morts. ——

Faeth, John, Estate of (Inc), to Helen Heilmann. Lexington av, No 1475, e s, 50.8 n 95th st, 25x84. P M. Prior mort $15,000. July 22, due, as per bond. July 23, 1909. 5:1524. 4,000

Ford, Lizzie with Cord Vogts. 106th st, No 158, s s, 100 e Amsterdam av, —x—. Extension of mort for $5,000 to July 18, 1910, at 6%. July 15. July 29, 1909. 7:1860. nom

Gordes, Chas F to George Ehret. 12th av, No 780. Saloon lease. July 24. July 26, 1909. 4:1103. 5,000

Gramercy Park Construction Co to Mary C Stewart. Gramercy Park East, No 36, e s, 39.5 s 21st st, runs e 80 x s 39.5 x e 2.11 x s 44 x w 82.1 to Gramercy Park East, x n 83.5 to beginning. July 16, due Aug 16 ,1909, 5%. July 29, 1909. 3:876. 60,000

Same to same. Same property. Consent to above mort. July 16. July 29, 1909. 3:876. ——

Same to same. Same property. Certificate as to above mort. July 16. July 29, 1909. 3:876. ——

GREENWICH SAVINGS BANK with Helen F Forbes. 44th st, No 147, n s, 500 w 6th av. Extension of mort for $20,000 to July 8, 1912, at 4½%. July 19. July 23, 1909. 4:997. nom

GREENWICH SAVINGS BANK with Louise Wick. 52d st, Nos 556 and 558 West. Extension of mort for $25,000 to June 25, 1914, at 5%. June 25. July 28, 1909. 4:1080. nom

Godfrey, George to Emlen N and John B Lawrence. 131st st, Nos 647 to 651, n s, 150 e 12th av, 75x99.11. P M. May 29, due July 1, 1914, 5%. July 28, 1909. 7:1998. 17,000

Gottlieb, Edw O to TITLE GUARANTEE & TRUST CO. Av A, No 121, w s, 48.9 s 8th st, 24.5x70. July 28, 1909, due, &c, as per bond. 2:435. 16,000

Grimmer, Otto, of Yonkers, N Y, to Bond, Mortgage & Securities Co. 37th st, No 230, s s, 205 w 2d av, runs w 20 x s 48.4 x n w 2.3 to e s Samuel st x s w — x e — x n 98.9 to beginning. July 27, 3 years, % as per bond. July 28, 1909. 3:917. 17,000

Goldstein, Morris to Isabelle D Fowler. 2d av, No 2390, e s, 100.11 n 122d st, 20x80. July 26, 5 years, 5%. July 27, 1909. 6:1799. 10,000

Same and Edith Splint with same. Same property. Subordination agreement. July 22. July 27, 1909. 6:1799. nom

Gentile, Reginald to Delia S Brush guardian Thos Sauor et al. 1st av, No 2064, e s, 40.11 s 107th st, 20x93. July 26, 3 years, 5%. July 27, 1909. 6:1700. 6,750

Gruen, Fanny to trustees of Columbia College in City of N Y. Cathedral Parkway, n s, 175 e 8th av, 62.6x70.11. P M. July 26, 1909, 5 years, 4½%. 7:1826. 75,500

Gruen, Fanny to trustees of Columbia College in the City of N Y. Cathedral Parkway, n s, 237.6 e 8th av, 62.6x70.11. P M. July 26, 1909, 5 years, 4½%. 7:1826. 77,500

Green, Samuel to Wm R H Martin and ano trustees John T Martin. Centre st, Nos 43 and 45, w s, 54.4 s Pearl st, runs w 47.7 to e s Lafayette st, Nos 15 and 17, x s 45.3 x e 32.8 to Centre st x n 41 to beginning. July 22, 5 years, 5%. July 23, 1909. 1:155. 79,000

Green, Samuel to Edgar Whitlock. Centre st, Nos 43 and 45, w s, 54.4 s Pearl st, runs w 47.7 to e s Lafayette st, Nos 15 and 17, x s 45.3 x e 32.8 to Centre st x n 41 to beginning. Prior mort $79,000. July 22, 3 years, 6%. July 23, 1909. 1:155. 32,000

Goldsmith, Rebecca I of Newark, N J, to Max Seligman and ano. Cannon st, Nos 93 and 95, w s, 225 n Rivington st, 50x100. Prior mort $50,000. May 18, 8 yrs, 6%. July 23, 1909. 2:334. 18,000

Genovese, Salvatore to LAWYERS TITLE INS & TRUST CO. 11th st, Nos 416 and 418, s s, 319 w Av A, 50x94.6. July 22, 5 years, 5%. July 23, 1909. 2:438. 32,000

Genovese, Salvatore to ITALIAN AMERICAN TRUST CO. 11th st, Nos 416-418, s w s, 319 n w Av A, 50x—. Prior morts $40,000. July 22, demand, 6%. July 23, 1909. 2:438. 3,000

Genovese, Salvatore to Emma Keller of Brooklyn. 11th st, No 418, s w s, 319 n w Av A, 25x—. Prior mort $16,000. July 15, 3 years, 6%. July 23, 1909. 2:438. 4,000

Genovese, Salvatore to Emma Keller. 11th st, No 416, s w s, 344 n w Av A, 25x—. Prior mort $16,000. July 15, 3 years, 6%. July 23, 1909. 2:438. 4,000

Haertel, Ernest with UNION DIME SAVINGS BANK. 107th st, Nos 233 and 235, n s, 400 w Amsterdam av, 50x100.11. Extension of mort for $65,000 to Nov 1, 1914, at 4½%. July 8. July 29, 1909. 7:1879. nom

Haendler, Adolph with Christine Bladel. Goerck st, No 60, e s, 125 n Delancey st, 25x99x25x99.2. Extension of mort for $5,000 to Aug 1, 1914, at 6%. July 20. July 23, 1909. 2:323. nom

Herring, Charles to TITLE GUARANTEE & TRUST CO. Suffolk st, No 73, w s, abt 25 s Delancey st, 25x100. July 27, due, &c, as per bond. July 28, 1909. 2:352. 18,000

Hebrew Orphan Asylum of City of N Y with Bertha Cohen. 8th av, No 2101, w s, 63.5 n 113th st, 37.6x100. Extension of mort for $33,000 to July 22, 1912, at 4½%. July 23, 1909. 7:1847. nom

Hayman, Morris H with Moritz Doob. 129th st, Nos 251 to 255 West. Subordination agreement. July 26. July 29, 1909. 7:1935. nom

Howell, Nellie K wife of Jesse to Fanny C Lyon et al trustees Saml E Lyon. Hamilton terrace, No 11, e s, 107.6 n 141st st, 17.5x67.6x17.6x66.3. July 29, 1909, 3 years, 5%. 7:2050. 7,500

Ireland, James D to U S Fidelity & Guaranty Co. 3d st, No 60, s e cor West Broadway, Nos 559 to 563, 21.6x75. Prior mort $25,000. July 14, installs, 5%. July 27, 1909. 2:536. 4,500

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Jaffe, Pinkus to Eiz S Whitehead. 80th st No 233, n s, 202.6 w 2d av, 26.3x102.2. Prior mort $——. July 27, 2 years, 6%. July 27, 1909. 5:1526. 2,000

Jacobs, I Randolph to LAWYERS TITLE INS & TRUST CO. 26th st, Nos 114 and 116, s s, 171.5 w 6th av, 42.10x98.9. July 27, 3 years, 5%. July 28, 1909. 3:801. 55,000

Jennings, Michl J to Geo Ehret. 3d av, No 755. Saloon lease. July 27, demand, 6%. July 28, 1909. 5:1320. 4,000

Judis, Irving to Harriet N Mead trustee Robt G Mead, of Ossining, NY. 105th st, Nos 18 and 20, s s, 237.6 e 5th av, 37.6x100.11. Nov 11, 1904, due Nov 1, 1909, 5%. Rerecorded from Nov 11, 1904. July 26, 1909. 6:1610. gold, 41,000

Jacobs, Pauline with Davis Rosenkrantz. Rivington st, No 180, n e cor Attorney st, Nos 116 to 120, 25x100. Extension of mort for $15,500 to July 1, 1912, at 6%. July 9. July 23, 1909. 2:344. non

Julian, Angelo to LAWYERS TITLE INS AND TRUST CO. Mott st, No 110, e s, 43.2 s Hester st, runs e 45.11 x s 6.10 x s 16 x w 68.5 to st, x n 22.10 to beginning. July 28, 5 years, 5%. July 29, 1909. 1:204. 18,000

Same to Ellen Goggin. Same property. Prior mort $18,000. July 28, due July 1, 1911, 6%. July 29, 1909. 1:204. 2,000

Kneeland, Adele extrx and trustee Charles Kneeland with Geo R Simpson. New Chambers st, Nos 82 and 84, s w s, 125.3 n Cherry st. Extension of mort for $13,000 to Aug 1, 1912, at —%. July 23, 1909. 1:111. nom

Krulewitch, Emanuel M to LAWYERS TITLE INS & TRUST CO. 177th st, n s, 170 w Wadsworth av, runs n 89.10 x w 115.9 to e s Broadway, No 4180, x s 91.2 to st x e 100.2. July 23, 5 years, 5%. July 24, 1909. 8:2145. 175,000

Kaufmann, Leopold to Rosina Weil. Goerck st, No 144, e s, 75 s Houston st, 25x100. Prior mort $——. July 19, 5 years, 6%. July 27, 1909. 2:325. 5,000

Kipp, Herman H to TITLE GUARANTEE & TRUST CO. 31st st, No 232, s s, 237.6 w 2d av, 18.9x98.9. July 26, due, &c, as per bond. July 27, 1909. 3:911. 10,000

Kimball, Emily D to TITLE GUARANTEE & TRUST CO. 29th st, No 110, s s, 253.1 w Lexington av, 21.10x98.9. July 22, due, &c, as per bond. July 28, 1909. 3:884. 20,000

Kazemier, Julius to George Ehret. 118th st, Nos 531 and 533 East. Saloon lease. July 22, demand, 6%. July 23, 1909. 6:1815. 1,500

Kehr, August to Wm Fink. West End av, No 169, w s, 75.5 s 68th st, 25x100. Prior mort $16,000. July 2, due July 28, 1914, 6%. July 28, 1909. 4:1179. 4,500

Lawyers Mortgage Co with Isaac Sakolski. 1st av, No 2131, w s, 125.11 n 109th st, 25x75. Extension of mort for $9,000 to June 30, 1914, at 5%. June 21. July 29, 1909. 6:1681. nom

Lawyers Mortgage Co with Samuel Laber. 7th st, No 114, s s, 250 w Av A, 25x90.10. Extension of mort for $28,000 to June 30, 1914, at 5%. July 27, 1909. 2:434. nom

Lauferty, Florence and Emanuel to Julius Kraft. 91st st, No 81, n s, 20 w Park av, 18.8x67. July 28, 1909, 3 years, 5%. 5:1503. 4,000

Lawyers Mortgage Co with Hedwig Rothschild. 89th st, No 310, s s, 200 e 2d av, 25x100.8. Extension of mort for $15,000 to June 30, 1914, at 5%. July 8. July 27, 1909. 5:1551. nom

Lawyers Mortgage Co with Emma Nooney. 128th st, No 206, s s, 125 w 7th av, 16.8x99.11. Extension of mort for $9,000 to June 30, 1912, at 5%. June 12. July 27, 1909. 7:1933. non

Landlords Realty Co to EQUITABLE LIFE ASSUR SOC of the U S. 5th av, No 135, n e cor 20th st, Nos 1 and 3, 28.9x113. July 27, 5 years, 4½%. July 28, 1909. 3:849. gold, 280,000

Same to same. Same property. Certificate as to above mort. July 21. July 28, 1909. 3:849. ——

Lawyers Mortgage Co with Matthew Goldman. Elizabeth st, No 44, e s, abt 100 n Canal st, 25x55. Extension of mort for $16,000 to June 30, 1914, at 5%. July 6. July 27, 1909. 1:203. nom

Laighton, Paul de Blois of Stamford, Conn, to Irving E Raymond. 63d st, Nos 22 to 28, s s, 148.4 e Broadway, 100x100.5. Prior mort $406,340. July 19, due, &c, as per bond. July 23, 1909. 4:1115. 110,000

Lyons, Transfer Co to Fannie Lyons. Certificate as to mort. July 26. July 29, 1909. ——

Lawyers Mortgage Co with Hedwig Rothschild. 89th st, No 310, s s, 200 e 2d av, 25x100.8. Extension of mort for $15,000 to June 30, 1914, at 5%. July 8. July 28, 1909. 5:1551. nom

Lyons, Mary to Joseph A Solomon. West End av, Nos 50 and 52, e s, 25.5 s 62d st, two lots, each 25x100. Two P M morts, each $3,500. Tw prior morts $8,500 each. July 27, 1 year, 6%. July 29, 1909. 4:1153. 7,099

Minerva Realty Co to Ringland F Kilpatrick. Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.4x21.2x91.9 n s Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.7x91.10. July 28, 1 year, 5%. July 29, 1909. 2:642. 20,000

Same to same. Same property. Certificate as to above mort. July 28. July 29, 1909. 2:642. ——

Morrison, James, Jr, and Herbert S Stoddard to LINCOLN TRUST CO. 158th st, No 503, n s, 100 w Amsterdam av, 25x99.11. July 28, 3 years, 4½%. July 29, 1909. 8:2117. 15,000

Meyer, Herman to Central Brewing Co. West st, Nos 322 to 324. Saloon lease. July 28, demand, 6%. July 29, 1909. 2:598. 2,958.13

Minore, Francesco to Lion Brewery. Elizabeth st, No 234. Saloon lease. July 22. July 24, 1909. 2:507. 1,131

McKenna, Andrew A to Lion Brewery. Spring st, No 258. Saloon lease. July 16. July 24, 1909. 2:579. 5,721.04

Mellick, Ella H to N Y TRUST CO. 9th av, No 368, e s, 24.8 s 31st st, 18.6x100. July 23, 3 years, 5%. July 24, 1909. 3:754. 12,000

MacLean, Wm N to Johnston Livingston. Central Park West, s w cor 97th st, 100.11x200. May 27, due Aug 23, 1914, 4½%. July 23, 1909. 7:1832. 250,000

McManus (Thomas) & Son to LAWYERS TITLE INS & TRUST CO. 5th av, Nos 1368 to 1374, s w cor 114th st, No 2, 100.11x38.6. July 26, 5 years, 5%. July 27, 1909. 6:1597. 75,000

Same to same. Same property. Certificate as to above mort. July 26. July 27, 1909. 6:1597. ——

Morton, Eliza T to DRY DOCK SAVINGS INSTN. 9th st, No 19, n s, 300 e 5th av, 25x92.3. July 28, 1909, due, &c, as per bond. 2:567. 5,000

Newman, Edgar B with BANK FOR SAVINGS in City N Y. 25th st, Nos 542 to 548 West. Extension of mort for $25,000 to July 26, 1914, at 4½%. July 22. July 28, 1909. 3:696. nom

Neadles, Rosa with Louis C Wagner. 76th st, No 209, n s, 130 e 3d av, 25x102.2. Extension of mort for $15,000 to Sept 11, 1913, at 5%. Apr 21. July 27, 1909. 5:1431. nom

Nugent, Eliza to Ezekiel Fixman. Morton st, No 40, s s, 150.2 w Bedford st, 24.9x96.6. Prior mort $28,000. July 23, due, &c, as per bond. July 26, 1909. 2:583. 800

N Y LIFE INS CO with Herman Wakeman, Maria L Tuers and Brittania T Mauger. Attorney st, Nos 36 to 44. Extension of mort for $75,000 to June 27, 1914, at 5%. June 22. July 28, 1909. 2:341. nom

Norwood, Margt M and Catherine to MUTUAL LIFE INS CO of N Y. Park av, No 933, e s, 25.6 s 81st st, 25.6x100. Prior mort $——. July 28, due, &c, as per bond. July 29, 1909. 5:1509. 2,500

O'Brien, Wm R to Thos W Strong and ano sub-trustees Thos W Strong. Irving pl, No 53, w s, 53 n 17th st, 26x100. July 20, 5 years, 4½%. July 23, 1909. 3:873. 33,000

O'Reilly, Edwin R to Margt A Claffy. Assignment of interest in estate of Cornelius O'Reilly to secure note for $3,431.55. July 27, 1909. Genl morts. nom

Pratt, Sophia J of Brooklyn, N Y, to Chas A Runk trustee Frederica Hertzel. 48th st, No 112, s s, 145 w 6th av, 20x100.5. July 28, 1909, 1 year, 5%. 4:1000. 1,500

Progress Brass Fitting Co to William Oldermann. Certificate as to chattel mort. July 22, 1909. July 29, 1909. ——

Pfaff, Anna D to City Real Estate Co. 8th av, No 570, n e cor 38th st, No 277, 13.8x63.9. July 23, due, &c, as per bond. July 24, 1909. 3:788. 3,500

Rubinger, Chas to Agnes Neustadt et al exrs Sigmund Neustadt. Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. July 27, 1909, 5 years, 4½%. 1:199. 63,000

Riess, Ernst with Fannie and Florence Ball. 113th st, No 221 West. Extension of mort for $10,000 to July 1, 1912, at 4½%. July 23. July 28, 1909. 7:1829. nom

Robinson, Willmarth A to Susan Mount. 7th av, No 450 (390), w s, 75.10 n 34th st, 18.1x75x18x75. P M. July 24, due July 27, 1912, 4½%. July 28, 1909. 3:784. 45,000

Roffler Construction Co to IRVINGS SAVINGS INSTN. 111th st, s s, 125 w Amsterdam av, 108.4x91.10. Building loan. July 27, 5 years, 6%, until building is completed, and 5% thereafter. July 28, 1909. 7:1882. 160,000

Same to same. Same property. Certificate as to above mort. July 24. July 28, 1909. 7:1882. ——

Rautenberg, Ida wife Ferdinand with BANK FOR SAVINGS in City N Y. Henry st, No 60. Extension of $15,000 mort until July 11, 1914, at 4½%. July 21. July 28, 1909. 1:277. non

Roth, Emil to Christina Bollmann. 49th st, No 503, n s, 75 w 10th av, 25x100.5. P M. July 28, due, &c, as per bond. July 29, 1909. 4:1078. 12,000

Ridder, Lena to Rachel A Bogert. 71st st, No 128, s s, 275 w Columbus av, 18.9x100.5. P M. July 29, 1909, 5 years, 5%. 4:1142. 5,000

Shumway, Sarah R with Mary E Lester. 56th st, No 351, n s, 189.4 e 9th av, 17.10x100.5. Extension of $13,500 mort until July 2, 1912, at 5%. July 2. July 29, 1909. 4:1047. non

Schlesinger, Isaac to DRY DOCK SAVINGS INST. Houston st, No 38, n e cor Lafayette st, Nos 313 to 319, Elm st, as widened, 27.7x100.8x17.7x100.6. July 29, 1909, due, &c, as per bond. 2:522. 55,000

Schneider, Benj to FRANKLIN SAVINGS BANK. 102d st, No 179, n s, 175 e Amsterdam av, 25x96. July 29, 1909, due Jan 29, 1912, 5%. 7:1857. 4,000

Schmidt, Wilhelmina of Arlington, N J, to Chas Handte. 85th st, No 413, n s, 169 e 1st av, 25x102.2. P M. July 29, 1909, 3 years, 6%. 5:1565. 2,000

STATE BANK with William Jay trustee Mary E B Field. Orchard st, No 145. Subordination agreement. July 26. July 28, 1909 2:416. non

Singer, Bertha with William Jay trustee Mary E B Field. Orchard st, No 147. Subordination agreement. July 28, 1909. 2:416. nom

Singer, Mendel to William Jay as trustee Mary E B Field. Orchard st, No 145 to 149, w s, 35 n Rivington st, 3 lots, each 25x87.6. 3 morts, each $30,000. July 28, 1909, 5 years, 4½%. 2:416. 90,000

Sloane, Chas C of Newburgh, N Y, to TITLE GUARANTEE & TRUST CO. Bleecker st, No 368, n w cor Charles st, No 91, 21.4 x70. July 27, due, &c, as per bond. July 28, 1909. 2:621. 14,000

Sarasohn, Abraham H with William Jay trustee Isaac Bell, Jr. Orchard st, No 149. Subordination agreement. July 26. July 28, 1909. 2:416. nom

St Luke's Home for Aged Women with Abraham Fe'fer. Rutgers st, No 22. Extension of mort for $18,000 to Sept 1, 1914, at 5%. July 26. July 27, 1909. 1:273. nom

Sauer, Fredk W to TITLE GUARANTEE & TRUST CO. St Nicholas av, No 769, w s, 61.4 s 149th st, 20.5x114x20x109.10. July 16, due, &c, as per bond. July 27, 1909. 7:2063. 14,000

Schwab, Abraham to Lawyers Realty Co. 4th av, No 433, e s, 79 s 30th st, 21x100. P M. July 26, 1 year, 6%. July 27, 1909. 3:885. 5,000

Schwab, Abraham to Lawyers Realty Co. 4th av, No 433, e s, 79 s 30th st, 21x100. P M. July 26, 3 years, 5%. July 27, 1909. 3:885. 45,000

Scottish Provident Instn with Edw R Andrews, of Boston, Mass. Broadway, Nos 273 to 277, n w cor Chambers st, Nos 71 and 73, 51.1x95.2x50.5x93.11. Extension of mort for £143,938/7/5 until May 20, 1919, at 4%. May 20. July 23, 1909. 1:149. nom

Silverson & London Construction Co to Angie M Booth. Riverside Drive, e s, 86.6 n e 127th st, runs n e 75 x e 141.11 x s e 92.6 x s w 30.1 x w 174.3 to beginning. Certificate of mort for $190,000. July 20. July 26, 1909. 7:1995. ——

Schesinger, Maurice F with Agnes M Scoville. 15th st, Nos 324 and 326, s s, 271.4 e 2d av, 26.4x103.3. Extension of mort for $4,000 to July 15, 1912, 6%. July 23. July 24, 1909. 3:921. nom

Scoville, Agnes M to Louis Flato and ano. 15th st, Nos 324 and 326, s s, 271.4 e 2d av, 26.4x103.3. P M. Prior mort $39,000. July 22, 1 year, 6%. July 26, 1909. 3:921. 500

Sewing, Gottlieb F to Giovanni Russiello. 1st av, No 2169, w s, 25.11 n 112th st, 25x100. July 22, installs, 6%. July 24, 1909 6:1684. 1,000

Strachstein, Rose to Louis Marks. 79th st, Nos 303 and 305, n s, 70 e 2d av, runs n 76.7 x e 30 x n 25.6 x e 25 x s 102.2 to st x w 55 to beginning. Prior mort $38,750. Dec 21, 1908, due Feb 1, 1910, 6%. July 21, 1909. 5:1542. 1,000

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Government Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS
Manager Architectural Paint Dept., C. M. Childs & Co.
Hudson Terminal Building
30 CHURCH ST., N. Y.

Tienken, John M and John H Wohltmann to TITLE GUARANTEE & TRUST CO. 56th st, No 425, n s, 350 w 9th av, 25x100.5. July 26, due, &c, as per bond. July 27, 1909. 4:1066. 12,000

Tully, Edw to EMIGRANT INDUSTRIAL SAVINGS BANK. Varick st, No 230, e s, 48.7 s Carmine st, runs e 48.2 x n 5 x n 61.6 to Carmine st, No 88, x w 18.7 to Varick st x s 48.7 to beginning. July 27, due July 3, 1911, 5%. July 27, 1909. 2:528. 1,000

Tilden Investing Co to City Real Estate Co. 40th st, Nos 105 to 111, n s, 109.11 w 6th av, 90.1x98.9. Building loan. July 26, 1 year, 6%. July 27, 1909. 4:993. 550,000

Same to same. Same property. Certificate as to above mort. July 23. July 27, 1909. 4:993. ——

Trope, Charlotte E, and Georgie M Smith wife Wm H, of Newark, N J, to UNION TRUST CO of N Y. 25th st, Nos 114 and 116, s s, 183.4 w Lexington av, 41.8x98.9. P M. July 23, 5 years, 4½%. July 24, 1909. 3:830. 46,000

Trope, Charlotte E and Georgie M Smith of Newark, N J, to Alice H Reimer. 25th st, No 114, s s, 204.2 w Lexington av, 20.10x98.9; 25th st, No 116, s s, 183.4 w Lexington av, 20.10x98.9. P M. Prior mort $46,000. July 23, due, &c, as per bond. July 24, 1909. 3:880. 12,000

Thirty-Ninth St Theatre Co to LAWYERS TITLE INS & TRUST CO. 39th st, No 123, n s, 86.8 e Broadway, 75x98.9. Building loan. July 19, due July 23, 1914, 5%. July 24, 1909. 3:815. 80,000

Same to same. Same property. Certificate as to above mort. July 24, 1909. 3:815. ——

Toplitz, Harry L to Wm A Campbell. 7th av, Nos 1975 and 1977, e s, 27.11 s 119th st, 36.6x100. Prior mort $42,000. July 22, 2 years, 6%. July 23, 1909. 7:1903. 8,000

Toplitz, Harry L to Wm A Campbell. 7th av, Nos 1971 and 1973, e s, 64.5 s 119th st, 36.6x100. Prior mort $42,000. July 22, 2 years, 6%. July 23, 1909. 7:1903. 8,000

Tuttle, Nathaniel of Croton-on-Hudson, N Y, to LAWYERS TITLE INS & TRUST CO. 84th st, No 336, s s, 358 w West End av, 18 x102.2. July 23, due July 27, 1914, 4½%. July 28, 1909. 4:1245. 16,000

Tobiesen, Eleanor to Rena Sulzberger. 118th st, No 344, s w s, 125 n w 1st av, 25x100.10. P M. Prior mort $——. July 29, 1909, due Aug 1, 1911, 6%. 6:1689. 3,500

Same to Isador Goldstein. Same property. P M. Prior mort $26,500. July 29, 1 year, 6%. July 29, 1909. 6:1689. 1,000

Tubbs, Geo W to LAWYERS TITLE INS AND TRUST CO. 71st st, No 68, s s, 40 e Columbus av, 20x75.5. July 29, 1909, 5 yrs, 4½%. 4:1123. 18,500

U S MORTGAGE & TRUST CO with estate of Bradish Johnson. 6th av, Nos 336 and 338, s e cor 21st st, Nos 66 and 68, 40x 73.9. Extension fo mort for $140,000 to Apr 1, 1912, at 4½%. Apr 1. July 29, 1909. 3:822. nom

Ullman, Samuel to Elias H August and ano exrs and trustees Matilda August. Lewis st, No 146, e s, 45.6 s 3d st, 19x60. July 20, 5 years, 5%. July 26, 1909. 2:356. 10,000

Van Alst, Alice Mac D to TITLE GUARANTEE & TRUST CO. 78th st, No 150, s s, 280 e Amsterdam av, 20x102.2. July 22, due, &c, as per bond. July 23, 1909. 4:1149. 2,000

Same to same. Same property. Prior mort $2,000. July 22, due, &c, as per bond. July 23, 1909. 4:1149. 500

Weisberger, Ignatz to Jane J Thayer et al trustees Geo A Thayer. 117th st, No 433, n s, 244 w Pleasant av, 25x100.10. July 22, 5 years, 5%. July 23, 1909. 6:1711. 20,000

Walton, Eliza D to TITLE GUARANTEE & TRUST CO. West End av, No 333, w s, 51.7 s 76th st, 25x100. July 23, due, &c, as per bond. July 24, 1909. 4:1185. 16,000

Wacker, Catherine and Augusta Schmidt to Josephine B Tichenor. Av A, No 1558, e s, 41.5 n 82d st, 20x77.10. July 23, 1909, 3 years, 6%. 5:1579. 1,000

Weber, Frances L with LAWYERS TITLE INS & TRUST CO. 113th st, No 72 East. Agreement as to share ownership in mort. June 16. July 27, 1909. 6:1618. nom

York, Catherine with Jane J Thayer et al trustees Geo A Thayer. 117th st, No 433 East. Subordination agreement. July 22. July 23, 1909. 6:1711. nom

Zimmerer, John to TITLE GUARANTEE & TRUST CO. 9th av, No 360, e s, 80 n 30th st, 18.6x100. P M. July 16, due, &c, as per bond. July 27, 1909. 3:754. 10,000

BOROUGH OF THE BRONX.

Under the head the * denotes that the property is located in the new Annexed District (Act of 1895).

Ament, Robt S to Excelsior Mortgage Co. Bush st, n s, 110 e Creston av, runs n 92.4 x e 47.8 to c l Old Morris av, closed, x s 91.5 to st x w 48.4 to beginning. Building loan. July 22, due Jan 22, 1910, 6%. July 23, 1909. 11:2808. 10,000

Same to Geo E Buckbee. Same property. P M. July 22, due, &c as per bond. July 23, 1909. 11:2808. 2,650

Amabile, Felix with Jerome S Goldsmith. Elsmere pl, n s, 50 w Marmion av, 25x100. Extension of mort for $3,000 to July 1, 1912, at —%. July 1. July 23, 1909. 11:2956 and 3093. nom

*Arnold, Lucy M to Commercial Finance Co. Waldo pl, w s, 134.2 n Middletown road, 50x100. P M. July 22, 3 years, 6%. July 26, 1909. 1,000

Altro Realty Co and Morris H Hayman with LAWYERS TITLE INS & TRUST CO. Barretto st, n e cor 167th st, 79.11x57.10x 54.7x82.2. Subordination agreement. July 14. July 26, 1909. 10:2718. nom

Abbott, Mary E with Geo W Read. Longwood av, s s, 370.8 e Barry st, runs s 138.8 x s e — x n 151.8 to av x w 50.1 to beginning. Extension of mort for $2,500 to Sept 10, 1912, at 5½%. July 17. July 27, 1909. 10:2736. nom

Bigley, Catherine with Euphemia S Stokes. Valentine av, w s, 325 s 180th st, 16.8x98.6x16.8x98.9. Extension of mort for $2,500 to July 14, 1914, at 5%. July 23. July 27, 1909. 11:3149. nom

Bigley, Cath with Mary Hebe. Valentine av, w s, 341 s 180th st, 16.8x98.5. Extension of $2,500 mort until July 14, 1914, at 5%. July 23. July 27, 1909. 11:3149. nom

Broad Realty Co to Laura Jacobi. Irvine st, w s, 69.4 s Garrison av, 20x50. June 15, 5 years, 5½%. July 27, 1909. 10:2761. 5,500

Same to same. Same property. Certificate as to above mort. July 26. July 27, 1909. 10:2761. ——

Brinckmann, Henry to Fredk W Guy. 134th st, Nos 728 and 730, s s, 303 w Willow av, 26x106.11. July 23, 2 years, 6%. July 27, 1909. 10:2562. 2,000

Badinelli, Giovanni to Amalie Schaaf. 182d st, n e cor Crotona av, 200 to Garden st x 28.7x200 to 182d st x 46.4 to beginning. July 26, due Jan 1, 1913, 5%. July 27, 1909. 11:3099. 10,000

Badolati, Emilia to Alice E Keller. 206th st, s s, 256.8 w Mosholu Parkway South, 16.8x120. July 13, 3 years, 6%. July 17, 1909. 12:3312. Corrects error in last issue, when distance from cor was 240. 5,500

*Baxter, Chas R to Maud V K Drummond of N J. Waldo pl, w s, 109.3 n Middletown road, 25x100. Building loan. July 23, 3 years, 5½%. July 24, 1909. 3,000

*Bohl, Christina to Henry Rehling and ano. Road leading from Westchester to Old Ferry Point, at iron bolt marked "Case," runs n e 366.3 x s e 220.3 x s w 425.9 to road x n e 220.3 to beginning. July 22, 3 years, 5½%. July 23, 1909. 10,000

Bogart, Mary E with John Winters. Washington av, w s, 100 n 179th st, 25x145, except part for av. Extension of mort for $4,500 to July 20, 1912, at 5%. July 20. July 23, 1909. 11:3036. nom

*Barbaria, Nunzio to Melrose Realty Co. 225th st, s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane x28.3x113.10, and being lot 232 map No 1114A of 329 lots part Schieffelin estate. P M. July 21, 3 years, 6%. July 24, 1909. 415

Brady, John to TITLE GUARANTEE AND TRUST CO. 177th st, Nos 67 and 69, n s, 95 w Morris av, 2 lots, each 20x100. Two morts, each $5,500. July 21, due, &c, as per bond. July 29, 1909. 11:2828. 11,000

Blockhaus, Johanna wife of and Herman to Maria Blockhaus. College av, s e s, 50 n 143d st and being s ½ lot 134 map Mott Haven, 25x100. July 1, due, &c, as per bond. July 28, 1909. 9:2324. 2,000

*Boosmann, Bernhard to Fredk Einberger. 1st st, s s, 308 w Av A, 75x65.8x75x76.7, Unionport. July 28, 3 years, 6%. July 29, 1909. 2,500

*Behrens, Anna and John R Peterson with North N Y Co-operative Building and Loan Assoc. Lots 74 and 75 map 105 lots Waring estate. Two subordination agreements. July 12. July 29, 1909. nom

*Childs, Benson to TITLE GUARANTEE AND TRUST CO. Columbus av, n w cor Taylor st, 25x100, and being lot 195a map Van Nest Park, except part for Taylor av. July 28, due, &c, as per bond. July 29, 1909. 5,000

*Campbell, Eliz C and Paul C F to Rebecca Fuhr. Harrington av, n s, 100 e Mapes av, 50x100, and being lots 136 and 137 map Harrington estate, Westchester; also lot 119 map Paul estate, 25 x100. July 28, 3 years, 6%. July 29, 1909. 1,100

*Carlson, Otto and Emma M to The Montatiquot Real Estate Co of N Y. 232d st, s w s, 230 s e 6th st, or av, 25x114.5, Wakefield. July 1, 3 years, 5%. July 29, 1909. 250

Collins, Chas H with TITLE GUARANTEE AND TRUST CO. Pelham av, Nos 602 and 604. Subordination agreement. July 28. July 29, 1909. 11:3078. nom

Callan, James E to Daniel Brady. Marmion av, s w cor 176th st, 100x62. July 28, 1 year, 6%. July 29, 1909. 11:2953. 500

*Costar, George to Katherine Peter. Arnold av, e s, 100 s Libby st, 25x125.4x26.2x133.3; Pelham road, s w cor Libby st, 26.2x 77.1x25x85. July 22, 3 years, 6%. July 24, 1909. 2,500

*Chester Impt Co to Commercial Finance Co. Ellison av, e s, 325 n Marrin st, 25x100, and being lot No 231 map (No 401) Seton, e road from Westchester, runs n e 223.2 x s w 242.11 x s e 96 July 23, 1909. 500

Chester Impt Co to Commercial Finance Co. Ellison av, e s 275 n Marrin st, 25x100, and being lot No 231 man (No 401) Scton homestead. Prior mort $2,500. July 22, 1 year, 6%. July 23, 1909. 500

*Cappiello, Angiolina to Marie Mohlenkamp. Louise st, e s, 100 s Columbus av, 50x100, and being lots 166 and 167 map portion Hunt estate. Prior mort $3,910. July 24, 3 years, 6%. July 26, 1909. 800

Cluse, Eliz M to EMIGRANT INDUSTRIAL SAVINGS BANK. Plympton av, e s, at line bet lots 18 and 19, runs e 100 x n 100 x w 100 x s 100, being part of lots 15 to 18 parcel 17 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907. July 26, 3 years, 5%. July 27, 1909. 9:2521. 4,000

Cronin, Mary to Elk Ridge Corpn. Woodycrest av, s w cor 172d st, 54.9x91.5x60.5x91.4, and being lots 30 and 31 parcel 15 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Prior mort $3,300. July 23, demand, —%. July 24, 1909 11:2873. 7,500

Cerra Realty & Construction Co to American Mortgage Co. Belmont av, w s, 329.7 n 181st st, runs w 80.7 to e s Hughes av x s 49.5 x e 79.4 to Belmont av x49.5 to beginning. July 23, 5 years, 5%. July 24, 1909. 11:3082. 26,000

Same to same. Belmont av, w s, 329.7 n 181st st, 49.5x79.4x49.5x 80.7. Certificate as to mort for $26,000. July 23. July 24, 1909. 11:3082. ——

Dalton, Andrew F to TITLE GUARANTEE AND TRUST CO. 177th st, No 377 East. Subordination agreement. July26. July 29. 1909. 11:2828. nom

Deissroth, Mabel H to Jos W Flynn. 140th st, n s, 100 w 3d av, 50x100. P M. July 28, 5 years, 5%. July 29, 1909. 9:2321. 9,500

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Dalton, Andrew F with TITLE GUARANTEE AND TRUST CO. 177th st, No 69 East. Subordination agreement. July 26. July 29, 1909. 11:2828. nom

Dunne, Pauline G to Carl Eichhorst. Home st, s s,177.11 e Stebbins av, 16.9x80.9x17.11x87.2. P M. Prior mort $3,500. July 29, 1909, 3 years, 6%. 10:2692. 1,250

Ely, Grace T with Bronx Heights Land Co. Lots 133 to 136, 141 to 144, 167 to 175, 215 to 220 and 145 and 146 map Duke Manor property, Bronx Heights Land Co. Agreement as to sums to be paid for release of certain lots. May 14. July 29, 1909. 12:3390. nom

*Eichler, Otto to Phebe Willis. Greene av, s s, 175 w Mapes av, 50x100. July 28, 3 years; 6%. July 29, 1909. 3,000

Ernst, Leonard P to HARLEM SAVINGS BANK. Webster av, late Bronx River rd, w s, 200.3 s McLean av, and being lots 213, 215, 217 and 219 map No 1 of Supreme Court, Valentine agt Brady et al, partition sale of part of Hyatt farm in 24th Ward, 101x125.6 x100x117.5. July 22, 1 year, 5%. July 23, 1909. 12:3308. 4,000

Elmer Realty Co to Geo E Buckbee. 168th st, n s, 98.2 e Walton av, and being lots Nos 16 and 17 map No 1325 property J Fomaine Brown and ano, 50 x 106 x 50.6 x 98.7. P M. Prior mort $10,500. July 22, due, &c, as per bond. July 21, 1909. 9:2466. 2,200

Same to same. Same property. Certificate as to above mort. July 22. July 21, 1909. 9:2466. —

Same to same. Same property. July 22, 1 year, 6%. July 24, 1909. 9:2466. 10,500

Elmer Realty Co to Excelsior Mortgage Co. Sedgwick av, w s, 175 s Depot pl, 25x100, and being lot No 3, parcel 5 map (No 1174) of property at subdivision of estate Wm B Ogden at Highbridge. July 22, due Jan 22, 1910, 6%. July 24, 1909. 9:2540. 6,000

Same to same. Same property. Certificate as to mort of above. July 22. July 24, 1909. 9:2540. —

Same to Geo E Buckbee. Same property. P M. Prior mort $6,000. July 22, due, &c, as per bond. July 24, 1909. 9:2540. 1,500

Fleischl, Emil to DOLLAR SAVINGS BANK of City of N Y. Westchester av, No 514, s s, 29 e Brook av, 27x122x28.1x114.1. July 6, due Dec 1, 1910, 5%. July 27, 1909. 9:2276. 17,000

Same and Bella Kaufmann with same. Same property. Subordination agreement. July 7. July 27, 1909. 9:2276. nom

Fisher, Edwin to Maria L Seiffert. 161st st, No 297, n s, 251 e Morris av, 25x146. July 22, due, &c, as per bond. July 29, 1909. 9:2421. 1,000

Fogal, Alonzo exr Emily Fogal and Emily, Florence and Alonzo Fogal of N Y, Ethel Van Orden of Farmingdale, N J, and Jefferson B Fogal of Asbury Park, N J, children and heirs Emily Fogal to Mary A Kavanaugh. Briggs av, n w s, 50 s w 199 h st, late Garfield st, 25x99. July 28, due, &c, as per bond. July 29, 1909. 12:3302. 2,000

*Fischer, Geo N to Oswald Uhlmann. Bronxdale av, n s, 26.11 e Barnes av, and being lot 10 blk 48 map Morris Park, 26.11x132.4 x25x122.6. July 1, 3 years, 5½%. July 29, 1909. 3,500

Finkelstein, Moses L to Wm H Schott. Vyse av, w s, 200 s 173d st, 50x100. P M. July 28, 3 years, 6%. July 29, 1909. 11:2989. 2,500

*Greenbaum, Charlotte G to Clara A Miller. Theriot av, e s, 52 n Tremont av 50x100. P M. July 28 due, &c, as per bond. July 29, 1909. 2,500

*Galante, Nicola with Grace S Whiting. 225th st, s s, 282.4 e Bronxwood av, 25x139.11 to Corsa lane x28.3x126.11, and being lot 233 map 1114A of 329 lots Schieffelin estate. Subordination agreement. July 23. July 24, 1909. nom

Guidera, Annie and Saverio her husband to DOLLAR SAVINGS BANK of City of N Y. Cambreling av, e s, 100 n 188th st, and being lots 98 to 100 map A S Cambreling, West Farms, 75x100. July 26, 1909, due June 1, 1912, 5½%. 11:3075. 6,500

Giordano, Tommaso to Gennaro Del Pezzo. Arthur av, n w s, abt 150 s 187th st, and being lot No 89 map Union Hill, Powell estate, 50x124, except part for Arthur av. P M. July 22, 1 year, 6%. July 23, 1909. 11:3065. 3,000

*Gleason, Wm F to Kate Williams as trustee Mary Barnes. Lots 65, 67, 175, 176, 209, 226, 227, 228 and 229 map lots of estate of Jos Husson at Clason Point. July 27, installs, 6%. July 28. 1909. 5,000

*Haight, Saml C to Anna A Schulz. Eastern Boulevard, n s, 200 n e road from Westchester, runs n e 223.2 x s w 242.11 x s e 96 to beginning. Prior mort $1,000. July 20, due, &c, as per bond. July 23, 1909. 500

Hale, Eliza A to Edw J Owens. Bainbridge av, No 2561, w s, 96 n Coles pl, 18x69.11. July 26, 1 year, 6%. July 27, 1909. 12:3293. 800

Hansen, Geo to Jacob Gruner. Nelson av, e s, 413 n e Boscobel av, 25x100. Prior mort $——. July 13, 5 years, 5%. July 27, 1909. 11:2873. 6,000

Hasenbusch, Selma to Josephine H Hayward. Tinton av, No 1171, w s, 244.9 s 168th st, 18.6x134.11. July 26, due, &c, as per bond. July 27, 1909. 10:2662. 4,000

Hahn, Joseph and Maurice Stiever to Harriet D Potter. Boscobel av, w s, 292.2 s Boscobel pl, 50x140.11 to Ogden av x68.9x128.5 and being lots 15 and 16 parcel 20 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. July 26, 3 years, 5½% until July 26, 1910, and 6% thereafter. July 27, 1909. 9:2522. 5,500

Hahn, Joseph and Maurice Stierer to The American Swedenborg Printing & Publishing Soc. Sedgwick av, e s, 42.3 n 167th st, and being lots 13 to 15 parcel 4 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 75x115x—x147.4. July 27, due Aug 1, 1912, 5½%. July 28, 1909. 9:2530. 5,000

*Handibode, Peter, Jr, to Chas A Hess. Av E, n w cor 11th st, 108x205, Unionport. July 29, 1909, due Aug 1, 1912, 6%. 5,500

Interborough Hotel Co to James Everards Breweries. 2d av, No 2491. Saloon lease. July 1, demand, 6%. July 26, 1909. 9:2340. 200

Irving Construction Co to Emma Pagendorn. Perry av, w s, 500 n Holt pl, runs w 83.8 to e s Reservoir Oval East x n 2 x e 84.5 to av x s 22 to beginning. Prior mort $5,000. July 23, 2 years, 6%. July 24, 1909. 12:3343. 1,000

Kennedy, Mary E to Anna F Hodgins. Ryer av, No 2043, w s, 220.1 n Burnside av, 25x100. July 22, due Aug 1, 1911, 5%. July 23, 1909. 11:3149. 2,250

Kiernan, Peter to EMIGRANT INDUSTRIAL SAVINGS BANK. Ryer av, e s, 457.5 n Burnside av, 25x99.11x25x99.9. July 26. 3 years, 5%. July 27, 1909. 11:3144 and 3149. 2,000

*Kelly, Sophie to Mary Kearney. Columbus av, s s, abt 120 e Rose st and being lot 22 map 211 lots part of Downing Est, runs s 32.1 x w 94.3 x n 19.4 x e 98.5 to beginning. Prior mort $3,000. July 12, 3 years, 6%. July 27, 1909. 200

*Kahn, Lena to David Mayer Brewing Co. 215th st, 1 te 1st av, s s, abt 164 w 5th av, 112x190 to Sheil st, and being lots 225 and 260 map Wakefield. Prior mort $4,000. July 19, due June 3, 1912, 6%. July 26, 1909. 400

Kuhn, August to John W Thomson committee Louisa Myers. Jerome av, w s, 275 n 184th st, 75x100. July 29, 1909, 3 years, 5%. 11:3199. 14,500

Krabo, Marie and Johanna R Ernst to American Mortgage Co. Vyse av, w s, 125.1 s 180th st, 2 lots, each 38x100.1. Two building loan morts, each $18,500. July 28, 1 year, 5½%. July 29, 1909. 11:3127. 37,000

Same to Hans F N Truelsen. Vyse av, w s, 201.8 s 180th st, 76.8x 167.3x78.9x164. P M. Prior mort $3,500. July 28, 1 year, 6%. July 29, 1909. 11:3127. 4,500

*Kierman, Anna and Martha to Monatiquot Real Estate Co. 7th av or st, s e s, 50 n e 232d st, 25x100, Wakefield. June 28, 2 years, 6%. July 27, 1909. 200

*Knoblock, Rose wife of and Godfrey Knoblock to Monatiquot Real Estate Co. 232d st, s w s, 405 e 6th st or av, 50x114.6. May 27, 3 years, 5½%. July 27, 1909. 1,050

*Katzerinsky, Solomon to Lamport Realty Co. Fort Schuyler road, w s, 25 n Lamport av and being lot 110 map Tremont Heights, 25x109x25x—. P M. Prior mort $——. June 24, installs, 6%. July 29, 1909. 600

Longvale Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 310 n Longwood av, 40x100. Building loan. July 22, 1 year, 6%. July 23, 1909. 10:2710. 27,000

Same to same. Kelly st, e s, 230 n Longwood av, 40x100. Building loan. July 22, 1 year, 6%. July 23, 1909. 10:2710. 27,000

Same to same. Kelly st, e s, 270 n Longwood av, 40x100. Building loan. July 22, 1 year, 6%. July 23, 1909. 10:2710. 27,000

Longvale Construction Co to Geo F Johnson. Kelly st, e s, 230 n Longwood av, 120x100. Prior mort $81,000. July 15, due July 22, 1910, 6%. July 24, 1909. 10:2710. 9,000

Same to same. Same property. Certificate as to mort as above. July 22. July 24, 1909. 10:2710. —

Longvale Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 230 n Longwood av, 120x100. Certificate as to above mort. July 22. July 24, 1909. 10:2710. —

Langbein,, J C Julius to David A and Bertha J Telley. West st, s w s, 245 w Daly av, and being lot No 10 map No 252 of Wardsville at West Farms, 50x117 to 181st st x50.1x114, except part for 181st st. July 22, 3 years, 5%. July 23, 1909. 11:3124. 3,500

*Litpschitz, Eva to Geo Hauser. Magenta av, n s, 125 w Pine av, 50x96x50x95.10 and being lots 213 and 214 map No 426 of building lots near Williamsbridge station. July 15, 3 years, 6%. July 26, 1909. 1,300

*Mafaraci, Cosimo to Bronx Security & Brokerage Co. 211th st, or Magenta av, n s, lots 195A and 196A map (No 426) of lots near Williamsbridge Station. July 23, installs, $25 monthly, 6%. July 28, 1909. 300

*Melrose Realty Co to Annie Davis. Paulding av, w s, 59.6 s 225th st, 50x105.7x50x108.3, and being lots 250 and 251 map 329 lots part Schieffelin estate, except part for Paulding av. P M. July 12, 3 years, 6%. July 27, 1909. 200

*Maurer, Rosa wife of and Ludwig to BRONX BOROUGH BANK. Unionport road, w s, 478 s Columbus av, and being lots 503 and 504 map Van Nest Park, 52x—. July 27, due, &c, as per bond. July 28, 1909. 8,000

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Massimino (John) Co and Leo M Klein and Samuel Jackson with Wm I Seaman. 177th st, n s, at e s Tremont av, runs n 52.7 x e 228.2 to w s Davidson av x s 245.1 to st x — to beginning; 177th st, n e cor Davidson av, 64.8x231.6x54.10x239.4. Subordination agreement. July 26. July 27 ,1909. 11:2862. nom

Moorehead Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Southern Boulevard, w s, 175 s Crotona Park East, 2 lots, each 25x130.1. 2 building loan morts, each $22,500. May 12, due July 28, 1914, 6% until completion of buildings and 5% thereafter. July 28, 1909. 11:2940. 45,000

Same to same. Same property. Certificate as to above morts. May 12. July 28, 1909. 11:2940. —

*Meehan, Wm T to Marie Braconier and ano. Prospect terrace, n w cor 226th st, late 12th st, 25x100. P M. July 26, 5 years, 5%. July 27, 1909. 4,700

*McGurk, John J to Monatiquot Real Estate Co. 232d st, s w s, 230 n w 7th av or st, 25x114.5. June 14, 3 years, 5%. July 27, 1909. 400

*MOUNT VERNON TRUST CO with John L Thomas. Barnes av, s w cor 215th st, 25.6x74.6x25x69.6, Williamsbridge. Subordination agreement. July 1. July 27, 1909. nom

Murray (T F) Real Estate & Construction Co to Benj F Elgar. Park View pl, s e s, 452.10 s w 190th st, 50x90. 2 morts, each $5,000. July 28, due, &c, as per bond. July 29, 1909. 11:3219. 10,000

Same to same. Same prperty. 2 certificates as to above mort. July 23. July 29, 1909. 11:3219. —

Same to Eleanor Elgar et al exrs James Elgar. Park View pl, s e s, 502.10 s w 190th st, 25x90. July 19, due, &c, as per bond. July 29, 1909. 11:3219. 5,000

Same to same. Same property. Certificate as to above mort. July 23. July 29, 1909. 11:3219. —

Massimino (John) Co to Wm I Seaman. Davidson av, e s 90 n 177th st, runs e 58.5 x n 49 x w 56.9 to av x s 49 to beginning. Prior mort $9,000. July 23, 2 years, 6%. July 27, 1909. 11:2862. 1,450

Same to same. Same property. Certificate as to above mort. July 23. July 27, 1909. 11:2862. —

Same to same. Davidson av, e s, 139 n 177th st, 49x55.1x49x56.9. Prior mort $9,000. July 23, 3 years, 6%. July 27, 1909. 11:2862. 1,450

Same to same. Same property. Certificate as to above mort. July 23. July 27, 1909. 11:2862. —

Mosholu Realty Co to Johann B W Lange. Brook av, No 1515, w s, 195.2 s Wendover av, 100x39. P M. Prior mort $21,000. July 20, 1 year, 6%. July 23, 1909. 11:2896. 1,000

McGowan, William to Francesco Miglionico. Park av, n w cor 189th st, 85.3x66.10x90.6x68.9. P M. July 13, due July 20, 1916, 6%. July 24, 1909. 11:3033. 2,250

*Melrose Realty Co to Irving Realty Co. 216th st, s s. 375 e 6th av, and being lot No 522 map (No 1041) Laconia Park, 25x100. P M. July 12, 2 years, 6%. July 23, 1909. 125

*Melrose Realty Co to Irving Realty Co. 216th st, s s, 200 w Tilden av, 50x100, and being lots Nos 523 and 524 map (No 1041) Laconia Park, 50x100. P M. July 12, 2 years, 6%. July 23, 1909. 500

McBride, Peter to Annie McBride. Valentine av, s e s, 487.9 n e 198th st, late Travers st, 25x97.9x25x97.11. July 1, 4 yrs, 5%. July 24, 1909. 12:3302. 7,000

McBride, Peter to Bridget McBride wife Stephen. Valentine av, s e s, 455.9 n e 198th st, late Travers st, 25x97.9x25x97.11. July 1, 4 years, 5%. July 24, 1909. 12:3302. 7,000

*Melrose Realty Co with Grace S Whiting. 225th st, s s, 282.4 e Bronxwood av, 25x139.11 to Corsa lane x28.3x126.11, and being lot No 233 map (No 1114A) 329 lots Schieffelin estate. Subordination agreement. July 23. July 24, 1909. nom

*Melrose Realty Co to Grace S Whiting of Bay Head, N J. 225th st, s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane x28.3x 113.10, and being lot 232 map (No 1114A) of 329 lots of Schieffelin estate. July 16, 3 years, 6%. July 24, 1909. 750

*Same to same. Same property. Certificate as to above mort. July 24 ,1909. —

Mahoney, Hannah, Bridget, Thomas and Timothy to TITLE GUARANTEE AND TRUST CO. Pelham av, No 602 and 604 (Union av), s s, 16.3 e Arthur av, 50.11x108.3x50x98.5. July 28 due, &c, as per bond. July 29, 1909. 11:3078. 7,000

*Marcus, Jos L to James E Humphrey. Carpenter av, No 4228 (2d av,) e s, 50 n 234th st, 25x105.5. P M. July 28, due July 1, 1912, 6%. July 29, 1909. 3,500

Murray, Thomas F to Jane Clavan. 188th st, n s, abt 92.7 w Aqueduct av, 52x109.9x50x124.1. July 27, 1909,due Aug 17, 1910, 5%. 11:3219. 3,500

McCrystal, Edw T to Anne Bergin. Anthony av, s w cor 198th st, 98.11x51.9x98x42.4. Prior mort $4,500. July 28, 3 years, 6%. July 29, 1909. 12:3315. 1,000

*Marcus, Jos L to Geo C Ailinger. Carpenter av, e s, 50 n 234th st, 25x105.5, Wakefield. P M. Prior mort$3,500. July 28, due Jan 28, 1911, 6%. July 29, 1909. 1,000

*Same to James E Humphrey. Carpenter av, No 4238, e s, 175 n 234th st, 27x105.5. P M. July 28, due July 1, 1912, 6%. July 29, 1909. 3,500

*Same to Geo C Ailinger. Same property. P M. Prior mort $3,500. July 28, due Jan 28, 1911, 6%. July 29, 1909. 1,000

*Norwood Heights Realty & Construction Co to Albert E De Mott. 173d st, w s, 331 s Gleason av, and being lots No 571 map Gleason property, 24th Ward, 25x100. July 23, due July 20, 1912. 6%. July 24, 1909. 3,500

Same to same. Same property. Certificate as to consent of mort as above. July 23. July 24, 1909. —

Osterkorn, Eliza to Anna H Winkler. 163d st, n s, 115 s e Courtlandt av, 32x105.7x21x105, except part for st. Prior mort $2,000. July 26, demand, 5%. July 27, 1909. 9:2409. 800

O'Sullivan, Mary to DOLLAR SAVINGS BANK of City N Y. Prospect av, No 695, w s, 301.10 n 152d st, 19.2x95. July 29, 1909 due Dec 1, 1910, 5%. 10:2675. 5,500

Prensky, Abe to Thomas J Keane. Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8. P M. July 28, 1 year, 6%. July 29, 1909. 10:2554. 3,000

Picone, Joseph and Vincenzo Oliva to Bertel Realty Co. Southern Boulevard, n s, 587.6 w Av St John, 37.6x105. July 22, due June 26, 1910, 6%. July 24, 1909. 10:2683. 22,500

Pianisani, Ortensia to Gaetano Marchesini. Belmont av, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10. June 21, due July 1, 1910, —%. July 24, 1909. 11:3083. note, 8,000

Poldow, Joseph to Central Mortgage Co. Concord av, n e cor 147th st, 20x100. Apr 1, 3 years, 5½%. July 27, 1909. 10:2580. 5,500

Same to same. Concord av, e s, 20 n 147th st, 19.8x100. Apr 1, 3 years, 5½%. July 27, 1909. 10:2580. 5,500

Same to same. Concord av, e s, 39.8 n 147th st, 19.8x100. Apr 1, 3 years, 5½%. July 27, 1909. 10:2580. 5,500

Patterson, Frank M with American Mortgage Co. Belmont av, w s, 329.7 n 181st st, 49.5x79.3x49.5x80.7. Subordination agreement. July 23. July 24, 1909. 11:3082. nom

Rosentall, Woolf to Theron S Johnson. Dawson st, No 876, e s, 740.4 n Longwood av, 40.7x100. P M. Prior mort $——. July 22, due May 20, 1912, 6%. July 23, 1909. 10:2702. 4,000

Russhon, Mary to Sophie Wagner. Decatur av, w s, 270 s 205th st, 25x100. July 23, 3 years, 5%. July 24, 1909. 12:3349. 6,000

*Randall, Evelyn to Georgianna Maclay. Park av, c l, 230 s e from Monument No 9 on map land R C Black and ano, contains 9.148-10,000 of an acre; Park av, c l, at n e cor of lot 200x200 recently conveyed to Randall, contains 2,295-10,000 of an acre; Park av, c l, being plot begins 129 s from Monument No 9, on said map, runs e 179.9 x e 20.3 to c l Park av x n 10 x w 200 x s 10 to beginning; plot begins at Monument at s w cor of land conveyed to Wm B Randall, runs w 55.11 to c l Hunter av x n 260 x e 55.11 x s 260 to beginning; Hunter av, c l, distant 55.11 w from w s land Wm B Randall, also 190 from stone monument marking s w cor said Randalls land, runs w 205.1 to c l Clifford av x — x e 207.4 to c l Hunter av x s 110 to beginning; Park av, c l, n e cor land Wm B Randall, runs s w 261.2 to c l Hunter av x n w 77 x n e 200.11 to c l Park av x s 94.11 to beginning; Pelham Bay Park, n s, at s w cor land Randall, runs n 191.10 x n 84.9 x s w 254.1 to c l Clifford av x s 90 x e 297.7 to beginning; Park av, c l, at n e cor land Randall, runs w 269.11 x s 37 x w 207.4 to c l Clifford av x n 66.10 x n e 487.9 to c l Park av x s 105 to beginning, Pelham Manor. July 21, 3 years, 6%. July 23, 1909. 17,000

*Ruggerio, Anthony to Grace S Whiting of Bay Head, N J. 225th st, s s, 282.4 e Bronxwood av 25x139.11 to Corsa lane x28.3x 126.11, and being lot No 233 map (No 1114A) of 329 lots of Schieffelin estate. July 16, 3 years, 6%. July 24, 1909. 750

Russ, Minor O to J C Julius Langbein. West st, s w s, 245 w Daly av, and being lot No 10 map (No 252) of Wardsville at West Farms, 50x117 to 181st st x50.1x114, except part for 181st st. Prior mort $3,700. July 22, 3 years, 5½%. July 23, 1909. 11:3124. 2,300

Rubel, Friedrich to Margt Schaefer. Whitlock av, s w cor 149th st, runs n w 60.11 x s w 69 x s 110 x e 157.6 to av x n 49.11 to beginning. P M. July 14, 3 years, 5%. July 28, 1909. 10:2601. 2,000

*Rupp, Lena and August her husband to Martin D Fink. Westchester av, s w cor 172d st (St Lawrence av), 50.11x121.4x5[illegible]x 130.11. July 22, due July 1, 1912, 6%. July 23, 1909. 3,500

Rindskopf, Jos C and Rosalie Loeb of Schenectady, N Y, to Manhattan Mortgage Co. Eastburn av, late 1st av, e s, abt 440 n 174th st, and being lots 376 and 377 map Mt Eden,10 x100, except part for Eastburn av. Prior mort $——. July 21, due, &c, as per bond. July 27, 1909. 11:2796. 5,000

*Rieger, Carl L to Herbert S Ogden. Columbus av, n s, 50 w Madison st, 25x100. July 28, due Dec 1, 1912, 5½%. July 29, 1909. 4,000

*Staker, Alice M to Herman G Unger. 216th st, late 2d av, s s, 155 e 4th av, and being e ½ of lot No 402, map of Wakefield. 50x 114. July 23, 1909, due Aug 1, 1912, 5½%. July23, 1909. 4,250

Steinkamp, Wm H with Central Mortgage Co. Concord av, n e cor 147th st, 59.4x100. Subordination agreement. July 26. July 27, 1909. 10:2580. nom

*Smalls, Ester to Land Co "D" of Edenwald. Nelson av, n w cor Bland av, 50x100, Edenwald. P M. Jan 26, 3 years, 5½%. July 27, 1909. 980

*Scoini, Domenico to Hudson P Rose Co. Eastchester road, e s, abt 109 s Seminole st and being lot No 147 map 327 lots in Hunter Estate, 27.3x137.7x25x147.4. P M. July 23, due Aug 1, 1912, 5½%. July 24, 1909. 350

Schultz, Bernard to Henry Seebeck. 234th st, n s, 460 w Katonah av, 25x100. P M. Prior mort $3,200. July 23, 3 years, 6%. July 24, 1909. 12:3375. 900

*Schultz, Bernard to Henry Seebeck. 234th st, n s, 435 w Katonah av, 25x100. P M. Prior mort $3,200. July 23, 3 years, 6%. July 24, 1909. 900

Schultz, Bernard to DOLLAR SAVINGS BANK. 234th st, n s, 460 w Katonah av ,25x100. P M. July 23, due July 1, 1911, 5½%. July 24, 1909. 12:3375. 3,200

Schultz, Bernard to DOLLAR SAVINGS BANK. 234th st, n s, 435 w Katonah av, 25x100. P M. July 23, due June 1, 1911, 6%. July 24, 1909. 12:3375. 3,200

Streebrook Realty Co to Dwight C Harris. Vyse av, e s, 100 s 180th st, 72x113.6x70x114.8. Certificate as to above mort. July 22. July 23, 1909. 11:3132. —

Streebrook Realty Co to Dwight C Harris. Vyse av, e s, 100 s 180th st, 37x114.1x35x114.8. July 22, 5 years, 5%. July 23, 1909. 11:3132. 18,000

Streebrook Realty Co to Dwight C Harris. Vyse av, e s, 137 s 180th st, 35x113.6x35x114.1. July 22, 5 years, 5%. July 23, 1909. 11:3132. 18,000

Schaefer, Sarah J to Henry Lubbe. Vyse av, e s, 172 s 180th st, 35x113x35x113.6. July 22, 5 years, 5%. July 23, 1909. 11:3132 18,000

*Sauve, Nellie to Charles F Mueller. Grace av, e s, 50 s Rose pl and being lot No 81 map St Raymond Park, 25x100. July 22, due July 1, 1914, 6%. July 23, 1909. 3,000

Tully Construction Co to LAWYERS TITLE INS AND TRUST CO. Simpson st, e s, 121.10 n Westchester av, 2 lots, each 40x100. Two building loan morts, each $32,500. July 28, due Jan 28, 1911, 6%. July 29, 1909. 10:2727. 65,000

Same to same. Simpson st, e s, 121.10 n Westchester av, 80x 100. Certificate as to above morts. July 28. July 29, 1909. 10:2727. —

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Tessier, Edw M to Henry Brown, of South Orange, N J. Fort Independence st, e s, lots Nos 37 and 38 map of land at Kingsbridge belonging to Wm O Giles, 100x139x90.2x149, except part for Cannon pl. July 22, due, &c, as per bond. July 23, 1909. 12:3258. 7,500

Tulare Realty Co to Christian H Wagner. Intervale av, e s, 242.5 n Freeman st, 50x88.9x50.9x100.3. July 23, due, &c, as per bond. July 24, 1909. 11:2976. 2,000

Same to same. Same property. Certificate as to above mort. July 23. July 24, 1909. 11:2976. ——

Truelsen, Hans F N with Christian Wembacher and ano. 179th st, No 971 East. Extension of mort for $2,500 to Sept 1, 1913, at —%. July 21. July 24, 1909. 11:3132. nom

Thode, Adolphine C to Diedrich Eggers. 188th st, No 530, s e cor Bathgate av, 90x26.8x89.11x28.6. Prior mort $17,500. July 28, due, &c, as per bond. July 29, 1909. 11:3056. 5,000

Same to Morgenthau Co. Same property. Two P M morts, each $6,000. Two prior morts, each $30,000. July 20, due Aug 13, 1912, 6%. July 29, 1909. 10:2727. 12,000

*Valentine, E Russell to Manhattan Mortgage Co. 223d st, n s, 656.10 e White Plains road, 25x100. Prior mort $——. July 19, due, &c, as per bond. July 29, 1909. 3,700

*Same and Northern Bank of N Y with same. Same property. Subordination agreement. July 19. July 29, 1909. nom

*Valentine, Adelia M to Alwell Realty Co. Park av, n e cor 216th st, 100x100. July 28, due, &c, as per bond. July 29, 1909. 7,000

*Same to same. 216th st, n s, 100 e Park av, 50x100. July 28, due, &c, as per bond. July 29, 1909. 4,000

*Same to David Stewart. Park av, n e cor 216th st, 100x150. Prior mort $11,000. July 28, due, &c, as per bond. July 29, 1909. 5,000

Volga Impf Co to Carl Eichhorst. Intervale av, n w s, 655.7 n e 167th st, 75x72.10. P M. Prior mort $5,500. July 9, 2 years, 6%. July 24, 1909. 10:2692. 8,350

Wright (Wm H) & Son, Inc, to Theresa Kramsall and ano. Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x86.8x18.10x84.8. Certificate as to above mort. July 16. July 23, 1909. 12:3300. ——

Wright (Wm A) & Son, Inc, to Theresa Kramsall and ano. Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x84.8x18.10x84.8. July 22, due, &c, as per bond. July 23, 1909. 12:3300. 5,000

Weimar, Henry to Mary S Todd. Hull av, w s, 225 s Wood awn road, 25x110. July 2, 1 year, 6%. July 24, 1909. 12:3333. 200

Weindell, Margaret E to Chas J Schmitt. Perry av, No 3 76, e s, 250 s 209th st, 25x100. July 22, 2 months, 6%. July 23, 1909. 12:3347. 250

*Wilton Investing Co to Alwell Realty Co. Parker av, e s, 175 s Lyon av, and being lot No 17 blk D map (No 1119) of Dore Lyons at Westchester, 25x100. July 23, due July 1, 1912, 5½%. July 24, 1909. 4,000

*Same to same. Parker av, e s, 200 s Lyon av, and being lot No 16 blk D same map, 25x100. July 23, due July 1, 1912, 5½%. July 24, 1909. 4,000

*Same to same. Same property. Certificate as to 2 morts as above. July 23. July 24, 1909. ——

Wellmann, Henry L to GERMAN SAVINGS BANK in the City of N Y. 141st st, No 619, n s, 81 e Beekman av, 27x100. July 26, 1909, 3 years, 4½%. 10:2554. 2,000

Weiher Construction Co to LAWYERS TITLE INS & TRUST CO. Boston road, s e s, 118.11 n e 165th st, 82.11x67.9x70x112.5 Building loan. July 21, due Mar 21, 1910, 6%. July 26, 1909. 10:2622. 55,000

Same to same. Same property. Certificate as to above mort. July 15. July 26, 1909. 10:2622. ——

Same to same. Cauldwell av, w s, 100.5 n 165th st, 60.6x70. July 21, 1 year, 6%. July 26, 1909. 10:2622. 30,000

Same to same. Same property. Certificate as to above mort. July 15. July 26, 1909. 10:2622. ——

*Zuelch, George with John L Thomas. Barnes av, s w cor 215th st, 25.6x74.6x25x69.6. Agreement modifying description in mort. July 15. July 27, 1909. nom

*Zuckerkandel, Rebecca wife of and Abraham and Benj Kimmel to Henry Breslauer as trustee for Mirian Breslauer. Bronx Park av, s e cor Wyatt av, 100x25. July 20, 3 years, 5%. July 29, 1909. 5,000

JUDGMENTS IN FORECLOSURE SUITS.

July 22.

78th st, n s, 144 w Av A, 25x102.2. Mary M H Dayton agt Thomas J Riley et al, Silas A H Dayton, att'y; John B Golden, ref. (Amt due, $1,043.32.)

Walton av, s e cor 179th st, 50x100. Metropolitan Land Co agt Mary I E Starr, Geo Q Collins, att'y; Myron Sulzberger, ref. (Amt due, $6,347.50.)

122d st, Nos 163 and 165 East. Cacelia Kahn agt Harris M Cohn; Moses N Schleider, att'y; Gustavus A Rogers, ref. (Amt due $10,415.)

July 23.

14th st, No 536 East. Ignatz Reich et al agt Samuel E Fox; Amend & Amend, att'ys; Irwin Kurtz, ref. (Amt due $7,783.75.)

Cherry st, No 256 Rosie Punch agt Annie Rutgers st, No 57 Roth; Arnstein & Levy, att'ys; Adelma H Burd, ref. (Amt due, $7,089.66.)

July 24.

119th st, No 132 East. Maude E Cooke agt Adolph Danziger et al; Miller & Breitzfelder, att'ys; Walter Hirsch, ref. (Amt due $16,851.58.)

July 26.

152d st, n s, 134.11 e Morris av, 25x50. James E Humphrey agt Robert Freedman et al; Smith Williamson, att'y; Joseph G Gay, ref. (Amt due, $2,109.69.)

Vyse av, w s, 280 n 167th st, 20x100. Alice Powell agt Silberberg & Saul; Louis F Doyle, att'y. (Amt due, $8,314.45.)

133d st, n s, 75 e 7th av, 25x99.11. Daniel Houlihan agt Isaac Huppert; Wm E Morris, att'y; James Oliver, ref. (Amt due $954.45.)

Madison st, Nos 186 and 188. Jonas Weil agt Davis Burkman et al; Malcolm Sundheimer, att'y; Philip J McCook, ref. (Amt due $10,395.46.)

July 27.

121st st, Nos 321 and 323 East. Belwood Realty Co agt Samuel Kadin; Lese & Connolly, att'ys; William Halpert, ref. (Amt due, $14,221.25.)

Willett av, w s, 100 s 216th st, 100x200. Oscar Scherer agt Emma M Zeltner; John E Brodsky, att'y; Louis B Hasbrouck, ref. (Amt due, $7,343.00.)

Washington av, e s, 258.10 s 174th st, 41.3x109.10. Frederick Oehler agt Sadie Bassel; H Vogt, att'y; Frank Hendrick, ref. (Amt due, $13,080.48.)

July 28.

Thompson st, Nos 98 and 100. John Palmieri agt Pasquale Pati et al; Martin Wechsler, att'y; James Kearney, ref. (Amt due $3,896.72.)

Elizabeth st, No 30. Americus C Stabile agt Joseph Manganaro et al; Palmieri & Wechsler, att'ys; Cambridge Livingston, ref. (Amt due, $3,985 62.)

Pleasant av, w s, 67.7 s 119th st, 16.8x75. Ludwig Reiderer agt Mary Altieri; Charles Putzel, att'y; Wm H Hirsh, ref. (Amt due, $5,758.18.)

LIS PENDENS.

July 24.

Hughes av, n e cor 179th st, 66.5x95x80.9x96.1.

Belmont av, n w cor 179th st, 81.7x11.8x80.9x1.8.

David Stone agt Sophie Knepper; action to foreclose mechanic's lien; att'ys, Spiro & Wasservogel.

Franklin st, Nos 132 to 142.

Varick st, Nos 5 and 7.

Franklin st, n s, 121.8 w Varick st, 12 ins x 87.6.

Florence L Mabee et al agt David S Walton et al; partition; att'y, J S L'Amoreaux.

Grand Concourse and Boulevard, s e s, intersec s w s 178th st, 104.11x100x100x95.6. Van Nest Wood Working Co agt Hagerman Construction Co; action to foreclose mechanic's lien; att'y, D Arthur.

Park Row, Nos 211 and 213. Edmund Guilbert et al exrs agt Arthur W Guilbert et al; partition; att'ys, Mackenzie & Burr.

July 26.

24th st, n s, 218 e 11th av, 75x98.9 Benjamin Riesner agt Lee McCallum et al; action to foreclose lien; att'y, G H Epstein.

July 27.

No Lis Pendens filed this day.

July 28.

40th st, s s, 80 w Park av, 25x98.9. Jacob O Siefert agt James O'Connor et al; action to foreclos mechanics lien; att'y, R E Doherty.

2d av, w s, 75.5 s 55th st, 25x75. Matthew Murphy agt William Murphy et al; partition; att'y, R A B Dayton.

Turnpike road, s s, plot 380 map of Unionport, Bronx. Florence S Crosby agt Robert B Jordan et al; partition; att'y, S Baker.

112th st, n s, 225 e Broadway, 100x100.11. Henry Leerburger agt Hennessey Realty Co; action to restrain, &c; att'ys, Keith & Abbot.

July 29.

Trinity av, Nos 708 to 716. Herman Seiffert agt Patrick McKenna et al; accounting, etc; att'y, I H Harris.

151st st, No 304 East. William Lemler agt Eugene T Hawkins; specific performance; att'y, H Swain.

July 30.

3d av, s e cor 146th st, 28x72x25x84.7. Geo F Mand agt Geo F Murphy et al; action to recover possession of 1-5 part; att'y, F J Kuerzi.

Riverside Drive, n e cor 84th st, 137.5x79x irreg. Wm F Cosgrove et al agt Wm R Stewart et al; notice of attachment; att'y, G H Bruce.

Quimby av, n s, 130 w Olmstead av, 25x108. Thos B Bowne & Son Co agt Emma Uhl et al; action to foreclose mechanics lien; att'y, J Davis.

FORECLOSURE SUITS.

July 24.

8th st, No 363 East. Aaron Franklin agt Herman Martinovitz et al; att'y, N Bardach.

Mercer st, No 235. Amanda A Tiger agt Union Mutual Real Estate Co; att'y, E A Isaacs.

51st st, s s, 165 e 2d av, 20x70.5. Samuel Weiss agt Benjamin F Vineburg et al; att'ys, Quackenbush & Adams.

July 26.

Lots 748, 749, 750, 757, 758, 762, 763, 764, 765, 766, 767, 768, 769 and 770 amended map of Section C, Vyse Estate, Bronx. 2 actions. William L Rose agt Louis J Jacoves et al, att'y, B G Paskus.

Brook av, No 1458. Solomon Moses et al exrs agt Emil Berger et al; att'y, E Menocal.

Av D, e s, 83 s 13th st, 25x105, Bronx Geo Hauser agt Hannah Frankel et al; att'y, H Ogden.

4th st, Nos 32 and 34, Bronx. John Bopp agt Nellie F O'Connor et al; att'y, S J Stilwell.

July 27.

7th av, Nos 2308 and 2310; two actions. Adolph Seelig agt Joel Marks et al; att'y, L J Rosett.

Division st, No 223.

East Broadway, No 234.

Ber Goldstein agt Augusta E Smith et al; att'y, I P Kremer.

121st st, Nos 309 and 311 West; two actions. Wm R O'Brien agt Frank J Cassidy; att'ys, R & F J O'Gorman

White Plains road, n e cor Walkley pl, runs e 75 to Garden st, x n 95 x w 63.1 x s 75.9 to beginning George Walkley agt Louis Barnett et al, att'ys, Wood & Bennett

July 28

102d st, No 124 East. Malvina Russon agt Moses Ochs et al; amended; att'y, M Stein.

Anthony av, e s, 259.2 s Prospect pl, 59.2x92.4 x83.6x90. Estates Settlement Co agt Resht Realty Co et al; att'ys, Carrington & Pierce.

240th st, n s, lots 189 to 192, map of partition of Hyatt Farm, Bronx. Ella L Hebberd agt William Meldrum et al; att'y, B F Gerding.

110th st, No 336 East. Francesca Stropoli agt Mendel Tamor et al; amended; att'y, J L Bernstein.

126th st, s s, 391.8 e 2d av, 41.8x99.11. Metropolitan Trust Co of City of N Y agt Frieda Hart et al; att'y, J B Pine.

Anthony av, w s, 291.11 n Burnside av, 16.8x100. Franklin Savings Bank in the City of N Y agt Bruno Gunther et al; att'y, W M Powell.

July 29.

White Plains road, Nos 3664 and 3666. John Keller agt Adelaide Burlando et al; att'y, J Krause.

Sheriff st, No 83. Samuel Mann agt Harris Lustgarten et al; att'y, J Gans.

8th st, s w s, 254.8 n w Av A, runs n w 19.7 x s w 86.6 x e 12.3 x s 16.10 x s e 3 x n e 97.6 to beginning. John Cehler agt Jennie Wolf et al; att'y, J Krause.

Thompson st, Nos 40 and 42. John Palmieri agt Max Wolper et al; att'y, M Wechsler.

Rock st, s s, 300 e Riverdale av, 25x87. Mary Sweeney agt John J Morley et al; att'y, W C Kellogg.

7th st, s s, 250 e Av A, 25x90.10. Gerson M Krakower agt Meyer Hurwitz et al; att'y, W J Lippmann.

66th st, No 153 West. Equitable Life Assurance Soc of the U S agt Jonas V Spero et al; att'ys, Alexander & Green.

July 30.

117th st, s s, 50 w 2d av, 40x58.5. Belle G Bernheimer extrx et al agt Benjamin Berger et al; att'y, S Wechsler.

Riverside Drive, n e cor 113th st, 52.7x98.7x irreg. Metropolitan Life Ins Co agt Virginia Potter et al; att'ys, Ritch, Woodford, Bovee & Butcher.

18th st, No 530 East. Paul Hellman agt Beatrice Berman et al; att'y, A A Hovell.

Madison st, No 351. Rutherford Realty Co agt Fannie Cohen et al; att'ys, Wells & Snedeker.

2d av, No 2485. Bernard Solarz agt Lena Jacobs et al; att'y, A A Silberberg.

183d st, s s, 94.7 w Washington av, 50x90. Anna M Wolfrum agt Geo L Collins et al; att'y, H C Knoeppel.

121st st, s s, 260 w 2d av, 25x—. Henry Reynard agt Mary Grolig et al; att'y, J P Fallon, Jr.

49th st, n s, 206.3 w 1st av, 18.9x100.5. Otto G Fuchs agt Amalie Herrmann et al; att'y, F C Steffen.

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JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

July.

24 Afmann, Henry M B K Bloch.....143.51
24 Auerbach, Robert C Currie....costs. 73.68
24 Ackerman, Louis H Grad 24.71
26 Allen, John R Cohen 30.35
26 Beck, Max D J Lowenthal.....95.36
27 Aronovitz, Louis National Fireproof Door & Sash Co.. ....539.38
29 Abendschein, Geo F Tenement House Department 265.17
29 Amsden, Orville O et al—Asphalt Ready Roofing Co 71.89
29 Amdo, Tono et al—A Wisser 29.65
29 Amder, Haberto et al——the same.....29.65
29 Ahearn, John F—W H Walker....11,100.79
30 Archibald, Randolph E et al—M J Shults et al 330.27
30 Abramson, Louis et al—J Brean.....1,287.26
24 Bootelkoff, Isaac et al—M Seiff.....388.15
24*Brower, Harry et al J R Schiff.....247.92
24 Brons, Philip & Herman—H H Kahn.240.54
26 Ball, Mary E—Olin J Stephens, Inc..128.83
26 Buradkin, Walter E—A De Lancey....96.25
26 Bennett, Max and Isidor—Williams Caramel Co 107.76
26 Lotstiber, Mina—L Mendelson.....187.34
26 Badgley, Howard G—Alvin Mfg Co...101.78
26 Briggs, Walter J—Acker, Merrall & Condit Co..... .....64.26
26 Burns, Allison H——the same.....112.57
26 Brooks, Harry E—M Brexendorff 76.40
27 Berg, Alexander M—N Y & N J Telephone Co.. ....29.61
27 Berman, Samuel—A Feitelfaum.....124.29
27 Baker, Jearles H—J I Moore 64.67
27 Brown, Samuel—N Siff possession of property and $7567 or 8552.88
27 Brodsky, Samuel et al—G E Harding 218.91
27 Baker, Sarah V—Title Guarantee and Trust Co.. ....2,904.41
28 Bennett, Clarence H et al—Carnegie Trust Co.....560.40
28 Brown, Geo J—Press Pub Co.....63.92
28 Beveridge, J Wallace—W Plate.....140.59
28 Bremer, Christina—J Seeman et al...220.45
28 Britting, Valentine—B Lattner.....237.38
28 Blummenreich, Gustav—International Wine & Liquor Co.....116.75
28 Beach, Ralph H—J R Williston et al.30,708.53
29 Brayman, Wm D et al—Asphalt Ready Roofing Co 71.89
29 Bernardo, Charles et al—Schieffelin & Co. 213.90
29 the same——A Bruen et al.....263.92
29 Bricca, Louis—E R Ersing et al.....280.72
29 Bikoff, Jacob—D Boudnoff 1,402.77
29 Blumberg, Samuel—V Halper 144.80
29 Bradner, E Warwick—F W Evers....103.33
30 Benincasa, Michael—N Y Edison Co...48.77
30 Brown, David S Jr—Harcourt Realty Co. 521.80
30 Borghard, Frederick Jr—Lachman & Jacobi Inc 378.83
30 Benirati, Anton—M Liebesman 30.49
30 Busch, Max—F de Montebello et al...189.07
30 Biddle, Edwin C et al—J Bean.....1,287.26
24 Cashman, Henry D—N Y School of Automobile Engineers.....875.85
24 Carson, Chas G—H Goldwater et al....98.06
26 Chapman, Frank B—K E Esmay et al..31.94
26 Cullen, Bridget—Forty-second St, Man & St Nic Ave Ry Co.....114.10
27 Carroll, Joseph B N Y & N J Telephone Co..... ....37.28
27 Chasmar, Alfred E—N Y Telephone Co.39.08
27 Crispins, Elizabeth—A Scherer et al..329.27
27 Crow, David—M A Isaacs 1,688.06
27 Constantine, Richard B—Chas M Decker & Bros.. ....105.36
27 Crawford, George—Northern Trust Co.. .....6,315.62
28 Carlin, James et al—J Sinnott et al..121.27
28 Carroll, John V—S Lange.....178.37
28 Camphausen, Gustav P—M Hasbrouck et al 118.67
28 Chisholm, Walter & Mary R—L S Smith et al 2,017.86
29 Cohen, Isaac & Sarah et al—B Horn et al 574.97
29 Cohen, Isaac et al——the same.....574.97
29 Cooper, Fred B—B K Bloch.....140.88
29 Cramer, Joseph D—H Eggers et al....165.20
29 Curtis, Wm H—S M Milliken et al....102.47
30 Cohen, Benjamin et al N Y Edison Co 15.85
30 Corbett, Robert B—F D Dowley.....69.39
30 Cella, Peter Ammone Mfg Co. 326.53
30 Cooper, Abel & Joseph—M Gruber et al.40.80
30 Cummings, Mary F N Kenney.....90.10
30 the same——T Kenney 90.10
30 Caplan, Frank et al—J Brean.....1,287.26
24 Decker, Alfred W W Astor 48.75
24 Denkowitz, Isidore S et al—M Seiff...388.15
24 Donohue, Daniel et al—H Nicholson et al 426.88
26 Donihee, Delia J—J Gordon.....32.61
26 Danziger, Israel—Minett Varnish Co...81.57
27 Dressler, Hyman—J Rheinfrank Co..298.00
28 Duro, Felice—Cross, Austin Ireland Lumber Co 37.45
28 Dogguardi, Salvatore Francis C Neale, Inc. 60.86
29 Donaldson, James R—Aetna Life Ins Co of Hartford, Conn.....69.30
29 Drubin, Max et al—B Horn et al.....574.97
29 the same——the same 574.97
29 Dickerson, Geo M—New England Mutual Life Ins Co 53.25
29 Di Micelli, Albert—S Calafiore.....52.18
30 Davis, David—P Epstein 35.34
30 Dresner-Wall, Mila B—M Spergel.....81.65
30 Dubrin, Israel—J T Stanley.....107.17
30 Dale, John J—L J Fagan.....36.62
30 Dugan, Edw C—M M Dugan 139.89
26 Eckstein, Alfred J—C S Boehm et al.680.96
26 the same——L Kopetzky 220.38
27 Erickson, Alexander H—N Y & N J Telephone Co 120.21
27 Elman, Samuel D et al—H Kubersky et al 298.85
27 Epstein, Samuel and Jacob et al—H Kubersky et al 298.85
28 Etter, Norman A—Cross, Austin & Ireland Lumber Co..... .....227.77
28 the same——the same 423.67
28 the same——the same 464.37
28 Everett, Joseph H—F de Montebello et al 59.56
28 Eusner, Ernestine—E J Lyons & Raas Co 156.37
29 Epstein, James—A Rothstein 83.91
29 Ellick, John—American Stove Co.....103.26
30 Evans, Amos H—N Y Edison Co.....37.81
30 Ericson, Alfred C H Kirk 201.64
30 Emdin, Jacob et al—G A Stafford & Co.266.92
24 Fleischner, Albert—L Rothschild et al.71.86
26 Friedman, Daniel—H M Levin.....49.72
26 Fisher, Frederick G—R R Bennett...97.36
26 Friedman, Max—J Grossman.....27.72
26 Foster, Omega H—Acker, Merrall & Condit Co 639.28
27 Frohlich, Gustav et al—A Weiss...1,255.50
27 Freese, John H—J Wanamaker 93.92
27 Fishbein, Louis et al—V Loewers Gambrinus Brewery Co 1,312.31
27 Frost, Charlotte B—W W Ranney ..451.20
28 Foley, William et al—J Sinnott et al..121.27
28 Fuchs, Max by gdn—A H Joline et al. .....costs, 107.88
28 Feist, Louis Jr et al—E C Van Derlip.585.38
28 Feist, Louis, Jr——the same.....511.52
29 Feinberg, Jacob—E F Tierney.....38.93
29 Freese, John C—M Dohrmann.....102.41
29*Fraun, Isidor et al—B Horn et al....574.97
29*Frastiter, David et al—Bennett & Gompper Co 177.11
29 Finkel, Philip—B Lifshutz 170.15
29 Foerster, Maria—S L Titus.....354.10
30 Flanagan, Mary—I Cahn 75.40
30 Fisher, Frederick K—G Baumann.....412.53
30 Friedman, Sarah—N Y Edison Co.....30.56
30 Fox, Gustave J——the same.....37.96
30 Fidler, Solomon—R E Budlong, Jr.....158.60
30 Franz, Jacob J—Bauer & Block.....23.76
30 Fine, Samuel L et al—L Markel.....111.91
30 Fine, Samuel L et al—D Galenski.....114.80
24 Goldberg, Harry—Gomprecht Sausage Co. 63.69
26 Goldstein, Victor—J Finkelstein by gdn. 519.65
26 Gannes, Agnes—M A O'Reilly 38.55
26 Geitzholz, Annie—M M Clement, comm'r. 1,820.00
26 Gennis, Sigmund M—J McKesson, Jr et al 161.50
26 Geiverty, Mary & Hirsh—G Seligman. .98.25
27 Guinan, Frank M—N Y & N J Telephone Co..... .....43.93
27 Gordon, John J—J R Haney 2,570.44
27 Gilroy, Eugene C—J D Richards 63.06
27 Guyon, Sidney C—John Wanamaker, N Y 28.08
27 Guzy, Charles—E Solomon et al.....204.60
27 Gottsegen, Louis—Metropolitan Tobacco Co..... .....107.96
27 Gordon, Louis—S Ellinger 189.72
27 the same —the same 182.22
27 Gilleran, Thomas et al—J Oppenheim 270.16
27 Gartner, Joseph A F Schwarzler..... .....costs 109.85
28 Green, Joseph—M Kepes.....828.78
28 Gilroy, Eugene C—R A Sasseen.....366.94
28*Goldstein, Abraham et al—M Malbin.322.70
29 Goetz, Ferdinand et al—N Y Telephone Co 29.48
29 Grens, Stephen or Stefan—Improved Smoking Process Co 99.72
29 Gimbernat, Jules R—A W Tomlinson..453.80
29 Grebel, Rubin—B Fried 64.05
29 Gale, Wilbur R—Bennett Sloan & Co..91.30
29 Goldstein, Louis—Jefferson Bank 139.55
29 Gold, Ziske & Reisel*—F Dorfman....63.40
29 Gans, John et al—W Stein.....36.65
30 Gabler, Frank M—Wheeling Currogating Co 79.51
30 Grimley, Chas H—K J Moeser 534.41
30 Greenberg, Samuel—M Abramovici...158.87
30 Gartelman, Henry—T A Bingham.costs, 94.85
30 Gerard, Victor F—C Ironmonger.....225.11
24 Hoffman, Fishel & Isidor et al—J Katz. 114.75
24 Haupschein, Harry—M Rollnick 28.31
24 Hall, Chas M—Westminster Abbey.....28.46
26 Halpern, Morris J—I Einhorn.....126.78
26 Health Chemical Co—S V De Forest et al 47.46
26 Hamburg, Max—M Erlwein 29.69
26 Herold, Mark—C Segall 89.74
26 Howard, Francis G—Hudson Struc Steel Co..... .....22.76
27 Hinnes, Fannie et al A Weiss 1,255.55
27 Hauser, Sigmund B—M H Ullman et al 22.72
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Empire State Surety Co—P W Cullinan. 1906. .....1,892.73
Manhattan Tin Roofing Co—N W Ryan. 1909 .....201.72
Delembra Const Co—Olin J Stephens, Inc. 1909.. .....342.68
London Assurance Corporation—L J Hart. 3,733.90
Pelham Bldg & Land Co—McDougall & Potter Co. 1909 .....132.38
Wallace Fertilizer Co Inc—Mechanics' Trust Co of N J. 1908.....10,142.47
[1]Sturtevant Realty Co—J D Evans. 1909... .....3,701.80
Hyams Realty Co—M Bester. 1909.....131.16
Nicoland Amusement Co et al—J Oppenheim. 1909..... .....270.16
Meade & Post Co—H Menden. 1909.....503.54
[6]Madison Avenue Hotel Co et al—Stanley Advertising Agency. 1909.....2,552.74

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution [6]Annulled and void.

MECHANICS' LIENS

July 24.

162—Satisfied.
163—86th st, s s, 150 e Riverside Drive, 75x100. Empire Floor Tile Co agt Henry Schif and Sanitary Art Tile Construction Co.4,341.66
164—1st av, No 954. Emma B Miller agt Jacob Hoffman Brewery Co and Louis Gscheidlein 85.00
165—61st st, No 125 East. Wm A Haase agt Mrs Helene M Phelps and John Fulton, Inc 419.40
166—8th av, Nos 711 to 715. Herman & Bachner agt Wm W Astor and Charles Newmark 467.00
167—Chrystie st, No 80. Solomon B Blaustein agt Arnold Kadish et al and — Keisler..32.73
168—Ridge st, No 55. Wolf Gelband agt Charles I Weinstein Realty Co and Julius Miller 265.00
169—43d st, No 362 West. Jacob Kushakow agt Barnard Curry and Philip J Curry and James G Crave 45.00
170—Washington av, Nos 1574 to 1580. Eagle Plumbing Supply Co agt Harry M Goldberg and Isadore Kaplan 65.58
171—St Nicholas av, n e cor 172d st, 94.6x125. John C Watson agt Kingsway Construction Co 825 00

July 26.

172—Columbus av, w s, whole front between 109th and 110th st, 300x200. William Weingarten agt Cathedral Realty Co and Levine & Poesner 150.00

July 27.

173—Allen st, Nos 27 and 29. Joseph Eisner agt Abraham Satz and Max Wasserman. 70.00
174—Same property. Adolf Klinger agt same. 35.00
175—132d st, No 10 East. Herman Slate So agt Louis Segelbohm.. .....142.50
176—Macombs road, s w cor Nelson av, 150x irreg. John Zeto agt Mollie Wendler and E R Wendler 300.00
177—31st st, No 400 West. Morris Herschenhaus agt Sweeney Estate and Louis Post.. .....24.00
178—150th st, n s, 100 w 7th av, 150x99.11. Alliegro & Spallone agt Bisch-Hoeff Realty & Construction Co 3,075.58
179—226th st, s s, 255 w Barnes av. Katarina Masche agt Lena Romeo and Michael Romeo 43.00
180—127th st, No 122 West. Morris Mollot Bros agt Isaac Steinberg and Jacob Falkenberg and Samuel Kessler 100.00

July 28.

181—43d st, No 362 West. Huston & Corbitt Co agt John Doe and James G Crowe..329.00
182—Satisfied.
183—43d st, No 362 West. Huston & Corbitt Co agt Bernard & Philip Curry and James G Crowe 329.00
184—Brook av, n w cor 170th st, 50x90. Jacob Kaplan agt Geo H Hill and Gottesman & Hirshkowitz 328.45
185—Walker av, e s, 72 s Grant st, 27.5x112. Julius Oehrlein agt Minnie Marcus and Charles Peterson 500.00

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186 Amsterdam av, s w cor 171st st, 100x100. Geo E Scully agt Lincoln Holding Co and Weisberg Co, Inc 75.00
187 2d av, No 1174 Abram Feuer agt John Harris and Edward Feuerstein 20.00
188 139th st, Nos 161 to 169 West. Harry Rotman agt Lenox Realty Co and Daniel A Wood 42.00
189 134th st, No 811 East Harbison-Walker Refractories Co agt Zimmerman & Singer. 200.00
190—Av A, No 1661. B Getelman & Co agt Sophie Hyman and S Hendeson.....105.00
191 Varick st, No 22 Wm F Lennon agt Leo Hutter (renewal) 416.00
192—Jerome av, No 3170. Wm F Lennon agt Leo Hutter (renewal) 362.00
193—7th av, s e cor 111th st, —x—. Polak & Schuelman agt Greencourt Building Co. (renewal) 345.00

July 29

194—42d st, No 362 West. Frank Jeckel agt Bernard Curry and James G Crowe....150.00
195—160th st, Nos 511 to 527 West. Samuel Soffen et al agt Harris & Abraham Cohen and Harris Parslov 150.00
196—130th st, n s, 80 w Lexington av, 80x100. Phillip Cohen et al agt Meyer Sacks. 1,450.00
197—Stanton st, No 50. Herman Baron agt Morris Bresky, Louis Fein and Louis Baron 275.00
198—Park av, s e cor 103d st, —x—. Pittsburgh Plate Glass Co agt Cohen & Kraft (renewal) 383.70
199—Manida st, s w s, 158.1 s e Garrison av, 450x100. Ficklen Concrete Construction Co agt Meehan Building Co 2,766.25
200—Garrison av, n e cor Manida st, 113.5x 143.7x100x90.2. Same agt Robert E Simon. 148.75
201 Manida st, n e s, 90.2 s e Garrison av, 325x100 .....
Manida st, n e s, 465.2 s e Garrison av, 50x 100 .....
Manida st, n e s, 188.10 n w Lafayette av, 75x100 .....
Manida st, n w cor Lafayette av, 163.10x100. Ficklen Concrete Co agt Manida Co...1,375.10
202—Manida st, s w s, 158.1 s e Garrison av, 325x100 .....
Manida st, s w s, 483.1 s e Garrison av, 100 x100 .....
Same agt Meehan Building Co.....788.00
203—Garrison av, s e cor Huntspoint road, 100 x743.7. Ficklen Concrete Construction Co agt Huntspoint Construction Co 1,581.00
204—Sullivan st, No 136. Michael Ciruzzi agt Emilia Di Giacomo, Guiseppe B Jarbieri & Giuseppe Alnotto 22.00
205—Macdougal st, No 117. Paul Heller agt Teresa Bianchetti and Peter Bianchetti.56.46
206—3d st, Nos 81 and 83 East. Samuel Eichenbaum agt Louis and Mary Frankenthaler and H L Rockmore 177.33
207—Garfield st, e s, 100 n Van Nest av, 30x 100. Leiman & Kaplan agt First Van Nest Hebrew Congregation (renewal) 3,000.00

July 30.

208—Minford pl, w s, 300 n 172d st, 100x102. Rosaria Laura agt Arthur W Wall, Arthur W Wall Construction Co and John Althouse. 600.00
209—66th st, Nos 229 and 231 West. Harry Ginsberg agt Emma C Beard (renewal)..127.55
210—Trinity av, Nos 971 and 973. Rathe & Scheiberg agt Frank Zinga and H C Smith (renewal) 116.00

BUILDING LOAN CONTRACTS.

July 24.

Southern Boulevard, n s, 587.6 w Av St John, 37.6x105. Bartel Realty Co loans Joseph Picone and Vincent Oliva; to erect a 5-sty tenement; 14 payments 22,500
168th st, n s, 98 e Walton av, 50x109x50x98. Excelsior Mortgage Co loans Elmer Realty Co; to erect two 2-family dwelings; 6 payments 10,500
Sedgwick av, w s, 175 s Depot pl, 25x100. Same loans same; to erect a 2-family dwelling; 6 payments 6,000
Parker av, e s, 175 s Lyon av, 50x100. Alwell Realty Co loan Willou Investing Co; to erect two 2 sty dwellings; payment 8,000
Waldo pl, w s, 109.3 n Middletown road, 25x 100. Maud V K Drummond loans Chas R Baxter; to erect a —sty building; 3 payments 3,000

July 26

26th st, n s, 375 w 6th av, 50x98.9. City Mortgage Co loans the Loft Realty Co; to erect a —sty building; — payment....169,000
Delancey st, n e cor Mangin st, 50x100. City Mortgage Co loans Max Jacobson Realty Co; to erect a —sty building; — payment. 10,000
99th st, n e cor West End av, 116x100.11. City Real Estate Co loans Allendale Bldg Co; to erect 12-sty apartment; — payment. 660,000
39th st, n s, 86.8 e Broadway, 75x98.9. Lawyers' Title Insurance & Trust Co loans the 39th St Theatre Co; to erect a —sty theatre; — payment 80,000
Kelly st, e s, 230 n Longwood av, 129x100. Lawyers Title Insurance & Trust Co loans Lomgvale Const Co; to erect a —sty building, payment 71,000

July 27.

Concord av, n e cor 147th st, 59.4x100. Central Mortgage Co loans Joseph Poldow to erect a —sty bldg; 6 payments 16,500

July 28.

40th st, n s, 109.11 w 6th av, 90.1x98.9. City Real Estate Co loans Tilden Investing Co; to erect a 12-sty store, loft and office building; — payment.....550,000
111th st, s s, 125 w Amsterdam av, 108.4x 91.10. Irving Savings Institution loans Roffler Construction Co; to erect a —sty building 4 payments 160,000

July 29.

Vyse av, w s, 163.2 s 180th st, 38.1x100.1. American Mortgage Co loans Marie Krabo and Johanna R Ernst; to erect a 4-sty tenement; 13 payments 18,500
Vyse av, w s, 125.1 s 180th st, 38.1x100.1. Same loans same; to erect a 4-sty tenement; 13 payments 18,500
Central Park West, n w cor 64th st, 100.5x 150, Metropolitan Life Ins Co loans Harperly Hall Co; to erect a 12-sty co-operative apartment; 12 payments 725,000
Boston road, s e s, 118.11 n e 165th st, 82.11 67.11 .....
Cauldwell av, w s, 100.4 n 165th st, 75x51.6. Lawyers Title Ins & Trust Co loans Weiher Construction Co; to erect a 6-sty apartment; 7 payments 85,000
Van Nest av, n s, 50 w Barnes av, 25x100. Herbert S Ogden att'y loans Carl L Rieger; to erect a 2-sty dwelling; — payment..4,000

July 30.

Simpson st, e s, 121.10 n Westchester av, 40x 100 .....
Simpson st, e s, 161.10 n Westchester av, 40x 100 .....
Lawyers Title Ins & Trust Co loans Tully Construction Co; to erect two 5-sty apartments, 11 payments 65,000
Westchester av, s e cor Bergen av, 78x173.6x irreg. Metropolitan Life Ins Co loans Wm T Keogh Amusement Co; to erect a 2-sty office, stores and theatre; 9 payments....225,000
Honeyville av, n w cor 178th st, 36.6x140.3.
Honeywell av, s w cor 178th st, 35.7x140.3. Bronx Investment Co loans Anna A A Brandt; to erect two 5-sty apartments; 5 payments 44,000
Fowler av, w s, 125 n Rhinelander av, 25x142. Alwell Realty Co loans Frederick O & Veronica Quarg; to erect a 2-sty dwelling; — payments.. 4,000
Faile st, e s, 300 s Spofford av, 125x100. Hunts Point Estates loans Spoffard Estates; to erect a 6-sty dwelling; 8 payments..38,500
Wadsworth av, w s, 184th to 185th st, 179.10 x70. North American Mortgage Co loans Getskay Realty Co; to erect a 6-sty anartment; 14 payments 155,000

SATISFIED MECHANICS' LIENS.

July 24.

Belmont av, n w cor 189th st. Joseph Shanske agt Louis Moschese et al. (July 7, 1909). 1,050.00
150th st, Nos 269 to 273 West. Emery Roth agt Bisch-Hoes Realty & Construction Co et al. (July 17, 1909).....300.00
Grant st, n e s, 88.8 e Main st. Adam Janson agt Dora Jacobstat et al. July 9, 1909) 446.85
Belmont av, w s, 280 n 181st st. G B Raymond & Co agt Cerra Realty & Construction Co et al. (Feb 15, 1909).....504.41

July 26.

Belmont av, Nos 2159 and 2161. Jamestown Hardwood Trim Co agt Cerra Realty & Const Co et al (May 21, 1909).....750.00
[2]112th st, Nos 9 to 17 West. Abraham Greenzweig agt Aaron Guidalia et al. (June 7, 1909) 465.00

July 27.

[1]Hoe av, w s, 125 n 172d st. Rohman Plumbing Co agt Bryant Co et al. (July 24, 1909) 450.00
200th st, n s, 35 w Briggs av. Clyde F Howes agt Nicholas Hodes et al. (June 18, 1909.) 733.06
Same property. Patrick F Halloran agt same. (June 21, 1909) 785.34
8th st, No 383 East. Hydraulic Press Brick Co agt H Mortinowitz et al. (May 14, 1908) 114.00
Hester st, No 55. Clarence V Cheesman agt Reuben Satenstein et al. (June 29, 1908) 95.00

July 28.

[2]Leggett av, n w cor Kelly st. 118.8x110x irreg. Albert E Davis agt Philipp Freudenmacher et al (July 15, 1909).....400.00
200th st, n s, 35 w Briggs av. Clyde F Howes agt Nicholas Holdes et al. (June 18, 1909) 733.06
Pleasant av, No 314 Pittsburgh Plate Glass Co agt Protective Realty Co et al. (Nov 30, 1907) 73.00
42d st, Nos 118 and 120 East. Frank Heitzner & Co agt Adrian H Joline et al. (Mar 8, 1909) 1,635.00
200th st, n s, 35 w Briggs av. Robert H Mathews Co agt Nicholas Hodes et al. (July 9, 1909).....400.18
42d st, Nos 118 and 120 East. Frank Heitzner & Co agt Adrian H Joline et al. (Mar 8, 1909) 12,000.00
25th st, Nos 406 and 408 East. Sam Gold agt Morris Weiss et al. (Nov 30, 1908).....25.00

July 29.

Longwood av, s s, whole front between Kelly and Beck sts. Sandy Adams et al agt Rentiel Construction Co et al (July 23, 1909). (By bond) 5,185.50
Audubon av, w s, 177th to 178th st. Geo H Shuman agt Washington Heights Development & Construction Co et al (Jan 26, 1909) 1,496.66
[3]Cauldwell av, w s, 399 n Westchester av. Angelo Gagliano et al agt Hyman Construction Co et al (Nov 20, 1908).....90.00
Broadway, w s, near 190th st. Great Northern Engineering & Supply Co agt Henry Nauman et al. (July 16, 1909).....394.50
200th st, n s, 35 w Briggs av. Raffaele Di Fizia et al agt Nicholas Hodes et al. (June 3, 1909). 345.00
150th st, n s, 100 w 7th av. Church E Gates & Co agt Bisch-Hoef Realty & Construction Co et al (July 28, 1909) 1,211.95

July 30.

Anthony av, n w cor 174th st. Moore & Landsiedel agt Ekwanok Realty Co et al. (July 1, 1909).....50.00
[3]62d st, n s, 160 e 2d av. S P Pearson & Co agt Benitor Revirra et al. (Dec 20, 1907). 6,950.00
[3]62d st, n s, 150 e 2d av. T H Simonson & Co agt Benito Rivera Co et al. (Dec 21, 1907) 7,472.66
[3]62d st, n s, 100 e 2d av. Isaac Moritz agt Benitor Revira et al. (Dec 21, 1907)..1,910.11
[3]62d st, n s, 160 e 2d av. White Van Glahn & Co agt same. (Dec 21, 1907).....275.00
[3]Same property. Frank Voigtmann et al agt Benito Reviro et al. (Dec 21, 1907)...2,590.00
[3]Same property. Ritchings & Sontar Co agt Benito Rovera et al. (Dec 21, 1907)....350.00
[3]Same property. George Brown & Co agt same. (Dec 23, 1907) 3,000.00
[3]Same property. Tuttle Roofing Co agt same. (Dec 23, 1907) 1,325.00
[3]Same property. Kyrie S Evans agt Benito Revira Cigar Co. (Dec 23, 1907).....844.50
[3]Same property. Peter Nelson agt Benito Rivera Co. (Dec 23, 1907) 252.52
[3]62d st, n s, 118 e 2d av. Frank Voightmann et al agt Benito Revira et al. (Dec 23, 1907) 2,590.00
[3]62d st, n s, 160 e 2d av. Joseph Elias agt same. (Dec 23, 1907) 425.00
[3]Same property. Peter McKay agt same. (Dec 23, 1907) 1,000.00
[3]62d st, n s, 118 e 2d av. Jacob Stockinger agt same. (Dec 23, 1907).....600.00
[3]62d st, n s, 160 e 2d av. Campbell & Morgan agt same. (Dec 23, 1907).....586.00
[3]Same property. Nathan Peck et al agt same. (Dec 24, 1907) 8,424.45
[3]Same property. Wm B Richardson et al agt same. (Jan 8, 1908) 112.50
[2]Longfellow av, w s, 107.3 n 167th st. Jacob Keller Contracting Co agt Emma M S Mestaniz et al. (July 21, 1909).....736.22

ATTACHMENTS.

July 22.

L Cohn Hand-schuhfabrick, Bennett & Luchs, $18,323. H H Maass

July 23

No Attachments filed this day.

July 24.

Boyer, Frank W Lorwin, Teller & Co $118 C La Rue.
El Arco Mines Co John W Smith, $45,000, Studin & Sonneberg.
Edwards, Frank F Jane L Robertson et al, $6750, Bear & Pard

July 26, 27 and 28

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

July 23, 24, 26, 27, 28 and 29.

Brigante, M. 59 Crosby st..Otis Elevator Co. Elevator Fixtures. 2,000
Flood & Hanrahan. 172d st and Gleason av.. N E Mantle & T Co Tileing, &c. 100
Rozzlano, V 2295 1st av. N E Mantle & T Co. Tileing, &c. 144
Reilly, T..A B See E Co. Elevator. (R) 375
E J Rieser & Co. 1565 Broadway..Alberts Gas Fix Co Gas Fixtures
Wainwright, W. 181st st and Walton av..Albert Gas Fix Co Gas Fixtures 693

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REAL ESTATE RECORD AND BUILDERS GUIDE.
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WITH the exception of brick the majority of the materials entering into the construction of urban buildings have been steadily increasing in price this spring and summer; and if these materials are pushed much farther the cost of building will be returned to somewhere near the level of 1907. It is very much to be hoped that such will not be the case. When building becomes very expensive it ceases to be profitable to anybody but the mechanic, and he usually takes his profit in the form of a license to diminish with impunity the efficiency of his work. It frequently happens in New York and the other large American cities that high prices do not have their natural effect of cutting down construction, because under certain abnormal but frequently recurring conditions, builders can see a profit even in erecting excessively costly buildings, but whenever this occurs it means that conditions have become unwholesome and that the excess of one year will be followed in another by a very lean season. The recent increases in materials are not exorbitant; and they mean merely that the producers are becoming able to assert their right to fair profits; but if they go much farther they should be followed by a decrease of demand that would check any additional increase. Such years as 1906 always bring such years as 1907 and 1908. It will be far better to have a succession of years like 1909, in which activity did not mean inflation, and in which economy of production was not sacrificed to temporary and partly fictitious profits. As a matter of fact, it is probable that in 1910, while real estate may be more active than in 1909, building will be less so. The large amount of construction planned during the current year has consisted mostly of loft buildings, flats and apartment houses. The work of providing accommodations for the wholesale trade north of Twenty-third street will be continued in 1910, but it can hardly maintain the pace which has recently prevailed. Elevator apartment houses also cannot continue to be erected in the same numbers, while the improved means of transit under the Hudson and East rivers will diminish the demand for flats. Thus, while the impending changes in business population will justify a large amount of real estate speculation, there is bound to be a certain diminution in building, at least in Manhattan. This diminution, whatever its ill-effects, should at least have the desirable result of preventing a runaway market in building materials.

THE explanation given in the last issue of the Record and Guide by well-known authorities for the activity in building on Twenty-sixth and Twenty-seventh streets during the present year, is extremely interesting. Assuming in the first place that the time had come for the construction of loft buildings west of Broadway, between Twenty-third and Thirty-fourth streets, the question was where should a beginning be made? The streets in the vicinity of the Pennsylvania station were ruled out because property is being held on these streets at too high a price for the wholesale trade, and Twenty-eighth and Twenty-ninth streets were not available because the horse car lines on those streets interfered with the loading and unloading of trucks. Twenty-seventh street, consequently, was the nearest street to Thirty-fourth street well adapted to immediate improvement with loft buildings, and seven structures of this kind are being erected in that street. The movement has also spread to Twenty-sixth street, in which a number of buildings are also being erected; and it is confidently predicted that within the next few years Twenty-fifth and Twenty-fourth streets will be similarly transformed. The interesting aspect of this account of the causes of the activity on Twenty-seventh street is the reason given for the discrimination against Twenty-eighth and Twenty-ninth streets. A surface railroad even when horses are used as a motive power is usually supposed to benefit a street through which it passes; but in this case it has been a disadvantage to the owners of property in Twenty-eighth and Twenty-ninth streets, and the disadvantage would not be removed in case trolley cars were substituted for the absurd old horse cars. Trolley cars run more frequently at higher speed would, of course, interfere even more with the trucks than do the horse cars. The fact is, of course, that a surface railroad, while it is beneficial to a street, which is lined with shops is merely a nuisance to a street improved with loft buildings, and a similar rule applies to avenues. Sixth avenue, for instance, which is narrow and which has both an elevated and a surface railroad on it is wholly unsuitable to loft buildings, and must remain a shopping thoroughfare. On the other hand, Seventh avenue, even though it has a surface railroad, is so wide that it affords trucks plenty of room, and it is, consequently, more likely to be improved with loft buildings. Of course, it is possible that even on Seventh avenue retail trade will predominate, but as a rule the broad thoroughfare is better adapted to wholesale business and the narrow, easily-crossed thoroughfare is better adapted to retail business.

THE subway has now been in operation about five years—that is for one-fifteenth of the term included in the lease. During the year ending June 30th last it earned nine per cent. on the original $35,000,000 capital stock of the Interborough Company, and something over three per cent. on the $50,000,000 preferred stock of the Interborough-Metropolitan Company. A small part of this profit was derived from the earnings of the elevated roads over and above the rental; but these earnings do not affect materially the total result. What the figures really mean is this: At the end of four and one-half years the subway is earning enough money almost to double the value of its original capital stock, while at the same time to leave an additional profit of about $25,000,000. The Interborough-Metropolitan preferred is now selling at about 50; and the value it represents would be worth a still higher price were it not for the unnecessary responsibilities assumed by the Interborough Company in connection with the Metropolitan merger. Moreover, the subway still has a considerable margin for an increase in earnings. On Washington Heights its tracks run through a district which is only partly settled, and which is rapidly increasing in population. In the Dyckman track and in the Bronx it is now carrying only a very small part of the traffic which will eventually be developed. Finally, the business development of Fourth avenue and its neighborhood will largely increase its more profitable local traffic. The cars required for the accommodation of these increased passengers will be obtained by the improvements now being made at Ninety-sixth street, by the introduction of side doors on the expresses and by the lengthening of the trains. There can be little doubt that in another five years the original $35,000,000 of Interborough stock will have become equivalent to somewhere near $100,000,000, and at the end of another five years $25,000,000 may have been added to the original value. Thereafter the possible increase in profit will be small, because the system will have reached the limit of its carrying capacity, and because it will have to face competition along its whole route; but there can be little doubt that in the end the net profit of the Interborough Company on the original lease will be almost, if not quite, $100,000,000.

THE INTEREST of these calculations consists partly in the fact that hereafter the companies operating subways will have to share these profits with the city. Take for instance the case of the Broadway-Lexington avenue tunnel. That subway will cost more per mile to construct than did the one leased to the Interborough Company. The initial charges set aside to cover this interest and sinking fund requirements may well be fifty per cent. more per mile than they are in the case of the existing subway. On the other hand, the Broadway-Lexington avenue tunnel will probably develop a denser traffic than any other single route in Manhattan. The east side lines of the elevated roads carry a good many more passengers per mile than the west

side lines; and a Lexington avenue tunnel would get a great many passengers from Park and Madison avenues who now use the surface lines. The Broadway section of the route would develop an exceptionally heavy local traffic. The increased number of passengers carried per car mile might not be sufficient to balance the increase in fixed charges, particularly in view of the fact that south of Forty-second street the Broadway route would be competing with the existing Subway and dividing its traffic. Nevertheless, it is probable that at the end of five years the profit derived from the new route would not be far from the profit derived from the old one. The city should be getting almost a million dollars a year, as its share of the net receipts over six per cent.; and thereafter, little by little, the earnings of its subway system will constitute an increasingly large proportion of its income. It is true that these earnings will not be used to diminish taxation, but they will be used for the much better purpose of increasing the efficiency and diminishing the expense of the local transit system. It is entirely possible that eventually the net earnings will be sufficient to warrant a reduction in fares, provided an arrangement to that effect can be made with the operating companies. The amount of benefit which the city will ultimately derive from this and similar bargains is, of course, a matter of speculation; but there can be no doubt that it will be very great and that in the end it will constitute an asset worth hundreds of millions to the taxpayers of New York.

THE VENTILATION OF BUILDINGS.

To the Editor of the Record and Guide:

It is well known that there are many buildings in this city where people are crowded together where they must breathe one another's breath for hours, and where the air becomes foul in consequence thereof, because no means of ventilation has been provided.

This, as you must know, is detrimental to health and is also disease spreading. To prevent these conditions, we believe there should be in the revised building code a clause about as follows:

"In each and every theatre, school, factory, hospital or any other building, or room in which five or more persons are congregated or employed, there shall be provided for each person a space not less than 1,500 cubic feet. If there is not space provided for each person containing 1,500 cubic feet, then there shall be positive means of ventilation provided to supply each person with 1,500 cubic of fresh air per hour, or to the amount necessary so that each person shall have a space of 1,500 cubic feet of air, or its equivalent in fresh air to breathe from."

The School Boards in all the States and the labor laws in some of the States have recognized the necessity of such law.

WILLIS J. ROYS.

913 Gates avenue, Brooklyn.

ANOTHER SMASH in the Hudson River brick market has driven prices to the lowest levels of the year and it is becoming apparent that the interruption to bricklaying by slow deliveries of steel cannot be the sole reason for the declension. The demand for brick continues to be large, and fully up to the normal of good years, though somewhat lessened by the slowing down of new operations, the cause of which has been generally ascribed to slow deliveries of steel. Particular inquiries disclose that good weather and a good market up to this time have encouraged an immense production of common brick, and the quantity is evidently more than the market can readily assimilate. The net result to builders is decidedly advantageous, whatever it may be to the manufacturers. As regards the general building market, conditions continue extremely favorable, not only for the trades but also for investors and the public at large. New projects are fewer for the time being, but as the number on file exceeds the record this is not complained of, especially as it is probable that the architects will soon be busy again, and with the tariff agitation ended, business will be better than ever this Fall.

THE CHICAGO BUILDING MARKET keeps up a fast pace, with no midsummer dullness. The La Salle Hotel is in the last stages, but has been delayed by a strike. The steel skeleton of the 21-sty Blackstone Hotel is finished, and the walls were, at the date of our advices, up to the seventeenth floor. This building has ground dimensions of 80x172, and its cost, exclusive of furnishings, is estimated at $2,000,000. The total estimated cost of new buildings for which plans were filed during the first six months of 1909 was $50,028,180, compared with $29,375,875 for the corresponding period last year. In the year following the great fire the estimated cost of building projects amounted to $45,558,200.

—Cleveland is in the estimation of the paving brick interests the best paved city in the world.

THE "H" PLAN FOR OFFICE BUILDINGS.

Adopted for the Emigrant Savings Bank's New Operation—It Solves the Light Problem.

WE print here the first picture the public has seen of the new office building which the Emigrant Savings Bank is erecting in Chambers st, between Broadway and Centre, facing City Hall Park. The building has a convenient situation for firms having much business with the city government or in the supreme courts, as it is adjacent to the municipal and county buildings, besides being easily accessible from the subway, tunnel and bridge systems.

In a number of respects it is or will be an interesting structure, and in one way epochal. Notice, first, the now popular "H" plan, with exterior courts front and rear, which Superintendent Snyder has long successively employed for schoolhouses, especially when they have interior sites, and which later was widely used for apartment houses of the first class, and now for the first time in a large office building. It solves the light problem and gives every room a direct light.

The building is being erected by the bank for investment purposes, and the ground and basement floors will be occupied for banking purposes, with entrances both from Chambers and



FIFTY-ONE CHAMBERS STREET.
(The New Building for the Emigrant Industrial Savings Bank.)
Charles T. Wills, Builder. Raymond F. Almirall, Architect.
M. V. Lenane, Rental Agent.

Reade sts. The name selected is simply "Fifty-One Chambers Street."

The building will be fifteen stories in height. It occupies a plot fronting 123 ft. on Chambers st and 125 ft. on Reade st by 151 ft. in depth. Reservations of space are now being made from May 1, 1910.

The building will be wired for dictograph, telautograph, stock and news tickers. Every office will have hot and cold water, and vacuum cleaner. Express, holiday, Sunday and all-night elevator service will be another feature. The plumbing, drainage, water supply, heating and electric and elevator services have been designed to give the highest excellence in sanitation and comfort.

The construction and equipment will be fireproof throughout. The facade is being constructed of Indiana limestone, resting on a base of granite. The hallways, floors and entrances in Reade and Chambers sts are to be of marble, with staircases of bronze in richly ornamental design.

THERE are two things you never want to pay any attention to—abuse and flattery. The first can't harm you and the second can't help you.—Anon.

CONSTRUCTION

STATUS OF BUILDING OPERATIONS IN MIDTOWN

A List of All the Buildings, Except Tenement Houses, That Are Under Construction or Planned For, Between Fourteenth and Fifty-ninth Streets, Third and Tenth Avenues

AN idea of the immense amount of work coming ahead in the middle zone of Manhattan Island is given by the following list. Here are statistics of over one hundred buildings either in course of construction or for which plans have been filed. Projects for which plans have not been filed, but which are certain in due time to reach the construction stage, are not counted. Only the work actually in sight is considered. Tenement house work is also omitted.

The list includes many large and important buildings for commercial and manufacturing purposes, besides hotels, theatres, railroad depots, schools, banks, private dwellings and garages. It shows exactly the condition of the building market in this portion of the city, and is a striking proof that good times have come again.

Furthermore, it controverts any idea that in the middle sections of Manhattan building operations have fallen off over previous good years. It illustrates forcibly the northward march of business. Contractors and material dealers will find in this list a great deal of information valuable in their business. It is up to them to apply it.

Buildings to be erected, now under way or nearing completion, excepting tenements and apartment houses, between the boundaries of 14th and 59th sts, from 3d to 12th av:

Broadway, Nos 928-930, 21st st, No 17 E. 12-sty loft and store, 40.1x133.11. Owner, Building & Engineering Co, 1133 Broadway; ar't, Wm H Birkmire, 396 Broadway; cost, $300,000; owner is the builder; site cleared, excavated and foundations under way.

Broadway, south of Hotel Breslin, east side. 18-sty office building. Owner, Century Holding Co; ar't, W L Rouse, 12 W 32d st; cost, $600,000; steel work up and building well along.

Broadway, No 1555, and 46th st, Nos 203-217 W. Dillingham theatre and office building. ar'ts, Carrere & Hastings, 225 5th av; cost, $1,000,000; b'r, Thompson-Starrett Co; foundations and steel now under way.

Broadway, n e cor 33d st. 18-sty hotel addition. Owner, Wm R H Martin; ar't, J H Hardenburgh; cost, $800,000; b'r, Chas T Wills; steel work going up.

Broadway, n w cor 31st st. 11-sty store and loft, 84.1x138.8. Owner, W R H Martin; ar'ts, Townsend, Steinle & Haskell, Marbridge Building; cost, $350,000; b'r, Chas T Wills; working on interior; nearing completion.

Broadway, Nos 1506-1512, and 44th st, Nos 160-164 W. 12-sty hotel, 102.3x131.3. Owner, Chas E Rector, 1510 Broadway; ar't, John Russell Pope, 527 5th av; b'r, Geo A Fuller Co; cost, $1,000,000; four old buildings still standing; work to start at once.

Broadway, No 1934. 5-sty auto salesroom, 25.11x62.4x76.10. Owner, John H Snell, Adams Centre, N Y; ar't, Thomas Rowe, 237 Lexington av; cost, $30,000; work to start at once.

15th st, Nos 222-224 W. 8-sty convent and hotel, 49.6x109. Owner, Catherine L De St Just and A Michance, 225 W 14th st; ar't, John W Kearney, 1133 Broadway; cost, $160,000; b'r, Richard L Walsh & Co, 100 William st; steel work up to first floor.

16th st, s s, 80 w 5th av, 12-sty loft, 35x87.6. Owner, Hudson Realty Co, 135 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union sq; work to start at once.

17th st, Nos 4 and 6 W. 18-sty loft and office, 92.6x175. Owner Henry Corn, 341 5th av; ar'ts, Maynicke & Franke, 298 5th av; cost, $750,000; Hay Foundry Co, ironwork; work well along.

17th st, Nos 40-42 W. 12-sty loft, 50x82. Owner, Metor Realty Co; ar'ts, Schwartz & Gross, 347 5th av; cost, $200,000; owner has contract; foundations now under way.

18th st, Nos 6-8 W. 12-sty loft, 52x82. Owner, Brevoort Construction Co; ar'ts, Schwartz & Gross; cost, $240,000; work to start at once.

18th st, Nos 232-234 W. and 17th st, Nos 243-247 W. 12-sty loft, 50x84. Owner, 17th St Realty Co, 1 W 34th st; ar't, Samuel Sass, 23 Park row; cost, $350,000; owner has contract; foundations finished.

19th st, Nos 428-430 W, 2-sty loft, 50x92. Owner, Jas P Conlan, 232 W 14th st; ar't, G Brett, 28th av; cost, $22,500; McKeon Realty Co has contract; work under way.

15th st, Nos 143-145 W. 7-sty warehouse, 40x97.3. Owner, J M Lowden, 16 W 18th st; ar't, H C Pittman, 25 W 32d st; cost, $65,000; work to start at once.

20th st, n s, 193.6 e 6th av, 12-sty loft and store, 106.9x82. Owners, Brody, Adler & Koch Co, 132 Nassau st; ar'ts, Sommerfeld & Steckler, 19 Union sq; cost, $500,000; steel frame going up.

20th st, Nos 513-519 W. 7-sty. warehouse, 100x92. Owners, Baker & Williams, 386 W 12th st; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av; b'r, A J Robinson Co; work to start at once.

20th st, Nos 143-5 W. 12-sty loft, 45x84.6. Owner, Seneca Realty & Construction Co, 141 W 20th st; ar't, Samuel Sass; cost, $150,000; work to start at once; contract about let.

21st st, Nos 54-62 W. 12-sty loft and store, 112x92. Owner, Henry Corn, 341 5th av; ar'ts, Maynicke & Franke, 298 5th av; b'r, Jacob Zimmermann; work well along.

21st st, No 29 W. 6-sty store and loft, 25.6x98.9. Owner, Mrs Agnes H Poirier, 241 W 101st st; ar'ts, J E Ware & Sons, 241 W 101st st; cost, $30,000; foundations laid.

22d st, No 40 E. 12-sty office and loft, 46.9x91.3. Owner, The 40 East 22d St Co, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av; cost, $250,000; owner has contract; excavating started; work on foundations soon to begin.

22d st, Nos 40-42 W. 12-sty store and loft, 45.10x90.6. Owner, 40-42 West 22d St Co, Milton Dammon, 141 Broadway, President; ar'ts, Korn & Zipkes, 353 5th av; cost, $400,000; b'r, T J Reilly Co, masonry; work well along.

23d st, s s, 188 e 3d av, 8-sty loft, 22x90. Owner, ar't and b'r, Otto Stract, 214 E 23d st; cost, $40,000; work to start at once.

23d st, s s, 285 e 3d av. 8-sty loft, 50x100. Owner, ar't and b'r, Otto Stract; cost, $75,000; work to start at once.

24th st, Nos 19-21 W. 12-sty store and loft, 50.6x84.9. Owner, A J Bastine, 1178 Broadway; ar't, Chas E Birge, 29 W 34th st; b'r, R H Macdonald, 29 W 34th st; cost, $250,000; foundations just finished.

24th st, No 220 E. 6-sty stable, 24.4x98.9. Owner, August W Rabe, 98 Park av, Corona, L I; ar't, P F Brogan, 119 E 23d st; cost, $200,000; work expected to start at once.

25th st, Nos 151-5 W. 12-sty loft, 59.4x90. Owner, 25th St Construction Co, 33 E 27th st; ar't, F C Zobel, 114 E 28th st; cost, $300,000; work expected to start at once.

26th st, Nos 518-534 W. 8-sty factory, 225x85. Owner, John Bradley, 757 Washington st; ar't, Wm Higginson, 21 Park row; cost, $300,000; b'r, Hedden Const Co; tearing down old buildings.

26th st, Nos 135-139 W. 12-sty loft, 50x88. Owners, Mayerstigner & Liebling, 12 W 21st st; ar'ts, Buchman & Fox, 11 E 59th st; cost, $200,000; b'r, Jacob Zimmermann; starting foundations.

26th st, n s, 100 e 6th av. 4-sty power house and sub-station, 5 x98.9. Owner, N Y Edison Co, 55 Duane st; ar't, Wm Weissenberger, Jr, 55 Duane st; b'rs, I A Hopper & Son; cost, $150,000; work to start at once.

26th st, Nos 30-34 W. 12-sty loft, 71.6x88. Owner, Chas Kaye, 110 W 19th st; ar'ts, Buchman & Fox, 11 E 59th st; b'rs, List & Rose; cost, $300,000; now excavating.

27th st, Nos 40-42 W. 12-sty loft, 45x88. Owner, Realty Holding Co, 907 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, $250,000; owners will do mason work; to start at once.

27th st, Nos 121-3 W. 12-sty loft, 175x85. Owner, Realty Holding Co, 907 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, $800,000; b'r, Hedden Const Co; working on foundations.

27th st, Nos 115-17 W. 12-sty store and loft, 50x90. Owner, Aurora Investing Co, 30 Broad st; ar't, Geo F Pelham, 507 5th av; cost, $200,000; b'r, Fleischmann Const Co; work under way.

27th st, Nos 510-14 W. 6-sty loft, 75x90. Owner, Sophie Silleck, 11 W 96th st; ar't, W W Pearse, 624 E 19th st; cost, $40,000; work expected to start at once.

27th st, Nos 18-20, and Madison av, Nos 56-60, and 26th st, Nos 23-25 E. 12-sty office, 98x60x90x197.6. Owner, Neptune Realty Co, 36 Wall st; ar'ts, Maynicke & Franke, 298 5th av; cost, $400,000; b'r, Chas A Cowen; work on foundation started.

27th st, Nos 22-24 W. 12-sty loft, 50x88. Owner, Realty Holding Co, 907 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, $250,000; work to start at once.

27th st, Nos 102-106 W. 12-sty loft and store, 60x90. Owner, Marmac Const Co, 316 W 30th st; ar't, Fred C Browne, 143 W 125th st; owner has contract; cost, $225,000; to start at once.

28th st, n s, 300 e 11th av. 4-sty stable, 125x98.9. Owner, Sheffield Farms-Slawson Decker Co, 524 W 57th st; ar't, Frank A Rooke, 489 5th av; b'rs, Dawson & Archer, 150 5th av; cost, $75,000; work under way.

28th st, Nos 146-8 W. 7-sty loft, 46.5x85. Owners, Quinn & Smith Co, 124 W 18th st; ar'ts, Moore & Landsiedel, 3d av and 148th st; b'rs, Quinn & Smith Co; cost, $75,000.

29th st, Nos 134-40 W. 12-sty loft, 100x87.9. Owner, 29th St Realty Co, 120 Broadway; ar't, J H Morgan, 30 Church st; b'rs, Jas Stewart & Co, 30 Church st; cost, $300,000; now excavating.

30th st, Nos 24-26 W. 10-sty store and loft, 25x88.4. Owner, estate of Walden Pell, 122 W 25th st; ar'ts, Pell & Corbett, 122 E 25th st; b'r, Alexander Brown; cost, $80,000; now excavating.

31st st, Nos 31-33 E. 12-sty loft, 42x88.9. Owner, Thomas Williams, 31 E 31st st; ar't, James Riely Gordon, 402 5th av; cost, $170,000; expect to start work soon.

31st st, n s, 150 e 5th av, through to 32d st. 11-sty loft, 66x197.6. Owners, Stockton Realty Co, 395 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; b'r, Hedden Const Co; cost, $300,000; work will start soon.

32d st, s s, 175 e 1st av. 10-sty loft, 120x88. Owner, Cobocton Realty Co, 415 E 31st st; ar't, Paul C Hunter, 17 Broadway; cost, $75,000; work to start soon.

32d st, Nos 15-17 E. 12-sty store and loft, 50x90. Owner, Alliance Const Co, 203 Broadway; ar't, Geo F Pelham, 507 5th av; b'r, Levering & Garrigues Co, steel work; now excavating.

32d st, 31st st and 8th av. 4-sty station. Owner, Penna R R Co; ar'ts, McKim, Mead & White, 160 5th av; b'r, Geo A Fuller Co; advanced, working on interior; cost, $4,000,000.

33d st, Nos 14-16 E. 12-sty loft, 50x90. Owner, Lisle Realty Co, 15 William st; ar'ts, Crow, Lewis & Wickenhoefer, 160 5th av; b'r, Tide Water Bldg Co; now laying foundations.

34th st, n w cor 8th av. 1-sty bank, 49x100. Owner, West Side Bank, 485 8th av; ar't, Thos J Duff, 407 W 14th st; cost, $125,000; contract soon to be awarded.

36th st, n s, 115 e 2d av. 5-sty school, 107x60. Owner, Church of St Gabriel, 308 E 37th st, ar't, J V Van Pelt, 333 4th av; cost, $130,000; b'rs, P J Brennan & Son; work to start at once.

38th st, Nos 8-14 W. 12-sty office and loft, 75x88. Owner, 5th Av & 38th St Realty Co; ar'ts, Goldwin Starrett & Van Vleck, Everett Bldg; b'r, Geo A Fuller Co; cost, $375,000; working on foundations.

38th st, Nos 28-30 W. 12-sty loft, 50x89. Owner, Capt W H Wheeler, 66 W 51st st; ar'ts, Goldwin Starrett & Van Vleck, Everett Bldg; b'r, Geo A Fuller Co; cost, $140,000; building will be completed in about 10 days.

39th st, Nos 222-226 W. 12-sty store and loft, 62.10x87. Owner, Marmac Const Co, 316 W 30th st; ar't, Fredk C Browne, 143 W 135th st; owner has contract; cost, $225,000; to go ahead at once.

40th st, Nos 105-111 W. 12-sty office and loft. Owner, Tilden Investing Co, 141 Broadway; ar'ts, D'Oench & Yost, 289 4th av; b'r, W L Crow Const Co, 289 4th av; cost, $400,000; now digging trenches for foundations.

40th st, Nos 203-5 W. 4-sty store and loft, 38.9x74. Owner, John G Wendel, 175 Broadway; ar'ts, J B Snooks Sons, 73 Nassau st; b'r, Jas F Egan; cost, $20,000; now excavating for foundations.

43d st, Nos 108-16 W. 11-sty Elks Club, 100x100.5. Owner, N Y Lodge of Elks, 8th av and 59th st; ar't, Jas Riely Gordon, 402 5th av; cost, $1,000,000; excavated; steel contract let; work to start immediately.

43d st, Nos 3-7 E. 7-sty loft, 56x90. Owner, Pittsburgh Const Co, 787 5th av; ar'ts, Delano & Aldrich, 4 E 39th st; cost, $100,000; work to start at once.

45th st, Nos 141-147 W. 12-sty loft, 68.6x90. Owner, J E Olsen, 37 E 28th st; ar't, Jas Riely Gordon, 402 5th av; b'r, John E Olsen; cost, $300,000; now excavating.

46th st, No 610 W. 2-sty stable and loft. Owner, John J Betz estate; ar't, W E Ellis, 26 Broadway; b'r, John J O'Leary Co, 39 Cortlandt st; cost, $12,750; now under way.

47th st, No 105 W. 4-sty loft, 22x72. Owner, Milton Wallenstein, 87 Maiden lane; ar't, Albert Morris, 103 Park av; b'r, Chas P Feibusch, 539 W 156th st; cost, $16,000; now under way.

52d st, Nos 351-355 W. 8-sty loft, 60x94.5. Owner, ar't and b'r, Otto Stract, 214 E 23d st; cost, $70,000; work to start at once.

52d st, s s, 150 e 7th av. Three 12-sty lofts, 50x90. Owner, Michael Coleman, 120 Broadway; ar'ts, Schwartz & Gross, 347 5th av; cost, $600,000; estimating, work to go ahead at once.

55th st, Nos 452-454 W. 3-sty laundry and loft, 75x95. Owner, A B Emmet, Stony Brook, L I; ar't, David E Baxter, 77 Pike st; b'r, Turner Const Co, 11 Broadway; cost, $45,000; to begin at once.

56th st, Nos 140-144 E. 6-sty residence, 66x87.5. Owners, E F Parson and R. C. Slack, 147 E 56th st; ar'ts, Lawlor & Haase, 69 Wall st; b'r, Jas T McGuire; plastering.

56th st, Nos 109-121 W. 13-sty hotel, 175x100. Owner, Great Northern Co; ar'ts, Schwartz & Gross; b'rs, Milliken Bros; steel, Jacob Zimmermann; mason work, Canavan Bros; excavations; cost, $1,500,000; building enclosed; working on interior.

58th st, s s, 100 e 4th av. 1-sty garage, 120x100. Owner, Chas E Appleby, 55 Liberty st; ar't, Geo Provot, 104 W 42d st; b'r, H H Vought & Co, 103 Park av; cost, $10,000; under way.

4th av, n w cor 18th st. 12-sty loft, 53x160. Owners, Klein & Jackson, 36 Wall st; ar't, W L Rouse, 12 W 32d st; b'rs, Oddie & Stafford, 30 Church st; cost, $400,000; now excavating.

4th av, No 252, 18th st, No 105 E. 18-sty office and loft, 102x218. Owner, Pocono Bldg Co, 60 Wall st; ar't, R H Robertson & Son, 160 5th av; cost, $1,865,000; site clear, now excavating.

4th av, s w cor 25th st. 16-sty loft and store, 98x103. Owner, Jos Milbank, 33 Wall st; ar'ts, Geo B Post & Sons, 347 5th av; b'r, A J Robinson Co, 123 E 23d st; old buildings standing, work to go ahead at once.

4th av, n e cor 27th st. 12-sty loft, 98.9x166.8. Owner, Mrs Ebert E Bryce, Roslyn, L I; ar'ts, Clinton & Russell, 32 Nassau st; b'r, Thompson-Starrett Co, 49 Wall st; cost, $400,000; now excavating.

4th av, s e cor 28th st. 12-sty loft, 98.9x185. Owner, Hewitt Realty Co, 50 Church st; ar'ts, Clinton & Russell, 32 Nassau st; b'r, Thompson-Starrett Co; cost, $500,000; now excavating.

4th av, s e cor 27th st. 16-sty loft and office. Owner, A Fillmore Hyde, 10 W 47th st; ar't, Chas A Valentine, 1 E 29th st; b'r, A J Robinson Co, 123 E 23d st; cost, $650,000; work under way.

4th av, n e cor 30th st. 16-sty office and loft. Owners, Dodd, Mead & Co, 372 5th av; ar'ts, Babb, Cook & Welch, 3 W 29th st; b'r, Edward Corning Co; work now under way; cost, $000,000.

4th av, s w cor 34th st, 19-sty hotel, 197x80. Owner, City Leasing Co, 54 Wall st; ar'ts, Warren & Wetmore, 3 E 23d st; cost, $2,000,000; starting to tear down old buildings; general contract not let; renting offices from plans; to start at once.

9th av, s e cor 54th st. 5-sty car house, 135x300. Owner, Metropolitan Railway Co.; ar't, A V Porter, 621 Broadway; cost, $450,000; nearing completion.

12th av, e s, 50 s 57th st. 4-sty loft and storage. Owners, J A Dwyer and P Dooley, 70 5th av; ar't, J A Dwyer, 70 5th av; cost, $50,000; owners will have contract; to start at once.

5th av, No 277. 6-sty loft and store, 23x75. Owner, G Redmond, 309 5th av; ar'ts, Hoppin & Koen, 244 5th av; b'r, P Gallagher; cost, $20,000; to start foundation in a few days.

5th av, Nos 286-288. 12-sty store and office, 34.1x125. Owner, Charles T Wills, 156 5th av; ar't, James B Baker, 156 5th av; b'r, Chas T Wills; cost, $150,000; laying steel beams.

5th av, No 329. 6-sty store and loft, 24.9x95. Owner, John J Downey, 410 W 34th st; ar't, Clarence L Sefert, 410 W 34th; b'r, J J Downey, 410 W 34th; just finishing interior work; cost, $25,000.

5th av, n e cor 31st st. 20-sty office, 56.9x150. Owner, Fifth Av Investment & Impt Co, 1 Madison av; ar'ts, Buchman & Fox, 11 E 59th st; b'r, Hedden Constr Co; cost, $500,000; foundation started.

5th av, n w cor 35th st. 6-sty store and loft, 123x125. Owner, Ball Realty Co., 60 W 23d; ar'ts, Townsend, Steinle & Haskell, Marbridge Bldg, Broadway and 34th st; b'rs, Gillies Campbell Co., 1 Madison av; cost, $300,000; site cleared, excavated, foundation under way.

5th av, No 726. 5-sty residence, 25x62.8. Owner, Mrs. Lewis T Hoyt, 392 5th av; ar'ts, McLellan & Beadel and Arthur Dillon, Assoc, 1123 Broadway; b'r, George Sykes, 1123 Broadway; cost, $58,000; work under way.

5th av, Nos 550 and 552. 8-sty store and loft, 50x90. Owner, Max Haskell, 316 5th av, and Mrs. Adelaide Browning, 252 5th av; ar'ts, Buchman & Fox, 11 E 59th; b'rs, Hedden Constr Co; cost, $150,000; lessees, Hollander & Co; steel work going on.

6th av, n e cor 16th st. 10-sty loft, 29.10x65. Owner, Max Kurzrok, 55 W 16th st; ar'ts, Schwartz & Gross, 347 5th av; cost, $150,000; work to start Oct. 3d.

6th av, w s, 32d to 33d sts. 10-sty department store, 197.5x400. Owners, Manhattan Hudson Realty Co, 62 Cedar st; ar'ts, D H. Burnham & Co, R R Exchange Bldg, Chicago, Ill; b'rs. Thompson-Starrett Co, 49 Wall st; cost, $4,000,000; Gimbel Bros, Philadelphia, Pa., lessees; excavating, foundation started.

6th av, n e cor 40th st. 2-sty bank bldg, 98.9x98.11. Owner, Union Dime Savings Bank; ar't, Alfred H Taylor, 138 E 65th; b'r, W. L. Crow Const Co, 289 4th av; cost, $225,000; steel and stone work under way.

7th av, s e cor 21st st. 7-sty store and loft, 46x85. Owner, Morris Weinstein, 1968 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st; b'r, Libman Contr. Co; cost, $100,000; putting up iron work.

7th av, Nos 724 and 738. 2-sty office, 45.7x51. Owner, Provident Loan Soc. of N Y, 346 4th av; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av; b'r, Chas T Wills; cost, $40,000; foundations under way up to curb level.

Madison av, No 477. 4-sty residence, 25x80.5. Owner, Alva E Belmont, Hempstead, N Y; ar'ts, Hunt & Hunt, 28 E 21st st; b'r, H B DeVoe, 515 Columbus av; cost, $35,000; work under way.

Madison av, s e cor 24th st. 50-sty office bldg. Owner, Met Life Ins Co; ar'ts, N. LeBrun & Sons, 1 Madison av; b'rs, Hedden Constr Co, and Post & McCord; cost, $8,000,000; working on interior.

Madison av, No 127. 7-sty store and loft, 23.3x90. Owner, Woodbury Langdon, 188 Worth st; ar't, Chas E Birge, 29 W 34th st; b'r, R H Macdonald, 29 W 34th st; work under way.

Madison av, n w cor 38th st. 20-sty store and loft, 74.4x100. Owner, 250 Madison Av Co, 165 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, $500,000; expected to go ahead at once.

Madison av, n e cor 34th st. 16-sty office bldg, 49.4x100. Owner, Margaret S E Cameron, Clifton, S I; ar'ts, Clinton & Russell, 52 Nassau; b'rs, Whitney-Steen Co; nearing completion; working on interior; cost, $300,000.

Madison av, n w cor 46th st. 21-sty hotel (known as Ritz-Carlton). Owner, Robert Walton Goelet; ar'ts, Warren & Wetmore, 3 E 33d; b'r, M Reid & Co., Inc; cost, $2,000,000; on 47th st side, mason work up to 15th sty; on 46th st side, steel work finished.

Gramercy Park, No 24. 12-sty elevator bachelors' studio and apartment. Owner, Gramercy Park Co; ar't, Herbert Lucas, 5 and 7 E 42d; b'r, Thompson-Starrett Co; cost, $350,000; nearing completion; now trimming and plastering.

Gramercy Park, Nos 3, 5 and 38. 12-sty bachelors' studio and apartment, 83.4x63.10. Owner, Gramercy Park Constr Co., 39 W 25th st; ar't, James Reily Gordon, 402 5th av; cost, $400,000; stonework up to 8th sty; steel work completed.

Irving pl, n w cor 16th st. 11-sty loft bldg, 225x77x146. Owner, Irving Corner Co, 320 5th av; ar'ts, James Reily Gordon, 402 5th av; cost, $900,000; steel work nearly up. George Borgfeldt & Co, lessees; b'r, Irving Corner Constr Co; brickwork to 3d sty floor.

Irving pl, s w cor 16th st. 20-sty office and loft, 231.9x100. Owner, 118 E 16th St Co, 135 Broadway; ar'ts, Goldwin Starrett & Van Vleck, Everett Bldg., 17th st and 4th av; cost, $600,000; excavated; foundation and steelwork under way.

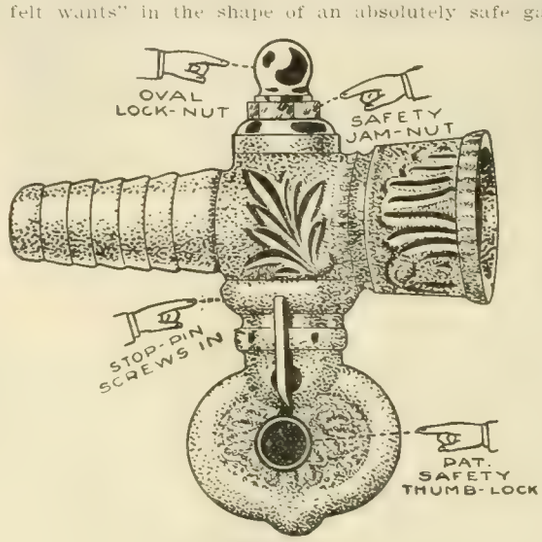
Irving pl, e s, bet 16th and 17th sts, block front, Washington Irving High School. Owner, City of New York; ar't, C B J Snyder, 500 Park av; site excavated; contracts about to be awarded.

42d st, DePew pl and Vanderbilt av. New Grand Central Station; ar'ts, Warren & Wetmore and Reed & Stem, 314 Madison av; b'rs, John Peirce Co, 90 West st, stonework, and Terry & Tench, steel; section on 41st st, 1st sty floor beams in place; estimated cost, bet $4,000,000 and $5,000,000. Various other contracts to be awarded.

An Automatically Locking Gascock.

It has been said that while electricity is making steady progress, gas is holding its own. Thinkers are bringing out new electrical inventions daily, but as fast as they appear on the market, other thinkers and inventors are producing equally valuable appliances to render gas more useful, cheaper and, of far greater importance, safer. Everybody knows the danger from a loose gascock in the sleeping or living-room. The newspapers chronicle each day incidents of death by the accidental turning of a gas stop by a child or infirm person, followed frequently by fatal consequences.

At Nos. 20 to 30 Morton st, Brooklyn, and at No. 67 Centre st, this city, are the factory and salesroom, respectively, of Shapiro & Aronson, manufacturers of gas and electric fixtures. This is the company that has brought out another of those "long felt wants" in the shape of an absolutely safe gascock.



A SAFETY GASCOCK.

The illustration shows the device, which is known as the "S. & A. Safety Cocks." In brief, when the gas is turned off the key is locked and cannot be turned on again accidentally. To open it a lever must be pressed to unlock it. They can be fitted to any chandelier, bracket, pendant or any other kind of gas-fixture, whether it be already installed or not. In addition to the safety locking features, the device has a safety jam nut with oval lock that prevents the screw and washer from becoming loose. The safety-cocks have a quarter-turn instead of the usual half-turn, and the stop pin is screwed in, thus preventing the pin from falling out.

THE PENFIELD PATENT AND THE BRICK TRADE

It Is Possible Under This Patent to Make a Uniform Price for Common Brick—Statistics of the Clay Working Industries

ATTENTION has been attracted to affairs in the Chicago brick trade, by the resignation of C. D. B. Howell as president of the consolidation of brick manufacturing interests, styled the "Illinois Brick Company." This company is composed of twenty or more concerns supplying the Chicago market. From all accounts, the manufacturers have difficulty in making both ends meet, and they have had to take measures to render deadly competition unnecessary.

Present prices in brick will be maintained by the introduction of a new patent, which, it is said, will revolutionize the brick industry. The use of this patent is to be coupled with a fixed price for the output, although it is said no effort will be made to raise the price immediately.

R. C. Penfield, of Bucyrus, Ohio, is the inventor of the new machine, which is controlled by the American Equipment Company. This company, instead of selling its product outright, will lease the machine to Chicago brick manufacturers and take in turn a royalty on all brick made and sold in and about Chicago. In this way, the brick makers expect to get around the anti-trust law, as they believe they will be protected by the patent laws.

By the contract which the American Equipment will have with each brick company that leases the new machine, a single price on brick will be insisted on. It is said this price will be $6 a thousand, which is the present wholesale market price for common hards.

Mr. Howell admits that his resignation is due to the new plans:

"I have resigned simply because I have had an honest difference of opinion with the directors," he says. "It is true the company contemplates the adoption of this new Penfield patent, and that by its adoption a uniform set of prices will prevail.

"Of course it will be possible under the patent laws to secure a uniform price on brick, and to say that it will circumvent the anti-trust laws of the State is correct, I believe. I understand that no effort will be made to raise the price.

"I wish it to be understood that my withdrawal was not the result of anger on my part. It was simply a friendly disagreement. Mr. Forgan resigned largely for the same reason.

"I believe it is the intention of the Illinois Brick Company to adopt the new machine gradually in its yards. If it is adopted throughout it will cost the company at least $225,000."

Two meetings of the board of directors were held before a decision to adopt the Penfield patent was reached, it is known. At the second meeting President Howell tendered his resignation, and it was accepted. Temporarily he will remain a member of the board, but he intends to sever his connection completely with the company as soon as possible. William Schlake, a former Alderman and previously secretary of the company, was elected to the presidency. E. C. Pitter was chosen secretary. George S. Munroe, of Joliet, Ill., was elected to the board of directors in place of Forgan.

Since the first of the year brick prices have remained firm, due to a large demand, and also to small stocks. It is said, however, that persons interested in the Illinois Brick Company saw a possible slashing of prices ahead by independent firms. When the Penfield patent was presented to the company, it was seized upon immediately, because it not only offered an opportunity to fix the price of brick, but also to save much skilled labor and expense.

Three of the largest brick making companies in Chicago have decided to adopt the Penfield process, and other concerns are on the point of taking up the patent. This will result in what one brick company official termed an "impersonal combination of interests." R. C. Penfield, the inventor of the new process, which is said to be "automatic," virtually is at the head of the so-called trust. He controls the American Equipment Company, which leases the Penfield patent to brick companies on the guarantee of certain royalties and a fixed price on brick.

Brick manufacturers, however, while admitting that the industry in and about Chicago would be more or less unified in purposes and financial results, declare that there has been no move toward organizing or merging interests.

"We have no secrets," says William Schlake, the new president of the Illinois Brick Company, who was elected to succeed C. D. B. Howell. "We consulted our attorneys. Finding we were legally safe, we voted to adopt the patent.

"It is possible that the Penfield process may affect the price of brick in other towns by its adoption here, and it thus will enable us to reach out farther if this proves true. We haven't discussed the future price of brick, but I see no cause for a rise in present prices."

"We have not had in mind an evasion of the anti-trust laws," said E. C. Potter, the newly elected secretary. "We have here simply an essential device which we want to use. The patentee insists on certain terms. We agree to them. It is an old idea and has gone through the courts many times successfully."

The Alonzo Curtis Brick Company, one of the Illinois Brick Company's biggest rivals, is installing the Penfield process in its plant at Grant Park. This plant will be used only to demonstrate the process. The Curtis Company intends to adopt it in all its yards. The National Brick Company contemplates the early adopting of the process. B. F. Weber, president of the company, stated that his company has been considering the process and in all probability would take it up.

Among other concerns which may use the Penfield process, causing a virtual monopoly on the price of brick by the contract Penfield insists upon, are the following: Labahn Brick Co., American Brick Co., Chicago Brick Co., Glen View Brick Co., Lutter Brick Co., Bach Brick Co., Alexander Burke Brick Co., Murphy & Lorimer Brick Co., Kemnitz & Schneider Brick Co., Calumet Brick Co., Wisconsin Lime and Cement Co., Builders' Brick Co., Manteno Brick Co., Steger Brick Co., C. Harms Brick Co.

THE CLAY-WORKING INDUSTRIES.

CHART SHOWING 1908 STATISTICS.

The United States Geological Survey has just published a large chart showing the statistics of the clay-working industries in 1908 by States and products, with comparative totals for 1907. This chart shows that the clay products of the United States in 1908 were valued at $133,197,762, compared with $158,942,369 in 1907, a decrease of about one-sixth. Every State and Territory except Alaska is represented in this total, a fact which shows the widespread character of the clay-working industries. Ohio is the leading clay-working State, reporting products worth $26,622,490, or 19.99 per cent. of the total. Pennsylvania, New Jersey, Illinois, New York, Indiana, Missouri, California, Iowa and West Virginia are the next largest producing States, in the order named. These ten States produced wares valued at $98,494,107, or nearly three-fourths of the value for the whole country. The first five States produced considerably over one-half of the total output. Wyoming has the smallest production, with products valued at $52,282, or only 0.04 per cent. of the total.

COMMON BRICK.

Every State reported common brick, the total quantity being 7,811,046,000, valued at $44,765,614; this represents over one-third of the value of all clay products. Illinois is the leading producer of common brick, reporting 1,119,224,000, valued at $4,834,652, or $4.32 per thousand. New York is the second in quantity but first in value, the figures being 1,055,006,000, valued at $5,066,084, or $4.80 per thousand. The average value per thousand ranged from $3.97 in Kansas to $10.33 in Wyoming, with a general average of $5.73. Tennessee comes the nearest to the general average—$5.72. The average value in 1907 was $6 for the whole country.

There was a decrease in the value of the common brick from 1907 of $14,079,847, or 23.85 per cent., and the quantity decreased 1,984,652,000, or 20.26 per cent. The only States showing increases in output of common brick were Arizona, Idaho, Nevada, Montana, Oregon, South Dakota and Washington, and of these States Washington showed a decrease in value.

VITRIFIED PAVING BRICK.

Vitrified paving brick is one of the only two products that showed an increase in 1908. This product increased from 876,245,000 in 1907 to 978,122,000 in 1908, a gain of 11.63 per cent.; and in value from $9,654,282 in 1907 to $10,657,475 in 1908, a gain of 10.39 per cent. Ohio is the leading State for vitrified paving brick, reporting about one-third of the entire quantity and value.

DRAIN TILE, FIRE BRICK AND POTTERY PRODUCTS.

Drain tile is the other product that reported a gain in 1908, the increase being from $6,864,162 in 1907 to $8,661,476 in 1908, or 26.18 per cent. This product finds its largest use in the Middle West—Iowa, Indiana, Ohio, Illinois and Michigan reporting 89.84 per cent. of the total.

Fire brick was reported in 1908 to the value of $10,696,216, compared with $14,946,045 in 1907, a decrease of 28.43 per cent. The quantity decreased from 783,017,000 in 1907 to 552,366,000 in 1908, a loss of 29.46 per cent.

Pottery products decreased in value from $30,143,474 in 1907 to $25,135,555, a loss of 16.61 per cent. The value of the pottery products was nearly one-fifth of the value of all clay products.

Copies of this chart may be had by addressing the Director, United States Geological Survey, Washington, D. C.

FORMULAE FOR CREOSOTE SHINGLE STAIN. A good grade of shingle stain is made by thinning the oil color required to give the color to the stain with a mixture of 4 gallons of raw linseed oil, 2 gallons of creosote oil and 1 gallon liquid dryer, says a recent issue of the Painters' Magazine. The color should be permanent and non-fading, and it is best to have it of the consistency of house paint before adding the thinners referred to. If to be used for dipping, 1 gallon of paint to 7 gallons of the thinners referred to is sufficient. For brushing, 2 gallons of paint should be used.

"PULLING A HOUSE OUT OF A ROW."

DID you ever own a residence that had the misfortune to be one of a row all alike when your inclination and taste was for something distinctive? You loved the house, but oh if it were only different! It was not built to your order, or it would have represented your individuality; there would have been something in the facade, even if it were necessarily of the same height and width as its neighbors on either side, that would have given it a distinction. In your negotiations for a house you found many that you fancied, but because of their architectural individuality you either could not prevail on their owners to sell, or they considered that their value was greater than that of the "ordinary" house which you concluded to buy.

There was a house on West End av that was simply a section of a "greater" building. The stones and bricks of the adjoining house knit into this one without a break in the regularity of the bond. Same style of limestone stoops, same kind of doorways and windows! After a while it must have got on the owner's nerves, for he went to an architect and told him that he wished his residence pulled away from its neighbor. The architect did more, he has "pulled it out of the block," and has given the owner a handsome as well as a distinctive facade.

First the architect's workmen sandblasted the stonework, disclosing a pretty color and texture, which they complemented by painting the doorway and window sashes a delicate light gray—a gray that is almost a cream white. But first they replaced the ordinary double-hung window-sash with French casemate windows in every story. That was not much to do.

Before they left they set a little piece of architectural faience into the stone wall at one side of the door, hung a small bronze lantern on the other side and built a balcony off the second floor that was filled with flowers the morning we discovered it. They also changed the shape of the solid stone balustrades that looked just like the other fellow's and surmounted them with a railing to match that bronze lantern. That's all they did to the outside to make the owner realize that he had a house all his own instead of a co-operative apartment.

The interior of this house they redecorated. The "refrigerator" oak which most owners get when they buy a ready-to-wear house, had to submit to having its complexion changed. All the woodwork was refinished, and now the color scheme is mostly ivory and soft grays. The owner left it all to the architect, and the whole thing cost him but a trifle. In return he gets a home befitting a man of his ideas.

CONTRACT DESIGNING.

The men who took this commission and planned and superintended this improvement said that they aim at better things for architecture and decoration, to obtain an effect that will be satisfactory to the owner, and to accomplish this without waste. They did it under a building method called "contract designing." It obtains the services of the architect, artist and artisan best fitted to execute the particular work contemplated. It makes a single firm responsible for the entire operation, whether it be the designing and building of a bank, a church, a clubhouse or a residence. It is a system which absolutely determines and limits the cost. The owner makes the appropriation, and the firm accepting the commission makes it go as far as possible. There is a guarantee that the cost will not exceed the appropriation, and if there is any money left over it is returned to the owner.

Perfect confidence must be reposed by the owner in the builder. One-tenth of the appropriation is the charge for the builder's services and the other nine-tenths are uniformly distributed over the costs of the entire work. There never are any "extras." The form of contract may be as simple as this: "We hereby propose to furnish plans, specifications and satisfactory architectural services, also all labor and materials required, to execute the following: new buildings, including vault equipment, furnishings and decorations, for the First National Bank of —, for a sum not to exceed $50,000. We further agree, if on completion of the contract we find that the cost to us, plus 10 per cent. profit, is less than the sum named above, to credit the difference on the contract price." A New York firm which carries on business under this method gets commissions from many different States.

BUILDING AND LOAN ASSOCIATIONS passed through the panic unharmed and made good gains last year. Statistics issued at the annual convention of the U. S. League of Building and Loan Associations at Philadelphia disclosed 5,599 local building and loan associations in the United States, with a total membership of 1,920,557 and assets of $784,175,753. This is an increase in membership over last year of 81,138 and an increase in assets of $52,667,307. The total receipts were $519,721,570, and of this amount $134,085,170 was loaned out on mortgages, as against $209,925,072 in the preceding year. Some idea of the economical manner in which these associations are conducted may be gained when it is stated that the total expense of operation of all the 5,599 organizations was equal to seven-tenths of 1 per cent. of their assets. New Jersey has 447 associations and New York 235.

FOUNDATION READY FOR CASUALTY BUILDING.

The foundations and caissons are about completed for the new 22-sty office building which the Fidelity & Casualty Company, 97 Cedar st, is to erect at the southwest corner of Liberty st and Temple pl, as an annex to the present building at the rear, in Cedar st. The new part will cover a plot measuring 52.6x 54.5 feet, with exterior materials of granite, limestone, terra cotta and brick. The estimated cost is $350,000, according to the plans filed. Messrs. Eidlitz & McKenzie, 1123 Broadway, are the architects, and the Andrew J. Robinson Company, 123 East 23d st, holds the general building contract. The Harbison-Walker Refractories Company, 1133 Broadway, of which E. J. Henderson is general service manager, has received an order to supply 400,000 light gray front brick. Officers of the Casualty Company include George F. Seward, president; Robert J. Hillas, secretary; Dumont Clarke and William P. Dixon, directors. (See also issue March 13, 1909.)



LATEST DRAWING OF THE FIDELITY & CASUALTY ANNEX.
Liberty street, s. w. cor. Temple place.
Eidlitz & McKenzie, Architects.

NOTES OF INTEREST.

It is expected that the ferry service from Broadway, Brooklyn, to Roosevelt st and 23d st, Manhattan, will again be in operation before Nov. 1.

The proposed acquisition by the Jersey City municipality of the block of land and buildings bounded by Montgomery, Hudson, York and Greene sts, in order that the buildings may be torn down and the plot transformed into a concourse or plaza, has met with approval by many of the best citizens. The land needed, with the buildings thereon, is assessed for nearly $600,000.

On the recommendation of Hon. John H. O'Brien, Commissioner, Department of Water Supply, Gas and Electricity, the resolution adopted May 1, 1900, which authorized an issue of $500,000 corporate stock for the purpose of repairing and making watertight the Millburn Reservoir on Long Island, has been rescinded. The reservoir was constructed in 1893, and cost $1,100,000. Since the installation of many wells and the construction of the infiltration gallery, the amount of water that could have been saved by storing it in the Millburn Reservoir would have been extremely small. It would not have been possible to have filled it even once during the past three years by the surface water spilled from the supply pond.

—It is a pretty good idea to get the advice of your patrons; get as much of it as you can and invite it at all times, and then use your own judgment instead of the advice.

—One of the four tubes which the Pennsylvania is building under the East River is finished and ready for the installation of tracks. This one is the most northerly.

MUNICIPAL CONSTRUCTION PLANS

Large Appropriations Just Made for New Buildings and Various Public Improvements—Two Millions for New Water Mains

MAYOR McCLELLAN has approved a number of appropriations for construction work passed by the Board of Aldermen at its last regular meeting previous to adjournment for the summer vacation. The appropriations were made upon the recommendation of the Board of Estimate and Apportionment, after due consideration and after hearing reports from the board's engineers in each case. The authorities have been more liberal than at any time since the panic. A number of new buildings will be erected with the money now set aside, to be located at various institutions. The sum of two million and over goes for buying and laying water pipe in Manhattan and the Bronx, which will put a great many laboring men at work.

The Board of Health has received an appropriation of $500,000, of which $230,000 is for the construction of four pavilions, necessary administration building, power plants, sewage disposal plant, etc., on property owned by the Department of Health in the Borough of Queens, and known as the "Haacke" Farm, to accommodate 240 patients; $110,000 for the construction of four pavilions on North Brother Island; $60,000 for the construction of two pavilions on the grounds of the Willard Parker and Reception Hospitals, foot of East 16th st, Manhattan; and $10,000 for extensions and alterations to buildings at Otisville.

An appropriation of $180,000 has been made for the extension of two tuberculosis infirmaries at Metropolitan Hospital on Blackwell's Island, and $35,000 for the construction of a hospital pavilion at the City Home on Blackwell's Island.

The Board of Health has also received authority to advertise for bids and award the contract for labor and materials required to erect a vaccine stable and laboratory, antitoxin bleeding room and laboratory, and for additions and alterations to stable for antitoxin horses at the sanatorium for the care and treatment of persons living in the City of New York suffering with tuberculosis, located at Otisville, Orange County, N. Y., at a cost not to exceed $15,000.

The Commissioner of Parks in the Bronx has received an appropriation of $143,000, the proceeds of which are to be applied in part as follows during the current year: Additional greenhouses for propagating purposes, Bronx Park, $18,000; filling, draining and improving the lowlands east of the music pavilion, Bronx Park, $15,000; construction of granite steps to replace wooden steps, St. Mary's Park, $8,000; fireproofing vaults, office building, Claremont Park, $5,000; erection of a drinking fountain and improvement of surrounding grounds, in addition to $3,000 now available, Macomb's Dam Park, $3,000; granite steps and walks from Jerome av to Ogden av, Macomb's Dam Park, $7,000; comfort station and additional bath houses at Orchard Beach, Pelham Bay Park, $25,000; raising and improving Colonial Garden, including replanting, Van Cortlandt Park, $20,000; providing steps at Webster av bridge, Mosholu Parkway, $7,000; railing around small parks and along walks and drives in other parks, $10,000; construction of manure pits adjacent to Bronx Park stations, $20,000; drinking fountains in various Bronx parks, $5,000.

Allen N. Spooner, Commissioner of Docks, has received authority to advertise and award a contract for building the proposed viaduct at the St. George terminal of the Staten Island Ferry at an estimated cost of $52,000. The structure will consist of a viaduct to connect the present ferry service with the new viaduct structure being built by the officials of the Borough of Richmond in South st. It is to be a post and girder viaduct to accommodate three tracks and a 10-ft. sidewalk east side. The length will be about 370 ft. It will have seven bents and seven bays, the ends to rest on abutments. There will be fifteen columns, two columns in each of the six bents from the Jay st approach towards the terminal and three posts at the terminal end.

Forty thousand dollars has been appropriated by the city for the construction of a concrete arch bridge, 80 ft. in width and having a span of 55 ft. over the Bronx River at 180th st, at a cost not to exceed $40,000.

Ten thousand dollars for improvements to the Administration Building in Bronx Park and $12,500 for a comfort station in the same park.

The sum of $2,026,100 for furnishing and laying water mains in Manhattan and the Bronx.

The sum of $500,000 to continue the construction of the new Bellevue Hospital.

Fifty thousand dollars for the construction of approaches to and footwalks on the bridge crossing the Harlem River and the Putnam Railroad at 158th st. Fifteen thousand for a bridge over Garretson's Creek, Brooklyn.

Seventy-five thousand for making surveys and plans for the Jamaica Bay improvement, and $10,000 for surveys and plans for improving the shore of Riverside Park, between 72d and 129th sts; for completing Colonial Park, $110,000; for an additional supply of water for the Borough of Brooklyn, $623,356.70; for various improvements at the New York Botanical Gardens, $25,000; for pipe rail fences at Mt. Morris Park, $15,000.

RIVERSIDE PARK EXTENSION.

Ten thousand dollars has been appropriated by the City to pay for plans to be prepared by a competent engineer or landscape architect for the improvement of the lands lying west of the tracks of the New York Central Railroad, between 72d and 129th sts, by filling them in and adding them to Riverside Park. It is believed that this improvement can be made at a comparatively small cost and that if made it will greatly increase the value and natural advantages of Riverside Park for public use.

Title to the lands was obtained by the City in 1897, but no action has been taken until now for its improvement. The proceedings are in order now in view of the fact that the Robert Fulton Memorial Association are inviting plans for the construction of the beautiful water-gate at or near 110th st. The attractions of the park would be multiplied if there were public access to the waterfront, and especially if the plans in contemplation should provide for suitable landing places for motor boats.

NEW SUBWAY STATION AUTHORIZED.

The detailed estimate by the city engineers of the cost of the proposed new subway station at 190th st and St. Nicholas av amounts to $376,915. This includes two elevators, with the machinery for operating them. The work will be done as an extra under the contract of John B. McDonald. The owners of the property on which the elevators will be placed are prepared to give the city title to the land required for the elevator shafts and their approaches, they retaining an easement permitting the construction of buildings over them.

There is now no station between 181st st and Dyckman st, a distance of about 4,800 feet. The proposed station is approximately midway between these two. As to the necessity for an additional station there is no doubt, a great number of buildings now being under construction in this locality, and a large proportion of them being 6-sty elevator apartments which will accommodate an enormous population.

TO COMPLETE COLONIAL PARK.

The Commissioner of Parks has received authority to advertize for bids and award contracts for the construction of Colonial Park, 145th to 155th st, Bradhurst to Edgecombe av, Manhattan. Chief Engineer Chandler Withington says the work is now about half completed, the upper portions, extending from 155th st down to 150th st having been laid out and improved during the years 1907 and 1908. The lower half of the park site, extending from 150th st down to 145th st, is now a vacant, barren hillside. Edgecombe av, overlooking this portion of the proposed park from the west, is rapidly being improved with large apartment houses, and Bradhurst av, on the east, is well built up. The property which has been acquired for park purposes is now unsightly and useless. The appropriation which has just been made for the construction work amounts to $110,000.

NEW BRIDGE FOR THE BRONX.

Commissioner Stevenson, of the Department of Bridges, has decided on the kind of bridge to replace the present Eastchester Bridge over the Hutchinson River, at Boston Post road, in the Borough of the Bronx. The Commissioner has selected a double leaf bascule bridge of the design of the Scherzer Rolling Lift Bridge Company. The department has built and now has in use six bridges of this type. These have proved satisfactory, being economical in construction and quickly operated. The Scherzer Rolling Lift Bridge Company will receive the sum of $6,000 for designs, plans and supervision of the construction of the superstructure, and the patent rights to construct, use and operate. This sum is specified in the bidding sheet, and the contractor must include it in his bid. The available appropriation for the construction of the bridge is $200,000, and the Commissioner has received authority to advertise for bids and proceed with the work.

A SUCCESSFUL man must know his business. He must apply this knowledge—he must work, and he must work to the best advantage. And to work to the best advantage he must work with system.—John H. Converse.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

CENTRAL PARK WEST, n w cor. 64th st, 12-sty apartment house, 140x100.5; cost, $500,000; owner, Harperly Hall Corporation, 114 East 28th st; architect, Henry W. Wilkinson, 114 East 28th st. Plan No. 643.

BROADWAY, s e cor 158th st, 6-sty brick and stone apartment house, 99.11x67.6, plastic slate roof; cost, $200,000; owner, George Herbener, 45 West 95th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 645.

The owner builds.

Miscellaneous.

WEST WASHINGTON PL, No. 121, 1-sty brick and concrete studio, 22x14, slate roof; cost, $850; owner, Mrs. M. C. Daidge, 62 South Washington sq; architects, Murphy & Dana, 103 Park av. Plan No. 646.

Wm. F. Wallace, 202 West 18th st, has contract.

MOTT ST, No. 45, 1-sty brick outhouse, 10x10.11; cost, $1,500; owner, Estate Samuel Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 647.

Dwellings.

37TH ST, n s, 80 e Park av, 5-sty brick and stone dwelling, 25x60.2, tile roof; cost, $50,000; owner, Augusta Bliss Reese, care W. W. Reese, 16 East 60th st; architects, Foster, Gade & Graham, 281 4th av. Plan No. 644.

D. C. Weeks & Son, 289 4th av, have general contract.

MANHATTAN ALTERATIONS.

ATTORNEY ST, No. 137, 1-sty brick rear extension, 18.9x26, toilets, stairs, to 3-sty brick and stone bath, synagogue and dwelling; cost, $1,500; owner, Peter Levingn, 41 Greene st; architect, Max Muller, 115 Nassau st. Plan No. 1808.

BROOME ST, No. 130, alter walls to 5-sty brick tenement; cost, $250; owner, H. B. Greenberg, 130 Broome st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1833.

COLUMBIA ST, No. 8, 1-sty brick rear extension, 25x20, walls, to two 5-sty brick stable; cost, $500; owner, John Steingester, 210 Hooper st, Brooklyn; architect, H. J. Feiser, 158 Nassau st. Plan No. 1839.

DUANE ST, No. 59, partitions, alter fireplace, to 9-sty brick and stone office and power house; cost, $2,000; owner, New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 1801.

ESSEX ST, No. 175, windows to 4-sty brick tenement; cost, $200; owner, B. E. Winham, 134 Broadway, Brooklyn; architect, Louis F. Fick, 534 West 178th st. Plan No. 1799.

HENRY ST, No. 309, piers, beams to 3-sty brick tenement; cost, $200; owner, E. Rosenblum, 309 Henry st; architect, H. J. Feiser, 150 Nassau st. Plan No. 1840.

HOUSTON ST, Nos. 131-133 East, partitions, windows, toilets, to two 4-sty brick tenements; cost, $1,000; owner, Estate [illegible] 242 East Houston st; architect, Henry Regelmann, 133 7th [illegible] Plan No. 1789.

HOUSTON ST, No. 90 West, partitions, windows, to 4-sty front and rear tenements; cost, $1,200; owners, Geo. J. and Wm J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1816.

MARKET ST, No. 30, partitions, windows, toilets, to 4-sty brick loft; cost, $500; owner, Louis Swetnick, premises; architect, H. Horenburger, 122 Bowery. Plan No. 1809.

MANHATTAN ST, s w cor. Broadway, shaft, toilets, windows, to 2-sty brick stores; cost, $450; owner, Charter Const. Co., 198 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 1791.

SPRING ST, No. 24, partitions, store fronts to 3-sty brick store and dwelling; cost, $2,000; owner, J. Malgieri, 204 Mott st; architect, C. B. Meyers, 1 Union sq. Plan No. 1835.

STANTON ST, No. 178, alter stairs, beams, to 3 and 5-sty brick moving picture show and loft; cost, $1,000; owners, Roseman & Shimkowitz, 178 Stanton st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1823.

WILLIAM ST, No. 263, toilets, partitions, windows, stairs, skylights, to 5-sty brick tenement; cost, $1,500; owner, N. T. Brown, 21 Park Row; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1802.

WILLIAM ST, No. 156, brick chimney to 6-sty brick loft; cost, $1,000; owner, Humphreys Homeopathic Medicine Co., 156 William st; architects, Walker & Chambers, 50 East 20th st. Plan No. 1796.

Walker & Chambers, 50 East 20th st, have contract.

4TH ST, No. 71 East, windows to 6-sty brick store and tenement; cost, $85; owner, Hyman M. Lazinck, 232 West 136th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1830.

Chas. H. Fenichel, 63 West 115th st, mason work.

5TH ST, Nos. 343-345 East, partitions, windows, walls, to two 6-sty brick stores and tenements; cost, $1,000; owner, Sigmund Schnee, 230 Grand st; architect, L. B. Sheinart, 1496 Bryant av. Plan No. 1810.

14TH ST, No. 206 East, 1-sty brick rear extension, 8x9, to 2-sty brick stores; cost, $200; owner, Leaycraft & Co., 19 West 42d st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1828.

17TH ST, No. 344 West, partitions, windows, skylights to two 3 and 5-sty front and rear tenements; cost, $1,200; owner, Estate James Kenny and others, 80 East Houston st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1815.

19TH ST, Nos. 44-50 East, alter walls, columns, to 13-sty brick loft; cost, $5,500; owner, Central Real Estate Asso., 309 Broadway; architect, R. Berger, 309 Broadway. Plan No. 1836.

22D ST, No. 212 West, 1-sty brick rear extension, 20x38, to 3-sty brick dwelling; cost, $800; owners, G. & J. Cobban, premises; architect, George W. Cobban, 212 West 22d st. Plan No. 1806.

27TH ST, Nos. 44-46 West, alter walls, beams, to 4-sty brick power-house; cost, $700; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weissenburger, 55 Duane st. Plan No. 1827.

32D ST, No. 32 West, stairways, alter floors, to 6-sty brick and stone store and loft; cost, $200; owner, not given; architect, Harry Rocker, 371 Fulton st, Brooklyn. Plan No. 1805.

Blydorf & Goodman Co., 32 West 32d st, lessees; E. Hamberger & Co., 139 Emerson pl, Brooklyn, carpenter.

35TH ST, No. 11 East, 2-sty brick front extension, 25x4.6, alter stoop, walls, to 4-sty brick residence; cost, $2,000; owner, W. W. Astor Estate, 25 West 26th st; architect, V. Hugo Koehler, 489 5th av. Plan No. 1822.

Edward Margolies, 44 West 34th st, is lessee. Not awarded.

44TH ST, No. 307 East, toilets, tubs; windows, partitions, store fronts, to 4-sty brick tenement; cost, $2,500; owner, Salvatore Di Caprio, 302 East 44th st, and Teobaldo Tentonico, 376 Court st, Brooklyn; architect, Benj. Stanger, 150 Nassau st. Plan No. 1818.

45TH ST, No. 340 East, windows, toilets, partitions, to 5-sty brick tenement; cost, $1,500; owners, J. Fleischhauer & Bro., 341 East 44th st; architect, O. Reissmann, 30 1st st. Plan No. 1821.

46TH ST, No. 16 East, 2-sty front extension, 25x6, partitions, elevator, walls to 4-sty brick dwelling; cost, $8,000; owner, Estate of Emanuel Lehman, 16 William st; architects, Taylor & Levi, 24 East 23d st. Plan No. 1786.

47TH ST, No. 113 West, 2-sty front and rear extensions, 16x36, partitions, toilets, windows, to 3-sty brick dwelling; cost, $7,000; owner, Mary O'Brien, 113 West 47th st; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 1790.

50TH ST, No. 52 East, 3-sty brick rear extension, 10.6x9.8, walls, windows, to 4-sty brick dwelling; cost, $1,500; owner, Anna M. Romaine, 52 East 50th st; architect, James R. Turner, 67 West 131st st. Plan No. 1838.

54TH ST, Nos. 247-259 West, alter elevator pit to 8-sty brick clubhouse and storage; cost, $800; owner, Auto Club of America, 247 West 54th st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1837.

57TH ST, No. 318 West, 1-sty brick side extension, 9x105, to 6-sty brick and stone Y. M. C. A. building; cost, $3,000; owner, Trustees Y. M. C. A., 318 West 57th st; architects, Stoughton & Stoughton, 96 5th av. Plan No. 1793.

62D ST, No. 140 East, add 1-sty to extension, alter windows, to 3-sty brick dwelling; cost, $3,000; owner, J. Henry Carson, 140 East 62d st; architect and builder, D. Mitchell, 302-306 West 53d st. Plan No. 1800.

73D ST, No. 205 East, partitions, windows, tank, plumbing, to 4-sty brick tenement; cost, $1,200; owner, Marie Degenhardt, 2088 Valentine av, Bronx; architect, John Ph. Voelker, 979 3d av. Plan No. 1826.

79TH ST, No. 339 East, partitions, windows, to 4-sty brick tenement; cost, $500; owner, Morris Schlossman, 339 East 79th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1785.

83D ST, No. 201 West, 1-sty brick side extension, 4x25.8, partitions, windows, toilets, piers, to 5-sty brick tenement; cost, $2,500; owner, Mrs. J. Lederer, 73 East 90th st; architect, S. Wiesenberg, 271 West 40th st. Plan No. 1824.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

125TH ST, n s, 180 w Lenox av, erect sign to 1-sty brick store; cost, $150; owner, M. A. White, 42 Cedar st. Plan No. 1804.

125TH ST, No. 230 East, cellar brick front extension, 25x14, vault to 2-sty brick laundry; cost, $750; owner and architect, John P. Walther, 147 East 125th st. Plan No. 1825.

134TH ST, No. 247 West, partitions, windows, show fronts, plumbing, to 3-sty brick dwelling; cost, $800; owner, Mrs. Frances C. Conway, 246 West 43d st; architect, Adolph G. Rechlin, 233 5th av. Plan No. 1819.

148TH ST, No. 562 West, partitions, windows, to 6-sty brick tenement; cost, $2,000; owner, Herman Fichter, 100 West 121st st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1834.

166TH ST, Nos. 508-12 West, columns, girders, partitions, to 1 and 2-sty brick bottling house; cost, $2,000; owner, Albert Krumenaker, 512 West 166th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 1811.

AV D, No. 116, alter partitions, cellar floor to 5-sty brick store and tenement; cost, $300; owner, M. Hanan, 116 Av D; architect, Fred Ebeling, 420 East 9th st. Plan No. 1831.

BOWERY, No. 315, shaft, toilets, beams to 6-sty brick tenement; cost, $2,000; owner, Estate of J. Weeks Cornell, 59 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 1797.

BROADWAY, Nos. 803-807, rebuild front wall to 5-sty brick loft; cost, $35,000; owner, James McCreery Realty Corp., 212 West 42d st; architects, Jardine, Kent & Jardine, 3 West 29th st. Plan No. 1794.

EAST BROADWAY, No. 65, 5-sty brick rear extension, 25x24, add 1-sty, plumbing, windows, stairways to 4-sty brick loft; cost, $12,000; owner, Wolf Elias, 65 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1832.

LEXINGTON AV, s e cor 66th st, alter front wall, windows, build chapel, to 2-sty brick and stone church; cost, $170,000; owner, The Literary Society of St. Vincent Ferrer, 869 Lexington av; architects, Allen & Collens and James W. O'Connor, 1123 Broadway. Plan No. 1814.

PARK AV, s e cor. 58th st, 1-sty below grade, rear extension, doors, to 13-sty brick and stone apartment house; cost, $1,700; owner, 471 Park Av. Co., Inc., 471 Park av; architects, Carrere & Hastings, 225 5th av. Plan No. 1795.

H. de Rassloff, 471 Park av, builder.

1ST AV, No. 2060, erect stage, partitions, to 2-sty brick moving picture show and loft; cost, $300; owner, Guiseppe Cannetta, 32 Fulton av, Astoria; architect, Matthew W. Del Gandio, Tremont and Webster avs. Plan No. 1792.

1ST AV, No. 268, toilets, partitions, windows, to 4-sty brick store and tenement; cost, $1,500; owner, Bertha Sacathe, 1473 Crotona pl, Bronx; architect, Fred Ebeling, 420 East 9th st. Plan No. 1829.

3D AV, No. 740, partitions, to 4-sty brick tenement; cost, $100; owner, Patrick Curley, 7 Crotona Park North; architect, Louis F. Fick, 534 West 178th st. Plan No. 1798.

3D AV, s w cor 55th st, install moving picture show, platform, windows, to 4-sty brick and stone hall and dwelling; cost, $1,500; owner, Allen Lexau, 262 West 40th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1820.

C. Kriesel, 303 East 55th st, and Fritz Gersbacher, 1827 2d av, are lessees.

3D AV, s w cor 127th st, show windows, girders, to 6-sty brick loft building; cost, $2,000; owner, Sinshheimer Estate, 30 Broad st; architect, Samuel Sass, 23 Park Row. Plan No. 1813.

5TH AV, s e cor. 34th st, partitions, stairs, erect gallery, to 8-sty brick and stone store and office; cost, $4,500; owner, Trustees of J. Korn, on premises; architects, Warren & Wetmore, 3 East 33d st. Plan No. 1787.

Chester Billings & Son are lessees. No contract let.

6TH AV, No. 330, alter stairs, dumbwaiter, to 4-sty brick and stone store and dwelling; cost, $500; owner, Josephine M. Geenen, 66 West 21st st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1812.

6TH AV, n w cor 18th st, 4-sty front extension, 65.7x75, alter elevator shaft, stairs, beams, iron columns, girders, to 4-sty brick store; cost, $75,000; owners, Greenhut & Co., 294 6th av; architects, Buchman & Fox, 11 East 59th st. Plan No. 1817.

8TH AV, No. 407, partitions, store fronts, to 3-sty brick and stone store studio and dwelling; cost, $450; owner, David Silberstein Estate, 10 6th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1788.

8TH AV, No. 2435, alter shaft, partitions, windows, to 5-sty brick tenement; cost, $1,000; owner, Estate Julia L. Buggemann, 426 East 144th st; architect, Henry Regelmann, 133 7th st. Plan No. 1803.

BLACKWELL'S ISLAND, south end, partitions, skylights, windows, two elevators, to 5-sty brick and stone hospital; cost, $30,000; owner, City of New York, City Hall; architect, Raymond F. Almirall, 51 Chambers st. Plan No. 1807

No contract has yet been issued.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

VAN NEST AV, s s, 175 e Garfield st, two 2-sty frame dwellings, tin roof, 21x50; cost, $10,000; owner, Bernard Malone, 1739 Garfield st; architect, T. J. Kelly, 782 Morris Park av. Plan No. 899.

BIRCHALL AV, w s, 50 s Sagamore st, 2-sty frame dwelling, tin roof, 20.10x62.6; cost, $4,000; owner, Jos. Danella, 607 Morris Park av; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 895.

WEBSTER AV, e s, 466 n Gun Hill road, ten 2-sty brick dwellings, 18.2x18.6x51, tin roof; cost, $50,000; owner, Irving Construction Co., 2061 Ryer av; architect, Henry Nordham, Tremont av and Bronx st. Plan No. 906.

BAINBRIDGE AV, e s, 475 n Kingsbridge road, two 2-sty frame dwellings, 21x46, tin roof; total cost, $12,000; owner, Thos. Lisk, 2487 Marion av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 907.

WILLOW LANE, n s, 141.3 e Westchester av, two 2-sty and attic dwellings, shingle roof, 21x50; total cost, $10,000; owner, Mrs. Chas. J. Patterson, 270 Rider av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 904.

ST. LAWRENCE AV, w s, 131 s Gleason av, 2-sty frame dwelling, 21x50, tin roof; cost, $5,000; owner, Louisa Diener, 172d st and Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 902.

FORT INDEPENDENCE ST, e s, 873.92 s 238th st, 2-sty frame dwelling, tin roof, 20x52; cost, $4,000; owner, Ellsworth Mills, 335 Madison av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 908.

GRAND AV, n w cor. 176th st, 2½-sty brick dwelling, slate roof, 37x38; cost, $9,000; owner, Samuel Jackson, 36 Wall st; architect, Wm. L. Rouse, 12 West 32d st. Plan No. 910.

Apartments, Flats and Tenements.

188TH ST, s w cor. Hoffman st, 5-sty brick tenement, tin or plastic slate roof, 29.6x87.2; cost, $35,000; owner, Alfonso Grosso, 424 East 115th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 896.

WEBSTER AV, e s, 37.2½ n 187th st, six 4-sty brick tenements, slag roof, 33.4x69.10¾; total cost, $108,000; owner, John Rindall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 897.

SO. BOULEVARD, n s, 69.6 e 189th st, 5-sty brick store and tenements, tin roof, 37.6x90; cost, $35,000; owners, Ricone & Oliva, 434 East 118th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 891.

BROOK AV, s w cor 157th st, four 6-sty brick tenements, slag roof, size irregular; total cost, $145,000; owners, Greenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 900.

HOFFMAN ST, w s, 29.7 s 188th st, 4-sty brick store and tenement, tin or plastic slate roof, 25x84.5; cost, $20,000; owner, P. D. Męola, 2377 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 901.

COLLEGE AV, s e cor 165th st, 5-sty brick stores and tenement, 26.47x70, tin roof; cost, $30,000; owner, Mountain Construction Co.; Otto L. Spannhake, 233 East 78th st, President and architect. Plan No. 903.

EAGLE AV, e s, 462.8¾ n Westchester av, 5-sty brick tenement, plastic slate roof, 50x92; cost, $50,000; owners, Liss Realty Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 909.

Frank Liss, 3455 3d av, is president.

MOHEGAN AV, e s, 165.2 n 179th st, 5-sty brick tenement, slag roof, 41x100; cost, $45,000; owners, Estates Bldg. Co.; architects, Goldner & Goldberg, Westchester and Jackson avs. Plan No. 911.

Frank Martonia, 113 6th av, vice-president.

SIMPSON ST, e s, 121.8 n Westchester av, two 5-sty brick tenements, slag roof, 40x87; total cost, $80,000; owners, Tully Const. Co., Whitlock av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 912.

Stores, Offices and Lofts.

PROSPECT AV, n w cor. Home st, 1-sty brick stores, plastic slate roof, 61.05x83; cost, $10,000; owners, Ittner Realty Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 898.

Jacob Leitner, No. 836 Westchester av, is president.

Factories and Warehouses.

CAMBRELLING AV, e s, 200 n 189th st, 2-sty brick factory, tin roof, 19x50; cost, $2,000; owner, C. Silvestro, 2488 Cambrelling av; architects, Serviss & Glew, 961 East 217th st. Plan No. 892.

Miscellaneous.

WEBSTER AV, e s, 148 s 176th st, 1-sty brick warehouse, plastic slate roof, 40x140.6; cost, $15,000; owners, Koster & Rueppel, Tremont and Washington avs; architect, B. Ebeling, 1136 Walker av. Plan No. 894.

Stables and Garages.

WILLIAMSBRIDGE ROAD, n w cor., and Pelham Park, 1-sty frame barn and stable, tin roof, 53x25; cost, $1,000; owners, Astor Estate, 23 West 26th st; architect, P. J. Murphy, 371 East 144th st. Plan No. 893.

Churches.

MURDOCK AV, s e cor Randall av, 1-sty brick church, 40x70, tin or paradox roof; cost, $3,000; owner, Swedish Lutheran Church of Edenwald; architect, Carl P. Johnson, 8 East 42d st. Plan No. 905.

Benj. Nelson, 16 East 42d st, is trustee.

BRONX ALTERATIONS.

KELLY ST, No. 40, 1-sty added to 3-sty brick dwelling; cost, $300; owner, Morris H. Finkelstein, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 336.

148TH ST, Nos. 250 and 252, new toilet, new partitions, etc., to 6-sty brick tenement; cost, $100; owner, Henry Straubs, 48 West 136th st; architect, Louis Falk, 2756 3d av. Plan No. 337.

246TH ST, s w cor. Delafield av, 1-sty frame extension, 30x31.10, to 1-sty frame storage and greenhouse; cost, $500; owner, J. B. Delafield, Riverdale; architect, J. J. Kennedy, Riverdale. Plan No. 338.

SHERIDAN AV, e s, opposite 158th st Melrose R. R. yard, add 1-sty to 1-sty brick office and storage; cost, $3,000; owners and architects, N. Y. C. & H. R. R. R. Co., Grand Central Station. Plan No. 334.

SYCAMORE AV, w s, 825 s 254th st, 2½-sty frame dwelling; cost, $3,000; owner, Geo. W. Perkins, Riverdale; architect, Thos. Greenlees, Jr., 435 East 238th st. Plan No. 339.

TINTON AV, s e cor Dawson st, new bay window, new partitions, etc., to 3-sty frame dwelling; cost, $500; owner, St. Anselm's Church, Rev. Bernard Kevenhoerster, 673 Tinton av, rector; architect, John E. Kirby, 481 5th av. Plan No. 335.

ADVANCE REPORTS.

New Playhouse for Asbury Park.

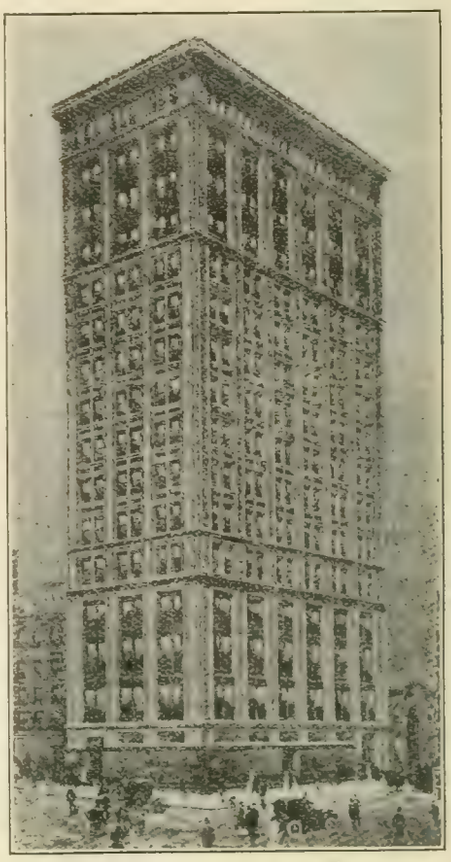
ASBURY PARK, N. J.—Walter Rosenberg, lessee of the Casino Theatre, Asbury Park, contemplates the erection of a modern fireproof theatre on the beach front, extending into the ocean. Architect Wm. H. McElfatrick, 1402 Broadway, Manhattan, is preparing the plans. The construction is to be of concrete and terra cotta; all the stairways to be of steel, the flooring cement. The equipment will include modern plumbing, leather chairs, and the seating capacity will be about 2,200, comprising a gallery, balcony and orchestra. The stage will be 90 ft. deep, 80 ft. wide and 60 ft. in height and will be the largest stage in New Jersey. The plot necessary for the pier will be about 100 ft. on the beach front. How far into the sea the building will go has not been decided upon yet. Mr. Rosenberg states that it is his intention to have the building ready for the season of 1910.

Brooklyn to Have New Lodge Building.

13TH AV.—Messrs. Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a lodge-room building to be erected on the west side of 13th av, at the corner of 39th st, Brooklyn, for the Abels-Gold Realty Co., of 44 Court st. The structure is to be 3-stys and basement in height, L shaped, fronting 44 ft. on 13th av. The facade will be designed in a modern Colonial type of architecture, having a light gray brick for the first story and a genuine Harvard brick for the upper floors, laid in a Flemish bond, with one-half inch black-raked joints. Trimming will be of blue Indiana limestone. The respective floors will be designed for the following purposes: The basement for bowling alleys and billiard rooms, the first floor for a restaurant and cafe, the second floor as a ballroom, and the third floor as a lodgeroom.

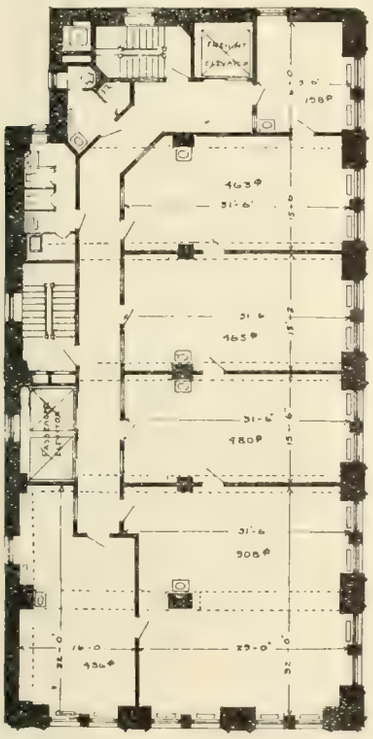
Concerning a Madison Avenue Operation.

MADISON AV.—The 16-sty loft and office building to be known as the "Cameron Building," at the northeast corner of 34th st and Madison av, is expected to be ready for occupancy in September. It is the first commercial building to be erected in that section of the avenue, though not the first to be used for commercial purposes. Near by a 7-sty loft building is being erected and a corner dwelling at the southwest corner of 30th st is being made over into a place of business. The advantages of the "Cameron" site are obvious. The build-



CAMERON BUILDING.

ing is being erected by the Whitney-Steen Company, after plans by Clinton & Russell, for Margaret S. E. Cameron, of Clifton, Staten Island, the owner; and Albert B. Ashforth is the rental agent. The construction is strictly fireproof, with concrete floors and wainscoted halls. The



AN OFFICE FLOOR.

floors, as open lofts, contain about 4,000 square feet each, and the space will be divided into offices to suit. No manufacturing will be permitted. As the building stands on high ground at the intersection of two wide thoroughfares, it has exceptional light and air. The windows number 392. The facades are of limestone and light gray brick, with polychrome terra cotta ornamentation under the windows on the avenue side. Various trades are still employed on interior work, but they are far enough along to see that they are executing a very substantial piece of work.

To Rebuild the Fort William Henry Hotel.

LAKE GEORGE, N. Y.—There is considerable satisfaction, if no positive assurance, in the statements made by high officials of the Delaware & Hudson and in the activity of other officials along the investigating line—all leading to the general probability of the rebuilding of the Fort William Henry Hotel at Lake George. The Delaware & Hudson, owning the property, has the grounds in shape for a hotel, the water front and boat and train connections and has nearing completion, at a cost of $50,000, a concrete viaduct and sight-seeing platform leading to the shore. The Delaware & Hudson Co. has general offices at 32 Nassau st, Manhattan.

Office Building for 4th Av. and 17th St.

4TH AV.—Messrs D'Oench & Yost, 289 4th av, have been selected to prepare plans for a new office building for the Germania Life Insurance Co., of 20 Nassau st, to be erected at the northeast corner of 4th av and 17th st, to cover a plot 84x115 ft. in ground dimensions. The actual number of stories in height has not yet been determined, although it is probable that the building will be at least 16 stys. Cornelius Doremus is president, and Carl Heye, secretary, of the company. Alfred D'Oench, 289 4th av, is a director. No figures have yet been taken, or any contracts made. The new Everett Building is located immediately opposite at the northwest corner of 17th st, facing Union Square Park.

Factory for Long Island City.

LONG ISLAND CITY, L. I.—John F. Galvin, metal worker, 243 West st, Manhattan, contemplates the erection of a 6-sty reinforced concrete, fireproof factory to be situated on the west side of East av, between 13th and 14th sts, Long Island City, at a cost of about $150,000. The building will measure 100x200 ft. No architect has yet been named to prepare the plans. The owners will occupy three of the floors, leasing the balance.

Elevator Apartments for Tremont Av.

TREMONT AV.—Harry T. Howell, 3d av and 149th st, has prepared plans for a 6-sty elevator apartment house to be erected at the southeast corner of Tremont av and Crotona Parkway, Bronx, for the Rosa Realty Co. The building will measure 109.9x116.10 ft., having all improvements, marble halls, and bath rooms, steam heat, telephone surface, electric lights, to cost $150,000.

Eleven-Story Apartment for Claremont Av.

CLAREMONT AV. — Gaetan Ajello, architect, of 1 West 34th st, is completing plans for the improvement of the west side of Claremont av, 309 ft. north of 116th st, with an 11-sty elevator apartment house, 78.1¾x82 ft., to cost in the neighborhood of $350,000. B. Crystal & Son, of 21 West 34th st, will erect the building.

Cluett, Peabody & Co. to Build.

TROY, N. Y.—Cluett, Peabody & Co., collar manufacturers, contemplate the erection of a large bleachery of brick, mill construction, at Troy, N. Y. No details have yet been decided, and no architect has yet been selected to design the plans. It is said that the kind of building this concern will erect will approximate a cost of $300,000. E. Harold Cluett, of Troy, will have charge.

Donn Barber to Plan Atlanta Club.

ATLANTA, GA.—Donn Barber, architect, 24 East 23d st, Manhattan, has been commissioned by the Capital City Club, of Atlanta, to prepare plans for a new clubhouse to be erected at Peachtree and Harris sts, Atlanta, Ga., to cost around $150,000.

Apartments, Flats and Tenements.

175TH ST.—Euell & Euell, 36 Manhattan st, are preparing plans for a 6-sty 36-family flat building, 75x100 ft., to be erected by the T. J. McGuire Const. Co., in the south side of 175th st, 75 ft. w of Amsterdam av, to cost $85,000.

BROADWAY.—Janes & Leo, 124 West 45th st, have completed plans for the 12-sty, 50-family apartment house, 105x160 ft., which the Charter Construction Co., (Bing & Bing), 198 Broadway, is to erect at the southeast corner of Broadway and 77th st.

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AUDUBON AV.—Neville & Bagge, 217 West 125th st, are completing plans for a 6-sty, 36-family flat building, 66x90, for the Granite Construction Co., 299 Broadway, to be erected at Audubon av, the northwest cor of 176th st, to cost about $200,000.

119TH ST.—Sommerfeld & Steckler, 19 Union sq, will have plans completed about Aug. 10 for the 6-sty apartment house, 125x100 ft., which the Ira Realty Co., 1320 Madison av, is to erect in the south side of 119th st, 150 ft. east of Amsterdam av, to cost $165,000.

BROOKLYN.—P. W. Grace (real estate), 44 Court st, Brooklyn, will erect an 8-family 4-sty brick and limestone flat building at the northwest corner of Sterling pl and Kingston av, Brooklyn, to cost $20,000. A. W. Pierce, 383 Jay st, Brooklyn, is preparing plans.

BROOKLYN.—F. W. Herter, 186 Remsen st, Brooklyn, has awarded to J. J. Gilfoyle, of Woodhaven, L. I., the general contract to erect the 4-sty brick apartment house, 95x100 ft., at Franklin and Gates avs, Brooklyn, to cost $70,000. Edward Phillips, 44 Court st, is the owner.

114TH ST.—The Hennessey Realty Co., Joseph Pelstein, 220 Broadway, president, is ready for bids on mason materials for the 8-sty fireproof apartment house, 50x100 ft., to be erected in the north side of 114th st, 100 ft. west of Amsterdam av, from plans by Schwartz & Gross, 347 5th av. Estimated cost, about $200,000.

MT. VERNON, N. Y.—John E. Norelius, 416 Warwick av, Mt. Vernon, has received the general contract to build two 3-sty stores, with apartments, 42x48 ft., for Dr. Albert B. Eckerson, of 170 Stevens av, at the northeast corner of Mt. Vernon av and High st, to cost $25,000. Wm. B. Middleton, 203 Stevens av, is architect.

Banks.

WALL ST.—McKim, Mead & White, architects, 160 5th av, are preparing plans for extensive changes to Nos. 64-66 Wall st for the Bank of Montreal, of 31 Pine st, which will cost about $75,000. The improvement consists of changes to the first floor and basement, which will be used for banking purposes, vaults and storage. No figures have yet been taken.

BROOKLYN.—The Prudential Holding Co., 350 Fulton st, Brooklyn, has awarded to John Auer & Sons, 648 Lexington av, Brooklyn, the general contract to erect the 1-sty fireproof limestone bank building, 50x75 ft., at the southeast corner of Vernon and Stuyvesant avs, Brooklyn, to cost $60,000. Daus & Otto, 150 Fulton st, Manhattan, are the architects. The Prudential Savings Bank, 975 Broadway, Brooklyn, is lessee.

Churches.

BROOKLYN.—Hedman & Schoen, 25 West 42d st, Manhattan, are taking bids on the general contract for a 2-sty brick and limestone synagogue, 50x100 ft., for the Schaare Zedek Congregation, to be erected on the north side of Putnam av, near Reid av, to cost $30,000.

ROCHESTER, N. Y.—Plans for a 4-sty brick building to be used as the Brick Church Institute, have been filed. The estimated cost is $60,258. The building will be 63x153 ft. The H. H. Edgerton Co. has the contract for the mason work and Homer Knapp the carpentry.

FREEPORT, L. I.—Ground was broken on July 30 for a new edifice for the Church of Our Holy Redeemer, at Freeport. Rev. Charles A. Logue, priest, has charge. Cost, $60,000. Romanesque in style, 72½x138 ft. Capacity about 800, red brick, with white ornamental moulding and trimmings and green slate roof. The interior will be of ornamental plaster and marble and fine woodwork.

Dwellings.

NORWALK, CONN.—F. G. C. Smith, 20 East 42d st, Manhattan, has prepared plans for a residence to be erected on Morgan av, Norwalk, for E. P. Weed, of Norwalk.

GREENWICH, CONN.—H. Warren Howard, Jr., 45 East 42d st, Manhattan, has made plans and taken the contract for a residence on Washington av for Oscar D. Tuttle, to cost about $14,000.

ROSELLE, N. J.—Nathan R. Leavitt, of Elizabeth, is planning the erection of seven residences in 1st av, west of Locust st, Roselle. He has already placed an order for plans and specifications. Four of the structures will be expensive affairs, the other three to be less costly.

70TH ST.—Heins & La Farge, 20 East 21st st, are taking figures on the general contract for the 5½-sty brick and stone residence, 25x78 ft., which Alvin W. Krech, of the Equitable Trust Co., 15 Nassau st, will erect in the north side of 70th st, 73 ft. west of Madison av, to cost $65,000.

PELHAM, N. Y.—The general contract for the two residences being erected by Hugh Herndon, of Pelham Heights, N. Y., has been awarded to the Reynolds-Metz Co., 1 Madison av, New York city. These buildings will be constructed of wood, 2½ stories, 30x35 ft., and will cost about $10,000 each.

70TH ST.—Mrs. H. D. Brookman, 7 E. 65th st, has awarded to M. Reid & Co., 114 West 39th st, the general contract to erect the 5-sty fireproof brick and limestone residence, 26x90 ft., at 7 East 70th st, for which Warren & Wetmore, 3 East 33d st, have prepared plans. Estimated cost, $150,000.

HENRY ST.—Cady & Gregory, 6 West 22d st, have taken bids on the general contract for the 3-sty brick and stone parish house, 25x100 ft., to be erected by the Church of the Sea and Land, O. G. Cocks, pastor, at No. 61 Henry st, to cost about $35,000. The contract will be awarded immediately.

GREENWICH, CONN.—Work will be started at once by H. Warren Howard, Jr., 45 East 42d st, Manhattan, for a residence on Woodland drive for August E. Meyer. The cost will be between $5,000 and $6,000. Joseph Christiano will do the mason work and I. M. Hubbard the plumbing and furnace heating.

JAMAICA, L. I.—The William Nagle Realty Co. has sold to the Hilldale Realty Co. a plot of land 150x125 on Hilldale av, corner of Dugan st, upon which are to be erected eight 2-family houses of modern design. The plans have been approved and the contract has been awarded to Henry J. Remmert, of Jamaica.

BROOKLYN.—J. V. S. Davis, 153 Monroe st, Brooklyn, will erect seven 2-family dwellings, with stores, brick and limestone, 3-stys, 20x60 ft. each, at the southwest corner of Saratoga av and Fulton st, Brooklyn, to cost about $55,000. C. Silkworth, Jr., architect, 44 Court st, Brooklyn, is now taking bids on the general contract.

PASSAIC, N. J.—Simon and Max Slaff, of Passaic, will build two 3-sty frame tenements on Highland av, at a probable cost of $10,000. They also were given a permit to build a 3-sty frame tenement in Allen st. Edward A. Ronaldson has announced his intention to build a 2-sty 2-family dwelling, to cost $7,500, at the corner of Van Houten and Pennington avs.

Factories and Warehouses.

BINGHAMTON, N. Y.—The Commercial Envelope and Box Co., of Binghamton, will erect a new warehouse. Just when work will be started has not been decided.

LITTLE FALLS, N. Y.—Robt. McKinnon & Co. are considering the erection of a 5-sty warehouse in connection with its plant. A steel water tower and tank will also be constructed; estimated cost, $90,000. Chas. Haug, of Little Falls, is architect.

ALBANY, N. Y.—The industrial department of the Delaware & Hudson Railroad is endeavoring to locate a big industrial building at Albany. Such a building would be equipped with engines and dynamos to provide power, heat and light for tenants.

ROCHESTER, N. Y.—Plans have been filed for a brick addition to the Utz & Dunn shoe factory at 37 Canal st. It will be 58x220 ft. and 5 stories. A wing 57x58 and 5 stories high will also be built from the new part. The total floor space is 80,230 sq. ft. and the estimated cost, $60,000.

SCHENECTADY, N. Y.—Work on the foundation of the Mohawk Overall Co. building in Dock st is progressing with amazing rapidity. Contractor Gridley has completed the excavation and Contractors Brown & Lowe have started work with the concrete mixer. The contract calls for the completion of the building by the middle of October.

AMSTERDAM, N. Y.—The general contract has been awarded to Bernard Machold, of Amsterdam, and James McKinney & Son, Albany, for iron and steelwork for the 3-sty brick, steel and reinforced concrete washing house for McCleary, Wallin & Crouse (carpet manufacturers), at Amsterdam, to cost $35,000. H. W. Grieme, 2 Market st, Amsterdam, is the architect.

LAKE VIEW, N. J.—The Textile Building Co., of Paterson, has been organized for the purpose of erecting an immense silk mill at Lake View. It is proposed to put up a building costing about $250,000. The company is capitalized at $50,000. The incorporators are Henry, William, Henry Jr., and Raymond Doherty and Harriet D. Schoonmaker, the last named being a daughter of Henry Doherty, the well-known silk manufacturer of Paterson. As soon as plans under way have been completed for financing the enterprise building operations will be started. The mill will be occupied by the Henry Doherty Silk Co.

Miscellaneous.

KINGSTON, N. Y.—The Eagle Hotel is soon to take its place among the largest as well as the best hotels along the Hudson River. Architect Teller has plans made for a fireproof addition which will be 40x100 ft. and four stories high. The new part will be of Colonial design. The front wall will be of pressed brick with marble trimmings, the fourth story windows forming the frieze of a deep overhanging and classic cornice.

BINGHAMTON, N. Y.—According to statements made by county officials a proposition will be brought before the September special session of the Board of Supervisors to replace the present County Clerk's office with a modern 2-sty office building to be occupied by the County Clerk and Surrogate. Asa L. Bonnell is clerk of the Board of Supervisors.

PATERSON, N. J.—Plans are being prepared by Fred. W. Wentworth, Paterson, N. J., for an addition to the nurses' home on Madison av, Paterson, for the General Hospital. The new part will be used as a dormitory. No bids have yet been taken. Estimated cost, $40,000.

Municipal Works.

BRONX.—The Park Board will open bids on Thursday, Aug. 12, for labor and materials for casting and delivering eight bronze drinking fountains for parks, Borough of the Bronx.

BROOKLYN.—Bids will be received by the Park Board, Thursday, Aug. 12, for labor and material necessary to construct and complete cement walks around parade ground building, Prospect Park, Brooklyn.

MANHATTAN.—Estimates will be received by the Fire Commissioner, Tuesday, Aug. 10, for labor and materials required for repairs and alterations to quarters of Hook and Ladder Co. 18, at No. 84 Attorney st.

LONG ISLAND CITY.—The President of the Borough of Queens will open bids on Tuesday, Aug. 10, for carpenter and cabinet work, hardware, bronze and other work for the Queens County Court House, Long Island City.

BROOKLYN.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, Aug. 11, for furnishing labor and material required for kalsomining and painting, etc., rooms on first floor, Kings County Court House, Brooklyn.

MANHATTAN.—The Fire Commissioner will receive bids Aug. 10 for labor and materials required for the completion of new annex and additions and alterations to the present headquarters building, located in East 66th and 67th sts, between Lexington and 3d avs.

Office and Loft Buildings.

BOSTON, MASS.—Members of the Boston Stock Exchange have decided to erect a new building in Congress st, Exchange pl and Post Office av; it will probably be of white sandstone. Lyman B. Greenleaf is president.

JERSEY CITY, N. J.—Chas. A. Rich, 320 5th av, Manhattan, has prepared plans for a 12-sty brick, 100x80 ft., building at Hudson and York sts, Jersey City, for Colgate & Co., at an estimated cost of about $300,000.

BRIDGEPORT, CONN.—Architect C. T. Beardsley, Jr., has completed plans for an office building at the plant of the Pacific Iron Works on Housatonic av. It will be a brick structure, 30x40 ft., with a slag roof. A fireproof vault will be fitted up in one end of the building.

33D ST.—D'Oench & Yost, 289 4th av, are preparing plans for a 6-sty loft building, 50x90 ft., brick, stone and galvanized iron, non-fireproof, to be erected at Nos. 514-516 West 33d st, by L. T. Alton, of 1418 Broadway, to cost about $60,000. No figures have yet been taken or contract let.

Schools and Colleges.

PALMYRA, N. J.—The Board of Education has rejected all bids recently received for erecting the Palmyra school, for which there is an appropriation of $38,000.

NORTH FARMINGDALE, N. J.—Warren Conover, Freehold, N. J., is preparing plans for a frame 1-sty school, 22x34 ft., to be erected by the Board of Education at North Farmingdale, Monmouth County, N. J.

STRATFORD, CONN.—Architects Beckwith & Jackson, of Bridgeport, have been commissioned to prepare plans for an addition to the Centre district schoolhouse in Stratford. It will be of brick and will contain four rooms.

CHATHAM, N. J.—A petition is being circulated for the building of a $20,000 annex to the present school. It calls on the Board of Education to acquire a tract of land adjacent to the present school site for the proposed annex.

LINDENHURST, L. I.—General contract has been awarded to Geo. E. Libbey, 519 Flushing av, Brooklyn, and the Mutual Engineering & Const. Co., 548 West 23d st, Manhattan, for heating and erecting the 2-sty brick school, 126x70 ft., for the Board of Education at Lindenhurst, to cost $45,000. Ingles & Hart, Amityville, L. I., are the architects. Sixteen rooms, assembly room seating capacity 625.

TROY, N. Y.—R. Clipston Sturgis, 120 Boyleston st, Boston, Mass., is preparing plans for a 3-sty and basement brick, stone and steel school (fireproof), 100x200 ft., to be erected on 7th av, between State and Congress sts, Troy, by the Board of Contract and Supply, of which James H. Reilly is secretary. The building will include a gymnasium, manual training department, foundry forge and machine room, assembly hall, including a gallery to seat 700. Plans will be ready for bids about September 15. Estimated cost, $375,000.

Bids Opened.

MANHATTAN.—O'Connell & Hanna, 271 West 125th st, submitted the lowest bid, at $121,000, for the erection of the new station house, prison and garage (13th Precinct) for the city in the east side of Clinton st, 119 ft. north of Broome st, from plans by Edward P. Casey, 1 Nassau st. Concrete block construction, 3-stys, 81x99 ft.

MT. MORRIS, N. Y.—J. C. Swanton & Son, of Jamestown, N. Y., submitted the lowest bid to the Village Trustees for the construction of a water-works system at Mt. Morris, to cost $40,500. Other bidders were: Foote Bros., Mount Morris, $43,004; G. D. Dugan, Olean, N. Y., $41,669; Lehigh Contracting Co., Warwick, N. Y., $43,000.

HUDSON, N. Y.—Bids were received on July 28, by James Knox Taylor, Washington, D. C., for the construction of a post office building at Hudson, N. Y. W. F. Holding, 2426 Davidson av, Tremont, Manhattan, at $55,800, was low bidder. Other bidders were: Watertown Construction Co., Watertown, N. Y.; Wm. J. Moran, Inc., Brooklyn; Interstate Construction Co., Ltd., Saginaw, Mich.; R. Richards & Son, Utica, N. Y.; Andrew J. Robinson Co., New York; Durolithic Co., Buffalo, N. Y.; Feeney & Sheehan Building Co., Albany, N. Y.; Dean & Havens, Olean, N. Y.; Conners Bros. Co., Lowell, Mass.; M. P. Wells, Philadelphia; Oscawana Bldg. Co.,; New York; William H. Fissell & Co., New York.

The Board of Education opened bids on Monday, Aug. 2, No. 1, for repairs and alterations to P. S. Nos. 4, 11 and 35, Brooklyn. The low bidders were: For P. S. 4, B. Diamond, $1,427; P. S. 11, P. S. O'Brien, $1,082; P. S. 55, B. Diamond, $2,075. No. 2, for installing heating and ventilating apparatus in P. S. 30, the Bronx: Frank Dobson Co., Inc., $16,375 (low bid). Other bidders were: Wells & Newton Co., Raisler Heating Co., E. Rutzler Co., Blake & Williams, James Curran Mfg. Co. and William J. Olvany. No. 3, for installing heating and ventilating apparatus in P. S. 164, Brooklyn: Frank Dobson Co., $33,931 (low bid). Other bidders were: James Curran Mfg. Co., Blake & Williams, Wells & Newton Co. of N. Y., E. Rutzler Co., Raisler Heating Co. and William J. Olvany. No. 4, for general construction of portable building at P. S. 21, Richmond: Thomas McKeown, $2,873 (low bid). Other bidders were: Alexander R. Brown and Ducker Company.

Contracts Awarded.

38TH ST.—Isaac A. Hopper & Son, 231 West 125th st, have received the general contract to erect the 5-sty brick and marble residence, 25x60 ft., at 107 East 38th st, to cost about $30,000. James W. McLane, 51 W. 38th st, is the owner; R. H. Robertson & Son, 160 5th av, are the architects.

26TH ST.—Isaac A. Hopper & Son, 231 West 125th st, have received the general contract to erect the superstructure of the 4-sty sub-station, 4-stys, fireproof, 50x100 ft., for the New York Edison Co., at No. 49 West 26th st, from plans by Wm. Weissenberger, Jr., 55 Duane st, to cost about $150,000.

LONG ISLAND CITY.—Borden's Condensed Milk Co., 108 Hudson st, Manhattan, has awarded to the J. F. Walsh Co., 1 Madison av, the general contract to erect the 3-sty brick stable, 125x90 ft., on Steinway av, Long Island City, to cost $50,000. C. H. Chamberlain, 10 Getty sq, Yonkers, N. Y., prepared the plans.

36TH ST.—P. J. Brennan & Son, 624 Madison av, have received the general contract to build the 5-sty brick, limestone and terra cotta school, 107x60 ft., 24 class rooms, including a chapel, to be erected by the Church of St. Gabriel, Rev. William Livingston, Rector, 308 East 37th st, at Nos. 311-321 East 36th st, to cost about $130,000.

COLUMBIA, N. J.—The contract for the construction of a hydro electric development across Paulin's Kill, Columbia, New Jersey, for the Warren County Power Company, Meikleham & Dinsmore, Engineers, has been awarded to Frank B. Gilbreth, 60 Broadway, Manhattan. This contract includes the construction of a Ransom hollow dam 30 ft. high and 350 ft. long, as designed by Ransom & Hoadley, of Providence, R. I., a reinforced-concrete power house and a tailrace, etc.

Government Work.

DETROIT, MICH.—The Otis Elevator Co., 17 Battery pl, Manhattan, has obtained the contract for installing elevator and lifts in the Detroit (Mich.) public building, at $9,900; time, July 15, 1910.

SARATOGA SPRINGS, N. Y.—Sealed proposals will be received Sept. 9 for the construction complete of the U. S. Post Office at Saratoga Springs, N. Y. James Knox Taylor, Supervising Architect.

BROOKLYN.—Proposals for alterations in hospital building will be received at the Bureau of Yards and Docks, Washington, until Aug. 14, for alterations in the naval hospital building, Brooklyn, N. Y. R. C. Hollyday, Chief of Bureau.

PORTLAND, ME.—Office of the Supervising Architect, Washington, D. C. Sealed proposals will be received Aug. 26 for the installation of a vacuum cleaning system in the U. S. Court House at Portland, Me. James Knox Taylor, Supervising Architect.

BOSTON, MASS.—Proposals for oil storage houses will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Aug. 28, for oil storage houses, navy yards, Portsmouth, N. H., and Boston, Mass. R. C. Hollyday, Chief of Bureau.

FORT NIAGARA, N. Y.—Office Constructing Q. M., Fort Niagara, N. Y. Sealed proposals will be received Aug. 28 for excavating cellar and installing steam heating plant in barracks here. Plans may be seen at Chief Q. M. office, New York City. Address Constructing Q. M.

CHELSEA, MASS.—Proposals for hospital buildings will be received at the Bureau of Yards and Docks, Washington, until Sept. 18, for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H. R. C. Hollyday, Chief of Bureau.

FORT SLOCUM, N. Y.—Fort Slocum, N. Y., Office of Constructing Q. M. Sealed proposals will be received Aug. 18 for installing steam heating systems in barracks Nos. 35, 38 and 40 and officers' quarters Nos. 8 and 9. Blank forms of proposals, specifications, plans and all necessary information furnished at office of Chief Q. M., department of the East, Governor's Island, N. Y. H.

NEW ORLEANS, LA.—Office of the Supervising Architect, Washington, D. C. Sealed proposals will be received Sept 7 for the mechanical equipment (excepting

elevators), including plumbing, gas fitting, boiler plant, heating and ventilating system, electric generating system, conduit and wiring system, vacuum cleaning system, and clock system, for the U. S. Post Office and Court House building at New Orleans, La., in accordance with drawings and specifications, copies of which may be had at this office or at the office of Messrs. Hale & Rogers, No. 11 East 24th st, Manhattan. James Knox Taylor, Supervising Architect.

Brief and Personal.

"Life isn't a spurt, but a steady climb."

"Hot air can take a balloon a long ways, but it can't keep it there."

Herbert Lucas, the architect, has moved his office to 129 East 19th st, one block east of 4th av.

Rochette & Parzini, modelers and sculptors, and specialists in interior and exterior decorations, have moved from 719 1st av to 218 East 25th st.

Jay H. Berkman, formerly with the New York Blue Print Co., is now connected with the Star Blue Print Co., as manager of the city sales force.

E. L. West, formerly assistant engineering manager of J. G. White & Co. has been appointed assistant general manager of the Central Colorado Power Co., Denver, Colo.

W. R. Thompson has resigned as acting electrical engineer of the Public Service Commission, First District, New York, to become assistant chief engineer of H. M. Byllesby & Co., Chicago, Ill.

Nichols & Hughes, of Dayton, Ohio, announce that they have opened offices for the practice of architecture at 506 V. B. Building, Dayton, Ohio. They desire manufacturers' catalogues and samples.

Mr. W. F. Proctor, of Eggleston Brothers, left this city this week for Europe. He will visit Holland, Paris and London during the month of August and expects to be back at his desk about Labor Day.

John A. Mason, Asst. Superintendent of Buildings, Borough of the Bronx, is taking a trip to England, on the advice of his doctor. Mr. Mason had a serious attack of acute indigestion a few weeks ago.

Mr. A. H. Bragg, of Eggleston Brothers, structural steel, returned from his vacation this week. He spent the month of July in South Jersey, making his headquarters at Asbury Park and other shore resorts.

Mr. W. H. Cook, advertising manager for the Thatcher Furnace Co., is spending this, the first week of his vacation, at his home in Montclair, N. J. Next week he will spend in Long Island. He will be back Aug. 16.

The statement is made that Architects Holabird & Roche, of Chicago, have on their boards work aggregating $30,000,000 in cost, and are now giving employment to 100 draftsmen. This comes pretty nearly being a high water mark.

Mr. A. Bataille, of the pioneer ornamental iron work firm of A. Bataille & Co., of 587 Hudson st, who recently fractured one of his legs near the ankle, has so far recovered as to be able to go to his office a few hours during the week.

The Architectural Stone Co., of Jersey City, was incorporated in New Jersey last week with a capital of $10,000 by William J. Connor, Thomas F. Mulvaney and William H. Saunders, all of Jersey City, to manufacture and handle brick, stone and building materials and supplies.

Owing to recent disputes with reference to hours, wages and methods of handling material, representatives of the American Federation of Labor and the International Brick, Tile and Terra Cotta Workers' Alliance are taking steps to organize all branches of clay workers in Perth Amboy and vicinity.

In the New Theatre, Central Park West, there will be 37 electric motors, ranging in size from one to five hundred horsepower, aggregating 1,131 horsepower. In addition to the motor equipment there will be 18,900 sixteen candlepower incandescent lamps. The electrical equipment will be entirely supplied by the Edison service.

At the last meeting of the directors of the Connecting Railway Company, held at New Haven, the drafting of new plans for the bridge across Ward's Island was considered, and work will soon be in progress on the designing of a structure which will be acceptable to the Municipal Art Commission.

Electricians are wiring the old watch tower, which stands on the highest point of Mount Morris Park, and curfew will ring again for Harlem. The tower was built in 1859, and before the days of electric alarms three strokes on the big bell meant fire in the Yorkville section, four meant fire in Bloomingdale, five for Harlem and six for Carmansville.

Meurer Brothers, of Brooklyn, have opened a branch plant at Washington, Pa. Charles E. M. Brock, formerly of the Brooklyn plant, is in charge. The principal work of the company is the coating of steel and charcoal plates, all the product of the plant being handled through the company's own office. All grades of roofing tin are turned out.

B. S. Harrison, 11 East 24th st, Manhattan, electrical engineer, is preparing electrical and steam heating plans for a bank and office building, 18 stys, 50x75 ft., for the Central Bank & Trust Co., at Memphis, Tenn., to cost $350,000. James G. Rogers, architect, 11 East 24th st, has prepared the general plans. Mr. G. Aus, 11 East 24th st, will be the steel engineer.

The City of Yonkers this week adopted new amendments to its building laws. One of the most important reads: "That no apartment or tenement house exceeding 40 feet in height shall be hereafter constructed within the City of Yonkers, so as to constitute a frame building within the meaning of Section 13 of this Code, nor shall any frame building be used as an apartment or tenement house which shall exceed 40 feet in height."

Papers of incorporation were filed in the office of the Secretary of State of New Jersey last week for the Woodland Realty Company, of Elizabeth, N. J. The stated capital is $5,000 and the incorporators are Charles C. Burke, capitalist; Orville T. Waring, the banker, and Leroy H. Gates, president of the Hale Desk Co, of this city. The charter gives the company permission to engage in real estate transactions and to handle general building contracts.

One of the largest of recent developments around Newark is the tract known as "Hiltonia," controlled by Feibleman & Co. This property consists of 1,300 lots, having a frontage of over a mile on Springfield av, one of the main arteries of travel out of Newark. There is a trolley line on Springfield av, while a short distance beyond, to the north and west, is the Maplewood station on the Lackawanna Railroad. Several new dwellings have been completed, and plans are in preparation for many others.

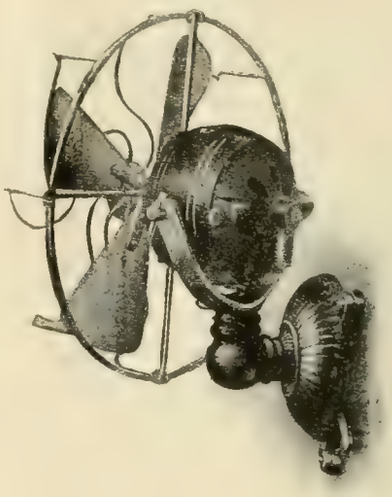
A New Cement Mill.

The plant of the Crescent Portland Cement Company, at Crescentdale, a new station on the Pennsylvania Railroad, in Western Pennsylvania, is about ready for operation. The plant was designed by the Curtin-Ruggles Engineering Company, of 39 Cortlandt st, Manhattan.

W. J. Prentice is president of the cement company; R. H. Hughes, vice-president and general manager; C. M. Hughes, treasurer, and the other directors are well known Pittsburgh business men. The mill has a capacity of 3,000 bbls. daily.

Universal Fan Motors.

Propeller fans are more commonly used than any other variety largely on account of their convenience, portability and adaptability to almost any conditions. They may be placed on desk or table, sidewall, or ceiling, with facility, and readily removed with the change of season or alteration in the arrangement of furniture of office or other apartment. In very warm weather the full force of the air current is none too strong for comfort, while in less extreme weather the speed may be reduced to a corresponding extent by means of the regulator which is provided on all fans.



In winter also the fan is of great value when used in show windows of stores. The current of air blown upon the inside of the window prevents condensation of moisture, which the cold of the outside air would cause to freeze and by obscuring the glass render the window useless for show purposes.

Until quite recently it has been necessary to use fans somewhat different in construction for different positions, three different styles being recognized.

Diehl Universal Fans combine in one unit the three styles previously referred to and known as desk, trunnion and bracket fans. They may be adjusted to propel the air in any direction, and require neither extra parts nor special tools to adapt them to their various positions. The change from desk to bracket can be readily understood from the illustration. The list price of the "Universal" fans range from $22 to $38; telephone booth fans, $23 to $25; Oscillator fans, $30 to $38. (Diehl Manufacturing Company, Elizabeth, N. J.)

Bids Invited for Railway Construction.

The Esquimalt and Nanaimo Railway (owned by the Canadian Pacific Railway) is calling for tenders for the grading of the last section of the extension of their road on Vancouver Island to Alberni. This passes along the shores of Cameron Lake over the divide and into Alberni, and calls for considerable heavy rock work. It is estimated that in some parts the work will run up to $60,000 a mile, and it may take twelve months to complete the grade. The tenders have all to be in by September 6. Following is the invitation for tenders, signed by R. Marpole, vice-president of the company:

"Sealed tenders will be received by the undersigned up to noon of Monday, September 6, 1909, for the grading and bridging of the Alberni Branch from the one hundred and eighth mile to Alberni (27½ miles), according to plans and specifications to be seen on and after August 7 at the office of Mr. Bainbridge, division engineer, E. & N. Railway, Victoria, and Mr. H. J. Camble, chief engineer, E. & N. Railway, Vancouver."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Market Suffers a Relapse.

The building material market suffered a relapse this week. The continued delay in the arrival of structural steel, coupled with a wet day, brought Hudson River hard brick down still farther. Current Hudson River prices are $4.50 to $5. Portland cement was advanced another five cents, making a total of ten cents for the week. Further advances are likely. Northern pig iron remained stationary, but Southern moved up fifty cents around, making a total increase of one dollar in thirty days. Despite this, new business was done and another advance is likely. A quieter market is expected by practically all interests after the middle of the month. Nearly all the furnaces are bought up. Sheet metal prices are likely to go higher. Zinc and solder moved up a quarter of a cent a pound. Competition for structural steel business and fabricating continues keen. Stone showed a slight recovery in increased number of inquiries, and one or two fair sized orders were reported. Finished oak for flooring purposes is scarce and higher prices are expected. Maple is being sold at $4 over Spring prices. This does not hold in common grades of lumber.

Further Drop in Hudson River Hards.

The prices of Hudson River hard brick continue to tumble. They now range from $4.50 to $5 per M. Steel and iron for structural work failing to arrive at jobs, with the supply of brick steadily continuing to increase, and with manufacturers determined to continue shipping, the Record and Guide hesitates to predict any advance for the immediate future.

About 75 cargoes were sold last week. This is about the normal figure. While it is not confirmed officially, the slump is generally thought to be due to overproduction. The supply to-day is considerably above normal demand. Comparatively few deliveries are being made until September first.

MANUFACTURERS PAYING HIGH WAGES.

The manufacturers are paying 1907 prices for labor and therefore cannot sell for 1908 prices and make anything. There are so many brick in the market at present that profits are way down under present conditions. The Erie Railroad has been taking large shipments of Hudson River hard brick for railroad improvements.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$4.50@	$5.00
Hudson River, Light Hard	3.00	4.00
Hudson River, Pale	....	....
New Jersey, Hard	....	....
Croton Point—Brown, f. o. b.	**12.50**	**....**
Croton Point—Dark and red	**12.50**	**....**
Fronts:		
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Enameled:		
English size	**70.00**	**75.00**
American size	62.00	68.00
Seconds, etc.	**40.00**	**45.00**

*Cartage and ten per cent. should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of Broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	$0.75@	$0.80
State common, cargo rate, per bbl.	.80	.85
Rockland×Rockport, Com., per bbl.	1.02	
Rockland-Rockport, L., per bbl.	1.12	
Rockland-Rockport, special, 320 lbs.	1.42	
Select finish, per 350 lbs., net	1.62	

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	1.35
Palmer, com., S	.85
Palmer com., L	1.25
Palmer, finishing, S	.95
Palmer, finishing, L	1.40

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	$1.30
In barrels, 320 lbs	1.60
In bags, per ton	$8.50 10.00
Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs	1.65
Neat wall plaster, in bags, per ton	9.25
Wall plaster, with sand, per ton	5.25
Browning, in bags, per ton	4.25
Scratch, in bags, per ton	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.
Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Advances Five Cents More.

Factors in tht Cement Manufacturers' Licensees Association are more harmonious to-day than they have been in several months. The company that withdrew from the organization "because of certain dissatisfactions with conditions then existing within the organization," as one man put it, "has reconsidered its action and upon the adoption of a better plane of understanding, has again become identified with the other leading companies in the compact."

This having been accomplished to the satisfaction of nearly all parties concerned, an advance of five cents was made in the current price of cement in cargo lots, cloth, and on Wednesday afternoon of this week official notices went out from No. 30 Broad st, where the offices of the North American Portland Cement Co. are located, announcing an advance of five cents more, making a total increase of ten cents within a week. This is taken to mean that interests that were opposed to receiving the company back into the association have been placated. A further advance is not unlikely within the near future.

J. Rogers Maxwell, president of the North American Portland Cement Association, said that there had been a noticeable improvement in the demand for Portland cement, and that he looked for further improvement early in the Fall.

Howard Maxwell, of the Atlas Portland Cement Co., said that he did not expect business to fall off as a result of higher prices, but, on the other hand, expressed the belief that business would pick up. "The time is ripe now for big business," he said, "and higher prices will not check the demand."

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	**.90**

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	....
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Southern Pig Iron Even Higher.

While Northern pig iron remained stationary, Southern moved up another fifty cents around. It was supposed last week that the advances had ceased when it had risen one dollar in thirty days, but when more was added this week the trade saw that business had a stability about it that savored of prosperity. In spite of the previous advances the Southern mills are unable to recover on overdue deliveries, and cannot handle new ones for deliveries prior to Sept. 15.

QUIETER MARKET NOW EXPECTED.

Pig iron people as a rule are looking for a somewhat quieter market. Already the inquiry is falling away. Two weeks of the kind of business that is reported this week will permit the furnaces to catch up. Normal conditions are looked for toward the close of the month. One reason given for the Southern furnaces's course in firming up is to permit them to hold some of the tonnage now on hand for higher figures. Nearly all the furnaces are working to 80% capacity, and those who have a few blasts idle are planning to blow in. Buffalo and Pennsylvanias may announce an increase in prices due to the increase in cost of manufacture, advance in the price of coke and the fact that ore sellers who had not covered are loading. The wages of laborers at the Northern furnaces as noted have been restored to the figures ruling on April 1, but which were subsequently cut. These latter furnaces cannot yet determine what effect this advance in wages will have upon the cost of their products.

ZINC AND SOLDERS MOVE UP.

The activity of the metal market reported in these columns last week is reflected in a slight advance in zinc and solder, both of which moved up a quarter of a cent per pound this week. Half and half in case now sells for 19¾ cents per lb., and open at 20¾. No. 1 in case brings 17¼ and open 17½ cents per lb. Zinc in cask lots now brings 7¾ cents per lb. and in sheets, 8¼. These are the only changes in prices current in the metal market this week save in Southern pig iron, already noted.

SHEET METALS LIKELY TO GO HIGHER.

Officials of the sheet metal companies are talking of an increase in prices. While concessions that have been allowed withing the last few months have been withdrawn within a week or two no firming action has taken place yet, although, it is said, conferences on the subject have been held. The situation hangs in the balance.

MORE BUSINESS WITH HIGHER PRICES.

Structural steel men say that, despite the increase in prices reported last week, business has increased rather than diminished. While reports from the mills show that the steel output for the month just closed has exceeded that for July since 1896, most of this has been for rails. In reality the business in structural steel orders has not been up to what had been expected by about 12 per cent. The improvement in this district, despite higher prices, is interpreted as being a good sign of a healthy building activity this Fall. Whether the advance will be increased, no one will venture a guess at this time. The mills are undecided, but no further advance is looked for until September anyway. It is a good time to place orders for structural steel now. "The prices will not go down," said the sales manager for one of the largest structural steel companies in the country.

Northern:		
No. 1 x Jersey City	$17.50@	$17.75
No. 2 Foundry x Jersey City	17.00	17.25
No. 2 plain	16.50	16.75
Southern:		
No. 1 Foundry, steamship dock	17.75	18.25
No. 2 Foundry, spot	17.25	17.75
No. 3 Foundry	16.75	17.25

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.51	
Angles	1.51	1.56
Tees	1.56	1.61
Zees	1.56	1.61

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	...	1.80
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	...	1.80
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base	...	1.80
Soft Steel Bars, base or ordy. sizes	...	1.80
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	...	2.10
3-16	...	2.20
No. 8	...	2.30
Blue Annealed		
No. 8	...	2.30
No. 10	...	2.30
No. 12	...	2.35
No. 14	...	2.40
No. 16	...	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18 }	2.70	3.35
No. 20 }		
No. 22 }	2.75	3.40
No. 24 }		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.		11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

SOLDERS.

	Case.	Open.
Half and half	19¾@	20¾
No. 1	17¼	17½

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	12.50
About 15-lb. coating	$10.70	11 25
About 8-lb. coating	....	8.70

PIG LEAD.

Ton lots	4⅞@5
Less	5 5¼

ZINC.

Sheet, cask lots	per lb.	7¾
Sheet	per lb.	8¼

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb. 18@19
Sheet Copper, hot rolled, 14 oz. per lb. 19 20
Sheet Copper, cold rolled, 1c per lb above hot rolled.
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Scarcity of Oak and Maple.

A gradual tightening up in dressed lumber is noted, especially in hardwoods. There is little finished oak in the market, and $4 more than Spring prices has been paid for maple. The stiffening movement does not extend to common grades yet, but the tendency is that way. The demand came when the mills were low on stocks due to letting so much of their material out at reduced prices during the Spring. One big concern, that handles finished oak, is considering the matter of operating their Southern plant day and night to catch up with the demand, and depleted stocks.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$23.00@	$28.00
6 to 9 inch cargoes	24.00	28.00
10 to 12 inch cargoes	26.00	30.00

LATH.

1½ in. round wood lath	3.50	3.75
Eastern spruce, slab	4.25	4.50

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$93.00@	$94.50
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	50.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

KILN-DRIED ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel, New York.

	No. 1.	No. 2.	No. 3.	Box.
4-4 Edge, under 12 ins.	$28.00	$26.00	$18.00	$14.50
4-4 Wide Edge, over 12 inches	42.00	35.00	.....	.....
4-4 x 4 and 5 inches	30.00	27.00	18.50	.....
4-4 x 6 inches	32.00	28.00	19.50	15.50
4-4 x 8 inches	34.00	29.00	20.00	16.00
4-4 x 10 inches	35.00	30.00	20.50	16.50
4-4 x 12 inches	39.00	32.00	22.00	17.50
5-4 Edge, under 12 ins.	30.00	27.00	19.50	15.50
5-4 Wide Edge, over 12 inches	43.00	36.00	.....	.....
5-4 x 10 inches	37.00	32.00	21.50	17.50
5-4 x 12 inches	42.00	36.00	23.50	18.50
6-4 Edge	33.00	30.00	21.00	15.50
6-4 x 10 inches	38.00	33.00	22.50	17.50
6-4 x 12 inches	43.00	37.00	24.50	18.50
8-4 Edge	34.00	31.00	22.00	15.50
8-4 x 10 inches	39.00	34.00	23.50	17.50
8-4 x 12 inches	44.00	38.00	25.50	18.50
Flooring:				
13-16 x 2½ & 3"	28.00	26.00	19.00	14.00
13-16 x 3½	28.00	26.00	19.50	15.00
13-16 x 4 to 4½	27.50	25.50	19.50	15.00
13-16 x 3 to 4 jointed	32.00	28.00	20.00	.....
13-16 x 2¼ to 3 Rift	42.00	37.00	.....	.....
13-16 x 3½ Rift	37.00	32.00	.....	.....
Ceiling and Partition:				
13-16 x all widths exc. 3½ and 5½	28.00	26.00	19.00	15.00
white				25.00
¾ x all widths, exc. 3½ and 5½	29.00	27.00	20.00	15.50
⅝ (for 5½ add $2)	23.00	21.00	15.00	10.00
½ (for 5½ add $2)	20.50	19.00	12.00	8.00
German Siding 13-16 x 5½" face	33.00	30.00	21.00	16.50
Beveled Siding, ½ x 4 to 6	19.00	17.50	12.00	9.00
Case and Moulded Base, all patterns	37.00	32.00	.....	.....
Roofers:				
13-16 x 5½ in. face				$16.50
13-16 x 7½ in. face				17.50
13-16 x 9½ in. face				18.50
Factory Flooring, 1½, 2, 2½, & 3 x 5 to 9 finish ¼ inch scant in thickness and ½ inch scant in width when worked for splines and ¾ inch scant in width when tongued and grooved				19.00

HARDWOOD FLOORING.

K. D. bored, end matched or butted and bundled.

Standard grades of oak flooring:

Clear—Shall have one face free from defects, except ⅜-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.

Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.

Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.

Clear quartered white oak	$80.00
Select quarter-sawed white oak	47.00
Clear Quarter-sawed white oak	87.00
Select quarter-sawed red oak	50.00
Clear plain sawed white oak	53.00
Select P. S. white oak	45.00
Clear plain sawed red oak	46.00
Select P. S. red oak	43.00
Common oak, red and white	30.00
No. 2 Factory or common oak, red and white	23.00

PLAIN OAK.

4-4, 1sts and 2ds	$42.00@	$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00	51.00
4-4 Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	37.00	40.00
4-4 Culls	22.00	24.00
5-4, 6-4 and 8-4 in. Culls	24.00	26.00

SHINGLES.

(New York Lighterage Limits.)

	Per M.	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	36.00	40.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	39.00	40.00
Basswood, 1 in., No. 1 common	28.00	30.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birsh, 1 in., 1st and 2ds (white)	35.00	37.00
Birch, 1 in., No. 1 common (red)	27.00	31.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	35.00	37.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	50.00	60.00
Cypress, 1 in., 1st and 2ds	....	50.50
Cypress, 1 in., shop	....	35.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	28.50	31.00
Gum, 1 in., 1st and 2ds (sap)	28.00	30.00
Gum, 1 in., No 1 common (sap)	24.00	26.00
Maple, 1 in., 1st and 2ds	32.00	34.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	46.00	48.00
Oak, 1 in., No. 1 common	37.00	39.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$47.00@	$50.00
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	47.00	48.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	32.00	34.00
"A" Rift, D. & M., 13-16, counted 1 x 3	43.00	45.00
"B" Rift, D. & M., 13-16, counted 1 x 3	39.00	41.00
"C" Rift, D. & M., 13-16, counted 1 x 3	28.00	30.00
"A" Flat, D. & M., 13-16, counted 1 x 3	29.00	31.00
"B" Flat, D. & M., 13-16, counted 1 x 3	26.00	29.00
No. 1 Com., D. & M., 13-16, counted 1 x 3	22.00	23.00
No. 2, Com., D. & M., 13-16 counted 1 x 3	16.00	17.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	51.00	53.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	45.00	47.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	40.00	42.00
"B" Rift, 13-16 x 3¼, counted 1x4	37.00	38.00
"C" Rift, 13-16 x 3¼, counted 1x4	28.00	30.00
"B" Flat, 13-16 x 3¼, counted 1x4	26.00	28.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	22.00	23.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	16.00	17.00
No. 1 barn boards, 8-in.	36.00	37.50
10-in.	39.50	....
12-in	46.00	49.50
No. 2 barn boards, 8-in.	33.50	34.50
10-in.	36.00	37.00
12-in.	41.00	42.50
No. 3 barn boards, 8-in.	....	30.50
10-in.	32.00	32.50
12-in.	34.00	36.00

Stone Shows Slight Recovery.

Stone business shows a gradual recovery from the inactivity that has characterized it within the last six weeks. A healthier inquiry is reported, due to a seemingly general tendency to proceed with contracts and the fact that higher prices in all building materials are imminent. Marble opened the week with a good inquiry and closed with numerous fair sized orders. Most of these are for early Fall deliveries. Competition is still keen in all branches of the business.

SLATE ADVANCE POSTPONED.

In explanation of the fact that slate has failed to advance in price as prophesied two weeks ago, a leading dealer in this product gave this statement to the Record and Guide:

"While business at present is good and the improvement seems to be general, conditions do not seem to warrant the operators making any advance just now. They have not been able, so far, to agree upon what advances should be made and buyers will do well to purchase now before the advance comes."

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.35	.50
Granite, grey	.50	.90
Granite, black	.75	1.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.25	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$4.90@	$5.65
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	4.90	5.00

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

TREMONT AV.—Opening and extending from the eastern end of the proceeding now pending on that av at the Eastern Boulevard to Fort Schuyler rd. Commissioners Timothy Powers, M. I. Mack and Sidney B. Hickox give notice that they have completed their estimate and assessment in this proceeding; that providing no objections are filed to either of the abstracts their final report will be presented for confirmation to the Supreme Court on Dec. 16.

ASSESSMENTS.

176TH ST—Paving the roadway and setting the curb in 176th st, from Park av to 3d av. Area of assessment: Both sides of 176th st, from Park av to 3d av, and to the extent of half the block at the intersecting avs. Assessment entered Aug. 3. Payable within 60 days after entry.

TIMPSON PL.—Paving and curbing Timpson pl, from 147th st to 149th st. Area of assessment: Both sides of Timpson st, from 147th st to 149th st, and to the extent of half the block at the intersecting sts. Assessment entered Aug 3. Payable within 60 days after entry.

CYPRESS AV.—Paving the roadway of Cypress av and resetting curb, from East 138th st to East 143d st. Area of assessment: Both sides of Cypress av, from 138th to 143d st, and to the extent of half the block at the intersecting sts. Assessment entered Aug. 3. Payable within 60 days after entry.

NEW METHOD OF CLEANING STREETS.

The Department of Street Cleaning has lately been conducting experiments with water brooms on the highways. One of these was made in Stanton and neighboring streets. The test was made with two large western tank wagons which resemble the wagons of the Standard Oil Co. Each wagon has a holding capacity of about 350 gallons of water. The water is introduced into the tank under a pressure varying from 28 to 40 pounds, and in its flow compresses the air, which in turn delivers the water through the sprinkler to the pavement. It is estimated that each wagon will cover 375 linear feet with one filling. Previously, the regulation sweepers were brought into use which gathered up the heavy refuse so that it could not find its way into the sewers. This operation was immediately followed up by a sweeping process by which the minor debris was forced along the gutters and into the catch basins.

If the plans of the street cleaning department are carried out nearly every street in Manhattan will be swept and flushed by the method several times each week. Commissioner Edwards calculates that the cost will be about 30 or 40 cents a grand square yard (1,000 square yards). The experiments were made in accordance with a bill lately passed in the Legislature which empowers the department to expend $500,000 for such work, with the approval of the Board of Estimate. While the appropriation is not available until next year, the board appropriated $100,000 to be used in cleaning the streets in the manner described for the remainder of the present year, providing the results were satisfactory to Commissioner Edwards.

NEW JERSEY-NEW YORK BOARD MEETING.

The opening of the lower Hudson tunnels, and the subsequent impetus to the real estate business, has occasioned a serious discussion at the last meeting of the Board of Governors of the New Jersey-New York Real Estate Exchange of the need of improved financial facilities for conducting realty operations. It has been charged that the existing title and trust companies of Northern New Jersey are ultra conservative in their methods of loaning moneys for building and development purposes, and that the growth of the suburban sections has been retarded in consequence of this policy.

President Otto Kempner stated that there is a constant demand for legitimate loans by operators, which are refused by the loaning institutions of New Jersey, and that many safe, necessary and praiseworthy enterprises have to be abandoned for want of capital, whose investment would be certain to yield handsome profits. This sentiment was confirmed by a recital of the personal experiences of a number of the directors present.

The board elected the following new governors: D. S. Gross, J. C. W. Rankin, H. R. Gillette and Clark Hallberg. It also elected to membership J. W. Campen, of Farmington, N. J.; A. P. Van Tuyl and Clarence H Nichols, of New York City.

"THREE CENTURIES OF NEW YORK."

The National Arts Club and the American Scenic and Historic Preservation Society have arranged in connection with the Hudson-Fulton Celebration, to hold a loan exhibition in the galleries of the Arts Club, Gramercy sq, the purpose of which will be to illustrate the growth of the metropolis from the time of Hudson's arrival to the present day.

The joint committee of the above organizations therefore invites communications from all persons who own pictures or materials of historical interest relating to New York City, stating what they possess and would be willing to loan for the purpose of this exhibition.

The objects desired are in particular, paintings, drawings, early engravings, or other pictorial or art objects bearing upon or illustrating any of the features of the exhibition.

The committee will also appreciate information as to collectors or other persons who may be in possession of such objects as would be suitable for exhibition.

The exhibition will open on Monday, 20th September, and will close on or about October 18, 1909.

DRYING NEW STRUCTURES.

Information was recently furnished by Consul Charles N. Daniels of Sheffield, Eng., concerning an English system of drying new buildings. The apparatus it appears consists of a stove with a fire-box, suitable for coke fuel, surrounded by a number of small diameter tubes, resembling gas pipes. By means of the apparatus fresh, dry outside air enters constantly into the air supply tubes, and is highly heated in the tubes surrounding the fireplace. It ascends in a dry heated state in the room, passes along the ceiling and walls, and absorbs the dampness, sinking down after being saturated with the same and re-entering the apparatus. It then mixes with the coke gases in the outlet tube for the smoke, and eventually escapes into the chimney.

It is affirmed that this constantly renewed fresh outside air furnishes an abundance of carbonic acid to the mortar, thus hardening it, and producing in a short period the same effect as if the mortar or plaster had dried in the natural way. By the use of this system it is claimed that no moisture can possibly appear later on. A striking illustration of the efficiency of this apparatus is evideneed by the fact that when used in Germany the government willingly abrogates the law which prohibits the habitation of any house until 6 months after completion.

There is no law in these parts governing the immediate occupation of new buildings, but it cannot be denied that the health of tenants is frequently jeopardized by their moving into freshly plastered rooms. Owners are not free from severe criticism by being a party to such doings, and it is therefore suggested that they employ some such system as described for the artificial drying of mortar in new buildings.

OWNERS AND MANAGERS TO MEET.—The National Convention of Building Managers and Owners will be held this fall at Detroit, Mich., on Sept. 13, 14 and 15. This will doubtless be the greatest gathering of the prominent men owning or operating skyscrapers, apartment houses and institutions ever held in the history of property management. The program covers practically all the important problems relating to construction, equipment, renting and operating of buildings. Albert J. Marshall, a man who has made a special study of the lighting question relating to buildings in New York will discuss the "Proper Illumination of Corridors and Public Space." The program will also include a stereoptican address entitled "An Hour on Elevators with an Expert," by Reginald Pelham Bolton, who is conceded to be one of the greatest authorities in the country on the question of elevators and vertical transportation. Practically every city from coast to coast intend sending delegates to this convention.

LAW DEPARTMENT

"BUSINESS SIGNS ON ROOFS."

We believe that it is a custom among our more careful renting agents to cover in leases of business property every change which a tenant would be likely to think of making in the outward appearance of the building, likely to be an eyesore to other tenants or unsatisfactory to the owner, by covenants worded to cover the danger, and necessitate approval by the owner. These covenants, however, are sometimes very generally worded and thus fail when relied on in an emergency occurring to attain the desired object.

In a prominent location of this city where an owner took great pride in the general architectural perfection and appearance of his building, a lease was at one time made of the whole building to one tenant; and changes of outward appearance as well as structural form or character, without approval, was thought to be carefully guarded against by a covenant inserted in the lease that certain alterations were to be made by the tenant at his own expense, and that "all alterations or changes in the demised premises except those specified in the lease shall be made subject to the approval of the landlord and all alterations and changes to be made subject to the rules and regulations of the municipal authorities of the City of New York."

The tenant erected on the roof of the building without permission or approval of the landlord a sign for advertising purposes some ten feet in height and ninety feet in length to the owner's intense chagrin.

The court in an action brought by the landlord to cause the removal of the offending sign gave judgment in favor of the tenant, saying "It is quite clear that the erection of this sign upon the building is not an alteration or change of the building allowed by the provisions of the lease, and neither can it be said to be an alteration or change of the building to which the plaintiff must assent. * * * So long as the use to which the tenant put the building did not in any way change or alter it, it does not seem that this clause [the covenant] of the lease applies. It is quite clear that the lessee of this property has the right to use the property in any way consistent with the purpose for which it was erected and is not restricted by the lease. If the landlord wishes to restrict a tenant in his use of the property he must depend upon an express covenant in the lease preventing a use to which he objects."

In a word there seems to be no limit of advertising signs allowed to a tenant of business property, unless covered by language much more specific than "alterations and changes," even where tending in an owner's estimation to injury of the character or beauty of the building.

PASSING TITLE.

To the Editor of the Record and Guide:

Will you please name the number of papers (documents, etc.) a seller of a city lot, say, 25x100, with individual residence, must furnish to buyer in Manhattan and Bronx, according to law and cost of average sale of such lot? Deed, survey, search, satisfaction, recording, etc.? More or less and where one year's taxes and assessments are not yet paid? About what is the average fee charged in New York? How many documents or papers should seller pay for? How many documents or papers should buyer pay for?

INQUIRY.

Answer.—Seller has only to furnish and pay for deed, which it would be the part of wisdom to have a good lawyer draw—charge from $5 to $10. Besides this, if there are any liens or encumbrances to be paid off and discharged from the Public Records, the seller must pay for this discharge—usually a matter of a dollar or so in each case.

The seller pays for no searches.—Editor.

RESPONSIBILITY OF THE TENANT.

To the Editor of the Record and Guide:

In the lease of a private residence in New York City it is provided that the tenant shall keep the plumbing work, pipes, glass and the premises generally in repair. It appears that owing to an obstruction in the sewer connection between house and main, the cellar is flooded. Who is responsible under the lease for the necessary repairs?

Answer.—The tenant. See the similar cases of Lockrow vs. Hargan, 58 N. Y., 635; McMann vs. Antwith, 17 Hun., 163; Heintze vs. Eslacker, 1 City Court, 465; Kling vs. Dress, 5 Robertson, 521; Cohn vs. Hill, 9 Misc., 326; and Pfaff vs. Riddick, 9 Misc., 472.

EXACTING COMMISSION ON BILLS PAID.

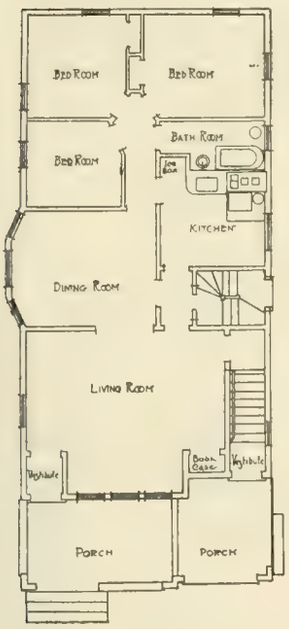
To the Editor of the Record and Guide:

I noticed an article in your issue of July 31, signed "Square Dealing," calling attention to the pernicious habit of some agents in accepting ten per cent. commissions from mechanics employed to make repairs on the various properties in their charge. I am glad to see this question brought up and heartily endorse the suggestion that the Real Estate Board of Brokers take some action regarding it. Yours very truly,

CHARLTON W. CRANE.

UNIQUE TWO-FAMILY DWELLINGS.

IT is rapidly becoming apparent in these parts that the stereotyped dwelling of the two-family order no longer appeals to the prospective purchaser as formerly. It will be recalled that not more than six or eight years ago builders found it difficult to produce structures of the type fast enough to supply the demand. In many instances large rows were erected by construction companies and others, and it was no uncommon occurrence for owners to dispose of the greater part of their product even before they were wholly enclosed. Moreover, it is recorded that innumerable sales were made merely upon examination of the ground and plans.



The chief zone for operations of this kind originally centered around Brooklyn, especially in the Flatbush and Bay Ridge districts, later communicating itself to the Bronx. In fact, calls for the new dwelling increased so rapidly that little attention was given to plans for interior layouts or to designs for exterior architectural treatment with the result that many untenantable and totally unattractive buildings were thrown upon the market. To use the language of a large property owner, "Seven-tenths of the buyers of buildings of that type soon became disgusted with their purchases, and eventually either abandoned their homes or disposed of them to poor advantage." Besides, it should not be overlooked that in the purchase of a stereotyped two-family house, especially if it be one of a large row, the buyer is veritably labeled, so to speak, suffering no little annoyance thereby.

The conditions alluded to, together with other drawbacks equally objectionable, are responsible for the initial movement toward reform in the indicated direction. Prospective property owners are more thoroughly acquainted today with the state of affairs with respect to architecture than ever before, and for this reason architects and builders have been obliged to devote more attention than formerly toward turning out a product that will better meet the ideals of discriminating buyers. Among the new two-family houses of an improved order now being erected in these parts, perhaps the most striking are situated in Bensonhurst, on 81st, 82d and 83d sts. As will be seen by the illustration herewith these houses are unlike others of the type discussed, being built of stucco and designed to overcome many of the objections offered by buyers. The houses are of somewhat different design in the roof and attic details, but the general plan is the same.

There are two entrances, at opposite sides, and the porch on the ground floor is divided between the two families, there being no second story porch. Different levels are provided for the porches. The exterior of the house is covered with three coats of stucco, the piazza roof being of Spanish tiles, and there is no woodwork save the ceiling of the piazza, the window casings and the edge of the roof under the tiles. Interiorly the houses have a parlor or living room in front with a dining room opening from it, and back of the staircase, which runs to the upper floors, the kitchen, in the middle of the house, with a bathroom adjoining it and three bedrooms at the rear, completely shut off from the front of the house. The second story is similarly arranged with the addition of a small room over the entrance hall below, which can be used as a den or a sleeping room if so desired. On the third floor there are five large rooms, two of which go to one family and three to the other, or which can be connected into an apartment by themselves as there is a bathroom and an adjoining room which could be converted into a kitchen. To show the attention to details in the construction of these houses, it is only necessary to say that a sewer connection has been provided for the ice box. In the basement are two separate heating apparatuses and a large laundry and drying room for joint family use. The woodwork, mantels, lighting fixtures, wall paper and finish are all the same as put in the highest class private houses. With their attractive surroundings these houses are regarded as marking a new departure in building operations of this character hereabouts. The O. L & W. G. Perfect Contracting Co., owners, direct particular attention to the fact that the buildings described are cool in summer and warm in winter.



NOVEL SUBURBAN RESIDENCE.

SEMI-ANNUAL INDEX READY.

Subscribers to the Record and Guide will do well to purchase the semi-annual index which is just off the press. This index contains a complete list of all auction sales, conveyances, leases, mortgages and projected buildings in Manhattan and the Bronx covering a period from January 1 to July 1, 1909.

Without the aid of this index, considerable difficulty might be experienced by anyone desirous of looking up a record of a given parcel. In other words, assuming that it was known that a given parcel was sold in the early part of the year and that specific information was desired. It would be necessary to look through each copy of the Record and Guide to find out when the item appeared. With the index at hand this work is minimized. All that is necessary to do is to turn to the proper street, and the page on which the record appears is given, together with other records pertaining to property located on that thoroughfare.

The cost of this index is purely nominal, being only one dollar. Subscribers should be careful that all the numbers for the six months are complete and have them bound, and then a lasting record is created which will become of great value. A suitable temporary binding is furnished, for the convenience of subscribers, so that all the numbers may be kept intact until the volume is complete and ready for a permanent binding. A complete key is printed on the first page of the index which greatly simplifies the work of anyone using the Record and Guide.

As there is only a limited number of these indexes published, those desirous of obtaining one should apply immediately at the office of the Record and Guide, Nos. 11-15 East 24th st.

CAUTION NECESSARY WHEN BUYING.

One becomes careless at times when about to take title to real property. A short time ago a prominent operator in Bronx realty negotiated for the purchase of a much coveted plot of ground. After the preliminary arrangements were concluded the agent for the seller produced the contract for execution which the purchaser signed without hesitation. Upon looking over the agreement later he discovered to his consternation that he had agreed to accept a quit claim deed in place of a full covenant warrantee deed.

It should always be borne in mind that a purchaser is obliged to accept from the seller the kind of deed called for in the agreement. If it says that the seller is simply to give a deed, that is satisfied by his giving one without warrantee or covenants. If the agreement is simply to give a deed in fee, that will not be satisfied by giving a title subject to encumbrance. If the words "good and sufficient" are used, the seller is bound to convey a good title; he must give a warranty against encumbrances, and must convey the legal estate in fee, free from all other claims or liens whatsoever; the seller's wife must join in such a deed. If the contract says the "title to be satisfactory," that implies only that the title shall be "good and marketable." A quit claim deed does not give a very good title; it simply conveys whatever right or title or interest the grantor may have in the property described, at the time that he signs and delivers the deed. Such an instrument would take precedence, however, of a prior unrecorded warrantee deed from the same grantor, if the purchaser under the quit claim has no notice of the prior deed and if there is nothing stated in the quit claim which suggests an earlier conveyance; but a quit claim deed will not operate, as a warrantee deed does, to carry subsequently acquired title of the grantor. If a deed of this description is taken the purchaser can hardly be regarded as a bona fide buyer without notice of outstanding titles and equities.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. July 30 to Aug. 5, inc.	1908. July 31-Aug. 6, inc.
Total No. for Manhattan	243	155
No. with consideration	20	12
Amount involved	$733,150	$478,275
Number nominal	223	143

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	7,082	6,067
No. with consideration, Manhattan, Jan. 1 to date	570	423
Total Amt. Manhattan, Jan. 1 to date	$34,373,390	$21,718,557

	1909. July 30 to Aug, 5, inc.	1908. July 31-Aug. 6, inc.
Total No. for the Bronx	139	144
No. with consideration	8	6
Amount involved	$39,464	$43,550
Number nominal	131	138

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	4,626	4,906
Total Amt., The Bronx, Jan. 1 to date	$2,685,748	$3,584,710
Total No. Manhattan and The Bronx, Jan. 1 to date	**11,708**	**10,973**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$37,059,138**	**$25,303,267**
Total No. for Manhattan, for July	**913**	**817**
Total Amt. for Manhattan for July	**$5,199,149**	**$2,227,363**
Total No. Nominal	**833**	**759**
Total No. for The Bronx, for July	**791**	**729**
Total Amt. for The Bronx, for July	**$1,606,977**	**$501,878**
Total No. Nominal	**759**	**681**

Assessed Value Manhattan.

	1909. July 30 to Aug. 5, inc.	1908. July 31-Aug. 6, inc.
Total No. with consideration	20	12
Amount involved	$733,150	$478,275
Assessed value	$624,000	$416,500
Total No. nominal	223	143
Assessed value	$10,248,000	$4,696,500
Total No. with consid., from Jan. 1 to date	570	423
Amount involved " "	$34,373,390	$21,718,557
Assessed value " "	$27,792,500	$17,101,100
Total No. nominal " "	6,602	4,644
Assessed value " "	$358,873,220	$286,171,200

MORTGAGES.

	1909. July 30 to Aug. 5, inc. Manhattan.	1909. Bronx.	1908. July 31-Aug. 6, inc. Manhattan.	1908. Bronx.
Total number	189	156	165	121
Amount involved	$7,376,544	$1,569,665	$2,783,845	$963,480
No. at 6%	63	61	66	52
Amount involved	$1,091,122	$540,525	$593,695	$238,568
No. at 5½%	2	20	13	40
Amount involved	$49,000	$441,125	$344,500	$499,962
No. at 5¼%	1	....	.....	.....
Amount involved	$13,000	.....	.....	.....
No. at 5%	50	39	46	11
Amount involved	$2,101,400	$376,815	$790,375	$130,700
No. at 4½%	26	1	6	.....
Amount involved	$1,161,800	$3,500	$307,000	.....
No. at 4%	.....	1	1	.....
Amount involved	.....	$1,800	$700	.....
No. with interest not given	47	34	33	18
Amount involved	$2,960,222	$205,900	$747,675	$94,250
No. above to Bank, Trust and Insurance Companies	45	23	37	23
Amount involved	$4,154,000	$620,500	$1,374,000	$467,800

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	6,144	5,487
Total Amt., Manhattan, Jan. 1 to date	$204,156,642	$187,842,701
Total No., The Bronx, Jan. 1 to date	4,766	4,468
Total Amt., The Bronx, Jan 1 to date	$41,831,074	$22,940,658
Total No., Manhattan and The Bronx, Jan. 1 to date	**10,910**	**9,950**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$245,987,716**	**$210,783,359**
Total No. for Manhattan for July	**855**	**821**
Total Amt. for Manhattan for July	**$27,269,986**	**$25,806,523**
Total No. for The Bronx, for July	**899**	**773**
Total Amt. for The Bronx, for July	**$6,817,450**	**$3,844,874**

EXTENDED MORTGAGES.

	1909. July 30 to Aug. 5, inc. Manhattan.	1909. Bronx.	1908. July 31 to Aug. 6, inc. Manhattan.	1908. Bronx.
Total number	20	9	.....	.....
Amount involved	$970,250	$37,700	.....	.....
No. at 6%	4	1	.....	.....
Amount involved	$47,250	$1,500	.....	.....
No. at 5½%	.....	1	.....	.....
Amount involved	.....	$5,000	.....	.....
No. at 5%	4	1	.....	.....
Amount involved	$150,000	$6,600	.....	.....
No. at 4½%	12	.....	.....	.....
Amount involved	$773,000	.....	.....	.....
No. with interest not given	.....	6	.....	.....
Amount involved	.....	$24,600	.....	.....
No. above to Bank, Trust and Insurance Companies	11	.....	.....	.....
Amount involved	$801,500	.....	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,192	.....
Total Amt., Manhattan, Jan. 1 to date	$51,285,015	.....
Total No., The Bronx, Jan. 1 to date	374	.....
Total Amt., The Bronx, Jan. 1 to date	$3,035,985	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,566**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$54,321,000**	.....
Total No. for Manhattan, for July	**166**	.....
Total Amt. for Manhattan, for July	**$5,912,563**	.....
Total No. for The Bronx, for July	**87**	.....
Total Amt. for The Bronx, for July	**$916,827**	.....

PROJECTED BUILDINGS.

	1909. July 31-Aug. 6, inc.	1908. Aug. 1 to 7, inc.
Total No. New Buildings:		
Manhattan	5	10
The Bronx	38	43
Grand total	43	53
Total Amt. New Buildings:		
Manhattan	$752,350	$1,272,175
The Bronx	683,000	281,500
Grand total	$1,435,350	$1,553.675
Total Amt. Alterations:		
Manhattan	$400,035	$244,175
The Bronx	7,400	14,250
Grand total	$407,435	$258,425
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	720	354
The Bronx, Jan. 1 to date	1,600	971
Mnhtn-Bronx, Jan. 1 to date	**2,320**	**1,325**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$96,085,615	$51,629,296
The Bronx, Jan. 1 to date	26,070,985	8,723,425
Mnhtn-Bronx, Jan. 1 to date	**$122,156,600**	**$60,352,721**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$8,824,299**	**$8,155,061**
Total No. New Bldgs., Manhattan, for July	**113**	**50**
Total Amt. New Bldgs., Manhattan, for July	**$17,127,890**	**$12,094,350**
Total No. New Bldgs., The Bronx, for July	**229**	**181**
Total Amt. New Bldgs., The Bronx, for July	**$3,664,375**	**$1,881,800**

BROOKLYN.

CONVEYANCES.

	1909. July29-Aug.4, inc.	1908. July 30-Aug, 5, inc.
Total number	598	489
No. with consideration	41	23
Amount involved	$279,310	$205,188
Number nominal	557	476
Total number of conveyances. Jan. 1 to date	**17,790**	**16,367**
Total amount of conveyances, Jan. 1 to date	**$8,577,620**	**$12,714,548**
Total No. of Conveyances for July	**2,564**	**2,493**
Total Amt. of Conveyances for July	**$988,098**	**$1,210,415**
Total No. of Nominal Conveyances for July	**2,443**	**2,374**

MORTGAGES.

Total number	530	423
Amount involved	$2,266,845	$1,592,127
No. at 6%	297	310
Amount involved	$948,584	$1,053,352
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	68	79
Amount involved	$287,750	$437,240
No. at 5⅛%	.....	.....
Amount involved	.....	.....
No. at 5%	142	19
Amount involved	$672,130	$65,550
No. at 4½%	1	.....
Amount involved	$10,000	.....
No. with interest not given	22	15
Amount involved	$348,381	$35,985
Total number of Mortgages, Jan. 1 to date	**16,252**	**16,131**
Total amount of Mortgages, Jan. 1 to date	**$65,489,265**	**$59,397,399**
Total No. of Mortgages for July	**2,525**	**2,383**
Total Amt. of Mortgages for July	**$10,368,421**	**$9,374,801**

PROJECTED BUILDINGS.

No. of New Buildings	140	129
Estimated cost	$865,400	$828,325
Total Amount of Alterations	$73,525	$50,105
Total No. of New Buildings, Jan. 1 to date	**5,894**	**2,891**
Total Amt. of New Buildings, Jan. 1 to date	**$32,721,661**	**$16,972,583**
Total Amount of Alterations, Jan. 1 to date	**$2,848,185**	**$3,318,352**
Total No. of New Bldgs. for July	**758**	**506**
Total Amt. of New Bldgs. for July	**$4,483,864**	**$3,306,405**

QUEENS.

PROJECTED BUILDINGS.

	1909 July 30-Aug. 5, inc.	1908 July 31-Aug. 6, inc.
No. of New Buildings	68	81
Estimated cost	$277,285	$294,085
Total Amount of Alterations	$10,569	$10,852
Total No. of New Buildings, Jan. 1 to date	**2,858**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$10,221,870**	.....
Total Amount of Alterations, Jan. 1 to date	**$485,164**	
Total No. of New Buildings for July	**510**	.....
Total Amount of New Buildings for July	**$2,508,998**	**$916,250**

THE WEEK.

ALTHOUGH the market at the present time is exceedingly sluggish, nevertheless the number of sales reported compares favorably with those reported during the corresponding period last year. Unquestionably the market is at the lowest ebb just now, and the next few weeks will see a decided increase in activity. From a builder's standpoint conditions are favorable. A large number of projects, both large and small, are well under way, and the fall will see many new operations started.

This is the season of the year that brokers are devoting much time to the renting end of the business. There is a large number of newly completed apartments which must be tenanted, and agents are devoting most of their energies to this end. The first few months of a new building usually tells the story. It is either a success or the reverse is true. Once the renting period is past and satisfactory results unaccomplished, the owner has a long, hard winter ahead of him, and is sure to face a loss of considerable size.

Renting agents are anxious to get the buildings finished as soon as possible, for they figure that they need all the leeway possible. There is a good demand for private dwellings just now, though a good house, at a reasonable rental is difficult to obtain. There are many houses for rent on the West Side, but the figures asked by the landlords are, in many cases, almost prohibitive. Boarding-house keepers are invading many streets, in that locality, where formerly strictly private families resided. This last mentioned class has been driven into apartments on account of the large rental demanded, and the fact that much of the labor of keeping house is assumed by the manager of the property.

When a street is invaded with boarding houses, it is a sure sign of the end as a dwelling house section. It is only a question of time before one of three things happen. Either the present structure is converted into a business building or it is demolished and an apartment house or loft building erected in its place. Should any of these improvements happen the property is naturally placed upon an entirely new footing and consequently on a different renting basis.

Several loans of importance were recorded during the week, including one for $1,750,000, given by the Mutual Life Insurance Co. to the Pocono Building Co. The property affected is located at the northeast corner of 4th av and 18th st. A modern office structure is going to be erected on the site by the borrowers. Another building loan was secured by the Townsend Realty Co. from the Union Dime Savings Bank. The amount involved in the transaction was $400,000 and the property is situated at the northeast corner of Riverside drive and 91st st. An 11-sty modern apartment house will be erected on the site, which is 72.4x115 in size. Messrs. Townsend, Steinle and Haskell are interested in the property. Another loan of $400,000 was made by the Lawyers Title Insurance & Trust Co. for five years at 5% to Reginald de Koven, the composer, on the property known as the Lyric Theatre, on the north side of 42d st, 200 ft. west of 7th av. This holding has a large frontage on 43d st.

THE AUCTION MARKET

THE offerings in the salesroom were composed of legal sales entirely, and were of the ordinary run. The lack of interest on the part of the investment public was distinctly noticeable, the bidding being slow. The attendance at the various sales was small. It is realized that July and August are the worst months in the year to put property up at auction, and those owners who can retain their holdings are unwilling to take a chance and advertise it for sale. It is not the best thing in the world for an owner to bid in property at auction, for if the price is low, it sets a value not only on it, but on similar parcels in the neighborhood. The stated consideration will remain permanently a matter of record and prospective buyers are apt to see it, and conclude that it is a fair price.

At the stand of L. J. Phillips & Co., 68 Willett st, 5-sty front and rear tenements, 24.9x100, were sold to the plaintiff in the action for $29,432. The amount of the judgment was $7,922.51; taxes and other charges aggregating $531.08. The property was subject to a prior mortgage of $25,000. The vacant plot, 50x98.11x50x99.2, located on southeast side of Valentine av, 108.9 ft. northeast of 198th st, was sold to the plaintiff for $13,050. This sale was the result of an action brought by Abraham Kaufman against M. E. Stein et al. The judgment was $6,758.71; taxes, etc., $24. The property was also subject to a prior mortgage of $6,250.

At the stand of Joseph P. Day, among other parcels, 2388 Arthur av, a 4-sty tenement with stores, 37.6x84.8x37.6x84.10, and located 112.6 ft. north of 186th st, was knocked down to the plaintiff for $22,506. In addition to a prior mortgage of $15,000, the property had a judgment filed against it amounting to $3,723.97 and taxes and other charges amounting to $1,503. Herbert A. Sherman advertised the sale of a plot, 473.3x823.4x irregular, on the west side of Ferris av, 816.3 ft. south of some land owned by St. Joseph's Institute for Deaf Mutes. The sale was adjourned to Aug. 17th.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Important Business Corner Sold.

DUANE ST.—Alfred L. White sold the southwest cor of Hudson and Duane sts, consisting of seven 4-sty buildings on a plot containing about 9,000 sq. ft., and having frontages of 120.8 ft. on Hudson st and 44.5 ft. on Duane st. The property is known as 21 to 29 Hudson st and 162 to 166 Duane st, and on its westerly line it measures 125 ft. It faces a small triangular park and is opposite the 10-sty Schepp Building. The reported price is $300,000. William A. White & Sons represent the seller. Soun Bros. are the buyers, and they will construct a 12-sty building on the site. The building has been leased, from the plans, by Kalley & Son and de Selding Brothers to Morse & Rogers, one of the largest wholesale shoe jobbing concerns in the United States. The rental aggregates $900,000. This house is located in the neighborhood, and the present deal indicates that the shoe centre will not join the general movement northward, at least not for some time to come.

ELIZABETH ST.—Charles Gulden has bought from the Giles estate 40 and 42 Elizabeth st, five 5-sty buildings on plot 50x100.2. Mr. Gulden last January purchased the northwest cor of Canal and Elizabeth sts, almost opposite his latest purchase.

Church Sells to Locate Elsewhere.

HOUSTON ST.—The German Evangelical Mission Church received permission from Supreme Court Justice Brady to sell its property at 139 to 145 East Houston st for $96,000. It consists of the church edifice, a 3-sty dwelling and a 5-sty loft building, occupying a plot 100x100x irregular. The buyer is the Minsker Realty Co., which will improve it with a loft building. The congregation, who have moved out of the neighborhood, will use the money received to build a church in the Bronx or in Brooklyn. Four of the present deacons live in Brooklyn.

MADISON ST.—The Meister & Bache Realty Co, bought in conjunction with Levy & Starr the 4-sty front and rear tenements 112 Madison st, 25x100. The building is 44 ft. deep. On April 27, 1906, this property was bought by Isaac Levine and Israel Bregman, subject to a mortgage of $17,000. On March 6, 1909, Mr. Levine sold Mr. Bregman his half interest and all liens for a nominal consideration.

3D ST.—Line M. Glasser sold 85 East 3d st, a 6-sty modern triple tenement, with stores, 25x100. It is located 125 ft. west of 2d av. Marble Cemetery occupies the centre of the block bounded by 3d st, Bowery, 2d st and the Bowery.

Deal for Six-Story Apartment.

15TH ST.—Louis Flato, Joseph Kantrowitz and others sold 324 and 326 East 15th st, a 6-sty apartment house, 50x103 to an investor. The property is mortgaged for $41,625. It is known as the Norman and is 90 ft. deep. The Stuyvesant High School is across the street and occupies a plot 210.5 from 15th st and 209 ft. on 16th st. Diagonally opposite is Stuyvesant Square.

Deal Pending for Large Structure.

27TH ST.—The Marmac Construction Co. has negotiations pending for a sale of 104 to 108 West 27th st, a 12-sty loft building in course of construction, on plot 60x98.9. The property is 100 ft. west of 6th av, and is expected to be ready for occupancy during the next few months.

35TH ST.—Mathilda A. Beiser sold to Gustave Reimer 343 West 35th st, a 4-sty brick dwelling, 15x100, located about 350 ft. east of 9th av. The contract price was $12,000. It is subject to a mortgage of $5,000. The lot is assessed at $6,800, and with improvements $8,500.

44TH ST.—Pocher & Co, sold for Harry Schwartz to H. N. Kohn 438 West 44th st, a 4-sty brownstone tenement, 20x100, built 46 ft. deep. The U. P. Church adjoins on the east, occupying a lot 50x100.5. Mr. Schwarz bought this house from Mary Olsen on April 15, 1909, subject to a mortgage of $13,000.

56TH ST.—Sara J. Wilson sold 421 West 56th st, a 5-sty tenement, 25x100.5.

58TH ST.—Louis Berger sold 344 West 58th st, a 4-sty brownstone dwelling, 20x100.

NORTH OF 59TH STREET.

Purchase Near Lincoln Square.

66TH ST.—Annie T. Murray sold to a Mr. Sullivan 132 West 66th st, a 5-sty dwelling, 25x100.5. The property abuts the Lincoln Square Theatre in the rear, and is about 175 ft. west of Broadway.

73D ST.—Emma L. Hebert sold the 4-sty brownstone dwelling 152 West 73d st, 20x102.2, to Dr. Van Riempst.

82D ST.—H. C. Kraft sold 157 East 82d st, a 3-sty dwelling, 19.6 x102.2. This is one of a row of twelve similar structures which occupy the block front between Lexington and 3d avs.

In the Middle West Side.

85TH ST.—David De Lancey Hendrickson of Haworth, N J, sold 163 West 85th st, a 4-sty dwelling, 18x102.2. This house is located 122 ft east of Amsterdam av. The present seller bought this property on Nov 6, 1907. The Title Guarantee and Trust Co holds a mortgage of $20,000 at 5% for 3 years from May 6, 1907, on this property. No. 161 adjoining was sold in Nov, 1906, for $25,000. It is a similar structure to the one just disposed of.

88TH ST.—F. R. Wood & Co,, of 595 West End av, sold for Henry L. Wolf, 324 West 88th st, a 4-sty dwelling, 20x100.8. The house has a depth of 58 ft.

90TH ST.—Albert W. J. Petrie, sold 139 West 90th st, a 5-sty flat, 26.9x100.8 to August W. Mehler for investment. The building is 83 ft. deep. The property is subject to a 1st mortgage of $20,000 and a 2d mortgage of $2,500 at 6%, due Jan 11, 1910. There are two apartments on a floor of 6 rooms and bath each. There is steam heat and hot water supplied in this house.

Dwelling Bought for Occupancy.

93D ST.—Solomon Berliner sold for occupancy 16 East 93d st, a 4-sty stone front dwelling, 20x100.8.

94TH ST.—Parrita Parraga sold 36 West 94th st, a 4-sty dwelling, 17.6x100.8 to William Reiman for investment. The similar building, 38 West 94th st, sold in December, 1906, for $16,000. It is located 339.9 ft. west of Central Park West.

101ST ST.—Butler & Herrman Co. bought from Charles Burstein & Brothers, 322 and 324 East 101st st, a 6-sty new law tenement

38.10x100. Both sides of the street are built solid witht flat houses. The house just sold is 87 ft. deep.

121ST ST.—Porter & Co. sold for Thos. D. Richardson to Arthur H. Rasp the 3-sty dwelling 425 East 121st st, 17.11x100.11.

Estate of William Astor Sells.

AMSTERDAM AV.—Irving Judis, President of the Irving Judis Realty & Construction Co., purchased from the trustees of the estate of William Astor the plot on the southwest cor of Amsterdam av and 109th st, 100x100.11, on which he will erect an 8-sty apartment house. This is one of several operations in which Mr. Judis is interested in the immediate neighborhood.

AMSTERDAM AV.—S. Elkin sold 1749 Amsterdam av, a 5-sty triple flat, with stores, 25x100, to Charles F. Coy.

MANHATTAN AV.—E. Stavenhagen sold 456 Manhattan av, a 5-sty double flat, 27x95, to Theresa McMahon.

Avenue Properties in Demand.

PARK AV.—Carl N. Windhorst sold 880 Park av, a 4-sty flat, 20x75, adjoining the northwest cor of 75th st. The selling price is reported to be about $49,000. There is only one apartment of 6 rooms and bath on each floor. The building is 60 ft. deep.

Park Ave. Block Front Changes Hands.

PARK AV.—The block front on the east side of Park av, between 75th and 76th sts, 204.4x100, has been sold. With the exception of a 25-ft. parcel at the cor of 75th st, the property was owned by Salo Cohn. The purchasers, who are believed to have been responsible for the recent incorporation at Albany of the Eight Twenty-three Park Av Co. and the Eight Twenty-nine Park Av. Co., will build co-operative apartment houses on the site. The incorporators of the Eight Twenty-nine Park Av. Co. were Matthew K. Miller, K. P. Walker and Geo. P. Walker.

PLEASANT AV.—W. S. Fenigan sold to John Gregovitz 413 Pleasant av, a 3-sty dwelling.

RIVERSIDE DRIVE.—Alphonse H. Alker sold, 75x100, on Riverside Drive, 150 ft. south of 119th st. Another plot separates the one just sold from the Concord Hall apartment house at the 119th st cor.

WASHINGTON HEIGHTS.

Heights Dwelling Disposed Of.

147TH ST.—Du Bois & Taylor sold 618 West 147th st, a 3-sty and basement dwelling, 24.6x99.11, for William Mylius to Coleman Ullman.

156TH ST.—James K. Holly sold for a Mrs. Leddy to a client for investment 550 W 56th st, a 4-sty single apartment house, 17x99.11, between Amsterdam av and Broadway. The same broker sold No. 552 adjoining a short time since.

Activity on Amsterdam Avenue.

AMSTERDAM AV.—Bessie Ruth sold to an investor the southwest cor of Amsterdam av and 159th st, a 6-sty apartment house, with stores, 66.7x85. The property and the one adjoining on the west, known as 500 to 506 West 150th st, a 6-sty flat was foreclosed on July 8, 1907, bringing $15,000 over a mortgage of $130,000. Bessie Ruth acquired both houses on July 20, in the same year. She is still the owner of the 159th st building.

AMSTERDAM AV.—M. L. Simon sold 50x100, on the west side of Amsterdam av, 50 ft. south of 180th st. Adjoining on the north is the Washington Bridge Branch of the Post Office, which occupies a plot 25x100, improved with a 1 and 2-sty building. High Bridge Park is across the avenue. The bridge is one block to the north. Abutting the property just sold and fronting on 180th st is a 6-sty apartment, 75x88x100.

ST. NICHOLAS AV.—The Gracehull Realty Co. sold the Anita, a new 6-sty elevator apartment house, 50x100. The house is on the east side of the av, opposite 143d st, and is arranged for 30 families.

BRONX.

Important Sale on River Front.

177TH ST.—James L. Wells Co. in conjunction with R. I. Brown's Sons sold a plot of about 23 lots located at the foot of West 177th st and the Harlem River. The property extends from the river to the Morris Heights station of the New York Central Railroad. Lewis Gouverneur Morris was the former owner of this property. Alexander J. Frazier, who is the head of a large coal company, is the buyer. It is stated that additional property is being sought. The Morris Heights Dock Company is the owner of record. This is an important part of the river frontage. Adjoining on the north is the extensive plant of the Gas, Engine & Power Co. and Charles L. Seabury Co. Consolidated, one of the largest manufacturers of power boats in the country. On the south is the New York Yacht, Launch & Engine Co, another prominent boat building concern. The plot involved in the present deal is at present occupied as a brick and lumber yard.

179TH ST.—Fitzgerald & Broderick sold for Florence Van Lon the 2-family brick house, 224 East 179th st, to a client.

197TH ST.—The Walton Realty Co. sold to the N. B. Levin Co. 2 lots on the north side of 197th st, west of Briggs av.

Bronx Properties in Trade.

236TH ST.—George J. Sowter sold to Otto P. Schroeder the 2 dwellings on the north side of 236th st, 250 feet east of Kepler av, 50x100. Mr. Schroeder gives in part payment 40x100 on the north side of 238th st, 480 feet east of Kepler av.

238TH ST.—In part payment for the 2 dwellings in the north side of 236th st, 250 ft east of Kepler av, Otto P. Schroeder gives 40x100 on the north side of 238th st, 480 ft east of Kepler av.

Will Improve Recent Purchase.

BRIGGS AV.—Howard Haviland sold to a builder for improvement the plot of 8 lots on the west side of Briggs av, 100 ft. north of 196th st.

BRYANT AV.—Charles H. Beecher sold the dwelling, 1224 Bryant av, 20x100, to J. J. Ryan, of Denver, Colo.

HOLLAND AV.—Isaac Melnuk sold the 2-family dwelling 1821 Holland av, Van Nest.

LYON AV.—Gottfried Brupbacher sold to Henry Gundlach, 25x100, at the northeast cor of Lyon and Doris avs, for $2,500.

McGRAW AV.—Wm. H. Toop sold to Thos. A. Murray the vacant plot, 50x100, at the southwest cor of McGraw and Taylor avs.

MOTT AV.—Frederick T. Hume sold to a builder the southeast cor of Mott av and 144th st, 100x100.

ST ANNS AV.—Frederick Tench, of Terry & Tench, sold for improvement the southwest cor of St Anns av and 150th st.

TIEBOUT AV.—The Walton Realty Co. sold 2 lots on the west side of Tiebout av, north of 183d st, to the N. B. Levin Co.

Sells Two-Family Dwelling.

VALENTINE AV.—James J. Wilson sold 2831 Valentine av, a 3-sty frame 2-family dwelling, 25x155.

VAN NEST AV.—The 2-family dwelling 711 Van Nest av, 16.8x100, has been purchased by a Mr. Helm.

LEASES.

Moore & Rowe Co. leased for David Green 478 West 150th st, a 3-sty dwelling, to C. Spetland.

Huberth & Gabel leased for John T. Sturdevant to Joseph Bowne the 3-sty dwelling 54 West 135th st.

Geo. N. Bruno & Co. leased for Mrs. Augusta Briefner the 6-sty tenement 213 Chrystie st for a long term of years.

Samuel H. Martin leased for Charles Garneau to James H. Kane the 4-sty dwelling 163 West 64th st for a term of years.

Daniel H. Renton & Son leased for Wm. L. Amerman to W. M. Thomas for a term of years the brownstone private dwelling 48 Hamilton terrace, 18x100.

Lawrence & Wolff leased the building 675 Madison av for Mrs. L. B. Bruce-Webster for a long term of years to Philip Suval, who will occupy the two lower floors for his business.

Chris. Schierloh leased for Peter McGirr the 3-sty and basement house 444 West 34th st, and for G. W. Worth the 3-sty and basement private house 561 West 57th st, to C. E. Miller.

Wm. A. White & Sons leased for Trinity Corporation the 6-sty structure being erected at the northeast cor of Broome and Clark sts, 50x84.9, to one tenant for a term of 21 years.

Everett M. Seixas & Co. leased for A. L. Silberstein to a client the Mildred and Isabella apartment houses, at 213 to 219 West 111th st, for a term of years, at an aggregate rental of $70,000.

T. Scott & Son leased for Hon. Jos. I. Green the 3-sty dwelling 113 Lexington av to Dr. Henry Krauskopf for 5 years; also for Chas. Folkner the 3-sty dwelling 151 East 78th st to J. Schwartz for 3 years.

G. Seide & Son leased 1695 Madison av, at the northeast cor of 112th st, for M. L. Flank, for a term of 5 years at an aggregate rental of about $16,000. The lessee will occupy the corner store as a first-class cafe.

Charles Laue leased for a term of years to a paper manufacturing concern the 6-sty building at the northwest cor of Lafayette and Walker sts, a new 8-sty building on plot fronting 48.6 ft. on Walker st and 76.5 ft. on Lafayette st.

Pepe & Bro. leased for Leonard Weill 131 West 3d st, to Frankenstein Bros.; for Mrs. Josephine Brokaw, 17 St. Luke's pl, for 3 years; for Eugene Gerbereux, 181 West 4th st, for 3 years, and for Mrs. Brohane, 307 Bleecker st, for 5 years.

The 8-sty structure going up at the northwest cor of Hudson and Vestry sts, on a plot with frontages of 65 and 120 ft. respectively, has been leased to a client of Wm. A. White & Sons for a term of 21 years. This property is owned by Trinity Corporation.

Benjamin R. Lummis leased for Mary L. Carroll the 4-sty brick building 225 West 15th st to the Catholic Institute for the Blind, for dwelling and school purposes. This is a new institution and is backed by some of the most prominent Catholics in the city.

The 6-sty building which Trinity Corporation is erecting at 16 Desbrosses st, running through to 119 and 121 Watts st, 34x175, has been leased through the Chas. F. Noyes Co. for a long term of years to the Wheeling Corrugating Co., now located at 47 Cliff st.

The 6-sty building being erected by the Freehold Construction Co. (Nevins & Perelman) at 66 and 68 West 132d st, 37.6x100, has been leased to the corporation of Hegeman & Co., for a term of 21 years at an aggregate rental of $105,000. Barnett & Co. negotiated the lease.

Robt. W. Goelet leased to the 5th Av Auction Rooms Nos. 333 to 341 4th av, and 102 East 25th st, old buildings, on a plot 98.9x100. A portion of the property was at one time used as the Tiffany Studios. The present lease has 5 years to run at an annual rental of $15,000.

Ames & Co. leased for William Waldorf Astor for a long term of years the 4-sty dwelling 11 East 35th st, 25x98.9. The lessee is Edward Margolies, who will make extensive alterations to the building, which include the installation of stores. The property is opposite Altman & Co.'s store.

Pease & Elliman report the following leases: 61 East 75th st, for Mrs. M. L. Barrett; 320 West 81st st, for Mrs. Anna Sewall; 22 West 8th st, for Geo. T. Chisholm; 47 West 55th st, for the estate of John Slater; 131 East 57th st, for John L. Cheney; 43 East 49th st, for T. D. M. Cardeza; 307 West 85th st, for W. S. Gartner; 127 East 19th st, for Robert Bruere; 6 East 9th st, for Chas. T. Whitingham; and 33 East 37th st, for estate of Matilda White.

McKee, Hayward & Co. leased The Invermere, a 7-sty elevator apartment house at 415 West 118th st, 50x100, for Lancelot M. Berkley, to the Manchester Leasing Co., a new corporation, composed of Andrew C. Dam and B. S. Ketcham, formerly of the firm of J. B. Ketcham. The lease is for a term of years at an aggregate rental of $100,000. The same brokers also leased the 5-sty apartment house 202 West 88th st to Mr. Ketcham recently for a long term.

F. R. Wood & Co. leased for Mrs. Minne S. Jewell 167 West 78th st; also for Ora Howard 304 West 91st st; also for Mr. Nicholson 305 West 90th st; also for Francis E. Laimbeer 138 West 87th st; also for Jos. B. Tompkins 132 West 80th st; also for Dr. Henry D. Chapin 159 West 85th st, and for John F. Cockerill 309 West 90th st.

G. Carlucci & Co. leased for Livingston & Liebelman the 5-sty tenement with stores 99 Macdougal st to B. Larala for a term of years at an aggregate rental of $16,000.

The Ely Club, composed of former members of the Misses Ely School, for a number of years located on Riverside Drive, but now at Greenwich, Conn., has taken a lease of the 4-sty dwelling at 171 West 97th st, and will convert it into a clubhouse. The object of the club is to establish a home for girls and women who are studying with a view to self-support, and while preference will be given to Ely girls, their friends will also be taken care of. It is meant for the girls whose incomes are not big enough to permit them to live independently.

SUBURBAN.

YONKERS, N. Y.—C. J. Elgar sold for a client 2 lots, 50x125 on Portland pl, Yonkers, and has resold them to an investor.

NEW BRUNSWICK, N. J.—Macray & Rosenthal sold the Stryker farm at New Brunswick, N. J., to C. P. Johnson, of Denver, Col.

PALISADES, N. J.—Shaw & Co. sold for E. Wheeler 2 plots, each 50x125, at Palisades, N. J. The purchaser will improve the property.

MT. KISCO, N. Y.—Lounsbery & Tharp and M. B. Fuller sold to Benjamin Barker for Miss Annie Knowlton 20 acres situated near Mt. Kisco, N. Y.

BEDFORD, N. Y.—Lounsbery & Tharp and M. B. Fuller sold to Eugene Meyer, Jr., the 163-acre farm of Rector K. Fox, near Byram Lake, Bedford, N. Y.

VALLEY COTTAGE, N. Y.—I. J. Auerbach sold to the Volunteers of America the country place of E. Oppenheimer at Valley Cottage, Rockland county, N. Y.

HARRINGTON PARK, N. J.—C. J. Elgar resold for A. M. Scoville a country residence at Harrington Park, N. J. The property was bought recently through the same broker.

CLOSTER, N. J.—Burrows, Neely & Co., operators in and developers of New Jersey realty, report the sale of 70 building lots during the last week on their tract in Closter, N. J.

NEW ROCHELLE, N. Y.—The McVickar, Gaillard Realty Co. sold a plot in Beechmont Park, New Rochelle, N. Y., to a client for immediate improvement with a high-class dwelling.

WALDEN, N. Y.—John H. Fife Co. sold through W. G. Thompson the hotel, realty, including the furniture and fixtures, of the Cliff House, Walden, N. Y., for a client, to J. J. Culliney.

BERGENWOOD, N. J.—I. J. Auerbach sold for the Clinton Realty Co. of N. J. at Bergenwood, N. J., 100x179, fronting in Hudson County Boulevard, to Joseph Koehler of Jersey City.

MAMARONECK, N. Y.—Wm. F. Day sold for Fitzrcy Carrington his country place on Orienta Point, Mamaroneck, to Edward Becket, of New York. The property fronts on the Esplanade and concists of 10 acres and buildings.

POINT PLEASANT, N. J.—Leopold Weil sold for Geo. A. Wheelock his country place at Point Pleasant, N. J., to Samuel C. Cowart. The property has a frontage on the Manasquan River and the ocean, and comprises 12 acres, with a residence, lodge, garage and other outbuildings. The price paid is reported to be $50,000.

PEEKSKILL, N. Y.—Prof. Ernest Yates Loomis of Columbia University, has purchased the Marcus Bell 40-acre farm, near Peekskill, N. Y., and will probably improve a portion of the land with a residence. Five years ago Dean Russell of Columbia settled in Peekskill, and since then about eleven professors of this university have located their homes near by.

NEW ROCHELLE, N. Y.—The Bergholz country place, on Webster av, New Rochelle, consisting of 20 acres, a fine residence, and privvate lake, has been sold to Patrick F. Griffen, of Rogers, Peet & Co., who will occupy it as his country residence. The price is said to have been $100,000. The place is one of the finest country estates in Westchester county.

HASBROUCK HEIGHTS, ETC.—Siebenmann & Gamo sold at Hasbrouck Heights, N. J., a house each for T. M. Macfarland to G. Eisenbraun for J. T. Harrop to H. P. Lavender; for C. Boesch to W. L. Collin; for J. J. Kistler to E. L. Tenney; for G. J. Elwood to W C. Pierson a tract of 44 lots, and for W. C. Pierson to G. J. Elwood a 2-family house at Rutherford, N. J.

MONTCLAIR, N. J.—A large parcel of acreage adjoining the new Montclair Hotel has been acquired by a syndicate of neighboring property owners in order to maintain the high character of the locality against undesirable developments. The parcel contains about 56 acres, having a frontage of 2,000 ft. on the Pompton road, and was sold for about $50,000 by Sherwood & Milnor for the Mt. Vero Realty Co. The purchasing syndicate is headed by F. E. Kip and Edwin Prieth, and it is planned to develop the property along high-class lines.

LARCHMONT, N. Y.—Clifford B. Harmon & Co. report the following sales at the Woods of Larchmont, Westchester county, N. Y.: Plot at Linwood and Wildwood rds, 190x148; plot, 60x113, on the west side of Woodlawn av; plot, 75x120, on the south side of Forest av, 102 ft. from Chestnut rd; plot, 75x132, on the south side of Wildwood rd, near Linwood rd; plot, 100x124, on the east side of Chestnut rd; plot 35x107, on the south side of Walnut rd, 139 ft. from Rockingstone av; plot, 75x124, on the south side of Wildwood rd, near the intersection of Linwood rd.

MT. KISCO, N. Y.—Mrs. Morgan Dix bought a parcel of about 15 acres, known as the Loftus property, on the Byram Lake rd, Mount Kisco, N. Y. Mrs. Dix contemplates erecting a country home opposite the home of her daughter, Mrs. William H. Wheelock.

LEONIA, N. J.—Among the recent sales consumated by the Leonia Heights Land Co. is a plot 50x125 on the north side of Westview av, to Charles Blankenhorn; also a 10-room house on the north side of Park av, on plot 50x125, to Herbert A. Bennett; also to Mr. Frederick G. Jolley a plot on the cor of Glenwood and Highwood avs, 50x125; also to George Bates the cor of Summit and Glenwood avs, 50x100, on which a residence will be built in the near future; also to Davidson & Fraser a plot on the north side of Westview av, near Broad av; also to Henry Meyer a plot 50x170 on Central av, north of Broad av, for improvement with a business building; also to Dr. J. J. Concanon 3 lots on Fairmont st. Frederick Raulf has added to his holdings by purchasing 3 lots on Fairmont st, north of Palisades Boulevard, on which he expects to erect a residence this Fall.

STATEN ISLAND.

ELM PARK, S. I.—Meister & Bache Realty Co. resold 227x125 in Morningstar rd, Elm Park, S. I.

CONCORD, S. I.—Aaron H. Levine sold his property on the Richmond rd, Concord, S. I., through Harold E. Wittemann, to an investor.

FINGERBOARD TERRACE, S. I.—Cuozzo & Gagliano Co. sold for the St. George Realty & Construction Co. to a client 16 lots at Fingerboard Terrace, S. I. The purchaser has had plans made and will begin building a modern private residence within 10 days, to cost $7,000.

ALWAYS IN A GOOD HUMOR.—As usual, the flat hunting season is beginning again, and as usual if there were only one more room and the rent were only $10 less it would be easier to decide.

GOOD ROADS AND REAL ESTATE.

With the rapid increase in the number of automobiles owners of real property in the outlying districts are beginning to evince considerable interest in the question of dustless thoroughfares. It cannot be denied but that dealing in improved real estate in some localities is being retarded as a result of the present condition of many of our leading highways. Reports from the suburban towns and even within the boundaries of Greater New York indicate that owners of both dwellings and flats situated in affected sections are not only finding it difficult in many instances to sell their holdings, but are experiencing no end of trouble in keeping their buildings rented as well.

Lest no unnecessary fear be awakened with respect to the ultimate outcome of the situation, it can be stated that owing to the influence of persons of prominence, property owners' associations and other taxpayers' bodies, there is under way a strong movement toward a quick reform in the indicated direction. Commenting on the matter of good roads the American Contractor says:

It is now pretty generally recognized by highway engineers that the macadam road is, for modern conditions, obsolete, and that from now on first-class roads must, by the admixture of proper ingredients, have a mastic property, by virtue of which dustless roads will become a reality and undue depreciation from disintegration of the road be avoided. The good roads problem, although precipitated by the automobile, has been left alone for generations and extends in its far reaching importance and effect much farther than the consideration of its relation to the automobile; in fact, as far as any economic question can reach. The automobile is broadly a medium of communication and traffic upon which the very life of the nation depends. Roads are simply media for facilitating traffic, incidental to animate and mechanical road traction, and not an end in themselves. This last should be obvious, but some seem to think the preservation of roads out of date for modern purposes is the great desideratum. But progress in fundamental matters cannot wisely be impeded by incidental considerations. It is clear that the automobile is an improved method of accomplishing a fundamental function.

Our roads of the present day were developed for horse-drawn traffic, in the case of which the elements affecting the making and preservation of roads are materially different from those of automobile traffic. The effect of horse hoof impact is plain. The effect of rolling and driven motor wheels is, in great part, at least, understood. It is a fact that for the same speed an automobile injures a road less, or, at least, no more, than a horse-drawn vehicle. On a properly built road the effect of automobile traffic is beneficial, not injurious.

Very few well-informed highway engineers will state that the automobile alone injures an ordinary macadam road more than a horse-drawn vehicle alone. The rapidly growing theory is that the meat of the problem lies in the combined horse and motor traffic—horses cutting up the roads and automobiles stirring up and displacing the material thus cut up. The automobile is not an abnormal or a flagrant offender even on roads which were never constructed for it. Even if it were more of an offender, it must, as a medium of progress, be provided for adequately.

An irresistible movement for the construction of good roads is under way in this country. The members of the highway commissions in many states are able men, bending every energy to road progress, finding the best specifications for modern roads, and how to construct and maintain them. The United States bureau of good roads is doing a great deal of efficient work, having recently begun a series of tests, cooperated in by members of the Association of Licensed Automobiles Manufacturers, to secure reliable data on the actual effect of automobile and horse-drawn traffic on roads. There are many technical and financial problems in the whole large question, which problems, it is very gratifying to note, are being taken up in a rational, thorough and, in all probability, successful way.

TIME ONLY WILL TELL.—We must not lose sight of the fact that, although a building may not at the end of 100 years be completely worn out, the character of the business may so change that the buildings are not adapted to it, and that they will be rebuilt, as we have seen the older buildings replaced with new ones of different style.—BUILDING MANAGEMENT.

UNCLASSIFIED SALES

The total number of sales reported is 52, of which 11 were below 59th st, 24 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 44, of which 7 were below 59th st, 17 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 189, as against 120 last week, and in the Bronx 156, as against 141 last week. The total amount involved is $8,946,209, as against $4,511,299 last week.

The amount involved in the auction sales this week was $434,828, and since January 1, $44,726,000. Last year the total for the week was $370,698, and from January 1, $38,118,472.

165TH ST.—Mrs. Leo Deutsch purchased the premises 829 East 165th st, a dwelling, 17x100.

3D AV.—Francis Hustace bought from a Mr. Hussey, as executor, 2056 3d av, a 4-sty flat with store. This is the first time this property has changed hands in 40 years. Mr. Hustace acquired, on Nov, 28, 1903, 2058 adjoining, a similar building and now controls a plot 38x100. He has several other properties in Manhattan including 53 Warren st and 102 to 106 Warren st.

BRONX TERRACE.—William Diller sold 140x188 at the northwest cor of Bronx terrace and 226th st, Wakefield.

GARFIELD ST.—B. Malone sold the dwelling 1737 Garfield st.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

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REAL ESTATE NOTES

Benjamin R. Lummis is visiting Col. Eugene K. Austin, at Nantucket, Mass.

V. L. Eggleston is now associated with L. N. Clark at Broadway and 225th st, under the firm name of L. N. Clark & Co.

O'Connor, Lawrence & Ellison sold for the Burke estate to John Williams the lease and business at the northwest corner of Trinity pl and Cedar st. The premises will be refitted.

A deficiency judgment for $30,785.29 was entered against Isidor Leipzig in favor of Sender Jarmulowsky growing out of the foreclosure sale of 218 to 222 Division st and 188 and 188½ Clinton st, a 6-sty tenement.

Jerome A. Kohn has been appointed receiver of rents of No. 231 East 103d st by Judge Bischoff. The State Bank has brought suit against Barbara Tischler and others to foreclose a second mortgage of $19,000.

Justice Bischoff appointed Jacob Schlamp receiver of the rents of 87 Ridge st, a 3-sty tenement, pending a suit brought by Charles Decker against Simon Fine and others to foreclose a mortgage of $32,000 made on March 1, 1892.

Justice Brady, of the Supreme Court, appointed Ira J. Ettinger receiver of the rents of 13 to 19 Goerck st, a tenement, pending a suit brought by Hannah Strauss against Isaac Mal and others to foreclose a second mortgage of $14,500.

Justice Brady, of the Supreme Court, appointed Charles W. Culkin receiver of the rents of 121 and 123 West 101st st in a suit brought by Anna Dutch against Rebecca Gomberg and others to foreclose a second mortgage of $3,000. The prior mortgage amounts to $35,000.

S. de Walltearss, for the last twenty-four years at 171 and 135 Broadway, and Firman Boyd Hull, late with George R. Read & Co., announce the formation of a company incorporated under the name of S. de Walltearss & Hull, with offices at No. 135 Broadway and 18-20 West 34th st.

Cornelius J. Kiely has been appointed receiver of rents of Nos. 2308 and 2310 7th av, two apartment houses, peding a suit brought by Adolph Seelig against Joel Marks and others to foreclose two mortgages of $20,000. The property is encumbered with prior mortgages aggregating $80,000.

The Metropolitan Life Insurance Co. has brought suit against Virginia Potter, Casimir C. Patrick and others to foreclose a mortgage of $50,000 on the property located at the northeast corner of Riverside Drive and 113th st. The size of the plot is 52.7x85.3x irregular. The date of the loan is March 15, 1907.

There was a report current during the week that contracts of sale had been signed affecting the block front on the east side of 7th av, between 27th and 28th sts. This property is owned by the estate of Benjamin Sire. A representative of the estate denied the rumor and promptly stated that no contract affecting the property whatever had been signed.

During the week there was recorded an extension of a mortgage on the property Nos. 29 to 33 East 36th st. The owner of record is J. Pierpont Morgan and the loaner is the Bank for Savings. The amount involved is $125,000 and the interest rate is 4½ per cent. The date of expiration is Nov. 15, 1911.

The following property is affected by a partition suit instituted by the filing of a lis pendens by Josephine W. Taylor against Alice W. Emmet and others, through Strong & Cadwalader, attorneys: 5th av, west side, 38 ft. south of 38th st, 28.8x138; 36th st, east side, 51 ft. east of Park av, 18.7x74.8; 38th st, south side, 108 ft. west of 5th av, 37x38.

A quit claim deed to a strip of white stone 1⅛ inches wide affixed to the front edge of No. 41 West 64th st, located 475 ft. west of Central Park West, was transferred on Aug. 3 by Baudium Sagehomme to Paul B. Pugh & Co. by quit claim deed. In an agreement filed on the same date a judgment, as to removal of certain materials from this property, between the same parties, was modified. The stated consideration was $1,000.

RECENT LOANS.

The Mutual Life Insurance Co. has made a building loan involving $1,750,000 to the Pocono Building Co., terms due as per bond. The property effected is located at the northeast corner of 4th av and 18th st. A modern business building will be erected on the site.

William T. Keogh Amusement Co. has secured from the Metropolitan Life Insurance Co. $225,000 for 5 years at 6% on the new theatre which is in the course of construction at Westchester and Bergen avs, Bronx.

Max Cohen and Manuel Glauber made a building loan of $60,000 to the C. N. & S. A. Construction Co. on the property, 145.10x100x irregular, at the northwest corner of Lexington av and 102d st.

The Title Guarantee and Trust Co. loaned the Moorhead Realty and Construction Co. $45,000 on the property, 50x131, located on the west side of Southern Boulevard, 175 ft. south of Crotona Park East. This is in the form of a building loan.

The Townsend Realty Co. obtained a building loan of $400,000 on the property located at the north corner of Riverside Drive and 91st st, where an 11-sty modern apartment house is to be erected. The Union Dime Savings Bank is the lender.

The Marmac Construction Co. borrowed $125,000 on the property Nos. 222 to 226 West 39th st from Florence Coleman.

The State Realty and Mortgage Co. made a loan of $120,000 to B. Crystal & Son. The property mortgaged is located on the west side of Claremont av, 338.4 ft. south of 119th st, and is 78.1x100 in size.

The Lawyers Title Insurance & Trust Co. loaned Reginald de Koven $400,000 for 5 years at 5% on the property located on the north side of 42d st, 200 feet west of 7th av. This property is improved with the Lyric Theatre, which has a small frontage on 42d st and runs through to 43d st, where the auditorium is located. Adjoining on the east is the Belasco Theatre and at the northwest corner of 7th av is the Victoria Theatre.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
EDGAR J. LEVEY President
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CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, } Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Aug. 9.

East 214th st, opening, from White Plains rd to Barnes av, at 2 p m.

East 214th st, opening, as above, (assessment), at 3 p m.

St Nicholas Park, opening, from 130th st to 128th st, at 12 noon.

Tuesday, Aug. 10.

West 184th st, opening, from Broadway to unnamed st, at 12 noon.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Aug. 7.

No Legal Sales advertised for this day.

Aug. 9.

16th st, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. John H McLain agt Bernat Springer et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Albert G Thorne, ref. (Amt due, $5,569.02; taxes, &c, $364.32.) Mort recorded Oct 25, 1905. By Joseph P Day.

Elliott av |n w cor Willow Lane, 158x90x176.6 Willow Lane| x102, Throggs Neck. Susan E Laytin agt Georgiana Lester et al; Chas W Hulst, att'y, 170 Broadway; E Mortimer Boyle, ref. (Amt due, $6,435.76; taxes, &c, $224.90.) Mort recorded Apr 13, 1908. By Joseph P Day.

Aug. 10.

West End av, No 520|n e cor 85th st, 27.2x100, 85th st | 4-sty and basement brk dwelling. Bessie N Carman agt Mary W Somerville et al; Breed, Abbott & Morgan, att'ys, 32 Liberty st; Robert J H Powel, ref. (Amt due, $47,049; taxes, &c, $825.75.) Mort recorded Oct. 7, 1907. By Joseph P Day.

107th st, No 84, s s, 25 w Park av, 25x75, 5-sty stone front tenement and store. Simon Jarett agt Sarah Bahr et al; Eastman & Eastman, att'ys, 277 Broadway; Louis Lichtenberg, ref. (Amt due, $7,661.73; taxes, &c, $332.39.) Mort recorded Aug 2, 1905. By Joseph P Day.

Delancey st, No 316, n s, 50 w Goerck st, 24.7x100, 5-sty brk tenement. Waldron P Brown et al, trustees, &c, agt Ruth Cohen et al; Harrison, Elliott & Byrd, att'ys, 59 Wall st; Michael J Scanlan, ref. (Amt due, $24,876.07; taxes, &c, $1,130.44.) Mort recorded May 28, 1902. By Joseph P Day.

Aug. 11.

105th st, Nos 239 & 241, on map Nos 239 & 243, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and store. Joseph Yeska agt Adolph Messer et al; Max Altmayer, att'y, 290 Broadway; Royal E T Riggs, ref. (Amt due, $13,246.46; taxes, &c, $1,073.26; sub to a first mort of $38,000.) April 3, 1906. By Joseph P Day.

Fletcher st, Nos 36 to 40 on map Nos 34 to 40, n s, 75.5 w South st, runs n 29.8 x w 8 x n 32.5 x w 43 x s — x w 17.10 x s 24.8 x w — x s 31.8 x e 69.2 to beg, 10-sty brk factory. John C Brown et al agt Rogers & Pyatt, Inc, et al; Whitridge, Butler & Rice, att'ys, 59 Wall st; Bankson T Morgan, ref. (Amt due, $104,032.22; taxes, &c, $1,158.07; sub to a prior mort of $50,000.) Mort recorded Nov 27, 1907. By Joseph P Day.

Aug. 12.

Av A, No 1434 |n e cor 76th st, 25.6x98, 5-sty 76th st, No 501| brk tenement and stores. Jacob Schlosser agt Marks Rosenberg et al; F P Hummel, att'y, 1511 3d av; Mark G Holstein, ref. (Amt due, $17,158.33; taxes, &c, $600; sub to a first mort of $17,000.) Mort recorded Oct 5, 1905. By Samuel Marx.

6th st, Nos 709 & 711, n s, 154.4 e Av C, 44.11 x90.10, 6-sty brk tenement and store. Jonas Weil et al agt Louis Ray et al; Isaac S Heller, att'y, 71 Nassau st; Geo C Weller, ref. (Amt due, $13,098.50; taxes, &c, $554.90; sub to a first mort of $49,000.) By Joseph P Day.

Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. Joseph S Marcus agt Alexander Bottstein et al; George Rubenstein, att'y, 299 Broadway; Isham Henderson, ref. (Amt due, $2,313.13; taxes, &c, $389.62; sub to a first mort of $8,000.) Mort recorded Jan 30, 1907. By Joseph P Day.

Canal st, No 73|n w cor Allen st, 22.6x75, 7-sty Allen st | brk loft & store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

215th st, No 762, s s, 325 e Maple st, 25x125, Wakefield. Charles Mann agt David Lyle et al; Benjamin & Taylor, att'ys, 160 Broadway; Sylvester L H Ward, ref. (Amt due, $2,046.77; taxes, &c, $168.39.) Mort recorded June 10, 1900. By Joseph P Day.

Aug. 13 and 14.

No Legal Sales advertised for these days.

Aug. 16.

147th st, No 408, s s, 141.6 w St Nicholas av, 16x99.11, 3-sty and basement stone front dwelling. Sheriff's sale of all right, title, &c, which Harriet L Deal had on Dec 26, 1908, or since. Thomas F Foley, sheriff. By Joseph P Day.

1st av, No 1895|s w cor 98th st, 25x99.6, 5-sty 98th st, No 340| brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, $16,585.38; taxes, &c, $980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street — NEW YORK
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OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. HULST STREET—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Thomson avenue to Foster avenue. 3D AVENUE (LATHROP STREET)—REGULATING, GRADING, CURBING AND FLAGGING, from Broadway to Graham avenue.

HERMAN A. METZ, Comptroller.
City of New York, August 3, 1909. (12565)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 29 to August 12, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

1ST WARD, SECTION 1; 18TH WARD, SECTION 10; 26TH WARD, SECTION 13; 28TH WARD, SECTION 11. FENCING VACANT LOTS on POPLAR STREET, south side, between Hicks and Henry streets; on LIVINGSTON STREET, south side, between Boerum Place and Court street; on KNICKERBOCKER AVENUE, northeast side, between Putnam avenue and Palmetto street; on PALMETTO STREET, southeast side, between Knickerbocker and Irving avenues; on GREENE AVENUE, northwest side, between Hamburg and Myrtle avenues; on HERBERT STREET, north side, between Humboldt and North Henry streets; on BLEECKER STREET, southeast side, between Wyckoff and St. Nicholas avenues; on LINWOOD STREET, west side, between Fulton street and Atlantic avenue; on RALPH STREET, south side, between Bushwick and Evergreen avenues. 26TH WARD, SECTION 12. BARRETT STREET—SEWER, between Pitkin and Sutter avenues. 26TH WARD, SECTION 13. SCHENCK AND ATLANTIC AVENUES—SEWER BASIN at the southwest corner. SEWER BASINS at the southeast and southwest corners of SUTTER AND VAN SICKLEN AVENUES and the southwest corner of SUTTER AVENUE AND WARWICK STREET. 29TH WARD, SECTION 16. SEWER BASIN at the northeast corner of STRATFORD ROAD AND SLOCUM PLACE. EAST 14TH STREET—RESETTNG BRICK GUTTERS AND PAVING, between Dorchester road and Ditmas avenue. EAST 15TH STREET AND DITMAS AVENUE—SEWER BASINS at the northeast and northwest corners. 30TH WARD, SECTION 17. 52D STREET—SEWER, between 13th and 14th avenues. 30TH WARD, SECTION 18. SEWER BASIN at the northerly corner of 4TH AVENUE AND 99TH STREET. 8TH AVENUE—SEWER, between 70th and 72d streets. SEWER BASINS at the northeast and southeast corners of NARROWS AVENUE AND 74TH STREET; northeast and southeast corners of 76TH STREET; northeast, southeast and southwest corners of 77TH STREET; and northeast and southeast corners of 78TH STREET. 81ST STREET—PAVING, between 1st and 3d avenues. 30TH WARD, SECTION 19. SEWER BASIN, at the northeasterly corner of BATH AND 14TH AVENUES. SEWER BASINS on 17TH AVENUE, at the north, south and west corners of BENSON AVENUE, and the easterly corner of CROPSEY AVENUE.

HERMAN A. METZ, Comptroller.
City of New York, July 27, 1909. (12492)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. CYPRESS AVENUE—PAVING THE ROADWAY AND RESETTING CURB, from East 138th to 143d streets. TIMPSON PLACE—PAVING AND CURBING, from 147th to 149th streets. 24TH WARD, SECTION 11. EAST 176TH STREET—PAVING THE ROADWAY AND SETTING CURB, from Park to Third avenues.

HERMAN A. METZ, Comptroller.
City of New York, August 3, 1909. (12568)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named avenues and street in the BOROUGH OF RICHMOND:

1ST WARD. INDIANA AVENUE—OPENING, between Jewett avenue and a point 198.08 feet westerly from Wooley avenue. 4TH WARD. LYMAN AVENUE—OPENING, between Tompkins avenue and Summer street. ACQUIRING TITLE TO CERTAIN LANDS AND PREMISES FOR AN EASEMENT for the purpose of a sewer outlet over and in the private property at the foot of NAUTILUS STREET.

HERMAN A. METZ, Comptroller.
City of New York, August 3, 1909. (12561)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the proposed following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF RICHMOND.

List 492, No. 1.—To construct a combined sewer with appurtenances, in Morningstar road, from Tate's lane to Richmond terrace; in Richmond terrace, from Morningstar road to a point about half way between Van Pelt avenue and Van Name avenue; in Prospect street, from Morningstar road to a point about 465 feet to the eastward; in Sherman avenue, from Morningstar road to a point about 565 feet to the eastward; in Innis street, from Morningstar road to John street; in Cedar street, from Morningstar road to Housman avenue; in Simonson avenue, from Richmond terrace to the tracks of the Staten Island Rapid Transit Railroad Company; in Housman avenue, from the line of Forest avenue, extended, to the pier and bulkhead line; in Van Name avenue, from Richmond terrace to the tracks of the Staten Island Rapid Transit Railroad Company, and in Bay avenue, from Richmond terrace to the tracks of the Staten Island Rapid Transit Railroad Company, Third Ward, Sewerage District No. 17-A, and to connect with an outlet at the foot of Housman avenue.

List 677, No. 2. —To construct a combined sewer in Brighton avenue, from York avenue to Webster avenue; Pine street, from Brighton avenue to Brook street; Hudson street, from Brighton avenue to First avenue, and First avenue, from Pine street to Jersey street, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 31, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan, July 29, 1909. (12503)

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 6, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

Amsterdam av, No 1360|n w cor Lawrence st, runs w 31.10 x n e 71.8 Lawrence st, No 81 | x s 71.8 to beg, 2-sty brk and frame tenement and store. (Sheriff's sale of all right, title, &c.) C M McDonnell..$275

97th st, No 307, n s, 150.2 e 2d av, 25x100.11, 4-sty brk tenement. (Amt due, $9,587.08; taxes, &c, $300.) Henry Allen 10,200

*Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10, 4-sty brk tenement and stores. (Amt due, $3,723.97; taxes, &c, $1,503; sub to a first mort of $15,000.) Henry Elias Brewing Co.....22,506

*76th st, No 422, s s, 300 w Av A, 25x102.2, 5-sty brk tenement. (Amt due, $21,406.41; taxes, &c, $436.) James Fulton.....17,000

*Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty brk tenement and store. (Amt due, $15,594.93; taxes, &c, $1,750; sub to prior mort of $25,000.) Theodore Bitterman.....30,638

White Plains rd, w s, — s Van Nest av, runs n — x w — x n 25 x w 65.1 x s e 32.6 x e 72.7 to beginning, Van Nest. (Amt due, $4,360.31; taxes, &c, $1,437.63.) Henry H Webber 7,430

*120th st, No 536, s s, 400 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. (Amt due, $2,425.61; taxes, &c, $114.57; sub to a mort of $5,000.) Jacob S Friedman et al 5,268

*College av, Nos 476 to 480|n e cor 146th st, runs n 109.7 x e 168.9 x 146th st | s w 150.2 x n w 23.4 x w 59.6 to beginning,

two 5-sty brk tenements and stores. (Amt due, $5,493.45; taxes, &c, $360; sub to prior morts aggregating $90,000.) Fannie Liberman et al. 92,600

*140th st, Nos 43 to 57, on map Nos 41 to 51, n s, 325 e Lenox av, 200x98.9, two 2-sty frame and two 2-sty brk dwellings, 2-sty brk building and vacant. (Amt due, $50,872.51; taxes, &c, $2,970.56.) John Monks 25,000

*Edgecombe,av, No 142|s e cor 142d st, 25x73.11x24.11x71.3, 5-sty brk
142d st, No 318 | tenement and store. (Amt due, $3,845.35; taxes, &c, $132; sub to two morts aggregating $24,000.) George Kitt....24,500

*215th st, s s, 148 e Maple av, 27x125, Wakefield. (Amt due, $827.35; taxes, &c, $490; sub to a prior mort of $3,500.) Frank M Patterson. 3,757

*2d av, Nos 2461 to 2467|n w cor 126th st, 99.11x100, three 6-sty brk
126th st, Nos 249 to 253 | tenements, store on av. (Amt due, $63,327.59; taxes, &c, $6,053.67; sub to a mort of $55,000.) Henry H Jackson. 119,172

L. J. PHILLIPS & CO.

*Valentine av, s e s, 180.9 n e 198th st, 50x98.11x50x99.2, vacant. (Amt due, $6,758.71; taxes, &c, $24; sub to a mort of $6,250.) Abraham Kaufman 13,050

*Willett st, No 68, e s, 100.2 s Rivington st, 24.9x100, 5-sty brk tenement, store and 5-sty brk tenement in rear. (Amt due, $7,922.51; taxes, &c, $531.08; sub to a first mort of $25,000.) Rexton Realty Co. 29,432

HERBERT A. SHERMAN.

Ferris av, w s, 846.3 s lands of St. Josephs Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x—x892.10, Westchester. (Amt due, $24,298.26; taxes, &c, $——; sub to a prior mort of $10,000.) Adj to Aug. 17 .....

SAMUEL MARX.

*13th st, No 704, s s, 864 e Av C, 23.10x103.3, 5-sty brk tenement. (Amt due, $18,225.20; taxes, &c, $426.55.) Robert I Brown.....10,000

HUGH D. SMYTH.

*112th st, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. (Amt due, $12,299.28; taxes, &c, $341.81; sub to a mort of $14,000.) Max Levin.....24,000

Total	$434,828
Corresponding week, 1908	$370,698
Jan. 1st, 1909, to date	$44,726,000
Corresponding period, 1908	$38,118,472

REAL ESTATE RECORDS

CONVEYANCES

July 30, 31, Aug. 2, 3, 4 and 5. (No. 84.)

BOROUGH OF MANHATTAN.

Bedford st, No 25 (19), w s, abt 45 s Downing st, 19.9x75x19.11x75, 4-sty brk tenement. Pauline wife Michael Cirruzzi to Henry P Ansorge, of Brooklyn. Morts $9,500 and all liens. July 30. July 31, 1909. 2:528—39. A $7,000—$9,500. other consid and 100

Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2, 7-sty brk loft and store building. John F Fox to Sandel Cohen, of Brooklyn. Morts $70,000 and all liens. June 11. July 30, 1909. 2:482—41. A $36,000—$65,000. nom

Baxter st, No 38, w s, 87.11 s Leonard st, 17.6x90. |
Baxter st, No 40, w s, 70.3 s Leonard st, 17.6x90, except part| taken for public purposes.
two 6-sty brk tenements and stores and two 6-sty brk tenements| in rear.
Trust deed. Maddalena C Cellilo to Warren Bigelow as TRUSTEE. Morts $39,000. July 28. July 30, 1909. 1:166—47 and 48. A $34,000—$55,000. nom

Bleecker st, No 300, w s, 36.4 n Barrow st, 19.7x80.10x19.3x80.10, 4-sty brk tenement and store. Albert N Gatchell et al to Village Realty Co. July 17. Aug 5, 1909. 2:588—27. A $11,500—$13,000. other consid and 100

Canal st, No 536, rear of, formerly Hoboken st, No 11 (rear of), lot begins 60 s Canal st, formerly Hoboken st, and 100 w Washington st, runs s 24 x w 20 x n 24 x e 20 to beginning, vacant. Wm Gasten to Lerbro Company, a corpn. Q C. July 26. Aug 3, 1909. 2:595—9. A $500—$500. nom

Centre st, Nos 43 and 45| w s, 54.4 s Pearl st, 41x32.8 to e s
Lafayette st, Nos 15 and 17| Lafayette st, late e s Elm st, x45.3 x57.3, two 3-sty brk store and office buildings. James B Bowne et al to Walter Bowne. 4-40 parts. All title. B & S. April 30, 1906. (Re-recorded from July 17, 1909. Aug 5, 1909. 1:155—34. A $50,000—$55,000. nom

Cherry st, No 363, s s, abt 140 e Montgomery st, 22.10x63.5x23x| 62.3, w s, 1-sty brk shop.
Cherry st, No 365, s s, abt 162 e Montgomery st, 23.1x64.5x23x| 63.3 w s., vacant.
Jacob Rumanoff to Bessie Bernstein. Mort $15,000. July 21. Aug 3, 1909. 1:259—17 and 18. A $10,000—$——. other consid and 100

Division st, Nos 218 to 222|n e cor Clinton st, 64x67.10x26.10x
Clinton st, Nos 188 and 188½| 90.4, 6-sty brk tenement and store. on map Nos 188 to 190 | FORECLOS, July 22, 1909. Morris Cukor to Sender Jarmulowsky. Aug 2, 1909. 1:314—40. A $54,000—$100,000. 20,000

Same property. Sender Jarmulowsky to Julius Tishman. Mort $82,000. Aug 2, 1909. 1:314. other consid and 100

Elizabeth st, Nos 40 and 42, e s, 50.1 n Canal st, 50x100.3x50.3x100, 5-sty brk factory. Florence C de Jonghe to Charles Gulden. Mort $17,000. June 29. Aug 5, 1909. 1:203—3. A $40,000—$55,000. other consid and 100

Front st, Nos 149 and 151 |s e s, at s w s Maiden lane, 39.5x
Maiden lane, Nos 150 and 152| 60.11x38.5x57.7, 5-sty brk loft and store building. Edmond R and Leslie Smith TRUSTEES Reuel Smith to Carl F Stiefel, of South Orange, N J. July 27. July 30, 1909. 1:37—33. A $46,300—$58,000. 65,000

Forsyth st, e s, 77 n Division st, runs n 68.10 x s e 96.10 x w 67.7 to beginning, buildings now demolished. Release mort. Jos L Buttenwieser to Charles Rubinger. Q C. June 22. July 31, 1909. 1:292—part lot No 39. nom

Same property. Morris Kittenplan and Charles Rubinger to the City of New York. July 26. July 31, 1909. 1:292. other consid and 97,500

Goerck st, Nos 151 to 161 |s w cor 3d st, 77.4x100x90.1x100.10, 4-
3d st, Nos 390 to 396 | sty brk loft and stable building. Louis Klinger et al to Osias Karp. Q C and confirmation deed. July 19. Aug 2, 1909. 2:356—12 to 15. A $45,000—$63,000. nom

Greenwich st, No 536, w s, abt 222 s Charlton st, 21.4x99.10x21.2 x99.5 s s, 3-sty brk tenement. Rudolph A Witthaus et al EXRS, &c, Geo L Ronalds to P M Ohmeis & Co, a corpn. April 30. Aug 3, 1909. 2:596—82. A $10,500—$11,500. 14,000

Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk loft and store building. Regal Construction Co to Fleischmann Realty and Construction Co. Mort $33,000. July 30. Aug 3, 1909. 2:475—30. A $27,000—$42,000. other consid and 100

Henry st, No 167, n s, abt 110 w Jefferson st, 21.8x75, 2-sty brk tenement. PARTITION, Apr 15, 1909. Mortimer Fishel referee to Benj W Foster, of Greens Farms, Conn. May 27. Aug 4, 1909. 1:284—8. A $15,000—$16,000. 13,000

Houston st, No 158, n s, abt 162 w 1st av, 25x78.1x25.3x81.2 w s, 4-sty brk tenement and store. Rosie Baum to Victor Muller. Mort $25,000. Aug 3. Aug 4, 1909. 2:442—47. A $18,000—$25,000. other consid and 100

Lawrence st, No 4, s s, 16.2 w from s s 126th st, 24.7x100x24.8x100, 2-sty frame tenement and store. John O'Connor to Catherine wife Isaac A Murray. Aug 4, 1909. 7:1966—79. A $7,500—$8,000. 100

Lewis st, No 12, e s, 150 n Grand st, 25x100, 5-sty brk tenement and store. FORECLOS, July 19, 1909. Chas L Hoffman ref to Dean Holding Co. Aug 2. Aug 3, 1909. 2:326—36. A $14,000—$24,000. 20,375

Lewis st, No 154 |n e cor 3d st, 25x100.7x25.4x100.9, 7-sty
3d st, Nos 381 and 383| brk tenement and store. Hirsch Roth to Maydan Realty & Construction Co. Mort $42,500. July 29. July 30, 1909. 2:358—1. A $21,000—$55,000. other consid and 100

Madison st, No 112, s s, 137.2 w Market st, 25.2x100.4x25x100.2, 3-sty brk tenement and store and 4-sty brk tenement in rear. Israel Bregman to Esther Schulman, of Brooklyn. Morts $29,000. July 30. July 31, 1909. 1:276—33. A $18,000—$22,000. exch

Norfolk st, No 167, w s, 68.9 n Stanton st, 29.5x47.6, 5-sty brk tenement and store. David Caesser to Samuel Zaesser. Undivided interest. July 22. July 30, 1909. 2:355—28. A $19,000—$30,000. other consid and 100

Perry st, No 137, n s, 103.3 e Washington st, 25x98.6x25x98.10, 5-sty brk tenement. Realty Federation of N Y to August Knoepfel. July 13. Aug 5, 1909. 2:633—31. A $11,000—$28,000. exch and 100

Rivington st, Nos 269 and 271|s e cor Columbia st, 45.8x55.10
Columbia st, Nos 74 and 76 | x45.8x55.8, two 6-sty brk tenements and stores. Solomon H Schlanger to Samuel Abramowitz. Morts $60,750 and all liens. Aug 4. Aug 5, 1909. 2:333—51. A $32,000—$60,000. nom

Spring st, No 302, s s, 90 w Hudson st, 20x75, 3-sty frame (brk front) tenement and store. Ella A wife of and Robt G Peters to George Jackel. Morts $9,000. Aug 2, 1909. 2:594—76. A $9,000—$11,000. nom

Sheriff st, No 63, w s, 125 s Rivington st, 25x100, 5-sty stone front tenement and store. Chaim J Feller to Berthold Veit. All title. Mort $32,900 and all liens. July 21. July 30, 1909. 2:338—63. A $18,000—$28,000. other consid and 100

Sheriff st, No 63, w s, 125 s Rivington st, 25x100, 5-sty stone front tenement and store. Peisach Neustadter et al to Berthold Veit. All title. Mort $33,400. July 29. Aug 4, 1909. 2:338—63. A $18,000—$28,000. other consid and 100

University pl, No 124, n w s, 51.9 n e 13th st, 25.10x104.3x25.9x 102.10, 3-sty brk tenement and store with 1-sty brk extension. Chas R Weeks to Emmelin C Baxter. C a G. July 26. July 30, 1909. 2:571—23. A $50,000—$53,000. nom

Waverly pl, Nos 202 and 204 |s w cor Charles st, 38.10x75.
Charles st, Nos 28 to 34 | 3-sty brk tenement and store and 3-sty frame (brk front) tenement and store. William Blumstein et al to Baruch Kahn. Morts $29,500. July 30. Aug 4, 1909. 2:611—22 and 23. A $20,000—$22,000. nom

Washington st, Nos 466 to 470, w s, 60 s Canal st, 70x100, 8-sty brk soap factory. Release dower. Mary E Gasten to Lerbro Company, a corpn. July 31. Aug 3, 1909. 2:595—16. A $45,000—$98,000. nom

Same property. Wm Gasten and Maude F his wife to same. All liens. July 26. Aug 3, 1909. 2:597. nom

Watts st, No 49 (9), s s, 228.10 e Varick st, 21.2x52x irreg x60, with rights to alley adj, 3-sty frame brk front dwelling. John Bradley to Charles Burkelman. July 29. July 31, 1909. 2:477—17. A $7,500—$8,000. other consid and 100

4th st W, No 35 |n w cor Greene st, 25x95.4, 4-sty brk loft and
Greene st, No 237| store building. PARTITION. Apr 21, 1909. Wm J Bolger referee to Fred S Myers. July 31. Aug 2, 1909. 2:546—11. A $48,000—$50,000. 47,000

Same property. Release dower. Margt H wife Alex McK Jones to same. May 20. Aug 2, 1909. 2:546. nom

4th st W, No 35 |n w cor Greene st, 25x95.4, 4-sty brk loft and
Greene st, No 237 | store building. Release dower. Charlotte B wife Alfred M Ogle, Jr. to Fred S Myers. May 19. Aug 2, 1909. 2:546—11. A $48,000—$50,000. nom

10th st E, No 27, n s, 154 e University pl, 24.10x94.9, 7-sty brk loft and store building. Ella F Dewey to Anna A Phyfe. Q C. May 21. Aug 2, 1909. 2:562—44. A $41,500—$78,000. nom

10th st E, No 27, n s, 154 e University pl, 24.10x94.9, 7-sty brk loft and store building. Grace E Harding to Chas A Christman. Morts $64,000. Aug 2. Aug 3, 1909. 2:562—44. A $41,500—$78,000. other consid and 100

15th st E, No 424, s s, 244 w Av A, 25x103.3, 5-sty brk tenement and store. Release mort. Louis Thurn to Erwin A H, Otto L, Wm, Charles, Michael and Erwin P H Martin, Bertha Rau, Clara Strauch and Kath Ehalt and Lena Kremler. July 17. Aug 2, 1909. 3:946—36. A $13,000—$21,000. nom

17th st W, Nos 257 to 265, n s, 100 e 8th av, 127x92, 9-sty brk loft and store building. Albert F Hyde to Isidor and Henry Steiner and Joseph Kopperl. Aug 2. Aug 3, 1909. 3:767—6. A $60,000—$200,000. nom

18th st W, No 331, n s, 378.4 w 8th av, 23.4x92, 3-sty brk dwelling. Philip G Becker to Ambrose W Becker. July 24. Aug 2, 1909. 3:742—19. A $11,000—$15,000. 22,000

21st st W, No 451, n s, 225 e 10th av, 16.8x98.8, 4-sty and basement stone front dwelling. Harriet W Bacon to Wm F Donnelly. Mort $9,000. July 29. Aug 3, 1909. 3:719—12. A $7,500—10,500. nom

21st st W, No 107, n s, 85 w 6th av, 20x98.9. Sheriffs certificate of sale part 6-sty brk store. Thos F Foley (sheriff) to Anna O Pell. July 14, 1909. Aug 3, 1909. 3:797—part lot 45. A $—— $——. 5,000

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22d st E, Nos 136 and 138, s s, 121.3 e Lexington av, 32.6x98.9, two 4-sty and basement stone front dwellings. Blanche E S wife of J Frederick Tams to Myra R wife of Henry S Harper. B & S. July 8. Aug 3, 1909. 3:877 62 and 63. A $24,000—$32,000. other consid and 100

25th st E, No 54, s s, 106.8 n w 4th av, 18.4x98.9, 4-sty stone front dwelling. John M Gardner to Joseph Milbank, of Greenwich, Conn. July 27. Aug 2, 1909. 3:854—29. A $34,500—$42,500. other consid and 100

26th st W, Nos 515 to 519, n s, 196.6 w 10th av, 63.6x98.9, three 4-sty brk tenements and stores. Chas B Lambert to Harris H Uris. Mort $17,000. July 28. Aug 3, 1909. 3:698—24 to 26. A $21,000—$27,000. 100

26th st W, No 358, s s, 130 e 9th av, 20x98.9, 2 and 3-sty brk building and store.

27th st W, Nos 348 and 350, s s, 230 e 9th av, 44x98.9, 4-sty brk tenement and 3-sty brk shop in rear.

Thos L and Cath E Hamilton by Charlotte M Hamilton GUARDIAN to Alex H Hamilton. ⅙ part. All title. Q C. July 29. Aug 2, 1909. 3:749—74. A $8,500—$11,000; 3:750—66 and 67. A $21,000—$33,000. nom

27th st W, Nos 315 and 317, n s, 167.9 w 8th av, 40.9x98.9, two 3-sty brk dwellings. Alphonse August et al to Morris Weinstein and Merida Realty Co. Mort $22,000. July 14. July 30, 1909. 3:751—29 and 30. A $19,500—$22,500. other consid and 100

31st st E, No 207, n s, 135 e 3d av, runs n 50 x w 8 x s — to st x e 17 to beginning, 3-sty brk tenement. Alice Davis to Ramon Xiques. July 20. Aug 4, 1909. 3:912—6. A $4,000—$5,500. 100

35th st W, No 343, n s, abt 350 e 9th av, 15x100, 4-sty brk dwelling. CONTRACT. Matilda A Beiser with Gustave Reimer. Mt $5,500. Aug 4. Aug 5, 1909. 3:759—18. A $6,800—$8,500. 12,000

36th st W, No 124, s s, 81.6 w Broadway, 25x98.9, 5-sty brk tenement and store. U S Trust Co of N Y to Dongan Investing Co. B & S. July 30, 1909. 3:811—assessed with lot 47 or 36th st, No 126 W, for A $85,000—$115,000. other consid and 100

36th st W, No 126, s s, 106.6 w Broadway, 16.8x98.9, 5-sty brk tenement and store. U S Trust Co of N Y as TRUSTEE John A Pell to Dongan Investing Co. B & S. July 30, 1909. 3:811—assessed with lot 47 or 36th st, No 124 W, for A $85,000—$115,000. 74,000

38th st E, No 155, n s, 65.10 w 3d av, runs n 32.3 to s s former Susan st, x w 29.5 x n 60.8 to n s former Susan st, x w 4.10 x s 97 to 38th st, x e 34 to beginning, 3-sty brk tenement. Henrietta A Fajen to Genevieve B and Genevieve K B Andrews, joint tenants. Aug 2. Aug 3, 1909. 3:894—40. A $16,500—$18,000. nom

39th st W, No 222, s s, 551.10 e 8th av, 21.2x98.9, 4-sty brk dwelling. Mary Beck and ano HEIRS, &c, Gottlieb Beck to Florence Coleman. Aug 2. Aug 3, 1909. 3:788—60. A $18,000—$20,500. 100

39th st W, Nos 224 and 226, s s, 510.2 e 8th av, 41.8x98.9, one 4-sty stone front dwelling and one 3-sty frame dwelling. Wm E Streng to Lulu Quigg. B & S and C a G. All liens. June 1. Aug 3, 1909. 3:788—61 and 62. A $36,000—$41,000. other consid and 100

39th st W, Nos 224 and 226, s s, 510.2 e 8th av, 41.8x98.9, one 4-sty stone front dwelling and one 3-sty frame dwelling. Lulu Quigg to Florence Coleman. Mort $32,000. July 28. Aug 3, 1909. 3:788—61 and 62. A $36,000—$41,000. other consid and 100

39th st W, Nos 222 to 226, s s, 510.2 e 8th av, 62.10x98.9, two 4-sty brk and stone dwellings and one 3-sty frame dwelling and 12-sty brk loft building to be erected. Florence Coleman to Marmac Construction Co. Aug 2. Aug 3, 1909. 3:788—60 to 62. A $54,000—$61,500. nom

40th st E, No 235, n s, 155 w 2d av, 25x98.9, 6-sty brk tenement. Morris Freundlich to Edgar J Pitshke. Mort $30,000. July 30. July 31, 1909. 5:1314—18. A $11,000—$30,000. other consid and 100

40th st W, No 440, s s, 275 e 10th av, 25x98.9, 4-sty brk tenement and store. Charles Schramm to Henry E Vollmers. Mort $11,000. July 31. Aug 2, 1909. 3:737—59. A $11,000—$16,000. nom

40th st, W, No 210, s s, 157.3 w 7th av, 14.3x98.9, 4-sty brk tenement. Henri Votion to City Real Estate Co, a corpn. Q C. Mort $5,000. May 10. Aug 4, 1909. 3:789—48. A $12,500—$15,500. nom

Same property. Luc Votion et al to same. Mort $5,000. May 10. Aug 4, 1909. 3:789. nom

41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. Maria S Simpson to The Flatiron Realty Co. Mort $25,000. July 14. Aug 3, 1909. 4:1032—20. A $15,000—$16,000. other consid and 100

42d st W, No 202, s s, 20 w 7th av, runs s 90 x w 90(?) to s s 42d st x e 20 to beginning (error), 4-sty stone front hotel. John F Seeley et al to Frank T Brown, of Chicago, Ill. 1-24 part. All title. Q C. July 14. July 31, 1909. 4:1013—35¼. A $85,000—P $90,000. 3,500

43d st W, No 328, s s, 350 w 8th av, 25x100.5, 5-sty brk tenement. Breslauer Realty Co to Matthew J Dobson. Mort $32,000. July 30. July 31, 1909. 4:1033—47. A $15,000—$31,000. other consid and 100

43d st W, No 246, s s, 340 e 8th av, 20x100.5, 4-sty brk tenement and store. Flatiron Realty Co to Maria S Simpson. Mort $25,000. July 29. Aug 2, 1909. 4:1014—50½. A $24,000—$25,000. other consid and 100

44th st W, No 451, n s, 175 e 10th av, 25x100.4, 4-sty brk tenement and 3-sty brk tenement in rear. Eliza Kruger to Samuel Rodt and Jacob Lipman. Mort $5,000. Aug 2, 1909. 4:1054—8. A $13,000—$14,000. other consid and 100

44th st W, No 453, n s, 150 e 10th av, 25x100.4, 4-sty brk tenement and 3-sty brk tenement in rear. John J Wigger to Jacob Lipman and Samuel Rodt. Mort $6,000. Aug 2, 1909. 4:1054—7. A $13,000—$14,000. other consid and 100

44th st W, No 438, s s, 450 w 9th av, 20x100.4, 4-sty brk dwelling. Harry Schwarz to Harry N Kohn. Mort $13,500. July 30. July 31, 1909. 4:1053—51. A $10,000—$11,500. nom

46th st E, No 219, n s, 360 w 2d av, 15x100.5, 5-sty brk tenement. Mary Dallas widow to John G Dallas. July 27. Aug 3, 1909. 5:1320—11. A $5,500—$8,500. nom

46th st W, No 28, s s, 387.6 w 5th av, 20x100.5, 4-sty stone front dwelling. John T Farrel and ano EXRS, &c, John Farrel to Joseph Keen, of Yonkers, N Y. May 21. Aug 5, 1909. 5:1261—53½. A $47,500—$53,000. 65,000

47th st E, No 227, n s, 250 w 2d av, 25x78.9x25.1x76.5, 5-sty brk tenement and store. Jacob H Graeber et al to Sigmund Orbach. Mort $17,250. June 19. July 30, 1909. 5:1321—15. A $9,000—$19,000. nom

47th st E, Nos 216 and 218, s s, 330 w 2d av, 45x100.5, two 5-sty brk tenements. Gustav C Muller to Emma R Harbaugh. Morts $21,500. July 29. Aug 4, 1909. 5:1320—39 and 40. A $18,000—$33,000. other consid and 100

48th st E, No 324 s s, 300 e 2d av, 25x100.5, 5-sty brk tenement. Hyman Lishinsky to Chas J Fox and Louis Weisman. Mort $17,400. July 29. July 31, 1909. 5:1340—40. A $9,000—$18,000. 500

48th st E, No 324, s s, 300 e 2d av, 25x100.5, 5-sty brk tenement. Clara Resnitzky to Hyman Lishinsky. All liens. June 11. July 31, 1909. 5:1340—40. A $9,000—$18,000. other consid and 100

48th st E, No 16, s s, 275 e 5th av, 25x100.5, 4-sty stone front dwelling. Mary M Logan to Julia Ward. Mort $50,000. July 30, Aug 2, 1909, 5:1283—61, A $70,000—$85,000, other consid and 100

51st st W, No 236, s s, 238 e 8th av, 17x100.5, 4-sty stone front dwelling. Bernardine M Kracht and ano to Annie L Kneer. Q C. July 19. July 31, 1909. 4:1022—54. A $20,000—$23,000. nom

51st st E, Nos 222 to 224, s s, 260 e 3d av, 35.4x88.8 to c l former Eastern Post road, x—x106.4, 7-sty brk tenement and stores. Abraham Drimmer to Emanuel Heller. ¼ right, title and int. All liens. Aug 5, 1909. 5:1324—39. A $18,000—$54,000. nom

52d st W, No 362, s s, 150 e 9th av, 32.5x—x23.8x100.5, 6-sty brk tenement and store. Samuel G Hess to John J Hines, of Far Rockaway, L I. Mort $38,000. July 30. Aug 3, 1909. 4:1042—58. A $18,000—$43,000. other consid and 100

53d st W, Nos 548 and 550, s s, 100 e 11th av, 50x100.5, two 5-sty brk tenements. Charlotte Weinreich to Alva Realty Co. All liens. Aug 2. Aug 4, 1909. 4:1081—59 and 60. A $18,000—$36,000. other consid and 100

56th st W, No 421; n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. Sara J Wilson to William Mathews. B & S. Dec 1, 1908. Aug 5, 1909. 4:1066—20. A $11,000—$20,000. nom

56th st W, No 421, n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. Wm Mathews to Theresa Abelson. Morts $19,000. Aug 1. Aug 5, 1909. 4:1066—20. A $11,000—$20,000. other consid and 100

57th st E, Nos 32 and 34, s s, 75 e Madison av, 50x100.5, 4 and 5-sty stone front school. Dora E Merrill to Stella S Van Laer. ½ part. Morts $125,000. July 27. July 31, 1909. 5:1292—48. A $155,000—$180,000. other consid and 100

57th st W, No 559, n s, 83.4 e 11th av, 16.8x100.5, 3-sty and basement brk dwelling. Chas L Burnham to Frederick Van Wyck, of Scarsdale, N Y. Mort $5,000. Jan 24, 1908. July 30, 1909. 4:1086—1C. A $7,500—$8,000. nom

58th st W, No 130, s s, 300 w 6th av, 16.8x100.5, 4-sty and basement stone front dwelling. Therese B Bratten to Joseph H Abraham and Philip M Grausman. Mort $14,000 and all liens. July 29. July 30, 1909. 4:1010—45. A $22,000—$28,000. other consid and 100

58th st W, No 344, s s, 275 e 9th av, 20x100.5, 4-sty and basement stone front dwelling. Louis Berger to Chas B Barkley. Mt $20,000. July 27. Aug 3, 1909. 4:1048—53. A $17,500—$24,000. other consid and 100

64th st E, No 34, s s, 250 w Park av, 17.6x100.5, 4-sty and basement stone front dwelling. Gideon E Fountain EXR, &c, Gideon Fountain to Ella A Cooper. Aug 4, 1909. 5:1378—47. A $37,500—$43,500. other consid and 100

64th st W, No 41, a strip of white stone, 1 1-8 ins wide affixed to front edge of said building lying e of a line 475 w Central Park West. Bauduin Sagehomme to Paul B Pugh & Co. Q C. July 28. Aug 3, 1909. 4:1117. nom

64th st W, No 41, owned by plaintiff.

64th st W, adj above on east owned by defendant.

Agreement modifying judgment as to removal of certain materials, &c. Bauduin Sagehomme plaintiff with Paul B Pugh & Co defendant. July 28. Aug 3, 1909. 4:1117. 1,000

64th st E, No 109, n s, 62.6 e Park av, 20.10x100.5, 4-sty and basement stone front dwelling. Frederic V S Crosby to Constance Hare. Mort $24,000. July 8. Aug 5, 1909. 5:1399—3. A $28,000—$40,000. other consid and 100

66th st E, No 327, n s, 224.11 w 1st av, 25x100.5, 5-sty brk tenement. Charles Isaacs to Teresie Zika. Mort $15,000. July 30. July 31, 1909. 5:1441—17. A $9,000—$24,000. other consid and 100

67th st W, No 224, s s, 375 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Herman Shapira et al to Margaret Free. Mort $17,000. July 29. July 30, 1909. 4:1158—48. A $7,000—$16,000. other consid and 100

67th st E, No 218, s s, 230 e 3d av, 40x100.5, 6-sty brk tenement and stores. Herman Asher to Gerson Hyman, Manuel Oppenheim and Solomon and Myer Simon. Aug 2. Aug 5, 1909. 5:1421—38. A $20,000—P $53,000. other consid and 100

67th st E, No 216, s s, 190 e 3d av, 40x100.5, 6-sty brk tenement and stores. Herman Asher to Gerson Hyman and Manuel Oppenheim. Aug 2. Aug 5, 1909. 5:1421—40. A $20,000—P $53,000. other consid and 100

67th st E, Nos 216 to 220, s s, 190 e 3d av, 120x100.5, three 6-sty brk tenements and stores. FORECLOS, July 23, 1909. Geo B Hayes ref to Herman Asher. Mort $154,550. Aug 2. Aug 5, 1909. 5:1421—37 to 40. A $60,000—P $159,000. 1,000

67th st E, No 220, s s, 270 e 3d av, 40x100.5, 6-sty brk tenement and store. Herman Asher to Jacob K Simon and Isaac Cohn. All liens. Aug 2. Aug 5, 1909. 5:1421—37. A $20,000—P $53,000. other consid and 100

70th st E, No 326, s s, 244 w 1st av, 25x100.4, 4-sty stone front tenement and store. Wm J Leonard to Tony Wolf. Morts $19,300. July 30. July 31, 1909. 5:1444—36. A $9,000—$19,000. nom

71st st E, n s, 149.10 w 3d av, strip, 0.2x102.2. Thos J Fitch to David M Goodrich of Mt Kisco, N Y. B & S. July 24. Aug 5, 1909. 5:1406. nom

Same property. Jessie V F Smith to same. Q C. Aug 3. Aug 5, 1909. nom

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71st st W, No 68, s s, 40 e Columbus av, 20x75.5, 3-sty and basement stone front dwelling. Geo W Tubbs to L Napoleon Levy. All liens. July 29. July 30, 1909. 4:1123—61½. $16,500—$22,500. nom

71st st E, No 179, n s, 150 w 3d av, 20.1x102.2.
71st st E, No 177, n s, adj above on west.
Party wall agreement. David M Goodrich with Theodora wife of and Douglas L Elliman. July 12. July 31, 1909. 5:1406—30 and 31. A $32,000—$35,000. nom

72d st W, No 123, n s, 215 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Chas A Miller to Mary E Weir. July 27. July 30, 1909. 4:1144—23½. A $30,000—$45,000. other consid and 100

73d st E, No 408, s s, 163 e 1st av, 25x102.2, 5-sty brk tenement. Louis Levy to Frank Hala and Mary Jelinek. Mort $14,000. Aug 2, 1909. 5:1467—42. A $7,000—$21,000. other consid and 100

73d st E, No 213, n s, 185 e 3d av, 25x102.2, 5-sty stone front tenement. Marcus Lichtman to Moritz Jurkowitz. Q C. July 23. July 30, 1909. 5:1428. nom

Same property. Moritz Jurkovitz to Annie Gilefsky. Mort $16,000. July 30, 1909. 5:1428—8. A $11,000—$23,500. other consid and 100

73d st E, No 213, n s, 185 e 3d av, 25x102.2, 5-sty stone front tenement. FORECLOS, Dec 9, 1908. Phoenix Ingraham referee to Moritz Jurkovitz. Mort $17,000 and all liens. Feb 16, 1909. July 30, 1909. 5:1428—8. A $11,000—$23,500. 1,000

73d st W, No 312, s s, 200 w West End av, runs s 102.2 x w 25 x n 30.7 x n 71.11 to st, x e 30 to beginning, 5-sty brk and stone dwelling. Mutual Life Ins Co of N Y to Sailing W Baruch. July 30. Aug 5, 1909. 4:1184—25. A $35,000—$70,000. other consid and 100

74th st E, No 323, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement and store. Irving Bachrach et al to Therese Schmeidler. All liens. July 30. Aug 4, 1909. 5:1449—13 . A $9,000—$21,000. other consid and 100

74th st E, No 315, n s, 200 e 2d av, 25x102.2, 5-sty brk tenement and store. FORECLOS, June 18, 1909. Sylvester L H Ward ref to Jacob Cohen. Mort $16,500. Aug 3, 1909. 5:1449—9. A $9,000—$21,000. 5,000

75th st E, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front tenement. FORECLOS, July 16, 1909. Thomas W McKnight referee to John F Halsted, Henry F Taylor and Francis L Noble as TRUSTEES Hiram M Forrester. July 30, 1909. 5:1450—16. A $10,500—$18,000. 13,100

76th st E, No 226, s s, 230 w 2d av, 25x102.2, 4-sty brk tenement and store. Mary Yadusky to Samuel Goldman. All liens. July 27. July 30, 1909. 5:1430—34. A $11,000—$20,000. nom

78th st E, No 55, n s, 193.9 w Park av, 18.9x102.2, 4-sty stone front dwelling. Julius A Siegel to Morton L Fearey. Mort $25,000. July 30. Aug 2, 1909. 5:1393—28½. A $26,000—$31,000. other consid and 100

78th st E, No 116, s s, 188 e Park av, 18x102.2, 3-sty stone front dwelling. Anna R De Blois to Geo S Leiner. July 27. Aug 5, 1909. 5:1412—64½. A $15,000—$18,000. 1,000

79th st E, No 8, s s, 175 e 5th av, 35x102.2, vacant. Louis C Raegener to Heinrich Sonniewind, Jr. B & S. Mort $85,000. Nov 21, 1908. Aug 2, 1909. 5:1393—65. A $130,000—$130,000. other consid and 100

79th st E, No 44 | s e cor Madison av, 21x80, 5-sty brk tene-
Madison av, No 1031 | ment and store. J C Lyons Building & Operating Co to Madison Av & 79th St Co, a corpn. Morts $67,500. July 28. July 30, 1909. 5:1393—52¼. A $60,000—$77,000. other consid and 100

79th st E, No 46, s s, 21 e Madison av, 18x80, 4-sty stone front dwelling. Jacob A Stein to Madison Av & 79th St Co, a corpn. Mort $27,000. July 29. July 30, 1909. 5:1393—52. A $35,000—$43,000. other consid and 100

80th st W, No 145, n s ,387.9 w Columbus av, 21x102.2, 4-sty and basement brk dwelling. Sophie E Puig et al EXRS Emma R Puig to Philip G Becker. July 26. Aug 3, 1909. 4:1211—16½. A $12,000—$24,000. 25,500

82d st W, No 317, n s, 200 w West End av, 20x102.2, 4-sty and basement brk dwelling. George Loewer to Julia P, Fredrika P and Janet P Ludlam. Mort $10,000. July 29. Aug 3, 1909. 4:1245—11. A $13,500—$28,000. nom

82d st W, No 26, s s, 319 w Central Park West, 18x102.2, 4-sty and basement stone front dwelling. John H Staats to Annie Davis. Mort $17,500. June 10. July 30, 1909. 4:1195—46. A $12,500—$26,000. other consid and 100

85th st W, No 122, s s, 239 w Columbus av, 18.4x102.2, 4-sty and basement stone front dwelling. Melvina B Ball to Zadah H Reakirt. Morts $20,000. July 30. July 31, 1909. 4:1215—42½. A $10,000—$20,000. other consid and 100

85th st W, No 122, s s, 239 w Columbus av, 18.4x102.2, 4-sty and basement stone front dwelling. Eliz R Wechsler et al EXRS &c Albert B Wechsler to Melvina B Ball. Mort $10,000. July 16. July 31, 1909. 4:1215—42½. A $10,000—$20,000. other consid and 100

87th st E, No 548, s s, 110 w Av B, 18x60.2x18x60.1, 3-sty stone front dwelling. Wm H Tagg to Annie F Tagg. Mort $4,500. July 29. July 30, 1909. 5:1583—32. A $4,500—$8,000. 100

87th st W, No 110, s s, 110 w Columbus av, 17.6x100.8, 3 and 4-sty and basement stone front dwelling. Martha N Bayles to Zadah H Reakirt. Mort $21,000. July 26. Aug 3, 1909. 4:1217—38. A $9,500—$19,500. 100

88th st E, No 331, n s, 200 w 1st av, 25x100.8, 5-sty brk tenement. Charles Berlin et al to Edward Cladel. Mort $21,000. July 30, 1909. 5:1551—18. A $9,000—$19,000. other consid and 100

91st st W, No 40, s s, 356 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Elsie M Sprague and ano to Catherine Florschutz. Mort $18,000. Aug 2. Aug 3, 1909. 4:1204—47. A $12,000—$22,000. other consid and 100

91st st E, No 108, s s, 96 e Park av, 27x100.8, 5-sty brk tenement. Louis Starr to Esther Schulman of Brooklyn. Mort $26,000. July 29. July 30, 1909. 5:1519—68. A $16,000—$28,000. other consid and 100

91st st E, Nos 108 and 110, s s, 96 e Park av, 54x100.8, two 5-sty brk tenements. Christian H Herter et al to Louis Starr. C a G. June 18. July 30, 1909. 5:1519—67 and 68. A $32,000—$56,000. other consid and 100

91st st E, No 108, s s, 96 e Park av, 27x100.8, 5-sty brk tenement. Esther Schulman to Meister & Bache Realty Co, a corpn. ½ part, and Katie Levy, ¼ part, and Louis Starr, ¼ part. Morts $30,500. July 29. July 31, 1909. 5:1519—68. A $16,000—$28,000. other consid and 100

93d st W, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s former Apthorps lane x again n 19.10 to c l said lane x w 25.10 x n 35.6 to c l of blk x e 100 x s 19.3 and 20.2 x e 0.8 x s 61.2 to beginning, with all right, title and interest to said lane, vacant. Frederic E Gibert to Julius Tishman. 1-3 part. All title. C a G. July 19. Aug 4, 1909. 4:1207—13 to 15. A $44,500—$44,500. 100

Same property. Frederic E Gibert et al to same. C a G. June 4. Aug 4, 1909. 4:1207. 100

94th st W, No 36, s s, 322.3 w Central Park West, 17.6x100.8, 4-sty and basement brk dwelling. Paulita P wife Rafael E Parraga to Alice Reiman. Mort $19,000. July 30. July 31, 1909. 4:1207—46. A $9,500—$17,000. other consid and 100

94th st W, Nos 203 and 205, on map No 207, n s, 100 w Amsterdam av, 52x100.8x57.2x100.8, 6-sty brk tenement. Nettie F Kaemble to Otto J Bloss, of Brooklyn. Morts $95,000. July 27. July 30, 1909. 4:1242—28. A $30,000—$85,000. nom

94th st W, No 150, s s, 475 w Columbus av, 18x100.4 to c l Apthorps lane, x18.2x101.2, 4-sty and basement stone front dwelling. Charles Gahren to Wm H B Totten. Mort $14,000. Aug 2. Aug 3, 1909. 4:1224—52. A $9,000—$18,000. 100

95th st E, No 307, n s, 137.6 e 2d av, 37.6x100.8, 6-sty brk tenement and stores. Bertha Weindrug to Selma Alexander. Mort $41,000. July 13. July 30, 1909. 5:1558—7. A $12,000—$45,000. other consid and 100

95th st E, Nos 315 and 317, n s, 250 e 2d av, 37.6x100.8, 6-sty brk tenement and stores. Bertha Weindrug to Selma Alexander. Mort $42,000. July 13. July 30, 1909. 5:1558—11. A $12,000—$45,000. other consid and 100

96th st W, No 326, s s, 266.8 w West End av, 41.8x100.8, 6-sty brk tenement. Release mort. Emanuel Heilner et al to Fulson Realty Co. July 28. Aug 5, 1909. 4:1253—88. A $25,000—P $35,000. 7,000

Same property. Release mort. Same to same. July 28. Aug 5, 1909. 4:1253. 7,000

Same property. Fulson Realty Co to Jacob Beerwald, of Philadelphia, Pa. Morts $60,000. Aug 2. Aug 5, 1909. 4:1253. nom

96th st W, No 328, s s, 308.4 w West End av, 41.8x100.8, 6-sty brk tenement. Fulson Realty Co to Marquise Company, a corpn. Mort $8,000 and all liens. July 12. Aug 5, 1909. 4:1253—90. A $25,000—P $35,000. nom

97th st E, No 303, n s, 100 e 2d av, 25.1x100.11, 4-sty brk tenement and store. Sadie Spitzer to Mary Grolig of Brooklyn. Mt $8,666. July 27. Aug 5, 1909. 6:1669—5. A $7,000—$14,000. other consid and 100

97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. FORECLOS, July 30, 1909. Max Steindler ref to Otto J Bueb and Edward Jansen TRUSTEES Louisa M Bueb. Aug 3, 1909. 6:1669—17. A $7,000—$25,000. 14,500

99th st E, No 63, n s, 125 w Park av, 25x100.11, 5-sty brk tenement. Solomon Ellinsohn to Wolf M Smith. Mort $20,000. Aug 2. Aug 3, 1909. 6:1605—31. A $9,000—$24,000. other consid and 100

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Joseph A Leibson et al to Levi W Rubenstein. 5-8 right, title and int. All liens. June 31. Aug 5, 1909. 6:1672—12. A $12,000—$45,000. nom

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Isaac Leibson to Samuel Lorber. All title. All liens. Aug 2. Aug 5, 1909. 6:1672—12. A $12,000—$45,000. other consid and 100

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Samuel Burstein et al to Butler and Herrman Co, a corpn. Mort $39,000. July 19. Aug 3, 1909. 6:1672—37. A $12,000—$45,000. other consid and 100

101st st W, No 318, s s, 168 w West End av, 17x100.11, 5-sty stone front dwelling. Eugene Vallens to Lavinia Clarkson, of Potsdam, N Y. Mort $21,000. July 20. Aug 2, 1909. 7:1889—27. A $10,800—$28,000. other consid and 100

103d st E, Nos 205 and 207, n s, 110 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Emma F Garnsey to Luella Newcombe, of Union Society, Greene Co, N Y. Mort $45,100. July 28. Aug 5, 1909. 6:1653—5. A $13,500—$47,500. nom

104th st E, Nos 122 and 124, s s, 200 e Park av, 40x100.11, 6-sty brk tenement and stores. Ralph Berg to Chas J Belfer, of Brooklyn. Morts $54,000 and all liens. Feb 6. July 31, 1909. 6:1631—63. A $16,000—$53,000. nom

104th st E, Nos 122 and 124, s s, 200 e Park av, 40x100.11 6-sty brk tenement and stores. Chas J Belfer to Anna J Doyle, of Brooklyn. B & S. All liens. July 30. July 31, 1909. 6:1631—63. A $16,000—$53,000. nom

108th st W, No 67, n s, 150 e Columbus av, 25x100.11, 5-sty brk tenement. David Bussel to John Reis. Mort $22,000. Aug 1. Aug 3, 1909. 7:1844—7. A $12,000—$26,000. other consid and 100

110th st E, Nos 202 and 204, s s, 85 e 3d av, 30x100.10, two 3-sty brk dwellings. Wm T Innes to Paulina Schwartz. June 10. July 31, 1909. 6:1659—45¼ and 45½. A $9,600—$13,000. nom

110th st E, No 206, s s, 115 e 3d av, 15x100.10, 3-sty brk dwelling. Henry L Center et al EXRS Susan W Center to Paulina Schwartz. June 10. July 31, 1909. 6:1659—44. A $4,800—$6,500. 6,250

110th st E, No 208, s s, 130 e 3d av, 15x100.10, 3-sty brk dwelling. Eliz R Innes to Paulina Schwartz. June 10. July 31, 1909. 6:1659—43½. A $4,800—$6,500. nom

111th st W, No 148, s s, 150 e 7th av, 33.6x100.11, 5-sty brk tenement. Louis Goldstein to Abraham Leipzig. Morts $36,000. Aug 5, 1909. 7:1820—57. A $16,000—$41,000. other consid and 100

112th st E, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front dwelling. FORECLOS, July 12, 1909. James A Donnelly ref to Edmund and Leo Kohn. Mort $8,000. July 14. Aug 3, 1909. 6:1661—41½. A $6,000—$9,500. 5,000

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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114th st E, No 221, n s, 310 e 3d av, 25x100.11, 5-sty stone front tenement. Charles Blanket to Jogert Realty Co, a corpn. All liens. July 24. Aug 4, 1909. 6:1664—13½. A $8,000 -$23,000. other consid and 100

115th st E, No 63, n s, 185 e Madison av, 25x100.11, 5-sty brk tenement. George David to Santo Savino. Mort $24,000. July 31. Aug 2, 1909. 6:1621—28. A $11,000 -$23,000. 100

116th st E, No 350, s s, 125 w 1st av, 16.8x100.11, 3-sty stone front dwelling. Joel M Marx to Antonietta Pica and Cristina De Rosa. Mort $10,500. Aug 2. Aug 4, 1909. 6:1687—32. A $6,000—$9,500. 100

117th st E, Nos 429 and 431, n e s, 306.6 s e 1st av, 37.6x100.10, 6-sty brk tenement and stores. FORECLOS, July 26, 1909. Morris Koenig ref to John Focarile. Mort $30,000. Aug 2. Aug 3, 1909. 6:1711—13. A $9,500—$46,000. $6,675 over and above 1st mort for 30,000

117th st E, Nos 429 and 431, n e s, 306.6 s e 1st av, 37.6x100.10, 6-sty brk tenement and stores. Abraham Levy to John Focarile. Q C. July 30. Aug 3, 1909. 6:1711—13. A $9,500—$46,000. nom

118th st W, No 22, s s, 335 w 5th av, 25x100.11, 5-sfy brk tenement and store. Peter H Sponheimer et al to Louis Friedman. Mort $32,275. July 22. July 31, 1909. 6:1601—50. A $14,000—$27,000. nom

118th st E, No 344, s w s, 125 n w 1st av, 25x100.10, 6-sty brk tenement and stores. Eleanor Tobiesen to Myron Sulzberger. Morts $27,500. July 30, 1909. 6:1689—32. A $8,000—$31,000. 100

120th st E, No 66, s s, 239 e Madison av, 26x100.11, 5-sty stone front tenement. Thos H Smith to Mary A McCarthy. Mort $20,000. June 23. Aug 3, 1909. 6:1746—42. A $10,500—$26,000. nom

121st st E, No 425, n s, 332.1 w Pleasant av, 17.11x100.11, 3-sty stone front dwelling. Thos D Richardson to Arthur H Rasp. Mort $4,500. July 26. July 30, 1909. 6:1809—13. A $4,000—$6,000. other consid and 100

Same property. Arthur H Rasp to Meta Feitner. Mort $4,500. July 29. July 30, 1909. 6:1809. other consid and 100

123d st W, No 12, s s, 166.8 w Mount Morris av, 16.8x100.11, 3-sty and basement stone front dwelling. Margt A Norris to Adele Bischoff. B & S. All liens. Aug 2. Aug 3, 1909. 6:1721—24½. A $10,000—$15,500. other consid and 100

124th st W, Nos 511 and 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st x e 53 to beginning, 6-sty brk tenement. Hudson-Grant View Realty Co to Johanna Eberlein. Mort $89,300. July 29. Aug 2, 1909. 7:1979—23. A $23,000—$83,000. other consid and 100

125th st W, No 535, n s, 275 e Broadway, 25x99.11, 5-sty brk tenement. Lucy E Kohberg et al EXRS, HEIRS, &c, Mary A Franck to Wm D Dubois. Mort $18,500. July 28. Aug 4, 1909. 7:1980—13. A $10,000—$18,000. 100

129th st W, No 306, s s, 125 w 8th av, 25x99.11, 5-sty brk tenement. Mary A Smith to Abram Bachrach. Mort $16,000. July 22. July 31, 1909. 7:1955—20. A $9,000—$21,000. nom

132d st W, No 556, s s, 350 w Amsterdam av, 25x99.11, 5-sty brk tenement. Harry Wolfe to Norman S Goetz. All liens. July 31. Aug 5, 1909. 7:1986—47. A $7,500—$22,000. other consid and 100

135th st W, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. FORECLOS, July 13, 1909. Henry B Ketcham referee to Henrietta Braun. Aug 2. Aug 4, 1909. 7:1919—55. A $13,000—$24,000. 22,400

135th st W, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Henrietta Braun to Maximilian Weinstein. Mort $17,000. Aug 3. Aug 4, 1909. 7:1919—55. A $13,000—$24,000. other consid and 100

136th st W, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11, four 6-sty brk tenements. Morris Levy to Eleanor Tobiesen. All liens. July 26. July 30, 1909. 7:1988—111 to 115. A $54,000—$120,000. 100

137th st W, No 316, s s, 196 w 8th av, 16x99.11, 3-sty and basement brk dwelling. Minna Wechselmann to Irving M Oberfelder. B & S. Mort $10,500 and all liens. July 22. Aug 4, 1909. 7:1960—59. A $6,400—$10,000. other consid and 100

142d st W, No 472, s s, 271 w Convent av, 16x99.11, 4-sty stone front dwelling. Jos H McMahon to Church of Our Lady of Lourdes in City of N Y. Mort $15,000. July 26. July 30, 1909. 7:2058—25½. A $4,200—$12,500. nom

143d st W, No 147, n s, 250 e 7th av, 37.6x99.11, 6-sty brk tenement. Samuel H Sternberg to Hattie Saper. B & S. All liens. July 28. Aug 2, 1909. 7:2012—12. A $13,500—$47,000. nom

143d st W, No 536, s s, 100 e Broadway, 37.6x99.11, 6-sty brk tenement. Janpole & Werner Construction Co to Henry Ruschmeyer. Mort $46,000. July 30, 1909. 7:2074—59. A $12,000—$45,000. other consid and 100

146th st W, No 420, s s, 62.6 e Convent av, 37.6x99.11, 5-sty brk tenement. Joshua Silverstein to Samuel Tillis. Mort $40,000. July 29. July 31, 1909. 7:2060—44. A $12,000—$42,000. other consid and 100

146th st W, No 612, s s, 209.11 w Broadway, 19.10x99.11, 3-sty and basement stone front dwelling. Carrie White to Willard H Olmsted. Mort $8,500. Aug 3. Aug 4, 1909. 7:2092—42. A $6,000—$11,000. nom

146th st W, s s, 125 w Lenox av, 50x99.11, vacant. Eliz M Thomson to Arthur C Searles. Mort $13,000. July 14. Aug 5, 1909. 7:2014—39 and 40. A $14,000—$14,000. nom

147th st W, No 618, s s, 150.6 w Broadway, 24x99.11, 3-sty brk dwelling. William Mylius to Coleman Ullman. Mort $12,000. July 28. July 30, 1909. 7:2093—40. A $8,000—$16,000. other consid and 100

148th st W, No 305, n s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Heinrich Kracke to Ernest Brocker. B & S and C a G. Mort $19,500. Aug 2. Aug 4, 1909. 7:2045—68. A $4,500—$15,000. other consid and 100

148th st W, No 305, n s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Samuel J Busch to Heinrich Kracke. Mort $19,500. Aug 2. Aug 3, 1909. 7:2045—68. A $4,500—$15,000. nom

149th st W, Nos 248 and 250, s s, 140 e 8th av, 40x99.11, 6-sty brk tenement. Abram Bachrach to Maurice Cohen. Morts $43,500. July 29. Aug 3, 1909. 7:2034—58. A $10,500—$44,000. nom

149th st W, Nos 252 and 254, s s, 100 e 8th av, 40x99.11, 6-sty brk tenement. Abram Bachrach et al to Mary A Smith. Morts $43,500. July 26. July 30, 1909. 7:2034—60. A $10,500—$44,000. nom

151st st W, No 450, s s, 275 e Amsterdam av, 20.6x99.11, 5-sty brk tenement. Wm P Schimpf to Jennie L Schimpf. Mort $20,000. Aug 2, 1909. 7:2065—51. A $4,800—$17,000. other consid and 100

155th st W, No 453 | n s, 300 e Amsterdam av, runs e St Nicholas av, Nos 901 and 903 | 96.3 to w s St Nicholas av x n 51.9 x w — x s 49.11 to beginning, 5-sty brk tenement and store. Annie R Spratley to Bayard L Peck as ASSIGNEE of Whitney & Kitchen, composed of Girard N Whitney and James V Geraghty. All liens. July 30. Aug 2, 1909. 8:2107—49. A $25,000—$80,000. nom

156th st W, No 545, n s, 200 e Broadway, 39.6x99.11, 5-sty brk tenement. The Feda Realty Co to Herbert Shapiro. B & S and C a G. July 24. July 30, 1909. 8:2115—60. A $16,000—$45,000. nom

183d st W, No 573, n s, 100 e St Nicholas av, 20x99.11, 3-sty brk dwelling. Carolyn W wife Edwin J Crandall to John F and Johanna Fayen. Mort $9,000. July 30. July 31, 1909. 8:2154—97. A $6,000—$12,000. other consid and 100

209th st W | n s, 175 e 9th av, runs n 99.11 x e 75 x n 99.11 to s s 210th st W | 210th st x e 150 to Harlem River x s, n and w along river as it winds and turns to 209th st x w 40 to beginning, with riparian rights to lands under water, docks, wharves, &c, vacant. Alex J Boyle to James McClenahan of Portchester, N Y. Mort $24,000. Feb 26, 1906. Aug 4, 1909. 8:2190—15 and 35. A $17,500—$17,500. omitted

Av A, No 218, e s, abt 80 s 14th st, —x—, 4-sty brk tenement and store and 4-sty brk tenement in rear. Release mort. Emma S Gibbs to Regina wife of and Isidor Bleiman. July 8. July 30, 1909. 2:407—5. A $19,000—$24,000. 2,500

Av C, No 124 | s e cor 8th st, 19x70, 4-sty brk tenement and 8th st, No 352 | store. Frank Kleinsinger to Michael Kleinsinger. Mort $18,000; also P M mort $——. July 29. July 30, 1909. 2:377—8. A $14,000—$18,000. other consid and 100

Av D, No 73, w s, 25 s 6th st, 23x89, 3-sty brk dwelling. Jacob Greenbaum to Samuel Weiss. Mort $14,000. Aug 2. Aug 3, 1909. 2:375—37. A $13,000—$16,000. 100

Audubon av | e s, 259.10 n 175th st, and being n e cor 176th st, 176th st | 99.11x100, vacant. Regal Construction Co to Granite Construction Co. Mort $55,000. Aug 2. Aug 4, 1909. 8:2132—10, 12 and part lot 14. A $——$——. other consid and 100

Audubon av, e s, 259.10 n 175th st, or n e cor 176th st, 99.11x100, vacant. Release mort. Edwin Mayer et al as TRUSTEES to Fleischmann Realty and Construction Co. July 26. Aug 3, 1909. 8:2132—10, 12 and part lot 14. A $—— $——. 7,500

Same property. Fleischmann Realty and Construction Co to Regal Construction Co. Morts $31,550. July 30. Aug 3, 1909. 8:2132. other consid and 100

Amsterdam av, Nos 1990 to 1996 | s w cor 159th st, 66.7x85, 6-159th st, Nos 500 and 502 | sty brk tenement and stores. Bessie Ruth to Eliz H Hume. Morts $102,000. Aug 2. Aug 3, 1909. 8:2117—part lot 34. A $—— $——. other consid and 100

Amsterdam av, No 1986, w s, 74.11 n 158th st, 25x100, 3-sty brk tenement and store with 1-sty frame extension. American Bonding Co of Baltimore, Md, to Mary E Kuhn ADMRX Mathias Simendinger. B & S. Aug 2. Aug 5, 1909. 8:2117—38. A $16,000—$18,000. nom

Same property. Mary E Kuhn ADMRX Mathias Simendinger to John Viebrock. Aug 4. Aug 5, 1909. 8:2117. 21,600

Broadway, No 1934, n e s, 25.5 s 65th st, 28.11x72.4x25x86.10, 4-sty brk tenement and store with 1-sty frame extension. John H Snell to Clarence Martin. Mort $63,500. May 29. July 30, 1909. 4:1117—62. A $45,000—$47,000. other consid and 100

Broadway | n e cor 180th st, runs e 105 x n 75 x e 10 x n 44.6 x w 180th st | 90.6 to Broadway, x s 122 to beginning, vacant. Samuel Winters to the Barnard Realty Co. Mort $101,000. July 29. Aug 3, 1909. 8:2163—44 and 45. A $52,000—$52,000. other consid and 100

Broadway | s e cor 113th st, 100.11x125, 8-sty brk and stone ten-113th st | ement and store. Isaac Mayer et al to James T Brundage. Mort $360,000. July 22. Aug 3, 1909. 7:1884—61. A $—— $——. other consid and 100

Convent av or Morningside av E, No 175 | s e cor 127th st, 25x75, 5-127th st, No 376 | sty brk tenement and store. FORECLOS, June 9, 1909. Geo F Langbein referee to Julia E Cameron. July 29. July 31, 1909. 7:1953—61. A $16,000—$31,000. 26,000

Columbus av, Nos 269 to 275 | s e cor 73d st, 102.2x100, 6 and 7-sty 73d st, Nos 46 and 48 | brk tenement and stores. Fredk W Fieder Jr to Isaac and Henry Mayer. Mort $230,000. Aug 2. Aug 4, 1909. 4:1125—61 and 62. A $160,000—$300,000. nom

Columbus av, Nos 269 to 275 | s e cor 73d st ,102.2x100, 6 and 73d st, Nos 46 and 48 | 7-sty brk tenement and stores. Benj F Romaine et al to James T Brundage. 4-5 parts. All liens. May 18. Aug 3, 1909. 4:1125—61 and 62. A $160,000—$300,000. nom

Same property. Louis T and Girard Romaine as TRUSTEES to same. 1-5 part. All liens. June 30. Aug 3, 1909. 4:1125. 40,000

Same property. James T Brundage to Frederick W Fieder, Jr. Mt $200,000. Aug 2. Aug 3, 1909. 4:1125. other consid and 100

Claremont av, w s, 338.4 s 119th st, 78.1x100, vacant. Holland Holding Co to B Crystal & Son, a corpn. Mort $38,250. July 20. Aug 3, 1909. 7:1990—17 and part lots 13 and 54. A $——$——. other consid and 100

Edgecombe av, No 104, e s, 35 n 139th st, 16.6x80, 3-sty and basement brk dwelling. Samuel Tillis to Joshua Silverstein. Mort $12,000. July 30. July 31, 1909. 7:2042—2. A $4,500—$11,500. other consid and 100

Edgecombe av, s w cor 142d st (closed) runs w 109.10 to c l Old Kingsbridge road, x n 30 to c l 142d st (closed) x e 106.1 to av, x s 30.5 to beginning, vacant. Nathan A Eisler to Sigmund Dreyfuss. Q C. Mort $10,000. July 7. Aug 3, 1909. 7:2051—22. A $3,000—$3,000. other consid and 100

Same property. Sigmund Dreyfuss to Benjamin Silverman. Mort $10,000. July 7. Aug 3, 1909. 7:2051. other consid and 100

Lexington av, Nos 1011 to 1017 | s e cor 73d st, 68.2x70, four 73d st | 4-sty stone front dwellings. Marcus M Marks to Frank B Nairne. All liens. July 10. Aug 3, 1909. 5:1407—51 to 52½. A $61,000—$74,000. other consid and 100

Lexington av, No 1795, e s, 73.11 s 112th st, 27x73, 5-sty brk tenement and store. Therese Schmeidler to Margt J Crawford. Mort $20,000. July 30. July 31, 1909. 6:1639—52. A $11,000—$21,000. other consid and 100

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Lexington av, 102d st | n w cor 102d st, runs n 145.10 x w 100 x s 44.11 x e 22.6 x s 100.11 to n s 102d st x e 77.6 to beginning, vacant. FORECLOS, June 23, 1909. Reid L Carr referee to C N & S A Construction Co, a corpn. July 30. July 31, 1909. 6:1630—14, 16 and 56. A $51,500—P $66,000. 56,750

Lexington av, No 568, w s, 109 n 50th st, 20x80, 5-sty stone front tenement. Jane M Keenan and ano to Kate A Gorman of Belleville, N J. July 29. July 30, 1909. 5:1305—57. A $14,000—$20,000. other consid and 100

Lexington av, Nos 1241 to 1249 | 84th st | begins 84th st, n s, 383.4 w 3d av, 36.8 to Lexington av x102.2, 4-sty brk tenement and store and four 2-sty frame dwellings. PARTITION, June 17, 1909. Carl L Schurz referee to Eighty-Fourth St Co. Aug 3. Aug 4, 1909. 5:1513—20. A $46,000—$53,000. 55,700

Lexington av, Nos 1713 and 1715, e s, 17.7 n 107th st, 33.4x65, two 4-sty stone front tenements and stores. Abraham Tumpowsky to Henry Schmeidler. May 3. Aug 4, 1909. 6:1635—22½ and 23. A $13,000—$22,000. nom

Lenox av, 140th st | n e cor 140th st, runs n e 199.10 to s s 141st st x s e 225 x s w 88.1 x w 18.2 x n w 135.10 x s w 99.11 to n s 140th st x n w 75 to beginning, vacant. Reune Martin to Adrian H Joline and Douglas Robinson as RECEIVERS of the Metropolitan St Railway Co. All liens. July 13. July 30, 1909. 6:1738—1 to 4 and 63 to 72. A $147,000—$147,000. nom

Manhattan av, No 456, e s, 73.11 s 120th st, 26.11x94.10, 5-sty brk tenement. Mary Stavenhagen to Theresa McMahon. Mort $27,000. Aug 3. Aug 4, 1909. 7:1946—47. A $14,500—$27,000. nom

Madison av, 124th st | No 1929 | s e cor 124th st, 20.6x80, 3-sty stone front dwelling. Elise Boyd widow to Hermine Furst. Aug 2. Aug 4. 1909. 6:1748—74. A $20,000—$24,000. other consid and 100

Same property. Hermine Furst to Alfred Furst. Mort $24,000. Aug 2. Aug 4, 1909. 6:1748. other consid and 100

Madison av, Nos 1431 and 1433 | 99th st, No 48 | s e cor 99th st, 50.11x100, 7-sty brk tenement and stores. Joseph Kopperl et al to Albert F Hyde. Mort $105,000. Aug 2. Aug 3, 1909. 6:1604—50. A $55,000—$120,000. exch and 100

Northern av, 181st st | n w cor 181st st, 78x134x—x—, part 2-sty frame dwelling. Release mort. Mutual Life Ins Co of N Y to Lewis Realty & Construction Co. July 29. July 30, 1909. 8:2179—part lot 80. A $——$——. 17,500

Park av, No 880, w s, 20 n 78th st, 20x75, 4-sty brk tenement and store. Carl N Windhorst to Eugene Clark. Mort $10,000. July 31. Aug 3, 1909. 5:1393—33½. A $27,500—$32,000. other consid and 100

Pleasant av, No 283, w s, 15.7 n 115th st, 15x74, 3-sty stone front dwelling. Giuseppe Tomasulo to Gaetano F Samarelli, Carmelo Atonna and Michele Caturani. All title. All liens. Dec 15, 1908. Aug 3, 1909. 6:1709—21¾. A $4,000—$7,000. other consid and 100

Pleasant av, No 281 | 115th st | n w cor 115th st, 15.7x74, 3-sty stone front dwelling. Giuseppe Tomasulo to Gaetano F Samarelli, Carmelo Atonna and Michele Caturani. All title. All liens. Dec 15, 1908. Aug 3, 1909. 6:1709—21. A $7,500—$11,000. other consid and 100

Riverside Drive, e s, 165 n 116th st, 60x134.7 to c l Old Bloomingdale road, x61.11x123.9, vacant. Cath and John J McCrorken INDIVID and EXRS, &c, Owen McCrorken to Paterno Bros, a corpn. Mort $10,000. Aug 2. Aug 3, 1909. 7:1990—64. A $53,000—$53,000. 100

West End av, w s, 25.2 n 95th st, 25.2x57.11x25.5x54.2, vacant. Richard T Mackay and Edna T his wife to Margaret A Mackay. All liens. July 27. July 30, 1909. 4:1253—73. A $11,000—$11,000. nom

West End av, No 658 | 92d st | s e cor 92d st, 20.8x92, 5-sty brk dwelling. Lucette D Spenger to Melancthon S Ayers, of Ridgefield, N J. Mort $36,000. July 30. Aug 2, 1909. 4:1239—61. A $19,000—$32,000. nom

West End av, No 700 | 94th st | n e cor 94th st, 42.2x100x40.4x100, 5-sty brk tenement. Israel Lebowitz to Valentine Gumprecht. Mort $78,000. July 22. Aug 4, 1909. 4:1242—1. A $40,000—$80,000. other consid and 100

Wadsworth av | 180th st | n w cor 180th st, 75x90, vacant. Alex Walker to Hanover Estates. Mort $14,000. June 25. Aug 4, 1909. 8:2163—59 and 61. A $26,000—$26,000. other consid and 100

1st av, No 1494 | 78th st, No 400 | s e cor 78th st, 25x73x25.6x77, 5-sty brk tenement and store. Mary W Haggerty to Wm E Degnan. July 30. Aug 3, 1909. 5:1472—47. A $14,000—$33,000. nom

1st av, No 231, w s, 63.3 s 14th st, 20x60, 4-sty brk tenement and store. Max Canno to Harris Lurrie. Mort $16,000 and all liens. Aug 3, 1909. 2:455—36. A $14,000—$18,000. other consid and 100

1st av, No 220, e s, 155 s 14th st, 25.6x66 5-sty brk tenement and store. Antonino Rossello to Stefano and Pietro Chichi, of Passaic, N J. All liens. July 24. Aug 3, 1909. 2:441—2. A $16,000—$25,000. other consid and 100

3d av, Nos 1721 and 1723 | 97th st, No 200 | s e cor 97th st, 62.11x51, 6-sty brk tenement and stores. FORECLOS, July 29, 1909. Abraham L Jacobs ref to Wm W Moore. Morts $50,000. Aug 3, 1909. 6:1646—46. A $32,500—$70,000. 13,000

3d av, No 1964 | 108th st, No 184 | s w cor 108th st, 25x73, 4-sty stone front tenement and stores. Wm M Walker to John Fitzgerald. July 24. July 31, 1909. 6:1635—40. A $25,000—$35,000. 50,000

4th av, Nos 334 to 342 | 25th st, Nos 56 to 60 | s w cor 25th st, 98.9x106.8, five 4-sty brk tenements and stores and two 4-sty stone front dwellings in st. Maria S Simpson to Joseph Milbank, of Greenwich, Conn. B & S. Mort $270,000. Aug 4. Aug 5, 1909. 3:854—22 to 28. A $283,000 $327,000. other consid and 100

4th av, No 121, rear of, deed reads gore begins at s e cor land conveyed by Haws to Allen and recorded May 20, 1845, runs n 7.6 x w in the direction of a point on e s 4th av 81.5 n 12th st, said distance being measured on e s 4th av 14 ft to land of Fish x s e 17.6 to beginning. Mitchell A C Levy to Caroline A Sims. B & S and C a G. Aug 4. Aug 5, 1909. 2:558—part lot 5. A $——$——. other consid and 100

5th av, Nos 720 and 722 | 56th st | n w cor 56th st, 50.5x100, two 5-sty brk and stone dwellings. FORECLOS, June 30, 1909. Chas P Dillon referee to George Kemp Real Estate Co. Morts $315,000. July 30, 1909. 5:1272—34 and 35. A $550,000 $620,000. 430,000

5th av, No 135 | 20th st, Nos 1 and 3 | n e cor 20th st, 28.9x113, 10-sty brk and stone loft and store building. Landlords Realty Co to Century Bank of City N Y. Mort $330,000. July 31. Aug 2, 1909. 3:849—1. A $260,000—$400,000. nom

5th av | 48th st, No 2 | s w cor 48th st, runs w 92 x s w — x s 17.5 x e 100 to av x n 25.5 to beginning, 4-sty stone front dwelling. Geo G Heye to Black, Starr & Frost, a corpn. Mort $375,000. Apr 14. Aug 2, 1909. 5:1263—41. A $425,000—$440,000. other consid and 100

6th av, No 864, e s, 23.5 s 49th st, 22x60, 4-sty stone front tenement and store. Henry Keil EXR, &c, Henry Oesterling et al to Grace E Hill, of Brooklyn. Aug 2. 1909. 5:1264—72. A $22,000—$27,000. nom

Same property. Geo E Hill to Henry J Oesterling formerly Henry Keil of Brooklyn, ¾ parts. B & S. Apr 2, 1909. 5:1264. nom

Same property. Same to H Franklin Baker of Brooklyn. ¼ part. B & S. Aug 2, 1909. 5:1264. nom

6th av, No 822, e s, 90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 to av x n 20 to beginning, 4-sty stone front tenement and store. Geo T Diefenthaler ADMR Valentine Diefenthaler to Isaac Friedenheit. Mort $30,000. July 28. July 31, 1909. 5:1262—77. A $31,000—$35,000. other consid and 10,000

6th av, No 822, e s ,90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 to av x n 20 to beginning, 4-sty stone front tenement and store. Anna M Rohe et al to Isaac Friedenheit. Mort $30,000. June 25. July 31, 1909. 5:1262—77. A $31,000—$35,000. other consid and 10,000

7th av, No 2320 | 136th st, No 201 | n w cor 136th st, 32.5x100, 5-sty brk tenement and stores. Hyman Margolin et al to Herman Michel. Morts $55,500. July 20. Aug 4, 1909. 7:1942—29. A $28,000—$60,000. other consid and 100

8th av, Nos 2292 and 2294, e s, 25.11 n 123d st, 50x100, two 4-sty brk tenements and stores. Ottilie M Boschen et al EXRS, &c, Henry Heuer to Jos T B Jones. July 28. July 31, 1909. 7:1929—2 and 3. A $38,000—$50,000. 85,000

8th av, No 2909 | 154th st, No 300 | s w cor 154th st, 37.6x100, 6-sty brk tenement and stores. Sigmund B Heine to Louis Cowan. Mort $50,000. July 30. July 31, 1909. 7:2047—14. A $16,000—$60,000. other consid and 100

8th av, No 2909 | 154th st, No 300 | s w cor 154th st, 37.6x100, 6-sty brk tenement and stores. Louis Cowan to Cora L Penny. Morts $60,750. July 30. July 31, 1909. 7:2047—14. A $16,000—$60,000. 100

9th av, No 807, w s, 75 n 53d st, 17.4x103.10x45.4x100, 5-sty brk tenement and stores. John Ritzert to Annie wife of John Ritzert. Mort $14,000. May 1. Aug 5, 1909. 4:1063—32. A $19,000—$28,000. nom

Interior strip, 100 e 11th av, and 126.6 s 165th st, runs n 17.1 x e 80 x s 17.1 x w 80 to beginning, vacant. Wm H Picken to Geo F Picken. B & S and confirmation deed. All liens. July 30. Aug 3, 1909. 8:2122—82½. A $1,000—$1,000. nom

MISCELLANEOUS.

Assignment of ½ right, title and interest under will Stephen Hayes. Edward J Hayes to Alice B Hayes. July 26. Aug 2, 1909. Decedents estates. nom

Assignment of 3-20 parts of all right, title and interest in estate of John S Law. Wm C Smith to Charles Thomas. Jan 22. Aug 3, 1909. Miscl. nom

Assignment of 3-20 parts of all right, title and interest in estate John S Law. Charles Thomas to Chas H Johnson. July 31. Aug 3, 1909. Miscl. nom

Assignment of accounts for a total of $2,925.15. Jacob Horowitz of Brooklyn to Manhattan Credit Co. July 27. July 31, 1909. Miscl. ——

Appointment of guardian. Otto J Schroeder (father) entrust and commit Geo O and Robt J Schroeder, during minority to Charles Schubart. Aug 3, 1909. ——

Deed of appointment. Harris D Colt EXR and TRUSTEE will Richard Arnold to A Henry Mosle as EXR under said will. July 1. Aug 5, 1909. ——

Petition and resolution for extension of time for completion of work on Harlem River Branch under agreements of Dec 21, 1904, and June 30, 1906. Board of Estimate & Apportionment City of N Y to N Y, N H & Hartford R R Co. Aug 4, 1909. ——

Power of attorney. Anna wife Germano Fioravanti of Yonkers, N Y, to Germano Fioravanti. July 28. July 30, 1909. P A. ——

Power of attorney. Helene E Bachmann to German Society of the City N Y. July 9, 1906. Aug 2, 1909. P A. ——

Power of attorney. James A Farley to Bessie M Corson. June 3. Aug 5, 1909. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Cedar st, e s, 608.5 n Old Boston Post road, and being lot 119, Revised map of Seneca Park, filed in Westchester Co in vol 2, of map page 23, 25x90. Nathan Greenberg to Bessie Zack and Sadie Glassman. July 30. July 31, 1909. nom

Dawson st, No 786, s e s, 135 s w Longwood av, 25x100, 2-sty brk dwelling. Samuel Cowen to Esti Klein. Mort $10,250. July 28. Aug 3, 1909. 10:2701. other consid and 100

Faile st | Gilbert pl | n w cor Gilbert pl, 100x175, vacant. Geo F Johnsons Sons Co to Irvine Realty Co. July 22. July 31, 1909. 10:2761. other consid and 100

Faile st, e s, 300 s Spofford av, 125x100, vacant. Hunts Point Estates to Spofford Estates, a corpn. July 27. July 30, 1909. 10:2764, 2769. other consid and 100

*Fulton st, e s, 168 s 237th st, 72x100. John Kiernan to Clara R Demmerle. Mort $1,890. Aug 3. Aug 4, 1909. other consid and 100

*Fillmore st, w s, 125 n Columbus av, 25x100. Louis Jampol to Otto Goldberg. Mort $4,500. July 29. July 30, 1909. 100

*Garfield st, w s, 330 n Columbus av, 25x100, Van Nest. Agnes K wife Bernard P Malone to Peter Stumpf of East Orange, N J. Mort $4,000. Aug 3. Aug 4, 1909. other consid and 100

*Garfield st, w s, 250 s Morris Park av, 25x100. Agnes K Malone to Julius Keiser. Mort $4,000. July 31. Aug 3, 1909. other consid and 100

*Herschel st, No 104, s w s, 278.5 s e Halsey pl, 25.3x105.9x25x101.9, Cebrie Park. Thos E Loughlin to Ellen Loughlin. Mort $3,500. Aug 3. Aug 5, 1909. nom

Irvine st, w s, 49.4 s Garrison av, 20x50, 3-sty brk dwelling. Release mort. Cosmopolitan Bank to Broad Realty Co. Aug 4. Aug 5, 1909. 10:2761. nom

Kelly st, w s, 180.3 n 165th st, 100x100, vacant. Charlotte F Trowbridge to William Nelson. Mort $5,000. June 29. July 30, 1909. 10:2705. 11,500

*McDonald st, s s, abt 265.4 e Eastchester road, and being lot 203, map (No 1130) of 327 lots Hunter Estate, 25x100. Hudson P Rose Co to Emil Bunzel. All liens. July 10. July 31, 1909. nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK
FOR
BUILDINGS

Cauldwell av, Nos 669 and 671, w s, 399.7 n Westchester av, 50x115, 5-sty brk tenement. Samuel Yesersky to Leon Wolkowitz, of Yonkers, N Y. Mort $36,000. July 29, 1908 (?) or 1909. July 31, 1909. 10:2624. other consid and 100

Cambreling av|n w cor 188th st, late Bayard st, 50x87.6, vacant.
188th st | FORECLOS, Oct 14, 1908. Alexander Brough referee to Zeltner Brewing Co. July 29, 1909. July 30, 1909. 11:3076. 4,000

College av, No 1338, e s, 476.5 s 170th st, 16.8x100, 2-sty frame dwelling. Honora Hudson to Chas V Culyer. Morts $6,000. Feb 20, 1908. July 30, 1909. 11:2785. nom

*Columbus av, n s, 78.4 e White Plains road, 16.8x100, Van Nest. Permelia A Eustis to Campbell A & Robt J Helm. July 31. Aug 2, 1909. other consid and 100

*Chatterton av, n s, 205 w Havemeyer av, 25x108, Unionport. Susan McGinnis to August F Schultz. Aug 3. Aug 4, 1909. other consid and 100

Clay av, No 1066, e s, 384 n 165th st, 27x80, 2 and 3-sty brk dwelling. Bertha Dohm to Harry Sugarman and Leo Rosenberg. All liens. Aug 3. Aug 5, 1909. 9:2425. other consid and 100

*Cooper av, e s, 80 n Grant st, and being lots 46 to 48 map (No 993 in Westchester Co) of Wm Cooper, at Westchester, 75x100. John D. Hallock to George Tilger. B & S. July 20. Aug 5, 1909. other consid and 100

*Same property. John Young to same. July 20. Aug 5, 1909. other consid and 100

Daly av, e s, 11.3 s 179th st, runs s 16.3 x e 100.4 x s 38.10 x e 71.6 x n 55 x w 171.4 to beginning, vacant. Thomas H Kremser to Henry Geiger. Mort $2,650. Aug 3. Aug 4, 1909. 11:3127. other consid and 100

*Edison av.| s e cor Barkley av, 100x100. Release mort. Henry A
Barkley av.| Coster to Estates Development Co. June 8. Aug 5, 1909. nom

*Same property. Estates Development Co to Otto G Hupfel and Walter Scott. Aug 3. Aug 5, 1909. nom

*Ellsworth av, w s, 100 s Waterbury av, 21x100x44.4x102.9. Joseph A Kapfer to Frieda Langen. Aug 5, 1909. other consid and 100

*Same property. Frieda Langen to John Brust. Aug 5, 1909. other consid and 100

Eastburn av, late st((1st av), e s, 225 n Walnut st, 50x100, except part for 173d st and Eastburn av, vacant. Richard Condon to Richard J Condon. July 30. July 31, 1909. 11:2793. other consid and 100

Franklin av, No 1206, e s, 112 s 168th st, 30.6x106, with all title to strip on south, 1.6x106, 4-sty brk tenement. Natalie R Buser to Frank Kubischta. Mort $17,500. July 29. July 30, 1909. 10:2614. other consid and 100

Fulton av, No 1175, w s, 170 n 167th st, late 5th st, runs n 68 x w 192 x s 76.4 x e 18 x n 5 x e 166 to beginning, except part for av, 2-sty frame dwelling and vacant. Viktorie Louda to Frank Louda. Mort $14,150. July 28. Aug 2, 1909. 10:2609. 100

*Green av, s s, 100 w Mapes av, 25x100, Westchester. Michael Garry to Mary E Clinton. All title. B & S. May 29. Aug 4, 1909. nom

Hull av, No 3270, e s, 275 s 209th st, 18.9x100, 3-sty brk dwelling. Charlotte E F Ryan to Minnie Langfield. Mort $4,000. Aug 2. Aug 3, 1909. 12:3351. other consid and 100

*Hill av |e s, 300 s Jefferson av, 50x200 to w s Monticello av,
Monticello av| Edenwald. Eliza J Miller to Ord L Geer. July 29. July 30, 1909. nom

Heath av, e s, 349.2 s Kingsbridge road, and being lot 27, blk 3240, map (No 1187), 272 lots Bailey Estate at Kingsbridge, 21x90x48.7x78.6, 2-sty frame dwelling. Release mort. Knickerbocker Trust Co to Kingsbridge Real Estate Co. July 29. July 31, 1909. 11:3240. 666.67

Same property. Kingsbridge Real Estate Co to Arndt H Olsen. July 28. July 31, 1909. 11:3240. other consid and 100

Hughes av, No 2249, w s, 275 s 183d st, 25x100, 2-sty frame dwelling. Wm Hinkle to Zoe Meyer. Mort $3,700. Aug 4. Aug 5, 1909. 11:3071. other consid and 100

Intervale av, No 1234, s e s, 219.4 n e Home st, 24.10x51.1x26.3x59.1, 3-sty brk tenement. August Knoepfel to Realty Federation of N Y. July 13. Aug 5, 1909. 11:2974. exch and 100

Intervale av, No 1234, s e s, 219.4 n e Home st, runs s e 59.1 x n 26.3 x w 51.1 to av x s 24.10 to beginning, 3-sty brk tenement. Theresa Lemmon to August Knoepfel. B & S. Mort $10,000 and all liens. Aug 3. Aug 4, 1909. 11:2974. nom

*Johnson av, e s, 350 n Nelson av, 75x100, Edenwald. Land Co D of Edenwald to Cornelius Cronin. July 16. July 31, 1909. nom

*King av, e s, bet Elizabeth and Sutherland sts, lots 526 and 527 map Eliz R B King at City Island, —x— to L I Sound. Samuel G Douglass to Bruce McRae. July 29. July 30, 1909. 100

Lafayette av, n s, 50 w Faile st, 50x100, vacant. John A Groshon and ano to Katherina Gruber. July 23. July 31, 1909. 10:2764. 100

*Lyon av|n e cor Doris av, 25x100, Westchester. CONTRACT.
Doris av | Gottfried Brupbacher with Henry Gundlach. July 20. July 30, 1909. 2,500

*Livingston av, e s, 442 n Jefferson av, and being lot 71 map 125 lots Ruser estate, 15x100.11x—x100. Hudson P Rose Co to Jos Chiappone of Glenmont, N Y. July 24. Aug 2, 1909. nom

Longfellow av, No 1487, w s, 150 s 172d st, 25x100, 2-sty frame dwelling. Samuel Shapero to Sophia Jacobson. Mort $6,050. July 22. Aug 4, 1909. 11:3000. nom

Mohegan av, late Grant av, n w s, 232 n e 180th st, and being part lot 227 map East Tremont, bounded s w by s w ½ of lot 227 and n e by lot 228, 33x150, except part for Mohegan av, vacant. A Oldrin Salter to Peter Leckler. Q C. July 30. Aug 2, 1909. 11:3119. nom

Mott av, No 384| s e cor 144th st, 100x100, 3-sty frame dwelling
144th st | and vacant. Frederic T Hume to South Side Construction Co. Aug 2. Aug 3, 1909. 9:2341. other consid and 100

*Madison av, n s, 150 w Gainsborg av, 50 to e s Robin av x100, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. July 29. July 31, 1909. nom

*Madison av|n s, 150 w Gainsborg av, 50 to e s Robin av x100,
Robin av | Tremont Terrace. Bankers Realty & Security Co to John E and Hulda Johnson. All liens. July 29. July 31, 1909. 100

*Morris Park av, s s, 87.3 w Unionport road, 25.7x120.10x25x115.4, except part for av. Manoog Dambourajian to Robert Adelman. Morts $8,000. June 25. July 31, 1909. 100

Morris av, No 1989, w s, 100 s 179th st, 20x100, 2-sty brk dwelling. Michael F Cusack to Mary A Rudd. Mort $7,800. July 29. July 30, 1909. 11:2829. other consid and 100

Marion av. | n w cor 193d st, 32.2x181.2 to e s Bainbridge av x
Bainbridge av.| 36.10 to n s 193d st x e 170.4, vacant. John Boy-
193d st. | land to John Boyland Co, a corpn. Mort $5,000. Aug 2. Aug 5,1909. 12:3286 and 3287. other consid and 100

*Muliner av, w s, 150 s Lydig av, 25x100 and being lot 35 blk 55 map (No 1138) of Sec 1, Morris Park. Theodore Werner to Bankers Realty & Security Co. July 6. Aug 3, 1909. 100

Nelson av |n w cor Boscobel av, runs n along Boscobel av 100
Boscobel av | x e 47.9 x s e 47.9 to Boscobel av x s w 100 to beginning, being lots 1 and 2 parcel 18 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Theresa Abelson to William Mathews. Aug 1. Aug 5, 1909. 11:2874. other consid and 100

Perry av, s s, 119.6 s w 205th st, 100x100, vacant. Henry A Koelble to Perry Avenue Construction Co. All liens. July 29. July 30, 1909. 12:3345. other consid and 100

*Paulding av, e s, 34.6 n 226th st, and being lot 47, map (No 1114a) of 329 lots part Schieffelin Estate, 25x110.11x25x112.3. Joseph Levine to Max Marx. Mort $595 and all liens. May 25. July 30, 1909. nom

Park av|s w cor 183d st, 91.5x44.8x93.8x46, vacant. Celestino De
183d st | Marco to John Stemme. July 27. July 31, 1909. 11:3030. other consid and 100

Park av |s e cor 166th st, 255x192x238x97, vacant. Joseph Kop-
166th st| perl et al to Albert F Hyde. Morts $31,000. Aug 2. Aug 3, 1909. 9:2387. exch and 100

Plympton av, e s, 194.3 n Boscobel av, and being lots 45 and 46 parcel 18 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 50x96.5, vacant. Thomas Cervante to Mary A Cervante his wife. July 31. Aug 2, 1909. 11:2874. nom

*Parker av, s s, 275 e Lyon av, 25x130, Westchester. The Chester Impt Co to Leo L Buhmann. Mort $3,800. July 30. Aug 2, 1909. other consid and 100

*Parker av, e s, abt 112 s Castle Hill av, and being lots 36 and 37 map (No 957) of 120 lots Daily Estate, 50x100. Carmine Ianaro to Alfred De Salvo. Mort $4,600. Aug 3. Aug 4, 1909. nom

*Parker av, w s, 101 s Castle Hill av, runs s 25 x w 56.11 x n w 36.11 to Castle Hill av x n 25 x e 25.9 x n e 50.6 to beginning, and being lot 53 map Daily estate. Same to same. Aug 3. Aug 4, 1909. nom

Prospect av, No 2060A, e s, 281.6 s 180th st, 16.6x150, 2-sty brk dwelling. Alta Stein to Martin Goldfarb. ½ right, title and interest. Morts $7,200. July 29. Aug 3, 1909. 11:3109. nom

*Pugsley av, w s, 98.7 s Westchester av, and being Lots 175 and 176 map (No 1130A) of N Y Catholic Protectory, 47.2x105.2x47.2 x103.4. Leo L Buhmann to Henry Schneider. Mort $3,500. July 31. Aug 3, 1909. other consid and 100

*Railroad av|n w cor Jefferson st, runs w 125 x n 122.6 x n e
Jefferson st | 265.6 to Jefferson st x s 358 to beginning, Unionport. Louis Langfield to George Costar. July 31. Aug 2, 1909. nom

Ryer av, No 2083, w s, 25 n 180th st, 25x93x25x92.1, 2-sty frame dwelling. Chas P Voorhees to Maria A Treutler. Morts $3,850. Mar 20, 1899. Rerecorded from May 31, 1905. Aug 3, 1909. R S $4. 11:3156 and 3149. nom

*Robin av, w s, 100 n Tremont road, 50x100, Tremont terrace. Bankers Realty & Security Co to Oscar W Schrecke. All liens. May 8. Aug 3, 1909. 100

Stebbins av, No 1358, e s, 408.9 n Freeman st, 25x73.5x25.11x80.4, 2-sty frame dwelling. Katie Zorn to Henry and Frederick Reifel. Mort $5,000. Aug 2. Aug 3, 1909. 11:2965. other consid and 100

*St Pauls av, w s, 437 s Bronx and Pelham Parkway, and being| lots 28 to 31 map (No 968 in Westchester Co) of Eliz Schuh at| Westchester, 100x125.1x100x124.9, n s. |

St Pauls av, e s, 378 s Bronx and Pelham Parkway, and being lots| 81 to 85, same map, 125x124x125x121.1, n s. |
Anna M Scholz to Richard Dickson of White Plains, N Y. Aug 2. Aug 4, 1909. other consid and 100

*St Pauls av, e s, 278 s Bronx and Pelham Parkway, and being lots 86 to 89, same map, 100x121.1x100x118.9, n s. Same to Chas J Weber. Aug 3. Aug 4, 1909. other consid and 100

Spofford av |n e cor Coster st, 100x100, vacant. Hunts Point Es-
Coster st | tates to Church Extension Committee of the Presbytery of N Y. B & S. July 27. July 31, 1909. 10:2764. other consid and 100

Tiebout av, w s, 262 n 180th st, 27.5x100.1x31.5x100, 2-sty frame dwelling. Carrie Heitlinger to Cecelia Scheuer. Mort $2,500. July 29. July 31, 1909. 11:3143 and 3144. 100

Union av, Nos 1168 and 1170, e s, 93 n Home st, 50.8x95.2x48.1x95.2, 5-sty brk tenement. Jacob Siegel to Max Bernstein. ½ part. All liens. July 7. Aug 4, 1909. 10:2681. other consid and 100

Valentine av, s e s, 180.9 n e 198th st, 50x98.11x50x99.1, vacant. FORECLOS, Aug 2, 1909. Harry A Mendelson referee to Abraham Kaufman. Mort $6,250. Aug 3, 1909. 12:3302. 6,500

Vyse av, w s, 42.5 s 178th st, 100x100, vacant. Irving Construction Co to Fremont Realty Co. Mort $32,500. Aug 4. Aug 5, 1909. 11:3126. other consid and 100

Walton av, e s, 206.5 s 165th st, 25.5x59.8x25.2x67.9, vacant. Henry L Harrison et al HEIRS, &c, Timothy Harrison to Wm L Saulpaugh. Aug 2. Aug 3, 1909. 9:2471. other consid and 100

Walton av, No 1012, e s, 180.10 s 165th st, 25.5x67.9x25.2x75.10, several 1-sty frame buildings. Henry L Harrison et al HEIRS Timothy Harrison to James H Lawler. Aug 2. Aug 3, 1909. 9:2471. other consid and 100

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Webster av, e s, 471.5 n Gun Hill road, 183.5x100, except part for av, vacant. Fremont Realty Co to Irving Construction Co of N Y. Mort $3,000 and all liens. Aug 3. Aug 5, 1909. 12:3360. other consid and 100

Webster av, w s, 175.4 n 179th st, 25x110, vacant. FORECLOS, July 8, 1909. Michael J Scanlan ref to Bronx Borough Bank. Aug 3. Aug 5, 1909. 11:3142. 3,000

Webster av, w s, 200.4 n 179th st, 25x110, vacant. FORECLOS, July 8, 1909. Michael J Scanlan ref to Bronx Borough Bank. Aug 3. Aug 5, 1909. 11:3142. 3,000

Webster av | 184th st | n w cor 184th st, 35x122x19.2x125.8, vacant.

Webster av, w s, 35 n 184th st, 39x103, vacant. | Ignatz Roth to Stonington Realty Co. Apr 5. Aug 4, 1909. 11:3024. other consid and 100

Webster av | 184th st | n w cor 184th st, runs n 80.8 x w 150.6 to e s 184th st, x s and e along 184th st as it winds and turns, 205.9 to beginning, vacant. Release mort. Charles Keary et al EXRS, &c, Patrick J Keary to Stonington Realty Co. July 29. Aug 4, 1909. 11:3024. 12,000

*Public pl, s s, 70.7 w Tremont av, 25x142x—x125.2 and being lot 19 map No 1077 of 51 lots of Eliza G Ketchum, near Unionport. John W Cornish to Geo H McGuire. Aug 3, 1909. 100

Rogers pl, No 956, e s, 300.1 n Westchester av, 25x90, 2-sty frame dwelling. Harry Bachrach et al to Emma Wicke. Mort $3,000. July 29. Aug 3, 1909. 10:2699. 100

*Sheil st, s s, 125 w Elwood pl and being lots 861 and 862 map Laconia Park, 50x100. Arthur J Mace and ano EXRS Malinda G Mace to Joseph Fuchs. Mort $450 and all liens. July 23. Aug 3, 1909. 964.30

*St Ouen pl | Stable alley | n e cor Stable alley, 50x100, South Mt Vernon. Mary Reiser to Mercedes Boesche. Mort $1,150. July 30. July 31, 1909. other consid and 100

Trafalgar pl, No 1817, w s, 200 s 176th st, late Woodruff av, 25x65, 2-sty frame dwelling. Wm Torbeck to Samuel Seinfel. Mort $2,100. May 24, 1897. Aug 4, 1909. 11:2958. nom

Same property. Samuel Seinfel to Wm Torbeck and Emma E his wife as joint tenants. Mort $2,100. May 24, 1897. Aug 4, 1909. 11:2958. nom

*5th st, n s, 230 w Av D, 25x108, Unionport. Release mort. Martin Norz to Katharina Janson. Mar 19. Aug 5, 1909. nom

132d st, Nos 679 and 681, n s, 95 e Cypress av, late Trinity av, 30x110, 3-sty frame factory. Emma Quandt to Illinois Surety Co. Mort $7,800. This deed given as collateral security on account of bond to protect judgment. Aug 3. Aug 5, 1909. 10:2561. nom

135th st, No 534, s s, 122 w St Anns av, 39x100, 6-sty brk tenement. Rosa Heitlinger to Lincoln Holding Co. Mort $39,000 and all liens. Aug 3. Aug 4, 1909. 9:2262. other consid and 100

141st st, No 385, n s, 524.6 e Alexander av, 18x75, 2-sty frame dwelling. Margt M Miller to Georg and Annie Uhl as joint tenants. July 30. July 31, 1909. 9:2304. nom

141st, No 385, old No 639, n s, 524.6 e Alexander av, 18x75, 2-sty frame dwelling. Georg Uhl to Margaret M Miller, of Brooklyn. July 30. July 31, 1909. 9:2304. nom

146th st, No 339, n e s, 226.10 n w Courtlandt av, 50x154x50x153.5, 2-sty frame dwelling and vacant. George Quimby to Reuben, Clara and James Budington. Q C. June 1. Aug 4, 1909. 9:2329. nom

Same property. Fanny W Budington widow to same. Q C. July 7. Aug 4, 1909. 9:2329. nom

Same property. Ellen Freese HEIR Alonzo Budington to same. Q C. June 1. Aug 4, 1909. 9:2329. nom

Same property. Sarah Martin widow and HEIR Alonzo Budington to same. Q C. June 1. Aug 4, 1909. 9:2329. nom

Same property. Abigail E Quimby HEIR Alonzo Budington to same. Q C. June 1. Aug 4, 1909. 9:2329. nom

147th st, No 442, s s, 340 w Brook av, 25x99.9, 2-sty frame dwelling. D J Dillon Co to Rockland Realty Co. Mort $1,750. Aug 2. Aug 3, 1909. 9:2291. other consid and 100

147th st, No 442, s s, 340 w Brook av, 25x99.9, 2-sty frame dwelling. Rockland Realty Co to Jane wife of Andrew Kitchen. C a G. Mort $1,750. Aug 2. Aug 3, 1909. 9:2291. 7,500

150th st, Nos 237 and 239, n s, 250 w Morris av, 50x118.5, 5-sty brk tenement and stores. Giuseppe Porcelli to Maria Porcelli. Mort $32,500 and all liens. Aug 4. Aug 5, 1909. 9:2440. other consid and 100

162d st, No 423, old No 675, n s, 196.3 e Melrose av, 37.6x100, 6-sty brk tenement.

162d st, No 425, old No 679, n s, 233.9 e Melrose av, 37.6x100, 6-sty brk tenement. | Meta Muth to John Muth her husband. Mort $34,250 on No 675 and $39,950 on No 679. Sept 25, 1908. Aug 2, 1909. 9:2384. nom

162d st, Nos 496 and 498, s s, 66.5 e Brook av, 37.6x106.9x37.7x109.5, 5-sty brk tenement. Samuel Williams et al to Nathan A Eisler. Mort $27,000. July 8. Aug 3, 1909. 9:2366. other consid and 100

168th st, No 754, old No 938, s s, 31.10 e Forest av, 30x97.6, 2-sty frame dwelling and 2-sty frame building in rear. Morris Kosven to August Luchow. Mort $3,500. Aug 2, 1909. 10:2662. other consid and 100

168th st, No 579, n s, 91.10 e Fulton av, runs n 27.11 x e 9 x n 26.11 x e 2.6 x n 26.11 x e 15.6 x s — to st, x w 28.4 to beginning, 4-sty brk tenement. James F Lucey to Carrie Wendling. Mort $9,500. Aug 2. Aug 3, 1909. 10:2612. other consid and 100

170th st, No 636, s s, 147.11 e Franklin av, 47x110.8x46.6x105.4, 5-sty brk tenement. John F Fayen to Carolyn W Crandall. Morts $43,000. July 28. July 30, 1909. 11:2935. other consid and 100

*172d st, w s, 216 s Gleason av, 25x100, and being lot 624 map (No 313) of Gleason property, 24th Ward, 2-sty frame building. Geo W Elwood to Mary M Foley. Mort $4,800. July 22. Aug 4, 1909. other consid and 100

*172d st, e s, 256 s Gleason av and being lot 597 map of Gleason property dated June 24, 1897, 25x100. Katherine Hanrahan to Frank Flood. Mort $3,500. Aug 4. Aug 5, 1909. other consid and 100

176th st, late Woodruff st | Bryant av | n e s, 197.10 s e Boston road, or n e cor Bryant av, 25x127.4x25x126.8, except part for 176th st and Bryant av. Daniel J Dillon to D J Dillon Co. Mort $2,500. July —, 1909. Aug 4, 1909. 11:3004. other consid and 100

179th st, s s, 180.2 w Anthony av, 25x74.3x25x73, 2-sty brk dwelling. Florence R Van Loan to Elizabeth Hines. Mort $4,950 and all liens. Aug 2. Aug 3, 1909. 11:2811. other consid and 100

180th st, late Samuel st, n e s, 66 n w Crotona av, late Grove av, lot 21 map East Tremont, 66x150, except part for 180th st, vacant. Joseph Poldow to Geo W Thedford. July 28. Aug 2, 1909. 11:3081. 100

180th st, late Samuel st | Clinton av | s s, 174 w Prospect av, late st, 122 to Clinton av, x164x122x168, except part for 180th st and Clinton av, vacant. The Estates Settlement Co to The Brook Construction Co. Mort $20,000. July 28. July 30, 1909. 11:3094. other consid and 100

181st st, s s, 97.1 e Clinton av, 33x140.2, vacant. Release mort. Title Ins Co of N Y to Riedt Realty Co. July 31. Aug 2, 1909. 11:3096. 12,250

186th st, No 460, s s, 200 e Park av, late Vanderbilt av East, 20x100, 4-sty brk tenement. Bernhard Bloch to Charles Pinzka and Augusta his wife tenants by entirety. Mort $9,000. July 27. July 30, 1909. 11:3039. other consid and 100

188th st, n s, abt 144.7 w Aqueduct av and being lot 23, map (No 1060) of 112 lots, Estate Moses Devoe, 25.6x104.6x25x109.8, vacant. Release mort. N Y Life Ins & Trust Co TRUSTEE Moses Devoe to Thos F Murray. Q C. July 30. July 31, 1909. 11:3219. 543.75

Same property. Thos F Murray to Marie Galardi. July 30. July 31, 1909. 11:3219. other consid and 100

190th st | Devoe terrace | s e cor Devoe terrace, late Parkview pl, 86.6x68.11 x85x85, vacant. Richard M Montgomery & Co to Hugh McLernon and Harry E Champoli. July 31. Aug 4, 1909. 11:3219. other consid and 100

198th st, s s, 17.11 w Decatur av, 20x75, 2-sty frame dwelling. Wm C Bergen to Edward Smyth. Mort $6,500. July 31. Aug 2, 1909. 12:3283. other consid and 100

198th st, No 267, n e s, 51.9 s e Briggs av, 25.11x83.8x25x90.4, 2-sty frame dwelling. Henry C Quick to Henry Tiedemann. Undivided interest. Aug 2, 1909. 12:3296. nom

198th st, s s, 57.11 w Decatur av, 20x75, 2-sty frame dwelling. Wm C Bergen to Josephine A Gousset. Mort $6,500. Aug 2. Aug 3, 1909. 12:3283. other consid and 100

202d st, late Tower pl, No 412, s s, 125 e Webster av, 25x100, 2-sty frame dwelling. Mary Raichle to Mary Murray. Mort $4,000. July 29. Aug 4, 1909. 12:3330. other consid and 100

203d st | Williamsbridge road | Briggs av | s w cor Williamsbridge road, runs w 98.7 x s 100 x e 62 to n w s Briggs av, x n e 78.6 to w s Williamsbridge road, x n 32 to beginning, vacant, with all right, title and int to lot adj above at n e cor and bounded w by w s said road, n by s s 203d st, x s e by n w s Briggs av, —x—. Irene Kohn to Ignace Gruber. Undivided part or interest. Mort $5,500. Aug 4. Aug 5, 1909. 12:3308. nom

*213th st, s s, being a part of lots 121, 122, 123 and 124 map land W F Duncan at Williamsbridge, 25x100. Antonio Cataffo to Saverio and Concetta Biele. ½ part. Mort $300. July 31. Aug 5, 1909. other consid and 100

*213th st, n s, 100 w Maple av, 50x100, and being lots 86 and 87 map Wm F Duncan at Williamsbridge. Rosolino Lo Curto to Giuseppe and Antonino Lo Curto. All title. All liens. July 28. Aug 2, 1909. nom

*232d st, s w s, 205 n w 7th st or av, 25x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Daniel G Wild, of Brooklyn. Apr 19. July 30, 1909. nom

*232d st, s w s, 305 n w 7th st or av, 50x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Frank A Grant. All liens. June 25. Aug 4, 1909. nom

236th st, No 78, s s, about 230 w Oneida av, and being lot 772, map (No 792) of Woodlawn Heights, 25x100, 2-sty frame dwelling. Francis D Clark to Chas M Benedict. B & S. June 18. July 31, 1909. 12:3366. other consid and 100

*240th st (Westchester av), s w s, 86 w White Plains road, and being lot 115 map of Washingtonville (map No 223 in Westchester Co), 37.10x132.1. Maria Downey to Edna A Koch. Mort $2,800. July 29. Aug 2, 1909. other consid and 100

242d st, s s, 631 w Broadway, runs s e 6.9 to w s Free Landing road, x s e 182.8 and 407.3 to n s Tibbetts Brook, x s e — to n s proposed 240th st, x s w — to e s of a proposed st, x n w 560.4 x — on curve to right, 53.2 to s s 242d st, x — on curve 116.7 and 69.2 x s e still along st, 118.10 x — on curve along st, 239.1 to beginning, with all title to land in bed of said Free Landing road and in bed of Tibbetts Brook. Release mort. Chas L Bininger to Louisa Dash. July 12. July 31, 1909. 13:3414. nom

Same property. Louisa Dash to Interborough Rapid Transit Co. July 20. July 31, 1909. 13:3414. other consid and 100

Anthony av | 180th st | s w cor 180th st and being lots 55 and 56 map 62 lots at Mt Hope, 50x100, vacant. John J Harrington et al to Richd V Harrington. July 22. July 31, 1909. 11:3156. nom

*Amsterdam av, w s, 175 n Tremont road, 25x100, Tremont terrace. Bankers Realty and Security Co to Thos H H Batten. All liens. June 12. Aug 3, 1909. 100

*Blackrock av, No 2044, s s, 330 w Olmstead av, 25x108, Unionport. Chas E Devermann to George Collins and Louise his wife as tenants by entirely. Mort $3,000. Aug 3. Aug 4, 1909. other consid and 100

Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9, vacant. Leo Levinson to The Levinson Impt Co, a corpn. Mort $14,750. Aug 2. Aug 4, 1909. 11:2934. other consid and 100

Bryant av, Nos 1234 and 1336, e s, 175 s Jennings st, 50x100, 5-sty brk tenement. Emma wife of and George Hoffmann to Ella Weyman. Mort $48,500. Aug 2. Aug 4, 1909. 11:2999. nom

Bryant av, e s, 315 s 172d st, 20x100, 3-sty brk dwelling. Release mort. Lewis V La Velle to Elviel Realty Co. July 29. July 30, 1909. 11:3000. nom

Bryant av, e s, 315 s 172d st, 20x100, 3-sty brk dwelling. Elviel Realty Co to Morris Steinfeld. Mort $8,000. July 29. July 30, 1909. 11:3000. nom

Bryant av, late Osstdorp av (Walker st), n w s, abt 30 s 179th st(?), and adj land of Seaman now of McKenna and Graham at West Farms, runs n w 127 to land of Walker x n e 94.7 x s e 126.6 to Walker now Bryant st x s w 94.3 to beginning, except part for Bryant st or av, 2-sty frame dwelling and vacant. Mort $10,000.

Bryant av (Walker st), cor 178th st, late Mechanic st, runs s e 50 x s w 133 x n w 50 x n e 133, except part taken for Mechanic or 178th st and Bryant av, one 2 and one 3-sty frame dwellings. Mort $7,500. | Grace E Fowler to Lillian M Williams. C a G. June 1, 1908. Aug 5, 1909. 11:3131 and 3135. other consid and 4,000

Same property. Richard D Williams to Grace E Fowler. Morts as above. June 1, 1908. Aug 5, 1909. 11:3131 and 3135. other consid and 4,000

Brook av, No 1498, e s, 75 s 171st st, 25x100.9 to N Y & Harlem R R, 4-sty brk tenement. Abraham Cohen to Max Stahl and Nathan Berman. Mort $15,000. July 31. Aug 2, 1909. 11:2895. other consid and 100

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5 x50.3x124.7, 2-sty brk building and store. Henry C Quick to Henry Tiedemann. Aug 2, 1909. 12:3278. nom

Webster av, w s, 150.4 n 179th st, 25x110, vacant. FORECLOS, July 2, 1909. Edw J Dowling referee to Bronx Borough Bank. Aug 2, 1909. 11:3142. 3,000

Washington av | n w cor 185th st, 100x91, vacant. Jos T B Jones 185th st | to Mary J Heuer. Mort $21,000. July 29. Aug 2, 1909 11:3039. other consid and 100

*White Plains road, e s, lot 28 map No 1 of South Vernon Park (Cranford property), 26.8x142.11x25x152.5. Thos J Torpy to Wm W Penfield. July 27, 1907. Aug 2, 1909. nom

*Same property. Wm W Penfield to Fredk W Eggert. Q C. July 31, 1909. Aug 2, 1909. other consid and 100

*1st av, s w cor of a strip of land lying and being east of Av A, 73x125x71x—, being lots 113, 114 and 115 map New Village of Jerome; also all title to said strip lying east of said lots to Av A.

Webster av, late Thomas av, e s, adj grammar school building on said av, 300x— to w s N Y & Harlem R R. Fordham.

Lots 50, 60, 61, 96, 97, 117, 121, 122, 182, 198, 208 to 211, 226, 227, 241, 245, 246, 247, 281 map East Tremont, with all right, title and interest to right of way 42 ft wide adj land Samuel Ryer from premises described in deed from Mapes to Grote dated July 9 1866, to the road from West Farms to Kingsbridge, and recorded in L 112 of deeds page 68, Nov 28, 1845, in Westchester Co.

Eva A Salter to A Oldrin Salter. C a G. All liens. Sept 6, 1893. Aug 2, 1909. 11:3032, 3096, 3098, 3109, 3110, 3111, 3118, 3117, 3119, 3121, 3122 and A T. nom

*2d av, w s, abt 992 s 224th st, and being part lot 1135 map Wakefield, begins at s e cor lot 1134, 27.4x105. Mary E Sheehan to John Lynch. Mort $2,500. July 31, Aug 3, 1909. other consid and 100

3d av, No 3995, w s, 201.9 n 173d st, 50.1x131.8x50x131.3, 2-sty frame tenement and store and vacant.

3d av, w s, 150 n e 173d st, 50x129.8x50x124.9, vacant, with all title to land in Fordham av in front of above.

David F Butcher to Worcester Construction Co, a corpn. Morts $25,000. Aug 2. Aug 3, 1909. 11:2921. other consid and 10

3d av, No 3462, e s, 69.6 n 167th st, 25x110.8x26x110.8, 3-sty frame tenement and stores. Alfred Furst to Elise Boyd. Mort $9,000. July 29. Aug 4, 1909. 10:2609. other consid and 100

3d av, Nos 2558 and 2560, e s, 54.6 s 139th st, 54.6x125.6x50x 103.10, two 1-sty brk stores. Horace P Whitney to Annie R Spratley. Mort $25,000. Feb 10. July 30, 1909. 9:2314. nom

3d av, No 3820, e s, 250 n 171st st, 25x100.

3d av, No 3818, e s, 225 n 171st st, 25x100.

two 5-sty brk tenements and stores.

Carl Schmitz et al to Catherine Egan. Mort $45,000. July 30. July 31, 1909. 11:2928. nom

3d av, Nos 4031 to 4039 on map Nos 4033 to 4039 | n w cor 174th (12th) st, 100x36.1x100x 40, except a gore at s e cor thereof

174th st, No 519 | bet w s Fordham av and w s 3d av, —x—, 5-sty brk tenement and stores. Laura Wilkens to Maria Urbansky, of Brooklyn, N Y. All liens. July 24. July 31, 1909. 11:2922. nom

Same property. Maria Urbansky to Peter Wilkens. Q C. All liens. July 26. July 31, 1909. 11:2922. nom

*Lots 59, 63, 64, blk 22 and lots 14, 15 and 16, blk 5, map (No 393) of Edenwald. Release mort. Jefferson M Levy to John C Bolte. July 7. July 30, 1909. 1,800

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

July 30, 31, Aug. 2, 3, 4 and 5.

BOROUGH OF MANHATTAN.

Bond st, No 12, 5th floor. S Liebmanns Sons Brewing Co to Arthur Concors and Jacob Massel; 1 5-12 years from Sept 1, 1909. Aug 5, 1909. 2:530.....480 and 600

Columbia st, No 74. Surrender lease. Rosie Blum to Solomon H Schlanger. All title. Aug 4. Aug 5, 1909. 2:333.....1,000

Church st, w s, bet Cortlandt and Fulton sts, parts of Concourse and mezzanine floors. Ferdinand Fleischman, a corpn to Max Waterman; from Aug 5, 1909, to April 30, 1921; 9 years renewal at $22,875. Aug 5, 1909. 1:61.....9,750 to 16,250

Same property, part of Concourse and Mezzanine floors. Hudson and Manhattan Railroad Co to Ferdinand Fleischman; from May 1, 1909, to April 30, 1921; 9 years renewal at $25,164. Aug 5, 1909. 1:61.....10,000 to 16,776

Chrystie st, No 213, all. Augusta Briefner to Mariano Capuano; 5 years, from Aug 1, 1909. Aug 3, 1909. 2:427..2,700 and 2,800

Chrystie st, No 88, all. Louis Barnett and ano to Samuel Blonstein; 2 years, from Nov 1, 1908. July 31, 1909. 1:305....3,600

Grand st, No 260, 1st and 3d lofts. Louis Rosenberg to Gerson Krinsky Co, a corpn; 4 9-12 years, from Aug 1, 1909. Aug 4, 1909. 2:418.....1,200

Houston st, No 228 | n s, 68.9 e Varick st, 25x43.4 and 41.4 to Downing st, No 61 | s s Downing st, x25x34.11 and 36.4. Assign lease. Esseff Realty Co to Solon L and Samuel Frank. July 22. Aug 4, 1909. 2:528.....nom

Houston st, No 334 East, store, &c. Maurice Kann to Schabse Weinberger and ano; 3 years, from May 1, 1909. Aug 5, 1909. 2:384.....1,200 and 1,260

Houston st, No 334 East. Assign lease. Schabse Weinberger and ano to Congress Brewing Co. July 1. Aug 5, 1909. 2:384..nom

Madison st, Nos 202 and 204, cor store. Ester May INDIVID and as EXTRX Leopold May to Jacob Zlotnick; 5 years, from May 1, 1910. Aug 2, 1909. 1:271.....1,836

Rivington st, No 227, all. Michael Nudelman to Morris Goldberg; 2 years, from Sept 15, 1909. Aug 4, 1909. 2:328....4,000

St Marks pl, No 90 or 8th st. Assign lease. Otto and Bruno Hesselbarth to Henry N Fick. Aug 28, 1908. Aug 5, 1909. 2:435. .....nom

University pl, No 88.....

12th st, Nos 24 and 26 East.....

Assign lease. Benjamin Doktor to Shatz Auction Rooms. Oct 27, 1908. Aug 4, 1909. 2:569..... nom

Water st, No 445, all. Samuel Kutler and ano to Leonardo Mormando and ano; 4 8-12 years, from Sept 1, 1908. Aug 5, 1909. 1:249.....1,020

Washington st, No 666, n w cor 10th st, store. Leon Ottinger to William Rhatigan; 5 years, from July 28, 1909. Aug 3, 1909. 2:636.....1,020

3d st, No 132, s s, 175 w Av A, 25x111.11. Assign lease. Magdalena Sieke EXTRX Jos C Lehner to Leah Cohn. Aug 2. Aug 3, 1909. 2:430.....3,250

4th st, s e cor Mercer st, stand in front of store. Sophie Lekowski to Samuel Igeloff and ano; 4½ years, from July 1, 1909. Aug 4, 1909. 2:535.....540

20th st, No 239, n e s, 150 n w 2d av, 25x92, the lot. Hamilton Fish Corpn to Maria Sharkey; 21 yrs, from Nov 1, 1907. July 31, 1909. 3:901.....taxes, &c, and 950

24th st, No 416 West. Assign lease. Wm R Rose to Wm H Taubert. Apr 1. Aug 2, 1909. 3:721.....nom

24th st, No 416, s w s, 546 s e 10th av, 18x80, the lot. Clement C Moore to Wm H Taubert of Mt Vernon, N Y; 21 years, from May 1, 1908 (with renewal). Aug 2, 1909. 3:721.taxes, &c, & 320

33d st, No 135 West. Assign lease. Henry Kruse to Ernest Richter. July 30. July 31, 1909. 3:809..... nom

39th st, Nos 222 to 226, s s, 510.2 e 8th av, 62.10x98.9, 12-sty loft building to be erected. Marmac Construction Co to The Pictorial Review Co, a corpn; 21 years, from May 1, 1910. Aug 3, 1909..taxes, &c, net $15,500 1st 2 years, and thereafter 21,500

39th st, No 56 West. Subordination of lease to mort. Benj B and Louise P Davenport with Warren McConihe. July 24. Aug 5, 1909. 3:840.....nom

39th st, No 108 West, store, &c. Chas J Follmer to Patrick J Flannery; 10 years, from Aug 1, 1909. Aug 5, 1909. 3:814.....3,000 and 3,500

44th st, No 249, n s, 200 e 8th av, 18.9x100.5. Assign lease. Amelia Goldberg to John T Brook. July 29. Aug 5, 1909. 4:1016. 100

44th st, No 253, n s, 143.9 e 8th av, 18.9x100.5. Assign lease. Jeanne Le Collen to Warren W Warner. July 29. Aug 5, 1909. 4:1016.....100

49th st, No 142 West, barroom, cafe, &c, in hotel. St Charles Hotel Co to Geo M Russell; 5 years, from May 1, 1909, with renewal. Aug 3, 1909. 4:1001.....1,200

Same property. Assign lease. Geo M Russell to Albert Blumquist. Aug 2. Aug 3, 1909. 4:1001.....nom

50th st, No 27 West. Consent to assign lease. TRUSTEES of Columbia College to Harry J Douglas. June 28. Aug 3, 1909. 5:1266.....

52d st, No 425 West. Assigns lease. Martin O'Grady to The Ebling Brewing Co. July 22. July 30, 1909. 4:1062..... nom

52d st, No 425 West, east store, &c. Mary B Brannigan to Martin O'Grady, of L I City; 5 2-12 years, from Aug 1, 1909. July 30, 1909. 4:1062.....480

54th st, No 331 East. Assign lease. Andrew Sokol to Julius Jelsek and ano. July 29. July 31, 1909. 5:1347.....nom

76th st, Nos 427 and 429 East, all. August Braun to Bernhard Feifer firm B Feifer & Co; 5 years, from May 1, 1910. July 30, 1909. 5:1471..... 4,500

114th st, No 85 East, west stoop, store. Wolf W Smith to Harman Rosenzweig; 3 years, from Aug 1, 1909. Aug 5, 1909. 6:-1620.....300

Av A, No 35. Assign lease. Mary A Brull et al to Valentine Brull. All title. July 1. Aug 3, 1909. 2:430.....nom

Av B, No 91. Assign lease. Max Pollack to William Handelsman and ano. Sept 22. 1908. July 31, 1909. 2:388.....nom

Av B, Nos 8 and 10, north store. Joseph Frankenthaler to Simon Lieberman; 3 years, from Aug 1, 1909. Aug 2, 1909. 2:397. .....1,200 to 1,380

Av C, No 110, top floor. Annie Finger to Joseph Goldberg; 5 years, from Sept 1, 1908. July 31, 1909. 2:376.....600

Amsterdam av, No 1458, store, &c. Joseph Adler to Peter Bigley; 7 years, from May 1, 1909. July 30, 1909. 7:1986..... .....1,500 to 2,000

Amsterdam av, No 1458, s w cor 132d st. Assign lease. Peter Bigley to Geo C Kienzle. Mort $5,000. July 29. July 30, 1909. 7:1986..... nom

Amsterdam av, No 97, s e cor 64th st, store and basement. Wm H Gentzlinger to Morris Daum; 4 9-12 years, from Aug 1, 1909. July 30, 1909. 4:1135..... 2,000

Amsterdam av, No 1458, s w cor 132d st, Reassign lease. Geo C Kienzle to Peter Bigley. Mort $5,000. Aug 2, 1909. 7:1986..nom

Amsterdam av, n e cor Manhattan st, 70x47x62.2x14.8, all. John Ingebrand to John Dempsey; 10 years, from May 1, 1911, with privilege of renewal. Aug 4, 1909. 7:1966.....3,300

Amsterdam av, n e cor 165d st, store. Assign lease. James Canavan to John T Hearns. Oct 30, 1907. Aug 4, 1909. 8:2122. .....nom

Same property. Assign lease. John T Hearns to H Koehler & Co. Oct 30, 1907. Aug 4, 1909. 8:2122.....nom

Columbus av, No 55. Assign lease. August C Guichard and ano to Henry M Ritscher. Aug 3. Aug 5, 1909. 4:1114 .....nom

East End av, No 64. Assign lease. Henry Paetow to Karl Wulfart. July 26. July 30, 1909. 5:1579..... nom

Same property. Consent to assign lease. Frank Lechner to Henry Paetow. July 26. July 30, 1909. 5:1579.....

Lenox av, No 206, e s, bet 120th and 121st sts, all. Edward L Radcliff to Max J Schwerd; 3 years, from Oct 1, 1909. July 31, 1909. 6:1720.....1,700

Lenox av, No 472, store, &c. John Rasche to George Kunz; 5 years, from May 1, 1907. Aug 2, 1909. 6:1731....1,140 and 1,200

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Madison av, No 352, s w cor 45th st, all. Emma C Taylor to A Olivotti & Co; 3 years, from May 1, 1918. Aug 4, 1909. 5:1279. 7,500

1st av, No 2070, n e cor 107th st, Reassign lease. Davies J Marshall to Joseph Borelli and ano. Mort $978.78. July 30, 1909. 6:1701..... nom

2d av, No 1646, north store, &c. Joseph H Selg to Moritz and De Laney, a corpn; 2 10-12 years, from July 1, 1909. July 30, 1909. 5:1548.....780

3d av, No 2336. Agreement modifying lease. Adolph H Landeker with May Clothing Co. July 28. July 31, 1909. 6:1775.....nom

3d av, No 986, 1st floor. Arthur K Birnbaum to Abraham T Harris; from Aug 1, 1909, to Apr 29, 1911. July 31, 1909. 5:1313.....600

25th st, No 102 East | ground floor and basement. Robt W Goelet to 5th Av Auction Rooms; 5 years, from May 1, 1910. Aug 3, 1909. 3:880.....15,000

5th av, No 503. Surrender lease. The Mercantile Leasehold Co to Ethel C Seymour. All title. May 29, 1908. July 30, 1909. 5:1277.....nom

Same property. Surrender lease. Ethel C Seymour to Chas A Seymour. All title. May 29, 1908. July 30, 1909. 5:1277..nom

Same property. Assign lease. Chas A Seymour to The Five Hundred and Three 5th Av Co. All title. May 29, 1908. July 30, 1909. 5:1277.....nom

5th av, No 503, n e cor 42d st, cor store. Five Hundred and Three Fifth Ave Co, to David A Schulte; 10 years from June 1, 1909. Aug 5, 1909. 5:1277.....7,000 and 8,000

7th av, No 2496, s w cor 145th st, store. Probitas Realty Co to Chris A Alban; 5 3-12 years, from July 1, 1909. Aug 4, 1909. 7:2030.....1,500 to 1,700

9th av, No 639, s w cor 45th st. Assign lease. Josephine L Lynch to Geo C Kienzle. Mort $8,275. Aug 3. Aug 4, 1909. 4:1054. .....nom

9th av, No 639, s w cor 45th st, store and basement and 8 rooms on 2d floor. Wilhelmine and Wm H Barklage EXRS, &c, John H Barklage to Thos P Lynch; 6½ years, from May 1, 1909. Aug 3, 1909. 4:1054.....2,040 to 2,220

9th av, No 639, s w cor 45th st. Assign lease. Thos P Lynch to Josephine L Lynch. Aug 3, 1909. 4:1054..... nom

9th av, No 539, s w cor 40th st, 4-sty brk building. Mary A McGlynn to Henry Pflugbeil; 6 years, from May 1, 1907. Aug 5, 1909. 3:737.....3,300

9th av, No 539. Assign lease. Henry Plfugbeil or Pflugbeil to Fred Dohrmann and ano. Aug 4. Aug 5, 1909. 3:737.....nom

9th av, No 639, s w cor 45th st. Re-assign lease. Geo C Kienzle to Josephine L Lynch. All title. Mort $8,275. Aug 5, 1909. 4:1054..... nom

10th av, No 780 | s e cor, store and cellar. Michael Farrell
53d st, No 454 West | to Patrick Keaveny; 10 years, from Aug 1, 1909. Aug 4, 1909. 4:1062.....1,800

11th av, e s, 24.8 n 22d st, 24.8x75, all. Patrick G Tighe to Frank O'Rourke; 14½ years, from Aug 1, 1909. Aug 2, 1909. taxes, &c, and 1,000

11th av, s w cor 29th st, 49.4x100. Report of arbitrators that $1,750 shall be annual rent for above premises under renewal of 21-year lease from May 1, 1908. John P Kirwan and Whitney Lyon as arbitrators report to Nathalie E Baylies and Erie Land & Impt Co. June 18, 1909. July 31, 1909. 3:674..... —

BOROUGH OF THE BRONX.

150th st, No 478 East. Subordination of lease to mort. Carmine Terraciani with Francis K Pendleton. July 28. July 30, 1909. 9:2338..... nom

156th st, No 1013 East, store adj the cor. Philip Yockel to Domenico Russo; 5 years, from Dec 1, 1908. Aug 3, 1909. 10:2676.....240 to 360

165th st, No 800 East, store. 2d floor and basement. Caroline Genthner to Albert Berg; 3 years, from Oct 1, 1909. Aug 5, 1909. 10:2669.....1,200

172d st, No 957 East, cor Vyse av. Assign lease. Samuel J Lowe to Edward R O'Donohue. All title. Apr 12. Aug 3, 1909. 11:2989..... nom

*Clasons Point road, s s, lot 37 map (No 76 in Westchester Co) of Clasons Point, with land under waters of East River, Westchester Creek and Long Island Sound; contains 12 40-100 acres, and land under water 5 9-10 acres. Estate of Bradish Johnson to Frank Ruppert; 5 years, from Jan 1, 1910. Aug 3, 1909. .....taxes, &c, and 5,000 and 6,000

Morris av, No 563. Subordination of lease to mort for $19,000. Vincenzo Ciletti with Francis K Pendleton. July 28. July 30, 1909. 9:2338..... nom

*Morris Park av, No 689, n w cor White Plains road, all. Geo M Schmitt to John Greene; 10 2-12 years, from Aug 1, 1909. July 30, 1909. .....1,320 to 1,800

*Morris Park av, No 689. Assign lease. John Greene to The Ebling Brewing Co. July 17. July 30, 1909. .....nom

Prospect av, n w cor 167th st, 2 stores, &c. Surrender lease. Wm J Moran to Isaac Brown. All title. Aug 2. Aug 3, 1909. 10:2680..... nom

Webster av, Nos 2759 and 2761, store, &c. Henry Tiedemann to Henry C Quick; 1 month, from Aug 1, 1909, with privilege of 1 or 5 years renewal. Aug 2, 1909. 12:3278....per month ,200

Westchester av, n w cor Freeman st, 3-sty brk building. The Ebling Co to Albert Buttner; 10 years, from Aug 1, 1909. July 30, 1909. 11:3006.....portion of taxes, &c, and 2,160 to 2,760

Westchester av, n w cor Freeman st, —x—. Assign lease. Albert Buttner to The Ebling Brewing Co. July 29. July 30 1909. 11:3006..... nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the lettrs "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 30, 31, Aug. 2, 3, 4 and 5.

BOROUGH OF MANHATTAN.

Abraham, Jos H and Philip M Grausman to Eugene H Paul. 58th st, No 130, s s, 300 w 6th av, 16.8x100.5. July 29, due, &c, as per bond. July 30, 1909. 4:1010. 28,000

Akberg, Chas W N to John McConaughy. 26th st, No 123, n s, 142.9 w Lexington av, 14.6x98.9. P M. July 28, due, &c, as per bond. July 30, 1909. 3:882. 14,000

Adams, Isabella V widow and Albert J Adams Jr to Isidor J Pocher. Amsterdam av, No 454, s w cor 82d st, No 200, 27.2x87x27.2x 86.11; Lexington av, Nos 1621 and 1623, n e cor 102d st, 55x 47.6; 2d av, No 877, s w cor 47th st, No 242, 25x73; 2d av, No 2499, s w cor 128th st, 25x75; 3d av, Nos 539 and 541, s e cor 36th st, No 202, 49.5x100; 3d av, No 719, e s, 25.1 s 45th st, 25.1x80; 7th av, No 342, n w cor 29th st, Nos 201 and 203, 20.9 x—; 8th av, Nos 870 and 872, n e cor 52d st, No 271, runs n 49.5 x e 70 x n 60 x e 15 x s 100.5 to 52d st x w 85 to beginning; 52d st, No 269, n s, 85 e 8th av, 15x100.5; 8th av, No 640, n e cor 41st st, Nos 261 and 263, 24.8x100; 8th av, No 830, n e cor 50th st, Nos 253 and 255, 25.6x70; 9th av, Nos 618 and 620, s e cor 44th st, Nos 358 and 360, 40.2x100; 34th st, Nos 413 and 415, n s, 100 e 1st av, 49.6x98.9; 34th st, No 417, n s, 149.6 e 1st av, 25.6x98.9. All title. Aug 3, 1909, due Sept 1, 1910, 6%. 3:779-916-966; 4:1013-1022-1024-1031 and 1229; 5:1318 and 1320; 6:1630 and 1792. 18,000

Applied Arts Co to Chas J Schmidt. Consent to chattel mort for $1,300. July 29. Aug 4, 1909. Genl morts. —

Same to same. Certificate as to chattel mort for $1,300. Aug 4, 1909. —

Alheidt, Anna E to U S TRUST CO of N Y. 10th av, No 496, e s, 24.11 s 38th st, 24.5x52. Aug 3, 5 years, 4½%. Aug 4, 1909. 3:735. 12,000

Braun, Henrietta to American Mortgage Co. 135th st, No 178, s s, 200 e 7th av, 25x99.11. P M. Aug 3, 5 years, 5%. Aug 4, 1909. 7:1919. 17,000

Blumquist, Albert to Geo M Russell. 49th st, No 142 West. Saloon lease. Aug 2, installs, 6%. Aug 3, 1909. 4:1001. notes, 2,000

Becker, Gustave A to ALBANY SAVINGS BANK. 94th st, No 306, s s, 110 w West End av, 66x100.8. June 14, 5 years, 4½%. Aug 3, 1909. 4:1252. 115,000

Becker, Gustave A to ALBANY SAVINGS BANK. 94th st, No 308, s s, 176 w West End av, 62x100.8. June 14, 5 years, 4½%. Aug 3, 1909. 4:1252. gold, 107,500

Burke, Jessie A to John J Mahony. 149th st, No 508, s s, 158.4 w Amsterdam av, 16.8x99.11. July 28, 1 year, 5%. Aug 3, 1909. 7:2080. 10,000

Barnard Realty Co to Samuel Winters. Broadway (Kingsbridge road), n e cor 180th st, runs e 105 x n 75 x e 10 x n 44.6 x w 90.6 to Broadway x s 122 to beginning. P M. Prior mort $75,000. July 29, due Feb 1, 1911, 6%. Aug 3, 1909. 8:2163. 26,000

Betz, Frances E and Johanna F by Thos C Byrnes guardian to Jacob Goldsmith. 9th av, Nos 622 to 638, s e cor 45th st, No 362, 200.10 to 44th st, No 357, x75. Aug 2, 5 years, 4½%. Aug 3, 1909. 4:1035. 50,000

Becker, Ambrose W to TITLE GUARANTEE & TRUST CO. 18th st, No 331, n s, 378.4 w 8th av, 23.4x92. P M. Aug 2, 1909, due, &c, as per bond. 3:742. 14,000

Ball, Melvina B to Eliz R Wechsler et al exrs, &c, Albert B Wechsler. 85th st, No 122, s s, 239 w Columbus av, 18.4x102.2. P M. Prior mort $10,000. July 30, due, &c, as per bond. July 31, 1909. 4:1215. 10,000

Bleiman, Regina wife Isidor to Caroline Stern. Av A, No 218, e s, abt 80 s 14th st, —x—. Prior mort $——. July 15, 5 years, 5%. July 30, 1909. 2:407. 18,000

Bolger, Paul S to Edward W C Arnold. Lexington av, Nos 664 and 666, w s, 80.5 n 55th st, runs w 73 x n 20 x w 17 x n 24.6 x e 90 to av x s 44.6 to beginning. July 29, 5 years, % as per bond. July 30, 1909. 5:1310. 37,000

Same and City Real Estate Co with same. Same property. Subordination agreement. July 27. July 30, 1909. 5:1310. nom

Bleiman, Regina to Saml B Wallenstein. Av A, No 218, e s, 77.6 s 14th st, 25.9x96. July 1, 3 years, 6%. July 30, 1909. 2:407. 4,500

Bianchi, Francesco and Anna F children Francisco Bianchi to BOWERY SAVINGS BANK. Madison av, n w cor 76th st, No 29, 85x20. July 30, 1909, 5 years, 4½%. 5:1391. 5,000

Bonwit, John to DRY DOCK SAVINGS INSTN. 7th av, Nos 2434 to 2438, s w cor 142d st, No 200, 54.4x75. July 30, due, &c, as per bond. July 31, 1909. 7:2027. 45,000

Broad Construction Co and David Miller with LAWYERS TITLE INS & TRUST CO. Audubon av, No 260, n w cor 178th st, No 551, 75x100. Subordination agreement. July 17. July 31, 1909. 8:2153. nom

Burkelman, Chas to John Bradley. Watts st, No 49, s s, 228.10 e Varick st, runs e 21.2 x s 52 x w 5 x n w 16 x n 60 to beginning, with all title to alley. P M. July 29, 5 years, 6%. July 31, 1909. 2:477. 10,000

Baruch, Sailing W to MUTUAL LIFE INS CO of N Y. 73d st, No 312, s s, 200 w West End av, runs s 102.2 x w 25 x n 30.7 x n 71.11 to st x e 30 to beginning. P M. July 30, due, &c, as per bond. Aug 5, 1909. 4:1184. 32,500

Bowne, Walter and Emma B as trustees Fredk T Quick with Charlotte Block. 96th st, No 62, s s, 160 e Columbus av, 20x 100.8. Extension of mort for $16,500 to July 8, 1914, at 4½%. July 8. Aug 5, 1909. 4:1209. nom

Bianchi, Francesco and Anna F with BOWERY SAVINGS BANK. Madison av, n w cor 76th st, No 29, 85x20. Extension of $35,000 mort until July 30, 1912, at 4½%. July 30. Aug 5, 1909. 5:1391. nom

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WATER-FRONT PROPERTIES
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C N & S A Construction Co to Jos H Krakower. Lexington av, n w cor 102d st, runs n 145.10 x w 100 x s 44.11 x e 22.6 x s 100.11 to 102d st x e 77.6 to beginning. Prior mort $37,000. July 30, 1 year, 6%. July 31, 1909. 6:1630. 12,500

Same to Max Cohen and ano. Same property. Building loan. July 30, 1 year, 6%. July 31, 1909. 6:1630. 60,000

Same to same and ano. Same property. Certificate as to 2 morts for $60,000 and $12,500 respectively. July 30. July 31, 1909. 6:1630. ——

Same to MUTUAL LIFE INS CO of N Y. Same property. P M. July 30, due, &c, as per bond. July 31, 1909. 6:1630. 37,500

Crawford, Margt J to Irving Bachrach and ano. Lexington av, No 1795, w s, 73.11 s 112th st, 27x73. P M. Prior mort $——. July 30, 5 years, 5%. July 31, 1909. 6:1639. 3,500

Cowan, Louis to Sigmund B Heine. 8th av, No 2909, s w cor 154th st, No 300, 37.6x100. P M. Prior mort $50,000. July 30, 3 years, 6%. July 31, 1909. 7:2047. 10,750

Ciruzzi, Pauline to Trustees of the Congregation Shearith Israel. Bedford st, No 27, w s, abt 25 s Downing st, 19.9x75x19.11x75. July 30, 5 years, 5%. July 31, 1909. 2:528. 8,500

Same and Myron Sulzberger with same. Same property. Subordination agreement. July 30. July 31, 1909. 2:528. nom

Ciruzzi, Pauline and Bertha Ansorge and Henrietta Friedman with same. Same property. Subordination agreement. July 31, 1909. 2:528. nom

Crowley, Etta and Francis J Meloy as exrs of Edw Crowley and Etta, Gertrude and Mary Crowley and Rose Blackwell to Thomas H Kelly. 156th st, Nos 515 and 517, n s, 125 w Amsterdam av, 50x99.11. July 12, 3 years, 4½%. July 31, 1909. 8:2115. 12,000

Cohen, Louis to Dorothy L Smellie. 9th st, Nos 423 and 425, n s, 300 e 1st av, 33.4x85. All title. Prior mort $——. July 26, demand, 6%. Aug 2, 1909. 2:437. 900

Cohn, Solomon to LAWYERS TITLE INS & TRUST CO. 115th st, No 128, s s, 450 w Lenox av, 25x100.11. Aug 3, 1909, 5 years, 4½%. 7:1824. 20,000

Crystal (B) & Son, a corpn, to State Realty & Mortgage Co. Claremont av, w s, 338.4 s 119th st, 78.1x100. July 20, 1 year, 6%. Aug 3, 1909. 7:1990. 120,000

Same to same. Same property. Consent to above mort. July 20. Aug 3, 1909. 7:1990. ——

Same to same. Same property. Certificate as to above mort. July 20. Aug 3, 1909. 7:1990. ——

Same to same. Same property. P M. Prior mort $120,000. July 20, 1 year, 6%. Aug 3, 1909. 7:1990. 43,750

Clark, Eugene to Carl N Windhorst. Park av, No 880, w s, 20 n 78th st, 20x75. P M. Prior mort $10,000. July 31, due, &c, as per bond. Aug 3, 1909. 5:1393. 23,000

Cohn, Leah to Magdalena Sieke extrx Jos C Lehner. 3d st, No 132. s s, 175 w Av A, 25x100.11. Leasehold. P M. Aug 2, 3 years, 5%. Aug 3, 1909. 2:430. 1,500

Cooper, Ella A to Gideon E Fountain as exr Gideon Fountain. 64th st, No 34, s s, 250 w Park av, 17.6x100.5. P M. Aug 3, 3 years, 4½%. Aug 4, 1909. 5:1378. 36,000

CENTURY BANK of N Y and Jane B C Ferguson with EQUITABLE LIFE ASSUR SOC of the U S. 5th av, n w cor (?should be n e cor), 20th st, No 1, 28.9x113. Subordination agreement. July 9. Aug 2, 1909. 3:849. nom

Di Lorenzo, Sabato to Lion Brewery. Mott st, No 208. Saloon lease. Aug 3, demand, 6%. Aug 5, 1909. 2:508. 1,500

Dohrmann, Fred and Louis Schwartz to Peter Doelger. 9th av, No 539. Saloon lease. Aug 4, demand, 6%. Aug 5, 1909. 3:737. 7,500

Dongan Investing Co to U S TRUST CO of N Y. 36th st, Nos 124 and 126, s s, 81.6 w Broadway, 41.8x98.9. P M. July 30, 1909, due Aug 1, 1914, 5%. 3:811. 145,000

Davenport, Benj B to James Slater. 39th st, No 56, s s, 189 e 6th av, 21x90. Prior mort $62,000. July 15, due, &c, as per bond. July 31, 1909. 3:840. 2,000

Donnelly, Wm F to Harriet W Bacon. 21st st, No 451, n s, 225 e 10th av, 16.8x98.8. Prior mort $9,000. P M. Aug 2, 1 year, 6%. Aug 3, 1909. 3:719. 2,500

Degnan, Wm E to Arnold W Schlichte. 1st av, No 1494, s e cor 78th st, No 400, 25x73x25.6x77. Aug 3, 1909, 5 years, 5%. 5:1472. 30,000

de Koven, Reginald to LAWYERS TITLE INS & TRUST CO. 42d st, No 213, n s, 200 w 7th av, runs n 100.5 x e 36 x n 100.5 to s s 43d st, Nos 214 to 226, x w 119.4 x s 100.5 x e 63.4 x s 100.5 to 42d st x e 20 to beginning. July 28, 5 years, 5%. Aug 3, 1909. 4:1014. 400,000

D'Onofrio, Fortunato to Moses Aufses. 119th st, No 158, s s, 100 e 7th av, 17x100.11. Aug 4, 1909, 5 years, 4½%. 7:1903. 13,000

Doctor, Emanuel to Emanuel Oestreicher. Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100. Prior mort $162,500. Aug 2, 1 year, 6%. Aug 4, 1909. 7:1993. 5,000

de Forest, Geo B to LAWYERS TITLE INS & TRUST CO. 50th st, No 14, s s, 250.10 e 5th av, 21.5x100.5. Aug 3, 3 years, 5%. Aug 4, 1909. 5:1285. 75,000

Eighty-Fourth St Co to TITLE GUARANTEE & TRUST CO. Lexington av, No 1249, on map Nos 1241 to 1249, n e cor 84th st, 102.2x36.8. P M. Aug 3, due, &c, as per bond. Aug 4, 1909. 5:1513. 37,000

Eberle, John C and Jacob G to Jacob K Eberle. Av C, Nos 89 to 97, n w cor 6th st, No 645, 100.5x41. Prior mort $100,000. July 20, 5 years, 6%. Aug 2, 1909. 2:389. 11,000

Engel, Jacob B and Abraham Rabinowitz and Lewis Realty & Construction Co with Albert Buchman. Northern av, n w cor 181st st, 78x134x—x—. Subordination agreement. July 28. July 30, 1909. 8:2179. nom

Ellinger, Theresa A with Howard A Scholle. 74th st, No 33 West. Extension of $30,000 mort until Oct 25, 1911, at 4½%. July 29, Aug 5, 1909. 4:1127. nom

EAST RIVER SAVINGS INSTN with Isidor Birnbaum and Herman Beck of Bridgeport, Conn. Houston st, No 451, s s, 50 e Cannon st, 25x100. Extension of mort for $25,00 0to Nov 1, 1914, at 5%. Aug 4. Aug 5, 1909. 2:330. nom

EAST RIVER SAVINGS INSTN with Isidor Birnbaum and Herman Beck of Bridgeport, Conn. Houston st, No 453, s s, 75 e Cannon st, 25x100. Extension of mort for $25,000 to Nov 1, 1914, at 5%. Aug 4. Aug 5, 1909. 2:330. nom

Ferguson, Jane B C with CENTURY BANK of City N Y. 5th av, No 135, n e cor 20th st, Nos 1 and 3, 28.9x113. Extension of $50,000 mort until July 21, 1914, at 5%. July 9. Aug 5, 1909. 3:849. nom

Firm Realty Co to Ruth A Watrous. Willett st, Nos 85 and 87, w s, 150.6 n Rivington st, 39.11x100x39.8x100. Aug 4, 5 years, 4½%. Aug 5, 1909. 2:339. 44,000

Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1909. 2:339. ——

Same and Barnett Levy with same. Same property. Subordination agreement. Aug 4. Aug 5, 1909. 2:339. nom

Firm Realty Co and Fanny Pressman with same. Same property. Subordination agreement. Aug 4. Aug 5, 1909. 2:339. nom

Friedman, Fannie to LAWYERS TITLE INS & TRUST CO. 118th st, No 348, s s, 83.6 w 1st av, 16.6x50.5. Aug 4, due Aug 1, 1914, 5%. Aug 5, 1909. 6:1689. 4,500

Fulson Realty Co to Edward Herrmann. 96th st, No 326, s s, 266.8 w West End av, 41.8x100.8. Prior mort $45,000. Aug 2, 3 years, 6%. Aug 5, 1909. 4:1253. 15,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 5, 1909. 4:1253. nom

Forty West Twenty-Second St Realty Co to GREENWICH SAVINGS BANK. 22d st, Nos 40 and 42, s s, 280 e 6th av, 46x98.9. July 30, 1909, due, &c, as per bond. 3:823. 115,000

Same to same. Same property. Resolution as to above mort. July 26. July 30, 1909. 3:823. ——

Same and David Steiner with same. Same property. Subordination agreement. July 30, 1909. 3:823. nom

Fitzgerald, John to Caroline H wife Hugh H Johnston. 108th st, No 184, s w cor 3d av, No 1964, 73x25. P M. July 24, due Aug 1, 1914, % as per bond. July 31, 1909. 6:1635 . 20,000

Fahys, Joseph, of Sag Harbor, L I, to N Y LIFE INS & TRUST CO. Washington st, Nos 267 to 271, s e cor Warren st, Nos 105 and 107, 78.10x83.9x79.5x81.10. July 26, due July 29, 1914, 4½%. July 30, 1909. 1:131. 100,000

Frear, Carrie L to Oscar Scherer. 128th st, No 215, n s, 183.4 w 7th av, 16.8x99.11. July 29, 1 year, 6%. July 30, 1909. 7:1934. 500

Fieder, Frederick W Jr to SEAMENS BANK FOR SAVINGS in City N Y. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. July 30, 3 years, 4½%. Aug 3, 1909. 4:1125. 30,000

Flatiron Realty Co to Wm J Harnisch. 41st st, No 323, n s, 300 w 8th av, 25x98.9. P M. Aug 2, 2 years, 6%. Aug 3, 1909. 4:1032. 3,000

Fleischmann Realty & Construction Co to Edith I French extrx Winsor P French. Audubon av, e s, 379.10 n 175th st, 80x100. Given as collateral security for payment of $3,875. Aug 2, due, &c, as per bond. Aug 3, 1909. 8:2132. 3,875

Fleischmann Realty & Construction Co to Edith I French extrx Winsor P French. Audubon av, e s, 259.10 n 175th st, or n e cor 176th st, 80x100. Given as collateral security for payment of $3,875. Aug 2, due, &c, as per bond. Aug 3, 1909. 8:2132. 3,875

French, Edith I extrx Winsor P French with Fleischmann Realty & Construction Co. Audubon av, e s, 339.10 n 175th st, 19.11x100; Audubon av, e s, 359.9 n 175th st, 19.11x100. Agreement apportioning mort. July 29. Aug 3, 1909. 8:2132. nom

Friars Minor of the Order of St Francis, a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Sullivan st, Nos 155 to 159, e s, 95 s Houston st, 75x200 to Thompson st, Nos 149 to 153, Prior mort $89,000. Aug 2, 1 year, 4½%. Aug 3, 1909. 2:517. 22,000

Factor, Barnett to U S SAVINGS BANK of City N Y. East Broadway, No 259, s w cor Montgomery st, Nos 10 and 12, 23x95. Prior mort $——. Aug 3, 5 years, 5%. Aug 4, 1909. 1:286. 2,500

Foster, Benj W to Cath A Whitaker. Henry st, No 167, n s, abt 110 w Jefferson st, 21.8x75. P M. May 27, due, &c, as per bond. Aug 4, 1909. 1:284. 10,000

Furst, Hermine to Elise Boyd. Madison av, No 1929, s e cor 124th st, 20.6x80. P M. Aug 2, 5 years, 4½%. Aug 4, 1909. 6:1748. 24,000

Fieder, Fredk W Jr with SEAMENS BANK FOR SAVINGS in City N Y. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. Extension of $200,000 mort until Aug 2, 1912, at 4½%. July 30. Aug 3, 1909. 4:1125. nom

Factor, Barnett and Abraham Leipzig with U S SAVINGS BANK. East Broadway, No 259, s w cor Montgomery st, Nos 10 and 12, 23x95. Subordination agreement. Aug 3. Aug 4, 1909. 1:286. nom

Free, Margt to Herman Shapira and ano. 67th st, No 224, s s, 375 w Amsterdam av, 25x100.5. Prior mort $17,000. July 29, due, &c, as per bond. July 30, 1909. 4:1158. 2,000

Gilefsky, Annie to Betsey Jurkovitz. 73d st, No 213, n s, 185 e 3d av, 25x102.2. P M. Prior mort $16,000. July 29, 5 years, 6%. July 30, 1909. 5:1428. 8,800

Grolig, Mary to Morris M Sinske. 121st st, No 232, s s, 260 w 2d av, 25x½ blk. July 29, 3 years, 5%. July 31, 1909. 6:1785. 14,000

Same and Henry Reynard with same. Same property. Subordination agreement. July 29. July 31, 1909. 6:1785. nom

Greacen, Thos E to ALBANY SAVINGS BANK. 7th av, Nos 2340 to 2346, n w cor 137th st, No 201, 99.11x100. July 17, 5 years, 4½%. July 31, 1909. 7:2023. gold, 170,000

Getskay Realty Co to North American Mortgage Co. Wadsworth av, w s, extends from 184th st, No 651, to 185th st, No 650, 179.10x70. Certificate as to mort for $155,000. July 30. July 31, 1909. 8:2167. ——

Getskay Realty Co to North American Mortgage Co. Wadsworth av, n w cor 184th st, No 651, 179.10 to 185th st, No 650, x70. July 30, 1909, 1 year, 6%. 8:2167. 155,000

Gallatin, Ida A to Dudley F Phelps, Jr. 7th av, No 281, s e cor 26th st, No 162, 20.9x70. Prior mort $32,500. Aug 2, due, &c. as per bond. Aug 3, 1909. 3:861. 3,500

Granite Construction Co to Regal Construction Co. Audubon av, e s, 259.10 n 175th st, which point is n e cor Audubon av and 176th st, 99.11x100. P M. Aug 2, 1 year, 6%. Aug 4, 1909. 8:2132. 10,000

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INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Covernment Authorities

CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co. **Hudson Terminal Building 30 CHURCH ST., N. Y.**

Gordon, Morris J and Bearnett Cohen to Margaretha Marquart. 37th st, No 408, s s, 150 w 9th av, 25x98.9. Aug 2, 5 years, 5%. Aug 4, 1909. 3:734. 18,000

Guterman, Jacob to TITLE GUARANTEE AND TRUST CO. 114th st, No 14, s s, 150 e 5th av, 25x100.11. Aug 4, due, &c, as per bond. Aug 5, 1909. 6:1619. 18,000

Gulden, Chas to Florence Chester de Jonghe. Elizabeth st, Nos 40 and 42, e s, 50.1 n Canal st, 50x100.3x50.3x100. P M. Prior mort $17,000. June 29, due July 15, 1913, 5%. Aug 5, 1909. 1:203. 28,000

Heyl Bros & Co to I Balch Louis trustee. All right, title and interest to machinery and fixtures, chattels, &c, in factory located on 1st st, near Av A, Bayonne, N J. Mortgage or deed of trust. Aug 2, 10 years, 6%. Aug 4, 1909. Genl morts. gold bonds, 50,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 4, 1909. Genl morts. ——

Hanover Estates to Alex Walker. Wadsworth av, n w cor 180th st, 75x90; Wadsworth av, w s, 100 s 181st st, 44.6x80. P M. Prior mort $27,000. June 25, 1 year, 6%. Aug 4, 1909. 8:2163. 26,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 4, 1909. 8:2163. —

Harding, Grace E with GREENWICH SAVINGS BANK. 10th st, No 27, n e s, 154 s e University pl, 24.10x94.9. Extension of $55,000 mort until Aug 2, 1914, at 4½%. Aug 2. Aug 3, 1909. 2:562. non

Hines, John J of Far Rockaway, N Y, to Anna Ostrander. 52d st, No 362, s s, 150 e 9th av, 32.5x—x23.8x100.5. Aug 2, 5 years, 5%. Aug 3, 1909. 4:1042. 32,000

Hirschhorn, Katie to Frederick Hirschhorn. 89th st, No 112, s s, 210 e Park av, 25.6x100.8. Aug 2, 5 years, 6%. Aug 3, 1909. 5:1517. 5,000

Harbater, Joseph and Solomon Silk to TRUST CO OF AMERICA. 11th st, Nos 214 and 216, s w s, 372.6 n w 2d av, runs s w 53 x n w 0.6 x s w 42 x n w 36 x n 95 to 11th st x e 36.6 to beginning. Aug 2, 4 years, 4½%. Aug 3, 1909. 2:466. 48,000

Same to William Wiese. Same property. Prior mort $48,000. Aug 2, 7 years. —%. Aug 3, 1909. 2:466. 12,000

Harrington, Josephine I to Theresa A Leffler. Manhattan av, No 446, s e cor 119th st, 34.3x95. Prior mort $45,000. July 21, due, &c, as per bond. Aug 2, 1909. 7:1945. 4,000

Hala, Frank and Mary Jelinek to Louis Levy. 73d st, No 408, s s, 163 e 1st av, 25x102.2. P M. Prior mort $14,000. Aug 2, 1909, 3 years, 6%. 5:1467. 5,500

Hamilton, Alex H to N Y SAVINGS BANK. 27th st, Nos 348 and 350, s s, 230 e 9th av, 44x98.9. Aug 2, 1909, due, &c, as per bond. 3:750. 24,000

Harris, Saml of Brooklyn, N Y, and Sarah Harris and Rebecca Golden of N Y to Mary J Smith. Thompson st, No 67, w s, 197.6 s Spring st, 24.2x100x25x100. July 29, 5 years, 5%. July 30, 1909. 2:489. 26,500

Harris, Samuel and Sarah, and Rebecca H Golden, all of N Y, and Mary R Andrae of Weehawken, N J, with Mary J Smith. Thompson st, No 67, w s, 197.6 s Spring st, 24.2x100x25x100. Subordination agreement. July 29. July 30, 1909. 2:489. nom

Harrington, Josephine I to Mary E Johnson. 78th st, No 129, n s, 315.11 w Columbus av, 16x102.2. Prior mort $15,000. July 30, 3 years, 6%. July 31, 1909. 4:1150. 3,500

Harrison, Edward J P and Mary A to Lydia Alexander. St Nicholas av, No 195, w s, 59.3 s 120th st, 29.6x82.11x25.2x67.5. Assignment of rents to secure $625.00 due Oct 30, 1909. July 30, 1909. 7:1925. nom

Harris, Abraham T to Isaac Pauesh. 3d av, No 986. Saloon lease. July 29, due Apr 1, 1910, 6%. July 31, 1909. 5:1313. 500

Heine, Sigmund B to EXCELSIOR SAVINGS BANK. 8th av, No 2909, s w cor 154th st, No 300, 37.6x100. July 30, 1909, 3 yrs, 5%. 7:2047. 50,000

Harris, Leopold to BOWERY SAVINGS BANK. 113th st, Nos 204 and 208, s s, 95 e 3d av, 45x100.11. July 30, 1909, 5 yrs, 4½%. 6:1662. 36,000

Same and Leopold Haas with same. Same property. Subordination agreement. July 29. July 30, 1909. 6:1662. nom

Isaac, Dora to TITLE GUARANTEE & TRUST CO. 69th st, No 362, s s, 508.4 e 2d av, 16.8x77.4. Aug 2, due, &c, as per bond. Aug 3, 1909. 5:1443. 5,000

Investors & Traders Realty Co to Henry L Goodwin and ano trustees Matilda E Coddington. 41st st, No 118, s s, 240 w 6th av, 20x98.9. July 30, 1909, due Oct 5, 1909, 5%. 4:993. 5,000

Same to same. Same property. Certificate as to above mort. July 30, 1909. 4:993. ——

Jones, Hugh to CHELSEA EXCHANGE BANK. 36th st, No 447 West. Leasehold. June 30, due, &c, as per bond. July 30, 1909. 3:734. 2,000

Jelsik, Julius and Andrew Grimack to De Witt C Flanagan and ano trustees, &c, 54th st, No 331 East. Saloon lease. July 29, demand, 6%. July 31, 1909. 5:1347. 2,647.75

Johnson, Alvin F with William Jay trustee Mary E B Field. 115th st, Nos 431 and 433 East. Subordination agreement. July 14. July 30, 1909. 6:1709. nom

Jones, Jos T B to Dorothy Adey and ano. 8th av, No 2292, e s, 25.11 n 123d st, 25x100. July 30, 3 years, 5%. July 31, 1909. 7:1929. 30,000

Jones, Jos T B to Wm L Raymond and ano trustees Thomas McMullen. 8th av, No 2294, e s, 50.11 n 123d st, 25x100. July 30, 3 years, 4½%. July 31, 1909. 7:1929. 24,800

Kleinsinger, Michael to Frank Kleinsinger. Av C, No 124, s e cor 8th st, No 352, —x70x19x70. P M. Prior mort $16,000. July 29, 2 years, 6%. July 30, 1909. 2:377. 2,000

Karp, Osias to Otto Gerdau. 3d st, Nos 390 to 396, s w cor Goerck st, Nos 159 to 161, 100.10x90x100x77.3. July 28, 5 years, 5%. July 31, 1909. 2:356. 50,000

Karp, Michael to Adolf Mandel. Rivington st, No 70, n e cor Allen st, No 150, 22.4x75. Prior mort $39,000. July 28, demand, 6%. July 30, 1909. 2:416. 3,000

Karp, Louis to Adolf Mandel. Ludlow st, No 181, n w s, 100 s w Houston st, 24x87.10. Prior mort $30,250. July 27, demand, 6%. July 30, 1909. 2:412. 5,000

Kidwell, Marie and Francis to whom it may concern. 40th st, No 235, n s, 155 w 2d av, 25x98.9. Certificate as to payment of $5,000 on account of mort. July 8. July 31, 1909. 5:1314. ——

Karp, Osias and Adolf Mandel with Otto Gerdan. 3d st, Nos 390 to 396, s w cor Goerck st, Nos 157 to 161. Subordination agreement. July 28. Aug 3, 1909. 2:356. nom

Knollwood Park Co to John J Carle. Certificate as to mort for $10,000 on land in Westchester Co, N Y. July 27. Aug 3, 1909. ——

Kiefer, Delia C, of Corona, L I, to GREENWICH SAVINGS BANK. 49th st, No 522, s s, 448.8 w 10th av, 17.6x100.5. Aug 4, 1909, due, &c, as per bond. 4:1077. 7,500

Korn, Abraham with Daisy B McCloskey. 121st st, No 302, s s, 100 w 8th av, 33.6x100.11. Extension of $5,000 mort until Aug 7, 1911, at 6%. Aug 3, 1909. 7:1947. nom

Kandell, Samuel with Israel Lebowitz. West End av, No 700. Extension of $8,000 mort until Jan 15, 1912, at 6%. Aug 3. Aug 4, 1909. 4:1242. nom

Keaveny, Patrick to John Stanton Brewing & Malting Co. 10th av, No 780, s e cor 53d st, No 454. Saloon lease. Aug 4, 1909, demand, 6%. 4:1062. 7,500

Keenan, Annie M to N Y TRUST CO. Pleasant av, No 314, e s, 50.5 s 117th st, 22x98. Aug 5, 1909, 3 years, 5%. 6:1715. 14,500

Kaufmann, Leopold and Benj J Weil with Rosina Weil. Goerck st, No 144. Subordination agreement. July 19. Aug 5, 1909. 2:325. nom

Keen, Joseph to Saml J Ashley. 45th st, No 49, n s, 345 e 6th av, 18.9x100.5. Prior mort $53,000. June 18, due, &c, as per bond Aug 5, 1909. 5:1261. 7,000

Kelly, Wm P, of Dobbs Ferry, N Y, and Cynthia K Wheeler and Eva K Rhoads, of N Y, all heirs Hannah A Kelly to Margt wife of Joseph H Mahan of Brooklyn. 126th st, No 143, n s, 315 e 7th av, 15x99.11. July 31, due Aug 4, 1912, 5%. Aug 5, 1909. 7:1911. 4,000

Keen, Joseph, of Yonkers, N Y, to John T Farrel and ano exrs John Farrel. 46th st, No 28, s s, 387.6 w 5th av, 20x100.5. P M. May 21, due, &c, as per bond. Aug 5, 1909. 5:1261. 55,000

Leiner, Geo S to Anna R DeBlois. 78th st, No 116, s s, 188 e Park av, 18x102.2. P M. July 27, 3 years, 5%. Aug 5, 1909. 5:1412. 18,000

Leipziger, Abraham with BOWERY SAVINGS BANK. Orchard st, No 190. Extension of $18,500 mort until Aug 2, 1914, at 4½%. Aug 2. Aug 5, 1909. 2:412. nom

Leerburger, Henry to Mattie C Raynolds guardian Chas T Raynolds et al. 113th st, No 540, s s, 306.3 e Broadway, 18.9x100.11. Aug 4, 3 years, 5%. Aug 5, 1909. 7:1884. 2,000

Lopinto, Carmelo to Pietro Rizzo and ano. Spring st, No 19, n s, 71.3 n w Elizabeth st, runs n 110.10 x w 23.5 x s 81.7 x s 24 to Spring st, x s e 25.9 to beginning. Aug 4, due, &c, as per bond. Aug 5, 1909. 2:493. 2,750

Levy, Annie with Henry Rosenthal. 136th st, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988. nom

Lewis Realty and Construction Co to Albert Buchman of Eastport, Maine. Northern av, n w cor 181st st, 78x134x—x—. July 29, due June 30, 1910, 5%. July 30, 1909. 8:2179. 17,500

Lewis Realty and Construction Co and Minoma Realty Co with Albert Buchman of Eastport, Maine. Northern av, n w cor 181st st, 78x134x—x—. Subordination agreement. July 29. July 30, 1909. 8:2179. nom

Lawrence, Eliz W guardian John B F and Anna N Lawrence both of Moriches, L I, with Fredk W Killian of Brooklyn. 30th st, No 314, s s, 185 e 3d av, 18.9x98.9. Extension of mort for $10,000 to July 18, 1912, at 4½%. July 30, 1909. 3:910. nom

LAWYERS TITLE INS AND TRUST CO with Gideon E Fountain. 88th st, No 318, s s, 245 w West End av, 20x100.8. Extension of mort for $18,000 to Aug 23, 1912, at 4½%. July 20. July 30, 1909. 4:1249. nom

Livingston, Wm to Augustus Van Cortlandt. 90th st, No 117, n s, 253 w Columbus av, 26.6x100.8. July 30, 3 years, 5%. July 31, 1909. 4:1220. 22,500

Lipschitz, Rebecca wife Isaac to J Henry Alexandre. Madison av, No 1529, s e cor 104th st, No 46, 17.7x70; Henry st, No 112, s s, 25x100. Prior mort $——. July 30, due Nov 1, 1912, 6%. Aug 2, 1909. 6:1609, 1:273. 3,000

Liginer, Geo F with Harris D Colt as trustee Edw M Cameron. 9th av, No 765. Extension of mort for $15,000 to July 1, 1914, at 4½%. July 2. Aug 2, 1909. 4:1061. nom

Lerbro Co to William Gasten. Washington st, Nos 466 to 470, w s, 60 s Canal st, 70x100. P M. Aug 2, 5 years, 5%. Aug 3, 1909. 2:597. 65,000

Loewer, George with U S TRUST CO of N Y. 82d st, No 317, n s, 200 w West End av, 20x102.2. Extension of $10,000 mort until Aug 2, 1912, at 4½%. July 12. Aug 3, 1909. 4:1245. nom

Lurrie, Harris to Theresa Hirsh. 1st av, No 231, w s, 63.3 s 14th st, 20x60. P M. Prior mort $16,000. Aug 3, 1909, 2 years, 6%. 2:455. 4,000

Lebowitz, Israel to Fredericka Weisl. West End av, No 700, n e cor 94th st, 42.2x100x40.4x100. July 22, 3 years, 5%. Aug 4, 1909. 4:1242. 70,000

Same and Saml Kandell with same. Same property. Subordination agreement. Aug 3. Aug 4, 1909. 4:1242. nom

Mennella, Mariangiola wife of Vincenzo to Wm Jay trustee Mary E B Field. 115th st, Nos 431 and 433, n s, 244 w Pleasant av, 40x100.11. July 29, 5 years, 5%. July 30, 1909. 6:1709. 34,000

Morgan, J Pierpont with BANK FOR SAVINGS. 36th st, Nos 29 to 33 East. Extension of mort for $125,000 to Nov 15, 1911, at 4½%. Dec 31, 1908. July 30, 1909. 3:866. nom

Michaelsen, Katie and Bertha Stein to Jacob Stein. 132d st, No 37, n s, 356 w 5th av, two lots, each 27x99.11. Two morts, each $3,000. Prior mort $18,000 each. July 30, 1909, 3 years, 6%. 6:1730. 6,000

Mehaffey, Sarah E, of Plainfield, N J, to Perpetual Realty Co. West End av, No 195, s w cor 69th st, No 300, 25.5x100. April 9, due, &c, as per bond. July 31, 1909. 4:1180. 1,564.61

Macmillan Co to Robt S Clark. 5th av, No 64, w s, 103.1 n e 12th st, 25.9x100; plot begins 125 w 5th av and 77.7 s 13th st, runs s 25.7 x e 25 x n 25.7 x w 25 to beginning. July 29, due, &c, as per bond. July 30, 1909. 2:576. 45,000

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8 Towels per week • 1.25 per month | SPECIAL RATES ON LARGER ORDERS.

Same to same. Same property. Certificate as to above mort. July 29. July 30, 1909. 2:576. —

McGill, Robert with EQUITABLE LIFE ASSUR SOC of the U S. 5th av, No 43. Agreement as to ownership of a permanent mortgage for $450,000. Jan 2, 1906. July 30, 1909. 2:569. —

Meehan, John to DeWitt C Flanagan and ano trustees, &c. 9th av, No 429. Saloon lease. July 28, demand, 6%. July 30, 1909. 3:731. 12,000

Makay, Frank to GERMAN SAVINGS BANK. 128th st, No 304, s s, 109.6 w 8th av, runs s 75 x w 0.6 x s 24.11 x w 25 x n 99.11 to st, x e 25.6 to beginning. July 29, 3 years, 4½%. July 31, 1909. 7:1954. 13,500

Mott, Jos C, of Great Neck, N Y, to Hudson Mortgage Co. 55th st, No 20, s s, 80.6 w Madison av, 22.6x100.5. July 28, due Apr 26, 1910, 6%. Aug 2, 1909. 5:1290. 6,000

Marmac Construction Co to Florence Coleman. 39th st, Nos 222 to 226, s s, 510.2 e 8th av, 62.10x98.9. P M and building loan. Aug 2, due Apr 1, 1912, 6%. Aug 3, 1909. 3:788. 200,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 3, 1909. 3:788. —

Manheimer, Simon and Abraham Kasse to Mary S Clark or Clare. Park av, No 1646, w s, 75.8 n 116th st, 25.2x90. Aug 2, due July 5, 1912, 6%. Aug 3, 1909. 6:1622. 3,000

Marie Realty Corpn to Wm H Thomas. Certificate as to mort for $6,000 on land in Westchester Co, N Y. Apr 16. Aug 3, 1909. Misc. —

Myers, Fred S to John E Marsh. Greene st, No 237, n w cor 4th st, No 35, 94x25. All title to strip adj above in rear. P M. Aug 2, 1909, 3 years, 5%. 2:546. 36,000

Murray, Cath wife Isaac A to John O'Connor. Lawrence st, No 4, s s, 16.2 w from junction of s s Lawrence st and s s 126th st, 24.7x100x24.8x100. P M. Aug 4, 1909, 5 years, 5%. 7:1966. 8,000

Moore, James to Lion Brewery. Broadway, No 1372, n e cor 37th st, and 37th st, No 121 West. Saloon lease. July 28, demand, 6%. Aug 4, 1909. 3:813. 500

Manheimer, Morris to LAWYERS TITLE INS & TRUST CO. 101st st, No 9, n s, 175 e 5th av, 25x100.11. July 26, 5 years, 5%. Aug 4, 1909. 6:1607. 21,000

Mortgage Investing Co with Mary D Quinn. 135th st, No 527 West. Extension of $5,500 mort until July 1, 1911, at 6%. Aug 1. Aug 5, 1909. 7:1988. nom

Meyer, Dora to Serena Wronkow. 133th st, No 510, s s, 200 w Amsterdam av, 25x99.11. Aug 4, due, &c, as per bond. Aug 5, 1909. 7:1986. 18,500

Same to Carl Buetow. Same property. Prior mort $18,500. Aug 4, 5 years, 6%. Aug 5, 1909. 7:1986. 3,800

Marquise Co to Ray Hirshberg. 96th st, No 328, s s, 308.4 w West End av, 41.8x100.8. Prior mort $60,000. Aug 4, 3 years, 6%. Aug 5, 1909. 4:1253. 8,000

Newman, Rose C to EMIGRANT INDUSTRIAL SAVINGS BANK. Wadsworth av, s w cor 179th st, 100x100. Aug 4, 1909, 3 years, 5%. 8:2163. 30,000

Nicholas, George to Henrietta C Schroeder-Burley. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Prior mort $251,753.41. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:837. 32,833.50

O'Rourke, Frank to Cath wife Patk G Tighe. 11th av, e s, 24.8 n 22d st, 24.8x75. Leasehold. Building loan. July 31, 1 year, 6%. Aug 2, 1909. 3:694. 4,000

Olmsted, Williard H to Carrie White. 146th st, No 612, s s, 209.11 w Broadway, 19.10x99.11. P M. Prior mort $8,500. Aug 3, due, &c, as per bond. Aug 4, 1909. 7:2092. 7,500

Powell, Ida M wife of and Alex M to BANK FOR SAVINGS in City N Y. Sullivan st, Nos 7 to 15, e s, 93.5 n Canal st, runs e 87 x n 6.9 x e 3 x n 117.7 x w 28 x n 3 x w 62 to Sullivan st, x s 128.1 to beginning. June 28, 5 years, 4½%. July 30, 1909. 1:227. 110,000

Palmer Realty Co to Louis A Ehlers. Lexington av, No 1018, w s, 34.2 s 73d st, 17x80. Prior mort $13,000. July 21, due, &c, as per bond. July 30, 1909. 5:1407. 7,000

Same to same. Same property. Certificate as to above mort. July 21. July 30, 1909. 5:1407. —

Pocono Bldg Co to MUTUAL LIFE INS CO of N Y. 4th av, Nos 221 to 225, n e cor 18th st, Nos 101 to 111, runs n 102 x e 152 x n 82 to s s 19th st, Nos 102 and 104, x e 53 x s 92 x e 18 x s 92 to 18th st, x w 218 to beginning. July 29, due, &c, as per bond. July 30, 1909. 3:874. 1,750,000

Same to same. Same property. Certificate as to above mort. July 29. July 30, 1909. 3:874. —

Philipse Manor Co to MT VERNON TRUST CO. Certificate as to mort dated July 31, 1909. July 31. Aug 2, 1909. Genl morts. —

Paterno Bros, a corpn, to Cath McCrorken as trustee Owen McCrorken. Riverside Drive, e s, 165 n 116th st, 60x134.7 to c l Old Bloomingdale road x61.11x123.9. Aug 2, due Aug 17, 1911, 5%. Aug 3, 1909. 7:1990. 66,000

Piasecke, Bertha to Wm H Taubert. 24th st, No 416, s w s, 546 s e 10th av, 18x80. Leasehold. July 30, demand, 6%. Aug 2, 1909. 3:721. 1,500

Quinn, Mary D to whom it may concern. 47th st, No 227 East. Estoppel certificate. July 23. July 30, 1909. 5:1321. —

Reiman, Alice to LAWYERS TITLE INS AND TRUST CO. 94th st, No 36, s s, 322.3 w Central Park West, 17.6x100.8. P M. July 30, 5 years, 4½%. July 31, 1909. 4:1207. 17,000

Roggen, Nathan to Scheftel Japhe. East Broadway, No 39, s s, 293.10 e Catharine st, 26x75x25.6x75; East Broadway, No 41, s s, 25x75. Prior mort $75,000. July 29, 5 years, 6%. July 30, 1909. 1:280. 10,000

Ring, Naomi, of Mt Vernon, N Y, to Frank M Tichenor. Pearl st, No 298, s e s, abt 130 e Beekman st, 24x86x25.8x85 s w s. July 29, 3 years, 5½%. July 31, 1909. 1:98. 9,000

Rosenthal, Henry with Solomon C Guggenheimer. 136th st, No 508, s s, 175 w Amsterdam av, 37.6x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988. nom

Rodt, Saml and Jacob Lipman to Samson Lachman. 44th st, Nos 451 and 453, n s, 150 e 10th av, 50x100.4. P M. Prior mort $11,000. Aug 2, 1909, 1 year, 6%. 4:1054. 20,000

Reis, John to David Bussel. 108th st, No 67, n s, 150 e Columbus av, 25x100.11. P M. Prior mort $22,000. Aug 1, 3 years, 6%. Aug 3, 1909. 7:1844. 3,750

Regal Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 259.10 n 175th st or n e cor 176th st, 99.11x100. P M. Prior mort $27,675. July 30, 1 year, 6%. Aug 3. 1909. 8:2132. 7,500

Same to same. Same property. P M. Prior mort $35,175. July 30, 1 year, 6%. Aug 3, 1909. 8:2132. 9,825

Regal Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 259.10 n 175th st or n e cor 176th st, 40x100. Agreement that mort for $16,00 0is a lien on above premises only. July 30. Aug 3, 1909. 8:2132. nom

Ryce, Lucius C, of Hartford, Conn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Park av, No 1101, n e cor 89th st, No 101, 19.8x80. July 22, 3 years, 4½%. Aug 3, 1909. 5:1518. 24,000

Steiner, Isidor and Henry, and Joseph Kopperl to Albert F Hyde. 17th st, Nos 257 to 265, n s, 100 e 8th av, 127x92. P M. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:767. 250,000

Same to same. Same property. P M. Prior mort $250,000. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:767. 146,000

Sable, Leon with Ann A Thomas et al trustees Saml Thomas. 143d st, Nos 212 and 214 West. Extension of $50,000 mort until May 1, 1915, at 5%. Apr 27. Aug 3, 1909. 7:2028. nom

Smith, Clara A, Sarah L and Louisa to Kath T Moore. 9th av, No 226, s e cor 24th st, Nos 354 and 356, 24.8x100. Leasehold. Aug 2, 1909, 5 years, 6%. 3:747. 1,000

Scully, John H to Julia Aichele. Av A, No 1645, s w cor 87th st, No 448, 25x75. Aug 2, due, &c, as per bond. Aug 3, 1909. 5:1566. 20,000

Sobel, Sam and Becky his wife to Cornelia H Hughes. 74th st, No 484 East. Declaration as to correction of name of mortgagee in mort recorded Nov 27, 1905. June 29, 1909. Aug 2, 1909. 5:1468. —

Savino, Santo to George David. 115th st, No 63, n s, 185 e Madison av, 25x100.11. P M. Prior mort $24,000. July 31, installs, 6%. Aug 2, 1909. 6:1621. 1,500

Sinske, Morris M with LAWYERS TITLE INS & TRUST CO. 121st st, No 232 East. Agreement as to share ownership of mort. July 29. Aug 2, 1909. 6:1785. nom

Silberman, Esther to LAWYERS TITLE INS & TRUST CO. Av B, No 221, e s, 71.9 n 13th st, 22x88. June '23, 5 years, 5%. Aug 2, 1909. 2:396. 16,000

Schulman, Esther, of Brooklyn, N Y, to Louis Starr. 91st st, No 108, s s, 96 e Park av, 27x100.8. P M. Prior mort $——. July 29, due Jan 29, 1912, 6%. July 30, 1909. 5:1519. 4,500

Starr, Louis to Geo F Bleil et al. 91st st, No 108, s s, 96 e Park av, 27x100.8. P M. July 29, 4 years, 5%. July 30, 1909. 5:1519. 26,000

Starr, Louis to James A Robinson. 91st st, No 110, s s, 103 e Park av, 27x100.8. P M. July 29, 5 years, 5%. July 30, 1909. 5:1519. 26,000

Schwartz, Paulina to Loretta V Fleming. 110th st, Nos 202 to 208, s s, 85 e 3d av, 60x100.10. P M. Prior mort $22,400. July 30, 2 years, 6%. July 31, 1909. 6:1659. 3,000

Schwartz, Paulina to Clergymens Retiring Fund Society of The Protestant Episcopal Church in the U S. 110th st, Nos 202 to 208, s s, 85 e 3d av, 60x100.10. P M. July 30, 3 years, 5%. July 31, 1909. 6:1659. 22,400

Sprenger, Lucette D to Harmon W Hendricks et al exrs Emma B Hendricks. West End av, No 658, s e cor 92d st, 20.8x82. July 30, 5 years, 5%. July 31, 1909. 4:1239. 36,000

Schuylkill Realty Co to ROYAL BANK OF N Y. Wadsworth av, s e cor 182d st, 70x50. Assign rents. July 29, installs, —%. July 30, 1909. 8:2165. 2,000

Singerman, Saml A to American Mortgage Co. 53d st, No 131, n s, 375 w 6th av, 25x100.5. Aug 5, 1909, 5 years, 5%. 4:1006. 22,500

Samarelli, Gaetano F Carmelo Atonna and Michele Caturani to Eliz F King et al exrs Edward King. Pleasant av, Nos 281 and 283, n w cor 115th st, 30.7x74. July 30, due Aug 1, 1914, 5½%. Aug 3, 1909. 6:1709. 13,000

Schneller, Bernhard with Phillips-Julien Realty Co. 114th st, n s, 200 e Amsterdam av, 100x100. Extension of time for completion of building until Jan 1, 1910. Aug 4. Aug 5, 1909. 7:1867. nom

Sebastian Wagon Co to Chas A Stadler. 53d st, Nos 425 to 429, n s, 294 e 1st av, 75x200.10 to 54th st, No 418. Aug 2, 5 years, 6%. Aug 5, 1909. 5:1365. 80,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 5, 1909. 5:1365. —

Teichman, Engineering and Construction Co to David Thomson and ano trustees Clara H Jerome. Greenwich st, Nos 708 and 710, w s, abt 70 n 10th st, 50x93x52.6x89.8. Aug 5, 1909, 5 yrs. 4½%. 2:631. 50,000

Same to same. Same property. Certificate as to above mort. Aug 5, 1909. 2:631. —

Same and Yale D Benner with same. Same property. Subordination agreement. Aug 5, 1909. 2:631. nom

Tripler, Caroline to LAWYERS TITLE INS AND TRUST CO. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. July 30, 5 years, 5%. July 31, 1909. 2:432. 11,000

Tobiesen, Eleanor and Annie Levy with Ernest G W Woerz and Solomon C Guggenheimer. 136th st, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988. nom

Tobiesen, Eleanor and Henry Rosenthal with Ernest G W Woerz. 136th st, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988. nom

Tobiesen, Eleanor to Morris Levy. 136th st, Nos 504 and 506, s s, 100 w Amsterdam av, two lots, each 37.6x99.11. Two P M morts, each $7,000. Two prior morts $38,000 each. July 28, due July 1, 1912, 6%. July 30, 1909. 7:1988. 14,000

Tobiesen, Eleanor to Ernest G W Woerz. 136th st, Nos 504 and 506, s s, 100 w Amsterdam av, 2 lots, each 37.6x99.11. Two morts, each $38,000. July 28, 3 years, 5%. July 30, 1909. 7:1988. 76,000

Tillis, Saml to Joshua Silverstein 146th st, No 420, s s, 62.6 e Convent av, 37.6x99.11. P M. Prior mort $40,000. July 29, due Feb 1, 1912, 6%. July 31, 1909. 7:2060. 5,000

Tobiesen, Eleanor to Solomon C Guggenheimer. 146th st, No 508, s s, 175 w Amsterdam av, 37.6x99.11. July 28, 3 years, 5%. July 30, 1909. 7:1988. 38,000

Same to Morris Levy. Same property. P M. Prior mort $38,000. July 28, due June 1, 1912, 6%. July 30, 1909. 7:1988. 7,000

Tishman, Julius to Sender Jarmulowsky. Division st, Nos 218 to 222, n e cor Clinton st, Nos 188 and 188½, on map Nos 188 to 190, 64x67.10x26.10x90.4. P M. Aug 2, 1909, due, &c, as per bond. 1:314. 20,000

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Tobiesen, Eleanor to Morris Levy. 136th st, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11. P M. Prior mort $38,000. July 28, due June 1, 1912, 6%. July 30, 1909. 7:1988. 7,000

Taft Construction Co to Louis Gordon. Consent to mort for $7,000 covering land in Kings Co. July 19. July 31, 1909. —

Same to same. Certificate as to mort for $7,500 covering land in Kings Co. July 19. July 31, 1909. —

Tripler, Caroline and Harry L Rosen with LAWYERS TITLE INS & TRUST CO. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. Subordination agreement. July 30. Aug 2, 1909. 2:432. nom

Tripler, Caroline and Nellie Cawley with LAWYERS TITLE INS & TRUST CO. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. Subordination agreement. July 29. Aug 2, 1909. 2:432. nom

Timm, C Margt widow John H to German Evangelical Lutheran Church of St Paul in City N Y. Perry st, Nos 85 and 87, n e cor Bleecker st, Nos 385 and 387½, 55.2x58.9x54.7x57.3. Aug 2, 1909, due, &c, as per bond. 2:622. 3,000

Twenty-Seventh St Co to TITLE INS CO of N Y. 27th st, Nos 39 to 43, n s, 150 w 4th av, 75x113.6. Aug 4, 1909, 5 years, 5%. 3:857. 260,000

Same to same. Same property. Certificate as to above mort. Aug 4, 1909. 3:857. —

Townsend-Odell Co with UNION DIME SAVINGS BANK. Riverside Drive, No 194, s e cor 92d st, No 316, 102.7 to n s old lane x125.2x109.4x125, with all title to old lane. Extension of $240,000 mort until Nov 1, 1913, at 4½%. July 26. Aug 3, 1909. 4:1251. nom

Tishman, Julius to Sender Jarmulowsky. 93d st, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s Apthorps lane x n 19.10 to c l Apthorps lane x w 25.10 x n 35.6 x e 100 x s 19.3 to n s Apthorps lane x s 20.2 to c l Apthorps lane x e 0.8 x s 61.2 to beginning. P M. Aug 3, 1 year, 5½%. Aug 4, 1909. 4:1207. 40,000

Ullman, Coleman to Wm Mylius. 147th st, No 618, s s, 150.6 w Broadway, 24x99.11. P M. Prior mort $——. July 28, 3 years, 6%. July 30, 1909. 7:2093. 7,500

Uhlig, Caroline to Packard & Co. Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100. Assign rents to extent of $825. June 23. July 30, 1909. 6:1595. 825

Unterberg, Bella with Morris Claman, Abraham Tokajer, Pauline Barabash and Abraham Weisbrot. Rivington st, No 148. Extension of $28,750 mort until Aug 1, 1916, at 6%. Aug 3. Aug 5, 1909. 2:349. nom

Viebeck, John to TITLE GUARANTEE AND TRUST CO. Amsterdam av, No 1986, w s, 74.11 n 158th st, 25x100. P M. Aug 4, due, &c, as per bond. Aug 5, 1909. 8:2117. 14,000

Veit, Flora G with Moses Neustader Peisach Neustader and Harry P Herzig. Sheriff st, No 63. Agreement as to release and discharge from all liability under bond. July 30, 1909. 2:338. nom

Van Laer, Stella S to Dora E Merrill. 57th st, No 32 and 34, s s, 75 e Madison av, 50x100.5. P M. Prior mort $145,000. July 30, 10 years, 5%. July 31, 1909. 5:1292. 30,000

Van Laer, Stella S to LAWYERS TITLE INS AND TRUST CO. 57th st, Nos 32 and 34, s s, 75 e Madison av, 50x100.5. July 30, 5 years, 5%. July 31, 1909. 5:1292. 145,000

Vollmers, Henry E to Chas Schramm. 40th st, No 440, s s, 275 e 10th av, 25x98.9. P M. July 31, 3 years, 6%. Aug 2, 1909. 3:737. 3,000

Von Dehsen, Chas H to GERMAN SAVINGS BANK in City N Y. 8th av, Nos 2149 and 2151, s w cor 116th st, Nos 300 and 300½, 40.11x100. Aug 2, 1909, 5 years, 4½%. 7:1848. 25,000

Vogel, Fredk to N Y SAVINGS BANK. 31st st, No 328, s s, 265 w 1st av, 20x98.9. Aug 3, due, &c, as per bond. Aug 4, 1909. 3:936. 8,000

White, Mathilda to Yale University. Lenox av, No 198, s e cor 120th st, No 84, 37.2x85. Aug 3, 3 years, 4½%. Aug 4, 1909. 6:1718. 40,000

Weissman, Rachel wife of and Abraham to John J Mahony. 97th st, No 106, s s, 125 e Park av, 25x100.11. June 9, demand, 6%. July 30, 1909. 6:1624. 1,900

Weir, Mary E to Chas A Miller. 72d st, No 123 n s, 215 w Columbus av, 20x102.2. P M. July 27, due, &c, as per bond. July 30, 1909. 4:1144. 47,000

Wingert, Henry A to Jules J Vail. 2d av, No 2276, s e cor 117th st, No 300, 25.5x84.10. July 29, 5 years, 5%. July 30, 1909. 6:1688. gold, 20,000

Same and Chas J Nunan with same. Same property. Subordination agreement. July 29. July 30, 1909. 6:1688. nom

Xiques, Ramon to Alice Davis. 31st st, No 207, n s, 135 e 3d av, runs n 50 x w 8 x s — to st, at point 118 e 3d av, x e 17 to beginning. P M. Aug 3, due, &c, as per bond. Aug 5, 1909. 3:912. 2,500

Zika, Teresie to Chas Isaacs. 66th st, No 327, n s, 224.11 w 1st av, 25x100.5. P M. Prior mort $15,000. July 30, 3 years, 5%. July 31, 1909. 5:1441. 4,500

Zipser, Amelia, Cornelius Daniels and Isidor Teitelbaum to Corporation of the Brick Presbyterian Church in City N Y. 109th st, No 164, s s, 245 w 3d av, 25x100.11. July 28, due April 5, 1914, 5%. July 31, 1909. 6:1636. 1,500

Zobel, Christian F with Morris J Gordon and Bearnett Cohen. 37th st, No 408, s s, 150 w 9th av, 25x98.9. Subordination agreement. May 29. Aug 4, 1909. 3:734. nom

Zweig, Julius to MERCANTILE TRUST CO and ano trustees for Isabella K Brownson and children under will Henry E Robinson. Chrystie st, No 176, e s, 81 s Rivington st, 19x75. Aug 3, 1909, 5 years, 4½%. 2:420. 13,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Alexander, Sadie O to Alfred Olenick. 164th st, No 869, n s, 33.7 w Stebbins av, 19.6x74.7. July 30, 1909, 2 years, 6%. 10:2690. 1,500

*Boesche, Mercedes to Mary Reiser. St Ouen pl, n s, lots 15 and 16 map No 1 South Vernon Park, 50x100. July 30, 3 years, 6%. July 31, 1909. 1,150

*Bolte, John C to Jefferson M Levy. Lots 59, 63, 64 block 22 and lots 14 to 16 block 5 map No 393 of lots at Edenwald. July 7, due, &c, as per bond. July 30, 1909. 1,500

*Bunzel, Emil to Hudson P Rose Co. McDonald st, s s, 265.4 e Eastchester road, 25x100, and being lot 203 map 3272 lots Hunter estate. P M. July 10, due Aug 1, 1912, 5½%. July 31, 1909. 425

Brook Construction Co to Estates Settlement Co. 180th st, late Samuel st, s s, 174 w Prospect av, late st, 122 to Clinton av, x 164x122x168, except part for 180th st and Clinton av. P M. July 28, due, &c, as per bond. July 30, 1909. 11:3094. 14,000

*Buhl, William and Matthew T Halpin to Eliz K Dooling. Starling av, s s, 171 w Glebe av, 25x111.7x25x111.8. July 28, 3 years, 5½%. Aug 2, 1909. 4,000

Bartolicius, Emil to Helene Engler. Park av, Nos 3990 and 3992, e s, abt 100 n 173d st, —x—. Oct 28, 1908, 1 year, 6%. Aug 2, 1909. 11:2906. 2,800

Bryant, Eliz F to LAWYERS TITLE INS & TRUST CO. 190th st, n s, 35 e Morris av, 68.7x114. Aug 3, 1909, 5 years, 5%.11:3175. 7,000

Benedict, Chas M with Mary J F Pratt and Ida F Crampton. 236th st, s s, 200 w Oneida av, 2 lots, each 25x100. Extension of two morts for $4,000 each until July 30, 1914, at —%. July 30. Aug 3, 1909. 12:3366. nom

Borst, Otto and Alfred E Schaefer to Mathias Haffen. Grant av, e s, 80.6 s 162d st, 18x105. Aug 2, due, &c, as per bond. Aug 4, 1909. 9:2444. 4,500

*Branca, Achille to Geo A Sipp. Maple av, w s, 50 n 211th st (Ruskin st), 25x100. Aug 3, 3 years, 6%. Aug 4, 1909. 1,000

Boyland (John) Co to TITLE GUARANTEE AND TRUST CO. Marion av, n w cor 193d st, 32.2x181.2 to e s Bainbridge av, x36.10 x170.4. Building loan. Aug 4, demand, 6%. Aug 5, 1909. 12:3286 and 3287. 40,000

Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1909. 12:3286 and 3287. —

Broad Realty Co to Grace M Keefer and ano guardians John H Macy, Jr, and ano. Irvine st, w s, 49.4 s Garrison av, 20x50. Aug 4, 5 years, 5%. Aug 5, 1909. 10:2761. 5,000

Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1909. 10:2761. —

*Cassidy, Patrick M to LAWYERS TITLE INS AND TRUST CO. Waldo pl, n e cor Daniel st, 80x100x54.1x103.3. Aug 2, 5 years, 5%. Aug 4, 1909. 5,000

*Centonze, Grazio to Hudson P Rose Co. Hobart av, w s, 150 s Waterbury av, 25x100, and being lot 74 map 108 lots Coster estate. P M. July 28, 3 years, 5½%. Aug 4, 1909. 450

Cleland, Mary wife of and James to Wm Z Larned. 240th st, s s, 116 e Mt Vernon av, two lots, each 20x100. Two morts, each $5,000. July 31, 1 year, 6%. Aug 4, 1909. 12:3380. 10,000

*Collins, Geo to Geo A Devermann. Blackrock av, No 2044 (8th st), s s, 330 w Olmstead av (Av D), 25x108. P M. Prior mort $3,000. Aug 3, 3 years, 6%. Aug 4, 1909. 1,500

Conron Bros Co to Jared W Bell. Bergen av, e s, 85 s 153d st, runs s 74.6 x e 107.6 to c l Old Mill Brook, x s 19.7 x e 27.8 to Brook av, x n 206.2 to st, x w 38.9 to c l Old Mill Brook, x s 103.2 x w 82.3 to beginning. Aug 4, 1909, 5 years, 6%. 9:2361. 80,000

Same to same. Same property. Certificate as to above mort. Aug 4, 1909. 9:2361. —

*Cockburn, Wm H with Robt Caterson. 231st st, late 17th av, s s, 205 e White Plains road, 50x114, Wakefield. Extension of $4,000 mort until Aug 2, 1912, —%. Aug 2, 1909. nom

Condon, Richard J to Richard Condon. Eastburn st, e s, 225 n Walnut st, 50x100, except part for 173d st and Eastburn av. P M. July 30, 3 years, 5%. July 31, 1909. 11:2793. 2,000

Cioffi, Carmine to Commercial Finance Co. Intervale av, w s, 330.7 n 167th st, runs w 120.8 x n 18.9 x n 0.6 x w 29.3 x n 25 x e 47.11 x s 1 x e 121.4 to av, x s 25 to beginning; Home st, n s, 100 w Fox st, runs n 64 x s w 27.4 x s 52.11 to st, x e 25 to beginning; Intervale av, e s, 160.8 s w Kelly st, runs s e 61.6 x e 58.4 to w s Kelly st, x s 17.5 x w 64.10 x n w 66.1 to av, x n 20 to beginning. July 20, 1 year, 6%. July 30, 1909. 4,500

Coleman, Sarah to Margt Thorn. Old Post road, w s, 30.5 n e land Patrick Coleman, runs n e 90 x n w 165.7 x s 123.10 x e 140 to beginning, except part for 259th st. July 27, 3 years, 6%. July 30, 1909. 13:3423. 1,700

*Costar, George to Louis Langfield. Jefferson st, n w cor Railroad av, 358x265.6x122.6x125. P M. July 31, 3 years, 5½%. Aug 2, 1909. 6,250

Connet, Rose F with Gaetano Salerno and Eibe D Cordts. Hughes av, No 2398. Extension of $5,000 mort until July 2, 1912, at 5½%. June 30. Aug 3, 1909. 11:3076. nom

*D'Andrea, Victoria wife of and Antonio to Alwell Realty Co. Garfield st, No 1719, w s, 180 n Columbus av, 25x100, and being lot 294 map Van Nest Park. Aug 2, due, &c, as per bond. Aug 3, 1909. 6,000

D'Ambra, Annie to Henry R Wood. Decatur (Norwood) av, n w s, 366.7 n e 205th st, two lots, each 25x100. Two morts, each $6,250. Aug 2, 3 years, 5½%. Aug 4, 1909. 12:3350. 12,500

Del Gaizo, Raffaele to Thomas Delgas. 152d st, n s, 525 w Courtlandt av, 25x100. Prior mort $10,000. July 30, 3 years, 4%. Aug 4, 1909. 9:2412. 1,800

Doutney, Wm B to DOLLAR SAVINGS BANK of City N Y. Hughes av, e s, 149 s 179th st, 72.10x95x74.10x95. Aug 2, due Dec 1, 1910, 5%. Aug 4, 1909. 11:3079. 4,000

*Dickson, Richard, of White Plains, N Y, to Anna M Scholz. St Pauls av, e s, 378 s Bronx and Pelham Parkway and being lots 81 to 85 map Eliz Schuh, Westchester, 125x124x125x121.1. P M. Aug 2, 8 years, 5%. Aug 4, 1909. 3,500

Same to same. St Pauls av, w s, 437 s Bronx and Pelham Parkway and being lots 28 to 31 same map, 100x125.1x100x124.9 n s, P M. Aug 2, 8 years, 5%. Aug 4, 1909. 2,800

Dohm, Bertha to LAWYERS TITLE INS AND TRUST CO. Clay av, e s, 384 n 165th st, 27x80. Aug 3, 5 years, 5%. Aug 5, 1909. 9:2425. 8,000

Same and Ernest Wenigmann with same. Same property. Subordination agreement. July 21. Aug 5 ,1909. 9:2425. nom

*Fitzek, Frank to Saml Keeler. 220th st, late 6th av or st, n w cor 227th st, lot 61 map Wakefield. July 30, 3 years, 6%. Aug 3, 1909. 2,000

Fitzell, Henry T to Mary D Hass EXTRX, &c, John D Hass. Teasdale pl, s s, 119.10 e 3d av, 25x100. Aug 5, 1909, 5 years, 5%. 10:2621. 19,000

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*Fuchs, Joseph to Arthur J Mace and ano exrs Malinda G Mace. Sheil st, s s, 125 w Elwood pl, 50x100, Laconia Park. P M. July 23, 3 years, 6%. Aug 3, 1909. 450

Feldman, Samuel with Rosa Mason. 171st st, n s, 175.2 e 3d av, 19x143.2x19.1x141.9. Extension of mort for $6,600 to July 1, 1914, at 5%. July 1. Aug 2, 1909. 11:2928. nom

*Finneran, Mary E to Fredk W Niemeyer. 6th av, s w cor 3d st, 109.4x50, Williamsbridge. Aug 4, 3 years, 5%. Aug 5, 1909. 4,000

*Fensterer, Richard with Henry Breslauer as trustee Miriam Breslauer. Bronx Park av, s e cor 177th st, 100x25. Subordination agreement. July 26. Aug 2, 1909. nom

*Friedman, Bernard to Susanna Overfield. Doon av, s e cor Kingsbridge road, 94.4x100x107.4x100. July 30, 1909, due, &c, as per bond. 1,500

Fioravanti, Germano of Yonkers, N Y, to Dennis Hayes. Grand av, e s, 358.7 n 184th st, 32.1x119.6x9.9x116.1. July 29, due, &c, as per bond. July 30, 1909. 11:3212. 12,000

Gruber, Katherina to John A Groshon. Lafayette st, n s, 50 w Faile st, 50x100. July 30, 3 years, 5%. July 31, 1909. 10:2764. 3,500

Gehlhardt, Ferdinand to Louis Greenbaum. Prospect av, e s, old line, at n s lot 94; also distant 265 s from old s s 180th st, late Samuel st, 16.6x150, being part of lot 94 map East Tremont. July 29, 3 years, 6%. July 30, 1909. 11:3109. 600

Galardi, Maria to Thomas F Murray. 188th st, n s, about 144.7 w Aqueduct av, lot 23 map No 1060 of 112 lots of Estate of Moses Devoe, 25.6x104.6x25x109.8. July 30, 1909, 1 year, 5%. 11:3219. 2,000

*Grant, Frank A to The Monatiquot Real Estate Co of N Y. 232d st, s w s, 305 n w 7th st, or av, 25x114.5, Wakefield. P M. June 25, 3 years, 5%. Aug 4, 1909. 350

Geiger, Cath T to Matthew Wolf. 180th st, n s, 122 w Boston road and at w s premises described in deed to George Strecker, runs n 95 x w 46.6 x s 95 to st x e 45.5 to beginning. Aug 3, 3 years, 5½%. Aug 4, 1909. 11:3138. 3,000

Geiger, Henry to Matthew Wolf. Daly av, s e cor 179th st, runs s 27.6 x e 100.4 x s 38.10 x e 71.6 x n 55.9 to 179th st x w 171.2 to beginning. Aug 3, 3 years, 5½%. Aug 4, 1909. 11:3127. 6,000

Hallinan, Mary wife of and James to Matilda A Stanisics. Bailey av, w s, 649.4 n from intersection w s Bailey av and e s Old Albany Post road, 50x99.2x63.2x80. Aug 2, 5 years, 6%. Aug 4, 1909. 12:3262. 12,000

*Helm, Campbell A and Robt J to John B Eustis. Columbus av, n s, 78.4 e White Plains road, 16.8x100. P M. July 31, due, &c, as per bond. Aug 2, 1909. 1,000

Higgins & Co to Sophie M Bach. Trinity av, e s, 275 n 161st st, 25x100. Aug 3, due, &c, as per bond. Aug 4, 1909. 10:2638. 23,000

Same to same. Same property. Certificate as to above mort. July 22. Aug 4, 1909. 10:2638. —

Same to Chas Schimmer. Same property. Prior mort $23,000. Aug 3, due, &c, as per bond. Aug 4, 1909. 10:2638. 2,500

Same to same. Same property. Certificate as to above mort. July 22. Aug 4, 1909. 10:2638. nom

Home St Realty Co and Mary Superior with North American Mortgage Co. Home st, n s, 86.5 e Longfellow av, 50x100. Subordination agreement. July 29. Aug 5, 1909. 11:3006. nom

*Hupfel, Otto G and Walter Mott to Estates Development Co. Edison av, s e cor Barkley av, 100x100. P M. Aug 4, due, &c, as per bond. Aug 5, 1909. 3,300

*Hanrahan, Katherine to John Schroder. 172d st, e s, 256 s Gleason av, 25x100, and being lot 597 and 598 map Gleason property dated June 24, 1897. Two morts, each $3,500. Aug 4, due, &c, as per bond. Aug 5, 1909. 7,000

*Hartmayer, Henry A with Henry Kurz. 10th st, n s, 76.11 e Av E, 76.10x108, Unionport. Extension of mort for $600 to June 27, 1911, at —%. Mar 31. July 30, 1909. nom

Heemsath, Wilhelmina wife of and Herman to Matilda Griesel. 161st st (Clifton st), n s, 57 w Forest av, 18x75. July 29, 3 years, 6%. July 31, 1909. 10:2638. 1,000

Hilgemann, Adelheid wife Henry to Oscar Scherer. 198th st, s s, 200.2 w Creston av, 25x100.1. Aug 2, 1909, 3 years, 5½%. 12:3318. 5,000

Heymann, Josefine to George Peper and ano. Union av, No 857, w s, old line, 50.5 s 161st st, 25.5x100, except part for av. Aug 2, 1909, 3 years, 5%. 10:2667. 6,500

Hershfield, Elias to LAWYERS TITLE INS & TRUST CO. Wendover av, s s, 25.3 e Washington av, runs s 91.3 x e 24.11 x n 87.8 x w 25.3 to beginning. July 30, 5 years, 5%. Aug 2, 1909. 11:2912. 17,000

Heymann, Josefine to Carrie Fazio. Union av, w s, 50.6 s 161st st, 25x100, except part for Union av. Prior mort $6,500. Aug 2, due, &c, as per bond. Aug 3, 1909. 10:2667. 2,000

Irvine Realty Co to Geo F Johnsons Sons. Faile st, n w cor Gilbert pl, 100x175. P M. Prior mort $6,000. July 22, due, &c, as per bond. July 31, 1909. 10:2761. 10,500

Irvine Realty Co to Geo F Johnson's Sons Co. Gilbert pl, n w s, 25 s w Faile st, 150x100. Certificate as to six morts for $6,000 each. July 22. July 31, 1909. 10:2761. —

Irvine Realty Co to LAWYERS TITLE INS & TRUST CO. Gilbert pl, n w s, 100 s w Faile st, three lots, each 25x100. Three building loan morts, each $6,000. July 22, 1 year, 6%. July 31, 1909. 10:2761. 18,000

Same to same. Gilbert pl, n w s, 25 s w Faile st, three lots, each 25x100. Three building loan morts, each $6,000. July 22, 1 year, 6%. July 31, 1909. 10:2761. 18,000

Irving Construction Co to Manhattan Mortgage Co. Webster av, e s, 471.5 n Gun Hill road, 183.7x82.8x212.2x74.9. Certificate as to mort for $42,500. Aug 4. Aug 5, 1909. 12:3360. —

Irving Construction Co to Manhattan Mortgage Co. Webster av, e s, 471.5 n Gun Hill road, 183.5x100, except part for av. Aug 4, due, &c, as per bond. Aug 5, 1909. 12:3360. 42,500

*Janson, Katharina to John Soltau. 5th st, n s, 230 w Av D, 25 x108, Unionport. Prior mort $——. Aug 5, 1909, 3 years, 5½%. 3,000

Jaeger, Emma A to Ellen Fitzgerald. Freeman st, n e s, 100 s e West Farms road, 84.5x60.11x133.8x131.9. July 20, 3 years, 6%. July 30, 1909. 11:3006. 3,000

Jahn, Augusta wife of and Chas F A to Josephine Schwarz. Boston road, No 2027, w s, 38 s 178th st, 18.10x62.10x18.10x63.10. July 30, due Mar 22, 1911, 5½%. July 31, 1909. 11:3135. 1,000

*Johnson, John E to Sylvia Ehrlich. Madison av, n e cor Robin av, 50x100. P M. July 29, due, &c, as per bond. July 31, 1909. 600

*Jantzer, Jacob to Eliz Stroh. St Lawrence av, w s, 175 n Merrill st, lot 200 block E amended map Mapes estate. July 30, 1909, due, &c, as per bond. 4,000

*Jewell, Truman W to Truman A Jewell. Fordham st, No 158, s s, 175 e City Island av, —x—, City Island. July 31, 3 years, 6%. Aug 3, 1909. 1,200

Kitchen, Jane to Henry M Powell. Kelly st, e s, 171.3 n 165th st, 59x100. Building loan. July 30, demand, 6%. July 31, 1909. 10:2716. 18,750

*Kane, Ellen A to Laura Boorman. Matilda st, n w s, n e ½ lot 74 map Wakefield, 25x100. July 1, 3 years, 5½%. July 30, 1909. 2,000

*Kurz, Martha F wife of and Charles with Henry Kurz. Av E, n e cor 10th st, 108x51.3, Unionport. Extension of mort for $3,000 to Jan 1, 1912, at —%. Mar 31. July 30, 1909. nom

Kubischta, Frank to Natalie R Buser. Franklin av, No 1206, e s, 112 s 168th st, 30.6x106. All title to strip adj above on s s, 1.6x106. P M. Prior mort $13,500. July 29, 5 years, 6%. July 30, 1909. 10:2614. 4,000

Koelble, Henry A to Wm S Patten. Perry av, s s, 219.6 s w 205th st, 50x100. June 18, 1 year, 5%. July 30, 1909. 12:3345. 2,500

Krabo, Marie and Johanna Ernst to Geo H Diehl. Vyse av, e s, 207 s 180th st, 35x112.5x35x112.11. June 14, 3 years, 5%. July 30, 1909. 11:3132. 18,000

Krabo, Marie wife of August and Johanna R wife of Gustav Ernst to Xantha S Bartlett. Vyse av, e s, 242 s 180th st, 35x111.10x35.2x112.5. June 21, due, &c, as per bond. July 30, 1909. 11:3132. 18,000

Keogh (Wm T) Amusement Co to METROPOLITAN LIFE INS CO. Westchester av, s s, at s e s Bergen av, runs e 78 x s 173.5 x w 24.3 x n w 6 x w 109.7 x s w 8.11 to Gerard av x n w 78.10 to Bergen av, x n e 188.11 to beginning. July 29, due Oct 1, 1914, 6%, until completion and 5½% thereafter. July 30, 1909. 9:2294. 225,000

Same to same. Same property. Certificate as to above mort. July 29. July 30, 1909. 9:2294. —

Klein, Esti to Samuel Cowen. Dawson st, No 786, s e s, 135 s w Longwood av, 25x100. P M. Prior mort $——. Aug 2, due Feb 1, 1912, 6%. Aug 3, 1909. 10:2701. 1,500

Klein, William and John J Sullivan to Sophia Isaacs and ano. 136th st, No 311, n s, 125 w Alexander av, 25x100. Aug 2. 4 years, 5%. Aug 3, 1909. 9:2312. 9,000

*Kupsa, Gustav to Albert Von Belling. Morris Park av, s s, 70 e White Plains av, 25x100. July 31, due July 1, 1912, 5%. Aug 3, 1909. 4,500

Kaplan, Israel with Katie Schwanewede widow. 146th st, n s, 225 e Willis av, 25x100. Extension of mort for $1,500 to July 15, 1914, at 6%. July 30. Aug 3, 1909. 9:2291. nom

Kitchen, Jane wife of Andrew to American Mortgage Co. 147th st, s s, 315 w Brook av, 50x99.9. Building loan. Aug 2, 1 year, 5½%. Aug 4, 1909. 9:2291. 24,000

*Kaiser, John as devisees under will Chas Eisele to John Haffen and ano. Av A, e s, extends from 6th to 7th sts, lot 498 map Unionport, except part for Zerega av. Prior mort $——. Aug 3, 1 year, 5%. Aug 4, 1909. 18,000

Keller, Ernst to Abraham F Cohen. Martha av, e s, 75 n 240th st, two lots, each 25x100. Two morts, each $1,000. Two prior morts $4,750 each. July 30, 1 year, 6%. Aug 4, 1900. 12:3394. 2,000

Keller (George) Construction Co to American Mortgage Co. Park av, n e cor 188th st, runs e 139.6 n 40 x w 2.9 x n 55.10 to 189th st, x w 136.11 to av, x s 105. Building loan. Aug 2, 1 year, 6%. Aug 4, 1909. 11:3041. 75,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 4, 1909. 11:3041. —

Kitchen, Jane wife of Andrew to Greenwich Mortgage Co. 147th st, s s, 315 w Brook av, 50x99.9. Aug 2, 1 year, 5½%. Aug 3, 1909. 9:2291. 12,000

*Koch, Edna A to Maria Downey. 240th st, s w s, lot 115 map Washingtonville, 37.10x132.1. P M. Prior mort $2,800. July 29, due, &c, as per bond. Aug 5, 1909. 2,700

*Kelman, Max to Joseph Lederer. Oakes av, w s, 300 n Jefferson av, 75x100. Aug 4, due, &c, as per bond. Aug 5, 1909. 300

*Kronmeyer, Eliz L with Louise C Wolf. West Farms road, s w cor St Lawrence av, 55.4x112.5x50x136.3. Extension of $9,000 mort until Oct 27, 1912, —%. Aug 5, 1909. nom

Lang, Simon to EXCELSIOR SAVINGS BANK of City N Y. Brook av, No 1459, n w cor St Pauls pl, 27.5x83.11x37.11x86.3. Aug 4, 5 years, 5%. Aug 5, 1909. 11:2896. 3,000

Levinson Impt Co to LAWYERS TITLE INS AND TRUST CO. Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9. Building loan. Aug 3, due Feb 3, 1910, 6%. Aug 4, 1909. 11:2934. 27,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 4, 1909. 11:2934. —

*Liebman, Clara F to Louis Grees. Lots 147B and 148A map No 1108B subdivision of portion of Penfield property. July 22, 3 years, 6%. Aug 4, 1909. 1,000

Loring Realty Co to Manhattan Mortgage Co. Loring pl, e s, 351.11 n 183d st, 44x110. Prior mort $——. July 29, due, &c, as per bond. July 31, 1909. 11:3225. 11,000

Same to same. Same property. Certificate as to above mort. July 29. July 31, 1909. 11:3225. —

Liberti, Carmino and Frank Cusati to EMPIRE CITY SAVINGS BANK. Daly av, No 1987, s w cor 178th st, 50x80. July 29, 3 years, 5½%. July 30, 1909. 11:3121. 32,000

Louda, Frank to Frank Cumisky. Fulton av, No 1175, w s, 170 n 167th st, late 5th st as on map Morrisania, runs n 68 x w 192 x s 76.4 x e 18 x n 5 x e 166 to beginning, except part for av, also property in White Plains, N Y. Prior mort $13,665. July 28, due Feb 1, 1910, 6%. July 30, 1909. 10:2609. 1,150

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Leckler, Peter to John W Nuth. Mohegan av, s w cor 181st st, 51.11x— to Crotona Parkway x51.11x145.6, except part for av. Aug 2, 3 years, 6%. Aug 3, 1909. 11:3119. 6,000

Mutual Construction Co to Francis L Noble trustee Johanna M Williams. Southern Boulevard, s s, 216.9 w Av St John, 41.10x100. Aug 8, 3 years, 5%. Aug 3, 1909. 10:2603. 30,000

Same to same. Same property. Certificate as to above mort. July 30. Aug 3, 1909. 10:2603. ——

Same to Irene B Braman. Southern Boulevard, s s, 258.10 w Av St John, runs s 100 x w 38.6 x n 100.2 x e 45.2 to beginning. Aug 2, 3 years, 5%. Aug 3, 1909. 10:2603. 32,000

Same to same. Same property. Certificate as to above mort. July 30. Aug 3, 1909. 10:2603. ——

*Morello, Frank to Wm W Brower. 4th av, e s, abt 78 n Arthur st, and being lot 868 map Laconia Park, 26.5x144.7x25x153.4 n s. June 23, 3 years, 6 . Aug 3, 1909. 175

McLaury (D H) Marble Co to Bernard C Gerken and ano as exrs Lueder F Von Ohlsen. Walnut av, n e cor 141st st, 100x125. Aug 2, 5 years, 5%. Aug 3, 1909. 10:2599. 16,000

Same to same. Same property. Certificate as to above mort. July 23. Aug 3, 1909. 10:2599. ——

McGlynn, Michl T to HARLEM SAVINGS BANK. Tiebout av, w s, 273.6 s 184th st, 25x115. July 28, 5 years, 5%. Aug 2, 1909. 11:3146. 4,500

Morrison, James to Leopold Peck. Forest av, w s, 583.7 s 165th st, 18x87. Prior mort $6,000. July 29, due, &c, as per bond. July 31, 1909. 10:2649 200

McHugh, Marie to TITLE INS CO of N Y. Crotona av, w s, 50.2 s Garden st, runs w 152.3 x s 100.8 x e 132.1 to av, x n 100.4 to beginning. July 29, 3 years, 5%. July 30, 1909. 11:3084. 7,000

*McRae, Bruce to Chas Barr. King av, e s, lots 526 and 527 map of estate Eliz R B King, City Island. P M. July 9, 3 years, 5%. July 30, 1099. 3,000

Malcolm (Thos D) Construction Co to Adolph Koppel. Stebbins av, e s, 100 n 170th st, 50x92.4x50.2x96.10. Prior mort $——. July 30, 1909. 2 years, 6%. 11:2965. 5,000

Same to same. Same property. Certificate as to above mort. July 30, 1909. 11:2965. ——

Same to same. Stebbins av, e s, 150 n 170th st, 50x87.11x50.2x92.4. Prior mort $——. July 30, 1909, 2 years, 6%. 11:2965. 5,000

Same to same. Same property. Certificate as to above mort. July 30, 1909. 11:2965. ——

Same to same. Stebbins av, e s, 100 n 170th st, 100x—. Consent to two morts for $5,000 each. July 30, 1909. 11:2965. ——

McLernon, Hugh and Harry E Champoli to Park Mortgage Co. Devoe terrace, late Parkview pl, s e cor 190th st, 85x85x68.11x86.6. P M. July 31, 2 years, 6%. Aug 4, 1909. 11:3219. 4,000

Murray, Mary to Mary Raichle. 202d st, No 412, late Tower pl, s s, 125 e Webster av, 25x100. P M. Prior mort $4,000. Aug 3, due, as per bond, 6%. Aug 4, 1909. 12:3330. 900

Massimino, John Co to Wm I Seaman. Davidson av, e s, 188 n 177th st, 51.4x54.10x65.9x55.1. Certificate as to mort for $1,450. Aug 5, 1909. 11:2862. ——

Mathews, Wm to Theresa Abelson. Boscobel av, n w cor Nelson av, runs n 100 x e 47.9 x s e 47.9 to Nelson av, x s w 100 to beginning, being lots 1 and 2 parcel 18 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. P M. Aug 1, 2 years, 4½%. Aug 5, 1909. 11:2874. 3,500

Massiminio (John) Co to Leo M Klein and Saml Jackson to Wm I Seaman. Davidson av, e s, 188 n 177th st, runs e 55.1 x n 65.9 x s w 54.10 to av, x s 51.4 to beginning. Subordination agreement. Aug 5, 1909. 11:2862. nom

Nelson, August to Gustave E Johnson. Lind av, w s, being plot bounded e by w s Lind av, s by lots 32 and 31, w by lot 30 and n by lot 34, being lot — (?), parcel 4 map subdivision estate Wm B Ogden, at Highbridge, filed May 24, 1907, lot No omitted. July 1, due, &c, as per bond. Aug 5, 1909. 9:2530. 1,100

*Norton, Edward H to George Hauser. 172d st, e s, 356 s Gleason av, 25x100, and being lot 601 map Gleason property dated June 24, 1897. Prior mort $3,600. July 31, due Feb 1, 1911, 6%. Aug 2, 1909. 500

Nelson, Wm to Charlotte F Trowbridge. Kelly st, w s, 180.3 n 165th st, 100x100. P M. Prior mort $5,000. July 29, 1 year, 5%. July 30, 1909. 10:2705. 3,500

Otto, Eliz to Helene Fuld. Brook av, e s, 118 s 169th st, three lots, each 16.8x100. Three morts, each $5,000. July 29, due July 1, 1912, 5%. July 30, 1909. 9:2395. 15,000

O'Brien, Jeremiah W to Margt R Pride. Jennings st, s s, 195.2 e Union av, 25x100. July 30, 3 years, 5%. July 31, 1909. 11:2969. 2,000

Otto, Elizabeth and Carl Ernst with Helene Fuld. Brook av, Nos 1266 to 1270, e s, 118 s 169th st, 50x100.5. Subordination agreement. June 30. Aug 2, 1909. 9:2395. nom

Olsen, Arndt H to Kingsbridge Real Estate Co. Heath av, e s, 349.2 s Kingsbridge road, 21x90x48.7x78.6, and being lot 27 blk 3240 map Bailey Estate. P M. July 28, due Oct 1, 1909, 6%. July 31, 1909. 11:3240. 1,900

Pinzka, Chas to Bernhard Bloch. 186th st, No 464, s s, 240 e Park av, late Vanderbilt av East, 20x100. July 29, 3 years, 6%. July 30, 1909. 11:3039. 2,000

*Penfield, Wm W to Robert McCord. White Plains road, e s, lot 28 map No 1 South Vernon Park, 26.8x142.11x25x152.5 s s. July 1, 1 year, 6%. Aug 3, 1909. 600

*Pettrich, Ferdinand V to Philip Weber. Amundson av, e s, 225 n Nelson av, 25x100. Prior mort $——. Aug 2, 1909, 3 years, 5%. 500

Pendas, Ysidro with EMPIRE CITY SAVINGS BANK. Daly av, No 1987, s w cor 178th st, 50x80. Subordination agreement. July 29. July 30, 1909. 11:3121. nom

Perry Avenue Construction Co to TITLE GUARANTEE & TRUST CO. Perry av, s e s, 119.6 s w 205th st, 100x100. Building loan. July 29, due Jan 29, 1910, 6%. July 30, 1909. 12:3345. 25,000

Same to same. Same property. Certificate as to above mort. July 29. July 30, 1909. 12:3345. ——

*Picciano, Liberato and Domenico to Hudson P Rose Co. Hobart av, w s, 75 s Waterbury av, 50x100, and being lots 76 and 77 map 108 lots Coster estate. P M. July 16, 3 years, 5%. Aug 4, 1909. 675

*Quarg, Fredk O to Alwell Realty Co. Fowler av, w s, 125 n Rhinelander av, 25x142.4, and being lot 50 blk 46 map section 1, Morris Park. July 27, due, &c, as per bond. July 30, 1909. 4,000

Riedt Realty Co to Amelia Schaefer. 181st st, s s, 97.1 e Clinton av, 33x140.2. July 31, 5 years, 5%. Aug 2, 1909. 11:3096. 18,000

Same to same. Same property. Certificate as to above mort. July 28. Aug 2, 1909. 11:3096. ——

Richter, Frank to Julian Richmond. Sedgwick av, w s, and being lot 16 parcel 36 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x95. July 29, 3 years, 6%. July 31, 1909. 11:2882. 1,000

Rourke, Mary A to Christian Biersack. Gerard av, e s, 181 n 158th st, 27x80. Aug 3, due, &c, as per bond. Aug 4, 1909. 9:2474. 3,700

Stonington Realty Co to City Mortgage Co. Webster av, n w cor 184th st, runs n 74 x w 103 x s 39 x w 19 x s 19.2 to st, x e 125.8 to beginning. Building loan. Aug 3, demand, 6%. Aug 4, 1909. 11:3024. 47,500

Same to same. Same property. Certificate as to above. Aug 3. Aug 4, 1909. 11:3024. ——

*Sella, Grato to Anna E Haas. Leggett pl, e s, 275 n McGraw av, 51x221x214, gore, and being lot 370 map 984 Westchester Co, of 370 lots McGraw estate. Aug 4, 1909, due, &c, as per bond. 2,000

*Stumpf, Peter, of East Orange, N J, to Agnes K Malone. Garfield st, w s, 330 n Columbus av, 25x100, and being lot 300 map Van Nest Park. P M. Prior mort $4,000. Aug 3, 3 years, 5%. Aug 4, 1909. 990

Spofford Estates, a corpn, to Hunts Point Estates. Faile st, e s, 300 s Spofford av, 125x100. Building loan. July 27, due Jan 27, 1911, 6%. July 30, 1909. 10:2764, 2769. 38,500

Same to same. Same property. Certificate as to above mort. July 28. July 30, 1909. 10:2764, 2769. ——

Silleck, Henry G, Jr, with Manhattan Mortgage Co. Loring pl, e s, 351.11 n 183d st, 44x110. Subordination agreement. July 28. July 31, 1909. 11:3225. nom

Steinfeld, Morris to Lewis V La Velle. Bryant av, e s, 315 s 172d st, 20x100. P M. Prior mort $8,000. July 29, due Feb 19, 1912, 6%. July 30, 1909. 11:3000. 1,500

Shrady, Jacob to Max Just. Marion av, n w cor 197th st, 50x104.4 x50.6x111.4, except part for av. Prior mort $4,500. July 30, due, &c, as per bond. July 31, 1909. 12:3289. 1,200

Sullivan, Margaret to Sophia, Isaac and Jessie Batt. 136th st, No 311 East. Subordination agreement. Aug 2. Aug 3, 1909. 9:2312. nom

Stroh, Julia A to Charles Goeller. Union av, No 821, w s, 212.9 n 158th st, late Cedar st, 22.6x120.3x22.9x120.1, except part for av. Prior mort $4,600. Aug 3, 1909, due, &c, as per bond. 10:2666. 1,000

*Schmelzle, Friedrich to Julius B Denicke. Columbus av, n s, 50 w Lincoln st, and being lot 207 map portion Hunt estate, 25x100. Aug 2, due July 1, 1914, 5½%. Aug 3, 1909. 3,000

*Soyer, Lucien and Sadie Indix to Rose Apt. Fairfax av, e s, 167.10 s Waterbury av, and being lot 588 map 1275 of Lohbauer Park, 25x100. July 31, 3 years, 6%. Aug 2, 1909. 2,000

Schober, Marie E to Marie Sommer. Union av, s e cor 156th st, 91x25. Prior mort $12,000. Aug 3, due, &c, as per bond. Aug 5, 1909. 10:2675. 2,400

*Tilger, Geo to Alfred Loweth. Cooper av, e s, 80 n Grant st, and being lot 46 map No 993 Westchester Co property Wm Cooper, 25x100. P M. Aug 4, 3 years, 6%. Aug 5, 1909. 1,000

Tiedemann, Henry to EMIGRANT INDUSTRIAL SAVINGS BANK. Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5 x50.3x124.7. P M. Aug 2, 1909, 5 years, 5%. 12:3278. 15,000

Tuoti, Giuseppe to Lillian Markel. Morris av, Nos 561 and 563, s w cor 150th st, Nos 262 and 264, 50x100. Prior mort $19,000. July 29, 2 years, 6%. July 31, 1909. 9:2338. 2,000

Tuoti, Giuseppe, Annie wife of Isidore Hershfield and Jacob L Markel to Francis K Pendleton. Morris av, Nos 561 and 563, s w cor 150th st, Nos 262 and 264, 50x100. July 29, 3 years, 5%. July 30, 1909. 9:2338. 19,000

Tully Construction Co to James F Meehan Co. Southern Boulevard, s e cor Barretto st, 23.9x100. Prior mort $25,000. June 30, due, &c, as per bond. July 31, 1909. 10:2733. 2,000

Same to same. Same property. Certificate as to above mort. June 30. July 31, 1909. 10:2733. ——

Tessier, Edw M to Saml A Archibald. Webb av, e s, 400 n Park View pl, 123.8x91.11x120.11x100. Prior mort $6,500. July 29, due, &c, as per bond. July 30, 1909. 11:3219. 1,000

Trablime Realty Co to Jacob Leitner. Washington av, w s, 350 s 174th st, 50x130. P M. Mar 27, demand, 6%. July 30, 1909. 11:2906. 6,000

Von Dehsen, Chas H to GERMAN SAVINGS BANK. Summit av, n e cor 161st st, 75x95. Aug 2, 1909, 5 years, 5%. 9:2528. 65,000

Wolkowitz, Leon to Saml Yesersky. Cauldwell av, w s, 399.7 n Westchester av, 50x115. P M. Prior mort $——. July 29, 1 year, 6%. July 31, 1909. 10:2624. 3,000

Wilson, James J to Madeline E Claussen. Valentine av, w s, 90.1 n 197th st, 25x153.7x25x155. Prior mort $6,500. July 27, 2 yrs, 6%. July 30, 1909. 12:3304. 2,750

Wicke, Emma to Julius Bachrach and ano. Rogers pl, No 956, e s, 300.1 n Westchester av, 25x90. P M. Prior mort $——. Aug 2, 3 years, 6%. Aug 3, 1909. 10:2699. 400

Wendling, Carrie to James F Lucey. 168th st, n s, 91.10 e Fulton av, runs e 9 x n 26.11 x e 2.6 x n 26.11 x e 15.6 x s — x w 28.4 to beginning. P M. Prior mort $9,500. Aug 2 ,due, &c, as per bond. Aug 3, 1909. 10:2612. 1,900

Welshman, Annie to Manhattan Mortgage Co. Prospect av, e s, 50 n 183d st, 50x114x50.1x117.9, except part for av. Prior mort $——. Aug 2, due, &c, as per bond. Aug 3, 1909. 11:3114. 11,000

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*Walker, Abraham P and Abraham M Jackson to Alwell Realty Co. Holland av, No 1856, being plot begins 490 e White Plains road at point 545 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. July 31, due, &c, as per bond. Aug 3, 1909. 3,500

Wynne, Cath L to Hannah Sweeney. Westchester av, s s, 83 e Brook av, 27x100x28.1x100. Prior mort $19,000. Aug 2, 5 years, 6%. Aug 3, 1909. 9:2276. 4,000

Worcester Construction Co to METROPOLITAN LIFE INS CO. 3d av, No 3995, w s, 201.9 n 173d st, 50.1x131.8x50x131.3. Aug 2, due Oct 1, 1914, 6% until completion of building, and thereafter at 5½%. Aug 3, 1909. 11:2921. 50,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 3, 1909. 11:2921.

Same to David F Butcher. Same property. Prior mort $50,000. Aug 2, 2 years, 6%. Aug 3, 1909. 11:2921. 7,500

Same to same. Same property. Prior mort $50,000. Aug 2, demand, 6%. Aug 3, 1909. 11:2921. 5,000

Same to METROPOLITAN LIFE INS CO. 3d av, late Fordham av, w s, 150 n e 173d st, 50x129.8x50x124.9. Aug 2, due Oct 1, 1914, 6% until completion of building, and thereafter at 5½%. Aug 3. 1909. 11:2921. 50,000

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 3, 1909. 11:2921.

Same to David F Butcher. Same property. Prior mort $50,000. Aug 2, 2 years, 6%. Aug 3, 1909. 11:2921. 7,500

Same to same. Same property. Prior mort $50,000. Aug 2, demand, 6%. Aug 3, 1909. 11:2921. 5,000

*Weber, Chas J to Anna M Scholz. St Paul av, e s, 278 s Bronx and Pelham Parkway and being lots 86 to 89 map No 968 Westchester Co, of Eliz Schuh, Westchester, 100x121.1x100x118.9 n s. P M. Aug 3, due, &c, as per bond. Aug 4, 1909. 3,000

Warner, Ellen F to Simeon C Bradley. Southern Boulevard, w s, 75.11 n 184th st, 25.3x105.5x25x109.3. Aug 3, 3 years, 5½%. Aug 5, 1909. 11:3113. 1,500

Zimmerman, Morris and Louis Singer to Jennie Reichman. 134th st, n s, 200 w St Anns av, 25x100. Building loan. Aug 4, due July 1, 1910, 6%. Aug 5, 1909. 9:2262. 19,000

JUDGMENTS IN FORECLOSURE SUITS.

July 29.

Manhattan st, No 5. Pauline Neustaedter agt Isaac E Snydecker et al; Benedict S Wise, att'y; James Oliver, ref. (Amt due, $17,763.51.)

Oliver st, No 44. Ruby Schwartz agt Ike Silverman et al; Joseph Gans, att'y; Paul Crandell, ref. (Amt due, $956.40.)

100th st, No 323 East. Mary F Martin agt Louis Mishkin et al; Arnstein, Levy & Pfeiffer, att'ys; Henry B Fischer, ref. (Amt due, $6,234.58.)

July 30.

142d st, No 637 East. Edward Heid agt Kate Montague et al; Smith Williamson, att'y; Edgar J Bernheimer, ref. (Amt due, $8,117.33.)

Av C, Nos 117 & 119. Saul Bernstein agt Barnet Mankes et al; Harry M Friedman, att'y; Augustine R McMahon, ref. (Amt due, $5,647.15.)

July 31.

116th st, No 129 West. Charles Jaeger agt Maurice Goldberg; Ira J Etlinger, att'y; Wm J O'Sullivan, ref. (Amt due, $5,876.25.)

Canal st, No 73. Louis D Livingston agt Isaac Schreiber et al; Louis H Levin, att'y; Frederick R Rich, ref. (Amt due, $11,728.50.)

Aug. 2.

135th st, n s, 147.6 e Lenox av, 37.6x99.11. Solmax Realty Co agt Hyman Horwitz; Weschler & Rothschild, att'ys; Henry J Goldsmith, ref. (Amt due, $16,178.62.)

152d st, n s, 100 w Wales av, 25x100.10. Solomon E Blogg agt Ludwig Sauer et al; Guggenheimer, Untermyer & Marshall, att'ys; J C J Langbein, ref. (Amt due, $4,456.12.)

Aug. 3.

3d av, Nos 1097 & 1099. Anna C S Hassey agt Rachael L Schneider et al; Malcolm Sundheimer, att'y; Russell H Robins, ref. (Amt due, $21,324.50.)

3d av, Nos 1101 & 1103. J Eugene McMichael agt same; same att'y; same ref. (Amt due, $21,324.50.)

Union av, Nos 1185 & 1187. Anna M Lehman agt Samuel Makransky et al; Geo A Steinmuller, att'y; Edward Browne, ref. (Amt due, $6,294.)

Water st, No 656. Abraham Beller agt Isaac Blumberg; Adams & Hahn, att'ys; John H Judge, ref. (Amt due, $13,060.96.)

LIS PENDENS.

July 31.

No Lis Pendens filed this day.

Aug. 2.

170th st, s e cor Fort Washington av, 90x125. Michael J Fitzgerald agt Herbert Dongan et al; action to foreclose mechanics' lien; att'y, G B Hayes.

Aug. 3.

59th st, n s, 180 e 3d av, 25x100.4. Christina Esselborn agt William Ey et al; att'y, U W Tompkins.

Aug. 4.

5th av, w s, 38 s 38th st, 28.8x133.
36th st, s s, 51 e Park av, 18.7x74.8.
38th st, s s, 108 w 5th av, 37x38.
Josephine W Taylor agt Alice W Emmet et al, partition; att'ys, Strong & Cadwalader.

Aug. 5.

Norwood av, e s, 330.8 s Gun Hill road, runs e 190 to Webster av, x s 50 x w 190 x n 50 to beg. John Zeto agt Vincent Avallone et al; action to declare ½ ownership; att'y, S Wechsler.

Boston road, e s, 159.10 n 168th st, 197.2x181.3 x irreg. Henry Ahr Iron Works agt John M Linck; action to foreclose mechanics' lien; att'y, R E Bergman.

8th av, No 750. John B Quinlan agt Metropolitan Mercantile & Realty Co et al; action to recover possession; att'ys, Beatty & Burlingame.

Aug. 6.

9th av, s w cor 53d st, 50.5x100. Philip J Curry agt William Keil, Jr, et al; action to impress lien, att'y, H N Holde.

13th st, s w s, 416 n w 2d av, 15.6x103.3. Philip J Stein agt Susan Stein; accounting, &c; att'y, J C Stein.

FORECLOSURE SUITS.

July 31.

172d st, s s, 125 w Amsterdam av, 96.8x95. Estates Settlement Co agt One Hundred & Seventy-First Realty Co; att'ys, Carrington & Pierce.

St Nicholas av, n e cor 172d st, 94.6x125. John H Behrens agt Kingsway Construction Co et al; att'y, A J Shaw.

Aug. 2.

Clinton av, n w cor 181st st, 26.1x99.2. Edward Giegerich agt Harry Feller et al; att'y, W H Giegerich.

Beck st, w s, 125 s 156th st, 25x100. Mary H Edwards agt Frederick C Schmidt et al; att'ys, Foster & Thomson.

101st st, Nos 121 & 123 West. Anna Deutch agt Rebecca Gomberg et al; att'ys, Reich & Brand.

Aug. 3.

134th st, Nos 114 & 116 West. Wilhelmina Kraetsch agt Moses L Frazier; att'y, A Waxenbaum.

5th av, e s, 33.11 s 131st st, 16.6x75. Lillie B Lilienthal agt Elizabeth F Washburn et al; att'y, S Wechsler.

66th st, s s, 200 w 1st av, 25x100.5. William D Crumbie et al, exrs, agt Ben L Fairchild, indiv and exr, et al; att'y, S Baker.

141st st, Nos 201 & 209 West; 5 actions. Francis A Watson et al, surv, exrs, agt Simon Weiss et al; amended; att'y, G C Blanke.

67th st, Nos 235 & 237 West. Celia Michail agt Ricka Kaufman et al; att'ys, Engel Bros.

15th st, Nos 342 & 344 East. Abraham Goldschmidt et al agt Louis Kovner et al; att'ys, Arnstein, Levy & Pfeiffer.

Aug. 4.

Morningside av, n e cor 116th st, 100.10x100. Geo S Runck agt Harry J B Young et al; att'y, F P Hummel.

2d av, e s, 75.4 s 49th st, 33.4x100. Rosehill Realty Corporation agt Michele Voccoli et al; att'ys, Bowers & Sands.

Broome st, No 424. Arthur L Reed agt John F Fox et al; att'y, C T Roe.

52d st, n s, 150 e 10th av, 25x100.5. Caroline L Gilsey, extrx, agt Morris Badt et al; att'ys, Wolf & Kohn.

Mercer st, No 237. David J King et al agt Mary A Doerr et al; att'y, W C Orr.

Aug. 5.

73d st, Nos 227 & 229 East; two actions. Van Norden Trust Co agt Bernard Scheinkman et al; att'y, A W Ashburn, Jr.

Broadway, w s, 100 n 125th st, 41.8x100. Charles Kaiser agt Cora B Redfern et al; att'y, A W Venino.

St Ann's av, No 419. Antoinette F Handte agt Henry J Grupe et al; att'y, F M Tichenor.

88th st, No 507 East. Mortgage Investing Co agt Theodore M Dougherty et al; att'ys, A & H Bloch.

66th st, No 153 West. Emanuel Menlino agt Jonas V Spero et al; att'y, S Bernstein.

Lots 79 to 83, map of Village of Williamsbridge, Bronx. Title Guarantee & Trust Co atg Irene Cappiello et al; att'y, H Swain.

Av A, w s, 3d to 4th sts, 216x305.

Av A, e s, 3d to 4th sts, 216x105.

3d st, n s, & 4th st, s s, lots 485 & 486 and gore lot J, 214x216x250x216, Bronx. Hugh D Smyth agt Geo J Kuhn et al; att'ys, Lachman & Goldsmith.

Mapes av, s e s(old line), 216.11 n e Tremont av, 26x150.2. Mutual Life Ins Co of N Y agt John N Golding et al; att'y, J McKeen.

Aug. 6.

51st st, Nos 222 & 224 East. Margaret Jaeger agt Abraham Drimmer et al; att'ys, Davis & Kaufmann.

Grand av, s e cor Evelyn pl, 50x100. Antoinette B Dewitt agt Mary A McCormick et al; att'y, C A Hitchcock.

Digney av, e s, 215.11 s Kings Bridge rd, 100x100. Same agt James T Doyle et al; att'y, C A Hitchcock.

86th st, No 340 East. Abraham Leipzig agt Joseph Manganaro et al; att'ys, Jacobs & Livingston.

Willett st, Nos 7 to 11. Meyer Jarmulowsky et al agt Beth Haknesses Anschei Bialystock; att'y, B Alexander.

Madison st, No 351. Mathilde E Weber agt Philip Morgenstern et al; att'y, G W Clune.

Madison st, No 397. Edmund Bittiner agt Pauline Cahn et al; att'y, A Morris.

1st av, No 2199. Lincoln Mortgage Co agt Chas A Pecora et al; att'y, H A Blumenthal.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

July & Aug

31 Abood, Moses et al—Fourteenth St Bank $773.54
2 Apfelbaum, Herman—N Y Edison Co. 15.32
2 Archer, Lucien M—C Eppleur 130.41
3 Anselmi Saverio V Denna 147.75
3 Albrecht, Harry—W M Merz 44.41
5 Abramowitz, Isadore—United Dressed Beef Co of N Y $29.20
5 Altieri, Mary—Burns Bros. 99.11
31*Butler, Richard et al—M Rosenfield et al. 78.47
31 Burmester, Samuel—Newman Holding Co.. 140.41

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J. B. KING & CO., 17 State Street, New York

31 Bernstein, Benjamin G et al -People, &c. 2,500.00
31 Bosse, Fred J—Phoenix Bank....1,039.06
31 Brooks, Samuel—I Abramowitz 46 84
31 Butterfield, Milton G—M Heinz....79.65
2 Bodian, Abe—A Luban et al....35 29
2 Bachrach, Tillie, admtrx—I Goldstein.5,310.54
2 Bloch, Clement N Y Edison Co....33.91
2 Bettin, Mollie—R W Hebberd, com'r...30.72
3 Beattie, Patrick—Edward B Bruce Co..59.90
3 Barger, Elias, Max Spector & Max Matskin H Kramer 74.65
3 Booker, Willis—The Liquor Dealers Supply Co of N Y....299.41
3 Braunstein, Morris—B Brahms et al...825.55
4 Brown, Irma or Blau—M Zimmermann Co. 208.25
4 Branin, Bud—J H Jenny....519.31
4 Proth, Hope B Hope B Wolf—John Wanamaker N Y 210.41
4 Bohm, Frank et al—Morning Telegraph Co. 104.67
4 Berger, Bernard H & Samuel Berger—W J Diamond 6,072 84
4 Blumenthal, Sam—M Elkin 27.15
4 Burkhardt, Rudolph—H Klotz et al....127.92
5 Block, Gus—H B Hardenburg et al....48.95
5 Brackett, Henry W—J J Tracy....328 55
6 Bishop, Henry E—C G Willoughby....71.62
6 Burg, Wm W—Van Zandt Jacobs & Co..30.32
6 Bartley, T Joseph—E G Soltman....27.30
6 Bram, Julius—Parke, Davis & Co....25.50
6 Block, Wesley S et al—W H Kirtland.246.48
6 Berezin, Israel—B Reich et al....139.40
6 Bodenstein, Frank—D J Loewenthal...220.00
31 Colonna, John et al—Roebling Construction Co 60.12
31 Corrado, Frank et al——the same....60.12
2 Costa, Charles—N Y Edison Co....117.41
2 Cohen, Max—Nathan Kean & Co....106.81
3 Caffal, Edward M—Ogden Iron & Steel Mfg Co 42.56
3 Croissant, Fred—J R O'Rourke et al, exrs. 162.02
3 Combes, Elizabeth A & Frank A Barnecott Jr—E P Hanks et al....116.12
3 Cohen, Jacob—London Realty Co....2,000 00
3 Cady, James C Jr—F Le Roy Satterlee.139.24
3 Conrath, Charles W—G M Thomson exr.. ....1,304.11
4 Creighton, Maud—R B Marx....1,126.00
4 Campbell, James A et al—P J Van Note.. ....218.20
5 Cummisky, Mathias C—S Merblum....54.20
5 Capra, Guiseppe—J Schwartz 79.65
6 Canfield, Edw S—S Girard Fox....62 41
6 Cohen, Max—L Kronfeld....90.01
6 Casey, Maurice S—J G Mitchel....7.65
31 Dunn, Ralph W—G A Haskett....81.16
2 De Barbieri, Andrew—J B Millet Co....87.51
2 Demettropolis, Anthony—P Weisslitz...29.41
3 Dirlam, Geo H—H A Ritchie et al....151.66
3 Dillenback, Sadie R—H McCreedy....61.75
3 Durant, Basil N—F S Johnson....197.52
3 Dewey, Henry S—Library Bureau....24.71
3 Dix, Bertha—Ravenswood Paper Mill Co.. ....34.42
3 Duke, Oak—J C Wait et al....2,987.74
4 Den, Lee—C Fook 103.53
4 Davis, Geo H—P R Reese....67.93
5 Dodt, Charles—F Wyncken 261.50
5 Dennehy, David F—G W Boulton....443.54
5 De Goode, Wm A—Curtis Blaisdell Co..193.58
6 Donovan, Nora—R Hill 68.58
6 Dean, Elmer C—W L Sweet....70.70
6 de Krafft, Wm D—W J Stewart et al... ....costs, 22.72
31 Epstein, Joseph A—A A Bernstein....159.13
31 Epstein, Ida M Krane 520.04
3 Eagone, Frank J—M A Goodwin....81.06
3 Eagone, Camila——the same 79.77
4 Edelman, Louis et al—Morning Telegraph Co 104 67
5*Ekberg, Emil et al—Adams & Elting Co. 92.06
5 Edwards, Geo H—Mohawk Condensed Milk Co.... ....48.53
5 the same—Meyer & Lange 52.66
5 the same——Newman & Schwiers Co, Inc 37.91
5 the same——C E Diefenthaler et al..39.51
5 Elwood, Geo W—W H Lilly....80.47
6 Eisenberg, Harry et al—Phenix Cheese Co. 129.41
6 Egan, Patrick J—G Durham....321.31
6 Engeman, Wm A et al—C R Fleischman. 806.90
6 Elk, Samuel—Bauer & Black....43.61
31 Fisher, Edw S—E Ryder....32.61
31 Freese, John C—M B Miller et al....102.00
31 Fine, David—M Kaftan 81 63
2 Fanwich, Max—S O Pollock....59.41
2 Furer, J William—H J Maris....31.91
3 Friedman, Harry—J Auerbach 46.40
3 Feitelberg, Ellison M—M Epstein....38.67
3 Finch, Howard D—J P Lansmon....107.68
5 Feder, Mamie—Improved Property Holding Co of N Y 67 98
5 Fraser, John et al—H Pearson....296.99
5 Frank, Louis—Central Chandelier Co..76.73
6 Fontaine, Delima F—S J Bloomingdale et al 15.15
6 Friedman, Meno—Forbes Paper Co....45.00
6 Freese, John C—Meyer & Lange....27.58
31 Gilbane, Thomas et al—M Rosenfield et al. 78.47
31 Goldschmidt, Sol et al—People, &c..2,500.00
31 Gerdes, Wm H & Mary—W Klenert....86.76
2 Gorman, George—N Y Edison Co....189.75
3 Gottler, Jennie—J E Bates et al....34.41
3 Gruver, Simon—M Gutman et al....37 82
3 Goldberg, Morris & Minnie N—Frederick Hollender & Co....741.74
3 Ginsburg, Max & Abraham Tlusty—H Cash. 153.90
3 Gold, Solomon—A Auerbach 140.64
3 Greenberg, Mendel W—B Goldsmith et al. 163.61
3 Gabber, Frank M—N Y Belting & Packing Co 205 71
4 Goodman, Benjamin—State Bank 131.51
4 Goodwin, Milan L C Rolland....231 69
4 Genzburg, Simon—Ludwig, Baumann & Co. 44 32
5 Gregory, Gertrude—G Bradsky 121.01
5*Gemerich, Henry W et al—G R Sutherland 178 88
6 Goley, Mary—A Richards Shoe Co....87.36
6 the same——J E Bates et al....81.01
6 Glover, Bettie—M G Duffy....32.72
6 Giese, Henry C—E Wittenberger et al..77.90
6 Gruver, Simon—Samoset Chocolates Co.65.30
6 Greenberg, Isidore K—McCready Beals Co. 47.04
31 Herman, Harry E—L Hoffman et al..7,257.72
31 Hammond, James—Watson Wagon Co..638.40
2 Huld, Franz—C Wagenfohr 64.00
2 Heidel, John A—N Y Edison Co....71.41
3 Hyams, Maurice I Kaplan 80.99
3 Helprin, Benj E—J Worksman....95.15
3 Halpern, Veroick—M Gutman 80.59
3 Holst, Christ & Eugene Ell—W Bienn..261.61
3 Hicks, Wm & James P—B Dunn....267.54
3 Hemming, Henry G—H Content....166.40
4 Hurwitz, Meyer et al—State Bank....176.20
4 Hurwitz, Meyer et al——the same....314.27
4 Holl, John et al—P J Van Note....218.26
5 Holland, Thomas G & John L—B Murray. 620.13
5*Hershkovitz, Louis & Samuel et al—H Pearson 205.00
5 Hack, Fredericka—M D Williamson Co.439.60
5 Hagerdorn, Catherine—N Y & N J Telephone Co....43.12
5 Hoffman, Samuel et al—E Rosenstein..200.65
5 Heumann, Geo M et al—G R Sutherland. 178.88
6 Howard, Anthony—James Olwell & Co.70.33
6 Hegen, Henry—T F Mulligan 115.82
6 Haveron, John & Emma—J B Theiss..86.02
6 Heymann, Edw L—Mansfield Machine Co. 1,267 10
6 Harvey, William—Morning Telegraph Co. 19.63
2 Jabaly, Michael—The Irish Lace Depot Ltd. 286 67
3 Jones, Edwin K—R Schubert....546.02
4 Joline, Adrian H rec'r—L Zweig....151.49
4 Janney, Samuel M—Pioneer Iron Works.. ....2,476.14
31 Kopstein, Emil—N Simmons 99.73
2 Kerr, James H J Maris 38.51
2 Kaufman, Ida & Max—J F Lutz et al..147.12
2 Keary, Dennis—N Y Edison Co....173.44
2 Kronengeld, Philip—F S Chute....75.55
2 Klopch, Paul J & A Carpenter—Atlas Construction Co....47.65
3 Koziolek, Franz—V Loewers Gambrinus Brewing Co 473.39
4 Kowaloff, Benjamin et al—S W Denzer.44.65
4*Kirschenbaum, Louis et al—S W Denzer. 44.65
4 Kelly, Henry C—G Edwards....70.41
4 Kranenberg, Christopher—T Halloran..46.71
4 Keogh, Bernard—M Groh's Sons....5,733.83
5 Kahn, Abraham—I Abrahams 518.55
5 Kotzen, Louis et al—State Bank 146.90
5*Kornreich, William et al—E Rosenstein. 209.65
6 Kramer, Matthew—A Bloch 22.32
6 Kossman, Rose—Schwarzschild & Sulzberger Co 439.15
6*Kranz, Lena et al—A L Feldman....197.90
6 Kornahrens, John—Meyer & Lange....72.13
31 Lee, Dan—L Buie 73.69
21 Lange, Henry—L Eisner 376.91
31 Lawrence, John—L W Sweet & Co....13.77
2 Leventhal, Joseph I—R Kauder 85.67
2 Levison, Geo—N Y Edison Co....80.37
2 Lewis, Leonard—H Hainken et al....312.65
2 Lerner, Harry & Harry Pinner—M Koslow. 52.03
2 Levison, Ira—Acker, Merrill & Condit Co. 68.41
3 Lewis, Leonard—A Kompemetz 39 41
4 Leipzig, Isidor—S Jarmulowsky....30,785.29
4 Lewin, Samuel A—H K Wampole et al.101.32
4 Larson, Josephine—B K Block....145.36
4 Lievow, Harry H—S Sobel et al....536.70
4 Lifshitz, Paul & Bertha—J Dwutsch.2,538.33
5 Lazaroff, Morris et al——State Bank..146.90
5 Lutz, Wm F, Jr—J G Buckley....303.35
6 Leshitzky, Liedman et al -Phenix Cheese Co 129.41
6 Lowenberg, Louis—Van Zandt, Jacobs & Co.... ....39.19
6 Levy, Abraham et al—L Goldberg....222.78
6 Laffin, Elizabeth or Roberts—C Fruchthauder et al 366 81
6 Lockitt, F Poynton, Jr—American Cartoon 108.90
6 Leiser, Adolph—A J Appell....181 27
6 Lempert, Moses—Hydraulic Press Mfg Co. 279 63
6 Levy, Jules—L B Carr et al....41.83
6 Little, Arthur W—F A Corbin....129.65
6 Lewson, George Bauer & Black 17.56
6 Lankind, Morris et al—B Reich et al..139.04
31 Miller, Abraham P & Nathan et al—A T Ramsay 6,820.36
31 McGinley, Chas A—M S O'Brien....812.78
2 Mintz, Oscar & Minnie—A Epstein et al. 215.31
2 Moore, Thomas F—Ransome Concrete Machinery Co 1,298.37
3 Mandeville, Henry F—E B Latham & Co. 51.20
3 McQueen, Thomas—H Kaplan 50.67
3 McCord, Joseph A—H L Maxson et al..85.41
4 Mosher, Robert W—W H Dunne et al..132.89
4 Marks, Joel et al—Smith & Loughlin, Inc. 301.67
4 Meyers, Michael—S F Hillmen....222.95
4 Merz, John K—S Tillis 44.31
4 Moder, Thomas—J C Bogert & Co....272.91
4 Maguire, Thomas—F Westheimer et al.519.41
4 Meisels, Louis M—S Roseff....163.06
4 Mooney, Leo—F B Haviland Pub Co..1,125.34
5*Mills, John K et al—Carey Lithographing Co.... ....265.79
5 Moore, Thomas et al——the same 265.79
5 Mink, Albert C—Albert Hotel Co....197.45
5 Moriarty, Kate—J Engelberg 31.36
5 Mollis, Giovonine—Independent Wine Co.59.51
5 Mandel, Max—Standard Metal Mfg Co.22.40
5 Morrice, Demeno—V Loewers Gambrinus Brewery Co.... ....674.23
5 Maloney, Owen—Central Brewing Co of N Y 1,527.99
6 Meyer, Louise—S J Bloomingdale et al..31.75
6 Moshier, Anthony J—F C Cornish....180.45
6 Milano, Maria or Angela M & Guiseppe M A Granieri 122.41
6 Marcus, Athol—H Hartman et al....192.82
6 Miggins, Abram or Abraham—M Fischer. 509.89
6 Marsh, Jame—M F Conklin....59.67
6 Marticucoln, Rocco et al—J Mandel....96.61
6 Mollica, Letizia—R Hill 53.20
6 Murphy, Geo F M Moskowitz 1,580.41
6 McAdam, James—S J Bloomingdale et al. 15.05
6 McAneney, Jane—C Greenwood....259.71
2 Nutt, Samuel D—E C Hecht....80.28
3 Nelson, Hyman—J Gensler 111.91
3 Neudorfer, Sally—J T Barry....892.18
4 Nirenberg, Nathan et al—I J Silverstein. 177.77
4 Nadler, Frederick H—L Levy 5,382.44
4 the same——the same 7,406.39
2 Oppenheim, Samuel E—N Y & N J Tel Co. 180.26
2 O'Brien, John H—D A Clarkson et al..509.31
2 Oleson, Emma—P McConihe....costs, 123.67
3 O'Reilly, Andrew—M Hasbrouck et al..601.33
5*Olsen, Chas J et al—Adams & Elting Co. 92.06
31 Portman, Dora & Samuel—M Florea...59.67
31 Pacher, Anna M—Harbison-Walker Refactories Co 183.48
31 Posner, Alfred P et al—A T Ramsay.6,820.36
31 Paull, Samuel—S Briskman 91.24
2 Peet, Charles S & Geo H Waters—N Y & N J Tel Co....76.63
2 Peixotto, Moritz C——the same....32.59
2 Plotz, Meyer—F W Mapes....42.25
2 Podlesh, Roy—N Y Edison Co....20.41
2 Presutty, Nicholas & Rafael—H H Meise. 116.72
3 Physioc, Joseph Allen—E S Goodwin..162.43
3 Paull, Samuel—A Friedenheit et al....34.62
3 Peloquin, Oliver—C Adler 97.83
3 Perry, Geo W—N Y Iron Stone Co....107.63
3 Person, Jacob—I Auerbach....83.57
4 Polsky, Solomon et al—I J Silverstein..177.77
4 Parks, Frank J—D Nicoll et al....88.72
4 Pellman, Louis et al—State Bank 314.12
5 Porter, Louis M—E Lodge & Co....111.91
5 Price, James H—N Y Central & Hudson River R R Co....38.55
2 Reagan, Cornelius—E C Striffer 421.56
2 Rode, Raymond F—W H Regan....310.47
3 Rendle, Arthur E—E H Ahrend....64.79
3 Reynolds, James—Central Foundry Co.884.29
3 Regelmann, Wm—A Kaufman 488.77
4 Reist, Benjamin F—J B Thomson....138.70
4 Riesel, Ernest—S Schwartz 114.36
4 Robinson, Douglas et al recvrs—J Zweig. 151.45
4 Rothschild, Morris—I Broadman....1,893.21
5 Ryttenberg, Clarkson P—Standard Oil Co. 59.48
6 Roberts, Elizabeth or Laffin—C Fruchthauder et al 366 81
6 Riccardi, Luigi—C Penceroli 159.91
6*Rowan, Patrick & Michael—C H Young et al 321.05
6 Reston, John—H H Graff 209.47
6 Roth, Henry—W O Fredenburg et al..105.56
6 Rankin, Albert N—J Kiehl 73.26
6 Rich, Maurice B et al—A L Feldman..197.90
31 Stein, Louis—H Wolfe 87.02
31 Saltz, Isaac—M A Freedman....263.98
31 the same——S Briskman 147.48
31 Sire, Meyer L—Lord & Taylor....368.70
31*Shehab, Joseph et al—Fourteenth Street Bank 773.54
31 Smith, George & Max*—H Witkin....316.15
2 Steiner, Samuel—N Y & N J Tel Co...61.88
2 Schwartz, Jacob——the same 69.25
2 Seidman, Jacob—Henry Lilley Co....613.22
2 Schumacher, Herman—B Lowenstein...66.27
2 Solomon, Morris—Endicott, Johnson Co.71.11
2 Silberman, Abram—A Danzieger 475.70
2 Silverman, Samuel—L Stein 29.73
2 Sbar, Solomon—Knickerbocker Wall Paper Co 24.28
2 Shields, John F & John A Carter H Brocklehurst 22,763.51
2 the same——the same 5,433 93
3 Schmidt, John C—J R Ferens....534.19
3 Slavinski, Frank J—S Levy....150.15
3 Scott, Wm H Jr—S Pizer....125.00
3 Schiller, Emanuel A—S Pizer....1,025.43
3 Saltz, Isaac—J Froelich 152.15
3 Stitch, Meyer B—I Tabor....171.24
4 Suiter, John W—W H Bingham Plumbing & Contracting Co....87.41
4 Springer, John H—H H Willenbrock..64.85
4 Steckler, Louis et al—P J Van Note..218.20
4 Schwartz, Henry et al—State Bank....176.20
4 the same——the same 314.27
4 Shkolnikoff, Rebecca—G Rosen 522.11
4 Segal, Joseph P—Ludwig Baumann & Co. 33.94
5 Strolsee, Charles & Ernest* et al—Adams & Elting Co....92.06
5 Seemeyer, Ernst—H Eggers et al....64.61
5 Scheffler, Peter H—German Exchange Bank 2,115.25
5 Stephens, Benjamin F, Jr—N Y & N J Telephone Co....113.47
5 Simon, Jacob——the same 71.94
5 Straus, Moses—I Townsend 131.90
5 Sheridan, Andrew—Irish Industrial Exposition & Amusement Co ....costs, 92.32

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5 Storm, Theodore J—Joseph Beck & Sons. 188.31
6 Sellers, Patrick—D S Brown 99.36
6 Sherman, Irving P—A McConnell 43.85
6 Schnepp, Nickolaus—C Greenwood 336.26
6 Stenson, Annie admrx—J H Flick Construction Co..... .....costs, 108.18
6 Santulli, Nicolo S et al—J Mandel.....96.61
4 Tsempelis, James—P Isebelis 407.51
4 Teal, Margaret—A Messinger 41.05
5 Thomas, Herbert F—S C Thurn et al..228.21
5 Tauber, Harry—C E Diefenthaler et al. 75.41
5 Tennenwurzel, Isaak* & Moses J Lacs..49.26
6 Tierney, Sarah—A Marks 125.98
6 Trust, Henry—D Scott 49.02
6 Temin, William—Star Beef & Provision Co. 94.26
6 Thompson, Percy—Continental Finance Co. 1,083.47
6 Treft, Paul F—Hollywood Co.....71.71
6 Wingenfeld, Joseph W—A Halliday & Co. 103.26
31 Vasselos, George—J Dormos 225.65
3 Von Lintig, August—C B Graham.....808.01
5 Vallely, Frank J—N Y & N J Telephone Co. 50.30
5 Vanderveer, Benjamin B—M T Donovan. 30.21
6 Wohlrab, Anna M & Richard—C Schirner. 404.85
31 Weill, Benjamin M—N Levin et al.....78.77
2 Webber, Paul—N Y & N J Tel Co.....26.65
2 Wehdelbrock, Louis—J F Schroeder.....49.86
2 Weiser, Max N—The Palmer-Price Co..113.07
3 Whelan, Anna—J Knapp 25.77
3 Wolff, Armand—C Menzie admtrx.....249.72
3 Webster, James L—T dupont de Nemours Powder Co 766.91
3 Welch, Howard—The Fair 99.84
3 Walsh, John A—J McDonald et al.....48.36
4 Wolf, Hope B or Hope Booth—John Wanamaker, N Y..... .....210.41
4 Wingenfeld, Joseph—A Wierl 263.41
4 Wilderson, Rose—F H Porter 184.06
4 Wald, Louis—C Tishman 43.60
5 Ward, Patrick—James Sulivan 90.21
5 Whitney, Geo F—G Fischer.....1,351.60
5 Wardenhauer, Lawrence—N Y & N J Telephone Co..... .....84.73
5 Wolodarsky, Hyman—the same 28.73
6 Wechsler, David H—Wachusett Shirt Co. 42.66
6 Walker, C—M C Demorest.....1,011.17
6 Wiener, Albert—L. Goldberg 22.78
6 Weisberger, Adolf—J H Bernheim..5,774.29
6 Wilbour, Wm F—A McConnell.....44.09
6 Werner, H—E Wittenberger et al....21.16
6 Wilcox, Algernon H—S Rich.....65.07
6 Wohl, Joseph et al—B Reich et al....139.04

CORPORATIONS.

31 Knickerbocker Leasing & Realty Co—A W Jones et al 34.00
31 Phippo-Munds Realty Co—the same...35.42
31*Lane Contracting Co et al—Roebling Construction Co 60.12
31 Jas P Ferrall Cotton Co—H Norden et al. 2,754.77
31 Metropolitan Sewing Machine Co—W H Boyer 1,996.35
31 Nichols Construction Co—Brooklyn Bank in City N Y 191.74
2 Eldean Realty & Construction Co—N Y Edison Co 120.31
2 Hawthorne Bldg Co—F Bloom et al....153.81
2 Purity Baking Co—G F Lawrence.....75.34
2 The Ridgewood Premium Tea & Coffee Co—I Isler 371.26
2 The Nelden Institute & Sanitarium—N Y Edison Co 350.66
3 Fleischmann Realty & Construction Co & Harry Finkelstein—The Mutual Life Ins Co of N Y.....580.85
3 the same—the same 580.85
3 the same—the same 1,580.85
3 the same—the same 1,580.85
3 Marron Chocolate Co—R C Boeckel et al. 20.91
3 Original Ulster County Social Club—F M Guiman .....costs, 37.38
3 Predilecta Mining Co—Peoples Nat Bank of Pittsburgh 8,096.31
3 Rousar, John F Co—The U S Fidelity & Guarantee Co 1,100.21
3 The Noble Co—Bleyer Bros.....19.97
3 The Bergen Iron Works—J J Kelleher.187.19
3 British Guianna Gold Co—H L Hunter.. .....15,957.33
4 Grand Union Vaudeville Co—S Friedman. 480.28
4 Union Ry Co of N Y City—F Russo....200.00
4*Hudson Grant View Realty Co et al—Smith & Loughlin, Inc.....301.67
4*Nonpariel Metal Weather Strip Co et al—Smith & Loughlin, Inc.....301.67
4 O J Mousette Co, Inc, et al—Smith & Loughlin, Inc..... .....301.67
4 Great Northern Engineering & Supply Co—L Sonnenborn Son 102.54
4 Columbia Storage Warehouse—M Reischman & Sons, Inc 213.88
5 Au Bon Marche—Cassella Color Co...72.26
5 National Photogenic Co—W G Pigueron.64.01
5 F M Andrews & Co—G Barrie et al....63.11
5 Uncasville Mfg Co—M Housman.....26.41
5 Standard Ice Cream Co—N Y & N J Telephone Co..... .....124.33
5 Henry Kroeger Construction Co—the same 96.13
5 Blenio Fireproofing Co—E N Hall 93.44
5 Lincoln Engineering Co—Russell & Stoll Co..... .....221.43
5 Samarai Co—G Roberts et al 32.90
5 Noble Co—E G Hewitt et al 259.98
5 W G Dean & Son, Inc—J W Ellsworth et al 133.17
5 American Cut Sole Co—G Weiderman..318.41
5 Clasm Engineering Co—Patterson Gottfried & Hunter, Ltd 86.50
6 N Y & Virginia Copper Co—Patterson, Gottfried & Hunter, Ltd..... .....86.50
6 Brighton Beach Racing Assn et al—C R Fleischman 806.90
6 Derby Desk Co—H S Jones 119.88
6 Amelie Ritz Mfg Co—L Stettiner et al.257.54
6 I Schwartz & Co—English Lumber Co, Inc. 664.23
6 Forty-ninth Street & Madison Avenue Co—Knickerbocker Trust Co.....9,513.17
6 Sherman & Co—S A Pope 5,627.19
6 N Y Safety Steam Power Co—Crocker Wheeler Co..... .....1,092.61
6 Chapter General Knights of St John & Malta—J J Kinkaid ....costs, 27.41
6 the same—the same .....costs, 27.41
6 the same—the same 400.00
6 the same—the same 401.75
6 Roberts Chemical Co et al—W H Kirtland. 246.48
6 I Danziger Construction Co et al—United States Gas Fixture Co..... ....139.16
6 Hapgoods Sales Co—International Cutlery Co 77.73
6 McNutt Non-Explosive Mfg Co—E Nilson et al 91.41
6 Art Embossing Co et al—Mansfield Machine Co ....costs, 114.94
6 the same—Maryland Fidelity Deposit Co of Maryland .....costs, 107.34
6 Sherman & Co—J G Schanck et al....1,711.10
6 Alaska Schnettsham Gold Mining Co—P J Shields 1,002.01
6 Cohn Cut Stone Co—Material Mens Assn Ltd. 42.54

SATISFIED JUDGMENTS.

July 31, Aug. 2, 3, 4, 5 and 6.

[1]Bernstein, Morris—M B Morris. 1909.....728.61
Bienbaum, Samuel—E Appiborne. 1908...20.15
Brody, Mayer—A Spiegel. 1909.....250.31
[1]Bloom, Sam et al—M Funk. 1909 .....71.65
Ball, Chas E et al—E McDonald. 1909..1,809.95
Clark, William F—D Scharps, assignee. 1909. .....160.57
Cameron, Duncan Ewen—H Goldman. 1909.. .....3,485.15
Calderwood, John F—C W Clark. 1909....431.93
[1]Calabres, Luigi et al—People, &c. 1908..500.00
Chinn, L L et al—E McDonald. 1909...1,809.95
Deutz, Herbert J—J F Boh et al. 1909..862.49
De Saulles, John L—Improved Property Holding Co of N Y. 1902.....266.52
Dubroff, Morris A—L Barth & Son. 1908..535.16
Elias, Salim M E Massar. 1907.....3,274.84
Eisenstein, Ruben—G R Simpson. 1909...161.81
[1]Factor, Barnet—S Abramson. 1909.....180.00
Farrar, Thomas L—H L Schmelz. 1909..3,405.27
Fine, Samuel L et al—D Galewski. 1909..114.80
Fine, Samuel L et al—L Markel. 1909...111.91
Gileran, Thomas—W W Taylor. 1909....83.50
Garcia, Jose G—C Zumeta. 1909.....2,039.64
Gallo, Giuseppe et al—A V Tinsley. 1909.138.45
[3]Ginsberg, Rae—R L Leslie et al. 1908....419.41
Haas, Theodore—C R Schleiss. 1909.....610.80
Hirsch, Harvey A—A J Grobstein. 1909..131.81
Hauser, Sigmund B—M H Ullmann et al. 1909. .....costs, 22.72
[6]Halpin, Harry—U S Exchange Bank. 1907. .....794.42
Helme, Geo A et al—E McDonald. 1909..1,809.95
Heckman, Elizabeth—A M Stein & Co. 1909. .....355.65
[6]Halpin, Harry et al—Middletown Realty Co. 1907 ....1,698.02
[6]Same——J A Philbrick et al. 1907.....4,337.50
[1]Harris, Davis et al—L Reichenbach et al. 1908 ....511.93
[1]Jabaly, Michael et al—L Reichenbach et al. 511.93
Jones, Harry T—B Schwinn 1909.....462.51
Jacobs, Mollie E et al—J J Sacker. 1909..293.43
Kitay, Heyman—S Mann et al. 1892.....92.52
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Lynch, John—Union Ry Co. 1909.....107.88
Lamont, Thomas W et al—H H Mawhinney et al. 1909 ....131.28
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Lake, Vincent F—C W Moore et al. 1908..49.24
Michel, Albert—K Maguire. 1909.....272.04
Moses, Darius V—S B Moses. 1906.....77.10
Muller, Gustave—W Bickter. 1900.....125.22
Merksamer, Samuel—J N Shaugnessy. 1904. .....176.63
Morris, Martin B—M Brett. 1909.....540.85
Morgan, J Canby—T Goldsmith. 1908....70.90
Montgomery, Geo L—L Schlessinger. 1905. .....6,532.75
Mayer, David—M Mayer. 1909 .....108.36
Markel, Louis et al—D Galewski. 1909..114.80
Newcombe, Isaac B—S Browne. 1906...1,496.10
Same——same. 1906 ....1,591.81
Newcombe, Isaac B—S Browne. 1906..10,951.65
Same——same. 1906 ....10,951.65
Same——same. 1906 ....10,951.65
Same——same. 1906 ....7,798.97
[3]Oppenheim, Albert D—Greenwich Bank of City of N Y. 1909..... .....8,571.97
Pitelli, Francisco et al—A V Tinsley. 1909.138.45
Person, Zadoc P & Mary L—W H Cagney. 1908 ....62.81
[1]Pando, Teresa—People, &c. 1908.....500.00
Qualey, Joseph S—H Sturges. 1907....1,188.25
Rosenfeld, Mary—A P Miller et al. 1909..27.41
Rosenfeld, Herbert A—T Allison. 1909....60.00
[1]Rosenberg, Max et al—M Funk. 1909....71.65
Rosenstein, Abraham—S Epstein. 1895.1,696.90
Same——A Quitman. 1895.....600.95
Same——Esberg Bachman Leaf Tobacco. 1895. .....988.73
Same——B Diaz et al. 1895.....261.70
Same——same. 1895 ....509.01
Same——L L Warshauer Co. 1895.....340.37
Same——I Ashner. 1895 ....463.62
Same——same. 1895 ....470.58
Same——Esberg Bachman Leaf Tobacco Co. 1895 ....474.25
Same——same. 1895 ....4,353.80
Same——same. 1895 ....256.60
Same——G Salamon et al. 1895.....496.60
Same——E I Lichtenberg. 1895.....763.55
Same——A Moveno. 1895 .....180.94
Same——N Y National Exchange Bank. 1894. .....3,205.57
Stetson, Thomas—L C Butman. 1907.....153.12
Scarlino, Frederico—F F Chinmento. 1909.35.01
[6]Sax, William—United States Exchange Bank. 1907 ....794.42
[1]Stern, Benjamin—S Stern, exr. 1909..... ....costs, 138.16
[6]Sussman, Samuel—U S Exchange Bank. 1907. .....794.42
Scheuplin, Joseph G—J Lorillard et al. 1909. .....246.73
Schoenmann, Mortimer—H Jarecky. 1909.161.81
Shufro, Joseph et al[2]—D Galewski. 1909...114.80
Schreiber, Isaac et al—D Galewski. 1909.114.80
Shuffro, Joseph et al—L Markel. 1909...111.91
Schreiber, Isaac et al—L Markel. 1909...111.91
[5]Sax, William et al—Middletown Realty Co. 1907 ....1,698.02
[6]Sussman, Samuel et al——the same. 1907. .....1,698.02
[6]Sussman, Samuel et al—J A Philbrick. 1907. .....4,337.50
Thomas, James C J Booker. 1909....1,000.00
Thomas, James C & Joseph Booker—People of the State of New York. 1909.....1,000.00
Ursino, Rocco V—David Stevenson Brewing Co. 1906 .....197.35
Underwood, Frank L—J S Smoot. 1909..1,644.14
Volk, Jacob—A Dupont. 1907 .....488.58
Vickery, Charles—Standard Plumbing Supply Co. 1909 ....75.47
Westfehling, John H—Bronx Sentinel Co. 1909. .....109.52
Weiss, Julia—J Seeman et al. 1906.....70.93
Weinberg, Abraham—East River Mill & Lumber Co. 1909 ....736.26
Whicher, L E et al—E McDonald. 1909.1,809.95
Wren, Oliver et al—E McDonald. 1909.1,809.95
Weiss, Louis et al—D Galewski. 1909...114.80
Weinstein, Louis et al—D Galewski. 1909.114.80
Weiss, Louis et al—L Markel. 1909.....111.91
Weinstein, Louis et al—L Markel. 1909...111.91
Walcoff, Philip—S Grossman. 1909.....717.80
Zweig, Julius—M L Rohman. 1909.....1,027.63

CORPORATIONS.

American Bonding & Trust Co of Baltimore City—Lehigh & New England R R Co. 1903. .....159.41
Evans, Turner Co—W M Alling. 1909.....54.31
International Hide & Skin Co—Fidelity & Casualty Co. 1908.....127.10
Philippine Sugar Estates Development Co Ltd—P Fuller. 1908 .....63,480.52
Same——same. 1909 .....169.50
Paul B Pugh Co—B Sagehommer. 1905..139.55
Same——same. 1906 .....129.87
United Electric Light & Power Co—City of N Y. 1909 ....114.03
Bankers Trust Co et al—H H Mawhinney et al 1909 ....131.28
Uncas Co—J E Nichols et al. 1909.....580.71

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution [6]Annulled and void.

MECHANICS' LIENS

July 31.

211—Forest av, n w cor 158th st, 100x90. Frank Tranzillo agt Wm F Rohrig.....730.00
212—112th st, No 535 West. Otis Elevator Co agt Richard & Caroline Lankenau and Thayer & Worthington 25.83

Aug. 2.

1—Lexington av, w s, between 99th and 100th sts. Albert and J M Anderson Mfg Co agt Metropolitan Street Railway Co and Geo H Pride & Co..... .....1,149.95
2—Satisfied.
3—Ave A, No 1661. Jacob Levin agt Jacob Rubin, Robert Kommel and S Hilderson.174.00
4—Satisfied.
5—Pike Slip, Nos 81 and 83. Asias Pest agt Jerry and John McSweeny and George Blumenthal 100.00
6—Same property. Louis Savelowitz agt same 25.00

Aug. 3.

7—Trinity av, Nos 971 and 973. Guarantee Awning Co agt Frank Zinga & H C Smith (Renewal) 116.00
8—Satisfied.
9—Broadway, Nos 949 to 953. Joseph Elias agt Island Realty Co & Harris Fire Apparatus Co..... .....56.77
10—Ave A, No 1661. D Bravin Tile & Marble Co agt Jacob Rubin and Robert Kommel and S Henderson 100.00
11—158th st, n w cor Forest av, 100x90. City Fire Proofing Co agt William F Rohrig Co & William F Rohrig 312.11
12—Pike Slip, Nos 81 and 83. Joe Wexler agt Jerry and John McSweeny & George Blumenthal 35.00

Aug. 4.

13—Southern Boulevard, w s, 225 s Crotona Pk East(Penfold av), 42.4x128.8x17.11x130.1. Michael Ryan agt Emil S Levi, Chas W O'Shea, Joseph Cooke and John B Devlin. 54.80
14—Same property. Edward McCue agt Emil S Levi & same 17.00
15—Same property. Daniel Breen agt same. 11.55
16—Same property. James Crosson agt same. 21.44
17—Same property. Patrick Lynch agt same 21.30
18—Same property. Geo H Mitchell agt same 50.66
19—Same property. James McNeal agt same. 42.43

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29—Same property. Jerry Gorman agt same 76.00
21—St Nicholas av, n e cor 172d st, 94x125. George Cohen & Co agt Kingsway Construction Co.....4612.28
22—3d st, Nos 81 & 83 East. Launer Bros agt H L Rockmore & L Frankenthaler.....48.00
23—Chrystie st, No 232. Launer Bros agt Max Hart & Orazio La Cagnina 30.00
24—118th st, No 449 East. Jacob Loewe et al agt Mary E Diamond.....35.20
25—87th st, No 24 West. Henry G Collenburg et al agt Alfred V Amy, Charles & Julius Sehall 136.00
26—102d st, No 318 West. Same agt Mrs Charles Gulden & Charles Segall 107.10
27—97th st, No 43 West. Same agt Hugo B Rolker & Charles Segall.....72.78
28—103d st, No 317 West. Same agt Walter E Strobel and Charles & Julius Segall.575.35
29—94th st, No 13 East. Same agt Morris Sternberg and Charles & Julius Segall..230.91
30—West End av, No 692. Same agt Geo T Jackson and Charles & Julius Segall..54.08
31—58th st, No 316 East. Samuel Kaplan agt Mary J Murphy 50.00
32—52d st, No 249 East. Samuel Kaplan agt Mary J Murphy 51.50
33—Hester st, No 188. Jacob Resnikoff agt Heirs of Mary Monahan Bowen & Patrick J Bowen 145.00

Aug. 5.

34—Property of New York, New Haven & Hartford R R Co at Taylor st, &c, Bronx. Geo A Cambeis agt N Y, N H & Hartford R R Co, Lewis F Shoemaker & Co and T Hart & Co.....123.65
35—Cruger av, w s, 150 n Locust st, 25x100. Mt Vernon Builders Supply Co agt John Marsea & Urbano Cavalucci 129.49
36—Anthony av, n w cor 174th st, 135.7x88.11 x117.1x59.6. Charles Bayer Co agt Ekwanok Realty Co.....88.00
37—72d st, No 405 East. Ike Finkelstein agt Karoline Adler and Frank Braun.....140.00
38—Hoe av, e s, 125 s 173d st, 75x100. Maria W Dittmar agt John Marx Construction Co & Henderson Contracting Co.....188.87
39—226th st, s s, 255 w Barnes av, 28.4x114. Herman Masche agt Lena Romeo & Michael Romeo 43.00
40—Av A, No 1661. Barnett Fischson agt Jacob Rubin et al & Charles Henderson.25.00
41—30th st, Nos 33 to 37 East. Edward M Caffall agt Thirty-five East Thirteenth Street Co.....135.00
42—Cedar st, n w cor 177th st, 150x150. Geo P Morrell agt J P Murphy and Keller & Co. 524.82
43—2d av, No 2166. Jacob Plotkin agt Vito Fortunnascere or Fortunato.....256.00

Aug. 6.

44—42d st, No 328 West. Brooklyn Vault Light Co agt West Side German Dispensary & N Y Structural Glass Co.....203.00
45—Vyse av, n w cor 167th st, 100x100. N Y & N J Brick Co agt O'Leary Realty & Construction Co.....525.00
46—14th st, No 250 West. Samuel Epstein agt Victoria E Mazendo & Stephen Iimacki. 73.80
47—Broadway, s e cor 101st st, 123x150. Ross Lumber Co agt Franklin Building Co & Chas T Towett (renewal) 179.63
48—Eastburn av, e s, 188 n 174th st, 50x100. Builders Stone Contracting Co agt Sol Navid 425.00
49—86th st, Nos 422 & 424 East. Ignatz Vogel agt Morris Rubin & Moses Rosenberg ..48.00
50—Bowery, No 298. Oriental Fireproof Sash & Door Co agt Henry Dazian, Henry W Dazian, Sophie Cohen, trustees & Christ Holtz 150.00
51—Intervale av, w s, 50 s intersec Home and 169th sts, 25x irreg. George Fiencke agt Halvoiseno Barmero Constructing Co..80.35
52—Intervale av, w s, 50 s intersec Home and 169th sts ,25x irreg. Same agt Falvorsen Barmero Constructing Co and Ditman & Adler 38.74

BUILDING LOAN CONTRACTS.

July 31.

Lexington av, n w cor 102d st, 145.10x100x irreg. Max Cohen & Emanuel Glauber loan C N & S A Construction Co to erect three 6-sty apartments; 12 payments 80,000
Gilbert pl, n w s, 25 s w Faile st, 150x100. Lawyers Title Ins & Trust Co loans Irvine Realty Co to erect six 2-sty dwellings; 3 payments 36,000
Loring pl, e s, 351.10 n 183d st, 44x100. Manhattan Mortgage Co loans Loring Realty Co to erect a 2-sty dwelling; 8 payments...11,000
Perry av, s e s, 119.6 s w 205th st, 100x100. Title Guarantee & Trust Co loans Perry Avenue Construction Co to erect a — sty building; 4 payments 25,000
So Boulevard, w s, 175 s Crotona Park East, 50x130.1. Title Guarantee & Trust Co loans Moorhead Realty & Construction Co to erect two 5-sty flats; 3 payments 45,000

Aug. 2.

Fairfax av, e s, 167.10 s Waterbury av, 25x 100. Bertha Apt loans Lucien and Sadie Soyer to erect a — sty building; 2 payments. 2,000

Parkview pl, s s, 453 w 190th st, 75x90. Eleanor Elgar et al exrs loan T F Murray Real Estate & Construction Co to erect a — sty building; — payments 5,000
Same property. Benjamin F Elgar loans T F Murray Real Estate & Construction Co to erect a — sty building; — payments.....5,000
Same property. Same loans same to erect a — sty building; — payments 5,000
44th st, Nos 451 and 453 West. Abraham Goldsmith loans Samuel Rodt and Jacob Lipman to erect a — sty building; — payments. 25,000
11th av, e s, 24.8 n 22d st, 24.8x75. Catherine Tighe loans Frank O'Rourke to erect a — sty building, — payments 4,000

Aug. 3.

39th st, s s, 510.2 e 8th av, 62.10x98.9x irreg. Florence Coleman loans Marmac Construction Co to erect a — sty building; — payments. 125,000
Prospect av, e s, 50 n 183d st, 50x117.9.x irreg. Manhattan Mortgage Co loans Annie Welshman to erect a — sty building; — payments 11,000
Claremont av, w s, 338.4 s 119th st, 78.1x100. State Realty & Mortgage Co loans B Crystal & Son to erect a — sty building; — payments 120,000
3d av, w s, 151.6 n 173d st, 50.3x126.4x irreg. Metropolitan Life Insurance Co loans Worcester Construction Co to erect a — sty building; payments 50,000
3d av, w s, 201.9 n 173d st, 50.11x131.3x irreg. Same loans same to erect a — sty building; — payments 50,000
Riverside Drive, n e cor 91st st, 74.11x125x irreg. Union Dime Savings Bank loans Townsend Realty Co to erect a — sty building, — payments 400,000

Aug. 4.

147th st, s s, 315 w Brook av, 50x100. American Mortgage Co loans Jane Kitchen to erect a 5-sty tenement; 11 payments 24,000
Boston rd, w s, 288.6 s Jefferson pl, 50x70x irreg. Lawyers Title Ins & Trust Co loans Levinson Improvement Co to erect a 2-sty dwelling; 3 payments 27,000

Aug. 5.

Webster av, e s, 471.6 n Gun Hill rd, 183.7x 82.7x212.3x74.9. Manhattan Mortgage Co loans Irving Construction Co to erect ten 2-family dwellings; 10 payments 42,500
Trinity av, w s, 100 s 163d st, 50x125. Theodore Wentz loans Higgins & Co to erect a 6-sty flat; 9 payments 45,000
134th st, n s, 200 w St Ann's av, 25x100. Geo E Morton loans Morris Zimmerman & Louis Singer to erect a — sty building; 6 payments 19,000

Aug. 6.

Gleason av, n s, 25 e Taylor st, 25x100. Herbert S Ogden, att'y, loans Hans & Minna Bieneck to erect a 2-sty dwelling; — payments. 3,500
Webster av, n w cor 184th st, 74x125.7. City Mortgage Co loans Stonington Realty Co to erect two 5-sty flats; 10 payments ..47,500
5th av, e s, 24.11 s 128th st, 50x110. City Mortgage Co loans Abingdon Construction Co to erect a 6-sty apartment; 10 payments. 55,000

SATISFIED MECHANICS' LIENS.

July 31.

Hughes av, n e cor 179th st. Jacob Goldner et al agt Vincente Latorre et al. (Dec 30, 1908) $225.00
Lexington av, No 461. William Garber agt Thomas F Egan et al. (June 4, 1909)..50.00

Aug. 2.

Hughes av, s e cor 188th st. Houghtailing Wittpenn agt Jacob Danson et al. (April 3, 1909) 501.88
Convent av, s w cor 149th st, 99.11x100. P J. Kane Construction Co agt No 432 Convent Avenue Co. (June 7, 1909) 3,700.00
Minford pl, w s, 300 n 172d st, 100x102. Rosania Laura agt Arthur W Wall et al. (July 30, 1909) 600.00

Aug. 3.

Catherine st, No 81. William A Thomas Co agt Joseph Hurowitz et al. (April 26, 1909) 337.90
6th st, No 613 East. F N Du Bois agt H M Block et al. (June 28, 1909).....98.60
St Nicholas av, No 202. A Katz et al agt Morris Gordon et al. (July 15, 1909).62.00
[5]Grant av, n s, 88.8 e Main st, 50x75. F Uhl agt Dora Jacobstat et al. (July 20, 1909) 71.00

Aug. 4.

[1]45th st, No 49 West. John L Keating et al agt Joseph Keen et al. (Sept 16, 1908)...80.75
[3]Nassau st, No 80. Eagle Iron Works agt James C Colgate et al. (July 19, 1909)..830.22
Anthony av, n w cor 174th st. John J Foley agt Ekwanok Realty Co et al. (Aug 2, 1909) 358.00
Broadway, n w cor 141st st. McMann & Taylor agt Garnet Hall Realty Co et al. (Aug 2, 1909) 259.71
[3]179th st, n s, between Hughes & Belmont avs. David Stone agt Vincent Latorre et al. (May 6, 1909) 500.00
[2]Austlin pl, e s, 25 s 147th st. Henry Roth agt Harlem Bottling Works et al. (May 29, 1909) 950.00
[2]Same property. George Mongo & Son agt same. (May 24, 1909) 150.00
[2]Same property. Philip Krausch agt same. (May 21, 1909) 6,300.00
[2]Same property. John H Symmers agt same. (May 4, 1909) 112.00

Aug. 5.

[2]St Nicholas av, s w cor 181st st. Ernestina Lamura agt G L Lawrence et al. (June 8, 1909) 628.00
[3]105th st, No 229 West. Mary Noonan agt Lorenz Weiher et al. (Jan 6, 1909) ...170.78
[2]Lenox av, 146th & 147th sts, whole block. Church E Gates & Co, Inc, agt Adrian H Joline et al recvrs, &c. (March 13, 1909). 1,368.86
[3]179th st, n s, between Hughes & Belmont avs. Alfred David Co agt Luigi Pantieri et al. (April 26, 1909) 250.00
Grand av, e s, whole front between 180th st and Burnside av.....
Grand av, w s, whole front between 180th st and Burnside av.....
Louis Di Menna agt Chas M Rosenthal et al. (Feb 9, 1909) 117.81
[2]130th st, n s, 80 w Lexington av. Philip Cohen et al agt Meyer Sacks et al. (July 29, 1909) 1,450.00
[2]Belmont av, n w cor 189th st. Antonio Masiello agt Louis Noschese et al. (April 6, 1909) 250.00
Broadway, Nos 3655 & 3657. Kenney Mfg Co agt Sun Construction Co et al. (Aug 3, 1909) 1,760.25

Aug. 6.

Honeywell av, n e cor 178th st. Frank Stola agt Mellwin Realty & Construction Co et al. (July 12, 1909).....176.00
Riverside Drive, s e cor 98th st. Standard Carpenter Works agt Century Holding Co et al. (July 23, 1909) 3,250.00
86th st, No 50 West. Domenico Bravin agt Sarah Harris et al. (Jan 17, 1908)....336.00
86th st, No 50 West. Schrager & Zhengebot agt Sarah Harris et al. (Nov 27, 1907).200.00
140th st, Nos 161 to 169 West. Harry Rotman agt Lenox Realty Co et al. (July 28, 1909) 42.00
[2]Pearl st, No 32. Abe Warm agt Hungarian Relief Society et al. (July 12, 1909).1,135.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

July 29.

No Attachments filed this day.

July 30.

Grosberg, John; Stiebel, Hernsheim & Co; $37,372.87; Hollander, Bernheimer & Bernheimer.
Stewart, Wm R & James M; Cosgrove Bros $2,635.88; G H Bruce.
Walker Bros & Co, Ltd; Deering, Milliken & Co; $811.46; Allen & Talmage.

July 31.

No Attachments filed this day.

Aug. 2.

House, Walter S; Patrick H Roche; $254; D C Myers.
Vogue Millinery Co; Alfred Lewis; $505; Douglass & Minton.

Aug. 3.

Palmer, Wm B; Chas F Murphy; $2,916.19; Hollander, Bernheimer & Bernheimer.
Jefferson Assn; Thomas Jefferson Memorial Assn of the U S; $12,270.78; L T Noonan.

Aug. 4.

No Attachments filed this day.

CHATTEL MORTGAGES.

July 30, 31, Aug. 2, 3, 4, and 5.

AFFECTING REAL ESTATE.

Costello, M A. 205th st and Mosholu Parkway..Abendroth Bros. Boilers. $75
Costello, M A. 206th st and Perry av..Abendroth Bros. Boiler. 298
Jordry, C. 23 W 31st..E Jeantet. Ovens & Gas Fixtures. (R) 650
Kessler, M. 162 E 111th..Raisler Heating Co. Contract. Heating Apparatus. (R) 355
Marx & Jacobson Realty Co..A B See E E Co. Elevator Fixtures. 2,500
Mestaniz, E M S. 1837 Lexington av..Hudson Mantel & M Co. Mantels, &c. 624
Tulara Realty Co. 442 E 165th..Hudson Mantel & Mirror Co. Mantel Fixtures, &c. 278
Wolf, T. 326 E 70th..A Spiro. Globes, Chandeliers, &c. 250

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REAL ESTATE RECORD AND BUILDERS GUIDE.
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ACCORDING to every indication, business has now completely recovered from the panic of 1907 and the depression which succeeded it. In the short space of less than two years the country has passed through one of the worst financial crises in its history, and an equally acute shrinkage in the volume of trade, and has recovered therefrom, whereas both in 1873 and in 1903 the period of recovery required some four or five years of economy and business re-organization. The whole episode has constituted an extraordinary instance of financial and industrial vitality; and yet there can be no doubt that we have not exaggerated the facts, and that the recovery is real and sufficiently stable. The prices of leading railway and industrial stocks have reached a level much higher than the highest one, which was reached in 1906; and they are being advanced still higher without any apparent strain of credit. Railroad earnings are in many cases going beyond those of 1907. The steel manufacturing industry cannot keep up with its orders. Labor is being better employed all over the country; and the usual cry is being heard of the dearth of men to harvest the crops. The railroads are giving out large orders for new equipment in anticipation of an unprecedented volume of business. The crops are all that the most enthusiastic farmer could desire, and they will be sold at high prices. The tariff has been revised without bringing in its train any radical transformation of the situation confronting the average American manufacturer. There seems to be no immediate fear of an acute revival of anti-corporation legislation; and the bills looking towards railway regulation, which the administration will urge upon Congress at its next session, will apparently ameliorate rather than injure the legal standing of large railroad and industrial combinations. Just at present there does not seem to be a serious cloud in the sky; and the average American business man is indulging in glorious anticipations of expansion and prosperity.

THE QUESTION which should be seriously considered by everyone who is capable of influencing the future of American finance and industry is the course which should be steered in order to prevent this industrial and commercial expansion from traveling too far and too fast. No business man in his senses wishes to repeat very quickly the experiences of 1906 and 1907; and it is into a condition of this kind which American buoyancy and optimism is always pushing the industries and the finances of the country. One difficulty both in 1903 and 1907 was that the country was trying to do too many things at the same time. It was trying to conduct an enormous and expanding business, improve its manufacturing plant and its transportation facilities, put up the prices of stocks and bonds, digest enormous issues of new securities, augment the speculative value of real estate, and increase in every part of the land the rate of wages and standard of living. It is desirable now as it was in 1906 or in 1902 that all these objects should be accomplished; but the amount of capital and labor existing at any one time even in the United States is limited, and it is not enough to carry on every kind of development all at once. A selection has to be made or else the prosperity of the country turns sour in the mouths of its supposed beneficiaries, and the wholesomeness and comparative permanence of any period of business prosperity depends upon the fact of such selection and the intelligence which guides it. Unless the current business expansion is to be soon checked or distorted, such a selection must soon be made; and there can be little doubt as to the class of business development which should be temporarily sacrificed for the good of the whole movement. The period of speculative increase in stock values must cease for a while, and the credit of the country must be used for other purposes. During the past eighteen months there has been a more or less continuous bull market, which has almost doubled the value of the great majority of stocks. This market has been justified, and has not only anticipated the business revival of the country, but has effectively contributed to that revival. It was absolutely essential that the credit of the large corporations should be restored before they could resume a policy of expansion. But the purpose of the upward movement in stocks has now been accomplished, and in case the movement is continued much farther it will become a hindrance rather than a help to additional business expansion. Stocks cannot be continued to be put up without an increasing use of credit; and the credit of the country will be needed for other purposes. It will be needed above all by the railroads for the purpose of making their facilities equal to the demands which business expansion will put upon them. During the past year they have been raising funds chiefly in order to liquidate expensive loans contracted a few years back; but hereafter they must resume their work of improvement, and will require several billions for the purpose. The credit of the country will, of course, also be needed by manufacturers and merchants for their own legitimate purposes. It is essential, consequently, that a period of rest should supervene in Wall Street, and that the attention of financiers should be directed not towards increasing the prices of old securities, but towards the issue and digestion of the new stocks and bonds which must soon be issued.

PUBLIC SERVICE COMMISSIONER MALTBIE confirmed during the past week the recent intimation that the official plans of the Commission would include a lower West Side route. About a month ago it was announced that the contractors interested in the Broadway-Lexington avenue route were prepared to bid on a West Side extension; and it is now definitely stated that the plans for such an extension will be submitted to the Board of Estimate early in the Fall. The fact that the Broadway-Lexington route is to include such an addition very much diminishes the force of the objections previously made thereto; and the Manhattan resident and business man will have the comfortable assurance that in any event the contracts given out next year for the construction of new Subways will not neglect such an important centre of business and traffic as the Pennsylvania Terminal district. The acceptability of the proposed addition to the Broadway-Lexington Subway depends, however, to a considerable extent upon the route which it follows. The line originally suggested extended merely from Seventh avenue and Thirty-fourth street down Seventh avenue and Varick street to Canal street. At Canal street it connected with the Broadway and Brooklyn lines, and at Thirty-fourth street it connected with Lexington avenue. Such a Subway would have its value; but its value would be much reduced by the lack of an upper West Side connection. A much better route would be obtained in case the proposed Subway were extended along Seventh avenue to Fifty-ninth street and there connected with the Lexington avenue Subway. The additional mile of tunnel to be constructed would pay handsomely for its cost, and it would enormously increase the value of the extension. It would give the Pennsylvania Terminal a much needed connection with Times Square and the theatre district. It would give the patrons of the Lexington avenue Subway a much needed connection not merely with the shopping district, but with the theatres and restaurants north of Thirty-fourth street. Finally an extension north to Fifty-ninth street could be ultimately continued westward across Fifty-ninth street and under Central Park West, and would serve that part of the West Side now most in need of express tracks. It is very much to be hoped, consequently, that the proposed extension will not terminate at Thirty-fourth street, but will be continued up to Central Park.

THE INTERBOROUGH COMPANY certainly seems to be beaten in the competition for new subway routes. The only explanation of the attitude of the Public Service Commission is that the Commission is trying to construct an independent system, which will compete with the existing Subway, and which will be leased to some powerful corporation, such as the New Haven Railroad Company. The attitude of the Commission is inimical to the Interborough

Company and favorable to its possible rivals; and it looks as if the decision had already been substantially made to give the preference to the latter. In that case the Commission must have been offered strong inducements to abandon its habitual policy of favoring a unified control of any single public service; and the Record and Guide has always suspected that this inducement consists of a vast Subway and tunnel system connecting all the Boroughs. The different parts of that system would consist of the New Haven lines and the new Westchester road in the Bronx, the Fourth Avenue Subway in Brooklyn, and the Broadway-Lexington-Seventh-Avenue route in Manhattan, and these parts would be tied together by the Connecting Railway between the Bronx and Queens and the Pennsylvania tunnels under the East River. The Pennsylvania and the Long Island Railroads would unite with the New Haven in building up a vast system of interborough rapid transit. If this suspicion proves to be correct, a strong argument can certainly be made on behalf of granting these railroads the franchises they need; and the Interborough Company would necessarily be left out in the cold. We do not see any way in which the Interborough company can block the establishment of such a vast competitive system, save by the bold expedient of itself submitting a bid for the Broadway-Lexington route. This route does not follow the line which the company really needs; and it parallels the existing subway unnecessarily, but it should be a very profitable subway to operate. If the Interborough company is bound to have competition, it would surely do better to compete with itself than to permit the rivalry of a new corporation. If the management of the company is wise, it will not play a losing game by sticking blindly and stubbornly to its own plans; but it will forestall competition by bidding on the routes of its rivals. Those routes would cost more to construct, but they could be made to pay handsomely.

THE STATE OF EMPLOYMENT in the Building Trades of New York and vicinity no sooner reached the highest average in several years than it began to recede a little. Bricklayers are less busy than they have been, and the last official report from the unions stated that the work was but "fair," instead of being "good," as it was for a period. Many operations, started early in the year, are being closed out, and there are, consequently, intermissions which are natural and seasonable. Some new work has been delayed by slow deliveries of steel, following from a congestion of orders, but on the whole the building trades are better employed than for years. Reports of more work than there are mechanics to handle it are still coming in. The plasterers are the latest to find that they have more applications for mechanics than they can fill. Stonesetters, stone masons and tile layers have been similarly favored for several weeks. Notwithstanding minor irritations occasionally arising, the relations between employers and journeymen continue amicable in general, and they are believed to be upon an enduring basis. Against this solid buttress of peace minor controversies can hardly prevail. The housesmiths and bridgemen have again applied for reinstatement through representatives in the General Arbitration Board, which is a testimony of appreciation of the plan beyond doubt; but the question arises as to the expediency of receiving back those who have separated themselves, or have been cast out for cause. The Painters also have applied for readmittance to the shelter of the plan, and the members of the General Arbitration Board are deadlocked on both applications. Both trades have found by experience, since they have lost the protection of the Plan, that it is a convention which involves wages as well as ethics. So desirous are the iron handlers of reestablishing themselves under its benefits that one of their delegates has publicly expressed the opinion—and presumably it is merely his own opinion—that his union will strike in September if not let in. This is the only cloud in the sky, and it is a small one. The Building Trades Council of the American Federation of Labor has not been informed of any demand that iron men propose to make, and without the approval of the Council they would hardly venture. The rules of the Federation require that a demand shall first be presented to the Council for approval or disapproval not less than fifteen days before it is to go into effect, and that it shall be read at two meetings before final action shall be taken. The "open shop" is now in force against three large trades; namely, the carpenters, housesmiths and bridgemen and the painters; but while the employers no longer recognize the organizations as such, they honor union cards and give union men the preference as individuals over non-union mechanics. The relations between the two parties are, therefore, not so discordant as they seem. All the other trades continue under the protection of the Arbitration Plan, and the probabilities bring testimony that there is no likelihood of anything resembling a serious fracture of the peace,—notwithstanding those vacant chairs in the General Arbitration Board. That absent representatives find it hard to get back should make those who are in more content to stay.

FOURTH AVENUE'S LARGEST MERCANTILE BUILDING

The two 12-sty fireproof twin structures to be known as the Peter Cooper Building, to be erected at the southeast corner of 4th av and 28th st and the northeast corner of 4th av and 27th st, on a plot measuring 185x98.9 ft. and 166.8x98.8 ft., will have entrances on the side streets as well as on the avenue, with basements, stores and eleven floors of lofts, so arranged that they may be advantageously divided. The first story materials will be of granite, the second and third stories of Indiana limestone, and the upper floors of light matt finished glazed brick. Work on the excavation is now under way. Being on corners and having a court 40 ft. wide, faced with light brick, permanent and abundant light and air will be secured. The equipment will be of the most approved and modern type provided with first-class service in all departments. There will be in each building five Otis electric elevators, two for passengers and three for freight, also two sidewalk elevators; all of the latest type and provided with safety devices. The plans provide for toilet rooms on each floor, sprinkler and automatic fire alarm systems, standard United States mail chutes. There will be vaults under the sidewalks on 4th av 20 ft. wide by 15 ft. wide in 28th and 27th sts. The janitor's apartments will be built on the roof. The Hewitt Realty Co., 50 Church st, is the owner; Clinton & Russell, 32 Nassau st, the architects, and the Thompson-Starrett Co., 49-51 Wall st, the general contractor.



"THE PETER COOPER BUILDING."
4th avenue, 27th and 28th streets.
Thompson-Starrett Co., Builder. Clinton & Russell Architects.

WHAT ESTIMATING COSTS.—Five representative general contractors in Chicago were each asked to give an estimate of the cost to them of making bids on buildings during one year. The cost to each contractor averaged $125 for each building; the average cost of the buildings estimated was $100,000 to $150,000. The cost of the estimating of the sub-contractors and material men was $378 in addition to the general contractors' expense, making a total of $503 for each general bid. As there are at least six of these for each building, and often many more, the total cost of the bids for each building was at least $3,018, which would be 2 to 3 per cent. of the total cost of the building. In addition to this, the statement from the contractors showed that the average number of jobs bid upon by each one was 72, and out of the number 10 jobs were secured by each one; so that each contractor averaged one job to every seven on which he figured. Computing then the expense of these five contractors, their sub-contractors and material men for estimating during the year, it is found that it cost these men $180,583 merely to estimate the cost of these buildings. These figures are apparently an argument that competitive bidding, by reason of the time spent by a large number of bidders, adds materially to the cost of buildings.

—Some of the best known apartment houses, such as the Lorington, Dorilton, Chatsworth, Van Dyck and Severn, Mayfair, Spencer Arms and the Lorraine have adopted the policy of supplying refrigeration and either giving light free with the rent or selling it at a reduced price, believing that the renting results warrant this course.

—Do you hear those bells—the Metropolitan bells, in the great tower on Madison Square?

CONSTRUCTION

GRAND BOULEVARD NEARLY FINISHED.

Will Be the Main Line of a Wonderful Building Movement—Two More Crossings to Finish—Will Be Opened This Fall.

PROBABLY before the end of the coming Fall the Grand Boulevard and Concourse, with one exception the noblest drive in the whole city, will be opened to public use. At this writing road-makers are at work surfacing the few unfinished portions and it is the opinion of Chief Engineer S. C. Thompson that the whole job, so far as the building and surfacing of the Boulevard itself is concerned, could be finished within two months' time.

When the road is turned over to the city by the contractors the Bureau of Highways will take charge and much will be done to adorn it during the years to come, but as a construction proposition the great road that has been seven years in building and was agitated for long years before that, is to all intents and purposes very nearly finished.

Of five subway crossings for important transverse roads, one at Kingsbridge road, one at Tremont av and one at Burnside av, are finished. Those at 167th and 204th sts are being completed. The photograph given of the Tremont av crossing illustrates the other four as well.

Running two-thirds of the length of the Bronx, the Concourse begins at 161st st, between Walton and Sheridan avs, and ends at Mosholu Parkway. It is 182 ft. wide. Planned in accordance with chapter No. 546 of the Laws of 1890, work upon the construction of it was begun on Sept. 11, 1902.

A BUILDING MOVEMENT IMMINENT.

With the drives still unopened, there is, of course, no signs yet of a new building movement, at least on the parkway itself. Sewers are in, but water mains, gas pipes and electric

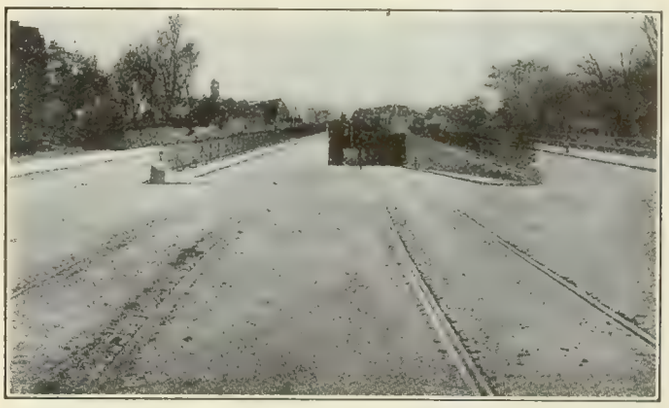


ENTRANCE GRAND BOULEVARD AND CONCOURSE AT 161ST ST, LOOKING SOUTH.

conduits have not yet been installed. These latter will go behind the curb—under the sidewalks. Inquiry elicited that builders were skeptical as to the nearness of the time for the opening of the road. If the building movement along the Concourse is to compare in rapidity and intensity with what followed the opening of Riverside Drive and the paving of upper Broadway after the opening of the subway, great times are only just ahead for this region.

At present the public seems to be putting more faith in the probability of rapid transit on Jerome av as an inspiration for a building movement than on the completion of the Grand Boulevard and Concourse, expecting that the next line built in the Bronx will be an elevated extension on that avenue. President Haffen says the annihilation of the debt limit obstruction to the building of additional subways is practically assured. The Legislature has voted to submit to the people, at the next election, a proposed amendment to the State Constitution whereby municipal bonds issued for rapid transit railroads and dock extensions and improvements that are self-sustaining will be excluded from the city debt limit in computing the legal borrowing capacity of the municipality. It seems to be as certain as a future event can be, that the amendment will be adopted. This will make possible the early construction of Bronx subways by the use of the city credit, as was done in the construction of the existing subway. The Board of Estimate and Apportionment and the Public Service Commission have adopted and approved rapid transit plans that are commensurate with the needs of the borough. Jerome av and all the territory within West Bronx, are embraced within a comprehensive system of transit that will revolutionize existing conditions in the zone outside the present subway and elevated lines.

On Morris av, which lies between the Boulevard and Jerome av, builders are more active than on any other thoroughfare under the influence of or likely to be benefited by the opening of the Boulevard. William E. Diller is building ten 3-sty brick houses on Morris av, suitable for either one or two families, but planned primarily for two. They are not mere flats, but houses of quality. Farther north on the same av, between Tremont av and 179th st, August Jacob & Son



TREMONT AVENUE TRANSVERSE ROAD AT GRAND BOULEVARD AND CONCOURSE.

have improved two whole block fronts with 3-sty brick houses and have had the road paved with wood block. Sixteen houses were completed last year and sixteen this year. On two corners of Morris and Tremont avs 6-sty apartments and stores are under construction.

The Greatest Building Centre.

It has been said that the leading local industry in the Bronx is the erection of new buildings. President Haffen says in a pamphlet he has just issued that the assertion is based on something more substantial than fancy or a figure of speech and is proved by the building statistics. The remarkable growth and prosperity of the borough is perhaps best attested by the number and cost of the buildings constructed in the last dozen years. No section of any city in the world can exhibit a similar record of progress and expansion. Official records show that since 1895, 25,864 buildings of every description constructed



RETAINING WALL AND ARCH OF GRAND BOULEVARD AND CONCOURSE AT 175TH ST.

in the Bronx at an aggregate cost of $262,000,000, which is the cost of buildings alone, and does not include the value of the land on which the buildings stand.

The substantial character of the building operations is indicated by a comparison of the average cost of new buildings erected in the borough, with the average cost of new buildings in other outlying boroughs of Greater New York. The average cost of 3,097 filed in the Bronx in 1908 and the first five months of this year was $13,200, against an average of $5,900

in Brooklyn, and $3,500 in Queens. The average cost of buildings erected in Chicago in 1908 was $6,367; Philadelphia, $2,036; St. Louis, $2,644. From Jan. 1, 1908, to May 31, 1909, plans were filed in the Bronx Building Bureau for 635 apartment houses to cost $21,862,500, or an average of $34,270 for each house. This is an extraordinary record, unequalled by any city in the world or by any borough except Manhattan.

Year.	Estimated cost.	Year.	Estimated cost.
1893	$58,612,263	1902	$166,183,678
1894	62,595,458	1903	261,852,808
1895	68,885,155	1904	275,783,430
1896	84,580,009	1905	291,533,218
1897	85,714,526	1906	405,497,493
1898	93,652,223	1907	410,803,429
1899	130,508,918	1908	451,987,485
1900	146,508,491	1909	492,889,758
1901	155,993,160		

Sewer Construction in the Bronx.

The most important of the 27 sewer contracts in force at the present time in the Borough of the Bronx is the Webster av storm relief tunnel sewer, extending from Webster av near Wendover av to the Harlem River, about 231 ft. north of High

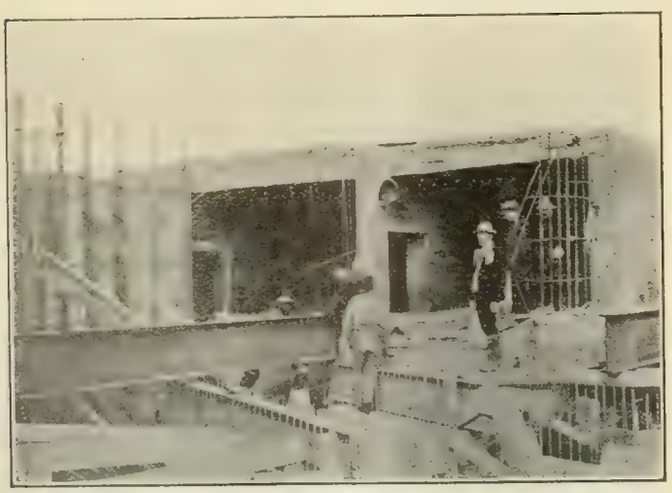


PILE FOUNDATIONS OF AVENUE A SEWER.

Bridge. This sewer is being constructed to relieve the Webster av sewer and its outlet, the Brook av sewer, which together have proven of insufficient capacity to satisfactorily care for the drainage of the Mill Brook watershed. The tunnel sewer will be the equivalent of a circle of 13 ft. diameter, and will fully provide for all the storm flow during the heaviest storms.

The total length of the sewer will be 6,870 lin ft. The excavation, except in Webster av and near the Hudson River, is practically completed, and it is expected that the whole will be finished this year, and about 1,700 lin. ft. of sewer construction is practically finished. The total work contracted for amounts to about $790,000, of which work estimated to cost $270,000, remains to be done.

Altogether the sewer contracts in force represent a total estimated cost of $1,654,338.64. This year the outlet sewer in Av E, between 152d st (Lacombe av) and Westchester av, has



AVENUE "A" SEWER--DOUBLE BARRELLED REINFORCED CONCRETE CONSTRUCTION.

been completed at a contract cost of $402,490. This work was started in May, 1907. This sewer is 6,576 ft. in length and at its outlet is equivalent to a circle 13 ft. 9 ins. in diameter, and at its upper end, near Tremont av, is equivalent to a circle 7 ft. 6 ins. in diameter.

The sewer now being constructed in Lafayette av, between Westchester Creek and Av A, and in Av A, between Lafayette av and Green lane; Green lane, between Av A and Westchester av; 172d st, between Av A and Parker av, and in Parker av, between 172d st and Westchester av, is another important part of the outlet system of sewers for the Westchester and Unionport sections. The total length of this sewer is 6,000 ft., and its size at the outlet is equivalent to a circle 16 ft. in diameter. The total estimated cost is $656,137, and it has been partially completed to the extent of about $300,000. The main outlet for these two sewers (Av E and Av A) will be through Lacombe av and White Plains road to East River, which outlet improvement has been authorized by the Board of Estimate and Apportionment. Plans are underway and the same may be awarded at any date. The estimated cost of this work is $829,000.

THE FINEST FERRY TERMINAL

The Jersey Central's terminal at Liberty st is the handsomest and most spacious on the island. It is at last completed, after several years of work, for the operation formed part of the general West st widening scheme. The facade, which is made of copper, is a remarkable piece of construction in itself. It stands 130 ft. back from the old street line, and has a length of 500 ft. The ferry building, which was the last portion of the work to be finished, takes 172 ft. of the total frontage, and the rest is taken by the freight station and steamboat accommodations.

For the ferry passengers there is first a spacious lobby, with the usual ticket offices on one side and baggage room on the other; but the room, while having the same uses as other ferry lobbies, has what most others have not, distinction in design and finish. From this lobby stairs ascend to other waiting rooms above, and beyond, on the first floor, is the main waiting-room, which has an area 60x70 ft., with the height of two stories. The second story has an approach by a bridge over West st, and this has several waiting-rooms, one particularly for ladies, and another set of ticket offices. This floor contains also seven offices and lounging-rooms for employees.

Quartered white oak is extensively used in the interior trim, with ceilings in ornamental plaster and decorative glass panels. Floors in the waiting-rooms are of marble mosaic. Asphalt, wood block and "granolithic" are used for passenger exits, driveways and certain other passageways respectively.

The structural frame is of light steel, with hollow tile partitions, on a substructure of piles capped with concrete piers rising to the floor level, and having reinforced concrete girders between piers supporting a slab 9 inches thick of the same material. The second floor and roof consist of reinforced concrete slabs carried between girders about 5 feet on centers. The concrete was a 1-2-4½ mixture, Dragon cement being principally used. Hydrex felt was used as a sheathing behind the exterior copper work.

Altogether, it was an exceptional piece of work and brought together a variety of trades rarely found contributing to the same operation. In the current issue of the Architects' and Builders' Magazine will be found a series of illustrations, together with an extended description. The structure was designed and supervised by the engineering department of the railroad company. Charles T. Wills was the general contractor for the building, and V. J. Hedden & Sons Company for the interior trim.

GAS METERS MAKE GOOD.—During the two years ended June 30 last the Public Service Commission tested only 3,460 meters of the Consolidated Gas Company. Fully half of that number were meters tested at the request of the company, the balance having been tested at the request of consumers. Of the 3,460 so tested 1,619 turned out to be absolutely correct and others were shown to be running "slow" or against the company. While the companies have always refunded money to consumers where "fast" meters were found, they have never sought to collect from consumers in the case of "slow" meters through which gas has been consumed but not registered.

THE PENFIELD PATENT.—The brick manufacturers for this market were greatly interested in the Record and Guide's account of the doings in the Chicago brick trade with relation to the Penfield patent brick machine. Later information comes from Mr. Penfield himself, written on the paper of the American Clay Machinery Company, manufacturers of clay-working, pottery, sand-lime brick and cement machinery, with general offices at Bucyrus, O., and a New York office at 50 Church st. R. C. Penfield, the president and general manager, states that he and his associates are working on a brick-setting and handling machine and expect to have an outfit in regular operation in the near future, but are not yet in a position to offer machines to Eastern brick manufacturers.

PUBLIC MONUMENTS OF 1908.—During 1908 there were expended, according to records carefully kept by "Monumental News," four million dollars in the making and erecting of some hundred and fifty public monuments, which ranged in cost from $5,000 to $753,100. Eighty-five, erected or contracted for, were of the more imposing class, usually involving large architectural structures or sculptured bronze groups. These eighty-five cost about $3,500,000. The Prison Ship Martyrs' Monument in Brooklyn and the Soldiers' Memorial Temple in Pittsburgh and the Pilgrim Memorial at Provincetown—the latter two under way—were the most important.

CONCRETE ALL THE WAY.

The City Sections of Aqueduct to be Built By the Cut and Cover Method With Concrete, the Same as the Country Sections.

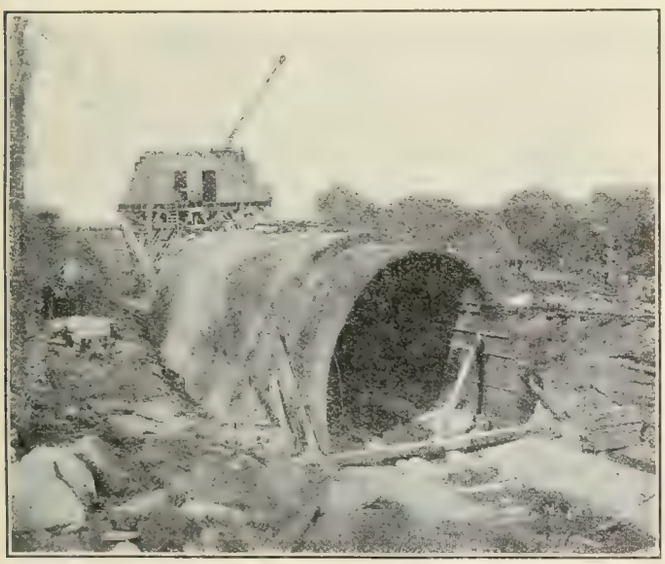
PROBABLY reinforced concrete will be the form of construction used for the Catskill aqueduct that will convey the water from Hill View Reservoir, in Yonkers, under the Boroughs of the Bronx and Manhattan and beneath the Harlem and East rivers as far as Brooklyn. The aqueduct, so far as its construction has advanced, is being built of concrete by the cut-and-cover method wherever possible. Its dimensions in general are 17 ft. high by 17.6 wide. The tunnels on the hydraulic gradient also have a height of 17 ft., but their width is reduced to 13 ft. 4 ins. The valleys of the Rondout, Wallkill, Moodna and Croton rivers will be crossed by pressure tunnels, deep in the rock, having a circular water way about 14 ft. 6 ins. in diameter.

While the engineers have not fully decided, every probability points to the selection of concrete as the material of construction for the city divisions, the same as for the outside divisions, rather than some other material. For the high pressure service recently installed a huge iron pipe was used. The aqueduct, so far as planned, will eventually take 4,000,000 barrels of cement, but the deliveries will be distributed over a rather long period. The contract of McArthur Brothers Co. and Winston & Co. will take, for example, 1,100,000 bbls. At the first of this year their contract for the Ashokan reservoir was only 7 per cent. completed after more than a year's work, and the date set for the completion of the contract is 1915. It will take them eight years to finish the 1,100,000 bbls., or an average of 137,000 bbls a year.

THIS YEAR'S PRINCIPAL CONTRACTS.

Contracts made this year by the commissioners include the following:

Contract 16 was made with King, Rice & Ganey, for a section of cut-and-cover work at St. Elmo, in the Wallkill Valley. Contract No. 17 bears date of April 1, 1909, and was with the American Pipe and Construction Co. Contract No. 20, dated June 18, was let to the Mason-Hanger Co., and covers the Moodna Syphon. Contract 22, dated March 24, to Patterson & Co., for the Breakneck Mountain cut-and-cover and the Bull Hill tunnel. Contract 23, dated March 25, to the Glyndon Construction Co., for the Hunters Brook (Yorktown) cut-and-cover section. Contract 24, dated April 13, for Yorktown cut-and-cover and Turkey Mountain tunnel, to the Bradley Construction Co.



CUT AND COVER AQUEDUCT UNDER CONSTRUCTION, NEAR PEEKSKILL.

Contract No. 45, dated June 4, to the Pitts Construction Co., for a part of the Orange County cut-and-cover. Contract 47, dated April 1, with the Degnon Construction Co., for the south half of the Bonticou-Wallkill Syphon and cut-and-cover. Contract 85, April 12, to C. W. Blakeslee, for the Croton cut-and-cover, and Chadeayne tunnel.

LAST YEAR'S CONTRACTS.

In addition to the contract for the Ashokan dams, four other main contracts have been let, as follows: Contract 2, dated April 10, 1907, was awarded to the Thomas McNally Co. It covers the construction of about 42,000 ft. of cut-and-cover aqueduct and also about 15,000 ft. of grade tunnel. Work on this contract, which is east of the Hudson River and just north of the Croton watershed, has been in progress during the past year, and had been about 13 per cent. completed in January of this year.

Contract 12, dated June 12, 1908, was awarded to the T. A. Gillespie Company. It covers the construction of about 24,000 ft. of deep pressure tunnel under the valley of the Rondout as well as about 3,000 ft. of grade tunnel. Eight shafts, ranging in depth from about 380 to 700 ft., are being put down for the purpose of driving the pressure tunnel.

Contract 11, dated August 5, 1908, was awarded to the Stewart-Kerbaugh-Shanley Company. It covers the construction of about 34,000 ft. of aqueduct in cut-and-cover, and about 3,500 ft. in grade tunnel. The work under this contract extends from a point about a mile below the Olive Bridge dam to the north side of the Rondout valley. Contract 15, dated September 9, 1908, was awarded to the Elmore and Hamilton Contracting Company. It covers the construction of about 16,000 ft. of cut-and-cover aqueduct located just south of the valley of the Wallkill.



PORTAL OF GRADE TUNNEL AT CAT HILL, NEAR PEEKSKILL.

At the Hudson River crossing, opposite Cornwall, the Board of Water Supply is carrying on the work of sinking two test shafts with its own forces. These shafts are being put down so that drill borings can be made from them for the purpose of determining the elevation of the rock profile beneath the river bed. The putting down of vertical holes in the bed of the river has proven to be a very difficult undertaking on account of the great depth of cover over the rock and the interference due to vessels and tows in the river. Even should a number of vertical holes be put down to the rock it would still be necessary to depend upon horizontal borings for a final determination of the character of the rock.

THE JAMAICA BAY IMPROVEMENTS.

The Jamaica Bay Improvement Commission has obtained an appropriation of $75,000 for making surveys and plans to show types of bulkhead, general treatment of the shore front and provision for railway connections and terminals.

Colonel John G. D. Knight, the resident representative of the War Department in this district, in a report to the Chief of Engineers of the United States Army, recommends cooperation on the part of the Federal Government in the Jamaica Bay improvements, by the opening and maintenance of an approach to the bay at Rockaway Inlet and the construction of a main channel involving a very large expenditure by the Federal Government.

As a result of this report the River and Harbor Bill passed by the last Congress directed the Secretary of War "to report as soon as he is satisfied that the City of New York is prepared to undertake the work to be done by it preliminary to or contemporaneous with any dredging to be done by the United States Government as recommended in the report and plan of the Secretary of War transmitted under date of February 25, 1909, for the improvement of Jamaica Bay and its entrance at Rockaway Inlet and Dead Horse Inlet."

NOVELTIES.

Things You May Not Have Heard About Yet That Will Make the Building More Desirable.

KITCHEN SINK WITH CHAIR ATTACHED.—The housekeeper has been shopping all day. She returns home, throws herself in an easy chair and watches the hands of the clock slowly move around to the hour when she must prepare the dinner. It means that she must be on her feet at least an hour more. If she gives way to her desire for rest, husband will come home, dinner will be late and he will be cross. One company has on the market a sink with chair attached. When not in use it swings out of sight on a hinge attached to the iron leg of the drain board. The housekeeper can sit and peel potatoes, stir sauces, etc., etc., etc., at the sink, and when she does not want to use it she does not have to take extra steps around it as would be the case with a kitchen chair. In apartment house kitchens, where the gas range is usually near the sink, this would afford a seat for the cook while preparing dishes that require constant watching. This should prove a tenant getter.

CLOSET BOWL HANGS FROM WALL.—The bane of the concrete builder is the necessity of putting holes in floors through which to run plumbing. The newest thing in this feature of plumbing is the water-closet bowl that is suspended

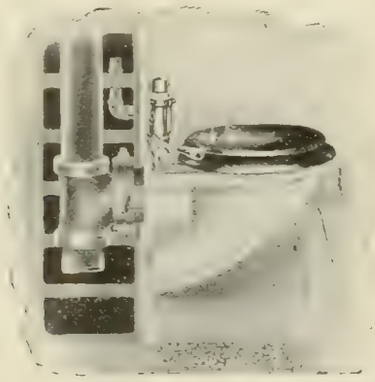


FIG. 1—SHOWING BOWL ATTACHED TO WALL WITH BUTTON WATER CONTROL EXPOSED.

from the wall. This is especially adapted for buildings of reinforced concrete or steel construction. Holes in the floors weaken spans. This closet permits the soil pipe to pass through the wall. The closet sets near the wall and requires less piping. It is said, that it cannot stop up or clog out of easy

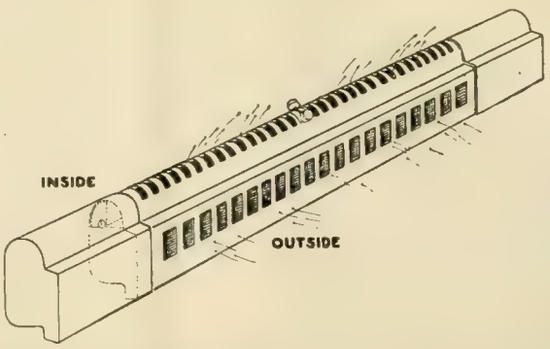


FIG. 2—WALL SUPPORTED BOWL WITH BUTTON CONTROL CONCEALED.

reach, it has prompt, powerful action and requires little water for perfect flush and permits easy scrubbing of the floor. It is more sightly than the old type.

QUICK REPAIRS FOR WORN STAIR TREADS.—A well-known firm is in the market with a quick and cheap method of repairing stair treads when they have been worn down by years of constant usage. Furthermore, it is unnecessary to remove the old tread. At the same time the old weakened surface is made stronger than it was before. The hollow is filled in with a special preparation and a cork composition and over that an iron tread is placed. The value of the whole improvement rests in the latter feature. This is composed of a base of rolled, unperforated steel or hard brass (delta metal) with dove-tailed grooves filled with lead or carborundum. It is impossible to slip on this device even though the step is covered with ice or oily substance. They may be inset in granolithic steps and sidewalks.

FRESH AIR WITHOUT DUST.—Every occupant of an office knows the annoyance of trying to get fresh air through an open window and at the same time keep papers over which he is working before him. Every housekeeper knows the annoyance of trying to ventilate rooms and at the same time have clouds of dust sweep into the apartment. A device has just been perfected to overcome these difficulties, and it is now on the market. It is made of cold-rolled steel, copper plated, and is therefore rust proof. It is made without the use of wood and therefore does not warp with use and cannot crack. Within is a dust-proof screen of fine brass or copper wire through which the fresh air passes under the base of the window-sash, where it is placed when in use, yet keeps out dirt and all im-



WINDOW SASH RESTS ON FLAT UPPER EDGE AND SILL ON LOWER FLANGE FACE.

purities. A noiseless slide on the inside of the ventilator controls the supply of air. It is made in sizes to fit any window from 20 to 74 inches wide. It fits so closely into the window-frame that it is entirely out of the way of curtains or shades. An attachment comes with it, to permit of locking the window with the device still in place as shown in the illustration. Only two inches of it shows from either inside or outside. There are no valves to get out of order and it is rain and snow proof.

A PAINT THAT LAYS CONCRETE DUST.—The introduction on the market of a preparation that will lay cement dust promises to ultimately increase the popularity of cement floors in office buildings and factories. One serious objection to a concrete floor is that it continually dusts, and despite frequent sweepings and washings each abraisure results in small particles of silica and lime floating through the air. In places where delicate machinery is in operation this is sometimes a serious fault. It is well known that oil should never be put on a concrete floor. It has been found that fatty acids in the oil forms a combination with the concrete, causing the floor to expand and blister. This new composition consists of a filler and paint, and is painted on the cement floor after it has cured from three to four weeks under proper conditions, should the floor be new. It is not necessary to wash the floors before applying the material. They should be dusted off thoroughly. It can even be applied where oil has soaked into the concrete from machinery. After the filler has been applied, a coat of the paint is given. These materials will spread 300 square feet to the gallon. When, through wear, it is necessary to repaint it is unnecessary to apply a new coat of filler. A special preparation is made for laboratories where acids are used and for lavatories and toilet rooms.

GUARDS AGAINST SPONTANEOUS COMBUSTION IN HOUSES.—The use of asbestos lumber and shingles have long been known to the trade, but it is only recently that it has been applied to the manufacture of wasteboxes and storage cases for factories, offices and residences. The wastebox is made of asbestos boarding, 30x30 ins. and 42x42x48 ins., and is reinforced at the edges. This is used for the storage of cans containing combustible materials such as oil, etc., while the wastebox is 18 ins. square by 4 ft. high and contains two separate apartments. This is used for the storage of oily rags and other materials that are likely to take fire if left lying neglected about the premises. Being made of asbestos and tightly closed air cannot get in and may smoulder for days without harm to property. The device commends itself to factory owners and office building tenants.

ONE PULL UNLOCKS AND OPENS WINDOW.—This is a device more applicable to factories, dynamo stations or stores where, during the day, it is desired to throw open the entire rear window equipment for fresh air and at night be sure that they are all safely locked, yet are placed at such heights from the floor that it is inconvenient to close them all by hand. When the window is closed, an iron ball attached to the end of a wrought-iron band falls over a bar of the same metal, securely fastening it above. A chain connects this with a similar fastening device at the bottom of the sash. From the top fastener falls a brass chain, which is within reach of the operator. When this is pulled, both balls fly up, and the window falls forward. Here is where another improvement comes in. It is well known that most appliances of this character permit the window to "spin." The company that has this device on the market corrects this by placing just above the axis a brace with a groove in its end which fits over a bar attached to the window frame. When the window is open to its fullest extent these braces check it and bolt it firmly so that it cannot be blown shut by the wind. The pulling chain is also fitted with the usual fuse block tested to 155 degrees.

EDISON IMPROVES CEMENT MAKING METHODS.

THOMAS A. EDISON has discovered another improved method for the manufacture of cement, which, coming upon the eve of the perfection of the poured concrete house which he expects to build for $1,250 for persons in moderate circumstances, would seem to aid in paving the way toward the realization of the distinguished inventor's pet scheme. The latest accomplishment of the West Orange Wizard is the result of several years of study and the expenditure of a great deal of money in making experiments.

Soon after the Edison Portland Cement Company's mills were established in New Village, N. J., Mr. Edison stood one day watching some laborers drilling and blasting the face of a cliff. He saw the blast "shoot," dodged with the others to avoid the shower of debris, and then he watched the laborers redrill and blast several large boulders which were blown from the working breast. He glanced at his watch and was surprised to note how long he had been watching that operation. That set him to thinking. "Why not devise some means for crushing those big boulders and thus save labor, time, dynamite and money?" he asked himself.

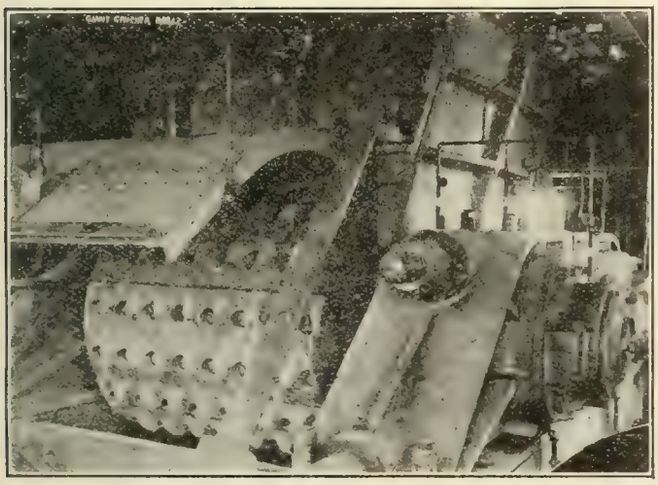


FIG. 1—SHOWING THE ROLLS DIRECTLY BELOW THE HOPPER.

To-day at the New Village, N. J., mill the result of that visit to the quarry is in operation and, having proved itself a success, has just been placed on the market. Heretofore the use of the steam shovel at a quarry has been limited. By Mr. Edison's invention their use is augmented. The contrivance is known as a "giant roll crusher," and bears its inventor's name. It consists of two large rolls six feet in diameter and seven feet in width. They weigh 110,000 lbs. each, the complete machine containing 860,000 lbs. of iron and steel. The rolls are built of such strength and massive proportions that no shock or strain, however great, can break or injure them.

These rolls have octagonal faced mandrels, on which are fastened corrugated plates, and the high speed of the rollers brings the bumps against the surfaces of the rock with such force that they are literally chewed to bits in a few seconds. Rock weighing from twelve to fourteen tons, and from seven to eight feet in diameter, are devoured in an instant. A description of the operation of this giant device is interesting.



FIG. 2—SPECIMEN BOWLDERS THAT THE ROLLS CRUSHED IN FIFTY SECONDS.

In front of the machine a freight car is backed up. On this conveyance is a huge steel scoop containing a bowlder of cement rock that weighs about fourteen tons. It is from a foot to two feet higher than a good sized man, and three men could hide behind it. An electric hoist picks up the scoop and holds it over the hopper. The giant rollers under the hopper are attached to a pulley riding on a steel shaft almost a foot thick by a huge belt. A terrific speed is developed and then, at the operator's word, the bowlder is dropped into the receptacle.

Like a pebble in a child's hand, it is tossed about as the rollers strike its surface. It seems to be a thing of life, so lightly is the 14-ton rock tossed about. But the impression lasts only a minute, for in scarcely that time it disappears, and when the eye seeks it at the discharge it is transformed into thousands of small rocks, six inches or less in diameter and of such size as to permit of ready crushing in a smaller machine. Before another car can be backed up to the hopper and the scoop raised, the greedy steel maw is ready for the second bowlder. With the use of several 100-ton steam-shovels the rolls will crush an average of 750 tons an hour, or 7,500 tons a day of ten hours. This average has been demonstrated at the mills.

To cement manufacturers in particular and to companies operating quarries for road work or for the manufacture of concrete stone in general, the invention of Mr. Edison seems to have a special interest. Stone cannot arch in the course of transit from the crusher to the rolls. In this particular one of the most prolific sources of waste is removed.

Although the machine has been on the market only a short time, orders have been received and installations are being made to six quarry companies in New York, Michigan and Illinois.

STANDARDIZING GOVERNMENT PLUMBING.

The United States Treasury Department has completed specifications covering all branches of plumbing work that will hereafter be installed in post offices and Federal buildings throughout the country, Hawaii and the Philippines, with a view to standardizing equipments hereafter to go into those structures. Similar specifications have been prepared by order of the Quartermaster General of the United States Army. This in time will follow in all commodities installed in any treasury and army building and it is thought that other departments will take up the idea.

Following out the specifications to the letter, the Federal-Huber Co., of this city and Chicago, have issued two illustrated books, one handsomely bound in real seal and kid lining and the other devoted to the Treasury Department needs, bound in black paper with gilt inseals conforming strictly to the needs of architects, inspectors and contractors directly interested in the United States Treasury or Army Department construction work and more especially that part relating to post-office work. In its compilation no attempt has been made to make it a catalogue although in the book are shown fixtures that this company has installed for post-office work where the general specifications have not applied and in addition plumbing accessories suitable for this class of work. In cases where appliances conform to the Treasury Department specifications, the fact is noted under each cut.

BRICKLAYING SPEED AND COSTS.

As a result of the very careful investigation of the Sewer Department of the city of Boston, Metcalf & Eddy, consulting civil engineers to the Boston Finance Commission, present in a recent report some facts regarding the cost of bricklaying by municipal employees. Comparing the smaller sewers built by the Massachusetts Metropolitan Commission with those built by the day labor force of the city of Boston, the engineers find the prices ranging from $9.04 to $18.34 per thousand on the day labor work by the city, whereas on the Metropolitan work done by contract the highest price was $4.23 and the lowest $2.77.

Based on the number of brick laid, the difference between the day labor work of the city and the contract work of the Metropolitan Board is as noticeable as is the difference in cost. These items are particularly interesting when it is noted that upon the city work, taking the average for a whole week, the number of brick laid per mason per hour was as low as thirteen, and the largest number was 242, as against 94 and 570, respectively, upon the Metropolitan work. The highest number per hour for the average of an entire job done by the Sewer Division was 78, whereas the lowest average upon Metropolitan work was 165 and the highest 384.

TIME SCHEDULE FOR ELEVATORS.—Where schedules are not maintained in operating elevators, loads of starting and of acceleration, and, in electric elevators, those of retardation, come together in excessive amounts. The main feature of schedule operation, however, is, according to Reginald Pelham Bolton, the convenience afforded on upper floors, by the accessibility of a car passing at regular intervals. To hold back each car until it is filled would, and does where practiced, produce a series of gaps of time when no car is available, while at other times several cars are passing a floor simultaneously in the same direction. The schedule interval, which is obtained by dividing the round-trip time by the number of cars, is a measure of the convenience of the service, and it has been found that where it exceeds 20 seconds, in rapid business service, complaints soon arise.

WHERE BUILDING MATERIALS ARE NEEDED

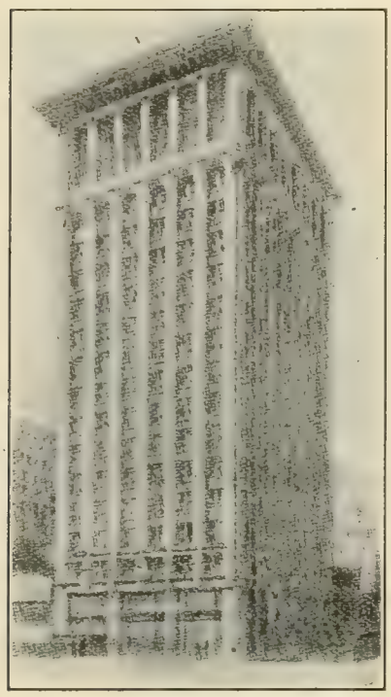
The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Stores, Offices and Lofts.

4TH AV, No. 334, 19-sty brick and stone loft building, 98.9x125, tar, felt and gravel roof; cost, $800,000; owner, Joseph Milbank, 33 Wall st; architects, Geo.



MILBANK BUILDING.

B. Post & Sons, 347 5th av. Plan No. 648.

Andrew J. Robinson Co., 123 East 23d st, has general contract; H. S. Ely & Co., 27 West 30th st, agents; eight old buildings will be demolished.

Apartments, Flats and Tenements.

ROOSEVELT ST, e s, 191.1 s Park Row, 6-sty brick and stone tenement, 43.4x120.4, tin roof; cost, $40,000; owner, Dr. J. Rovegno, 138 East Houston st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 650.

152D ST, s s, 140 e Riverside Drive, 6-sty brick and stone tenement, 63x85.11, plastic slate roof; cost, $70,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 West 125th st. Plan No. 651.

No contracts have yet been issued.

29TH ST, n s, 200 e 2d av, 5-sty brick and stone tenement, 40x86.9, plastic slate roof; cost, $35,000; owner, East 29th St. Co., 1511-13 3d av; architect, John B. Mooney, 1511 3d av. Plan No. 654.

Theatres.

39TH ST, n s, 100 e Broadway, 7-sty brick, stone and concrete theatre and studios, 59x90.9, gravel roof; cost, $125,000; owner, 39th Street Theatre Co., Broadway and 39th st; architects, Wm. Albert Swasey, 47 West 34th st, Chas. B. Meyers, 1 Union sq, consulting architect. Plan No. 649.

Architect states that no contract has yet been issued; one building will be demolished. Lee Shubert, president; J. J. Shubert, vice-president and secretary.

Dwellings.

PARK AV, No. 58, 6-sty brick and stone residence, 24.4x72, tile roof; cost, $100,000; owner, Henry Wesley Rogers, 37 West 56th st; architect, Horace Trumbauer, 857 5th av. Plan No. 652.

John T. Brady & Co., 103 Park av, have the contract; Francis McNamara, 641 Madison av, plumbing.

Factories and Warehouses.

DESBROSSES ST, No 16, Watt st, Nos 119-121, 6-sty brick and stone warehouse, 34.4x179.8; slag and tar roof; cost, $75,000; owner, Trinity Corporation, 187 Fulton st; architects, Ernest Flagg and A. F. Sutcliffe, 35 Wall st. Plan No. 653.

No contracts have yet been issued.

MANHATTAN ALTERATIONS.

BETHUNE ST, Nos. 33-37, 1-sty brick extension, 20.4x30.4, alter windows, iron columns, stairs, to 6-sty brick factory; cost, $1,500; owner, Zurich Silk Finishing Co., on premises; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1860.

John D. Westervelt, 50 Grove st, carpenter work.

BROOME ST, No. 24, windows, partitions, to 5-sty brick tenement; cost, $1,500; owner, R. Broadman, 1441 Lexington av; architect, O. Reissmann, 30 1st av. Plan No. 1848.

CATHARINE ST, No. 64, 1-sty brick rear extension, 25x18, alter walls to 3-sty brick dwelling and moving picture show; cost, $1,500; owner, Frank Zangarino, premises; architect, J. A. Rofrano, 28 Oliver st. Plan No. 1865.

CITY HALL PL, No. 35, alter windows, piers, show windows, to 4-sty brick dwelling; cost, $500; owner, O. D. Hughes, 15 Exchange pl, Jersey City, N. J.; architect, D. Mitchell, 302-306 West 53d st. Plan No. 1851.

DOWNING ST, No. 13, air-shaft, partitions, windows, toilets, to 4-sty brick tenement; cost, $2,000; owners, Joseph, Victor and Stephen Fontana, on premises; architect, O. Reissmann, 30 1st st. Plan No. 1846.

FORSYTH ST, No. 138, partitions, store front, walls, to 6-sty brick tenement; cost, $1,000; owner, Henry C. Tinker, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1842.

GREENWICH ST, Nos. 495-497, 3-sty brick rear extension, to 2 3-sty brick stable and cooperage; cost, $2,000; owner, Michael Toomey, 497 Greenwich st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1874.

MACDOUGAL ALLEY, No. 23, Washing Sq North, No. 123, add 1-sty, partitions, windows, piers, to 2-sty brick stable; cost, $1,500; owner, Estate E. R. Robinson, 79 Wall st; architect, Donald G. Anderson, 3 Union sq. Plan No. 1876.

MULBERRY ST, No. 164, partitions, stairs, windows, columns to 5-sty brick store and factory; cost, $1,000; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Staub, 147 4th av. Plan No. 1869.

3D ST, No. 168 East, partitions, windows, to 2 4-sty brick tenements; cost, $700; owner, John Becker, 525 E 5th st; architect, Frank Hausle, 81 E 125th st. Plan No. 1871.

5TH ST, No. 222 East, plumbing fixtures, partitions, piers, to 3-sty brick tenement and shop; cost, $4,000; owner, Philip Wolfman, 220 East 5th st; architects, Gross & Kleinberger, Bible House. Plan No. 1854.

7TH ST, Nos. 305-308 East, partitions to 6-sty brick and stone store and tenement; cost, $200; owners, Reich & Rottenberg, 311 East Houston st; architect, E. Rossbach, 2010 Broadway. Plan No. 1850.

7TH ST, No. 51, windows to 4-sty brick tenement; cost, $450; owner, O. Toustor, premises; architect, Max Muller, 115 Nassau st. Plan No. 1866.

10TH ST, No. 230 East, new roof, windows, beams, girders, to 3-sty brick and stone tenement; cost, $2,500; owner G. Ferri, 335 East 11th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1847.

11TH ST, Nos. 277-279 West, alter store fronts, piers, beams, to 6-sty brick apartment house; cost, $300; owner, S. R. Schultz, 39 East 7th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1857.

30TH ST, No. 247 West, partitions, store fronts to 5-sty brick tenement; cost, $900; owner, H. Harburger, 1980 7th av; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1844.

45TH ST, No. 102 West, partition to —sty brick restaurant; cost, $500; owner, Burns Restaurant Co., 785 6th av; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 1878.

Levin & Levin Const. Co. have contract.

46TH ST, No. 337 East, partitions, toilets, windows, to 5-sty brick tenement; cost, $1,500; owner, J. Fleischhauer, 341 East 44th st; architect, O. Reissmann, 30 1st st. Plan No. 1841.

49TH ST, No. 306 East, shafts, partitions, steel beams, columns, to 5-sty brick tenement; cost, $2,000; owner, Henria Unger, 1340 Madison av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1859.

54TH ST, Nos. 247-259 West, 12-sty brick and stone rear extension, 91.8x100.5, partitions, steel girders, columns, beams, to 8-sty brick and stone auto garage; cost, $210,000; owner, Automobile Club of America, 247-59 West 54th st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1852.

Architect states that no contract has yet been issued. Officers are E. H. Gary, president; Henry Sanderson, vice-president; Alfred Ely, treasurer; S. M. Butler, secretary.

57TH ST, No. 130 West, windows to 7 and 14-sty brick apartment house; cost, $1,000; owner, 130 West 57th St. Co., 130 West 57th st; architects, Howells & Stokes, 100 William st. Plan No. 1856.

61ST ST, No. 8 East, vent shaft, partitions, skylights, to 4-sty brick dwelling; cost, $1,500; owner, Henry C. Eno, 8 E 61st st; architect, H. E. Hupfauf, 7 E 42d st. Plan No. 1863.

122D ST, No. 309 East, partitions, windows, to 2-sty brick church; cost, $2,500; owner, The Powers Co., 53 Park Row; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1867.

125TH ST, No. 131 West, 3-sty brick front and rear extension, 19.8x10.7 and 20x52.11, partitions, piers, elevator shaft, to 3-sty brick store and dwelling; cost, $10,000; owner, H. Van Tine, 121 West 125th st; architect, Frank H. Hines, 104 West 124th st. Plan No. 1877.

146TH ST, Nos. 517-519 West, partitions, walls, to 1-sty brick battery and

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

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boiler room; cost, $2,000; owner, United Electric Light & Power Co., 1170 Broadway; architect, Wm. F. Coman, Jr., 305 Pearl st. Plan No. 1875.

150TH ST, No. 419 West, 1-sty brick front extension, 8x5, to 2-sty brick stable; cost, $750; owner, John C. Rodgers, St. Nicholas pl and 150th st; architect, John E. Scharsmith, 1 Madison av. Plan No. 1879.

AV B, No. 103, partitions, tubs, sinks, to 4-sty brick tenement; cost, $3,000; owner, Simon Ellinger, 322 East 50th st; architect Max Muller, 115 Nassau st. Plan No. 1843.

AV B, Nos. 8-10, show windows, to 5-sty brick tenement and store; cost, $200; owner; Louis Frankenthaler, 1215 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 1849.

AMSTERDAM AV, No. 1986, 1 and 2-sty brick rear extensions, partitions, windows, light shaft, bath, show windows, to 3-sty brick store and dwelling; cost, $6,000; owner, John Viebrock, 404 West 124th st; architect, M. J. Garvin, 3307 3d av, Bronx. Plan No. 1853.

BROADWAY, s e cor. 94th st, 1-sty brick side extension, 9.10x16.10, new roof, to 7 and 6-sty brick hotel; cost, $6,000; owner, Selma Realty Co., 210-216 West 94th st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1861.

John D. Westervelt, 50 Grove st, carpenter work.

LEXINGTON AV, No. 523, partitions, girders, to 3-sty brick store and dwelling; cost, $200; owner, Maze Realty Co., 148 E 49th st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 1872.

Morris Stern, 523 Lexington av, is lessee.

MADISON AV, Nos. 930-941, 2-sty brick and stone front extension, 16.8x2.7; alter beams, shaft, skylight, to 2 4-sty brick and stone dwellings; cost, $7,500; owner, Mrs. O. B. Halsey, c/o C. B. Halsey, 5 E 42d st; architects, Thain & Thain, 4 E 42d st. Plan No. 1862.

MADISON AV, No. 2117, doors, store fronts, to 3-sty brick dwelling; cost, $1,-000; owner, Sundee Hyman, 2069 5th av; architects, Sommerfield & Steckler, 19 Union sq. Plan No. 1845.

1ST AV, No. 1355, build chimneys, toilets, partitions, to 4-sty brick tenement; cost, $700; owner, Philip Cohn, 2051 Belmont av; architect, H. Harlach, 790 East 180th st. Plan No. 1855.

2D AV, s w cor, 33d st, baths, partitions, windows, to 3-sty brick store and dwelling; cost, $500; owner, Robert I. Brown, 20 Nassau st; architects, Reiley & Steinback, 481 5th av. Plan No. 1858.

3D AV, No. 108 piers, beams, girders, to 4-sty store and tenement; cost, $1,-000; owner, G. V. W. Schade, 524 W 182d st; architect, C. McGregor, 235 3d av. Plan No. 1873.

Chas. McGregor, 235 3d av, builder.

5TH AV, No. 473, add 1-sty room, to 5-sty brick and stone store; cost, $350; owner, not given; architect, W. G. Hamessen, 473 5th av. Plan No. 1864.

Springstead & Adamson, 424 East 107th st, have contract.

6TH AV, w s, 20th-21st sts, 21st-22d sts, new columns, foundations, build bridge to 2-sty brick and stone store; cost, $15,000; owner, O'Neill-Adams Co., 6th av and 20th st; architect, James J. F. Gavigan, 1123 Bway. Plan No. 1868.

8TH AV, s e cor 129th st, plumbing, partitions, columns, girders to 4-sty brick store and tenement; cost, $10,000; owners, Lowenfeld & Prager, 149 Bway; architect, R. Prager, 149 Bway. Plan No. 1870.

No contract has been issued.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

214TH ST, s s, 429 e Holland av, 3-sty brick store and dwelling, tin roof, 20x50; cost, $6,000; owner, Concetta Merendino, Mohegan av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 917.

NELSON AV, e s, 260 n 175th st, two 2½-sty frame dwellings, shingle roof, 21x40; total cost, $9,000; owners, Weller & Meeker, 2163 Crotona av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 919.

197TH ST, n s, 76.2 w Briggs av, two 3-sty brick dwellings, slag roof, 20x35; total cost, $12,000; owners, Nathan B. Levin Co.; architect, John E. Kirby, 481 5th av. Plan No. 914.

Nathan B. Levin, No. 1910 Webster av, is president.

214TH ST, s s, 429 e Holland av, 2-sty frame dwelling, tin roof, 24.6x23.6; cost, $2,500; owner, Concetta Merendino, Mohegan av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 915.

DEVOE TERRACE, e s, 453 s 190th st, two 2½-sty frame dwellings, 20.2x40 x35, shingle roof; total cost, $9,000; owner, T. F. Murray Realty Co; architect, Wm. Kenny, 2600 Decatur av. Plan No. 927.

Thos. F. Murray, 2584 Devoe Terrace, is president.

TURNBULL AV, s s, 260 e Havemeyer av, 2-sty frame dwelling, 34x22, tin roof; cost, $2,800; owner, Bernhardt Boosman, Turnbull and Havemeyer av; architect, Henry Conrad, 840 Olmstead av. Plan No. 928.

232D ST, n s, 103 w Paulding av, 2-sty frame dwelling, 21x60, tin roof; cost, $5,-000; owner, Mary Schiffer, 3548 Olinville

av; architect, John J. Zuelch, 3414 Barker av. Plan No. 925.

MULFORD AV, w s, 200 n Alice av, 2-sty frame dwelling, tin roof, 20x42; cost, $5,000; owner, Jos. Schleman, 3745 3d av; architect, B. Ebeling, 1136 Walker av. Plan No. 930.

Apartments, Flats and Tenements.

165TH ST, s s, 26.5 e College av, three 3-sty brick tenements, tin roof, 20x53.4; total cost, $37,500; owners, Mountain Const. Co.; Otto L. Spannhake, 233 East 78th st, president and architect. Plan No. 916.

SO. BOULEVARD, e s, 37.6 n Tiffany st, three 4-sty brick tenements, plastic slate roof, 37.6x80; total cost, $72,000; owners, Romeo & Serra Co., Hunts Point road and Lafayette av; architect, Jas. F. Meehan, Hunts Point road and Lafayette av. Plan No. 913.

MT. HOPE PL, s s, 114.11 e Jerome av, 4-sty brick tenement, 50x82.10, tin roof; cost, $38,000; owner, Aug. Rehbock, 407 Tremont av; architect, Arthur Boehnur, 407 Tremont av. Plan No. 929.

187TH ST, s w cor. Hoffman st, 5-sty brick tenement, plastic slate roof, 45.5x85.4; cost, $45,000; owner, Jos. Faiella, 550 East 175th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 920.

KELLY ST, w s, 180.3 n 165th st, three 4-sty brick tenements, plastic slate roof, 33.4x67; total cost, $60,000; owner, Wm. Nelson, 2461 Washington av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 921.

LONGFELLOW ST, n s, 90.5 s Freeman st, 5-sty brick tenement, plastic slate roof, 41x98.9; cost, $44,000; owners, Longfellow Realty Co; architect, Oscar Lowinson, 20 East 42d st. Plan No. 923.

E. W. Bradley, No. 948 Trinity av, is president.

LONGFELLOW ST, s w cor. Freeman st, three 5-sty brick tenements, plastic slate roof, sizes irregular; total cost, $106,000; owners, Longfellow Realty Co.; architect, Oscar Lowinson, 20 East 42d st. Plan No. 924.

E. W. Bradley, No. 948 Trinity av, is president.

Churches.

RITTER PL, n s, 79 w Prospect av, 1-sty frame portable church, 25x64; cost, $1,500; owners, New York City Baptist Mission Society, 162 2d av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 918.

Stables and Garages.

WALTON AV, No. 943, 1-sty stone garage, 13x18; cost, $75; owner, Gertrude B. Martin, on premises; architect, Geo. K. Martin, on premises. Plan No. 922.

Stores, Offices and Lofts.

BARNES AV, n e cor Shiel st, 1-sty frame store, 15x18, tin roof; cost, $500; owner, Mary Richke, 3630 Barnes av; architect, John J. Zuelch, 3414 Barker av. Plan No. 926.

BRONX ALTERATIONS.

NORTH ST, s s, 101 w 2d av, 2-sty frame extension, 18x12, to 1½-sty frame dwelling; cost, $700; owner and architect, Richard H. Springmeyer, on premises. Plan No. 346.

SETON ST, e s, 255 n Elliott av, move 2-sty frame dwelling; cost, $1,500; owner, Stephen Cross, 53 Westchester Square; architect, B. Ebeling, 1136 Walker av. Plan No. 351.

170TH ST, s e cor. 3d av, new door, new partitions, to 3-sty frame restaurant and saloon; cost, $200; owner, Maurice Feist, 2 Rector st; architect, M. J. Garvin, 3307 3d av. Plan No. 342.

177TH ST, s w cor. Bronx River, new columns to 2-sty brick stable; cost, $300; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 340.

177TH ST, s w cor. Bronx River, 5-sty brick extension, 9.8x8.4 to 5-sty brick factory; cost, $470; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 341.

BAILEY AV, e s, 292 s Boston av, move and new partitions, etc., to 2-sty brick store and dwelling; cost, $5,000; owner, Marcus Nathan, 150 West 120th st; architect, B. E. Stone, 7 West 38th st. Plan No. 347.

BAINBRIDGE AV, w s, 245.4 n 200th st, 1-sty frame extension, 9x17.9 to 1½-sty frame garage; cost, $500; owner, Jacob Zurnieden, 3008 Woodlawn Road; architect, W. S. Irving, 241st st and Katonah av. Plan No. 349.

HARRISON AV, e s, 230.4 n Davis st, 1-sty frame extension, 18x13 to 1-sty frame dwelling; cost, $500; owner, G. Guiseffe, 560 Taylor av; architect, B. Ebeling, 1136 Walker av. Plan No. 350.

MORRIS AV, No. 2690, new bay windows, new porches, new partitions, etc., to 2-sty and attic frame dwelling; cost, $3,000; owner, Dr. John Barnhart, on premises; architect, Wm. J. Cherry, 41 West 34th st. Plan No. 344.

PELHAM ROAD, w s, 56 s St. Pauls av, move 2½-sty frame dwelling; cost, $150; owners, estate of Thurza J. DeRich, Ellen E. Mucer, Scarsdale, administrator; architect, W. F. Mercer, Scarsdale. Plan No. 352.

STEBBINS AV, No. 1310, 2-sty frame extension, 7x9.6 to 2-sty frame dwelling; cost, $100; owner, Otto Vogel, on premises; architect, Wm. Aitkin, 892 East 167th st. Plan No. 348.

TREMONT AV, s s, 59.6 e Washington av, 1-sty frame extension, 1.10x15.6, and new partitions, etc., to two 3-sty frame stores and dwellings; cost, $1,000; owner, C. A. Becker, Tremont and Park avs; architect, Chas. S. Clark, 445 Tremont av. Plan No. 345.

WEBSTER AV, s w cor. Oliver pl, move 2½-sty frame dwelling; cost, $400; owners, Webster Av. Improvement Co., 124 West 45th st; architects, Janes & Leo, 124 West 45th st. Plan No. 343.

ADVANCE REPORTS.

Annex Building for the Automobile Club.

C. P. H. Gilbert, architect for the Automobile Club of America, has filed plans for the large annex building which is to be built on the property, 91.8x100, in West 55th st, directly in the rear of the Automobile Club. The building will be 12 stys in height, and will cost about $350,000. The exterior will be of white brick, terra cotta, limestone and granite. The building will be equipped with four elevators, in addition to the chauffeurs' and members' elevator. On the roof of the building is arranged a convenient landing for the use of the members of the Aero Club, who are interested in aviation. The three top stories are fitted up with all the up-to-date apparatus necessary for machine shop, etc., etc. Special accommodations have been made for the comfort of chauffeurs.

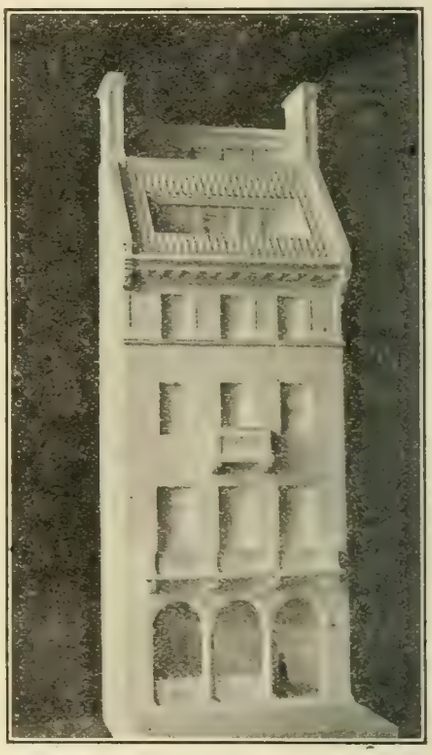
The building is constructed in the best manner in every respect, and will be of heavy construction. An electric light and power plant will be installed. The equipment of the present garage of the Automobile Club is to be connected with the new building, and the whole structure when completed will be the largest and most up-to-date and perfectly equipped structure of its kind in existence. The building will be ready for occupancy by June 1, 1910.

No Plans Yet for Riverside Drive and 158th St. Apartments.

RIVERSIDE DRIVE.—No plans have yet been prepared, or architect selected for the contemplated improvement at the corner of Riverside Drive and 158th st, with a 12-sty elevator apartment house, the site for which was purchased during the week. It is probable that the facts of the operation, including the name of the owner will not be announced for some days yet. The site is one block from the 157th street station of the subway, and faces a square formed by the intersection of Audubon place, Riverside Drive and 158th st. The Church of the Intercession is at the north, between 158th st and Fort Washington av, fronting on the westerly side of Broadway.

Residence Showing No Encroachment On Sidewalk.

70TH ST.—The new residence for Dave Hennen Morris, of 68 Broad st, to be erected in the north side of 70th st, 45 ft. west of Madison av, from plans by Thornton Chard, 39 West 38th st, will be constructed by the Andrew J. Robinson Co., of 123 East 23d st. In this house is shown a distinct departure from the usual planning of residences, as there will be no encroachment on the sidewalk. This



RESIDENCE FOR DAVE H. MORRIS. East 70th st.
Thornton Chard, Architect.

anticipates the condition that eventually should obtain throughout the city, giving the full width of the sidewalk to the public, as shown in the model herewith. The building will contain six stories and will have an exterior of limestone and brick, size 30x90 ft., as estimated by the architect to cost about $50,000. Mr. H. D. Dickinson, 123 East 23d st, will be the sanitary engineer.

$1,500,000 Apartment House for Broadway.

BROADWAY.—George F. Johnson & Sons, Westchester and Prospect avs, Bronx, have commissioned architects George and Edward Blum, to prepare plans and specifications for the improvement of the northwest corner of Broadway and 113th st, a plot measuring 175x125 ft, with a 12-sty high-class elevator apartment house to cost in the neighborhood of $1,500,000. There will be apartments for forty-eight families. The owners will have charge of all contracts, awarding all the work. It is expected that plans will be completed about the first of September.

Plans for a Nurses' Home, Brooklyn.

BROOKLYN.—The Jewish Hospital Association. Classon and St. Marks avs, and Prospect place, Brooklyn, will soon begin the construction of a nurses' home on the north side of Prospect place, 135 ft east of Classon av at a cost of about $100,000. The construction will be fireproof, 4-stys, 50x120 ft, of stone. Plans are being prepared by G. L. Morse, of 303 Washington st, Brooklyn, Pattison Bros., Fuller bldg., are electrical engineers. Officers are Abraham Abraham, president; Henry Roth, treasurer; Nathan S. Jones, secretary. No contracts have yet been awarded.

Another Riverside Drive Apartment Assured.

RIVERSIDE DRIVE.—It became known during the week that the plot on the southeast corner of Riverside Drive and 103d st, measuring in all 100x125 ft., is about to be improved with a high-class 12-sty elevator apartment house. Henry Schiff, of 320 West 113th st, will erect the building. The plans are now being designed by Messrs. Waid & Willauer, 156 5th av. So far as can be learned no figures have yet been asked for, and the time set for operations to start is indefinite.

Jersey City to Have New Theatre.

JERSEY CITY, N. J.—It is announced that the Phoenix Realty Co. has commissioned Wm. McElfatrick, of 1402 Broadway, Manhattan. to prepare plans and specifications for a brick and stone fireproof theatre to be erected at the Five Corners, Jersey City. The building will have a seating capacity of over 1,500. Officers of the company are Joseph H. Rudiger, president; Henry Eigenrauch, vice-president; Anthony Michell, secretary, and William H. Rinther, treasurer. The cost will probably exceed $50,000.

Plans for Arbuckle Bros. Building.

BROOKLYN.—Work of excavating has begun for the new 10-sty concrete building to measure 200x200 ft. which is to be erected in Brooklyn by Arbuckle Bros., on the vacant block bounded by Jay, John, Pearl and Plymouth sts. The plans have been completed by Wm. Higginson, 21 Park Row, Manhattan. The structure is to be used for the general purpose of the concern. The equipment will include an endless bucket chain connecting with a carrying belt, a device invented by one of the brothers.

Improvements to Whitelaw Reid's House.

MADISON AV.—The residence of Whitelaw Reid, northeast corner of Madison av and 50th st, is to receive immediate improvements. The general interior will be renovated and a 7-sty rear extension 25x28 ft, is to be added. The plans are by Messrs. McKim, Mead & White, 160 5th av, and the general contract has been issued to M. Reid & Co., of 114 West 39th st.

Row of Flats for Fox Street.

FOX ST.—Weisman & Herman, builders, 510 East 136th st, will soon begin the erection of six 5-sty brick and limestone flat buildings, each 40x88 ft., to be situated in the west side of Fox st, 100 ft. south of 163d st. Geo. Fred Pelham, 507 5th av, is preparing plans, and the owners will probably be ready to take figures by September 1.

$600,000 Apartment House for Park Av.

PARK AV.—Messrs. Pickering & Walker, 103 Park av, architects, are preparing plans for a 12-sty elevator apartment house, to measure 106.4x100 ft, to be erected at the southeast corner of Park av and 76th st, at a cost of $600,000. The Eight Hundred and Twenty-Nine Park Avenue Co., 103 Park av, is the owner.

Apartments, Flats and Tenements.

44TH ST.—J. Lippman & S. Root, 72 East 99th st, will erect a 6-sty flat building, 50x87 ft., in the north side of 44th st, 150 ft. east of 10th av, from plans by Chas. B. Meyers, 1 Union sq. Estimated cost, $38,000.

PINEHURST AV.—The Peto Realty Co., 207 West Broadway, will erect three 5-sty tenements, 43x85 ft., at the southeast corner of Pinehurst av and 178th st, to cost a total of $225,000. Adolph Mertin, 33 Union sq, is the architect.

AUDUBON AV.—Neville & Bagge, 217 West 125th st, have prepared plans for a 6-sty flat building, 99.11x90 ft., for the Granite Construction Co., 299 Broadway, to be erected at the northeast corner of Audubon av and 176th st, to cost $200,000.

ST. NICHOLAS AV.—Geo. Fred Pelham, 507 5th av, has completed plans for a 6-sty flat house, 104.11x140 ft., for the Napoleon Construction Co., 206 Broadway, to be erected at the southwest corner of St. Nicholas av and 183d st, to cost $175,000.

RIVERSIDE DRIVE.—Denby & Nute, 333 4th av, have completed plans for the 12-sty fireproof apartment house, 41x120 ft, to be erected at the southeast corner of Riverside Drive and 114th st for the John J. Hearn Construction Co., 509 5th av, to cost about $350,000.

CONVENT AV.—Emanuel Krulewitch, builder, 145th st and St Nicholas av, is ready for bids on materials and sub-contracts for the 6-sty, 24-family flat building to be erected at the southeast corner of Convent av and 149th st, from plans by Neville & Bagge, 217 West 125th st.

Churches.

BUFFALO, N. Y.—The Rev. J. J. Paterson, pastor of Emmanuel Baptist Church, has accepted plans drawn by Martin C. Miller for a brick and stone church to cost $60,000.

BAY RIDGE.—Architect E. G. W. Dietrich, 30 East 20th st, Manhatan, has prepared plans for the erection of a new edifice at 6th av and 53d st, Bay Ridge, Brooklyn, for the Grace Baptist Church, to cost $50,000.

WESTCHESTER, N. Y.—N. Serracino, architect, 1170 Broadway, Manhattan, is preparing plans and specifications for a church and rectory to be built at the corner of Commonwealth av and Mansion st, Westchester, N. Y. Rev. H. De Vivo is rector.

SUMMIT, N. J.—Collidge & Carlson, Boston, Mass., have prepared plans for a stone addition to the Methodist Episcopal Church, De Forest av, Summit, N. J., to cost $50,000. About September 1 plans will be ready for figures. Estimated cost, $50,000. Rev. A. H. Tuttle is pastor.

ASBURY PARK, N. J.—Plans have been prepared by George Lovett, of Philadelphia, Pa., for a new stone edifice to

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be erected at 2d av and Bond st, Asbury Park, by the Catholic Church of the Holy Spirit. Plans have not yet been formally accepted. They specify a seating capacity of 1,800, to cost not less than $90,000.

BUFFALO, N. Y.—The Emmanuel Baptist Church, Rev. J. J. Patterson, pastor, is soon to erect a church and Sunday school building, 1-sty, 100x125 ft., brick and stone, capacity about 600, at Normal av and Rhode Island st, Buffalo, to cost between $30,000 and $35,000. M. C. Miller, 620 Mutual Life Building, Buffalo, is making plans.

City Halls.

CHELSEA, MASS.—Whiton & Haynes Co., 512 John Hancock Building, Boston, Mass, at $173,977, have received the general contract to erect the City Hall at Chelsea, Mass.

MIDDLETOWN, N. Y.—David H. Canfield, Middletown, N. Y., has been selected as architect to prepare plans for a 2-sty fireproof, brick, stone and steel city hall building to be erected by the city of Middletown, to cost $50,000. B. A. Taylor is city clerk.

Dwellings.

37TH ST.—Foster, Gade & Graham, architects, 281 4th av, have awarded to D. C. Weeks & Son, 289 4th av, the general contract to complete $40,000 worth of alterations to the residence of W. W. Reese, 103 East 37th st. The construction will be fireproof, brick and limestone.

DEAL, N. J.—Maurice E. Bandler, 65 Nassau st, Manhattan, owner, has awarded to August Weber, 60 Sea View av, Long Branch, N. J., the general contract to erect the 2-sty residence and garage, frame and stucco, 25x35 ft., at Deal, N. J., to cost $40,000. Schwartz & Gross, 347 5th av, Manhattan, are the architects.

Factories and Warehouses.

NORWICH, CONN.—The Connecticut Keyes Process Company, of Norwich, will erect a new plant in the near future.

TRENTON, N. J.—Work upon a new 3-sty brick building, 208x70, 1-sty, to cost $20,000, has been started by the John A. Roebling Son's Company.

NEWARK, N. J.—The Independent Ice Dealers' Association will erect an ice plant at Newark. No contract has yet been awarded or plans prepared.

WATERVILLE, CONN. — Architects Griggs & Hunt, of Waterbury, have completed plans and specifications for the erection of two factory buildings at Waterville.

HORNELL, N. Y.—The Merrill Hosiery Co. will erect a 1-sty brick silk mill, 80 x200 ft., to cost $50,000. J. Mills Platt is architect, Chamber of Commerce Building, Rochester, N. Y.

NORWICH, CONN.—The Ponemah Mills Co. has had plans prepared for an addition, 670x200 ft., to be 1-sty high, of heavy mill construction with basement and tooth roof. The estimated cost is $225,000.

BROOKLYN.—L. Danancher, 7 Glenmore av, Brooklyn, is preparing plans for a 5-sty brick and bluestone factory and store building, 25x97 ft., to be erected at the northwest corner of Thatford and Railroad avs, Brooklyn, to cost about $20,000. Joseph Stern, Christopher and Dumont sts, Brooklyn, is the owner. The owner will take bids about the last of August.

SYRACUSE, N. Y.—The Standard Oil Co., 26 Broadway, Manhattan, will erect a 2-sty brick, mill construction, warehouse, 72x40 ft.; boiler house and coal bin, 1-sty, 36x31 ft.; wagon shed, 22x40 ft., at Syracuse, to cost $30,000. Edward K. Fenno, Rosenbloom Building, Syracuse, has received the general contract. T. W. Clark, 26 Broadway, Manhattan, prepared plans.

SCHENECTADY, N. Y.—Architect Finch, of Schenectady, is working on plans for a factory for the Climax Specialty Co. Unless something unforeseen occurs, the building will be erected, and the machinery in full operation by Nov. 1. It is reported that McDonald & Chadwick will erect some dwellings in the vicinity of the new plant, so they will be ready for occupancy when the factory is opened.

NEWARK, N. J.—Agreements have been signed by Coles A. Seeley, treasurer of the Seeley Tube & Box Co., whose factory is now located on 4th av, to acquire property on the south side of Central av, near Hudson st, upon which will eventually be built a 6-sty factory. Frederick A. Phelps, mechanical engineer and architect, with offices in the Union Building, is preparing the plans. The building will cost $100,000, measure 160x225 ft., and will be started in September.

ROCHESTER, N. Y.—The American Laundry Machinery Manufacturing Co., of Chicago and Cincinnati, has completed plans for the erection of a large plant on the Lincoln Park property, West av, Rochester. The concern has offices at No. 55 North st, Rochester. Fourteen buildings will be erected. The main building will be 2-stys, 160x225; the shipping and storage building, 44x250; stock room, 109 x109; engine and boiler house, 82x115; foundry building, 100x300, besides the several smaller buildings which will be required. Officers of the company are: President, Adam Kreuter; vice-president, D. M. Cooper; treasurer, Robert M. Burton; secretary, E. F. Underhill.

Halls and Clubs.

PRINCETON, N. J.—The general contract for erecting the 3-sty brick and limestone Campus Club House, 50x75 ft., at Princeton, has been let to C. W. Kafer, 115 South Stockton st, Trenton. Cost, $40,000. R. C. Gildersleeve, 150 5th av, Manhattan, architect.

MAMARONECK, N. Y.—Henry G. Anthes, 52 Harrison st, New Rochelle, N. Y., has prepared plans for a 2-sty brick hall and lodge building, 50x125 ft., to be erected at Palmer and Maple avs, Mamaroneck, for the Forresters of America. Wm. Speechley is chairman building committee. The estimated cost is $30,000.

ELMIRA, N. Y.—The Elmira Lodge of Elks has instructed J. C. Williamson, general contractor, of Elmira, to begin work at once on a new club building. The contract for steam heating was awarded to Robert H. Walker, the plumbing to George W. Krowl and the installation of the electrical fixtures to John D. Ellett, all of Elmira.

SCHENECTADY, N. Y.—Plans were filed during the week for the erection of a new chapter house for the Delta Upsilon fraternity on College lane at an estimated cost of $21,000. The plans have been prepared by Van Vleck & Goldsmith, of Manhattan, and call for a modern building, entirely fireproof. The contract has been awarded to Edward Hanigan.

Hospitals and Asylums.

EAST BLOOMFIELD, N. J.—A tuberculosis hospital is to be erected at East Bloomfield. Plans and specifications have been presented by Dr. Lytle of Geneva. Dr. Eugene Porter is State Health Commissioner.

GLENS FALLS, N. Y.—It is announced that $100,000 has been raised with which to erect a hospital to replace the Parks Memorial Hospital. Address chairman building committee, Parker Memorial Hospital, Glens Falls, N. Y.

CHELSEA, MASS.—Bids are asked until Sept. 18, by R. C. Hollyday, Chairman of Bureau of Yards and Docks, Navy Dept., Washington, D. C., for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H.

WEEHAWKEN, N. J.—The North Hudson Hospital Association, 189 Palisade av, Union Hill, L. Menegaux, president, has awarded to Bond & McNally, 148 Bullsferry road, Weehawken, the general contract for the 3-sty fireproof, brick hospital, 75x40 ft., at Weehawken. Robert G. Dixon, 148 Bullsferry road, is architect. Estimated cost, $30,000.

Hotels.

EAST ORANGE, N. Y.—The Rockefeller Hotel Co., Frank Leslie, manager, contemplates the erection of an addition to the Elmwood Hotel on South Walnut st, East Orange, to cost $20,000. Edward V. Warren, 22 Clinton st, Newark, is architect.

UTICA, N. Y.—Extensive improvements involving an expenditure of several thousand dollars are to be made in the Hotel Royal. The entire front will be remodeled in copper and glass of the latest design. The interior will be finished in marble and mahogany panel work, with marble pilasters. Frank J. Lawlor is proprietor. R. G. Lloyd, of Utica, has received the contract.

Miscellaneous.

NEW HAVEN, CONN.—Bids will be advertised for in October by the Court House Commission, at New Haven, for the construction of a new court house, to cost $600,000.

RALEIGH, N. C.—The competition for the Auditorium Building to be erected here at a cost of $100,000, by the Municipal Building Commission, was won by Mr. P. Thornton Marye, architect, of Atlanta, Ga.

BAYONNE, N. J.—J. O'Rourke & Son, Union Building, Clinton st, Newark, are about to start work on the 3-sty brick convent, 50x60 ft., to be erected by St. Mary's Star of the Sea Roman Catholic Church at Av C and 14th st, Bayonne, to cost around $25,000. Rev. Andrew M. Egan is rector.

PATERSON, N. J.—Charles E. Sleight, of Paterson, has prepared plans for a theatre, 55x125x25 ft., to be erected at Main and Smith sts, Paterson, by William Metz and Max Gold. Limestone and pressed brick, terra cotta trimmings, two elevators, estimated cost, $25,000. No contract has yet been issued.

NUTLEY, N. J.—Contracts for erecting the Bank of Nutley, to cost $20,000, have been awarded as follows: Mason work, Van Vliet Construction Co., of Passaic; carpenter work, L. M. Breen Co., of Paterson; plumbing, Geo. W. Hahn, of Passaic; electrical work, Thos. Nichols, Jr., of Nutley; painting, Alex. Stewart, of Passaic; vault, the Remington-Sherman Co., of Manhattan.

Municipal Works.

MANHATTAN.—The Park Board will open bids Tuesday, Aug. 17, for paving with asphalt tiles certain walks of Central and other parks in the Borough of Manhattan.

BRONX.—Estimates will be received by the Board of Health, Tuesday, Aug. 17, for labor and material required to drain approximately 50 acres of salt meadow at Locust Point, Throggs Neck.

BROOKLYN.—Bids will be received by the Fire Commissioner Wednesday, Aug. 18, for furnishing labor and materials required for repairs and replacements to headquarters building, Nos. 365 and 367 Jay st, Brooklyn.

RICHMOND.—Estimates will be received by the Commissioner of Water

Supply, Gas and Electricity, Aug. 18: No. 1. For furnishing and delivering cast iron pipe and special castings. No. 2. For furnishing, delivering and laying water mains and appurtenances in Bay, Griffin and Arrietta sts, Columbia st, Stuyvesant pl and Richmond terrace.

BROOKLYN.—The President of the Borough of Brooklyn will open bids on Wednesday, Aug. 18, for labor and material required for constructing sewer in Av J, between Coney Island av and Ocean av, with outlet sewers in East 18th st, from Av J to Av K; in Ocean av, from Av J to Av K (West Side); in Av K, from East 18th st to Nostrand av; in Nostrand av, from Av K to Av M; in Av M, from Nostrand av to Flatlands av, and in Flatlands av, from Av M to Flatbush av.

MANHATTAN.—Estimates will be received by the Commissioner of Docks Tuesday, Aug. 17. No. 1.—For labor and materials required for preparing for and laying iron slag block pavement on portions of Marginal st, between Whitehall and Broad sts, East River, and granite block pavement between Albany and Liberty sts, North River, and between West 30th and West 33d sts, North River, and for laying a granite crosswalk along the southerly line of West 22d st, North River, Manhattan. No. 2—For furnishing and delivering sawed new yellow pine lumber, sawed new spruce lumber and piles.

QUEENS.—The Commissioner of Water Supply, Gas and Electricity will open bids Wednesday, Aug. 18: No. 1. For furnishing and erecting and connecting two pumping engines, with steam piping, suction and discharge piping in the Bayside pumping station, Broadway and Little Neck Bay, Bayside, Queens. No. 2. Doing all the necessary work to remove well house, removing storehouse, for constructing a gate vault and a receiving well and laying suction and filter delivery pipes at the Bayside pumping station, Broadway and Little Neck Bay, Bayside, Queens. No. 3. For furnishing and delivering lubricating and illuminating oils and lubricating grease. No. 4. For furnishing and delivering well driving machines.

Office and Loft Buildings.

89TH ST.—Eidlitz & McKenzie, 1123 Broadway, are preparing plans for enlarging the telephone building No. 112 West 89th st, for the New York Telephone Co., 15 Dey st, to cost around $100,000. The architects will be ready for estimates about August 20.

BROADWAY.—The James McCreery Realty Corporation, 112 West 42d st, J. C. McCreery, president, has awarded to H. H. Vought & Co., 103 Park av, the general contract for rebuilding the side and rear walls of the 5-sty structure Nos. 803-807 Broadway, at a cost of $35,000. Jardine, Kent & Jardine, 3 West 29th st, prepared these plans.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for remodeling the two 3-sty brick dwellings in the east side of Lorimer st, 75 ft north of Montrose av, Brooklyn, for the Citizens Trust Co., owners. The alteration will consist of converting the building into a loft thereby connecting the two buildings into one, making each loft 25x50 ft. The interior construction will be re-inforced, to meet the required weight for mercantile business, with new columns and girders from cellar to roof. A plumbing system is also to be installed.

Schools and Colleges.

WINSTED, CONN.—The town of Winsted, Conn., will soon appropriate funds for the erection of a new high school. Address Chairman building committee, Board of Education, Winsted, Conn.

HIGH BRIDGE, N. J.—Bids will be received until Aug. 24 by the Board of Education, Frank Latimer, vice-president, for erecting an addition to the High School. Wm. T. Towner, 320 5th av, Manhattan, is architect.

WASHINGTON, D. C.—The Board of Education has recommended the erection of a $250,000 normal school at Columbia Heights, a $65,000 addition to the Armstrong Manual Training School, a $125,000 normal school near O and North Capitol sts, and three other schools.

PELHAM, N. Y.—Smith Bros., Pelham, N. Y., have just received the general contract to erect the new Pelham school, 2-stys, brick and concrete, 60x120 ft., 9 class rooms, assembly hall, seating capacity 350, semi-fireproof, to cost $60,000. York & Sawyer, 156 5th av, Manhattan, are the architects. G. Hucy, 7 Water st, Boston, Mass., heating engineer.

Contracts Awarded.

NASSAU ST.—The Power Engineering & Contracting Co., 1123 Broadway, has the electrical work for the 32-sty office building now being erected at the corner of Liberty and Nassau sts, known as the "Bryant Building."

18TH ST.—S. Niewenhous, 1 Madison av, has received the general contract for the erection of a 4-sty addition, 35x50 ft., to the factory of the P. R. Mitchell Co., of 185 Canal st, at Nos. 608-610 East 18th st, from plans by Messrs. Kastner & Dell, 1135 Broadway.

NEWARK, N. J.—Contracts have been signed by the Turner Construction Co., of 11 Broadway, for reinforced concrete floors for a warehouse, 100x50, 5-stys and basement, for Hersh Bros., in Mulberry st, Newark, N. J. The plans are by Nathan Meyers, architect. Work begins at once.

CHICAGO, ILL.—The contract for building 1,000 ft. of reinforced concrete docks for the Deering works of the International Harvester Co., of Chicago, has been awarded to the Raymond Concrete Pile Co., of New York and Chicago. The docks are located along the north branch of the Chicago River.

EAST HOUSTON ST.—The Libman Contracting Co., 1968 Broadway, has received the contract for all carpentry and framing of the apartment house to be erected for the Winthrop estate at Nos. 209-211-213 East Houston st, from plans by C. B. Meyers, architect, through the McVickar Gaillard Realty Co.

SOUTH BROOKLYN.—The Turner Construction Co. of 11 Broadway, has been awarded contracts for the erection of two reinforced-concrete warehouses, each 150 x150 ft, 6-stys and basements, in 47th st, South Brooklyn, for the Bush Terminal Co. from plans by William Higginson, 21 Park Row. Work will begin at once.

27TH ST. — The Power Engineering & Contracting Co., 1123 Broadway, New York City, has obtained the contracts for the electrical work in the three loft buildings now under construction by the Realty Holding Co., of 907 Broadway, New York City. The buildings are situated at 22-24 West 27th st, 40-42 West 27th st and 119-133 West 27th st.

BROOKLYN.—The mason contract was recently awarded to McCann & Coelos, 489 5th av, Manhattan, for the 12-sty brick office building, 25x103 ft., which the Joralemon Company, 489 5th av, will erect in the south side of Joralemon st, 298 ft. east of Clinton st, Brooklyn, at a probable cost of $150,000. George Keister, 12 West 31st st, Manhattan, is the architect, and the E. L. Shea Construction Co., 489 5th av, is general contractor.

The Hennebique Construction Co., 1140 Broadway, have taken the contract for constructing the Compressed Pillar Foundations at Perth Amboy for the Roessler & Hasslacher Chemical Co. Walter Kidde, 140 Cedar st, Manhattan, is engineer. The Hennebique company will also build the reinforced concrete raft foundation for the cold storage plant of the Hutwelker Provision Co., in Hall st, Brooklyn. C. E. Huntley, 103 Park av, Manhattan, is the architect. The same construction company will also have the following new contracts: a concrete bridge over 62d st, Philadelphia; G. E. Quimby, bridge engineer; estimated cost, $35,000. A coal breaker and washery, 125x140 ft., 166 ft. high, at Scranton, Pa., for the D., L. & W. R. R.; G. J. Ray chief engineer; estimated cost, $100,000. A 5-sty bakery for Schmalz Bros. at Hoboken, N. J., 100x200 ft.; C. M. Bartberger & Sons, architects, Pittsburgh.

Government Work.

MADISON, N. Y.—The Constructing Quartermaster, Madison Barracks, N. Y., will receive bids until Aug. 21, for the construction of about 500 ft. of driveways and 4,500 sq. ft. of walks.

SARATOGA SPRINGS, N. Y. — Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 9, for the construction of the U. S. post office at Saratoga Springs, N. Y.

FORT SLOCUM, N. Y.—Office of Constructing Q. M.—Sealed proposals will be received Aug. 18, for installing steam heating systems in barracks Nos. 35, 38 and 40 and officers' quarters Nos. 8 and 9. Address Constructing Q. M.

FORT HOWARD, MD.—Office of Constructing Q. M., Baltimore, Md.—Proposals will be received Aug. 27 for the construction of about 15,000 sq. ft. of granolithic sidewalks at Fort Howard, Md. Address Maj. C. C. Ballou, U. S. A., constructing Q. M., Room 427, Custom House, Baltimore, Md.

BOSTON, MASS.—Proposals for oil storage houses will be received at the bureau of yards and docks, Navy Department, Washington, D. C., Aug. 28. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yards named. R. C. Hollyday, chief of bureau.

Brief and Personal.

The Master Sheet Metal Workers' Association is in session this week at Louisville, Ky.

But then August was always a dry, smothery, lazy month in the city, and good only for farmers' crops.

The John T. Brady Company has the granite walls of the new Bronx courthouse about two-thirds up.

The site is being cleared for the new Millbank Building, at the southwest corner of 4th av and 25th st.

W. L. Rouse and L. A. Goldstone, architects, have formed a partnership, under the firm name of "W. L. Rouse & L. A. Goldstone," 12 West 32d st.

Mr. Morris R. Sherrerd, chief engineer of the Department of Public Works, Newark, N. J., has been retained as consulting engineer by the Passaic Valley Sewerage Commission.

Mr. Orin F. Perry, general manager of the Rockland-Rockport Lime Co., which has offices in the Fuller Building, went to the company's quarries at Rockland, Me., this week. He will return on Monday.

The quantity of manufacturer's material imported into the United States in the fiscal year just ended exceeds that of any earlier fiscal year in the history of the manufacturing industry of the country.

Mr. Albert Moyer, manager of the sales department for the New York office of the Vulcanite Portland Cement Co., Fuller Building, is in Canada enjoying a short vacation. He is expected back on Monday.

Building statistics from other cities naturally show large gains over the corresponding portion of last year, because building was dead in 1908. The statisticians should make their comparison with a live year.

Mr. Frank C. Jennings, of Bruce & Cook, sheet iron and metals, of 170 Water st, is spending his vacation in camp in the Adirondacks. He will be back at his desk after Labor Day. Mr. Jennings recently was in the finals in the contest for the principal golf trophy at the Shinnecock links.

H. E. Eastman, who has been representing the Woodbury Granite Company in the West for three years, is now representing the Eastern territory as sales manager for his company, which has offices at No. 1 Madison av. Mr. Markham, the local representative, will continue in his former capacity as usual.

William Dean Ham, originator of the Concrete Builders Exchange, and president of the Monolith Hollow Wall Company, of 45 West 34th st, who has been at Hot Springs, Va., for the benefit of his health since January, is reported to be about the same. His work here is being looked out for by Donald Hope, vice-president of the Exchange and of the Hollow Wall Company.

At an election recently held at the Atelier Jallade, 218 East Forty-second st, New York City, the following officers were elected: Gerard Betz, massier; A. Goldner, secretary; L. A. Abramson, treasurer and financial secretary. The reports of the officers showed that the Atelier has been successfully launched, and its first season closed with a clean record for all problems submitted in competition with the other Ateliers.

The Gillette Safety Razor Company is the latest large concern to locate its factory in the McAdoo tunnel zone of New Jersey—but not in Jersey City. It has bought a tract 809x1,042 feet in size, or about two acres, at Freylinghuysen and Evergreen avs, in the Waverly section of Newark, which cost in the neighborhood of $100,000, and will erect thereon about $200,000 worth of buildings. The present factory in Boston will be abandoned.

The Pennsylvania Railroad has dissolved its advisory board of engineers, as the more important questions in the development of the tunnel project has been disposed of. The board consisted of Gen. Charles W. Raymond, chairman; Mr. Charles M. Jacobs, chief engineer of the North River Division; Mr. Alfred Noble, chief engineer of the East River Division, and Mr. George Gibbs, chief engineer of electric traction and station construction. The president of the Pennsylvania Railroad Company, Mr. James McCrea, has conveyed to these officers the thanks and appreciation of the company for the satisfactory discharge of their weighty responsibilities.

Tenants of the Engineering Building.

In a petition for the placing of a station on the proposed extension of the McAdoo underground railroad at 39th st and 6th av, New York, the secretary of the United Engineering Society, Mr. F. R. Hutton, prepared the following details of occupancy of the building and attendance at various meetings held in the building during the year 1908. List of societies occupying offices in the Engineers' Building and statement of membership:

American Society of Mechanical Engineers, 3,800; American Institute of Electrical Engineers, 6,400; American Institute of Mining Engineers, 4,300; N. Y. Electrical Society, 950; American Gas Institute, 1,300; N. Y. Association Opposed to Woman Suffrage, 2,060; Electrical Manufacturers' Club, 50; Wire Inspection Bureau, 24; Empire State Gas and Electric Association, 75; American Association of Electric Motor Manufacturers, 200; National Electric Light Association, 3,065; Museum of Safety and Sanitation, 50; Boone & Crockett Club, 173; Association of Edison Illuminating Companies, 68; Technical Society of New York, 150; Explorers Club, 110; Society of Naval Architects and Marine Engineers, 870; American Street and Interurban Railway Association, 1,000; Illuminating Engineering Society, 1,065; Municipal Engineers of City of New York, 565; total, 26,215.

Hudson River Brick Statistics.

The value of the brick manufactured on the Hudson River in the year 1908, according to a report just issued by the New York State Geological Survey, averaged only $4.75 a thousand, as compared to $5.20 a thousand in 1907.

The total number of common brick marketed from the Hudson River region in 1908 was 817,459,000, as compared with 1,051,907,000 in 1907. The largest production was in 1906, when it amounted to 1,230,692,000, or about 50 per cent. more than that for 1908.

There were 114 plants in operation last year with an average product of 7,171,000 against a total of 122 plants and an average product of 8,622,000 in 1907.

The decline in the production was generally distributed over the nine counties of the region, and all reported a smaller total than in 1907, though the largest falling off was in Rockland and Ulster Counties. Ulster County stood first in size of output, as in the preceding year, with a total of 179,166,000, valued at $816,947. Rockland County maintained its place as the second largest producer in the region and reported a total of 172,926,000, valued at $800,603. Orange County's total was 151,869,000, valued at $747,637. Dutchess came next with 132,000,000 brick, valued at $605,371.

A SUMMARY.

On the whole business last year was poorer than for a long time,' says the State report, with prices throughout at so low a level as to afford little or no profit to the manufacturer. An unfavorable factor was the large number of brick carried over by the yards from 1907, amounting to fully 300,000,000, according to reliable estimates. The season of manufacture was very short. The prevailing prices in the early part of the year averaged about $4.50 a thousand. As the season advanced there was a gradual improvement; and shipments were made at $4.75 and $5 in the summer. The upward tendency continued throughout the fall and early winter, with the revival of building operations, and at the close of the year prices reached as high as $6.75 and $7.

The Outlook in the Asbestos Trade.

The asbestos trade suffered little in the recent depression, and though the outlook for the coming year is for lower prices on the lower grades of material, high-grade crudes and fibers will probably remain at the present prices. The whole industry is better established now than ever before, and with stable trade conditions must greatly increase in volume.

USES OF ASBESTOS.

The variety of uses of the fireproof and insulating qualities of asbestos is constantly increasing. One of the notable applications in recent years is as a pigment under the name "asbestine," which on account of its fibrous structure has the property of holding up other heavier pigments in the paint. Mixtures of asbestos with various compounds play an important part in fireproof construction. Such materials are asbestos building lumber, century shingles, asbestos slate, asbestic for stucco and plaster, and asbestolith.

ASBESTOS IN THE GRAND CANYON.

The best asbestos yet found in the United States is near the bottom of the Grand Canyon of Arizona. It is cross-fiber chrysotile of exceptional quality. The outcrop is extensive, but as the product must be packed on donkeys about 12 miles down one side of the canyon and 4,000 feet up the other side, and thence be hauled 20 miles to the railroad, only the hand-cobbed, best grade of material can be shipped at present.

GENERAL STATISTICS.

All the asbestos mined and sold in the United States in 1908 was mined in Georgia and Vermont, and the total output of the various grades was 936 short tons, an increase from 1907 of over 42 per cent. The total value of the output of refined asbestos in 1908 was $19,624, as compared with $11,889 in 1907, an increase of 64 per cent. According to the report on asbestos by J. S. Diller in the "Mineral resources" series of the United States Geological Survey for 1908, the increase in value thus indicated is due to the greater production than ever before of chrysotile, the variety of fibrous mineral which is best adapted to textile processes and commands the highest prices. The main source of raw material, however, continues to be Canada, whence came all but $1,646 worth of the imports into the United States in 1908, valued at $1,068,322. Much over half of the asbestos exported by Canada came to the United States. The United States leads all other countries in the manufacture of asbestos products.

A Portfolio of Satisfied Clients.

The most satisfactory form of praise is expressed satisfaction. When the Water Supervision Company, of 3 Park Row, started in business three years ago, it first had to begin a campaign of education. It had to tell the houseowners and tenants in Gotham that they were losing money by paying more than they received in value and that it had a way of actually keeping dollar bills in the burdened taxpayer's pocket. A few days ago this company issued an attractive brochure containing sixty-three of the hundreds of letters of appreciation received from clients who have been faithfully and profitably served by this company. It is the most convincing proof that this company actually does what it says it will do.

Thousands of water meters are inspected and reports made on them each month by this company. Among them are meters used by estates, corporations and individuals. Railroad managements realize, they say, that the Water Supervision Company's system increases net earnings. Real estate managers have tried the system under most exacting conditions and have retained the service. This is what the company does:

It has a corps of trained meter inspectors and plumbing experts. Once each month one of these employes visits the premises receiving this service, and inspects the entire equipment, from meter to rooftank, noting the action of the former and inspecting every possible outlet on each floor. If a tap leaks, there is a source of waste. The installation of a new one is advised. Perhaps a pipe leaks. It is discovered before the constant dripping weakens the plaster and rusts and finally causes other pipes to leak, doing great damage. To install a new pipe would mean a trivial cost. Without the inspection, that pipe might have leaked unnoticed for months then, some day, other pipes might have burst, the walls or ceilings might have dropped. Tenants, annoyed, might have moved out and thus entailed additional loss. For a nominal fee each month, all this is avoided. It pays and stays.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Midsummer Lull Affects Building.

Building material interests are feeling the usual midsummer lull, prices are low, save in iron and steel, and new enterprises are not going ahead. There are some instances where the number of sales have been normal, but there is little noney in them. Furthermore, no decided improvement is looked for until the first of the month. Brick has not recovered from the prices quoted last week. Shipments are still coming in, but not what is generally accepted as first-class material. Cement is holding its own, but deliveries do not extend over ninety days. Most of the mills are busy, the majority working to capacity, but this is thought to be due to replenishment of depleted stocks rather than to new business. Prices still stand at $1.43. Lime is sluggish. Lumber finds a gradually improving market with the approach of the Fall season. Pine flooring seemed to take the lead in sales this week. Stone is still dull, with little local business. Most of the quarries are rushed, but that business is mostly from the West. Collections are good.

Brick Market Still Sluggish.

The brick situation remains in the same condition reported last week. Market quotations range from $4.50 to $5 for common hards. Several instances were reported where $5.25 was obtained, but these are exceptional, and do not represent prevailing prices. The feeling is general that prices will not drop any further, but on the other hand no prophesies are being made as to when conditions will improve.

Transactions last week were: holdovers, 16; arrivals, 69; sales, 74. Eleven cargoes held over for this week. These are normal figures, and show that the shipments met a slightly improving market.

From one source it was learned that if the present condition continues manufacturers will stock up their sheds and stop making, or at least ease off for a while. An unprecedented run of good brick making weather is responsible, in a large measure, for the present over-supply. Some dealers are taking advantage of present prices and are stacking, but this would be more general if better grades were coming in. As it is few are loading heavily.

STEEL DELIVERIES IMPROVED.

Dealers report that improvements have been made in deliveries of structural work and that jobs that have been held up for the last two weeks are now going ahead. This may permit of a larger consumption here, but some think that even with this barrier removed, the demand at this time will not be greater than the supply.

KEEN COMPETITION IN LIME.

The lime business has been the victim of a chain of unusual circumstances this year, and now when it should be getting on its feet it is assailed by exceptionally keen competition. Some prices have dropped, others, such as the better grades of Rockland-Rockport and Palmer, have remained at the old figure and have offered only high grade goods. Some of the other brands have been compelled to reduce their former quotations to meet the figures put forth by competitors. There is said to be little profit in lime when it is selling at present prices for cheaper grades and no improvement is looked for, apparently, until the Spring. Rockland-Rockport "L" standard brand is now quoted at $1.05 and Rockland-Rockport Special, 320 lbs., is $1.37. Select finish is still sold at $1.62. These figures illustrate the present situation in a nutshell. The competition is in the cheaper grades, while those who want high class lime are willing to pay for it at the old rates. Palmer held to its old figures.

It was explained that the conditions cited were caused by a number of smaller companies coming into the field. The Spring proved erratic, the early Summer months were spasmodic in sales, and present conditions are not what they should be. This is due to a lull in building operations. Another two months, doubtless, will bring about some improvement. It was said that if this had been a good business year in lime, the little fellows would soon be sold up and the standard companies would be doing a larger business in cheap grades. In a dull year the little fellows flourish.

BRICK. (Cargo quotations at the wharf.)*

		Per M.
Hudson River, Common	$4.50@	$5.00
Hudson River, Light Hard	3.50	4.00
Hudson River, Pale	....	....
New Jersey, Hard	4.25	4.75
Croton Point—Brown, f. o. b.	**12.50**	....
Croton Point—Dark and red	**12.50**	....
Fronts:		
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Enameled:		
English size	**70.00**	**75.00**
American size	62.00	68.00
Seconds, etc.	**40.00**	**45.00**

*Cartage and ten per cent. should be added to quotations for retail prices.

Battery to 23d St., east of Broadway	$0.70
Battery to 23d St., west of Broadway	.85
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River	.65
145th St north on Washington Heights to the Harlem River	85
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water	.75
East of Jerome Ave., 161st to 181st St.	1.00
East of Jerome Ave., north of 181st St.	1.50
West of Jerome Ave	1.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	**$0.75@**	**$0.80**
State common, cargo rate, per bbl.	**.80**	**.85**
Rockland-Rockport, Com., per bbl.	....	**1.02**
Rockland-Rockport, L., per bbl.	1.08	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	**1.62**	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	**1.35**
Palmer, com., S	...	**.85**
Palmer com., L	...	**1.25**
Palmer, finishing, S	...	**.95**
Palmer, finishing, L	...	**1.40**

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	**$1.30**
In barrels, 320 lbs.	...	**1.60**
In bags, per ton	**$8.50**	**10.00**
Calcined, city casting, in barrels, 250 lbs.	...	**1.45**
In barrels, 320 lbs.	...	**1.65**
Neat wall plaster, in bags, per ton	...	**9.25**
Wall plaster, with sand, per ton	...	**5.25**
Browning, in bags, per ton	...	**4.25**
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Business Holds Its Own.

Nearly all cement interests in this city report good sales since the change in current prices last week. "Business is holding its own," said one man. Most of the sales so far are for short deliveries, there being still hesitation about tying up for deliveries continuing to the first of the year. Most of the new business is for ninety days and under. There were one or two exceptions to this, but as a rule the short delivery business is enthusiastically taken.

The Vulcanite Portland Cement Company reports having all its mills in the Lehigh Valley in operation. Atlas, Lawrence, Alsens, Alpha, Edison and Lehigh report similar activity. All the companies are trying to cover their depleted stocks to ward off a shortage at the end of the year. Few big sales are reported, but there are great numbers of small ones.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	**.90**

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	....
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Northern Pig Iron Moving Up.

With prices as high as they are there is little current business. A big decrease in tonnage and inquiries has been noted since a week ago Thursday. There is almost nothing on the market to sell. Buffalo sold at the lakes at $15.75 and $18.15 here. There is some Buffalo in stock, and even at the price quoted it went quickly. Pennsylvania went up, but Buffalo was firm. Northern advanced this week. Southern stood at last week's quotations. The new figures are: For No. 1 Jersey City, $17.75 and $18.25; No. 2, $17.25 and $17.75, and No. 2 Plain, $16.75 and $17.25. This is an advance of twenty-five cents on minimum and fifty cents on maximum.

JERSEY FURNACE BLOWS IN.

A little greater activity was noted in coke this week, due probably to new furnaces blowing in. The mill at Oxford, N. J., blew in last week and was the destination of large consignments ordered through this city. Another mill to blow in was at Catasuqua, Pa.

STRUCTURAL STEEL DULL.

The boom that is being experienced at the mills is not being reflected in the local structural market. Prices are better and there is a better feeling, indicating that business is on the mend, despite the presence of the usual mid-summer lull. The steel manufacturers are busy, but this is mostly in railroad work. The fabricators find competition keen. This is an indication of slackness in new work. Architects are holding back until steel prices come down. Work is going ahead rapidly in New Jersey, however, especially in Jersey City and Hoboken. Building operations aggregating $2,000,000 are under way within three blocks of McAdoo tunnel terminal in Hoboken. A number of big bank operations aggregating $1,400,000 are contemplated in Jersey City. In the latter case, operations are temporarily hampered because of the high price of structural steel. The steel corporation is now running within 9 per cent. of capacity. The Cleveland furnaces have withdrawn all previous schedules.

TIN AND SHEET METALS QUIET.

The tin and sheet metal markets are feeling the midsummer lull. The business is healthy and collections are good, but there is a shrinkage in volume. Assurances from architects' offices are to the effect that the Fall will be a good building season, but that the real boom is looked for in the Spring. Deliveries are constantly growing worse. In five weeks, it was said, material will be actually scarce. While the feeling is pretty gen-

erally concealed, it is plain that sheet metal people think that the strike at the sheet metal mills will be more serious than was at first anticipated. This has been heightened by the encouragement the strikers received when the Independents signed the Amalgamated scale.

Tin prices advanced about fifteen points as a result of London speculation and the presence of a stronger tone in foreign markets. Lead is firmer.

Northern:		
No. 1 x Jersey City	$17 75@	$18 25
No. 2 Foundry x Jersey City	17 25	17.75
No. 2 plain	16.75	17.25
Southern:		
No. 1 Foundry, steamship dock	17.75	18.25
No. 2 Foundry, spot	17 25	17.75
No. 3 Foundry	16.75	17.25

STRUCTURAL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.51	
Angles	1 51	1.56
Tees	1.56	1.61
Zees	1 56	1.61

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.		
1 to 1¾, base price	...	1.80
¾ and ⅞ in.	1-10c.	extra
FLAT IRON.		
1½ to 4 in. x ⅝ to 1 in., base price	...	1.80
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in	5-10c	extra
4¼ to 6 in. x 1¼ to 1¼	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S	$2.95	base
Machinery Steel, Iron Finish, base	...	1.80
Soft Steel Bars, base or ordy. sizes	...	1.80
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....
SOFT STEEL SHEETS.		
¼ and heavier	...	2.10
3-16	...	2.20
No. 8	...	2.30
Blue Annealed		
No. 8	...	2.30
No. 10	...	2.30
No. 12	...	2.35
No. 14	...	2.40
No. 16	...	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA. PLANISHED, ETC.		
Genuine Russia, according to assortment, per lb	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

SOLDERS.	Case.	Open.
Half and half	19¾@	20¾
No. 1	17¼	17½

TERNE PLATES.

N. B.—The following prices are for IC 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.

About 40-lb. coating	@	$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	12.50
About 15-lb. coating	$10 70	11.25
About 8-lb. coating	....	8.70

PIG LEAD.		
Ton lots	4⅞@	5
Less	5	5¾
ZINC.		
Sheet, cask lots	per lb.	7¾
Sheet	per lb	8¼
COPPER.		
Sheet Copper, hot rolled, 16 oz.	per lb.	18@19
Sheet Copper, hot rolled, 14 oz.	per lb	19 20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Pine Flooring Leads Lumber Sales.

Reports from the various wholesale lumber companies show that the leading sales this week have been in good pine flooring with a strong demand for West Virginia Spruce. Business on the whole has been fairly good for the retailers, but the wholesalers are still slack, although some improvement has been noted. Wholesalers are advising buyers to lay in stocks now for early Fall. An advance on Eastern cargoes of from $2 to $3 is expected because of curtailment of production in mill centres, Maine and Canada. Already the prices on clear spruce stock has been advanced a little. Hardwood continues to firm up on better grades of chestnut, oak and ash.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$22.00@	$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00
LATH.		
1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No 1, 1 x 10 in	....	47.00
Shelving, No. 2, 1 x 10 in	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

HARDWOOD FLOORING.

K. D. bored, end matched or butted and bundled.
Standard grades of oak flooring:
Clear—Shall have one face free from defects, except ⅝-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.
Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.
Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.

Clear quartered white oak	$88.00	
Select quarter-sawed white oak	50.00	
Clear quartered red oak flooring	88.00	
Select quarter-sawed red oak	52.00	
Clear plain sawed white oak	54.00	
Select P. S. white oak	43.00	
Clear plain sawed red oak	54.00	
Select P. S. red oak	43.00	
Common oak, red and white	31.00	
No. 2 Factory or common oak, red and white	23.00	

PLAIN OAK.

4-4, 1sts and 2ds	$42.00@	$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00	51.00
4-4 Common	34.00	37.00
5-4, 6-4 and 8-4 in. Common	37.00	40.00
4-4 Culls	22.00	24.00
5-4, 6-4 and 8-4 in. Culls	24.00	26.00

SHINGLES.
(New York Lighterage Limits.)

	Per M	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No 1 Primes for A's	7.50	....
"Perfection" 18 in Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash 1 in., No 1 common (white)	25.00	28.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No 1 common (red)	28.00	31.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No1 common (red)	30.00	32.00
Maple 1 in., 1st and 2ds	20.00	22.00
Maple 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	86.00	88.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No 1 common	55.00	65.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2¼, counted 1 x 3	$47.00@	$50.00
"B" Heart rift, D & M., 13-16 x 2¼, counted 1 x 3	47.00	48.00
"C" Heart rift, D. & M., 13-16 x 2¼, counted 1 x 3	82.00	84.00
"A" Rift, D. & M., 13-16, counted 1 x 3	43.00	45.00
"B" Rift D. & M., 13-16, counted 1 x 3	39.00	41.00
"C" Rift D. & M., 13-16, counted 1 x 3	28.00	30.00
"A" Flat, D. & M., 13-16, counted 1 x 3	29.00	31.00
"B" Flat, D. & M., 13-16, counted 1 x 3	26.00	29.00
No. 1 Com., D. & M., 13-16, counted 1 x 3	22.00	23.00
No. 2, Com., D. & M., 13-16 counted 1 x 3	16.00	17.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	51.00	53.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	45.00	47.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	40.00	42.00
"B" Rift, 13-16 x 3¼, counted 1x4	37.00	38.00
"C" Rift, 13-16 x 3¼, counted 1x4	28.00	30.00
"B" Flat, 13-16 x 3¼, counted 1x4	26.00	28.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	22.00	23.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	16.00	17.00
No. 1 barn boards, 8-in.	36.00	37.50
10-in.	39.50	....
12-in	46.00	49.50
No. 2 barn boards, 8-in.	33.50	34.50
10-in.	36.00	37.00
12-in.	41.00	42.50
No. 3 barn boards, 8-in.	....	30.50
10-in.	32.00	32.50
12-in.	34.00	36.00

Stone Still in a Rut.

New business for building stone in this city is still reported light. Some companies like the New England Granite Works, the Woodbury Granite Works, the Benvenue Granite Works, and A. Klaber & Son, marble, report fairly good business, but save in the last two instances much of that business is not in this city. Numerous small contracts, of course, are being received by all of these companies, but the really big work is out of this city. As proof of this, the case of the Woodbury Granite Co., of No. 1 Madison av, is typical. This company is cutting and shipping Woodbury Pink for an M. E. Church in Astoria, L. I., and some of their pink granite to the Jersey City High School, for use in construction of approaches. Those are the principal local contracts. Out of the city the company is cutting and delivering the following granites for these jobs:

City Hall, Chicago, $1,500,000 of gray; Pro-Cathedral, Minneapolis Minn., $500,000 Bethel white; State Capitol, Masison, Wis., two wings and dome, $2,500,000 Bethel white; post office, Grand Rapids, Mich., $500,000 Woodbury gray, and the Youngstown, Ohio, Court House. In the latter case there were three contracts, first the base, then the cornices and finally the approaches. It can readily be seen that the value of almost any one of the out-of-town contracts is greater than the local ones.

One company reported that it had $8,000,000 worth of business at its quarries and that only a very small percentage of that business was being sent to what is defined as the Eastern District.

JERSEY FIRM GETS CONTRACT.

All the stone, including four monoliths 14 feet 7 inches high and 3 feet thick, for the Merchants Union National Bank at Union Hill, N. J., is being supplied by the New Jersey Stone Construction Co., of Jersey City.

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.35	.50
Granite, grey	.50	.90
Granite, black	.75	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.25	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.90	....

SLATE.—Prices are per square, delivered in New York in car lots.		
Genuine No. 1 Bangor	$4.90@	$5.65
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	4.80	5.60

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

PUBLIC WORKS.

LACOMBE AV.—Proceedings were lately initiated by the Local Board of Chester for regulating and grading, setting curbstones and flagging sidewalks a space of 4 feet, laying crosswalks, building approaches, drains, walls, etc., and erecting fences where necessary in Lacombe av, from Bronx River to White Plains rd, and all work incidental thereto.

CONDEMNATION PROCEEDINGS.

210TH ST.—Opening and extending East 210th st, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill rd; Tryon av, from Reservoir Oval West to Gun Hill rd. Commissioners Peter J. Everett, August Gross and Harold C. Knoepper give notice that the abstracts of estimates and damage in this proceeding have been deposited in the Bureau of Street Openings in the Law Department of the city, Nos. 90 and 92 West Broadway, Manhattan, and will remain there until September 9, 1909. Provided no objections are filed, the reports as to awards and as to assessments for benefit will be presented for confirmation to the Supreme Court on November 18.

SPOFFORD AV.—Relative to acquiring title to Spofford av, from Longwood av to Tiffany st and from Tiffany st to the Bronx River. Commissioners John F. O'Ryan and Jacob Katz give notice to all persons interested in this proceeding that they have completed their supplemental and amended estimate of assessment for benefit, and that objections may be presented in writing, duly verified, at their office, 90 and 92 West Broadway, on or before August 30. Provided no objections are filed, their supplemental and amended final report as to assessments will be presented to the Supreme Court on November 16.

VALUABLE FOR INSULATION.

According to a foreign publication a firm in Munich has succeeded in artificially rendering asbestos waterproof, and has placed upon the market a product known as asbestos slates, which are thus described:

"These asbestos slates, it is claimed, are as hard and as strong as the natural slates, and can therefore be laid on wall or roof constructions without any wooden laths being necessary. They are very easily worked, and can be bored, nailed and cut just like wood, without any danger of splitting. They form a fire proof covering for inside and outside wooden walls, are valuable for insulation work of all kinds, even for electrical purposes; are of great use in building carriages as insulating material under the seats, for use in postal telegraphic work for insulating switches; for covering iron and wooden constructions; for use as fireproof doors for closing off single rooms in stores, warehouses, etc.; for lining wooden doors, and for covering walls and ceilings of all kinds so as to protect them from fire, heat, cold, dampness, disease, germs and vermin."

ALTERING CONTRACTS.—It is not an uncommon thing to see a contract for the purchase of real estate badly mutilated by alterations. Both parties to such an agreement should bear in mind that a material alteration of any written portion by one of the parties to it, without the knowledge or consent of the other, not only discharges the latter from all liability upon it, but if fraudulently made will release him also from all liability upon the consideration for which it was made.

INTERESTING CONTEST PROMISED.

TAXPAYER'S SUIT COMMENCED TO ENJOIN CONSTRUCTION OF RESERVOIRS IN CROTON VALLEY.

A TAXPAYER'S SUIT to enjoin the Aqueduct Commissioners from constructing additional reservoirs in the Croton Valley has been brought in the Supreme Court of New York County by James H. Killough, acting on behalf of the Merchants' Association of New York.

On March 23, 1909, the Aqueduct Commissioners formally adopted plans for a proposed new reservoir at Patterson, the estimated cost being $3,250,000, and the Commission has since filed plans with the Corporation Counsel as a preliminary step to the acquisition of the necessary lands.

The complainant contends that in the adoption of these plans the Aqueduct Commission has proceeded in violation of law; that the city has already provided for all necessary increase of water supply by the Catskill project; that water from the Catskills will be available before the proposed Patterson reservoir can be constructed and filled, and that the latter is therefore unnecessary; that the Croton watershed is already overdeveloped, and that the Patterson reservoir when finished will be practically useless; and that its construction is therefore a waste of public funds.

The complainant sets forth that under the act creating the Aqueduct Commission the plans for all works shall be prepared by the Commissioner of Water Supply, that they may thereafter be modified or rejected by the Commissioner, and that the approval of such plans by the Commissioner of Water Supply is essential to their legality. The law also requires that before final adoption of any plans public hearings shall be held thereon. The complaint alleges that none of said plans or maps have been prepared or approved by the Commissioner of Water Supply, Gas and Electricity, as required by the law, nor have the Aqueduct Commissioners given public notice of any hearing respecting suc hplan or plans. It further alleges that the act of the Commissioners, in preparing said plans and transmitting them to the Corporation Counsel without the authorization and approval of the Commissioner of Water Supply, is illegal and contrary to law.

The complaint declares that "notwithstanding the existence of the various statutory provisions which purport to continue the functions and powers of the Aqueduct Commission, it has long been generally understood that its duties were substantially completed and that the capacity of the Croton watershed to supply water to the City of New York had been fully met by the construction of the aqueduct and the various dams, reservoirs and other work heretofore performed by the Aqueduct Commissioners."

It is alleged that "the Aqueduct Commissioners, other than the present Mayor and Comptroller, have for years past resisted every attempt of public bodies and citizens to obtain legislation limiting their functions and duties or for the abolition of the Commission. They maintain a large and expensive staff at great and unnecessary cost to the city and in the making of agreements for work are free of the restrictions imposed by the charter upon offices of the city government in the letting of contracts."

The complaint alleges "that it is and it has long been their purpose to continue themselves in office notwithstanding the completion of their duties; that for years past they have been actively at work to prevent legislation which might terminate or abridge their functions and have employed various influences in order to prevent such legislation, to keep the Commission alive, and if possible extend its functions."

It is further alleged "that the Commissioners are not actuated by any genuine desire to serve the interests of the City of New York, but that their purpose is, now that the work of the Commission is substantially finished, to perpetuate themselves in office; that they have for some time past been engaged in an effort to create a public impression that more water might advantageously be stored in the Croton watershed than is provided for by existing reservoirs and that the Patterson reservoir should be constructed in the northeasterly part of said region, and to sound public opinion in order to see whether they might prudently venture upon their fraudulent and sinister scheme to build such additional reservoir at Patterson, although they well know that sufficient water cannot be impounded in said region to fill said reservoir at all or except after the lapse of several years after its completion, too late to render it of value; that the cost of such reservoir would be so great as to be almost prohibitive, and that the utmost addition to be obtained to the city's daily supply from storage in such reservoir would not exceed about 7,000,000 gallons per day." Continuing, the complaint declares that "the reasons speciously advanced by said defendants for the construction of such a reservoir is that it can be built as planned and that it can be filled with water all within three years from the present time; that an additional supply cannot be obtained from the Catskill region before the year 1914, and that 'the building of the Patterson reservoir means the difference between continued security and a disastrous water famine,' whereas the said defendants well know that they have no intention of completing such reservoir within three years; that in all probability it could not be finished within that time even with the utmost dispatch; that even if completed within that time there is no certainty that rainfall conditions will permit it to be filled for many years to come, and they propose to build it although in the best view of the matter the reservoir will be useless as an emergency expedient unless completed and filled with water within three years." It is further set forth if the drought conditions that are advanced as a reason for its construction prevail, the employment of efficient methods to save 5 per cent. in water waste would ensure more water for justifiable consumption than could be counted upon after the proposed Patterson reservoir were built, and that if utilized as an emergency expedient to tide over such a drought, the draft upon stored water would be so enormous as to render a substantial percentage of all the storage useless because of depreciation in its quality.

The complaint further continues:

"Said defendants are well aware that all engineers of character and standing who have studied the subject for years past concur in the opinion that the development of the Croton watershed has reached its economical and sanitary limits, and plaintiff charges that the purpose of the said defendants in planning to construct such additional reservoir is selfish and sinister; that the expenditure that would be involved in the construction of said reservoir and its appurtenances would be a fraud upon the city and constitute a waste of its money; that they well know the said reservoir to be uneconomical and unnecessary for many reasons, including those herein set forth; but that the said defendants realizing that their functions and duties have been completed and fulfilled and that they should forthwith transfer all their papers and records to the Department of Water Supply, Gas and Electricity, prefer to embark the city in this unnecessary, improvident and wasteful expenditure, rather than surrender their offices and relinquish the salaries and emoluments incident thereto."

The complaint sets forth that a Board of Water Supply has been created to take all the necessary and proper steps for the additional water supply of the city, and it is shown by the accompanying affidavits that the supply from the New Catskill System, which will be ample for all the needs of the city, will be available before the new Patterson reservoir can be constructed and filled, and therefore the outlay for the Patterson reservoir will be unnecessary and wasteful.

The allegations of the plaintiff are supported by affidavits by John R. Freeman, James H. Fuertes, eminent hydraulic engineers, and others, who set forth in detail the capacity of the Croton watershed, the fact that it is already overdeveloped, and that the Patterson reservoir can serve no useful purpose.

An order to show cause why the injunction asked should not issue has been granted by Justice Blanchard.

PRESENT DAY MORTGAGE CONDITIONS.

That the real estate market, from the point of view of the borrower, is in a good healthy condition, is doubted by few. Money is more plentiful, at the present time, than for some years past, and consequently interest rates are lower. The prevailing rate is four and one-half per cent., and borrowers are experiencing but little difficulty in obtaining any reasonable loan on improved real estate at these figures.

Lenders are only too anxious to place their money on desirable realty. This statement is borne out when the vast amount invested in this form of security is realized. During the current year over $246,000,000 has been loaned, as against about $211,000,000 during the corresponding period last year. Added to this enormous total about $55,000,000 worth of mortgages has been extended. The banks and trust companies are lending money more freely on bond and mortgage for some time past.

Julius Bachrach, of the firm of William & Julius Bachrach, in reply to a request for an expression of opinion on the general mortgage condition, said:

"Mortgage loans are very easily obtainable at four and one-half per cent., and I personally have placed three mortgages within the past two months at four per cent. on East Side tenements; they do not appear under the head of mortgages, as they were taken by assignment. I look forward for an active market in the fall, the reason for same being the good business commercial houses are doing and who most always put some of their surplus money in real estate."

Louis J. Levy, president of the Rosehill Realty Corporation, takes an optimistic view of the entire realty situation. In speaking of conditions in general, he said:

"I believe that more people are suffering from the after effects of the late panic, than they are from its direct cause. I have found quite an improvement in the real estate market within the past six months, especially the renting direction, in which there has been an exceptional great improvement. I also believe we will have a much better fall, with a very good spring. In regard to loans, I have never seen a better market than the present for placing loans, especially the four and one-half per cent rate, which shows the confidence of the money people in the real estate of this city.'

ADVICE TO PROPERTY OWNERS.

FIRE WASTE WILL BE LESSENED IF THE FOLLOWING RULES ARE CONSPICUOUSLY POSTED.

Every owner of improved real estate, especially tenement and factory buildings, should acquaint himself with the various methods of checking the spread of fire. Having done so it is his duty to communicate with all tenants and advise them both orally and otherwise as to the most expeditious way to proceed when a building is threatened with flames. Ordinarily, the average flat dweller becomes bewildered at the cry of fire and cannot be counted upon to render much assistance on such occasions. With this in mind a circular was lately issued by an inspector in a western fire bureau, who is co-operating with the National Fire Protection Association in an effort to lessen the enormous fire waste throughout the country, giving specific directions to be followed in case of fire.

If the blaze is just starting, throw water on the material that is burning—not at the blaze. One bucket of water will do more good if thrown on by handfuls, or with a broom, than dashed on at once. A small fire may be smothered with a rug or blanket, or beaten out with a wet broom. If you cannot put out the starting fire in a minute, yell fire, and then, if in a city, call the fire department. Everyone living in the house should know the telephone number to be used for getting the firemen, and it should be on the wall by the telephone for strangers to use. There is no time for looking in the directory, even if one should not be too nervous to find a number. Everyone should know where the nearest fire-alarm box is, and how to use it.

Do not leave a door open when you run out to give an alarm. If the doors and windows are closed when a fire starts one can always get the firemen there in time to put it out while it is in only one room. The fire soon consumes all the oxygen in a closed room and may die out if it get no fresh air. The fire-alarm box in the street is quicker and surer than the telephone. In using it one telegraphs to the engine house the number of the box. The firemen know, by the number, where the call comes from and get their engines and ladders to it quickly. Nearly all fire alarms are worked by a hook. To turn in an alarm, one must pull a hook, which is just inside the door, down as far as he can and then let go. That is all. This makes a gong at the engine house sound the number four times, so the firemen may be sure of the count.

Before pulling the hook in this kind of box one must open the door. In nearly all boxes this is done with a key. The keys of some boxes are kept in a building near by, and there are signs which show the building. In other boxes the key can be seen behind a piece of thin glass in the door. One can get it in an instant by breaking the glass with a stick, a stone or a knife handle. The glass falls out of the way as soon as it is broken. After the firemen are called, work at getting out the things you want most to save. Don't throw the clock from the window and then carry out your clothing, as some persons have done. If awakened in the night by the smell of fire, don't dress. Wrap yourself in a blanket or quilt from the bed and get out the quickest way you can. Shut the doors you pass through. After calling help look in and see where and what is the danger. You can then tell if it is best to try to carry out the household goods. If the fire is on the first floor it is very dangerous to go above, because heat and smoke ascend.

One can often get out through a hall filled with smoke by going on his hands and knees, when he would fall choking if he ran. The smoke is thickest at the ceiling. Holding a wet towel or anything made of flannel, or even a coat collar, over the mouth greatly lessens the danger of injury to the lungs, or death from the carbonic acid gas in the smoke. Most fires start in the first floor or basement of the building and burn a hole up, through the roof. In a house the flames travel by the stairways; in a big store or hotel they go quickly up the elevator shaft. After reaching the top the fire spreads and slowly goes down, burning the wood that is left. If a man working in a big store or factory sees a fire starting he should turn in the alarm, if there is a box in the building; try to put it out with the water in any pail near by; then use a chemical extinguisher, if there is one.

If one is in a burning building with no fire-escape and the stair below is burning or the hall is filled with smoke, he should shut the door and transom to keep out the deadly gases. Then he should throw open the window to get cool air and to let the firemen and neighbors see where he is, so that they may bring a ladder to the window. One should wait at the window for help until he is scorched or choking. By that time the firemen may be holding a big hoop covered with canvas, in which to catch him when he jumps, or the neighbors will hold a blanket to catch him. If no one is near he should throw out the bedding, tick and all, and jump on that. It is safer to jump into the top of a tree than to the ground.

The foregoing suggestions were promulgated in an effort to check fires in their incipiency, and to aid as well in preventing unnecessary loss of life and limb through ignorance in not knowing just what to do at such times. Property owners can better conserve their interests by posting similar notices in conspicuous places on their buildings.

QUICKENING AT HUNTS POINT.

There is perhaps no section in the City of New York which has undergone such a complete transformation in so short a period as the Hunts Point district. While in some respects the geological situation of that territory insured for it an earlier development than other localities not so favorably situated, its remarkable growth has been brought about mainly by the keen judgment and far-sightedness of several of the large operators and property owners in the eastern Bronx, who conceived the idea of improving their holdings with dwellings and apartment buildings of a higher order than may usually be found in new and sparsely settled neighborhoods. The success with which these pioneers have been meeting, especially those who have built with the idea of investment, demonstrates the wisdom of their undertakings.

It will be remembered that but two or three years ago the Hunts Point section was comparatively a wilderness. Gradually the barren fields were broken and a new street or two was opened, quickly followed by others. It was not until actual labor was commenced in cutting through these streets that speculators initiated the boom in Bronx real estate. The result of this movement stimulated small building undertakings in that zone to such an extent that large operators and builders were encouraged to enter the field. Among the first promoters may be mentioned the Henry Morgenthau Co., James F. Meehan, Gaines-Roberts Co., Geo. F. Johnson's Sons, Geo. C. Edgar's



MODEL APARTMENTS.

Sons & Co. and others. The excellent products of these firms soon attracted the attention of prospective tenants of the better class which later warranted the building of elevator apartment houses of generous dimensions.

The accompanying illustration shows a row of new type flats owned by the Henry Morgenthau Co. completed early in the spring. The buildings are situated on the east side of Kelly st, between Intervale av and 163d st, and are within easy walking distance of the subway station at Prospect and Westchester avs. All told there are nine houses in the row, each being 4-stys, with brick and limestone fronts. The apartments contain six and seven rooms, renting from $34 to $42 each. Among the installed improvements pleasing to the average tenant are burglar alarms, special compartments for milk bottles, tankless water closets and washstands in bedrooms.

Immediately adjoining the buildings described, Contractor James F. Meehan is erecting for the Henry Morgenthau Co. a large 6-sty brick and limestone apartment house at the northeast corner of Kelly st and Intervale av. The apartments in this building contain from three to six rooms, the smaller being equipped with kitchenettes. Many of the apartments are now receiving their finishing touches and the owner expects to complete the operation by Sept. 15. Included among the other undertakings of the Morgenthau Co. may be mentioned the large 5-sty elevator apartment now in the course of construction at the southwest corner of Southern Boulevard and 163d st. This building is the largest of its kind in the Bronx and will contain 500 rooms and three elevators. The structure covers 13½ lots.

It is not always safe to make rosy predictions where real property is concerned, but if present indications may be accepted as a criterion the new Hunts Point section is about to enjoy the benefits of a wholesome real estate boom.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

STATEMENT BY COMMISSIONER PURDY.

The Commissioners of Taxes and Assessments, through President Lawson Purdy, have submitted to Mayor McClellan the complete statement of the principal transactions of the department for the official year, together with an appendix tabulating the legislation enacted at the request of the commissioners and the more important decisions bearing upon the work of the department.

In the tables of comparative assessments of real estate three classes are distinguished—ordinary real estate, real estate of corporations and special franchises. The tangible properties of public service corporations situated in streets and public places, together with the privilege of maintaining and operating in these thoroughfares, are classed as special franchises, while real estate of corporations is almost exclusively private rights-of-way and improvements on these. The former are assessed by the State Board of Tax Commissioners and in the labors of the local department for the official year considerable difficulty has been encountered in determining whether some particular property should be assessed by the State board or by local authority. To end frequent litigation the assessing of properties of public service corporations as a unit by a mathematical rule is suggested.

The tables, containing revised and complete figures, give the present aggregate value of all real estate in the city as $6,807,179,904. The most important tables show comparative values in the residential boroughs and the effect of the shifting of population to outlying sections. The total value of all classes of real estate in the Bronx is $462,704,008. In 1907 the Tax Commissioners appraised Bronx properties at $396,687,730. In two years $66,016,278, or 16.66 per cent., has been added to values. In Queens values have increased from $217,668,775 in 1907, to $309,122,605 in 1909, or 41.55 per cent.

While there has been no radical shifting of Bronx centres of activity in the period covered by the report the opening of new residential territory in Queens by the completion of municipal and private improvements has effected the most rapid increases in values in comparatively new sections. The greatest increase is in the Third Ward of that borough in which are embraced Flushing, Whitestone, Malba, College Point and the new exclusive north shore residential sections. The Fourth Ward is a close second as the result of flat and 2-family house construction in Jamaica and contiguous sections.

The comparative Queens values by wards, compiled by the Tax Commissioners, are shown in the following table:

Wards.	Valuations, 1907.	Valuations, 1909.	Per cent. of Increase.
1	$55,059,065	$70,353,740	27.77
2	47,276,370	63,529,970	34.53
3	29,575,075	47,276,605	59.87
4	18,816,370	77,880,775	59.53
5	17,212,970	23,416,065	36.04

ACTIVITY IN REAL ESTATE.

When the real estate market is active, it is a sure sign that business prosperity is general. It means, as a rule, that all lines of trade are booming and prices good. One of the reasons for this statement, according to a well-known investor, lies in the fact that after a period of depression realty is about the last to respond to the return of prosperity. On the other hand, it is about the last to be affected by a depression. This condition is one of the strong arguments in favor of the purchase of real estate, because when prices are on the ascendency it is certain that general conditions are good and, should a slump come, plenty of warning is had and an opportunity afforded to sell.

This statement is particularly true of Manhattan realty. There is no city in the world where such a market exists as in New York. It is not an uncommon thing for investors in other cities to be compelled to retain their holdings for years, before a purchaser is found, and if the holding is put up at forced sale, the result is almost invariably disastrous. The recent panic in the money market furnishes a good example. Realty values were not materially lowered. There was a large number of parcels put on the bargain counter, but in practically every case the reason was that the mortgage was overdue, and the holder had urgent need for money to protect him in some other line, whether stocks, bonds or his own business.

The panic, as far as real estate was concerned, amounted only to a period of inactivity, in which the broker and professional speculator were the only sufferers. The man who owned an apartment house, having a fair equity, was able to retain his possession, though in some instances he was forced to pay a higher rate of interest, when renewing his loan, due to the scarcity of that commodity.

Shortly after prices in Wall st recovered, there was a return of confidence and outside business lines reported an increased amount of business. Then came along renewed activity in the realty market. At the present time there is a dullness, due, principally, to the season of the year. That few parcels are transferred at this time of year is a normal condtion. Were the reverse true the situation would be abnormal.

Rentals are as high as ever; owners demand as much, if not more, for their properties as ever, and when all is said and done there are no more vacancies. On the other hand, the houses are becoming each year more habitable. New improvements are continually being installed and builders are competing with each other to see who can give the most for the money. They have learned the lesson that the tenant of an apartment or office building in this city has clearly defined ideas as to what he wants and what he should pay for it, and is not easily fooled.

An important reason for the present inactivity in the market is due to the position held by the owners themselves. They are not willing to meet the buyer anything like half way, but name their figure and are unwilling to make any considerable concession.

SUPPLYING PURE WATER TO APARTMENTS.

It is hard to overestimate the importance of the attraction which pure, clean and sparkling water has for tenants in apartment houses. It goes without saying that every one prefers it, not only for drinking, but also for cooking, washing and laundry purposes. Many people are not willing to drink the ordinary Croton water. The result is a large number of companies have been formed to supply families and offices with pure spring water.

As a matter of economics, from the landlord's standpoint, a pure water system will pay for itself many times over. Owners of buildings who feed their boilers with clean water save considerable money at the end of the year, because their repair and coal bills will be directly affected. Dirt is responsible for many leaky faucets, which though a trifling expense, nevertheless has a tendency to make the occupants dissatisfied. Often they get an erroneous impression. They think that if the faucets continually get out of order, the rest of the plumbing must be on the same plane and be unsanitary. It does not take a great while before the entire neighborhood hears the news, and the reputation of the property is materially affected.

Then again porcelain and white enameled fixtures are discolored by unclean and muddy water, and while no serious damage is done, still it is one of those unnecessary annoyances which simply make tenants grumble. It is a big advertisement for a house to be able to state that pure water is supplied.

The system does not involve a large expenditure of money at the outset and occupies only a small amount of space in the cellar. It is connected with the main supply pipe to the building. The water is purified, as it enters the structure. The owner who takes care of the trifles will always have his house well tenanted. The larger things will, as a rule, adjust themselves.

ACTIVITY ON AQUEDUCT AVENUE.

Property owners across the Harlem River are speculating as to the probable extent to which the building of elevator apartments in the Aqueduct av section is likely to go this fall. For some time past the construction of this type of apartment in the Bronx has been confined to the Longwood and Hunt's Point neighborhoods, but lately operators have been giving their attention to Aqueduct av near the easterly end of Washington Bridge, in the West Bronx. The section referred to occupies a high elevation above the Harlem, commanding a superb view of the valley to the east, and is regarded as particularly suitable for residence purposes. It will be recalled that the development of this territory was long held back by the holding intact of the Ogden estate. This large property was auctioned off several years ago, and among the many purchasers were persons who bought with the ultimate intention of building. While it is to be admitted that the Aqueduct av section cannot boast of adequate transit facilities, present accommodations are equal to those in many parts of Washington Heights.

At the northeast cor of Aqueduct av and Featherbed lane The Apartment Building Co. is erecting an imposing 6-sty elevator apartment on a plot of about 10,000 sq. ft. The frontage of the plot is oval and the site overlooks the Sacred Heart Convent and the Harlem River valley. The building will contain 5 apartments of 5 and 6 rooms, and all the rooms except the kitchen and bathrooms are from 12x12 to 18x13 in area. The cost of the operation, including the land, is supposed to equal $200,000. Plans were filed lately for another building of the same order to be erected on the opposite cor by J. Harris Jones. If all of the projects of this kind now being considered are carried out there will shortly be a veritable colony of elevator apartment houses in the vicinity of the Washington Bridge.

FEATURE IN MODERN APARTMENTS.—Perhaps the latest feature in the designing of apartment buildings is to have the rooms so arranged that every suite has a front view. To do this it is necessary to have a light court in the centre of the front extending from the top of the first floor to the roof. In the construction of this kind of building having apartments of 3 and 4 rooms, builders have generally found it imperative to arrange some of the rooms in the centre, with no windows except those overlooking a central court. This difficulty has been obviated in a measure by having 3 separate courts—one in the front, one in the centre and one in the rear. From the front the houses appear to be semi-detached, but joined together at the first story up, from which the court runs.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Aug. 6 to 12, inc.		1908. Aug. 7 to 13, inc.
Total No. for Manhattan	140	123
No. with consideration	17	10
Amount involved	$398,400	$772,800
Number nominal	123	113

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	7,222	6,190
No. with consideration, Manhattan, Jan. 1 to date	587	433
Total Amt. Manhattan, Jan. 1 to date	$34,771,790	$22,491,357

1909. Aug. 6 to 12, inc.		1908. Aug. 7 to 13, inc.
Total No. for the Bronx	84	107
No. with consideration	5	11
Amount involved	$52,990	$133,760
Number nominal	79	96

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	4,710	5,013
Total Amt., The Bronx, Jan. 1 to date	$2,738,738	$3,718,470
Total No. Manhattan and The Bronx, Jan. 1 to date	**11,932**	**11,203**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$37,510,528**	**$26,209,827**

Assessed Value Manhattan.

	1909. Aug. 6 to 12, inc.	1908. Aug. 7 to 13, inc.
Total No. with consideration	17	10
Amount involved	$398,400	$772,800
Assessed value	$302,500	$666,500
Total No. nominal	123	113
Assessed value	$6,707,500	$6,606,000
Total No. with consid., from Jan. 1 to date	587	433
Amount involved " "	$34,771,790	$22,491,357
Assessed value " "	$28,095,000	$17,767,600
Total No. nominal " "	6,725	4,757
Assessed value " "	$365,580,720	$292,777,200

MORTGAGES.

	1909. —Aug. 6 to 12, inc.— Manhattan.	Bronx.	1908. —Aug. 7 to 13, inc.— Manhattan.	Bronx.
Total number	141	121	124	104
Amount involved	$4,670,804	$1,041,822	$3,591,614	$556,404
No. at 6%	52	49	67	53
Amount involved	$953,204	$249,597	$701,764	$282,754
No. at 5½%	1	10	9	18
Amount involved	$40,000	$67,275	$132,500	$129,825
No. at 5¼%				
Amount involved				
No. at 5%	30	32	26	13
Amount involved	$1,503,900	$304,400	$1,579,500	$42,425
No. at 4½%	29	2	4	
Amount involved	$1,570,500	$30,000	$86,600	
No. at 4%	1			1
Amount involved	$500			$3,000
No. with interest not given	28	28	18	19
Amount involved	$602,700	$390,550	$1,091,250	$98,400
No. above to Bank, Trust and Insurance Companies	40	26	24	19
Amount involved	$2,692,000	$461,500	$2,085,500	$171,200

	1909.	1908
Total No., Manhattan, Jan. 1 to date	6,285	5,611
Total Amt., Manhattan, Jan. 1 to date	$208,827,446	$191,434 315
Total No., The Bronx, Jan. 1 to date	4,887	4,567
Total Amt., The Bronx, Jan 1 to date	$42,872,896	$23,497,062
Total No., Manhattan and The Bronx, Jan. 1 to date	**11,172**	**10,178**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$251,700,342**	**$214,931,377**

EXTENDED MORTGAGES.

	1909. —Aug. 6 to 12, inc.— Manhattan.	Bronx.	1908. —Aug. 7 to 13, inc.— Manhattan.	Bronx.
Total number	16	2		
Amount involved	$2,035,400	$5,600		
No. at 6%	1	1		
Amount involved	$8,000	$3,000		
No. at 5½%	2			
Amount involved	$51,400			
No. at 5%	5			
Amount involved	$1,218,000			
No. at 4½%	7			
Amount involved	$756,000			
No. with interest not given	1	1		
Amount involved	$2,000	$2,600		
No. above to Bank, Trust and Insurance Companies	7			
Amount involved	$1,384,400			

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,208	
Total Amt., Manhattan, Jan. 1 to date	$53,320,415	
Total No., The Bronx, Jan. 1 to date	376	
Total Amt., The Bronx, Jan. 1 to date	$3,041,585	
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,584**	
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$56,362,000**	

PROJECTED BUILDINGS.

	1909. Aug. 7 to 13, inc.	1908. Aug. 8 to 14, inc.
Total No. New Buildings:		
Manhattan	7	8
The Bronx	29	56
Grand total	36	64
Total Amt. New Buildings:		
Manhattan	$1,245,000	$466,850
The Bronx	455,875	558,550
Grand total	$1,700,875	$1,025.400
Total Amt. Alterations:		
Manhattan	$304,750	$60,005
The Bronx	13,820	11,750
Grand total	$318,570	$71,755
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	727	362
The Bronx, Jan. 1 to date	1,629	1,027
Mnhtn-Bronx, Jan. 1 to date	**2,356**	**1,389**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$97,330,615	$52,096,146
The Bronx, Jan. 1 to date	26,526,860	9,281,975
Mnhtn-Bronx, Jan. 1 to date	**$123,857,475**	**$61,378,121**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$9,142,869**	**$8,226,816**

BROOKLYN.

CONVEYANCES.

	1909. Aug. 5 to 11, inc.	1908. Aug. 6 to 12, inc.
Total number	470	408
No. with consideration	29	21
Amount involved	$191,850	$224,427
Number nominal	441	388
Total number of conveyances, Jan. 1 to date	**18,260**	**16,776**
Total amount of conveyances, Jan. 1 to date	**$8,769,470**	**$12,938,975**

MORTGAGES.

Total number	521	333
Amount involved	$1,869,157	$1,299,297
No. at 6%	289	238
Amount involved	$784,249	$668,519
No. at 5¾%		
Amount involved		
No. at 5½%	56	68
Amount involved	$235,800	$556,180
No. at 5¼%		
Amount involved		
No. at 5%	153	18
Amount involved	$779,058	$89,753
No. at 4½%	1	
Amount involved	$3,000	
No. at 4%	1	1
Amount involved	$225	$4,500
No. at 3%		1
Amount involved		700
No. with interest not given	21	7
Amount involved	$66,825	$29,645
Total number of Mortgages, Jan. 1 to date	**16,773**	**16,464**
Total amount of Mortgages, Jan. 1 to date	**$67,358,422**	**$60,696,699**

PROJECTED BUILDINGS.

No. of New Buildings	495	95
Estimated cost	$2,262,650	$1,599,625
Total Amount of Alterations	$107,420	$518,725
Total No. of New Buildings, Jan. 1 to date	**6,389**	**2,986**
Total Amt. of New Buildings, Jan. 1 to date	**$34,984,311**	**$17,872,208**
Total Amount of Alterations, Jan. 1 to date	**$2,955,605**	**$3,837,077**

QUEENS.

PROJECTED BUILDINGS.

1909 Aug. 6 to 12, inc.		1908 Aug. 7 to 13, inc.
No. of New Buildings	53	75
Estimated cost	$186,350	$173,880
Total Amount of Alterations	$13,850	$20,625
Total No. of New Buildings, Jan. 1 to date	**2,911**	
Total Amt. of New Buildings, Jan. 1 to date	**$10,408,220**	
Total Amount of Alterations, Jan. 1 to date	**$499,014**	

THE WEEK.

THE market was of the midsumer variety, though a number of interesting deals were reported by brokers. Operators and builders are in the field for large plots, though considerable difficulty is being experienced by them in locating a desirable parcel at a reasonable price. Owners are exceedingly stiff in their prices, and it is the complaint of brokers throughout the city that sales are difficult to put through, though their clients are willing to give fair prices. A prominent broker, who has been in the business for many years and has made a careful study of the present situation, said the other day that practically every owner of property thinks he has a little diamond mine in his back yard, and it takes a lot of persuasion to convince him that such is not the case. It is perfectly natural for an owner to try to get all he can for his

holding, but he should not complain if, after being offered a substantial profit, he has to hold his parcel indefinitely. He usually expects the loaning institution, from which he borrows, to take his optimistic view, and feels very much injured should the reverse be true. At this point he is apt to get discouraged and consider real estate a bad investment. All this trouble could easily have been avoided had ordinary business judgment been exercised. Certainly he would have been the gainer in the long run.

Many leases were reported during the current week. In fact this branch of the business is one of the features of the realty market. Of course it must be taken into consideration that the fall renting season is under way. The large percentage of private dwelling leases expire on October 1. This is particularly true of the middle West Side district. There has been practically no advance in rents this fall, and the desirable houses are being rapidly taken. Tenants have found, by past and bitter experience, that it does not pay to put off "house hunting" until the last minute, for after the season is well advanced only the undesirable houses, or the ones for which the owners ask too much rental remain on the market.

A lease of considerable importance affecting the southwest corner of Hudson and Duane sts was put through recently. The tenant will be the firm of Morse & Rogers, wholesale shoe dealers, at present located at No. 134 Duane st. The annual rental will be $90,000. They will take possession of the premises on January 1, 1911, after a new building has been built on the site. Another lease of note involves the entire block front on the east side of 5th av, between 125th st and 126th st. This property is improved with a new 3-sty building and will be tenanted by two firms, the Buckley-Newhall Co., furniture dealers, who will occupy the 125th st side and the 126th st store, and Wood's Business School, which will have the two upper floors. The Buckley-Newhall Co. recently purchased Nos. 145 and 147 West 125th st, with the intention of building for their own occupancy. The plans were subsequently changed, and the present lease is the result.

Several sales of significance were closed during the week, including Nos. 116 and 118 East 14th st, 50x106.6. This property was acquired by a resturanteur, who will make extensive alterations and combine it with his present holdings, which adjoin. Abutting on this parcel, and fronting on 13th st, is the new theatre and office building purchased in the early part of the year by Timothy D. Sullivan and George J. Kraus. This property has a frontage on 14th st, adjoining the parcel just disposed of. The two 3-sty buildings Nos. 114 and 116 West 26th st were purchased by Mary Matz, of Arverne, L. I. The seller recently took title to No. 116, and bought the adjoining house, only a short time since. This property will, in all probability, be improved with a modern mercantile building.

Property along Madison av, below 42d st, has been coming into prominence of late, and it would seem as though the conversion of this district into a business one was, at last, an assured fact. As has been pointed out many times in the Record & Guide this avenue must, in time, take care of the overflow of business from 5th av and the adjacent side streets. It took the boom on 4th av, however, to give it the real start. Property along this thoroughfare is largely in the hands of professional speculators, who have been buying during the past few years in anticipation of the movement.

Considerable disappointment has been expressed from time to time that inquiries were few and far between. It would seem as though everyone was afraid to make the necessary start, as did Dodd, Mead & Co. on 4th av. The demolishing of the structure at the southwest corner of 27th st and Madison av and the erection of an office building and a similar project at the northwest corner of this avenue and 38th st are the first two operations of importance, but many other minor improvements are contemplated.

THE AUCTION MARKET

THERE were no voluntary offerings in the salesroom during the week, all the properties advertised for sale being by the order of the Court. All told there was only an even dozen, the smallest number advertised in many months. The results obtained were not particularly encouraging, and owners have come to the realization that the present time is not a propitious one for selling property at public sale. About every class of property was represented, including dwellings, tenements, factories, loft buildings and vacant lots. The bidding was slow, and the prices obtained, in the main, were unsatisfactory.

The first parcel of the week to fall into outside hands was the 5-sty tenement No. 316 Delancey st, located 50 ft. west of Goerck st, 24.7x100. Aaron Zwerdling was announced as the buyer and the purchase price was $26,300.

The 10-sty brick factory Nos. 36 to 40 Fletcher st, 69.2x61x irregular, was knocked down to the plaintiff for $81,319. The judgment amounted to $104,032.22; taxes, etc., $1,158.07. The property was also subject to a prior mortgage of $50,000. The parcel in question is worth more money than it brought, and it is to be regretted that the stated consideration, in this case, must go on record, for an erroneous idea of its value is sure to be created.

LAW DEPARTMENT

COMMISSION BY ARRANGEMENT.

To the Editor of the Record and Guide:

Will you kindly answer through the columns of your Record and Guide to settle a dispute "Is there a law governing a broker's commission for the sale of real estate?"

V. HOFFMAN.

Answer.—No statute law. A commission for the sale of real estate is but a fee paid by arrangement of owner to agent employed. By custom it has become regulated to certain fixed rates when not agreed upon before sale. A great many decisions of the courts made in differences between owners and brokers have been added to regulate the subject, where distinct preliminary agreements have not been entered into between the parties, or construing the terms of them, if existing.—Editor.

WHO PAYS ASSESSMENTS?

To the Editor of the Record and Guide:

Where assessments in Manhattan or Bronx have been confirmed by Supreme Court on day of sale or before selling lot (but assessments not yet entered for payment by Board of Assessors to pay) who pays these assessments confirmed only by Supreme Court (not yet entered for payment by Board of Assessors) does the seller pay them or does the buyer pay them, according to law to-day? I have heard stated that assessments confirmed by a New York Supreme Court in New York County (but not yet entered for payment by Board of Assessors) must be paid by seller before or day of closing title-selling property—though I still believe, too, that until an assessment in New York City is entered for payment by Board of Assessors, the owner is not liable by law, to pay, unless either seller or buyer agree to pay such assessment. What is the New York City law in this matter?

ANXIOUS.

Answer.—Section 159 of the Charter provides that, "An assessment shall become a lien upon the real estate affected thereby ten days after its entry" in the record of the Collector of Assessments and Arrears. However, an assessment does not become a lien when confirmed and not until ten days after it is entered. Where there is a confirmed assessment, it is not necessarily payable by the purchaser; in fact, it is not payable by the purchaser unless title is closed within ten days after the entry of the assessment. Taxes become a lien as provided by the Charter on the first Monday of October.—Editor.

HARD ON THE BROKER.

To the Editor of the Record and Guide:

A short time ago we consummated a sale of a certain piece of property, the purchaser and the seller both agreeing to price, terms, etc., and the contract was drawn in the office of the seller's attorney, and we, as brokers, represented the purchaser at the time of the signing of the contract.

Just as he (the purchaser) was about to leave his office to sign the contract, the attorneys for the seller advised that they had just found certain restrictions against the property which were not known to us when the contract was drawn up.

Naturally the purchaser refused to buy the property until he could look into the restrictions. After doing so we found them to be of such a serious nature that the seller could not have them removed to make the proper sale to the purchaser, therefore the transaction ended. Are we entitled to our commission?

Answer.—No.

SECURING A MORTGAGE.

To the Editor of the Record and Guide:

What would be about the average charge for drawing up (and how many documents are needed) to take a mortgage on a city house and lot, 25x100, with counsel fees, etc.?

REGULAR READER.

Answer.—The drawing of a bond and mortgage is a matter of ten to fifteen dollars. The borrower pays for this, for the recording of the mortgage, for the mortgage tax, for the cost of law fees in examining title to the property mortgaged; and if the loan be obtained through the services of a broker, the borrower pays a commission to the broker also—usually of one per cent. on the amount of the loan. Roughly figured in general terms, a borrower usually pays from two to two and a half per cent on the amount borrowed, in obtaining a fair sized amount on first mortgage.—Editor.

ARCHITECTS' FEES.

To the Editor of the Record and Guide:

What percentage is an architect entitled for drawing plan and supervision? Is any price set by law?

Answer.—It is generally a matter of contract between the parties. The custom is to charge 5% for the plans when the architect also superintends the construction of the building, and 2½% when he simply prepares the plans.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Trade Involves Suburban Property.

BROOME ST.—The Armor Realty Co. sold 424 Broome st, a 7-sty building, 25.4x107.7. In part payment the buyer gives a 15-room dwelling, 150x150, at the southwest cor of Pierrepont and Stuyvesant avs, Rutherford, N. J., and three houses and 20 lots on Bulls Ferry rd, Columbia Heights, N. J.

GRAND ST.—G. W. Drennan of De Selding Brothers sold for Leopold Keil to Jacob Franz for investment, 147 Grand st, a 5-sty store and loft building, 18x80.

GOERCK ST.—The Berliant Realty Co, Joseph Berliant, President, bought 6 Goerck st, a 6-sty tenement, 25x100.

GOERCK ST.—The Berliant Realty Co., Joseph Berliant, President, bought 3 Goerck st, a 7-sty tenement, 25x100.

SPRING ST.—Frederick Meyer sold 264 Spring st, a 7-sty loft building, 25x88.

13TH ST.—J. Arthur Fisher sold for Charity A. Britman to George A. Plimpton 4 West 13th st, a 3-sty building, 25x103.3.

Will Improve Recent Purchase.

14TH ST.—The Schermerhorn estate sold to August Lüchow 116 and 118 East 14th st, two buildings, on a plot 25x106.6 each. The structures have a depth of 85 feet each. The buyer is the owner of a restaurant in East 14th st which occupies four buildings adjoining the property just sold. The new owner will combine his present holdings with his new purchase and use the entire plot for his business. The reported price paid is $250,000. The sellers have owned this property for nearly one hundred years. The property involved in this deal is exceptionally well located, being near both the subway express station at 4th av and the elevated railway station at 3d av. In addition it faces Irving pl and has a commanding view of that thoroughfare. Should the Broadway-Lexington av subway be built, there will undoubtedly be a station at this point, which will greatly enhance the value of the plot. In the early part of the year the adjoining property 114 East 14th st and the abutting plot, including 111 to 121 East 13th st, was purchased by Timothy D. Sullivan and George J. Kraus from Max and Moses Ottinger. There was a 5-sty building on the 14th st side and six 4-sty buildings facing 13th st. These houses have been demolished and a 4-sty theatre is being erected. The plot comprises about 20,000 square feet. The plans for the new building have been prepared by Thomas W. Lamb, of 224 5th av, and the contract has been awarded to the Ellison Construction Co., of 1465 Broadway. The Dewey Theatre is located 75 feet to the east of the premises just sold, and the Academy of Music is across the street at the northeast cor of Irving pl and 14th st.

Sale in East 17th Street.

17TH ST.—A. P. W. Kinnan sold to Herman Wronkow the Fanwood at 112 and 114 East 17th st, a 6-sty elevator apartment house, 50x92. It is directly in the rear of the new Borgfelt building and opposite the plot recently purchased by the Germania Life Insurance for its new building.

20TH ST.—Louis Schrag sold for John H. Rhode to William H. Silk, 318 West 20th st, a 4-sty dwelling, 25x100.

21ST ST.—John H. Bishop sold to Joseph J. Kiernan 148 West 21st st, a 3-sty and basement brick dwelling, 20.10x92x23x92, for $26,767. This property is located 208.6 ft. east of 7th av. It is assessed, with improvements, at $20,000.

25TH ST.—The Realty Holding Co. sold 167 West 25th st, a 5-sty building, 20.1x78.9, to the owners of the 7th av cor adjoining and 165 West 25th st, also adjoining. This purchase completes a cor plot of 6,200 square feet. The purchasers recently acquired 269 7th av, separated by a narrow lot, for the purpose of protecting the light of the plot.

Adjoining Properties in West 26th St Sold.

26TH ST.—I. Randolph Jacobs, of 160 Broadway, sold 114 and 116 West 26th st, two 3-sty buildings, 42.10x98.9, to Harry Matz, of Arverne, L. I. Mr. Jacobs took title to 116 West 26th st on July 28 from Joseph Manheimer et al as individual and as heirs and devisees of the late Marx Manheimer. The property is subject to a mortgage of $8,000. The lot is assessed at $19,000 and with the improvements at $21,000. No. 114 is built to a depth of 40 ft. and has a 2-sty and basement extension. There is a saloon license on the premises. Adjoining on the east is a 7-sty mercantile structure, 41.5x95x98.9. There is a saloon license also in No. 116. During March, 1908, 114 was put up at voluntary auction, and was knocked down for $12,000.

36TH ST.—John M. MacDonald of Belleville, N. J., sold to John D. Crimmins, 69 West 36th st, a 5-sty business building, 20x86.4.

36TH ST.—John D. Crimmins resold 69 West 36th st, adjoining the northeast cor of 6th av. The purchaser is Timothy J. Shine, who holds a long term lease on the cor property. After extensive alterations Mr. Shine will open a restaurant on the premises.

40TH ST.—J. Arthur Fischer sold for the City Real Estate Co. the 4-sty English basement dwelling 210 West 40th st, 14.3x98.9. The Metropolitan Opera Co. has a 4-sty building, 50x98.9, located at 211 to 219 West 40th st, across the street from the property just sold.

Princess Building Lease Sold.

BROADWAY.—L. & A. Pincus and Joseph L. Graf sold to a Canadian syndicate, a lease for 21 years, with two renewals of 21 years each, of the property located at the southwest corner of Broadway and 29th st. The average yearly rental is $50,000. The Gilsey estate is the owner of record and leased the property to the sellers in the present transaction about 18 months ago. The buyers have the option to purchase this property for $1,250,000. It has a frontage of 105.9 ft on Broadway and 72 ft on 29th st. It is reported that the syndicate paid $250,000 for the unexpired term of the lease. The Gilsey House occupies the northeast corner of Broadway and 29th st, Joseph Weber's Music Hall is at the northwest corner and the Fifth Av theatre adjoins on the south of the property in the present deal, and occupies the balance of the block front, being 105.9 ft on Broadway and 189 ft on 28th st.

LEXINGTON AV.—The Riley estate sold 135 Lexington av, at the cor of 29th st, a 5-sty stone front flat, 22.4x80. There is one apartment on a floor of 8 rooms and bath. The house has all improvements, including steam heat and hot water supply.

MADISON AV.—Mrs. A. C. Morrell sold to E. G. Moler, 79 Madison av a 4-sty brick front dwelling, 20.1x78. This property is located at the northeast cor of 28th st. Several improvements of importance have been commenced in this neighborhood, including the large structure at the southwest cor of 27th st. Madison av, between 34th and 23d sts, will soon be given over to business. It has already lost its value as a residential street.

Will Resell Recent Purchase.

7TH AV.—The Mills estate sold its property at the southeast cor of 7th av and 54th st, to the 7th Av and 54th St. Co., which is controlled by clients of the law firm of Norwood & Marden. The deal covers the six 3-sty houses known as 162 to 172 West 54th st, each 16.8x75.4, and the 5-sty flat 829 7th av, 25.1x100—in all a plot 100 x100.5. It is understood that the property will be offered for resale.

NORTH OF 59TH STREET.

Granted Permission to Sell.

72D ST.—The Slavic Alliance of New York has obtained leave from Justice Bischoff to sell its property on the south side of 72d st, 183.4 feet west of 2d av, 16.8x102.2, to Myron Sulzberger for $15,000.

75TH ST.—L. J. Phillips & Co. and E. Tanenbaum & Co. sold for Samuel D. Styles, President of the North River Savings Bank, the 4-sty dwelling 31 West 75th st, to Moses Tanenbaum of I. Tanenbaum Son & Co. This house, which was built by John C. Umberfield, has been held by Mr. Styles at $60,000. The same brokers have negotiated a 4% loan on the property.

77TH ST.—The Farmers' Loan and Trust Co., as trustee, sold 69 East 77th st, a 3-sty and basement dwelling, 18.9x102.2.

77TH ST.—F. R. Wood & Co. sold for Ada E. Mote to a client for occupany, 133 West 77th st, a 4-sty and basement dwelling, 20x109.3.

84TH ST.—Jacob Marx sold to Franz Heinrich the 5-sty single flat known as 203 West 84th st, 19x102.

92D ST.—William Horn sold to Dennis O'Brien 143 West 92d st, between Columbus and Amsterdam avs, a 3-sty and basement brownstone dwelling, 20x100.

95TH ST.—Ray Isaacs sold 131 West 95th st, a 3-sty dwelling, 17x100.

103D ST.—Jacob Klein sold 205 and 207 East 103d st, a 6-sty new law tenement, 37.6x100. The property is mortgaged for $36,000. It adjoins the northeast cor of 3d av, a plot 50.5x110, which is occupied by a branch of the Post Office.

Uncompleted Building Finds Purchaser.

113TH ST.—The Paterno & Son Contracting Co. sold the new 6-sty apartment house known as the Galanthea, at 510 West 113th st, 31.9x100. The buyer is an investor. Although this structure is not quite completed, nearly all of its apartments have been leased. It has been valued at $75,000.

119TH ST.—The Lenox Av Union Church has been granted leave by Justice Brady, of the Supreme Court, to sell its property at No. 41 West 119th st to the Congregation Mount Zion for $80,000.

131ST ST.—Porter & Co. sold for the Mahnken estate to Dr. Edward N. Roeser the 3-sty brown stone dwelling 103 West 131st st. 18.9x100.

132D ST.—Parker T. Deane sold to E. A. Johnson 17 West 132d st, a 3-sty dwelling, 17x99.11. In exchange Mr. Johnson gives to Mr. Deane 1774 Bathgate av, a 2-family house, 19.3x110.

CATHEDRAL PARKWAY.—Herrman Bindsell sold 216 to 222 Cathedral Parkway (West 110th st), 100x70, partly improved with old buildings, 200 feet west of Amsterdam av. The buyers will erect an apartment house on the plot.

Operation Involving $1,000,000.

RIVERSIDE DRIVE.—Harry Schiff sold the southeast cor of 103d st and Riverside Drive, 100x125, being the plot sold by James A. Deering about 2 months ago to Mr. Schiff. The purchaser, James C. McGuire & Co., will erect on this plot a 12-sty fireproof apartment house, to be one of the finest yet erected on the west side. The new operation will entail an outlay of more than $1,000,000.

RIVERSIDE DRIVE.—Jessie E. Keowing, of West Orange N. J., sold 140 Riverside Drive, northwest cor of 86th st, a 5-sty American basement dwelling, 26.5x100. Mrs. Koewing bought the house from Minnie D. Caldwell in March, 1905.

Another Purchase by the Paternos.

RIVERSIDE DRIVE.—Florence A. Alter sold 3 lots, 75x100, on the east side of Riverside Drive, 150 feet south of 119th st, and for John J. Mahoney the 2 lots, 50x100, adjoining the foregoing plot on the north. The buyer is the Michael E. Paterno Realty Co., which will erect on the entire plot two 12-sty apartment houses. The Paterno Co. recently sold its new Barnard Court apartment house at 15 Claremont av to Louis Ottman. There is an unsurpassed view of the river from this property. An 11-sty modern, fireproof apartment house occupies the southeast cor of 119th st, 100x100.

8TH AV.—Hugo Heyman sold 2907 8th av, at the southwest cor of 154th st, a 6-sty tenement, with stores, 37.6x100. The building is built 90 ft deep. The cor store is occupied for saloon purposes. The terminal station of the elevated railway extends in front of this property. Herman Aaron acquired the plot 99.9x38.5 and irreg vacant at the Southwest cor of 8th av and 154th st in July, 1904, for $37,750.

WASHINGTON HEIGHTS.

Sales on the Heights.

ST. NICHOLAS PL.—The Realty Transfer Co. sold the 6-sty elevator apartment house 83 and 85 St. Nicholas pl, 50.9x112.

143D ST.—The West Side Construction Co., Jacob Axelrod, President, sold 511 and 513 West 143d st, two 6-sty elevator apartment houses, each 71x100, to D. Werdenschlag.

144TH ST.—The University Publishing Co. sold 424 West 144th st, a 4-sty dwelling, 16x80, to an investor for occupancy.

146TH ST.—Joshua Silverstein sold the 5-sty new-law house 420 West 146th st, 37.6x99.11, to Samuel Tillis.

168TH ST.—The Mosholu Park Building Co. sold 514 and 516 W 168th st, two 5-sty double flats, 50x100, to A. Wallach.

BROADWAY.—Christian Trinks sold the southeast cor of Broadway and 165th st, 110x100, to a builder, who will erect a 10-sty apartment house on the site.

Ready Market for Heights Dwellings.

EDGECOMBE AV.—In part payment for 420 West 146th st, Samuel Tillis gave to Joshua Silverstein 104 Edgecombe av, a 3-sty and basement dwelling, 16.6x80, near 139th st.

RIVERSIDE DRIVE.—Arnold Schramm sold 3 lots on the cor 158th st and Riverside Drive. The buyer will improve with a modern 12-sty, fireproof apartment house. The site is ideal for the purpose chosen, as it is but one block from a subway station, and faces a square formed by the intersection of 158th st, Audubon pl and Riverside Drive. The plot is removed by a new apartment house from the Protestant Episcopal Church of the Intercession, which occupies the entire block front in the westerly side of Broadway between 158th st and Fort Washington av.

BRONX.

Activity in the Bronx.

MT. HOPE PL.—M. L. & C. Ernst sold to Saul Remrik 26 Mount Hope pl, near Jerome av, a 3-sty, 2-family house, 25x125.

145TH ST.—In part payment for 344 Beekman av, a 5-sty apartment house, 40x100, Louis Seidman received 356 East 145th st, a brick dwelling, 25x100.

168TH ST.—Thomas Costello bought from a Mr. Lustgarten 4 lots on the north side of 168th st, 95 ft west of the Grand Concourse, 100x138x irregular.

236TH ST.—S. J. Taylor sold the 2-family house, 25x100 in the south side of 236th st, 75 ft east of Oneida av, Woodlawn Heights.

Two-Family Houses in Demand.

BATHGATE AV.—In part payment for 17 West 132d st, a 3-sty dwelling, 17x99.11, E. A. Johnson gives Parker T. Deane, 1774 Bathgate av, a 2-family dwelling, 19.3x110.

BEEKMAN AV.—Louis Seidman sold 344 Beekman av, a 5-sty apartment house, 40x100, to an investor, who gives in part payment 356 East 145th st, a brick building, 25x100.

CLAY AV.—A. Warner sold to the Armor Realty Co. 1381 Clay av, a 2½-sty frame dwelling, 16.8x100.

TINTON AV.—Mrs. Caroline Solomon, of Philadelphia, sold the 2-family house 598 Tinton av, 20x100.

VYSE AV.—Samuel Steinmetz sold the 2-family house, 25x100, on the west side of Vyse av, 175 feet north of 172d st, to A. M. Pfund for occupancy.

Prominent Architect Sells Residence.

WOODYCREST AV.—George A. Bagge, of the firm of Neville & Bagge, sold his residence at the northeast cor of Woodycrest av and 164th st. It is a 2½-sty brick and frame house, occupying a plot 50x100, and was put up by Mr. Bagge a few years ago.

LEASES.

S. Osgood Pell & Co. leased for a client to Mrs. Clara B. Cole 114 and 116 East 25th st.

Theodore Rogers Brill leased for a term of years the dwelling 336 West 58th st to M. Pinkernelly.

Gustave Britt leased for George H. Budke to Ellen Eagleton 3-sty and basement dwelling 9 Van Ness pl.

Mrs. I. I. Leon leased the dwelling 254 West 88th st from Sophie Sterns for $2,000. The lease starts Oct. 1st.

Samuel H. Martin leased for Bailey Cahen to David Grow the 3-sty building 12 South st for a term of years.

Margaret Maxwell leased to L. Dempsey 74 West 50th st, a 3½-sty dwelling, for $1,400, from September 1st.

Samuel H. Martin leased for Bailey Cahen to David Grow the 3-sty building 12 South st for a term of years.

Sedohr R. Argilagos leased to C. T. Scott the dwelling 309 West 77th st, from Oct 1st, at an annual rental of $2,000.

The Duross Co. leased for Frank J. Cassidy the building 326 East 48th st, to the Continental Roofing Co. for 5 years.

Jose Aymar leased for a term of years to Dr. William H. Thomson the 5-sty American basement dwelling, 70 East 54th st.

Duff & Conger leased the 4-sty dwelling 118 East 86th st, and also the 3-sty dwelling 1142 Park av, for terms of years.

Mrs. F. Bianchi leased her residence at 29 East 76th st, northeast cor of Madison av, a 4-sty dwelling, for 3 years.

McKee, Hayward & Co. leased for Mrs. S. Sterns to Mrs. H. Leon the 3-sty dwelling 254 West 88th st, for a term of years.

Huberth & Gabel leased for Thomas J. Nealis to Susanna O'Connell the 4-sty house, 22 East 32d st, for a term of years.

Folsom Brothers leased for Charles W. Leavitt the 3-sty and basement private house 56 West 11th st to a client for occupancy.

McKee, Hayward & Co. leased for Henry A. Casebeer to Dr. Warren B. Chapin the 3-sty dwelling 232 West 101st st, for a term of years.

Kirk Meyer of 1186 Lexington av has rented the private dwelling 115 East 81st st for $1,200 from Emma T. Mulvany. He will occupy Sept. 1st.

J. Chandler of 183 East 64th st has leased 208 East 79th st, a 3-sty dwelling, 20x102.2, from Morris J. Warmstadt for $1,400. Possession will be taken August 15th.

Dr. F. St. C. Hitchcock has rented from W. E. D. Stokes the private 5-sty American basement dwelling 339 West 85th st, 25x102.2, from October 1st at $2,500 a year.

Isaac Julos Mayer leased to Mrs. Annie Eurelle 125 West 48th st, a —sty dwelling, 18.9x53.8x irreg. The annual rental is $1,400. The new tenant will occupy on Sept. 1st next.

Senior & Stout have rented the 4-sty dwelling 74 West 50th st for August Sturz to L. Dempsey, and the 3-sty dwelling 123 West 48th st for I. J. Mayer to Mrs. Annie Eurelle.

Daniel H. Renton & Son leased for John Wilshusen to P. J. Curry for a term of years the 3-sty dwelling 428 Convent av; also for W. U. Parsons to H. A. Bang the 4-sty dwelling 612 West 138th st.

Leon S. Altmayer leased for a long term of years for Abraham and Leo Schwab the 3-sty and basement dwelling 103 East 81st st, to Alexander M. Bing, who will occupy it after extensive alterations.

Ernst & Cahn leased for M. L. & C. Ernst 606 and 608 East 18th st, 38x188, to the B. R. Mitchell Co. of Cincinnati, for 10 years at a gross rental of about $40,000. The lessees will spend about $16,000 on improvements.

Dr. Max J. Schword rented from Edward L. Radcliff, of 372 Lexington av, the private dwelling 206 Lenox av, 20x80, built 45 ft. deep. He will occupy on Sept. 1st next. There is a synagogue across the street, 100x100.11.

E. Singerman & Co. leased for Samuel Spero the entire building 705 8th av for 17 years to Alexander Moss, who will make extensive alterations. The same firm has also leased for John J. Buckley to Mrs. E. A. Fowler the dwelling 340 West 28th st.

The New York Wire Spring Co. leased 586 and 588 Washington st, a 6-sty building, 40x75. The building has a depth of 65 ft. and thre is a 1-sty extension which extends the depth of the lot. It adjoins the northwest cor of Clarkson st. Possession will be taken Sept. 1st.

Barnett & Co. rented for James Everard's Brewery the 3-sty dwelling house 127 West 120th st to a client for a term of years; also the 3-sty dwelling 42 West 132d st for Dennis Quinn; also for Gertrude Formann the 3-sty dwelling 32 East 119th st, and for R. H. Stern the dwelling 252 West 131st st.

Pease & Elliman have leased for 5 years for the 24 Gramercy Park Co. the remodelled 2-sty studio building at 129 East 19th st to Herbert Lucas, the architect, for office purposes. The lessors are erecting a 12-sty apartment house at 24 and 25 Gramercy Park and acquired the 19th st parcel to protect its rear light.

Denzer Bros. leased for the Skelly Estate the entire 6-sty and basement building at 586 and 588 Washington st, containing about 25,000 square feet to the New York Wire & Spring Co., of Hoboken, N. J., and have also leased for the Whitehall Realty Co. the entire 5-sty and basement building at 32 Washington st to the French-American Wine Co., of California.

Benjamin R. Lummis leased for W. W. Walbaum the 4-sty building 33 West 33d st, for a long term of years to Amron Bros., proprietors of The Little Waldorf Restaurant, now at 42 West 33d st, at an aggregate rental of around $300,000. This property has never been rented since it came into the possession of Mr. Walbaum, who spent $100,000 on the interior decorations.

Horse & Rogers, wholesale shoe dealers, Daniel P. Horse, president; Charles W. Terhune, secretary, at present located at 134 Duane st, have rented the plot of ground 120x100 at the southwest cor of Hudson and Duane sts. The present buildings will be demolished and a modern mercantile structure built, and will be ready for occupancy January 1st, 1911. The rental will be $90,000. Horse & Rogers are at present paying an annual rental of $35,000.

Pease & Elliman have made the following leases: 5 East 53d st, for the Pyle estate for 5 years; 219 West 79th st, for Dr. Dougal Bissell; 150 West 95th st, for B. McKeon; 130 West 71st st, for Clarence S. McKune; 204 West 100th st, for F. B. Taintor; 57 East 72d st, for Mrs. L. F. Folsom; 259 East 137th st, for Miss Opper; 105 East 71st st, for E. Halloway Coe; 335 West 77th st, for E. K. Beddall; 179 West 79th st, for Homans estate, and 329 Lexington av, for A. V. Whittemeyer.

George B. Corsa leased for the owner, the Hotel Gallatin, an 11-sty fireproof hotel at 70 and 72 West 46th st, 45x100.5, for a term of 12 years at an aggregate rental of about $260,000. The lessee is William H. Grosscup, proprietor of the Hotel Aldine, 4th av and 29th st. The name of the Hotel Gallatin will be changed to Hotel Richmond. Mr. Grosscup was formerly proprietor of the Hotel Biscayne at Ocean City; also the Manhasset Hotel, Sea Side Point, N. J., and the Colorado and Atlantic Hotels at Belmar, N. J.

E. A. Turner leased for "Cuskleys," the entire building 379 4th av for a term of 10 years to J. G. Nugent, for use as a cafe. Mr. Nugent intends to remodel the entire building; also for the Jonathan Petrie estate 107 East 30th st to Mrs. Caroline Whiting Palmer, for use as a dressmaking establishment. Mrs. Palmer will take possesion after extensive alterations are made, on September 1; also for Herbert R. Limberg the premises 31 East 28th st, for a term of years to E. B. Marvin, and for R. E. Sauce the building 324 West 25th st, for a term of years to E. Hartman.

Jesse W. Powers leased to two tenants the new 3-sty building which is to be built on the block front on the east side of 5th av, between 125th and 126th sts. The entire 125th st side and the 126th st store has been rented by the Buckley-Newhall Co., who are dealers in furniture, while the upper two floors will be occupied by Wood's Business School. The Buckley-Newall Co. recently bought 145 and 147 West 125th st. It was their intention to erect a building for their own occupancy, but this project was subsequently abandoned. The new building to be erected on the property involved in the present deal will cost $50,000. The plot is 200 x85 in size.

H. C. Senior & Co. have leased the following dwellings: 119 West 61st st to Mavina Dupouy; 109 West 63d st to Mary Rigney; 108 and 110 West 64th st to May Hilton and Harry S. Romaine, respectively; 121 and 123 West 64th st to E. M. Sugulyana and Dorothea Clausen, respectively; 141 West 64th st, to Nellie Walsh, 159 West 64th st to Arthur W. Hoogeboon; 124 West 65th st to Mrs. McCleod; 128 West 65th st to Patrick Haverty; 130 West 65th st to Rose Green for a term of years; 144 West 65th st to Catherine Mulligan; 150 West 65th st to Mary E. Goodwin; 47 West 94th st to Henry Mayer for a term of years, and 208 Amsterdam av to Apostolos Gelepogion.

UNCLASSIFIED SALES

The total number of sales reported is 58, of which 20 were below 59th st, 28 above, and 10 in the Bronx. The sales reported for the corresponding week last year were 39, of which 4 were below 59th st, 18 above, and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 141, as against 189 last week, and in the Bronx 121, as against 156 last week. The total amount involved is $5,712,626, as against $8,946,209 last week.

The amount involved in the auction sales this week was $171,775, and since January 1, $44,897,775. Last year the total for the week was $1,014,588, and from January 1, $39,133.060.

13TH ST.—J. Arthur Fisher sold for Mrs. Ermance Rigny to George A. Plimpton 2 West 13th st, 25x103.3. When taken together with 4 West 13th st, which has just been purchased by Mr. Plimpton, through J. Arthur Fisher, the plot measures 50x103.3. It adjoins the southwest cor of 5th av, which is also owned by Mr. Plimpton. He contemplates the erection of a modern mercantile structure on the combined plot in the near future.

ST. NICHOLAS AV.—Louis Ottman sold the Hancock Court apartment house, a 6-sty structure at 281 to 287 St. Nicholas av, northwest cor of 124th st. It occupies a plot fronting 100.11 on St. Nicholas av, 62 feet on 124th st, and 63 feet on Hancock pl, with a northerly line measuring 118 feet. The property adjoins the West End Theatre on the east and was acquired by Mr. Ottman in December, 1905, from the A. C. & H. M. Hall Realty Co.

104TH ST.—Henry Witte sold 306 West 104th st, a 4-sty and basement dwelling, 20x100.11, between West End av and Riverside Drive.

WEST END AV.—The Mercantile Trust Co. sold to Eugene Higgins 25.2x59.5x irregular, on the west side of West nd av, 25.2 north of 95th st.

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REAL ESTATE NOTES

L. J. Du Mahaut is now connected with the office of Pease & Elliman.

Charles I. Fleck & Co. have moved their offices to 1245 St. Nicholas av, corner of 172d st.

H. J. Morris, formerly with the Duross Co., is now connected with Denzer Bros., at 920 Broadway.

Douglas V. Eskell is now manager of the Manhattan private sales department of Joseph P. Day's office.

Henry Weill has been appointed by Justice Bischoff as receiver of the rents of the 6-sty flat at 367 East 148th st.

Lewis B. Preston has been appointed sole agent of the 12-sty apartment house to be erected on the three lots at the corner of Riverside Drive and 158th st.

The American Real Estate Co. has moved its renting department to No. 985 Southern Boulevard and its construction department to No. 989 Southern Boulevard.

Joseph D. E. Hughes, who has been connected for a number of years with Slawson & Hobbs, will assume the management of Gibbs & Kirby's Washington Heights branch office.

There was recorded on Wednesday a lease of part of Pier 39, North River, from the Manhattan Terminal Co. to the Manhattan Navigation Co., for a term of 10 years, at $29,550 per annum.

Frederick Southack & Alwyn Ball, Jr., have been appointed agents for the buildings now being erected for the American Woolen Co., covering the entire block front on 4th av, between 18th and 19th sts.

John H. Berry has returned from an automobile trip through the Green and White Mountains and will remain at his cottage at Lawrence, L. I., until after the holidays, coming to town daily after Labor Day.

The business of Jesse C. Bennett & Co. has been purchased by S. Osgood Pell & Co. A branch of their 5th av office, to be known as the S. Osgood Pell West Side Agency, will be located at No. 2259 Broadway.

Samuel Goldsbecker has been appointed by Justice Lehman receiver of rents of No. 310 East 82d st, a 6-sty tenement. This receivership is the result of a suit brought by Abraham Lipzig against Joseph Manganaro and others to foreclose a second mortgage of $7,500.

George H. McCarthy, formerly of the office of Gross & Gross, and George P. Fellows have opened offices on the 9th floor of the Transit Building, No. 7 East 42d st. They will conduct a general real estate and insurance business under the firm name of McCarthy & Fellows.

E. D. Manley, of Philadelphia, has moved to New York to assume the managership of the New Jersey private sales department in the office of Mr. Joseph P. Day. Mr. Manley is a young and active man, bringing energy and hustle to the work, and would be pleased to hear from any prospective purchasers or those having property to dispose of.

Justice Goff, of the Supreme Court, appointed William H. F. Wood receiver of rents of 417 East 65th st pending a suit brought by Lucius H. Beers against Benjamin Jackerson and others to foreclose a second mortgage of $13,000. The prior mortgage amounts to $33,000.

A suit has been brought by the Metropolitan Life Insurance Co. against the Thomas McKeone, Mary McKeone and others to foreclose a mortgage of $100,000 on the property on the south side of 17th st, 250 ft. west of Union Square West, 25x92. The mortgage was dated Nov. 3, 1899.

William H. Malcolm, of the Bryant Park Realty Co. and a prominent investor in Manhattan and Westchester County real estate, American and Canadian timber tracts, left the city last Thursday on a business and pleasure trip to Portland, Bangor and so on to St. John, Canada. Mr. Malcolm will go to Alber, N. B., to examine a lumber property in which he is interested.

A deficiency judgment for $9,513.17 has been entered in favor of the Knickerbocker Trust Co. against the 49th St. & Madison Ave. Co. growing out of a foreclosure sale of a 12 and 13-sty brick and stone hotel building located at the northeast corner of Madison av and 49th st. On July 2 last, the Knickerbocker Trust Co. purchased this property at the Real Estate Exchange.

Louis Siegel has resigned as a director and treasurer of Herbst & Co. and has severed all his connections with that corporation. He has been elected president of the "Longfellow Realty Corporation," with offices at 141 Broadway. This corporation is engaged in the business of builders and general contractors, and will erect four 5-sty houses on the premises situated on the southwest corner of Longfellow av and Freeman st, which was formerly owned by Herbst & Co., and duly conveyed to the "Longfellow Realty Corporation" on Aug. 10, 1909.

RECENT LOANS.

Abingdon Construction Co. has secured a building loan of $55,000 from the City Mortgage Co. on the property, 50x100, on the east side of 5th av, 24.11 ft. south of 128th st.

The Title Guarantee & Trust Co. has made a building and permanent loan of $250,000 to the 19 West 24th St. Co. The property affected is located at that address and is 50.6x98.9 in size. A 12-sty stone and loft building will be erected on the site.

The McVickar-Gaillard Realty Co. negotiated a loan of $300,000 for five years at 4½ per cent. on the Schuyler, a 10-sty apartment building, 75x100, at 57 to 63 West 45th st, for the Schuyler Land and Building Co., to whom the property was transferred yesterday by Margaret D. Hopper. The mortgage loan was made by Thomas B. Hidden as trustee.

The building loan contract filed Aug. 8, 1908, for $1,800,000 on the Masonic Hall at the northeast corner of 6th av and 23d st, for the erection of a new building on 24th st, east of 6th av, has been reduced to $900,000, and the Bank for Savings has made a new loan of $300,000 to the trustees of the Masonic Hall and Asylum Fund on the same properties.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Aug. 16.

Triangular area, &c, at 11 a m.

Tuesday, Aug. 17.

West 184th st, opening from Broadway to unnamed st, at 12 noon.

Friday, Aug. 20.

225th st (Muscotta st), assessment, at 11 a m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Aug. 14.

No Legal Sales advertised for this day.

Aug. 16.

147th st, No 408, s s, 141.6 w St Nicholas av, 16x99.11, 3-sty and basement stone front dwelling. Sheriff's sale of all right, title, &c, which Harriet L Deal had on Dec 26, 1908, or since. Thomas F Foley, sheriff. By Joseph P Day.

1st av, No 1895|s w cor 98th st, 25x99.6, 5-sty 98th st, No 340| brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, $16,585.38; taxes, &c, $980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

Aug. 17.

Ferris av, ws, 816.3 s lands of St Joseph's Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x—892.10, Westchester. Albert L Lowenstein agt Henry Emanuel et al; Edw V Thornall, att'y, 50 Church st; James Kearney, ref. (Amt due, $24,298.26; taxes, &c, $——; sub to a prior mort of $10,000.) Mort recorded April 8, 1908. By Herbert A Sherman.

7th av, Nos 2308 to 2312|s w cor 136th st, 99.11x 136th st, No 200 | 100, three 5-sty brk tenements and stores. Aaron C Horn agt Hudson Grant View Realty Co et al; Edw D Newman, att'y, 160 Broadway; Henry S Dottenheim, ref. (Amt due, $4,491.78; taxes, &c, $2,515.31; sub to four morts aggregating $103,500.) Mort recorded Feb 19, 1907. By Joseph P Day.

Madison st, Nos 186 & 188, s s, 183.4 w Rutgers st, 42.6x100, two 5-sty brk and stone tenements and stores. Jonas Weil et al agt Davis Berkman et al; Malcolm Sundheimer, att'y, 34 Nassau st; Philip J McCook, ref. (Amt due, $10,963.71; taxes, &c, $1,746.54; sub to two morts aggregating $52,000.) Mort recorded June 11, 1906. By Joseph P Day.

78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170 Broadway; John B Golden, ref. (Amt due, $1,185.03; taxes, &c, $69.) Mort recorded Aug 12, 1908. By Joseph P Day.

Aug. 18.

St Pauls pl|n w cor Crotona pl, 51.2x95.6x50x Crotona pl | 84.10, vacant. George Colon agt St Pauls Construction Co et al; Gratz Nathan, att'y, 261 Broadway; Thomas H Baskerville, ref (Amt due, $3,359.85; taxes, &c, $——; sub to a mort of $3,000.) By Joseph P Day.

119th st, No 132, s s, 120 w Lexington av, 20x100, 5-sty brk tenement and store. Maude E Cooke agt Adolph Danziger et al; Miller & Bretzfelder, att'ys, 120 Broadway; Walter A Hirsch, ref. (Amt due, $17,303.72; taxes, &c, $460.38.) Mort recorded Aug 11, 1903. By Joseph P Day.

133d st, No 171, n s, 75 e 7th av, 25x99.11, 5-sty brk tenement and store. Daniel Houlihan agt Isaac Huppert et al; Wm E Morris, att'y, 61 Park Row; James Oliver, ref. (Amt due, $1,145.04; taxes, &c, $66; sub to a first mort of $19,500.) Mort recorded Oct 18, 1904. By Joseph P Day.

Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. Bergen Realty Co agt Nettie A B Weitz et al; Edw L Blackman, att'y, 43 Cedar st; Edgar J Nathan, ref. (Amt due, $64,126.66; taxes, &c, $3,671.77; sub to a prior mort of $200,000.) Mort recorded Feb 4, 1907. By Joseph P Day.

105th st, Nos 239 & 241, on map Nos 239 & 243, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and store. Joseph Yeska agt Adolph Messer et al; Max Altmayer, att'y, 290 Broadway; Royal E T Riggs, ref. (Amt due, $13,246.46; taxes, &c, $1,073.26; sub to a first mort of $38,000.) April 3, 1906. By Joseph P Day.

Aug. 19.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wylly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, four 3-sty frame dwellings. Louis Eickwort agt Clarence C Johnson et al; Wm R Osborn, att'y, 165 Broadway; Augustine R McMahon, ref. (Amt due, $1,289.77; taxes, &c, $87; sub to eight morts aggregating $17,000.) Mort recorded March 10, 1908. By John L Parish.

Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and store. Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, $1,210.00; taxes, &c, $500; sub to two morts aggregating $26,000.) Mort recorded June 7, 1906. By Joseph P Day.

121st st, Nos 321 & 323, n s, 225 e 2d av, runs n 100.10 x e 23.8 x s e — x n — x e 25 x s 100.11 x w 50 to beg and right, title, &c, to a gore in rear, 16x22, 6-sty brk tenement and stores. Belwood Realty Co agt Samuel Kadin et al; Lese & Connolly, att'ys, 35 Nassau st; William Halpert, ref. (Amt due, $14,689.35; taxes, &c, $432.40.) Mort recorded June 18, 1906. By Joseph P Day.

6th st, Nos 709 & 711, n s, 154.4 e Av C, 44.11 x90.10, 6-sty brk tenement and store. Jonas Weil et al agt Louis Ray et al; Isaac S Heller, att'y, 71 Nassau st; Geo C Weller, ref. (Amt due, $13,098.50; taxes, &c, $554.90; sub to a first mort of $49,000.) By Joseph P Day.

Aug. 20.

1st av, Nos 2029 & 2031, w s, 38 s w 105th st, 37.11x85, 6-sty brk tenement and stores. Sheriff's sale of all right, title, &c, which Maria Pernetti et al had on March 2, 1909, or since. Guido J Guidici, att'y, 63 Park Row; Thomas F Foley, sheriff. By Joseph P Day.

127th st, No 157, n s, 240 w 3d av, 30x99.11, 6-sty brk tenement and stores. Julia D Sturges agt Louis Grossman et al; Stephen P Sturges, att'y, 56 Liberty st; Louis F Doyle, ref. (Amt due, $31,130.96; taxes, &c, $242.) Mort recorded May 25, 1906. By Joseph P Day.

Aug. 21.

No Legal Sales advertised for this day.

Aug. 23.

116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. Charles Jaeger agt Maurice Goldberg et al; Ira J Ettinger, att'y, 257 Broadway; Wm J O'Sullivan, ref. (Amt due, $6,172.35; taxes, &c, $168.40.) Mort recorded March 3, 1908. By Joseph P Day.

Av C, Nos 117 & 119, w s, 58.8 s 8th st, 38.8x 83, 6-sty brk tenement and stores. Saul Bernstein agt Sam Biller et al; Harry M Friedman, att'y, 149 Broadway; Augustine R McMahon, ref. (Amt due, $6,025.42; taxes, &c, $1,187.09; sub to prior morts aggregating $61,896.50.) Mort recorded July 6, 1906. By John L Parish.

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OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 12 to 26, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS

2D WARD. GREENE AVENUE—REGULATING, GRADING, CURBING AND PAVING, from Grandview avenue to Kings County Line

HERMAN A. METZ, Comptroller.

City of New York, August 10, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 12 to 26, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3. 42D STREET—SEWER, between 7th and 8th avenues. 29TH WARD, SECTION 16. LAYING CROSSWALKS on East 4TH STREET, west side, at the intersection of Avenue C, Avenue D and Beverly road. 30TH WARD, SECTION 18. LAYING CEMENT SIDEWALKS on 3D AVENUE, west side, between 60th and 64th streets; between 65th and 66th streets; between 67th and 68th streets, and on east side, between 63d and 65th streets, and between 86th and 88th streets. 76TH STREET—PAVING, between 3d and 4th avenues. 30TH WARD, SECTION 17. 14TH AVENUE—PAVING, between 45th and 60th streets.

HERMAN A. METZ, Comptroller.

City of New York, August 10, 1909.

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 603, No. 1.—Constructing sewer basin on Beverley road, at the northeast corner of Flatbush avenue, and at the northeast and southwest corners of East Twenty-second street.

List 616, No. 2.—Constructing sewer in Huntington street, between Henry street and Hamilton avenue.

List 617, No. 3.—Constructing sewer in Hemlock street, between Glenmore and Pitkin avenues.

List 641, No. 4.—Sewer in Douglass street (St. Johns place), between Plaza street and Underhill avenue.

List 645, No. 5.—Sewer basin at northerly corner of Eighteenth avenue and Bath avenue.

List 646, No. 6.—Receiving basin at the northerly corner of Eighty-sixth street and Eighteenth avenue.

List 647, No. 7.—Sewer basin at northeast and northwest corners of East Fifteenth street and Dorchester road.

List 649, No. 8.—Constructing sewer in Fifty-third street, between Eleventh and Fort Hamilton avenues.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before September 7, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.

No. 320 Broadway, City of New York, Borough of Manhattan, August 6, 1909. (12644)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 657, No. 1.—Receiving basins at northeast and southeast corners of Hinsdale street and Blake avenue; at northwest corner of Hinsdale street and Dumont avenue; at northeast and northwest corners of Hinsdale street and Livonia avenue; at northeast and northwest corners of Hinsdale street and Riverdale avenue.

List 658, No. 2.—Outlet sewer in Hausman street, between Norman avenue and Nassau avenue.

List 659, No. 3.—Constructing sewer in Imlay street, from summit south of Commerce street to Commerce street.

List 660, No. 4.—Constructing sewer in Lincoln avenue, between Atlantic and Ridgewood avenues.

List 661, No. 5.—Constructing sewer basin at the southwest corner of Madison street and Stuyvesant avenue.

BOROUGH OF QUEENS.

List 119, No. 6.—Constructing sewer and appurtenances in the Boulevard, from Webster avenue to Broadway.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before September 14, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.

No. 320 Broadway, City of New York, Borough of Manhattan, August 13, 1909.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 13, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

*16th st, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. (Amt due, $5,569.02, taxes, &c, $364.32.) John H McLain.....$18,837

*Elliott av |n w cor Willow Lane, 158x90x176.6x102, Throggs Neck. Willow Lane| (Amt due, $6,435.76; taxes, &c, $224.90.) Susan E Laytin 3,000

West End av, No 520|n e cor 85th st, 27 2x100, 4-sty and basement brk 85th st | dwelling. (Amt due, $47,049; taxes, &c, $825.75.) Withdrawn .....

107th st, No 84, s s, 25 w Park av, 25x75, 5-sty stone front tenement and store. (Amt due, $7,661.73; taxes, &c, $332.39.) Readvertised for Aug 26.....

Delancey st, No 316, n s, 50 w Goerck st, 24.7x100, 5-sty brk tenement. (Amt due, $24,876.07; taxes, &c, $1,130.44.) Aaron Zwerdling...26,500

*Fletcher st, Nos 36 to 40 on map Nos 34 to 40, n s, 75.5 w South st, runs n 29.8 x w 8 x n 32.5 x w 43 x s — x w 17.10 x s 24.8 x w — x s 31.8 x e 69.2 to beg, 10-sty brk factory. (Amt due, $104,032.22; taxes, &c, $1,158.07; sub to a prior mort of $50,000.) John C Brown et al. 81,319

*Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. (Amt due, $2,313.13; taxes, &c, $389.62; sub to a first mort of $8,000.) Joseph S Marcus 8,200

215th st, No 762, s s, 325 e Maple st, 25x125, Wakefield. (Amt due, $2,046.77; taxes, &c, $168.39.) Withdrawn ..... — —

SAMUEL MARX.

Av A, No 1434 | n e cor 76th st, 25.6x98, 5-sty brk tenement and stores.
76th st, No 501 | (Amt due, $17,158.33; taxes, &c, $600; sub to a first mort of $17,000.) Marks Rosenberg et al, defendants 34,119
Canal st, No 73 | n w cor Allen st, 22.6x75, 7-sty brk loft & store building.
Allen st | (Amt due, $8,109.04; taxes, &c, $40.) Adj to Sept 8. — —

Total $171,775
Corresponding week, 1908 ..... $1,014,588
Jan. 1st, 1909, to date $44,897,775
Corresponding period, 1908 ..... $39,133,060

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

CONVEYANCES

Aug. 6, 7, 9, 10, 11 and 12. (No. 85)

BOROUGH OF MANHATTAN.

Bedford st, No 83 | s w cor Barrow st, 24.5x50x23.9x50, 3-sty brk
Barrow st, No 67 | tenement and store. Sven P Nelson to Charles Harft. ½ part. Mort $10,000. Aug 10, 1909. 2:584—61. A $9,500—$11,000. other consid and 100

Bedford st, No 51, w s, 50 n LeRoy st, 25x100, 5-sty brk tenement. Linda Perodi to Bartolomeo Sabini. Mort $21,500. Aug 11. Aug 12, 1909. 2:583—34. A $12,000—$27,000. other consid and 100

Chrystie st, No 36, e s, 75.11 s Canal st, 25x73.6, 5-sty brk tenement and store, now demolished. Benj M Gruenstein and ano to the City of N Y. July 22. Aug 10, 1909. 1:291—part lot 1. A $—— $——. 42,000

Chrystie st, No 36, e s, 76.2 s Canal st, 25x73.4, 5-sty brk tenement and store, now demolished. Same to same. Q C. July 22. Aug 10, 1909. 1:291—part lot 1. A $—— $——. 42,000

Chrystie st, No 213, w s, 86.10 n Stanton st, runs n 28.10 x w 100 x s 15.8 x s e 25.10 x n e 1.1 x s e 34.6 x n e 3.2 x s e 41.4 to beginning, 5-sty brk tenement and store. Augusta Briefner to Louis Briefner. Mort $28,400. Aug 2. Aug 6, 1909. 2:427—40. A $17,000—$37,000. other consid and 100

Cedar st, No 5, n s, 115.4 w Pearl st, runs n 45.10 x w 21.3 x s 43.5 to st, x e 21.10 to beginning, 5-sty brk loft and store building. John H Rhoades et al EXRS John H Rhoades decd to John H Rhoades, Benj O Chisolm and Howland Davis as TRUSTEES for Cornelia H Rhoades under will of John H Rhoades. July 13. Aug 6, 1909. 1:42—9. A $15,500—$19,500. 28,500

Front st, No 126, w s, 90.3 n Wall st, runs w 75 x s 0.8 x w 7.2 x n 18.7 x e 82.2 to st, x s 18.6 to beginning, 3-sty brk loft and store building. John T Williams to Wm J McNulty. Mort $22,000 and all liens. Aug 4. Aug 12, 1909. 1:38—38. A $15,400—$21,000. other consid and 100

Goerck st, No 3, w s, about 100 n Grand st, 25x100, 6-sty brk tenement and store. Yetta Cohn to The Berliant Realty Co. Morts $33,500. Aug 4. Aug 11, 1909. 2:326—52. A $14,000—$35,000. other consid and 100

Goerck st, No 6, e s, 110.2 n Grand st, 25x99.7x25x99.5, 6-sty brk tenement and store. Yetta Cohn to The Berliant Realty Co. Morts $33,500. Aug 4. Aug 11, 1909. 2:321—3. A $14,000—$30,000. other consid and 100

Grand st, No 415, s s, 75 e Clinton st, 25x100, 6-sty brk tenement and store. Benj M Kremer to Kremuf Realty Co. Mort $41,000. Aug 5. Aug 6, 1909. 1:314-15. A $30,000—$50,000. other consid and 100

Houston st, No 123 | s e cor Sullivan st, 25x95, 6-sty brk loft and
Sullivan st, No 161 | store building. PARTITION, June 30, 1909. Geo W Glaze, ref, to Philip Krauss. Aug 11, 1909. 2:517—14. A $29,000—$44,000. 45,800

Same property. Philip Krauss to Saveria Ruffolo. Mort $36,000. Aug 11, 1909. 2:517. other consid and 100

Jefferson st, No 86 (56), w s, 64.3 n South st, 11.10x69x12.5x69, 3-sty brk tenement and store. Benjamin Emmerman to Morris Kulok. Mort $7,500. Feb 17. Aug 12, 1909. 1:247—13. A $3,000—$4,000. nom

Leroy st, No 40 | s w cor Bedford st, 18.9x50, 3-sty brk tene-
Bedford st, No 45 | ment and store. Fredk W Voss HEIR Chas and Anna M Voss to Geo S Bradt as TRUSTEE of Brooklyn. ¼ part. Mort $5,000 and all liens. Aug 4. Aug 7, 1909. 2:582 31—A $6,500—$8,000. nom

Madison st, No 348, s s, 192.11 e Scammel st, 23.6x95.1x23.6x95.3, 5-sty brk tenement and store. Morris Punsky to Israel Lewis. All title. All liens. Oct 31, 1907. Aug 11, 1909. 1:266—64. A $14,000—$23,000. other consid and 100

Mott st, No 163, w s, about 175 n Grand st, 25x100, 5-sty brk | tenement and store. |

Mott st, No 165, w s, 137.8 s Broome st, 24.4x100x24x100, 5-sty- | brk tenement. |
Louis Horn to Mary Horn. 1-3 part. All liens. Aug 5. Aug 11, 1909. 2:471—47 and 48. A $37,500—$60,000. 100

Rivington st, No 247; s s, 25.3 w Sheriff st, 24.9x57, 5-sty brk tenement and store. Abraham J Katz to Jonas Schimel. Mort $22,250. July 28. Aug 10, 1909. 2:338—58. A $15,000—$21,000. other consid and 100

Sullivan st, No 50, n w s, 46 n Watts st, 21.4x61 to 9 ft alley x | 20.2x61, 3-sty frame brk front tenement and store. |

Sullivan st, No 48, w s, about 25 n Watts st, 22x39.6, s s, 11.4 | w s x n 17 in rear by 8 ft alley leading to Broome st, x 61 n s, with rights to alley, 3-sty brk tenement and store. |
Luigi Casassa HEIR Giovanni B Casassa to Stefano S Casassa, his brother. All title. All liens. July 29. Aug 11, 1909. 2:477—61 and 62. A $14,000—$16,000. nom

Thompson st, No 106, e s, 176 s Prince st, runs e 70 x n 19 x w | 70 to st, x s 19 to beginning, 4-sty brk tenement and store. |

Thompson st, No 108, e s, 157 s Prince st, runs e 70 x s 19 x w | 70 to st x n 19 to beginning, 3-sty brk tenement and store. |
(probable error in beginning line in one of above.) |
Luigi Casassa HEIR Giovanni B Casassa to Stefano S Casassa, his brother. All title. All liens. July 29. Aug 11, 1909. 2:502—10 and 11. A $16,000—$21,500. nom

Thompson st, No 111, w s, 76 s Prince st, 25x75, 5-sty brk tenement and store. Luigi Casassa HEIR Giovanni B Casassa to Stefano S Casassa, his brother. All title. All liens. July 29. Aug 11, 1909. 2:503—24. A $12,000—$18,000. nom

Washington st, Nos 578 to 582 | s w cor Clarkson st, runs s 75 x
West st, Nos 350 to 352 | w 96.3 x s 25 x w 7.5 x n 25 x w
Clarkson st, Nos 62 to 72 | 105.1 to e s West st, x n 75 to s s Clarkson st, x e 281.10 to beginning, one 2 and 3-sty brk laundry, 1 and 2-sty brk stable, 1-sty brk store and vacant. Morris J Rose to Mary Ehrmann. ¼ part. All title. Mort $125,000 on whole. Aug 10, 1909. 2:600—6 to 14. A $153,000—$162,500. other consid and 100

Willett st, No 68, e s, 100.2 s Rivington st, 24.9x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. FORECLOS, Aug 2, 1909. Joseph Pool ref to Rexton Realty Co. All title. Aug 7. Aug 12, 1909. 2:338—48. A $18,000—$29,000. 3,000

3d st W, No 64 | s w cor West Broadway, 25x
West Broadway, Nos 552 to 560 | 100, 10-sty brk and stone loft and store building, all of. |

6th av, Nos 33 to 39 | s w cor 4th st, runs s 105 x w 54, x n
Cornelia st, Nos 2 to 8 | w 27 to e s Cornelia st, x n e 115.5 to
4th st | s s 4th st, x e 9.3 to beginning, four 2-sty brk and frame tenements and stores and three 3-sty brk and frame tenements and stores. 2-3 parts.
Barbara Cavinato to Albert Miller. All liens. Dec 17, 1907. Aug 7, 1909. 2:537—19. A $30,000—P $110,000, and 2:589-23 to 27. A $49,500—$54,500. nom

3d st W, No 64 | s w cor West Broadway, 25x
West Broadway, Nos 552 to 560 | 100, 10-sty brk and stone loft and store building. Albert Miller to Mary Cavinato. Mort $95,000. Aug 6, Aug 7, 1909. 2:537—19. A $30,000—P $110,000. nom

4th st E, No 385, n s, abt 105 w Lewis st, 20x75, 3-sty brk tenement. Max Rieder et al to Sarah Zimney. Mort $7,000. Aug 10. Aug 12, 1909. 2:360—29. A $8,000—$10,000. nom

6th st E, No 532, s s, 449.7 e Av A, 25x97, 5-sty brk tenement and store. Jennie Wolf to Louis Wolf Mort $23,000. July 26. Aug 6, 1909. 2:401—26. A $17,000—$25,000. other consid and 100

10th st W, Nos 145 and 147, n s, 66 e Waverly pl, runs e 44 x n 95 x w 35 x s 22 x w 9 x s 73 to beginning, 6-sty brk tenement. The Berliant Realty Co to Yetta Cohn. Mort $67,000. Aug 1. Aug 10, 1909. 2:611—72. A $23,000—$38,000. nom

13th st E, No 631, n s, 310.6 w Av C, 27.6x103.3, 5-sty brk tenement and store. Jacob Glick to Flora Wenz, of Newark, N J. ½ part. Mort $31,750. Aug 5. Aug 12, 1909. 2:396—47. A $13,000—$31,000. other consid and 100

13th st E, No 423, part of n s, 269 e 1st av, runs n 53.3 x e 25.3 x n e 29.10 along n s Old Stuyvesant st, x — 33 x e 25 x s 17.5 to n s Old Stuyvesant st, closed, x again s — to c l said st, x s w — to 13th st, x w — to beginning, gore, part 1-sty frame stable. U S Trust Co of N Y as TRUSTEE James Foster for benefit Hannah M Perry to Thos J Bannon. All title. B & S. All liens. July 31. Aug 6, 1909. 2:441—part lot 47. A $—— $——. 250

14th st E, No 308, s s, 91.6 e 2d av, runs s 51.6 x e 8.6 x s 51.9 x e 11 x n 103.3 to st, x w 19.6 to beginning, 4-sty stone front tenement. Giuseppe Stella to Caterina Scimeca. Morts $18,300 and all liens. Aug 11, 1909. 2:455—11. A $13,000—$18,000. other consid and 100

16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. FORECLOS, Aug 9, 1909. Albert G Thorne, ref, to John H McLain. Mort $12,000. Aug 11, 1909. 3:983—47. A $8,000—$16,500. $4,500 over and above 1st mort for 12,000

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x23x92, 3-sty and basement brk dwelling. John H Bishop to Eliphalet L Davis. July 28. Aug 10, 1909. 3:796—66. A $17,000—$20,000. other consid and 100

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x23x92, 3-sty and basement brk dwelling. Eliphalet L Davis to Madison Square Mortgage Co. Mort $18,500. Aug 9. Aug 10, 1909. 3:796—68. A $17,000—$20,000. other consid and 100

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x23x92, 3-sty and basement brk dwelling. CONTRACT. John H Bishop with Joseph J Kiernan. May 29. Aug 9, 1909. 3:796—66. A $17,000—$20,000. 26,767

24th st W, Nos 19 and 21, n s, 475 e 6th av, 50.6x98.9, two 5-sty stone front buildings and stores. Andrew J Bastine to 19 West 24th Street Co. Morts $44,500. Mar 19. Aug 6, 1909. 3:826—26 and 27. A $80,500—$96,500 nom

26th st W, No 461, n s, 100 e 10th av, 25x98.9, 6-sty brk tenement and store. Harris Mandelbaum et al to Maryland Mortgage Co. B & S. July 30. Aug 11, 1909. 3:724—6. A $ $——. other consid and 100

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34th st E, No 120, s s, 236.9 e Park av, 47.5x117.6, 7-sty brk tenement. Benedict J Greenhut to Mary A Franklin. Mort $100,000. Aug 5. Aug 7, 1909. 3:889-76. A $105,000—$174,000. other consid and 100

34th st E, No 120, s s, 236.9 e Park av, 47.5x117.6, 7-sty brk tenement. Mary A Franklin to Benedict J Greenhut. Mort $100,000. Aug 7, 1909. 3:889—76. A $105,000—$174,000. other consid and 100

36th st W, No 30, s s, 380 w 5th av, 15x98.9, 3-sty brk dwelling. Wm T Elliott of Philadelphia, Pa, to Stuart W Huber, of Philadelphia, Pa. Mort $25,000. July 23. Aug 10, 1909. 3:837—63. A $44,000—$47,000. other consid and 100

36th st W, No 32, s s, 395 w 5th av, 20x98.9, 3-sty stone front dwelling. Wm T Elliott to Stuart W Huber of Philadelphia, Pa. Mort $45,000. July 23. Aug 10, 1909. 3:837—64. A $42,000—$65,000. other consid and 100

36th st W, No 69, n s, 60 e 6th av, 20x86.4, 5-sty brk building and store. John M Macdonald to Timothy J Shine. All liens. Aug 12, 1909. 3:838—6. A $47,000—$54,000. nom

38th st E, Nos 318 and 320, s s, 280.9 e 2d av, 40x81.7x53.2x75.7, two 2-sty frame buildings and stores.

Interior gore at c l blk bet 37th and 38th sts, and 320.9 e 2d av, runs n 17.2 x n w 53.2 x s 23.2 x e 53 to beginning, 2-sty frame building.

Terance F Morgan and Nellie his wife to Nellie Morgan. Aug 11. Aug 12, 1909. 3:943—46. A $17,500—$19,000. nom

44th st W, No 520, s s, 300 w 10th av, 25x100.5, 2-sty brk building and store; also property in Brooklyn, N Y, and Flushing, L I. Trust deed. Wilhelmina D Torney of Brooklyn, to Wm J Elliott, of Brooklyn in trust. B & S. Aug 3. Aug 7, 1909. 4:1072—45 A $9,000—$13,500. nom

45th st W, Nos 57 to 63, n s, 213.9 e 6th av, 75x100.5, 9-sty brk and stone tenement. Margt D Hopper to Schuyler Land and Building Co. Morts $290,000. Aug 7. Aug 12, 1909. 5:1261—10. A $145,000—$350,000. nom

45th st W, Nos 109 to 113, n s, 120 w 6th av, 60x100.5, 12-sty brk and stone hotel. Edw H Litchfield of Brooklyn, to Bertfield Realty Co. All liens. B & S. June 7. Aug 12, 1909. 4:998—26. A $130,000—$375,000. nom

46th st W, No 447, n s, 479.2 w 9th av, 24.2x100.5, 4-sty brk tenement and store. Mary A Finneran to Alice O'Reilly. Morts $14,000. Aug 2. Aug 12, 1909. 4:1056—13. A $11,000—$16,000. o ther consid and 100

46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 10-sty brk and stone tenement. Henry M Rau to Wm N Heard. Morts $190,000. July 20. Aug 10, 1909. 5:1261—70. A $100,000—$250,000. other consid and 100

46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 10-sty brk and stone tenement. Wm N Heard to William Rau. Mort $190,000. Aug 10, 1909. 5:1261—70. A $100,000—$250,000. other consid and 100

46th st W, No 64, s s, 153.4 e 6th av, 16.8x100.5, 4-sty stone front dwelling. Sadie S Dearborn et al to Wm C Spalding, of Freeport, L I. Mort $25,000. July 15. Aug 11, 1909. 5:1261—68. A $30,000—$35,000. other consid and 100

48th st W, No 315, n s, 188 w 8th av, 18x100.5, 4-sty stone front dwelling. Margaretta E Sharp to David Israel. Aug 12, 1909. 4:1039—24. A $11,000—$12,000. 100

49th st W, No 110, s s, 164.4 w 6th av, 21.4x100.4, 4-sty stone front dwelling. Charles E Blaney Amusement Co to Geo N Ballanger. Mort $90,000 on this and other property. July 19. Aug 12, 1909. 4:1001—40. A $30,000—$33,000. nom

49th st W, No 112, s s, 185.8 w 6th av, 21.4x100. 4-sty stone front dwelling. Charles E Blaney Amusement Co to Geo N Ballanger. Mort $90,000 on this and other property. July 19. Aug 12, 1909. 4:1001—41. A $30,000—$33,000. nom

49th st W, No 108, s s, 143 w 6th av, 21.4x100.5, 4-sty stone front dwelling. Chas E Blaney Amusement Co to Geo N Ballanger. Mort $90,000 on this and other property. July 19. Aug 12, 1909. 4:1001—39. $30,000—$33,000. nom

51st st E, Nos 222 and 224, s s, — e 3d av (?) should be 260 e 3d av runs s 106.4 to c l Eastern Post road, x e — x n 88.8 to st, x w 35.4 to beginning, (error, beginning line omitted), 7-sty brk tenement and store. Emanuel Heller to Morris Schindler, of Newark, N J. ¼ right, title and interest. All liens. Aug 6, 1909. 5:1324—39. A $18,000—$54,000. nom

53d st E, No 121, n s, 140 w Lexington av, 25x100.5, 4-sty brk dwelling. Eugene Gavard INDIVID and EXR Henri Berlie to Fanny Schlesinger. Aug 11. Aug 12, 1909. 5:1308—11. A $15,000—$19,000. 33,000

58th st W, No 316, s s, 225 w 8th av, 20x100.5, 4-sty stone front tenement and store. Mayer S Bernheimer EXR Simon Bernheimer to Louis Berger. June 16. Aug 7, 1909. 4:1048—42. A $17,500—$23,000. 18,000

58th st W, No 316, s s, 225 w 8th av, 20x100.5, 4-sty stone front tenement and store. Meyer A Bernheimer et al EXRS Isaac Bernheimer to Louis Berger. June 16. Aug 7, 1909. 4:1048—42. A $17,500—$23,000. 18,000

Same property. Lorin S Bernheimer EXR Simon Bernheimer to Louis Berger. June 16. Aug 7, 1909. 4:1048. 18,000

63d st E, No 343. Marshal's certificate of sale of all right, title and interest of Patrick G Powers which he had on July 22, 1909, to lease which expires May 1, 1912, at $720 per annum. Alfred Freeman (Marshal) to Bernard Rosenberg. July 22. Aug 7, 1909. 5:1438. 12

64th st E, No 102, s s, 20 e Park av, 20x80, 4-sty and basement stone front dwelling. Myer Jacobs to Nicholas Biddle of Roslyn, L I. Mort $20,000. Aug 5. Aug 12, 1909. 5:1398—71. A $24,000—$30,000. other consid and 100

65th st W, No 164, s s, 192 e Amsterdam av, 18x100.5, 4-sty and basement stone front dwelling. Eliza Nugent to Julia K Wilkins. Mort $15,000. Aug 9. Aug 10, 1909. 4:1136—56½. A $10,000—$16,000. 19,550

72d st E, No 332, s s, 283.4 e 2d av, 16.8x102.2, 3-sty and basement stone front dwelling. Sara N and Max J Foss to Louis Fondiller. Mort $5,000. July 30. Aug 6, 1909. 5:1446—41. A $6,500—$10,500. nom

76th st E, Nos 221 and 223, n s, 255 e 3d av, 50x102.2, two 4-sty stone front tenements. Edward Holthaus of Brooklyn to Franziska Holthaus of Brooklyn. Mort $28,750. Aug 9. Aug 11, 1909. 5:1431—11 and 12. A $22,000—$33,000. 100

76th st E, No 422, s s, 300 w Av A, 25x102.2, 5-sty brk tenement. FORECLOS, Aug 4, 1909. Edward L Parris ref to James Fulton. Aug 9. Aug 12, 1909. 5:1470—38. A $8,000—$21,000. 17,000

77th st E, No 59, n s, 143.9 e Madison av, 18.9x102.2, 4 and 5-sty stone front dwelling. Viola B Cockcroft to Samuel O Edmonds. Morts $35,000. Aug 10. Aug 11, 1909. 5:1392—27. A $24,000—$27,000. nom

79th st E, No 8, s s, 175 e 5th av, 35x102.2, vacant. Louis C Raegener to Heinrich Schniewind, Jr. B & S. Mort $85,000. Nov 21, 1908. Aug 2, 1909. 5:1393—65. A $130,000—$130,000. Corrects error in last issue when grantee's name was Sonniewind. other consid and 100

79th st E, No 155, n s, 350 w 3d av, 18.9x102.2, 4-sty stone front dwelling. Samuel O Edmonds to Gouverneur M Phelps. Aug 4. Aug 10, 1909. 5:1508—22. A $13,000—$19,000. nom

79th st E, No 332, s s, 381.3 e 2d av, 18.9x102.2, 4-sty stone front tenement. The Cherokee Club to Eva E Muller. Aug 5. Aug 6, 1909. 5:1453—37. A $7,000—$12,500. 13,500

80th st E, No 231, n s, 228.9 w 2d av, 25.5x102.2, 4-sty stone front tenement. Samuel O Edmonds to Gouverneur M Phelps. Aug 4. Aug 10, 1909. 5:1508—22. A $13,000—$19,000. nom

80th st E, No 231 n s, 228.9 w 2d av, 25.5x102.2, 4-sty stone front tenement. F Cornelius Leibow to Rudolph L Blumenthal, of Brooklyn. Mort $16,000. Aug 10. Aug 12, 1909. 5:1526—15. A $11,000—$16,000. nom

81st st E, No 345, n s, 175 w 1st av, 25x102.2, 5-sty brk tenement and store. FORECLOS, July 9, 1909. James B Butler ref to Wilson Mizner. Mort $6,000 and all liens. Aug 9. Aug 10, 1909. 5:1544—19. A $9,000—$18,000. 2,525

82d st W, No 313, n s, 160 w West End av, 20x102.2, 4-sty and basement brk and stone dwelling. Hart E Berg to Ora M Russell. Aug 10. Aug 12, 1909. 4:1245—13. A $13,500—$24,000. other consid and 100

83d st W, No 51, n s, 275 e Columbus av, 18.9x102.2, 3-sty & basement brk dwelling. Chas R Hubert to W Virginia Hill. Mort $16,000. Aug 9. Aug 12, 1909. 4:1197—12. A $13,000—$16,000 nom

83d st W, No 51, n s, 275 e Columbus av, 18x102.2, 3-sty and basement brk dwelling. Frances A Makewen to Chas R Hubert of Yonkers, N Y. Aug 9. Aug 10, 1909. 4:1197—12. A $13,000—$16,000. other consid and 100

84th st W, No 203, n s, 100 w Amsterdam av, 19x102.2, 5-sty brk tenement. Jacob Marx to Franz Heinisch. Mort $20,000. Aug 6. Aug 7, 1909. 4:1232—28. A $11,000—$23,000. other consid and 100

86th st E, No 437, n s, 203 n w Av A, 18x100.8, 4-sty stone front dwelling. Release mort. Julius Harris to Hermina Rubin. Aug 10. Aug 12, 1909. 5:1566—16½. A $6,500—$11,000. 100

89th st E, No 331, n s, 150 w 1st av, 25x100.8, 5-sty stone front tenement, Henry Schroeder EXR Pauline Schroeder to John Timmermann. Mort $12,000. Aug 10. Aug 11, 1909. 5:1552—20. A $9,000—$19,000. 8,216.66

Same property. Rosa Elstroth and Henry Schroeder to same. Mort $12,000. Aug 10. Aug 11, 1909. 5:1552. other consid and 100

91st st E, No 110, s s, 123 e Park av, 27x100.8, 5-sty brk tenement. Louis Starr to Esther Schulman. Mort $26,000. July 29. Aug 6, 1909. 5:1519—67. A $16,000—$28,000. other consid and 100

97th st E, No 307, n s, 150.2 e 2d av, 25x100.11x24.11x100.11, 4-sty brk tenement. FORECLOS, Aug 2, 1909. Geo E Kent, ref, to Henry Allen. Aug 12, 1909. 6:1669—7. A $7,000—$14,000. 10,200

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Levi W Rubenstein to Samuel Lorber of Brooklyn. I-8 right, title and interest. All liens. Aug 4. Aug 7, 1909. 6:1672—12. A $12,000—$45,000. other consid and 100

102d st E, Nos 406 to 410, s s, 145 e 1st av, 75x100.11, 2-sty brk building and store. Geo Dumrauf to Adam C Wicke. ⅛ part. Mort $—— Aug 7. Aug 9, 1909. 6:1695—42. A $18,000—$33,000. other consid and 100

105th st E, Nos 243 to 247, on map Nos 245 and 249, n s, 136.3 w 2d av, 40.7x100.9, 6-sty brk tenement and stores. Ida Goldstein to Aaron Goldberg. All liens. Aug 10. Aug 11, 1909. 6:1655—18. A $15,000—$52,000. other consid and 100

106th st E, No 62, s s, 188.4 w Park av, 29.2x100.11, 4-sty brk tenement. Jane C Seggebruch to Thos A Clark. Mort $18,500. Aug 10. Aug 11, 1909. 6:1611—46. A $14,000—$22,000. 100

112th st E, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. FORECLOS, Aug 6, 1909. James T Brady ref to Max Levin. Mort $14,000. Aug 10, 1909. 6:1639—46. A $10,000—$20,000. 10,000

114th st W, s s, 100 w Broadway, 25x100.11, vacant. James Bradley to Robt J F Schwarzenbach. Mort $8,470. Aug 9. Aug 10, 1909. 7:1895—63. A $10,000—$10,000. other consid and 100

114th st E, No 113, n s, 98 e Park av, 16x100.10, 3-sty stone front dwelling. Alexander Barnett to Israel Kantor. Aug 10. Aug 11, 1909. 6:1642—6. A $6,500—$8,500. other consid and 100

116th st E, No 123, n s, 256 e Park av, 25x100.11, 6-sty brk tenement and store. John J McQuaide to Johnston Umsted Realty Co. Mort $65,000 and all liens. July 21. Aug 6, 1909. 6:1644—11. A $13,000—$45,000. other consid and 100

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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117th st W, No 33, n s, 385 w 5th av, 25x100.11, 5-sty brk tenement. Nathan K Habel to Rose Kroll. Mort $18,000 and all liens. Aug 6. Aug 7, 1909. 6:1601—21. A $14,000—$24,000. 100

118th st W, No 306, s s, 125 w 8th av, 25x100.11, 5-sty brk tenement and store. Raphael Brill to Solomon Zadek. Mort $25,000. May 28. Aug 9, 1909. 7:1944—38. A $11,000—$28,000. nom

119th st E, No 310, s s, 140 e 2d av, 20x100.11.

119th st E, No 312, s s, 160 e 2d av, 20x100.11. two 5-sty brk tenements.

John P Shafer to Maurice Herman. All liens. July 30. Aug 12, 1909. 6:1795—47 and 48. A $11,000—$38,000. nom

121st st E Nos 214 and 216, s s, 123.6 e 3d av, runs s 75.7 x e 26.6 x s 25.2 x e 25 x n 100.10 x w 51.6 to beginning, two 4-sty brk tenements and stores. Jessie Crawford to Edw Callan. Mort $14,500. Aug 2. Aug 7, 1909. 6:1785—43 and 46C. A $19,000—$31,500. other consid and 100

122d st E, Nos 119 to 123, n s, 190 e Park av, 50x100.11, three 3-sty brk dwellings. Release mort. Daniel R Kendall to Louise Fox. July 3. Aug 12, 1909. 6:1771—9 to 10½. A $18,000—$28,500. 29,166 67

122d st E, Nos 125 to 129, n s, 240 e Park av, 50x100.11, three 3-sty brk dwellings. Release mort. Daniel R Kendall to Louise Fox. July 29. Aug 12, 1909. 6:1771—11 to 12½. A $18,000—$28,500. 29,166.67

126th st W, No 74, s s, 160 e Lenox av, 25x99.11, 3 and 4-sty brk clubhouse. FORECLOS, July 20, 1909. Percival H Gregory ref to Hector Realty Co. Aug 10, 1909. 6:1723—65. A $15,000—$27,000. 22,650

127th st W, No 124 A, s s, 275 w Lenox av, 25x99.11, 6-sty brk tenement. Israel Kantor to Emma Barnett. Mort $36,000. Aug 10. Aug 11, 1909. 7:1911—45. A $12,000—$34,000. other consid and 100

129th st W, No 215, n s, 181.3 w 7th av, 18.9x99.11, 3-sty and basement stone front dwelling. Gertrude Hershfield and ano EXTRXCES Eliza Hershfield to Arthur Blue. Fort $7,000. July 20. Aug 11, 1909. 7:1935—24. A $7,300—$11,000. 13,750

131st st W, No 638, s s, 200 e 12th av, 25x99.11, 1-sty frame building. Henry C Weigold et al HEIRS, &c, Henry Weigold decd to Joseph Tino and John Belsole. Aug 4. Aug 12, 1909. 7:1997—56. A $5,500—$5,500. nom

131st st W, No 638, s s, 200 e 12th av, 25x99.11, 1-sty frame building. Release yearly rents under grant. Q C, &c. The City of N Y to Henry C Wiegold. Aug 2. Aug 12, 1909. 7:1997—56. A $5,500—$5,500. nom

132d st W, No 202, s s, 75 w 7th av, 16.8x99.11, 3-sty and basement brk dwelling. Wm H Draper to Madeleine E Claussen. Mort $9,000. Aug 11, 1909. 7:1937—37. A $6,600—$11,000. other consid and 100

132d st W, No 17, n s, 177 w 5th av, 17x99.11, 3-sty and basement stone front dwelling. Parker K Deane to Edward A Johnson. Mt $7,000. Aug 7.. Aug 10, 1909. 6:1730—29½. A $7,000—$10,000. other consid and 100

132d st E, No 7, n s, 135 e 5th av, 25x99.11, with strip on west, —x—, 4-sty stone front tenement. Becker Realty Co to Fanny Weinberg. Mort $12,000 and all liens. Aug 9. Aug 10, 1909. 6:1757—6. A $8,000—$16,000. 100

134th st W, No 89, n s, 85 e Lenox av, 17.6x99.11, 3-sty and basement stone front tenement and store. Alfred Pionier to Alonzo G McLaughlin, of Brooklyn, and Leo C Stern, of New York. Mort $8,150. June 8. Aug 6, 1909. 6:1732—5. A $7,000—$10,000. other consid and 100

137th st W, Nos 263-265, n s, 80 e 8th av, runs n 87.5 x e 22.6 x n 12.6 x e 22.6 x s 99.11 to st, x w 45 to beginning, 6-sty brk tenement. Jacob Harris to Sarah Cohen. Mort $67,000. Aug 6. Aug 9, 1909. 7:2023—5. A $18,000—$65,000. nom

140th st W, Nos 41 to 51, n s, 325 e Lenox av, 200x98.9, two 2-sty frame dwellings, two 2-sty brk dwellings, 2-sty brk building and vacant. FORECLOS, Aug 6, 1909. Henry H Davis, ref, to John Monks. Aug 10. Aug 11, 1909. 6:1738—15 to 22. A $66,000—$70,500. 25,000

145th st W, No 470, s s, 78 e Amsterdam av, 17.4x99.11, 3-sty and basement stone front dwelling. FORECLOS, June 30, 1909. Fredk W Longfellow, ref, to Sophy Bernstein. Aug 10. Aug 11, 1909. 7:2059—58. A $5,200—$14,000. 17,950

153d st W, Nos 265 to 269, n s, 100 e 8th av, 112.6x99.11, three 5-sty brk tenements. William Brandt to Samuel Cohen and Julius W Brandt. Morts $108,000. Aug 7. Aug 11, 1909. 7:2039—5 to 8. A $31,500—$99,000. other consid and 100

153d st W, Nos 265 to 269, n s, 100 e 8th av, 112.6x99.11, three 5-sty brk tenements. Saml Cohen et al to Wm Brandt. Mort $108,000. Aug 7. Aug 9, 1909. 7:2039—5 to 8. A $31,500—$99,000. other consid and 100

157th st W, n s, 100 e Broadway, 50x100, 1-sty frame rear building and vacant. Cyrus F Judson to Ellery A Thompson, of Troy, N Y. Q C. Feb 13, 1904. Aug 7 ,1909. 8:2116—64. A $14,000—$14,000. nom

157th st W, s s, 275 e Broadway, 200x99.11, vacant. Leo M Klein et al to Mabel R Thrush, of Brooklyn. Mort $56,000. June 1. Aug 6, 1909. 8:2115—part lot 5. nom

157th st W, s s, 275 e Broadway, 200x99.11, vacant. Mabel R Thrush, of Brooklyn, to Allenel Construction Co. Mort $74,000. Aug 5. Aug 6, 1909. 8:2115—part lot 5. other consid and 100

159th st W, n s, 100 e St Nicholas av, 120x100, three 5-sty brk tenements. John H Scully to John H Scully Construction Co. Mort $21,590. Aug 11. Aug 12, 1909. 8:2109—42 to 45. A $— —. other consid and 100

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Wm Lustgarten to Susie Goldstein. All liens. Aug 10. Aug 12, 1909. 8:2123—86 and 87. A $14,000—$38,000. other consid and 100

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Mosholu Realty Co to William Lustgarten. Morts $37,000. Aug 10. Aug 11, 1909. 8:2123—86 and 87. A $14,000—$38,000. other consid and 100

170th st W, Nos 557 to 561, n s, 100 w Audubon av, 75x100, 6-sty brk tenement. John Yule to Alexander Cameron. Mort $90,000. Aug 11. Aug 12, 1909. 8:2127—56 and 58. A $21,000—$49,000. other consid and 100

179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. Union Real Estate Co to John D Feldmann. Aug 2. Aug 10, 1909. 8:2152—60¾. A $3,800—$6,500. 100

Av A, Nos 287 and 289 | s w cor 18th st, 46x94, four 5-sty brk
18th st, Nos 438 to 442 | tenements and stores on av. Martin Garone to Minnie Palladino. ½ right, title and interest. Mort $50,000. Aug 12, 1909. 3:949—30. A $27,500—$45,000. 100

Same property. Martin Garone to Thos Garone. ½ right, title and interest. Mort $50,000. Aug 10. Aug 12, 1909. 3:949. 100

Amsterdam av, Nos 1628 and 1630, w s, 49.11 n 140th st, 50x100, two 5-sty brk tenements and stores. The N & Z Realty Co to Alfred and Harry Bleyer. Morts $47,000. Aug 2. Aug 10, 1909. 7:2072—31 and 32. A $24,000—$48,000. other consid and 100

Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100, 5-sty brk tenment and stores. Mary J wife of Henry O Heuer to August F Viemeister, of Brooklyn. Mort $35,000. July 22. Aug 6, 1909. 8:2121—37. A $15,000—$30,000. 100

Broadway, No 4180 | begins 177th st, n s, 170 w Wadsworth av,
177th st | 100.2 to e s Broadway, x91.2x115.9x89.10, 6-sty brk tenement and store. Emanuel M Krulewitch to E M K Construction Co, a corpn. Mort $175,000. Aug 10, 1909. 8:2145—22. A $47,000—$—. other consid and 100

Columbus av, Nos 351 to 357 | s e cor 77th st, 102.2x50, 7-sty
77th st, No 64 | brk tenement and store. Victor H Anderson to Minnie H Steinmetz. Mort $137,500. Nov 27, 1908. Aug 6, 1909. 4:1129—64. A $100,000—$175,000. nom

Same property. Minnie H Steinmetz to Sarah E Crowell. Mort $137,500. Aug 5, 1909. Aug 6, 1909. 4:1129. nom

Columbus av, Nos 351 to 357 | s e cor 77th st, 102.2x50, 7-sty
77th st, No 64 | brk tenement and stores. Sarah E Crowell to Zadah H Reakirt. Mort $—. Aug 5. Aug 7, 1909. 4:1129—64. A $100,000—$175,000. other consid and 100

Edgecombe av, No 142 | s e cor 142d st, 25.3x73.11x24.11x71.3, 5-
142d st, No 318 | sty brk tenement and store. FORECLOS, Aug 6, 1909. Wm E Morris, ref, to Geo Kitt. Aug 9, 1909. 7:2043—28. A $8,000—$22,000. 500

Lexington av, No 1034, w s, 68.2 s 74th st, 17x93.9, 3-sty stone front dwelling. Frances Marks to Philip Lewisohn. Mort $10,000. Aug 6. Aug 7, 1909. 5:1408—56¼. A $14,000—$17,000. nom

Lexington av, No 253 | s e cor 35th st, runs e 125 x s 97.6 x w
35th st | 25 x n 50.10 x w 100 to av, x n 46.8 to beginning, 3-sty stone front dwelling and 3-sty brk stable on st. Gelyna Fitzgerald to A Harding Hartshorn. July 27. Aug 10, 1909. 3:890—62 and 64. A $110,500—$126,500. other consid and 100

Same property. A Harding Hartshorn to The Alliance Realty Co. B & S. Mort $110,000. Aug 9. Aug 10, 1909. 3:890. other consid and 100

Madison av, Nos 953 to 957 | n e cor 75th st, 61.6x65, three 5-
75th st | sty stone front tenements and stores. Rosalie de N wife of Chas A Moran to Edward W C Arnold, of Islip, L I. Mort $100,000. Aug 10. Aug 12, 1909. 5:1390—22 to 23. A $110,000—$145,000. other consid and 100

Morningside av E, No 108, or | w s, 148.2 n 123d st, 26.10x100,
Columbus av | 5-sty brk tenement. Mort $20,000.

114th st W No 11, n s, 202 w 5th av, 25.6x100.11 5-sty stone front tenement. Mort $20,000.

Guedalia & Co to Aaron Guedalia. May 3. Aug 10, 1909. 7:1964—35. A $15,000—$28,000; 6:1598—29. A $13,000—$26,000.

Park av, No 1882, w s, 20 n 128th st, 20x70, 4-sty brk tenement and store. Margaretha Hinners DEVISEE Frederick Hinners to Fredk J and Harold B Hinners, joint tenants. Aug 9. Aug 10, 1909. 6:1753—34. A $5,000—$9,000. nom

Park av, Nos 1490 to 1496 | s w cor 109th st, runs w 17 x s 66.1
109th st, No 88 | x w 0.10 x s 4.9 x w 6.7 x s 10 x e 24.5 to av, x n 80.10 to beginning, 4-sty stone front tenement and store. Hodus Berman to Bessie N Michelsohn and Fanny Spivak. ½ part. Mort $15,000 and all liens. Aug 6. Aug 7, 1909. 6:1614—38. A $9,000—$12,500. other consid and 100

Park av, Nos 1490 to 1496 | s w cor 109th st, runs w 17 x s 66.1
109th st, No 88 | x w 0.10 x s 4.9 x w 6.7 x s 10 x e 24.5 to av, x n 80.10 to beginning, 4-sty stone front tenement and store. Benj F Vineburg and ano to Hodus Berman. Mort $15,000. Aug 6, 1909. 6:1614—38. A $9,000—$12,500. other consid and 100

Riverside Drive, e s, 107.6 n 116th st, 57.6x92.7 to w s Old Bloomingdale road, x58.7x81.1, vacant.

Old Bloomingdale road (closed), w s, 107.6 n 116th st, runs e 31.1 to c l said Old road, x n 58.1 x w 31 x s 58.7 to beginning, vacant.

Samuel H Spingarn to Paterno Bros, a corpn. Mort $70,000. Aug 3. Aug 6, 1909. 7:1990—67. A $48,000—$48,000. nom

Riverside Drive, Nos 120 to 124 | n e cor 84th st, 137.5x130.9x127.2
84th st, No 359 | x79, one 9 and one 12-sty brk and stone tenements. Wm R Stewart et al to "Riverside Drive Apartments," a corpn. Mort $610,000. Aug 10. Aug 11, 1909. 4:1246—1 and 7. A $205,000—$535,000. nom

2d av | n e cor 17th st, 84x22.8, 4-sty and basement
17th st, No 301 | stone front dwelling. Robert Gast and ano EXRS, &c, Wm Arenfred to Laura S Moering. Mort $25,000. Aug 9. Aug 10, 1909. 3:923—1. A $23,000—$31,000. other consid and 1,000

Same property. Release dower. Alice D Arenfred widow to Laura S Moering. May 10. Aug 10, 1909. 3:923. nom

3d av, No 2056, w s, 69.9 s 113th st, 19x100, 4-sty brk tenement and store. Levi Hussey and ano EXRS Albert B Hussey to Francis Hustace. Aug 5. Aug 6, 1909. 6:1640—37½. A $15,000—$19,000. 22,000

3d av, No 1960, w s, 50 s 108th st, 25x73, 4-sty stone front tenement and store. Benjamin Abert to Gustav Basch. ½ part. All liens. Aug 9. Aug 11, 1909. 6:1635—38. A $15,000—$22,000. other consid and 100

3d av, No 1762, w s, 75.11 s 98th st, 25x100, 5-sty brk tenement and store. Fannie Starbecker to Kalman Popper. Morts $24,000. Aug 11. Aug 12, 1909. 6:1625—37. A $14,000—$24,000. other consid and 100

6th av, Nos 33 to 39 | s w cor 4th st, runs s 105 x w 54 x n w
Cornelia st, Nos 2 to 8 | 27 to e s Cornelia st, x n e 115.5 to s s 4th st, x e 9.3 to beginning, four 2-sty frame and brk tenements and stores and three 3-sty frame and brk tenements and stores. Albert Miller to The Sixth Av and Fourth St Realty Co. 2-3 parts. Mort $65,000. Aug 6. Aug 7, 1909. 2:589—23 to 27. A $49,500—$54,500. nom

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Same property. Luigia Cavinato to same. 1-3 part. Mort $65,000. Aug 6. Aug 7, 1909. 2:589. nom

6th av, No 514, e s, 42 s 31st st, 21x60, 3-sty brk tenement and store. Herbert D Hewlett et al HEIRS, &c, John Hewlett to Sophia Junker. Mort $40,000. July 29. Aug 7, 1909. 3:832—80. A $55,000—$63,000. other consid and 100

7th av, No 2312 | s w cor 136th st, 25x100, 5-sty brk tenement
136th st, No 200 | and stores. Hudson-Grant View Realty Co et al to Mary W Dunlop. Morts $51,000. Aug 6. Aug 7, 1909. 7:1941—36. A $22,000—$47,000. other consid and 100

7th av, No 829 | s e cor 54th st, deed reads e s at c l blk
54th st, Nos 162 to 172 | bet 53d and 54th sts, runs e 100 x n 100.5 to s s 54th st, x w 100 to av, x s 100.5 to beginning, six 3-sty and basement stone front dwellings in st and one 5-sty stone front tenement and store on av. Mary E wife James A Norris and ano to Seventh Avenue-Fifty-Fourth Street Co, a corpn. C a G. Mort $125,000. July 29. Aug 11, 1909. 4:1006—61 to 64. A $216,000—$228,000. other consid and 100

10th av, Nos 278 and 282 | n e cor 26th st, 74x100, two 6-sty brk
26th st, Nos 463 to 469 | tenements and stores. Harris Mandelbaum et al to New Amsterdam Realty Co. Q C. July 30. Aug 11, 1909. 3:724—1 and 3. A $——$——. other consid and 100

12th av | n w cor 134th st, 199.10 to s s 135th st, x1.4 to lands
134th st | N Y C & H R R R Co, x201 to n s 134th st, x23.1 to
135th st | beginning. Homer R Gillies to Viola M Scudder. Aug 4. Aug 6, 1909. 7:2005—34 and 35. A $7,000—$7,000. other consid and 100

MISCELLANEOUS.

Power of attorney. Charles Buchbaum to Adolph Buchbaum. July 26. Aug 10, 1909. —

Power of attorney. Carrie J wife of Henry U Singhi to Henry U Singhi. July 23. Aug 6, 1909. —

Power of attorney. Helen K Devlin to Michael E Devlin. July 28. Aug 6, 1909. —

Power of attorney. Helene De Cordova to Eustace De Cordova. July 19, 1907. Aug 11, 1909. (P. A.) —

Power of attorney. Edward Brady to Patrick J Brady. June 18. Aug 11, 1909. (P. A.) —

Power of attorney. Geo G Kip to Chas A and Elbert S Kip of Morristown, N J. Jan 15, 1897. Aug 12, 1909. —

Power of attorney. Yetta Saek to Louis Minsky. Aug 11. Aug 12, 1909. —

Revocation of power of attorney. Charles Buchbaum to R H Cohen. Aug 4. Aug 10, 1909. —

Will of John W Walker. Aug 9, 1909. Aug 11, 1909. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Chisholm st, No 1339, w s, 100 s Jennings st, 25x95.8x25.3x91.4, 3-sty frame tenement. Martha Huebener to Hanna Young. Mt $7,500. Aug 5. Aug 6, 1909. 11:2971. other consid and 100

Elsmere pl, No 791, n s, abt 325 w Marmion av, 25x100, 2-sty frame dwelling. Nellie J Larkin to Edward Slevin. B & S and release. June —, 1909. Aug 10, 1909. 11:2956. omitted

Fox st, n s, 122.11 e Prospect av, runs e 76.10 x n w 107.5 x s w 132.1 to beginning, vacant. North American Mortgage Co to the Aqueduct Construction Co. C a G. Aug 6. Aug 7, 1909. 10:2684. other consid and 100

Fox st, w s, 433.4 n Longwood av, 33.4x100.

Fox st, w s, 466.8 n Longwood av, 33.4x100, vacant.

Release mort. N Y Trust Co to Winnie Realty and Construction Co. Aug 10. Aug 12, 1909. 10:2709. other consid and 1,000

*Fillmore st, e s, 225 n Columbus av, 25x100, Van Nest. Charles Meyer to John J Cork. Mort $3,000. Aug 3. Aug 6, 1909. 100

Freeman st | s w cor Longfellow av, 109.3x131.6, vacant.
Longfellow av | Herbst & Co to Longfellow Realty Corpn. Mort $37,000. Aug 10. Aug 12, 1909. 11:2993 100

Fort Independence st, e s, about 873.7 s Oloff st, and being lot 73, map (No 408) of the Wm O Giles at Kingsbridge Heights, 25x75.3x25x74.4, vacant. Harrison W Mills to Ellsworth L Mills. Aug 9. Aug 11, 1909. 12:3258. nom

Hall pl, No 1072 | e s, 163.1 s 167th st, runs e 51.8 x again e 48
Intervale av | to w s Intervale av, x s 28 x w 56.7 and 52.7 to pl, x n 30 to beginning, 2-sty frame dwelling and 1-sty brk garage. Louis Siegel to Herbst & Co. Mort $9,700. Aug 10. Aug 12, 1909. 10:2700. 100

Kelly st, e s, 230.3 n 165th st, 50x100, vacant. Sophie V Reynolds to Albert Gerhards, a corpn. Mort $4,000. Aug 6. Aug 7, 1909. 10:2716. other consid and 100

Lorillard st, e s, 221.7 n 3d av, lot 119 map No 296 in Westchester County, of Union Hill, Powell Estate, 50x100, vacant. Cornelius J Horgan to Herman Hartman. Q C. All title. Aug 9. Aug 10, 1909. 11:3054. nom

*Magenta st, s s, 100 w Olinville av, 50x100, Olinville. Michael Murtha to Christiane Meyer. June 18. Aug 11, 1909. other consid and 100

*Same property. Christiane Meyer to Raffo Sellite. Aug 5. Aug 11, 1909. other consid and 100

Mt Hope pl, s s, 110.11 e Jerome av, 50x125, vacant. August Rehbock to Rehbock Construction Co. Aug 9. Aug 10, 1909. 11:2851. 100

Teasdale pl, No 580, s s, 119.10 e 3d av, old line, 25x100, 5-sty brk tenement. Henry T Fitzell to Geo W McDermott. Mort $19,000. Aug 5. Aug 6, 1909. 10:2621. 100

*Tacoma st, n s, 100 e St Lawrence av, 25x100, and being lot 263, blk G, amended map No 514, Mapes Estate. Wolf Karnis to Fred C Stein. Aug 7. Aug 9, 1909. other consid and 100

135th st, No 585, n s, 175 e St Anns av, 16.8x100, 2-sty brk dwelling. Margaretha Hinners to Fredk J and Harold B Hinners, joint tenants. Aug 9. Aug 10, 1909. nom

145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty frame brk front dwelling. Alessandro Borsella to Louis Seidman. Mort $6,500. Aug 10. Aug 11, 1909. 9:2306. nom

160th st, No 429, n s, 100 w Elton av, 25x100, 2-sty frame tenement and store. Susan E Rowan et al HEIRS, &c, Wm H Rowan to Frederick Schrader. B & S. Mort $1,000. Feb 17. Apr 19, 1909. 9:2382. Corrects error in issue of Apr 24, when block No was 3382. other consid and 1,000

162d st, No 423, n s, 196.3 e Melrose av, 37.6x100, 6-sty brk tenement. Werner Knaus Realty Co to John Muth. B & S and correction deed. Aug 5. Aug 6, 1909. 9:2384. nom

167th st, No 458, s s, 118.10 w Washington av, 22.2x100, 3-sty brk dwelling. Catrine Helbock to Minnie Schwarzler. Mort $4,000. July 30. Aug 6, 1909. 9:2388. other consid and 100

169th st, s e s, 123.2 n e Lind av, and being lot 4 parcel 9 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x63.3x27.3x52.3, vacant. John Janick to Albine wife of John Janick, of Jersey City, N J. Aug 5. Aug 6, 1909. 9:-2533. other consid and 100

*174th st, e s, 313 s Westchester av, 25x100 and being lot 96 amended map of Gleason property, dated May 18, 1904. Katherine Schuck to John Kiernan. Mort $5,700. Aug 3. Aug 7, 1909. nom

175th st, No 764, s s, 20 e Prospect av, 20x95, 3-sty brk tenement. Michael Haas and Rebecca his wife to Rebecca Haas. Morts $11,000. July 24. Aug 6, 1909. 11:2952. other consid and 100

179th st, No 714, s s, 116.8 w Clinton av, 16.8x95, 2-sty frame dwelling. Emil C Jaeckel to Eliz D and Geo J H Jaeckel. 1-3 part. Q C. Mort $4,900. Dec 31, 1908. Aug 6, 1909. 11:-3092. nom

180th st, No 784, late Samuel st, s s, 75 w Mapes av and being part lot 117, map East Tremont, adj lot 118, 25x103, except part for 180th st, 2-sty frame dwelling. Nathaniel Landine to Dennis Carraher. Mort $4,000. Feb 26. Aug 10, 1909. 11:3109. other consid and 100

184th st, No 63, n s, 106 w Grand av, 16x100, 3-sty brk dwelling. Germano Fioravanti to Wm H Hayes. Mort $6,000. Aug 7, 1909. 11:3212. nom

189th st, n s, 44.7 e Elm pl, 25x93.11x25x92.10, 2-sty frame dwelling. Thos C Lisk to Marie Adelmann. Mort $5,500. Aug 10. Aug 11, 1909. 11:3023. other consid and 100

198th st, No 244, s s, 55 w Briggs av, 25x98, 2-sty frame dwelling. FORECLOS, July 19, 1909. Louis E Kuster, ref, to Charlotte S Siener. Aug 10, 1909. 12:3301. $500 over and above two prior morts $——

*222d st, s s, 155 w Barnes av, 50x89. Raffo Sellite to Christiane Meyer. Morts $11,000. Aug 5. Aug 11, 1909. other consid and 100

*233d st, s s ,abt 80 e 2d av, deed reads, at e s lot 1023, runs s 89.6 x w 100 x n 25 x w 25 x n 64.6 to st, x e 125 to beginning, being part of lots 1068, 1023 and 1024 map No 143 of Wakefield. Mary Lechnyr to Wm Lechnyr. Mort $5,600. May 6. Aug 10, 1909. nom

236th st, No 112 East, on map No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. Imogene J Crossman to Ardsley Terrace Estates, a corpn. Mort $6,000. Aug 2. Aug 10, 1909. 12:3370. nom

261st st,n s , 86.4 e Spencer av, 37.6x89, vacant. Fredk P Forster to Sydney Grant. Aug 5. Aug 6, 1909. 13:3423. 100

Andrews av, e s, 460.11 s on curve from Fordham road and 652 n 183d st, runs e 100 x s 28 x w 100 to av, x n 28 to beginning, 2-sty frame dwelling. Henry H Vought et al to Jeannette D Stewart. Mort $7,500. Aug 9. Aug 10, 1909. 11:3218. other consid and 100

Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10, 4-sty brk tenement and store. FORECLOS, Aug 3, 1909. Sylvester L H Ward ref to the Henry Elias Brewing Co. Mort $15,000 and all liens. Aug 5. Aug 7, 1909. 11:3073. 22,300

Arthur av, e s, 100 n 188th st, old line, and being lot 455 map S Cambreling et al at Fordham, 25x87.6 except part for av, vacant. Release mort. Harlem Savings Bank to Minna Jappe. Aug 9. Aug 11, 1909. 11:3077. 500

Same property. Minna Jappe widow to Wolf Burland. Aug 9. Aug 11, 1909. 11:3077. other consid and 100

Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40.3x102.8, 5-sty brk tenement. Louis Seidman to Tony Wolf. Mort $43,150. July 30. Aug 12 1909. 10:2554. other consid and 100

*Broadway, w s, 59 s Tremont road, 59x144.8x50x113.3, Tremont terrace. FORECLOS, July 7, 1909. Denis O'L Cohalan ref to Bankers Realty and Security Co. Aug 5. Aug 6, 1909. 1,890

Brook av, No 420, e s, 75 s 145th st, 25x100, 4-sty brk tenement and store. Simon J Levy to Abraham Blumberg. 73-200 parts. B & S. Mort $12,000. Jan 11. Aug 10, 1909. 9:2271. other consid and 100

Same property. Same to David L Kadane. 107-400 parts. B & S. Mort $12,000. Jan 11. Aug 10, 1909. 9:2271. other consid and 100

Bathgate av, No 1774, e s, 299.11 s w 175th st, 19.1x110.6x19.1x109.10, 3-sty frame dwelling. Edward A Johnson to Parker K Deane, of Cornwall, Orange Co, N Y. Mort $5,000. Aug 9. Aug 10, 1909. 11:2922. other consid and 100

*Bronx Park av (Berrian st), e l at c l blk bet Lebanon st and 180th st, runs w 430 to e s Devoe av x n 180 to s s Bronx Park, x e — x s 31.4 and 20.11 x w 1.4 to c l Bronx Park av, x s 180 to beginning. Julia Neill widow et al to The City & County Contract Co. June 28. Aug 11, 1909. nom

Clinton av | w s, 119 s 183d st, late Columbia av, 24x125 to Cro-
Crotona av | tona av. Deed of trust. Martha G Seggermann to Edward L Norton TRUSTEE Allen T Norton. B & S and correction deed. Jan 30, 1904. Aug 6, 1909. 11:3101. nom

Clay av, No 1264, e s, 396.9 n 168th st, 40.3x80, 5-sty brk tenement. A J Schwarzler Co to Catrine Helbock. Mort $23,500. and all liens. July 30. Aug 6, 1909. 9:2427. other consid and 100

Clay av No 1260 e s 356.6 n 168th st 40.3x80 5-sty brk tenement. A J Schwarzler Co to Chas E Utsinger. Morts $24,750 and all liens. Aug 2. Aug 12 1909. 9:2427. other consid and 100

Creston av, Nos 2270 and 2272, e s, 93 s 183d st, 33.4x89.6, two 2-sty brk dwellings. Richard J Mullen to Eureka Realty Co, a corpn. Morts $10,000. Aug 9. Aug 10, 1909. 11:3163. other consid and 100

Creston av, Nos 2270 and 2272, e s, 93. s 183d st, 33.4x89.6, two 2-sty brk dwellings. Eureka Realty Co to Richard J Mullen. Aug 9. Aug 10, 1909. 11:3163. other consid and 100

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

*Cornell av, n s, 100 e Chestnut st, and being lot 481 map No 1106 in Westchester Co, of Arden property, at East and Westchester, 100x—. Harry M Gough to Jessie G Sadler. Mort $1,400. Aug 3. Aug 10, 1909. other consid and 100

*Ellis av (13th st), s s, 355 w Castle Hill av (Av C), 50x103, Unionport. Van Nest Woodworking Co to George Costar. Mort $7,000. Aug 5. Aug 6, 1909. other consid and 100

*Ferris av, w s, 303.5 s from east end of stone wall at s line land St Josephs Institute for Deaf Mutes, runs s 512.10 x s w 892.10 to Westchester Creek, x n w 143.10, 77.9, 27.6 x n e 29.10, 50.7 x n w 84.1, 221.3 x — 1,104.5 to beginning, with all title to land under water of said creek, Throggs Neck. J Harold McLaine to Albert L Lowenstein. Q C. May 10. Aug 6, 1909. nom

Fulton av, Nos 1571 and 1573, on map No 1571, w s, 256.9 n Wendover av, 50x158.2x50.3x163.1, 5-sty brk tenement. Giuseppe Stella to Caterina Scimeca. ½ part. All title. Morts $51,500. Aug 11, 1909. 11:2929. other consid and 100

*Green av, s s, 100 w Mapes av, 25x100, Westchester. Mary E Clinton to Josephine K Garry. All title. June 4. Aug 11, 1909. nom

Hughes av, No 2249, w s, 275 s 183d st, 25x100, 2-sty frame dwelling. Wm Hinklein to Zoe Meyer. Mort $3,700. Aug 4. Aug 5, 1909. 11:3071. Corrects error in last issue when name of grantor was Hinkle. other consid and 100

Hughes av, s e s, 150 n e 183d st, 25x100, vacant. Angelo Corbo to Corbo Contracting Co. Mort $1,300. July 30. Aug 11, 1909. 11:3087. other consid and 100

Independence av / Spuyten Duyvil Parkway | e s, old line, at s s land James C Sidney on map of Spuyten Duyvil, runs s e 298 x s w 241.9 to n s Palisade av or Spuyten Duyvil Parkway x — to e s Independence av, x n — to beginning, except part of old abandoned highway and shown on tax map as lot 200, to which a Q C is given. Mary J Scoville to Isaac A Stewart of De Land, Volusia Co, Florida. All liens. July 6. Aug 11, 1909. 13.3407. other consid and 100

Jackson av, No 821, w s, 180.5 n 158th st, 18x75, 3-sty frame tenement. Wm H Nestrock to Catherine wife of Wm H Nestrock. Mort $6,000. May 7. Aug 7, 1909. 10:2637. other consid and 100

*Kossuth av / Byron st | s e cor Byron st, 99.4x155.4x56.10x168.5, South Mt Vernon. Francesca Parisi to Rachel Milone. Mort $5,450. July 15. Aug 6, 1909. other consid and 100

Lind av, n s, 624.7 e from s e s 169th st, runs s w 140.11 x n e 57.7 x s e 100 to av, x n e 151.5 to beginning, vacant. Carrie Schile to the City of New York. July 6. Aug 7, 1909. 9:2533. 6,500

*Lorillard av w s 150 s Westchester av 75x100 and being lots 17 to 19 blk 29 map No 599 in Westchester County, Pelham Park. Perley S Crosier to Fredk W Peinecke. Mort $600 and all liens. Sept 21, 1898. Aug 10, 1909. exch

*Main av, e s, 100 s Central av, 50x100. Perley S Crosier to Emily Van Meter. Mort $500 and all liens. Dec 21, 1900. Aug 10, 1909. nom

*Monaghan av, e s, 325 n Jefferson av, 25x100. Land Co A of Edenwald to Morris Kramer. Aug 4. Aug 7, 1909. nom

*Muliner av, w s, 150 s Lydig av, 25x100, and being lot 35 blk 55 map No 1138 of Sec 1, Morris Park. Release mort. Van Nest Land and Impt Co to Fidelity Development Co. Aug 2. Aug 6. 1909. nom

*Madison av, s w s, 25 s e from n s lot 137, runs s w 100 x s e 25 x n e 86.6 x n 18.11 to av, x n w 11.10 to beginning,being part lot 137 map No 666 in Westchester Co, of Wm Adee. Augusta B Fromm to Marcus Nathan. Mort $700. Aug 3. Aug 6, 1909. other consid and 100

*Monticello av, w s, 250 n Jefferson av, 50x100, Edenwald. James Reynolds to Mary Riley. Aug 5. Aug 9, 1909. other consid and 100

Nelson av, e s, 260 n 175th st, 50x97.4x52.6x81.7, vacant. Burdick Realty Co to Frederick Weller Jr and Ernest L Meeker. Mort $2.550. Aug 9. Aug 11, 1909. 11:2876. other consid and 100

Ogden av, e s, 35 s 162d st, 40x95, 5-sty brk tenement. Herman Hartman to Cornelius J Horgan. All title. Q C. Aug 9. Aug 10, 1909. 9:2511. nom

Popham av, w s, about 221.6 n 176th st and being lots 198 and 199 map (No 1069) of Undercliff Terrace, Morris Heights, 50x100, vacant. Theodore Faulhaber to John Massimino Co, a corpn. Mort $2,500. Aug 9. Aug 11, 1909. 11:2877. other consid and 100

Park av, No 4420, e s, 75 n 181st st, 25x141 2-sty brk dwelling. August P Schmeding to Nellie Schmeding. Mort $5500. July 30. Aug 12 1909. 11:3037. 100

Park av e s, 150 s 182d st, 50x141 vacant. Wm Guggolz to William Guggolz Construction Co. Mort $2000 and all liens. Aug 11. Aug 12 1909. 11:3037. nom

*Railroad av / Jefferson st | n w cor Jefferson st, 125x122.6x265.6 to w s Jefferson st, x358.1, Unionport. George Costar to Van Nest Wood Working Co. Mort $8,250. Aug 5. Aug 6, 1909. other consid and 100

Sedgwick av, w s, 375 s 171st st, 25x95, and being lot 13, parcel 27 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, vacant. John Janick to Albine wife of John Janick, Jersey City, N J. Aug 5. Aug 6, 1909. 9:2541. other consid and 100

Southern Boulevard, n e cor Tiffany st, 150x100. Romeo-Serra Construction Co to Winnie Realty & Construction Co. July 29. Aug 9, 1909. 10:2733. other consid and 100

Stebbins av, Nos 1177 and 1179, w s, 370.3 n e 167th st 45x73.7x45.5x67.6, two 3-sty frame tenements. Release dower. Cath Hickland widow to Jennie and Annie Hickland. Aug 11. Aug 12, 1909. 10:2693. 3,000

Same property. Wm Hickland et al to same. Q C. Jan 15. Aug 12, 1909. 10:2693. nom

Tinton av, No 598, late Beach av, No 102, e s, 160 s 151st st, 20x100, 2-sty frame dwelling. Caroline Solomon to Andrew L Corvey. Aug 10. Aug 11, 1909. 10:2664. other consid and 100

Tremont av, e s, at e s West 177th st, runs n along av, 27.7 x e 119 x s 25.11 x w 110.11 to beginning, 4-sty brk dwelling. Release mort. Irving W Dimelow to John Massimino Co. Aug 5. Aug 11, 1909. 11:2862. nom

Tremont av / Morris av | n e cor Morris av, runs e 93 x n 53.6 x w 100 to e s Morris av, x s 28 and 20.11 to beginning, vacant.

Tremont av / Morris av | n w cor Morris av, 100.3x35.3x100x42.8, vacant.

August Jacob to August Jacob Construction Co. April 15. Aug 12, 1909. 11:2807 and 2829. other consid and 100

Valentine av, No 2060, old No 2050, e s, 375.3 n 179th st, runs n 28 x e 100 x n 28.8 x e 85.5 x s 133.4, x n 91 x w 155.4 to beginning, 2-sty frame dwelling and 2-sty frame building in rear. FORECLOS, July 16, 1909. Albert W Venino ref to Samuel Forbes. Aug 5. Aug 6, 1909. 11:3142 and 3144. 9,100

Vyse av, No 1175, on map Nos 1177 and 1179 / Home st, Nos 976 and 978, on map No 982 | s w cor Home st, 71x81.11x61.8x82.5, one 5 and one 4-sty brk tenements, stores on cor. O'Leary Realty and Construction Co to Simon Nyburg and Solomon Fry. Mort $44,000. Aug 6. Aug 7, 1909. 10:2752. other consid and 100

Wales av, w s, 100.8 n 142d st, 25.2x113.8x25x116.7, vacant.

Wales av, w s, 125.10 n 142d st, runs w 113.8 x n 97.5 to s w s Port Morris Branch R R x s e 120.5 to av, x s 45.2 to beginning, vacant.

Michael Marrone to Vincent Valentine Co. Mort $7,220. Aug 2. Aug 10, 1909. 10:2574. other consid and 100

Woodlawn road, No 3203. Agreement as to share ownership and occupation of said premises, &c. Rosina Primavera with Raffaele De Virgilias. Aug 7. Aug 11, 1909. 12:3335.

*White Plains road, Nos 4436 and 4438, e s, 50.1x126.6x50x130 s s, except part for road. Carl Enslin, of Patchogue, L I, to Anna wife of Carl Enslin, of Patchogue, L I. Mort $11,000 and all liens. Aug 9. Aug 10, 1909. nom

Woodycrest av / 165th st | n e cor 165th st, 25x100.9, 2-sty frame dwelling.

Nelson av, No 1047, w s, 77.8 s 165th st, 17.6x76.4x17.6x77.8, 2-sty frame dwelling.

Cornelius J Horgan to Herman Hartman. All title. Q C. Aug 9. Aug 10, 1909. 9:2509 and 2512. nom

Washington av / Bassford av | n e cor 183d st, 68.6x175 to Bassford av, x 52 to 183d st | st, x175 to beginning, except part for Washington and Bassford avs, vacant. Wm W Sullivan to Dorman Realty Co. Mort $7,000. Aug 10. Aug 12, 1909. 11:3053. nom

Washington av, No 1836, e s, 162 s 176th st, late Mott st, 62x120, except part for av, 2-sty frame dwelling and vacant. FORECLOS, June 16, 1909. Geo E Weller ref to Lincoln Holding Co. July 9. Aug 12, 1909. 11:2917. 13,200

Same property. Bertha Hoffman to same. B & S. July 9. Aug 12, 1909. 11:2917. nom

*White Plains road / Elizabeth st | s w cor Elizabeth st, —x107x80x102, Eastchester. John H Corwin to Clinton S Harris of Brooklyn. ½ part. All title. Sept 16, 1901. Aug 12, 1909. nom

3d av, No 4197, w s, 113.1 s Tremont av, 26x93.7x26x92.7, 4-sty brk tenement and store. Release mort. Chas A Sherman exr Geo C Chase to George Heuser. July 27. Aug 10, 1909. 11:2924. nom

3d av, Nos 3854 and 3856, e s, 39.5 n Wendover av, 41.10x100, 5-sty brk tenement and stores. Morris Osmansky to Saml Borowsky. Mort $33,000. May 26, 1908. Aug 9, 1909. 11:2929. otner consid and 100

3d av, No 2608, e s, 28 n 140th st, 28x99x25x111.7, 2-sty frame store. Frederick Hitchcock to Adam P Dienst. Mort $7,000. Aug 9. Aug 11, 1909. 9:2315. other consid and 100

*Part lot 46A, map No 2 of Olinville which lies w of line 100 w Elliott av, —x—. Laura Sattler to Christiane Meyer. Q C. July 31. Aug 11, 1909. nom

*Plot begins 100 w White Plains road at point 445 n along same from Morris Park av, runs w 45 x n 25 x e 45 x s 25 to beginning, with right of way over strip to Morris Park av Regent Realty Co to Edward W Bowne, of Tarrytown, N Y. July 15. Aug 6, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Aug. 6, 7, 9, 10, 11 and 12.

BOROUGH OF MANHATTAN.

Baxter st, No 38. Assign lease. Davies J Marshall to Gaetano Viagore. Aug 7. Aug 9, 1909. 1:166.....nom

Baxter st, No 38. Assign lease. Gaetano Viafore to Davies J Marshall. Aug 5. Aug 6, 1909. 1:166.. .. ..nom

Bleecker st, No 188..... .....

MacDougal st, Nos 87 and 89..... .....

Assign lease. Nicola Galgano to Ludovico Afeltra. Aug 5. Aug 10, 1909. 2:526... ....other consid and 100

Bleecker st, No 305, all. Mrs A Trabert to Kate Kennedy; 3 yrs, from May 1, 1909. Aug 10, 1909. 2:591... 720

Cornelia st, No 31, store, &c. John Knacke to Carlo Besser; 3 years, from Aug 1, 1909. Aug 11, 1909. 2:598..... 480

Christopher st, Nos 168 to 174 / Barrow st | 77.11x130 to Barrow st, all.. ....

Central Crosstown Railroad Co to E B Van Horn; 5 years, from June 1, 1909. Aug 10, 1909. 2:604..... 7,000

Cherry st, No 32, —x100, all. Bernard Golden to Prospero Viggiano; 3 years, from May 1, 1909. Aug 12, 1909. 1:112.. .. 3,900

Same property. Assign lease. Prospero Viggiano to Wm Zoll. Aug 11. Aug 12, 1909. 1:112.. ....nom

Division st, Nos 2 to 8 / Bowery, Nos 1 to 7 | all. Richd Mortimer EXR Richd Mortimer to Wm Hennessey; 5 years, from May 1, 1910. Aug 9, 1909. 1:289.....7,500

Delancey st, No 146, cor store and basement. Louis Wildman to Jacob Cohen; 2 3-4 years, from Aug 1, 1909. Aug 11, 1909. 2:353..... 1,620

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JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM **LUMBER OF ALL KINDS FOR BUILDERS** Telephone 948 Greenpoint

Essex st, No 170, store and basement. Abraham Bollt to Abraham Langer; 3 years, from May 1, 1912. Aug 12, 1909. 2:355.....1,440

Houston st, pier New No 39, North River, n ½ of ground floor, together with bulkhead extending 94 ft northerly. Manhattan Terminal Co to Manhattan Navigation Co; 10 years, from date that said pier is vacated by International Steamship Co (10 years renewal at $32,425.) Aug 11, 1909. 2:656.....29,550

Same property. Agreement as to lease of said property for 10 years at $28,750, and renewal of 10 years at $31,625. Central Railroad Co of New Jersey with Manhattan Terminal Co. Aug 15, 1967. Aug 11, 1909. 2:656.....nom

Maiden lane, No 57. Agreement modifying lease. Seth S Terry with Wells Building Cafe Co. June 17. Aug 6, 1909. 1:67.....nom

Murray st, No 72. Assign lease. FORECLOS, Wm J A Caffrey ref to Mary J Heuer. Aug 5. Aug 6, 1909. 1:127.. 8,500

Same property. Assign lease. August F Viemeister to same. July 22. Aug 6, 1909. 1:127. 5,000

Same property. Consent to assign lease. TRUSTEES of Columbia College to August F Viemeister. Aug 4. Aug 6, 1909. 1:-127.....—

Same property. Consent to assign lease by way of mort in the sum of $6,000. Same to Mary J Heuer. Aug 4. Aug 6, 1909. 1:127.....—

Macdougal st, No 29, cor store. Geo J Troll to Pasquale Giliberti et al; 5 years, from Sept 1, 1909. Aug 11, 1909. 2:506.660

Norfolk st, No 170. Assign lease. Henry Milch to Morris Miller. July 22. Aug 9, 1909. 2:355.....nom

Water st, No 328 | store. Mary Byrnes to Cornelius A Byrnes;
Roosevelt st, No 114| 7 years, from Aug 1, 1909. Aug 10, 1909. 1:110.....1,000 and 1,020

Same property. Assign lease. Cornelius A Byrnes to Peter Doelger. Aug 6. Aug 10, 1909. 1:110.. .....nom

4th st, No 167 East. Assign lease. Jos Kozacek to Wm Schack. Aug 9, 1909. 2:432.....nom

4th st, No 214, s s, 293.3 e Av A, 24.9x96.2, the lot. Winthrop A Chanler and ano, EXRS, &c, John W Chanler to Wm Uterstaedt EXR John Uterstaedt; 5 years, from May 1, 1909. Aug 12, 1909. 2:399.....taxes, &c, and $00

Same property. Assign lease. Wm Uterstaedt EXR John Uterstaedt to Wm Uterstaedt et al. May 1. Aug 12, 1909. 2:399.. .....nom

17th st, Nos 127 to 133 West, 2d loft. Oscar Willgerodt to Louis Wolf & Sons, a corpn; 1 year, from Feb 1, 1910; 2 years renewal. Aug 6, 1909. 3:793... 3,500

24th st W, No 39. Subordination of lease to mort. Geo G Guion and Andrew J Kerwin, Jr, with Lawyers Title Ins and Trust Co. Aug 4. Aug 7, 1909. 3:826.....nom

25th st, Nos 114 and 116 East, all. Charlotte E Trope and ano to Clara B wife of John A Cole; 5 years, from July 26, 1909. Aug 6, 1909. 3:880.....5,000

31st st, Nos 142 to 156, s s, 100 w 3d av, 146x98.9. Subordination of lease to mort for $80,000. Taxi-Service Co of N Y & N J with Broadway Savings Institution of N Y. July 31. Aug 11, 1909. 3:886.....nom

31st st E, Nos 5 to 9| store, basement, 1st loft and part 2d loft
32d st E, Nos 6 to 10 | on 32d st. Improved Property Holding Co of N Y to F A O Schwarz, a corpn; 21 years, from May 1, 1910. Aug 12, 1909. 3:861.. .....32,500 and 35,000

38th st, No 270 West, all. Frank A Butler to Julia Centos; 3 1-12 years, from Aug 1, 1909. Aug 10, 1909. 3:787... 1,500

45th st, Nos 57-63 West, "Hotel Schuyler." Assign lease. Margt D Hopper to Schuyler Land and Building Co. Aug 7. Aug 12, 1909. 5:1261... .....nom

45th st, Nos 57 to 63 West. Subordination of lease to mort for $300,000. Margaret Luez and Schuyler Land and Building Co with Thos B Hidden as TRUSTEE Wm H Webb. Aug 2. Aug 12, 1909. 5:1261..... .....nom

46th st, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, all. Wm N Heard to Wm H Grosscup; 12 years, from Sept 15, 1909. Aug 11, 1909. 5:1261.....taxes, &c, and 19,000 to 22,000

49th st, No 110 West, all. The Chas B Blaney Amusement Co to Edward Knauer; 5 years and 3½ months, from June 15, 1907. Aug 7, 1909. 4:1001..... .....2,100 to 2,300

51st st, No 303 East, all. Emma Stickel to Elise Boppel; 2 years, from May 1, 1909. Aug 11, 1909. 5:1344.....840

67th st, No 205 West. Assign lease. Denis Sheridan to Chas Kennedy. Aug 6. Aug 9, 1909. 4:1159.....nom

71st st, No 408 East, west store, &c. Annie Langer to Mary Podrozil; 3 years, from Aug 1, 1909. Aug 11, 1909. 5:1465....480

71st st, No 340 East, west store, &c. Joseph Jedlicka to Charles Zemek; 5 years, from June 1, 1909. Aug 11, 1909. 5:1445... 480 and 540

112th st, Nos 46 and 48 East, all. Abraham Finkelstein to Israel Berger; 3 years, from Sept 1, 1909. Aug 12, 1909. 6:1617..4,500

Av A, No 1485. Assign lease. Wm Reider to John D Haase. Aug 11. Aug 12, 1909. 5:1473.. .. ..nom

Av A, No 235, top floor. J Truchinsky to B Herblum & Co; 1 year, from Jan 1, 1909. Aug 6, 1909. 3:946.....300

Amsterdam av, n w cor 145th st, store, &c. B F Hooper Estate to Emil Engel and Morris Levy; 5 years, from Oct 1, 1909. Aug 9, 1909. 7:2077 .....3,999.99

Audubon av, s e cor 179th st, store, &c. Abraham Ruth to Louis Berdy; 10 years, from Oct 1, 1908. Aug 11, 1909. 8:2152. .....1,200 to 1,700

Same property. Assign lease. Louis Berdy to Louis Berdy Pharmacy Co. Apr 15. Aug 11, 1909. 8:2152.....nom

Broadway e s bet 178th and 179th sts, 4th store from n s of group of 5 stores. James F McGarry to Stephen Saas; 5 years from May 1, 1909. Aug 6, 1909. 8:2163.....900 to 1,200

Broadway, No 487, corner Broome st, space for cigar store. Roy Scherick and ano to David A and Rose Schulte; 5 years, from Feb 1, 1908. Aug 10, 1909. 2:474.....10% on gross sales

Broadway, cor 60th st, store in new Circle Theatre building. Assign lease. Regal Drug Co to David Schulum. Aug 10. Aug 11, 1909. 4:1112 .....nom

Broadway, s e cor 38th st, "Hotel Normandie." Agreement as to ratification of lease of portion of above premises. Normandie Hotel Co with The O J Gude Co. Aug 4. Aug 11, 1909. 3:813. .....—

Bowery, Nos 1 to 7. Assign lease. William Hennessy to Ernst Rohland. Aug 3. Aug 9, 1909. 1:289.....nom

Same property. Assign lease. Ernst Rohland to Jas A Geraty and Ernst Rohland, firm Geraty & Rohland. Aug 3. Aug 9, 1909. 1:289 .....nom

Madison av, No 413, n e cor 48th st, 22x100, all. Grace M Lane and ano to Lesk Realty Co; 21 years, from May 1, 1909. Aug 11, 1909. 5:1284.....taxes, &c, and 5,000

Madison av, No 675, all. Lou B Bruce-Webster to Philip Suval; 10 years, from Oct 1, 1909 (10 years renewal at $6,000 net and option to purchase before Oct 1, 1914, for $125,000.) Aug 11, 1909. 5:1376..... net, 5,000

1st av No 1653 n w cor 86th st store &c. A Frederick Behre to Henry Hornung; 5 7-12 years from Oct 1 1908. Aug 6 1909. 5:1549..... 1500 and 1380

Same property. Assign lease. Henry Hornung to Franz Koch. Aug 5. Aug 6 1909. 5:1549. .....nom

Same property. Assign lease. Franz Koch to Geo Ringler & Co. Aug 5. Aug 6 1909. 5:1549... ..... nom

1st av, No 1114, store, &c. Henry G Schlewitz to Charles Esselmann; 5 years, from Aug 1, 1909. Aug 7, 1909. 5:1456 .. 1,080

Same property. Assign lease. Charles Esselmann to Peter Doelger. Aug 6. Aug 7, 1909. 5:1456.. .....nom

1st av, No 1749, store.....|
1st av, Nos 1749 and 1751, loft over store.....|
Nelson P Sandquist, Jr to Berger Bros Tea Co; 3 years, from May 1, 1909. 7 years renewal.) Aug 9, 1909. 5:1553.....1,260

2d av, No 69, cor 4th st, front store. David Schwartz to Nathan Rosenzweig and Louis Friedman; 3 9-12 years, from Aug 1, 1909. Aug 9, 1909. 2:160.....1,900 to 2,200

2d av, s e cor 92d st, store, &c. Julia F Henes to George Ringler & Co; 5 years, from Sept 1, 1909. Aug 6, 1909. 5:1554..1,500

3d av, No 1240, store and basement.....|
3d av No 1242, rear, part of basement .....|
Estate of J Bookman to John Schwenker; 4 years, from May 1, 1909. Aug 7, 1909. 5:1406.....1,650

3d av, No 2125 | n e cor 116th st, all. Frida Oehl to Gus-
116th st, No 201 East| tav C Behm and Geo Baumgarth; 15 years, from Aug 1, 1909. Aug 9, 1909. 6:1666.....6,000

3d av, No 1374, store, part of cellar and 8 rooms on 1st floor above store. Henry L Hessen and ano to Gustave Schaefer and ano; 4 9-12 years, from Aug 1, 1909. Aug 11, 1909. 5:1413....1,572

5th av, No 590 1st loft. Hermine Haan to Emma R Rice; 5 yrs, from Oct 1, 1909. Aug 6, 1909. 5:1263..... .....3,500 to 6,000

5th av, No 505, room 1301. Improved Property Holding Co to Fredk C Turner; 5 8-12 years, from Sept 1, 1909. Aug 10, 1909. 5:1277..... 1,600

5th av, n e cor 31st st, store and basement. Improved Property Holding Co of N Y to F A O Schwarz, a corpn; 21 years, from May 1, 1910. Aug 12, 1909. 3:861.. .. ..30,000 and 32,500

7th av, No 246, store, &c. Louis Massucci to Felice and Nunziata Rozzo; 5 years, from Aug 1, 1909. Aug 6, 1909. 3:774. 1,200

8th av, No 705. Assign lease. Samuel Spero to Alexander Moss. Aug 6, 1909. 4:1035 .....nom

8th av, No 906. Assign lease. John L Grobet to Eva L Grobet. Aug 7. Aug 9, 1909. 4:1025..... 1,000

11th av, n e cor 21st st, 41x96x39x82, stores. The Acme Mortgage Co to the Saranac Realty Co; 10 years, from Oct 1, 1909. Aug 10, 1909. 2:693... .....5,300 to 5,750

Assign lease made by Astor to Daners, dated Nov 22, 1898, but recorded under block No 432. Jos Kozacek to Wm Schack. Aug 9, 1909. 2:432.....nom

BOROUGH OF THE BRONX.

*Carroll st, s s, known as "Prospect House," City Island. Wm H Wellbrock as EXR Henry Wellbrock to Edw Cochran; 3 years, from Apr 1, 1907. Aug 9, 1909.....600

138th st, No 504 East, s w cor Brook av. Bill of sale of lease and chattels, &c. Wm Kurtze to John Bernhard. ½ part. All title. Aug 10, 1909. 9:2265.... 1,500

*217th st, No 719, n s, 131 e White Plains av, 1st floor. Michael Brennan to Henry Johnson and ano; 3 years, from Jan 1, 1909. Aug 6, 1909. .....300 to 500

Courtlandt av, Nos 705 and 707. Assign lease. David Blank to Wm G Warren. Feb 3. Aug 10, 1909. 9:2414.....nom

*Elliot av, n e cor Fort Schuyler road, all. Bernard Lavin et al to Thomas F Hart; 3 years, from Sept 1, 1907. Aug 9, 1909. 720

*Harrington av, n s, 155.4 e Fort Schuyler road, 100x100, and being lots 88 to 91 map (No 1131 C) of Harrington Estate, Westchester. Subordination of lease to mortgage for $5,000. Nicholas J Kieffer to Ray Batt. Aug 3. Aug 6, 1909.....nom

Jerome av, n w cor 172d st "The Belmont Hotel." Mary T Sweet to Wm and Gus Kanze; 5 years, from Aug 1, 1909. Aug 10, 1909. 11:2839.... .....1,200 and 1,500

Lincoln av, No 167, store. Isak Barr and ano to Ignatz Geis; 3 years, from Aug 1, 1909. Aug 10, 1909. 9:2318..... 540

Morris av, No 686. Bill of sale and assign lease. John Schenk to Prospero Benedetta. Jan 18. Aug 9, 1909. 9:2413.....nom

Robbins av, s e cor 147th st, 50x100, all. Morris Bloch and ano to Samuel Smith; 5 years, from May 1, 1909. Aug 11, 1909. 10:2578 480

St Anns av, s e cor 135th st. Agreement modifying terms of lease. Minnie Israel and Henrietta Harris with Chas J Nelson. Aug 4. Aug 9, 1909. 10:2547.....nom

Same property. Assign lease. Wm Zoll to Chas J Nelson. Aug 4. Aug 9, 1909. 10:2547.....nom

Same property. Bill of sale and assign lease. John Jackson to Wm Zoll. July 21. Aug 9, 1909. 10:2547.....nom

Willis av, No 221. Assign lease. Lawrence Keogh to Lawrence Crudden. Aug 6. Aug 9, 1909. 9:2300.....nom

Walton av, No 553, n w cor 149th st, 1st floor and part cellar. James B Powers to Edward Ehlers; 5 years, from May 1, 1910. Aug 7, 1909. 9:2352... 1,000

3d av, No 4029, all. Harry Simon to John C Reed; 8 years, from Oct 1, 1909. Aug 9, 1909. 11:2921.....3,000 and 3,500

*Westchester Creek, w s, 231 n Bowne st, —x—. Agreement as to erection of platform. City of N Y (Dept of Docks) with E S Prince Co. May 18. Aug 9, 1909.....nom

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Government Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co.
Hudson Terminal Building 30 CHURCH ST., N. Y.

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the lettrs "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Aug. 6, 7, 9, 10, 11 and 12.

BOROUGH OF MANHATTAN.

Abingdon Construction Co to City Mortgage Co. 5th av, e s, 24.11 s 128th st, 50x110. Building loan. Aug 4, demand, 6%. Aug 6, 1909. 6:1752. 65,000

Same to same. Same property. Certificate as to above mortgage. Aug 5. Aug 6, 1909. 6:1752. ——

Andriaccio, James G to Chas W Banby. 106th st, No 332, s s, 350 e 2d av, 25x100.11. Secures bail bond. Aug 5, due, &c, as per bond. Aug 6, 1909. 6:1677. 5,000

Aymar, Herbert A, of East Orange, N J, to GREENWICH SAVINGS BANK. 6th av, No 642, e s, 58.7 n 37th st, 20.3x75. Aug 5, due, &c, as per bond. Aug 6, 1909. 3:839. 2,000

Aaron, Montague to GERMAN SAVINGS BANK in City N Y. 2d st, No 229 E, s s, 372 w Av C, 24.9x83.4x24.10x81.9 e s. Aug 12, 1909, due Aug 1, 1912, 4½%. 2:384. 22,500

Aaron, Montague and Simeon Kuttner with GERMAN SAVINGS BANK. 2d st, No 229, s s, 372 w Av C, —x—. Subordination agreement. Aug 10. Aug 12, 1909. 2:384. nom

Biddle, Nicholas, of Roslyn, L I, to Caroline Jacobs et al trustees Lewis Jacobs. 64th st, No 102, s s, 20 e Park av, 20x80. P M. Prior mort $——. Aug 11, 2 years, 6%. Aug 12, 1909. 5:1398. 10,000

Same to Pauline Emmet. Same property. P M. Prior mort $30,000. Aug 11, 2 years, 6%. Aug 12, 1909. 5:1398. 6,000

Borck, Max to Chas Griffen et al trustees Saml M Jacobus. Forsyth st, No 74, e s, abt 150 n Hester st, 25x100. Aug 12, 1909, 5 years, 4½%. 1:306. 30,000

Bonifer, Katherina individ and as committee Estate Elizabetha Bonifer; and Maria A Kern to Susan Mount. Stanton st, No 153½, s s, 49.11 e Suffolk st, 25x100. Aug 9, 1909, 3 years, 4½%. 2:349. 10,000

Bauer, Herman F with BANK FOR SAVINGS in City N Y. 26th st, No 419 West. Extension of $6,000 mort until July 2, 1912, at 4½%. Aug 11, 1909. 3:724. nom

Bernstein, Sophy wife Ludwig B to Caroline Hurry and ano trustees Wm Hurry. 145th st, No 470, s s, 78 e Amsterdam av, 17.4x99.11. P M. Aug 10, 3 years, 4½ %. Aug 11, 1909. 7:2059. 13,000

Behm, Gustav C and George Baumgarth to Lion Brewery of N Y City. 3d av, No 2125, n e cor 116th st, No 201. Saloon lease. Aug 4, demand, 6%. Aug 9, 1909. 6:1666. 8,500

Byrnes, Cornelius A to Peter Doelger. Roosevelt st, No 114, n w cor Water st. Saloon lease. Aug 6, demand, 6%. Aug 10, 1909. 1:110. 1,500

Brandt, William to Samuel Cohen. 153d st, No 269, n s, 100 e 8th av, 37.6x99.11. P M. Prior mort $30,000. Aug 7, due Aug 10, 1912, 6%. Aug 9, 1909. 7:2039. 6,000

Brower, Matilda W of Turner, N Y, to Allen Marquand et al exrs Henry G Marquand. Riverside Drive, No 336, e s, 33.11 s 106th st, 25x100. Aug 1, due, &c, as per bond. Aug 9, 1909. 7:1891. 10,000

Brandt, Wm to Saml Cohen and ano. 153d st, No 267, n s, 137.6 e 8th av, 37.6x99.11. P M. Prior mort $30,000. Aug 7, 3 years, 6%. Aug 9, 1909. 7:2039. 6,000

Brandt, William to Samuel Cohen and ano. 153d st, No 265, n s, 175 e 8th av, 37.6x99.11. P M. Prior mort $30,000. Aug 7, due Aug 10, 1912, 6%. Aug 9, 1909. 7:2039. 6,000

BANK FOR SAVINGS in City N Y with trustees of the Masonic Hall & Asylum Fund. 6th av, Nos 376 to 382, n e cor 23d st, Nos 71 to 79, 98.9x141; 24th st, Nos 46 to 54, s s, 95 e 6th av, 89x98.9, Extension of $900,000 mort until Sept 18 1918, at 5%. Aug 12, 1909. 3:825. nom

Balfour, Madeleine to Patrick A Fogarty. Ridge st, No 81, w s, 150.2 n Delancey st, runs w 73 x s 22 x w 27.6 x n 48.2 x e 100.5 to st, x s 23 to beginning; 9th av, No 102, s e cor 17th st, Nos 362 to 366, 26.4x100x26x100. All title. Prior mort $——. Aug 5, 2 years, 6%. Aug 6, 1909. 2:343, 3:740. 2,000

Blyth, Margery H, of Dongan Hill, N Y, to Florence V Burden. Mott st, No 41, w s, about 175 s Bayard st, 25x93.6. Aug 5, 3 years, 5%. Aug 6, 1909. 1:164. 18,000

Buchler Louis to Wm Clark. 13th st No 218 s w s 400.6 n w 2d av 15.6x103.3 Prior mort $10,000. Aug 2, due as per bond, 6%. Aug 7, 1909. 2:468. 2,500

Brunswick Realty Co to BROOKLYN SAVINGS BANK. 27th st, Nos 121 and 123, n s, 164.5 w Lexington av, runs n 98.9 x w 15.7 x n 98.9 to s s 28th st, No 118, x w 20 x s 98.9 x w 4.5 x s 98.9 to n s 27th st, x e 40 to beginning. Aug 2, 5 years, 4½%. Aug 7, 1909. 3:883. 240,000

Same to same. Same property. Certificate as to above mortgage. Aug 2. Aug 7, 1909. 3:883. ——

Berger, Louis to Meyer A Bernheimer. 58th st, No 316, s s, 225 w 8th av, 20x100.5. P M. June 16, due July 1, 1912, 5%. Aug 7, 1909. 4:1048. 27,000

Cohn, Alfred with Bernard Frankel. 2d av, No 1968, n e cor 101st st, No 301, 25.11x75. Extension of $8,000 mortgage until July 5, 1911, at 6%. Aug 5. Aug 6, 1909. 6:1673. nom

Cosgrove, Patrick J to Wm F Cosgrove. 63d st, No 147, n s, 411.3 w Columbus av, 18.6x100.5. Prior mort $12,500. Aug 4, due Feb 5, 1912, 6%. Aug 6, 1909. 4:1135. 2,700

Colombo, Michael to DeWitt C Flanagan and ano trustees, &c. Bayard st, No 47. Saloon lease. June 29, demand, 6%. Aug 10, 1909. 1:163. 1,920.80

Cohn, Yetta to Berliant Realty Co. 10th st, Nos 145 and 147, n s, 66 e Waverly pl, runs e 44 x n 95 x w 35 x s 22 x w 9 x s 73 to beginning. P M. Prior mort $ —. Aug 4, due Feb 1, 1912, 6%. Aug 11, 1909. 2:611. 2,750

Doyle, Mary G and Jos A heirs Jos F Doyle and Annie M Doyle widow to Clinton Van Vliet. 4th st, w s, 66.1 s Horatio st, runs w 74 x s 21.5 x e 64 to n w s 8th av, No 45, x n e 15.7 to st, x n 9.7 to beginning. Aug 10, 3 years, 6%. Aug 11, 1909. 2:626. 1,500

Donley, John E, Mary E Raymond and E Hubbell Hotchkiss with Moses Dinkelspiel. Mulberry st, Nos 197 and 199, 50x100. Extension of $50,000 mort until June 20, 1910, at 5½%. July 12. Aug 10, 1909. 2:481. nom

Dunlop, Mary W to Hudson Grant-View Realty Co. 7th av, No 2312, s w cor 136th st, No 200, 25x100. P M. Prior mort $——. Aug 6, 3 years, 6%. Aug 7, 1909. 7:1941. 10,000

Davis, Eliphalet L to LAWYERS TITLE INS AND TRUST CO. 21st st, No 148, s s, 208.6 e 7th av, 20.10x92x23x92. Aug 9, 3 years, 5%. Aug 10, 1909. 3:796. 18,500

Devine, Thos F with Agnes Young. Broadway, Nos 2906 and 2908, e s, 50.11 n 113th st, 50x100. Subordination agreement. Aug 9. Aug 10, 1909. 7:1885. nom

Davis, Annie to Patrick A Fogarty. Ridge st, No 81, w s, 150.2 n Delancey st, runs w 73 x s 22 x w 27.6 x n 48.2 x e 100.5 to st, x s 23 to beginning; 9th av, No 102, s e cor 17th st, Nos 362 to 366, 26.4x100x26x100. All title. Prior mort $——. Aug 5, 1 year, 6%. Aug 6, 1909. 2:343, 3:740. 500

Davis (Joseph H) Building Co to Jacob Axelrod. Colonial Parkway, late Edgecombe av, w s, 229.10 n 145th st, 129.11x100. Prior mort $155,000. Aug 4, due Oct 1, 1912, 6%. Aug 7, 1909. 7:2053. 27,500

Same to same. Same property. Certificate as to above mortgage. Aug 4. Aug 7, 1909. 7:2053. ——

De Koven, Reginald and Star Holding Co with LAWYERS TITLE INS & TRUST CO. 43d st, Nos 216 to 222 West. Subordination agreement. Aug 2. Aug 7, 1909. 4:1014. nom

De Koven, Reginald and MERCANTILE TRUST CO with same. Same property. Subordination agreement. Aug 2. Aug 7, 1909. 4:1014. nom

EAST RIVER SAVINGS INST with Mary E Dunphy. Cherry st, No 175, s s, 18x60. Extension of $3,000 mort until Aug 1, 1912, at 5%. Aug 9, 1909. 1:249. nom

E M K Construction Co to Harry Hyman. 177th st, n s, 170 w Wadsworth av, 100.2 to e s Broadway, No 4180, x91.2x115.9x 89.10. Prior mort $175,000. Aug 10, 1909, 3 years, 6%. 8:2145. 30,000

Same to same. Same property. Certificate as to above mort. Aug 10, 1909. 8:2145. ——

Esselmann, Chas to Peter Doelger. 1st av, No 1114, n e cor 61st st. Saloon lease. Aug 6, demand, 6%. Aug 7, 1909. 5:1456. 4,000

Eichler, David to Augustus Van Cortlandt. 115th st, No 219, n s, 305 w 7th av, 20x100.11. Aug 11, 4 years, 5%. Aug 12, 1909. 7:1831. 14,000

Fox, Louise to GREENWICH SAVINGS BANK. 122d st, Nos 119 to 123, n s, 190 e Park av, 50x100.11. Aug 12, 1909, due, &c, as per bond. 6:1771. 20,000

Fox, Louise to FARMERS LOAN AND TRUST CO. 122d st, Nos 125 to 129, n s, 240 e Park av, 50x100.11. Aug 12, 1909, 3 yrs, 4½%. 6:1771. 21,000

Same and Jacob Klingenstein with same. Same property. Subordination agreement. Aug 12, 1909. 6:1771. nom

Fox, Louise and Jacob Klingenstein with GREENWICH SAVINGS BANK. 122d st, Nos 119 to 123 East. Subordination agreement. Aug 12, 1909. 6:1771. nom

Feldmann, John D to Union Real Estate Co. 179th st, No 523, n s, 47.6 e Audubon av, 15.6x75. P M. Aug 2, 3 years, 5%. Aug 10, 1909. 8:2152. 6,000

Foerster, Cath to Frank M Tichenor. 85th st, No 330, s s, 350 e 2d av, 25x102.2. Aug 11, 1909, 5 years, 4½%. 5:1547. 10,500

Same and Christian Speck with same. Same property. Subordination agreement. Aug 11, 1909. 5:1547. nom

Foss, Wilhelmena J with American Mortgage Co. 39th st, No 532, s s, 450 w 10th av, 25x98.9. Subordination agreement. Aug 6, 1909. 3:710. nom

Fondiller, Louis to Sara N Foss. 72d st, No 332, s s, 283.4 e 2d av, 16.8x102.2. P M. Prior mort $5,000. Aug 5, 6 years, 6%. Aug 6, 1909. 5:1446. 4,009

Fuchs, Mary to Geo W Dunn and ano exrs Wm A Martin. Lenox av, No 90, e s, 27.11 s 115th st, 36.6x100. Aug 3, 5 years, 5%. Aug 7, 1909. 6:1598. 50,000

Fuchs, Mary to Robt T Emmet et al trustees Jane E Edgar. Lenox av, No 88, e s, 64.5 s 115th st, 36.6x100. Aug 6, 5 years, 5%. Aug 7, 1909. 6:1598. 50,000

Frasciello, Francesco and Marie G to Nicola Mandano. 111th st, No 231, n s, 225 w 2d av, 25x100.10. Prior mort $11,000. Aug 6, 1909, 5 years, 6%. 6:1661. 1,500

Friedman, Harry to The Boys' Club. 97th st, No 119, n s, 181.6 w Columbus av, 15x100.11. Aug 9, 1909, 5 years, 5%. 7:1852. 10,000

Franklin, Mary A with Jacob A Geissenhainer and ano as trustees Henry Elsworth. 34th st, No 120, s s, 236.9 e Park av, 47.5x117.6. Extension of $100,000 mort until Sept 21, 1912, at 4½%. Aug 7, 1909. 3:889. nom

Foster, Chauncey C, of Nashville, Tenn, to TITLE GUARANTEE AND TRUST CO. 158th st, n s, 192 w 12th av, (as on Randalls map but not opened), runs n — to c l 159th st (not opened). x e 137.8 to Riverside Drive, x s 238.7 to c l 12th av, x s 115.10 to 158th st, x w 317 to beginning, with use of carriage way to said land until 159th st and 12th av shall be opened. Prior mort $70,000. July 21, due, &c, as per bond. Aug 10, 1909. 8:2135. 20,000

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WATER-FRONT PROPERTIES
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Greenwich Holding Co to Mary S Croxson. Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76x41.4x92. Aug 9, 1 year, 6%. Aug 10, 1909. 2:632. 27,500
Same to same. Same property. Consent to above mort. Aug 9. Aug 10, 1909. 2:632. —
Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1909. 2:632. —
Same and Alex W Fraser and Geo A Macdonald with same. Same property. Subordination agreement. Aug 9. Aug 10, 1909. 2:632. nom
Geraty, James A and Ernst Rohland to Beadleston & Woerz. Bowery, Nos 1 to 7, cor Division st, Nos 2 to 8. Saloon lease. Aug 3, demand, 6%. Aug 9, 1909. 1:289. 3,000
Guion, Geo G to LAWYERS TITLE INS & TRUST CO. 24th st, No 39, n s, 283.4 e 6th av, 20.10x98.9. Aug 5, 3 years, 4½%. Aug 6, 1909. 3:826. 35,000
Grob, Caroline K to TITLE GUARANTEE & TRUST CO. 173d st, No 558, s s, 66.6 w Audubon av, 16.6x50. June 28, due, &c, as per bond. Aug 7, 1909. 8:2129. 7,000
Grant, Alexander Construction Co to GERMAN SAVINGS BANK in City N Y. Broadway, n w cor 178th st, 103x145.4x92.6x100. Aug 6, 5 years, 4½%. Aug 10, 1909. 8:2176. 185,000
Same to same. Same property. Certificate as to above mort. Aug 6. Aug 10, 1909. 8:2176. —
GREENWICH SAVINGS BANK with Moses Price. Allen st, No 118 and Delancey st, Nos 74 and 76. Extension of $70,000 mort until Aug 12, 1914, at 4½%. Aug 12. 1909. 2:415. nom
Guida, Luigi, Antonio and Luigi Cosentino to U S SAVINGS BANK of City N Y. 110th st, No 324, s s, 275 e 2d av, 25x100.11. Aug 9, 3 years, 5%. Aug 11, 1909. 6:1681. 9,000
Harrington, Dennis with TITLE GUARANTEE & TRUST CO. 52d st, No 249, n s, 100 w 2d av, 25x100.5. Subordination agreement. July 30. Aug 11, 1909. 5:1326. nom
Hubert, Chas R of Yonkers, N Y, to Frances A Makewen. 83d st, No 51, n s, 275 e Columbus av, 18.9x102.2. P M. Aug 9, due, &c, as per bond. Aug 10, 1909. 4:1197. 16,000
Haeseler, John A to WEST SIDE SAVINGS BANK. Old Broadway, No 2386, e s, 26.1 n 132d st, 26.2x89.8x25x81.11. Aug 10, due, &c, as per bond. Aug 11, 1909. 7:1986. 11,000
Haeseler, John A to WEST SIDE SAVINGS BANK. Old Broadway, No 2388, e s, 52.4 n 132d st, 26.2x97.5x25x89.8. Aug 10, due, &c, as per bond. Aug 11, 1909. 7:1986. 12,000
Hustace, Francis to NORTH RIVER SAVINGS BANK. 3d av, No 2058, w s, 50.5 s 113th st, 19.4x100; 3d av, w s, 69.9 s 113th st, 19x100. Aug 5, 3 years, 4½%. Aug 6, 1909. 6:1640. 25,000
Heuer, Mary J to Frieda Waue. Murray st, No 72, s s, 25x75. Leasehold. Aug 5, 1 year, 6%. Aug 6, 1909. 1:127. 6,000
Heinisch, Franz to Jacob Marx. 84th st, No 203, n s, 100 w Amsterdam av, 19x102.2. P M. Prior mort $20,000. Aug 6, 3 years, 6%. Aug 7, 1909. 4:1232. 4,500
Haffacker, B F to Thos J Donigan. Centre st, Nos 43 and 45. Satisfaction of mort. July 13, 1907. Aug 9, 1909. 1:155. —
Harper, Myra R wife Henry S to Blanche E S wife J Frederick Tams. 22d st, Nos 136 and 138, s s, 121.3 e Lexington av, 32.6x98.9. P M. Prior morts $10,000. July 8, due Jan 9, 1911, 5%. Aug 9, 1909. 3:877. 17,500
Hyman, Sundel and Maurice Gordon and Saml Cohen with Louis Hyman. Delancey st, No 192. Agreement as to payment of balance of mort on Nov 1, 1910. Aug 3. Aug 10, 1909. 2:343. nom
Heydt, Margt wife of Herman A to TITLE INS CO of N Y. 7th st, No 33, n s, 225 w 2d av, 25x74.10. Aug 6, 5 years, 4½%. Aug 10, 1909. 2:463. 12,000
Hector Realty Co to HARLEM SAVINGS BANK. 126th st, No 74, s s, 160 e Lenox av, 25x99.11. Aug 10, 1909, 3 years, 5%. 6:-1723. 20,000
Same to same. Same property. Consent to above mort. Aug 6. Aug 10, 1909. 6:1723. —
Same to same. Same property. Certificate as to above mort. Aug 6. Aug 10, 1909. 6:1723. —
Hartshorn, A Harding to TITLE INS CO of N Y. Lexington av, No 253, s e cor 35th st, runs e 125 x s 97.6 x w 25 x n 50.10 x w 100 to av, x n 46.8 to beginning. P M. Aug 9, 3 years, 4½%. Aug 10, 1909. 3:890. 110,000
Intramural Realty Co to County Holding Co. 27th st, Nos 253 and 255, n s, 209.4 e 8th av, 49.9x98.9. Aug 9, 2 years, 5½%. Aug 10, 1909. 3:777. 40,000
Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1909. 3:777. —
Isaacson, Harris and Max to Mary C wife of Albert C Hencken. Lenox av, Nos 49 to 53, w s, 90.5 n 112th st, 61x100. Aug 9, 5 years, 4½%. Aug 10, 1909. 7:1822. 100,000
Italian Union Realty & Security Co to Antonio Sabatino and ano. 1st av, No 181, w s, 22.11 n 11th st, 22.11x100. July 28, installs, 4%. Aug 11, 1909. 2:453. 500
Italian Union Realty & Security Co to Antonio Sabatino and ano. Chrystie st, No 218, e s, 224.3 s Houston st, 25x75; Chrystie st, No 220, e s, 199.3 s Houston st, 25x75. July 28, due Aug 1, 1911, 5%. Aug 11, 1909. 2:422. 2,400
Israel, David to LAWYERS TITLE INS AND TRUST CO. 48th st, No 315, n s 188 w 8th av 18x100.5. P M. Aug 12 1909 5 years, 5%. 4:1039. 11,000
Johnson, Emily D, of Brooklyn, to Seth R Johnson. 32d st, No 33, n s, 150 e Madison av, 25x98.9. Dec 26, 1908, 1 year, 5%. Aug 9, 1909. 3:862. 8,000
Jacobs & Rosen Co to Leon Rosen. 14th st, No 46 West. Leasehold. Feb 27, due, &c, as per bond. Aug 7, 1909. 2:577. 4,200
Johnston-Umsted Realty Co to Marion F Ackley. 116th st, No 123, n s, 256 e Park av, 25x100.11. July 31, installs, 6%. Aug 6, 1909. 6:1644. 3,000
Jonasson, Lars G to TITLE GUARANTEE & TRUST CO. 123d st, No 457, n s, 50 e Amsterdam av, 50x100.11. Aug 4, due, &c, as per bond. Aug 7, 1909. 7:1964. 60,000
Junker, Sophia to Herbert D Hewlett and ano. 6th av, No 514, e s, 42 s 31st st, 21x60. P M. Prior mort $40,000. Aug 6, due, &c, as per bond. Aug 7, 1909. 3:832. 40,000
Johannsen, Johannes M to Anna McNally. 8th av, Nos 2420 to 2424, e s, 49.11 s 130th st, 50x100. Prior mort $65,000. Aug 5, due June 30, 1911, 6%. Aug 6, 1909. 7:1935. 22,000
Same and Margaretha Eggers committee Geo W Eggers with same. Same property. Subordination agreement. Aug 5. Aug 6, 1909. 7:1935. nom
Keenan, Annie M to Eliz F King et al exrs Edw F King. Pleasant av, No 308, e s, 80 n 116th st, 20.10x98. Aug 5, 3 years, 5%. Aug 6, 1909. 6:1715. 8,500
Keenan, Annie M to Eliz F King et al exrs Edw F King. Pleasant av, Nos 310 and 312, e s, 72.5 s 117th st, 28.5x98. Aug 5, 3 years, 5%. Aug 6, 1909. 6:1715. 13,000
Kopf, Barbara widow to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 506, e s, 74 n 29th st, 24.8x100. Aug 6, 1909, 3 years, 4½%. 3:961. 12,000
Kohn, Ludwig to Baron De Hirsch Fund, a corpn. 120th st, No 107, n s, 150 w Lenox av, 20x100.11. Aug 6, 1909, 3 years, 4½%. 7:1905. 20,000
Kaufmann, Moritz to N Y SAVINGS BANK. 26th st, No 446, s s, 275 e 10th av, 25x98.9. Aug 10, 1909, due, &c, as per bond. 3:723. 2,000
Krauss, Philip to New York Public Library, Astor, Lenox & Tilden Foundations. Houston st, No 123, s e cor Sullivan st, No 161, 25x95. P M. Aug 11, 1909, 5 years, 4½%. 2:517. 36,000
Kantor, Israel to Isabel M Smith. 114th st, No 113, n s, 98 e Park av, 16x100.10. Aug 10, 5 years, 5%. Aug 11, 1909. 6:1642. 6,500
Kauffeld, Johann G T or Theodore, Adelaide H Von Palmenberg, Anna Riesenberg, Bertha W Limpert and Geo H Kauffeld to MUTUAL LIFE INSURANCE CO of N Y. 130th st, No 107, n s, 130 w Lenox av, 20x99.11. July 28, due, &c, as per bond. Aug 11, 1909. 7:1915. 10,000
LAWYERS TITLE INS & TRUST CO with Robert Gordon Realty Co. 210th st, s s, 100 e Amsterdam av, 25x99.11. Extension of $1,400 mort until July 30, 1912, at 5½%. July 30. Aug 10, 1909. 8:2206. nom
Lee Lash Co to Elma C Mennen. Certificate as to mort for $15,-000 covering land in Mt Vernon, N Y. April 20. Aug 10, 1909. —
Lewisohn, Philip to Frances Marks. Lexington av, No 1034, w s, 68.2 s 74th st, 17x93.9. P M. Prior mort $10,000. Aug 6, 2 years, 6%. Aug 7, 1909. 5:1408. 6,500
LAWYERS TITLE INS & TRUST CO with John Yule. 170th st, Nos 557 to 561, n s, 100 w Audubon av, 75x100. Extension of mort for $90,000 to Aug 11, 1914, at 4½%. Aug 11. Aug 12, 1909. 8:2127. nom
LAWYERS TITLE INS & TRUST CO with Leah H Piza Weil. 77th st, No 109, n s, 100 w Columbus av, 18.6x104x irreg x100.8. Extension of $20,000 mort until Aug 8, 1914, at 4½%. Aug 5. Aug 12, 1909. 4:1149. nom
Marasco, Rocco M and Thomas Rosson to Anna A Rogers. Mott st, Nos 291½ and 293, s w cor Houston st, Nos 53 to 57, 76x 64.4x82x63.4; Mott st, No 284, e s, 75.8 s Houston st, 25x86.10; Spring st, No 55, n s, abt 75 e Lafayette st, 25.3x118x25x112.3, w s; Spring st, No 57, n s, about 50 e Lafayette st, 25.3x106.6 x25x112.3; Prince st, No 64, s s, 7.6 w Lafayette st, 20x54.9; Rivington st, No 7, s s, 148.2 e Bowery, 28.9x99.11x22.6x99.10, and the leasehold premises No 62 Attorney st. Prior mort $242,775. Aug 6, installs, 6%. Aug 7, 1909. 2:509, 508, 495, 496, 425 and 342. 10,000
Minaldi, John A to Leo Oppenheim. 85th st, No 129, n s, 37 w Lexington av, —x—. Assignment of rents, 17 months, 6%. Mar 24. Aug 6, 1909. 5:1514. notes, 1,700
Miller, Morris to Lion Brewery of New York City. Norfolk st, No 170. July 22, demand, 6%. Aug 9, 1909. 2:355. 1,167.24
Mead, Sallie M wife Isaac F of Caldwell, N J, to SEAMEN'S BANK FOR SAVINGS in City N Y. 73d st, No 261, n s, 212.2 e West End av, 18.10x102.2. Aug 9, 1909, 3 years, 4½%. 4:1165. 10,000
McClosky, Daisy B to ROYAL BANK of N Y. 121st st, No 302 W. Assign rents to secure $300. July 30. Aug 10, 1909. 7:1947. nom
Mutual Milk and Cream Co to EMIGRANT INDUST SAVINGS BANK. 22d st, Nos 214 to 224, s s, 197 e 3d av, 147.5x98.9. Prior mort $75,000. Aug 10, 1909, 5 years, 4½%. 3:902. 50,000
Same to same. Same property. Certificate as to above mort. Aug 10, 1909. 3:902. —
Manhattan Navigation Co to MECHANICS TRUST CO of New Jersey. Houston st, Pier New No 39, North River, lease of n ½ of ground floor together with bulkhead adj same; also leasehold property in Albany and Troy, N Y; also steamers "Frank Jones" and "Saratoga." Aug 9, installs, 6%. Aug 11, 1909. 2:656. 50,000
Murphy, Mary J to TITLE GUARANTEE & TRUST CO. 52d st, No 249, n s, 100 w 2d av, 25x100.5. Prior mort $10,500. July 31, due, &c, as per bond. Aug 11, 1909. 5:1326. 1,500
Munro, Henrietta E and Henry to BOWERY SAVINGS BANK. 59th st, Nos 34 and 36, s s, 270 e 6th av, 50x100.5. Aug 9, 3 years, 4½%. Aug 11, 1909. 5:1274. 60,000
McKinley Realty & Construction Co to Theresa Rothschild. Lenox av, Nos 504 and 506, n e cor 135th st, Nos 73 to 81, 50x110. Aug 6, due Aug 1, 1913, 6%. Aug 11, 1909. 6:1733. 15,000
McKinley Realty & Construction Co to Theresa Rothschild. Lenox av, Nos 504 and 506, n e cor 135th st, Nos 73 to 81, 50x110. Certificate as to mort for $15,000. Aug 6. Aug 11, 1909. 6:-1733. —
Monheimer, Jeanette with Becker Realty Co. 132d st, No 7, n s, 135 e 5th av, 25x99.11. Extension of $2,000 mort until Dec. 5, 1910, at —%. July 9. Aug 10, 1909. 6:1757. nom
McGinley, Georgiana to Harris D Colt. 59th st, No 123, n s, 225 e Park av, 20x100.5. Aug 11, 1909, due Aug 1, 1914, 4½%. 5:1394. 22,000
Macklin, Thomas H, of Borough of Queens N Y, to TITLE GUARANTEE & TRUST CO. 91st st, No 122, s s, 275 w Columbus av, 33.4x100.8. Aug 11, due, &c, as per bond. Aug 12, 1909. 4:-1221. 32,000
Muller, Eva E to BOWERY SAVINGS BANK. 79th st, No 332, s s, 381.3 e 2d av, 18.9x100. P M. Aug 6 ,1909, 5 years, 4½%. 5:-1453. 9,000
Natkins, Benjamin individ and trustee Julian Benedict and Jacob Neadle to Julius Cohen. Madison av, Nos 1772 and 1774, w s, 60 n 116th st, 40.11x110. Prior morts $75,000. Dec 9, 1908, 6 months, 6%. Aug 6, 1909. 6:1622. 1,500
19 West 24th Street Co to TITLE GUARANTEE & TRUST CO. 24th st, Nos 19 and 21, n s, 475 e 6th av, 50.6x98.9. Certificate as to mortgage for $250,000. Aug 5. Aug 6, 1909. 3:826. —
19 West 24th Street Co to TITLE GUARANTEE & TRUST CO. 24th st, Nos 19 and 21, n s, 475 e 6th av, 50.6x98.9. Building loan. Aug 5, 5 years, 6%. Aug 6, 1909. 3:826. 250,000

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CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Nash, John McL trustee Frances E Berger with Sarah Ettinger. 5th av, No 2147. Extension of $20,000 mort until Nov 1, 1912, at 4½%. July 31. Aug 6, 1909. 6:1756. nom

Offner, Louis to American Mortgage Co. 39th st, No 532, s s, 450 w 10th av, 25x98.9. Aug 6, 1909, 5 years, 5%. 3:710. 14,500

O'Rourke, Frank to Cath Tighe. 11th av, e s, 24.8 n 22d st, 24.8x 75. Leasehold. Assign rents to secure $4,000. Aug 5. Aug 6, 1909. 3:694. nom

Ogle, Christiana to Leah Cohn. 113th st, No 85, n s, 25 w Park av, 25x100.11. Prior mort $——. Aug 3, 2 years, 6%. Aug 7, 1909. 6:1619. 3,500

Offner, Louis with Wilhelmina J Foss. 39th st, No 532, s s, 450 w 10th av, 25x98.9. Extension of mort for $3,000 to Aug 6, 1912, 5%. Aug 9, 1909. 3:710. nom

Pandozza, Teresa to LAWYERS TITLE INS & TRUST CO. 117th st, Nos 337 and 339, n s, 150 w 1st av, 50x100.11. Aug 1, 5 years, 5%. Aug 6, 1909. 6:1689. 26,000

Paterno Bros, a corpn, to Saml H Spingarn. Riverside Drive, e s, 107.6 n 116th st, 57.6x92.7x58.7x81.1. Old Bloomingdale road (closed), w s, 107.8 n 116th st, runs e 31.1 to c l old Bloomingdale road (closed), x n 58.1 x w 31 to road x s 58.7 to beginning. P M. Aug 3, 2 years, 5%. Aug 6, 1909. 7:1990. 70,000

Pippo, Filippo to EMIGRANT INDUSTRIAL SAVINGS BANK. 108th st, No 220, s s, 286.6 e 3d av, 24.6x100.11. Aug 5. 1 year, 4½%. Aug 6, 1909. 6:1657. 4,500

Plath, Ernst to Fredk A Clark. 2d av, No 13, w s, 35.2 s 1st st, 17.7x59.3. Aug 9, 1909, due, &c, as per bond. 2:456. 10,000

Phelps, Gouverneur M to Saml O Edmonds. 79th st, No 155, n s, 350 w 3d av, 18.9x102.2. P M. Aug 9, due, &c, as per bond. Aug 10, 1909. 5:1508. 20,000

Paterno & Son Contracting Co to ALBANY SAVINGS BANK. 113th st, No 510, s s, 193.3 w Amsterdam av, 31.9x100.11. Aug 10, 1909, 5 years, 4½%. 7:1884. 42,500

Same to same. Same property. Certificate as to above mort. Aug 10, 1909. 7:1884. ——

Peet, Walter B, of Dunwoodie Heights, Yonkers, N Y, to Thomas Alexander. Broadway, n w s, 100.8 s w Isham st, 50.4x264.4x 50x269.8. Prior mort $15,000. Aug 9, due, &c, as per bond. Aug 10, 1909. 8:2242. 3,500

Philanthropin Hospital in City N Y to Pine Moon Realty Co. 5th av, No 2076, s w cor 128th st, 23.5x75. Aug 9, 3 years, 6%. Aug 10, 1909. 6:1725. notes 4,000

Same to same. Same property. Prior mort $4,000. Aug 9, 1 year, 6%. Aug 10, 1909. 6:1725. notes 2,000

Powers, Eliza J wife of Thomas J to Abigail H Louderback. 167th st, No 509, n s, 175 w Amsterdam av, 25x81.7. Aug 10, 1909, 3 years, 5%. 8:2123. 2,000

Paskusz, Jacob to METROPOLITAN SAVINGS BANK. Great Jones st, No 47, s s, 153.7 w Bowery, 27x100. Aug 10, 5 years, 5%. Aug 11, 1909. 2:530. 50,000

Parepa Realty Co to Chas J Gerlich Jr. 82d st, Nos 167 to 173, n s, 102.2 w 3d av, 76.8x102.2. Aug 5, 1 year, 6%. Aug 11, 1909. 5:1511. 470

Paterno (Michael E) Realty Co to GREENWICH SAVINGS BANK. Claremont av, w s, 500.6 s 119th st, runs w 64.6 to c l Old Bloomingdale road x s w 61.1 x s w 58.7 x e 70 to av, x n e 59.7 and 35.1 and 25 to beginning. Aug 11, 1909, due, &c, as per bond. 7:1990. 220,000

Same to same. Same property. Consent to above mortgage. Aug 11, 1909. 7:1990. ——

Same to same. Same property. Certificate as to above mortgage. Aug 11, 1909. 7:1990. ——

Russell, Ora M to Hart E Berg as trustee Mariam Berg will Leon Berg. 82d st, No 313, n s, 160 w West End av, 20x102.2. P M. Aug 10, due, &c, as per bond. Aug 12, 1909. 4:1245. 21,000

Rubin, Hermina and Hyman Rose with Mary W Duttenhofer. 86th st, No 437, n s, 203 w Av A, 18x100.8. Subordination agreement. Aug 5. Aug 12, 1909. 5:1566. nom

Ruffolo, Saveria to Pincus Lowenfeld et al. Houston st, No 123, s e cor Sullivan st, No 161, 25x95. P M. Prior mort $——. Aug 11, 1909, 5 years, 6%. 2:517. 7,000

Rosson, Thomas to ITALIAN SAVINGS BANK, N Y. Minnetta lane, Nos 18 and 20, n s, 122.10 e 6th av, 42.11x70x45.1x70. Aug 10, 3 years, 5%. Aug 11, 1909. 2:543. gold 10,000

Rubin, Hermina to Mary W Duttenhofer. 86th st, No 437, n s, 203 n w Av A, 18x100.8. Aug 10, 5 years, 5%. Aug 11, 1909. 5:1566. 10,500

Recometre Co of America to U S MORTGAGE & TRUST CO as trustee. Broadway, No 2120, n e cor 74th st, —x—. Store lease; also all title to letters patent, &c. Aug 2, 10 years, 6%. Aug 9, 1909. 4:1166. gold bonds, 100,000

Ruttman, Margery S to John W Sterling and ano trustees Jemina N Dudley. 33d st, No 303, n s, 100 w 8th av, 20x98.9. Aug 5, due, &c, as per bond. Aug 6, 1909. 3:757. 8,000

Rensselaer Polytechnic Institute of Troy, N Y, with Island Realty Co. 34th st, Nos 108 and 110, s s, 643 e 7th av, 47.3x98.9. Extension of mort for $450,000 to Feb 1, 1913, at 4½%. Aug 6. Aug 12, 1909. 3:809. nom

Schulman, Esther to Louis Starr. 91st st, No 110, s s, 123 e Park av, 27x100.8. P M. Prior mort $——. July 29, due Jan 29, 1912, 6%. Aug 6, 1909. 5:1519. 4,500

Scudder, Viola M to Homer R Gillies as exr, &c, Abram Post. 12th av, n w cor 134th st, 199.10 to 135th st, x1.4x201 to 134th st, x23.1. Aug 4, 3 years, 5%. Aug 6, 1909. 7:2005. 13,000

Schriever, Henry J to John H Schriever. 27th st, No 238, s s, about 265 e 8th av, 24.10x98.9. Nov 19, 1908, due Nov 19, 1913, 4½%. July 8, 1909. 3:776. Corrects error in issue of July 10, when last line read July 2, 5 years, 6%. July 8, 1909. 3:926. 12,500. 13,500

Seaich, Wm H to BROADWAY SAVINGS INSTN of City N Y. 31st st, Nos 142 to 156, s s, 100 w 3d av, 146x98.9. Aug 6, due Nov 1, 1910, 4½%. Aug 9, 1909. 3:886. 80,000

Singerman, Saml A to American Mortgage Co. 53d st, No 131, n s, 375 w 6th av, 25x100.5. Aug 5, 1909, 5 years, 5%. 4:1006. Corrects error in last issue when amount of mortgage was $22,500. 22,000

Somerville, Mary W to U S TRUST CO of N Y. West End av, No 520, n e cor 85th st, 27.2x100. Aug 9, 5 years, 4½%. Aug 10, 1909. 4:1233. 42,000

Schkolinkoff, Rebecca to Fannie Rechson. Broome st, No 557, s s, 70 e Varick st, runs s along alley 4 ft wide, 63 x e 24 x n 63 to st, x w 21 to beginning. All title to alley. Aug 9, due, &c, as per bond. Aug 10, 1909. 2:477. 2,000

Shine, Timothy J to American Mortgage Co. 36th st, No 69, n s, 60 e 6th av, 20x86.4. P M. Aug 12, 1909, 5 years, 4½%. 3:838. 50,000

Same to Geo Ehret. Same property. P M. Prior mort $50,000. Aug 12, 1909, 1 year, 5%. 3:838. 35,000

Scully (John H) Construction Co to City Mortgage Co. 159th st, n s, 100 e St Nicholas av, three lots, each 40x100. Three building loan morts, each $35,000. Aug 11, demand, 6%. Aug 12, 1909. 8:2109. 105,000

Same to same. Same property. Three certificates as to above morts. Aug 11. Aug 12, 1909. 8:2109. ——

Sabini, Bartholomeo to Linda Parodi. Bedford st, No 51, w s, 50 n Le Roy st, 25x100. P M. Prior mort $18,000. Aug 11, 5 years, 6%. Aug 12, 1909. 2:583. 3,000

Schuster, Sophia to Hannah Schuster. 2d av, Nos 2231 and 2233, w s, 50.11 n 114th st, 50x80. Aug 11, 3 years, 6%. Aug 12, 1909. 6:1664. 1,000

Sobel (Leon) Co to Howard Wilson. Manhattan av, No 217, n w cor 109th st, No 51, 72.11x100. Prior mort $——. Aug 4, 6 yrs, 6%. Aug 12, 1909. 7:1845. 54,243.59

Same to same. Same property. Consent to above mort. Aug 11. Aug 12, 1909. 7:1845. ——

Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 7:1845. ——

Schuyler Land and Building Co to Thomas B Hidden trustee Wm H Webb. 45th st, Nos 57 to 63, n s, 213.9 e 6th av, 75x100.5. Aug 12, 1909, 5 years, 4½%. 5:1261. 300,000

Same to same. Same property. Certificate as to above mort. Aug 7. Aug 12, 1909. 5:1261. ——

Spalding, Wm C of Freeport, L I, to Fredk M Dearborn. 46th st. No 64, s s, 153.4 e 6th av, 16.8x100.5. P M. Prior mort $——. Aug 2, due, &c, as per bond. Aug 11, 1909. 5:1261. 7,500

Scheinman, Wm with Henry P Moorhouse. 92d st, No 348 East. Subordination agreement. Aug 10. Aug 11, 1909. 5:1554. nom

Stewart, Wm R and James M to METROPOLITAN LIFE INS CO. Riverside Drive, Nos 120 to 124, n e cor 84th st, No 359, 137.5 x130.9x127.2x79. Aug 10, due Oct 1, 1914, 6%, until Oct 1, 1910, and 5½% until Oct 1, 1911, and 5% thereafter. Aug 11, 1909. 4:1246. 610,000

Seventh Avenue-Fifty-Fourth Street Co to Mary E Norris et al. 7th av, No 829, s e cor 54th st, Nos 162 to 172, 100.5x100. P M. Prior mort $160,000. June 29, due Oct 1, 1912, 5%. Aug 11, 1909. 4:1006. 64,000

Seventh Avenue-Fifty-Fourth Street Co to MUTUAL LIFE INSURANCE CO of N Y. 7th av, No 829, s e cor 54th st. Mort reads e s, at c l block bet 53d and 54th sts, runs e 100 x n 100.5 to s s 54th st, Nos 162 to 172, x w 100 to e s of av, x s 100.5 to beginning. Aug 10, due, &c, as per bond. Aug 11, 1909. 4:1006. 35,000

Same to same. Same property. Certificate as to above mortgage. Aug 10. Aug 11, 1909. 4:1006. ——

Shlachetzki, Israel D to Henry P Moorhouse. 92d st, No 348, s s, 75 w 1st av, 25x50.8. Aug 2, due Nov 1, 1912, 5%. Aug 11, 1909. 5:1554. 10,000

Timmermann, John to Rosa Elstroth and ano individ and Henry Schroeder as exr Pauline Schroeder. 89th st, No 331, n s, 150 w 1st av, 25x100.8. P M. Prior mort $12,000. Aug 10, due, &c, as per bond. Aug 11, 1909. 5:1552. 5,000

Trustes of the Masonic Hall and Asylum Fund, a corpn, to BANK FOR SAVINGS, N Y. 24th st, Nos 46 to 54, s s, 95 e 6th av, 89x98.9; 6th av, Nos 376 to 382, n e cor 23d st, Nos 71 to 79, 98.9x141. Aug 11, due Sept 18, 1918, 5%. Aug 12, 1909. 3:825. 300,000

Tassi, Joseph to Dominick Berni. Houston st, No 121, s s, 25 e Sullivan st, 25x95. Prior mort $20,000. July 29, due Apr 15, 1912, 6%. Aug 6, 1909. 2:517. 6,504

TITLE GUARANTEE & TRUST CO with Franmor Realty Co. 24th st, Nos 207 to 217, n s, 121.5 w 7th av, 28.6x98.9. Extension of $300,000 mort until May 23, 1912, at 5%. May 23, 1907. Aug 6, 1909. 3:774. nom

Thrush, Mabel R of Brooklyn, N Y, to Leo M Klein and ano. 157th st, s s, 275 e Broadway, two lots, each 100x99.11. two P M morts, each $9,000. Two prior morts $28,000 each. Aug 6, 1909, due, &c, as per bond. 8:2115. 18,000

Valk, Nathan to Lena Salmanovitz. Broome st, No 77, s s, 55 e Columbia st, 24.8x100. Prior mort $15,000. Aug 4, 3 years, 6%. Aug 6, 1909. 2:331. 4,750

Wilson, Mary and Chas F Jenssen of Yonkers, N Y, to Josephine Klar. Houston st, No 162, n s, 125 w Macdougal st, 25x100. Prior mort $26,000. July 31, 2 years, 6%. Aug 6, 1909. 2:526. 4,500

Wilkins, Julia to IRVING SAVINGS INSTITUTION. 65th st, No 8, s s, 125 w Central Park West, 25x100.5. Prior mort $23,000. Aug 6, 1909, 1 year, 4½%. 4:1117. 3,500

Wolfe, Peter and Benj M Levoy to Geo B Lauck as committee John W Quincy. 105th st, No 71, n s, 100 e Columbus av, 18 x100.11. Aug 3, 5 years, 4½%. Aug 6, 1909. 7:1841. 15,000

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Woolf, Rosamond to John E Eastmond of Brooklyn. West End av, No 832, e s, 85 n 100th st, 15.11x100. Prior mort $15,000. Aug 2, 2 years, 6%. Aug 6, 1909. 7:1872. 500

Wurst, Geo with Rosa Elstroth et al individ and Henry Schoeder exr Pauline Schroeder. 89th st, No 331 East. Extension of $12,000 mort until Aug 10, 1914, at 5%. Aug 9. Aug 11, 1909. 5:1552. nom

Zipser, Amelia, Cornelius Daniels and Isidor Teitelbaum and Henry De F Weekes with Corpn of The Brick Presbyterian Church in City N Y. 109th st, No 164 East, s s, 25x100. Subordination agreement. July 30. Aug 7, 1909. 6:1636. nom

Zdenek, Joseph and Emil Kubik and Joseph Novak to Land and Mortgage Co Bohemia of City N Y. Av A, No 1387, w s, 51.2 s 74th st, 25.6x100. Prior mort $18,500. Aug 9, 1909, 3 years, 6%. 5:1468. 4,500

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Aqueduct Construction Co to North American Mortgage Co. Fox st, n s, 122.11 e Prospect av, runs e 76.10 x n w 107.5 x s w 132.1 to beginning. Prior mort $9,000. Aug 6, 1 year, 6%. Aug 7, 1909. 10:2684. 28,000

Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 7, 1909. 10:2684. —

Same to same. Same property. P M. Aug 6, 1 year, 6%. Aug 7, 1909. 10:2684. 9,000

Altherr, John D to EMIGRANT INDUSTRIAL SAVINGS BANK. Westchester av, s s, 32.5 w Eagle av, 29.4x90.5x29x95. Aug 6, 1909, 5 years, 4½ %. 10:2616. 18,000

Blue Ridge Construction Co to TITLE GUARANTEE AND TRUST CO. Vyse av, w s, 175 s Jennings st, two lots, each 50x100. Two morts, each $32,500. Aug 11, due, &c, as per bond. Aug 12, 1909. 11:2987. 65,000

Same to same. Vyse av, w s, 175 s Jennings st, 100x100. Certificate as to two morts for $32,500 each. Aug 11. Aug 12, 1909. 11:2987. —

Burland, Wolf to Charles Regnault. Arthur av, e s, 100 n 188th st, old line and being lot 455 map property S Cambreling et al at Fordham, 25x87.6, except part for av. P M. Aug 9, due Jan 1, 1913, 6%. Aug 11, 1909. 11:3077. 2,000

Barnett, Abraham to Grace S Whiting. Aqueduct av, e s, abt 218 n 170th st, 25x146.1 to Merriam av, x 25x152.6 to beginning, and being lots 11 and 29 parcel 23, map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907. Aug 10, 3 years, 6%. Aug 11, 1909. 9:2534. 1,500

Baker, Frank to TITLE GUARANTEE AND TRUST CO. Stebbins av, e s, 113.9 s 165th st, 25x80, plot begins 100 e Stebbins av, and 133.8 s 165th st, runs n 19.11 x w 20 x s 17.1 x e 20.2 to beginning. Aug 10, 1909, due, &c, as per bond. 10:2698. 3,500

BROOKLYN SAVINGS BANK to whom it may concern. Walnut av, s w cor 138th st, 203.11 to n s 137th st, x322.5 to N Y, N H & H R R Co and other property. Certificate as to payment of $25,000 on account of mort made by De La Vergne Refrigerating Machine Co, on Jan 3, 1896. July 15. Aug 7, 1909. 10:2589, 2595 and 2596 and 2760. —

Bahr, Henry D to Bridget C Sullivan. 136th st, n s, 100 e Lincoln av, 50x100. Prior mort $8,000. July 1, 3 years, 6%. Aug 9, 1909. 9:2312. 2,000

Beran, Marie H to LAWYERS TITLE INS AND TRUST CO. Freeman st, s s, 82 e Vyse av, 27.4x86.1x25x97.3. Aug 5, 5 years, 5%. Aug 6, 1909. 11:2993. 5,000

Betsch, William to Adeline Brooker. Hughes av, n e cor 183d st, 100x50. July 27, due July 2, 1911, 6%. Aug 9, 1909. 11:3087. 1,500

Birchall, Lucy K, Nathan and Thomas B to Edgar S Appleby and ano. Locust av, s w cor 140th st, 200x125. Aug 6, 3 years, 5½%. Aug 9, 1909. 10:2598. 30,000

Brandt, Anna A A to Bronx Investment Co. Honeywell av, n w cor 178th st, 36.6x140.3x36.4x140.3; Honeywell av, s w cor 178th st, 35.7x140.3. Building loan. Aug 6, due July 1, 1910, 6%. Aug 7, 1909. 11:3121 and 3123. 44,000

*Bohm, Victoria wife of and Jos to Ray Batt wife Simon Batt. Harrington av, n s, 155.4 e Fort Schuyler road, 100x100. Aug 5, 5 years, 5%. Aug 6, 1909. 5,000

*Bowne, Edw W of Tarrytown, N Y, to Regent Realty Co. Plot begins 100 w White Plains road at point 445 n along same from Morris Park av, runs w 45 x n 25 x e 45 x s 25 to beginning, with right of way over strip to Morris Park av. P M. July 15, 3 years, 5½%. Aug 6, 1909. 775

*Clemente, Gaetano to Fredk. K Morris. Willow Lane, s s, 25 e Robin av, 25x96.9x25x97.7. July 20, 1 year, 6%. Aug 6, 1909. 700

Conncally, Hubert A to Cath F Farrell. 239th st, s s, 105 w Katonah av, 40x100. July 30, due Jan 4, 1912, 5%. Aug 6, 1909. 12:3379. 500

*Corti Building Co to Bronxwood Realty Co. Elm st, w s, 125 n Locust av, and being lot 22 supplementary map No 1039, of Bronxwood Park. 25x100. P M. Prior mort $800. July 7, 1 year, 6%. Aug 10, 1909. 525

Costello, Mary A to Rose Flood. 206th st, s s, 312.10 w Perry av, 25x100. Prior mort $7,000. Apr 16, 2 years, 6%. Aug 11, 1909. 12:3341 1,250

Corvey, Andrew L to Caroline Solomon. Tinton av, No 598, late Beach av, No 102, e s, 160 s 151st st, 20x100. P M. Aug 10, 5 years, 5%. Aug 11, 1909. 10:2664. 4,900

*Clemente, Constantino to Raffaele Mercogliano. Bracken av, e s, 250 n Randall av, 25x100. Prior mort $400 on this and other property. Aug 11, 1909, due July 1, 1910, 6%. 420

Callaghan, Grace V to LAWYERS TITLE INS & TRUST CO. Clinton av, w s, 120 s 179th st; also 70 n 178th st, runs w 100 x n 16.8 x e 100 to av, x s 16.8 to beginning. Aug 11, 1909, 3 years, 5%. 11:3092. 2,000

Carraher, Dennis to Christine Meyer. 180th st, No 754, late Samuel st, s s, 75 w Mapes av, and being plot bounded e by lot No 118, s by lands heretofore conveyed to Winkelman, w by line 25 w lot 117, and n by Samuel st, being part of lot 117 map East Tremont, 25x103, except part for 180th st. Aug 9, demand, 6%. Aug 10, 1909. 11:3109. 800

*Deere, Mary to Abbie H Wightman. Union av, s e cor 3d st, 100 x100, Westchester. June 11, demand, 6%. Aug 10, 1909. 1,000

Dorman Realty Co to Wm W Sullivan. Washington av, n e cor 183d st, 68.6x175 to Bassford av, x52 to st, x175, except part for Washington and Bassford avs. P M. Prior mort $7,000. Aug 10, 1 year, 5½%. Aug 12, 1909. 11:3053. 9,500

*Devlin, Michl F to Lucy M Arnold. Av B, w s, extends from 8th to 9th sts, 216x205, except part for Tremont av, Unionport. Prior mort $18,000. July 17, due Jan 17, 1910, 6%. Re-recorded from July 20, 1909. Aug 10, 1909. 8,000

Doyle, Jas T to John F Collins and Jas F Leonard, firm Collins & Leonard. McLean av, n w cor 240th st, runs w 113 x n 75 x e 36 x s 10 x e 21 to av, x s 88 to beginning. Prior mort $20,000. June 25, 1 year, 6%. Aug 9, 1909. 12:3394. 2,130

Eckhardt, Katherine to Wilhelmina Wilkening, of Brooklyn. Whitlock av, w s, 200 n Barretto st 25x100. Prior mort $7,500. Aug 6, 3 years, 6%. Aug 10, 1909. 10:2735. 2,000

Elviel Realty Co to Morris M Sinske. Jennings st, s w cor Bryant av, 100x20. Aug 5, 3 years, 5%. Aug 6, 1909. 11:2994. 12,000

Same to same. Bryant av, w s, 40 s Jennings st, 3 lots, each 20 x100. Three morts, each $8,500. Aug 5, 3 years, 5%. Aug 6, 1909. 11:2994. 25,500

Elviel Realty Co to Morris M Sinske. Bryant av, s w cor Jennings st, 20x100. Mort for $12,000; Bryant av, w s, 40 s Jennings st, 3 lots, each 20x100. Three morts, each $8,500. Certificate as to above morts. Aug 5. Aug 7, 1909. 11:2994. —

Ekwanok Realty Co to Vincenzo Conforti. 174th st, n w cor Anthony av, 59.6x117x88.11x135.7. Prior mort $——. Aug 11, 1909, demand, 6%. 11:2891. 8,500

Forbes, Saml to John Biggart. Valentine av, e s, 375.3 n 179th st, runs n 28 x e 100 x n 28.8 x e 85.5 x s 133.4 x n 91 x w 155.4 to beginning. P M. Aug 5, due, &c, as per bond. Aug 6, 1909. 11:3142 and 3144. 5,000

Same to Martin Walter. Same property. P M. Prior mort $5,000. Aug 5, due, &c, as per bond. Aug 6, 1909. 11:3142 and 3144. 4,000

*Ferago, Maria wife of Felix to Manhattan Mortgage Co. Morris Park av, s w cor Garfield st, 25x100, except part for Morris Park av. Prior mort $——. Aug 11, due, &c, as per bond. Aug 12, 1909. 12,000

Gerhards, Albert, Inc, to Sophie V Reynolds. Kelly st, e s, 230.3 n 165th st, 50x100. P M. Prior mort $4,000. Aug 4, due, &c, as per bond. Aug 7, 1909. 10:2716. 3,500

Gerhards (Albert), Inc, to Manhattan Mortgage Co. Kelly st, e s, 230.3 n 165th st, 50x100. Prior mort $——. Aug 6, due, &c, as per bond. Aug 7, 1909. 10:2716. 25,000

Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 7, 1909. 10:2716. —

*Gareis, Max C to Fredk K Morris. Bronxdale av, n e cor Mathews av, 31.4x98.3x25x78.4, and being lot 1 blk 47 map (No 1138) sec 1, Morris Park. Aug 4, 3 months, —%. Aug 6, 1909. 300

Guidone & Galardi Co to Park Mortgage Co. Aqueduct av, e s, 175 s Ogden av, 50x77x52.10x59.11; Ogden av, w s, 175 s Aqueduct av, 50x77x52.10x59.11, and being lots 14, 15 and 22 and 23, parcel 22 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. Aug 4, 3 years, 6%. Aug 6, 1909. 9:2536. 6,000

Grossman, Samuel to UNION DIME SAVINGS BANK. Brook av, n e cor 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 39,000

Same and Joseph Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom

Grossman, Saml to same. Brook av, s e cor 136th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 42,000

Same and Jos Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom

Grossman, Saml to same. Brook av, e s, 40 n 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 31,000

Same and Jos Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom

Grossman, Saml to same. Brook av, e s, 120 n 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 31,000

Same and Jos Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom

Grossman, Saml to same. Brook av, e s, 80 n 135th st, 40x100. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2263. 32,000

Same and Joseph Kandell with same. Same property. Subordination agreement. Aug 6. Aug 10, 1909. 9:2263. nom

Giehl, Wm to John Eichler Brewing Co. Vyse av, e s, 214.7 n Home st, 24.11x100. Prior mort $5,000. Aug 9, due, &c, as per bond. Aug 10, 1909. 11:2993. 600

Gilbert, Eliz W with Freemont Realty Co. Webster av, e s, begins at s w cor of lot conveyed at n w cor of lot conveyed by Barker to Faughnan by deed dated Apr 30, 1852, in L 192, c p 145, runs e 100 x n along land of Bussing to wall of lands conveyed by Dodge Baker in 1851 x s — to beginning, except part for av. Extension of $3,000 mort until June 29, 1910, at 6%. Sept 19, 1908. Aug 12, 1909. 12:3360. nom

Gannon, Thomas J to EMIGRANT INDUSTRIAL SAVINGS BANK. Brook av, s e cor 142d st, 25x100. Aug 10, 3 years, 4½%. Aug 11, 1909. 9:2268. 12,000

Same to Kips Bay Brewing & Malting Co. Same property. Prior mort $12,000. Aug 10, demand, 5%. Aug 11, 1909. 9:2268. 5,500

*Goldschmidt, Katharina with Engelbert Brunn. 223d st, late 9th st, s s, 305 w 4th av, 25x114, Wakefield. Extension of $2,600 mort until July 1, 1914, —%. July 3. Aug 9, 1909. nom

Goff, Patrick F to James Devlin. 169th st, late Arcularius pl, n w cor Walton av, 126.9x100x100x116.2, except part for 169th st. Aug 12, 1909, 3 years, 6%. 11:2839. 8,000

Harrington, Adele M to Manhattan Mortgage Co. Vyse av, e s, 200 n Jennings st, 25x100. Prior mort $——. Aug 10, due, &c, as per bond. Aug 11, 1909. 11:2995. 10,000

Harrington, Richd V to EMIGRANT INDUSTRIAL SAVINGS BANK. Anthony av, s w cor 180th st, 50x100. Aug 5, 3 years, 5%. Aug 6, 1909. 11:3156. 3,000

Hennessy, Cath to Anna Flock. Aqueduct av, e s, abt 206.5 s Fordham road, 25x100.7 to Croton Aqueduct, x25x100.6. Aug 5, 3 years, 6%. Aug 6, 1909. 11:3212. 2,000

*Hale Building and Realty Co to Emily A Kurzi. 203d st, s s, block front bet Timpson and Post avs, 200x128.4 to road to Westchester, x221x34.7, Adee Park. Certificate as to mort for $4,500. July 15. Aug 10, 1909. —

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Harnett, Kath or Kath J wife of and John to DOLLAR SAVINGS BANK of City N Y. Tinton av, e s, 120.5 n Southern Boulevard, runs n 50 x e 100 x s 22.4 to Southern Boulevard, x s w 33.4 x w 81.4 to beginning, except part Southern Boulevard. Aug 11, due June 1, 1912, 5%. Aug 12, 1909. 10:2582. 7,500

Same and Michl O Shea with same. Same property. Subordination agreement. Aug 9. Aug 12, 1909. 10:2582. nom

Hickland, Annie and Jennie to Walter O Beaton. Stebbins av, w s, 370.3 n e 167th st, 22.6x70.6x22.6x67.6. Aug 11, 5 years, 5%. Aug 12, 1909. 10:2693. 5,500

Same to same. Stebbins av, w s, 392.10 n 167th st, 22.6x73.7x22.6 x70.6. Aug 11, 5 years, 5%. Aug 12, 1909. 10:2693. 5,500

Harlem Bottling Works to MAIDEN LANE SAVINGS BANK. Austin pl, e s, 37.6 s 147th st, 37.6x100. July 17, due, &c, as per bond. Aug 7, 1909. 10:2601. 10,000

Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 7, 1909. 10:2601. ——

Hitchman, John C to Wm Stursberg. 138th st, n s, 94.1 w Brook av, 25x100. Aug 2, 5 years, 5%. Aug 6, 1909. 9:2283. 20,000

*Herrman, Caroline to Jacob Mattern. 241st st, n s, 49.3 w Mathilda st, 34.1x100. July 1, 3 years, 6%. Aug 6, 1909. 1,000

Helbock, Catrine to A J Schwarzler Co. Clay av, No 1264, e s, 396.9 n 168th st, 40.3x80. P M. Prior mort $——. July 30, 3 years, 6%. Aug 6, 1909. 9:2427. 2,500

Hecht, Michael to Maurice Muller. 175th st, s s, 321.6 w Macombs road, 75x100, and being lots 159, 160 and 161 map of lots of Century Investing Co. June 28, due, &c, as per bond. Aug 7, 1909. 11:2876. 1,500

Horgan, Cornelius J to Herman Hartman. Ogden av, e s, 35 s 162d st, 40x95. Aug 9, due Sept 1, 1912, 6%. Aug 10, 1909. 9:2511. 10,000

Jung, Geo to TITLE GUARANTEE AND TRUST CO. Park av, n e cor 172d st, 40x90. Aug 11, 1909, due, &c, as per bond. 11:-2905. 6,500

Jacob (August) Construction Co to TITLE GUARANTEE& TRUST CO. Tremont av, n e cor Morris av, runs e 93 x n 33.6 x w 100 to Morris av, x s 8 x s 20.11 to beginning. Building loan. Aug 11, 5 years, 6%, until completion of building and 5% thereafter. Aug 12, 1909. 11:2807. 20,000

Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 11:2807. ——

Same to same. Tremont av, n w cor Morris av, 42.8x100x35.3x 100.3. Building loan. Aug 11, 5 years, 6% until completion of building and 5% thereafter. Aug 12, 1909. 11:2829. 28,000

Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 11:2829. ——

Same to same. Morris av, e s, 300 s 179th st, 20x100. Building loan. Aug 11, 5 years, 6%, until completion of building and 5% thereafter. Aug 12, 1909. 11:2807. 7,000

Same to same. Same property. Certificate as to above mort. Aug 11. Aug 12, 1909. 11:2807. ——

Klees, Albert H to Estate of Ludwig Klees. Arthur av, No 2147, w s, about 70 s Oak Tree pl, and being lot 59 map 65 lots Oak Tree plot, 25x100, except part for av. Aug 9, 3 years, 5%. Aug 10, 1909. 11:3063. 2,000

Kolkebeck Mary to Smith Williamson. 205th st, s s, 367.7 w Lisbon pl, 52.5x114.7x50x130.2. Aug 11, due July 1, 1912, 6%. Aug 12, 1909. 12:3311. 4,000

*Klingenstein, Mathilde to Wm F Kenny. Barnes av, w s, 75 s 237th st, 25x82x28.6x95.11, and being lot 4 block 1 map Section 1 Bathgate Estate. Aug 2, 1 year, 6%. Aug 7, 1909. 200

Kronenberger, Lawrence Construction Co to Wm Schmitz and ano. Seabury pl, e s, 275 s 172d st, 37.6x100. Prior mort $16,500. Aug 5, due Sept 1, 1910, 6%. Aug 6, 1909. 11:2977. 8,000

Kronenberger, Lawrence Construction Co to Wm Schmitz and Gustav Eulenstein. Seabury pl, e s, 275 s 172d st, 37.6x100. Certificate as to mort for $8,000. Aug 5. Aug 6, 1909. 11:-2977. ——

Kronenberger, Jacob to HARLEM SAVINGS BANK. Boston road, (Morse av), Nos 1351 and 1353, n w s, about 250 s w Jefferson st, and being part lot 91 map (No 143, now 641 in Westchester Co) of Morrisania, runs n w 131 x n e 37.6 x s e 142 to av, x s w 35.11 to beginning, except part for road. Aug 11, 1909, 3 years, 5%. 11:2934. 18,000

Lesley, Geo H to Cornelia L Nelson of New Brunswick, N J. Arlington av (Troy st), w s, 135 s 227th st, 40x70.5. Building loan. July 23, due Jan 23, 1910, 5%. Aug 6, 1909. 13:3407. 3,000

La Velle, Lewis V with Morris M Sinske. Bryant av, s w cor Jennings st, 100x100. Subordination agreement. Aug 5. Aug 7, 1909. 11:2994. nom

*Lang, Jacob to Regent Realty Co. Morris Park av, n s, 615 e White Plains road, 25x70. Aug 5, 3 years, 5½%. Aug 6, 1909. 3,000

Lincoln Holding Co to Francesca C Nesbitt extrx Mary J Fraser. Washington av, e s, 162 s 176th st, late Mott st, 62x120, except part for av. P M. July 9, due, &c, as per bond. Aug 12, 1909. 11:2917. 9,500

*Meyer Rudolph to Louisa B Diener. 216th st, n s, 397 e White Plains road, 25x114, Williamsbridge. Aug 10, due Jan 1, 1910, 5½%. Aug 12, 1909. 4,000

*Mackenzie, Annie F to Eliz K Dooling. Theriot av, e s, 292.9 s Westchester av, 2 lots, each 25x100, Westchester. Two morts, each $4,000. Aug 10, 3 years 5½%. Aug 12, 1909. gold 8,000

*McQuade, Besse M to Simeon C Bradley. Penfield av, s s, 163 w Baker av, 100x101.2 and being lots 149B, 150A, 150B and 151A map No 1108B, subdivision of part of Penfield property. Aug 5, 3 years, 6%. Aug 10, 1909. 2,000

*Mitchell, Alfred J with Simeon C Bradley. Penfield av, s s, 163 w Baker av 100x101.2, and being lots 149B, 150A, 150B and 151A map No 1108B subdivision of part Penfield property. Subordination agreement. Aug 5. Aug 10, 1909. nom

Monaghan, Christopher to Wm J Edwards. Lafontaine av, e s, 148.1 s 180th st, 16.2x100. July 31, installs, 6%. Aug 11, 1909 11:3069. 250

Mahoney, Daniel F with Clara Best. Wendover av, s s, 51.11 w Brook av, runs s 75.3 x w 18.3 x w — to w s Mill Brook, x n — to Wendover av, x e 54.8 to beginning. Subordination agreement. Aug 10. Aug 11, 1909. 11:2896. nom

Maibrunn, Morris L to Fred Hirschhorn. Lane shown on map No 2, property Chas Darke (being most northerly lane), distant 105 n road leading from Kingsbridge to Williamsbridge, runs s w 100 x n w 25 x n e 100 to lane, x s e 25 to beginning, being lot 108 on said map. Aug 4, 3 years, 6%. Aug 6, 1909. 12:-3257. 3,200

McKeon, Margt to Margt Fitzell. 147th st, n s, 187.3 e Bergen av, 27.5x ½ blk. Prior mort $16,000. July 1, 3 years, 6%. Aug 6, 1909. 9:2292. 3,000

Muth, John to Morris M Sinske. 162d st, n s, 196.3 e Melrose av, 37.6x100. Aug 5, 5 years, 5%. Aug 6, 1909. 9:2384. 31,000

Same to Conrad J Muth. Same property. Prior mort $31,000. Aug 5, 2 years, 6%. Aug 6, 1909. 9:2384. 4,500

Mosholu Realty Co to Peter Herche. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st, x e and n e 128.7 to beginning. Aug 3, 3 years, 6%. Aug 6, 1909. 11:3086. 5,000

Same to same. Same property. Certificate as to above mortgage. July 30. Aug 6, 1909. 11:3086. ——

Michel, Lena with Mosholu Realty Co. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st, x e & n e along n s 182d st, and w s of Belmont av, 128.7 to beginning. Subordination agreement. Aug 3. Aug 6, 1909. 11:3086. nom

Massimino (John) Co to Wm I Seaman. Davidson av, e s, 188 n 177th st, 51.4x54.10x65.9x55.1. Prior mort $9,000. Aug 5, 2 years, 6%. Aug 6, 1909. 11:2862. 1,450

Mellivin Realty & Construction Co to HARLEM SAVINGS BANK. Honeywell av, n e cor 178th st, 24.11x88. Aug 6, 1909, 3 years, 5%. 11:3122. 18,000

Same to same. 178th st, n s, 88 e Honeywell av, 24.8x65.1x24.8 x64.11. Aug 6, 1909, 3 years, 5%. 11:3122. 7,500

Same to same. Honeywell av, e s, 44.11 n 178th st, 20x88. Aug 6, 1909, 3 years, 5%. 11:3122. 8,000

Same to same. Honeywell av, n e cor 178th st, 24.11x88; 178th st, n s, 88 e Honeywell av, 24.8x65.1x24.8x64.11; Honeywell av, e s, 44.11 n 178th st, 20x88. Consent to three morts aggregating $33,500. July 12. Aug 6, 1909. 11:3122. ——

Same to same. Same property. Certificate as to three morts aggregating $33,500. July 12. Aug 6, 1909. 11:3122. ——

McKenna, Kath J to Edw McK Whiting guardian John S Wilson. Buchanan pl, n s, 125 w Jerome av, 25x100. Aug 2, 3 years, 5½%. Aug 9, 1909. 11:3196. 5,000

Mellwin Realty and Construction Co to Frank H Ten Eyck et al trustees Harriet H Ten Eyck. Honeywell av, e s, 24.11 n 178th st, 20x88.8. Aug 6, 3 years, 5%. Aug 9, 1909. 11:3122. 8,000

Same to same. Same property. Certificate as to above mort. Aug 6. Aug 9, 1909. 11:3122. ——

McDermott, Geo W to Henry T Fitzell. Teasdale pl, s s, 119.10 e 3d av, 25x100. Prior mort $19,000. Aug 5, due, &c, as per bond. Aug 10, 1909. 10:2621. 5,000

Mullen, Richd J to BRONX SAVINGS BANK. Creston av, e s, 93 s 183d st, two lots, each 16.8x89.6. Two P M morts, each $5,000. Aug 9, 5 years, 5%. Aug 10, 1909. 11:3163. 10,000

Mann, Edw to Edw E Black. Summit av, s w cor 166th st, 75x50. Aug 9, due, &c, as per bond. Aug 10, 1909. 9:2526. 2,000

O'Connor, Ann T to Sarah F Cornish. Aqueduct av, e s, 311.7 n 183d st, 42.2x—. Certificate as to correction of interest, date, &c. July 26. Aug 7, 1909. 11:3212. ——

O'Grady, James to Clara Best. Wendover av, s s, 51.11 w Brook av, runs s 75.3 x w 18.3 x w — to Mill Brook, x n — to Wendover av, x e 54.8 to beginning. Aug 10, 5 years, 5%. Aug 11, 1909. 11:2896. 15,500

Reynolds, Sophie V with Manhattan Mortgage Co. Kelly st, e s, 230.3 n 165th st, 50x100. Subordination agreement. Aug 6. Aug 7, 1909. 10:2716. nom

Rehbock Construction Co to LAWYERS TITLE INS AND TRUST CO. Mt Hope pl, late Morris st, s s, 110.11 e Jerome av, 50x 125. Building loan. Aug 9, due Feb 9, 1910, 6%. Aug 10, 1909. 11:2851. 28,000

Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1909. 11:2851. ——

*Ringelstein, Chas to Alwell Realty Co. Plot begins 195 w White Plains road, at point 120 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Aug 10, due, &c, as per bond. Aug 11, 1909. 4,000

Sussman, Ray to Wm S Sussman. Kelly st, No 48, e s, 325 n 156th st, 25x100. Prior mort $8,500. July 27, 2 years, 6%. Aug 10, 1909. 10:2708. 2,000

Samuels, Charles to Julius Wolf. 148th st, n e s, 221.5 s e Bergen av, 28.1x94.5x25.7x106.1. Prior mort $10,000. July 22, due &c, as per bond. Aug 10, 1909. 9:2293. 3,500

Steinmetz Construction Co to Balthasar Schoppelrey. Vyse av, w s, 150 n 172d st, 25x100. Prior mort $5,750. Aug 6, 3 years, 6%. Aug 10, 1909. 11:2989. 2,000

Same to same. Same property. Certificate as to above mort. Aug 6. Aug 10, 1909. 11:2989. ——

Schwarzler, Minnie to Catrine Helbock. 167th st, No 458, s s, 118.10 w Washington av, 22.2x100. P M. Prior mort $ ——. July 30, 3 years, 6%. Aug 6, 1909. 9:2388. 2,500

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. July 10, demand, 6%. Aug 6, 1909. 11:3121. 2,500

Same to same. Same property. Certificate as to above mortgage. July 10. Aug 6, 1909. 11:3121. ——

*Scully, Michael to George Hauser. Adams st, e s, 218 s Morris Park av, 22x—x25x100, and being lot 40 map Van Nest Park. Aug 5, due Dec 1, 1912, 5½%. Aug 6, 1909. 3,500

Schwarzler, August F to Catherine Kelly. 179th st, No 1020, s s, 132 w Boston road, 41.6x80. Prior mort $24,000. Aug 9, 1909, 2 years, 6%. 11:3136. 3,500

Schwarzler, August F to Leo P Kelly. 179th st, No 1018, s s, 173.6 w Boston road. Aug 9, 1909, 1 year, 6%. Prior mort $24,000. Aug 9, 1909. 11:3136. 2,000

Stewart, Thos A to Esther F Hopping. Ogden av, w s, 50 n 171st st, 25x100. July 19, due July 28, 1912, 6%. Aug 9, 1909. 10:2536. 2,500

Siener, Charlotte S to Mary S Todd. 198th st, s s, 80 w Briggs av, 25x98. Aug 10, 1909, 1 year, 6%. 12:3301. 2,000

Schmidt, Minnie and Nathan Blau with DOLLAR SAVINGS BANK. 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9. Subordination agreement. Aug 10. Aug 11, 1909. 12:3343. nom

Schmidt, Minnie to DOLLAR SAVINGS BANK of City N Y. 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9. Aug 10, 1909, due June 1, 1910, 5½%. 12:3343. 3,500

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Thornton Brothers Co to Fanny Behlen and ano. 180th st, No 411, n s, 105 w ParR av, 20x93.10x20.1x92.1. June 24, 3 years, 5%. Aug 12, 1909. 11:30:30. 4,000

University Heights Realty Co to Hubbell Hardwood Door Co. Andrews av, Nos 2334 and 2336, e s, 223.11 s Fordham road, 50x100. Sub to all liens. Aug 4, 3 months, 6%. Aug 10, 1909. 11:3218. 472.60

Utsinger, Chas E to A J Schwarzler Co. Clay av, No 1260, e s, 376.6 n 168th st, 40.5x80. P M. Prior mort $——. Aug 2, 4 years, 6%. Aug 12 1909. 9:2427. 3,750

Vincent, Valentine Co to Fredk G Lee. Wales av, w s, 100.8 n 142d st, 25.2x113.8x25x116.7; Wales av, w s, 125.10 n 142d st, 45.2x120.5x97.5x113.8. P M. Prior mort $3,220. Aug 2, due, &c, as per bond. Aug 10, 1909. 10:2574. 4,000

Vought, Henry H and Nathan F Vought to LAWYERS TITLE INS AND TRUST CO. Andrews av, e s, 460.11 s Fordham road, also 652 n 183d st, runs e 100 x s 28 x w 100 to av, x n 28 to beginning. Aug 9, 3 years, 5%. Aug 10, 1909. 11:3218. 7,500

Van Nest Woodworking Co to Geo Costar. Jefferson st, n w cor Railroad av, 358x265.6x122.6x125. P M. Prior mort $6,250. Aug 5, 2 years, 6%. Aug 6, 1909. 2,000

Weisman & Herman, a corpn, to Cath M Finnen. Minford pl, e s, 150 n 172d st, two lots, each 37.6x100. Two morts, each $5,000. Two prior morts, $18,000 each. Aug 5, 3 years, 6%. Aug 6, 1909. 11:2977. 10,000

Same to same. Same property. Two certificates as to above mort. Aug 5. Aug 6, 1909. 11:2977. ——

Weber (Louis) Building Co with TITLE GUARANTEE & TRUST CO. Eastburn av, w s, 43.3 n 173d st, — x—. Subordination agreement. July 28. Aug 6, 1909. 11:2794. nom

Willgerodt, Oscar to SEAMENS BANK FOR SAVINGS in City N Y. Aqueduct av, w s, 514 n 183d st, 50x100. Aug 11, 1909, 5 yrs, 5%. 11:3218. 15,000

Weller, Frederick, Jr, and Ernest L Meeker to Burdick Realty Co. Nelson av, e s, 260 n 175th st, 50x97.4x52.6x81.7, and being lots 201 and 202 map of Century Investing Co. P M. Prior mort $9,500. Aug 9, due, &c, as per bond. Aug 11, 1909. 11:-2876. 3,150

Same to Cresco Mortgage Co. Same property. Building loan. Aug 9, due Feb 10, 1910, 6%. Aug 11, 1909. 11:2876. 9,500

*Wadick, Mary F to M Katherine Wadick. 222d st, n s, 279 e White Plains road, and being w ¾ of lot 602 map Wakefield, 75 x114. July 26. 3 years, 6%. Aug 10, 1909. 350

Winnie Realty and Construction Co to TITLE GUARANTEE & TRUST CO. Fox st, w s, 433.3 n Longwood av, two lots, each 33.4x100. Two morts, each $17,000. Aug 11, due, &c, as per bond. Aug 12, 1909. 10:2709. 34,000

Same to same. Same property. Two certificates as to above morts. Aug 12, 1909. 10:2709. ——

*Zuelch, George to Wm Ludden of Brooklyn. Barker av, e s, 133 n Magenta (Julianna) st, 33x125 Olinville. Aug 5, due, &c, as per bond. Aug 12, 1909. 3,500

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 5.

No Judgments in Foreclosure Suits filed this day.

Aug. 6.

Riverside Drive, e s, 52.7 n 113th st, 51x111.9 x50x98.7. Robert E McDonnell agt Winthrop Realty Co et al; Miles M O'Brien, Jr, att'y; Henry A Brann, ref. (Amt due, $13,845.)

Av A, w s, 192.2 s 75th st, 85.8x101.3x69.11x100. Margaret W Johnston agt Clarence Clayton et al; Edgar Whitlock, att'y; Maxwell Davidson, ref. (Amt due, $10,215.)

Madison av, s w s, 28 w Kingsbridge rd, 25x96.6. John Knobloch agt Henry Schmidt; Geo W Simpson, att'y; Henry Hopkins, ref. (Amt due, $7,934.50.)

Av A, e s, 118.6 s 17th st, 19.6x95.6. Abraham Roffman agt Miriam Levitt; Schenkman & Brown, att'ys; Gilbert H Montague, ref. (Amt due, $5,381.66.)

Grand st, n e cor Ridge st, 43.10x100. Gustav Lange agt Benjamin Leipzig et al; Gustav Lange, Jr, att'y; Edmund J Tinsdale, ref. (Amt due, $19,489.77.)

141st st, Nos 212 & 214 West. Louis Keller agt Herman Aaron; Holmes & Rogers, att'ys; Edw L Parris, ref. (Amt due, $19,114.24.)

Aug. 7.

No Judgments in Foreclosure Suits filed this day.

Aug. 9.

Duncomb av, w s, 100 s Julianna st, 100x250 to Newall av; Marie Hughes agt Francis Shackell; Louis Sturcke, att'y; Horace D Byrnes, ref. (Amt due, $3,788.75.)

Concord av, No 331. Wm B Hays agt Celia Becher et al; Addison Gardner, att'y; Chas L Cohn, ref. (Amt due, $5,956.84.)

Av D, s w cor 104th st, 108x105. Northern Bank of N Y agt Henry Demmerle et al; Gifford, Hobbs & Beard, att'ys; James Kearney, ref. (Amt due, $1,102.83.)

Aug. 10.

Lafontaine av, w s, 75 n 178th st, 37.6x100. Katrina A Henderson agt Stefano La Sala et al; Quackenbush & Adams, att'ys; Maurice Wormser, ref. (Amt due, $8,791.20.)

72d st, n s, 75 e West End av, 25x100. Henry T Casey agt Wm M D De Peyster; John C O'Connor, att'y; Maurice Deiches, ref. (Amt due, $9,391.58.)

Aug. 11.

Broome st, No 113. Simon Hammerstein agt Joseph Wolf et al; Cohen Bros, att'ys; Maurice J McCarthy, ref. (Amt due, $9,086.72.)

49th st, Nos 326 to 330 East. Wilhelmina Bohland agt Minnie Schapiro et al; Feltenstein & Rosenstein, att'ys; Edwin W Sohmer, ref. (Amt due, $30,438.91.)

Rogers pl, w s, 508.10 n Westchester av, 17.5x70.10x17.6x71.1.

Rogers pl, w s, 520.3 n Westchester av, 17.1x20.9x17.7x20.10.

Victorine Curnick agt Harry F Marker et al; Harold C Knoeppel, att'y; Wallace S Fraser, ref. (Amt due, $3,710.)

LIS PENDENS.

Aug. 7.

118th st, Nos 111 to 415 East. Murtha & Schmohl Co agt Max Lipman et al; action to foreclose mechanics lien; att'ys, Wilson, Berker & Wager.

Aug. 9.

No Lis Pendens filed this day.

Aug. 10.

Courtlandt av, e s, 50 n 151st st, 25x100. Peter F Wirsing, et al admrs; partition; att'y, S Lent.

Woodycrest av, No 121, leasehold. K Conton agt Winnifred F Harding, indiv and committee et al; ejectment proceedings; att'ys, Marsh & Bennett.

Aug. 11.

115th st, Nos 111 & 113 East. Yetta Berkowitz agt Ida B Hyman et al; action to set aside deed; att'y, A H Brill.

Aug. 12.

72d st, No 405 East. Ike Finkelstein agt Karoline Adler et al; action to foreclose mechanics lien; att'y, H Koppelman.

Aug. 13.

179th st, s s, 127 e Valentine av, 25x99.10. Randall Salisbury agt Louisa Casina et al; action to set aside deed; att'ys, Reeves, Todd & Swain.

East Houston st, No 279.

11th st, s s, 333 w Av C, 25x94.9.

117th st, Nos 538 & 540 East

119th st, s s, 285 e Park av, 27x100.11.

Northern Bank of N Y agt Albert Reitman et al; action to set aside transfer, &c; att'y, C L Hoffman.

7th av, No 260. Otto Petersen agt Augusta Polifeme et al; action to foreclose mechanics lien; att'y, G C Franciscus.

FORECLOSURE SUITS.

Aug. 7.

83d st, No 602 East. Park Mortgage Co agt Jacob Harrison et al; att'ys, Fettretch, Silkman & Seybel.

101st st, Nos 103 & 105 East; two actions. Lionello Perera agt Gussie Englander et al; att'y, L Skidmore.

Aug. 9.

Madison av, w s, 60 n 116th st, 40.11x110. Rosanna Rosenfeld agt Benjamin Natkins et al; att'y, A Cohen.

Aug. 10.

Brook av, n w cor 156th st, 100x24.11x irreg. Gustav W Beck agt Philip Scherr et al; att'y, C L Foltz.

Lexington av, n w cor 33d st, 26.8x100. Bridget Clare agt Thomas H Monroe indiv and admr et al; att'y, J L Clare.

Lot 323, map 1114 A, map of 329 lots, part of Schieffelin Estate, 24th Ward. Henry H Jackson agt Eugene H Cocheu et al; att'y, S H Jackson.

Chisholm st, s w cor Jennings st, 25x76.6. Anna Stein agt Adelina Gollubier et al; att'y, C Stein.

17th st, s s, 250 w Union Square West, 25x92. Metropolitan Life Insurance Co agt Thomas McKeone et al; att'ys, Ritch, Woodford, Bovee & Butcher.

11th st, Nos 301 to 309 East.

12th st, Nos 304 to 308 East.

Iphigenia Z Place agt Simon Uhlfilder et al; att'ys, Wells & Snedeker.

Madison av, No 274. City Real Estate Co agt Percy B O'Sullivan et al; att'y, H Swain.

Aug. 11.

Mott st, No 120. Samuel Aronson et al agt Carmela Lama et al; att'ys, Aronson & Salant.

80th st, No 110 West. May W Bloom agt Elizabeth McKnight et al; amended; att'y, J H Rogan.

Attorney st, No 122. Harris B Greenberg agt Joseph L Weber et al; att'ys, Kantrowitz & Esberg.

128th st, No 17 East. Emily M Coddington agt Viola H Banning et al; att'y, S B Robinson.

109th st, s s, 76 e Park av, 19x100.11. Ella P Bigelow et al agt Philip Koplik et al; att'ys, Duer, Strong & Whitehead.

106th st, No 311 East. Gertrude K Brennan agt Michele La Sala et al; amended; att'y, A L M Bullowa.

22d st, No 235 East. Anna C S Hassey agt Isaac Schwardron et al; att'y, M Sundheimer.

Broome st, No 424. Catherine A Tone et al agt Bertha De Goode et al; att'y, J G Harris.

Aug. 12.

Timpson pl, n e cor 144th st, 100x75x irreg.

Whitlock av, n w cor 144th st, 20.6x141.8x irreg.

Westchester County Savings Bank agt Land Company Number One et al; att'y, H A Thornton.

Morris av, w s, 250 s 184th st, runs w 203.9 to Walton av, x s 75 x w 204.1 x n 75 to beg. Samuel A Archibald agt Michael E Foody et al; att'y, E D Patton.

121st st, No 229 East. Rose Bardach agt Henry H Korn et al; amended; att'ys, Hymes, Woytisek & Schaap.

Pleasant av, No 423. Claude V Pallister agt Geo C Kline et al; att'ys, Reed & Pallister.

Av B, s e s, intersec s w s 13th st, 29.5x93. Maximilian Fleischman Co agt Henry Bergman et al; att'ys, Jackson, Arnold & Fleischmann.

111th st, No 311 West. John J Radley agt Mella Hylkema et al; at'y, J E Kelly.

Broadway, n w s, 152 s w Houston st, 25x200 to Mercer st. Francis K Pendelton et al agt Simon Uhlfelder et al; att'ys, Anderson, Pendelton & Anderson.

Aug. 13.

Kingsbridge rd, s w s, 98 s Heath av, runs w 68.1 to Heath av, x s w 45.6 x e 89.9 x n 40 to beg. Park Mortgage Co agt Bartholomew Donovan et al; att'ys, Fettretch, Silkman & Seybel.

110th st, No 10 East. Barbara Schmidt agt Knepper Realty Co et al; att'y, J C Hoeninger.

97th st, Nos 315 to 325 East. John S Lyle agt Samuel P Pearson et al; att'ys, Philbin, Beekman & Manken.

Eagle av, No 688. Park Mortgage Co agt Frank Valenti et al; att'ys, Fettretch, Silkman & Seybel.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Aug.

7 Arthur, Horace E Hillyer 69.92
7 Atkins, Marie J—C H Jones.....934.29
7 Adams, Louis B—B C Ga Nues.....627.45
10 Anderson, James L C M Fisk.....118 16
10 Armstrong, Alice I—Burdett College....34.66
11 Andrews, William—S Reiss et al 112 01
11 Aronowitz, Meyer—O H Kraeger.....87.81
11 Adler, Elias J et al—H Richard....3,594.44
12 Adler, Rudolph—McDermott Dairy Co..101.77
13 Adams, Albert J Jr—R G Chase Co....363.59
13 Arfman, Walter H C White Co of N Y. 113.15
13 Arnstein, Joseph—United Dressed Beef Co. 300.59
7 Bello, Tony—Julius Kessler & Co....77.66
7 Billings, Geo J——the same 218.91
7 Basch, Sigmund—N Y Telephone Co..25.49
7 Biffar, Bernard J——the same 32.59
7 Baroni, Albert—J S Sills et al.....182.24
7 Brous, Jacob, Louis, Philip & Herman D*—American Woolen Co of N Y.....352.11
7 Brugger, Barbara et al—C Uhlinger..736.87
7 Bishop, Bennett et al—A W Catlin...139.62
9 Burdick, Estella P—R O Gilbert.....67.94
9 Burns, John—O P Barker.....455.94
10 Blank, Sigmund R—H Spiegel et al....44.75
10 Brandizer, Regina—A Herzig.....54.65
10 Boush, Hattie G—E L Platky et al exrs. 370.07
11 Bellotti, Michael, Michael, Jr, & James*—N Y Telephone Co..... .....28.74
11 Buck, Louis——the same 33.57

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

11 Blake, Daisy A——the same 46.50
11 Biber, Sigmund—G A Rupp 115.36
12 Brancato, Gaetano—Bennett Sloan & Co. 125.73
12 Bochen, Victor—S B Klein 294.65
12 Baird, Wm A—Crum & Forster 32.66
12*Bauer, Joseph et al Brighton Mills.106.60
12 Brown, Michael T—Engel-Heller Co...415.91
12 Baldwin, Ernest L—A Simons 112.31
12 Blankfort, Bernard* & Joseph et al—G F Victor et al 284.30
12 Baird, Edw D—J Matthews et al.....65.78
12 Bader, August—A Leunis et al.....25.41
12 Botvinick, Louis—W F Clemmons....92.72
13 Brown, Falk—H J Levy et al.....74.91
13 Berkowitz, Samuel—I Hammer et al..165.84
13 Brown, Harry F—A Hauser et al.....121.91
13 Binnotte, Vincenzo—A Forte 34.41
7 Carson, Chas G—N Y Telephone Co...114.94
7 Crawford, Robert——the same 52.30
7 Chapnik, Bernet & Mollie—M Mozar...112.15
7 Cooper, J Edwin et al—Atlantic Coast Line R R Co..... .....costs, 65.25
9 Cummings, James F—Mercantile Finance Co..... .....40.00
9 Cordell, Charles G——the same 13.41
9 Carlin, James—B Weil 35.66
10 Creter, Elizabeth—Howard & Childs Co. 369.00
10 Cohen, Samuel D—M Yacker 42.15
10 Cutner, Samuel A—Universal Textile Co. 595.76
10 Chapman, Isaac C—The Chas N Crittenton Co..... .....1,763.09
10 Copin, August—G Saltford 60.58
10 Crosby, Charles W—B Shonberg 75.42
11 Chatoff, Norman—N Levy et al 36.10
11 Carpel, Edward—H A Jourdan Co.....62.56
11 Ciancimino, Calogero—O H Kraeger...45.51
11 Camargo, Tomas C—A A Michell.....59.72
11 Chase, Chas G—J Newton Van Ness Co.51.41
11 Carpenter, Edw C—M Friedberg.....175.11
11 Cavanaugh, Ralph W et al—F L Lower. 3,997.91
12 Cohen, Davis—M Dreyfuss et al.....366.29
12 Cuomo, John—M Dohrmann 220.54
12 Converse, Edmund C Jr—M Ehrenreich. 989.47
13 Cline, Adolphus—S Price 46.07
13 Corrigan, Annie—T A Shiels 520.67
13 the same——the same 520.67
13 Contino, Angelo—N Y & N J Telephone Co. 24.70
13 Corle, Christianus V D—E Carpenter..... .....197.01
7 Dominik, Paul—J M Tully et al.....624.41
9 Dusart, Geo C—J G Plumb.....129.51
9 Davidson, Adela—M Woolf 59.82
9 Dwyer, Chas F—D J Heffner et al..282.62
10 Dunford, Wm—J Sebel 61.55
10 de Florez, Raphael—The Press Pub Co.. .....1,278.39
10 Dickman, Samuel and Louis—N Y Butchers Dressed Meat Co.....1,579.03
10 Driscoll, Cornelius B—S P Ettinger...28.53
10 Day, Wm—J Landsman 97.14
9 Epstein, Isadore—S Harris et al.....140.38
11 Eckstein, Oscar P—A Nemirowsky 88.46
12 Economopulos, Nicholas et al—L Kehlmann 54.67
12 Enslin, Carl—C A Metzger.....163.36
12 Elterman, Abraham—J Hyman..costs, 382.66
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12 Evans, W J—F B Coates.....87.41
13 Elsworth, Joseph W Jr—C Reilly....101.00
13 Edward, Peter W—J Levay 123.20
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7 Feld, Clarence M—Hanlon & Goodman Co. 51.07
7 Frost, Charlotte B—S Rosenthal.....77.41
7 Fischbain, Harris et al—N Y Telephone Co. 22.30
10 Flemming, Ralston—N Y Tel Co 36.13
10 Forney, Mowbray W—The Courier News Pub Co..... .....33.47
10 Ferber, Nathan and Cilley—M Newgold et al..... .....costs,, 47.07
10 Fried, Chas—S J Bloomingdale et al..128.49
11 Fine, Jacob—H Gottlieb 80.16
11 Friedman, Harris—Imperial Mfg & Trading Co..... .....72.54
11 Fitzgerald, Patrick F—Rock Plaster Mfg Co..... .....136.17
11 Fishbourne, William & Rose—B Seeley.... .....costs, 100.00
12 Feinstein, James & Louis—L J Jacobs.478.41
12 Flegenheimer, Antoinette, admrx—Mercedes Repair Co..... .....547.28
12 Friedman, Harry—A Bleyer et al....208.31
12 Friedman, Louis—H Cohen 38.48
13 Feller, Benjamin & Samuel—C Dimon.122.12
13 Foster, Orlando H—A Silz 405.58
7 Gilles, Abram et al—N Y Telephone Co. 22.30
7 Grab, Helen L—T J Meehan 69.41
9 Globes, Alex—W A Leonard 135.78
9 Geare, Iltyd H—L G Duquet.....702.39
9 Gillette, Mott G—H Schwartz 75.41
9 Gill, Wm H—W E Ferguson et al..100.41
10 Gyftakis, Constantine S—T K Hughes..43.17
10 the same——J Varvitsotis 95.91
10 Guttman, Adolph—N Y Tel Co.....92.76
10 Gindin, Moe—A Zweifach Co.....164.23
10 Gifuni, Joseph—F Tocci 265.91
10 Goldsmith, Samuel J—J Stern et al..192.19
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11 Giolito, Oreste—N Y Telephone Co....33.21
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11 Goffin, Clara—J Schindler 25.56
11 Gordon, Abraham & Samuel et al—S Jarmulowsky 1,425.93
11 Goldman, Abraham & Louis et al—A Ronsezweig et al 20.96
11*Goldberg, Jeanette et al—H Richard.3,594.44
12 Glynne, Michael—N Y Telephone Co...54.29
12 Gabler, Frank M—New Amsterdam Casualty Co..... .....32.47
12 Greenwald, Charles—Progressive Cycle & Automobile Supply Co..... .....504.04
13 Geller, Louis et al—M A Cohn.....548.89
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13 Greimel, Frank—J C O'Connor..costs, 117.99
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7 Heilmuth, August—Julius Kessler & Co. 132.41
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9 Horwitz, Antonia—Cramer Meyer Co.30.97
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9 Hoage, D Ivison—S L Kaye.....115.71
9 Howard, Wm S—W F Grier 139.49
9 Hopkins, Eustis L—John H Pugh and Frances A L Haven exrs—S V Baker et al ....costs, 212.62
9 Hammerstein, Abraham—Crystal Realty & Construction Co..... .....90.06
9 Hanley, David M—Central Glass Co.....71.50
10 Herbert, Edward—N Y Tel Co.....72.35
10 Henninger, Chas——the same 34.65
10 Hughes, Andrew J—A T Schneider..846.45
11 Henderson, James C S—A L Lowenstein. 10,068.04
11 Hofmann, Rudolph, Jr—N Y Telephone Co. 36.19
11 Hookey, Wm T—W W Talley 71.19
11 Hart, Wm W—P Cooke et al.....40.65
11 Hill, John—Rock Plaster Mfg Co.....204.01
11*Hinds, Howell et al—F L Lower...3,997.91
12 Huebsch, Leopold F et al—N Y Telephone Co..... .....46.58
12 Hinrichs, Geo F—E P Goodrich 74.41
12 Heubsch, Leopold—H P Roberts 134.80
12 Harrison, James A et al—Brighton Mills. 106.60
12 Heumann, Geo M—J C Lohse 85.66
13 Hance, Charles—N Y & N J Telephone Co. 40.73
13 Hamlin, Wm E—Glenside Woolen Mills. 2,252.43
13 Harrison, W Joseph—W Ballison et al. .....costs, 67.12
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13 Hupfer, Edw J—F D Richardson.....126.01
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9 Irwin, Robert E—R L Dolphin 143.99
11 Isaacson, Israel—N Y Telephone Co..27.95
9 Jamison, John T—Mercantile Finance Co. 23.62
9 Jones, Edward—J Shandley et al..... .....costs, 59.43
10 Jackson, John—A Johnson 166.11
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11 Jones, John M—N Y Telephone Co....69.90
11 Jaffe, Moses & Benjamin—Olin J Stephens, Inc 169.20
11 Jordan, Clark L—R F McBride et al..148.30
11 Jones, Frederick A—N Y Cab Co.....63.01
12 Janowsky, Joseph—R Abramson 49.41
7 Kutyn, Paul et al—N Y Telephone Co..22.30
10 Kelly, John—A Fredericks 50.52
10 Kelly, Joseph—W Joseph et al.....101.37
10 Kessler, Oscar—H Benowitz 116.79
11 Kivarcianski, Antons—V Markowski...45.75
11 Kwistkoski, Wm J or Koski—M Rosenfield et al 78.52
12 Katscher, Charles—N Y Telephone Co.50.04
12 Kasineta, Samuel & Rachel—L Dickman et al 27.65
12 Kaplan, Henry—J O Goldstein.....119.40
12 Koch, George—F A Hall.....74.65
12 Kling, David et al—A H Beyer.....1,360.05
12 Knowles, Horace G—F Wise.....49.31
12 Kolbe, Charles—M Kolbe.....costs, 52.18
12 Kalmonowitz, Abraham—Standard Oil Co of N Y..... .....244.54
12 Kohle, Arthur A—Jacobs Bros Co....490.09
13 Kramer, Aaron et al—M A Cohn.....548.89
13 Kaufman, Harry—Rexton Realty Co..70.25
13 Kranz, James M—A Bakst et al.....384.58
12 Kellogg, David M et al—E Lissberger.... .....4,671.72
7 Leiser, Marcus—N Y Telephone Co....24.61
9 Lachman, Geo—E A Scott 94.72
9 Levin, Max and Rose Blumenthal—L Marskel..... .....61.41
10 Levinthan, Hyman—S Levinthan 84.65
10 the same——A Levinthan 99.65
10 Levi, Morris—Chas J Bogue Electric Co. 53.55
10 Landenberger, Chas—G F Schober..1,148.17
10 Lewson, Geo—Associated Merchants of N Y 110.22
10 Lefkowitz, Simon—M J Burstein..12,600.11
10 Leichter, Benj—J Weissberger 274.79
11 Levkovitz, Sigmund—M Zimmermann Co. 256.19
11 Lowden, Wm B—C Rounds 70.96
12 Lefkowitz, Charles—N Y Telephone Co.24.84
12 Lee, Joseph C——the same 33.74
12 Lietz, Chas F—Morning Telegraph Co..81.25
12 Lepore, Christ—S Pollak 9.41
13 Lyon, James A—J Sinnott 487.01
13 La Mura, Frederick—E D Murphy et al. 36.21
7 Mallory, Harry C—J D Nashearny....124.23
7 Meader, John F et al—A W Catlin....139.62
9 Michael, Marroon and Anton, Richard Korkemas and Assof F Ganem—Falconer Towel Co..... .....147.91
9 Martier, Richard—F A Hall 32.30
9 Marker, Joseph—H A Gordon 64.31
10 Mitchell, Daniel W—P Meyer 140.77
10 Marks, Joel—H Pomrinse 742.76
10 McClellan, Geo B—People, &c ....costs, 22.50
11 Mathieson, Richard M—Fisher Mitchell Co. 70.64
11 Moses, Sigmund et al—Niagara Wood Working Co 852.11
11 the same——the same 961.58
11 Miggins, Abraham—M Garlick et al..152.35
11 Moore, Chas V—E Badt 225.97
11 McNeill, Michael W—Curtis Blaisdell Co. 415.01
12 Miller, Edward—N Y Telephone Co...30.25
12 Mason, Nathan L—the same 64.26
12 McKoon, Dennis D—G R Sutherland.1,846.12
12 the same——the same 1,170.68
13 Mitchell, Atticus H—N Y & N J Telephone Co..... .....38.50
13 Michel, Ida—H Poltmann et al..costs, 23.15
7 Napelbaum, Moses—Steinhardt Bros & Co. 210.19
7 Napier, Hugh A & John—Armour & Co 1,537.02
7 Nelle, Annie et al—C Uhlinger.....736.87
9 Naylor, Hartman—H Malkan 61.31
11 Nolty, Stephen—H Blenderman 78.64
12 Nichthouser, Berthal—H Lorge 31.41
12*Nicholson, William A et al—E Lissberger. 4,671.72
13 Nappi, Sarerio—J W Dusenbury et al.122.18
7 O'Neill, James A—Charles Cooper & Co. 26.70
7 Oswald, Bernold—D Crandall et al....30.31
10 O'Sullivan, Percy B—C H Bachem.....524.94
10 O'Neill, Geo—Max Stiner & Co.....218.59
11 Olson, Chas J—C F Nahmacher 447.07
12 O'Reilly, Daniel—N Y Telephone Co..165.85
12 O'Connor, Nicholas R—Terra Marine Co.22.61
9 Petron, John—Centralia Broom Co....118.91
9 Pine, Howard—J Sibbett 90.50
9 Palmerie, Vincent—B Badanes.....38.22
9 Petron, John—F H Bookshop 38.28
10 Plaff, Edward—Federal Sign System Electric 66.95
10 Pugh, Joseph N—E Kraft.....costs, 73.95
11 Proctor, John H—F M Michell 48.72
11 Pappone, Zito—E Pozzo 50.72
11 Perlman, Abraham & Mary et al—S Jarmulowsky 1,425.93
12 Pidgeon, Thomas X—N Y Telephone Co. 25.89
12 Philandrinos, Spiros et al—L Kehlmann. 54.67
12 Page, Chas B—E Page.....costs, 186.35
13 Pugliese, Alfonso—N Y & N J Telephone Co..... .....39.44
13 Peck, Theo G Jr—G E Schultze.....215.40
9 Quick, Augusta—D J Heffner et al..73.62
9 Quinby, Frederick J and Helen S, and Edward H Matting—The Nassau Trust Co of Brooklyn 636.84
9 Rider, Chas—T R McMann Co.....220.58
9 Rommel, Hans—M Schlossnagle 121.45
10 Risbrough, Edward B—N Y Tel Co.....81.49
10 Riesel, Ernest—Am Exchange Cigar Co.64.96
10 Reeber, Frank—Press Pub Co.....192.22
10 Romano, Guiseppe—J Stella 113.56
10 Roche, James—J J Bloomingdale et al.70.70
10 Ruppel, John—L Trapp 59.31
11 Rouauette, Wm B—A Goldinger 81.39
11 Rosenbaum, Morris—L Markel 84.72
11 Rosenzweig, Joseph—H Garfinkel 27.41
11 Rosenheim, Julius—Simon Strauss, Inc. 143.62
12*Reeves, John C et al—N Y Telephone Co. 100.06
12 Rheinstrom, Samuel M et al——the same. 100.06
12 the same——the same 39.31
12 Rosenthal, Chas A——the same 40.11
12 Russell, John W—M Phillips.....523.48
12 the same——M A Phillips 2,247.28
12 Reiser, Solon J—I Haas et al.....94.63
12 Ryley, Thomas W—H F Kyte.....44.41
12 Raisch, Charles—R Arkush 214.82
12 Rich, Edw B—W Abramson.....1,601.53
13 Rauch, Beckie et al—M A Cohn.....548.89
13 Rubin, Morris—Holland Shirt Co.....35.27
13 the same——Robert Reis & Co....159.80
13 Rosenberg, Abraham—C H Tiebout et al. 125.56
13 Rosenbaum, Theresa* & Saly—W T Johnson 2,616.11
7 Shea, Jerry—N Y Telephone Co.....51.16
7 Schlessinger, Henry——the same 21.36
7 Scheier, John H——the same 86.05
7 Sullivan, Mary—J Seeman et al.....41.15
7 Stricker, Fred et al—Atlantic Coast Line R. R. Co..... .....costs, 65.25
7 Schnopp, Mary, gdn -J J Sheehan..... .....costs, 22.72
7 Stein, Jozef—S Michaels 135.12
7 Sullivan, James M—J Schwartz et al.174.90
9 Stallo, Edmund K—E C Ellis 87.42
9 Shine, Francis X—E D Murphy et al.695.86
9 Swift, Stephen J—M P Weisel 50.96
9 Scammon, Albert Q—W A Feist.....931.65
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9 Stanton, Melville—B Badanes 22.22
10 Sullivan, Thomas & Isaac Borg—N Y Tel Co 34.11
10 Sanger, Harry and Mack W——the same. 46.13
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10 Schumacher, Herman——the same ...26.30

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11 Siegel, Max J—H Gottlieb 105.16
11 Strand, Amandus E A Salstrom.....46.65
11 Seidel, Bernard et al—H Richard....3,594.44
12 Spitz, Leopold et al—N Y Telephone Co.46.58
12 Sagatsky, Jacob—J Dickman et al...47 60
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12 Springer, Bernat et al—H J McLain..1,644.91
12 Segal, Aaron et al——the same.....1,644.91
12 Shimkowitz, Louis & Yetta F Rosenthal 154.95
12 Schieffelin, Lucy D et al—G R Sutherland 1,846 12
12 the same——the same 390.18
12 Stone, Margaret et al G R Sutherland 1,170.68
12 Schieffelin, Lucy D et al——the same... .....1,170 68
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13 Siegel, Harry—N Y & N J Telephone Co. 37.22
13 Sloan, Frederick W——the same.....62.01
13 Schwarz, Rudolph et al—C D Folsom et al 75.30
13 Silverman, Abraham—German Exchange Bank 1,534.82
9 Thompson, Frederick M—I Secor 46.95
11 Trotta, Enrico—S Tartaglione.....76.47
11 the same——S Tartaglione..costs, 27.41
12 Troffone, Carlo—P Manganelli.....41.91
7 Wilhelms, Charles—Julius Kessler & Co. 149.01
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9 Wheeler, Herbert—The Aeolian Co...85.24
9 Wheeler, Adolph—D J Heffner et al...50.78
10 Woytisek, Louis—Lachman & Jacobi, Inc. 194.01
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12 Wollthan, Carl R et al—A H Beyer..1,360.05
12 Woytisek, Frank & Louis—A H Meyer Co. 141 97
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7 Joseph Menchen Co et al—H W Johns Manville Co..... .....147.18
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7 Multiphone Operating Co—C L Cohn.2,518.97
9 Great Northern Engineering & Supply Co —S Putnam, Jr, et al 54.10
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10 Orient Fruit & Produce Co—N Y Tel Co. 26.71
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12 Edward Miller, Inc—N Y Telephone Co. 72.66
12 Knickerbocker Lunch Co——the same. 35.75
12 Commercial Publicity Corp—M A White. 653.27
12 Scheffer-Foster Realty Co et al—G R Sutherland 1,846.12
12 Sheffer-Foster Realty Co et al——the same. 390.18
12 the same——the same 1,170.68
12 Wollthan Mfg Co et al—A H Beyer.1,360.05
12 United States Horse Ins Co—Bates Advertising Co..... .....45.92
12 Tallman Radiator Co—J H Haaren et al. 173.26
12 Summit Avenue Construction Co—Kingston Securities Co..... .....7,635.81
12 W G Dean & Son—Columbia Auditor..94.01
13 T J Bartley & Co—N Y & N J Telephone Co..... .....35.95
13 Fernwood Co——the same 38.75
13 Schneeman Callister Construction Co——the same 42.97
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13 the same——Marine Mfg & Supply Co. 74.74
13 R Schwarz Macaroni & Egg Noodle Co et al—C D Folsom et al 75.30
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13 National Ice Cream & Mfg Co—G W Gallaway 73.27
13 White Star Transfer Co—J Toth 67.65

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Northwestern Realty Co M J Klein. 1909. .....343.92
Same——same. 1909 .....419.30
Bohemian Real Estate Assn of Winfield—J Berny. 1909 .....1,108.01
Cresco Realty Co et al—J Spiezio. 1909..332.91
Dernberg, Mfg Co—M Corn. 1909.....287.18
[1]Sherman & Co—S A Pope. 1909.....5,621.19
[1]Same——J G Schanck et al. 1909.....1,711.10
Federal Union Surety Co—H F Bindseil. 1909. .....118.70

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Aug. 7.

53—Intervale av, w s, 50 s intersec 169th st & Home st, 25x97.7x irreg. Standard Plumbing Supply Co agt Halvorser Barmore Construction Co & William Churchill 425.00
54—34th st, No 314 East. Herman Weinberg agt Harry & Morris Ginsberg 157.00
55—James st, No 9. Abraham Levine agt Nicholas T Brown, Isaac Mautner & Joseph Mautner 600.00
56—128th st, No 215 West. Isidor Greenberg agt Carrie L Frear 300.00

Aug. 9.

57—133d st, No 5 West. Frank Schwartzman agt William Feltenstein and Sigmund Lazarowitz 50.00
58—53d st, Nos 108 and 110 West. Darcy & Wadds agt Henry Van Schaick & C H Lang 172.00
59 Satisfied.
60—Morris av, Nos 2760 and 2762. Thomas F Lahey agt Edward Elliott 505.35
61—163d st, n s, 90 e Ogden av, 100x100. Michael Ricciardi agt Thomas J Waters, Gallo & Pittelli Construction Co and Antonio Giura 61.15
62—Same property. A C Sittallo agt same. 10.90
63—Same property. T Bevallagna agt same. 11.83

Aug. 10.

64—71st st, No 340 East. Ike Finkelstein agt Joseph Jedlicka & Frank Brann.....150.00
65—Forsyth st, No 184. Samuel Sidoroff agt Max Lancet 43.00
66—Broadway, w s, 93 n 190th st, 50x240 to e s of Bennett st. Frederick B Benedict agt Henry C Naumann 160.00
67—Same property. Same agt same.....600.00
68—Intervale av, n w s, 50 ft s w of 169th st, 25x irreg to Home st. Dorothea Grohman agt Halvorser Barmore Construction Co.38.00
69—Garfield st, e s, 100 n Van Nest av, 30x100. John Bell Co agt First Van Nest Hebrew Congregation, Leiman and Kaplan (reversed) 825.62
70—Broadway, No 3136. William Eisenstein agt John Doe and Eugene M Hoffman..100.00

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GEORGE DOAN RUSSELL LAWYER
TRIBUNE BUILDING, 154 NASSAU ST., N. Y. SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

Aug. 11.

71-Burke st, n s, 100 e White Plains rd, 100x75. Ruggero Stanchina agt David G & John J O'Hara 275.00
72—18th st, No 230 West. Bernard Drucker agt Beatrice E Lawrence 70.00
73 Roebling av, No 2832. Christian Vondran's Sons agt Otto Eichler 100.00
74—Same property. Antonio Tolosi Jr agt same 125.00
75—Broome st, No 236. Bloom & Shapiro agt Yetta Gross, Herman Marcus, Herman Brown Samuel Kopelman and Samuel Marcuson. 125.00
76—Delancey st, No 152. Morris Hochberg agt Isaac Lefkowitz and King & Zolkin....123.75
77—2d st, No 213. Morris Hochberg agt A Siegfried and King & Zolkin.....55.00
78—Quimby av, n s, 130 w Olmstead av, 25x108. Adam Janson agt Emma McGinn or Uhl and Fred Uhl.....445.00
79 234th st, s s, 349.11 w Kingsbridge road, 67.10x irreg. Henry Nordheim agt Wm A Riley 75.00

Aug. 12.

80—Plimpton av, Nos 1311 to 1329. John Norton agt James C Picken 3,350.00
81—126th st, 127th st, 1st av and 2d av, entire block. Cross, Austin & Ireland Lumber Co agt G L & Arthur Ingraham and Harlem River Park Amusement Co, lessee (renewal) 4,692.50
82—Morris av, No 1911. Frederick Widder agt Elmer Stevens 20.75
83—20th st, No 508 West. Rheinfrank House Wrecking Co agt Frederick S Meyers..257.04
84—Van Nest av, No 607. Michael Eanuzelli agt John Rielly & George Broadband....8.00
85—Bronxdale av, n s, 250 w Matthews av, 25x100. Same agt Anthony Fisher & George Broadband 9.75
86—124th st, Nos 154 to 160 West. A P Bigelow & Co agt Uptown Realty Co and Eugene F Kachel 273.92
87—152d st, Nos 277 to 283 East. Solomon Sobol agt F A Waldemar & Oscar Krause. 20.00
88—180th st, No 784 East. Vincent F Bernesser agt Nathaniel Candino & S L'Asperches.....360.00
89—Brook av, n w cor 170th st, 50x90. Adolph Gottesman et al agt Geo H Hill Realty Co.....925.00

Aug 13.

90—Home st, s s, 100 w Intervale av, 25x100. James C Forbes agt Halvorsen Barmore Construction Co.....319.00
91 180th st, No 784 East. Christian Vondran's Sons agt Frederick Meyrr, Nathaniel Candino, Dennis Carraher & Salvat L'Asoerches 175.00
92—Same property. Frank Pittinati agt same. 70.00
93—Same property. Papantonio & Salzano agt same.....700.00
94—Same property. Raffo Sellite agt same. 970.00
95—7th st, No 241 East. Ordo & Silk agt David Goodman 507.35
96—43d st, Nos 311 to 319 West. Edward Smolka & Co agt Charles & Arthur H Scribner (renewal) 261.52

BUILDING LOAN CONTRACTS.

Aug. 7.

Kelly st, e s, 230.3 n 165th st, 50x100. Manhattan Mortgage Co loans Albert Gerhards Inc, to erect two 2-sty dwellings; 11 payments $25,000
Fox st, n s, 122.11 e Prospect av, 76.10x107.6. North American Mortgage Co loans Aqueduct Construction Co to erect a — sty building; 14 payments 28,000
193d st, n s, whole front between Marion & Bainbridge avs, 170.4x32.1x181.3x36.10. Title Guarantee & Trust Co loans John Boyland Co to erect a 2-sty apartment; 6 payments. 40,000

Aug. 9.

No Building Loan Contracts filed this day.

Aug. 10.

Greenwich st, e s, 58.4 n Charles st, 37.6x92x irreg. Mary S Croxson loans Greenwich Holding Co to erect a — sty building; — payments 27,500
24th st, Nos 19 and 21 West. Title Guarantee & Trust Co loans 19 West 24th Street Co to erect a — sty building; — payments. 250,000

Aug. 11.

Vyse av, e s, 200 n Jennings st, 25x100. Manhattan Mortgage Co loans Adela M Harrington to erect 4-sty dwelling; 10 payments. 10,000
Nelson av, e s, 260 n 175th st, 50x97.5x52.5x 81.7. Cresco Mortgage Co loans Frederick Weller, Jr, & Ernest L Meeker to erect two 1-family dwellings; 4 payments 9,500
Victor st, w s, 120 n Morris Park av, 25x100. Alwell Realty Co loans Charles Ringelstein to erect a 2-sty dwelling; — payments..4,000

Aug. 12.

216th st, n s, 397 e White Plains rd, 25x114. Louisa B Diener loans Rudolph & Marie Meyer to erect a 2-sty dwelling; — payments 4,000
Morris Park av, s w cor Garfield st, 25x100. Manhattan Mortgage Co loans Maria & Felix Ferago to erect a 4-sty tenement; 3 payments 12,000
6th av, n e cor 23d st, 98.8x141
24th st, s s, 95 e 6th av, 89x98.9 Bank for Savings in the City of N Y loans Trustees of the Masonic Hall & Asylum Fund to erect a — sty building; — payments.300,000

Aug. 13.

159th st, n s, 100 e St Nicholas av, 120x100. City Mortgage Co loans John H Scully Construction Co to erect three 5-sty apartments, 7 payments 70,000
Mount Hope pl, s s, 110.11 e Jerome av, 50x125. Lawyers Title Ins & Trust Co loans Rehbock Construction Co to erect a 4-sty apartment; 5 payments 28,000
161st st, n s, 150 w Amsterdam av, 50x99.11. Irving Savings Institution loans 507 West 161st St Co to erect a — sty building; 5 payments 45,000
Hughes av, n w cor 179th st, 107.7x186. City Mortgage Co loans O'Leary Realty & Construction Co to erect six 4-story apartments; 11 payments 75,000
Bergen av, e s, 85 s 153d st, runs s 74.1 x e 107.6 to c l of Old Mill Brook, x s 16.7 x e 27.7 to Brook av, x n 206.3 to 153d st, x w 38.9 x s 103.3 x w 82.3 to beg. Jared W Bell loans Conron Bros Co to erect a — sty warehouse; — payments 80,000
Tremont av, n e cor Morris av, 93.1x33.6x irreg. Title Guarantee & Trust Co loans August Jacob Construction Co to erect a 5-sty apartment; — payments.....20,000
Tremont av, n w cor Morris av, 100.3x42.8x irreg. Same loans same to erect a 5-sty apartment; — payments 28,000
Morris av, e s, 300 s 179th st, 20x100. Same loans same to erect a 2-family dwelling; — payments 7,000

SATISFIED MECHANICS' LIENS.

Aug. 7.

No Satisfied Mechanics Liens filed this day.

Aug. 9.

21st st, Nos 18 and 20 West. T Frederick Jackson, Inc agt Twenty-first Street Building & Construction Co. (April 10, 1907) 1,435.57
Same property. Clara Bois agt same. (April 16, 1907) 329.00
Same property. Voightman & Co agt same. (April 18, 1907) 354.90
Same property. National Elevator Co agt same. (April 8, 1907) 3,600.00
Same property. Thomas Galligan agt same. (April 9, 1907) 1,882.29
Same property. John L Keating & Co agt same. (April 11, 1907) 313.50
Same property. A P Bigelow Co agt same. (April 8, 1907) 3,365.88
Same property. Kertscher & Co agt same. (April 9, 1907) 684.00
Same property. J P Duffy Co agt same (April 9, 1907) 1,062.30
Broadway, w s, 50 n 190th st. Charles W O'Shea agt Henry C Naumann. (April 5, 1909) 165.00
Brook av, n w cor 170th st. Max Juster agt George N Hill Realty Co et al. (July 21, 1909) 1,160.00
Same property. Jacob Kaplan agt same. (July 28, 1909) 328.45
21st st, No 42 East. Max Friedman et al agt John A Hadden et al. (June 20, 1909)..245.00

Aug. 10.

Broadway, No 643. Joseph Elias agt Robert B Buckley et al. (March 10, 1909) 14.32
8th av, No 581. Joseph Elis agt Mary A Simpson et al. (March 10, 1909) 81.36
94th st, No 13 East. Henry G Collenburg agt Morris Sternberg et al. (Aug 4, 1909).230.91
102d st, No 318 West. Henry G Collenburg agt Charles Gulden et al. (August 4, 1909) 107.10
103d st, No 317 West. Henry G Collenburg agt Walter E Strobel et al. (Aug 4, 1909) 575.35
West End av, No 692. Henry G Collenburg agt George T Jackson et al. (Aug 4, 1909) 54.08
87th st, No 24 West. Henry G Collenburg agt Alfred V Amy et al. (Aug 4, 1909)...136.00
97th st, No 43 West. Henry G Collenburg agt Hugo B Roelker et al. (Aug 4, 1909)..82.78
Trinity av, w s, 27 s 164th st. John J Donnelly & Co agt Herman Strauss et al. (Feb 17, 1906) 186.80
54th st, No 156 Jacob Schlisinger agt C Lawry et al. (Nov 4, 1908) 1,217.00
Hoe av, Nos 1071 to 1083. Isaac Bonyor agt Mary McCarthy Construction Co et al. (June 25, 1909) 33.16
Brook av, s e cor 170th st. Rogers Terra Cotta Co agt Wm F Lennon Construction Co. (April 22, 1906) 50.00
Anthony av, n w cor 174th st. Charles Bayer Co agt Ekwanok Realty Co. (Aug 5, 1909) 88.00
Same property. Same agt same. (July 21, 1909) 88.00
Broadway, w s, — n 190th st, 50x—. Aaron Schanberger agt Henry C Naumann et al. (June 11, 1909) 150.00
236th st, s e cor of Oneida av, 25x100. Raphael Malango agt Frank Tozzio et al. (Aug 9, 1909) 33.50
Anthony av, n w cor 174th st, 135.7x59.6. Charles Bayer Co agt Ekwanok Realty Co et al. (Aug 5, 1909) 88.00

Aug. 11.

21st st, No 42 East.
20th st, No 41 East.
Chas E Dowdall agt John A Hadden et al. (June 24, 1909) 150.00

Principles of City Land Values

By RICHARD M. HURD, President of the Lawyers' Mortgage Insurance Co., of New York

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103d st, No 317 West. Henry G Collenberg agt Walter E Strobel et al. (Aug 4, 1909)..575.35
Fairmount pl, n s, 225 e Marmion av. James O'Connell agt Bremen Realty Co et al. (April 15, 1909) 49.50
Broadway, n w cor 141st st. McMann & Taylor agt Garnet Hall Realty Co et al. (Aug 2, 1909) 259.71
172d st, e s, 123 s Westchester av. Samuel Weingarten agt Josephine K McOwen et al. (Dec 1, 1908) 55.00

Aug. 12.

86th st, Nos 422 & 424 East. Ignatz Vogel agt Morris Rubin et al. (Aug 6, 1909) 48.00
36th st, No 23 West. Fleischmann Bros Co agt Albert Friedlander et al. (March 2, 1909) 3,643.00
160th st, n s, whole front between Jackson and Forest avs. Antonio Giuri et al agt Anna M S Mestaniz et al. (May 5, 1909) 2,525.00

Aug. 13.

Belmont av, w s, 280 n 181st st. Standard Plumbing Supply Co agt Cerra Realty & Construction Co et al. (April 26, 1909). 1,002.30
172d st, s s, 66.8 w Av A. Morris Delitsky agt Louise Fink et al. (July 6, 1909).200.00
Southern Boulevard, w s, 225 s Penfold av. Geo H Mitchell agt Emil S Levin et al. (Aug 4, 1909) 50.66
Same property. James McNeal agt same. (Aug 4, 1909) 42.43
Same property. Michael Ryan agt same. (Aug 4, 1909) 54.80
Same property. James Crosson agt same. (Aug 4, 1909) 21.44
Same property. Edward McCue agt same. (Aug 4, 1909) 17.00
Same property. Daniel Breen agt same. (Aug 4, 1909) 11.55
Same property. Patrick Lynch agt same. (Aug 4, 1909) 21.30
[2]223d st, n s, 230 e Barnes av. Michele Attenasio agt James Ceburre et al. (June 12, 1907) 39.67

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Aug. 6, 7, 9, 10 and 11.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE

Aug. 6, 7, 9, 10, 11, and 12.

Berliner & Greenberg. 156th st and Amsterdam av..Malbin & Kammerman. Bath Tubs, Fixtures, &c. (R) $2,100
Castello, T F. 206-08 E 206th..Albert G Fix Co. Gas Fixtures. 70
Goodhill Realty Co. 817 Union av..A B See Elec E Co. Elevator Fixtures. 2,300
G H Hill Realty Co. Northeast cor Brook av and 170th st..Hudson M & M Co. Mantels. 266
Segelbohm, L. 18 E 105th....Union Stove Works. Ranges. 150
Smith, J. 47 Greenwich av..P J Weiss. Plumber Fixtures. 100

COLORS IN MARBLE WORK.

THERE are certain principles of color decoration recognized among artists who work with colors, and these principles should be followed, as nearly as possible, in dealing with the natural colors of marble. One of the first rules is that the lightest colors should be applied to the largest apparent surfaces.

No color in a decorative composition should appear isolated or strike attention on account of its singularity. To avoid this and to provide a generally harmonious effect, the same color should be repeated in other parts of the composition. The darker and heavier colors should occupy the lower part of a composition, and the lighter colors the upper parts.

The primary colors are usually sparingly employed, blended tints being mostly applied to large surfaces. In marble the pure primary colors are not available in large sizes, as their effects are subdued by means of veins and blended colors.

In ceilings or in similar situations, bluish grey or bluish white marbles will best produce the desired affect—that of distances and size.

A sense of coldness is produced by a composition in which blue and white predominate, while red, yellow and gold convey the impression of warmth.

It is an error to employ too many colors in one composition. Some of the finest decorative effects have been produced by not more than three varieties of colored marble.

COMPARATIVE WAGES PAID BY MUNICIPALITIES AND PRIVATE PARTIES.

In the case of 32 cities an inquiry showed that the length of day in the sewer departments to be 8 hours in twenty-two cases, 8½ hours in two cases and 9 hours in the others. The nominal rate of pay ranged from 17 cents per hour to 28⅛ cents per hour, and the actual rate from 17.2 cents per hour to 28.7 cents per hour. Varying conditions were found with regard to pay for holidays and allowance for sick leave.

In about one-third of the cities the laborers are permitted to have half holidays on Saturday, although in about one-half of these cases the half holidays are restricted to the summer months. In several of the cities where half holidays are granted the length of day is so arranged that the laborers work 48 hours during the week.

In New York City the rate of pay for unskilled labor on municipal works is 25 cents per hour, for eight hours' work per day. There is no half holiday on municipal work for unskilled labor, but overtime is paid for at double rates. In private practice the prevailing rate is the same for this kind of labor, but in some lines the laborers who help are organized and receive better pay.

In the city of Boston, according to the investigations of the Finance Commission of that city, the nominal rate of pay per day for common labor has increased from $1.75 in 1878 to $2.25 at the present time; while during the same period, the nominal length of day has been reduced from ten hours to eight hours. The present rate of pay per day based upon an eight-hour day (28.1 cents per hour) does not indicate the actual net cost to the city of labor. In 1891 the city granted its labor force Saturday half holidays with pay, which custom has prevailed up to the present time. Making allowance for the Saturday half holiday, the rate of pay per hour at the present time becomes 30¾ cents. It has been customary to allow full pay for legal holidays, and in numerous cases pay has been continued when employees are away on account of sickness. A consideration of all allowances show them to amount to 10.86 per cent. of the total 313 possible working days of the year. Calculating the rate of pay on this basis, the consulting engineers show that instead of a nominal wage of $2.25, the city is paying $2.52 per day, or 31½ cents per hour.

ELEMENTS IN THE VALUE OF A MANUFACTURING PLANT.

Into the market value of a plant enters the broad element of location, with its varying hours and price of labor; skill and abundance or scarcity of operatives; cost of transportation of raw material, supplies, and finished product; cost of fuel or power; cost of construction and equipment; and rate of taxation. Also the narrower and more restricted element of the physical condition of the plant and its relative value to a new plant constructed upon modern principles, and constructed with all regard to the economical production of a finished product of the best quality of the goods manufactured. The standard of value should be a modern mill so constructed and located as to avail itself of as many combined advantages as possible.

The ultimate value of a plant is its capability of producing a profit, and into the possibility of producing a profit enter all of the above items and perhaps some not mentioned.

The question of management is a personal one, and must not enter into the problem, except so far as to make sure that with good management the business would be successful. The business of a large and valuable plant might be conducted in such a manner as not to realize a profit; but it might, nevertheless, have a great value, and would bring a large amount if offered for sale.

On the other hand, a plant not nearly so valuable might, with skilful and close management, yield a profit; but if offered for sale would bring very little. Although the past profits of a concern will have some influence in determining its value, that is not a measure of its value, because a purchaser might by different management reverse the profit or loss, or the changes, real or anticipated, in trade might do the same thing. We must therefore eliminate as far as possible all personal equations from the problem.

CHARLES T. MAIN.

Rental of Machinery Upon Municipal Day Labor Work.

In their study of the efficiency of work done by day labor in Boston, Mass., Messrs. Metcalf & Eddy, of that city, consulting civil engineers to the late Boston Finance Commission, the fact was revealed that it was customary for the Sewer Department to rent the machinery used upon its work. Their report, recently published, discusses the basis upon which such rental should be charged.

It is frankly stated by the engineers that it is somewhat difficult to determine what is a fair rental for machinery upon this class of work. It not infrequently happens that such machinery is abused by those operating it, and it is also at times injured when being moved, and in cold weather it is liable to be damaged by freezing of water in pipes and boilers. The owner must take all of these conditions into consideration in fixing his price.

In view of all the circumstances, it did not appear to the Commission that a rental amounting to 5 per cent. of the first cost of the machine for each month's use is unreasonable, although at first glance it appears to be very high. Hence, the Commission recommended that the city adopt the policy of owning its own machinery, but if it became imperative to rent machinery, the rate of rental should in no case exceed 5 per cent. of the first cost of the machine, per month.

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THERE are a great many owners of railroad and industrial securities in the United States who are feeling very complacent over the recent rise in the price of stocks and bonds. The great majority of them can probably figure that their investments would sell in cash for one-third more than they would a year ago, and in most cases their current value would total a substantially larger amount than they did during the closing months of 1906. Such calculations are very pleasing, but before taking too much satisfaction in them the investor would do well to look a little deeper and inquire wherein he will really profit by these increased prices. What can he buy with them that will bring him an increased income? Manifestly he cannot very well expect to benefit by the transfer of his holdings from one railroad or industrial stock to another, because they are all selling at substantially the same level. Insiders may know that the securities of any particular company are still selling below their probable future value, but there is no reason at the present time why an investor with only public information at his disposal should expect to gain anything by shifting his investments. It will be very difficult for him to convert the increased capital represented by his securities into increased income. During the coming winter a certain number of railroad and industrial corporations will increase the rate of distribution on their common stocks, but the prices at which these stocks are now selling already pretty well discount every probable occurrence of this kind, and an investor, well acquainted with the general financial situation will realize that the chance for substantially larger dividends than those now enjoyed by the owners of stocks is very remote. Even if the country is entering upon another few years of business prosperity, the increased net earnings of the great corporations will for the most part be absorbed in paying for necessary capital expenditures. All of them still have many millions of dollars to spend upon the improvements that are absolutely necessary for the quick and economical transaction of a considerably increased business; and there is small chance for the present at least that the share-holders will obtain any substantial portion of the increased earnings. Those share-holders will indeed be lucky in case the money market does not become congested with the mass of new flotations and in case even the increased capital value of their securities does not shrink as fast as it has swollen.

THERE is, however, one way in which a wise investor may convert his increased capital value into increased income, and that is by using it to purchase improved urban real estate. During the past year and a half there has been no general increase in realty prices corresponding to the increase in the prices of stocks and bonds. One hundred thousand dollars will buy just about as much improved real estate now as it would in the spring of 1908. Of course there are not so many bargains to be picked up now as there were then, but on the whole the statement that the investment value of real estate has not substantially altered during the intervening period is unquestionably true. It is also true, no doubt, that real estate did not suffer in 1907 any depreciation in price corresponding to the fall in the price of securities, and it may look, consequently, as if the rise in security values were merely a recovery which places them once more on a parity with real estate. But while there is some truth in this qualification of our general statement, it is not the whole truth. As we have already seen, the values of securities have gone substantially higher than they were early in 1907, and one cannot understand how they can be pushed to a still higher level except at the cost of severe subsequent reaction. On the other hand, the turn of real estate is still to come. It is still selling at about the same level as it was late in 1906, when call money was very high, and when the very best industrial preferred stocks could be bought so as to yield almost seven per cent. Assuming, then, that better times are coming and that there will be an imperative trade demand for land, real estate certainly looks like an extremely good investment purchase. An investor who sells stocks or bonds that are bringing him in less than five per cent. should be able to buy improved real estate which would bring him in a decidedly larger net income, and a much more probable increase in capital value. The real estate would be more trouble to take care of, but it would pay for the labor spent upon it. There seems to be no other sure way in which an investor can take advantage of the recent increase in value of his securities and make it equivalent to more spending money without assuming any unbusinesslike and merely speculative risks.

IT is only a question of time when the reasons contained in the foregoing paragraph will appeal to a great many security-holders; and the man who will make money out of the situation will be he who will anticipate the inevitable rise in the price of real estate to a parity with other sources of income; that is, the man who buys his real estate next fall. It always takes the majority of investors a long time to understand that a radical change has taken place in the comparative value of different classes of property. Most of them will not begin to buy real estate until they see the first plain indication of a movement towards a higher level of prices in that class of property. But we believe that the first signs of such a movement will be very much in evidence during next winter and spring. It can be prevented by only two possible obstacles. One would be a sudden halt in the existing impulse towards business activity and prosperity, and that is wholly improbable. The other would be the gradual coming of another season of tight money. If the rates for money are allowed to become as high as they were late in 1906 and early in 1907, there will not be much room for an increased investment demand for real estate. In that case the prices of securities will probably work towards a lower level, and the parity between the price of stocks and the price of realty will be reached, not by an increase in the value of the latter, but by a diminution in the value of the former. It is evident, however, that in either event the man who sells stocks at present figures and invests in real estate will make money. He will get a better price for his stocks now than he would later and his real estate, if wisely purchased, would not have diminished in value. But we do not believe that any excessive rates for money will prevail during the coming year. It is absolutely necessary for the railroads that money should remain cheap, because their coming capital requirements will be very large; and while they and their agents, the bankers, may not be able to prevent it from becoming dear, it is probable that, if necessary, an abundance of foreign capital will be available to keep rates down. An American investor can hardly go wrong, in case he takes a certain proportion of his capital now invested in stocks and puts it into improved city real estate.

THE statement issued by the Public Service Commission during the past week again shows very plainly that it will not approve the plans submitted to it by the Interborough Company; and it is a great pity that public opinion is not fully alive to the damage which the commission is thereby doing to the cause of a well-balanced and economical rapid transit system. The "Times" is the only daily journal that understands what the city will lose because of the stubborn persistence of the commission in sticking to its plan of building a subway which competes with the existing subway, instead of supplementing it; and the attitude of the commission is all the more singular because it has in several of its previous decisions distinctly favored the creation of monopolies in providing local public services. Yet in the most essential public service of all it abandons all the advantages which might result from a single rapid transit system, all under one management, and transferring at many different connecting points. So far as the Record and Guide can see, there are only two ways whereby the advantages to the city of a single coherent and well-articulated rapid tran-

sit system can be preserved. One would consist in the refusal of the Board of Estimate to consent to the plans of the Public Service Commission, but it is improbable that any such event will take place. Although certain members of the Board of Estimate are on record as favoring the Interborough's plans, they will hardly dare to push their opposition to the plans of the commission so far as to refuse to accept the proposals of a responsible bidder for the franchises officially laid out by the commission. They know that in the public interest any rapid transit, even an inferior and costly brand thereof, is preferable to none at all. The only other way in which the Interborough Company can preserve its monopoly will be by putting in a bid itself on the official plans of the commission; and the management of that company will be very foolish, in case it allows such a chance to escape. The Broadway-Lexington avenue route will undoubtedly develop a profitable traffic, and as long as it is bound to be constructed, why should not the Interborough Company seize this profit as some compensation for the loss which the existing subway line will suffer in consequence.

MIDSUMMER SYMPTOMS IN THE BUILDING TRADES are often peculiar, if not inconsistent, one with another. But always the prevailing tone is clearly manifest. Thus, at the present time comparatively few plans of importance are being filed, yet the estimated aggregate value represented by those already on file is double the estimated cost of the buildings for which plans were filed last year up to this time. That is to say, taking last week's statistical footings, the value of the projects of this year to date, in the three principal boroughs together, is estimated at $159,000,000, to compare with $79,000,000, as the record for the corresponding period last year. But this is not so significant as a comparison as when the value of this year's projects is set opposite those in the boom years of 1905 and 1906. Then we find, taking the three big boroughs together again, that we are still thirteen millions ahead of 1906, and about one million behind the year 1905, for the corresponding period in each case. In the month of August the record of the year 1906 stood almost even with that of the year 1905, up to that time, for Manhattan-Bronx; but Brooklyn, it will be remembered, was making a phenomenal record in 1905, If we take into consideration the operations in Queens, then the city's record for this year to date, for new building projects, is still ahead of any corresponding period in the past. Up to date, 1909 is still the biggest boy in school!—Another phase of the season is the somewhat contradictory state of affairs in the building material market. The prices of common brick and cement, for example, have been very low in the face of remarkable activity in building operations. Rather, this was true until a few days ago, as prices are at this writing advancing. But in a general way it can be said that it is a particularly fortunate state of affairs for builders that material prices are so moderate in the midst of more building activities than the city has ever seen before. We are authoritatively informed by officers of the building trades that the state of employment is, to use the official term, "good," and not merely "fair." Mechanics are working over-time, and some of them are making sixty and seventy dollars a week. The carpenters, tile-layers and cement masons are particularly busy. And remember that the season has not yet reached its height; the heavy work, slow in getting under full headway, is still to make its best impression. Everybody expects continued peace and increasing prosperity.

A BUSY FALL.—Mr. Wright D. Goss, president of the Empire Brick and Supply Company, looks for a busy fall season. He cannot account for the present lower rate of activity in mason building, except on the ground of a natural intermission between contracts, which is to be expected at this stage of the year, and also the longer time required for heavy work to get going than is necessary for residential work and apartment-house operations. Notwithstanding the slower movement of building materials, a large aggregate of business remains. So far as Mr. Goss has heard, the money market continues favorable for building operations.

FULTON WATER-GATE.—For the purposes of the Fulton-Hudson celebration, the general committee, in co-operation with the municipality, is building under contract a temporary landing-place at the foot of West 110th st, Riverside Park. It is to consist of a bulkhead wharf with two arms, or piers, each 300 ft. in length and 16 ft. beam, spaced 300 ft. apart, and enclosing three large landing floats. There will be a connecting bridge over the tracks of the New York Central Railroad.

—The largest reservoir in the world was recently completed at Honor Oak, a suburb of London. This reservoir was built entirely of brick manufactured on the ground, the clay used being secured from the excavation which necessarily preceded its construction. The building of the reservoir required the use of 19,000,000 brick.

A PORTRAIT HOUSE.

FREEDOM from a number of restrictions, so frequently imposed upon architects as to be almost the rule, permitted the architect of the Morris Schinasi residence on Riverside Drive to design and supervise a work as pleasing to the principals as it is to the public eye. The site was ample, the appropriation liberal and the contracts preferential—not competitive. A broad-minded and artistic client desired a "home" in harmony with his own ideas of what a home should be—rich in materials, as far as possible faultless in execution and a consistent architectural treatment on all sides. William Burnet Tuthill, the architect, says it is what might be called a "portrait house," in that the house the owner was seeking was designed for his intimate home-living and without particular reference to any conventional claim or social function. Mr. Schinasi will open his new house upon his return from Europe.

It stands at the north corner of 107th st, its walls all of Vermont marble, the whiteness of which is relieved by a roof of deep green tiles, by green vases and planted shrubs, and by bronze terminations for the roof lines, balcony panels and doors. Architecturally, this is a four-sided house, and exquisite from any side. The style is what might be called a free expression of residential French Renaissance. In the ornamental carving there is a consistent use of the foliage of the tobacco plant, which every observer may not notice. (The owner is a large tobacco grower.) The front approach is by wide marble steps, through a gateway of bronze and marble, flanked by balustrades and a garden wall of the same beautiful stone, the markings and veinings of which were kept at an



From the New York Architect.

RESIDENCE OF M. SCHINASI, ESQ.
Riverside Drive and 107th Street.
Charles T. Wills., Inc., Builder.
William Burnet Tuthill, Architect.

artistic minimum. The layman might not detect at first that a peculiar beauty in all the stonework comes from what is called "phrasing" it; that is, by bringing the natural markings at the last handling into harmonious relation.

The emotion of regret which comes to every New Yorker when gazing upon a white marble building, because of his knowledge of what incorrigible vandals the smoke and dust-laden air currents of the city are, is believed to be an unwarwanted emotion in this case; for a definite requirement of the owner was for the installation of a pumping plant of sufficient power to bring every part of the exterior within cleansing distance.

INTERIOR INCIDENTS.

We have it from Mr. Tuthill himself in the pages of the New York Architect for July that the interior is not particularly large in respect to dimensions, but that it is large in effect, by reason of the "vistas" obtained, in part by the aid of mirrors. In this connection the decorative scheme was carefully thought out, so that no discordant color should intrude itself into any vista line. The walls of the vestibule are in Skyros marble (Greek) which, as everybody knows, is particularly choice in its veining and subtle coloring. The ceiling is in Rookwood faience. The marble of which the entrance-hall is built is Breccia Stazzema (Italian), with the larger panels filled with designs in mosaic, and the raised panel members in marble. The staircase hall is built of white oak throughout, relieved by gilded panels and rose silk wall covering.

The library, the most novel and effective room in the house, is finished in East India teakwood, with carved details of imported Indian workmanship. Walls are covered with a dull blue fabric called "Egyptian tapestry," and in the ceiling is an elliptical dome finished in gold and glazed in soft irridescent colors.

CONSTRUCTION

NEW PALACES ALONG FIFTH AVENUE

An Extraordinary Amount of New Work and Alterations— Private Residences Rising on the Lenox Library Square

UPPER FIFTH AV and the adjacent blocks on the lateral streets have provided more contracts and odd jobs for builders this summer than in some years. A number of palatial residences are under construction and important alterations are numerous. Going up the avenue the first operation of note is at the Astor residence, which was formerly arranged as two dwellings, and which is now being made over from plans by Carrere & Hastings into a single house. The work amounts to almost an entire reconstruction of the interior. First, the old central stairhall, 40 ft. square, and the reception hall, opening upon the picture gallery, are being rebuilt, with a vaulted ceiling of decorated glass and bronze; and there is to be a fountain, a colonnade of twelve columns at one end and a loggia leading into the picture gallery, which is also used as a ballroom. The plan and construction of all the principal rooms are being changed for Colonel Astor's occupancy, and the mansion, which represents an investment of fully two million dollars, will be more beautiful than ever. The decorations will be in the style of the Louis XVI. period, finished in white and gold. Marc Eidlitz & Son have the general contrace.

Mr. George Gould's new stone mansion at 67th st is still in the hands of the decorators, but it will be ready soon. Horace Trumbauer, of Philadelphia, is the architect. Mr. Gould's investment here is half a million for the site and as much more for the building. At 60th st the home of Mrs. David Dows on the north corner of the avenue, a spacious brick house with brownstone trimmings, is being made over, architecturally and otherwise. At the south corner of 5th av and 75th st the site for Edwin Gould's house is being excavated. Mr. J. J. Wysong's new stone mansion on the north corner of 76th st, from plans by Hoppin & Koen, architects, is in the hands of the plasterers; the George Mulligan Company is the general contractor. It will be a fireproof building with floors and roof of reinforced concrete. Mr. Philip Livingston's house is having Vermont marble substituted for the yellow brick in the facade, by George Vassar's Sons. At the north corner of 85th st and the av, John T. Brady & Co. have the limestone walls of Mr. James B. Clews' new mansion up to the height of one story. Horace Trumbauer is the architect. At 92d st the house of Mrs. Warburg was recently finished from plans by C. P. H. Gilbert, the architect.

IN THE SIDE STREETS.

At 13 East 80th st Deissler & Stevenson have Mr. Bloomingdale's new house of red brick and marble enclosed. At 8 East 79th st, Fountain & Choate, general contractors, have a massive granite residence, from W. C. Pelton's plans, enclosed. J. E. Dutton was the granite contractor. In 70th st, behind the Lenox Library, several private residences are being erected. One is for Alvin W. Krech, one for Cornelius W. Luyster, and a third is for Mr. D. H. Morris. The last mentioned house was illustrated in last week's Record and Guide. Thornton Chard is the architect and the Andrew J. Robinson Company is the builder. A fourth residence (the block is restricted to private residences) is for Mrs. H. D. Bookman, from plans by Warren & Wetmore.

ALTERATIONS.

The following are some of the interesting alterations in the section adjacent to upper 5th av for which plans have been filed this year:

64TH ST, No 121 East, add 1-sty partition, windows, to 3-sty brick residence; cost, $8,000; owner, Mrs. Paul W. Kimball, 247 West 74th st; architect, Donn Barber, 24 East 23d st.

69TH ST, No. 1 East, alter roof, beams, partitions, toilets, shafts, windows, to 4-sty brick residence; cost, $40,000; owner, E. H. Harriman, 120 Broadway; architects, G. Atterbury and J. L. Peabody, 20 West 43d st. Marc Eidlitz & Son, 489 5th av, have general contract.

69TH ST, No. 127 East, pent house, stairs, to 4-sty brick residence; cost, $5,000; owner, Wm. H. Woodin, 127 East 69th st; architect, Thomas Butcher, Broadway and 9th st. Richard Sause has contract.

5TH AV, No. 858, alter stairs, brick walls, to 4-sty brick and stone residence; cost, $20,000; owner, Thomas F. Ryan, 858 5th av; architects, Carrere & Hastings, 225 5th av.

71ST ST, No. 49 West, 3-sty brick rear extension, 10x18, partitions, windows, beams, stone front, to 4-sty brick dwellings; cost, $10,000; owner, Elizabeth E. Mack, 18 West 71st st; architects, Herts & Tallant, 113 East 19th st.

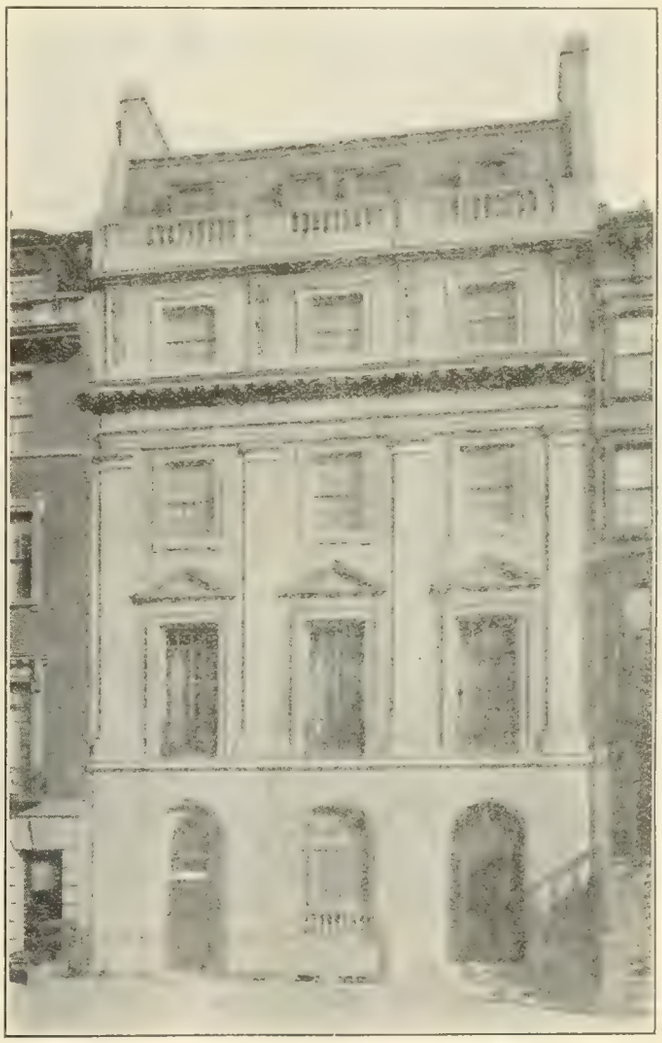
74TH ST, No. 121 East, 3-sty brick and stone rear extension, 7x31, partitions, windows, to 3-sty brick dwelling; cost, $10,000; owner, Frederick P. Delafield, 121 East 74th st; architect, Donn Barber, 24 East 23d st.

77TH ST, No.s 61-63 East, partitions, plumbing, to 10-sty brick and stone school; cost, $3,500; owner, The Finch School, 61-63 East 77th st; architect, W. C. Rossell, 87 Arlington av, Jersey City. Thomas Tuomey has plumbing contract; J. C. Lyons & Co. have building contract.

91ST ST, No. 66 East, partitions, stairs, front stoop, to 4-sty brick dwelling; cost, $4,000; owner, Wm. H. Hyde, 66 East 91st st; architects, Snelling & Potter, 37 East 30th st.

61ST ST, No. 41 East, 2-sty and basement brick rear extension, 9x25, partitions, windows, plumbing, to 4-sty brick dwelling; cost, $12,000; owner, P. A. S. Franklin, 42 East 61st st; architects, Lawlor & Haase, 69 Wall st.

82D ST, No. 14 East, add ½-sty passenger elevator, plumbing fixtures, to 4-sty brick dwelling; cost, $8,500; owner, Mrs. C. I. Stralem, 14 East 82d st; architect, Herbert A. Mainzer, 170 5th av.



RESIDENCE OF GEORGE L. RIVES, ESQ.
69 East 79th Street. Carrère & Hastings, Architects.
"Its total effect is characterized by repose, distinction and style, and it is these qualities which make this house front worthy of study and imitation by other American architects."

72D ST, No. 37 East, add 2-stys to extension, alter partitions, stairs, fireproof shaft, to 4-sty brick residence; cost, $10,000; owner, Chas. Seasongood, 37 East 72d st; architect, Douglas Smyth, 323 5th av.

65TH ST, No. 112 East, elevator shaft, partitions, to 5-sty brick dwelling; cost, $5,000; owner, Eugenie Herrmann, 112 East 65th st; architects, Buchman & Fox, 11 East 59th st.

71ST ST, No. 129 East, 2-sty brick rear extension, 20x14, add 1-sty, partitions, plumbing, to 3-sty brick dwelling; cost, $20,000; owner, Edmund Coffin, 13 West 57th st; architects, Hill & Stout, 1123 Broadway.

MADISON AV, n w cor 81st st, stairs, vent shafts, walls, to three 4-sty brick dwellings; cost, $15,000; owner, Edward W. C. Arnold, West Islip, New York; architect, S. E. Gage, 3 Union sq.

65TH ST, No. 5 East, 4 and 5-sty front and rear extension, 25x8, and 11x36.6, stairways, floor beams, to 5-sty brick residence; cost, $25,000; owner, John Jacob Astor, 23 West 26th st; architects, Walker & Gillette, 131 West 40th st.

78TH ST, No. 107 East, 2 and 5-sty brick front and rear extension, 18.9x8.8 and 10.2x19, add 1-sty partitions, to 3-sty brick dwelling; cost, $12,000; owner, W. G. Low, Jr., 37 Wall st; architect, F. G. Stewart, 103 Park av.

5TH AV, No. 934, 3 and 5-sty brick rear extension, 15x29, partitions, windows, to 6-sty brick dwelling; cost, $10,000; owner, A. W. Hoyt, 434 5th av; architects, Hiss & Weeks, 1123 Broadway.

79TH ST, No. 83 East, new stairway, plumbing, windows, to 4-sty and basement brick and stone dwelling; cost, $12,500; owner, David Lydig, 49 East 29th st; architect, James R. Turner, 67 West 131st st. Andrew A. Smith, 69 East 91st st, has general contract.

61ST ST, No. 37 East, new plumbing, stairs, windows, electric wiring, to 5-sty brick dwelling; cost, $6,000; owner, Dr. Carl Beck, 37 East 31st st; architects, Kafka & Lindenmeyer, 34 West 26th st. A. G. Imhof, 249 West 18th st, has the contract.

A RESIDENTIAL FACADE WORTHY OF IMITATION.

OF late years in New York City many hundreds of old brownstone houses have been replaced with residences designed apparently with the express purpose of avoiding any possible similarity of appearance. Nothing remotely resembling an acceptable convention has yet emerged. The dwelling illustrated herewith, which Messrs. Carrère & Hastings designed for Mr. George L. Rives, possesses in the estimation of the Architectural Record the sort of facade worthy of being imitated, and which if reproduced with variations in many other examples would constitute a peculiarly acceptable convention. It would combine, as do all really acceptable conventions, a particularly appropriate material and form with abundant opportunities for individual refinement and distinction of treatment.

The building material that was used is stone. A limestone of dark blue color, and pleasant in texture, so that it avoids the cold and partly unpleasant characteristics of some stones that are yet called ornamental. The Architectural Record says the increasing appearance of this stone in New York residential streets is a matter for congratulation:

> One can hardly indulge in the hope that it will come into general use, because certain other materials are cheaper; but there can be no doubt of its superiority from every esthetic point of view over its competitors, and so far as possible its use should be imposed upon architects and owners by the authority of a convention.

In the view of the critic, the setting-up of certain conventional designs for different classes of buildings is a necessary condition of American architectural improvement, and a great advance in this respect has been made in this country in ten years. But in no class of buildings has this forward movement in architectural design been slower than in the New York dwelling, for which an appropriate style is peculiarly desirable at this time. The facade of Mr. Rives's new house is referred to as a desirable model for imitation in similar buildings:

"The triple division of a five-story facade, with the central member, consisting of the second and third story tied together by pilasters, dates from French examples of the end of the 18th century; and these French examples have a good claim to be considered as the source of the most appropriate conventions for domestic street architecture. The facades of the old buildings on the Place Vendome in Paris, have simplicity without attentuation, and dignity without pretension. At the same time the design of each individual house has no meaning or propriety except in relation to its neighbors. Modern French architects have sought sedulously to improve on this early model, but it may be doubted whether their improvements have been worth the ingenuity expended upon them. The houses on the Place Vendome are wholly admirable types of a gentleman's city residence, and Messrs. Carrère & Hastings have shown their usual good sense in adapting the design to the conditions of a contemporary private residence in New York."

BONDING NEW CONCRETE TO OLD.

By ALBERT MOYER, Assoc. Am. Soc. C. E.

Clean off with clear water and stiff broom the surface of the old concrete. Mix 1 part commercial muriatic acid or hydrocloric acid and 3 parts water, or use bonsit or ransonite, mixed according to direction with hot water; make several applications, one after another, with a brush containing little or no metal. This will not injure the concrete, as the acid does not sink to a sufficient depth before it is neutralized.

This will have the effect of removing the cement from the top surface of each grain of sand or piece of stone and the other aggregates that may have been used, exposing the clean surface of these aggregates in exactly the same condition as they were before being mixed.

After applying the acid wash the surface with clear water, scrubbing with a stiff broom or brush, removing all the dead particles. While the surface is still wet (and it should be thoroughly wet) apply the new concrete. Protect this new concrete by keeping it damp for at least a week. Do not let it dry out at any time during the first week.

It will be found that the new concrete will bond to the old as strongly as if both had been mixed at the same time,

THE NEW OFFICE SECTION.

BETWEEN Fourth and Lexington avenues there is a quarter that is entering upon an era of considerable improvement. It is in the district served by the 28th street Subway station and not far from Madison Square. The directors of the Young Women's Christian Association selected this quarter as the site of the office building which they completed last year, a building that has frontages on both 27th and 28th st.



"THE TWENTY-EIGHTH STREET ARCADE." F. C. Zobel, Architect.

This improvement was apparently the inspiration for the fine office building that is now being completed on the same block, to the west, and which has been named the "Twenty - Eighth Street Arcade."

These two new buildings represent, with the Fourth av rebuilding now in hand, a foresight in anticipating the natural overflow or spreading of high-class business from Fifth av. It is a desirable locality for offices not strictly commercial, but which wish to be near a center of interest. For example, the State Department of Labor has taken offices in 28th street, in the same block with the Arcade Building.

Very considerable improvements have commenced on the Fourth av corners of 27th and 28th sts, as well as of 25th and 26th sts, indicating that the section is in a rapid transitional state.

For the "Twenty-Eighth Street Arcade," the architect, Frederick C. Zobel, has designed a facade that combines the artistic and classical with the utilitarian requisites of successful designs for modern buildings of this character.

The Arcade Building is located at 118 East 28th st and 121-123 East 27th st, the two streets being connected by an arcade which will make an attractive thoroughfare for its stores.

Four high-speed Otis electric elevators have just been placed in commission, the halls are wainscoted in marble, and all the appointments of the building are of a quality and character equal to those in large modern office buildings in the financial centre of New York City.

BROOKLYN DRY DOCK FAILURES.—A serious situation prevails at the navy yard at Brooklyn by the continued effect of the quicksands and it is reported that the contractors engaged in the construction of the new dry dock have concluded to abandon their contract. The chief of the Bureau of Yards and Docks is conducting another investigation. He was recently at Brooklyn with the Secretary of the Navy and on that occasion Mr. Meyer expressed his desire to have the dock finished as soon as possible. If the contractor does not wish to go on with the work, the bureau will take it up and probably complete the project by hired labor and the purchase of material. The alternative of having the work done by contract will, of course, have to be considered by the departmental authorities. Those who are familiar with the conditions at Brooklyn are surprised at nothing which may occur there, since it has been known all along that the dock site is in treacherous ground. There is no intention to change the location of the structure on account of the experience of the latest contractor who has attempted to complete the work.

SPECTACULAR LIGHTING.—It would have been easy to have "outlined" the Singer tower with strings of incandescent lamps, but that sort of lighting had been done before, as in "Dreamland" and a thousand imitators. Thirty-one searchlights with 18-inch lenses play upon the tower from the roof of the main building, without being seen themselves, but making the tower stand out as a column of light. Fifteen hundred 16 c. p. incadescent lamps with reflectors are disposed about the tower to "even up" the illumination, as the beauty of the whole scheme depends upon the uniformity of the distribution of the light rays.

BUILDING HUGE IRRIGATION WORKS

One of the Great Development Projects of the Country; Engineered and Financed from New York

IRRIGATION is now the trump card to play in the great game of CONSTRUCTION, the noblest game since the world began. In our time it is the game which commands the best American brains and employs the most capital. It builds towering cities and makes deserts blossom into empire States. It spells what the present calls Progress and the future will call Creation.

Years ago the best card in the game was Railroad construction. It made Americans the kings and princes of the financial world. Recently the Electric card was the trump. A great era of power development set in. Waterfalls and electric generators were hitched up together to deliver electric current for light and power over miles and miles of territory. No longer is it necessary for a manufacturer to be on a raceway in order to get water-power; let him plant his works on tide-water, back it up with a railroad switch, and hitch on to an



BIG WOOD RIVER IN WINTER TIME, SHOWING DAM AND RESERVOIR SITE.
(Capacity of reservoir 150,000 acre feet.)

electric power cable from the falls of the Esopus or the Wallkill. Then he can tell the coal merchant to fade away, and send his ships out to conquer the markets of the world.

Irrigation is the newest field of enterprise for American engineers.

The public would be surprised to hear the names of the men in New York who are back of some of the new irrigation developments of the West. The Idaho Irrigation Company, to mention one, is essentially a New York City enterprise, with New York capital and New York builders. The company has secured the segregation of an extensive tract of public land in the vicinity of the town of Shoshone and surrounding the town of Gooding in southern Idaho, together with sites for storage reservoirs and rights of ways for canals, and has obtained the necessary permits from the State Engineer to appropriate and divert a more than ample supply of water. A satisfactory contract has been entered into with the State, which provides for the construction by the company of complete irrigation works and the sale of water rights. Considerable construction work on the project has already been done, a dam for the diversion of water to one of the tracts, together with about fourteen miles of main canal leading to that tract having been completed.

HERE IS THE FINANCIAL PART.

The estimated total cost of the project is $3,045,000. During the first twelve years the receipts are estimated at: water rights on 120,000 acres at $35 an acre, $4,200,000; water rights on 5,000 acres at $25 an acre (school lands), $125,000; 1,900 town lots at $200 each, $380,000; interest on water contracts, $1,051,800; total, $5,756,800. The ultimate capitalization (stocks and bonds) will exceed $13,000,000.

All lands to be watered are situated on the Oregon Short Line Railroad. They are just north of the Twin Falls tract, which was opened in 1905, and which has been a pronounced success. A town to be known as Richfield, formerly Alberta, has already been located within the project on the Ketchum Branch about twenty miles northeast of Shoshone, containing approximately 1,900 lots of which several lots have been sold at prices from $280 to $1,000 each. A second town will be located on the new segregation on the main line of the Oregon Short Line east of Shoshone. Water will be taken from the Big Wood and Little Wood Rivers, which are important tributaries of the Snake.

THE CONTRACT WITH THE STATE.

The contract between the State of Idaho and the irrigation company provides for the construction and the completion of the works on or before August 21, 1912; for the sale of water rights to persons filing upon portions of the segregated lands, and also to the owners of other lands not segregated, and for the transfer of ownership, management and control, including up-keep, of the irrigation system to a corporation to be composed of the purchasers of the water rights, as the water right for each acre of land carries with it the issue of one share of stock in a reservoir and canal company, which company is finally to own and operate the system. The provisions of the contract with the State for the organization of this reservoir and canal company and for the transfer to it of the final control and management of the canal system safeguard the company's interests and relieve it eventually of the management and up-keep of the entire irrigation system.

Under the contract, the company may charge $35 per acre for water rights, except that on about 5,000 acres of school lands it can charge only $25 per acre; $3 per acre must be paid on account of the water rights at the time of application and filing for the land, and the balance in nine annual payments. The deferred payments, bearing 6 per cent. interest, are, under the State law, a first lien upon the land for which water is taken. This land manifestly becomes more valuable as it is cultivated under irrigation and as it is improved with buildings, fences, etc, thus increasing the security of the first lien water contracts or mortgages. The work on the ground is being carried out under contract by J. G. White & Company (Inc.), of 43 Exchange pl, New York. All legal steps in connection with the financing and carrying out of the project are being taken by Messrs. Ivins, Mason, Wolff & Hoguet and have been approved by Messrs. Byrne & Cutcheon, of New York City.

This is a bare outline of one of the great development projects that are being carried on outside of the city at the present time. The contractors in this case are interesting people. They are organized into several different corporations, the names of which flash out frequently from all quarters of the globe.

AN ARTISTIC VARIATION.

A number of new high-class houses are to be erected in Prospect Park, between White Plains and Scarsdale, Westchester County, N. Y., by the firm of W. and W. F. Crockett, of New York City. The first design shows an artistic variation from the old English architecture, with a pleasing suggestion of the Italian pergolas in piazzas and porte cochere flanking each side, and diagonally away from the open terrace across the front. This, with many other individual characteristics, will make a decided departure from some of the suburban



A NEW HOUSE AT WHITE PLAINS.

customs, and develop perhaps further designs of carefully studied schemes. The proposed improvement of Prospect Park includes new roadways, water, drainage, gas mains, electric lighting and landscape gardening, extending from the present developed section, which is one of the most picturesque, and well settled parks near White Plains, to the estate of Lewis A. Cushman; which it is understood controls large property interests on Prospect Hill, and is desirous of establishing a substantial colony of artistic places for the discriminating home seeker.

REVIVAL OF WOOD-CARVING.—A general revival of the decorative arts is one of the encouraging features of the day in house building. Wood-carving is to be found in most new residences and apartment houses of the better class, as the taste for it spreads among the educated classes. It is good to study the old masters but not to copy them. For modern American purposes the greatest difficulty will be in choosing subjects.

—Price commodities, still moving upward, show an increase of about 10 per cent. in ten years and that the index figure for Aug. 1 was the highest on record except in 1907.

REVOLUTIONARY METHODS IN INTERIOR DECORATING.

A gentleman of unlimited means went to an architect of this city whose reputation is both national and international and gave him carte blanche in redecorating the interior of his home. No expense was spared. His parlor is done in most expensive mahogany panels, inlaid with gold and a rare white hardwood. His ceiling is bird'seye maple. The music room is finished in satin pink. At great expense he had pictures of mandolins and guitars, and harps and lyres inlaid in the side walls. A rich painting adorns the ceiling, depicting Orpheus being carried into the clouds by the cherubs.

His dining-room received the same lavish attention. The effect there is that of a refectory upon an Oriental roof, from which, between trellised vines of wisteria, the placid Mediterranean is seen in the distance. Here the ceiling is sky-blue, dotted with snowy clouds. All this was done in rich and rare woods. But the bathroom received the most startling attention of all. In this room the floors and walls represent the bottom of the ocean. Marine plants and fish are painted on a dark green background. In another bathroom the scene



FIG. 1.—SECTION OF SIX-FOOT WAINSCOTING INVOLVING THE REPRODUCTIONS OF CIRCASIAN WALNUT, SYCAMORE, CITRON AND BUIS OR BOXWOOD.

represented the beach at Atlantic City, and among the bathers are the man and his family. This work was done by a well-known artist. The house is probably the most lavishly decorated in New York State, and the cost was figured in the thousands of dollars.

The reader will doubtless think that such luxury is far out of the reach of even a more-than-average wealthy man. He doubtless has the impression that even a man of considerable means could not afford to give way to a decorative hobby of such stupendousness, because decorations of that character, as a rule, do not last. The veneering will peel, craise or crack. If the brush is used, time will work its ravages upon the pigment and charm and lustre will give way to shabbiness. Think how long paints would last upon a decoration as described for a bathroom. How long could oils withstand the changing temperatures or sweating walls. "Absolutely visionary," the reader declares. "It is not permanent enough to be even rarely practicable," does the writer hear?

When this owner gave his instructions to the architect he left the city shortly afterward and only recently returned. He was charmed with the effects his friend had produced for him, and about the first person he invited to see his new home was the head of a big Western car manufacturing company. He proudly escorted his guest about the house. The latter was pleased; he praised the artistic plan, the novel ideas embodied in the decorations of the various rooms; but, wonder of wonders! the car manufacturer displayed absolutely no curiosity as to the identity of architect and artist.

The proud host was somewhat crestfallen, and after displaying the richly adorned bedrooms, he invited his guest to the smoking-room, also suitably decorated in apparently weathered oak, in which the Muses were etched, and filmlike figures seemed to reach out through the faint tinge of light blue tints worked in the placques.

They smoked on awhile, discussing various topics, when suddenly the host turned to his friend, and said:

"Who do you suppose did that decorating for me?" He watched his guest through the curling smoke of his Havana.

"Why, the American Joxyl Company, of course. We use their product in some of our finest cars, and in some of the other kind, too."

"American nothing," said the host, indignantly. "That was done by —— and —— the architect and the artist."

"Who and what is this Joxyl concern you just mentioned?" asked the owner of the house, after telling his friend of the tremendous cost of the work and the eminence of his artists.

And so the car manufacturer explained the interesting story of the revolutionizing of the method of interior decorating as perfected within the time that his host had been in foreign fields.

"Everything that is commercial is subject to change," he said. "We got along very well with the mail until the telegraph came. Later we used the telephone. Then we used the wireless telegraph, and now we are perfecting the wireless 'phone. We used the quill until the fountain-pen came along. We rode our horses or walked until the carriage came. Then the trolley car. We used that until they became too crowded; then we used the newly invented automobile. So we used to decorate our homes in the old way.

"In the march of progress we came near forgetting art. But over in Brussels a certain concern was busy trying to bring art within the reach of the moderately well-to-do and that vast body of house owners whom we style the middle class. He found a way to do that for which you have paid thousands of dollars, for a few hundred, and at the same time not only reproduce these rich works of art so that even an expert would be deceived if asked whether it be genuine or not, but, what is more, make it permanent, so that varying temperature, soap and water, washing compounds, boiling water or steam will not effect it in the least."

The manufacturer saw that his friend was interested, and continued:

"The word 'Joxyl' denotes a decorative and ornamental product arrived at by the application of a chemical and mechanical process to porous substances, particularly wood, by which the most practical and beautiful results are obtained. The invention combines, by the transparent and absorbent results of the process, the decorative effect of the design with those of the natural structure of the wood, if wood is used, greatly enhancing the beauty of both. If other material than wood is used, the same peculiar and distinctive results may be obtained by a silghtly different process. An asbestos fireproof panel can be made to appear like a piece of natural mahogany, with rich inlaid devices upon it. That shows what a wonderful process this company has. As to cost, why, the other day I was down at their offices in the Terminal Building, 30 Church st, and they showed me a door panel that had been down to the exposition at Atlantic City, when the Car Manufacturers were in convention, that looked like a solid piece of richly inlaid and grained solid mahogany, costing $200 at least, that they made for less than $15. But I digress.

"You see, I've looked into this thing thoroughly, and I know that it is good, because I use it in my cars and I know that other manufacturers are doing the same.

"Well, this process can be applied to wood of any thickness, or to a veneer so thin that it can be rolled up or made to adhere like wall-paper, and always with the same remarkably beautiful and artistic effects. It can be applied to any kind of wood, hard or soft—ash, birch, mahogany, walnut—and, as I have said, to fireproof materials as well.

"The result of the use of 'Joxyl' is to make the wood impervious so as to preserve its surface indefinitely and to prevent its being penetrated by any liquid substance. A panel, be it as thin as a visiting card, can be washed with soap and water or antiseptic solutions and the surface remains unaffected. The face of the wood or other material treated by joxylized process resists not only the wear and tear of the ordinary use, but even the action of acids, better than the hardest woods. It is not possible, as far as my experience goes, for a surface thus treated to crack, peel or blister.

"But I could go on and tell about this revolutionary idea in interior decoration indefinitely. Why don't you go down to the Hudson Terminal and see for yourself the many different panels in beautiful decorative effects?

"I was talking with Charles H. Spotts, the general manager, the other day, and was informed that Edgard Josz, one of the inventors of 'Joxyl,' who is president of the American Joxyl Company, is at present in New York in connection with the plans for establishing a large plant to manufacture 'Joxyl' in this country under the strongest financial auspices.

"The American Joxyl Company has been capitalized for $1,250,000, and pending the installation of the American plant, 'Joxyl' panels are delivered from stock or from the European factory.

"It is the intention to maintain the highest degree of perfection in the different styles of decoration. As an example of the beautiful reproductions possible by 'Joxyl,' I want to show you a panel picture. The first gives a detailed view of the panels made out of ordinary birch, and made to look like inlaid mahogany for doors or wall panels. It demonstrates what possibilities are offered for reproducing permanently any design or figure in any number of colors upon a wall."

MADISON SQUARE IMPROVEMENT.

The new office and loft building which will cover a plot extending from 26th to 27th sts, taking in the southwest corner of Madison av and 27th st, Nos. 56-60 Madison av, 23-25 East 26th st, and 18-20 East 27th st, will form an ell around the building of the Society for the Prevention of Cruelty to Animals. Work on the foundations is now going on, and some of the structural steel has been erected. The building will be known as the "Neptune Realty Building," being erected by the Neptune Realty Co., 36 Wall st, of which Adrian Iselin is president; Columbus O. D. Iselin, vice-president, and Ernest Iselin, secretary. The plans, which are by Messrs. Maynicke & Franke, of 298 5th av, specify every convenience of the highest type. There will be twelve stories, measuring 98x60x90x197.6 ft., occupying an area of approximately 15,000 square feet.

The exterior will be of limestone up to the fourth story windows, with brick and terra cotta above. The floors will be of concrete construction. In all there will be six electric elevators.

Upon the completion of the building it will be taken over for a long term by the Improved Property Holding Co., of which Henry Corn, 320 5th av, is president. The estimated cost is placed at about $500,000. The general contract has been awarded to Charles A. Cowen & Co., of 1123 Broadway. The



NEPTUNE REALTY BUILDING.
Maynicke & Franke, Architects.

architects, Messrs. Maynicke & Franke, now at 298 5th av, will have their offices on the top floor of this building from Feb. 1, 1910.

ORNAMENTAL STONEWORK ABROAD.—As the Emperor Augustus found Rome of brick and left it of marble, so it may be just as truly asserted that the reign of Queen Victoria witnessed a development in the art of stone decoration in the United Kingdom which is quite as noteworthy. In pre-Victorian days the principal materials used for the interior decoration of the most important buildings and institutions were paint, paper and plaster. But a change has taken place. The decoration which was so greatly favored during the latter years of the ancient Roman Empire has been revived in the British Isles, and the hemispheres have been ransacked for the beautiful ornamental stones, the lavish use of which made Rome the admiration of all the world.—London Stone Trades Journal.

EDUCATIONAL BUILDING ON CATHEDRAL GROUNDS.

The new home of the New York Training School for Deaconesses, about to be constructed on the grounds of the Cathedral of St. John the Divine, in the north side of 110th st, 248 feet east of Amsterdam av, will soon be under way. Workmen are now clearing the site. The building will be in the Gothic style of architecture, of the best fireproof construction, five stories in height, and have ground dimensions of 125x64 feet. The exterior material will principally be Indiana limestone. It is



NEW TRAINING SCHOOL AND HOME FOR DEACONESSES.
Heins & La Farge, Architects

estimated by the architects, Messrs. Heins & La Farge, 30 East 21st st, that the cost will not exceed $150,000, and that one year will be necessary in which to complete the work for the opening of the fall term in 1910. The old Training School for Deaconesses, now at No. 228 East 12th st, was founded by the late Rev. Dr. William R. Huntington, rector of Grace Church. The F. T. Nesbit Company, 116 Nassau st, recently received the contract to erect the new building.

NOVELTIES.

KEEPS OUT SUN, LETS IN FRESH AIR.—Letters patent will soon be issued for an awning that corrects the principle defect in many window protectors of that kind, in that it will keep out the sun and yet permit at all times of a steady flow of fresh air in the room. The awning appears from the street like any other, but upon close inspection it is seen that it is not fastened by any eyelets or hooks. Instead, it is fastened to a telescoping galvanized iron bracket adjustable to windows of varying heights. Two bracket-holders bind this frame to the window but leaves an aparture about the whole upper part of the window of about an inch. This permits the foul air near the ceiling of the room to pass out as fresh air enters through the raised lower sash. It is unnecessary to climb out of the window to remove the awning, the fasteners being entirely within reach of a person standing safely within the room. To remove the awning it only is necessary to lift the bracket from its telescoped shell without loosening a single hook or string. The device makes the awning absolutely safe, as it cannot break loose from its fastenings even in the highest winds. It costs fifty cents more than the ordinary kind, installed.

BURGLAR AT DOOR RINGS ALARM.—The aged or infirm when left in an apartment or private dwelling alone need not fear the visitation of burglars or insistent peddlers. A device was placed upon the market only recently and is being installed in some of the new Bronx apartment houses that not only foils the person who would forcibly enter through the front or rear door but sounds an alarm as well. The contrivance is simplicity itself. It consists of a strip of stout chilled steel, which is fastened to a hinge plate at the lower part of the door, about a foot from the floor. The door closes and the end of this steel brace slides along the floor until it engages a cleat in a metal plate imbedded into the flooring. A bolt underneath falls into a blind hole. It is not necessary to lock the door or fasten it in any other way. When the intruder pushes upon the knob, the bolt under the floor brace slides up and pushes a spring which rings a bell until the pressure against the door is removed. When not in use it is fastened to the door panel by a metal clip. The device is an effective barrier against anyone—even if he is equipped with strong prying implements—entering the apartment or house through the door fitted with this attachment.

A COAL SHUTE WITH A GLASS DOOR.—Usually the coal shute is utilized for the intaking of fuel only. Whoever heard of that contrivance being used as a light shaft, too? This is what one company is doing. It has perfected and on the market a coal shute with a glass door for use on single dwellings, two family apartment houses or semi-detached dwellings. The flume protrudes slightly from the surface of the foundation wall and instead of the metal cover a heavy glass one is substituted. When the shute is open for use, the glass, by being slid to one side, is out of danger of dirt and breakage. It fits tightly in a metal frame which in turn fits tightly over the top of the shute, thus keeping out cold air and at the same time permitting daylight to enter the cellar.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

178TH ST, s s, 100 e St. Nicholas av, two 5-sty brick and stone tenements, 75 x82.10, slag roof; cost, $150,000; owner, John Glass, Jr., 104 West 42d st; architect, J. C. Cocker, 2017 5th av. Plan No. 656.

131ST ST, s s, 100 w Amsterdam av, 6-sty brick and stone tenement, 50x86.11, slag roof; cost, $45,000; owner, Nestor Holding Co., 302 Broadway; architect, Henry S. Lion, 12 West 32d st. Plan No. 655.

Harry A. Gordon, president; Wm. Jasie, secretary; Louis Manheim, treasurer. No contract has yet been issued.

178TH ST, s s, 275 e St. Nicholas av, two 5-sty brick and stone tenements, 75 x82.10, slag roof; cost, $150,000; owner, John Glass, Jr., 104 West 42d st; architect, J. C. Cocker, 2017 5th av. Plan No. 658.

Dwellings.

78TH ST, No. 116 East, 4-sty brick and stone dwelling, 18x55, slag roof; cost, $30,000; owner, Satz Company, 135 Broadway; architects, W. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 657.

Architects state that no contract has been issued.

Miscellaneous.

PARK AV, e s, north of 46th st, yard, two temporary sheds; cost, $1,000; owner, N. Y. C. & H. R. R. R. Co., Grand Central station; architect, C. A. Reed, Scarsdale, New York. Plan No. 659

John Peirce Co, 90 West st, has contract.

Stores, Offices and Lofts.

125TH ST, s s, 166.3 w 3d av, 1-sty stone and glass stores, 80.9x95, slag roof; cost, $20,000; owner, M. G. Kopper, Buckingham Hotel, New York; architect, Albert W. Treat, 29 West 34th st. Plan No. 660.

John Clark Udall, 29 West 34th st, has contract.

MANHATTAN ALTERATIONS.

BLEECKER ST, Nos. 308-314, partitions, skylights, plumbing, to four 4-sty brick stores and tenements; cost, $4,000; owner, Mary B. Hopson, West End av and 76th st; architect, Warren H. Conover, 232 West 40th st. Plan No. 1900.

ELDRIDGE ST, Nos. 2-4-6, beams, partitions, cornices, to 6-sty brick store and tenement; cost, $8,000; owner, Marcus Chargin, 19 West 112th st, and Abraham Bernstein, 76 West 119th st; architect, Frank Straub, 122 Bowery. Plan No. 1889.

RIVINGTON ST, No. 186, 5-sty brick rear extension, 14x7, girders, windows, partitions, to 5-sty brick tenement and store; cost, $4,500; owners, Herzfeed & Wiener, 20 Av A; architect, Otto L. Spannhake, 233 78th st. Plan No. 1890.

RIVINGTON ST, No. 5, windows, partitions, to 5-sty brick tenement; cost, $1,000; owner, Rocco M. Marasco, 57 East Houston st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1910.

ST. NICHOLAS AV, e s, 199.10½ s 150th st, windows, toilets, partitions, to 6-sty brick tenement; cost, $500; owner, Central Bldg. Improvement & Investment Co., 149 Church st; architect, Edward L. Angell, 959 Madison av. Plan No. 1911.

2D ST, No. 234 East, partitions, windows, to 5-sty brick tenement; cost, $2,000; owner, The St. John's Baptist Foundation, Lenox, Mass; architect, M. Zipkes, 353 5th av. Plan No. 1905.

2D ST, Nos. 226-228 East, partitions, windows, to two 5-sty brick tenements; cost, $2,000; owner, St. John's Baptist Foundation, Lenox, Mass.; architect, M. Zipkes, 353 5th av. Plan No. 1907.

7TH ST, No. 35 East, 4-sty brick rear extension, 11.4x19.3, alter roof, partitions, shaft, to 3-sty brick tenement; cost, $6,000; owner Mrs. Jennie Dorf, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1895.

9TH ST, No. 341 East, toilets, windows, partitions, fire-escapes, to 5-sty brick and stone tenement; cost, $2,000; owner, L. M. Rosenthal, 87-89 Av A; architect, Jacob Fisher, 296 East 3d st. Plan No. 1885.

10TH ST, No. 349 East, partitions, windows, columns, to 4-sty brick tenement; cost, $5,000; owner, Jacob Kovner, 1432 St Marks av, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 1882.

12TH ST, No. 442 East, windows, toilets, partitions, to 4-sty brick and stone tenement; cost, $2,000; owner, Mrs. W. Buz, Av C, s w cor 12th st; architect, H. Regelmann, 30 1st st. Plan No. 1902.

34TH ST, No. 136 West, walls, show windows, skylights, to 4-sty brick and stone dwelling; cost, $4,000; owner, 136 West 34th St. Corporation, 31 Liberty st; architect, Emil Ginsburger, 2272 Prospect av, Bronx. Plan No. 1883.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

Harry Feder, 31 Liberty st, president; Jesse W. Ehrich, 31 Liberty st, treasurer and secretary.

39TH ST, Nos. 656-658 West, cut floors, alter walls, to 2-sty brick factory; cost, $3,000; owner, Patrick Donohue, 132 East 71st st; engineer, G. R. Shepard, 30 Church st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1891.

44TH ST, No. 540 West, add 2-sty runway, partitions, to 2-sty brick stable; cost, $5,000; owner, Jacob Hirsch, Hillside, N. J.; architect, John H. Knubel, 318 West 42d st. Plan No. 1909.

47TH ST, No. 37 West, 5-sty brick rear extension, 20x23.2, alter roof, partitions, to 5-sty brick residence; cost, $16,500; owner, Mrs. Mae Nardi, 77 West 47th st; architects, Carrere & Hastings, 225 5th av. Plan No. 1903.

Geo. Fox, 29 West 42d st, has contract.

50TH ST, No. 529 West, alter platform, staircase, to 1-sty brick shop; cost, $4,000; owner, Frank J. Tyler, 200 West 18th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1884.

63D ST, No. 49 West, partitions, windows, to 4-sty brick residence; cost, $500; owner and architect, K. M. Murchison, 320 5th av. Plan No. 1899.

Amsterdam Building Co., 43 West 27th st, has contract.

72D ST, No. 431 East, partitions, toilets, to 4-sty brick tenement; cost, $2,000; owner, Rono Russo, 52 Spring st; architect, O. Reissmann, 30 1st st. Plan No. 1881.

88TH ST, Nos. 58-60 East, partitions, entrance, stalls, to 3-sty brick stable and dwelling; cost, $5,000; owner, Montgomery Maze, 428 Lexington av; architect, W. H. Hornum, 360 West 125th st. Plan No. 1908.

105TH ST, s s, 130 w Park av, partitions, store fronts, to two 5-sty brick and stone tenements; cost, $1,000; owner, Philip H. Samilson, 18 East Broadway; architect, M. Muller, 115 Nassau st. Plan No. 1906.

107TH ST, No. 110 West, beams, alter roof, to 2-sty brick and stone storage and dwelling; cost, $800; owner, Dr. R. B. McDougall, 259 West 108th st; architect, Adolph Mertin, 33 Union sq. Plan No. 1886.

BROADWAY, e s, 100 s 94th st, partitions, plumbing, to 12-sty brick and stone hotel; cost, $7,000; owner, J. C. Tucker, Narragansett Hotel; architects, La Velle & McGlashan, 28 East 23d st. Plan No. 1888.

BROADWAY, s w cor 37th st, alter partitions to 5-sty brick office; cost, $500; owner, Regal Shoe Co., 1367 Broadway; architect, F. J. Hessels, 1367 Broadway. Plan No. 1894.

BROADWAY, Nos. 63-65, walls, pent houses to two 5-sty brick office buildings; cost, $1,500; owner, American Express Co., on premises; architect and builder, Andrew J. Robinson Co., 123 East 23d st. Plan No. 1912.

BOWERY, No. 383, plumbing, to 4-sty brick dwelling; cost, $15; owners, James and Mary McMullen, 854 Greene av, Brooklyn; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1897.

LEXINGTON AV, n w cor 76th st, 2 and 3-sty brick side and rear extensions, 9.9x27.6, plumbing, heating, windows, to 5-sty brick residence; cost, $20,000; owner, C. L. Atterbury, 23 East 62d st; architect, G. Atterbury, 20 East 43d st. Plan No. 1896.

1ST AV, No. 1612, plumbing, toilets, partitions, piers, to 5-sty brick tenement and store; cost, $1,000; owner, David Nathan, 1612 1st av; architects, Gross & Kleinberger, Bible House. Plan No. 1898.

1ST AV, No. 138, alter walls, to 3-sty brick store and dwelling; cost, $300; owner, H. H. Kipp, 136 1st av; architect, Fred'k Ebeling, 420 E 9th st. Plan No. 1893.

1ST AV, Nos. 2011-2015, toilets, partitions, to 5-sty brick and stone tenement; cost, $5,500; owner, Samuel Fleck, Jr., 49 Loew st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1887.

2D AV, n w cor 25th st, show windows, to 5-sty brick tenement; cost, $150; owner, Thomas Rothmann, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1892.

3D AV, No. 2347, partitions, windows, to 3-sty brick and stone store and dwelling; cost, $1,000; owner, John Loughran, premises; architect, Louis Falk, 2756 3d av. Plan No. 1880.

5TH AV, No. 431, partitions, walls, to 5-sty brick store and residence; cost, $23,000; owner, Walter E. Maynard, 200 5th av; architect, G. Turland Goosey, 39 West 38th st. Plan No. 1904.

The Jones Const. Co., 1 Union sq, builder.

7TH AV, n w cor 47th st, alter store fronts, partitions, to 3-sty brick store and storage; cost, $500; owner, Mrs. Appell, 1576 Broadway; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1901.

Eugene Held, 41 West 24th st, is lessee.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

PARKER AV, w s, 175 s Lyon av, 2-sty frame dwelling, 21x50, tin roof; cost, $5,000; owner, Longin P. Fries, Eastchester road; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 934

ARLINGTON AV, w s, 140 s 227th st, 1½-sty frame dwelling, 30x36.10, shingle roof; cost, $3,000; owner, G. H. Leslie, 3d av and 177th st; architect, Bradford Architectural Co., 178 Fulton st. Plan No. 942.

POWELL AV, s s, 325 e Castle Hill av, 2-sty brick dwelling, 22x55, tin roof; cost, $6,000; owner, J. L. Doherty, 10th st, Unionport; architect, B. Ebeling, 1136 Walker av. Plan No. 939.

NELSON AV, e s, 260 n 175th st, two 2½-sty frame dwellings, shingle roof, 20x37; total cost, $10,000; owners, Weller & Meeker, 2163 Crotona av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 948.

VYSE AV, w s, 125 s 173d st, four 3-sty brick dwellings, tin roof, 18.9x55; total cost, $36,000; owner, Carmine Cioffi, 1116 Intervale av; architect, Robt. E. La Velle, 1282 So. Boulevard. Plan No. 947.

ARLINGTON AV, e s, 25 s 252d st, 2½-sty brick dwelling, shingle roof, 80x80; cost, $30,000; owner, Geo. W. Perkins, Riverdale; architect, Rob. M. Byers, 59 Pearl st. Plan No. 946.

ARLINGTON AV, e s, 225 s 252d st, 2½-sty frame dwelling, shingle roof, 60x60; cost, $20,000; owner, Geo. W. Perkins, Riverdale; architect, Robt. M. Byers, 59 Pearl st. Plan No. 945.

Apartments, Flats and Tenements.

HOE AV, w s, 275 n 167th st, 4-sty brick tenement, 25x87.2, plastic slate roof; cost, $20,000; owner, Elise Levy, 208 Mosholu Parkway; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 933.

FULTON AV, w s, 820.9 s Wendover av, two 5-sty brick tenements, 50x105.8, plastic slate roof; total cost, $90,000; owner, Louis Klebau, 565 Wendover av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 931.

CROTONA PARK NORTH, n s, 267 e Prospect av, two 4-sty brick tenements, 22x72 and 28x85, slag roof; total cost, $38,000; owner, John C. Cook, 1386 Washington av; architect, Rob't E. La Velle, 1284 Southern Boulevard. Plan No. 935.

158TH ST, n s, 148 w Courtlandt av, 5-sty brick tenement, 50x88.10, plastic slate roof; cost, $50,000; owners, Bunt & Son, 315 East 158th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 940.

SOUTHERN BOULEVARD, n e cor Tiffany st, 4-sty brick tenement, 37.6x90, plastic slate roof; cost, $25,000; owners, Winnie Realty & Construction Co., Maurice Muller, 836 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 941.

147TH ST, s s, 315 w Brook av, 5-sty brick tenement, plastic slate roof, 50x87.9¾; cost, $50,000; owner, Jane Kitchen, 434 Bronxdale av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 950.

Miscellaneous.

169TH ST, w s, 125.7 w 3d av, 1-sty brick store, 14.4¼x26, tin roof; cost, $800; owner, Milton De Vas, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 937.

156TH ST, n s, 685 e Prospect av, 1-sty concrete garage, tin roof, 10.9x17.5; cost, $200; owner, Elizabeth Loughran, 722 Prospect av; architect, F. W. Loughran, 722 Prospect av. Plan No. 949.

AQUEDUCT AV, e s, 176.10 s Fordham road, 1-sty brick store, 43x75, tin roof; cost, $5,000; owner, Fred Lunstedt, 570 West 183d st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 944.

Stores and Dwellings.

WALKER AV, n e cor Westchester av, 3-sty brick store and dwelling, size irregular, plastic slate roof; cost, $18,000; owner, Geo. Joseph, Main st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 936.

Storage Buildings.

KINGSBRIDGE AV, e s, 14 s 236th st, 5-sty brick storage, 49.6x65, plastic slate roof; cost, $18,000; owner, James Ames, Kingsbridge; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 932.

Stables.

FORT SCHUYLER ROAD, w s, 175.4 n Marrin st, 2-sty brick stable and dwelling, 26x50, tin roof; cost, $5,500; owner, John I. Diehl, Fort Schuyler road; architect, B. Ebeling, 1136 Walker av. Plan No. 938.

Factories.

WHITLOCK AV, e s, 100 n 156th st, 4-sty brick factory, slag roof, 40x100; cost, $25,000; owner, Henry Killer, 141 Rider av; architect, Adolph Mertin, 33 Union sq. Plan No. 943.

BRONX ALTERATIONS.

ROGERS PL e s, 425 n Westchester av, 1-sty frame extension, 25x6, to 1-sty frame stable; cost, $500; owner, Frederick Heims, on premises; architect, Henry Lane, 1499 Zerega av. Plan No. 355.

145TH ST, s w cor 3d av, 1-sty frame extension, 20.5x16, to two 1 and 2-sty frame stores; cost, $2,500; owners, Borough estate, Joshua L. Evans, 3219 3d av, president; architect, Wm. Schnaufer, 363 East 49th st. Plan No. 354.

150TH ST, s s, 195 e Harlem River, 1-sty frame extension, 81.9x149, to 1-sty frame shed; cost, $500; owner, John A. McCarthy, Rivington & Tompkins sts; architect, M. J. Garvin, 3307 3d av. Plan No. 359.

GRAND BOULEVARD, No. 1040, new brick front, new stairs, etc., to 2-sty frame building; cost, $1,000; owner, Bernard Kelley, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 358.

PROSPECT AV, e s, 111.1 s Beck st, new bake oven, new partitions, &c, to 5-sty brick store and tenement; cost, $2,000; owners, Mercury Realty Co., Samuel Brener, 604 Prospect av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 353.

WALKER AV, s e cor Castle Hill av, 1-sty stone extension, 31.8x21.8, to 1-sty brick church; cost, $3,000; owners, St. Raymond's R. C. Church, Right Rev. Edw. McKenna, on premises, treasurer; architect, Geo. H. Streetor, 103 Park av. Plan No. 357.

3D AV, w s, 40 n 145th st, new columns, new girders, etc., to 2-sty brick stores; cost, $1,200; owner, John F. Blackman & Son, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 356.

ADVANCE REPORTS.

Site Ready for Madison Avenue Skyscraper.

MADISON AV.—The site at the northwest corner of Madison av and 38th st is now about cleared and excavating will be undertaken immediately by the Clarence L. Smith Co., for the new 20-sty office and loft building which Frederick Johnson is to erect from plans by Messrs. Buchman & Fox, 11 East 59th st, costing between $650,000 and $700,000. As seen by the perspective now in hand, the building will be one of the highest type structures for business use in this city. The exterior will be ornamental, with the four lower stories of stone, above this a special faced brick, and the upper five stories of ornamental terra cotta and architectural iron work. The large group of columns at the entrance will be of solid granite. The interior equipment will include a subbasement, boiler and engineer rooms, five electric high-speed elevators, and two sidewalk lifts, mail chutes, electric lights and toilet rooms. There will be two entrances in both streets.

An apartment house was first planned for this site, but was later abandoned for the reason that it was impossible to get sufficient ceiling height for a 10-sty building, Madison av at this point being only 75 ft. wide. Three corners on Madison av near this property are about to be changed from residences to business buildings. The only contract on the building so far let is that for the structural steel to the Brown-Ketcham Co. The architects are rapidly completing the plans, and will soon receive figures on all branches of materials and construction.

Plans for Colgate & Co.'s Building.

JERSEY CITY, N. J.—Charles A. Rich, 320 5th av, Manhattan, has completed plans and is now taking figures on the construction of the brick, limestone, steel and reinforced concrete office building for Colgate & Co. (soap)., 55 John st, Manhattan, at the northwest corner of York and Hudson sts, Jersey City. The present factory at York st will be connected with the new building by a bridge. Wm. P. Field, of Newark, N. J., will be the consulting engineer. The new annex will measure 75x100 ft., and cost about $100,000.

Hotel "Athens" to Be Enlarged.

41ST ST.—Plans are out among builders for figures on the general contract for the improvement of the Hotel "Athens," Nos. 41-45 East 41st st and 28-30 East 42d st, owned by Polymero & Ringa, of 30 East 42d st. M. C. Mellen, 45 West 34th st, the architect, has prepared plans for a 5-sty steel, granite and brick fireproof addition, to measure 30x70 ft. It is estimated that the changes will cost around $100,000.

Figuring for Long Island Office Building.

LONG ISLAND CITY.—Architect Floyd Y. Parsons, 1133 Broadway, Manhattan, is taking bids on the general contract for the 5-sty fireproof, brick and limestone office building, 75x100 ft., which Stuart Hirschmann, 200 Broadway, Manhattan, will erect at Court square, Long Island City, to be leased by the Tax Department of Queens. The building will approximate in cost $125,000.

Plans for Two Riverside Drive Houses.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have filed plans with the Tenement House Department for two 12-sty elevator apartment houses, measuring 58.9x irregular, to be constructed by Paterno Bros., Inc., 510 West 114th st, on Riverside Drive, east side, 107.6 ft. north of 116th st, to cost in the neighborhood of $600,000.

Latest 156th Street Improvement.

156TH ST.—Plans have been completed by Messrs. Denby & Nute, 333 4th av, for the two high-class apartment houses, measuring 100x83.5 ft. each, to be erected in the north side of 156th st, 168 ft. west of Broadway, Washington Heights. James O'Brien, of 647 6th av, will erect the buildings. The cost for both operations will approximate $400,000.

Estimating for New Ice Cream Plant.

24TH ST.—Frank Goodwillie, 1170 Broadway, architect for the new ice cream plant which James M. Horton, 213 East 24th st, is about to erect at Nos. 209 to 211 East 24th st, is now taking figures on the general contract. The structure will be six stories, fireproof, of brick, steel and concrete, measuring 97x98 ft.

Apartments, Flats and Tenements.

114TH ST.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty elevator apartment house, 50x85.11 ft., for the Hennessy Realty Co., 220 Broadway, to be erected in the west side of 114th st, 100 ft. east of Amsterdam av, to cost about $125,000.

133D ST.—Young & Gronenberg, 1328 Broadway, have prepared plans for two

6-sty flats, 25x86.5 ft., to be erected by the Newport Realty Co., 35 Nassau st, in the north side of 133d st, 260 ft. east of Lenox av, to cost $50,000.

BROOKLYN.—W. L. Cameron, 9 West 83d st, Manhattan, will make $15,000 worth of alterations to the furnished-room house Nos. 327-329 Fulton st, through to 304 Washington st, Brooklyn. C. W. R. Van Buskirk, 187 Montague st, Brooklyn, the architect, is taking estimates.

HOBOKEN, N. J.—Architect Hyman Rosensohn, 747 Broad st, Newark, has prepared plans for two apartment buildings to be erected at the Boulevard and Lake st by Hordes & Gordon, of 418 Washington st, Hoboken. The specifications will call for open plumbing, cabinet mantels, dumbwaiters, tiled vestibule and bathrooms and all modern improvements except heat. The estimated cost is $30,000.

Banks.

AMITYVILLE, L. I.—Milford H. Ketcham has secured the contract to erect a bank building for the Bank of Amityville at a cost of about $25,000.

DUNKIRK, N. Y.—Green & Wicks, 110 Franklin st, Buffalo, are preparing plans for a bank building which the Merchants' National Bank (H. H. Droege, cashier) will erect at Lyon st and Railroad av, Dunkirk.

NORWICH, CONN.—Plans have been completed for the bank to be erected at Main and Cliff sts for the Chelsea Savings Bank. Cudworth & Woodworth are the architects. Estimates will be made soon. It is expected to award the contracts and commence work about Sept. 1.

NUTLEY, N. J.—Excavating has started for the 1-sty brick and limestone bank, 35x50 ft., to be erected at Chestnut and Elm sts, Nutley, by the Nutley Bank. Edward P. Doane, 184 Main av, Passaic, is architect. Contractors are A. Van Vliet Construction Co., mason work; Geo. H. Hahn, heating and plumbing; Alex Stewart, painting; J. K. Cooke & Son, steel work; all of Passaic; L. Breen Building Co., Paterson, N. J., carpenter work, and J. W. Fiske, 56 Park pl, Manhattan, ornamental iron work.

Churches.

FREEPORT, L. I.—Ground has been broken for the new Catholic church of the Holy Redeemer, at the corner of Pine st and Ocean av. Rev. Charles A. Logue, is priest in charge.

ELIZABETH, N. J.—Rev. Louis J. Bohl, rector of the Roman Catholic Church of the Immaculate Conception, 1000 North Broad st, has purchased two plots, 175x80 and 165x200 ft., on which a church and other buildings will be erected.

BAYONNE, N. J.—Rev. Hampton Berwager and the congregation of Grace Evangelical Lutheran Church expect to start work immediately on the construction of a new edifice at the northeast corner of Av C and 37th st. Ground has already been broken.

ANSONIA, CONN.—W. D. Johnson, Inc., of Hartford, has awarded to the Torrington Building Co. the contract to erect a mortuary chapel in Pine Grove Cemetery, Ansonia. The art glass windows will be furnished by Brown, Hubbell & Puddicombe of New Haven.

BINGHAMTON, N. Y.—Plans for the new Methodist Church soon to be erected in Clinton st, have been completed and approved. It is expected that work will be started during the summer. The total capacity will be 1,500. Address chairman building committee, M. E. Church.

RUTHERFORD, N. J.—Chris Campbell, 10 East 33d st, Manhattan, has received the general contract to erect the new Roman Catholic church on Home av, Rutherford, to cost $—,000. H. C. Weisman, 17 West 42d st, Manhattan, is the architect. Rev. W. F. Grady, Kingsland, N. J., is rector.

SHORT HILLS, N. J.—Daniel A. Dugan, 518 Bridge st, Trenton, has received the general contract to erect the 1-sty stone and brick edifice, 47x79 ft., for St. Rose of Lima, Rev. Father Brown, pastor, at Short Hills, from plans by W. A. Poland, 204 Hill Crest av, Trenton, N. J. Estimated cost, $35,000.

SOUTH NORWALK, CONN.—Estimates are being made on plans of Jos. A. Jackson, 1133 Broadway, Manhattan, for a new church for the Hungarian Catholic Society, Rev. S. F. Chernitsky, pastor. It will be a brick structure, 45x120 ft., slate roof and terra cotta and limestone trimmings. The seating capacity is 500; steam heat; costing about $35,000.

BRIDGEPORT, CONN.—Dwyer & McMahon of Bridgeport, have completed plans and the general contract has been let to the Granite Construction & Realty Co., of Waterbury, for the new church to be erected in Bridgeport by the St. Patrick's R. C. Society, Rev. J. B. Nihill, pastor. It will be 70x176 ft., constructed of Vermont grey marble with concrete stone trim, red slate roof, ornamental plaster work, etc. Steam heat, plumbing, electric work, windows and furnishings not included in this contract.

Dwellings.

SHORT HILLS, N. J.—Architect C. H. Kirk, 1133 Broadway, Manhattan, has plans for a 2½-sty brick and frame residence, 30x60 ft., to be erected at Short Hills, to cost $10,000.

NEWARK, N. J.—C. E. Lane, of this city, has purchased six large plots on Weequahic av, Weequahic Park. He will begin the erection of six single and two-family dwellings on the sites at once.

NEW LONDON, CONN.—W. P. Crabtree, of New Britain, is preparing plans for a summer residence to be erected at Ocean Beach, New London, for H. C. Hine, of New Britain. It will be frame, 35x42 ft., with 10 rooms.

NEW BRITAIN, CONN.—W. P. Crabtree, architect, New Britain, Conn., is preparing preliminary sketches for a 10-room residence to be erected in Hart st, New Britain, for Chas. B. Parsons. Complete details have not been decided.

Factories and Warehouses.

DANBURY, CONN.—Contracts have just been awarded for the construction of a big brick addition to the plant of the Rogers Silver Plate Co. in Rowan st. The H. Wales Lines Co., of Meriden, gets the job. The same firm made the plans. Work is to be commenced immediately.

NEWARK, N. J.—The bottling plant of Christian Feigenspan, brewers, is to be rebuilt in the south side of Christie st, near Bowery st, Newark, at a cost of $14,000. Hooper & Co., 120 Market st, Newark, are the architects. Joseph Oschwald, 120 Market st, Newark, will do the mason work.

DESBROSSES ST.—Estimates are all in for the 6-sty brick and stone warehouse

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which the Trinity Corporation, 187 Fulton st, is about to erect at Desbrosses and Watt sts, from plans by Ernest Flagg and A. F. Sutcliffe, 35 Wall st, to cost about $75,000. The award will be announced in a few days.

Halls and Clubs.

ELMIRA, N. Y.—John C. Williamson, of Elmira, has secured the contract for erecting the clubhouse for the B. P. O. Elks, No. 62 (bids opened Aug. 2). H. Considine, 416 Robinson Building, is architect.

HOLYOKE, MASS.—The clubhouse being erected at Commercial and Sargeant sts for the Union Club is now all roofed in. Leroy E. Smith is the contractor, V. V. Goddard has the mason work, G. Harman & Son, iron work; E. H. Friedrich, metal work; Gavin & Moriarty, plumbing, and T. F. Monaghan, electrical work. Geo. P. B. Alderman & Bro. are the architects.

NEW HAVEN, CONN.—Work will be started at once on the proposed structure for the Yale Rowing Association, plans by Architects Peabody & Stearns of Boston. The Sperry Co. will have the contract, the William Ritchie Co. doing the carpenter work. The plans call for a handsome structure, of pressed and water struck brick, terra cotta trimmings, slate or tile roof and copper finials, on concrete foundations. The cost will be upward of $100,000.

Hospitals and Asylums.

SOHO, N. J.—Plans are in the hands of contractors for estimates for two additional ward pavilions for the Essex County Isolation Hospital at Soho. The plans for the building, which will cost about $25,000, were designed by Hurd & Sutton, of Newark.

CHELSEA, MASS.—Plans are being figured for alterations and additions to the Naval Hospital for the U. S. Government, A. L. Parsons, Bureau of Yards and Docks, Navy Dept., Washington, D. C. Brick, two and three stories, 383x35; wing two stories, 35x170; cost, $250,000.

15TH ST.—Ditmars & Brite, 111 5th av, are about ready for estimates on separate contracts for a 5-sty addition, 52x103 ft., to the Home of the Aged, 209 West 15th st, for the Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent-on-Hudson, N. Y. The estimated cost is $150,000.

JAMESTOWN, N. Y.—The competitive plans of John H. Coxhead, 926 Ellicott Sq. Building, Buffalo, have been accepted for the City Hospital. Dr. Jason Parker, Chairman Building Committee. The structure will be of brick, stone and structural steel, 40x150 ft., 2½-stys and basement; cost, $50,000.

Hotel.

OLEAN, N. Y.—Green & Wicks, architects, of Buffalo, N. Y., are taking bids for the erection of an addition to the Olean Hotel. H. S. Sartwell is the proprietor. The addition will be 4-sty high, 40x51 ft. It will cost $25,000.

BUFFALO, N. Y.—Excavating is about to begin for the new hotel to be erected at Genesee and Pearls sts, Buffalo, by the Buffalo Men's Hotel Co., of which Arthur E. Hedstrom, 304 Ellicott sq, is president. The building will be strictly fireproof, 9-stys and basement, measuring 52x115 ft., to contain 300 rooms, restaurant, pool and billiard rooms. Robert J. Reidpath, 29 Builders' Exchange, Buffalo, is the architect. The Buffalo Structural Steel Co., 166 Doat st, Buffalo, has received the steel contract.

Municipal Work.

BROOKLYN.—Bids will be received by the Department of Charities, Tuesday, Aug. 24, for completion of annex on west side of main building, Kings County Hospital, Brooklyn.

MANHATTAN.—The Commissioner of Street Cleaning will open bids Wednesday, Aug. 25, for installing a rubbish conveyor at the West 47th st incinerating plant of the Department of Street Cleaning.

BROOKLYN.—Bids will be received by the Department of Public Charities Wednesday, Aug. 25, for putting down granolithic flooring in the basement of the male almshouse building, at the Kings County Hospital, Brooklyn.

MANHATTAN.—The Health Board will open bids Tuesday, Aug. 24, for setting skylights, metal copings and new roofs; also painting the exterior of certain buildings, complete, and the metal and woodwork of certain other buildings on the grounds of the Willard Parker Hospital, foot of East 16th st, Manhattan.

BROOKLYN.—Bids will be received until Wednesday, Aug. 25, by the President of the Borough of Brooklyn, No. 1, for building an embankment, with all appurtenances, under the tracks of the Bushwick branch of the Long Island Railroad and adjacent to Scott and Montrose avs, in connection with the construction of a sewer in Scott av, from Newtown Creek, north of Metropolitan av, to St. Nicholas av.

Office and Loft Buildings.

52D ST.—Otto Strack, 214 East 23d st, owner, architect and builder, is taking bids for the 8-sty loft, 60x94 ft., which he will erect at Nos. 351-355 West 52d st, to cost $70,000.

NEW BRITAIN, CONN.—Plans have been completed by W. P. Crabtree for an office building to be erected in Park st by the New Britain Lumber & Coal Co. It will be brick, 30x40 ft., 2-stys. Bids will be received at once.

SPRINGFIELD, MASS.—The Springfield Gaslight Co. will begin the construction of a building in State st about Sept. 1. The building will be in the French Renaissance style of red brick with white stone facing, 81.6x62.6 ft., and will be ready for occupancy April 1. Winslow, Bigelow & Wadsworth, Phillips Building, Boston, Mass., are the architects.

Power Houses.

ATLANTIC CITY, N. J.—The Atlantic City Electric Co. contemplates the erection of a new electric light plant. Estimated cost, $156,000. E. M. Plummer is Ch. Engr., Atlantic City.

RED HOOK, N. Y.—The Red Hook Light, Heat & Power Co. has plans under consideration for the construction of a hydro-electric power plant at Bingham's Mill, ten miles north of Red Hook. J. H. Sharpe is president.

MINEOLA, L. I.—The Public Service Commission, Albany, has authorized the Nassau & Suffolk Lighting Co. to issue stock, the proceeds to be used for extensions and improvements of its plant and distributing system. E. H. Mather is general manager.

Schools and Colleges.

STRATFORD, CONN.—Beckwith & Jackson, architects, of New Haven, will receive proposals until Sept. 1 for the erection of a four-room addition to the Centre district schoolhouse in Stratford.

THOMPSONVILLE, CONN.—Estimates are being received for an addition to the North School st building at Thompsonville. Architect L. C. Fay, of East Longmeadow, has prepared plans and they can now be seen at the town building.

HIGH BRIDGE, N. J.—The Board of Education, High Bridge, Hunterdon County, N. J., is taking bids until Aug. 25, for the construction of a 2-sty brick and stone school addition, 50x65 ft. Wm. T. Towner, 320 5th av, Manhattan, is the architect. Cost, about $18,000.

Theatres.

BRIDGEPORT, CONN.—Sylvester Z. Poli, of Bridgeport, will erect at once a new theatre to cost from $300,000 to $500,000. The building is to be completed by January, 1910.

BUFFALO, N. Y.—Henry L. Spann, 413 West Delaware av, has prepared plans for a theatre, 1-sty and gallery, 55x135 ft., which the Co-Operative Amusement Co. (Dr. J. Grafton Jones, Pres., 473 Virginia st) will erect at 523 William st, Buffalo, to cost $40,000.

Bids Opened.

BROOKLYN.—Bids were received Aug. 14 by the Bureau of Yards and Docks, Washington, D. C., for alterations to the Naval Hospital, Brooklyn. F. W. Conner Co., 1123 Broadway, $5,400, was lowest bidder.

HUDSON, N. Y.—John Dyer, Jr., Albany, N. Y., at $50,200, submitted the lowest bid on Aug. 14, to the Board of Managers of the New York State Training School for Girls at Hudson, for the construction of a new power house, coal pockets and trunk conduit.

BRONX.—L. F. Haffen, president of the Bronx, opened bids on Aug. 12, for constructing a sewer and appurtenances in West 176th st, between Sedgwick av and Undercliff av, and south on Undercliff av from Washington Bridge. E. M. Lynch, $12,484, low bidder.

The Board of Education opened bids Monday, Aug. 16, No. 1, for gymnasium apparatus, etc., for P. S. 84, 126, 128, 157, 160, 162, 163 164 Brooklyn; all bids were laid over. No. 2, for improving the premises at P. S. 16, Queens. Edward M. Allen, $1,396, low bid. Other bidders were: Peace Bros., Lundin & Zacharius, Harry Britton.

BRONX.—Bids were opened Aug. 12 by Louis F. Haffen, president Bronx Borough, for regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and placing fences in 230th st, from Bailey av to Riverdale av. McDonald & Barry, Tiebout av and 183d st, $74,897, low bidder.

JERSEY CITY, N. J.—Bids were received as follows by the County Building Committee on Aug. 11 for furnishing and installation of the metal furniture in the office of the County Clerk in the new Court House buildings: Art Metal Construction Co., 349 Broadway, New York, $25,900; Jamestown Metal Furniture Co., 18 West 27th st, New York, $39,900; John Gill & Sons, 12 West 31st st, New York, $48,500.

Contracts Awarded.

WASHINGTON, D. C.—Contract for installing two tubular boilers in the Dennison School, Washington, D. C., has been awarded to the G. & W. Mfg. Co., 26 Cortlandt st, Manhattan.

BEDFORD, N. Y.—The board of managers of the New York State Reformatory for Women at Bedford has awarded to the New York Sewage Disposal Co., New York, the contract for constructing a new sewage disposal plant at that institution, at $5,950. F. B. Ware is State architect, Albany.

NEWBURGH, N. Y.—Contract for furnishing a 30-in. pipe for the new water main between Washington Lake and Newburgh, was awarded to the U. S. Pipe & Foundry Co., of Manhattan, at $22.33 per

ton, and special castings 2½ cts. per lb. There are to be about 1,800 tons of iron pipe furnished.

Government Work.

HUNTINGTON BAY, N. Y.—The Light-House Engineer, Tompkinsville, N. Y., will open bids Sept. 3 for the construction and delivery of the Lloyd Harbor Light-House, Huntington Bay, New York.

Ambrose B. Stannard, 1133 Broadway, Manhattan, has received the contract for partitions, screens, and interior finish, etc., in the San Francisco (Cal.) post-office, the contract price being $86,348. Time to complete, June 15, 1910.

GRAND RAPIDS.—Proposals will be received until the 8th day of September, for installation complete of radiator air exhausting system at the U. S. post-office and court-house, Grand Rapids, Mich. James Knox Taylor, supervising architect.

CHELSEA, MASS.—Bids for hospital buildings will be received by the Navy Department, Washington, until Sept. 18, for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H. R. C. Hollyday, chief of bureau.

WASHINGTON, D. C.—Sealed proposals will be received until the 27th day of August, for alterations in the fourth floor, etc., of the U. S. Treasury Building, Washington, D. C., in strict accordance with drawings and specifications, copies of which may be obtained at the office of supervising architect. James Knox Taylor, Supervising Architect.

RICHMOND, VA.—Sealed proposals will be received the 20th day of September, for the reconstruction of the U. S. Post Office, Court House and Custom House at Richmond, Va., in accordance with the drawings and specifications, copies of which may be obtained from the custodian at Richmond, Va., or at this office at the discretion of the supervising architect. James Knox Taylor, Supervising Architect.

Brief and Personal.

Two days of storm made a short week for outside operations.

Charles F. McKim, the architect, is reported seriously ill at St. James, L. I.

George Doan Russell, the lawyer, of 154 Nassau st, is spending his vacation with his family in the Adirondacks. He is expected back on Aug. 25.

Mr. L. Peckitt, president of the Empire Iron Furnaces, who is in Europe, is expected back shortly after Labor Day.

Mr. John B. Wight, secretary of the North American Cement Company, has returned from a vacation trip of two weeks.

Mr. Wright D. Goss, president of the Empire Brick & Supply Company, is spending week-ends during the summer at his place on the south shore of Cape Cod.

In the construction of the foundations for the railroad terminal that is being built by S. Pearson & Son, Ltd., at Vera Cruz, Mexico, approximately 3,000 Raymond concrete piles will be employed.

Mr. Harriman is on his way home across the sea. If he has obtained a controlling interest in the New York Central, it is hoped he will improve the suburban train service of the system. The Central might have favored the northern expansion of the city more than it has.

FASCINE is a decorative material which New York architects and owners are becoming more and more interested in. It is a clay product burned at a high heat and glazed with bright or dull finished glazes. It can be used in innumerable ways for ornamental effect.

At the northeast corner of Madison av and 70th st a brownstone residence of graceful proportions has taken on a new distinction by having the side entrance (on 70th st) inclosed with plate glass in a setting of ironwork. It is a shelter from the elements and an ornament as well.

A meeting of the executive committee of the Realty Operators and Builders' Association will be held Tuesday, August 24, 1909, at 320 Broadway. The most important matter under discussion will be the proposed arbitration agreements with the various contractors organizations.

Growing Popularity of Metal Ceilings.

The fact that the metal ceiling has come to stay seems to be proved by the fact that some of the local dealers are opening branches in Brooklyn and in the suburbs. Some of the more progressive companies now have offices or representatives in New Jersey, and, if the word of a man who has had wide experience in this business reflects the experience of other companies, there seems to be little doubt that the "opening" of New Jersey to metal ceiling manufacturers will prove a source of unlimited profit and enterprise.

An interview with Samuel Shanker, of the S. Shanker Metal Ceiling Company of 520 Fifth st, showed that the field across the Hudson is not to be neglected. He already has located agencies for the Kanneberg Roof & Ceiling Company, of Canton, Ohio, of which he is the sole Eastern representative, and a large stockholder, in Newark, Jersey City and Hoboken, and it is probable that in time offices will be opened in Elizabeth, Paterson and Passaic.

This company, which always carries a large stock of exclusive designs, is constantly growing. It is represented in Brooklyn by the Eastern Metal Ceiling Company, of 1234 Myrtle av, and by E. P. Backie at 359 Court st. The company also does a large exporting business from its main office in Canton.

Modern Ornamental Iron Works.

Conspicuous among ornamenal iron workers in this city is the name of John Jordis, whose modern factory and offices are at 142d st and Robbins av, the Bronx. The reason Mr. Jordis has taken a leading part in his particular line in this city is because of his ability to turn out finished work in first-class shape in remarkably short time, and because many of the designs he works out are original.

His factory is of brick construction, built in 1907, and is adapted to the work that is done there in every particular. Some of the most recent work that this firm has done may be seen on some of the newest apartment houses in all parts of the city. He has just finished installing all the iron stairs at the Hotel Nassau at Long Beach, and in the Greenpoint, Fulton, Stuyvesant, Lincoln Square theatres, and for numerous buildings in this city. A specialty is made of all kinds of ornamental wrought and cast iron work.

Pulp Plaster.

Elastic pulp plaster contains no sand or lime. One of its most important parts is fibrous wood pulp, made by a patented process that retains the fibre and strength of the wood. This fibrous wood gives to the plaster elasticity, toughness, lightness and strength. Freezing does not affect elastic pulp plaster. Being waterproof it does not fall off the lath when water pipes burst and flood the ceiling.

As it is already for use, except for the addition of water, there is no chance for the mason to overload it with sand. Being elastic instead of brittle, it will dent like wood when struck or jammed, instead of breaking. It adheres equally well to brick, stone, common lath wood or iron, and it dries in one-fourth the time that ordinary mortar takes.

Asbestos Lumber.

The list of fireproof materials for structural purposes receives frequent additions. If the forests should go, we would still have asbestos. Doors, trim, wainscot, partitions, flooring, ceilings, outside shutters, all are now being manufactured of asbestos. When used for doors it gives handsome and practical results.

The two sides for a door are molded in single slabs made solid around the edges, cemented with fireproof cement and securely drawn together during manufacture by the contraction of numerous countersunk rivets, and the whole bound with iron to prevent accidental abrasion The countersunk rivet heads are covered with Alignum, in the style under consideration, and no metal whatever, save the knobs and butts, is in any way exposed to the direct action of fire when the door is closed.

This construction produces a hollow or air-spaced door; and as Alignum is in itself a non-conductor of heat, an intense heat on one side is hardly appreciable on the other. Trims are made in the ordinary strips for miter or blocks, or in entire frames as usually provided for cabinet trim, and in either event designed to be secured to the wall or partition by screws. Alignum asbestos lumber floors are susceptible to all combinations of color and design, laid in cement. They are fireproof and thoroughly sanitary, are resilient, not hard enough to be slippery and are pleasant to the tread.

New Clayworking Book.

The new "History of the Clayworking Industry in the United States," compiled by Heinrich Ries, Ph. D., and Henry Leighton, A. B., is now on the market. This book is revised to date and is based on statistics so far as obtainable covering the history of the industry from its infancy in this country to the close of the year 1907. It first takes up briefly the history of the various branches of the clay industry and follows this with more complete data covering the industrial progress in each State. The compilation is a very important one and should be in every clayworker's library. John Wiley & Sons are the publishers, but copies can be obtained through this office at the selling price of $2.50, postage paid.

Welsh Tin-Plate Industry.

At the end of May, 1909, there were 398 tin-plate mills and 52 sheet-steel mills in operation in South Wales, and the total number of employees was 22,500. Large consignments of tin plates are exported to the Far East, China, and Singapore, and the United States continues, under the drawback clause of the tariff, to be a steady market for this special trade. During the month of April the following quantities, in tons, were exported to the countries mentioned: United States, 6,250; British East Indies, 4,692; Germany, 2,989; France, 1,895; Netherlands, 3,752; all other countries, 19,685; total, 39,263 tons. During the same month 5,683 tons of black plates were exported.

ELECTRIC POWER IN BREWERIES.—Abroad, electric power is used in breweries for driving malt mills, hoists, barrel hoists, grain conveyors, pumps, centrifugal pumps, portable pumps, mash tun, mash rakes and refrigerators. Only enclosed types of motors are recommended for breweries because of the amount of steam and dust present in the atmosphere. The condensation of moisture on the walls and machinery will sometimes lower the insulation resistance of a motor to a dangerous degree.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Prices Firm in Dull Market.

From brick to stone the market was dull this week. Prices, however, held firm as a rule. Brick advanced 50 cents and there are prospects that it will go higher. The demand was a little better. Cement stays at $1.43, with the majority of the companies reporting business slack. Deliveries are still limited to thirty days. Pig iron stands at last week's quotations, but reports little new business. Structural steel held on small orders only. Spelter, having moved up to $6 a ton, may boost all galvanized sheets. Others may follow. Agents are not seeking new business. October first is the ruling delivery limit. Another raise in structural shapes is expected. Lumber is dull both in wholesale and retail. Local stone orders of any size are still scarce. A gradual improvement is noted both in new business and prices. Quarries are continuing to take in Western orders.

Brick Moves Up a Shilling.

Following a little better demand for Hudson River hard brick, manufacturers' cargo quotations moved up 50 cents this week, making the ruling prices on the market at this writing $5.00 to $5.50. Most of the week-end purchases were for $5.50 for the better grades, while on Monday or Tuesday, everything was tied up. Wednesday opened stronger and the fact that the wet weather also forbade making, combined in part to equalize the situation. Up to Tuesday noon few sales were reported on the Exchange.

Arrivals for the week ending last Saturday night at 6 o'clock (Aug. 14), were 71; sales, 77; and holdovers for this week, 7. The holdovers for the week preceding were 11, showing that the demand is moving.

STORM DID NO YARD DAMAGE

The fact that the storm broke on Sunday night up the river, when all the yard material was protected, saved the manufacturers from heavy damage. The steel shipments have greatly improved, although not all jobs are getting material as quickly as desired.

MANUFACTURERS TALK OF EASING UP.

Further talk was heard this week regarding the threat of the manufacturers to ease up on output until the market becomes more satisfactorily adjusted. The small yards are hard pushed to manufacture at present prices. The dealers look for a continuation of low prices for a week or two, but manufacturers say they cannot stand the strain that long and will ease up if the local market does not improve.

MUCH WORK AHEAD, SAY DEALERS.

The dealers are optimistic. They look for a great deal of work this fall although they say that conditions are only fair now. The prophecy was made that the demand, which is hardly normal now, will be greater than the supply within another month.

FULTON FETE AND THE BRICK MAKERS.

While it cannot be said that the brick manufacturers up the river are going into unbounded rapture over the Hudson-Fulton celebration, the aid and counsel that two of its foremost representatives, General George Moore Smith, and Captain John B. Rose, are giving the Newburgh celebration committees, cover the absence of any special exuberance on the part of their fellows. Captain Rose is on the banquet committee and also on the general military and naval committee, while General Smith is on the last-named body and also on a local committee. In the words of General Smith:

"Newburgh is going to have the greatest celebration it has ever known and, there will be a pagaent that has never been equalled in any town of its size in the country. I cannot go into details about that now, because we haven't it in ship-shape formation, but in a week or two I can give some idea of the stupendousness of the enterprise. It all depends upon how many ships will go up the river. I am daily receiving assurances that lead me to think that there will be a generous fleet on hand. There will be two celebrations, one day being devoted to the firemen and the other to the military."

SOME RECENT LARGE SALES.

Among some of the largest sales of recent date are those by the Harbison-Walker Refractories Company, 1133 Broadway:

Gimbel Brothers store, 34th st and 6th av, 1,000,000 grays; Sturtevant apartments, 93d st and Central Park West, 800,000 grays; Allendale apartments, 90th st and West End av, 500,000 speckled; Korn office building, 31st st and 5th av, 250,000 grays; Tilden building, 40th st and 5th av, 200,000 grays; Paterson, N. J. High School, 300,000 buffs; Cornish apartment, Bronx, 100,000 speckled; for 12-sty store and loft building at the northwest corner of 18th st and 4th av, 200,000 grays; Randall apartments, Bronx, 125,000, the Gingo apartments, 162d st and Riverside drive, 150,000 grays; and the Edison building, West 26th st, 100,000 buffs.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.00@	$5.50
Hudson River, Light Hard	4.00	4.50
Hudson River, Pale	3.00	3.50
New Jersey, Hard	4.00	4.50
Croton Point—Brown, f. o. b.	**12.50**	....
Croton Point—Dark and red	**12.50**	....
Fronts:		
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	**70.00**	**75.00**
American size	62.00	68.00
Seconds, etc.	40.00	45.00

Cartage and dealers' profits must be added to above quotations for retail prices.

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	@	$0 75
Rockland×Rockport, Com., per bbl.		**1.02**
Rockland-Rockport, L., per bbl.	1.08	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	**1.62**	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 825 lbs.		**1.35**
New Milford Lime		1.30
New Milford (small barrel)		1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.		**$1.30**
In barrels, 320 lbs.		**1.60**
In bags, per ton	**$8.50**	**10.00**
Calcined, city casting, in barrels, 250 lbs.		**1.45**
In barrels, 320 lbs.		**1.65**
Neat wall plaster, in bags, per ton		**9.25**
Wall plaster, with sand, per ton		**5.25**
Browning, in bags, per ton		**4.25**
Scratch, in bags, per ton		....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.
Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Better Feeling in Cement.

The cement situation is slowly clarifying. The average order is taken on 30-day delivery, which indicates that the sales departments do not feel satisfied that the $1.43 rate now operative will last. As soon as the delivery terms are extended, longer delivery conditions will be made. Until then it cannot be said that the cement industry is on an even keel. At $1.43 every company can make cement, market it and skim off some profit. In other words, the producers are not selling below cost, as they were at the old rate of $1.33. An advance of ten cents will adjust matters. This may come within ten days. The only conditions governing the present situation is the old law of supply and demand, and just at present the demand is not great.

While none of the mills is working at present to anything like its capacity, yet most of them are restocking. There is only one mill that has shut down and that is the Whitehall plant, because "it does not pay to operate under present conditions," as one man said.

RETARDING INFLUENCE FELT.

It was said this week that there is a strange retarding movement felt in the trade. The Atlas, Lawrence and the Pennsylvania are not as busy as they had expected to be, and the Alpha and Alsen companies are the only ones that report even good business. Steel is high and that may account for the condition of affairs. When structural steel is inactive cement sales fall away. Most of the deliveries being made now are on old contracts, and little new business of any size is being taken, owing to the embargo on delivery periods.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	....
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Pig Iron Business at Standstill.

With prices as high as they are likely to go at present, and most of the furnaces stocked, inquiries fell off this week. Those that were received asked for deliveries that did not appeal to the agents. Some wanted up to the first and for the first half of next year. The new mill at Catasqua, Pa., blew in on Monday and heavy shipments are being made there. The iron companies are catching up on their shipments, but are still behind on basic. This is a steel-making iron, which accounts in no small measure for the backward deliveries of the structural mills.

On the whole, foundry iron is backward, and there is little in the way of new business. A little order, not more than 500 tons, of No. 2 X Northern foundry, was made for September and October at full prices, while inquiries for somewhere about 3,500 tons for shipment over the last quarter were in hand. Prices quoted last week stand.

THE STEEL MARKET STRONG.

An absence of large orders characterized the steel market this week. Spelter has moved up to $6 a ton within the last two weeks, and this is bound to affect galvanized sheets soon, although the ultimate advance in these prices will depend largely upon supply and demand. It is possible that the rise in spelter may cause an upward shift all along the sheet steel line.

Pending the change agents are not taking much new business. None of it is going in for delivery later than Oct. 1. Of course premium orders are being taken

for third quarter deliveries, but as the premiums are high, business of this kind is the exception and not the rule. In still rarer cases these deliveries are being contracted for up to Jan. 1. The premium is somewhere around $2.

SHEETS MAY JUMP $2.

When the advance in sheets does come it may ultimately go to $2. If it is over that figure it will not cause surprise in the trade. There is a better feeling everywhere. The strike at the steel mills is beginning to affect local prices, and deliveries from jobbing houses are being held off while the prices are firming up.

STRUCTURAL PRICES UP.

The prices of the various types of structural steel are likely to go up farther. Only sixty and ninety-day delivery orders are being taken here. Bar iron continues in demand and the market is firm. Coke is fairly active for small lots. Lead has a fair demand and the market is steady at the old quotations. Zinc is up another quarter of a cent, making sheets in cask lots eight cents, and plain sheets eight and a half.

Northern:		
No. 1 x Jersey City	$17.75@$18 25	
No. 2 Foundry x Jersey City	17.25	17.75
No. 2 plain	16 75	17.25
Southern:		
No. 1 Foundry, steamship dock	17.75	18.25
No. 2 Foundry, spot	17.25	17.75
No. 3 Foundry	16.75	17.25
STRUCTURAL.		
Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.51	
Angles	1.51	1.56
Tees	1.56	1.61
Zees	1.56	1.61
BAR IRON FROM STORE (National Classification).		
ROUND AND SQUARE IRON.		
1 to 1⅞, base price		1.80
¾ and ⅞ in.	1-10c.	extra
FLAT IRON.		
1½ to 4 in. x ⅝ to 1 in., base price		1.80
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		1.80
Soft Steel Bars, base or ordy. sizes		1.80
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....
SOFT STEEL SHEETS.		
¼ and heavier		2.10
3-16		2.20
No. 8		2.30
Blue Annealed		
No. 8		2.30
No. 10		2.30
No. 12		2.35
No. 14		2.40
No. 16		2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA. PLANISHED, ETC.	
Genuine Russia, according to assortment, per lb.	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.	22 24
GALVANIZED STEEL.	
Nos. 14 and 16 per lb.	$2.85
" 18 and 20 " "	3.00
" 22 and 24 " "	3.20
" 26 " "	3.40
" 27 " "	3.60
" 28 " "	3.75
" 30 " "	4.40
No. 20 and lighter, 36 ins. wide. 25c. higher.	
GENUINE IRON SHEETS.—Galvanized.	
Nos. 22 and 24 per lb.	$5.75
" 26 " "	6.25
" 28 " "	7.25

	Case.	Open.
SOLDERS.		
Half and half	19¾@ 20¾	
No. 1	17¼	17½
TERNE PLATES.		

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@$17.10
About 30-lb. coating	15.00
About 20-lb. coating	12.50
About 15-lb. coating	$10.70 11 25
About 8-lb. coating	8.70
PIG LEAD.	
Ten lots	4¾@5
Less	5 5¼
ZINC.	
Sheet, cask lots per lb.	8
Sheet per lb.	8½
COPPER.	
Sheet Copper, hot rolled, 16 oz. per lb	18@19
Sheet Copper, hot rolled, 14 oz. per lb	19 20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c above cold rolled.

Lumber Dull in Retail and Wholesale.

While dullness marks the lumber business in both the wholesale and retail departments, there is evidence aplenty that conditions are bound to improve within the next few weeks. The wholesalers are laying-in, in expectation of a heavy Fall demand, and the retailers are beginning to see their way to a generous distribution for local and suburban operations. An advance in spruce is likely to come at any time. The hardwoods are still scarce, the demand exceeding the supply. Hence, advances are looked for in that direction.

LUMBER.		
These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.		
SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$22.00@$26 00	
6 to 9 inch cargoes	24 00	26.00
10 to 12 inch cargoes	27 00	30.00
LATH.		
1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.		
(Rough or dressed.)		
Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@$95.00	
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50 00
5-4, 6-4, 8-4	54.00	56.00
HARDWOOD FLOORING.		

K. D. bored, end matched or butted and bundled.

Standard grades of oak flooring:

Clear—Shall have one face free from defects, except ⅜-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft.

Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft.

Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft.

13-16 Oak, 2, 2¼ and 2½.	
Clear quartered white oak	$88.00
Select quarter-sawed white oak	50.00
Clar quartered red oak flooring	88 00
Select quarter-sawed red oak	52.00
Clear plain sawed white oak	54.00
Select P. S. white oak	43 00
Clear plain sawed red oak	54.00
Select P. S. red oak	43.00
Common oak, red and white	31.00
No. 2 Factory or common oak, red and white	23.00
PLAIN OAK.	
4-4, 1sts and 2ds	$42.00@$43.00
5-4, 6-4 and 8-4 in. 1sts and 2ds	48.00 51.00
4-4 Common	34.00 37.00
5-4, 6-4 and 8-4 in. Common	37 00 40.00
4-4 Culls	22.00 24.00
5-4, 6-4 and 8-4 in. Culls	24.00 26.00
SHINGLES.	
(New York Lighterage Limits.)	

	Per M. pieces.	
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65
HARDWOOD.		
Ash 1 in., 1st and 2ds (white)	$50.00@$52.00	
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30 00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49 00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	87.00	89.00
Gum, 1 in., No1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

LONG LEAF YELLOW PINE FLOORING.		
"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$47 00@$50 00	
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	47.00	48.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	82.00	84.00
"A" Rift, D. & M., 13-16, counted 1 x 3	43.00	45.00
"B" Rift, D. & M., 13-16, counted 1 x 3	39.00	41.00
"C" Rift, D. & M., 13-16, counted 1 x 3	28.00	30.00
"A" Flat, D. & M., 13-16, counted 1 x 3	29.00	31.00
"B" Flat, D. & M., 13-16, counted 1 x 3	26.00	29.00
No. 1 Com., D. & M., 13-16, counted 1 x 3	22.00	23.00
No. 2, Com., D. & M., 13-16 counted 1 x 3	16.00	17.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	51.00	53.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	45.00	47.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4.	40.00	42.00
"B" Rift, 13-16 x 3¼, counted 1x4.	37.00	38.00
C" Rift, 13-16 x 3¼, counted 1x4.	28.00	30.00
"B" Flat, 13-16 x 3¼, counted 1x4.	26.00	28.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	22.00	23.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	16.00	17.00
No. 1 barn boards, 8-in.	36.00	37.50
10-in.	39.50	....
12-in	46.00	49.50
No. 2 barn boards, 8-in.	33.50	34.50
10-in.	36.00	37.00
12-in.	41.00	42.50
No. 3 barn boards, 8-in.	....	30.50
10-in.	32.00	32.50
12-in.	34.00	36.00

Stone Improvement Gradual.

A gradual improvement in the condition of the stone market is reported, the cutters and quarrymen now being within 75 per cent. of normal. Two weeks ago the percentage was 60. There is remarkably little business being done in marble, most of the reports being granite contracts. The companies handling this building material report good business. Limestone is also a leader.

The New England Granite Works, for instance, have closed some important contracts within the recent past, among them a 32 catacomb receiving vault for the Greenwood cemetery in Wheeling, West Virginia. This company is also cutting Concord granite for the Historical Society of Concord, Mass., for which Guy Lowell of Boston is architect and the Central Building Company of Concord are general contractors. It also has the St. Louis Cathedral, which will be done in Concord granite, and it is also finishing the Hartford, Conn., Public Library, which is being done in Westerly, R. I., red, the same material being used in the Ethical Culture Meeting Hall in Hartford. The New England Granite Works are also cutting and shipping Westerly red for the National Fire Insurance Company's building at Hartford, for which E. T. Hapgood is architect and Mare Eidlitz is general contractor.

Slate still holds its own, but the expected shift in prices is still held off. It is a good time for prospective purchasers to fill in. An advance is near and it promises to be a stiff one when it does come.

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@$1.00	
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	
SLATE.—Prices are per square, delivered in New York in car lots.		
Genuine No. 1 Bangor	$4.90@ $5.65	
No. 1 Chapman	5 25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	4.90	5.00

New Jersey's Handsomest Mausoleum.

As far as local records show, a mausoleum, which the New England Granite Works, of the Depew Building, 5th av near 42d st, this city, is cutting granite for, will be "the handsomest in New Jersay." It is being constructed for the estate of Joseph B. Dickson, the coal man, whose death occurred a year ago, and it is to be set in the Evergreen cemetery, Morristown, N. J., from plans by Charles W. Romeyn, the architect. The cost will be not less than $40,000. Save for one or two, among them being the tomb of Daniel J. Lamont, who was Secretary of War under President Cleveland, in Woodlawn cemetery, it will probably be one of the finest in this part of the country.

The first shipment was made from the Westerly, R. I., quarries on Friday of last week and received at the cemetery by J. L. Wegenaar, who has charge of the monumental department of the New England Granite Works. When completed the mausoleum will be one of the finest examples of highly finished red granite in America, no expense being spared to procure stones of fine, rich grain and for this purpose a new breast in the quarry is being worked. An idea of the size and magnificence of the crypt may be had from the fact that each of the four gables is to be cut from one solid piece of granite, 15 ft. square and weighing about ten tons.

Venetian mosaic, brought to this country from abroad, especially for this structure, will line the whole interior, floor, sidewalls and dome ceiling. The roof will be of bronze, as will be the doors and window frames. The windows themselves will be of leaded stained glass representing Bible characters. The doors will weigh a ton apiece. The catafalque will probably be of bronze, although this detail has not yet been decided upon.

Novel Electrical Devices for Col. Clowry.

Not long ago Col. Robert C. Clowry, President and General Manager of the Western Union Telegraph Company, decided to equip his house and grounds in South Broadway, Tarrytown, N. Y., with electricity. He cast about for some competent electrical engineer who was equipped mechanically and financially to put in a service that would embrace several pet schemes that he had been nursing for several years. One of these was to equip his green houses with electrical service which would not only provide for lighting the extensive conservatories but, should he so desire at some future time, would also heat the houses in winter with electricity. But there is another thing that gave the distinguished resident of Tarrytown more concern than that.

Almost since Colonial times he and his forebears have been summoning their servants by means of long silken ropes attached to the end of which were elaborate tassels, which when pulled rang bells in the pantry. Now Col. Clowry did not propose to permit this feature of his household to give way to the march of progress, so he determined to retain this novelty yet combine it so as to utilize electricity.

He called in George H. Shuman, who has electrical engineering offices at 13 East 30th st. The conservatory installation was simple enough. The problem there was simply a matter of insulation and proper gradations of wiring, to provide against the ravages of humidity and consequent electrolysis. But the tassel call bells were a different matter. There were none on the market, it seems, that answered Col. Clowry's requirements, so Mr. Shuman took up the problem and within a few weeks the special appliance was at hand. This consisted of a lever and push button hidden in the ceiling, so that when the chord is pulled, the lever pushed the button within the flooring above and rings a bell as any other contrivance would, in the servants' quarters. Every room in the house is being fitted with this device. Mr. Shuman makes a specialty of all knotty little problems like this one and that is why, during the recent depression he was busy when others were idle.

Some contracts he now has on hand are: An apartment house for the Garnett Realty Co., 140th st and Broadway, from plans by Summerfield & Steckler, for which Fleischman Brothers are general contractors; a building for H. F. Huber & Co., decorators, 13 East 40th st., which is being built by J. V Schaefer, general contractor, from plans by J. H. Freelander, architect; the City Athletic Club, at 48 and 50 West 54th st, Frederick Lewisohn president; Herts & Tallant, architects; office building at 149th st and Bergen av, for William Astor Chandler, which is being built by John H. Deeves & Brother, from plans by Taylor & Levi, architects; a store and loft building for the Title Insurance Company, at 108th st and Broadway, for which Oddie & Stafford are general contractors and William L. Rouse, architect; a cafe, restaurant and lodge rooms, for the Cafe Stuyvesant, at 142 2d av, for which J. W. Fisher is architect; and a store and loft building at 115 and 117 West 27th st for the Aurora Investment Co., which is building from plans by George Fred. Pelham, architect.

Forward Strides in Brick Manufacturing.

The Empire Brick Manufacturing Company has for some time used electricity successfully in its works at Stockport for operating a trolley railroad by which sand and clay are transported from the bank to the machines. The company has not yet tried electricity for energizing machinery, but it is predicted that most of the brick yards on the river will do this in time. The Empire Company also makes use of two steam-shovels for excavating its clay and sand, which is as great an improvement over the pick-and-shovel as the electric railroad is over the horse-and-cart, for brick manufacturing.

The company is now towing its product to market with its own steamer, instead of depending on the Cornell Towing Line. Four barges were added to its fleet this spring, making sixteen in all. This fleet is capable of bringing down between seven and eight million brick at one time, which is enough to build a row of seven 40-ft. flathouses. The Empire Brick & Supply Company employs between six and seven hundred men in its works at Stockport. It also has works at Glasco, Ulster county. Its city yards are four in number; one is on the Hudson, 47th to 48th st; one on the East River at 150th st, Bronx; one on Newtown Creek, and one at foot of 25th st, South Brooklyn. The general offices are at 103 Park av.

The large interests and operations of this company are an indication of what an important industry Hudson River brick manufacturing has become, and the certainty is that it will grow as New York City grows, and with no likelihood of outside competition so long as the cargo price keeps under $8 per M.

Vacuum Systems for Cleaning Machinery.

The cleaning of textile machinery by compressed air has been adopted in some of the largest mills in the United States in connection with humidifying systems. In these systems compressed air is used to atomize or vaporize the water.

Engineer Moves Offices.

Putnam A. Bates, whose engineering offices for the last five years have been in the Forty-two Broadway Building of this city, has recently completed the equipment of considerably larger offices on the top floor of the United States Express Building, No. 2 Rector st, into which new quarters Mr. Bates moved the early part of this summer. These offices, which occupy the southeast corner of the building, extend 100 ft. on the south and the same on the east side of the building, have in addition to the windows, skylights over the drafting and clerical rooms, which makes them especially suitable.

As an engineer Mr. Bates specializes in electrical and mechanical equipments, and in this line he has been identified with important work, having designed the heating, lighting and power plants of the Engineers' Club Building of this city, which was the gift of Andrew Carnegie; the Quintard Iron Works Company at the foot of East 12th st; the Sevilla Home for Children in the Bronx, and the J. P. Morgan art galleries, now being completed as an addition to the Wadsworth Athenaeum in the City of Hartford, Conn.

Big Business in Electrical Supplies and Machinery.

Preliminary returns of the Western Electric for July show that the company's business for that month ran approximately 46 per cent. ahead of July, 1908. The eight months' returns indicate a gross business for the year of about $47,000,000, but it is expected that the improvement in industrial conditions, which is now setting in, will enable the company to show nearer $50,000,000 in round figures, which will be close to the Western Electric's second best record.

In respect to electric lighting supplies and electrical machinery, last month was the largest in the Western Electric's history.

The demand for telephone supplies for use in train despatching has increased largely during the last year, and will doubtless expand more rapidly when the idea becomes better grounded and its practicability more widely demonstrated. The railroad companies which have adopted this method install and operate their own systems.

Of late there has been considerable activity in the foreign departments. The recent order by the Chinese government for an experimental telephone system for the city of Pekin is important rather as an indication of the rapidly changing attitude of China, than for the size of the contract, which amounted to about $150,000.

In answer to those who assert that the A. T. & T. purchases its supplies from the Western Electric because the latter is a subsidiary company of the former, the officers of the Western Electric assert that the A. T. & T. purchases of the Western Electric because of the superiority of the latter's products and back their claims to excellence of output and efficiency of methods by pointing to the company's exploit in rebuilding the Gutenberg exchange in Paris, which was destroyed by fire last fall, and to the recent contract with the Chinese government.

Abroad they say there can be no question of interlacing interests, and the company which lands a contract with a foreign government does so because of better goods and better prices. They also assert that in the face of the competition of the world the Western Electric Co. does more than 50 per cent. of the telephone business done outside of the United States.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

184TH ST.—Opening and extending of West 184th st, from Amsterdam av to the first new av easterly therefrom. Commissioners Frederic Jewett Dieter, Charles J. Leslie and William A. Gramer give notice that the bill of costs, charges and expenses incurred by reason of this proceeding will be presented for taxation to the Supreme Court on Aug. 26.

ASSESSMENTS.

PERRY AV.—Opening from Mosholu Parkway to the southerly line of Woodlawn Cemetery. Assessment confirmed April 17, 1903, and Feb. 16, 1909; entered Aug. 16. The area of assessment in this proceeding is bounded and described as follows: Beginning at a point formed by the intersection of the southwesterly prolongation of the middle line of the block between Hull av and Decatur av as the same are between Woodlawn road and Mosholu Parkway North, with a line parallel to and distant 100 ft. westerly from the westerly line of Mosholu Parkway South; running thence northerly along said parallel line to its intersection with the westerly prolongation of the line midway between East 206th st and Bainbridge av, as the same are between Woodlawn road and Mosholu Parkway North; thence easterly along said westerly prolongation and middle line to its intersection with the middle line of the block between Woodlawn road and Rochambeau av; thence northerly along said middle line to its intersection with the westerly prolongation of a line parallel to and 100 ft. northerly from the northerly line of East 207th st; thence easterly along said westerly prolongation and parallel line to its intersection with the outer line of the Reservoir Oval; thence northeasterly in a straight line to the point of intersection of the outer line of the Reservoir Oval with a line parallel to and distant 100 ft. northwesterly from the northwesterly line of Putnam pl; thence northeasterly along said parallel line to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of East 211th st; thence northerly along last-mentioned parallel line to its intersection with the westerly prolongation of a line parallel to and distant 200 ft. northerly from the northerly line of East 211th st, as the same is east of Putnam pl; thence along said westerly prolongation and parallel line to its intersection with the northerly prolongation of the middle line of the block between Hull av and Decatur av; thence southerly and southwesterly along said northerly prolongation, middle line and its southwesterly prolongation to the point or place of beginning. Assessment payable on or before Oct. 15, 1909. After that date an interest charge will be exacted at the rate of 7 per centum per annum from the date when above assessment became a lien to date of payment.

WATKINS PL.—(The fifth new st north of West 181st st) opening, extending from Broadway to first new av west of Broadway (Bennett av). Assessment confirmed June 28, 1909; entered Aug. 16. The area of assessment in this proceeding is bounded and described as follows: On the north by a line midway between the northerly side of the fifth new st north of West 181st st and the southerly side of the next parallel st to the north, as shown upon the plan adopted by the Board of Estimate and Apportionment on Dec. 11, 1903; on the east by a line 100 ft. east of the easterly side of Broadway and parallel therewith; on the south by a line midway between the southerly side of the fifth new st north of West 181st st and the northerly line of the fourth new st north of West 181st st, and on the west by a line 100 ft. west of the westerly side of the first new av west of Broadway, or Bennett av, and parallel therewith. This assessment is payable to the Collector of Assessments and Arrears at the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents, room 85, No. 280 Broadway, Manhattan. All payments made thereon on or before Oct. 15, 1909, will be exempt from interest. After that date interest charge will be exacted at the rate of 7 per centum per annum from the date when above assessment became a lien to date of payment.

PLANNING A NOTABLE MEETING.

It is expected that a large delegation of property owners and others will attend the National Convention of Building Managers to be held at Detroit on Sept. 13, 14 and 15. The management has planned to hold the 3-day session at the Cadillac Hotel, where ample accommodation has been arranged for. Speakers have been secured from many of the principal cities from coast to coast. Hughes Bryant, familiarly termed the Dean of Building Managers in the West, will discuss "The advantage to be derived by managers working in conjunction with the architect in initial construction." Mr. Bryant enjoys a national reputation as a progressive manager and as a man who has acted as consulting manager for many properties, and is particularly able to qualify as a speaker on this interesting subject.

Mr. W. K. Brown, of the Safe Deposit Co. of Pittsburgh, will deliver an address on the importance of the manager being familiar with various materials and equipment in office buildings. In this connection it may be said that under Mr. Brown's direct control are several business properties, including the Peoples Bank Building. His own experience in this work will be the substance of his address. The committee believes that this talk and the discussion by the delegates will amply repay any manager or property owner for coming.

No less interesting and instructive will be the talk of Mr. C. T. Coley, who is connected with the Douglas Robinson, Chas. S. Brown Co., of Manhattan. The subject to be canvassed will relate to the percentage of net and gross cost of operation to income of office and loft buildings and apartment houses in New York City. Mr. Coley will tell how to secure this percentage, what it ought to be to make the investment profitable, and perhaps most important of all, explain how to apply his method to any property to ascertain whether it is bringing in the revenue and is maintained at a minimum of cost.

Mr. Claude B. Ricketts, another well-known manager, will have much to say on "The manager's personality as a factor in successful superintendency," and Mr. John Fedeler, superintendent and managing engineer of the New York Produce Exchange Building, will relate his experience in supervising repair work in office buildings. Other papers to be read will touch on the care of offices; hours and system of operating a janitor force; the cleaning problem; cost of janitor service per square foot of rentable space, and practical rules and regulations for operating large office structures.

To those who attend the gathering an elaborate entertainment will be tendered, including a steamboat ride, automobile rides and luncheons. Detroit has the repuation of being one of the most delightful centres out West. It has unequalled hotel facilities, drives and promenades. But above all, Detroit has no equal for its pleasure and entertainment opportunities.

DEFENDS TAX DEPARTMENT.

To the Editor of the Record and Guide:

At a luncheon in the City Lunch Club, Mr. Allan Robinson, president of the Allied Real Estate Interest, made an address in which he charged that real estate owners in the City of New York suffer great annoyance from grafting city officials.

He stated a particular case, implicating the Tax Department, which I will repeat in Mr. Robinson's own language.

"'I understand, Mr. B.,' said the Inspector, 'that you are trying to have your real estate assessment reduced.'

"'Well, not exactly that,' answered Mr. B. 'It seemed to me that my property was being assessed for more than it was worth, and I was considering an application for a lower appraisal.'

"'Just leave that to me,' replied the Inspector. 'I'll fix it up for you all right.'

"'None of that fixing business for me,' said the real estate man. 'It costs too much. I'll apply to the proper authorities and see that the thing is done in the regular way.'

"'All right. You'll be sorry if you do,' and the Inspector walked away.

"Sure enough, instead of reducing his assessment the city added $80,000 to the taxable value of Mr. B.'s realty, and he is paying taxes on that every year."

The tax books are open for public inspection from the first Monday in January until March 31 of each year. Any property owner can compare the valuation of his property with that of adjoining property. If assessed too high he can apply to the proper authorities to have the valuation reduced, which is a very simple process.

Mr. Robinson's friend undoubtedly knew how to go about it. If he did not succeed but instead the taxable value of his property was raised $80,000, and "he is paying taxes on that every year," it is pretty good proof that the assessed valuation of his property was much too low when he made application to have it still further reduced.

The owner of a piece of real estate usually knows at least its approximate value. Mr. Robinson's friend, therefore, must have had guilty knowledge of the fact that the taxes he paid on his property were grossly inadequate in proportion to its value. Not satisfied with this, however, he tried to "graft" still more upon the city by having his taxes further reduced.

Mr. Robinson concluded his address by stating that there are thousands of similar cases of graft, and he appealed to the real estate men to put a stop to these conditions. As Mr. Robinson has since departed for Europe, I cannot take up this question with him personally, but in fairness to the Tax Department I cannot leave his charges unanswered. In my experience of 20 years as a real estate man, I have never been asked for a dollar by any tax assessor. I have found the men employed as tax assessors and in other capacities an intelligent, honest and reputable body of men who can well be compared with the employees of other departments in this and in other cities. Considering the small salaries they receive, it is surprising to find so much efficiency and integrity among them.

To prove that the Allied Real Estate Interest is not wholly composed of lambs who are being shorn by corrupt officials, but that some of its members sometimes do a little shearing of the city on their own account, I will mention a case that came to my notice recently. I can vouch for the facts hereafter stated and give names of parties and description of property if necessary.

The assessed valuation of a piece of real property belonging to a member of the Allied Real Estate Interest was raised to conform to the actual increase in the value of said property. The owner did not want to bear his just share of the burden of taxation, but intended to use the influence of the Allied Real Estate Interest to have his taxes reduced and incidentally to have the assessor reprimanded or perhaps discharged for inefficiency. He stated to an appraiser, whose appraisal was to be used against the tax assessor, that he would sell for less than the increased assessed valuation. The appraiser could not in justice to himself appraise the property for less than the tax assessor had done. He also brought a bona fide purchaser who was ready to buy the property at its assessed valuation, but this offer was declined by the owner. The offer was finally raised to an amount which was 50 per cent. higher than the assessed valuation, without being accepted by the owner. Under the circumstances I am afraid the valuation of the assessor will stand, and this owner also "will be paying taxes on that every year."

These eminently respectable gentlemen should "come in with clean hands," as the saying in equity goes, before they accuse officials of one of the best conducted departments in the city of dishonesty.

EDWARD POLAK.

WILL HOLD INTERESTING LECTURE.

The Entertainment Committee of the Taxpayers' Alliance of the Borough of the Bronx has arranged for a public meeting of the Alliance to be held on the evening of the 8th of September next. Following the regular business of the meeting a free stereopticon lecture vividly illustrating the imperative necessity of cheapening the rates of wharfage and the cost of other port facilities at New York will be given. The lecture will be given at the meeting-rooms of the Alliance at the Masonic Temple Building, Bronx.

The lecturer and speakers will dwell upon: (1) The development of our harbor and tributary waters. (2) The increasing of our docking facilities and more public piers. (3) Providing adequate and economical port terminals. (4) The abolition of any railroad differentials against this port, in favor of competing ports. (5) The enlargement of our State canals. (6) The general reduction of the extortionate port charges at New York and Buffalo, which are driving the commerce naturally tributary to these ports to competitive points on the Atlantic seaboard and their tributaries, where better inducements are offered, as at Newport News, Baltimore, Portland, Montreal, St. Johns, Boston and Philadelphia.

The speakers will be Major Edward R. Gilman, Hon. John Jerome Rooney, Captain Charles Campbell and other prominent speakers, who will entertain the audience in a masterful manner on the waterways problems, which is the paramount political, city, State and national issue of the hour. Also, the Hon. Herman A. Metz, Comptroller of the City of New York, has assured the committee that he will positively be on hand to address the delegates and their friends on Modern Municipal Finance.

All citizens of the Borough of the Bronx will be formally invited. Invitations will be sent out in the course of the next few days to the members of the Alliance and every owner of real estate in the Borough of the Bronx.

The Alliance will take an active interest in the next campaign, and have already sent delegates to the Taxpayers' Conference and the Taxpayers' Congress of the City of New York. The delegates are Harry Robitzek, chairman; J. B. Powers and P. J. McKinley. The Alliance will endeavor to get the best available men to fill the positions of city government.

The officers of the Alliance, recently elected for the year 1909, are as follows: Adolph C. Hottenroth, president; Douglas Matthewson, 1st vice-president; James B. Powers, 2d vice-president; Harry Robitzek, corresponding secretary; William M. Browne, recording secretary; Charles McRae, financial secretary; Peter J. Stumpf, treasurer; Joseph A. Goulden, chairman board of directors, and Rufus R. Randall, vice-chairman board of directors.

THE CORPORATION TAX LAW OF 1909.

Every Real Estate Corporation and Insurance Company Vitally Interested in Its Provisions.

EVERY corporation, joint stock company or association represented by shares and every insurance company is vitally interested in the Act of Congress, approved Aug. 5, 1909, imposing an annual tax of one per cent. upon the net income, over $5,000.

So many corporations have been organized in this State for the purchase, sale, improvement or holding of real estate wholly or mainly, many of which are owners of income-producing properties, that the information given in a pamphlet published by the Title Insurance Co. of New York, in advance of the official publication of the law, will be welcomed by the officers and stockholders of such companies.

MAIN PROVISIONS OF THE ACT.

Tax rate, one per cent. of net income for calendar year over $5,000. Annual tax including year 1909.

Corporations to make returns under oath as to income, etc., to Collector of Internal Revenue by March 1st.

Tax to be assessed and notice thereof given on or before June 1.

Tax payable without penalty on or before June 30.

If not paid on or before June 30, 5 per cent. added to tax and 1 per cent. per month interest.

For refusal or neglect to make return or for false return, penalty not less than $1,000 and not more than $10,000. Officer of corporation making false return or statement with intent to defeat or evade the tax, guilty of misdemeanor punishable by fine or imprisonment or both. Corporation's books and papers may be examined by Revenue Agent and its officers, etc., examined under oath.

NET TAXABLE INCOME of corporations, etc., organized under the laws of the United States or of any State or Territory to be ascertained as follows:

FROM THE GROSS AMOUNT OF THE INCOME RECEIVED FROM ALL SOURCES WITHIN THE CALENDAR YEAR ENDING DECEMBER 31, DEDUCT THE FOLLOWING:

1. All the ordinary and necessary expenses ACTUALLY PAID WITHIN THE YEAR OUT OF INCOME, in the maintenance and operation of its business and properties, including all charges such as rentals or franchise payments, required to be made as a condition to the continued use or possession of property.
2. All losses actually sustained within the year and not compensated by insurance or otherwise.
3. A reasonable allowance for depreciation of property, if any.
4. Interest actually paid within the year on its bonded or other indebtedness to an amount of such bonded and other indebtedness not exceeding its paid-up capital stock outstanding at the close of the year.
5. All sums paid within the year for taxes imposed under the authority of the United States or of any State or Territory thereof, or imposed by the government of any foreign country as a condition to carrying on business therein.
6. All amounts received within the year as dividends upon stock of other corporations, joint stock companies or associations, or insurance companies, subject to the tax imposed by the United States Corporation Tax Law.
7. In case of insurance companies, also the sums other than dividends, paid within the year on policy and annuity contracts and the net addition, if any, required by law to be made within the year to reserve funds.
8. In case of banks, banking associations and trust companies, also all interest actually paid within the year on deposits.

From the balance remaining after making the above deductions, deduct the sum of $5,000, and the sum then remaining is the amount taxable at one per cent.

The most noticeable provision of the law is that the net income taxable over $5,000 is the difference between the total or gross income received from all sources during the calendar year ending December 31 and certain enumerated expenses, losses, interest, taxes, etc., paid within the year.

TITLE COMPANIES' POSITION.

As Mr. Edgar J. Levey, President of The Title Insurance Company, formerly Deputy Comptroller of the City, who has made a special study of taxation, is at present in Europe, Mr. Cyril H. Burdett, its Secretary, was asked as to the position taken, or which would be taken, by it and by other title companies and realty corporations in respect to the law. Mr. Burdett said that the Act had been so recently passed and its precise provisions so little known to the officers of realty corporations or members of the bar that any expression of opinion on his part would be to a great extent merely conjecture as to what opposition, if any, would or could justly be made to its enforcement. He had discussed the matter to some extent with only a few officers of corporations affected, and he found the details of the act, although of vital interest to many, were so little known that he deemed it advisable to have it printed in its entirety and circulated for the information and careful study of all whose interests might be affected. The affairs and methods of business and realty companies were so varied, and their receipts or profits derived from so many different sources, that until the exact bearing of the law in its application to the circumstances of each were ascertainable, and the views of these immediately affected known, no definite conclusion could be drawn as to whether the act, if capable of enforcement, would receive any united or general opposition.

Nearly all corporate officers with whom he had talked believed that any additional indirect tax on real estate by taxing its income, already overburdened by State and local taxation and special taxation for local improvements, was unjust alike to corporate owners and to tenants upon whom the burden must in many cases finally be shifted; that it was equally unjust for the taxing power to discriminate between corporations owning productive real estate and natural persons owning similar property. Nevertheless there were some who believed that as the act made the returns under oath of corporations to the collector of internal revenue, of the details of their gross income or earnings when filed public records open for inspection to any one, it would thus afford to investors and lenders on mortgage accurate knowledge of the productive capacity of properties, thereby attracting investors, a result that in the end might benefit real estate more than the imposition of the tax would temporarily injure it.

Personally, however, Mr. Burdett expressed grave doubts as to the validity of the law, or if valid, as to the possibility of its enforcement without causing great annoyance and expense to both the government and realty corporations. It had been hastily drawn and enacted. Its provisions had not been made public so far in advance as to receive general consideration or discussion, and, while to some extent, formulated after former income tax laws, its framers were apparently but little informed, not only as to the details of business methods, but, in so far as it was intended to include realty corporations, of real estate business and judicial precedents. It is wanting in that exactness and completeness which is necessary in tax laws to obviate substantial questions as to its purpose, effect and application to individual cases which always are raised by taxpayers against a taxing law which, for any reason, is deemed to be unjust or assailable.

ACT POSSIBLY INVALID.

Asked as to why he believed the act to be possibly invalid, or its application uncertain, Mr. Burdett stated that there were some objections which appeared to him, at first view, of great force. How far the act was open to question by corporations generally he was not prepared to say without more careful examination of its provisions and information as to the business methods and sources of income of particular corporations. In respect to realty corporations, and more especially as to those whose income was derived wholly or in greater part from rentals, a serious question he thought as to the validity of the act or as to its application to such corporations was presented. The Constitution of the United States gives Congress power "to lay and collect taxes, duties, imposts and excises . . . but all duties, imposts and excises shall be uniform throughout the United States" and to make all laws which may be necessary to carry into execution the power so given.

The Constitution further provides that "no capitation or direct tax shall be laid unless in proportion to the census," etc. Congress has frequently passed laws imposing a tax upon the business profits and income of corporations organized under State laws, as well as of individuals. So far as these laws have not involved either directly or indirectly a tax on rentals from real estate, they have been upheld as constitutional, as in the nature of an excise upon the business of the class of corporations mentioned in the statute imposing the tax. But where the act of Congress involved an imposition of a tax on income derived from the rentals of real property, they have been declared by the Supreme Court of the United States as unconstitutional and unless the act of 1909 differs substantially in its application from the prior acts in this respect, it would seem to be open to the same objection. The Supreme Court of the United States in 1895 held that the Revenue Act of 1894 providing for a tax upon the income for the preceding year of every person from any kind of property, rents, interest, etc., and from all property owned and of every business, trade or profession, so far as it provided for a tax on the rents and income from real estate or personal property was a direct tax within the meaning of that term as used in the Constitution and was void. The decision in substance held that the act in imposing a tax on the rents and income of real estate imposed a tax upon the real estate itself and accordingly was a direct tax and void because imposed without regard to the rule of apportionment.

The authority of that decision has since been questioned but not overruled. The act of 1909 apparently attempts to escape the effect of these decisions by calling the new tax "a special excise tax with respect to the carrying on or doing business by such corporation" namely a tax upon the privilege, right or facility given to carry on or do business as a corporation. Whether the distinction is sufficiently substantial as to all, or in respect to any business which requires no corporate organization, is undoubtedly a point which may be the determining factor and as to which lawyers may possibly differ.

In the next place, can Congress tax a real estate corporation organized under the laws of the State owning and receiving

an income from real estate within the State and not an individual likewise owning and receiving such income? A real estate corporation under the statutory construction law of this State is included in the term "person," and section 3140 of the Revised Statutes of the United States relating to Internal Revenue provides that "where not otherwise distinctly expressed or manifestly incompatible with the intent thereof, the word 'person' as used in this Title, shall be construed to mean and include a partnership, association, company, or corporation, as well as a natural person." Can Congress provide for taxing all alike for one purpose and exempt natural persons on taxing for another?

A further question, Mr. Burdett said, as to the constitutionality of the act is presented by the procedure provided for ascertaining the net taxable income. The provision for deductions allowable from gross income may, in their application to realty corporations as capitalized and as they are operated for profit or income, be open to serious question in respect to their securing substantial equality in the application of the law. Although the Supreme Court in some cases has held that the constitutional requirement as to "uniformity" in tax or excise legislation refers only to geographical uniformity, nevertheless the authority of such decisions has been assailed and the claim more justly made that uniformity requires substantial equality and prohibits the exemption from the burden of taxation of corporations or natural persons having similar property and carrying on similar business.

If the provision as to deductions allowable from gross income will in application result oppressively and greatly differentiate between the corporations in the same class, as for instance in respect to the deduction allowed for interest on indebtedness not exceeding in amount their capital stock, it may be justly claimed that the act was beyond the power of Congress. Until, however, the result of its application to the varied business corporations of the country are definitely ascertainable, any expression of opinion as to the validity of the act to corporations generally would be more or less conjecture. But in respect to realty corporations, at all events so far as their income is derived wholly or in part from rentals, Mr. Burdett was of the opinion that there was much doubt in respect to its constitutionality. Equally so as to any part of income derived from city bonds, in respect to which the act is silent. Possibly the courts may hold that realty corporations, so far as they derive any income from the sources mentioned, are not taxable, thus leaving the act to operate in all other respects.

BUSINESS METHODS DIFFER.

Mr. Burdett thought that the first actual difficulty officers of realty corporations would meet was in the preparation of their returns of receipts, etc., to the collector to apply the law to the circumstances of the respective business so as to determine the items chargeable to "gross income" from all sources and the deductions allowable therefrom. The business methods of realty corporations differ so greatly that it will be difficult in many instances to determine the application of the words "gross income." For instance if these words include all corporate earnings or profits or gains during the year such as the profit upon the sale of land purchased for speculation, and, if so, shall they be included although such profit is not represented by money actually received.

What if profit is represented by a mortgage taken or secured by bond or note? If such profit is cash and expended upon improvements made upon other property of the company is it deductible as an ordinary and necessary expense "in the operation of its business or properties?" Where a real estate corporation has taken title to real property subject to but has not assumed an outstanding mortgage can interest paid thereon be deducted from gross income? Is such interest a charge required to be made as a condition to the continued use or possession of property? Is it a charge upon the company's indebtedness? For here the question arises as to the status of the company with respect to the mortgage debt depending to some extent upon whether the principal of the mortgage indebtedness is or is not over due.

If such interest may be considered as deductible in toto under the general provision as to expenses incurred for "the maintenance and operation of its business properties" or as an expense "required to be made as a condition to the continued use or possession of the property" is it not limited by the specific provision as to deductible interest, namely, on its own indebtedness not exceeding the paid-up capital stock of the corporation outstanding at the end of the calendar year?

Again, what is a reasonable allowance for the depreciation of property? Where a building upon land has depreciated for any cause can such depreciation be allowed if rentals for the calendar year for which return is made continue the same or the property as a whole has appreciated? If rentals receivable continue the same for the calendar year can "depreciation" be claimed although the trend of business or of residence is in another direction that gradually will reduce and to some extent may have reduced the salable value of the property as a whole? Moreover, what is meant by limiting the deduction for interest paid on indebtedness "not exceeding the paid up capital stock of such corporation"? Does it mean the nominal par and incorporation certificate value, or the actual book or market value of its capital stock? If the par value, has Congress not discriminated so as to render unequal the burden of taxation so that a corporation having a stock certificate paid up value of $100,000, although its actual value may not exceed $10,000, is it to be allowed a deduction of interest on $100,000, while a corporation having a certificate or par value of $10,000, although its stock is actually worth $100,000, can deduct only interest on $10,000?

In other words can an equal and constitutional tax be laid according to nominal certificate value and not actual values? A larger, and perhaps more important question, is whether deduction of expenses can be measured by a purely arbitrary rule or standard which may relieve some corporation entirely and charge others in the same business having the same actual capital and deriving from its use the same income.

The above, Mr. Burdett said were but a few of the many questions which would receive full consideration when the law had been carefully examined by those interested.

POINTS ABOUT INSURANCE POLICIES.

INSURANCE CONTRACT SHOULD BE STRICTLY APPLICABLE TO THE CONDITIONS OF A RISK.

Narrowed down to a fine point, there are comparatively few property owners who are sufficiently posted on matters pertaining to fire insurance policies. Since it must be admitted that the subject is of vital interest to every holder of improved real estate, any literature that serves to throw additional light on the meaning of the various clauses in the standard form policy is acceptable at all times. The necessity of having insurance contracts strictly applicable to the conditions of a risk is important in every instance. Recently there was issued by the Fire Insurance Committee of the National Association of Credit Men a circular covering the points referred to. For the information of readers of the Record and Guide, part of the suggestions contained therein are reprinted for future reference:

"When you received those insurance policies you had a lot of things to do, and you put them in a safe place, intending to look them over—some time. Perhaps you noticed that the amount of insurance was what you called for, but that crowded print in the lower half of the document, and those little pasters, which your agent said he would take care of, you could not stop to read. Any time would do to satisfy your curiosity on these points. Perhaps you were led to think that all that it is necessary to have is enough policies. But that's not a safe conclusion. There's another thing to consider—Do they fit? That's important, too. Is it reasonable to suppose that this standard policy form, full, as it is, of conditional and restrictive clauses and intended only to supply a basis for contracts to insure all sorts of risks, is going to apply exactly to every property or stock of goods—everywhere? Emphatically—No. And it is just here that we find the reason why policyholders have to take settlements on their losses which they think are unfair. The policy contract between you and the insuring company doesn't fit the risk, or, to put in the other way, the policyholder has not been living up to the requirements of his policy, though if he had known them he could and would have done so, or else had the policy altered to cover the needs of his business.

"As you probably know, the law in all but a few States requires the use by all companies of a standard form of policy, to which it is expected there shall be attached such special clauses, conditions and privileges as may be required properly to cover the risk. Hence, when you understand the required printed conditions of one policy you have grasped the basic conditions of all, and it remains for you to read simply the special clauses, conditions and privileges on each policy, which are attached by the agent, and these, if correct, should be exactly alike in all the policies applying to the same property. It was recentiy told by a man who knows whereof he speaks that, owing to defects in policies, claims amounting to many millions of dollars are each year compromised and the smaller places suffer more from this than in larger cities. All this is not half so likely to be the fault of the insurance companies as the policyholder. Why? Because men treat no other business contract so lightly as a fire insurance policy. Every other business arrangement may receive your minutest attention, every possibility of misunderstanding is eliminated, but your insurance policy—which may become the only barrier between you and bankruptcy—is seldom examined much deeper than to see that it bears your name and is for the amount you called for.

"As a buyer of insurance you are entitled to policies which cover the property you want to insure and fit the conditions of your business affairs. You want to know what things you can do under your contract with in insurance companies without giving them an advantage over you when it comes to settling a loss. Now is the time to get your policies out and inspect them. Read one of them thoroughly and compare it with any others that you may have. If there is anything about them which isn't perfectly clear, you have a right to full explanation. Write the home office of the insurance company and let them settle your doubts. After the fire your policies are unalterable, no matter how glaring the errors which appear and how far the policies are from what you expected. It's the forehanded man who wins—you know."

INFORMATION FOR THE TENANT.

By H. R. CROW.

The renting business has been run on such a loose business principle in this city, that tenants are not altogether at fault, owners are mostly to blame, they run their renting business merely as a side line, letting their property take care of itself and letting tenants do as they please, no thought whatever, but to take in the money without paying anything to keep their property in repair. Many good tenants have lost patience with the careless landlord and would do almost anything to get even. Many landlords do not know how to handle property right, they don't know conditions and renting laws as well as the average tenant.

Why Tenants Should Sign Leases.

It's the safest, best and only way to do business. You know then how long you can stay, otherwise you may get a notice to move just at the time you don't want to. It's better for both the tenant and the landlord. The best tenants are those who sign leases, they stay longer, don't move in and out so much. It is better to live in an apartment or dwelling where leases are required. Tenants with leases make the best kind of neighbors. REMEMBER, dead beats, floaters, kickers and questionable people never want to sign leases. They only want to stay a short time. There are some nice people who are afraid to sign a lease. A lease will not hurt anyone. Don't move your family where such loose management exists. It is not fit for them. There is a moral obligation attached to every lease. Every good tenant will respect a lease, and a tenant who respects a lease is the kind of a neighbor you want every time. By all means sign leases, you can sublet in case of emergency.

Leases Are Binding.

A lease is a lease and it is binding, and don't let a lease breaker tell you it is not. The trouble is, some landlords do not enforce them. It's worth something to find the tenant out. Be careful, you may pump into the wrong man. So many tenants have no respect for their word, character and reputation, they will do most anything for a cent. If one landlord does not enforce a lease, it is no excuse for the next one not to. We make leases in good faith and on business principles and look to every tenant to fulfill same. If we are compelled to fight for our rights, we go the limit and work entirely on principle. Business is business and tenants should not blame us if they break a lease and compel us to force payment. We will do it, as we must act by the landlord's instruction. You will always find us to be very agreeable in trying to get a settlement, and we are willing to meet you half way in every case.

Why Tenants Should Keep Rent Receipts.

It's business, keep a receipt for everything you get. You may never know when you will be called upon to pay your rent twice. We don't want any tenant to pay rent twice if we can help it. We are satisfied to get it once. We have many tenants and mistakes will happen, we may call upon you to show us your receipt. Insist upon getting a receipt from us when you pay your rent. We want you to have it. We want you to have one for every month's rent. We trust that we will never need to call on you. Get your receipt and keep it, you will then be on the safe side.

Why We Require References.

We want to know who we are renting to, we must know something about every tenant we have, their business and their reputation. Good tenants want to know where they are moving their families, the class of people they must live with. They have a right to be particular and we want them to be, we want to be able to tell them what class of tenants we have in every apartment we manage. The best tenants will never refuse references, when they do, we don't want them as tenants. Once in a while we get a bad tenant, but not often. Our experience and knowledge of the business and the great number of people we come in contact with, places us in the best of position to judge good tenants. When we get a tenant that is not satisfactory, we soon get rid of them.

Why We Don't Return Deposits.

If we did, what would be the use of demanding a deposit? Business is business, and our time is worth money. We do our part in good faith and it is no fault of ours that tenants change their mind. We would never know where we were at if we would do business in such a manner. We should not be expected to pay for a tenant's loose way of doing business. We cannot return a deposit unless we re-rent the place, then, of course, we shall be glad to return the money if we get any for the time which we hold the money to cover, less our commission for rerenting, as we do our work once. It always makes double work for us to rerent places.

How Tenants Want Things When Moving In.

Everything must shine, they would not live in such a dirty hole, they are all good, clean housekeepers, how could the tenant who just moved out be so dirty and destructive? It is a shame to do this and that. If you will put on new paper, put on new shades, polish the floors and fix everything up in good condition, we will keep it that way, as this is just what we want, everything is arranged so nice and it is just lovely. We are the best of tenants and take the best care of property; we pay promptly and will stay two or three years, as we do not want to move. We hear this from almost every prospective tenant, it sounds very nice indeed, but——

How Tenants Leave Things When Moving Out.

——You ought to see the place when they move out. After a few short months everything is different. All the bad points about the place we hear, nothing good, the change is wearing off, getting tired of one location, not satisfied, too much matinee, a little slow with the rent each month, kicks coming, pressed for rent, makes fault finding possible, cannot pay the rent until such and such a time, getting ready to move, want to get even by telling us (just as if we don't know about it and that this is the only case we every had of this kind) that they are going to move. If you ever want to find out anything about a person, as to true conditions, reputation, character and business principles, their landlord can tell you more than any one else under the sun.

SURFACE LINE HEARING HELD.

A public hearing was held on Friday last, before the Public Service Commissioners of the First District, on the application of the 3d Av. Bridge Co., for a certificate of public convenience and necessity, to run cars through East 57th st, between 2d and 3d avs, thence north on 2d av to 60th st and thence across the Queensboro Bridge to Jackson av, Long Island City.

It was conceded by Mr. Robinson, the attorney for the 3d Av. Railroad Co., that the 3d Av. Bridge Co. was a "dummy" corporation, composed of clerks of the parent concern and that the same was being financed by Receiver Whitridge.

Considerable opposition was adduced by the Manhattan people, represented by I. T. Flatto, counsel for the Blackwell's Island Bridge Protective Association, who submitted after cross examination of the witnesses, a careful brief in opposing, John C. Coleman, counsel for the 57th St. Property Owners' Association, and Mark Goldberg, member of Assembly of the district effected. The opposition centralized as follows:

First: That no arrangements had been made with the 3d Av. Railroad Co. for a transfer system at 57th st, and therefore it would cost the people of Queens ten cents to reach Manhattan.

Second: That objection was made to building a line on 57th st, as an entering wedge, in effecting the most valuable residential property in the city, on 57th st, between Lexington and 8th avs.

Third: That no arrangements were made with the 2d av line to run cars over its tracks, between 57th and 60th sts, and it would, therefore, necessitate four tracks on 2d av at this point.

Fourth: That there is a large public school on 57th st, between 2d and 3d avs, and the lives of thousands of small children would be endangered.

Fifth: That the map or plan of the City of New York has been changed, by the Board of Estimate and Apportionment, laying out the block between 59th and 60th sts, 2d and 3d avs, for a plaza for the new Queensboro Bridge, and that it is expected the property will shortly be acquired, wherein all the cars from the bridge would centralize and eliminate the necessity of a line on 57th st.

A number of witnesses were called by Mr. Robinson, who were examined by the respective counsel, and after hearing all those in favor and in opposition, the Chair declared the hearing closed and reserved decision. The general trend of opinion was, however, that the new company put up a poor showing and the application would be denied.

SANITARY GARBAGE CLOSETS.

Property owners who contemplate erecting apartment houses in New York will do well to consider equipping them with garbage closets. Receptacles of this kind are made of cast iron, so there are no crevices for the secretion of vermin. A well-made closet has a fresh air intake which allows the air to circulate in the closet at all times. One of the advantages of the device is that it obviates the necessity of setting the garbage pail on the fire-escape, for it is provided with an extra large pail, the lid being made with a flue which connects with the main flue, therefore carrying all fumes to the roof.

The modern garbage closet was thought of during a summer of extreme heat. The fumes from a garbage pail placed on the fire-escape on the wall below the apartment in which the inventor (Cornelia S. Robinson) lived, made it necessary to keep the kitchen window closed. This annoyance was the incentive to the development of the device. Later a model was made and placed for inspection with the New York City Board of Health and the Tenement House Department. It was commended by both bureaus. This gave confidence to the inventor who at once proceeded with the preliminary steps to obtain a patent. This was accomplished about ten years ago. The inventor then enlisted the aid of capital and finally a company was formed to market the product. It may well be said that the closet has come to stay, because no tenant having once seen and used it would care to live in an apartment without it.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Aug. 13 to 19, inc.		1908. Aug. 14 to 20, inc.
138	Total No. for Manhattan	151
7	No. with consideration..	7
$447,260	Amount involved.....	$340,950
131	Number nominal.....	144
1909.		1908.
7,360	Total No. Manhattan, Jan. 1 to date.....	6,341
594	No. with consideration, Manhattan, Jan. 1 to date.....	440
$35,249,050	Total Amt. Manhattan, Jan. 1 to date....	$22,832,307

1909. Aug. 13 to 19, inc.		1908. Aug. 14 to 20, inc.
89	Total No. for the Bronx.....	99
4	No. with consideration.....	4
$12,600	Amount involved.....	$23,450
85	Number nominal.....	95
1909.		1908.
4,799	Total No., The Bronx, Jan. 1 to date.....	5,112
$2,751,338	Total Amt., The Bronx, Jan. 1 to date....	$3,741,920
12,159	**Total No. Manhattan and The Bronx, Jan. 1 to date.....**	**11,453**
$38,000,388	**Total Amt. Manhattan and The Bronx, Jan. 1 to date.....**	**$26,574,227**

Assessed Value Manhattan.

1909. Aug. 13 to 19, inc.		1908. Aug. 14 to 20, inc.
7	Total No. with consideration.....	7
$477,260	Amount involved.....	$340,950
$274,500	Assessed value.....	$128,000
131	Total No. nominal.....	144
$7,161,500	Assessed value.....	$8,763,200
594	Total No. with consid., from Jan. 1 to date	440
$35 249,050	Amount involved..... " "	$22,832,307
$28,369,500	Assessed value..... " "	$17,895,600
6,856	Total No. nominal..... " "	4,901
$372,742,220	Assessed value..... " "	$301,540,400

MORTGAGES.

1909. —Aug. 13 to 19, inc.— Manhattan.	Bronx.	1908. —Aug. 14 to 20, inc.— Manhattan.	Bronx.
103	104	83	112
$3,360,500	$535,805	$1,792,841	$1,016,675
45	40	39	51
$1,234,695	$132,575	$398,341	$226,350
1	11	8	32
$5,000	$66,940	$156,000	$351,850
.....	.....	.....	.....
.....	.....	.....	.....
21	31	19	9
$804,805	$284,900	$743,000	$60,725
17	.....	3	.....
$703,000	.....	$98,000	.....
.....	1	.....	.....
.....	$3,000	.....	.....
.....	.....	.....	1
.....	.....	.....	$300,000
19	21	14	19
$613,000	$48,390	$397,500	$77,750
28	15	25	12
$1,125,500	$174,300	$1,115,500	$131,750
1909.		1908.	
8,388		5,694	
$212,187,946		$193,227,156	
4,991		4,679	
$43,408,701		$24 513,737	
11,379		**10,373**	
$255,596,647		**$217,740,893**	

EXTENDED MORTGAGES.

1909. —Aug. 13 to 19, inc.— Manhattan.	Bronx.	1908. — Aug. 14 to 20, inc.— Manhattan.	Bronx.
36	14	.....	.....
$3,764,250	$117,500	.....	.....
4	4	.....	.....
$184,750	$60,750	.....	.....
1	1	.....	.....
$5,000	$4,000	.....	.....
11	8	.....	.....
$526,000	$41,750	.....	.....
15	.....	.....	.....
$2,477,500	.....	.....	.....
4	.....	.....	.....
$500,000	.....	.....	.....
4	1	.....	.....
$71,000	$11,000	.....	.....
21	5	.....	.....
$3,009,500	$74,250	.....	.....
1909		1908	
1,244		.....	
$57,084,665		.....	
390		.....	
$3,159,085		.....	
1,634		.....	
$60,243,750		.....	

PROJECTED BUILDINGS.

1909. Aug. 14 to 20, inc.		1908. Aug. 15 to 21, inc.
	Total No. New Buildings:	
8	Manhattan.....	14
26	The Bronx.....	34
34	Grand total.....	48
	Total Amt. New Buildings:	
$396,000	Manhattan.....	$1,083,000
455,500	The Bronx.....	418,300
$851,500	Grand total.....	$1,501,300
	Total Amt. Alterations:	
$139,265	Manhattan.....	$87,115
10,700	The Bronx.....	54,850
$149,965	Grand total.....	$141,965
	Total No. of New Buildings:	
735	Manhattan, Jan. 1 to date.....	376
1,655	The Bronx, Jan. 1 to date.....	1,061
2,390	**Mnhtn-Bronx, Jan. 1 to date**	**1,437**
	Total Amt. New Buildings:	
$97,726,615	Manhattan, Jan. 1 to date.....	$53,179,146
26,982,360	The Bronx, Jan. 1 to date.....	9,700,275
$124,708,975	**Mnhtn-Bronx, Jan. 1 to date**	**$62,879,421**
	Total Amt. Alterations:	
$9,292,834	**Mnhtn-Bronx, Jan. 1 to date**	**$8,368,781**

BROOKLYN.

CONVEYANCES.

1909. Aug. 12 to 18, inc.		1908. Aug. 13 to 19, inc.
501	Total number.....	463
86	No. with consideration.....	13
$506,327	Amount involved.....	$69,015
465	Number nominal.....	450
18,761	**Total number of conveyances. Jan. 1 to date.....**	**17,239**
$9,275,797	**Total amount of conveyances, Jan. 1 to date.....**	**$13,007,990**

MORTGAGES.

439	Total number.....	378
$1,714,190	Amount involved.....	$1,250,058
247	No. at 6%.....	212
$857,267	Amount involved.....	$499,997
.....	No. at 5¾%.....	.....
.....	Amount involved.....	.....
47	No. at 5½%.....	133
$150,356	Amount involved.....	$638,260
.....	No. at 5¼%.....	.....
.....	Amount involved.....	.....
129	No. at 5%.....	18
$612,067	Amount involved.....	$64,217
1	No. at 4½%.....	.....
$60,000	Amount involved.....	.....
.....	No. at 4%.....	.....
.....	Amount involved.....	.....
.....	No. at 3%.....	.....
.....	Amount involved.....	.....
15	No. with interest not given.....	15
$34,500	Amount involved.....	$47,584
17,212	**Total number of Mortgages, Jan. 1 to date.....**	**16,842**
$69,072,612	**Total amount of Mortgages, Jan. 1 to date.....**	**$61,946,754**

PROJECTED BUILDINGS.

507	No. of New Buildings.....	86
$2,425,800	Estimated cost.....	$588,565
$101,191	Total Amount of Alterations.....	$30,565
6,896	**Total No. of New Buildings, Jan. 1 to date.....**	**3,072**
$37,410,111	**Total Amt. of New Buildings, Jan. 1 to date .....**	**$18,455,773**
$3,056,798	**Total Amount of Alterations, Jan. 1 to date.....**	**$3,867,649**

QUEENS.

PROJECTED BUILDINGS.

1909 Aug. 13 to 19, inc.		1908 Aug. 14 to 20, inc.
93	No. of New Buildings.....	51
$290,775	Estimated cost.....	$170,535
$5,475	Total Amount of Alterations.....	$15,875
3,004	**Total No. of New Buildings, Jan. 1 to date.....**	.....
$10,698,995	**Total Amt. of New Buildings, Jan. 1 to date.....**	.....
$504,489	**Total Amount of Alterations, Jan. 1 to date.....**	

THE WEEK.

BUSINESS from a sales standpoint was fairly well distributed, though the market was not active. It compares favorably with the corresponding period in 1908. While brokers are still complaining of the difficulty in closing deals, still the number of inquiries is increasing weekly and there is a splendid prospect of their having a good fall and winter business. At the present time a good deal of their attention is directed to leasing. There are a large number of renewals being reported, and while there are a number of desirable dwellings to be had at the moment, they are being snapped up quickly, and if present conditions continue two or three weeks will see the most of them disposed of. There has not been any material increase in rentals though prices have been held firm. Plenty of mod-

erate priced apartments on the West Side are to be had, though brokers report that the condition of the market is satisfactory. The greatest variety in the apartment house line is to be had in those houses that rent from $900 to $1,600. This is due to the fact that builders have completed a vast number of structures of this character and are willing to make some slight concessions to get desirable tenants. This condition will right itself, the law of supply and demand playing an important part, as usual.

Real estate brokers along Westchester av are taking optimistic views of the realty situation in the East Bronx. They affirm that as a result of the building of the higher-grade apartments in that zone, rapid lot buying will inevitably follow.

The sale of Nos. 48 and 50 Duane st, a 5-sty building on a plot 35x61.7x irregular, is interesting, inasmuch as it is a section of the city which is undergoing violent structural changes. The completion of the new Hall of Records on the block to the south and the new Municipal building, besides several other operations of prime importance lend weight to every operation in this zone. The property just disposed of has been in the hands of the selling family for upwards of half a century. The purchase by the New York Post Graduate Hospital of the three 3-sty brick dwellings, Nos. 302 to 306 East 21st st, is also worthy of notice. The hospital recently acquired the abutting parcel on 20th st, and is the owner of an improved plot on 2d av, between these streets. It is stated that the ultimate intention of the buyers is to build an addition to their present structure and use the combined plot for hospital purposes.

The Carlyle Realty Co., Bing & Bing and Edgar Levy, bought from Herman F. Bindsteil a plot, 100x70, in the south side of Cathedral Parkway (110th st), located 125 ft. west of Amsterdam av, and also from George A. Morrison and George Ellis a plot, 100x100, located 225 ft. west of Amsterdam av. This company is largely interested in real estate in this locality, having purchased from John D. Crimmins a large plot with frontages on 110th and 111th sts, last August. Some of this property has since been sold to builders for improvement, and on the remaining parcel two 12-sty high-class apartments are under construction. The vacant plot, known as Nos. 1004, 1006 and 1008 Park av, 57 ft. south of 84th st, 55.2x82.2; was sold by the Charter Realty Co. The selling company was the owner of the adjoining parcel on the south and was disposed of by them to the South Church, at present located at the southeast corner of Madison av and 38th st. The purchaser in the present deal contemplates improving his new holding with one or two handsome residences, one of which he will probably occupy. Should this development be carried through it will have an important bearing on the future of this section. At present there are but a few high-class residences on this avenue, north of 80th st.

The activity in the building loan market still continues. A number of large operations are about to be started, Washington Heights and the Bronx coming to the front. Money for building purposes is easy to obtain, at the present time. It will be remembered that during the panic no money was obtainable, at any price. Gradually this condition changed and loans were made, but only south of 155th st on Washington Heights and the choicer sections of the Bronx. This line was finally shifted further north to the Ship Canal, and a greater area in the Bronx was taken in. At the present time any property that is fairly well located will be considered, and the interest rates are moderate.

THE AUCTION MARKET

THAT bidding in the salesroom was very slow can be readily seen when it is considered that during the first three days of the week there were all told twelve parcels advertised for sale and only two went into outside hands. Several of the properties offered were of interest, but for some reason or other investors are loath to take advantage of the opportunities afforded. Unquestionably there are many bargains to be picked up in the auction mart at the present time. Many properties can be purchased for little more than the encumbrances. For example take the 5-sty tenement and store at No. 171 West 133d st, located 75 ft. east of 7th av, 25x99.11. The amount due on the judgment was $1,145.04; taxes and other charges aggregating $66, and a prior mortgage of $19,500. This property was sold at the stand of Joseph P. Day to Lewis Levy for $21,568. This figure just about covered the expenses. At the stand of Herbert A. Sherman the vacant property on the west side of Ferris av, about 816 ft. south of the lands of St. Joseph's Institute for Deaf Mutes, 473.5x823.4x irregular, having a frontage on Westchester Creek, was knocked down to Joseph M. Bennett for $35,000. There was a judgment on this holding of $24,298.26, and a prior mortgage of $10,000. The figure paid was but little in excess of the charges. The two 5-sty tenements Nos. 186 and 188 Madison st, 42.6x100, located 183.4 ft. west of Rutgers st, were sold to the plaintiff in the action for $57,790. The sale was the result of a suit brought by Jonas Weil et al. The judgment was for $10,963.71; taxes and other charges $1,746.54. The property was further encumbered with two mortgages aggregating $52,000.

LAW DEPARTMENT

"ONE-SIDED CONTRACTS."

Unilateral, as they are legally termed, or one-sided contracts, as they might in common parlance be called, have been and probably always will remain a source of much difficulty in the courts, and always productive of annoying litigation.

Of this nature are options to "call" or "put" stocks, and also the very general form of newspaper and magazine advertising contracts.

A stock operator sells a right to some individual in the market to call upon him, at some later date, or deliver to him, a certain lot of stock at a named price.

An advertising contract is generally in terms a signed order authorizing a publication to insert in its columns at a given price, a certain amount of advertising matter for the customer.

Now the stock option is usually accompanied at the time of delivery by a bonus or consideration paid for it, while the advertising contract is generally delivered without any money being paid on account, and the only payment made being (or not being as the event may prove) the amount of the bill rendered after advertising is completed.

The law abhors a stock-jobbing operation of any kind, but it has fixed rules and principles against the enforcement of any contract without an actual consideration, to an even greater degree, wherefore, perhaps, we rarely hear of suits to enforce or annul stock options which are always accompanied by actual consideration, while of suits to enforce advertising contracts, the offices of attorneys for newspapers and magazines are always full.

The patron who orders a room at a hotel, by telegraph, or a theatre seat to be reserved for him, by telephone, goes or stays away as he may see fit, and believes that he is in his right—likewise the would-be advertiser feels that he may at any time before or even during publication of his "ad," revoke the contract, regardless of the fact that it is not only when the matter is turned off in the presses, but long before, that the publisher has paid out money, and made arrangements and obligations, based on the secured contract of advertising.

It is this ignorance of fact which we believe to be responsible for the attitude so often taken by advertisers and subscribers—the cry of "Stop my ad," or "Stop my paper," being generally made in a tone of most seemingly righteous authority if not indignation.

Now advertising or newspapers cannot be furnished to advertisers or subscribers off-hand, and much preliminary as well as subsequent expense has to be paid down or incurred for later payment, long before the publication is actually made, so an actual injustice is done by any breach of the contract on the part of the advertiser or subscriber, within even perhaps a day of the contract's making.

Therefore to render this the courts while not as a rule enforcing these contracts with a consideration lacking, yet read into them an element of public policy and equity, in pursuance of which a breach is made responsible in damages given—the amount of the contract if performed being prima facie the basis of the recovery.

AN OWNER'S LOSS.

To the Editor of the Record and Guide:

A leases for two years two stores on Broadway and obtains B's consent in writing to make such repairs as necessary for the carrying on of his business. A verbal agreement between them is that A is to pay the cost of same. A is dispossessed for non-payment of rent. As A has not paid about $1,000 still due on repairs made, can his creditors hold owner liable for same?—INTERESTED.

Answer.—Under the provision of Chapter 418, of the Laws of 1897, Section 3, known as the Lien Law, a contractor, subcontractor, laborer or material man performing labor or furnishing material in such a case may have a lien upon the real estate on filing the usual notice of lien, and the courts in the reported cases have generally given effect to this section against the interests of the owner in like cases.—EDITOR.

AFTER TWENTY YEARS.

To the Editor of the Record and Guide:

In case of property sold 33 years ago; 25 per cent. cash balance on bond and mortgage at 7 per cent.; interest on mortgage and taxes paid promptly for eight years; nothing paid for the last 25 years. Could the mortgage be foreclosed at any time now and a deficiency judgment rest against mortgagor? If so, could that judgment rest against or seize personal property held by the mortgagor? Property had been advertised many times for taxes.—BROKER.

Answer.—No. After 20 years, in which nothing has been paid, principal or interest, and no other acknowledgment of the debt, the mortgage cannot now be foreclosed, for that reason. No judgment could be obtained that would be a lien against any property of the mortgagor.—EDITOR.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

In the Downtown Section.

DUANE ST.—William A. White & Sons sold for Mrs. Devereoux Emmet 48 and 50 Duane st, a 5-sty building, 35x61.7x irregular, between Elm and Lafayette sts. It adjoins the 10-sty Jones building on the east and has been in the possession of the selling family for over half a century. Across the street is the 12-sty and basement structure owned and occupied by the Edison Illuminating Co., which has a frontage of 101.7 ft on Duane st, 185.10 ft on Elm st and 101.3 ft on Pearl st. On the block to the south is the Hall of Records, which occupies the square block bounded by Reade, Centre sts and a street which is the continuation of Elm st.

HENRY ST.—The McMahon Estae sold 240 Henry st, a 4-sty tenement, 23.6x87.

WATER ST.—Cammann, Voorhees & Floyd, in conjunction with Horace S. Ely & Co., sold for the estate of Eliza Arnold 276 Water st, a 2-sty building, 25x68, adjoining the southwest cor of Dover st. The Brooklyn bridge occupies part of the block to the north of the property just sold. Franklin square station of the elevated railway is one block to the west.

13TH ST.—Frederic de P Foster sold the two 3-sty and basement high stoop private houses, 128 and 130 West 13th st, 44x103.3. The buyer will improve with a 7-sty elevator apartment house. This property has not changed hands for over 45 years. The old buildings are 48 ft deep. Diagonally across the street is the 13th St. Presbyterian Church, which occupies a plot, 85x103.3.

Hospital Adds to Holdings.

21ST ST.—The New York Post Graduate Hospital bought 302, 304 and 306 East 21st st, three 3-sty brick dwellings, 60x92. This property connects at the hear with several parcels on the north view to building an addition to its present structure at the northeast cor of 2d av and 20th st. The Hebrew Charity building, a 4-sty structure, occupies a plot 99x90 at the southeast cor of 2d av and 21st st. The factory of Reischman & Son occupies 112.9x100 at the northeast cor of the avenue and 21st st.

23D ST.—The Madison Square Mortgage Co. sold to Robert Alexander 430 West 23d st, a 4-sty dwelling, 16.8x98.9, opposite London Terrace. Mr. Alexander will occupy the premises. The building has a depth of 64 ft.

26TH ST.—Sarah Anderson and Mary Deegan sold the 4-sty front and rear tenement and store, 22x98.9, 353 West 26th st. Adjoining on the east are two 6-sty factories occupying a combined plot 113.6 x98.9.

39TH ST.—The Brice Estate sold 262 West 39th st, a 3-sty dwelling, 20.6x98.9.

46TH ST.—John J. Boylan sold for Mary A. Finneran the 4-sty front and rear tenements, 447 West 46th st, 25x100.5. After extensive alterations the new owner will occupy the building in part.

53D ST.—James Hebron sold to Potter & Bro. 127 and 129 East 53d st, a 3-sty garage, 32x125.4x irregular, adjoining the northwest cor of Lexington av. The present tenant, whose lease has seven years yet to run, will spend $10,000 in altering the building.

2D AV.—Axel Olsen sold to an investor 323 and 325 2d av, adjoining the southwest cor of 19th st, a 5-sty single flat and a 3-sty dwelling, 52x100. Mr. Olsen bought this property last month.

5TH AV.—There was a report current during the week that the property 720 5th av had been purchased by Arthur Crane, of London, England. Mr. Crane was the former owner of this property. It was purchased, together with the adjoining parcel, by the Chelsea Realty Co. and subsequently at auction by the George Kemp Real Estate Co. for $756,539.

NORTH OF 59TH STREET.

East Side Dwelling Changes Hands.

65TH ST.—Minturn Post Collins sold 131 East 65th st, a 3-sty dwelling, 20x102.2. The building is 50 ft deep and is located 90 ft west of Lexington av. Abutting and fronting on 66th st is a row of stables occupying the entire block front between Park and Lexington avs.

79TH ST.—B. C. Hardenbrook sold the 3-sty dwelling, 142 West 79th st, 19x100. The new owner, P. H. Smith, will occupy the house.

82D ST.—Kate Oberkirch is reported to have sold to a Mrs. Curry 157 West 82d st, a 3-sty dwelling, 17.1x97.1.

83D ST.—Albridge C. Smith, Jr., sold 30 West 83d st, a 4-sty and basement dwelling, 19x102.2.

94TH ST.—William M. Benger sold the 5-sty double flat, 27x100, 120 West 94th st. The building will be extensively altered.

99TH ST.—Bert G. Faulhaber & Co. sold for Hannah Hoffmann 159 and 161 West 99th st, a 6-sty apartment with stores, 45x 100.11. The house is 87 ft deep. There are two apartments on the first floor and five on each of the remaining floors of 4 and 5 rooms and bath each. Steam heat and hot water is supplied.

117TH ST.—Edward B. Palmer sold 446 and 448 East 117th st, a 6-sty store and flat building, 41.10x100. This house is 123 ft west of Pleasant av and has a depth of 88 ft deep.

119TH ST.—The Mount Zion Congregation, which recently bought the Lenox Avenue Union Church, at 41 West 119th st, has sold its property at 67 East 113th st to a Jewish congregation that formerly worshipped on Eldridge st. The Lenox av church has taken over the 3-sty dwelling at 72 West 126th st, near Lenox av, which it will use until a suitable site on Washington Heights can be secured.

Realty Company Acquires Large Plot.

CATHEDRAL PARKWAY.—The Carlyle Realty Co., Bing & Bing and Edgar Levy, purchased from Herman F. Bindsteil, 100x70, in the south side of Cathedral Parkway (110th st), located 125 ft west of Amsterdam av. The purchasing company is extensively interested in property in this location. Last August it acquired from John D. Crimmins a large tract extending from 110th to 111th sts, west of Amsterdam av. The company sold off a portion of this property to builders and are improving the remainder with two 12-sty high-class apartment houses. These buildings will be ready for occupancy in the fall. There has been considerable activity in this portion of the city of late. There are large operations being conducted by the Johnson Co., at Broadway and 113th st. A 12-sty apartment, to cost $1,500,000, will be erected on the site. The building will contain 48 families. George and Edward Blum are the architects, and the Paterno Brothers are heavily interested in realty in this zone.

CATHEDRAL PARKWAY.—The Carlyle Realty Co., Bing & Bing and Edgar Levy, purchased from George A. Morrison and George Ellis 100x100, located 225 ft west of Amsterdam av. This company has also bought the adjoining parcel, 100x70, on the east.

LENOX AV.—H. H. Moritz sold to John M. Gardner the northeast cor of Lenox av and 126th st, opposite the new building of Park & Tilford, two 5-sty business buildings, 34x75. The owner will remodel and improve the property.

LEXINGTON AV.—Lewis L. Clarke, trustee for the Phelan estate, sold 1265 Lexington av, a 3-sty dwelling, adjoining the northeast cor of 85th st.

Important Improvement Probable.

PARK AV.—Pease & Elliman sold for the Charter Realty Co. the vacant property at 1004, 1006 and 1008 Park av, 55.5x82.2, 57 ft north of 84th st. This property adjoins the plot, 97x133, which the same brokers recently sold for the Charter Realty Co to the Old South Church, now at 38th st and Madison av, which recently filed plans for a very handsome edifice which is now being constructed for its occupancy. The buyer of this plot intends to erect one or two very handsome residences, one of which will be for his own occupancy. Except for Mr. Amos R. E. Pinchot's house, at the northeast cor of 85th st and Park av, there are very few high-class residences north of 80th st in Park av, and this will, therefore, have a very important bearing on the future of this section.

WEST END AV.—Geo. R. Read & Co. sold for a client to Leonard Weill 847 West End av, a 5-sty apartment house, 25x100, between 101st and 102d sts. West End Hall, a 6-sty apartment house, 100.11x100, is at the northwest cor of 101st st.

WASHINGTON HEIGHTS.

Dyckman St. Plot Sold by Estate.

DYCKMAN ST.—The Ackerman Estate sold the plot, 140x150, with 3-sty dwelling and 2-sty stable, on the north side of Dyckman st, 350 feet west of Broadway.

139TH ST.—The Penco Realty Co sold the plot of 5 lots, 125x 99.11, on the south side of 139th st, 175 ft. west of Broadway, to Joseph Friedman, heading a corporation which intends to improve the plot with a 6-sty elevator apartment house.

147TH ST.—Melvin Hoeland sold for occupancy the 3-sty brownstone dwelling 414 West 147th st, 20x99.11.

Flats Still in Demand.

163D ST.—Dr. Samuel Greenfield sold 463 and 465 West 163d st, two 5-sty flats, each 25x112, located 125 ft east of Amsterdam av. The buildings are each 97 ft deep.

164TH ST.—Frederika Hack sold 434 and 436 West 164th st, a 5-sty apartment house, 50x112.4, built 100 ft deep. There are two similar structures adjoining on the west. The property to the east, on the cor of Edgecombe av, is vacant.

Completes Sale of Row.

170TH ST.—The Egan & Hallecy Construction Co. sold 652 West 170th st, near Fort Washington av, a 3-sty dwelling, 17x90. This completes the sale of a row of dwellings recently completed by the sellers. On the southeast cor of Fort Washington av and 170th st is a new 5-sty apartment house, 126.7x95, built 115 ft deep.

AUDUBON AV.—The Matthew Cox estate sold 50 to 54 Audubon av, three 3-sty frame dwellings, 50x100, 50 ft. south of 168th st.

BROADWAY.—The Crystal Realty & Construction Co. sold to an investor the Crystal Court apartment house, at the northeast cor of Broadway and 160th st, a new 6-sty elevator structure, 100x100. The property has been held at $325,000. The sellers also own the adjoining southeast cor of Broadway and 161st, which is improved in a similar manner.

FORT WASHINGTON AV.—The Egan & Hallecy Construction Co. sold 4 lots at the southwest cor of Fort Washington av and 171st st, upon which the buyer will commence the erection of 5-sty apartment houses on September 1.

ST. NICHOLAS AV.—Charles M. Rosenthal sold the plot, 100x100, on the east side of St. Nicholas av, 308.9 ft. south of 145th st, to a builder who will erect a 6-sty elevator apartment house.

BRONX.

Purchaser Will Occupy.

LONGFELLOW ST.—Prospect Realty Co. sold to Mrs. J. Duffrin a 2-family brick house for occupancy; to Albert Gerald a plot in the westerly side of Longfellow st and the northerly side of Freeman st, running thence northerly along the westerly side of Longfellow st.

Block Front Bought By Builder.

183D ST.—S. J. Wood sold to a builder the block front on the north side of 183d st, between Washington and Bassford avs, with frontages of 135.7 on 183d st and 68.2 and 56 ft respectively on Washington and Bassford avs. The property will be improved immediately with apartment houses.

230TH ST.—Marcus Nathan has sold 20 lots, bounded by 230th st, Kingsbridge Terrace and Heat av, to B. T. Fairchild, who owns adjoining property.

Sale On Brook Ave.

BROOK AV.—Thomas Costello sold 1511 Brook av, a 4-sty triple flat, 100x39, to Louis Seidman.

DELAFIELD AV.—Edward Brennan sold 75x100, in the north side of Delafield av, 25 ft west of Thomson Terrace, with 2 dwellings thereon.

HOE AV.—Mrs. Kiely and Mrs. O'Brien sold the 2-family brick house 1524 Hoe av, 25x100, to Mary McGuinness.

LELAND AV.—R. I. Brown's Sons sold for Annie F. Kingston the vacant plot, 50x100, known as lots 307 and 308, in the McGraw Estate property, on the east side of Leland av (formerly Saxe av), 50 ft. south of Wood av (formerly Cornell av). The buyer will improve the plot.

INFORMATION FOR APARTMENT SEEKERS.—A careful reading of advertisements is reassuring. For the kind of apartment one really wants to live in the annual rental appears to be from $3,200 up. Most of us, as usual, will stay where we are to save the expense of moving.—F. P. A.—Mail.

LEASES.

S. Osgood Pell & Co. leased 321 Lexington av to Mrs. L. S. McKee.

Braisted & Bettmann leased for J. P. Baiter the 3-sty brownstone dwelling 155 West 126th st, for a term of years.

Daniel H Renton & Son leased for Dr. Frank W. Chamberlin to James W. Wakeman, the private dwelling 387 Convent av.

Senior & Stout rented for Robert Jaffray the 4-sty dwelling 60 West 46th st, to Elizabeth and Wm. H. Patrick for a term of 5 years.

Dr. L. R. Hallock leased 219 West 129h st, a private dwelling, from Margaret A. Bogert, for $1,500. The lease starts October 1st next.

Miss Henrietta Lake, of Port Washington, L. I., rented from William C. Cox 47 West 55th st, a private dwelling. The annual rental is $3,000.

Dr. A. McRaey leased 61 East 86h st, a private dwelling, from Frederick Beltz for $2,000 from September 1st. Mr. McRaey lives at 113 East 78th st.

Porter & Co. leased to Demarest & Demarest, for a term of years, 131 West 125th st, 20x100, upon which a new building is to be erected by John H. Van Tine.

Pease & Elliman, in conjunction with Herbert A. Sherman, leased for Charles Steele, of J. P. Morgan & Co., 13 East 64th st, a 4-sty high stoop dwelling, for a term of years.

Knap & Wasson Co. leased 612 West 146th st to Mrs. Morton; 256 West 73d st to Mrs. Frances E. Luck; 516 West 140th st to Dr. E. R. Eliscu, and 623 West 142d st to E. M. Barrymore.

The Prospect Realty Co. leased for James F. Meehan 851 Prospect av to the Metropolitan Shoe Repairing Co.; for a Mr. Leibertz to a Mr. Schroeder 165th st and Prospect av for a term of years.

Barnett & Co. leased the 3-sty brownstone dwelling 23 East 130th st to a Mr. Harris; also the building 213 East 125th st to a Mrs. Ryan, and the 3-sty dwelling 29 West 134th st to a Mr. Wilkinson.

Geo. R. Read & Co. leased for William Waldorf Astor to William G. Plummer & Co., wholesale and retail importers of chinaware, of London and New York, the entire improved store and loft building, 7 East 35h st, for a period of 18 years.

William P. Rooney leased the entire building at the northeast cor of 6th av and 53d st to Bowe & Seligman. It is to be extensively altered. The same broker has leased 701 8th av for Leon S. Chase to H. Altman & Co., and in conjunction with Singerman & Co., 703 8th av.

William C. Flanagan & Co. report the following leases: The building 998 Brook av for Martha A. Muller; also the dwelling 316 West 137th st for C. E. Kearning; the dwelling 317 West 137th st for Mary L. Brouner, and the dwelling 254 West 139th st for the Equitable Life Assurance Society.

SUBURBAN.

WINDHAM, N. Y.—Arthur F. Du Cret & Co. sold a farm of 160 acres at Windham, Greene County, N. Y., for $12,000.

ARDSLEY, N. Y.—S. J. Taylor sold for the Ardsley Terrace Estates villa plots 127, 128 and 129, in block 5, at Ardsley Terrace, Ardsley, N. Y.

VALHALLA, N. Y.—R. E. Culley sold a 7½-acre country estate through W. H. Dennis to Frederick W. Twiggar, of Valhalla, Westchester county, N. Y.

HASBROUCK HEIGHTS, N. J.—Siebenmann & Gamo sold for George Kiel to E. H. Smith and for J. Robideaux to Alfred Mayer 2 houses at Hasbrouck Heights.

TARRYTOWN, N. Y.—Duross Co. sold for Joseph Conron, President of Conron Bros. Co., Mr. Conron's country place at Tarrytown, N. Y., consisting of 2½ acres, to a client.

MONTCLAIR, N. J.—Steven B. Ayres sold lots 6 and 7, map of Montclair Heights, Montclair, N. J., to an investor. The property will be improved immediately with a residence.

RICHFIELD SPRINGS, N. Y.—Frederick T. Barry sold for the estate of Robert F. Westcott Buena Vista, at Richfield Springs, N. Y., to Robert W. Tailer. The property consists of 17 acres of land and a dwelling.

SHARON, CONN.—Daniel B. Freedman sold the John Liner farm at Sharon, Conn., comprising a dwelling, outbuilding and 150 acres, fronting in the main road from Sharon to Lakeville, to Bert L. Haskins of this city. The property has a frontage of about one mile on Silver Lake.

HARRISVILLE, N. J.—James J. Connor and James J. Crowe sold for Victor Merrill 20 acres of land situated at Harrisville, Burlington County, N. J. The purchaser gave in part payment the business of a New York City cafe and restaurant, located at No. 780 12th av, at the northeast cor of 55th st.

GREENWICH, CONN.—Pease & Elliman have sold for Ralph B. Peck his farm containing about 50 acres on Lake av, Greenwich, Conn., to John K. Berry. The buver intends to erect a modern dwelling. The farm is located in the Clapboard Ridge section of Greenwich near the farm lands recently acquired by W. E. S. Griswold, Henry J. Fisher and Tyler J. Redfield, who are similarly converting their properties into fine country places.

ALPINE, N. J.—Pease & Elliman sold for Crammond Kennedy, of Washington, D. C., his estate at Alpine-on-the-Hudson, in Bergen county, N. J., almost opposite Yonkers. It consists of 77 acres of land, situated on one of the highest points of the Palisades. Last year a fire destroyed the large mansion on the property, but the stables, garage and other outbuildings were not damaged. The new owner intends erecting a magnificent house on the premises, to be built of stone quarried from the land just purchased.

FORESTBURG, N. Y.—Dr. Thomas Darlington, Health Commissioner of New York city, has contracted with the heirs of the late Alfred Gilman for a large tract of land at Forestburg, Sullivan county. The tract consists of 751 acres, of which about 100 acres is farm land and the rest forest. There are 2 large and 2 small lakes on the property. It is reported that Dr. Darlington is also negotiating with the Gilman heirs for another tract of land, of 850 acres, adjoining that which he has just purchased. This contains a large lake, where the best fishing in Sullivan county can be had.

PALISADES, N. J.—The Columbia Investment & Real Estate Co. reports the following sales in the Palisades district: To J. Bohn, a 2-sty and attic house on the south side of Oakwood av, Hudson Heights; to L. De Yanna, 2 lots at Summit and Day avs, Hudson Heights; to J. Kruegen, 2 lots on the east side of Hamilton av, Hudson Heights; to I. Sparling, 2 lots on the south side of Warren av, Grantwood; to N. Sola, 2 lots on the west side of Anderson av, Grantwood; to F. Fundis, 2 lots on the north side of Lincoln av, Grantwood; to R. E. McDougall, 2 lots on the south side of Edsall av, Morsemere, and to I. Morris, a 2-sty and attic house on the south side of Harriett av, Morsemere.

DOBBS FERRY N. Y.—Kenneth Ives & Co. sold a portion of Mrs. Henry Villard's property at Dobbs Ferry to Allen Hazen. The purchase affects a tract of nearly 6 acres separated by a private road from the rest of Mrs. Villard's property and adjoining the estate of the late John R. Flower. Mr. Hazen contemplates making extensive improvements including the erection of a handsome country residence. Another property at Dobbs Ferry was also sold by the same brokers to Nathaniel A. Campbell secretary to Edwin Gould. Mr. Campbell has acquired the Mrs. Richard Tyers property in Broadway adjoining Mr. Gould's place. It consists of 3 acres, with a dwelling, stable and outbuildings.

LEONIA, N. J.—The Leonia Heights Land Co. reports the following deals at Leonia, N. J.: George F. O'Neill bought a lot, 25x100, on the east side of 3d st, near Palisade Boulevard; H. S. Hanson bought a plot of 5½ lots at Summit and Broad avs, and intends to build a residence; John M. Schaefer bought a plot, 50x100, at the cor of 1st st and Washington pl; Mrs. Ida A. Hopps bought 2 lots on Lincoln st, near Oakdene av, and will build a home; Robert W. Cutler bought 2 lots on Fairmount st, near Central av; Cora M. Fox bought a plot of 2½ lots on Westview av and will erect a house this fall; Katie Moersch bought a plot, 50x100, on Lincoln st, near Oakdene av, on which she will erect a house; Robert Preuss has bought 2 lots on Fairmount st, near Central boulevard; H. Ramm bought 4 lots on 3d st, near Edsall boulevard, and William H. and Miss Virginia Ferris purchased 2 lots on Glen av, near Central boulevard.

SOMERVILLE, N. J.—Two large tracts of land at Somerville, together comprising 3,216 lots, adjacent to the Roycefield station, on the Jersey Central Railroad, just beyond Bound Brook, and a station of the Lehigh Valley Railroad, have been sold by F. M. Welles for the City Realty Co. to the Manhattan & New Jersey Real Estate Co. The property adjoins on three sides the magnificent private park of more than 2,000 acres owned by James B. Duke, president of the Tobacco Trust, and is to be developed by the purchasers into a high class residential park. This property was purchased from the original owners in October, 1908, by Frank A. Vanderlip, president of the National City Bank. He disposed of it at a profit in January of this year to the present sellers. No price was mentioned in connection with any of the transfers, but Mr. Welles said that the present sale permits the City Realty Co. a profit of 70 per cent. over the price it paid to Mr. Vanderlip.

HOBOKEN, N. J.—One of the most important purchases this week is in the Greenville Heights section. On both sides of Armstrong av, just west of the Hudson County boulevard, the Comman & Lavine Realty & Construction Co., of Hoboken, bought from the Realty Co. of New Jersey 16 lots for $22,000. The purchasing company will build 20 2-sty semi-detached dwellings, each of which will measure 15x50 ft. and contain 8 rooms, reception hall and laundry. The cost of the buildings will be $80,000. Robert Davis, of Jersey City, bought two apartment houses at the northwest cor of Ocean and Woodlawn avs. These are 4-sty brick structures, with a frontage of 75 ft. in Ocean av and a depth of 90 ft. in Woodlawn av, and contain 4 stores on the first floor. The other three floors are arranged to accommodate 4 families each. Robert S. Hudspeth recently purchased two 4-sty double brick apartment houses located at the southeast cor of Garfield and Pearsall avs.

RYE, N. Y.—A syndicate headed by Clifford B. Harmon has purchased a tract of 600 acres at Rye, N. Y. The seller is Hobart J. Park. The purchase price is reported as being $800,000. Mr. Park is the owner of about 2,000 acres around Rye. He acquired most of his holdings from his father, Joseph Park, who purchased all told about fifteen farms surrounding one owned by him. The seller in the present deal has one of the finest residences in Westchester county, with lodges, outbuildings and several attractive houses for his employes. The property in the present deal has frontages on Polly Park, North st, Purchase st and the estate of John W. Sterling. The estate of Charles Greer and the Apawamis Golf Club are just to the southeast. The tract includes about 100 acres of woodland and the balance is clear. It measures about 1½ miles from east to west, at its widest point and 1 mile north and south. It is stated to be the intention of the purchasing syndicate to convert the property into a park for unusually fine residences, having a plottage of from five to ten acres each. There will, in all probability, be a restriction clause binding the buyer to erect residences to cost not less than $15,000 each.

UNCLASSIFIED SALES

The total number of sales reported is 45, of which 12 were below 59th st, 25 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 58, of which 10 were below 59th st, 27 above, and 21 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 103, as against 141 last week, and in the Bronx 104, as against 121 last week. The total amount involved is $3,896,305, as against $5,712,626 last week.

The amount involved in the auction sales this week was $262,622, and since January 1, $45,159,797. Last year the total for the week was $433,099, and from January 1, $39,496,815.

CLAREMONT AV.—D. S. Green sold the 6-sty elevator apartment house 181 Claremont av, on plot 50x100, near 125th st.

FOREST AV, ETC.—Thomas J. Quinn sold the two 5-sty apartment houses at 1118 Forest av, and 1117 Tinton av, between 166th and Home sts. The buyer is reported to be an investor from Germany. The Forest av house occupies a plot 45x142.8, and that on Tinton av a plot 40x126.9.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

ESTABLISHED Mortgage Loan office wants experienced man, gentile, plenty good applications, lots mortgage money aggressive methods, income certain to energetic, honest, faithful worker. LARGE, Room 607, 115 Broadway.

WANTED -Two or three salesmen to sell building material specialty, on commission basis. BOX 19, care Record & Guide.

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REAL ESTATE firm wants two active thoroughly experienced renting men for territory Canal to 34th street. Liberal proposition; only men who can do business need apply. Address ENERGY, care Record & Guide.

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We are now compiling our next issue. Be sure that you are indexed in this issue. Write us for particulars.

Architectural Record Co.

11 East 24th St., New York

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS $9,500,000

$5,000,000 added to surplus in last 17 years

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RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

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Copies of Recently Enacted

United States Corporation Tax Law

with marginal notes and abstract of its main provisions, will be furnished upon request at any office of

The Title Insurance Company of New York

135 Broadway, Manhattan
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REAL ESTATE NOTES

The F. Dornberger Realty Co. removed its offices to 1511 3d av, in the Yorkville Bank Building.

Joseph P. Day was in Providence, R. I., Wednesday, as the guest of the Providence Real Estate Exchange on the occasion of its annual outing.

There was recorded Wednesday the lease of 14 to 18 Wall st and 3 Nassau st by Adele Livingston Sampson to the Bankers' Trust Company, for twenty-one years, at an annual rental of $90,000.

Lewis & Conger took title on Tuesday to 782 to 792 6th av, southwest cor of 45th st. The transfer was made by the Sixth Avenue Realty Associates for a nominal consideration over a mortgage of $410,000.

If you own improved property your building heated with a modern plant will yield from 15 to 25 per cent. increased rent, and the property will keep steadily rented, besides, you will be enabled to secure a higher class of tenants.

Real estate appraisers should always be familiar with the conditions governing the realty market. Lack of knowledge in this direction will ultimately cause much embarrassment not to speak of the loss of much business in court work.

Edward H. Burns sold his interest in the firm of William C. Flanagan & Co. to William C. Flanagan. Mr. Flanagan will continue with the business of general real estate under the firm name of William C. Flanagan & Co. at the same address, 2609 8th av.

The properties, 52 and 54 4th av, adjoining the northeast cor of 17th st, 52x115, together with a one-quarter interest in a strip, 10x131, at the rear, fronting on 17th st, were conveyed Thursday by Eva J. Coe and another in the Germania Life Insurance Co. for an expressed consideration of $275,000, subject to a mortgage of $68,000.

On January 1 of the present year there were 5,599 local building and loan associations in the United States, with a total membership of 1,920,557, and assets of $784,175,753. The total receipts from members last year were $519,721,576, of which $134,085,170 was loaned on bond and mortgage. A member of a building and loan association is a partner, so to speak, in a large business, and although usually sharing well in its profits, he must always be prepared to suffer loss when misfortune occurs—that's the great drawback of membership in associations of this order.

Attention is called to the advertisement of Charles Warren Trembley, in the record pages of this issue. In references to water front factory and mill sites, it might be added that Mr. Trembley is generally considered a specialist in this kind of development and has made a study of harbor real estate values and improvements for years. Some of the most important transactions of recent date have been consumated by his office, among them one tract which he sold to private parties in Bayonne at $200,000 and was indirectly responsible for another involving a purchase price of $275,000. Within the last few days Mr. Trembley has closed a deal for the largest and handsomest industrial building in Hoboken, the details of which will appear later in the Record and Guide.

RECENT LOANS.

The John H. Scully Construction Co. has secured from the City Mortgage Co. a building loan of $70,000 on the property located on the north side of 159th st, 100 feet east of St. Nicholas av.

Jared W. Bell made a building loan of $80,000 to Conron Brothers on the property on the east side of Bergen av, just south of 158th st.

The Lawyers Title Insurance & Trust Co. loaned the Irving Judis Building and Construction Co. $165,000 on the property, 75.11x100, at the northwest corner of Amsterdam av and 105th st.

The Onyx Realty & Construction Co. secured two building loans on its property at the northwest corner of Courtlandt av and 155th st. One for $40,000 was obtained from the Lawyers Title Insurance & Trust Co., and the other of $10,000 from Charles Volt.

The City Mortgage Co. made a building loan of $160,000 on the property located at the southeast corner of Broadway and 180th st, 102.1x107.4. The Barnard Realty Co. is the borrower.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK
At 90-92 West Broadway.
No Hearings on for the week.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Aug. 21.

No Legal Sales advertised for this day.

Aug. 23.

116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. Charles Jaeger agt Maurice Goldberg et al; Ira J Ettinger, att'y, 257 Broadway; Wm J O'Sullivan, ref. (Amt due, $6,172.35; taxes, &c, $168.40.) Mort recorded March 3, 1908. By Joseph P Day.

Av C, Nos 117 & 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. Saul Bernstein agt Sam Biller et al; Harry M Friedman, att'y, 149 Broadway; Augustine R McMahon, ref. (Amt due, $6,025.42; taxes, &c, $1,187.09; sub to prior morts aggregating $61,896.50.) Mort recorded July 6, 1906. By John L Parish.

1st av, No 1895|s w cor 98th st, 25x99.6, 5-sty 98th st, No 340| brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, $16,585.38; taxes, &c, $980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

Aug. 24.

Thompson st, Nos 98 & 100, e s, 226 s Prince st, runs e 95.1 x s 24.11 x w .05 x s 25 x w 94.6 x n 50.3 to beg, 6-sty brk tenement and store. John Palmieri agt Pasquale Pati et al; Martin Wechsler, att'y, 61 Park Row; James Kearney, ref. (Amt due, $4,186.91; taxes, &c, $——, sub to two morts aggregating $64,000.) Mort recorded Jan 15, 1907. By Joseph P Day.

Cherry st, No 256 |n e cor Rutgers st, 26.3
Rutgers st, Nos 57 & 59 x96.2x26.3x96.9, 6-sty brk tenement & stores. Rosie Punch agt DaVis Berkman et al; Arnstein & Levy, att'ys, 128 Broadway; Adelma H Burd, ref. (Amt due, $10,122.42; taxes, &c, $99.) Mort recorded July 13, 1906. By Joseph P Day.

78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title, and interest to 1-3 part. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170 Broadway; John B Golden, ref. (Amt due, $1,185.03; taxes, &c, $69.) Mort recorded Aug 12, 1908. By Joseph P Day.

Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75, 3-sty stone front dwelling. Ludwig Riederer et al exrs &c agt Mary Altieri et. al; Charles Putzel, att'y, 299 Broadway; Wm H Hirsh, ref. (Amt due, $6,052.08; taxes, &c, $130.98.) Mort recorded Jan 28, 1907. By Joseph P Day.

Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. Bergen Realty Co agt Nettie A B Weitz et al; Edw L Blackman, att'y, 43 Cedar st; Edgar J Nathan, ref. (Amt due, $64,126.66; taxes, &c, $3,671.77; sub to a prior mort of $200,000.) Mort recorded Feb 4, 1907. By Joseph P Day.

Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and store. Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, $1,210.00; taxes, &c, $500; sub to two morts aggregating $26,000.) Mort recorded June 7, 1906. By Joseph P Day.

Aug. 25.

14th st, No 536, s s, 145 w Av B, 25x103.3, 5-sty brk tenement and store. Ignaz Reich et al agt Samuel E Fox et al; Amend & Amend, att'ys, 119 Nassau st; Irwin Kurtz, ref. (Amt due, $8,009.41; taxes, &c, $129.30.) Mort recorded May 20, 1907. By Joseph P Day.

Vyse av, No 1149, w s, 280 n 167th st, 20x100, 3-sty brk dwelling. Alice Powell agt Silberberg & Saul, Inc, et al; J Edw Downing, att'y, Mineola, N Y; Louis F Doyle, ref. (Amt due, $8,650.40; taxes, &c, $380.) Mort recorded Oct 10, 1906. By Joseph P Day.

Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x109.9, 5-sty brk tenement. Frederick C Oehler agt Sadie Bassel et al; Hugo Vogt, att'y, 165 Broadway; Frank Hendrick, ref. (Amt due, $13,579; taxes, &c, $——; sub to a prior mort of $30,000.) Mort recorded March 26, 1906. By Joseph P Day.

Aug. 26.

107th st, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front teuement and store. Simon Jarett agt Sarah Bahr et al; Eastman & Eastman, att'ys, 277 Broadway; Louis Lichtenberg, ref. (Amt due, $7,661.73; taxes, &c, $332.39.) Mort recorded Aug 2, 1905. By Joseph P Day.

Union av, Nos 1185 & 1187, w s, 311.10 n 167th st, 42x91.10, 5-sty brk tenement. Anna M Lehmann agt Samuel Makransky et al; Geo A Steinmuller, att'y, 1511 3d av; Edward Browne ref. (Amt due, $6,646.80; taxes, &c, $793.40; sub to a first mort of $30,000.) Mort recorded March 29, 1907. By Joseph P Day.

3d av, Nos 1101 & 1103, e s, 87.11 n 64th st, 37.6x105, 6-sty brk tenement and stores. J Eugene McMichael agt Rachael L Schneider et al; Malcolm Sundheimer, att'y, 34 Nassau st; Russell H Robbins, ref. (Amt due, $21,815.90; taxes, &c, $2,100; sub to a first mort of $46,000.) Mort recorded June 29, 1906. By Joseph P Day.

3d av, Nos 1097 & 1099, e s, 50.5 n 64th st, 37.6x105, 6-sty brk tenement and stores. Anna C S Hassey agt same; same att'y; same ref. (Amt due, $21,827.40; taxes, &c, $2,100; sub to a mort of $46,000.) Mort recorded June 29, 1906. By Joseph P Day.

100th st, No 323, n s, 350 e 2d av, 25x100.11, 5-sty brk tenement and store. Mary F Martin agt Louis Mishkin et al; Arnstein, Levy & Pfeiffer, att'ys, 128 Broadway; Henry B Fischer, ref. (Amt due, $6,673.01; taxes, &c, $537.79.) Mort recorded Nov 1, 1905. By Joseph P Day.

Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 6-sty brk tenement and stores. Americus C Stabile agt Joseph Manganaro et al; Palmieri & Wechsler, att'ys, 61 Park Row; Cambridge Livingston, ref. (Amt due, $3,287.75; taxes, &c, $703.08; sub to a first mort of $32,000.) Mort recorded Jan 4, 1905. By Joseph P Day.

Aug. 27.

Walton av|s e cor 179th st, 50x100, vacant. Na-
179th st tional Land Co agt Mari E Starr; Geo Q Collins, att'y, 120 Broadway; Myron Sulzberger, ref. (Amt due, $6,636.08; taxes, &c, $912.79.) Mort recorded May 31, 1905. By Samuel Marx.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50. Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

Aug. 28 and 30.

No Legal Sales advertised for these days.

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OFFICE, 45 WEST 34th STREET
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OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19 to September 1, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named Place in the BOROUGH OF MANHATTAN

12TH WARD, SECTION 8. WATKINS PLACE (THE FIFTH NEW STREET NORTH OF WEST 181ST STREET)—OPENING, extending from Broadway to First new avenue west of Broadway (Bennett Avenue). Confirmed June 28, 1909; entered August 16, 1909.

HERMAN A METZ Comptroller
City of New York, August 16, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19, 1909 to September 1, 1909, of the confirmation of the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arreas, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3; 22ND WARD, SECTION 4; 30TH WARD, SECTIONS 17 & 18. LAYING CEMENT SIDEWALKS on 7TH STREET, north side, and EIGHTH STREET, south side, between 2nd & 3rd avenues; on 85TH STREET, north side, between 10th & 11th avenues; southeast corner of 34TH STREET & 3RD AVENUE on 60TH STREET, north side, between 8th & 9th avenues. 8TH & 22ND WARDS, SECTION 3; 9TH & 22ND WARDS, SECTION 4; 18TH WARD, SECTION 10; and 26th WARD, SECTIONS 12 & 13. FENCING VACANT LOTS on UNDERHILL AVENUE, east side, between Prospect Place & St. Marks avenue; on 1ST STREET, north side, between 8th avenue & Prospect Park West; on KNICKERBOCKER AVENUE, southwest side, between Thames street and Flushing avenue; on STONE AVENUE, north side, and CHRISTOPHER AVENUE, south side, between Riverdale and Livonia avenues; on FULTON STREET, north side, between Hendrix street and Schenck avenue; on FULTON STREET, south side, between Ashford and Cleveland streets; on 50TH STREET, southwest side, between 5th & 6th avenues; on 19TH STREET, north side, between 7th and 8th avenues; on 46TH STREET, north side, between 4th & 5th avenues, on 55TH STREET, north side, between 1st and 2nd avenues. 17TH WARD, SECTION 9; 21ST, 23RD and 25TH WARDS, SECTION 6. FENCING VACANT LOTS on HANCOCK STREET, south side, between Ralph and Howard avenues; on VERNON AVENUE, south side, between Lewis and Stuyvesant avenues; southeast corner of PUTNAM AND HOWARD AVENUES, on SARATOGA AVENUE, east side, from McDonough to Macon streets; on GRAHAM AVENUE, east side, between Bayard and Newton streets; on LEXINGTON AVENUE, north side, between Sumner and Lewis avenues; on HERKIMER PLACE, north side, between Perry Place and Nostrand avenue. 18TH WARD, SECTION 10; 24TH WARD, SECTION 5; 25TH WARD, SECTION 6; 26TH WARD, SECTION 13; 27TH WARD, SECTION 11. FENCING VACANT LOTS on HART STREET, east side, between St. Nicholas and Wyckoff avenues; on COOK STREET, north side, between Bushwick avenue and White street; on HART STREET, northwest side, between Knickerbocker and Irving avenues; on EASTERN PARKWAY, northwest side, between Park Place, and Hopkinson avenue; on GLENMORE AVENUE & LINWOOD STREET, northeast corner; on BARBEY STREET, east side, between Atlantic and Liberty avenues; northeast corner of BELMONT AND MILLER AVENUES; on SARATOGA AVENUE, east side, between Herkimer street and Atlantic avenue. 22ND WARD, SECTIONS 3 & 4; 19TH WARD, SECTION 8. LAYING CEMENT SIDEWALKS on PROSPECT AVENUE, both sides, between Prospect Park West and 11th avenue; on 10TH AVENUE, west side, between 17th street and Prospect avenue; on RUTLEDGE STREET, south side, between Kent and Wythe avenues; on WYTHE AVENUE, west side, between Heyward and Rutledge streets. 24TH WARD, SECTION 5; 29TH WARD, SECTION 16. LAYING CEMENT SIDEWALKS on CLARKSON AVENUE between Nostrand and Rogers avenues; on DITMAS AVENUE, north side, between East 7th and East 9th streets; on PACIFIC STREET, between Schenectady and Utica avenues. FENCING VACANT LOTS on CONEY ISLAND AVENUE, east side, between Cortelyou Road and Slocum Place; on ST. MARKS AVENUE, south side, and on PACIFIC STREET, both sides, between Schenectady and Utica avenues. 26TH WARD, SECTION 13. FENCING VACANT LOTS on NEW LOTS ROAD, north side and on LIVONIA AVENUE, south side, between Schenck avenue and Barbey street; on BARBEY STREET, from New Lots Road to Livonia avenue. 30TH WARD, SECTION 17. 56TH STREET—SEWER, between 12th & 13th avenues, and OUTLET SEWER in 12TH AVENUE, between 56th and 57th streets. 30TH WARD, SECTION 18. GRADING A LOT on northwest corner of 3RD AVENUE & 83RD STREET. GRADING A LOT on 3RD AVENUE, east side, between 88th and 89th streets.

HERMAN A. METZ, Comptroller.
City of New York, August 17, 1909

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19 to September 1, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX.

24TH WARD, SECTION 12. PERRY AVENUE—OPENING, from Mosholu Parkway to the southerly line of Woodlawn Cemetery. Confirmed April 17, 1903, and February 16, 1909; entered August 16, 1909.

HERMAN A. METZ, Comptroller.
City of New York, August 16, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 19 to September 1, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named avenues in the BOROUGH OF QUEENS

1ST WARD. DITMARS AVENUE—OPENING, from Steinway avenue to the bulkhead line in the East River. Confirmed June 28, 1909; entered August 16, 1909. HUNTER AVENUE—OPENING, from Mott avenue to Wilbur avenue. Confirmed June 8, 1909; entered August 16, 1909. PAYNTAR AVENUE—OPENING, from Jackson to Van Alst avenues. Confirmed July 20, 1909; entered August 16, 1909. WEBSTER AVENUE—OPENING, from the East River to Jackson avenue. Confirmed May 17, 1909, entered August 16, 1909.

HERMAN A. METZ, Comptroller.
City of New York, August 16, 1909

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MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 20, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

147th st, No 408, s s, 141.6 w St Nicholas av, 16x99.11, 3-sty and basement stone front dwelling. (Sheriff's sale of all right, title, &c.) Withdrawn .....—

7th av, Nos 2308 to 2312 s w cor 136th st, 99.11x100, three 5-sty brk 136th st, No 200 tenements and stores. (Amt due, $4,491.78; taxes, &c, $2,515.31; sub to four morts aggregating $103,500.) Withdrawn .....—

*Madison st, Nos 186 & 188, s s, 183.4 w Rutgers st, 42.6x100, two 5-sty brk and stone tenements and stores. (Amt due, $10,963.71; taxes, &c, $1,746.54; sub to two morts aggregating $52,000.) Jonas Weil et al $57,790

78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement. (Amt due, $1,185.03; taxes, &c, $69.) Readvertised for Aug 26.....—

St Pauls pl, n w cor Crotona pl, 51.2x95.6x50x84.10, vacant. (Amt due, Crotona pl $3,359.85; taxes, &c, $——; sub to a mort of $3,000.) Adj sine die .....—

119th st, No 132, s s, 120 w Lexington av, 20x100, 5-sty brk tenement and store. (Amt due, $17,303.72; taxes, &c, $460.38.) Adj to Sept 1. .....—

133d st, No 171, n s, 75 e 7th av, 25x99.11, 5-sty brk tenement and store. (Amt due, $1,145.04; taxes, &c, $66; sub to a first mort of $19,500.) Lewis Levy 21,568

105th st, Nos 239 & 241, on map Nos 239 & 243, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and store. (Amt due, $13,246.46; taxes, &c, $1,073.26; sub to a first mort of $38,000.) Withdrawn..—

80th st, No 171, n s, 203.4 e Lexington av, 16.8x100, 3-sty dwelling (Sheriff's sale of all right, title, &c.) G Thompson .....40)

Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Adj to Sept. 16 .....—

*121st st, Nos 321 & 323, n s, 225 e 2d av, runs n 100.10 x e 23.8 x s e — x n — x e 25 x s 100.11 x w 50 to beg and right, title, &c, to a gore in rear, 16x22, 6-sty brk tenement and stores. (Amt due, $14,689.35; taxes, &c, $432.40; sub to prior mort of $45,000.) Belwood Realty Co.....61,567

6th st, Nos 709 & 711, n s, 154.4 e Av C, 44.11x90.10, 6-sty brk tenement and store. (Amt due, $13,098.50; taxes, &c, $554.90; sub to a first mort of $49,000.) Gustav S Boehm 60,847

1st av, Nos 2029 & 2031, w s, 38 s w 105th st, 37.11x85, 6-sty brk tenement and stores. (Sheriff's sale of all right, title, &c.) Maris P Andreini 150

*127th st, No 157, n s, 240 w 3d av, 30x99.11, 6-sty brk tenement and stores. (Amt due, $31,130.96; taxes, &c, $242.) Julia D Sturges.5,000

PARISH, FISHER & CO.

Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, 4 3-sty frame dwellings. (Amt due, $1,289.77; taxes, &c, $87; sub to eight morts aggregating $17,000.) Fairmount Realty Co.....19,700

HERBERT A. SHERMAN.

Ferris av, w s, 816.3 s lands of St Joseph's Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x—892.10, Westchester. (Amt due, $24,298.26; taxes, &c, $——; sub to a prior mort of $10,000.) Joseph M Bennett.....35,000

Total	$262,022
Corresponding week, 1908	$363,755
Jan. 1st, 1909, to date	$45,159,797
Corresponding period, 1908	$39,496.815

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Aug 13, 14, 16, 17, 18 and 19. (No. 86)

BOROUGH OF MANHATTAN.

Cornelia st, Nos 24 and 26, s s, 147.3 e Bleecker st, 50.1x92.4, two 5-sty brk tenements. Wm H Bischoff, Jr, to Caroline Blattmach'r, formerly Bischoff. 1-3 part of all right, title and interest. B & S. Aug 10. Aug 17, 1909. 2:589—14 and 15. A $21,000—$34,000. gift

Carmine st, Nos 7 and 9, n w s, 118 n e Bleecker st, runs n w 70 x s w 0.10 x n w 30.3 x s w 38 x s e 100 to Carmine st, at point 75 n e Bleecker st, x n e 43 to beginning, two 5-sty brk tenements and stores. Archibald M Campbell to Cornelia K Averill. B & S. Morts $43,000. Feb 4. Aug 18, 1909. 2:589—15. A $28,000—$46,000. nom

Same property. Cornelia K Averill to Chas R Faruolo. Mort $38,000. Aug 11. Aug 18, 1909. 2:589. other consid and 100

Chrystie st, No 15, w s, 50 n Bayard st, 25x77.6, 5-sty brk tenement and store. Benj L Weil to Bernhard Mayer. All title. B & S. Oct 19, 1908. Aug 18, 1909. 1:290—38. $——$——. nom

Same property. Benj M Gruenstein and Bernhard Mayer to the City of N Y. Q C. July 22. Aug 18, 1909. 1:290. 47,000

Chrystie st, No 15, w s, 50 n Bayard st, 25x77.8x24.11x77.8, 5-sty brk tenement and store. Same to same. July 22. Aug 18, 1909. 1:290—38. A $——$——. 47,000

Fletcher st, Nos 36 to 40, on map Nos 34 to 40, n s, 75.5 w South st, runs n 29.8 x w 0.8 x n 32.5 x w 43 x s 31.4 x w 27.3 x s 31.8 to st, x e 69.2 to beginning, with all title to strip lying w of 5th course, and n of 6th course, 17.10 on n and s s and 24.8 on e and w s, 10-story brick factory. FORECLOS, August 11, 1909. Bankson T Morgan, ref, to Thatcher M Brown, of Plainfield, N J, and Moreau Delano. Aug 13. Aug 14, 1909. 1:72—11. A $21,000—$75,000. 30,000

Goerck st, No 6, e s, 110.2 n Grand st, 25x99.7x25x99.5, 6-sty brk tenement and stores. The Berliant Realty Co to Rosa Zwick. Morts $33,500. Aug 17. Aug 18, 1909. 2:321—3. A $14,000—$30,000. nom

Goerck st, No 3, w s, about 100 n Grand st, 25x100, 6-sty brk tenement and store. The Berliant Realty Co to Rosa Zwick. Morts $33,500. Aug 17. Aug 18, 1909. 2:326—52. A $14,000—$35,000. nom

Houston st, No 124, n s, 150 w Thompson st, 25x100, 6-sty brk loft and store building. PARTITION, June 30, 1909. Geo W Glaze, ref, to Louis and Victor Casazza. Aug 12. Aug 13, 1909. 2:525—31. A $20,000—$38,000. 30,250

Henry st, No 240, s s, 69 w Montgomery st, 23x87, 3-sty and basement brk dwelling. James A Donegan EXR John McMahon to John C Duffy. Aug 18, 1909. 1:269—69. A $15,000—$19,000. other consid and 100

Jones st, No 19 (33), n s, 200 e Bleecker st, 25x100, 6-sty brk tenement and store. Joseph H Jones to Jogert Realty Co. Mort $24,500. Aug 12. Aug 17, 1909. 2:590—82. A $11,000—$33,000. other consid and 100

Madison st, Nos 186 and 188 (170 and 172), s s, 183.4 w Rutgers st, 42.6x100, two 5-sty brk and stone tenements and stores. FORECLOS, Aug 17, 1909. Philip J McCook, ref, to Jonas Weil and Bernhard Mayer. Aug 17, 1909. 1:272—31 and 32. A $32,000—$52,000. 5,000

Macdougal st, No 20, s e s, about 250 n Spring st, 25x100, 2-sty brk dwelling. Josephine M J Dodge widow to the Jewell Day Nursery, a corpn. B & S. Aug 10. Aug 13, 1909. 2:504—10. A $10,000—$16,500. nom

Monroe st, Nos 246 and 248, s s, 316 w Jackson st, 39x97,6, 5-sty brk tenement and stores. Charles Blanket to Jogert Realty Co. Mort $56,000. Aug 9. Aug 13, 1909. 1:261—50. A $25,000—$53,000. other consid and 100

Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 to st, x e 25 to beginning, 7-sty brk loft and store building. Frederick Meyer to Leo Loewenthal. Mort $35,000. Aug 12. Aug 13, 1909. 2:579—21. A $14,500—$42,000. other consid and 100

Same property. Leo Loewenthal to Becker Realty Co. Mort $45,000. Aug 12. Aug 13, 1909. 2:579. other consid and 100

Vesey st, Nos 32 and 34, n w cor Church st, 50x100, 5-sty brk and stone loft and store building. Robert Hoe to Chas M Russell, of Brooklyn, N Y. Mort $56,000. July 20. Aug 14, 1909. 1:86—18. A $113,700—$145,000. nom

Church st, Nos 74 to 78 | on map Nos 74 to 80 |

Washington st, s w cor Clarkson st, runs s 75 x w 96.3 x s 25 x w 75 x n 25 x w 105.1 to e s West st, x n 75 to s s Clarkson st, x e 281.10 to beginning, one 2 and 3-sty brk laundry, 1 and 2-sty brk stable and vacant. Sol L Kaye et al to Mary Ehrmann. All title. Mort $125,000. July 16. Aug 17, 1909. 2:600—6 to 14. A $153,000—$162,500. other consid and 100

Washington Square South, No 40, or 4th st, No 120. Macdougal st. | s e cor Macdougal st, 25x79, 4-sty brk dwelling. Minnie T Owens to Zachary T Piercy. Morts $30,000 and all liens. Aug 18. Aug 19, 1909. 2:541—7. A $30,000—$34,000. other consid and 100

5th st E, Nos 210 to 214, s s, 135 e Bowery, runs s 96.2 x e 50 x n 4 x e 25 x n 92.2 to st, x w 75 to beginning, 4 & 5-sty brk and stone hall. Samuel Gross to Jozef Gross. ½ part. All title. Morts $77,500. Aug 2. Aug 17, 1909. 2:460—16 and 18. A $54,000—$109,000. other consid and 100

7th st E, No 126, s s, 125.1 w Av A, 24.7x90.10, 5-sty brk tenement and store. Herman Goldberger to Harry B Cutner. Mort $29,500. July 29. Aug 17, 1909. 2:434—26. A $17,000—$27,000. 100

12th st E, No 539, n s, 148 w Av B, 22x103.3, 3-sty brk tenement and store and 1-sty frame shed in rear. Eliza Thompson to Chester A Luff, of Newark, N J. 1-16 part. All liens. Aug 18. Aug 19, 1909. 2:406—45. A $13,500—$15,500. nom

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13th st W, No 4, s s, 150 w 5th av, 25x103.3, 3 sty brk club house. Charity A Gritman DEVISEE Madison M Marshall to Geo A Plimpton. All liens. Aug 17. Aug 18, 1909. 2:576—37. A $25,000—$27,000. 100

17th st E, n s, 115 e 4th av, 10x131, lane or alley, vacant. Eva J wife of and Henry E Coe to The Germania Life Ins Co of N Y. All title. B & S and C a G. Mort on this and other property $68,000. July 21. Aug 17, 1909. 3:873—6. A $——8——. nom

19th st W, No 306, s s, 104 w 8th av, 22x70, 3-sty and basement brk dwelling. Chas Meyer to Martha Meyer. Mort $12,500. Aug 14. Aug 16, 1909. 3:742—43. A $9,000—$12,000. nom

19th st E, No 345, n s, 220 w 1st av, 20x92, 3-sty and basement stone front dwelling. Anna E Oates et al HEIR, &c, Mary Oates to Kath G Oates also HEIR Mary Oates deceased. All title. B & S. Aug 11. Aug 16, 1909. 3:925—26. A $9,500—$12,000. nom

21st st E, Nos 302 to 306, s s, 90 e 2d av, 60x92, three 3-sty and basement brk dwellings. Rosanna Scanlon to The New York Post Graduate Medical School & Hospital. Morts $25,500. Aug 16. Aug 17, 1909. 3:926—64 to 66. A $24,000—$30,000. other consid and 100

24th st E, Nos 336 and 338, s s, 125 w 1st av, 50x98.9, two 4-sty brk tenements and stores. Conrad Reinhardt to Adam, Ernest F, Wm, and Frank Reinhardt. Mort $——. Aug 7. Aug 18, 1909. 3:929—40 and 41. A $22,000—$28,000. other consid and 100

30th st E, No 242, s s, 125 w 2d av, runs s 98.9 x w 25 x n 38.9 x e 0.6 x n 60 to st, x e 24.6 to beginning, 6-sty brk tenement and store. Rebecca Rosenswaike to Adam J Rimbach. Mort $10,000. Aug 14. Aug 17, 1909. 3:910—40. A $10,500—$20,500. nom

31st st W, No 39, n s, 500 w 5th av, 25x98.9, 5-sty stone front building and store.

31st st W, No 41, n s, 525 w 5th av, 25x98.9, 5-sty stone front building and store.

32d st W, No 40, s s, 189.10 e Broadway, 20.8x98.9, 4-sty stone front building.

Mary H Steinman to Thos A Sperry, of Cranford, N J. July 20. Aug 14, 1909. 3:833—18 and 19. A $150,000—$191,000, and 66. A $60,000—$66,000. other consid and 100

31st st W, No 54, s s, 80 e 6th av, 20x63, 3-sty brk tenement and store. John J Slater to Oliver L Jones, of Cold Spring Harbor, L I. Aug 18. Aug 19, 1909. 3:832—76. A $50,000—$57,000. nom

34th st W, No 355, n s, 175 e 9th av, 18.7x98.9, 4-sty stone front dwelling. Florence L Goffe et al INDIVID & EXTRX, &c, Chas C Goffe, deceased, et al to Ella wife Freeman C Goffe. 5-6 parts. B & S and C a G. June 28. Aug 17, 1909. 3:758—11. A $16,000—$20,000. other consid and 10,000

37th st E, Nos 213 and 215, n s, 180 e 3d av, 33.4x99.11x33.8x95.8, two 3-sty brk tenements. Wm S Bartow and ano TRUSTEES Hiram Benner, decd, for Chas H Benner and ano to Lee Holstein. June 21. Aug 19, 1909. 3:918—10 and 11. A $13,100—$18,500. 100

37th st E, Nos 213 to 217, n s, 180 e 3d av, 50x88.6x50.6x95.8, two 3 and one 4-sty brk tenements, store in No 217, Mary L Higgins to Lee Holstein. B & S. Apr 21. Aug 19, 1909.—3:918 10 to 12. A $19,500—27,500. nom

38th st W, No 217, n s, 167 w 7th av, 20x98.9, 5-sty stone front dwelling. Robert Bicket to Harriet S James. June 15. Aug 13, 1909. 3:788—38. A $18,000—$21,500. other consid and 100

38th st W, No 24, s s, 320 w 5th av, 25x98.9, 4-sty stone front dwelling. Francis B del Calvo and ano to John E Alexandre and Helen L his wife, tenants by entirety. Aug 2. Aug 18, 1909. 3:839—61. A $83,000—$96,000. other consid and 100

39th st W, No 56, s s, 189 e 6th av, 21x90, 5-sty stone front. building and store. Benj B Davenport to Alice B Scott. Morts $64,000. Aug 16. Aug 19, 1909. 3:840—80. A $61,000—$71,000. other consid and 1,000

52d st W, No 359, n s, 206.3 e 9th av, 18.9x100.5, 4-sty brk tenement. Wm Fath and ano EXRS Filizidas Toppmann to Henry Bolter. Morts $9,000 and all liens. Aug 17. Aug 18, 1909. 4:1043—9. A $10,000—$13,000. other consid and 100

65th st W, Nos 154 and 156, s s, 264 e Amsterdam av, 38x100.5, two 4-sty and basement stone front dwellings. Clifford G Miller to Suborel Realty Co. Morts $28,000. July 24. Aug 14, 1909. 4:1136—53 and 54. A $22,000—$34,000. 100

70th st E, No 403, n s, 113 e 1st av, 25x100.5, 5-sty brk tenement and store. Abraham Cohen to Irving Cohen. Mort $20,500. July 16. Aug 13, 1909. 5:1465—5. A $8,000—$21,000. omitted

75th st E, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front tenement. John F Halsted et al TRUSTEES Hiram M Forrester to John E Olson. Mort $10,000. Aug 2. Aug 17, 1909. 5:1450—16. A $10,500—$18,000. 13,710

78th st E, No 116, s s, 188 e Park av, 18x102.2, 3-sty stone front dwelling. Geo S Leiner to Satz Company, a corpn. B & S and C a G. Mort $18,000. Aug 13. Aug 14, 1909. 5:1412—64½. A $15,000—$18,000. other consid and 100

81st st E, No 221, n s, 254.1 e 3d av, 25.6x102.2, 5-sty brk tenement. Conrad Reinhardt to Adam, Ernest F, Wm, and Frank Reinhardt. Mort $——. Aug 7. Aug 18, 1909. 5:1527—11. A $11,000—$23,000. other consid and 100

88th st W, No 324, s s, 305 w West End av, 19.11x100.8, 3-sty and basement stone front dwelling. Henry L Wolff to R Llewelyn Rees. Mort $18,000. Aug 11. Aug 13, 1909. 4:1249—45. A $12,000—$25,000. other consid and 100

91st st E, No 110, s s, 123 e Park av, 27x100.8, 5-sty brk tenement. Esther Schulman to Meister & Bache Realty Co, a corpn, ½ part ,and Katie Levy, ¼ part, and Louis Starr, ¼ part. Mort $30,500. July 29. Aug 17, 1909. 5:1519—67. A $16,000—$28,000. other consid and 100

98th st E, Nos 142 to 148, s s, 95 e Lexington av, 100x100.11, three 6-sty brk tenements and stores. Mishkind-Feinberg Realty Co to Nevelson, Goldberg Realty Co. Mort $88,000. Aug 15. Aug 18, 1909. 6:1625—46 to 48. A $32,000—$112,000. other consid and 100

98th st E, No 210, s s, 185.8 e 3d av, 24.3x100.5, all of

98th st E, s s, 210 e 3d av, strip —x—, all title.

98th st E, s s, adj 1st parcel on west, 0.5¾x100.5, all title. 4-sty brk tenement and store.

Adolph and Jacob Loewe to Anne E Reilly. Morts $14,000. Aug 18. Aug 19, 1909. 6:1647—41. A $9,000—$16,000. other consid and 100

99th st E, No 169, n s, 125 w 3d av, 25x100.11, 5-sty brk tenement. Giuseppe Ferrara to Eva Minskoff. Mort $21,000. Aug 13. Aug 14, 1909. 6:1627—31. A $8,000—$18,000. other consid and 100

104th st E, No 170, s s, 225 w 3d av, 25x100.11, 4-sty stone front tenement. Gertrude K wife Max L Loeb to Lawrence E Brown. Mort $15,000. Aug 13. Aug 14, 1909. 6:1631—46. A $10,000—$15,000. other consid and 100

104th st E, No 226, s s, 285 e 3d av, 25x100.11, 5-sty brk tenement and store. Abraham Lubetkin to Emma Breidenbach, Ernestine Pohanka and Helen Gold. Mort $26,000 and all liens. Aug 11. Aug 13, 1909. 6:1653—37. A $9,000—$22,000. 100

105th st E, Nos 239 and 241, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and stores. Release mort. Aaron Goldberg to Ida Goldstein of Brooklyn. Aug 10. Aug 17, 1909. 6:1655—16. A $15,000—$52,000. nom

Same property. Ida Goldstein to Golde & Cohen, a corpn. Morts $50,250 and all liens. Aug 10. Aug 17, 1909. 6:1655. other consid and 100

108th st E, Nos 302 and 304, s s, 100 e 2d av, 39.3x125, 6-sty brk tenement and stores. Leo H Hirsch to Isaac Sakolski. B & S and C a G. Mort $36,000. July 26. Aug 13, 1909. 6:1679—47. A $12,000—$54,000. other consid and 100

Same property. Isaac Sakolski to Leo H Hirsch. Morts $30,000. Aug 13, 1909. 6:1679. other consid and 100

109th st W Cathedral Parkway | n s, 250 w Columbus av, 50x171.10 to s s 110th st or Cathedral Parkway, vacant. Mayer S Bernheimer EXR Simon Bernheimer to Fisher A Baker. June 16. Aug 17, 1909. 7:1864—21, 22 and 43 and 44. A $42,000—$42,000. 25,000

111th st W, No 23, n s, 358 w 5th av, 31x100.11, 5-sty brk tenement. Barnet Waldman to Max Block. Mort $32,000. Aug 12. Aug 13, 1909. 6:1595—23. A $16,000—$33,000. other consid and 100

111th st E, No 28, s s, 75 w Madison av, 25.3x100.11, 5-sty stone front tenement. Samuel Strausberg to Barnet Luftman. Mort $23,250. Aug 10. Aug 14, 1909. 6:1616—60. A $12,000—$24,000. other consid and 100

112th st W, No 305, n s, 100 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Kath M Johnstone to Francis G Palmer. ½ part. Mort $7,000. June 19. Aug 18, 1909. 7:1847—17. A $8,000—$12,000. other consid and 100

113th st E, No 209, n s, 137.10 e 3d av, 16.8x100.11, 4-sty brk tenement. Gaetano J Comparato to Kopel Goldhaber. Morts $8,385. Aug 3. Aug 16, 1909. 6:1663—6. A $5,000—$10,000. nom

113th st W, No 230, s s, 200 w 7th av, 50x100.11, 6-sty brk tenement. David Werdenschlag to The West Side Construction Co. Mort $66,500. Aug 16. Aug 17, 1909. 7:1828—42. A $24,000—$85,000. other consid and 100

113th st W, s s, 75 w Lenox av, 25x50.5, vacant. Fanny Wolk to Chas I Weinstein Realty Co. Mort $6,600. July 15. Aug 19, 1909. 7:1822—37. A $6,500—$6,500. other consid and 100

114th st W, No 37, n s, 495 w 5th av, 25x100.11, 5-sty brk tenement. Scheer-Ginsberg Realty & Construction Co to Louis Starr. Mort $20,000. Aug 17. Aug 19, 1909. 6:1598—17. A $13,000—$25,000. other consid and 100

114th st W, No 204. Power of attorney. Clementine Rothmiller to Adolph Rothmiller. Mar 28, 1905. Aug 13, 1909. (P. A.) —

114th st E, Nos 112 and 114, on map Nos 110 and 114, s s, 155 e Park av, 37.6x100.11, 6-sty brk tenement and stores. Lena Henderson to Abraham Nelson. Morts $53,500 and all liens. July 14. Aug 13 ,1909. 6:1641—64. A $15,000 $48,000. other consid and 100

114th st W, No 508, s s, 100 w Amsterdam av, 75x101, 8-sty brk tenement. Paterno Bros, a corpn, to Carolina T Paterno. Mort $192,500. Aug 16. Aug 18, 1909. 7:1885—37. A $——$——. 100

114th st W, No 514, s s, 175 w Amsterdam av, 75x101, 8-sty brk tenement. Paterno Bros, a corpn, to Carolina T Paterno. Mort $192,500. Aug 16. Aug 18, 1909. 7:1885-40. A $——$——. 100

114th st W, No 520, s s, 250 w Amsterdam av, runs s 101 x w 50 x n 0.1 x w 25 x n 100.11 to st, x e 75 to beginning, 8-sty brk tenement. Paterno Bros, a corpn, to Maria S P Campagna. Morts $230,000. Aug 16. Aug 18, 1909. 7:1885—43. A $——$——. 100

115th st E, No 77, n s, 53 w Park av, 37x76.10, 5-sty brk tenement. Vito A Pittaro to Nevelson Goldberg Realty Co, a corpn Mort $26,250. Aug 14. Aug 17, 1909. 6:1621—33. A $14,500—$29,000. other consid and 100

116th st W, Nos 620 to 624, s s, 325 w Broadway, 75x100.11, 10-sty brk and stone tenement. Carolina T Paterno to William Ottmann. Mort $200,000. Aug 16. Aug 17, 1909. 7:1896—83 A $54,000—$235,000. other consid and 100

116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip in rear, 30x0.10, 5-sty brk tenement and store. Edward Kates to Rudolph Raskin. Correction deed. Mort $36,000. July 29. Aug 13 ,1909. 6:1622—23. A $18,000—$34,000. other consid and 1,750

116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip in rear, 30x0.10, 5-sty brk tenement and store. Rudolph Raskin to Samuel C Baum. Mort $36,000. July 8, 1909 (?). should be 1909. Aug 13, 1909. 6:1622—23. A $18,000—$34,000. nom

117th st E, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x100.11, 6-sty brk tenement and stores. FORECLOS, Feb 25, 1909. Wm J Bolger, ref, to Teresa De Vito, of Port Reading, N J. Mort $36,000. Mar 29. Aug 17, 1909. 6:1710—31. A $10,500—$50,000. 10,000

Same property. Teresa De Vito to Chas B Ammerman. Mort $36,000. Aug 5. Aug 17, 1909. 6:1710. nom

Same property. Josephine D and Pasquale Colio to same. Q C. Mort $36,000. Aug 11. Aug 17, 1909. 6:1710. nom

117th st W, Nos 19 and 21, n s, 300.3 w 5th av, 34.8x100.11, 6-sty brk tenement. Max Ehrenberg to Louis Roseno, of Brooklyn. Morts $58,000 and all liens. Nov 27, 1908. Aug 19, 1909. 6:1601—24. A $19,500—$49,000. other consid and 100

119th st E, No 506, s s, 128 e Pleasant av, 20x98.9, 4-sty stone front tenement. Anne E Reilly to Adolph and Jacob Loewe. Mort $7,000. Aug 18. Aug 19, 1909. 6:1815—47. A $4,500—$10,000. other consid and 100

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119th st E, Nos 122 to 126, s s, 360.6 w Pleasant av, 62.5x100.11, two 2-sty stone front dwellings and one 3-sty brk dwelling. Felice Rubano to Joseph Rubano. Mort $23,000. July 14. Aug 13, 1909. 6:1806—36 to 38. A $17,000—$24,500. other consid and 100

120th st W, No 300, n s, 175 w 8th av, 25x100.11, 5-sty stone front tenement. Geo B Hayes to Isidore Tannenbaum. Aug 16. Aug 19, 1909. 7:1947—25. A $11,000—$24,000. other consid and 100

121st st W, No 421, n s, 100 e Amsterdam av, 25x100.10, 6-sty brk tenement. Mary Rogers to Nellie C E Keleher. Morts $36,000. Aug 3, 1908. Aug 13, 1909. 7:1963—38. A $12,000—$34,000. other consid and 100

122d st E, Nos 239 to 243, n s, 158.1 w 2d av, runs n 91.11 to c l old Church lane x s w 27.6 x n 25.5 x s w 25 x s 100.11 to st x e 46.10 to beginning, 6-sty brk tenement and store. Jacob Sheenki to Beckie Sheenki. Mort $43,000. Aug 16. Aug 17, 1909. 6:1787—17. A $18,000—$60,000. nom

123d st E, No 343, n s, 197 w 1st av, runs w 23.3 x n e 16.10 x s e 15.9 to beginning, part 2-sty brk and frame stable. Eliz Nealis to Mary A Gillis. B & S. July 16. Aug 16, 1909. 6:1800—part lot 18. A $—$—. other consid and 100

127th st E, No 219, n s, 205 e 3d av, 25x99.11, 5-sty brk tenement. Max Lewis to Alexander Louis. B & S. Mort $21,000. Aug 9. Aug 14, 1909. 6:1792—9. A $8,000—$24,000. other consid and 100

127th st E, Nos 219 and 221, n s, 205 e 3d av, 50x99.11, two 5-sty brk tenements. Max Goldin to Alexander Louis. B & S. Jan 7, 1907. Aug 14, 1909. 6:1792—9 and 10. A $16,000—$48,000. other consid and 100

134th st W, No 31, n s, 285 w 5th av, 25x99.11, 5-sty brk tenement. Johanna wife James J Plunkett to Wm E Jackson. Mort $27,000. Aug 16. Aug 17, 1909. 6:1732—25. A $10,000—$25,000. other consid and 100

140th st W, No 66, s s, 110 e Lenox av, 40x100, 6-sty brk tenement. Max Ehrenberg to Louis Roseno. Morts $57,000 and all liens. Aug 10. Aug 19, 1909. 6:1737—66. A $13,000—$48,000. nom

141st st W, No 269, n s, 150 e 8th av, 25x99.11, 4-sty brk tenement and store. Clementine Rothmiller to Elizabeth Kohnke. Mort $18,000. Aug 13, 1909. 7:2027—7. $9,000—$14,000. other consid and 100

142d st W, No 521, n s, 375 e Broadway, 17x99.11, 3-sty and basement brk dwelling. Fanny Henning to Joseph E Slattery. Mort $9,000. Aug 9. Aug 13, 1909. 7:2074—17. A $5,000—$12,000. other consid and 100

143d st W, No 515, n s, 383.4 e Broadway, 70.10x99.11, 6-sty brk tenement.

143d st W, No 511, n s, 454.2 e Broadway, 70.10x99.11, 6-sty brk tenement.

The West Side Construction Co to David Werdenschlag. Morts $170,000. Aug 16. Aug 17, 1909. 7:2075—17 and 20. A $—$—. other consid and 100

143d st W, No 619, n s, 275 w Broadway, 50x99.11, 5-sty brk tenement. Lena R Solomon and Carrie Levis to Arthur H Levis. Mort $55,000. Aug 14. Aug 18, 1909. 7:2090—19. A $16,000—$50,000. other consid and 100

143d st W, No 619, n s, 275 w Broadway, runs n — to c l of blk x s — to st x e 50 to beginning (probably omission of west course), 5-sty brk tenement. Arthur H Levis and Bess H his wife to Lena R Solomon and Carrie Levis. Mort $56,500. Aug 18. Aug 19, 1909. 7:2090—19. A $16,000—$50,000. other consid and 100

143d st W, No 261, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. City National Realty Co to Jacob Sternberg. Mort $30,000 and all liens. Aug 18. Aug 19, 1909. 7:2029—5. A $12,000—$38,000. other consid and 100

144th st W, s s, 462.6 e Broadway, 187.6x99.11, two 6-sty brk tenements. Release mort. Colored Orphan Asylum and Association for the Benefit of Colored Children in City of N Y to Young Realty & Const Co. Aug 14. Aug 19, 1909. 7:2075—40 and 44. A $—$—. 59,000

Same property. Release mort. New York Mortgage & Security Co to same. Aug 16. Aug 19, 1909. 7:2075. 138,000

145th st W, No 470, s s, 78 e Amsterdam av, 17.4x99.11, 3-sty and basement stone front dwelling. Sophy wife Ludwig B Bernstein to Milton A Gershel. Mort $13,000. Aug 10. Aug 17, 1909. 7:2059—58. A $5,200—$14,000. other consid and 100

156th st W, s s, 100 e Broadway, 125x99.11, vacant. Business Men's Realty Co to Holland Holding Co. Mort $26,000. Aug 17, 1909. 8:2114—10. A $50,000—$50,000. other consid and 100

179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. Release judgment. John Wanamaker to Union Real Estate Co. Aug 7. Aug 13, 1909. 8:2152—60¾. A $3,800—$6,500. 125

185th st W, No 635, Wadsworth av, No 241. n s, 383.1 e Broadway, 19.6x59.7x19.6x59.8 and being at n e cor Wadsworth av, 3-sty brk dwelling. Frederick Voss to Lina wife Frederick Voss. All liens. Feb 26. Aug 17, 1909. 8:2166—30. A $5,000—$12,000. nom

205th st W, n s, 150 w 9th av, 50x99.11, vacant. Joseph Balmford to Joseph Balmford Construction Co. Aug 11. Aug 14, 1909. 8:2202—part lot 29. $—$—. other consid and 100

Av B, No 287, e s, 42 s 17th st, 20x68, 5-sty brk tenement and store. Samuel C Baum to Henrietta Biloon. Mort $10,000. July 15. Aug 13, 1909. 3:984—58. A $7,000—$10,500. 100

Av D, Nos 55 and 57, 5th st, Nos 750 and 752 s w cor 5th st, 41x80, two 5-sty brk tenements and stores and 2-sty brk tenement and store in st. FORECLOS, July 15, 1909. M Spencer Bevins, ref, to Samuel Shopiro, of Syracuse, N Y. July 19. Aug 18, 1909. 2:374—33 and 34. A $35,000—$59,500. 46,000

Amsterdam av, No 1749, e s, 124.10 n 146th st, 25x100, 5-sty brk tenement and store. Sarah Elkin to May E Brooks. Mort $36,000. Aug 16. Aug 17, 1909. 7:2061—63. A $18,000—$33,000. other consid and 100

Amsterdam av | 184th st, n w cor 184th st, 74.11x100, vacant. Mary A Evans to Max Marx. Mort $25,000. Aug 6. Aug 13, 1909. 8:2156—20 to 22. A $35,000—$35,000. 100

Amsterdam av, Nos 1529 to 1535 | 136th st Nos 496 and 498, s e cor 136th st, 99.11x50, 5-sty brk tenement and stores. Pauline Dreyer to John Rollmann. All liens. Aug 16. Aug 18, 1909. 7:1972—28. A $45,000—$95,000. other consid and 100

Amsterdam av | 189th st, s w cor 189th st, 24.11x100, except part for 189th st, vacant. Arthur J Rosenthal to John B Berry Company. Mort $10,500. Aug 4. Aug 18, 1909. 8:2159—51. A $12,000—$12,000. other consid and 100

Amsterdam av, Nos 1084 to 1094 | 114th st, No 500, s w cor 114th st, 150.11x100, three 6-sty brk tenements and stores. Fanny wife Simon Wolk to Sender Jarmulowsky. Q C. Aug 17. Aug 18, 1909. 7:1885—31 to 36. A $118,000—$195,000. nom

Audubon av | 177th st, n e cor 177th st, 107.11x100x—x100, vacant. Heights Town Construction Co to Broad Construction Co. Mort $49,750. Aug 10. Aug 18, 1909. 8:2132—21. A $28,000—$28,000. other consid and 100

Broadway, No 231, w s, about 45 n Barclay st, —x—, 5-sty stone front office and store building. Euphemia K wife Chas C Haight to Sarah B Haight, their daughter. All title. Aug 10. Aug 14, 1909. 1:123—25. A $205,000—$240,000. nom

Broadway, Nos 2800 to 2806. 108th st. n e cor 108th st, 100.11x200, 1-sty frame stable and vacant. Wm W Astor to Chas E McManus. B & S. July 27. Aug 17, 1909. 7:1880—1 to 9. A $163,000—$163,000. nom

Broadway. | 157th st. n e cor 157th st, 99.11x75, vacant. John D Buckley et al to Gross & Herbener, a corpn. B & S and C a G. July 30. Aug 19, 1909. 8:2116—part lot 1. A $—$—. other consid and 100

Central Park West, Nos 97 and 98, w s, 50.5 n 69th st, 50x100, 8-sty brk and stone tenement. William Ottmann to Pamlico Realty Co, a corpn. Morts $160,000. Aug 16. Aug 17, 1909. 4:1122—31. A $75,000—$175,000. other consid and 100

Clarement av, No 15, w s, 500.6 s 119th st, runs w 64.6 x s 119.9 x e 69.4 to av, x n e 119.11 to beginning, 10-sty brk and stone tenement. Michael E Paterno Realty Co to Louis Ottmann. Morts $250,000. Aug 17. Aug 18, 1909. 7:1990—5. A $—$—. other consid and 100

Claremont av, No 15, w s, 500.6 s 119th st, runs w 64.6 to c l Old Bloomingdale road, x s w 61.1 x again s w 58.7 x e 70 to av, x n e on curve, 59.7, 35.1 and 25 to beginning. (Owned by party of 1st part.)

Riverside Drive, e s, 107.6 n 116th st, 117.6x135.5 to c l Old Bloomingdale road, x119.3x112.3 to beginning. (Owned by party 2d part.)

Boundary line agreement. Michael E Paterno Realty Co with Paterno Bros, a corpn. Aug 17. Aug 18, 1909. 7:1990. nom

Lexington av, No 1832, w s, 80.11 s 114th st, 20x73.10, 4-sty brk tenement. Richard See to Anna Neugass. Mort $8,000. July 10, 1908. Aug 13, 1909. 6:1641—56. A $8,000—$12,000. other consid and 100

Lenox av, Nos 318 and 320. 126th st, No 81. n e cor 126th st, 33.10x75, two 5-sty stone front tenements and stores. Herman H Moritz to John M Gardner. Mort $55,000. Aug 11. Aug 19, 1909. 6:1724—1 and 1½. A $42,000—$66,000. nom

Madison av, Nos 136 and 138 | 31st st, No 21, n w cor 31st st, 49.7x95, 7-sty brk tenement. J Romaine Brown and ano EXRS Loyal L Smith to Herman Wronkow. Mort $200,000. July 13. Aug 18, 1909. 3:861—15. A $168,000—$280,000. other consid and 100

Morningside av West, Nos 54 to 57 | 116th st, No 400, s w cor 116th st, 100.11x90, 6-sty brk tenement. Cyrus P Jones to Nettie J Jones, Balston Spa, N Y. Q C. Aug 12. Aug 16, 1909. 7:1867—60. A $95,000—$205,000. other consid and 100

Park av, No 785, e s, 45.2 n 73d st, 32.4x95.11, vacant. Release mort. Henry A C Taylor to Adele Q wife James Brown. July 30. Aug 13, 1909. 5:1408—2. A $28,000—$28,000. nom

Park av, No 785, e s, 45.2 n 73d st, 32.4x95.11, vacant. Adele Q wife James Brown to Betty M Hawks, of Yonkers, N Y. June 3. Aug 13, 1909. 5:1408—2. A $28,000—$28,000. other consid and 100

Same property. Betty M Hawks to The Alliance Realty Co. Mort $60,000. Aug 12. Aug 13, 1909. 5:1408. other consid and 100

Park av, Nos 383 and 385. 53d st, No 103. e s, 25.4 n 53d st, runs e 70 x s 25.4 to n s 53d st x e 20 x n 100.5 x w 20 x s 25.1 x w 70 to av x s 50 to beginning, three 4-sty brk and stone tenements and stores. Louis Haberstroh to Betty M Hawks, of Yonkers, N Y. Morts $21,000 and all liens. Aug 12. Aug 17, 1909. 5:1308—2, 3 and 5½. A $36,000—$52,000. other consid and 100

Same property. Betty M Hawks to Montana Realty Co. Morts $100,000. Aug 16. Aug 17, 1909. 5:1308. other consid and 100

Park av, Nos 1984 and 1986, w s, 49.11 n 133d st, 50x86, two 5-sty brk tenements and stores. Julius Levy and Rosa his wife to Cecilia E Levy. June 12. Aug 19, 1909. 6:1758—35 and 36. A $14,000—$36,000. other consid and 100

St Nicholas av, late 11th av, e s, 20 s 171st st, 75x100, vacant. Frederick Feuring and ano EXRS Philip Feuring to Earl G Pier. Aug 16. Aug 19, 1909. 8:2127—5 to 7. A $27,000—$27,000. other consid and 100

Same property. Earl G Pier to Newton Holding Co. Mort $30,000. Aug 18. Aug 19, 1909. 8:2127. other consid and 100

St Nicholas av, No 332, e s, 37.10 s 127th st, 18.11x82.6x18.8x79.9, 4-sty brk tenement. Geo E Duncan to Therese L wife Geo E Duncan. Mar 22. Aug 13, 1909. 7:1953—43. A $7,000—$12,000. nom

St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100, 4-sty and basement brk dwelling. FORECLOS, July 15, 1909. Henry L Rupert, ref, to Wm F Brown. Aug 14. Aug 16, 1909. 7:2053—76. A $8,000—$20,000. 18,300

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St Nicholas av, Nos 281 to 287 | n w cor 124th st, runs n 100.11 x w 118 x s 71.10 to n s Hancock pl, x e 63 to n s 124th st, x e 62 to beginning, 6-sty brk tenement and store. Louis Ottmann to Michael E Paterno Realty Co. Mort $180,000. Aug 12. Aug 18, 1909. 7:1951—14. A $80,000—$225,000. other consid and 100

Same property. Michael E Paterno Realty Co to Francis J Whitman. Mort $180,000. Aug 12. Aug 18, 1909. 7:1951. other consid and 100

Same property. Francis J Whitman to Michael E Paterno Realty Co, a corpn. Morts $230,000. Aug 17. Aug 18, 1909. 7:1951. other consid and 100

Wadsworth av, No 221 | n e cor 184th st, 24.11x75, vacant.
184th st |

Wadsworth av, No 223, e s, 24.11 n 184th st, 25x75, 2-sty brk dwelling.
Nathan Burnstine to Flora Rothschild of Columbus, Ohio. Mort $15,500. Aug 5. Aug 14, 1909. 8:2166—1 and 2. A $15,000—$17,000. nom

West End av, w s, 25.2 n 95th st, 25.2x57.11x25.5x54.2, vacant. The Mercantile Trust Co, TRUSTEE Wm J Haddock to Eugene Higgins. ½ part. All title. B & S. Aug 17. Aug 19, 1909. 4:1253—73. A $11,000—$11,000. 8,000

Same property. Allen Tucker et al to same. All of. B & S. Aug 19, 1909. 4:1253. nom

1st av, No 2057, w s, 75.6 n 106th st, 25.6x74, 5-sty brk tenement and store. Vincent Garofalo et al to Antonio Sorge. Q C. May 14. Aug 14, 1909. 6:1678—26. A $8,500—$20,000. nom

3d av, No 1964 | s w cor 108th st, 25x73, 4-sty stone front tene-
108th st, No 184 | ment and store. John Fitzgerald to Wm M Walker, of Bayville, L I. Mort $20,000. Aug 5. Aug 13, 1909. 6:1635—40. A $25,000—$35,000. nom

4th av, Nos 303 to 311 | n e cor 23d st, 98.9x95, 3-sty brk school
23d st, Nos 101 to 107 | and stores and 7-sty brk building in st. James M Horton et al to Joseph Milbank of Greenwich, Conn. July 30. Aug 16, 1909. 3:879—1 and 5. A $262,500—$355,000. other consid and 100

4th av, No 211 or | e s, 54.6 n 17th st, 25.6x115, 4-sty brk tene-
Union Square, No 54. | ment and store, all of
4th av, No 200 or | e s, 28 n 17th st, 26.6x115, 4-sty office and
Union Square, No 52. | store building, all of
17th st E, n s, 115 e 4th av, 10x131, vacant, ¼ part.
Eva J, wife of and Henry E Coe to The Germania Life Ins Co of N Y. Mort $68,000. July 21. Aug 17, 1909. 3:873—2, 3, 6. A $122,500 $144,000. 275,000

5th av, No 2139, e s, 33.11 s 131st st, 16.6x75, 3-sty and basement stone front dwelling. Eliz F Washburn to Morris Meyers. Mort $11,500. Aug 18, 1909. 6:1755—70½. A $9,000—$11,500. other consid and 100

6th av, No 506, e s, 124.6 s 31st st, runs e 70 x n 61.6 x e 30 x s 63.5 x w 102 to av, x n 22.7 to beginning, 4-sty brk building and store, and 1-sty brk building in rear. James A De Groat to Mary E Jones, of Cold Spring Harbor, L I. All liens. Dec 10, 1908. Aug 18, 1909. 3:832—4. A $95,000—$105,000. nom

6th av, Nos 782 to 792 | s e cor 45th st, runs s 125.10 x e 125 x n
45th st, Nos 72 and 74. | 25.5 x w 5 x n 100.5 to s s 45th st x w 120 to beginning, seven 5 and 6-sty brk and stone front tenements and stores on av. Sixth Avenue Realty Associates to Lewis & Conger, a corpn. B & S. Mort $410,000. Aug 17, 1909. 5:1260—4 and 70 to 74. A $305,000—$391,000. other consid and 100

7th av, No 2310, w s, 25 s 136th st, 37.5x100. Cancellation of assignment of rents. Royal Bank of N Y to Joel Marks. May 29. Aug 16, 1909. 7:1941. —

7th av, Nos 2308 and 2310, w s, 25 s 136th st, 75x100, two 5-sty brk tenements and stores. Hudson-Grant View Realty Co et al to Adolph Seelig. Mort $80,000 and all liens. Aug 9. Aug 14, 1909. 7:1941—33 and 34. A $44,000—$84,000. other consid and 100

MISCELLANEOUS.

General conveyance, receipt and release of trustee, &c. Maria S P Campagna to Carolina T Paterno and Vito Cerabone TRUSTEES will John Paterno. Aug 16, 1909. Aug 19, 1909. 18,593.71

Same property. Celestina P Cerabone to same. Dec 28, 1900. Aug 19, 1909. 4,282.25

Same property. Charles Paterno to same. Dec 28, 1900. Aug 19, 1909. 2,141.12

Same property. Joseph Paterno to same. Dec 28, 1900. Aug 19, 1909. 2,141.12

Power of attorney. John C Heintz to Jacob Siegel. May 11. Aug 19, 1909. —

Power of attorney. Rosetta S Hall to Rev Frank R Sherwood, of Cohoes, N Y. Aug 27, 1897. Aug 13, 1909. (P A.) —

Power of attorney. Hyman Manassevitz to Gerardo and Albert Manassevitz. Aug 13. Aug 14, 1909. (P A.) —

Power of attorney. Francesco Di Carlo to Vincenzo Gargiulo. Mar 9, 1908. Aug 16, 1909. 2:440. —

Power of attorney. Mary Reichert HEIR Mary Fries to Longin P Fries. Sept 7, 1907. Aug 18, 1909. —

Power of attorney. Hartman F Gundrum, of Brooklyn, to Edward F Gundrum, of Brooklyn. Jan 26. Aug 18, 1909. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Aldus st | s e cor Faile st, 21.5x445.3 to Franklin lane, x
Franklin lane | 68.8x443.4, vacant. American Real Estate Co to William Simpson of New Hudson, Allegany Co, N Y. All liens. Aug 17. Aug 18, 1909. 10:2747. other consid and 100

Fox st, No 1045, old Barretto st, No 1643, w s, 479 s 167th st, 25x100, 2-sty brk dwelling. Frederick Schnaufer to James J Hart. Q C. All title, especially by reason of mort for $2,500 not recorded. Aug 17. Aug 19, 1909. 10:2717. nom

Same property. John J Barry to same. Mort $5,000. July 28. Aug 19, 1909. 10:2717. 100

Irvine st, No 893, w s, 89.4 s Garrison av, 20x50, 3-sty brk dwelling. Release mort. Cosmopolitan Bank to Broad Realty Co. Aug 13. Aug 14, 1909. 10:2761. nom

Irvine st, No 886, e s, 232.5 s Garrison av, 25x100, 2-sty brk dwelling. Carrie Lazar to Kate Grannis. Mort $8,500. Aug 17. Aug 18, 1909. 10:2761. other consid and 100

*Lincoln st, e s, 100 s Morris Park av, and being Lot 249, map (No 1023), portion of Hunt Estate, Van Nest, 25x100. Henry Meissner to Eliza wife Henry Meissner. Mort $3,000. Aug 13. Aug 16, 1909. other consid and 100

Manida st, e s, 246.8 s Spofford av, 20x76.9 to w s old Hunts Point road, x20.2x73.9, 3-sty brk dwelling. Release mort. Victor Gerhards to Estella Gerhards. Aug 14. Aug 16, 1909. 10:2768. nom

Same property. Estella Gerhards to Julie Duffrin. Morts $5,500. Aug 14. Aug 16, 1909. 10:2768. other consid and 100

Manida st, w s, 150 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Louis F Cerlian. Mort $4,500. Aug 16. Aug 17, 1909. 10:2768. other consid and 100

Mt Hope pl, No 26, s s, 115 w Walton av, 25x125, 3-sty brk dwelling. Jacob Marx to Saul Renneck. Mort $7,500. Aug 16. Aug 17, 1909 11:2851. other consid and 100

*Taylor st, w s, 225 s Morris Park av, 25x100. Delphine Gamache to Paul Pieschel. Mort $5,500. Aug 19, 1909. other consid and 100

Wiegand pl, e s, 319.2 n 180th st, 76.9x94.10x75.1x85.8, 2-sty frame dwelling. Cath F wife Jesse Reynolds to Bryant Reynolds. Mort $4,000. Aug 15. Aug 19, 1909. 11:3216. nom

Same property. Bryant Reynolds to Cath F wife Jesse Reynolds. Mort $4,000. Aug 15. Aug 19, 1909. 11:3216. nom

*2d st, w s, — n 219th st, and being lot 1137, map Wakefield, 109.6x105. Minnie Becker to Louise Ringelstein. Mort $3,000. Aug 14. Aug 16, 1909. other consid and 100

*4th st, s s, 250 e Green lane, and being lots 155 and 156 map (No 398) Sec 2 St Raymond Park, 50x100. Margaret Dohoney to Richard Purcell. Feb 20. Aug 18, 1909. 100

*Same property. Richard Purcell to William Cleary. Aug 17. Aug 18, 1909 100

*4th st, n s, 305 e Green lane, and being lot 170 same map, 25x100. William Cleary to Richard Purcell. Mort $3,500. Aug 17. Aug 18, 1909 other consid and 100

151st st, Nos 243 to 247, n s, 200 w Morris av, runs n 118.2 x w 50 x s 18.3 x w 25 x s 100 to st, x e 75 to beginning, two 3-sty frame tenements and stores and vacant. Guiseppe Fusco to Salvatore Battista, Christoforo Cozzolino and Vincenzo Procario. Q C. Aug 17. Aug 19, 1909. 9:2441. nom

168th st, n s, 95 w Grand B'lvard & Concourse, 100x124x101x138, vacant. William Lustgarten to Mosholu Realty Co. Mort $3,360. July 27. Aug 16, 1909. other consid and 100

171st st, No 498, old No 750, s s, 124 w 3d av, 16x100, 2-sty frame dwelling. Fraser P Price to Eliz L Golden, of East Orange, N J. All liens. Mar 1. Aug 18, 1909. 11:2911. other consid and 100

173d st, No 417, old No 681 East, n s, about 140 e Webster av; also at n w cor Brook st, 16.8x89x16.8x88.2, 3-sty frame tenement. Fraser P Price to Eliz L Golden, of East Orange, N J. All liens. Mar 1. Aug 18, 1909. 11:2898. other consid and 100

180th st, No 411 (661), n s, 105 w Park av, 20x93.10x20.1x92.1, 2-sty frame dwelling. Thornton Brothers Co to Katie Zorn. Mort $4,000. Aug 13. Aug 14, 1909. 11:3030. other consid and 100

180th st, No 872 East (Samuel st), s w s, abt 125 e Mohegan av, 12.6x133, 2-sty frame dwelling. Mort $2,100. |

180th st (Samuel st), s w s, 100 s e Mohegan (Grant) av, 25x133, vacant. |
Maria Vitale to Illinois Surety Co, a corpn of Illinois. (This deed given as collateral for bond of $2,500.) Aug 18. Aug 19, 1909. 11:3123. 100

184th st, n s, 153.7 e Cedar av, 30.9x97.2x25x116.2, except part for st, vacant. Belle Kaffeman to Fredk Kaffeman. Apr 20, 1906. Aug 19, 1909. 11:3235. nom

184th st, n s, at w s 184th st, runs n 78.2 x w 28.6 x s 97.2 to st x e 30,6, except part for 184th st, vacant. Belle Kaffeman to Fredk Kaffeman. Mort $1,600. June 16, 1908. Aug 19, 1909. 11:3235. other consid and 100

*224th st, s s, about 240 w Laconia av. Release mort. Elias Kadaner to Gennaro Gargiulo and Pasquale Esposito. Feb 18. Aug 19, 1909. 125

*Same property. Release mort. Robert N Quinn to The Brownhill Company. July 7. Aug 19, 1909. 437.50

198th st, No 267, n e s, 51.9 s e Briggs av, 25.11x83.8x25x90.4, 2-sty frame dwelling.
Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5x50.3x124.7, 2-sty brk building and store.
Ernest Schaefer to Henry Tiedemann. Aug 11. Aug 18, 1909. 12:3278 and 3296. nom

198th st, No 267, n e s, 51.9 s e Briggs av, 25.11x93.8x25x90.4, 2-sty frame dwelling.
Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5x50.2x124.7, 2-sty brk building and store.
Henry Tiedemann to Ernest Schaefer. All liens. Aug 11. Aug 18, 1909. 12:3278 and 3296. nom

207th st, n s, 75.11 w Hull av, 25.4x127.7x25x123.8, vacant. Edward A Schill to Juliette A Messemer. Aug 12. Aug 13, 1909 12:3347. 3,000

210th st, s w cor Reservoir Oval W, and being lot 174, map (No 1103) of 181 lots Varian Estate, 25x104.9x45.4x96.1, vacant. Emanuel Arnstein et al EXRS Leopold Hutter to Bernard Zwinge. Aug 13. Aug 14, 1909. 12:3343. 1,400

*222d st, n s, 531.7 e Barnes av, 25x88.10, Wakefield. Charles Ringelstein to Minnie Becker. Mort $3,200. Aug 14. Aug 16, 1909. other consid and 100

*223d st | s s, about 190 w Laconia av, and being lot 323,
Eastchester road | map (No 1114 a) of part Schieffelin Estate, 25 x174, to Eastchester road, x30x180. Wm Jacobsen to Stephen H Jackson. All liens. May 26. Aug 13, 1909. 100

Arthur av | s e cor 182d st, late road from West Farms to Ford-
182d st | ham, 92x100x76x100.7, except part for Arthur av and East 182d st, vacant. Sarah D O'Leary to Fred H Scheib. Mort $4,000. July 31. Aug 18, 1909. 11:3070. nom

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WATER-FRONT PROPERTIES
FACTORIES, FACTORY SITES
Telephone 1094 Rector
FLOYD S. CORBIN, 10 Wall St.

Arthur av (Arthur st), No 2390, e s, 150 n 186th st, late William st, 25x87.6, except part for av, 3-sty brk tenement and store. Rosina wife Guiseppe Jamascia to The Henry Elias Brewing Co. Mort $11,500 and all liens. Aug 10. Aug 16, 1909. 11:3073. nom

Arlington av, late Troy st, n w s, 310 n e 227th st, late Sidney st, 150x150.6.

Johnson av s w cor 230th st, runs s 100 x w 74.10 x n e 115.10 x 230th st | s e 50.10 to av, x s 12.2 to beginning.

Johnson av, n w s, 101.5 s w 227th st, 101.9x166.8x100x185.2.

Spuyten Duyvil road, s e s, 590.4 s w from n w s Spuyten Duyvil Kingsbridge road | & Port Morris R R, runs s w 49.11 x s e 79.6 to Spuyten Duyvil & Port Morris R R, x n e 63.5 to n w s Kingsbridge road, x s w 13.9 x n w 61.10 to beginning, vacant. Chas R Demarest of Nyack, N Y, to The "W" Parcels Company, a corpn. Aug 16, 1909. 13:3402, 3407. nom

*Amundson av, e s, 100 n Nelson av, 25x100, Edenwald. Ida C Butterworth to John O'Dea. Mort $1,800. July 28. Aug 14, 1909. other consid and 100

*Arnow av, s s, 402 e Pelham road and being lots 42 and 43 map of 143 lots Paul Estate, Westchester, 50x75. Benno Cohen to Warranty Realty Co. July 22. Aug 19, 1909. nom

Brook av, Bergen av, Brook av, Bergen av | w s, 206 n 153d st, late Grove st, —x— to Bergen av. (Owned by party 1st part.) w s, adj above on south, —x—, to Bergen av. (Owned by party 2d part.) Party wall agreement. Conron Bros. Company with Schwarzschild & Sulzberger Co. July 31. Aug 19, 1909. 9:2361. nom

Brook av, No 1515, w s, 195.2 s Wendover av, 39x100x39.1x100, 4-sty brk tenement. Mosholu Realty Co to Louis Seidman. Morts $22,000. July 21. Aug 14, 1909. 11:2896. exch and 100

Bainbridge av, No 2783 s w cor 197th st, 48.9x84.11 to s s old 197th st Williamsbridge road x 85.5 to s s 197th st, x 15.1 to beginning, with all title to said old road, 2-sty frame dwelling and vacant. Frederick Stubenvoll et al to Mathilde Bosselman. Mort $7,000. Aug 11. Aug 13, 1909. 12:-3295. other consid and 100

*Burdett av, n s, about 659.4 w Ft Schuyler road, 25x100x—x—, and being lot 28 map (No 1098) of Tremont Heights. Frank E Dalton to Henry L Williams. Aug 16. Aug 18, 1909. nom

*Same property. Henry L Williams to Williamsburgh Trust Co. Aug 16. Aug 18, 1909. nom

Clay av, No 1381, w s, 897.5 n 169th st, 16.8x100x16.9x98.6, 2 and 3-sty brk dwelling. Albion L Warner to John F Fox. Mort $6,561.45 and all liens. July 24. Aug 14, 1909. 11:2782. nom

Clay av, Nos 1268 to 1280 169th st | s e cor 169th st, 148x80, four 5-sty brk tenements and stores on cor. August F Schwarzler to A J Schwarzler Co. All liens. Aug 4. Aug 18, 1909. 9:2427. other consid and 100

Canal pl, w s, 100 n 138th st, runs w 112.11 x n e 6.1 x e 111.2 to pl, x s 28.9 x s 10.7 to beginning, 1-sty frame factory. Release mort. Albert Franke to Wm C and Geo A Reeber. Aug 3 Aug 18, 1909. 9:2340. nom

*Crosby av, e s, 75 s Waterbury av, and being lot 43 map (No 1115 A) of 108 lots Coster Estate, 25x100. Hudson P Rose Co to Margaret Early. All liens. Nov 24, 1908. Aug 14, 1909. nom

Delafield av, n s, 25 w Livingston st, 25x100.

Delafield av, n s, 50 w Livingston st, 50x90, vacant. Edward Brennan to Philip J McCook. Aug 14. Aug 16, 1909. 13:3415. nom

*Doon av, w s, 275 s Jefferson av, 25x100, Edenwald. Hugh Doon to John J Donovan. July 24. Aug 18, 1909. other consid and 100

*Elliott av, Juliana st | n w cor Juliana st, 50x100, Olinville. Joseph Poldow to Solomon Katz. Mort $11,000. July 28. Aug 13, 1909. 100

*Grace av, e s, 375 s Lyon av, 25x139, Westchester. Release mort. Sound Realty Co to Amelia Steinmetz. Q C. Nov 25, 1908. Aug 13, 1909. 300

Grand av, No 1996, e s, 432.8 s Burnside av, 25x90.

Grand av, No 1998, e s, 407.8 s Burnside av, 25x90.

Grand av, No 2002, e s, 357.8 s Burnside av, 25x90. three 2-sty frame dwellings. Harry B Cutner to Herman Goldberger. Morts $18,500. July 30. Aug 16, 1909. 11:2870. other consid and 100

*Gleason av, s s, 75 w 173d st, 25x106.8. Frank White to Salvatore Lucchese. Aug 19, 1909. nom

Hoe av, No 1075, w s, at n w s West Farms road, at point 320.6 s 167th st, runs w 100 x s 20 x e 87 to West Farms road, x n 23.10 to beginning, 3-sty brk dwelling. Mary A McCarthy Construction Co to Hermine Neurad. Mort $8,000. Aug 12. Aug 13, 1909. 10:2744. other consid and 100

*Hobart av, w s, 75 s Waterbury av, 50x100. Hudson P Rose Co to Liberato and Domenico Picciano. July 16. Aug 18, 1909. nom

*Hobart av, w s, 150 s Waterbury av, 25x100. Hudson P Rose Co to Grazio Centonze. July 28. Aug 18, 1909. nom

*Hunt av, e s, 997 s Bronxdale av and being lot 27 map No 1097 Westchester County, partition sale Lott G Hunt Est, 54x103x87 gore.

Hunt av, e s, 147 s Bronxdale av, 75x100 and being lots 59 to 61 same map. Thomas A Ruddell to Wm A Ruddell. Mort $2,000. Dec 23, 1908. Aug 18, 1909. nom

Jackson av, No 982, e s, 316.7 s 165th st, 32.2x75, 2-sty brk dwelling. David Robinson to Rose Robinson. All liens. July 15. Aug 17, 1909. 10:2649. other consid and 100

*Jones av, w s, 550 s Jefferson av, 50x100, Edenwald. Land Co "A" of Edenwald to Alfred Reichenbach. July 28. Aug 18, 1909. nom

*Jones av, w s, 500 s Jefferson av, 50x100. Land Co "A" of Edenwald to Carl Mueller, of Brooklyn, N Y. All liens. July 15. Aug 18, 1909. nom

Longfellow av or st Freeman st | n w cor Freeman st, 25x100, vacant. Julie Duffrin to Albert Gerhards, Inc, a corpn. All liens. Aug 14. Aug 16, 1909. 11:2999. other consid and 100

*Morgan av, s e cor road leading to land of Geo Adee, being lots 86 to 90, map of Green, Owens & Gelston, at Throggs Neck. PARTITION, June 10, 1908. Joseph S Wood, ref, to Margt J Uebel. Aug 12. Aug 13, 1909. 4,000

Same property. Margt J Uebel to Reliance Realty Co. Aug 12. Aug 13, 1909. 100

*Morris Park av, s s, 100 e Adams st, and being lot 5, map Van Nest Park, except part for av, 25x100. German Real Estate Co to Ernest A Bezouska. Morts $5,850. Aug 7. Aug 13, 1909. nom

Mohegan av, s e s, 99 n e 179th st, 66.1x150, except part for av, vacant. Philipp Hoffmann to Anna M wife Philipp Hoffmann. Mort $7,250. Aug 16. Aug 17, 1909. 11:3123. gift

Mohegan av, e s, — s 180th st and being part lot 237 map East Tremont, begins at s s lot 237, runs e 145.2 x n 41 x w 145.2 to av x — 41 to beginning. Louis Nochese, of Yonkers, N Y, to Estates Building Co, a corpn. Mort $5,500. Aug 12. Aug 19, 1909. 11:3123. other consid and 100

Mohegan av late Grant av, e s, 99 n 179th st prolonged, 66x150, except part for Mohegan av, vacant. Hans F N Truelsen to Philipp Hoffmann. Mort $4,000. Aug 12. Aug 13, 1909. 11:3123. other consid and 100

Ogden av (old line Highbridge av), e s, 125 s 167th st, 25x125, except part of av, vacant. Sophie wife Robert Fenn to Elizabeth Baese. Aug 13. Aug 14, 1909. 9:2514. other consid and 100

*Paulding av, w s, about 60 n 224th st, and being lots 250 to 253 map (No 1114 a) of 329 lots Schieffelin Estate, except part for av, 100x108.4x100x103. Annie Davis to Melrose Realty Co. Mort $2,000. July 12. Aug 14, 1909. nom

Popham av, w s, 369.10 n 176th st, 25x108.8x25.2x105.3, vacant. Wm P Dunn to Wm H Gunnell. Mort $1,000. Aug 16. Aug 17, 1909. 11:2877. other consid and 100

*Parker av, e s, 25 s St Raymond av and being lot 25 map (No 277) of St Raymond Park, 25x100. Felix De Canto and ano to Vincenzo and Rosa Angelastro as joint tenants. Mort $500. Aug 17. Aug 18, 1909. nom

Prospect av, No 2062, old e s, 265 s 180th st late Samuel st old line, 16.6x150, 2-sty brk dwelling. Ferdinand Gehlhardt to Fredk T Steinhauer. Mort $6,100. Aug 18, 1909. 11:3109. other consid and 100

*Road from Westchester to Pelham Bridge, n s, at east cor Thomas Cooney's lot at Westchester, runs n w 88 x n e 44 x s e 87.6 x s w 56.6 to beginning, except part for Westchester av. Samuel A Berrian HEIR Margt A Berrian, deceased to Susan A Snedeker, also HEIR Margt A Berrian. 1-3 part right, title and interest. Mort $700. Aug 10. Aug 13, 1909. 600

Robbins av, Nos 482 and 484, e s, 50 s 147th st, 50x100, two 3-sty frame tenements and store in No 482. Elizabeth Mongo to James G Mongo. Oct 29, 1908. Aug 14, 1909. 10:2578. nom

Ryer av, Anthony av, No 2186 | w s, 164.11 s 182d st, 25.1x253 to e s Anthony av, x25x255.5, except part for Ryer av, 2-sty frame dwelling and vacant. Hester P Lord to Theresa Foy. Morts $7,000. Aug 7. Aug 14, 1909. 11:3157. other consid and 100

Ryer av, e s, 109.4 n Burnside av, 50x95, vacant. Jane E Moniz to Robert W Todd. Aug 3. Aug 13, 1909. 11:3144. other consid and 100

St Anns av, No 419, w s, 74.10 n 144th st, 24.11x97, 5-sty brk tenement. Martin K Wendling to William Hagedorn. B & S. All liens. Aug 18. Aug 19, 1909. 9:2271. 200

*Stillwell av, w s, 56x113.2x25x101.7, and being lot 172, map (No 1130) of 327 lots Hunter Estate. Hudson P Rose Co to Teresa Nevins. All liens. Aug 11. Aug 13, 1909. nom

Sedgwick av, No 2501, w s, 166.9 n unnamed st at Sedgwick av and Bailey av, 37.7x100, 2-sty frame dwelling. May Von O wife of and Fredk W Henningsen to William Forger. Morts $7,500 and all liens. Aug 17. Aug 18, 1909. 11:3237. nom

*St Peters av (Union av), n e s, 50 n w Glebe av (New Haven R R av), 101x—x97x87, Westchester. John Binns to Wm A Mallett of Westchester, N Y. May 18. Aug 18, 1909. other consid and 100

Tremont av, No 76 West, e s, at e s West 177th st, runs n along av, 27.7 x e 119 x s 25.11 x w 110.11 to beginning, 4-sty brk dwelling. John Massimino Co, a corpn, to Theodore and Susie Faulhaber. Mort $10,500. Aug 9. Aug 13, 1909. 11:2862. other consid and 100

Vyse av, w s, 175 n 172d st, 25x100, 2-sty frame dwelling. Steinmetz Construction Co to Hippolit Pfund. Mort $5,750. Aug 12. Aug 13, 1909. 11:2989. other consid and 100

*Washington av, w s, 302.2 s 2d st, 25x100.8x25x100.10, Westchester. Thos C Arnow and ano EXRS, &c, Longin Fries, decd, and et al to Margaret M Graner. Aug 12. Aug 18, 1909. 4,200

*Washington av, w s, 302 s 2d st as on map of Partition Sale Real Estate Wm Adee, 25x100.8x25x100.10.

Lot 138 same map.

Lot 8 map in partition action Mary A Wells and ano vs Storer et al.

Maple st, s w s, at s e s road leading from Westchester to Eastchester, being lot 12 map property S L Haight, Westchester.

Road leading from Westchester to Eastchester, e s, distant 16 from n e cor of the property shown on map of M S Arnow Estate made in 1892, runs n 35.3 x e 163.4 x s — to an old lane x w — to beginning.

Jos L Fries et al to Thos C Arnow and Louisa Mensch, EXRS, &c, Longin Fries. B & S and C a G. July 28. Aug 18, 1909. nom

*3d av, 1st st. | s e cor 1st st, 100x100x100x—, Westchester. Ellen McKeon to John Popp. Mort $4,500. Aug 11. Aug 18, 1909. 100

*Same property. John Popp to Stephen J Stilwell. Mort $4,500. Aug 12. Aug 18, 1909. 100

3d av, No 4169, 176th st, No 515 | n w cor 176th st, 30x98.10x30x100, 4-sty brk tenement and store. Joseph Goldstein to Alex Boehm. Mort $31,000. Aug 17. Aug 18, 1909. 11:2924. other consid and 100

*Bartow Station (north of), about 16,160 sq ft.

Pelham lane or Split Rock road, about 11,920 sq ft.

Pelham Bay Park, about 8,520 sq ft.

Easements for permanent rights of way 80 ft wide across tracks by bridges, etc. Harlem River & Portchester R R Co with the City of New York. May 20. Aug 19, 1909.

*Lots 15 and 16, map (No 1253) of 25 lots Cornell Estate, 24th Ward. Lambert G Mapes to Wm X Murphy. Aug 12. Aug 13, 1909. nom

*Lots 41 and 42 blk 29 map (No 599 in Westchester Co) of Pelham Bay Park, 50x100. Mary wife Michael Newman to Harry Wiener. ½ part. Aug 12. Aug 16, 1909. other consid and 100

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

*Lot on City Island, near s s of West Fordham st and adj s s Frederick Glasier's property and land of Scofield Estate, runs s 50 to land of Nelson x e 35 x n 50 x w 35 to beginning. Caroline S Glasier to Chas H Glasier. Aug 13. Aug 16, 1909. other consid and 100

*Lot 206 map of Joseph Husson of Clason Point, 25x100. Susan H Rudd to Elizabeth Ambas. Aug 16. Aug 17, 1909. other consid and 100

*Lot 206 on map made by E H Holden dated Aug 20, 1903. Release mort. Emily Edmonston to Susan H Rudd. Aug 12. Aug 17, 1909. 200

*Plot begins 340 e White Plains road at point 170 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Ike Melnik to Jakobine Gottschall. Mort $4,000. Aug 17. Aug 18, 1909. other consid and 100

*Plot begins 240 e White Plains road at point 420 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Joseph Mottola to Luca Del Negro. ½ part. All title. Aug 12. Aug 18, 1909. other consid and 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Aug 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Cherry st, No 32. *Re-assign lease. Wm Zoll to Prospero Viggiano. All title. Mort $3,700. Aug 13, 1909. 1:112.....nom

East Broadway, No 310, all. John Overbeck to Christian Dorner; 2 9-12 years, from Aug 1, 1907. Aug 13, 1909. 1:288.....1,200

East Broadway, No 32. Assign lease. Rachel Meltsner to Maurice J Schiff. July 16. Aug 18, 1909. 1:281, other consid and 100

Hancock st, Nos 9 to 13, store, basement. Antonio Cardone to Nicola Verini; 5 years from May 1, 1908. Aug 19, 1909. 2:526. 660

New Chambers st, Nos 4 and 6, basement. Assign lease. W Nelson Edelsten to Henry Meyer, of Long Branch, N J. July 15. Aug 18, 1909. 1:124.....nom

Sheriff st, No 95, all. Oscar Dobroczynski to Esther Nice and ano; 3 3-12 years, from June 1, 1909. Aug 14, 1909. 2:339..3,600

Wall st, Nos 14, 16 and 18 | begins Wall st, n s, 25.1 w Nassau
Nassau st, No 3 | st, runs w 69 x n 10.2 x e 0.8 x n 112.1 x e 43.6 x s 25.9 x e 52.8 to Nassau st, x s 23.5 x w 27 x s 73.3 to beginning, all. Adele Livingston-Sampson to Bankers Trust Co; 21 years, from May 1, 1910 (21 years renewal at $90,000). Aug 18, 1909. 1:46....taxes, &c, and 50,000 to 90,000

5th st, n s, 175 e 1st av, 25x97. Assign two leases. Millie Segal to Henry Neugass. Aug 12. Aug 13, 1909. 2:433..... .....other consid and 100

12th st, No 441 East, two west stores and basements. Francesco Di Carlo to Giovanni Mollis; from June 1, 1908 to Apr 30, 1916. Aug 16, 1909. 2:440.....900

Same property. Assign lease. Giovanni Mollis to Antonina Palmera and Dominick J Leone. All title. Sept 2, 1908. Aug 16, 1909. 2:440 .....nom

Same property. Agreement as to assign lease. Antonina Palmera and Dominick J Leone to Antonino Pancamo. All title. Feb —, 1909. Aug 16, 1909. 2:440 .....nom

Same property. Assign lease. Antonio Pancamo to Ferdinand Munch Brewery. Aug 14. Aug 16, 1909. 2:440.....600

22d st, No 122 West, all. Mrs William B Neilley to Eliz A Page; 3 years, from May 1, 1909. Aug 18, 1909. 3:797.....1,400.04

23d st, No 178 West, basement. Michael O'Hanlon to Gaetano Pucciarelli; 3 years, from Aug 3, 1909. Aug 16, 1909. 3:792..720

50th st, Nos 148 and 150 West | all. Francis S Hoyt to Wm G
49th st, Nos 147 and 149 West | Nicoll of Babylon, L I, and John C Boyd, N Y; 4 1-12 years, from Sept 1, 1908. Aug 16, 1909. 4:1002..... .....taxes, &c, and 20,000

Same property. Assign lease. Wm G Nicoll and ano to Co-Operative Garage Co, a corpn of Delaware. June 5. Aug 16. 1909. 4:1002 .....nom

Same property. Assign lease. Co-Operative Garage Co, a corpn of Delaware to Co-Operative Garage Co, a corpn of New York. June 5. Aug 16, 1909. 4:1002.....9,500

65th st, No 417 East, two single stores and bake shop. Rachel Silverman to Anders Ahlgren; 9 months, from Aug 1, 1909, at $55 monthly. Aug 13, 1909. 5:1460.....

80th st, No 505 East, n s, 125 e Av A, —x—. Subordination of lease to mort. Ricka Kaufmann et al with Empire City Savings Bank. July 29. Aug 18, 1909. 5:1577.....nom

127th st, Nos 106 and 108 West. Subordination of lease to mort for $10,000. Philip Lederer and Leopold Winterfeld with Frances Hustace, of Montclair, N J. July 1. Aug 13, 1909. 7:1911..nom

145th st, No 303 West, store. Rosa Docter and ano to Augustine and Ira Ulman; 5 years from July 1, 1909. Aug 17, 1909. 7:2045 1,200

145th st, No 550 West, store. John J Healy to Frank Bonomo; 5 years, from Dec 1, 1908. Aug 18, 1909. 7:2076....900 to 1,100

Av A, No 95 | 2d floor. Solomon Katz to Martin Klein;
6th st, No 445 East | 2 9-12 years, from July 1, 1908. Aug 13, 1909. 2:434 600

Av A, No 1485. Re-assign lease. John D Haase to Wm Reider. All title. Mort $3,550. Aug 13, 1909. 5:1473 .....nom

Av D, No 35, store and rear basement. Aaron Warshauer et al to Wolf Umschweif; 4 11-12 years from Sept 1, 1909. Aug 19, 1909. 2:373 780

Amsterdam av, No 509, store, &c. Annie McDaniels to Albrecht and Henry Nolte; 3 years, from Jan 1, 1910. Aug 13, 1909. 4:1215..... .....1,900 and 2,000

Broadway, Nos 395 to 399, basement. Improved Property Holding Co of N Y to Albert Grove; 7 years from Feb 1, 1910. Aug 17, 1909. 1:193 .....2,750 and 3,000

Broadway, No 1934, e s, 29 s 65th st, 28.11x72x25x86, all. Clarence Martin to Allen-Kingston Motor Car Co; May 1, 1909; 10 years from completion of building about Aug 15, 1909 (10 years renewal at $7,800, taxes, &c.). Aug 17, 1909. 4:1117..... ..... taxes, &c, and 7,200

Columbus av, No 152, store, &c. Joseph and Abraham Zimmern to Geo L Anderson and Jas J Penny; 2 years from May 1, 1909. Aug 19, 1909. 4:1138..... 2,300

Same property. Consent to assign lease. Same to same. July 2. Aug 19, 1909. 4:1138..... .....—

Same property. Assign lease. Geo L Anderson and ano to Henry Weiss. July 2. Aug 19, 1909. 4:1138.....nom

Lenox av, No 318, n w cor 126th st, —x— error (should be s e cor), cancellation of lease. Herman H Moritz with Arthur Jost. June 25. Aug 19, 1909. 6:1724.....nom

Lexington av, No 2129. Surrender lease. Anthony D'Amato to Ignatz Margareten. All title. Aug 9. Aug 13, 1909. 6:1777...28

1st av, No 1359. | all.
73d st, Nos 340-344 East. | Joseph Gluck to Alfred Weiss; 5 years from Sept 1, 1909 (5 years renewal at $4,500). Aug 17, 1909. 5:1448.....4,200

1st av, No 2242, store, &c. Antonio Marino to Oscar Avallone; 3 years from Apr 1, 1909. Aug 17, 1909. 6:1709.....456

2d av, No 2455, assign lease. Mary Muller to Louis Daniels May 4. Aug 17, 1909. 6:1790.....nom

2d av, No 629, store and basement. Joseph Hirsch to Eugene and Charles Feldman; 4 8-12 years from Sept 1, 1909. Aug 17, 1909. 3:915 ..... 720 and 780

2d av, No 2455, all. Ernestine Rosenthal to Mary Muller; 5 years from Mar 1, 1909. Aug 17, 1909. 6:1790...1,000 and 1,200

2d av, No 768, store and basement. Honora Reilly to Terence J Lynch; 5 years, from Aug 12, 1909. Aug 13, 1909. 5:1334..1,500

2d av, No 1702, store, &c. Dorathea Bauer to Fred C Ampfer; 3 years, from May 1, 1909. Aug 18, 1909. 5:1551.....1,200

2d av, No 1702. Assign lease. Fred C Ampfer to Otto Carstens. Aug 12. Aug 18, 1909. 5:1551.....nom

3d av, No 639. | all.
41st st, Nos 201 and 203 East. | Agreement as to extension and renewal of lease for 6 years from May 1, 1910. Bernard A Reinold et al with Michael P Carolan. Mar 6. Aug 17, 1909. 5:1315.....—

6th av, Nos 384 and 386, all. Mary B Delafield to Gus Zimmermann; 5 years from May 1, 1925. Aug 17, 1909. 3:825...10,500

7th av, No 2469. Assign lease. Max Lippmann to Simon Polsky. May 27. Aug 13, 1909. 7:2012.....other consid and 100

8th av, No 2110. | all.
114th st, No 281 West. | Emil Bachmann to Martin Lynch; 6 years from May 1, 1912. Aug 19, 1909. 7:1830.....4,000

10th av, No 756, store and basement and n ½ of 1st floor. Marie Dieterich to Solomon Snitow; 5 years from May 1, 1910. Aug 19, 1909. 4:1061.....1,320

11th av, No 198, roof lease. Wm E Wassmer to The O J Gude Co; 3 years, from July 15, 1909 (2 years renewal). Aug 13, 1909. 3:695..... 75

BOROUGH OF THE BRONX.

184th st, No 36 West, all. Maurice J O'Connell to Ernest H Wessel; 1 3-12 years, from Sept 1, 1909. Aug 16, 1909. 11:-3198..... .....for term 600

Brook av, No 918, cor 162d st. Assign lease. David A Rosow to Wm L Kantor. Aug 12. Aug 13, 1909. 9:2367.....omitted

Brook av, No 1227, store and 2d floor. Joseph C Schrader to John Reyelt, of Jersey City, N J; 4 years from May 1, 1909. Aug 19, 1909. 9:2396.....600

Courtlandt av, No 719, cor store. Surrender lease. Adam and George Renz with David and Charles Galewski and Onyx Realty & Construction Co. All title. June 16. Aug 16, 1909. 9:2415...200

Melrose av, No 871, store. Stephen Kraser to Leandro Casaro; 5 7-12 years, from Oct 1, 1908. Aug 18, 1909. 9:2407..... .....300 and 350

St Ann's av, No 152, double store. W Steibel to Fiore Trotta and Paolo Patone; 5 years, from May 1, 1907. Aug 18, 1909. 10:2537 .....480 to 540

*Unionport road, No 1713, w s, 125 n Van Nest av, store. Josephine De Luca to Antonio Long; 5 years, from Sept 1, 1909. Aug 18, 1909..... .....240 to 360

Washington av, No 1490, store and basement. John Kelly and ano to Edward Gorodess; 5 years, from Nov 5, 1909. Aug 18, 1909. 11:2911 .....900 to 1,080

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the lettrs "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Aug 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Alexandre, J Henry with Chas Rosentover. 39th st, No 319, n s, 275 e 2d av, 25x98.9. Extension of $12,000 mort until July 18, 1912, at 5%. Aug 16, 1909. 3:945. nom

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Government Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co.
Hudson Terminal Building
30 CHURCH ST., N. Y.

Alexandre, John E to FARMERS LOAN & TRUST CO. 38th st, No 24, s s, 320 w 5th av, 25x98.9. P M. Aug 2, due Aug 17, 1912, interest as per bond. Aug 18, 1909. 3:839. 30,000

Alexandre, J Henry with Chas Rosentover. 39th st, No 319, n s, 275 e 2d av, 25x98.9. Extension of $3,000 mort until July 18, 1912, at 5%. Aug 17, 1909. 3:945. nom

Brooks, May E to Sarah Elkin. Amsterdam av, No 1749, e s, 124.10 n 146th st, 25x100. P M. Prior mort $——. Aug 16, due Jan 2, 1910, 6%. Aug 17, 1909. 7:2061. 5,000

Bolande, Annie E to Alphonse Andre. West End av, No 879, s w cor 103d st, No 300, 20.11x79.3. Aug 16, due May 1, 1910, 5%. Aug 17, 1909. 7:1890. 5,330

Barnard Realty Co to City Mortgage Co. Broadway, s e cor 180th st, 100.1x127.10x100x107.4. Building loan. Aug 12, demand, 6%. Aug 16, 1909. 8:2163. 160,000

Same to same. Same property. Certificate as to above mortgage. Aug 16, 1909. 8:2163. ——

Brown, Wm F to Florence S Koshland. St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100. P M. Aug 14, 2 years, 5%. Aug 16, 1909. 7:2053. 16,500

Byrnes, Ellen A to Chas A Strauss. 94th st, No 106, s s, 100 w Columbus av, 17.2x100.8. Prior mort $12,000. Aug 13, due, &c, as per bond. Aug 16, 1909. 4:1224. 2,500

Balmford (Joseph) Construction Co to TITLE GUARANTEE & TRUST CO. 205th st, n s, 150 w 9th av, 50x99.11. Building loan. Aug 13, 1 year, 6%. Aug 14, 1909. 8:2202. 20,000

Same to same. Same property. Certificate as to above mortgage. 8:2202. Aug 14, 1909. ——

Bolter, Henry to Emilie Stein. 52d st, No 359, n s, 206.3 e 9th av. 18.9x100.5. P M. Aug 17, 5 years, 4½%. Aug 18, 1909. 4:1043. 8,000

Bachrach, Julius with EMPIRE CITY SAVINGS BANK. 80th st, Nos 505 and 507 East. Subordination agreement. July 29. Aug 18, 1909. 5:1577. nom

Broad Construction Co to LAWYERS TITLE INSURANCE & TRUST CO. Audubon av, n e cor 177th st, runs n 107.11 x e — x s — to street x w 100 to beginning. Aug 17, 1 year, 6%. Aug 18, 1909. 8:2132. 140,000

Same to same. Same property. Certificate as to above mort. Aug 17. Aug 18, 1909. 8:2132. ——

Betts, Mary F of Norwalk, Conn, with Moses T Pyne and ano trustees Moses Taylor, deceased, for Henry A C Taylor and ano. 6th av, Nos 782 to 792, s e cor 45th st, Nos 72 and 74, runs s 125.10 x e 125 x n 25.5 x w 5 x n 100.5 to s s 45th st x w 120 to beginning. Extension of two morts for total of $320,000 to May 1, 1912, at 5%. 5:1260. Aug 17, 1909. nom

Boettner, Anna wtih Louis Haberstroh. Park av, No 385, e s, 50.4 n 53d st, 25x70. Extension of $8,000 mort until Jan 1, 1911, at 5%. Dec 31, 1907. Aug 17, 1909. 5:1308. nom

Baum, Nathan and Wolf Zwetschkenbam with WASHINGTON TRUST CO of City N Y. 16th st, No 621, n s, 313 e Av B, 25x92. Extension of $12,000 mort until Aug 14, 1912 at —%. Aug 14. Aug 17, 1909. 3:984. nom

Campagna, Maria S Paterno to Paterno Bros, a corpn. 114th st, s s, 250 w Amsterdam av, runs s 101 x w 50 x n 0.1 x w 25 x n 100.11 to st, x e 75 to beginning. P M. Prior mort $——. Aug 16, 6 years, 6%. Aug 18, 1909. 7:1885. 60,000

Calhoun, Linnia A wife of and John to Harry B Aschoff. West End av, No 617, w s, 24 s 90th st, 20x90. Prior mort $——. Aug 3, 2 years, 6%. Aug 18, 1909. 4:1250 5,000

Capozzi, Francesco and Antonio with Elise Weiss. Thompson st, Nos 218 and 220, e s, 225 n Bleecker st, 50x85. Participation agreement. Aug 17, 1909. 2:537. nom

Connold, Kate to Louise M Lee widow. Stanton st, No 247, s s, 75 e Willet st, 25x75. Aug 13, 1909, 5 years, 5%. 2:339. 18,000

Same and Joseph Gottlieb with same. Same property. Subordination agreement. Aug 13, 1909. 2:339. nom

Connold, Mark and Kate with Louise M Lee. Stanton st, No 247, s s, 75 e Willet st, 25x75. Subordination agreement. Aug 13, 1909. 2:339. nom

Casazza, Louis and Victor to TITLE GUARANTEE & TRUST CO. Houston st, No 124, n s, 150 w Thompson st, 25x100. P M. Aug 12, due, &c, as per bond. Aug 13, 1909. 2:525. 18,000

Calabra Building Co to Charlotte Hastorf. Audubon av, Nos 283 and 285, e s, 75 s 180th st, 50x95. Aug 12, 5 years, 5%. Aug 13, 1909. 8:2152. 50,000

Same to same. Same property. Certificate as to above mortgage. Aug 12 Aug 13, 1909 8:2152. ——

Curran, Peter to Mary Christman. 64th st, No 302, s s, 100 e 2d av, 25x100.5. Aug 13, 1 year, 6%. Aug 17, 1909. 5:1438. 2,000

Carolan, Michl P to John Stanton Brewing & Malting Co. 3d av, No 639 and 201 and 203 East 41st st. Saloon lease, demand, 6%. Aug 17, 1909 5:1315. 6,825

Canaan Investing Co to County Holding Co. 6th av, Nos 466 and 468, e s, 24.8 n 28th st, 49.4x40. Aug 17, 1909, 3 years, % as per bond. 3:830. 135,000

Same to same. Same property. Certificate as to above mort. Aug 17, 1909. 3:830. ——

Connolly, Teddy to EMIGRANT INDUSTRIAL SAVINGS BANK. Mangin st, Nos 9 and 11, w s, abt 75 s Broome st, 50x100. Aug 19, 1909, 3 years, 4½%. 2:321. 12,000

Duffy, John C to American Mortgage Co. Henry st, No 240, s s, 69 w Montgomery st, 23x87. P M. Aug 18, 1909, 5 years, 5%. 1:269. 13,000

Doremus, Alice M, guardian Ethel Doremus with Bernard Rockaway. 54th st, No 425 West. Extension of $10,000 mort until Aug 1, 1914, at 5%. Aug 19, 1909. 4:1060. nom

De Bevoise, Caroline A, Chas I and Cornelius S, exrs, &c, Isaac C De Bevoise to Alfred M Heinsheimer et al as trustees Louis A Heinsheimer for benefit Clara Rogers, &c. Broadway, No 3155, w s, 161.8 s 127th st, 41.7x100. Aug 13, 5 years, 4½%. Aug 19, 1909. 7:1993. 46,000

De Bevoise, Caroline A, Chas I and Cornelius S, exrs, &c, Isaac C De Bevoise to Alfred M Heinsheimer et al, trustees Louis A Heinsheimer for benefit David M Heyman, &c. Broadway, No 3153, w s, 203.3 s 127th st, 41.7x100. Aug 13, 5 years, 4½%. Aug 19, 1909. 7:1993. 46,000

Direct Realty Co with Anna Sponlein. Amsterdam av, No 1945, e s, 49.11 n 156th st, 25x100. Extension of mort for $15,000 to April 24, 1911, at —%. July 3. Aug 14, 1909. 8:2107. nom

Evans, Geo with Mary A Evans. Amsterdam av, n w cor 184th st, 74.11x100. Extension of $25,000 mort until Aug 12, 1911, at 4½%. Aug 6. Aug 14, 1909. 8:2156. nom

EQUITABLE TRUST CO OF N Y with James B Haggin. Broadway, Nos 377 and 379, s w cor White st, 50x150 to alley. Extension of $500,000 mort until Aug 19, 1912, 4¼%. Aug 13, 1909. 1:175. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with J Sargent Cram. 45th st, No 17 East. Extension of $32,500 mort until Jan 1, 1910, at 4½%. Jan 1. Aug 19, 1909. 5:1281. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Al Hayman and Henry Dazian. 44th st, Nos 19 to 25 West, and 45th st, Nos 18 to 22 West. Extension of mort or $350,000 to June 1, 1912, at 4½%. June 17. Aug 19, 1909. 5:1260. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Geo Reubel. 3d av, Nos 695-697. Extension of $28,000 mort until Jan 1, 1912, at 4½%. Dec 31, 1908. Aug 19, 1909. 5:1317. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Aaron Goodman. 3d av, Nos 267-277. Extension of $110,000 mort until Mar 15, 1911, 5½%. Feb 26. Aug 19, 1909. 3:902. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Estate Chas F Hoffman, Inc. 18th st, Nos 19-23 West and 19th st, Nos 22-28 West. Extension of $400,000 mort until Sept 15, 1914, at 4½%. Apr 7. Aug 19, 1909. 3:820. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with August Nunnenkamp. 40th st, No 268 West. Extension of $24,000 mort until June 30, 1912. Mar 23. Aug 19, 1909. 3:789. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louis Rosenswaike and ano. 1st av, Nos 118, 120 and 120½ and 7th st, Nos 93 and 93½. Extension of $15,000 mort until Jan 1, 1914, at 4½%. June 1. Aug 19, 1909. 2:435. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Thomas Scholes. 8th av, No 2554. Extension of $17,500 mort until Jan 1, 1912, at 4½%. Jan 29. Aug 19, 1909. 7:1942. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Alison M Lederer and ano. 114th st, Nos 334-338 East. Extension of $48,000 mort until Jan 1, 1911, at 5½%. Jan 30. Aug 19, 1909. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Millicent V Hearst. 85th st, No 336 West. Extension of $12,000 mort until June 1, 1912, at 5%. Aug 19, 1909. 4:1246. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Chas H Bryan. West End av, No 282. Extension of $21,000 mort until Jan 1, 1912, at 4½%. Dec 4, 1908. Aug 19, 1909. 4:1165. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Herman Wronkow. Pearl st, Nos 18½ and 20 and State st, No 5. Extension of $90,000 mort until Jan 1, 1912, at 5%. Jan 1, 1909. Aug 19, 1909. 1:9. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sarah L Homans. 79th st, No 181 West. Extension of $15,000 mort until Jan 1, 1914, at 4½%. June 16. Aug 19, 1909. 4:1210. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry E Jones and ano, trustees Geo F Jones. 54th st, Nos 65-67 West. Extension of $75,000 mort until June 30, 1912, at 4½%. Aug 19, 1909. 5:1270. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with David Spero and Edw Josephy. 135th st, No 219 West. Extension of $18,500 mort until Jan 1, 1912, at 4½%. Apr 27. Aug 19, 1909. 7:1941. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with PITTSBURG LIFE & TRUST CO. Broadway, Nos 1131 to 1137, s w cor 26th st, runs w 109.1 x s 98.9 x e 50 x n 10.3 x e 92.11 to w s Broadway, x n w 94.8 to beginning. Extension of $1,100,000 mort until Jan 1, 1911, at 4½%. July 12. Aug 19, 1909. 3:827. nom

Finnan, Annie F wife Edw D to TITLE GUARANTEE & TRUST CO. 113th st, No 120, s s, 235 e Park av, 19.7x100.11. Aug 17, 1909, due, &c, as per bond. 6:1640. 500

507 West 161st St Company, a corpn, to IRVING SAVINGS INSTITUTION. 161st st, Nos 505 and 507, n s, 150 w Amsterdam av, 50x99.11. Building loan. Aug 12, 5 years, 6%, until completion of buildings and thereafter 5%. Aug 13, 1909. 8:2120. 45,000

Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 13, 1909. 8:2120. ——

Fleischmann Realty & Construction Co to Edith I French as extrx Winsor P French. Audubon av, e s, 379.8 n 175th st, 80x100; Audubon av, e s, 259.10 n 175th st, 80x100. Certificate as to two morts for $3,875 each. Aug 2. Aug 13, 1909. 8:2132. ——

Faruolo, Chas R to Mathilda A Stier. Carmine st, Nos 7 and 9, n w s, 118 n e Bleecker st, runs n w 70 x s w 0.10 x n w 30.3 x s w 38 x s e 100 to st x n e 43 to beginning. P M. Prior mort $38,000. Aug 16, due Nov 1, 1910, 6%. Aug 18, 1909. 2:589. 5,000

Goldan, S Ormond to Aida Tanini-Tagliavia. 74th st, No 59, n s, 100 e Columbus av, 20x102.2. Prior mort $30,000. Aug 17, 2 years, 6%. Aug 18, 1909. 4.1127. 8,000

Same to SEAMEN'S BANK FOR SAVINGS in City of N Y. Same property. Aug 17, 5 years, 4½%. Aug 18, 1909. 4:1127. 30,000

Greif, Lillie to Minnie Cohn. Av C, No 150, e s, 68.2 n 9th st, 23.11x83. Prior mort $20,000. July 9, 3 years, 5%. Aug 13, 1909. 2:379. 1,275

Goldstein, Jennie to STATE BANK. Greene st, No 163, w s, 130.4 n Houston st, 25x100. Prior mort $50,000. July 13, installs, 6%. Aug 17, 1909. 2:524. notes 5,000

Goffe, Ella to LAWYERS TITLE INS & TRUST CO. 34th st, No 355, n s, 175 e 9th av, 18.7x98.9. Aug 16, 5 years, 5%. Aug 17, 1909. 3:758. 21,000

Golde & Cohen, a corpn, with Joseph Yeska. 105th st, Nos 239 and 241 East. Extension of $12,250 mort until Apr 1, 1911, at 6%. Aug 17, 1909. 6:1655. nom

Goldstein, Philip to Richd Grant. 118th st, No 5, n s, 127.9 w 5th av, 27.3x100.11. Prior mort $——. Aug 17, 1909, installs, 6%. 6:1717. 1,500

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Gross &Herbener, Inc, to John D Buckley and ano. Broadway, n e cor 157th st, 99.11x75. P M. July 30, due, &c, as per bond. Aug 19, 1909. 8:2116. 75,000

Gross & Herbener, Inc, to John D Buckley and ano. Broadway, s e cor 158th st, 99.11x75. P M. July 3, due, &c, as per bond. Aug 19, 1909. 8:2116. 73,000

Hayes, Thos G to BOWERY SAVINGS BANK. 129th st, No 247, n s, 462.6 w 7th av, 18.9x99.11. Aug 17, 1909, 3 years, 4½%. 7:1935. 5,000

Hayes, Thomas G to BOWERY SAVINGS BANK. 129th st, No 245, n s, 463.9 w 7th av, 18.9x99.11. Aug 17, 1909, 3 years, 4½%. 7:1935. 5,000

Holland Holding Co to Business Men's Realty Co. 156th st, s s, 100 e Broadway, 125x99.11. P M Aug 17, 1909, due Jan 1, 1911, 6%. 8:2114. 23,459.79

Husing, August to Emil Streuver. Broadway, Nos 874 and 876. Two leasehold morts, each $9,000. Aug 16, demand, 6%. Aug 17, 1909. 3:847. 18,000

Hawks, Betty M, of Yonkers, N Y to Louis Haberstroh. Park av, Nos 383 and 385, e s, 25.4 n 53d st, runs e 70 x s 25.4 to n s 53d st, No 103, x e 20 x n 100.5 x w 20 x s 25.1 x w 70 to av x s 50 to beginning. P M. Aug 12, 5 years, 4½%. Aug 17, 1909. 5:1308. 79,000

Hudson Cafe Co to Lion Brewery. Liberty st, Nos 142 and 144. Saloon lease. Aug 9, demand, 6%. Aug 13, 1909. 1:56. 6,000

Same to same. Same property. Certificate as to above mortgage. Aug 3. Aug 13, 1909. 1:56. —

Hensle Construction Co, a corpn, to The City Mortgage Co. 12th av, n e cor 134th st, runs n 49.11 x e 5.7 x n e along e s Riverside Drive as it winds — to s s 135th st, x e 74.4 x s 99.11 x e 25 x s 99.11 to n s 134th st, x w 200 to beginning, except lot, begins 5.7 e 12th av and 49.11 n 134th st, runs e 75 x n 27 x w 59.7 x n 18 to e s Riverside Drive, x s 47.8 to beginning. Building loan. Jan 20, demand, 6%. Aug 13, 1909. 7:2001. 235,000

Same to same. Same property. Certificate as to above mortgage. Jan 20. Aug 13, 1909. 7:2001. —

Hensle, Martha, of Mt Vernon, N Y, with City Mortgage Co. 12th av, n e cor 134th st, 49.11x100; 134th st, n s, 100 e 12th av, 25x99.11. Subordination agreement. Aug 10. Aug 13, 1909. 7:2001. nom

Hensle, Martha, of Mt Vernon, N Y, with City Mortgage Co. 134th st, n s, 575 w Broadway, 75x99.11. Subordination agreement. Aug 10. Aug 13, 1909. 7:2001. nom

Hornwood, Benj to Louis Cohen. Chrystie st, No 132, e s, about 100 s Delancey st, 25x100. Prior mort $22,000. July 29, 3 years, 6%. Aug 13, 1909. 2:419. 5,000

Hensle, Martha, of Mt Vernon, N Y, with City Mortgage Co. Riverside Drive, s e cor 135th st, lot begins 135th st, s s, 600 w Broadway, runs s 99.11 x w 75 x s — to point 49.11 n 134th st, x w 19.5 x n 27 x w 59.7 x n 18 to e s of Drive, x n e — to s s 135th st, x e 74.4 to beginning. Subordination agreement. Aug 10. Aug 13, 1909. 7:2001. nom

Hawks, Betty M, of Yonkers, N Y, to LAWYERS TITLE INS & TRUST CO. Park av, No 785, e s, 45.2 n 73d st, 32.4x95.11. Aug 12, due July 1, 1912, 4½%. Aug 13, 1909. 5:1408. 60,000

Holstein, Lee to Mary L Higgins. 37th st, Nos 213 to 217, n s, 180 e 3d av, 50x88.6x50.6x95.8. P M. Apr 21, due June 1, 1912, 4½%. Aug 19, 1909. 3:918. 21,000

Israel, David to Margretta E Sharp. 48th st, No 315, n s, 188 w 8th av, 18x100.5. P M. Prior mort $11,000. Aug 12, 2 years, 6%. Aug 14, 1909. 4:1039. 3,000

James, Harriet S to Boys' Club, a corpn. 38th st, No 217, n s, 167 w 7th av, 20x98.9. P M. Aug 10, 3 years, 4½%. Aug 13, 1909. 3:788. 22,000

Judis (Irving) Building & Construction Co to LAWYERS TITLE INS & TRUST CO. Amsterdam av, Nos 926 to 930, w s, 75.11 n 105th st, 75.11x100. Building loan. Aug 12, 1 year, 6%. Aug 14, 1909. 7:1877. 165,000

Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 14, 1909. 7:1877. —

Johnstone Kath M and Frances G Palmer to TITLE GUARANTEE & TRUST CO. 112th st, No 305, n s, 100 w 8th av, 16.8x100.11. June 19, due, &c, as per bond. Aug 18, 1909. 7:1847. 7,000

Kaufman, Ricka, Simon Uhlfelder and Abraham Weinberg to EMPIRE CITY SAVINGS BANK. 80th st, Nos 505 and 507, n s, 123 e Av A, two lots, each 25x102.2. Two morts, each $16,500. July 29, 3 years, 5%. Aug 18, 1909. 5:1577. 33,000

Keenan, Annie M to Protective Realty Co. Pleasant av, Nos 310 and 312, e s, 72.5 s 117th st, 28.5x98. Aug 11, 2 years, 6%. Aug 16, 1909. 6:1715. 10,000

Keenan, Annie M to Protective Realty Co. Pleasant av, No 314, e s, 50.5 s e 117th st, 22x98. Prior mort $——. Aug 11, 2 years, 6%. Aug 16, 1909. 6:1715. 10,500

Keenan, Annie M to Protective Realty Co. Pleasant av, No 308, e s, 80 n 116th st, 20.10x98. Prior mort $——. Aug 11, 2 years, 6%. Aug 16, 1909. 6:1715. 6,500

Lessem, Harry to TITLE GUARANTEE & TRUST CO. East Broadway, No 256, n s, 23 w Montgomery st, 23x56.9x23x56.6. Aug 11, due, &c, as per bond. Aug 17, 1909. 1:286. 16,000

Lewis, Dora with Clarence M Coddington. Madison st, No 348. Subordination agreement. Aug 14. Aug 17, 1909. 1:266. nom

Lewis, Israel to Clarence M Coddington. Madison st, No 348, s s, 192.11 e Scammel st, 23.6x95.3x23.6x95.1. Aug 14, due, &c, as per bond. Aug 17, 1909. 1:266. 18,000

Lekowski, Sofi to Lion Brewery. 4th st, No 14 West, s e cor Mercer st. Saloon lease. Aug 12, demand, 6%. Aug 17, 1909. 2:535. 4,711.02

Lanzet, Max to Agency Realty & Mortgage Co. 4th st, No 144, s s, 128.6 e 1st av, 34.2x96.2x33.11x96.2. Prior mort $——. Aug 17, 1909, due June 15, 1910, % as per bond. 2:431. 10,000

Levison, Amelia W with John M Mossman. 87th st, No 310 West. Extension of $15,000 mort until Aug 15, 1914, at 5%. June 23. Aug 17, 1909. 4:1248. nom

Loth, Bernard to American Swedenborg Printing & Publishing Society. Fort Washington av, w s, 100 s from n line lands Bernard Loth, runs w 217 to e s Northern av, x s 92.3 x e 219.7 to av, x n 92 to beginning. Aug 12, 3 years, 5%. Aug 13, 1909. 8:2179. 30,000

Levis, Arthur H to ALBANY SAVINGS BANK. 143d st, Nos 619 and 621, n s, 275 w Broadway, 50x99.11. Aug 18, 1909, 5 years, 4½%. 7:2090. gold 46,500

Same and Pauline Rukeyser with same. Same property. Subordination agreement. Aug 16. Aug 18, 1909. 7:2090. nom

Loewenthal, Leo to Fredk Meyer. Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 to st, x e 25 to beginning. P M. Prior mort $——. Aug 12, 2 years, 6%. Aug 13, 1909. 2:579. 10,000

LAWYERS TITLE INSURANCE & TRUST CO with Santo Reda indiv & as admr Maria Reda. 114th st, No 319, n s, 228 e 2d av, 22 x 100.11. Extension of $5,000 mort until June 30, 1914, at 5½%. July 17. Aug 17, 1909. 6:1686. nom

Lawyers Mortgage Co with Nicola Zito and Rosina Vingelli. 109th st, No 328, s s, 357 e 2d av, 25x100. Extension of mort for $15,000 to June 30, 1914, at 5%. July 19. Aug 18, 1909. 6:1680. nom

Myer, Julius to ROYAL BANK of N Y. Mangin st, No 10, e s, 75 s Broome st, 25x51.6. Assign rents to extent of $1,000. Aug 18, installs, —%. Aug 19, 1909. 2:321. 1,000

McCabe, James to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 951, e s, 66.9 n 69th st, 16.7x72.6. All title to alley in rear. Aug 19, 3 years, 4½%. Aug 19, 1909. 5:1404. 1,000

McDonnell, Annie T as extrx, &c, Michl McDonnell to Mary A McCaffery. 60th st, No 21, n s, 320 e Columbus av, 18x100.5. Aug 16, 2 years, 6%. Aug 19, 1909. 4:1113. 5,000

Maas, Chas to TITLE GUARANTEE & TRUST CO. 62d st, No 345, n s, 211 w 1st av, 17x100.5. Aug 17, due, &c, as per bond. Aug 18, 1909. 5:1437. 5,000

Moore, Grace K with Yetta and Sam'l Salzman. Av A, No 208. Extension of $14,500 mort until June 1, 1914, at 6%. Aug 16. Aug 18, 1909. nom

MUTUAL LIFE INSURANCE CO of N Y with Louis Haberstroh. 53d st, No 103, n s, 70 e Park av, 20x100.5. Extension of $6,000 mort until Nov 15, 1910, at 5%. Oct 11, 1907. Aug 17, 1909. 5:1308. nom

Merchants Distributing Co to Wm Crawford. Certificate as to chattel mortgage for $4,200 Aug 7. Aug 13, 1909. (Genl Morts.)

Mulvaney, Emma F to Otto Horwitz. 81st st, No 115, n s, 165 w Lexington av, 20x102.2. Prior mort $——. Aug 13, 1909, 1 year, 6%. 5:1510. 700

Mayer, Edwin, Elkan Holzman and James Stern as TRUSTEES with Edith L French exr Winsor P French. Audubon av, e s, 379.8 n 175th st, 80x100. Subordination agreement. Aug 2. Aug 13, 1909. 8:2132. nom

Marinus, Katharine to Annie E Medford. Madison av, No 1645, s e cor 110th st, No 52, 100.11x20. Aug 11, due Sept 15, 1911, 6%. Aug 16, 1909. 6:1615. 5,000

Munro, Henrietta E and Henry with BOWERY SAVINGS BANK. 59th st, Nos 34 and 36 West. Extension of $100,000 mortgage until Aug 1, 1912, at 4½%. Aug 16, 1909. 5:1274. nom

Mundorff, George to GERMAN SAVINGS BANK N Y. 91st st, No 162, s s, 191.8 w 3d av, 33.4x100.8. Aug 17, 1909, 3 years, 4½%. 32,000

McManus, Charles E to Wm W Astor, of London, Eng. 108th st, n s, 125 e Broadway, 75x100.11. P M. July 27, due Aug 16, 1912, 5%. Aug 17, 1909. 7:1880. 50,000

McManus, Chas E to Wm W Astor, of London, Eng. Broadway, Nos 2800 to 2806, n e cor 108th st, 100.11x125. P M. July 27, due Aug 16, 1912, 5%. Aug 17, 1909. 7:1880. 185,000

Meyers, Louis to Aaron Goodman. Houston st, No 303, s s, 54 e Clinton st, 18x70. Prior mort $——. Aug 11, 1 year, 6%. Aug 17, 1909. 2:350. 10,000

N Y LIFE INS & TRUST CO with Isaac Sakolski. 108th st, Nos 302 and 304 East. Extension of $30,000 mort until Aug 13, 1914, at 4½%. Aug 13, 1909. 6:1679. nom

Nulle, Julius to Gottlob F Schule. 48th st, No 506, s s, 125 w 10th av, 25x100.5. Leasehold. Aug 11, 5 years, 5½%. Aug 13, 1909. 4:1076. 5,000

Nevelson-Goldberg Realty Co to Vito A Pittaro. 115th st, No 77, n s, 53 w Park av, 37x76.10. P M. Prior mort $26,250. Aug 16, 3 years, 6%. Aug 17, 1909. 6:1621. 1,000

Nevelson, Goldberg Realty Co to Mishkind-Feinberg Realty Co. 98th st, Nos 142 to 146, s s, 95 e Lexington av. Two lots, each 37.6x100.11. Two P M. Morts each $4,000. Aug 16, installs, 6%. Aug 18, 1909. 6:1625. 8,000

Nevelson-Goldberg Realty Co to John Moylan and ano. 98th st, No 148, s s, 170 e Lexington av, 25x100.11; 98th st, Nos 142 and 144, s s, 95 e Lexington av, 37.6x100.11. Consent o two morts for $12,000 and $4,000, respectively. Aug 17. Aug 19, 1909. 6:1625. —

Same to same. Same property. Certificate as to two morts for $12,000 and $4,000, respectively. Aug 17. Aug 19, 1909. 6:1625. —

Nevelson-Goldberg Realty Co to Andrew C Patterson. 98th st, Nos 142 and 144, s s, 95 e Lexington av, 37.6x100.11. Prior mort $——. Aug 18, 2 years, 6%. Aug 19, 1909. 6:1625. 12,000

Nevelson-Goldberg Realty Co to John Moylan. 98th st, No 148, s s, 170 e Lexington av, 25x100.11. Prior mort $——. Aug 17, 2 years, 6%. Aug 19, 1909. 6:1625. 4,000

Olson, John E to John F Halsted et al, trus Hiram M Forrester. 75th st, No 327, n s, 256.8 w 1st av, 24.8x102.2. P M. Aug 2, due Feb 5, 1910, 5%. Aug 17, 1909. 5:1450. 10,000

Ottmann, Wm to Madeline L Ottmann. 116th st, Nos 620 to 624, s s, 325 w Broadway, 75x100.11. P M. Prior mort $200,000. Aug 16, 3 years, 6%. Aug 17, 1909. 7:1896. 60,000

Oates, Kath G to TITLE GUARANTEE & TRUST CO. 19th st, No 345, n s, 220 w 1st av, 20x92. Aug 14, due, &c, as per bond. Aug 16, 1909. 3:925. 9,000

Posner, David H, of Boston, Mass, to Henry H Jackson et al exrs Peter A H Jackson. 25th st, No 327, n s, 250 w 1st av, 25x98.9. Aug 4, 3 years, 5%. Aug 13, 1909. 3:931. 8,000

Propper, Edw to Crescent Starr Realty Co. Av A, No 1368, s e cor 73d st, No 500, 26x98. Prior mort $38,000. Aug 16, 1909, 1 year, 5%. 5:1484. 5,000

Paterno, Carolina T to Paterno Bros, a corpn. 114th st, Nos 508 and 514, s s, 100 w Amsterdam av, two lots each 75x101. Two P M morts each $27,500. Two prior morts each $165,000. Aug 16, due Sept 1, 1912, 6%. Aug 18, 1909. 7:1885. 55,000

Paterno (Michael E) Realty Co to Jos Paterno. Claremont av n w cor 116th st, —x—. Certificate as to mort for $30,000. Aug. 17. Aug 18, 1909. 7:1990. —

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Paterno (Michael E) Realty Co to Jos Paterno. Claremont av, No 15, w s, 500.6 s 119th st, runs w 64.6 x s 119.9 x e 69.4 to av x n e 119.11 to beginning. Prior mort $220,000. Aug 17, due, &c, as per bond. Aug 18, 1909. 7:1990. 30,000

Pier, Earl G to Fredk Feuring et al, exrs, &c Philip Feuring. St Nicholas av late 11th av, e s, 20 s 171st st, 75x100. P M. Aug 18, 5 years, 5%. Aug 19, 1909. 8:2127. 30,000

Rinelli, Peter and Stephen and Pietro Guardino to Sydney B Erlanger et al trustees Nathan Erlanger. Elizabeth st, No 118, e s, 149.7 n Grand st, 24.7x98.4x25x99.7. Aug 18, 5 years, 4½%. Aug 19, 1909. 2:470. 27,000

Same and Edw R Poerschke with same. Same property. Subordination agreement. Aug 12. Aug 19, 1909. 2:470. nom

Republic of Panama by Wm N Cromwell (its fiscal agent) with Max Solomon. Manhatan av, No 278, n e cor 111th st, 100.11x100. Extension of $220,000 mort until Aug 16, 1914, at 4½%. July 29. Aug 16, 1909. 7:1846. nom

Rosenthal, Chas M with Alfred M Heinsheimer et al trustees Louis A Heinsheimer for benefit David M Heyman, &c. Broadway, No 3153, w s, 203.3 s 127th st, 41.7x100. Subordination agreement. July 30. Aug 19. 1909. 7:1993. nom

Rosenthal, Chas M with Alfred M Heinsheimer et al trustees Louis A Heinsheimer for benefit Clara Rogers, &c. Broadway, No 3155, w s, 161.8 s 127th st, 41.7x100. Subordination agreement. July 30. Aug 19, 1909. 7:1993. nom

Rogers (Daniel) Construction Co to City Mortgage Co. 12th av, c l, 105 n c l 183d st, runs n 50 x e 126.3 to Broadway x s 50.5 x w 133.1 to beginning. Prior mort $45,000. Aug 17, demand, 6%. Aug 18, 1909. 8:2180. 5,000

Same to same. Same property. Certificate as to above mort. Aug 17. Aug 18, 1909. 8:2180.

Rhinelander, Chas E with EMPIRE CITY SAVINGS BANK. 80th st, Nos 507 and 509 East. Two subordination agreements. Aug 9. Aug 18, 1909. 5:1577. nom

Rollmann, John to Leo W Vogel. Amsterdam av, Nos 2113 and 2115, e s,150 n 164th st, also s e cor 165th st, 56 to 165th st, Nos 484 and 486 x 100. Prior mort $83,000. Aug 17, due May 1, 1912, 6%. Aug 18, 1909. 8:2111. 6,500

Rosentover, Chas to J Harry Alexandre. 39th st, No 319, n s, 275 e 2d av, 25x98.9. Mar 1, due July 18, 1912, 5%. Aug 16, 1909. 3:945. 3,000

Rees, R Llewelyn to Henry L Wolff. 88th st, No 324, s s, 305 w West End av, 19.11x100.8. P M. Prior mort $——. Aug 11, 2 years, 6%. Aug 13, 1909. 4:1249. 10,000

Russell, Chas M to UNION TRUST CO of N Y. Vesey st, Nos 32 and 34, n w cor Church st, Nos 74 to 78, on map Nos 74 to 80, 50x100. P M. July 20, due Aug 13, 1914, 4½%. Aug 14, 1909. 1:86. 195,000

Same to Robert B Moorehead. Same property. Prior mort $195,000. Aug 13, 3 years, 6%. Aug 14, 1909. 1:86. 60,000

Rabiner, Meyer and Abraham J with TITLE GUARANTEE & TRUST CO. East Broadway, No 256, n s, 23 w Montgomery st, 23x56.9x23x56.6. Subordination agreement. Aug 16. Aug 17, 1909. 1:286. nom

St Paul's Construction Co to Lawyers Realty Co. Riverside Drive, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning. Aug 13, 1909, 3 years, % as per bond. 7:1994. 140,000

Same to same. Same property. Certificate as to above mortgage. Aug 13, 1909. 7:1994. nom

Same to North American Mortgage Co. Same property. Prior mort $140,000. Aug 13, 1909, due, &c, as per bond. 7:1994. 25,000

Same to same. Same property. Certificate as to above mortgage. Aug 13, 1909. 7:1994.

St Pauls Construction Co and Marcy Realty Co with North American Mortgage Co. Riverside Drive, e s, 452.2 s 127th st, 80x —. Subordination agreement. Aug 13. Aug 18, 1909. 7:1994. nom

Same with Lawyers Realty Co. Same property. Subordination agreement. Aug 13. Aug 18, 1909. 7:1994. nom

Sorge, Filomena, wife of and Antonio to TITLE GUARANTEE & TRUST CO. 1st av, No 2057, w s, 75.6 n 106th st, 25.6x85.6. Aug 13, due, &c, as per bond. Aug 14, 1909. 6:1678. 16,000

Schwarz, Fredk A O with Ernest A Steilen. 104th st, No 60 West. Extension of $35,000 mort until Aug 9, 1912, at 5%. July 7. Aug 14, 1909. 7:1839. nom

Schlesinger, Leo to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Jersey st, No 1, n w cor Lafayette st, Nos 294 to 298, runs n 65.4 x w 10.4 x s 20.6 x w 73.1 to Crosby st, Nos 129 and 131, x s 41.7 to Jersey st, x e 84.2 to beginning. Aug 12, 5 years, 4½%. Aug 13, 1909. 2:510. 67,500

S & L Construction Co to TITLE GUARANTEE & TRUST CO. Certificate as to mortgage for $9,250 covering property in 5th Ward. B of Q. Aug 10. Aug 16, 1909.

Sadowsky, Reuben with Clarence M Coddington. Madison st, No 348. Subordination agreement. Aug 13. Aug 17, 1909. 1:266. nom

Sattler, Bertha and Geo Mundorff with GERMAN SAVINGS BANK. 91st st, No 162 East. Subordination agreement. Aug 17, 1909. 5:1519. nom

Stewart, Mary M with Lasette & Murphy, a corpn. 92d st, No 68, s s, 164.4 e Columbus av, 20x100.8. Agreement and guarantee as to payment of claim against Wm R and James M Stewart for 75% of $11,870, being $8,917.50 at 6%, in connection with premises on n e cor Riverside Drive and 84th st. Aug 7. Aug 17, 1909. 4:1205. nom

Slingermann, Rynear J to Geo Hauser. 131st st, No 517, n s, 200 w Amsterdam av, 25x99.11. Prior mort $——. July 30, 5 years, 5%. Aug 17, 1909. 7:1986. 15,700

Tannenbaum, Isidore to Geo B Hayes. 120th st, No 309, n s, 175 w 8th av, 25x100.11. Prior mort $——. Aug 16, 2 years, 6%. Aug 19, 1909. 7:1947. 2,000

Valentine, Mitchel with Louis Starr. 114th st, No 37, n s, 495 w 5th av, 25x100.11. Extension of mort for $20,000 to July 18, 1912, —%. Aug 19, 1909. 6:1598. nom

Werdenschlag, David to West Side Construction Co. 143d st, No 511, n s, 454.2 e Broadway, 70.10x99.11. P M. Prior mort $——. Aug 16, 2 years, 6%. Aug 17, 1909. 7:2075. 20,000

Wieser, Beatrice R to Geo H Storm. 84th st, No 146, s s, 306.1 w 3d av, 26.1x102.2. Prior mort $14,000. June 18, due, &c, as per bond. Aug 17, 1909. 5:1512. 2,000

Whitman, Francis J to Madeline L Ottmann. St Nicholas av, Nos 281 to 287, n w cor 124th st,, No. 351, runs n 100.11 x w 118 x s 71.10 to Hancock pl, Nos 1 to 5 x s e 63 to st x e 62 to beginning. Prior mort $180,000. Aug 12, 2 years, 6%. Aug 18, 1909. 7:1951. 50,000

West Side Impt Co to TRUST CO OF AMERICA as trustee Beulah C Brown. Albany st, No 22, s w s, 65.11 s e West st, runs s w 58 x s e 18.4 x n e 58 to Albany st x — 18.4 to beginning. Prior mort $28,000. Aug 14, 3 years, 6%. Aug 19, 1909. 1:55. 5,000

Young Realty & Construction Co to N Y Protestant Episcopal Public School. 144th st, s s, 462.6 e Broadway, 87.6x99.11. Aug 18, 5 years, 5%. Aug 19, 1909. 7:2075. 125,000

Same to same. Same property. Certificate as to above mort. Aug 18. Aug 19, 1909. 7:2075.

Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 550 e Broadway, 100x99.11. Aug 18, 5 years, 5%. Aug 19, 1909. 7:2075. 140,000

Same to same. Same property. Certificate as to above mort. Aug 18. Aug 19, 1909. 7:2075.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Angeloro, Andrea and Raffaele to Edw Brennan. Maple st, e s, lot 98 map New Village Jerome, 25x100. Aug 10, 5 years, 6%. Aug 17, 1909. 3,000

*Ambas, Elizabeth to Susan H Rudd. Lot 206 map land Estate Jos Husson at Clason Point, 25x100. Aug 16, 3 years, 6%. Aug 17, 1909. 500

Armstrong, Jane, Lily W Stengel and Mary B Nichols, the widow and two daughters of John D Armstrong, decd, to HARLEM SAVINGS BANK. Morris av, n w cor Kingsbridge road, new line, runs n 121.9 x w 110 x s — to said road old line x s e 44.6 to said road, new line, x e 70.5 to beginning. Aug 19, 1909, 3 years, 5%. 12:3317. 10,000

Battista, Salvatore, Christoforo Cozzolino and Vincenzo Procario to Caroline S Fellowes. 151st st, n s, 200 w Morris av, runs n 118.2 x w 50 x s 18.3 x w 25 x s 100 to st x e 75 to beginning. July 6, 2 years, 5½%. Aug19, 1909. 9:2441. 11,000

*Blass, Gustave to Jos E Dutey. Carpenter av, w s, 174.6 s 226th st, 24.9x105. July 1, due, &c, as per bond. Aug 18, 1909. 1,000

Bedford Park Construction Co to DOLLAR SAVINGS BANK. Villa av, w s, 559.11 n Southern Boulevard, 73.2x—x155.6x 136.9. Aug 18, 1909, 3 years, 5%. 12:3321. 9,000

Same to same. Same property. Certificate as to above mort. Aug 18, 1909. 12:3321.

Boehm, Alex to Jos Goldstein. 3d av, No 4169, n w cor 176th st, No 515, 30x98.10x30x100. P M. Prior mort $18,000. Aug 17, installs, 5%. Aug 18, 1909. 11:2924. 13,000

*Bezouska, Ernest A to German Real Estate Co. Morris Park av, s s, 100 e Adams st, and being lot 5 map Van Nest Park, except part for Morris Park av, 25x100. Prior mort $3,200. Aug 7, due, &c, as per bond. Aug 13, 1909. 2,650

Broad Realty Co to Emily D Barr. Irvine st, No 893, w s, 89.4 s Garrison av, 20x50. June 15, 5 years, 5½%. Aug 14, 1909. 10:2761. 5,500

Same to same. Same property. Certificate as to above mortgage. Aug 13. Aug 14, 1909. 10:2761.

*Bousha, Louis to German Real Estate Co. Augusta pl, e s, 164.1 n Eastern Boulevard, and being lots 31 and 32 map Flanagan Estate, Throggs Neck, 50x100. July 3, due, &c, as per bond. Aug 13, 1909. 340

Beaton, Walter O with LAWYERS TITLE INS & TRUST CO. Stebbins av, Nos 1177 and 1179. Two agreements as to share ownership in two mortgages. Aug 11. Aug 16, 1909. 10:2693. nom

*Bickhardt, Peter to Annie Heil. Dudley av, s w cor Mapes av, 25x100, and being lot 85 map Harrington Estate, Westchester. July 1, 3 years, 5%. Aug 16, 1909. 650

*Bieneck, Hans to Grace L Hoffman. Gleason av, n s, 25 e Bolton av or 174th st, 25x100, and being lot 109 amended map (No 1081) of Gleason property. Aug 2, due July 1, 1914, 5%. Aug 16, 1909. 3,500

Berg, Henry to Andrew Dugan. Clinton av, No 1347, w s, 195.7 s Jefferson st, 25x137.6x25x137.5. Aug 14, 3 years, 5%. Aug 17, 1909. 11:2933. 6,000

Brown, Margt M to EMIGRANT INDUSTRIAL SAVINGS BANK. Ryer av, w s, 520.1 n Burnside av. 22.11x119.3x25.11x123.9. Aug 17, 1909, 3 years, 5%. 11:3149 and 3156. 3,000

Banks, David, Robt C Rathbone and Rollin M Morgan as trustees of Kane Lodge No 454 F & A Masons with Harry B Cutner, Grand av, e s, 357.8*s Burnside av, 25x90. Extension of $6,000 mort until Oct 26, 1912, at 5%. Aug 4. Aug 17, 1909. 11:2870. nom

Corbett, James C and Honora M to Frederick Dillemuth, Jr. 161st st, former No 629 East (William st), n e s, 218 s e Cortlandt av, 25x100.5, except part for st. Prior mort $2,500. Aug 12, due Sept 17, 1911, 5½%. Aug 14, 1909. 9:2408. gold 1,500

Cerlian, Louis F to John B Dosso. Manida st, w s, 150 s Spofford av, 25x100. P M. Prior mort $4,500. Aug 16, 2 years, 5½%. Aug 17, 1909. 10:2768. 1,500

Corbett, James C and Honora M with Frederick Dillemuth, Jr. 161st st late William st, n e s, 218 s e Cortlandt av, 25x100.5. Extension of two morts for total of $4,000 to Jan 1, 1912, at 5½%. Aug 12. Aug 13, 1909. 9:2408. nom

Cipriani Realty & Construction Co to Alicia Stuart. Hughes av, w s, 203 s Pelham av, 50x87.6. Aug 16, 5 years, 5½%. Aug 17, 1909. 11:3078. 23,500

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Cucurullo, Joseph J, of Brooklyn, N Y, to Van Mater Stilwell. Aqueduct av East, e s, 133.9 s 184th st, 16.2x79.1x16x76.6. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 149.11 s 184th st, 16.2x81.8 x16x79.1. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 166.1 s 184th st, 16.2x84.3 x16x81.8. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 182.4 s 184th st, 16.2x86.10 x16x84.3. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Same to same. Aqueduct av East, e s, 198.6 s 184th st, 30.11x94.8 7.2x86.10. Aug 1, due May 1, 1911, 6%. Aug 19, 1909. 11:3209. 2,250

Cipriani Realty & Construction Co to Ailcia Stuart. Hughes av, w s, 203 s Pelham av, 50x87.6. Certificate as to mort for $23,500. Aug 16. Aug 18, 1909. 11:3078. —

*Cleary, James H to Ella A Butler. Theriot av, w s, 175 n Gleason av, 25x100. Aug 18, due Jan 1, 1915, 5%. Aug 18, 1909. 4,000

Devine, James J to TITLE GUARANTEE & TRUST CO. 156th st, No 418, s s, 245 w Elton av, 25x100; except part for st. Aug 18, 1909, due, &c, as per bond. 9:2377. 2,300

*Donovan, John J to Hugh Doon. Doon av, w s, 275 s Jefferson av, 25x100. July 24, due Oct 24, 1909, 6%. Aug 18, 1909. 300

*Del Negro, Luca to Minna Knoch. Plot begins 240 e White Plains rd at point 420 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Aug 12, due, &c, as per bond. Aug 18, 1909. 4,000

*Same to same. Same property. Prior mort $4,000. Aug 12, due, &c, as per bond. Aug 18, 1909. 1,000

*De Carlo, Filomena to Frank Gass. 215th st, late 1st av, s s, 325 e Maple st, 25x125, and being lot 111 map New Village Jerome. Aug 5, due, &c, as per bond. Aug 16, 1909. 3,500

*Early, Margt to Hudson P Rose Co. Crosby av, e s, 75 s Waterbury av, 25x100. P M. Nov 24, 1908, 3 years, 5½%. Aug 14, 1909. 440

Elviel Realty Co to Emma C Weick as committee Albert Weick. Bryant av, w s, 20 s Jennings st, 20x100. Aug 16, 5 years, 5%. Aug 17, 1909. 11:2994. 8,500

Same to same. Same property. Certificate as to above mort. Aug 5. Aug 17, 1909. 11:2994. —

*First Van Nest Hebrew Congregation to Frank Gass. Garfield st, e s, 100 n Columbus av, 25x100. Aug 14, due, &c, as per bond. Aug 17, 1909. 3,000

*Flynn, Thomas to THE BRONX SAVINGS BANK. Taylor av, w s, 225 s Columbus av, except part for av, 50x100. Aug 18, due, &c, as per bond. Aug 19, 1909. 1,000

Fox, Peter to Michael Regan. Clinton av, w s, 30.11 n 170th st, 37.6x100x37.7x100. Aug 17, 5 years, 5%. Aug 18, 1909. 11:2936. 28,000

Frankfort, Simon to NORTH SIDE SAVINGS BANK. Crotona av, No 1415, w s, 115.5 n 170th st, 25x111.7x24.1x122.5. July 27, 1 year, 5%. Aug 18, 1909. 11:2936. 5,000

Frost, Edward H as receiver with Harry B Cutner. Grand av, e s, 407.8 s Burnside av, 25x90. Extension of $6,000 mort until Oct 13, 1912 at 5%. Aug 17, 1909. 11:2870. nom

Galligan, Bartholomew F to Joseph Kuhn. Webster av, No 1510, e s, 47.1 n 171st st, 25x99.3, to w s Mill brook, x25x97.11. Prior mort $6,000. Aug 12, 2 years, 5%. Aug 13, 1909. 11:-2896. 1,800

Gibson, Montgomery to Leita M wife Edw D White. Road leading from McComb's Dam to Fordham Corners, at s s land now or late Lewis G Morris, runs s w 365 x s w 116 x n w 2,340 to Harlem River, x n e 515 x s e 1,980 to beginning, contains 22 579-1,000 acres; land under water, begins at common high water mark on East Shore Harlem River, adj land L G Morris, runs s w 515 x s w 30 x n w 300 to pier line established by Harbor Commissioners of N Y, x n e 280 and 250 x s e 460 to beginning, contains 4 59-100 acres, except parts taken for Croton Aqueduct, and avs, &c; also except part conveyed to N Y C & H R R R Co and to Clarke G Dailey, 1-27 part of. All title, &c. Aug 12, 3 years, 5%. Aug 13, 1909. 11:2876, 2877, 2878, 2880, 2882, 2884 and 2885. 1,100

Guidone & Galardi Co to Fettretch, Silkman & Seybel. Lots 14, 15, 22 and 23, parcel 22, map subdivision Estate Wm B Ogden at Highbridge, filed May 24, 1907. Certificate as to mortgage for $6,000. July 30. Aug 16, 1909. 9:2536. —

Gilmartin, Thomas to HARLEM SAVINGS BANK. Hughes av (Jefferson av), e s, 175 n Tremont av, late Locust av, 24x100, except part for Hughes av. Aug 17, 1909, 3 years, 5%. 11:3079. 4,500

Gorsch, Sophia to Carl Ernst. Spofford av, n s, 250 w Brown av, 44.6x120.6x6.6x100. Prior mort $—. Aug 16, due Feb 16, 1910, 6%. Aug 17, 1909. 10:2737. 1,000

*Gundersen, Bendikte S to Geo Hauser. McDonald st, n s, 282 e Eastchester rd, 25x100. Aug 14, 1 year, 6%. Aug 17, 1909. 1,000

Gaffney (J C) Construction Co, a corpn to Margaret Knox. Simpson st, w s, 284.10 s 167th st, 75x100. Prior morts $7,500. Aug 12, due Feb 1, 1910, 6%. Aug 18, 1909. 10:2726. 6,000

Same to same. Same property. Certificate as to above mort. Aug 12. Aug 18, 1909. 10:2726. —

Grannis, Kate to Morris Lazar. 134th st, No 601, n s, 300 e St Anns av, 25x200 to 135th st, No 598. Prior mort $16,700. Aug 17, 2 years, 6%. Aug 18, 1909. 10:2547. 3,000

Grummon, Gertrude I, wife of Josiah D to Fanny Mandelbaum. 139th st, No 408, s s, 70 e Willis av, 16.3x100.; 139th st, No 473, n s, 700 e Willis av, 16.8x100; 139th st, No 479, n s, 733.4 e Willis av, 16.8x100; 141st st, No 419, n s, 216.8 e Willis av, 16.8x100; 141st st, No 457, n s, 568.9 e Willis av, 18.9x100; 142d st, No 428, s s, 275 e Willis av, 15x100; 138th st, No 417, n s, 151.3 e Willis av, 16.3x100; Willis av, No 370, e s, 139 n 142d st, 20x100. Prior mort $43,000. Aug 18, due April 18, 1910, 6%. Aug 18, 1909. 9:2283-2284-2286 and 2287. 3,000

Ginsburger, Emil to Ebling Brewing Co. Prospect av, w s, 75 n 183d st, 25x95. July 30, demand, —%. Aug 18, 1909. 11:3102. 500

*Gass, Frank with Felix De Canio and ano. Lots 42 to 44, amended map No 277 of 126 lots, being a subdivision of plot 23, Map Clasons Point. Agreement as to apportionment of mort. Aug 13. Aug 18, 1909. —

*Gottschall, Jakobine to Nicholas Saner. Plot begins 340 e White Plains rd at point 170 n along same from Morris Park av, rune e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Prior mort $4,000. Aug 17, due Feb 17, 1912, 6%. Aug 18, 1909. 800

Grossmann, Julius to DOLLAR SAVINGS BANK of City N Y. Decatur av, w s, about 59 s 193d st, 50x—. Aug 19, 1909, due Dec 1, 1912, 5%. 12:3275. 35,000

Hart, James J to NORTH SIDE SAVINGS BANK. Fox st, w s, 479 s 167th st, 25x100. Aug 17, 1 year, 5%. Aug 19, 1909. 10:2717. 5,000

Hoffmann, Philipp to Hans F N Truelsen. Mohegan av, s e s, 99 from n e s 179th st, runs s e 150 x n e 66 x n w 150 to av x s w 66.1 to beginning. P M. Prior mort $4,000. Aug 12, 1 year, 6%. Aug 13, 1909. 11:3123. 3,250

*Haese, Carl to HARLEM SAVINGS BANK. Ft Schuyler rd, e s, 30.6 s Harrington av, 25.5x109.9x25x114.7. Aug 17, 1909, 3 years, 5%. 5,000

*Hoctor, Anna M to Mary B M Lawrence. Washington av, n e s, 132 s West Farms road, 75x100. Aug 14, 1909, 3 years, 6%. 600

Jaffe, Barnet with Bridget Hayes. Brook av, No 1514, e s, 100 n 171st st, 25x100.11. Extension of mort for $11,000 to Sept 19, 1912. 6%. Aug 12. Aug 17, 1909. 11:2895. nom

*Keller, Caroline to Sydney A Symes. Boston Turnpike, s s, 272.10 e land L B Holler, runs n e 165 to s w cor Boston Turnpike and Reed's Mill rd x s w 112.1 and 12.7 and 18.7 and 51.1 and 45.8 and 14.8 and 48 and 82.11 and 107.11 and 5.5 x s e 50 x s w 49.6 x s w 49.4 and 59.8 and 20.5 and 18.2 and 19.6 and 30.8 and 19.8 x n e 736.9 to beginning, Eastchester. Mar 4, 5 years, 6%. Aug 17, 1909. 1,100

*Kligerman, Jeanette to Fannie S Chew. 220th st, s s, 255 e 4th av, and being e ½ lot 358 map Wakefield, 50x114. Mort $2,966.68. Aug 14, due July 1, 1911, 6%. Aug 16, 1909. 1,000

Krabo, Marie and Johanna Ernst to Chas Krabo. Vyse av, e s, 207 s 180th st, 35x112.5x35x112.11. Prior mort $18,000. July 29, 2 years, 6%. Aug 14, 1909. 11:3132. 2,500

Krabo, Marie and Johanna R Ernst to Chas Krabo. Vyse av, e s, 242 s 180th st, 35x111.10x35.2x112.5. Prior mort $18,000. July 29, 2 years, 6%. Aug 14, 1909. 11:3132. 2,500

*Kopschovsky, Annie to Paul Armitage. Sheil st, s s, 100 w 6th av and being lots 816 and 817 map Laconia Park, 50x100. Prior mort $—. Aug 18, 1 year, 6%. Aug 19, 1909. 600

*Kessler, Louis to Edgar Ferris. Poplar st, s s, 277.2 e Forest st, 25.2x112.11x25x111.8, Westchester. Aug 12, due Sept 1, 1914, 6%. Aug 18, 1909. 3,000

Koch, Louise to HARLEM SAVINGS BANK. Valentine av, s e cor 204th st, 22.9x52.4x33.9x53.5. Aug 18, 1909, 3 years, 5%. 12:3309. 6,000

Kingston Securities Co to WASHINGTON SAVINGS BANK. Webster av, 1,000 n e Woodlawn road, 50x81.11x50x83.5. April 8, 2 years, 6%. Aug 18, 1909. 12:3357. 15,000

La Velle, Lewis V with Emma C Weick committee Albert Weick. Bryant av, s w cor Jennings st, 100x100. Subordination agreement. Aug 16. Aug 17, 1909. 11:2994. nom

LAWYERS TITLE INS & TRUST CO with Steinmetz Construction Co. Vyse av, w s, 150 n 172d st, three lots, each 25x100. Extension of three morts for $5,750 each to Aug 3, 1912, at 5%. Aug 3. Aug 16, 1909. 11:2989. nom

*Luke, Joseph C and Eugene Bauer to Chas F W A Mueller et al. Jefferson st (Wallace av), s w cor Columbus (Van Nest) av, 100x25. Aug 13, due, as per bond, 5½%. Aug 16, 1909. 4,500

Lahr, Appolonia with LAWYERS TITLE INS & TRUST CO. Bryant av, w s, 80 s Jennings st, 20x100. Agreement as to ownership in bond and mortgage. Aug 5. Aug 16, 1909. 11:-2994. nom

LAWYERS TITLE INS & TRUST CO with John and Caroline Damm. Crotona Park South, s s, 75 w Clinton av, runs s 96.1 x w 25.4 x s 16.6 x w 15.1 x n 106.8 to Crotona Park South, x e 40.11 to beginning. Extension of $27,000 mort until Aug 10, 1914, at 6%. Aug 10. Aug 18, 1909. 11:2936. nom

Same with same. Crotona Park South, s s, 115.11 w Clinton av, runs s 106.8 x w 40.3 x n 15 x w 1 x n 85.6 to Crotona Park South x e 41.5 to beginning. Extension of $30,000 mort until Aug 10, 1914, at 6%. Aug 10. Aug 18, 1909. 11:2936. nom

Lazar, Morris with Carrie Lazar. Irvine st, No 886. Extension of $2,500 mort until Aug 17, 1912, at 6%. Aug 17. Aug 18, 1909. 10:2761. nom

*Lucchese, Salvatore to Frank White. Gleason av, s s, 75 w 173d st, 25x106.8. P M. Aug 19, 1909, due, &c, as per bond. 500

Levy, L Napoleon with Matilda S Jones and Lottie Moynihan extrxs, &c, Thomas O'Connell. 3d av, w s, 50 n 183d st, 75x 119.11x irreg x97. Agreement not to enter judgment against parties 2d part in foreclosure suit for any deficiency and relieve from personal liability, &c. Aug 13. Aug 19, 1909. 11:-3052. nom

McGowan & Connolly Co to Manhattan Mortgage Co. Concord av, n w cor 151st st, 100x46. Prior mort $—. Aug 17, due, &c, as per bond. Aug 18, 1909. 10:2643. 8,400

McGowan & Connolly Co to Manhattan Mortgage Co. Concord av, n w cor 151st st, 100x46. Certificate as to mort for $8,400. Aug 17. Aug 18, 1909. 10:2643. —

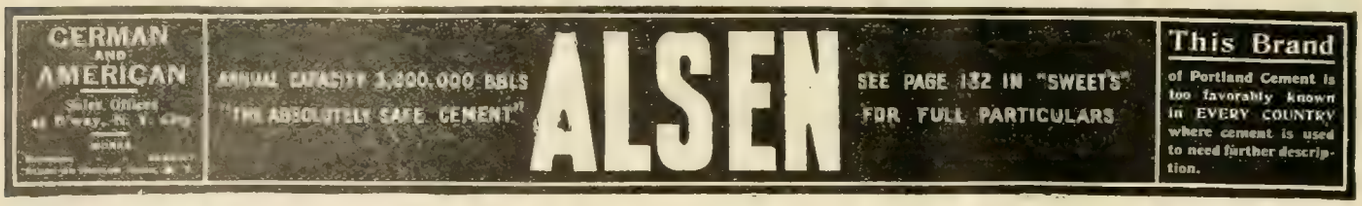
*Mallett, Wm A to John Binns. St Peters av (Union av), n e s, 50 n w (Glebe av) New Haven R R av, 101x—x97x87, Westchester. P M. July 24, 3 years, 5%. Aug 18, 1909. 4,000

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Murphy, Wm X to Lambert G Majes. Lots 15 and 16, map (No 12531) of 25 lots Cornell Estate, 24th Ward P M Aug 12, 3 years, 5% Aug 13, 1909. 525

Mullen, Jeremiah J to Thos F Byrne and ano, Lincoln av, s w cor 135th st, 26.1x105.10 to e s 3d av and 26.10x99.9, ½ part. Aug 11, 1 year, 6% Aug 13, 1909. 9:2318. 2,000

*Miller, Wm D to Martha A Garrison. 241st st, n s, 25 e Marian av, 25x100. Aug 13, due, &c, as per bond. Aug 14, 1909. 2,500

*Mink, Adam to Henry Dannenfelser. 12th st, n s, 330 w Av B, 25x108. July 1, 5 years, 5½%. Aug 14, 1909. 4,000

Moitrier, Louise J, of Hartsdale, N Y, with LAWYERS TITLE INS & TRUST CO. Bryant av, w s, 60 s Jennings st, 20x100. Agreement as to ownership in bond and mortgage. Aug 5. Aug 16, 1909. 11:2994. nom

Moitrier, Louise J with LAWYERS TITLE INS & TRUST CO. Bryant av, w s, 40 s Jennings st, 20x100. Agreement as to share ownership of mortgage. Aug 16, 1909. 11:2994. nom

*Meissner, Henry to Wm Meissner. Holland av, e s, 100 s Morris Park av, 25x100. Aug 13, 3 years, 4%. Aug 16, 1909. 3,000

Mahler, Gustava, wife of and David to James M Tully, exr Rose M O'Neil. Hughes av, s e s, in blk bet Tremont av and 179th st and being lot 197 map Saml Ryer Homestead, 25x100, except part for Hughes av. Aug 12, due, &c, as per bond. Aug 13, 1909. 11:3079. 5,000

Nevelson-Goldberg Realty Co to Consolidated Industrial Co. 3d av, Nos 4284 and 4288. Assign rents to secure $5,000. Aug 12, due June 12, 1910, —%. Aug 13, 1909. 11:3061. nom

Nevelson-Goldberg Realty Co to Consolidated Industrial Co. 3d av, e s, 205.2 n 178th st, 100x108.1x99.10x104. Prior mort $45,000. Aug 12, installs, 6%. Aug 13, 1909. 11:3061. 5,000

Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 13, 1909. 11:3061. —

*O'Dea, John to Ida C Butterworth. Amundson av, e s, 100 n Nelson av, 25x100. P M. Prior mort $1,800. Aug 12, due, &c, as per bond. Aug 14, 1909. 700

O'Connell, Maurice J to Isabelle Camp. 184th st, No 378 East, s s, 83.4 w Davidson av, 16.8x80. Aug 1, 1 year, 6%. Aug 13, 1909. 11:3198. 1,000

Onyx Realty & Construction Co to Chas Voit. Courtlandt av, Nos 719 and 721, n w cor 155th st, 50x100. Prior mort $40,000 Aug 10, 1 year, 6%. Aug 16, 1909. 9:2415. 10,000

Same and Evelin or Evelyn D Hart with same. Same property. Subordination agreement. Aug 13. Aug 16, 1909. 9:2415. nom

Onyx Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. Courtlandt av, Nos 719 and 721, n w cor 155th st, 50x99.7. Building loan. Aug 14, due Aug 10, 1910, 6%. Aug 16, 1909. 9:2415. 40,000

Same to same. Same property. Certificate as to above mortgage. Aug 10. Aug 16, 1909. 9:2415. —

Same to Charles Voit. Same property. Certificate as to mortgage for $10,000. Aug 10. Aug 16, 1909. 9:2415. —

Same and Evelin or Evelyn D Hart with LAWYERS TITLE INS & TRUST CO. Same property. Subordination agreement of mort for $5,750 to mortgage for $40,000. Aug 14. Aug 16, 1909. 9:2415. nom

*O'Brien, Dennis to Chas Dettner. Kinsella av, s s, 101.4 w Bronxdale av, s s, 101.4 w Bronxdale av, 50x100. Aug 16, due Jan 1, 1913, 5%. Aug 18, 1909. 3,000

*O'Rourke, Chas to Amory Elliot and ano, exrs &c Rollin H Lynde. Theriot av, w s, 150 n Gleason av, 25x100. Aug 18, 1909, due Aug 1, 1914, 5%. 4,000

Price, Fraser P to Katherine Scheid, guardian Jos L Harer and ano. 173d st, No 417 old No 681, n s, about 140 e Webster av and at n w cor former Brook st, 16.8x89x16.8x88.2. Mar 1, 2 years, 5%. Aug 18, 1909. 11:2898. 4,000

Pascucci, Michele to Edith L Anderson. Cambreling av, n w s, 173.7 n e Pelham av, 23x100. July 12, 3 years, 5%. Aug 18, 1909. 12:3273. 4,000

Purcell, John Mto Cath E Purcell. Marion av, s e s, at n e s 184th st, runs n e 22 x s e 127.6 x s w 25 x n w 105 to st x n w — to beginning. July 1, 3 years, 6%. Aug 19, 1909. 11:3024. 700

*Pieschel, Paul to Delphine Gamache. Taylor st, w s, 225 s Morris Park av, except part for st. Prior mort $5,500. Aug 19, 1909, installs, $50 monthly, 6%. 500

*Pfund, Hippolit to Steinmetz Construction Co. Vyse av, w s, 175 n 172d st, 25x100. P M. Prior mort $5,750. Aug 12, 2 years, 6%. Aug 13, 1909. 11:2989. 2,250

Potter, Charles H with Clifford C Goodwin. North st, No 3. Extension of $6,000 mort until Sept 1, 1913, at 5%. Aug 17, 1909. 11:3198. nom

Quinlan, Ellen M to John and Mathias Haffen. Whitlock av, s e s, 178.10 n e Leggett av, 50x115.3x50.7x104.10. Aug 12, 1 year, 5½%. Aug 14, 1909. 10:2730. 2,500

Riley & Loughney Realty Co to Fredk J Riehm. Woodlawn road, e s, 26.1 n Hull av, 26.1x111.1x25x118.9. Prior mort $5,500. Aug 12, due, &c, as per bond. Aug 13, 1909. 12:3345. 1,500

Same to same. Same property. Certificate as to above mortgage. Aug 12. Aug 13, 1909. 12:3345. —

*Rushon, Eliz to Louis Hausler. 3d st, s s, 150 w Av D, 25x103, Unionport. Aug 13, 3 years, 5%. Aug 16, 1909. 500

Root, Francis S with LAWYERS TITLE INS & TRUST CO. Bryant av, s w cor Jennings st, 20x100. Agreement as to share ownership in mortgage. Aug 5. Aug 16, 1909. 11:2994. nom

Renneck, Saul to Jacob Marx. Mt Hope pl, No 26, s s, 115 w Walton av, 25x125. P M. Prior mort $7,500. Aug 16, installs, 5½%. Aug 17, 1909. 11:2851. 2,500

Reid, Jos A as trus Francis Geiger with Harry B Cutner. Grand av, No 1996. Extension of $3,000 mort until July 13, 1912, at 5%. June 17. Aug 17, 1909. 11:2870. nom

Regan, Michael with Peter Fox. Clinton av, n w cor 170th st, 30.11x100x45.6x101. Agreement as to reduction of mort. Aug 17. Aug 18, 1909. 11:2936. nom

Simpson, William of New Hudson, N Y, to American Real Estate Co. Aldus st, s e cor Faile st, 21.5x445.3 to Franklin lane x 68.8 to Faile st x n 443.4 to beginning. P M. Aug 17, 5 years, 5%. Aug 18, 1909. 10:2747. 30,000

Schwarzler (A J) Co to Chas H Dilley. Clay av, e s, 75.6 s 169th st, 40.3x80. Aug 16, 5 years, 5%. Aug 18, 1909. 9:2427. 21,000

Schwarzler (A J) Co to Chas H Dilley. Clay av, e s, 75.6 s 169th st, 40.3x80. Certificate as to mort for $21,000. Aug 17. Aug 18, 1909. 9:2427. —

*Schultz, August F to Louise Lindemann. Chatterton av, No 2261 (7th st), n s, 180 w Av B, 25x100. Aug 3, due July 1, 1912, 6%. Aug 18, 1909. 1,000

Scheib, Fred H to Sarah D O'Leary. Arthur av, e s, — s 182d st and being lot 14 map Oak Tree plot, runs e 100 x n 76 to road leading from West Farms to Fordham x w 100.7 to av x s 92 to beginning, except part for Arthur av and 182d st. July 31, 1 year, 6%. Aug 18, 1909. 11:3070. 2,750

Siff, Philip with Geo H Hill. Belmont av, w s, 167.11 n 181st st, 17.11x85.11x17.10x85.9. Extension of $1,250 mort until Feb 1, 1910, at 6%. Feb 1. Aug 19, 1909. 11:3082. nom

*Schmitt, Christoph to Rebecca Fuhr. Lots 89, 90, 91, 94, 95, 96 and 97, map (No 1098) of 125 lots Ruser Estate. Aug 12, 3 years, 6%. Aug 13, 1909. 750

*Steinmetz, Amelia to Jennie Brown. Park av, w s, 350 s Lyon av, two lots, each 25x130. Two morts, each $1,000. Aug 12, 3 years, 6%. Aug 13, 1909. 2,000

*Smith, Virginia T to Daniel Ryer. Pleasant av, e s, 325 n 216th st, 25x100. Aug 1, due, &c, as per bond. Aug 13, 1909. 2,500

Stock, William to George Miller. Buchanan pl, No 33, n s, 100 e Grand av, 25x100. Aug 11, due, &c, as per bond. Aug 13, 1909. 11:3196. 4,000

*Scheffer, J Fredk to James B Kilsheimer, Jr. Waterbury av, s e cor Hobart av, 108x69.6x—21.7, and being lots 240 to 243, map 336 lots property Sisters of Charity. July 24, 1 year, 6%. Aug 16, 1909. 700

Staab, John C to Lizzie Walter. Hoe av, w s, 75 n Jennings st, 25x100. Aug 16, 5 years, 5%. Aug 17, 1909. 11:2981. 10,000

Schwarzler (A J) Co to U S SAVINGS BANK of City of N Y. Clay av, e s, 35.3 s 169th st, 40.3x80. Aug 17, 1909, 5 years, 5%. 9:2427. 21,000

Same to same. Same property. Certificate as to above mort. Aug 17, 1909. 9:2427. —

Same to same. Clay av, e s, 115.9 s 169th st, 40.3x80. Aug 17, 1909, 5 years, 5%. 9:2427. 21,000

Same to same. Same property. Certificate as to above mort. Aug 17, 1909. —

Tuetel, Magdalena and Nicholas Geiger as trus Titus Tuetel and John and Jennie Tuetel with Harry B Cutner. Grand av, No 1996. Extension of $3,500 mort until July 13, 1912, at 5%. June 17. Aug 17, 1909. 11:2870. nom

*Taylor, Walter W with Sound Realty Co. Eastchester road, n e cor Kingston av, 195 to Birch st x 100, and being lots 89 and 504, map (No 1106) of Arden property at East and Westchester. Agreement as to discontinuance for action to foreclos mortgage and cancellation of lis pendens, &c. July 31. Aug 16, 1909. nom

Theyson, Emma F to Christiana Bollmann. 135th st, No 446, s s, 466.6 e Willis av, 16x100. Prior mort $6,000. Aug 18, due, &c, as per bond. Aug 19, 1909. 9:2279. 2,500

Wahlig & Sonsin Co to Edgar S Appleby and ano. So Boulevard, e s, 200 n Jennings st, 100x100. Aug 18, 3 years, 5½%. Aug 19, 1909. 11:2981. 10,000

Same to same. Same property. Certificate as to above mort. Aug 18. Aug 19, 1909. 11:2981. —

*Weissker, Rudolph to Maurice Mayer. Classon av, s e cor Tremont av, 110x104x—x— and being lots 61, 62, 63, 64 and 65 map McGraw Estate, except part for Tremont av. Aug 18, 3 years, 5%. Aug 19, 1909. 850

Woell, John with NORTH SIDE SAVINGS BANK. Crotona av, w s, 115.5 n 170th st, 25x111.7x24.1x122.5. Subordination agreement. Aug 3. Aug 18, 1909. 11:2936. nom

Wiedhopf, Clara to John B Diho. Bristow st, n e cor 170th st, 125x100. Prior mort $75,500. Aug 12, demand, 6%. Aug 14, 1909. 11:2964. 2,000

Zwinge, Bernard to Ethel M Hart. 210th st, s w cor Reservoir Oval W, and being lot 174 map No 1103 of 181 lots Varian Estate, 25x104.9x45.4x96.1. July 10, due, &c, as per bond. Aug 14, 1909. 12:3343. 1,000

*Zuelch, John J to Adelaide Burlando. 214th st, s s, 117 w 4th av, and being lot 36 map New Village Jerome, 25x100. P M. Prior mort $——. Jan 11, due, &c, as per bond. Aug 13, 1909. 500

Zinckgraf, Louisa, of Brooklyn, N Y to LAWYERS TITLE INS & TRUST CO. 144th st, n s, 375 e Brook av, 25x100. Aug 16, 5 years, 5%. Aug 17, 1909. 9:2271. 12,500

*Zinn, Anna wife John to August Funck. Powell av, s s, lot 274 map Unionport, 100x108. Aug 17, 3 years, 6%. Aug 18, 1909. 2,000

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 12.

118th st, Nos 126 & 128 East. Irving S Dorf agt Walter J Dean; Goldfogle, Cohn & Lind, att'ys; Wm E Morris, ref. (Amt due, $8,135.17.)

Cambreleng av, n e cor 189th st, 40x— to Beaumont av. Prospect Investing Co agt Beaumont Building Co; Stephen W Collins, att'y; Joseph Ullman, ref. (Amt due, $8,675.40.)

169th st, n s, 98.1 e Shakespeare av, 26.2x78.10 x24x64.6. Herman H Schurman agt William Daly et al; John A Bowen, att'y; John J Hynes, ref. (Amt due, $6,193.33.)

132d st, Nos 52 to 60 West. Hugo E Distelhurst agt Marcus L Osk et al; Eisman, Levy, Corn & Lewine, att'ys; Moses R Ryttenberg, ref. (Amt due, $5,323.21.)

Park av, Nos 1332 & 1334. Sigmund Adler agt Samuel Pekelner et al; Max Altmayer, att'y; Joseph D Edelson, ref. (Amt due, $6,806.54.)

Grove st, n e cor Bleecker st, 117.9x47x irreg. Rosalie Hyams agt Sophia Zanderer; Hymes, Woytisek & Schaap, att'ys; Joseph R Truesdale, ref. (Amt due, $58,021.34.)

Aug. 13 and 14.

No Judgments in Foreclosure Suits filed these days.

Aug. 16.

66th st, n s, 75 w 1st av, 37.6x100.5. Samuel Wacht agt Louis J Jacoves; Phillips & Samuels, att'ys; Michael J Driscoll, ref. (Amt due, $11,205.)

Aug. 17.

No Judgments in Foreclosure Suits filed this day.

Aug. 18.

169th st, No 359 East. Thornton Bros Co agt Jennie Lampel et al; Chas E Neier, att'y; Wm J McCormick, ref. (Amt due, $1,518.16.)

LIS PENDENS.

Aug. 14.

Catherine st, Nos 53 & 55. Jacob Morrison et al agt Moses Einhorn; specific performance; att'y, W B Marx.

Aug. 16.

114th st, n s, 200 w 1st av, 25x100.10. Enrico V Pescia agt Mendel Tamor; action to impress lien; att'y, E A Isaacs.

2d av, No 1449.
1st av, Nos 1135 & 1137.
Julius Crystal agt Israel Crystal et al; action to impress lien; att'y, C H Collins.

Aug. 17.

Mapes av, s e s, lot 147, map of Village of East Tremont, Bronx. Eliza L Rowel et al agt Carrie A Dixon et al; partition; att'y, D W C Hayes.

132d st, s s, 75 w 7th av, 16.8x99.11. Grace Volk agt Madeleine Clausen; specific performance; att'ys, Fixman & Lewis.

Broadway, s w cor 108th st, 94.6x101.9. Johanna C Samuel agt Oddie & Stafford et al; ejectment proceedings etc; att'y, S Shackelford.

Edgecombe av, No 227. Otha Demelt agt Mary S Bogardus et al; partition; att'y, R S Mullen.

Aug. 18.

92d st, Nos 292 & 294 West. James Livingston Construction Co agt Thomas A Sperry; action to reform contract; att'ys, Weschler & Rothschild.

Aug. 19.

22d st, No 479 West. Harriet E Deshons agt Emily E Deshons et al (action to construe will, &c), attys, Johnston & Johnston.

Aug. 20.

Tompkins st, No 15.
Mangin st, e s, 150.4 n Broome st, 25x200.2 to Tompkins st.
Walter D Starr et al agt Chandler D Starr et al; partition; att'y, W N O'Neil.

96th st, s s, 175.4 w Amsterdam av, —x100.9.
95th st, n s, 167.10 w Amsterdam av, —x100.9.
Andrew J Skinner et al agt Adolph Behn et al; action to impress trust; att'y, L A Gould.

97th st, s s, 310 e 5th av, 28.7x100.11x irreg. Mary A Cohnfeld agt Seth M Milliken et al; admeasure dower; att'y, J P Berg.

Park Row, Nos 211 & 213. Edmund Guilbert, Arthur Guilbert et al; amended partition; att'ys, Mackenzie & Burr.

FORECLOSURE SUITS.

Aug. 14.

Lewis st, No 111. The State Bank agt Sam Schulman et al; att'y, J A Kohn.

Clay av, No 1381. Jacob Busch agt Isaac Brown et al; att'ys, Feltenstein & Rosenstein.

119th st, Nos 23 to 35 West. The State Bank agt Jacob Cohen et al; att'y, W T Kohn.

134th st, No 122 West. John M Bowers, trustee, agt Moses L Frazier et al; att'ys, Bowers & Sands.

Aug. 16.

182d st, s s, 84.3 e Washington av, 18x72.11x irreg. Lillian O Shiff et al agt Hillside Realty & Construction Co et al; att'y, B Littell.

Aug. 17.

134th st, s s, 290.6 w Lenox av, 28x99.11. Arthur J Ridley agt Moses L Frazier et al; att'ys, Bowers & Sands.

116th st, s s, 260 w Madison av, 25x100. Baruch Cohen agt Samuel Feingold et al; att'ys, Moss & Feiner.

Mangin st, No 25. Chas B Squire agt Louis Huppert et al; att'ys, Shepard & Houghton.

Lewis st, w s, 180 n Stanton st, 20x100. State Bank agt Sam Schulman et al; att'y, J A Kohn.

Madison av, No 274. City Real Estate Co agt Percy B O'Sullivan et al; amended; att'y, H Swain.

113th st, Nos 339 & 341 East. Louis C Tiffany gdn agt Abraham Norwalk et al; att'ys, De Forest Bros.

Taylor st, e s, 300 s Columbus av, 50x100; two actions. Baruch Kaufmann agt John Higgins et al; att'ys, Kendall & Herzog.

130th st, Nos 609 to 615 West. Junction Realty Co et al agt Fredericka Radle Estate; att'y, D E Goldfarb.

55th st, n s, 80 e Lexington av, 20x100.5. Alexis M Leon et al agt Harry L Topliz et al; att'y, J H Morgan.

Aug. 18.

116th st, s s, 260 w Madison av, 25x100.11. Baruch Cohen agt Samuel Feingold et al; att'y, B F Feiner.

Lots 33, 122 to 127, 137 to 140 & 227, map of Varian Estate, Bronx; seven actions. Julius Mayer agt Michael Fox et al; att'ys, Simpson, Werner & Cardozo.

111th st, No 28 East. Meister & Bache Realty Co et al agt Samuel Strausberg et al; att'ys, Engel Bros.

81st st, n s, 254.2 w 2d av, 25.5x102.2. Harris D Colt, trustee, agt Prescott Realty Co et al; att'ys, Curtis, Mallet-Prevost & Colt.

Clinton st, w s, 26.1 n 181st st, 20x99.2. Thomas Bolton agt Harry Feller et al; att'ys, Salter & Steinkamp.

50th st, s s, 81.11 e Lexington av, 18.8x100.5. Nine P Paris agt Edward L McCormick et al; att'y, De Witt, Lockman & De Witt.

111th st, No 311 West. Alcazar Realty Co agt Mella Hylkema et al; att'ys, Phillips & Samuels.

Aug. 19.

122d st, n s, 66 w Pleasant av, 17x80.11. Harmon W Hendricks et al trustees, &c, agt Nathan Cohen et al; atty, A Lyons.

122d st, s s, 83 w Pleasant av, 17x80.11. Edmund Hendricks et al agt same; atty, A Lyons.

120th st, No 137 West. Theodore McCarthy agt Caroline McCarthy et al; foreclos of mort; atty, D S Ritterband.

126th st, s s, 350 e 2d av, 41.8x99.11. Farmers Loan & Trust Co agt Rosalia Mell et al attys, Turner, Rolston & Horan.

122d st, n s, 287.11 e 1st av, 16.8x100.11. Chas A Stein agt Herman Bauman et al; atty, B E Siegelstein.

Ludlow st, No 16. Bertha Sarasohn agt Louis Herman et al; att'ys, Abraham & Sarasohn.

2d av, No 2485. Bernard Solarz agt Lena Jacobs et al; amended; atty, A A Silberberg.

114th st, No 341 East. Jacob Bloch guard agt Mendel Tamor et al; atty, M Silverstein.

Av B, s e s, intersection s w s 13th st, 29.5x 93. Maximilian Fleischmann Co agt Henry Bergman et al; attys, Jackson, Arnold & Fleischmann.

137th st, No 245 West. Benjamin Steinman et al agt Solomon K Ford; attys, Rosenthal, Steckler & Levi.

Aug. 20.

102d st, No 308 West. Amy A C Montague agt Frank H Ainsworth et al; att'ys, Earle & Russell.

127th st, n s, 118.11 w Convent av, 50x99.11. Lewis A London et al agt Arnold Realty Co et al; att'y, M Mayer.

Martha av, e s, 50 n 2d av, 25x100, Bronx. August Schaffer agt John Tillie et al; att'y, M Breunich.

Av St Nicholas, Nos 945 to 949. Empire City Savings Bank agt Edw R Cohn Realty Operating Co et al; att'y, C W Dayton, Jr.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

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14 Albers, Louis—N Y Tel Co.....$80.74
14 Adler, Philip & Emil Manneck——the same.....23.17
17 Altholz, Louis—George Liss & Co....119.33
18 Adams, Frank D—S Holzman.....10,639.15
19 Adams, Frank D—S Holzman.....10,639.15
16 Benson, Wm W H C Beck.....300.72
16 Blumenfeld, William M Rubenstein.....costs, 12.41
16 Brophy, Victor D Lehman.....7.50
16 Buttingham, Beverly M—H Petri.....45.19
16 Borgia, Albert & Philip—C F Dohen..31.82
16 Boehmer, Frederick—The John Eichler Bwg Co.....526.08
17 Boyce, Edw C & Mary L—H B Claflin Co.....62.20
17 Borchers, Henry M——the same.....27.86
17 Berdy, Louis et al—M S Brikhahn.....148.68
17 Berdy, Louis et al—M S Birkhahn.....76.70
17 Bennett, Harry M—C Eppleur.....65.09
17 Baush, Hattie G—E L Platzky et al...370.07
17 Breuer, David* & Harry—N Y Edison Co.....119.48
17 Bernstein, Samuel F Hopsh.....62.78
17 Bonner, Paul R—W Abrams.....88.60
17 Bergen, Phillip et al A Cohen.....98.37
18 Brooks, Joseph A Bonner Co.....350.27
18 Briemer, John—Ebling Brewing Co..2,021.57
18 Berkowitz, Samuel—H B Claflin Co...137.55
18 Byrne, Charles—Metropolitan Distributing & Advertising Co.....65.81
18 Beck Meyer B Wallerstein.....2,000.84
18 Bodin, Samuel et al G Hyman et al.....112.45
18 Bogart, Chas J E Gross.....94.79
18 Brockhaus, Hugo et al N Y Edison Co.....140.09
19 Brown, Chas A et al—Mutual Trust Co of Westchester Co..164.06
19 Bolton, Frank and James W M E Fox et al.....46.85
19 Beckelman, Harris—J Weil et al 2,229.26
19*Buxbaum, Lina et al—L M Hart 533.16
19 Buttomer, John et al—J J Reid 74.16
19 Brewster, Arthur A G Mitchell.....4,77.17
19 Birnie, Joseph—J Leipsiger 100.59
20 Badouh, John & Richard et al—L I Baron.....130.21
20 Barrick, Raphael—D J Allen Co.....39.86
20 Bruner, Louis N C Ice.....250.65
20 Bleiding, Louis—James Y Watkins & Son, In.....5.63
20 Berg, Carl—Fiss, Doerr & Carroll Horse Co.....1,355.18
20 Burns, Catherine—W R H Martin et al.....105.20
14 Cozzens, Leonard—Scruggs, Vandervoort & Barney Dry Goods Co.....128.17
14 Covello, Andrea—C Nucciarone 74.41
16 Clement, Maynard N, Comr—E Kane.....10.00
17 Cuddeback, Clinton G—N Y Telephone Co.....67.23
17 Caccavajo, Joseph—N Y Edison Co....20.96
17 Cody, Patrick J——the same 115.86
18 Cooper, Thomas W—F Zadek et al....268.41
18 Cunningham, Stapleton & Fowler Bros & Co.....17.61
18 Cooper, Wm A—N Y Edison Co.....26.35
18 Cooper, Thomas W—D A Schulte et al.475.00
18 Conley, Frank E—Monarch Motor Co..172.38
19 Connor, Richard L I—M Rubenstein..84.18
19 Crotty, Daniel J—Bernheim Distilling Co.....199.43
19 Corrigan, John B et al -Acker, Merrall & Condit Co..104.71
19 Cohen, Sam et al T Ice.....572.52
20 Conner, Archibald H et al—Wilson Distilling Co.....576.29
20 Colwell, Hugh—A C Smith, Jr, et al..808.65
20 Cimmett, Maurice I—C J Bueb et al..1,178.61
20 Collin, James B—S J Bloomingdale et al.....1.50
20 Conversano, Philomena gdn—H Paradise et al.....1.85
14 Duke, Geo F Mayer.....216.7
14 De La Cuba, Pedro F Mayer.....86.
16 Dempsey, Peter F Mayer.....17.64
17 Dorsel, Arthur—N Y Telephone Co.....70.00
17 Dougan, Edward F Fallon.....3.1
17 Deutsch, Samuel & Annie—H Katz et al.....574.16
18 Duffy, Frank J—Baker Voorhis & Co..22.96
18 Domberger, Frederick—N Y Edison Co..236.28
18 Dove, Edward W Wagner.....84.40
18 Drucker, Adolph et al—State Bank....155.30
19 Dozer, Conrad Fallon.....27.11
19 Devereux, Chas A et al M Gerstenberg et al.....118.40
20 Donaldson, James R—Michael Cohen & Co.....
20 Denz, Geo W—Fountain & Choate et al.....costs, 108.18
14 Engle, Alexander H Bell.....98.61
17 Edel, Ernest M—W J Salomon.....164.40
17 Epworth, Frank E Stevens.....81.70
17 Engeman, Wm A—N Y Life Ins & Trust Co et al.....240.86

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20 Enright, Florence P Parker 64.97
20 Engelhardt, Newman Ludwig Baumann & Co.....465.95
14 Fuhrman, Myer and Samuel Schaffer H Wolf 214.20
14 Finkle, S Henry—N Y Tel Co.....76.77
14 Frazier, Thomas A W Griswold et al.....7,673.96
16 Fleischman, J Henry & Thomas Mack—People, &c.....1,000.00
17 Feinman, Ellis et al A Cohen 998.37
18 Flaherty, Wm H—Sherman Brown Co.314.00
18 Fraade, Chas B—N Y Edison Co.....31.39
19 Farrelly, Stephen recvr—C A Schaeffler.....costs 118.90
19*Fitzgerald, Thomas et al—J J Reid 74.16
19 Freidel, Louis—A Snydecker ....costs 42.48
20 Freese, John C—Bonavista Stable Co.42.44
20*Fibich, Joseph et al Standard Oil Co of N Y 33.31
20 Frelloehr, Julius et al—H F Sheldon..114.64
20 Fitzgerald, James J—S Colahan....2,358.17
20 Fredericks, August—S Ruppin 157 15
14 Gottsegen, Louis—M S Arrue 131.06
17*Goldenberg, Michael et al—N Y Edison Co. 24.24
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18 Gould, Joshua M—G Zillmann 61.38
18 Greenberg, Henry—N Y Edison Co.....20.14
18 Grazioli, Vincent et al——the same...140.09
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19 Goldman, Samuel et al—M H Westin et al 93.35
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19 Glass, Hyman et al—State Bank 941.65
19 Goldstein, Charles & Benjamin P D Shapiro et al.....204.41
19 Gorham, John M—Watts-Woodward Press 292.16
19 Garides, George—Crandall & Godley Co.....265.52
19 Gallup, Frank——the same.....130.80
20 Gindlach, Frederick H Frederick F Ingram & Co.....28.27
20 Greenberg, Louis—D J Allen Co.....45.11
20 Giamotta, Louis—Brina Mfg & Importing Co.....costs, 13.10
14 Hansler, John—M Lurinsky 44.28
16 Hyman, Tlie-G Nicholas 84.78
16 Haff, Robert W—Brooklyn Real Estate Exchange, Ltd 1,006.06
16 Halker, Henry D—The Crandall & Godley Co.....127.48
17 Herbst, Louis—H B Claflin Co.....69.91
17*Halpern, John M et al—M S Birkhahn..148.68
17 Harrison, M et al—Bank of Huntington. 235.09
18 Horowitz, Harris et al—Lachman & Jacobi Inc.....28 97
18 Hoffman, Harry J—A M Henshaw et al.361.50
18 Haggerty, Archibald J—M Cooper....138.19
18 Hyde, Lillian B—E H Litchfield.....costs, 87.75
18 Harding, John D F Donohue 153 68
19*Hopkins, Arthur M et al—M H Grossman et al 118.40
19 Hansen, Geo E—G Ballard et al 1,290.29
19 Helken, Henry D—Crandall & Godley Co...127.48
19 Haughey, Louis C—E J Truslow.. ..1,361.75
20 Hunter, Wm S M—G A Veeder.....277.63
20 Hall, Archibald or Archie et al—Wilson Distilling Co.....376.99
20 Hyman, Davis et al—J Volk 113.45
20 Hillenbrand, E Francis—Allen Advertising Agency 115.91
14 Jacobi, Albert—J McCarron 169.01
18 Jane, Frank S et al—Peoples Surety Co of N Y 15.11
18 the same——the same 47.21
20 Jeffery, Geo C Jr—Keystone Pub Co..70.67
20 Jones, John E F A Huck 309.44
16 Koffer, Julius and Samuel Leder—People, &c.....2,500.00
16 Kleck, Charles——the same 10.00
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17*Kopple, Nathan et al——the same...76.70
17 Krueger, Oscar* & Paul* & William—N Y Edison Co.....543.08
18*Kapner, Samuel et al—J E Bates et al.408.46
18 the same——D Davidowitz 121.01
18*Kessler, Max et al—Lachman & Jacobi Inc. 28 97
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19 Katz, Harry—A Nemirowsky 559.26
19 Kaplan, David—Brotherhood Realty Co... .....costs 174.04
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20 Korufeld, Ignatz—S C Welsh 140 12
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20 Kotler, Sam et al—F Ninfo 226.06
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20 Kappeler, Jesse et al—J Sheinman....205.55
20 Kramer, Joseph et al——the same.....205.55
20 Klotz, Peter et al—F de Montebello et al.68.71
14 Linter, Isaac—N Y Tel Co.....34.85
14 Levy, Frank—R Schmidt 68.56
17 Levy, Rebecca—N Y Edison Co.....14.98
18 Levin, Solomon—H B Claflin Co.....35.91
18 Leibowitz, Simon et al——the same....70.46
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18 Linn, Adolph L——the same 108.56
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19 Leahy, Francis—T Kelly 200.17
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19 Levy, Louis—L Jacobson.. .....172.29
20*Liebman, Joseph et al—F Ninfo 226.06
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20 Lissner, Julius & Sophia—B Zam.....63.66
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14 Miles, Fred J and Vincent Jervis—N Y Tel Co.....64.50
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14 Marks, Joel—Nat Elevator Co.....302.04
14 McMahon, Geo—S J Bloomingdale et al.113.77
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16 Minden, Harry—American Label Co....48.44
16 Muller, Henry F—G Schulte.....2,137.75
16 Mackey, Ross A—Consolidated Ry & Light Co.....costs, 310.77
16 McCarthy, Timothy—S Glantz 204.87
17 Moss, Stella D—H B Claflin Co.....24.56
17 Martin, John H—C G Gunther's Sons.305.45
17 Marks, Morris B & Abraham*—I Unterburg 766.65
17 Maier, Frank—P R Jennings et al.....503.66
17 McCamus, Thomas W et al—J E Winne et al.....4,763.87
18 Mirow, Louis et al—J E Bates et al..408.46
18 the same—D Davidowitz 121.01
18 Mertens, Wm F—M Aaron 41.81
18 Murchen, Samuel—H B Claflin Co.....27.77
18 Maybury, James H—W J Wright 177.79
18 Morris, Chas B et al—C M Durland et al. .....costs, 107.85
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18 McCowatt, H H—A G Hall 91.51
18 McCrary, Mary R—Southern Engineer..337.81
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20 Potter, Catalina D V—N Y Importation Co. 241.09
20 Peshinik, Jacob et al—Peoples Surety Co of N Y 51.41
14 Robinson, Myron W—Journal of Commerce & Commercial Bulletin.....85.09
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16 Rosenthal, Wm & Max Norak—People, &c. 1,000.00
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16 Robinson, Frank E—S Streep.....30.66
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14 Smith, Chas E W & W Gooch 63 62
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20 Simon, Fannie & Reuben—Fletcher Stanley Co.....278.84
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20 Schmitt, August—Thatcher Furnace Co.32.47
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20*Sassoni, Michael et al—F de Montebello et al 68.71
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20 Tyklewicz, John S et al Standard Oil Co of N Y 33.31
20 Tatarsky, Benj R—Lawyers Co-operative Co. 32.16
20 Tower, Walter B et al—E S Siegel et al. 143.90
20 Trobbone, Carlo—P Manganelli.....41.91
20 Tarbox, Harold E—J C Wilmerding, Jr. 88.22
20 Taylor, Wm F—S J Bloomingdale et al.64.42
14 Ulrich, Chas—Lang & Co.....464.72
14 Vidaver, Maxwell—N Y Tel Co.....50.50
17 Van Bibber, Chas E et al—European-American Bank 844.81
17 Van Schaick, Singleton et al—Bank of Huntington 235.09
18 Van Buren, James et al—Z Bloom....34.72
19 Van Schaick, Singleton—S L Swett....168.69
16 Willis, Ike & Michael Tenzer—People, &c. 1,000.00
16 Wilkinson, John J & Louis Tenauer——the same 500.00
16 Wilson, John R—United Merchants Realty & Imp Co.....99.65
16 Werblin, Paul T—W R Ellison et al...68.01
16 Ward, Harry M—A McConnell.....25.86
17 Woodward, Arthur B—M Michaels....40.20
17 Wersansky, Louis & Rose et al—M S Birkhahn 76.70
17 the same——the same 148.68
17 Wooledge, Wm W—Scruggs Vandervoort Barney Dry Goods Co.....217.54
17 Wollner, Jacob—George Liss & Co.....44.59
18 Weiss, Abraham—Princess Corset Co....98.52
18 Weinberg, Frank O—W A Maltus et al..35.62
18 Weissman, Samuel et al W S Lapham. 1,349.86
18 Walbridge, Geo B—W C McKnight M D. 241.31
19 Wollowitz, Louis et al—State Bank....941.65
19 Walker, Wm H H B Claflin Co.....128.41
19 Wilson, Bernard et al—L M Hart.....533.16
19 Woods, Wesley—Acker, Merrall & Condit Co 192.89
19 Wirth, F Joseph et al—the same.....51.73
19 Walsh, William—Clover Farms Co, costs.. .....76.52
20 Vanderpool, Fred C—S J Bloomingdale..74.32
20 Van Loan, Lottie F—Star Co...costs, 22.35
20 Weinberg, Charles—H B Claflin Co....277.07
20 Wasserman, Benjamin et al—J Volk...113.45
20 Walters, Grace M—M A Lamorey.....120.64
18 Youngerman, Benjamin et al W F Clemmons 46.41
16 Zimmer, Jonas D—J Cleary Co.....114.93
18 Zelt, Abraham et al—State Bank 155.30
20 Zisola, Mary—A Cohen 342.41

CORPORATIONS.

14 Cosmopolitan Cleaning & Dyeing Works and Louis Lazarowitz—E Dulberger....37.65
14 Cooke Bank Note Engraving Co & Wm Cockroft—First Nat Bank of Red Bank, N J 210.31
14 Manhattan Auto Car Co—Globe Ticket Co. 61.41
14 N Y Leasing Co—N Y Tel Co.....498.80

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GEORGE DOAN RUSSELL LAWYER
TRIBUNE BUILDING, 154 NASSAU ST., N. Y. SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

14 The Gyroscope Automobile Co—N Y Tel Co. 217.23
16 Archer & Co—Associated Merchants of N Y 138.11
16 MacDonald, Robert W & MacDonald-Heyward Co—J C Duffy.....2,310.60
16 The Weisberg Co, Inc—A Cohen et al. .128.35
17 Manhattan United Laundries Co—B H Tangemann 230.40
17 E Spencer Hall & Co—W A Clark..2,514.36
17 R Franclyn Co et al—Bank of Huntington. 235.09
17 J Gordon Smith Co—Safe Padlock & Hardware Co.....87.51
17 Philadelphia Casualty Co—J Steinwender et al 6,634.54
18 United Tournament Co—Ellison Construction Co.....1,268.23
18 Great Northern Engineering & Supply Co —N Y Lubricating Oil Co.....203.61
18 Flatlands Construction Co et al—American Blue Stone Co.....179.37
18 Frank Winslow Tuttle Co et al—Z Bloom. 34.72
18 Troetel Burglar Alarm Lock Co—CJ Holle 6,144.28
19 Sea Coast Construction Co New Haven Towing Co 846.26
19 Bergen Realty Co et al—L M Hart....533.16
19 E Levinson Co—J Appel.....378.65
19 Foremost Realty Co—J Weiss.....184.15
19 Zeltner Casino Co..Henry Meyer Co..143.72
19 Sentinel Printing Co—G Lindenmeyr et al 83.18
19 Great Provident Oil Co—I Picker.....268.68
20 Long Island Display Advertising Co—C S Terrett et al 60.29
20 Natural Secret Service & Information Co—P L Grandy 29.91
20 National Patent & Novelty Exhibition Co—Fenton Label Co, Inc.....162.50
20 North Bros Inc—E J du Pont de Nemours Powder Co.....90.16

SATISFIED JUDGMENTS.

Aug. 16, 17, 18, 19 and 20.

Andrews, William—S Reiss et al. 1909....112.01
Abraskov, David & Samuel et al—A Sartirana. 1908 .....108.10
Abrashkov, David & Samuel et al—A Sartirana. 1909 .....103.90
Brakov, David et al—A Sartirana. 1909...103.90
[1]Barnett, Samuel et al—L Cohen. 1909..1,010.18
[1]Brakav, David et al—A Sartirana. 1908...108.10
Bauer, John A—M Normoyle. 1909.....2,430.07
Burr, Lynn A—M Irving. 1909.....54.71
Coleman, Aaron—A Bruch. 1909.....299.10
Chatterton, Bertha W and Augustus L—P A Geoghegan. 1907 .....3,229.93
Same —same. 1908 .....75.65
Same —same. 1909 .....107.75
Clitter, Geo F et al—Union Bank of Brooklyn. 1909 .....101.23
Daly, Catherine admrx H C Paddack. 1905. .....287.97
De Matthaeis, Tommaso—E Trotter et al. 1908 .....costs. 109.48
Davidson, Hattie—J Loew. 1909.....62.17
De Lancey, Wm H—B L M Bates et al. 1908. .....345.78
Davidson, Hattie—W B Hogan. 1909 ....87.70
[1]Deedy, Matthew—A Abeloff. 1908.....78.41
Duffy, John F—Browning King & Co. 1909. .....22 76
Demetropelis, Anthony et al P Weisshtz 1909. .....29.41
Dix, Bertha—Ravenswood Paper Mill Co. 1909. .....34.42
Dempsey, Guy C Boston Ins Co 1908.....51 21
Engelberg, Morris I Reich et al 1908..139.98
Feiser, Harry J—M Monday et al. 1908..114.80
[2]Eno, Alfred J—W Suydam. 1902.....8,049.76
Ellsworth, Joseph W Jr—C Reilly. 1909...101.00
Federman, Rudolph—J Efron. 1908.....630.50
Ferraro, Charles & Emilia—S Wolchok. 1908. .....134.41
Gormley, F Joseph et al—Union Bank of Brooklyn. 1909 .....101.23
Hollingsworth, Wm T P—Wm P Bonbright & Co. 1904 .....32,730.45
Hessler, Samuel—S Golumbe. 1909.....99.41
Jarmulowsky, Sender—City of N Y. 1909.55.17
Joline, Adrian H et al—S Desowitz. 1908.119.31
Jackson, Edgar R—G C Stowell et al. 1909.. .....2,935.22
Katz, Solomon & Isaac E Newburger. 1909. .....31.21
Kelley, James D—Richardson & Boynton Co. 1896 .....145.79
Kasofsky, Aaron—J Watson. 1909.....419.43
Korn, Abraham—E Agatson. 1909.....24.27
Keller, Caroline—C Weiss. 1909 .....61.22
Kriegle, Samuel—H F Gundrum. 1909...25.96
Kowaloff, Benjamin et al—S W Denzer. 1909 .....44.65
Lewis, Alfred—R Kohn. 1909 .....9.81
Matthews, Max—P Bendler. 1909.....36.91
Morris, Andrew—E C Brown. 1909.....67.26
[1]Magner, John P—M H Grossman et al. 1909. .....75.16
Murrell, Wiliam G—Diehl Mfg Co. 1907...36.21
Medicus, Henry W & Charles H—L C Raegener recvr. 1902 .....75.49
Maresca, Salvatore et al—C Ciola. 1908...214.67
Neary, PatrickH—J Kersey et al. 1901.427.32
Pine, Howard et al—P Weisslitz. 1909...29.41
Paleroity, David et al—H Jacobs. 1909...535.56
Risbell, John D—E F Harding. 1909.....288.15
Rund, Anna—S Hochstader. 1909.....94.56
Roth, Arthur—Metropolitan Sole Leather Corp 1909 .....80.63
Rothenberg, Fritz—M H Koblin. 1907...519.40
Robinson, Douglas et al—S Desowitz. 1908.. .....119.31
Reifschneider, Felix, Jr—Heinken, Bayne & McCarthy. 1908 .....177.65
Russo, Joseph et al—C Ciola. 1908.....214.67
[6]Rutgaber, Victor E—Vroom, Inc. 1909...37.01
Sloninsky, Isaac—I Palley. 1902 .....250.24
Springer, Bernat et al—J H McLain. 1909. .....1,644.91
Segal, Aaron et al—the same. 1909...1,644.91
Siegel, Joseph et al—M M Goodman. 1908.123.50
Schneider, Joseph—M Zlotkin. 1909.....209.78
[1]Shaff, Louis M et al—L Cohen. 1909..1,010.18
Som, Max—W Lerner. 1908.....60.65
Schnall, Bernard—Tacony Iron Co. 1909..271.18
Timberman, Oscar W & Jennie—S Louis. 1909. .....110.31
[1]Wolff, Henry L—C W Brandon. 1908.....39.41
[1]Wolff, Henry L—M Scully. 1907.....449.99
[1]Waldman, Barnet—M A Charlop. 1909...449.78
Whitridge, Frederick W—M Berlin. 1908.534.65
Same—S Kluzer. 1909 .....97.65
Wolff, Harry—Falum & Bornstein. 1909..107.41
Weiner, Louis et al H Jacobs 1909.....535.56
Zodikow, Ludwig—J E Forrer. 1909.....350.00

CORPORATIONS.

H Koehler & Co—C Zangara. 1909 .....350.00
Post & McCord—C Dapping, Jr. 1909....117.95
Same——same. 1909 .....5,131.88
State Bank—F Rosenthal. 1909.....107.95
[1]Ridgewood Premium Tea & Coffee Co—I Isler 1909 .....371.26
Cerra Realty & Construction Co—J Rice et al. 1909 .....428.15
Degnon Contracting Co—J O'Brien. 1908.400.00
Interborough Rapid Transit Co—M Fowlkes. 1908 .....998.70
Marine Engine & Machine Co—Pioneer Iron Works. 1908 .....22,484.98
Same —same. 1909 .....111.28
Dry Dock, East Broadway & Battery R R Co —S Broner. 1908.....290.15
Home Alliance Realty Co—E Kohout. 1909.. .....104.41
Interborough Rapid Transit Co—G Rosati. 1909 .....626.08
Same —L C Donahue. 1909 .....883.74
Troy, Rensselaer & Pittsfield R R Co—A W Sperry. 1909 .....13,205.13
Health Chemical Co—S V De Forest et al. 1909 .....47.46
St Paul Construction Co et al—J H Jacobs. 1909 .....535.56

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Aug. 14.

97—2d av, Nos 787 to 791. William Garber agt Edward P E Mulvany & Marcy C Mulvany et al 854.00
98—85th st, No 104 West. Ernst S Piepr agt John Palmer & John H Lawrence.....6.65
99—85th st, No 102 West. Same agt same.4.50
100—Carmine st, s e cor Bedford st, 25x60. Brook Paint & Varnish Works agt John Schmeidlerand et al (renewal).....69.20
101—176th st, n s, 249.4 w Anthony av, 25x95. Robert A Trainor agt Honora V Cronin. 1,708.00
102—De Voe Terrace, Nos 2464 to 2466. William E Lyons agt Thomas F Murray.....98.00

Aug. 16.

103—Riverside Drive, No 534. Philip Stein agt St Paul's Construction Co.....1,818.00
104—Av B, No 15. Charles Miller et al agt Harry Sprung exr 1,145.75
105—116th st, No 28 West. John L Wilkie recvr agt Louis N Adler (renewal)...224.00
106—46th st, n e cor 8th av, 100x100. Berger Mfg Co agt Metropolitan Mercantile Co. 1,850.47

Aug. 17.

107—Plimpton av, Nos 1311 to 1329. Harry Turner et al agt James C Picken.....900.00
108—Grand Boulevard & Concourse, s e cor 178th st, 104.11x95.5. Van Nest Wood Working Co agt Hagerman Construction Co.1,004.00
109—Plimpton av, w s, 70 s 170th st, 200x100. Kertscher & Co agt James C Picken..5,440.00
110—Lexington av, No 161 & 163. Samuel Rainis et al agt Michele Benincaza (renewal) 1,184.00
111—Plimpton av, w s, 70 s 170th st, 200 x100. Thomas C Edmonds & Co agt James C Picken 495.00

Aug. 18.

112—Front st, Nos 368 to 372. Frank Straub agt John H Wellbrock 30.00
113—Plimpton av, w s, 70 s 170th st, 200x100. Adam Happel agt James C Picken....1,408.00
114—Same property. Landon & Co agt same. 419.47
115—Henry st, No 203. Benjamin Danker agt Congregation Makower of Polan and Nisen P Kitz 32.00
116—16th st, No 321 West. Benjamin Danker agt Joseph L Buttenweiser & M Guloff.24.00
117—166th st, n s, 100 w Union av, 75x115. Pasquale Trotta agt Werner Knaus Realty Co & William McPherson 1,112.00
118—98th st, No 287 East. Israel Freiman agt David Liebgold 697.00
119—Plimpton av, w s, 70 s 170th st, 200x100. Michael Hughes agt James C Picken..3,158.00
120—120th st, No 303 West. William Ackermann agt Louis Epstein 18.91
121—Ryer av, e s, 125 n 180th st, 75x100. Eagle Plumbing Supply Co agt Sam Marksame and Freytag & Diamond 537.12
122—60th st, No 48 East. Thomas J Mooney agt Chas E Rushmore & Elias Neiberg..266.00
123—Grand Boulevard and Concourse, s e cor 178th st, 104.6x127.4x100x95.5. John Bell Co agt Hagemann Construction Co....639.75
124—Intervale av, w s, 50 s 169th st, 25x irreg to Home st. Same agt Halvoren Barmore Construction Co..... .....349.24

Aug. 19.

125—Stanton st, No 50. Louis Baron et al agt Morris Bresky 605.00

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126—Plimpton av, w s, 75 s 170th st, 201.7x75.5 x irreg. Church E Gates & Co agt James C Picken 670.75

127—Broadway, No 3136. William Eisenstern agt Caroline Uhlig. Eugene M Hoffman.100.00

128—8th av, n e cor 46th st, 100.5x100. Electrical Repair Co agt Metropolitan Mercantile Realty Co 135.20

129—Madison av, No 1270. Otto Frenz agt Isack Cohn, Jacob and Julia Schattman.148.00

130—Anthony av, n w cor 174th st, 135.6x59.6 x irreg. William Rosenfeld agt Ekwanok Realty Co 465.00

131—7th av, s e cor 111th st, x . Anton Larsen agt Greene Court Building Co (renewal) 451.25

132—Grand st, Nos 316 to 320. J B Greitzer agt Adolph Prince, Fordon Amusement Co. 836.00

Aug. 20.

133—Hester st, No 188. Jacob Resnikoff agt Minnie Flannigan & Margaret Wilson exrs, &c Patrick J Bowen 145.00

134—Plimpton av, Nos 1311 to 1329. Thomas Bonner Heating Co agt James C Picken. 2,050.00

135—8th av, Nos 711 to 715. Charles A Lefferts & Co agt Wm W Astor & Jacob Harris (renewal) 724.47

136J—143d st, No 237 West. D Eckstein & Son agt Moses L Frazier 65.00

137—143d st, No 241 West. Same agt same. 100.95

138—Brachen av, w s, 175 n Randall av, 50x100. Brachen av, w s, 100 n Randall av, 50x100. Louis Macousey agt Joseph Steen & George Erlacher 483.00

139—Plimpton av, w s, 75 s 170th st, 201.7x75.5 x irreg. Finkelstein & Kugel agt James C Picken 350.00

140—Rivington st, No 156. Philip Wechsler agt Adolf D Lindemann.....1,470.00

141—Anthony av, n w cor 174th st, 135.7x88.11 x117.6x59.6. William Rosenfeld agt Ekwanok Realty Co.....500.00

142—Arthur av, 183d st, Adams pl and Crescent av, entire block. Schwartz & Gross agt August Kuhn 544.65

143—Monroe st, No 222. Scammel st, Nos 38 & 40 Jacob Weiss agt Joseph Goldberg & Jacob Pollock 53.00

BUILDING LOAN CONTRACTS.

Aug. 14.

Gleason av, n s, 330 w Av B, 25x108, the Bronx. Henry Dannenfelser loans Adam Mink to erect a — sty building — payments. $4,000.00

Amsterdam av, n w cor 105th st, 75.11x100. Lawyers Title Insurance & Trust Co loans Irving Judis Building & Construction Co to erect a — sty building; — payments..165,000.00

Aug. 16.

Birchall av, w s, 50 s Sagamore st, 25x100. George Hauser loans Joseph Danella to erect a — sty building; — payments.....3,000.00

Aug. 17.

Courtlandt av, n w cor 155th st, 50x99.6x irreg Lawyers Title Ins & Trust Co loans Onyx Realty & Construction Co to erect a 6-sty apartment; 6 payments 40,000.00

Courtlandt av, Nos 719 & 721. Charles Voit loans same to erect a 6-sty apartment; 6 payments 10,000.00

Aug. 18.

Broadway, s e cor 180th st, 102.1x107.4. City Mortgage Co loans Barnard Realty Co to erect a 6-sty apartment; 5 payments....160,000

Broadway, w s, 105.11 n c l 183d st, 50.5x126x50.5x133. Same loans Daniel Rogers Construction Co to erect a 5-sty apartment; 1 payment 5,000

205th st, s s, 150 w 9th av, 50x99.11. Title Guarantee & Trust Co loans Joseph Balmford Construction Co to erect a 5-sty apartment; 4 payments 20,000

Poplar st, s s, 277.2 e Forest st, —x—. Edgar Ferris loans Louis Kessler to erect a 2-sty dwelling; 2 payments 3,000

Aug. 19.

236th st, n s, 450 e Keplar av, 25x100. Theodore Wentz loans Melillo Construction Co; to erect a 4-sty apartment; 5 payments.$10,000

Audubon av, n e cor 177th st, 107.11x100 x irreg. Lawyers Title Ins & Trust Co loans Broad Construction Co; to erect a 6-sty apartment; 6 payements.....$140,000

Aug. 20.

Concord av, e s, 59.5 n 147th st, 59.2x100. Central Mortgage Co loans Joseph Pollow to erect three — sty buildings; 6 payments.16,500

Washington av, s e cor St Paul's pl, 40.2x100. Manhattan Mortgage Co loans Brook Construction Co to erect a 6-sty apartment; 13 payments 45,000

St Pauls pl, s s, 100 e Washington av, 40 5x100. Same loans same to erect a 6-sty apartment; 13 payments 35,000

SATISFIED MECHANICS' LIENS.

Aug. 14.

163d st, n s, 90 e Ogden av, 100x100. M Ricciardi agt Thomas J Waters et al. (Aug 9, 1909) $61.15

Southern Boulevard, w s, 225 s Penfold av, 42 x128.8. Jerry Forman agt Emil S Levi et al. (Aug 4, 1909) 76.00

172d st, Nos 1142 and 1144 East North Side Cornice & Roofing Co agt James Haurihan et al. (July 20, 1909) 51.00

Aug. 16.

[1]163d st, n s, 90 e Ogden av. O Sittalo agt Thomas J Waters et al. (Aug 9, 1909).10 90

[1]Same property. T Bevalagna agt same. (Aug 9, 1909) 11.83

Van Nest av, No 607. Michael Earnzelli agt John Reilly et al. (Aug 12, 1909).....8.00

71st st, No 340 East. I Finkelstein agt Joseph Jeddicka et al. (Aug 10, 1909).....150.00

Aug. 17.

114th st, No 39 West. Hyman Shapiro agt Max Goldstein et al. (May 10, 1909)...95.00

58th st, No 316 East. Samuel Kaplan agt Mary J Murphy et al. (Aug 6, 1909)...50.00

52d st, No 249 East. Same agt same. (Aug 6, 1909) 51.50

Aug. 18.

[3]179th st, n e cor Hughes av. Carmine Cioffi agt Luigi Pantieri et al. (April 23, 1909) 3,700.00

Garfield st, e s, 100 n Van Nest av. Lerman & Kaplan agt First Van Nest Hebrew Congregation et al. (Aug 14, 1908).....3,000.00

Same property. Sam R Kaplansky agt same. (Aug 15, 1908)..... .....775.00

Same property. Church E Gates & Co agt same. (Aug 15, 1908) 365.29

Same property. Van Nest Wood Working Co agt same. (Aug 15, 1908) 84.00

Same property. John Bell Co agt same. (Aug 15, 1908) 825.62

Forest av, n w cor 158th st. Charles Schneider agt William F Rohrig Co et al. (March 31, 1909) 4,585.60

Same property. Frank Franzillo agt Wm F Rohrig et al. (July 31, 1909).....730.00

Same property. City Fire Proofing Co agt Wm F Rohrig Co et al. (Aug 3, 1909).312.11

Same property. Globe Fire Proof Door & Sash Co agt same. (May 7, 1909).....461.00

[2]Brook av, n w cor 170th st. Gottesman & Hirschkowitz agt Geo H Hill Realty Co et al. (Aug 12, 1909) 925.00

Aug. 19.

Chrystie st, No 80. Solomon B Blonstein agt M Kreisler et al. (July 24, 1909).....32.73

[2]150th st, n s, 100 w 7th av. Alliegro & Spallone Construction Co agt Bisch-Hoeff Realty & Construction Co et al. (July 27, 1909).. .....83,075.58

Aug. 20.

86th st, s s, 150 e Riverside Drive. Empire Floor Tile Co agt Henry Schiff et al. (July 24, 1909) 4,341.66

Montgomery st, No 23. Samuel Rosenberg agt Louis Weinstein et al. (July 3, 1909)..60.00

133d st, No 5 West. Frank Schwartzman agt William Feltenstein et al. (Aug 9, 1909) 50.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Aug. 12.

No Attachments filed this day.

Aug. 13.

Bosco, Louis, Peter, Joseph & Carlo, Vincent P Bosco; $50,000; H J Witte.

De Torquist, Rosa A, Carlos A & Martin; Evans Almirall & Co; $23,877; H Moore.

Schiller, Arthur G; First Ntl Bank of Philippi; W Va; $4,258; R C Peck.

Aug. 14.

No Attachments filed this day.

Aug. 16.

Holmes, J P, Harry M Durnins, $24,053.55; Simpson, Thacher & Bartlett.

Aug. 17.

No Attachments filed this day.

Aug. 18.

The Laurel Rubber Co, Jacob Kronenberg; $5,000, C S Lorentzen.

CHATTEL MORTGAGES.

Aug. 13, 14, 16, 17, 18 and 19.

AFFECTING REAL ESTATE.

Cirone, J & A Giura. Northside Bedford Park and Boulevard..H Delinsky. Hardware Fixtures. (Contract.) 200

Dellon, G. 2170-2184 Lexington av..I Greenbaum. Wash Tubs, &c. (Contract.) 2,542

St Paul Const Co. East side Drive, south of 127th st..H Delinsky. Hardware Fixtures. (Contract.) 367

VALUATION OF FACTORY PROPERTY.

Mr. Charles T. Main, engineer, of Boston, favors the Record and Guide with the following opinions on this subject of never-ending controversy. His views are applicable, no doubt, to most manufacturing plants.

THE Public Statutes of some States direct that the assessors shall make a fair cash valuation of all the estate, real and personal, subject to taxation therein. It seems as though this definition of the cash value as the taxable value did not intend that assessors should consider the plant in the same light that a purchaser would, for the reason that the earnings cannot be included in the assessor's investigation, while they are the all important item to the purchaser.

The average assessor knows but little about the physical qualities, to say nothing of going into the estimate of all the items that make a mill more or less profitable than other factories located elsewhere.

It is not at all improbable that some mills which are running at a loss, or making a slight profit, would be better off to abandon their present site and move their machinery to some more favorable location.

It may have been that when such a ruling was made the choice of locations was not so wide as now, and that it was intended not to consider such broad questions as must be considered by a purchaser, and which to him might render a property of no value to purchase, and yet it might represent a large amount of property.

It would seem, therefore, that in considering the taxable value of a mill, the assessors must ignore the broad questions of labor, location, transportation, etc., and confine themselves to the physical condition of the plant existing at a certain place, which place is assumed to be advantageous to the carrying on of the business. Even in this limited consideration they cannot be as severe upon the plant as a purchaser would be.

For example, suppose that the looms in a mill are old, and so constructed as not to be able to run at anything near the speed and production of modern looms, and that the price of weaving is consequently so much higher than on modern looms as to wipe out what would otherwise be a fair profit on the goods. A purchaser taking this into consideration would say that the looms were of no value; but, unfortunately, they are in the mill, and if the company prefers to keep them, they are taxable property, and the company is unfortunate which possesses much of such property to be taxed.

CHARLES T. MAIN.

Boston.

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IN considering the prospects of the real estate and building market for the coming year, it looks probable that an increasing activity in real estate would be accompanied by a lessening activity in building; and the reasons on which this prediction are based are both obvious and convincing. The year which is now drawing to its close has witnessed a remarkable and in its amount a wholly unexpected revival in building. The plans filed for new construction to be erected in Manhattan and the Bronx call for an expenditure of over $125,000,000, against a projected expenditure of only $63,000,000 during the corresponding period last year. The Brooklyn figures for the same period are about $38,000,000 for 1909, against $19,000,000 for 1908. Thus, in the three largest boroughs, twice as much money is being invested in building as there was a year ago. Still more remarkable is the fact that the figures named above are larger than those for the corresponding period of 1906, and are about equal to those of 1905, which was the biggest year in the history of the city. On the other hand, real estate has shown no corresponding increase in activity. The number of conveyances of Manhattan and Bronx real estate recorded up to date show an augmentation of only about seven per cent. over the figures for the corresponding period in 1908, and in Brooklyn the proportion of increase is still smaller. The totals, instead of being about equal to those of the record year of 1905, are only about half what they have already been. Hence, it will be seen that the revival of activity has taken place rather in building than in real estate, and there are good reasons for believing that conditions during the coming year will tend both to a large speculative and investment business in real estate and a somewhat smaller volume of new construction.

THE reasons which lead one to expect a diminishing volume of building lie upon the surface. The huge amount of new construction undertaken during the current year was due to a combination of favorable general and local conditions. Money was plentiful, after a prolonged period of stringency. Building materials were cheap. Contractors early in the year had comparatively little to do, and were willing to make low bids merely for the purpose of keeping their business alive. Then there had been a couple of years of comparatively moderate building. There was room on Washington Heights for a large number of new flats; and there was a demand in the new wholesale district for a large number of new loft buildings. The more expensive grade of apartment houses were also renting well and could be erected in considerable numbers. During the coming year many of these favorable conditions will be modified. In all probability money will still be abundant, but it may not be quite so abundant as it has been recently. Building materials are increasing in price, and as a consequence of the general constructional activity may well go higher. Contractors have plenty of work, and will no longer underbid, in order to get a prospective job. The cost of building, consequently, will probably be some ten or fifteen per cent. higher, while at the same time the local opportunities for profitable speculative enterprises are likely to be smaller. A very large proportion of the new construction now under way is going up between Twenty-third and Forty-second streets. During the coming year there will be a diminution of building in this section. The movement will not, of course, entirely cease; but the enormous coming increase in rentable space will have to be partially occupied and digested by business before builders will feel justified in proceeding as rapidly as they have done in the past. A somewhat similar condition will determine the amount of new construction undertaken on Washington Heights. That section will have to submit to the increasingly severe competition of New Jersey and Long Island. This competition will not be sufficient to put a stop to new building on the Heights, because there is no other district in Manhattan in which any room exists for improvement with medium-priced flats; and the Heights, consequently, gets the benefit, not only of whatever increase in population Manhattan is retaining, but also of the process which is taking place in certain parts of Harlem of crowding out higher-priced tenants by an inferior class of settlers. Hence, there will undoubtedly be leeway for a good deal of new building on the Heights and at Inwood; but not for as much as has been projected in 1909. Altogether it is probable that the amount invested in new building projects may well be smaller by a quarter or a third than the sum now being spent on new construction.

THE reasons which make an increase in real estate activity very probable are equally obvious. As we have already seen, the current year has been a comparatively dull one in real estate. The buying which has been undertaken for building purposes on Washington Heights and in the new wholesale district has not been accompanied by any considerable revival of speculation. On the contrary, purely speculative purchases of real estate have not been very numerous, and speculative advances in price either widespread or considerable. The professional operations have been content to sit tight and to hold on as best they could. But during the coming year many of them will be supplied with funds by their ability to refund their mortgages on better terms; and the general atmosphere of prosperity will tempt them to look around more sharply for real estate that has some chance of increasing in value. Moreover, we believe that they will be encouraged to do so by an increasing investment demand for improved properties. The Record and Guide pointed out last week some of the reasons which made such an increasing investment demand very probable. Well improved real estate looks like a better income-producing form of property than good stocks and bonds. This present week the papers report that business men have been selling stocks purchased at lower prices, because they needed the money to meet the demands of an increasing business. If any further rise of prices takes place in the fall, as may well be the case, many investors will adopt a similar course; and real estate is bound to get the benefit of the release of this capital. Of course, nothing of the kind is to be expected in case there is a break in the price of good securities, or in case the rates for money go up. In the former event the shrewd investor will wait for the better price, which he is pretty sure to get, and in the latter case, he will probably expect that cash may be more valuable than either stocks or real estate. But assuming a moderate advance in the price of securities next Fall and continued ease of money, a very considerable investment demand for real estate is most probable. It is a curious fact but true that at no single moment since the business revival of 1901 have the conditions been favorable for the widespread purchase of real estate merely as an investment. As soon as prosperity came in 1901 and in 1905 the capital of the country was immediately required to finance its business expansion. Real estate was purchased largely for use, and great increases in prices have taken place for that reason; but conditions have never been favorable for a large investment demand. It is at least possible that they will be more favorable than for many years during 1910, and in any event there is sure to be a considerable expansion of purely speculative activity.

IN a current magazine article Controller Metz predicts that New York will have a population of 4,700,000 in 1910 and of over 6,000,000 in 1920. It seems to the Record and Guide that these figures are rather an underestimate than an overestimate. They are based on the percentage of increase in population which New York attained during the decade between 1890 and 1900; but the ten years between 1900 and 1910 will be years of greater industrial activity and urban growth than the ten preceding years. Assuming that the population of the whole country will augment at about the same ratio as it did during the preceding decade,

a larger proportion of this augmentation will seek residences in the cities; and every indication points to the fact that New York has secured more than its fair share of the increase in urban population. We should not be at all surprised in case the census of 1910 gives New York a population of almost 5,000,000—say about 4,800,000 and over, and in that case the number of people resident in New York in 1920 would be nearer 6,500,000 than 6,000,000. But taking even the more conservative figures of the Controller, the population of the city must now be increasing at the rate of almost 150,000 a year, whereas ten years ago its rate of increase was not much more than 100,000 a year. The number of additional people who must be provided with places in which to live, to work and to have a good time is fifty per cent. greater than it was in 1900. Every three years New York adds to its population a city as large as Buffalo; every five years a city larger than the greater Boston, and every ten years one about as large as Chicago, and even these figures do not tell the whole story, because there are two or three counties across the Hudson River in New Jersey whose inhabitants should really be reckoned as inhabitants of New York. Many of them transact their business, make their purchases and take their pleasure in Manhattan, and if the increase of these counties in population were added to the totals already given, one would be justified in saying that every five years Greater New York adds almost a Philadelphia to its population. In five years that is, almost a million more people, no matter whether they live, in the Bronx, Long Island or New Jersey, will be by their business or their amusements contributing to the value of real estate centrally situated in Manhattan. Why not buy some?

ACTUAL BUILDING OPERATIONS in the metropolitan district, judged by the amount of employment for mechanics and by the condition of the material markets, are increasingly heavy. Plan filings continue numerically few, but this is not viewed as an adverse circumstance when the number of projects already in hand are considered. Besides, this is the vacation season for the investing public; it is a season when many operations are being hurried to completion for the Fall renting, and when business plans for new enterprises have not been fully matured. Pretty much everything is as it ought to be—"present or accounted for." The prices of a few materials that were depressed are again in the ascending scale, but prices as a whole are favorably disposed toward the builder. There is a speculative profit to be made from the certain advance in the future of building costs alone, irrespective of the increment in property values generally. Working forces are fairly well distributed over the city, with the exception of the financial district, where there are this year fewer operations than usual. Millions upon millions of dollars are going into new apartment houses on Washington Heights. Building is also active on Morningside Heights, where a particularly high grade of houses is being reared. In the midtown sections an exceptionally large number of lofts are rising. The Hunt's Point section of the Bronx, Queens, Brooklyn and the Jerseys are other busy parts of the great territory embraced within the metropolitan district. Mr. Harriman's return from abroad has been an important event of the week for all business lines. His very presence restores confidence.

EVERY MAN engaged in an industry allied to building construction in its various forms should realize and take advantage of the knowledge that another business boom has set in. As something more than an era of prosperity is meant, the term 'boom" is used. Under the existing monetary laws business activity does not pursue a regular course. No one would have it stay at a dead level of uniformity, but the extreme fluctuations that culminate in panics could be prevented. The last session of Congress did nothing to change fundamental conditions, and business men, learning from recent experience, should plan to take the utmost advantage of the prevailing forces and then in due time to protect their interests from the consequences of the "after-cure." Fundamentally, the city and country will have prosperity for a period of years, swelling after awhile into a "boom," which may culminate in a severe "break," and be followed by a spell of depresion or "after-cure." The extremes are usually about ten years apart. A plethora of money furnishes the energy, and later on the exhaustion of the money market chokes off constructive activities. In spite of everything, the whole business structure of the country is subject to this fluctuation, and has become more or less a speculative proposition. The wise thing to do is to turn this fact to account individually. Set your "clutch" into the forward movement; invest your capital where it will work for you to the best advantage. The "boom" ahead will probably be the biggest the country has ever had, and the city will see a wonderful growth, in which Long Island, Westchester County and the Jerseys will participate. Select your locality, your investment, your line, and plant your capital—now.

WHY THERE IS BUT LITTLE BUILDING IN THE MIDDLE BRONX.

To the Editor of the Record and Guide:

In relation to your article of August 14, 1909, regarding the proposed opening of the Grand Concourse and Boulevard:

What would you think of a builder who would open an apartment hotel for business through a side door and leave the main entrance unfinished?

Had Borough President Haffen completed the Grand Concourse five years ago, as might have readily been done, there would now be surrounding that great drive a growing community of splendid houses comparing favorably with the East and West sections of the Bronx. This central section is the best located land topographically in the Bronx, all things considered; but owing to the checking-up treatment of Borough President Louis N. Haffen and Topographical Engineer J. E. Briggs it is to-day the only quiet location fit for a cemetery in Bronx Borough. For this we are indebted to the two gentlemen above named, who may have both been on their jobs politically, but in the sense of a proper development this Middle Bronx section has been deliberately HELD BACK for reasons that we do not see. Now an effort is made to spoil the Grand Boulevard by an entirely inferior method of approach.

If the Record and Guide will publish the original plans of Louis Risse, former chief topographical engineer, who planned the Grand Boulevard, you will understand that the changes indicated by Mr. Briggs are either made from professional jealousy or from a quite inadequate grasp of the situation as relating to a city of over four million people. There has been considerable quiet comment that the Grand Boulevard contractors were allowed to work as they pleased, without proper supervision and without proper results. This may yet develop on lines quite unsatisfactory to those in authority.

Again, it is one of the extraordinary methods of modern engineers to build great public works, bridges, etc., WITHOUT ADEQUATE MEANS OF APPROACH. Perhaps Mr. Briggs, in his Grand Boulevard methods is only following out what the engineer of Delancey Street Bridge did; also what the engineer of the Blackwell's Island Bridge did: Provide a large public work, then wait for the future, with the Lord's help, to provide a method of getting at it.

ISOLATED HOMES AND FARM LAND.

To understand how the Middle Section of Bronx has been neglected, I ask a real estate comparison of 161st st and Broadway, 161st and Walton av, and 161st st and 3d av. This middle section in the Bronx is isolated homes and farm land, and I beg to advise Messrs. Haffen and Briggs that the garden truck grown up in 161st st and Gerard av is of very excellent quality, brings in good prices, but the returns are hardly great enough to pay for the taxes on the property.

Destiny cannot be thwarted even by a Borough President and a complaisant engineer; and 161st st is destined to be one of the main streets, running east and west, of Bronx Borough. About every half mile in New York City there is a cross street where values are excellent, and where both trade and travel are of considerable magnitude. This is not an absolute rule, but with exceptions it is generally true. In the Bronx we have as cross streets of considerable importance, now and in the future, 138th street, 149th st, 161st st, 177th st, Kingsbridge road and 190th st, and it would seem good municipal practice to develop the east and west cross streets at the earliest opportunity; then improvements would filtrate through the district tributary thereto.

Why should the residents and property owners of this section of Middle Bronx be treated as the "poor whites" of New York City? Presumably they are intelligent enough to protest, but that they do not is simply because of a fear of higher taxes and because they have lived so long on HOPE it has become a steady diet to them, and some people get more out of anticipation than from actual realization.

As a practical real estate man, interested in housing the very considerably augmenting population of the metropolis, I think the neglect of this Middle Bronx by Borough President Haffen and Topographical Engineer Briggs is a plain proof of their incapacity to consider the situation except in an entirely local way. Bronx values and taxes are City values and City taxes. If the Bronx is not an integral part of the City, then Bronx Borough President Haffen and Engineer Briggs are right.

I consider a city of over four million inhabitants requires men of large ideas and executive force to develop their respective spheres of action, in harmony with the methods of Greater New York. While they may be local, they may not be parochial and small. My own opinion is that the layout of the Bronx and its development is too big a job for Messrs. Haffen and Briggs. Consequently, the residents of that borough are working for its best interest by DEMANDING A COMPLETION OF WORK ALREADY IN HAND ACCORDING TO ORIGINAL PLANS, and not in a small, petty or mean way. The methods and development should be in harmony with the original plans, and in my judgment Bronx Borough as planned should be, in completion, New York's greatest borough ultimately.

REAL ESTATE OWNER.

CONSTRUCTION

DETERIORATION OF APARTMENT HOUSES

Probable Duration of High Class Buildings—What Percentage for Depreciation Should An Owner Charge Off Annually?

QUESTIONS concerning the deterioration of office buildings on Manhattan Island were recently propounded to a number of experts—architects, builders and managers—with the object of obtaining for the real estate public the benefit of the opinion of the highest authorities. Messrs. D. H. Burnham, Ernest Flagg, Henry Ives Cobb, Charles S. Brown, Douglas Robinson Company, E. A. Tredwell and A. L. A. Himmelwright participated in the discussion in the pages of the Record and Guide.

The prevailing opinion seemed to be that every proposition must be considered separately, but that there is a certain percentage of economic deterioration and also a certain percentage of physical deterioration annually, and that an amoritization or sinking fund plan should be provided in the case of every large office building.

Mr. Burnham calculated that four to six per cent. should be charged off annually for the depreciation in the value of office buildings from both physical and economic causes. Mr. Tredwell's view was that the physical deterioration in office buildings amounted to 1 per cent. to 2 per cent. per annum, and the economic depreciation 1½ per cent. to 2 per cent.

THE CASE OF MODERN APARTMENT HOUSES.

Questions like these are being raised more and more every day, in Manhattan, because real estate and building activities are being reduced more and more to an exact science. The desirability of possessing a rule for estimating the deterioration, or of having reduced to a single expression or figure the views and estimates of experts, is obvious.

The inquiry was confined at that time for reasons of precision to but one class of buildings, for a starting point—the modern steel frame office and loft structure, presumably fireproof, and situated in the Borough of Manhattan, because buildings go out of fashion and are superseded by more advanced types more rapidly in this borough than elsewhere. The limitations of ground area and the rarity of vacant land here puts property under constant pressure, to be put to its highest economic use.

A similar series of questions, made applicable to high class apartment houses, has been propounded to experts in that department. The replies received are enlightening.

QUALITY AND MANAGEMENT.

The head of one of the most prominent firms of building operators, in discussing the matter for the Record and Guide, said that although they had built houses with the intention of holding them, they had never held any piece of property longer than five years, and this he said, was entirely too short a time to judge of the different kinds of deterioration. In order to go into the matter carefully, he said he would require statistics from offices older and more experienced than theirs. But anonymously he would say that the physical deterioration of a modern apartment house depended, in his opinion, on quality and care in management. And he added:

"The difference between the deterioration of a well constructed building and a poorly constructed one is probably more than any of us are willing to make allowance for; the same can also be said of the difference in deterioration due to proper or improper management. It has always been our endeavor to avoid this deterioration by liberal expenditure when occasion required, and we feel sure that the buildings which we sold were in better condition at the time of the sale than they were when our management department first took them over, and this even in the case of buildings which we built ourselves.

"A non-fireproof building, even when properly constructed requires considerable overhauling at the end of the first year, due to shrinking of beams, lath, etc., even if there be no settlement of the walls. Furthermore, the class of work in non-fireproof buildings has, as a rule, been inferior to fireproof buildings and, therefore, the deterioration on this account would be greater. As to fireproof buildings, of which there have heretofore been, comparatively speaking, very few, the deterioration in the building itself we believe to be extremely small. Everything seems to hold up better in a fireproof building. There is practically no warping, very little vibration and usually no appreciable settlement at all.

MUCH DEPENDS ON THE SITE.

"The economic deterioration depends a great deal upon the care with which the site was originally selected. If the builder was far-sighted enough to see what might happen in any particular location, and wished to maintain the economic value of the apartment house itself, he would naturally build opposite a park or parkway, or in front of some open space where the inroads of business would be less apt to occur, and where the light and air would always make the locality desirable for an apartment house; and if the builder put together a little better house than the neighborhood required, so that the property would get the benefit of the general improvement in most locations, there would take place an economic increase instead of a deterioration. We believe, however, that WHEREVER THERE HAS BEEN ECONOMIC DETERIORATION, THE VALUE OF THE LAND FOR OTHER USES HAS RISEN ENOUGH TO COVER NOT ONLY THE ECONOMIC BUT ALSO THE PHYSICAL DETERIORATION. But this has nothing to do with the matters that are being discussed.

"There is, however, another sort of deterioration which you have not mentioned, and that is, the UNDESIRABILITY OF OLD APARTMENTS in not being adjusted or capable of adjustment to new ideas. As our civilization advances we require more comforts and luxuries and an apartment cannot possibly be laid out in advance to cover the numerous requirements of generations to come. At the present time in a well equipped apartment we need more baths than we ever thought of putting in formerly; likewise washstands, fireless cookers, garbage receptacles, vacuum cleaners, service as well as passenger elevators, washing and drying rooms, laundries, filtered water, etc. Who knows what we may need in the future? Perhaps a landing station in each apartment for our airships, as well as space for our automobiles, and perhaps some other things that we do not even dream of. Our best built private houses are now filtering their air.

WHEN A SINKING FUND IS UNNECESSARY.

"In spite of the foregoing, however, we know that the vast majority of apartments which have become antiquated rent for as much, if not more, to-day than they did when they were built. This is due to the general rise of rents in Manhattan, and to the general improvement which is taking place in all neighborhoods. OUR CONCLUSION, therefore, is that an owner need not create a sinking fund TO TAKE CARE OF EITHER PHYSICAL OR ECONOMIC DEPRECIATION, PROVIDED THE PROPERTY IS PROPERLY MANAGED AND REPAIRS ARE LIBERALLY MADE, AND THIS IS PARTICULARLY SO IN THE CASE OF FIREPROOF HOUSES.

Mr. Oscar Lowinson, of 18-20 East 42d st, a very active and successful architect of apartment houses, answered the Record and Guide's query, with reference to the life of the modern apartment house, by saying that this would depend primarily on the way the building has been constructed, and this surely influenced the opinion as to its durability. He added:

"In a general way I should say in answer to the question, that a building properly constructed will remain physically efficient for an indefinite period. There is no reason why, proper attention having been given to a building, it should not remain physically efficient forever. The materials entering into the construction are not subject to decay unless construction has not been proper and influences working toward decay or disintegration should be permitted to operate.

ECONOMIC DURATION.

"The building should remain economically sufficient AS LONG AS THE NEIGHBORHOOD WILL WARRANT THE TYPE OF BUILDING.

"Physical deterioration is brought about by the elements, primarily wetting and freezing, which attack both woodwork and mason-work, carelessness in repairing leaks, neglecting pointing up and the repair of the installations; and on the other hand, attention to these matters will retard deterioration. There is a slight danger of oxidation by reason of electrolysis."

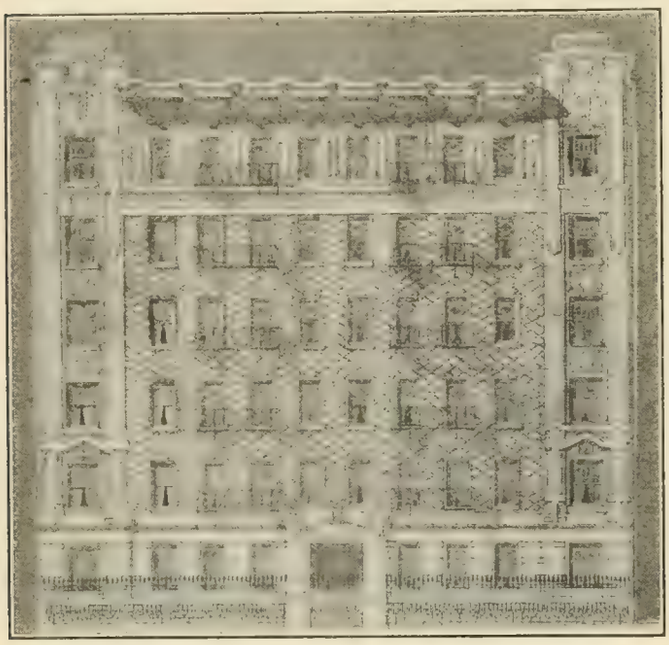
In connection with the lightly constructed steel buildings and the heavier structures, Mr. Lowinson said there should be no difference, because the structure has been designed primarily for the load it is to carry and the wear and tear to which it is to be put; consequently, it would be very difficult to determine whether any difference exists between the two. We do not construct buildings stronger than is necessary, and it is doubtful if this is ever done.

Shifting business and residential centres are the main determining elements of economic deterioration, Mr. Lowinson considered. With reference to an amortization plan for a sinking fund, he thought it should be adopted if possible, and for this purpose the per cent. should be determined by the individual case.

FINE CONSTRUCTION FOR THE BRONX.

The new elevator apartment being erected at No. 827 Union av, opposite the Prospect av station, is particularly interesting, as it is probably the first example in the Bronx of a polychromatic treatment. The first story is of Indiana limestone and the upper stories are laid out in two shades of brick, harmoniously arranged in patterns, relieved by polychromatic terra cotta and ornamented with Moravian tiles. This treatment in connection with an oxidized copper cornice gives a color effect to the building in pleasing contrast to the monotonous fronts usually seen in our streets.

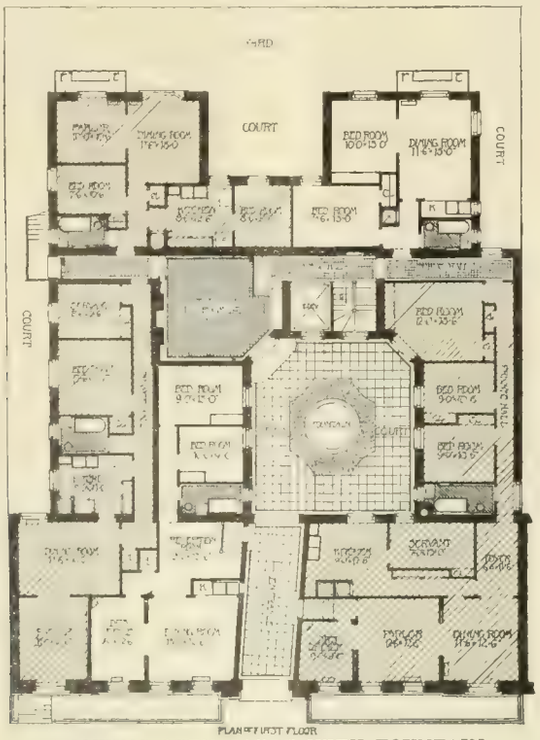
The entrance to the building, as will be seen by the first story floor plan, is through a covered passage into an open court and thence into a reception room. This open court is treated in



GOLDHILL COURT APARTMENTS.
Emery Roth, Architect.

the same manner as the exterior, with front brick laid in a pattern and decorated with Moravian tiles. The upper portion of this court is built of white enamel brick. The court is laid out in grass plots, and in the centre is an artistic fountain of white marble, with a statue specially designed and executed for this building.

The treatment of the entrance passage and of the reception room and foyer is also special, they being decorated with Hartfort Faience tile. A pictorial frieze is the main feature of this decoration. The apartments consist of five, six and seven rooms and bath and one apartment of three rooms and kitchenette.



SHOWING OPEN COURT WITH FOUNTAIN.

This kitchenette carries the kitchenette idea further than any previously planned, inasmuch as it provides wash tubs in addition to all other necessary kitchen fixtures, also cabinets, drawers, etc. The building was designed by and is being erected under the supervision of Emery Roth, Architect.

FUTURE OF PORTLAND CEMENT.

WE have had a Stone Age, a Bronze Age, an Iron Age, and we are now truly in the dawn of the Cement Age. In fact, it is more than dawn, as the light is fairly strong. In support of this we need only refer to the production of the United States, which in round numbers amounted to about one-half million barrels in 1892, and about fifty-one million barrels in 1908. A production of over one hundred times greater at the end than at the beginning of a sixteen-year period is unparalled in the great industries. At the beginning of this period there were perhaps forty or fifty distinct uses for it, while at the present time it would not be a hard matter to enumerate one thousand uses, and the list is still growing.



DR. H. E. KIEFER.
(Chemist for the Edison Cement Company.)

For eighty years the growth was comparatively slow, as Portland cement was used by contractors and engineers only in heavy work. It is only in comparatively recent years that it has been recognized as suitable for sidewalks, yet in this short time it has taken the lead in this respect with scarcely a competitor, and the numerous precautions recommended for its use a few years ago are now looked upon as ridiculous by even the most ignorant workman.

When engineers of a mathematical turn of mind began to investigate its possibilities and tests were made in a scientific way, the industry received the recognition it deserved, and a rapid growth was the only logical result.

It is not to be supposed that concrete will ever replace iron and steel, but neither have stone and bronze been replaced. Each has its legitimate field and instead of retarding the growth of the use of Portland cement, iron and steel have greatly aided it, inasmuch as reinforced concrete is one of the most prominent features in engineering of the present time.

A prominent engineer of middle age only recently remarked that he could no longer afford to take vacations, as all his spare moments were devoted to figuring how much steel to put in his reinforced concrete. In his college days fifteen years ago, the engineering schools paid no attention to this feature of construction, yet now no institution is without a special course in it.

Portland cement will continue to grow in use—

1st—FOR HEAVY WORK, owing to its adaptability and its increasing availability.

2d—FOR LIGHT WORK, owing to the elasticity in design and low cost.

3d—FOR ENGINEERING FEATS, owing to the vast field opened by scientific study of reinforced concrete.

4TH—FOR ORNAMENTAL WORK, and small conveniences about factory, farm, home and garden, owing to the simplicity with which it can be used.

The future is assured owing to its moderate cost, its availability, its adaptability to almost all kinds of work, its cheapness of construction and, above all, its everlasting properties. We know the history of the first eighty years, we know the phenomenal growth of the last seventeen years, but who can prophesy what the next ten years will show? It will be a substantial steady increase, but the most optimistic cannot look for the same rate as recently. The last fifteen years have been the revolutionary period, and from now on comes the uniform growth of the Concrete Era.

H. E. KIEFER.

HOW HARRIMAN PICKS THEM.

One of "the foolish questions" put to Mr. Harriman was in regard to clothes. The railroad king himself was in a blue serge suit, a Panama hat and a ready-made bow-tie tucked under a turn-down collar, such as were worn when he was a boy. A conventional attire, without distinction, but beyond reproach.

"Mr. Harriman," this was the question, "in picking out men of brains to manage your business, do you let the question of clothes enter into your judgment?"

"No," answered Mr. Harriman, "I pick 'em out by the shape of their heads."

The implication was that some employers select their lieutenants on account of the clothes they wear. Maybe they do in some lines, but most often it is in a way the reverse of what seems to be a very general notion. If Mr. Harriman ever gives the matter a thought, it must be that he prefers his employees to dress like railroad men.

—The best thing to do when white finish turns yellow is to purchase from a reputable paint manufacturer pure French zinc, ground in paste form in the best white damar varnish, thin it with pure spirits of turpentine to the right flowing consistency and apply it over the finish that has yellowed off.

THE COUNTRY HOMES OF MONEY KINGS.

The New Houses of Messrs. Harriman and Rockefeller Probably Mean that Many Other City Business Men Will Follow Their Example and Establish Fine Estates in the Commuting Zone.

PUBLIC attention has been directed this week to the new house which Mr. E. H. Harriman is building at Arden on the Erie. Millions of business people followed him in their thoughts on his journey by rail to that home upon his return from the other side. No other unofficial citizen was ever before made the object of so much solicitude, such being his importance to business interests and the supposed uncertainty of his health.

For several years Mr. Harriman has been building in his own way a mansion in Orange County on "Tower Hill," the nearest railroad station to which is called "Arden." There is nothing



MR. HARRIMAN'S NEW HOUSE.
Arden, Orange County, N. Y. Carrère & Hastings, Architects.

at Arden that does not belong to Mr. Harriman. The cottages of some of his employees are there, and also a few of his barns. The house where he formerly lived, and which Mrs. Harriman thinks she prefers to the new palace, is hidden among the trees up the hill.

"Tower Hill" is a height which in time of inland war would be fortified. If the place were in any European country it would have been crowned by a castle these thousand years. It looks down into a plaza among the mountains where three valleys converge. It is natural for Mr. Harriman to choose the best strategical position. Tower Hill by reason of the peculiar topography of Southern New York is like a sentinel at a gateway to the metropolis. An army could not flank it. Try to drive to the city from any town up the State west of the Hudson without passing within range of Mr. Harriman's battlements—and see if you can get through. Mr. Harriman owns thousands of acres in these mountains, which are a section of the Appalachian range. Other thousands are owned by the Government and the Tuxedo association. There are over thirty farms on the estate, and miles of forests, which were acquired with the object of preserving the natural beauty of the country. Far from being a wilderness, it is one of the oldest settled sections in the country, the famous milk-and-butter lands of



THE PROSPECT FROM MR. HARRIMAN'S HOUSE.

Old Orange County. In the valleys are thriving villages—Central Valley, Woodbury, Highland Mills, Monroe, Chester, Goshen and Warwick; and in the mountains are famous fishing lakes.

New York business men have had homes in these valleys for generations. The Tuxedo colony is a modern instance. All the Erie railroad stations, both on the main line and the Short Cut, have their regular commuters. It is a little outside of the regular commuting district as yet, but there is a growing demand for acreage, and more cottages are under construction this year than ever before, especially along the "Short Cut."

Mr. Harriman's house is mostly a county product, with the exception of the plans. The craftsmen of the neighborhood have built it by day's work. It is four years since the plans were drawn, and it will be several years more before the house is finished. As long as Mr. Harriman lives there are likely to be improvements going on, as he takes keen pleasure in beautifying the estate. The house has a hundred rooms, only thirty of which are finished. A "straightforward" American home, Mr. Harriman desired it to be, not highly ornamented, but spacious, substantial, comfortable.

Until now Mr. Harriman has lived in an old Colonial house nearer the railroad station. It is a house of about the same quality as Mr. J. Pierpont Morgan's at Highland Falls, in the same county. The desire to have on this estate a family home of permanent and unburnable material was no doubt Mr. Harriman's primary motive in building the new house. In the natural course of events a gentleman of his standing collects many objects which he prizes beyond estimate, and he dreads to think of them exposed to destruction by fire.

Mr. Harriman's new house is reached either by road or more directly by a cable car up a steep incline. The car is drawn up by a steam windlass. The house is built of blue granite quarried on the estate, but for the interior stone decorations a buff-colored stone from Utah has been used. There are terrace walls of granite, a swimming pool, a stone court yard with a marble fountain, and in various ways a large use has been made of stone. The main entrance hall is 30x60 ft., and lofty. It has a marble floor and is wainscoted to a height of forty feet with oak cut from the estate, and the ceiling is supported by carved oak trusses. Out of this entrance hall leads a corridor



MR. ROCKEFELLER'S MANSION AT TARRYTOWN.
Delano & Aldrich, Architects.

with a vaulted ceiling; the principal rooms open off the corridor. The woodwork everywhere is heavy with mouldings and rich in carvings. At the foot of the hill is a turning-shop, where a score of carvers and turners are busy on the finer trim.

In the kitchen and pantry the walls are tiled all the way to the ceiling, and the shelves are of glass. Hot-water heating and refrigerating systems are features of the equipment. Every bedroom has a fireplace. There are accommodations for thirty-five servants in the east wing. On the second floor there is a small dining-room which the family is using temporarily. The library wing has not yet been started, and the west side of the house is still in the hands of the plasterers.

FORCE OF EXAMPLE.

Of recent years there has been a marked revival of the old feeling of preference among people of large wealth for country estates. Newport and its imitators seem to be losing something of their drawing power, and the Hudson River region to be regaining a little of the prestige it had in Andrew J. Downing's and N. P. Willis's time. Business men are inclined to follow good examples, and those which Messrs. Harriman, Rockefeller, Morgan and Ryan have set are certain to have their effect upon men who rely implicitly upon the judgment of the great leaders in other respects. Homes on the Erie and the New York Central lines within sight or reach of the Hudson, and near enough to New York to combine city and country life, seems to be the coming style.

Mr. Rockefeller has recently completed a new house on his estate in the Pocantico Hills near Tarrytown, where he has two thousand acres. The house would not in Europe rank as a "palace," or as a "show house" even; but it is, like those of the other gentlemen named, a "straightforward American home." Men with not one-tenth of the money of either have built have more pretentious houses. From all sides the Rockefeller mansion presents a beautiful appearance. By the careful selection of materials the appearance of mellow age has been given to a new construction.

The roof is covered with green slate and the greenish stained stones of which the walls and terraces were constructed were picked for color and blending from old stone walls on the estate. On the north side the house is six stories high, on account of the sharp sloping away of the ground there, but on the south front the main floor of the residence opens directly to the level of the gardens.

The interior has been decorated and furnished in eighteenth century English styles. Thus, Chippendale has been used in one room, Hepplewhite in another, Sheraton in a third and the brothers Adam in others. Most of the rooms are finished in white panel woodwork that has been fashioned in keeping with the furnishings. Architraves, entablatures and mouldings are beautiful. Mr. Rockefeller's office is finished in dark oak and upholstered in red. Fine engravings of noted financiers are on the walls.

On the lower floor on the north side of the house (two stories below the main floor) there is a suite of rooms set aside for the implements of sports. They have direct egress to the private links of Mr. Rockefeller, and have been fitted with the conveniences of a golf club. As such it contains baths, lockers and lounging rooms. The remaining part of this floor and the whole floor above are devoted to the household service. On the main floor, two stories above, which opens onto the gardens of the south side, are the drawing room, Mr. Rockefeller's office, the hall and music room combined, library and dining-room. All of these rooms have direct openings to the broad terraces that surround the house. Above are ten masters' sleeping rooms and eleven servants' rooms.

SAVING AT THE SPIGOT AND LOSING AT THE BUNG.

By C. M. RIPLEY.

A Comedy in Two Acts and Two Scenes. Dramatis Personae: Office Manager, Downtown. Superintendent—At the Property. A Solicitor.

ACT 1.

Office Manager: "Yes, we know how to practice economy. The records of office expenses show that there is not a cent wasted. See that pile of note paper? Well, that didn't cost us a cent. You see we get a lot of mail here, advertising and otherwise, and in my odd moments I slit the envelopes open all the way round and the side right back of the address makes real good note paper. There isn't any estate in New York City which is being administered with as much care as this one. We are proud to report to the heirs at the end of each year, and they can see for themselves how their interests are being guarded.

ACT 2.

Superintendent (overheard talking over 'phone): "Hello! Hello! Is this the Calumet Coal Company? Well, we want six loads to-day sure. Yes, 59th street. What kind? Buckwheat. What KIND of buckwheat? Why, just BUCKWHEAT! The kind we've always bought—the young lady stenographer there knows, and we want it to-day sure. Now don't fail. Goodby!"

Then turning to a solicitor at his elbow he said: "Now, my good man, I can't spend any more time talking to you, these buildings are being run as cheaply as they can be, and there isn't any saving to be made in our coal bill, so you must excuse me." (Exit.)

Solicitor (soliloquizing as he goes out): Well, well, well! There is 85 cents a ton difference in the price of different kinds of buckwheat coal. These buildings use in the neighborhood of 15,000 tons a year. And yet this man doesn't know what kind of buckwheat he is buying, and therefore is ignorant of a possible variation in expenditures of over $12,000 a year.

FUTURE OF THE LUMBER TRADE.

DURING the recent discussions anent the revision of the building code, the keynote was the fireproof building. The sentiment was conspicuous that wood should be barred from all structures purporting to be fireproof, and the question was asked: "What is to become of the lumber business of New York?"

It is apparent that with improvement in building construction and the introduction of compositions designed to take the place of wood, whether for trim, doors, door frames, window frames and even of flooring, lumber, as an integral part of a modern office, mercantile or industrial building, hotel, theatre or residence, is being slowly relegated to the rear. But while this is in part true, it is not entirely so.

All the legislation that a municipal body could enact in extending fireproof construction would not cripple the local companies to the extent of driving them from business; neither would it have any greater depreciatory effect upon lumber interests than they have already sustained. Any lumber man will say that the day of big profits in lumber have passed; that is, in so far as city business is concerned. Even in the country districts it is not the remunerative enterprise it once was reputed to be. Competition with fireproof materials is responsible for this change.

What is the stock almost universally carried to-day? True, there is some of the old stock that had been carried for years, like clapboards, rafters, etc. Lath is carried in much less quantity. Where these used to be piled high there are to-day stored huge piles of 12x12 timbers and sizes in that range, while there are tremendous stocks of pine of the long-leaf yellow variety of 1-inch boards and 1¼-inch and 2-inch boards. Shingles were almost a neligible quantity. All of this plank is dressed on one side only. There is, however, usually to be found a good supply of hardwoods for flooring purposes.

Reinforced concrete is the savior of the lumber trade to-day. When it is considered that a building of ordinary size being erected at 5th av and 17th st required $35,000 worth of lumber for bracing and making concrete moulds for reinforced concrete flooring and other concrete work, it shows why 2 and 1-inch planking is so much in demand. In some cases this can be used over again, but usually it costs more to reshape the moulds with old lumber than it does to break up and sell the old moulds and buy new for new jobs.

In reinforced concrete work the popular lumber is 1¼-inch and 2-inch spruce planks dressed on one side. In New York, where a large percentage of reinforced concrete work is for floors, 1-inch North Carolina pine is generally used.

Without doubt the future of the lumber business in or near this city is in the suburbs. New Jersey offers a good field, because its building laws are not so insistent upon the absence of wood in ordinary types of fireproof construction, but, on the other hand, the field is well covered, by hustlers who are developing their trade there in exact proportion with the growth of the municipalities.

FLOOD TIDE OF PROSPERITY.

The Thompson-Starrett Company, which some weeks ago announced that it had more business on its books than ever before in its history, continues to book contracts with steady regularity. At a meeting of the company's finance committee, held Thursday, the 19th instant, Vice-President Horowitz, in submitting new contracts for approval and ratification, stated that during the past five or six weeks the volume of business had been augmented to the extent of $3,500,000, and that the company's estimating department, both in New York and in the various branch offices, is working under high pressure figuring new work.

The new contracts include the following:

14-sty apartment house building, 61st st and Park av, New York.
12-sty office building, 123 to 133 William st, New York.
12-sty loft building, Broadway and 4th st, New York.
15-sty bank and office building, "Old National Bank of Spokane," Spokane, Wash.
Warehouse building, Seattle, for the American Steel & Wire Co. (branch of U. S. Steel Corporation).
10-sty office building, for the People's Natural Gas Co., Pittsburgh, Pa.
Annex to dry goods store building, for the Bee Co., Omaha, Neb.
Alterations to dry goods store building, for the Joseph Horne Co., Pittsburgh, Pa.
Alterations to residence of Hon. Morgan J. O'Brien, New York.
Residence at Southampton, L. I.
Residence for L. S. Sadler, Esq., Carlisle, Pa.

The indications are that this company's work on hand will shortly pass the $20,000,000 mark, as it is at present on the eve of signing up several big contracts. Such epoch-making figures, and the continued favorable outlook for additional business, would seem to justify the statement that the recovery of the building industry from the stagnation which characterized it a year or so ago is not spasmodic but complete. The building industry, of course, is analogous with the railroads in so far as it reflects general business conditions, and the figures above quoted, taken in conjunction with the recent announcements of heavy railroad expenditures, may be taken as still one more indication that the flood tide of prosperity is at hand.

NOTES OF INTEREST.

—Borough President Haffen of the Bronx is pressing for a new Borough Hall. He says: "The present Borough Hall is entirely inadequate, and it is absolutely impossible to enlarge or adopt it for properly carrying out the administrative work of the borough. The building was constructed before the establishment of borough autonomy. It was primarily intended to house the various bureaus of the Commissioner of Street Improvements. We have long outgrown its facilities. Borough bureaus and branch offices of city departments crowd on each other. None of them possess the room and facilities for the business which devolves upon them. It is necessary to rent quarters in scattered buildings to accommodate several of the bureaus.

—Authorization has been given for paving Broadway, between West 230th st and the city line, at an estimated cost of about $250,000. The regulating and grading of Tremont av, between the Bronx River and the Eastern Boulevard, is practically completed, with the exception of the portion between the Bronx River and the bridge over the New York, New Haven & Hartford Railroad, where a change of grade has necessitated a material amount of additional work. This should be completed during the present summer. The regulating, grading, &c, of City Island av, from the bridge approach to Long Island Sound, will probably be completed during the present season. The estimated cost is $77,082. The paving of Morris Park av, from West Farms road to Bear Swamp road, has been placed under contract at an estimated cost of $90,780, and work has been begun by the contractor.

LARGEST APARTMENT HOUSE IN THE BRONX.

The new apartment house situated in the south side of 163d st, from Simpson st to the Southern Boulevard, the Bronx, which is now nearing completion, will be the largest elevator apartment house in this borough. It is on a somewhat more luxurious scale and in a more expensive location than most other buildings of this character. Its working out and arrangement have been along lines of ampler space and comfort. The block front which the building covers measures 185.10x37x200 x83x irregular in dimensions. As designed by Messrs. Buchman & Fox, of 11 East 59th st, there are six stories and apartments for one hundred families, with twenty stores on the ground floor, three electric passenger elevators, two large entrances, the main entrance hall of which measures 28x56 ft. in size, and is lined completely with white marble. The exterior is of limestone for two stories, and the rest of tapestry brick and terra cotta of varied shades, with a Spanish tile and copper roof. The building is now enclosed and is to be completed by October. The cost is estimated at more than half a million dollars and is being erected for the Henry Morgenthau Company, 165 Broadway, of which Henry Morgenthau is president. The James F. Meehan Construction Co. is the builder.



BIG BRONX APARTMENT SOON TO OPEN.
J. F. Meehan Const. Co., Builder. Buchman & Fox, Architects.

A BIG HOUSE WITH BIG ROOMS.

The "Belnord," that vast and wonderful apartment house which the George A. Fuller Company is completing, and which covers the whole square bounded by Broadway, Amsterdam av, 86th and 87th sts, is open for inspection, but a large force of mechanics is still at work on the premises. It is yet too early for all the features of the building to be apparent, but there is enough finished from which to judge that the tenants will have a very choice house to live in, with apartments exceptionally spacious, most conveniently assembled, and equipped with every facility for making housekeeping easy and luxurious. It is as if floors out of an old country mansion had been transported and converted somehow into suites for this great building, so commodious and numerous are the rooms in the choice apartments. The heating system, with radiator inclosures under the window-sills, the refrigerator boxes, with their ice-making coils, the hardwood floors, doors and trim, especially the mahogany and oak, and the ornamental plasterwork, with the evidence of handsome decorations to come, are a fine recognition of the demand for apartments of finer conveniences and choicer finish than New York people were for a long period accustomed to. The gardens and walks in the court have scarcely been started yet, but there is enough to give assurance that this interior park will be a highly enjoyable feature of life at the "Belnord."

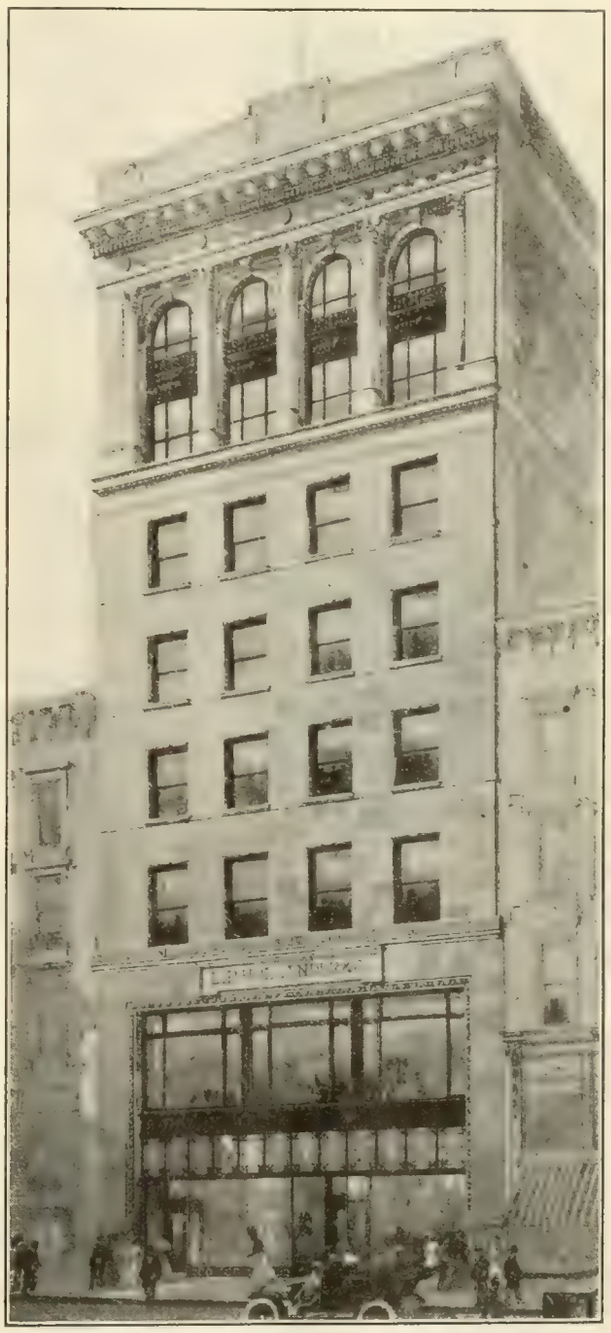
LONG ISLAND RAILROAD IMPROVEMENTS.—The building "boom" on Long Island has only begun. What has been done thus far will seem small in comparison ten years hence, when the Long Island Railroad's betterments are all finished. The corporation is now making arrangements to borrow $16,000,000, which will be required during the next three years for construction work and for equipment necessary to continue the improvements which have been begun and on which large sums of money have been expended. Among the larger items of work the company has planned are:

Main line improvement between Woodhaven and Jamaica	$2,000,000
Jamaica terminal	1,000,000
North side improvement, double track and electrification	1,000,000
Bay Ridge improvement—elimination of grade crossings	1,000,000
150 new motor cars	2,750,000
Various freight delivery yards, passenger stations, sidings, double track, grade crossings, etc	912,662
Electrical equipment of tracks and sub-stations	800,000
Glendale cutoff	309,382
Advances to subsidiary companies for extensions	327,600
Montauk freight cutoff	287,400
Completion of Atlantic av improvement	100,000

—What we have done in the past may, perhaps, be forgotten for the sake of what we will do in the future.

A COMING FIFTH AVENUE BUILDING.

The new business building for L. P. Hollander & Co. (ladies' tailors), No. 222 5th av, and Boston, Mass, under course of construction at Nos. 550-552 5th av, is now well under way. The structural iron work is completed and the exterior stone work is now going through the fifth story. As planned by Messrs. Buchman & Fox, 11 East 59th st, this building will contain many attractive features of importance. The entire facade will be made up of blue Indiana limestone, including all of the cornices. Special attention has been devoted to the interior and exterior treatment of the store arrangement, the entire floor span of which will be free from any obstruction. There will be two electric elevators and a sidewalk lift, an electric lighting plant, vacuum cleaning system, drinking fountains on every floor, and a lunch room and kitchen on the sixth floor, for employees of Hollander & Co., who will occupy six floors of the building. The Montross Gallery (works of art) will occupy the two top floors. The approximate cost of the building is about $250,000. The Hedden Construction Co., 1 Madison av, has the mason and carpenter work, and the Hinkle Iron Works, the iron.



HOLLANDER BUILDING.
Hedden Construction Co. / Hinkle Iron Company. } Builders. Buchman & Fox, Archts.

AUTOMOBILE LAMPS.—Round lamps designated as "Automobile Headlight," "Automobile Sidelight" and "Automobile Taillight," respectively, have been designed with stocky, strongly-mounted filaments in order to withstand the shocks and jars incident to automobile service. They are used in connection with storage cells not only on electric vehicles but on automobiles in general, independent of the source of motive power. It is recommended by illuminating engineers that a voltage of six (the approximate potential of three cells in series) be adhered to when installing automobile lamps.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

BUILDING TO TAKE 45,000 CU. FT. OF STONE.

Considerable interest is manifested among building stone men in the contract awarded last week for the stonework on the building in course of erection at 334 Fourth av for Joseph Millbank, by the Andrew J. Robinson Co., general contractors, of 123 East 23d st, from plans by George B. Post & Sons, the architects, of 345 5th av. The specifications call for 45,000 cu. ft. of what is known as "Royal Blue" limestone, which will be brought from the Bedford (Indiana) quarries.

When Mr. Homer Foot, of the real estate firm of Horace S. Ely & Co., of 27 West 30th st, directed Mr. Millbank's attention to this investment, Mr. Millbank made one specific order that has stood out prominently among other instructions, that nothing but the best material that the market afforded was to go into this building. It was decided to construct the entire 19-sty exterior of stone, and in consequence stone men watched for the awarding of this contract with great interest.

The award went to Henry Hanlein & Son, and as soon as the contract to supply the raw material reached the wholesaler, orders were at once sent by telegraph to the quarries and something like a record was made, it is said, in the matter of prompt shipments, rapidity of operation characterizing the entire award.

The telegram was sent out at 5 p. m. on Thursday evening and on Friday a wire was received by Arlando Marine, 5 East 42d st, the wholesale dealer who will supply the stone, stating that three cars containing the first shipment had started that day for New York, and that on the following day, Saturday, four more would follow. Within 60 days the entire shipment will have been made from Indiana and will be held subject to the cutter's demand at Weehawken.

The same stone that will be used in this structure was used on the St. Paul Building, Sherry's Hotel at 44th st and Broadway and in Capt. De LaMar's house at 37th st and Madison av, in which building nearly 36,000 cu. ft. were used. It is considered a coincidence that the same builder, the same architects, the same stone contractor and the same material that was used on the St. Paul Building are associated with the present operation.

In connection with the awarding of the stone contract the fact that an unusual arrangement of numerous large exterior columns in three 8-ft. sections each, measuring 4 ft. in diameter is specified. These will be set 32 ft. from centre to centre instead of the usual 22 ft. These will be set under the eaves and are placed so as to give the greatest possible light to the upper floors, and at the same time permit of the carrying out of the Italian Rennaissance architecture.

REINFORCED CONCRETE TESTS.

The increasing use of reinforced concrete as a building material has led to numerous investigations of its strength when variously prepared and when subjected to various conditions. Perhaps the most elaborate series of tests is that now being carried on by the United States Geological Survey, which has recently published (Bulletin 344) a preliminary report on the subject. A full report, with a thorough analysis of the results, will be published after the 52-week tests are completed.

The attempt has been made to bring out the comparative value of gravel, granite, limestone and cinders for use in concrete, and the effect of age and consistency on the strength and on the stiffness.

No attempt has been made in this preliminary report, however, to generalize the results of the tests, or to draw any conclusions, however warranted they may appear from an examination of the test data. It is hoped that the matter presented will provoke discussion, and in order to promote this end extended expressions of opinion or attempted applications of theory to results have been avoided. A running commentary on the results of the tests, however, emphasizing matters of particular interest and indicating a few points that might lead to interesting analyses, is included.

The bulletin, which is by Richard L. Humphrey, may be had free of charge on application to the Director, United States Geological Survey, Washington, D. C.

NEW IDEA IN ROAD TREATMENT.—A section of a State road in Orange County, now under repair, has been treated with a brand new solution for the preservation of good roads. The process is the invention of J. P. Sweeney, of Rome, N. Y., and was put on under his supervision by the authority of the State Highway Commission. The section treated is about 300 feet long. The process is called the glue treatment, and consists of boiling two pounds of glue to a square yard of road in a sprinkler of water, using steam from the road roller; to this is added a certain proportion of folmaldehyde and gypsum, the first to hold the glue solid after the water evaporates so that future wettings from the weather does not affect it, and the latter to cause it to set quickly so the roadway can be used within twenty-four hours. The treatment forms a hard crust several inches thick, and the inventor claims that it will last indefinitely, holding the surface hard and smooth. The section so treated looks fine, and so far appears to bear out all the claims.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

178TH ST, s s, 100 e St. Nicholas av, two 5-sty brick and stone tenements, 75x82.16; total cost, $150,000; owner, John Glass, 104 West 42d st; architect, J. C. Cocker, 2017 5th av. Plan No. 658.

Corrects error in last issue, when distance from corner was 275 e St. Nicholas av.

PINEHURST AV, s e cor 178th st, three 5-sty brick tenements, 51x76, slag roof; cost, $220,600; owner, Peto Realty Co., 207 E. Broadway; architect, Adolph Mertin, 33 Union sq. Plan No. 669.

119TH ST, s s, 150 e Amsterdam av, 6-sty brick and stone tenement, 125x87.11, tin roof; cost, $150,000; owner, Ira Realty Co., 430 West 119th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 673.

Dr. Ph. Murowitz, 430 West 119th st, president and treasurer.

58TH ST, Nos. 116-120 East, 9-sty brick and stone apartment house, 57x85.1, slag roof; cost, $150,000; owner, Fullerton-Weaver Realty Co., 475 5th av; architect, J. E. R. Carpenter, 475 5th av. Plan No. 665.

Wm. E. Bloodgood, 475 5th av, will superintend.

Stores, Offices and Lofts.

4TH AV, n e cor 18th st, 18-sty brick and stone store and loft building, 102x218, tile and slate roof; cost, $1,800,000; owner, The Pocono Building Co., 126 5th av; architects, R .H. Robertson & Son, 160 5th av. Plan No. 664.

J. Clifford Woodhull is president, The Seaboard Realty Co., 320 5th av, has general contract.

BROADWAY, s w cor 42d st, 30-sty brick and stone office and store building, 86.2x49.4x51.3, slag roof; cost, $800,000; owner, The 1465 Broadway Co., 59 Wall st; architect, Henry Ives Cobb, 42 Broadway. Plan No. 668.

C. L. Gray Const. Co., 42 Broadway, has general contract.

Hospitals and Asylums.

LEXINGTON AV, No. 661, 9-sty and basement brick and stone dispensary and dormitory, 20x48.4, tile roof; cost, $50,000; owner, Babies Hospital City of New York, Lexington av and 55th st; architects, York & Sawyer, 156 5th av. Plan No. 662.

John Sherman Hoyt, 101 East 65th st, president, Dr. L. Emmett Holt, 14 West 55th st, physician; Miss M. A. Smith, superintendent. No contract let.

Hotels.

DELANCEY ST, No. 134, 3-sty brick and stone hotel and cafe, 25x47.8; cost, $6,500; owner, George Seaman, 252 Broome st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 656.

Corrects error in last issue, when this building was reported as 178th st, s s, 100 e St. Nicholas av, etc.

Factories and Warehouses.

22D ST, Nos. 541-543 West, 4-sty brick and stone warehouse, 50x98.9, tar and felt roof; cost, $50,000; owner, Margaret MacNutt, 17 Broadway; architect, Paul C. Hunter, 17 Broadway. Plan No. 666.

John Kennedy & Son, 103 Park av, have contract.

Schools and Colleges.

1ST AV, No. 433, 6-sty brick and stone school, 24.8x100, tar and gravel roof; cost, $65,000; owner, New York University, Washington Sq East; architects, Cady & Gregory, 6 West 22d st. Plan No. 674.

No contract has yet been issued.

Theatres.

39TH ST, n s, 100 e Broadway, 7-sty theatre and studio building, 59x90.9; cost, $125,000; owner, 39th Street Theatre Co., on premises; architect, W. A. Swasey, 47 West 34th st. Plan No. 672.

Miscellaneous.

PITT ST, e s, 150 s Delancey st, —sty steel and concrete advertising fence, 3.6x67.6; cost, $1,500; owner, S. Mandelbaum, care D. M. Ottarsh, 385 South st; architect, David M. Ottarsh, 385 South st. Plan No. 661.

45TH ST, n s, west of Lexington av, Grand Central Station yard, 1-sty steel shelter for passengers, 200.8x405; cost, $6,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architect, C. A. Reed, Scarsdale, N. Y. Plan No. 663.

Terry & Tench, builders.

PRIVATE PARK, Fort Washington road, between Lafayette Boulevard and 196th st, 1-sty stone swimming pool, 126.4x48; cost, $30,000; owner, C. K. G. Billings, premises; architect, Guy Lowell, 225 5th av. Plan No. 667.

J. Figlinolo, 719 Union av, mason work; J. W. Bishop Co., 345 5th av, carpenter work.

33D ST, No. 320 East, 1-sty brick outhouse, 7x18.2; cost, $800; owner, Catherine E. Bruning, 2006 Washington av, Bronx; architect, Thomas W. Lamb, 224 5th av. Plan No. 670.

Broadway, s w cor 156th st, —-sty brick and stone society building, 64.11x124.9, slag and copper roof; cost, $250,000; owner, The American Geographical Society of America, 15 West 81st st; architect, Chas. P. Huntington, 18 West 31st st. Plan No. 671.

J. C. Udall, 29 West 34th st, has general contract. Archer M. Huntington, president; Chandler Robbins, 35 West 48th st, and Archibold Russell, 30 Pine st, board members.

MANHATTAN ALTERATIONS.

BANK ST, s w cor 4th st, toilets, partitions to 6-sty brick tenement; cost, $50; owner and architect, Chas. M. Straub, 147 4th av. Plan No. 1929.

DELANCEY ST, No. 136, vent shaft, to 5-sty brick and stone tenement; cost, $500; owner, Sarah Grozkey, 136 Delancey st; architect, J. C. Cocker, 2010 5th av. Plan No. 1950.

ESSEX ST, No. 47, partitions, toilets, windows, piers to 5-sty brick tenement; cost, $2,000; owner, Francis O'Neill, 9 W. 28th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1944.

GRAND ST, No. 323, partitions, windows, to 4-sty brick store; cost, $1,000; owner, Elizabeth A. Vail, 45 West Carroll st, City Island; architects, Pell & Corbett, 122 East 25th st. Plan No. 917.

GREENWICH ST, No. 318, partitions to 5-sty brick and stone tenement; cost, $1,000; owner, D. R. Morrison, 1402 Broadway; architect, John H. Knubel, 318 W. 42d st. Plan No. 1947.

GREENWICH ST., No. 150, toilets, partitions to 5-sty brick tenement; cost, $1,500; owner, Edward Smith, care J. J. O'Keefe, 1 Hague st; architect, A. V. Bourke, 220 Broadway. Plan No. 1932.

J. J. O'Keefe, 1 Hague st, has contract.

HENRY ST, Nos. 299-301, partitions, columns, to two 3-sty brick club; cost, $500; owner, Henry Street Settlement, 265 Henry st, and Miss Helen McDowell; architect, John H. Duncan, 208 5th av. Plan No. 1920.

HOUSTON ST, No. 352 East, partitions, windows, toilets, stairs to 3-sty brick dwelling; cost, $2,500; owner, Mrs. Rubin, 352 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1940.

MADISON ST, No. 33, partitions to 4-sty brick tenement; cost, $400; owner, Josephine M. Nicholas, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 1930.

MADISON ST, No. 256, partitions, windows, wall to 6-sty brick store and tenement; cost, $2,000; owner, Mrs. Mary O'Neill, 157 East Broadway; architect, H. Horenburger, 122 Bowery. Plan No. 1948.

RIVINGTON ST, Nos 100-102, toilets, partitions to 6-sty brick tenement; cost, $150; owner, Hirsh Robinowich, premises; architect, M. A. Contor, 521 W. 144th st. Plan No. 1931.

SUFFOLK ST, No. 68, partitions, windows, plumbing, skylights, to 5-sty brick store and tenement; cost, $2,500; owners, Max Meyer & Samuel Ginsburg; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1952.

SUFFOLK ST, No. 21, alter stairs to 4-sty brick meeting hall; cost, $250; owner, Max Schuen, on premises; architect, Louis A. Sheinart, 1496 Bryant av. Plan No. 1921.

WASHINGTON ST, Nos. 507-509, steel girders to 5-sty brick stable and storage; cost, $1,200; owner, not given; architect, Parfitt Bros., 26 Court st, Brooklyn. Plan No. 1928.

Perkins, Goodwin & Co., 72 5th av, lessees.

WASHINGTON SQ, No. 11, elevator shaft to 5-sty brick residence; cost, $6,000; owner, Mrs. Robert R. Livingston, premises; architects, Parish & Schroeder, 12 W. 31st st. Plan No. 1934.

2D STS, Nos. 222-224 East, partitions, windows, to two 5-sty brick tenements; cost, $1,000; owner, Margaret Folsom, Lenox, Mass.; architect, M. Zipkes, 353 5th av. Plan No. 1922.

5TH ST, Nos. 426-428 East, partitions, windows, toilets, to two 5-sty brick tenements; cost, $2,000; owner, Roman Catholic Church of St. Nicholas, 135 2d st; architects, B. W. Berger & Son, Bible House. Plan No. 1960.

6TH ST, No. 408 East, toilets, partitions, windows, to 5-sty brick tenement; cost, $2,500; owner, M. Josephsohn, 105 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 1964.

12TH ST, No. 277 West, partitions, toilets, skylights, to 4-sty brick and stone tenement; cost, $500; owner, E. & M. Crumley, 279 West 12th st; architect, A. Balschun, 402 East 136TH ST. Plan No. 1957.

17TH ST, No. 502 East, Av A, Nos. 272-274, partitions, windows, piers to 5-sty brick tenement; cost, $7,000; owner, Estate Wm. Klumpf, 242 East Houston st; architect, H. Regelmann, 133 7th st. Plan No. 1967.

18TH ST, No. 425 East, partitions, windows to 5-sty brick tenement; cost, $2,000; owner, Pasquale Munziate, 113 Mulberry st; architect, L. De Lorenzo, 418 E. 14th st. Plan No. 1943.

26TH ST, Nos. 25-27 West, add 2-stys, partitions, elevator shaft, store front, to 5-sty brick apartment house; cost, $40,000; owner, John Jacob Astor, 23 West 26th st; architect, Wm. A. Boring, 32 Broadway. Plan No. 1918.

32D ST, No. 35 East, plumbing, alter driveway to 2-sty brick stable; cost, $3,000; owner, A. T. Stewart Estate, 62 Cedar st; architect, Robt. H. Costigan, 247 W. 125th st. Plan No. 1926.

Wm. N. Burritt, Carnegie Hall, lessee.

33D ST, No. 46 West, partitions, columns to 3-sty brick and stone manufactory; cost, $200; owners, Lane & Marks, 46 W. 33d st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1927.

36TH ST, Nos. 327-333 East, partitions, windows, toilets, piers, to four 4-sty brick tenements; cost, $7,000; owner, Mrs. Anna Jones, 381 East 8th st; architect, H. Regelmann, 133 7th st. Plan No. 1968.

41ST ST, No. 338 East, partitions, windows, to 3-sty brick tenement; cost, $1,200; owner, Jacob F. Oberle, 12 Prospect pl; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1916.

42D ST, No. 107 West, toilets, partitions, to 5-sty brick store and loft; cost, $2,500; owner, Michael Gilhuly, 107 West 42d st; architect, Louis Falk, 2756 3d av. Plan No. 1924.

50TH ST, No. 124 West, alter walls to 2-sty brick garage; cost, $350; owner, not given; architect and builder, James F. Egan, 5-7 E. 42d st. Plan No. 1946.

Singer Sewing Machine Co., 145 Broadway, lessee.

59TH ST, n s, 245 e Amsterdam av, beams, alter floors to —sty brick and stone College of Physicians and Surgeons; cost, $3,000; owner, Trustees Columbia College; architect, Henry Lee Norris, 1120 Amsterdam av. Plan No. 1935.

63D ST, No. 41 West, elevator shaft, cut walls, 3-sty brick rear extension, 12x12, to 3-sty brick and stone garage; cost, $2,000; owner, Fiss, Doerr & Carroll Horse Co., 153 East 24th st; architect, David M. Ach, 1 Madison av. Plan No. 1969.

C. H. Lang, 500 5th av, has contract.

64TH ST, No. 102 East, 3-sty brick rear extension, 8.9x16, partitions, walls to 5-sty brick dwelling; cost, $450; owner, Nicholas Biddle, 102 E. 64th st; architect, James McWalters, 2434 Broadway. Plan No. 1936.

66TH ST, Nos. 3-17 West, platforms to 6-sty brick and stone riding academy; cost, $1,500; owner, Durland Co., on premises; architect, D. M. Ach, 1 Madison av. Plan No. 1956.

72D ST, No. 303 West, vault, windows, to 5-sty brick dwelling; cost, $4,000; owner, F. V. Underwood, 303 West 72d st; architect, E. Rossbach, 2010 Broadway. Plan No. 1951.

73D ST, No. 220 East, partitions, toilets, windows, to 5-sty brick and stone tenement; cost, $2,000; owner, Mrs. M. E. Sutro, 2030 Broadway; architect, G. Haug, 103 Park av. Plan No. 1966.

75TH ST, No. 337 East, alter roof, to 5-sty brick and stone stable and factory; cost, $100; owner, George F. Droste, 332 East 75th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1958.

76TH ST, No. 10 East, erect pent house to 4-sty brick and stone dwelling; cost, $1,500; owner, J. C. Brady, on premises; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 1914.

63D ST, s w cor 3d av, toilets, partitions, windows, to 4-sty brick and stone store and tenement; cost, $5,000; owner, Anna E. Maginn, 206 West 80th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1913.

Barr & Gruber, 210 Bowery, have contract.

79TH ST, No. 208 West, 1-sty brick and stone rear extension, 10x12, windows, piers, walls, to 3 and 4-sty brick dwelling; cost, $1,800; owner, A. C. Clarkson, 208 West 79th st; architects, Thom & Wilson, 1123 Broadway. Plan No. 1923.

80TH ST, No. 248 West, partitions to 5-sty brick and stone garage; cost, $480; owner, Thomas Dimond, 20 West 73d st; architect, W. M. Farrar, 45 West 34th st. Plan No. 1961.

113TH ST, No. 85 East, toilets, partitions, windows, chimney, to 5-sty brick and stone tenement and store; cost, $2,000; owner, Christiano Ogle, 1314 Clay av; architect, Frank Hausle, 81 East 125th st. Plan No. 1959.

AV A, No. 75, alter show windows to 4-sty brick and stone dwelling; cost, $500; owner, Max Bierman, 75 Av A; architect, O. Reissmann, 30 1st st. Plan No. 1954.

AV A, No. 179 partitions, windows, to 5-sty brick tenement; cost, $1,000; owner, Daniel J. O'Conor, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 1963.

AV B, s w cor 11th st, show windows to 5-sty brick tenement; cost, $450; owner, Mrs. Annie Miner, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1933.

BOWERY, No. 313, shaft, partitions, windows, to 6-sty brick tenement; cost, $2,500; owner, Estate J. Weeks Cornwell, 69 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 1953.

BROADWAY, n w cor 60th st, 1-sty brick rear extension to 2-sty brick office building; cost, $1,000; owner, Peter Vogler, 341 E. 10th st; architect, Henry Regelmann, 133 7th st. Plan No. 1939.

GREENWICH AV, No. 45, partitions, windows to 4-sty brick tenement; cost, $1,500; owner, Nathan Glassheim, Riverside Drive; architect, G. M. McCabe, 96 5th av. Plan No. 1945.

GREENWICH AV, No. 29, partitions, windows, to 3-sty brick store and tenement; cost, $800; owner, Necrg Realty Co., 160 Broadway; architect, Henry J. Feiser, 150 Nassau st. Plan No. 1915.

W. G. Green, 160 Broadway, builder.

LEXINGTON AV, No. 1034, 1-sty brick rear extension, 17x45.7, alter floors to 3-sty brick residence; cost, $5,000; owner, Philip Lewisohn, 88 5th av; architect, Harry Allen Jacobs, 320 5th av. Plan No. 1937.

PARK AV, No. 1611, partitions, windows, alter vent shaft, to 5-sty brick tenement and store; cost, $450; owner, Frances Scholz, 465 East 143d st; archi-

tect, Frank Hausle, 81 East 125th st. Plan No. 1919.

WEST END AV, Nos. 50-52, partitions, toilets, windows, skylights, to two 5-sty brick tenements and stores; cost, $500; owner, Union Construction & Realty Co., 129 Park Row; architect, David Davies, 129 Park Row. Plan No. 1955.

1ST AV, s w cor 73d st, partitions, stairs, windows, columns to 4-sty brick store and tenement; cost, $2,500; owner, Alfred Weiss, 219 6th av; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 1925.

1ST AV, No. 1353, chimney, toilets, to 4-sty brick tenement; cost, $2,000; owner, H. Mandelbaum, 1229 Park av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1962.

2D AV, No. 180, 3-sty brick and stone rear extension, 9x8.4, alter roof, partitions, windows, stairs, to 4-sty brick and stone dwelling; cost, $18,000; owner, Standly Prus, 567 2d av; architect, A. F. Leicht, 7-9 West 42d st. Plan No. 1949.

2D AV, No. 1071, partitions, windows to 4-sty brick store and tenement; cost, $500; owner, Bertha Mager, 1071 2d av; architect, John H. Knubel, 318 W. 42d st. Plan No. 1942.

2D AV, No. 875, dumb waiter shaft to 5-sty brick tenement; cost, $200; owner, Adam Roland, 875 2d av; architect, O. Reissmann, 30 1st st. Plan No. 1941.

5TH AV, No. 487, partitions, show windows, to 7-sty brick and stone bank and office building; cost, $2,500; owner, Estate Augustine Pottier, 62 Cedar st; architects, Claflin & Kent, 84 East 77th st. Plan No. 1965.

Empire Trust Co., 487 5th av, lessee.

6TH AV, No. 514, partitions, dumbwaiter, to 3-sty brick dwelling and store; cost, $600; owner, Sophie Junker, on premises; architect, Frank Massam, 29 West 34th st. Plan No. 1970.

12TH AV, n e cor 56th st, partitions, stairs, stalls, windows to 3-sty brick shop and stable; cost, $3,000; owner, City of New York, City Hall; architect, Alexander Stevens, 157 E. 67th st. Plan No. 1938.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

FOREST ST, w s, 67.6 n West Farms road, 2-sty frame dwelling, tin roof, 21x50; cost, $5,000; owner, Jas. F. Clancy, 674 Van Nest av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 951.

234TH ST, n s, 206 e Carpenter av, 2-sty frame dwelling, tin roof, 22x56; cost, $5,000; owner, Frank Pieper, 376 East 154th st; architect, Gustav Schwarz, 302 East 158th st. Plan No. 955.

BRONXDALE AV, w s, 152 s Rhinelander av, 2-sty frame dwelling, tin roof, 21x52; cost, $5,000; owner, Edw. J. Cahill, Wickham av; architect, T. J. Kelly, 782 Morris Park av. Plan No. 958.

ST. RAYMONDS AV, s s, 250 e Green lane, 2-sty frame dwelling, tin roof, 21x52; cost, $5,000; owner, Wm. Cleary, 2433 St. Raymonds av; architect, B. Ebeling, 1136 Walker av. Plan No. 957.

COSTER ST, e s, 200 s Spoffard av, eighteen 2-sty brick dwellings, tin roof, 20x55; total cost, $102,600; owner and architect, Henry J. Feiser, 150 Nassau st. Plan No. 961.

237TH ST, s s, 100 e Martha av, 2-sty frame dwelling, shingle roof, 29.10x27.10; cost, $2,200; owners, Hupfel & Mott, 856 Eagle av; architect, Edwin W. Crumby, 376 Fort st. Plan No. 962.

240TH ST, n s, 100 e Martha av, three 2½-sty frame dwellings, shingle roof, 20x40; total cost, $13,500; owner, Ernest Keller, 100 East 176th st; architect, J. J. Vreeland 2019 Jerome av. Plan No. 964.

BYRON AV, No. 4231, 2-sty and attic frame dwelling, shingle roof, 21x28; cost, $3,000; owner, Mrs. R. C. Holmstrom, 4237 Byron av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 965.

BASSETT AV, w s, 246.6 s McDonald st, 2-sty frame dwelling, tin roof, 21x50; cost, $4,500; owner, B. S. Gunderson, McDonald st; architect, P. J. Gunderson, McDonald st. Plan No. 966.

Apartments, Flats and Tenements.

161ST ST, n s, 120 w Prospect av, two 6-sty brick tenements, tin roof, 50x83.1; total cost, $90,000; owners, Polatschek & Spencer, 108 West 141st st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 954.

183D ST, n s, 325 w Webster av, 3-sty brick tenement, tin roof, 20x55; cost, $9,000; owner, John J. Donovan, 424 Tremont av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 956.

WEBSTER AV, n e cor 187th st, 5-sty brick tenement, plastic slate roof, 37.2½x90; cost, $45,000; owner, John Rindall, 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 959.

3D AV, w s, 150 s 171st st, 5-sty brick tenement, slag roof, 50x97.4; cost, $40,000; owner, John D. Crimmins, 624 Madison av; architect, John H. Friend, 148 Alexander av. Plan No. 952.

BECK ST, w s, 53.2 s Intervale av, 4-sty brick tenement, plastic slate roof, 38x69; cost, $20,000; owners, Winnie Const. Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 960.

182D ST, n s, 95.10 w Washington av, three 4-sty brick tenements, plastic slate roof, sizes irregular; total cost, $60,000; owner, Wilhelmina Streetler, 1822 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 963.

Churches.

HOME ST, n w cor West Farms road, 1-sty stone church, slate roof, 63.4x51; cost, $25,000; owners, Church Extension Committee of the Presbytery of New York, Rev. Jos. Sanderson, 264 West 131st st, secretary; architects, Crow, Lewis & Wickenhoefer, 160 5th av. Plan No. 953.

Office and Loft Buildings.

Garrison av, s w cor Hunts Point road, 2-sty brick stores and office, plastic slate roof, size, irregular; cost, $5,500; owner, Jacob Leitner, 836 Westchester av; architcets, Koppe & Daube, 830 Westchester av. Plan No. 967.

Miscellaneous.

BATHGATE AV, No. 1587, 2-sty brick market and loft, tin roof, 25x100; cost, $8,000; owners, Wolf & Nathan, 419 East 3d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 968.

BRONX ALTERATIONS.

MAIN ST, n w cor Vreeland av, 1-sty brick extension, 13x42, to 1-sty brick tank house; cost, $1,000; owners, Standard Oil Co., 26 Broadway; architect, R. W. Smith, 242 East 51st st. Plan No. 368.

WILKENS PL, w s, 46 n Freeman st, 1-sty brick extension, 35.11x23, to 1-sty brick amusement hall; cost, $5,000; owners, H. Morgenthau Co., 165 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 371.

216TH ST, n s, 100 e Bronxwood av, 2-sty frame extension, 19x13, to 2½-sty frame dwelling; cost, $900; owner, G. Burkley, on premises; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 363.

CASTLE HILL AV, e s, 100 s Parker av, 1-sty frame extension, 25x37.8, to 3-sty brick store and dwelling; cost, $400; owner, Felix De Canio, 98 Castle Hill av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 361.

COLLEGE AV, w s, 270 s 169th st, move 3-sty frame dwelling; cost, $2,000; owner, Harry L. Harrison, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 366.

COLLEGE AV, w s, 270 s 169th st, move 2-sty frame workshop; cost, $460; owner, Harry L. Harrison, on premises; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 373.

GRAND AV, No. 2593, 1-sty frame extension, 21x6, to 2½-sty frame dwelling; cost, $500; owner, Mr. Van Deusen, on premises; architects, Serviss & Glew, 961 East 217th st. Plan No. 364.

KINGSBRIDGE ROAD, s s, 36.9 e Webster av, 1-sty frame extension, 30.2x14.5, to 2½-sty store, office and dwelling; cost, $500; owner, Jos. P. Reed, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 360.

OGDEN AV, w s, 125 n 166th st, new foundation to 2-sty frame dwelling; cost, $300; owner, John J. McLaughlin, on premises; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 372.

PELHAM ROAD, s s, 346.3 w Eastern Boulevard, 1-sty frame extension, 25x20, to 2½-sty frame hotel and dwelling; cost, $8,500; owner, Harry Westfield, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 369.

SO. BOULEVARD, No. 1285, new show window to 4-sty brick stores and tenement; cost, $75; owner, Morris Feldman, 98 Belmont av, Jersey City; architect, Chas. M. Straub, 147 4th av. Plan No. 362.

WALTON AV, Nos. 251-3-5-7-9, new doors, new partitions, to 2 and 5-sty saloon and factory; cost, $200; The Francis Bacon Piano Co., W. P. H. Bacon, on premises, president; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 370.

3D AV, No. 4195, new piers, new skylight, etc., to 3-sty frame store and dwelling; cost, $500; owner, Louis E. Levy, 164th st and 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 367.

3D AV, No. 4754, 1-sty frame extension, 25x32, to 3-sty brick store and dwelling; cost, $500; lessee, Francisco Ammirato, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 365.

ADVANCE REPORTS.

J. T. Brady & Co. to Erect Duke Residence.

5TH AV.—The old Cook homestead, situated at the northeast corner of 5th av and 78th st, which was recently purchased by James B. Duke, the tobacco king, is to be replaced with a handsome new residence from plans by Horace Trumbauer, of Philadelphia. The general contract was awarded during the week to John T. Brady & Co., of 103 Park av. At the southeast corner of 5th av and 89th st his brother, B. N. Duke, has erected a 6-sty mansion from plans by C. P. H. Gilbert. (See issue Jan. 9, 1909.)

"Pabst's" Harlem to be Improved.

125TH ST.—Important changes are about to be made to "Pabst's" Harlem restaurant and cafe, Nos. 256-258 West 125th st, which is owned by Henry Morgenthau, Jr., Co., of 95 Liberty st. The old 2-sty structure which measures 50x200 ft. will be extensively remodeled with new grille rooms, and the first story front will be improved. The plans have been prepared by Oscar Lowinson, 18 East 125th st. S. L. Waller is the general contractor.

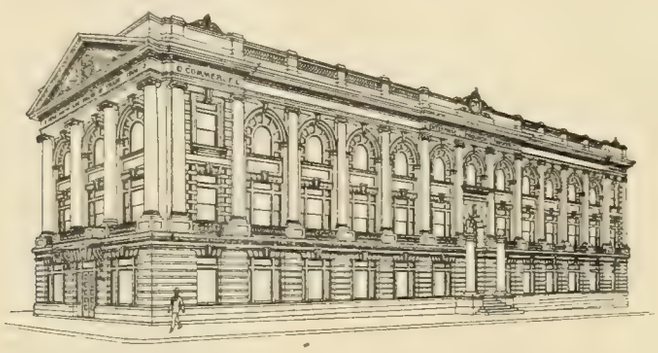
Warehouses for Lower West Side.

NORTH MOORE ST.—Louis C. Maurer, architect, 1495 Broadway, is preparing plans and will be ready for estimates by Sept. 15 for two 6-sty brick and stone warehouses, 50x100 and 33x100 ft., containing electric elevators, plastic slate

roofs, to be erected at Nos. 56-62 North Moore st and 178-180 Franklin st, at a total cost of $120,000. Messrs Uhlfelder & Weinberg, 132 Nassau st, are the owners. No contracts have yet been issued.

Bronx Board of Trade Building.

BRONX.—Plans for the new building for the North Side Board of Trade in the Bronx, to be erected at Lincoln and 3d avs, and 137th st, will be put out for bids about Sept. 1. As planned by Architect Albert E. Davis, 258 East 138th st, the building will contain a large hall and



BUILDING FOR NORTH SIDE BOARD OF TRADE.

gallery, with offices, to seat about 1,200 people, and a bank on the first story. There will be 3-stys and the building will have ground dimensions of 40x175 ft. The materials will be granite, light brick and terra cotta. The cost is placed at about $100,000. Mr. J. Clarence Davies, is a member of the building committee.

St. Nicholas Av. and 183d St. Corner.

ST. NICHOLAS AV.—Plans have been prepared by Geo. Fred Pelham, 507 5th av, for the improvement of the southwest corner of St. Nicholas av and 183d st with a 6-sty apartment house, 104x150 ft., to cost in the neighborhood of $200,000. The Napoleon Construction Co., 209 Broadway, will erect the building, and are now about ready for figures on various contracts. Aaron M. Janpole is president and Louis Werner, secretary, of the company.

Storage Warehouse for Kingsbridge Avenue.

BRONX. — James Ames, contractor, Kingsbridge, N. Y., will soon begin the erection of a fireproof 5-sty brick and terra-cotta storage warehouse, 49x65 ft., on the east side of Kingsbridge av, 140 ft. south of 236th st, the Bronx. Plans are now being completed by Messrs. Schaefer & Jaeger, 461 Tremont av, Bronx.

Eight-Story Apartment for 35th St.

35TH ST.—Messrs Lawlor & Haase, architects, 69 Wall st, have completed plans for an 8-sty elevator apartment house, measuring 77x78.9 ft., to be erected in the north side of 35th st, 145.4 ft. east of Lexington av. The Poterfield Construction Co., 50 Church st, will erect the building. Estimated cost, about $275,000.

New Factory for Brooklyn.

BROOKLYN.—A. Vollweiller, 696 Bushwick av, Brooklyn, is ready for figures for a brick and limestone factory, 6-stys, 95x139 ft. (mill construction) for Sundell Hyman 2069 5th av, Manhattan, to be erected at the southeast corner of Metropolitan and Bushwick avs, Brooklyn, to cost about $50,000.

Excavating for Milk Bottling Plant.

BROOKLYN.—Excavating is now under way for the 2-sty brick milk bottling plant, 85x115 ft., which the Alex Campbell Milk Co., 802 Fulton st, Brooklyn, will erect in the east side of Adelphi st, 132 ft. south of Fulton st, to cost about $45,000. A. Hedman, 371 Fulton st, Brooklyn, has prepared the plans.

Apartments, Flats and Tenements.

LAFAYETTE ST.—Daniel D. Bailey, White Plains, N. Y., will erect a 6-sty flat, 25x91 ft., at 218 Lafayette st, to cost $25,000. C. M. Straub, 147 4th av, has prepared plans.

HOBOKEN, N. J.—Hyman Rosensohn, architect, of Newark, has plans for two apartment houses to be erected at the Boulevard and Lake st, Hoboken, to cost $30,000 each.

RIVERSIDE DRIVE.—Plans have been completed by Schwartz & Gross, 347 5th av, for two 12-sty elevator apartment houses, 62.6x81 ft., for the M. E. Paterno Realty Co., 15 Claremont av, to be erected on the east side of Riverside Drive, 100 ft. south of 119th st, to cost a total of $360,000.

MORRIS PARK AV.—Chris F. Lohse, 627 Eagle av, Bronx, has completed plans and wants figures for a 4-sty brick and stone tenement house, 25x84 ft., for Antonio Lignori, 427 East 115th st, to be erected on the east side of Morris Park av, 25 ft. north of Garfield st, Bronx, to cost $16,000.

Churches.

ASBURY PARK, N. J.—Father Roche, rector, of the Roman Catholic Church, Asbury Park, has completed arrangements for the erection of a new edifice to cost $90,000.

CORTLAND, N. Y.—Work on the new St. Mary's Catholic Church, to be erected at Cortland, at a cost of $100,000, will be begun about Sept. 1. Wm. P. Cinter, of Akron, Ohio, is the architect. Rev. Father P. Donohoe is pastor. The material of which the church will be constructed will be of gray Gouverneur granite.

Competitions.

NEW LONDON, CONN.—The Common Council has decided to call for competitive plans from local architects for the proposed changes to the city hall building in Main st, New London.

NEW HAVEN, CONN.—Competitive plans will be received by Thomas D. Bradstreet, Comptroller, until Sept. 14, for the erection of the proposed addition to the chemical laboratory at the Connecticut Agricultural Experiment station. The building will be of brick, costing about $30,000. Further information may be obtained at the Comptroller's office in Hartford.

Dwellings.

GARRISONS, N. Y.—Jackson & Brown, 500 5th av, Manhattan, have plans ready for a 2½-sty residence, 16x32 ft., to be erected at Garrisons on the Hudson by Wm. M. Benjamin.

MOUNT BEACON, N. Y.—Two cottages are to be erected shortly on the summit of Mount Beacon by Mrs. Anna R. Shaw and her nephew, of Newburgh. Contractor Henry E. Post, of Matteawan, will have charge.

WHITE PLAINS, N. Y.—Jackson & Brown, 500 5th av, Manhattan, have completed plans for a 2½-sty residence, 32x55 ft., for Louis H. Holloway, to be erected at White Plains, to cost about $10,000. H. H. Vought & Co., 103 Park av, Manhattan, is the builder.

JAMAICA, L. I.—Bates & Howe, architects, 25 West 42d st, Manhattan, have prepared plans for a 2½-sty frame and stucco residence, 50x50 ft., for L. Fox, to be erected at the Jamaica Estates, Jamaica, L. I., costing about $20,000. The architects will soon take bids.

FAR ROCKAWAY.—Fleischmann Bros., 507 5th av, Manhattan, have received the general contract to erect the 2½-sty frame and brick residence, 50x40 ft., for Chas. A. Brodek, lawyer, 220 Broadway, at Far Rockaway, L. I., to cost about $12,000. Shire & Kaufman, 110 East 23d st, Manhattan, are the architects.

Factories and Warehouses.

LAKE VIEW, N. J.—The P. S. Van Kirk Co., of Paterson, has received the general contract to erect the new Doherty mills at Lake View. The cost is estimated at $139,000.

NIAGARA FALLS, N. Y.—The Niagara Electro Chemical Co. is taking figures for two laboratory and factory buildings 52x118 ft. and 40x104 ft., 2-stys each, brick, reinforced concrete and structural steel. Robert C. Fayfield, 880 Ellicot Square Building, Buffalo, is architect.

BROOKLYN.—Contracts are now being made for the 10-sty warehouse, 200x206 ft., which the Jay Street Terminal Co. is about to erect at Jay and John sts, Brooklyn, from plans by Wm. Higginson, 21 Park Row. The cost is estimated at $650,000. Figures on reinforced concrete work will be taken about Sept. 15.

SCHENECTADY, N. Y.—Oren Finch, 437 State st, Schenectady, has prepared plans for the Climax Specialty Co., who will build a plant on Albany road for the manufacture of plumbers' supplies. A foundry 40x146 ft., a machine shop 40x200 ft. with L and an office building 35x35 ft. brick and structural iron, concrete floors.

BRIDGEPORT, CONN.—Work will be started on the factory which J. H. S. Jones will build on Noble av to replace the one recently destroyed by fire, the plans have been prepared by A. S. Meloy. An 80 H. P. boiler and a 50 H. P. engine will be installed for power, and the whole plant will be equipped with automatic sprinklers. The work on the building will be done by the day.

POUGHKEEPSIE, N. Y.—Plans are now in the hands of contractors for the new automobile plant to be erected at Poughkeepsie for the Fiat Automobile Co. The main building is to be 3-stys, 120x265 ft., with five 1-sty additions, having a total size of 400x700 ft. The total amount of floor space will be over 350,000 sq. ft. Construction will be of steel and concrete, with a rough cast finish to the exterior. Hedman & Schoen, 25 West 42d st, are the architects and W. P. Seaver consulting engineer. The company expects to start construction by Sept. 10. The approximate cost is $600,000.

Halls and Clubs.

MONTICELLO, N. Y.—A Masonic Hall is to be erected by the F. and A. M., of Monticello, to replace the hall recently destroyed by fire. Charles S. Starr is chairman of the building committee. The architect has not yet been selected.

NEW LONDON, CONN. — —Architect Dudley St. Clair Donnelly is preparing plans for the new building for the local order of Odd Fellows. It will be a brick structure, 40x128 ft., arranged for two stores on the ground floor, with lodge rooms above. The cost will be about $25,000.

HOLYOKE, MASS.—Contractors are figuring plans of Architect W. B. Reid for a new club house to be erected at Lyman and Union sts by the Kosciusko Club. It will be 50x100 ft., 3-stys, con-

structed of light face brick, Indiana limestone trimmings, gravel roof, metal cornice, steam heat, metal ceilings, etc. There will be four stores on the first floor and the club rooms on the upper floors.

Hotels.

NEW LONDON, CONN.—Sketches are being prepared for a new hotel at Ocean Beach for Messrs. Armstrong, Smith & Brown, of New London. Work on the structure will not be started until the present season closes, but it is planned to erect a frame building, containing 50 rooms. Further details will be announced later.

NEW LONDON, CONN.—Preliminary plans are being prepared for enlarging the Hotel Griswold at Eastern Point, and it is expected that work will be started some time this fall. A large frame addition will be built on, which will provide 80 additional rooms, and materially increase the capacity of the hotel. Address manager, Hotel Griswold, New London, Conn.

NEW HAVEN, CONN.—Architect, L. D. Bayley, 839 Main st, Hartford, has completed plans for changes to the Commerical Hotel in Meadow st, owned by Walter R. Garde, of Hartford. Many interior changes will be made and new plumbing and steam heating systems will be installed. Mr. Garde has entire charge, and all communications should be addressed to him or the architect.

MERIDEN, CONN. — The Highland Country Club, with which has been merged the Meriden Golf Club, has leased for a long term of years the Highland Hotel property at Westfield, and will remodel the hotel and outbuildings for the uses of the club. Plans are now being prepared by C. S. Palmer, of Meriden. Frank E. Sands has charge of the matter and the work will be done under the direct supervision of the architect.

SPRINGFIELD, MASS.—Plans are being completed for the new Hotel Kimball, to be erected by W. W. Kimball and C. T. Shean. It will front 120 ft. in Chestnut st and 185 ft. in Bridge st, 8-stys, constructed of red brick, with Ohio sandstone and marble trimming, copper cornices, skylights, steam heat, private electric light and refrigerating plants, two passenger and one freight elevators, tile floor and glazed brick walls in the kitchen. There will be 300 rooms, each with private bathroom, also 25 rooms for commercial travelers. Samuel M. Green, of Springfield, is the architect.

Miscellaneous.

ORANGE, N. J.—Bids will be received by the City Council until Sept. 13 for the erection of a new almshouse at the poor farm in Irvington from plans of J. J. & F. T. Marsh, 17 Cone st, Orange.

HOBOKEN, N. J.—At Hoboken bids will be received until Sept. 2 for erecting a building to be used for a recreation building on the Jefferson st playground. Max J. Beyer, Second National Bank Building, is architect.

BRIDGEPORT, CONN.—Architect C. T. Beardsley, Jr., has plans for some interior changes to the banking rooms of the Connecticut National Bank. A new lavatory will be fitted up and some other minor improvements made.

JOHNSTOWN, PA.—C. Wellesley Smith, 1123 Broadway, Manhattan, has prepared plans for a power station and car-barn for the Johnstown & Gallitzin R. R. Co., at Johnstown, Pa., to cost $60,000. No bids have yet been taken.

HOLYOKE, MASS.—The General Engineering Co., 90 West st, Manhattan, has prepared plans and will erect a new foundry building for the Holyoke Motor Foundry Co. in Commercial st. It will be about 80 ft. square, 1-sty high, constructed of steel and concrete.

Municipal Work.

MANHATTAN.—The Fire Commissioner will receive bids Sept. 7 for alterations and additions to repair shop, northeast corner of 12th av and 56th st, Manhattan.

BROOKLYN.—Bids will be opened by the Fire Commissioner Sept. 7 for repairs to quarters of Engine Company 140, located on Prospect av, near Greenwood av, Brooklyn.

MANHATTAN.—Bids will be received by the Park Board Thursday, Sept. 2, for furnishing and delivering Roa Hook gravel or gravel of equal quality on parks and parkways, Manhattan.

QUEENS.—At Flushing, the Fire Commissioner will open bids Sept. 7 for labor and material required to excavate a ditch on the easterly margin of Mill Creek, 200 ft. east of Remson av, Flushing, Queens.

MANHATTAN.—The Department of Public Charities will receive estimates until Tuesday, Aug. 31 for the installation of electric lighting and for making general repairs to the steamboat "Thomas S. Brennan."

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Thursday, Sept. 2, for preparing for and laying iron slag block and granite pavement on portions of marginal streets between Whitehall and Broad sts, East River, and granite block pavement between Albany and Liberty sts, North River, and between West 30th and West 33d sts, North River, and for laying a granite crosswalk along the southerly line of West 22d st, North River.

BRONX.—The Park Board will open bids Sept. 2 for furnishing and delivering 800 cubic yards broken stone of trap rock and 1,000 cubic yards screenings of trap rock (No. 3, 1909, Botanical Garden), for parks, Bronx. No. 2. For furnishing and delivering vitrified stoneware drain pipe (No. 1, 1909) for parks, Bronx. No. 3. For furnishing and delivering 1,000 linear feet one-pipe iron fence and 1,000 linear feet two-pipe iron fence (Botanical Garden), for parks, Bronx.

Office and Loft Buildings.

WOONSOCKET, R. I.—Proposals will be received Sept. 28 for the construction of a U. S. postoffice building at Woonsocket, R. I. Plans and full information can be obtained from James Knox Taylor, supervising architect, Washington, D. C.

LONG ISLAND CITY.—Bids are all in for the fireproof office building, 5-stys, 75x100 ft., brick and limestone, which Stuart Hirschmann, 200 Broadway, will erect at Court Square, Long Island City, to cost $125,000. Floyd Y. Parsons, 1135 Broadway, Manhattan, is architect.

5TH AV.—Work has been started tearing out for improvements to the 4-sty lavatory and studio building No. 549 5th av, owned by Thomas T. Eckert, 38 West 86th st, from plans by J. H. Ellingsgard, 148 West 4th st, to cost $20,000. Chas. Van Aiken, 148 4th av, has the general contract.

87TH ST.—Charles Stegmayer, 168 East 91st st, has taken bids on the general contract for the 6-sty store and loft building, 50x97 ft., which Greenwald Bros., 1550

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OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.
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Pittsburgh, Union Bank Building
Philadelphia, Land Title Building
Baltimore, Pratt and Concord Sts.
St. Louis, . 620 Chestnut Street
New Orleans, . 204 Perrin Bldg.

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is not the kind of front brick for you to use if you want the front of your building to keep clean. Buy the impervious kind. The bricks that stay clean because they don't absorb dirt and water.
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3d av, will erect in the north side of 87th st, 100 ft. west of 3d av, to cost approximately $50,000. The construction will be non-fireproof, brick and terra cotta.

Power Houses.

IRVINGTON, N. J.—Bids will be received until Sept. 7 by Geo. M. Wills, chairman Town Council, for installing a municipal electric lighting plant at Irvington.

ORANGE, N. J.—The City Council on Aug. 16 approved plans presented by Runyan & Carey, of Newark, for the proposed electric light plant, and bids for the construction will be received Sept. 20. Probable cost, $65,000 to $76,600.

ATLANTIC CITY, N. J.—The Atlantic City Electric Co., Atlantic City, N. J., intends to erect a new power plant at an estimated cost of $150,000. As yet plans have not been completed. The construction will be under the supervision of L. W. Byers, general manager of the company.

Schools and Colleges.

COLLINGSWOOD, N. J.—The issue of $50,000 bonds for three school houses has been sold. The Board of Education has awarded the contract for the buildings to J. Steelman, of Bridgeton, N. J.

BRADLEY BEACH, N. J.—Bids will be received by the Board of Education, Bradley Beach, N. J., until Tuesday, Sept. 7, for the erection and for the heating and ventilating of a new 12-room brick school building with an assembly room. Clarence W. Brazer, 1133 Broadway, New York City, or 504 5th av, Asbury Park, N. J., is the architect.

Stables and Garages.

50TH ST.—Doe & Whittier, 95 Liberty st, Manhattan, have received the general contract to erect the 2-sty brick and bluestone stable, 50x98 ft., which Peter J. McGovern, 612 West 51st st, will erect in the north side of 50th st, 300 ft. east of 12th av, costing $12,000. J. W. Cole, 403 West 51st st, prepared the plans. The building will contain 64 stalls.

BROOKLYN.—Excavations have been made in the south side of Bergen st, 54 ft. west of Franklin st, Brooklyn, for the 2-sty brick garages, 25x97 ft., which Fred Albert, 942 Bergen st, is to erect from plans by Charles Werner, 26 Court st, to cost $10,000. M. Armendinger & Son, 1153 Myrtle av, have the general contract. L. Abel, 327 Irving av, has the carpenter work.

Theatres.

BUFFALO, N. Y.—The Co-operative Amusement Co., Dr. J. Grafton Jones, president, 473 Virginia st, will build a 1-sty and gallery theatre, 55x135 ft. Cost, $41,000. Henry L. Spann, 413 West Delavan av, is architect. The general contract has been let to Metz Bros., 1295 Fillmore av, Buffalo, N. Y.

ALBANY, N. Y.—The Bunting-Bull Co., 1 Madison av, Manhattan, and 402 Fidelity Building, Buffalo, has received the general contract for the construction of a fireproof theatre building, 76x125 ft., 3-stys, of terra cotta, brick, concrete, steel and stucco. It is to be erected at Clinton av and Pearl st for H. R. Jacobs. Cost, $60,000. A. W. Johnson, 710 Spitzer Building, Toledo, Ohio, is architect.

(Continued on page 422.)

Brief and Personal.

Builders have been large buyers of hardware for many weeks past.

An office which is finished in mahogany cost $1,660. The estimate for quarter sawed oak was $1,500, and for birch $1,450.

Don't sit on your money; let it work for you. If it is not doing enough, make it do more. This is the time to invest it right.

William R. Williams, representing the Mackie Lumber Co., manufacturers of hardwood lumber at Piedmont, W. Va., is visiting this city on business.

The Tomkins Cove Stone Co., Tomkins Cove, on the Hudson, has begun the construction of a new plant which will use Edison rolls and an extensive system of belt conveyors.

If the boss wants a certain line of work pushed, push it, even if his way does not seem logical. The chief value of a foreman, agent or manager lies in his ability to help his principal make money.

Mr. A. C. Pieper, one of the associate partners of the firm of Bruce & Cook, of Water st, sheet metal dealers, left the city this week for a vacation in the Adirondacks. He is expected back on or about September 15

A conference of the Mason Contractors' Association and the Realty Operators and Builders' Association, to arrange a mutual arbitration agreement, will be held at the Building Trades Association office, No. 1133 Broadway, on Tuesday, Aug, 31, 1909, at 4 P. M.

The Universal Portland Cement Company, Chicago, Ill, is increasing the capacity of its plant No. 5, at Universal, Pa., from 4,550 to 10.000 barrels per day. All the new buildings except the stock house and the finishing mill are practically completed and will be ready for occupation by Jan. 1.

Frank Q. Barstow, East Orange, N. J., who died suddenly Aug. 19 on a railroad train near Utica, N. Y., on his way from the Thousand Islands to New York, was for more than 30 years a director of the Standard Oil Company. He was also a director of the Thompson-Starrett Company, building construction.

The contract for the New York, West Chester & Boston elevated track and bridge work, 20,000 to 22,000 tons, is reported to have been awarded to the American Bridge Company. The fabricated steel for the Twenty-second Regiment Armory, 1,200 tons, will be furnished by the Pennsylvania Steel Company.

Water motorists (sometimes called "yachtsmen") complain of many timbers floating in the Harlem and Hudson rivers opposite this city. Either the Dock Department or the Police Department ought to see about it. The rivers should be made as safe as the roads. The gasolene engine has conquered the water and the air, as well as the land.

The Maryland Portland Cement Company, Baltimore, Md., intends to double the capacity of its plant by the erection of additional buildings and the installation of new machinery. Plans for the enlargement have not been completed and it is not likely that details will be in shape before October 1. The plant is located at Security, Md., and the plans contemplate increasing the output from 800 to 1,800 barrels of Portland cement a day.

Orders will probably be placed with New York machinery houses within the next few days for a large quantity of machinery to equip the new plant of the Fiat Automobile Company at Poughkeepsie, N. Y. The company is going ahead with its plans to establish its plant as fast as possible, and it is learned that the machines to be purchased have been practically decided upon and that the formal orders will likely be signed at an early date.

J. Johnston, 35 Nassau st, corner of Liberty, is making a specialty of building loans in the mortgage department of his real estate business, which is under the management of W. M. Pawley. Mr. Johnson states that money is in good supply for building loans in all amounts, large or small. Some authorities have said that small loans are harder to obtain than large sums, but Mr. Johnson has found no difficulty in providing money in any sum, large or small, on approved property.

Averill Harriman, eighteen years old, son of E. H. Harriman, has started to learn the railroad business from the ground up. He is making his start by carrying the chain in a surveying gang on the Oregon Short Line, in Idaho. When his father went to Europe in search of health Averill had his choice of how he would spend the summer. He declared that he wanted to learn something about how railroads are built. Asked if he wanted to start at the bottom, as any other boy would have to, he replied that he did.

Schedules filed in the United States Circuit Court by John F. Cockerill, doing business under the firm name of "Thomas Cockerill & Son," builders, at 147 Columbus av, show liabilities of $500,213 and assets of $394,038, of which $437,863 are secured. Among the creditors secured by bond and mortgage are the Title Guarantee and Trust Company, $56,000; West Side Bank, $72,525; Commercial Trust Company, $30,000; Andrew J. Phillips, $25,000; Germania Life Insurance Company, $20,000; National Surety Company, $16,000. The concern also owes Blake & Williams $33,326; Candee, Smith & Howland Co. $31,309, and John Perki Iron Works, Brooklyn, $18,036, secured by liens. There are sixty-three other creditors, whose claims amount to from a few dollars to $6,000. Included in the assets is real estate valued at $350,000; bills, promissory notes and securities, $835, and debts due on open account, $30,250, including a claim against the City of New York for $20,000 for work done on Bellevue Hospital and another for $8,051 for work done for the Department of Water Supply.

Present Condition of Country's Forest Resources.

The forests of the United States now cover about 550 million acres, or about one-fourth of the land of the whole country. The original forests covered not less than 850 million acres, or nearly one-half.

The forests owned by the Government cover one-fourth of the total forest area, and contain one-fifth of all timber standing. Forests privately owned cover three-fourths of the area, and contain four-fifths of the standing timber. Besides having three times the area and four times the forests, the timberland privately owned is generally more valuable.

Forestry, or conservative lumbering, is practised on 70 per cent. of the forests publicly owned and on less than one per cent. of the forests privately owned. This covers the country's forest resources as they stand to-day. Senator Smoot, chairman of the section of forests of the National Conservation Commission, in outlining the future, has said:

"By reasonable thrift we can produce a constant timber supply beyond our present need, and with it conserve the usefulness of our streams for irrigation, water supply, navigation and power.

"Under right management, our forests will yield over four times as much as now. We can reduce waste in the woods and in the mill at least one-third, with present as well as future profit. We can perpetuate the naval stores industry.

"We shall suffer for timber to meet our needs until our forests have had time to grow again. But if we act vigorously and at once we shall escape permanent timber scarcity."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Markets Firm—Prices Advancing.

The building material market was much improved this week, firmness characterizing all branches. Prices had an upward tendency. The demand for brick improved a little, but the change was due more directly to manufacturers checking shipments. Hudson River hard brick is quoted at $5.25 to $5.75. Cement is selling at $1.43, but an advance of another five cents is momentarily expected. It is due on or about September 1. Iron was firm and steady. Beams and channels moved up five cents. Solders advanced a quarter of a cent. North Carolina yellow pine jumped from five to ten per cent. Stone is stiffening, but the market is still only fair. Local business is improving. Hardwoods advanced, owing to continued scarcity of raw and finished material. Maple flooring is selling at $5.50 over former prices. Practically all interests agree that the building situation is getting into shape for at least a "good" fall.

Sick Brick Market Convalescing.

The situation in the brick market is clarifying, owing to the fact that manufacturers are not shipping in such large quantities with prices at their present position. The demand shows a slight improvement, although dealers are still stacking. The latter say that inquiries are good, but that the consumption has shown only a slight change for the better. One firm sold 8,000,000 last week, and another reported a transaction involving "several millions." These were taken as evidence of a general recovery.

Manufacturers complain that with prices where they have been practically all summer, they have not found business to be such as to warrant a continuance of manufacture upon the scale heretofore adhered to. Labor is becoming more scarce all the time up the river, and the lot of the manufacturer, altogether, has not been one of an encouraging nature. The indications at the week-end were for a continued improvement in demand and advancing prices.

Arrivals for the week ending August 21 were 68, sales were 67. Holdovers on August 16 were 5, and holdovers August 23 were 6. The records of the previous week were: Arrivals, 71; sales, 77; holdovers for week beginning August 9, 11.

BIG DEMAND FOR RARITAN RIVERS.

The demand in New Jersey Raritan River hard brick was good. The Sayre & Fischer Co. expects a busy fall, and such is its confidence in the continued improvement of its market that the orders are taken at present quotations only for thirty days. Shipments extending up to December 1 are contingent upon higher market prices. It points to the fact that Jersey customers are stacking as an indication of even better market conditions. Rumors of labor troubles in Essex County did not interfere with inquiries toward the week-end. Deliveries were somewhat delayed last week by reason of the fact that it required nearly all the latter part of the week to dry out following the storm of Monday and Tuesday.

BRICK. (Cargo quotations at the wharf.)

	Per M.	
Hudsin River, Common	$5.25@	$5.75
Hudson River, Light Hard	4.25	4.75
Hudson River, Pale	3.25	4.75
Raritan River, Hard	5.25	5.75
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@$0.75	
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels		
250 lbs.	...	1.25
In barrels, 320 lbs.	...	**1.60**
In bags, per ton	**$8.50**	**10.00**
Calcined, city casting, in barrels, 250 lbs.	...	**1.45**
In barrels, 320 lbs.	...	**1.65**
Neat wall plaster, in bags, per ton	...	**9.25**
Wall plaster, with sand, per ton	...	**6.25**
Browning, in bags, per ton	...	**4.25**
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Prices May Go Up.

A gradual improvement is noted in cement. This is probably due to the reports received in the offices of the various licensees during the week that a further advance of five cents is imminent. It is due September 1 or thereabouts, but whether it be founded upon fact or not there was a better feeling in the trade. Should the advance come this week, as some hoped, it will make the advance in the price of cement fifteen cents since July 1. It may also permit of shipments over the present 30-day limit.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Iron Orders Increasing.

All through the week pig iron had a good market. The demand improved considerably, with prices remaining firm, although an upward movement is looked for. The inquiry is encouraging, and on deliveries shipments extend up to January 1, with some extending over into the first half of next year. These are taken on the basis of a higher market. Most of this week's transactions were based upon previous quotations.

STRUCTURAL STEEL IN DEMAND.

The demand for structural steel continues. Steel bars were quoted at $1.40, Pittsburgh, Pa., but $1.35 prevailed. The local market is reasonably active, but does not yet harmonize with the activity reported at the mills. Big orders for steel cars and rails are partly responsible for this. The mills continue somewhat behind in deliveries, and New York is getting the benefit of it. Beams and channels moved up five cents.

Among the big contracts awarded this week was one to Post & McCord for the building at 334 Fourth av, southwest corner of 25th st, which is being erected by Joseph Millbank. This represented 3,700 tons. All the fabricating plants are busy.

SHEETS FIRM, WITH GREATER DEMAND.

Continued improvement is noted in sheets. The prices remain firm, and an advance is near. Solder went up a quarter of a cent, making half and half in cases 20 cents and open, 21 cents, while No. 1 in case is quoted at 17½ and open at 17¾. Lead is more active, with some inclination to buy for forward delivery. The market is firm.

Northern:		
No. 1 x Jersey City	$17.75@	$18.25
No. 2 Foundry x Jersey City	17.25	17.75
No. 2 plain	16.75	17.25
Southern:		
No. 1 Foundry, steamship dock	17.75	18.25
No. 2 Foundry, spot	17.25	17.75
No. 3 Foundry	16.75	17.25

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.56	....
Angles	1.56	1.61
Tees	1.61	1.66
Zees	1.61	1.66

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	...	1.80
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	...	1.80
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base	...	1.80
Soft Steel Bars, base or ordy. sizes	...	1.80
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	...	2.10
3-16	...	2.20
No. 8	...	2.30
Blue Annealed.		
No. 8	...	2.30
No. 10	...	2.30
No. 12	...	2.35
No. 14	...	2.40
No. 16	...	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb	**11¼@ 14**
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd	**22 24**

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 86 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh No. 27 approved 6 ft. span, f. o. b. dock, N. Y.	$1.05 per 100
"Triangle" Mesh No 26 approved 8 ft. span, f. o. b. dock, N. Y.	$1.29 per 100

SOLDERS.	Case.	Open.
Half and half	20 @	21
No. 1	17½	17¾

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much: IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....@	$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.70	11 25
About 8-lb. coating	....	8.70

PIG LEAD.

Ton lots	**4¾@5**
Less	**5 5¼**

ZINC.

Sheet, cask lots	per lb. 8
Sheet	per lb. 8½

COPPER.

Sheet Copper, hot rolled, 16 oz.	per lb. 18@19
Sheet Copper, hot rolled, 14 oz.	per lb. 19 20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Lumber Active—Yellow Pine Up.

The feature of the active market in lumber this week is the advance from five to ten per cent. in long-leaf yellow pine flooring. Hardwoods are much higher, with maple flooring up $5.50. Oak also has advanced, due to a scarcity of raw material and of finished product. The demand for hardwoods is severely taxing the mills, and the demand shows no sign of abating. Maple, based on 2½ face, clear, f. o. b. New York, is quoted at $42.50; No. 1, 2¼, face, $38.00; and factory, $25.50. The new quotations for hardwoods are herewith given. One big order of maple flooring closed this week was for the building at Irving place and 16th st, which is being erected from plans by J. Reily Reilly Gordon, the architect, of 402 5th av. This operation will take 375,000 square feet of clear-grade maple flooring, which will be supplied by the Strasburg Manufacturing Co., of 12 West 31st st.

YELLOW PINE MAY GO EVEN HIGHER.

The advance heretofore noted in long-leaf yellow pine flooring follows a constantly increasing demand reported from time to time in the Record and Guide. This is partly due to the more general use of this kind of wood for mould work in reinforced concrete construction, which has brought about a drain on the mills, thus bringing about a shortage of flooring, coupled with an abnormal demand for flooring. There is every indication that the prices of this kind of flooring will go even higher before it finds its natural level.

ANOTHER BIG MAPLE ORDER.

Collins & Lavery, lumber dealers, of 30 Church st, Manhattan, and Jersey City, have closed for a half million feet of maple flooring for the Lorillard Tobacco Factory that is being erected in the west end of Jersey City at a cost of $800,000, without finishing, there being other contracts still to let.

SPRUCE CONTINUES IN DEMAND.

The demand for spruce shows no sign of abatement, the active market being ascribed to a desire upon the part of dealers to cover before prices advance, the work having already gone out through the Record and Guide and other sources that such action is advisable.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$22.00@	$26 00
6 to 9 inch cargoes	24 00	26.00
10 to 12 inch cargoes	27.00	30.00
LATH.		
1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE (Rough or dressed.)		
Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82 00	84.00
Selects, 5-4	82 00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52 50
No. 1 Dressing boards	47.00	50 00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots,, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ¾-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

OAK LUMBER in car lots to the wholesole lumber trade f. o. b. New York City within free lighterage limits:

QUARTER SAWN:	
4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00
PLAIN SAWN:	
4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

SHINGLES.

(New York Lighterage Limits.)

	Per M. pieces.	
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60 00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36 00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$51.00@	$54.50
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	51.00	52.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	34.50	37.00
"A" Rift, D. & M., 13-16, counted 1 x 3	46.50	48.50
"B" Rift, D. & M., 13-16, counted 1 x 3	42.50	44.00
"C" Rift, D. & M., 13-16, counted 1 x 3	30.00	32.50
"A" Flat, D. & M., 13-16, counted 1 x 3	31.50	33.50
"B" Flat, D. & M., 13-16, counted 1 x 3	28.00	31.50
No. 1 Com., D. & M., 13-16, counted 1 x 3	24.00	25.00
No. 2 Com., D. & M., 13-16 counted 1 x 3	17.00	18.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	55.00	57.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	48.50	51.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	43.00	45.50
"B" Rift, 13-16 x 3¼, counted 1x4	40.00	41.00
"C" Rift, 13-16 x 3¼, counted 1x4	30 00	32.50
"B" Flat, 13-16 x 3¼, counted 1x4	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	24.00	25.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	17.00	18.00
No. 1 barn boards, 8-in.	39.00	40.50
10-in.	42.50	....
12-in.	49.50	52.50
No. 2 barn boards, 8-in.	36.00	37.00
10-in.	39.00	40.00
12-in.	44.00	48.00
No. 3 barn boards, 8-in.	....	33.00
10-in.	34.50	35.00
12-in.	37.00	39.00

Stone Holding Its Own Again.

The development of Fourth av into an uptown "skyscraper row" has put the stone market on its feet, some important contracts having been let recently or are about to be let. This will include granite, sand and limestone. Conspicuous among these is the contract for stone for the loft building that is being erected by the Andrew J. Robinson Co., from plans by George B. Post & Sons, the architects. This contract was awarded to Henry Hanlein & Son, of 103d and 104th sts and the East River. About 45,000 cubic feet will be used on this building. "Royal Blue" Indiana limestone will be used on this building from sidewalk to roof. It will be supplied to Messrs. Hanlein by Arlando Marine, from the Bedford, Indiana, quarries.

While there is a scarcity of exterior marble work in this city at present, marble men are hopeful of better things, as the present building activity progresses. Marble quarries are busy with out-of-town work, however.

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$4.90@	$5.65
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	4.90	5.00

Roofing Economy vs. Roofing Extravagance.

Nowhere does the old adage, "The best is the cheapest," hold more true than in the choice of roofing materials. Every builder knows that the best economy is that which buys the best in the beginning. Conditions change. Materials that years ago stood the wear and tear for years will not retain their protective qualities one-half the time they formerly did. Scientists say that it is because there is more smoke being consumed to-day; therefore more deteriorating gases fill the air, detracting from the life of the materials.

Keasbey & Mattison, specialists in asbestos, are pushing their "Century" Shingles which, according to various authorities are practically non-wear-out-able. They are made from asbestos. Therefore they are fireproof, gases cannot affect them, they are light and their cost is not great. The fact that they are exactly sized makes it possible to lay them with as great artistic effect as is possible with wooden shingles or slate. They do not need paint, it is said, and further, dampness improves them. The Keasbey-Mattison Company at Ambler, Pa., is ready and willing to go into further details with those interested.

Strike Breaking by Automobile.

Messrs. D. B. Collins and G. C. Lavery, of the widely known lumber firm of Collins & Lavery, which has offices at 30 Church st, and yards and box factories in Jersey City, demonstrated several new and novel methods of breaking strikes this week, and in consequence the entire body of employees of the box mill who struck for higher wages, although, according to a member of the firm, they were getting more than similar operatives in competing mills, are back again at the old basis of wages.

The strike was already in progress for one week when, after other overtures had failed, the two young men decided to "pump a little ginger into the situation and fight." The company's automobiles were put into use. The entire office force was bundled into these machines and rushed into the mill. There bookkeepers worked on the benches from 6 A. M. until 5 30 P. M. Mr. Lavery ran the nailing machine and assembled at the benches. Mr. Collins manipulated the planer and looked after the shipments. Every member of the clerical department pitched in, and in consequence the firm not only kept up with its orders but made up shipments that had been held up the week before, the drivers having stood by the firm, as did one mill hand.

Nine loads a day went out of all sizes, and when the strike pickets saw that the company was able to keep up with its shipments, overtures followed and peace was established upon the old scale.

A Difficult Flooring Contract.

One of the largest and most difficult granolithic flooring contracts that has ever been let in this city is nearing completion in the New Theatre of which Carrère & Hastings are architects and Marc Eidlitz is the general contractor. This work is being done by Ronald Taylor, of 520 East 20th st, whose father perfected the present system of granolithic flooring and who has continued the business for thirty years. Already the work is attracting considerable attention, although it is several months from completion, because of its novelty and intricate design. The entire flooring, side walls and borders, covering an area of 200,000 square feet, is being done in three colors, combining geometric figures in complicated array. Squares are worked over and in circles, and vice versa, while diamonds and other angles and combination of angles produce a surface of striking novelty and beauty. Even the sidewalk, which Mr. Taylor is also doing, is being done in the same style. It is said that this is the only flooring design of its kind in the city, and will cover all foyers, corridors, promenades, orchestra pit and reception halls. All foundations for pumps, fans, hoisting machines, dynamos, and other appurtenances are being done in concrete by Mr. Taylor.

The floor composition widely known as "Taylorite," is being installed in many institutions and residences by Mr. Taylor. This is a material that when laid resembles red concrete, but is soft and pliable; tacks can be driven into it for carpets, it does not give out a fine dust with wear, and it can be laid upon wood floors or over old floor boards that have been worn unevenly, without the necessity of removing them. The floor and baseboard is one piece, thus insuring sanitary and clean conditions.

In recent years Mr. Taylor has executed some of the largest contracts for the installation of this flooring, among them being those in connection with the following named buildings: The Women's Hospital, 110th st and Amsterdam av, 100,000 sq. ft. of flooring and 22,000 lin. ft. of base; the Manhattan Eye, Ear and Throat Hospital, 60,000 sq. ft. of flooring and 10,000 lin. ft. of base; Industrial Home for Girls, Trenton, N. J.; Yale Infirmary, New Haven; the Colgate residence, Sharon, Conn.; the home of Mr. L. B. Miller, Elizabeth, N. J.; the First Presbyterian Church, Elizabeth, N. J., and the home of Miss Helen Gould at Irvington-on-Hudson, New York. There are many other buildings where this floor is in use, including 60,000 sq. ft. for the store of Abraham & Straus, Brooklyn. An added feature of this kind of flooring is that it is fireproof.

Besides the foregoing installations, Mr. Taylor will supply his granolithic flooring in the new chapel, gymnasium, officers' quarters, chaplain's quarters and six other buildings now being built by Charles T. Wills (Inc.) at West Point. Granolithic flooring may be seen in more than twenty-five of the city's skyscrapers.

Demand for Onyx Increasing.

Marble dealers who also handle onyx say they have noted a great increase in demand for onyx not only for bank and office building vestibule, desk and wainscoting work, but for private houses. The statement was made by Mr. Zicher, of the firm of Cork & Zicher, marble workers and onyx importers, of 325 to 327 East 94th st. That this improvement was due to the present popularity of green as a decorative color and also to the fact that while onyx is somewhat more expensive than marble, its lasting qualities are considerably better was not denied. For bank decoration and embellishment, Mr. Zicher thought that there is nothing to excel it for beauty and permanency of effect.

Four years ago onyx was comparatively out of use in this city. It was found, then, of course, but it was a novelty. To-day it is the most popular and richest of interior decorating stones.

The establishment of Messrs. Cork & Zicher is complete with power machinery for cutting and polishing. This company supplied the onyx for the Greenwich Bank, at 35th st and 6th av, and is supplying marble for an apartment house that the West Side Construction Company is building at 96th st and Riverside Drive, and other big jobs.

American Steel & Wire Co. Busy.

All departments of the American Steel & Wire Co. report conditions which bespeak a busy Fall. Usually from six to eight carloads are held in the Waverly, N. J., storehouse of the Carnegie Steel Co., but at present there are only four on hand. The company's local representatives say that it is from four to five weeks behind on shipments, which is due entirely to the large demand. Business is continuing in good volume, although mill conditions are beginning to operate to the disadvantage of the local end. It has placed specifications with the mill within the last forty days approximating the total of last year's tonnage and it is now thought that this year's increase will be in excess of 400 per cent. over last year.

Taking Care of Fire Escapes.

When a fire-escape or shutter is needed, it is needed badly. It should not therefore be allowed to rust or corrode or become insecurely fastened to walls. Tin roofs also need constant care or their life is considerably lessened. The New York Roof Paint Co., of 100 William st, makes a specialty of taking care of these appurtenances under guarantee. In case of an emergency, such as a leaky roof, or a shutter working loose or fire-escape damaged or wrenched in some way, it might be a good thing to know that John 4599 is a telephone call that will bring an expert who will repair the defect and keep it in condition. Fences are also looked after by this company.

Use of Soapstone Increasing.

According to the statements made by some local dealers in marble, slate and soapstone, the percentage of increase in general use of the three materials named is greatest in soapstone, in spite of the fact that it is more expensive than slate for lavatory purposes. There has also been a noticeable improvement in demand for interior marble and slate, but not so extensive as in the material heretofore mentioned. Mr. Cross, of the Artistic Marble Co., of 310 to 316 East 75th st, attributes this to the fact that soapstone being non-absorbent is particularly sanitary when used for urinal stalls and toilet-room partitions. For that reason it is being used in liberal quantities in public schools and other municipal buildings.

The Artistic Marble Co. reports an increasing demand for colored marbles for apartment - house work, particularly "Breche violete," a French product, and also for several Norwegian types. It is preparing large quantities of these marbles now for apartment-house operations in the Bronx, among them being one at 141st st and Broadway, from plans by Summerfield & Steckler, and another from plans by Messrs. Schwartz & Gross at 147th st and Convent av. This company's plant is equipped with modern power machinery, including compressed-air equipment, and it makes a specialty of "rush" jobs, whether it be plain or ornamental work.

Prevailing Rate of Wages.

This schedule is issued by the Building Trades of New York City and vicinity, through the office of the Consolidated Board of Business Agents of the Building Trades, Office and headquarters, Groll's Hall, 145-147 East 53d st, New York City. (Phone 336 Plaza.) Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can arrange through the office named by applying to the Board Secretary, Roswell D. Tompkins.

Asbestos Workers, Boiler Felters, Pipe Coverers, Insulators, $4.50; Asbestos Workers' Helpers, $2.80; Bluestone cutters, Flaggers, Bridge and Curb Setters, $4.50; Bluestone Helpers, $3; Boiler Makers and Iron Shipbuilders, $5; Boiler Makers' Helpers, $3; Carpenters and Framers, $5; Cabinet Makers, $4; Cement and Concrete Masons, $5; Cement Concrete and Asphalt Laborers, $3; Derrickmen and Riggers, $3.75; Elevator Constructors and Millwrights, $4.50; Elevator Constructors' Helpers, $3; Electrical Workers, $4.50; Electricians' Helpers, $2.20; Electrical Fixture Workers, $4.50; Engineers (Portable), $27.50 per week, by the day, $5.50; House Shorers, Movers, Sheath Pilers, $3.50; House Shorers' Helpers, $2.65; Housesmith, Bridgemen, Iron Workers, $4.80; Metallic and Wood Lathers, $4.50; Marble Cutters and Setters, $5; Marble Carvers, $5.50; Marble Polishers, $4; Sawyers, $4.25; Bed Rubbers, $4.50; Marble Cutters' Helpers, $3; Mosaic Workers, $4.25; Mosaic Workers' Helpers, $2.75; Machine Stone Workers and Rubbers, $4.00; Machine Stone Workers' Helpers, $2.75; Machinists of all descriptions, $4.50; Plasterers, Plain and Ornamental, $5.50; Plasterers' Laborers, $3.25; Plumbers and Gas Fitters, $5; Painters, $4; Decorators and Gilders, $4.50; Riggers on Machinery, Dynamos, Boilers, etc., $3.50; Roofers, Tar, Felt, Composition, Damp and Waterproofers, $3.75; Sheet Metal Workers, Coppersmiths, Tinsmith, Metal Roofers, $4.50; Stone Cutters, $5; Stone Setters, $5.50; Steam and Hot Water Fitters, Hydraulic, Pneumatic Tube, etc., $5; Steam and Pipe Fitters' Helpers, $3; Tile Layers, Ceramic, Marbleithic, Rubber, Glass, Encaustic, $5; Tile Layers' Helpers, $3; Terra Cotta Workers, Chippers, Cutters and Fitters, $3.60; Upholsterers of all descriptions, $4.08; Wire Workers on Screens, Guards, Grills, etc., $4.50.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

210TH ST.—Opening and extending of East 210th st, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill road; Tryon av from Reservoir Oval West to Gun Hill road. Notice is given by the commissioners in this proceeding, Peter J. Everett, August Gross and Harold C. Knoeppel, that the abstracts of estimate of damage and of assessment for benefit in this proceeding, together with the damage and benefit maps, and also all the affidavits, estimates, proofs and other documents used by the Commissioners of Estimate, and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department, Nos. 90 and 92 West Broadway, Manhattan. They will remain at that place for inspection until Sept. 9. Unless objections are filed the reports as to awards and as to assessments for benefit herein will be presented for confirmation to the Supreme Court on Nov. 18.

ASSESSMENTS.

158TH ST.—(Cedar pl) Paving the roadway and setting curb in East 158th st, from Cauldwell av to Jackson av, and from Forest av to Union av, and from Jackson av to Forest av. Area of assessment: Both sides of East 158th st, from Cauldwell av to Union av, and to the extent of half the block at the intersecting avs. Assessment confirmed by the Board of Assessors Aug. 24, 1909, and entered on Aug. 24, 1909, in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents. Unless the amount assessed for benefit of any person or property shall be paid within 60 days after the date of said entry of the assessment interest will be collected thereon, as provided in section 1019 of said Greater New York Charter. The section referred to provides, in part, that "If any such assessment shall remain unpaid for the period of 60 days after the date of entry thereof in the said Record of Titles of Assessments, it shall be the duty of the officer authorized to collect and receive the amount of such assessment to charge, collect and receive interest thereon at the rate of 7 per centum per annum, to be calculated to the date of payment from the date when such assessment became a lien, as provided by section 159 of this act." Section 159 of this act provides * * * "An assessment shall become a lien upon the real estate affected thereby ten days after its entry in the said record." The above assessment is payable to the Collector of Assessments and Arrears, Municipal Building, 3d av and 177th st. All payments made thereon on or before Oct. 23, 1909, will be exempt from interest, as above provided, and after that date will be subject to a charge of interest at the rate of 7 per centum per annum from the date when the above assessment became a lien to the date of payment.

THE CARE OF ROOFS.—Observing persons must admit that many owners of buildings in the outskirts of New York City have neglected taking proper care of their roofs. It may well be said that the roof is in many respects the most important part of a building. No matter how substantial the walls nor how fine the interior, if the roof of a structure leaks it soon becomes a pretty bad mess, and practically worthless unless attended to. One of the best coverings for roofs is the slate shingle. Although costing more than the wood shingle slate is far more durable when carefully applied. The increase in the production of slate is said to be due almost entirely to its enormous demand for roofing purposes, which furnishes additional proof of its growing popularity where buildings are concerned.

AN ATTRACTIVE DWELLING.

Each year tenants are becoming more and more exacting in their demands, and the result has been that many have purchased plots in the territory surrounding New York City and have erected their own houses, to suit their individual tastes. Many of these suburban investors would never have considered the proposition of leaving town had they been able to satisfy their wants within the city proper. Probably the principle fault is found with the size of the average apartment-house room. While certain conveniences exist in buildings of this character, nevertheless, the rooms are small and a general air of oppression prevails.

The man who has a little ready cash turns to the country and purchases one or two lots on easy installments and commences the erection of a home. A difficult problem for him to face is what kind of a building to build? As a rule, he is not able to pay the sum necessary to run an establishment all his own, therefore the two-family house has become popular.

There are many problems to face in constructing a building of this character, not the least of which is privacy. Many plans have been published from time to time, but in the majority of cases the fault lies in the attic floor. This top floor, as a general thing, is divided between the two families.

An interesting plan is published in Shoppel's Owners' and Builders' Magazine which illustrates this feature. The extra rooms for the first floor are located on the second floor, and are reached by a private stairway.



A COMFORTABLE COUNTRY HOME.

Under this arrangement the entire attic floor is devoted to the sleeping rooms for the occupants of the second flat, making this part of the house very similar to what would be found in a single house. No stairway from cellar to roof is used in common by both families, and each family has a separate entrance for itself, both front and rear. The isolation of each from his neighbor is as absolutely complete as can be secured under one roof.

As will be seen by the perspective, this modern two-family house is very attractive to the eye. For the lower floor a comfortable porch is provided, and above this a balcony for the upper-floor family, which is also provided with a smaller porch for its front entrance.

A cellar extends under the entire house and is divided into two compartments, front and rear. A liberal-sized hot-air furnace is placed in each of the divisions, and coal bins are furnished each, with a cold room for the convenience of the housewife.

The apartment of the first floor consists of six rooms, and that on the second floor of eight rooms. The rooms on the first floor are a parlor, a sitting room, a dining room, a kitchen, a pantry and a sleeping chamber. The bathroom is located between the parlor and dining room, and is entered from the hall. It is fitted with all modern appliances.

The second floor is practically a duplicate of the first, but sleeping rooms are furnished for the family occupying it in the attic. The chamber on this floor is designed for the use of the family on the first floor, and is reached by a private staircase, so that there is no necessity for members of the two families to come into personal contact with each other.

The cost of erecting a house of this kind can, of course, be made to vary, according to the taste and financial capability of the builder. Much will depend upon the locality of the site selected, the richness of the finish applied and the expense of the plumbing fixtures. It is an unusually pretty and convenient two-family house, and one which tenants will hasten to secure, which is the main qualification required by the modern builder of residential houses.

THE CHEAPEST RECORDS are always the most costly. That it is an epigram, but, unlike many epigrams, it is true. The Realty Records Co. does not publish cheap records.

APARTMENT HOUSE VACANCIES.

There probably never has been a year in the history of Manhattan when such a large variety of apartments, of the better class, were vacant. This is due to the vast number of recently completed structures, which the owners are anxious to get tenanted. Every year houses are being built to satisfy the wants of the tenants, though rentals have not increased in proportion. Builders take the stand that if the number of vacancies can be reduced, it will be a paying investment to spend an additional outlay at the start.

Vacancies are expensive luxuries. Owners have found this out to their sorrow. In a house accommodating twenty families, if there are two vacancies, ten per cent. of the gross rental is gone. The owner generally figures on this amount. But when the number of empty apartments exceeds this figure, the net income derived by the owner is considerably impaired.

Many high-class apartment houses have recently been completed on the West Side, especially on Morningside and Washington Heights. The general allowance to a tenant is one month's rent and the decorations to suit his taste. Next year the time allowance will, in all probability, be discontinued, or considerably cut down.

The work of the prospective apartment tenant is considerably lightened this fall, due to the large number of vacancies at the present time. It is the consensus of opinion among the van men that there will be more removals this fall than for many years past. Certain sections of the city, where the building boom has been in progress, are almost unrecognizable to former residents. The entire character of certain streets have changed completely. Take for example upper Broadway, on Washington Heights. This avenue has been practically built up during the past two years from 135th st to 165th st, where formerly there was block after block unimproved. This is only one of many instances which could be given.

The appended table will give some idea of what is on the market at the present time, together with the rental asked.

LIST FOR YOUR CARD INDEX.

SHOWING WHAT CAN BE HAD IN DESIRABLE WEST SIDE APARTMENT HOUSES.

Riverside Drive, n e cor 127th st	3 to 7 rooms	$480 to $1,300
Riverside Drive, near 127th st	4 to 8 rooms	550 to 1,350
Broadway, n w cor 140th st	4 to 7 rooms	750 to 1,200
Broadway, n w cor 112th st	5 to 7 rooms	600 to 1,300
Broadway, n w cor 144th st	5 to 7 rooms	600 to 1,300
7th av, n w cor 121st st	7 to 8 rooms	900 to 1,000
Broadway, s w cor 140th st	8 rooms	1,000 to 1,600
113th st, No 611 West	5 to 7 rooms	660 to 1,300
St. Nicholas av, s e cor 114th st	6 rooms	420 to 540
St. Nicholas av, cor 113th st	6 rooms	420 to 600
Broadway, s e cor 133d st	4 to 6 rooms	432 to 696
96th st, No 44 West	6 rooms	900 to 1,100
Riverside Drive, cor 98th st	6 to 14 rooms	1,500 to 2,500
111th st, No 603 West	8 rooms	1,400 to 1,800
Morningside av West, No 100	4 to 6 rooms	480 to 840
Broadway, s e cor 56th st	8 rooms	1,000 to 1,800
Park av, s e cor 63d st	8 rooms	1,600
Central Park West and 102d st	8 rooms	800 to 1,000
Park av, n w cor 96th st	8 rooms	1,000 to 1,400
2d av, n w cor 11th st	7 to 9 rooms	900 to 1,000
59th st, Nos 218-220 West	8 rooms	1,100
57th st, Nos 438-440 West	8 rooms	540
Manhattan av, No 481	3 rooms	360
144th st, Nos 510 to 560 West	2 to 7 rooms	360 to 930
Broadway, n w cor 163d st	4 to 8 rooms	480 to 1,300
Broadway, s w cor 164th st	4 to 7 rooms	480 to 1,000
86th st, Nos 202-204 West	8 rooms	1,200 to 1,400
119th st, No 86 West	7 to 9 rooms	720 to 1,250
105th st, No 230 West	7 rooms	600 to 780
Broadway, s e cor 147th st	5 to 7 rooms	600 to 1,000
115th st, No 403 West	4 to 7 rooms	510 to 900
Broadway, No 2790	8 rooms	1,000 to 1,200
Riverside Drive, n e cor 112th st	7 to 8 rooms	1,500 to 2,300
Morningside av West, No 54	7 to 8 rooms	900 to 1,400
115th st, No 415 West	5 to 6 rooms	510 to 840
71st st, No 171 West	7 rooms	2,400
75th st, No 181 West	6 to 8 rooms	780 to 1,500
West End av, No 495	5 to 9 rooms	1,000 to 3,000

MICHIGAN INSURANCE REPORT.

The thirty-ninth annual report of the Commissioner of Insurance, of the State of Michigan, which takes in the business year ending December 31, 1908, is just off the press. Wynkoop, Hallenbeck Crawford Co. were the printers.

In addition to a statement by James V. Barry, the commissioner of insurance, much information is given about companies doing business in that State. This volume includes exhaustive statistical tables, abstracts, compiled from the annual statements of the various companies, showing their condition on December 31, 1908, besides abstracts of application statements of companies admitted since the first of the current year.

VAGARIES OF BUYERS.—There are three classes of real estate buyers, said a downtown operator lately. 1. The man who wants a property. 2. The man who thinks he wants it. 3. The man who buys it because somebody else tells him to do so. If a man really wants a property, whether for a home, investment or for speculation, he is comparatively easy to deal with, for he is usually ready to go a little more than half way in making the deal. There are many violent exceptions to this rule, however.

A COVENANT EXPLAINED.

By WILLIAM GRETZINGER.

A covenant is an agreement between two or more persons, entered into in writing and under seal, whereby either party stipulates for the truth of certain facts, or promises to perform or give something to the other, or to abstain from the performance of certain things. (2 Bl. Com. 303 and 304; Bac. Abr. Covenant; 4 Cruise 446; Shep. Touch. 160; 1 Harr, 151, 233; 1 Bibb 379; 2 Bibb 614; 3 John 44 20 Johns 85; 4 Day 321.)

In a promise or contract not under seal, a consideration must be shown; in a covenant under seal, no consideration is necessary to give it validity, even in a court of equity (Plowd 308; 7 T. R. 447; 4 Barn & Ald 652; 3 Bing 111).

The general requisites to a covenant are:

1st. Proper parties.
2d. An agreement.
3d. A legal promise.
4th. That it be properly executed.

FIRST. The parties must be such as by law can enter into a contract. If, either for want of understanding (as in the case of an idiot or lunatic; or in case of an infant (under 21 years of age) where the contract is not for his benefit); or where there is understanding, but, owing to certain causes (as covertures in the case of a married woman (except where Acts of Assembly have conferred separate power upon the wife), or duress, in every case), the parties are not competent, they cannot bind themselves.

SECONDLY. There must be an agreement. The assent or consent must be mutual; for the agreement would be incomplete if either party withheld his assent to any of its terms. The assent to the contract necessarily supposes a free, fair, serious exercise of the reasoning faculty. Now, if from any cause, this free assent be not given, the contract is void.

THIRDLY. A covenant against any positive law, or public policy, is generally void. (Shep. Touch. 163.) As an example of the first is a covenant by one man that he will rob another; and of the last, a covenant by a merchant or tradesman that he will not follow his occupation or calling. This, if it be unlimited, is absolutely void; but if the covenant be that he shall not pursue his business in a particular place, as that he will not trade in the City of Philadelphia, the covenant is no longer against public policy. (See Shep. Touch. 164.) A covenant to do an impossible thing is also void. (Ibid.)

FOURTH. To make a covenant, it must, according to the definition above given, be by deed, or under seal. The law does not seem to have appropriated any set of words as absolutely required in creating a covenant. Any words which manifest the intention of the parties to perform an act are sufficient. (Bouv. L. D. See numerous examples in Bac. Abr. Covenant, A; Selw. N. P. 469; Com. Dig. Covenant, A 2; 3 Johns 44; 5 Munf. 483.) In Pennsylvania, Delaware and Missouri, it is declared by statute that the words "grant, bargain and sell," shall amount to a covenant that the grantor was seized of an estate in fee, free from all encumbrances done or suffered by him, and for quiet enjoyment against his acts. But it has been adjudged that those words in the Pennsylvania statute of 1715 (and the decision will equally apply to the statutory language of the other two States) did not amount to a general warranty, but merely to a covenant that the grantor had not done any act, nor created any encumbrance whereby the estate might be defeated. (2 Binn 95; 4 Kent. Com. 460.)

NO PARTICULAR FORM REQUIRED.

Covenants are express or implied. First. An express covenant, or a covenant in fact, is one expressly agreed between the parties and inserted in the deed. The law does not require any particular form to create an express covenant. The formal word "covenant" is therefore not indispensably requisite. (2 Mod. 268; 3 Keb. 848; 1 Leon 324; 1 Binn 433; 8 J. B. Moore 546; 1 Ch. cas. 294; 16 East 352; 12 ibid 182n; 1 Bibb 379; 2 ibid 614; 3 Johns 45; 5 Cowen 170; 4 Day 321; 4 Com. 508; 1 Harr 233.) The words, "I oblige," "agree" (1 Ves. 516; 2 Mod. 266); or "I bind myself to pay so much a day, and so much such another day" (Hard 178, 3 Leon 119 pl 199), are held to be covenants; and so are the words of a bond (1 Ch. cas. 194). But words importing merely an order or direction that other persons should pay a sum of money are not a covenant (6 J. B. Moore 202n (a).

DEFINITION OF A COVENANT.

A covenant in law, is one which the law intends and implies, though it be not expressed in words. There are some words which of themselves do not import an express covenant, yet, being made use of in certain contracts, have a similar operation, and are called covenants in law. They are as effectually binding on the parties as if expressed in the most unequivocal terms. (Bac. Abr. COVENANT B.) A few examples will fully explain this. If a lessor demise and grant to his lessee a house or lands for a certain term, the law will imply a covenant on the part of the lessor that the lessee shall during the term quietly enjoy the same against all encumberances. (Co. Litt 384.) And the words "yielding and paying" in a lease imply a covenant, on the part of the lessee, that he will pay the rent. (9 Verm. 151; 3 P. & W. 461, 464.)

PROFIT IN PURCHASING OLD HOUSES.

Buying old apartment houses with the view of renovating is a business by itself. It is being followed by numerous property owners in New York City, especially in the upper section of Manhattan. An expert in this branch recently recited one of his experiences which serves to illustrate how quickly the rent roll of a building may be increased by the exercise of good judgment in effecting sensible changes.

The structure was an 8-sty affair, part of which had been given over to other uses than regulation apartments. On the upper floor three apartments had been altered into something resembling a ball room. On the lower floor eight apartments had been sacrificed to the convenience of a kitchen and dining-room, and a few others were devoted to housing the help required in the space mentioned, which was operated at a loss. In addition, two separate apartments were offered for rent notwithstanding that the toilet in each bathroom had been removed. All the vacant apartments were in a delapidated state, and the prospective tenant was given the promise that "the owner would decorate to suit."

The owner estimated at the time that the rent roll was $33,000, of which $4,000 was a clear loss by reason of the presence of the dining-room and kitchen. Upon obtaining possession, he at once restored the original plan of the house, thereby reclaiming the loss referred to. Through making other necessary repairs, the rent roll was finally increased to a sum exceeding $38,000. Thus, in a comparatively short time order was brought out of chaos, so to speak, and the new owner was able to credit his rental account with the handsome advance of 33 per cent., besides creating a new sale value for his holding.

THE HOUSE BEAUTIFUL.

Every housewife appreciates the advantages of decorative harmony in her home, and to procure this, in the upholstery as well as the woodwork, is a problem, according to Shoppell's Owners' and Builders' Magazine, which is often very troublesome in the solution. Beautiful colors and combinations are admired, but very few appear to know the proper use of color. As a rule, the architect can suggest the proper coloring and shading, so that it will conform to the general surroundings; but as in all other things, experts do not always agree, because it is a matter of artistic taste rather than of mechanism. Experience gained in this line, however, has proved that certain effects will blend in harmony with certain colors, and it is by reference to this experience that harmonious decoration is secured.

If the fittings and cabinet work of a room are of light oak, soft greens, blues, or deep reds may be used properly in the decoration, but never purple. With the medium dark oaks, dark greens, rich reds, and the lighter tones of blue will prove most acceptable to the eye. For an effect of metallic relief, old Italian bronze or gold will combine well.

Where light colored woods are used, ivory tints, grays and old rose of modified color may harmonize, and silver or gold may be used in metal ornamentation. Empire green, ivory tints and old rose are appropriate with rosewood, and rich gold, yellow and bright reds combine well with ebony. White woods should have a combination of the light tints of ochre and blue or green, softened with raw umber. Delicate light blue shades, or pink and gold blend satisfactorily with enamel or ivory-white finish. Walnut, being dark, requires the old blues and reds, with deep yellows or gold, and with mahogany furniture deep olive greens or rich deep reds should be used, and the metal ornaments should be rich gold.

THE INEXPERIENCED BUYER.

The inexperienced buyer needs considerable coaching in these days before he can safely proceed where real property is concerned. One of the problems that will confront the uninitiated is, where is the best section to buy, and what is the safest class of property to acquire for a quick rise in value?

Several of these questions were answered some months ago by a prominent student of conditions. He said that a private dwelling should pay 8 per cent. of the cost of value; a modern flat house, with the latest improvements, such as steam heat, hot water supply and open plumbing, should pay 10 to 12 per cent., and a cold water flat or tenement house from 12 to 15 per cent., according to the class of the investment, and cost of maintenance. In the purchase of real estate in the outlying districts the same authority advised extraordinary care; that the investor should know with whom he is dealing, and the exact nature of the conditions mentioned in any agreement of sale. To use his own language: "It is not an exceptional thing when some of these long named companies' principal assets are their stock and printed matter and they actually do not own one inch of the land or hold title to anything except, perhaps, articles of incorporation, which can be procured for a few dollars. These companies themselves sometimes enter into a long term contract for the purchase of land, paying down on a contract the smallest possible amount of cash

HAROLD J. GROSS, JAMES H. HURLEY & E. TUDOR GROSS, AUCTIONEERS

AUCTION SALE

Friday, September 3, 1909, at 2 o'clock P. M.

450 ACRES of LAND on NARRAGANSETT BAY

with two and one quarter miles of shore front

to be sold in TWO PARCELS

at Steamboat Landing of the Providence, Fall River & Newport Steamboat Co.

Conanicut Park, Town of Jamestown, Conanicut Island, R. I.

PARCEL No. 1 comprises the property known as CONANICUT PARK and contains 1,579 building lots, mostly 50 x 100 feet each. With streets, parks, unplatted land. In all about 385 acres of land with about two miles of shore front, with riparian rights, water system, waiting station and two houses.

PARCEL No. 2. FARM of about 67 acres of land, adjoining parcel No. 1 on the south. High land overlooking the water on both sides of the island. Level and ready for platting into sites for Summer homes.

CONANICUT PARK is in the Town of Jamestown and comprises the entire northern end of the island of Conanicut, which is situated in Narragansett Bay, between Newport and the Island of Rhode Island on the east, and the mainland of Rhode Island on the west. The island is about nine miles long and separates the bay into the east and west passages. On the island are located the Summer homes of many people from all sections of the United States. The view from the Park, which includes a view of the City of Newport, Wickford, and Hope, Patience, Gould and Dutch Islands, comprises a marine landscape of unusual beauty. From the higher parts of the Park practically all of Narragansett Bay can be seen. All of the water traffic entering and leaving Narragansett Bay passes within sight of this property. Newport Harbor and Dutch Island Harbor are the favorite rendezvous of the United States Navy vessels, the naval vessels of foreign countries, the New York Yacht Club fleet, and the pleasure craft of the entire Atlantic seaboard. The waters of the bay furnish unsurpassed facilities for bathing, yachting, and fishing. The air is pure, soft and restful, making Conanicut Park an ideal location for Summer homes.

The property is offered in two parcels, large enough to enable an investor to devote his time and thought to its development and insuring him a handsome return.

The property must be sold. An absolute sale to the highest bidder. Two thirds of the purchase price may remain on mortgage.

A special steamer will leave Newport on Day of Sale.

For descriptive catalogue with plat and time tables apply to

G. L. & H. J. GROSS, Managers of Estates, 170 Westminster Street, PROVIDENCE, R. I.

DISPOSSESS, OR SUMMARY PROCEEDINGS.

The following is a very general statement of the Summary Proceedings for the recovery of real property particularly applicable in the Borough of Manhattan.

A tenant may be removed, if without the permission of his landlord he continues in possession of the demised premises after the expiration of the term of his lease or if, without permission, he remains in possession after default in payment of the rent, after a demand has been made or at least three days' notice in writing requiring the payment of the rent or the possession of the premises, has been served on him, or if the premises are used for illegal purposes.

Unless, however, the term expires on the first day of May, a monthly tenant in the City of New York shall not be removed from the premises demised to him unless, at least five days before the expiration of the term, a notice in writing is served on him stating that the landlord wishes to terminate the tenancy, and that unless the tenant removes on the day on which his lease expires summary proceedings will be resorted to in order to remove him from the premises.

WRITTEN PETITION NECESSARY.

The application for the removal of the tenant, if made to a District Court, must be made to the court in the district in which the property or part of it is situated; must be made by the landlord or lessor of the premises; must be a written verified petition describing the premises of which possession is claimed, and describing the interest of the petitioner therein. It must also state the facts which authorize the application and the removal of the person from possession, naming or designating the person against whom the proceeding is instigated, and requesting an order that he be removed accordingly.

If premises are used for certain immoral purposes, an owner or tenant of the neighborhood may notify the owner of the premises so used, or his agent, in writing, to have the person using the premises removed, and if an application for removal is not made within five days the person who gave the notice may apply for the dispossession of the person using said premises, stating in his petition the facts which entitle him to make the application.

The justice to whom a petition as before mentioned is made must issue a precept requiring the person mentioned in the petition as being in possession of the property to remove forthwith, or to show cause before him, at a time stated, why possession of the property should not be delivered to the petitioner, or, as the case may be, to the owner or landlord.

WHEN PRECEPT IS RETURNABLE.

The precept must be returnable not less than three nor more than five days after it is issued, except in a case begun to remove a tenant who continues in possession after his term expires, and the application is made on the day of expiration, or the next day thereafter, when it may be returnable on the same day on which it is issued at any time after 12 o'clock noon and before 6 o'clock in the afternoon, but in this instance it must be served at least two hours before the hour at which it is returnable; in every other case it must be served at least two days before the day on which it is returnable.

The precept, generally speaking, must be served by delivering a copy to the person to whom it is directed, and at the same time showing to him the original.

OTHER RULES TO BE FOLLOWED.

Other rules must be followed if the precept is directed to a corporation, or if the person to whom it is directed is absent from his dwelling, or if he cannot be found with reasonable diligence.

At the time when the precept is returnable, if sufficient cause is not shown, the justice must make an order awarding to the petitioner the delivery of the possession of his property, except in the case where the petition was made as herein stated by a person residing in the neighborhood of property used for certain immoral purposes. In that case the order must direct the removal of the occupant.

The petitioner, in either of these cases, is entitled to costs unless, of course, the decision is in favor of the person answering, in which case costs are awarded such person.

Although the issuing of a warrant for the removal of a tenant annuls the relation of landlord and tenant, it does not prevent the landlord from recovering any sum of money due as rent under the lease at the time the precept was issued.

In certain cases a warrant may be stayed by payment of rent and costs, or by giving an undertaking to the effect that the rent and costs will be paid in ten days.

TO FASTEN WOODWORK TO CEMENT.—Occasionally it becomes quite a problem to attach woodwork to cement, especially where it is necessary to place window casings in cement block buildings. One method that is recommended is as follows: Make all the sills and caps two inches narrower to allow a 2x4 or 2x8, according to the thickness of the cap or sill, to be inserted in the wall the same as would be done with cut stone. Also make the water tables the thickness of the wall in one solid piece 4 feet long, with spaces cored out for the joists.

AN INTERESTING LANDMARK.

Among the sixties, or, to be more precise, on the north side of East 61st st, between Avenue A and First av, there stands an old-fashioned brick domicile, which for more than a century has remained one of the interesting landmarks on the middle East Side. Years ago this venerable old residence stood quite alone, but the march of progress has defaced its once-beautiful surroundings, and now ugly gas tanks and noisy tenements hem it in on all points of the compass. It is recorded that in 1799, when Colonel William Stephen erected the building, there was no more romantic spot on Manhattan Island. The house was intended by Smith to be used as a stable, his own dwelling, a large wooden dwelling, being located on the other side of the highway.

Colonel Smith was one of General Washington's personal staff during the Revolution, and after the war was appointed Secretary of the Legation in London, where John Adams was



QUAINT RESIDENCE ON EAST SIDE.

Minister. Miss Adams, the Minister's only daughter, became infatuated with Smith, who was envied as a dashing soldier and a brilliant conversationalist, and they were married in England.

Henceforth the history of the place is a less interesting recital. The New York Press lately related them. Smith, it seems, was extravagant and careless, and shortly came to grief.

When the break-up commenced the residence, which was styled "Smith's Folly," fell into the hands of strangers, and after being used for a long period as a school, was finally destroyed by fire. The old stable eventually became the residing place of Dr. Jeremiah Towle, whose two daughters lived there for 75 years, notwithstanding many offers of purchase. They held out against all these offers until within a few years ago, when they accepted that of the Standard Gas Light Co. "It is perhaps just as well that the quaint old landmark fell into the hands of its present owners," observes Gas Logic, "since it has resulted in an additional extension of life. Eventually, however, the old structure will probably have to make way for improvement, as have many of our famous hostelries and other revolutionary landmarks."

GOOD RULES FOR THE BROKER.

Brokers frequently lose a commission by hounding their client to death, so much so that confidence is entirely shattered. Once let a prospective buyer get the idea that the broker is anxious to make a sale, for the sake of the commission, and the deal is as good as killed. A regular campaign of education must be inaugurated with each new customer. He must be taught that the broker is honest and reliable and is working for his interest—even though he receives his pay from the other party to the transaction. Great care should be taken that every statement made is absolutely truthful and in no way an exaggeration, for should the broker be caught misrepresenting any detail, the chances of making the sale will be greatly diminished.

Brokers are prone, in many cases, to overvalue the property to be sold. They think if they can show that a great bargain is being purchased everything will be smooth sailing. The result is that appraisals are made by brokers, who have no positive knowledge on the subject. It is far better to inform the client that he has no opinion of the value of the property offered, but will investigate and tell him the result. Of course before a parcel is offered, a careful investigation should be made, and its true worth ascertained. Credit will be built up if a broker takes a customer into his confidence, while if this is not done the reverse will be true.

Without exaggeration the possibilities of the parcel offered should be thoroughly gone into and dwelt upon, not only as to the present condition, but also what the probable future of the section will be. Many a deal nearing the closing point has been spoiled by the broker favoring one side or the other. This is particularly true when both parties are present. Great care and diplomacy must be exercised at this point, for it is the crucial moment, and a slight slip would be apt to spoil all the work done.

A good rule for a broker to follow is to get the views of his client. Find out what kind of a proposition he is looking for, and endeavor to suit him. The mistake of arguing is continually made, and the client is inclined to leave in ill-humor.

It is advisable for a broker to have a list of "prospects" always on his desk, where they may be readily referred to. A notation should be made as to what particular kind of property is wanted, and then when a suitable parcel comes to the notice of the broker, steps should be immediately taken to properly present it. Personal interviews are always the more preferable, for even though the property offered might not suit, much information can be gathered which will materially aid in closing another deal.

In walking the streets particular notice should be given to all houses where a sign is displayed. If it is "to rent" or "for sale," the owner should be written to or seen, and the full particulars obtained. A mistake often made is that incomplete data is obtained, and nothing is done to procure what has been omitted, until an inquiry is received, and then it is too late.

Dilapitated buildings are a good source of revenue of the real estate man, though many do not take the trouble to follow up this class of property. In nearly every instance, a building in poor repair is on the market for sale, and many real bargains are obtained in this way. The owners are unwilling or unable to properly take care of their holdings, and are often willing to take a low price, especially if cash is offered. A judicious expenditure of a little money on the part of the buyer, is usually well invested, for the building is immediately placed upon a different renting basis.

The auction market should be carefully watched by every real estate man. This is specially true in the case of withdrawals. As a rule the owners are willing to take a fair price, and in many instances bargains can be secured.

The death column in the papers should be scanned daily, and when the demise of a realty owner is noted, a broker should immediately find out what holdings he has, and what disposition is going to be made of the estate. Many commissions are made in this way. Only a small percentage of the men in the real estate business follow up this kind of "lead," though in the long run it will be found profitable.

When it is noted that a property owner has disposed of one of his properties, it is the business of the broker to find out what other holdings he has for sale, or if he is in the market to purchase. Naturally he has a certain amount of cash from his sale, and he might be willing to reinvest it in realty. Certainly he is worth trying out.

Get the client's confidence by honest dealing and success is assured, for he will be the best possible advertisement.

WHEN RENTS ARE RAISED.

Speaking of the reasons for raising rents, a prominent broker recently said:

"We have so many tenants tell us in advance that they understand we are going to raise the rent. In order to make it more plain for our tenants to understand our methods of doing business, will say, that we make it our aim to take the very best care of our tenants and to treat them the very best we possibly can and that we will treat them strictly on business principle and will not take advantage of them in any way. We regulate our rents according to conditions and expense of the property. All of our rents are subject to a raise or a reduction at any time unless tenants have a lease.

"We appreciate tenants' favors to us and to show our tenants that we will always give them a square deal and treat them the same we expect to be treated, whenever we decide to raise the rent we will give each tenant, as near as we can a sixty-day notice, so as to give them sufficient time to look around to get another place, if they can better themselves and care to do so. We will notify our tenants personally, and until they receive a written notice from us to that effect, we request them not to listen to any idle gossip along this line. We run our own business and deal direct with each tenant personally."

EMPLOY COMPETENT LABOR.

The present is a good time to install steam heating plants. Lower figures may now be obtained for work of this character than during the early fall. Before awarding a heating contract make sure that your steam fitter is an experienced mechanic, else your troubles will be largely multiplied. When a plant of this type is first put into operation listen for objectionable pounding in the pipes. No system of steam heating should be accepted as satisfactory in which water hammer or snapping in the pipes and radiators persist after they have become thoroughly warmed up. In fact, even when steam is first turned into a cold radiator there should be but a slight disturbance, if any. The chance of hammering will be practically eliminated if the main returns are sealed. To do this properly they should run near the basement floor below the water line of the boiler so that they will remain filled with water at all times.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Aug. 20 to 26, inc.		1908. Aug. 21 to 27, inc.
Total No. for Manhattan	107	Total No. for Manhattan	120
No. with consideration	11	No. with consideration	9
Amount involved	$280,700	Amount involved	$199,125
Number nominal	96	Number nominal	111

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	7,467	6,461
No. with consideration, Manhattan, Jan. 1 to date	605	449
Total Amt. Manhattan, Jan. 1 to date	$35,529,750	$23,031,432

	1909. Aug. 20 to 26, inc.		1908. Aug. 21 to 27, inc.
Total No. for the Bronx	112	Total No. for the Bronx	85
No. with consideration	1	No. with consideration	4
Amount involved	$30,000	Amount involved	$15,450
Number nominal	111	Number nominal	81

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	4,911	5,197
Total Amt., The Bronx, Jan. 1 to date	$2,781,338	$3,757,370
Total No. Manhattan and The Bronx, Jan. 1 to date	**12,378**	**11,658**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$38,311,088**	**$26,788,802**

Assessed Value Manhattan.

	1909. Aug. 20 to 26, inc.	1908 Aug. 21 to 27, inc.
Total No. with consideration	11	9
Amount involved	$280,700	$199,125
Assessed value	$251,500	$179,000
Total No. nominal	96	111
Assessed value	$4,501,500	$6,614,000
Total No. with consid., from Jan. 1 to date	605	449
Amount involved " "	$35 529,750	$23,031,432
Assessed value " "	$28,621,000	$18,074,600
Total No. nominal " "	6,952	5,012
Assessed value " "	$377,243,720	$308,154,400

MORTGAGES.

	1909. Aug. 20 to 26, inc.		1908. Aug. 21 to 27, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	93	132	112	99
Amount involved	$1,960,120	$670,524	$1,822,346	$762,245
No. at 6%	38	43	48	39
Amount involved	$229,140	$107,610	$190,898	$192,306
No. at 5½%	2	11	15	29
Amount involved	$90,000	$67,800	$229,200	$239,189
No. at 5¼%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	18	56	19	19
Amount involved	$367,980	$244,764	$670,000	$175,550
No. at 4½%	14	.....	2	.....
Amount involved	$888,500	.....	$115,000	.....
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 3½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	21	22	28	12
Amount involved	$384,500	$250,350	$617,248	$155,200
No. above to Bank, Trust and Insurance Companies	30	9	30	17
Amount involved	$1,299,000	$147,500	$952,200	$206,300

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	6,481	5,806
Total Amt., Manhattan, Jan. 1 to date	$214,148,066	$195,049,502
Total No., The Bronx, Jan. 1 to date	5,123	4,778
Total Amt., The Bronx, Jan 1 to date	$44,079,225	$25,275,982
Total No., Manhattan and The Bronx, Jan. 1 to date	**11,604**	**10,584**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$258,227,291**	**$220,325,484**

EXTENDED MORTGAGES.

	1909. Aug. 20 to 26, inc.		1908. Aug. 21 to 27, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	15	3	.....	.....
Amount involved	$321,692	$5,100	.....	.....
No. at 6%	4	2	.....	.....
Amount involved	$48,692	$1,100	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	....	.....	.....
No. at 5%	5	1	.....	.....
Amount involved	$106,000	$4,000	.....	.....
No. at 4½%	3	.....	.....	.....
Amount involved	$87,000	.....	.....	.....
No. at 4¼%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	3	.....	.....	.....
Amount involved	$80,000	.....	.....	.....
No. above to Bank, Trust and Insurance Companies	6	.....	.....	.....
Amount involved	$179,000	.....	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,259	.....
Total Amt., Manhattan, Jan. 1 to date	$57,406,357	.....
Total No., The Bronx, Jan. 1 to date	393	.....
Total Amt., The Bronx, Jan. 1 to date	$3,164,185	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,652**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$60,570,542**	.....

PROJECTED BUILDINGS.

	1909. Aug. 21 to 27, inc.	1908. Aug. 22 to 28, inc.
Total No. New Buildings:		
Manhattan	19	42
The Bronx	40	26
Grand total	59	68
Total Amt. New Buildings:		
Manhattan	$3,704,800	$991,700
The Bronx	448,300	231,300
Grand total	$4,153,100	$1,223,000
Total Amt. Alterations:		
Manhattan	$163,230	$53,910
The Bronx	20,775	11,225
Grand total	$184,005	$65,135
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	753	418
The Bronx, Jan. 1 to date	1,695	1,087
Mnhtn-Bronx, Jan. 1 to date	**2,448**	**1,505**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$101,287,915	$54,170,846
The Bronx, Jan. 1 to date	27,430,660	9,931,575
Mnhtn-Bronx, Jan. 1 to date	**$128,718,575**	**$64,102,421**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$9,476,839**	**$8,433,916**

BROOKLYN.

CONVEYANCES.

	1909. Aug. 19 to 25, inc.	1908. Aug. 20 to 26, inc.
Total number	392	409
No. with consideration	24	24
Amount involved	$237,441	$153,745
Number nominal	368	385
Total number of conveyances. Jan. 1 to date	**19,153**	**17,648**
Total amount of conveyances, Jan. 1 to date	**$9,513,238**	**$13,161,735**

MORTGAGES.

Total number	398	313
Amount involved	$2,034,146	$1,705,402
No. at 6%	216	201
Amount involved	$982,250	$961,009
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	35	77
Amount involved	$184,440	$382,683
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	129	25
Amount involved	$629,870	$338,585
No. at 4½%	1	1
Amount involved	$3,700	$4,000
No. at 4%	.....	.....
Amount involved	.....	.....
No. at 3%	.....	.....
Amount involved	.....	.....
No. with interest not given	17	9
Amount involved	$233,886	$19,125
Total number of Mortgages, Jan. 1 to date	**17,610**	**17,155**
Total amount of Mortgages, Jan. 1 to date	**$71,106,758**	**$63,652,156**

PROJECTED BUILDINGS.

No. of New Buildings	246	199
Estimated cost	$1,827,450	$1,328,240
Total Amount of Alterations	$69,167	$47,595
Total No. of New Buildings, Jan. 1 to date	**7,142**	**3,271**
Total Amt. of New Buildings, Jan. 1 to date	**$38,737,561**	**$19,784,013**
Total Amount of Alterations, Jan. 1 to date	**$3,125,963**	**$3,915,237**

QUEENS.

PROJECTED BUILDINGS.

	1909 Aug. 20 to 26, inc.	1908 Aug. 21 to 27, inc.
No. of New Buildings	53	81
Estimated cost	$222,450	$237,075
Total Amount of Alterations	$4,325	$6,520
Total No. of New Buildings, Jan. 1 to date	**3,057**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$10,921,445**	.....
Total Amount of Alterations, Jan. 1 to date	**$508,814**	

THE WEEK.

THE market was exceedingly quiet, though this condition is a perfectly normal one at this time of year. So many investors and monied men spend a large part of each week out of town, and are unwilling to devote the small amount of time at their disposal in looking for some desirable parcel to buy. The result is that sales are few and far between. Naturally the brokers complain, but the majority feel that there will be an active winter and spring. Prior to July 4 the number of sales reported weekly was satisfactory, but it seemed as though everyone, by common consent, decided not to buy further, and business dropped to practically nothing. Many men, conversant with the present situation, think that Labor Day will witness the revival. It is not unreasonable to expect two full months of dullness, during the heated spell. Another reason

for the quietness of the market lies in the fact that both the Board of Estimate and Apportionment and the Aldermanic Board have adjourned for the summer, and but little in the way of public improvements is started. The work being pushed forward at the moment was commenced several months ago. Undoubtedly a large amount of work on the public highways will be started before many weeks, unless all traditions are upset. The city election always brings occupation to the laboring class, and this year will hardly be an exception to the rule. The professional speculator is very apt to wait until the taxes become a lien on the property before buying, so as to be relieved from having to pay out this additional amount. It will be remembered that the taxes are payable on the first Monday in October, which happens to fall upon the fourth this year.

Brokers are still devoting much of their time to the leasing end of the business. A number of important transactions were reported, including that of the 5-sty apartment house Nos. 25 and 27 West 26th st, 50.2x82, and owned by John Jacob Astor. The present structure is going to be raised seven stories in height, and a new facade erected at the cost of about $40,000. The lease runs for a term of fifteen years at an aggregate rental of about $250,000. A large number of dwellings were also reported leased to private individuals for occupancy.

The sale of the three 4-sty private dwellings Nos. 5, 7 and 9 West 37th st, occupying a plot 75x98.9, was among those reported. It is said that this property was held at $400,000. The announcement is made that a new 12-sty mercantile building will be erected on the site. The entire operation involves an outlay of $750,000. The seller purchased, under contract from various owners these houses, one of the stipulations being that title would not pass before the first of October. Under the resale, title will immediately be transferred to the recent buyer. This section of the city is experiencing a wonderful transformation. A large number of buildings are undergoing alterations, or new structures erected in their stead. Evidently the parties in the present deal do not consider that there is an overproduction as yet, and are anxious to get their building completed and tenanted before that condition becomes realized.

A sale of considerable importance was consumated in the Bronx. It involved a tract of fourteen lots on the east side of Coster st, 200 ft. south of Spofford av, in the Hunt's Point section. It is planned by the buyers to erect eighteen two-family houses on the property, each to have twelve rooms and bath. The Board of Education recently bought eight lots, 200x200, adjoining. It is contemplated erecting a school on this site. The Bronx has been exceedingly inactive during the past few months, though there have been occasional sales of importance reported. This immediate section has had at least four sales worthy of note, including the American Bank Note Co.'s purchase of a large number of lots some months ago. The southeast corner of Grand Boulevard and Concourse and 165th st, a plot of about thirteen lots also changed hands. At present there is a large dwelling on the property, which will be used by the new owners as a young ladies' school.

THE AUCTION MARKET

LEGAL sales continue to hold what little attention is being bestowed on sales at public auction. There have been no voluntary offerings for several weeks past, and none of importance will be held until September is well under way. The market, at the present time, is very dull, the attendances at the various sales being principally confined to those interested in the various sales and a few "regulars" who pride themselves on the fact that they "never miss a sale." It was difficult for the auctioneers to get bids, and almost without exception the properties were knocked down by the plaintiff. In fact, during the first three days of the week there was only one parcel sold to outside interests.

The property referred to is known as No. 353 Pleasant av, located on the west side of that thoroughfare, 67.7 ft. south of 119th st. It is a 3-sty dwelling, 16.8x75. Steven H. Jackson was announced as the buyer and the purchase price $6,410. The sale was the result of a suit in foreclosure brought by Ludwig Riederer et al against Mary Altieri et al. The amount of the judgment was $6,052.08; taxes and other charges amounting to $130.98. It will be seen that the parcel was knocked down for approximately the charges. Joseph P. Day conducted the sale.

At the same stand the 6-sty tenement and store Nos. 98 and 100 Thompson st, 50.3x94.6x irregular, located 226 ft. south of Prince st was sold to the plaintiff for $66,909. The property was subject to two mortgages aggregating $64,000; a judgment of $4,186.91, besides the cost of sale. No. 256 Cherry st, a 6-sty tenement and store, 26.3x96.2, also went to the plaintiff for $60,365. The amount of the prior mortgages was $54,000; the judgment $10,122.42 and the taxes and the other charges $99. The property known as No. 547 Riverside Drive, a 6-sty high class apartment house was to have been sold on Tuesday to satisfy a judgment of $64,126.66, but was adjourned until Thursday last when a further adjournment to Aug. 31st was ordered. It is encumbered with mortgages amounting to $200,000, besides taxes, etc., aggregating $3,671.77.

LAW DEPARTMENT

TO SETTLE A DISPUTE.

To the Editor of the Record and Guide:

Does not the City of New York own the sidewalks? And, if this is the case, why are property owners obliged to keep the sidewalks in repair at their own cost and expense?

A PROPERTY OWNER.

Answer.—The question is too wide for a yes or no answer. A municipal corporation acquires street rights, or the actual land for a street, as the case may be (including usually the sidewalk), by user, by dedication, by grant, by the exercise of the right of eminent domain, and by other means. In the old portion of New York City ownership of the whole, or to the centre, of the street very generally remains in the lot owner, the streets having first grown from original user or by the acts of lot owners adjoining, such as wording of deeds and the like. In the upper portion of the city the title to the land as well is very generally in the municipality, the streets having been acquired and laid out by legislative or derivative court processes, with compensation to the adjacent property owners. The right to require repair of sidewalks by adjacent lot owners is founded on constitutional and charter provisions by which individuals are bound either by having voted for them, or as constituting part of the minority bound by the act of the majority.

Thus by logical sequence it becomes as easy and correct for a municipality to require adjacent lot owners to repair sidewalks (or be assessed for the doing of it by others), as to require them to be cleaned of snow.—Editor.

RELEASE OF MORTGAGE.

To the Editor of the Record and Guide:

Will you kindly answer the following questions: 1. What is the definition of a "release of mortgage"? 2. Why is a "release of mortgage" recorded under conveyances? Would not the logical place of record be under mortgages?

INTERESTED.

Answer.—A "release of mortgage" is a document properly drawn, and signed and acknowledged by the holder of a mortgage, to enable it to be recorded, for the purpose of releasing part of the premises included in the mortgage from further lien.

The Recording Acts provide for sets of books—one for "conveyances absolute" and the other "for mortgages, or conveyances intended to operate as such." A release of mortgage properly comes within the first-named class.—Editor.

COLLECTING RENTS.

To the Editor of the Record and Guide:

Would you kindly state in your paper what is the price for renting in New York City and how it is usually made up or figured out; also kindly mention the rate for collecting?

SUBSCRIBER.

ANSWER.—The commission for collecting rents for a property owner by a renting and collecting agent varies from 3 to 5 per cent. on the rents collected, though it is a matter of agreement usually between the parties. As with doctors and lawyers the cheapest are not always the most to be sought after in the long run, but the most attentive and conscientious, and by that we mean agents who do not eke out unsatisfactory commissions by "knock-downs" with trades folk employed for necessary repairs.—Editor.

THE "HOFMAN" RULE.

The question is so frequently asked "What is the Hofman rule?" that the Record and Guide reprints this method of determining the value of a given lot.

This rule was first published by Judge Murray Hofman in his "Digest of the Charters, Statutes and Ordinances of the City of New York," in 1866.

The rule is based on a lot having a frontage of 25 feet and a depth of 100 feet. The lot is divided into cross strips, the first one being ten feet wide and the others five feet each. The value of the full lot is based on $1,000. On this basis the value of the lot by strips would be as follows:

25	x	10	feet	16	per	cent.	of	the	full lot or $160
25	x	15	feet	23.50	"	"	"	"	235
25	x	20	feet	31	"	"	"	"	310
25	x	25	feet	37	"	"	"	"	370
25	x	30	feet	44	"	"	"	"	440
25	x	35	feet	50	"	"	"	"	500
25	x	40	feet	56	"	"	"	"	560
25	x	45	feet	61.50	"	"	"	"	615
25	x	50	feet	67	"	"	"	"	670
25	x	55	feet	71.50	"	"	"	"	715
25	x	60	feet	76	"	"	"	"	760
25	x	65	feet	80	"	"	"	"	800
25	x	70	feet	84	"	"	"	"	840
25	x	75	feet	87.50	"	"	"	"	875
25	x	80	feet	91	"	"	"	"	910
25	x	85	feet	93.50	"	"	"	"	935
25	x	90	feet	96	"	"	"	"	960
25	x	95	feet	98	"	"	"	"	980
25	x	100	feet	100	"	"	"	"	1,000

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Loft Building Sold.

GREENE ST.—The Strauss Building & Realty Co. sold 213 Greene st, a 6-sty loft building, 27x100.

WEST ST.—In exchange for 161 West 133d st, Messrs. Dime and Vollmer gave to Mrs. Hayback 206 West st, south cor of Harrison st, a 4-sty hotel, 24x74, leasehold.

In the Lower East Side.

WILLETT ST.—The Sun Construction Co. sold to an investor the 6-sty store and tenement 91 Willett st, 30x100. The seller bought this property, together with 89 adjoining, a similar structure, from Heiman Glasser on Oct 2, 1908, subject to a mortgage of $70,000. The combined property is assessed at $84,000. On January 29, 1906, a contract of sale affecting these houses was recorded. The purchase price at that time was $91,000. The house in the present deal is 83 ft. deep and is located bet Rivington and Stanton sts. Hamilton Fish Park is one block to the north.

Mercantile Building Changes Hands.

16TH ST.—Rudolph and Grace Schirmer sold to George Leerburger and Zade Metzler the 6-sty store and loft building 108 East 16th st, 33x103. The building is located just east of Union sq, diagonally opposite the building to be erected for George Borgfeldt & Co., and a few feet west of the 12-sty and basement building being erected by the Kips Bay Realty Co. The property has been held at $130,000. The building is 91 ft. deep. Abutting on 15th st is a 10-sty mercantile structure, 50x103.3. The Corn Exchange Bank is located at the southeast cor of Union sq East.

17TH ST.—Emile Lutil, of Pau, France, sold 228 West 17th st, a 5-sty building, 25x84, to an investor. The structure is 69 ft. deep. Across the st is a building in the course of construction.

19TH ST.—Chas. R. Faruolo bought from Kate Williams and Mrs. McCay the 5-sty tenement at 231 West 19th st, 25x95.8, built 75 ft. deep.

27TH ST.—The James Livingston Construction Co. sold 28 to 32 West 27th st, a 12-sty building, 58.6x98.9, to Thomas A. Sperry.

34TH ST.—The Rupp estate sold 406 West 34th st, a 3-sty building, 20x98.9, 80 ft. west of 9th av.

Another Projected Office Structure.

37TH ST.—Tucker, Speyers & Co. sold for Samuel K. Jacobs, represented by E. Louis Jacobs, as attorney, the three 4-sty dwellings 5 to 9 West 37th st, 75x98.8. The price is reported to have been $400,000. The new owner will erect on the site a 12-sty mercantile building, the entire project involving about $750,000. Mr. Jacobs, who is believed to have made a handsome profit in the deal, acquired the three houses several months ago from the various owners under a contract which provided for the passing of title in October.

49TH ST.—Tucker, Speyers & Co. sold for the Chas. E. Blaney Amusement Co. to Samuel K. Jacobs 108 to 112 West 49th st, three 4-sty dwellings, 64x100.5. Mr. Jacobs recently acquired the adjoining house, 114, through the same brokers, and now controls a frontage of 85.4 ft. The property adjoining to the west was bought a few weeks ago by Edward B. Corey for improvement with an apartment house.

Sale and Resale Reported.

53D ST.—Isidor Blumenkrohn and Leo W. Vogel bought from the Kolb estate 312, 314 and 316 East 53d st, three 4-sty flats, 65x100.5, and have resold to Charles Wirsing 316 East 53d st, a 4-sty flat, 29x100.5.

55TH ST.—Pease & Elliman sold for Mrs. H. Bramhall Gilbert 14 East 55th st, a new 5-sty American basement dwelling, 23x100.5, to a client for occupancy.

BOWERY.—Dr. Beekman and the Cohen Estate sold to Wm. H. Lyons the 5-sty business building 266½ and 268 Bowery,

NORTH OF 59TH STREET.

West Side Dwellings in Demand.

70TH ST.—David Belasco, the playwright, sold his residence at 247 West 70th st, a 3-sty dwelling, 19.5x100.5, to Dr. J. B. Rae, who will occupy it.

76TH ST.—F. R. Wood & Co. sold for the estate of Thomas Marshall Stewart 164 West 76th st, a 4-sty dwelling, 20x102.2, to Dr. Lewis M. Mooney.

77TH ST.—J. J. Radley sold 148 West 77th st, a 5-sty American basement dwelling, 18x102.2, to a physician for occupancy.

Investor Buys Apartment House.

81ST ST.—Wm. M. Benger sold the 5-sty apartment house 176 West 81st st, 37.6x102.2, to an investor.

92D ST.—Emma Hebert sold 64 West 92d st, a 3-sty dwelling, 20.4 x100.8.

Realty Market for Apartments.

92D ST.—In exchange for 28-32 West 27th st, Mr. Sperry gave to the James Livingston Construction Co. the two 6-sty elevator apartment houses, 75x140.10x irregular, at 292 and 294 West 92d st.

98TH ST.—Delia Doyle sold 46 West 98th st, 25x100.11, with a partly constructed building.

107TH ST.—The Liquid Carbonic Co. sold 110 West 107th st, a 3-sty stable, 25x100.11, to E. P. McDougall.

118TH ST.—The Armor Realty Co. bought 17 West 118th st, a 5-sty flat, 25x100. A plot of 48 lots at Jackson Park, N. J., was taken in part payment.

127TH ST.—Harry A. Florsheim bought from the Marquise Co. the 6-sty apartment house 409 and 411 West 127th st, 50x99.11.

127TH ST.—Benjamin Nieberg sold the 6-sty apartment house 132 East 127th st, 37.6x99.11.

Buys Dwelling for Occupancy.

131ST ST.—Porter & Co. sold for Stella Volk to O. Charles Meyer the 3-sty brownstone dwelling 202 West 131st st, 16.8x99.11.

133D ST.—Robert Levers sold for George Doctor to a client the dwelling 209 West 133d st, 20x100.

133D ST.—Eugenia Hayback sold 161 West 133d st, a 5-sty flat, 25x99.11, to Gustave X. Dime and John Vollmer.

Quick Resale of Astor Plot.

AMSTERDAM AV.—Irving Judis, President of the Irving Judis Realty & Construction Co., who recently purchased the Astor plot on the southwest cor of Amsterdam av and 109th st, 100.11x100, with the intention of improving, has just resold to the Lloyd Construction Co., of 215 West 125th st, who will at once start building operations.

LEXINGTON AV.—Schmeidler & Bachrach sold the 5-sty tenement with stores 1795 Lexington av, 27x73.

2D AV.—Amoruso & Alessi, in conjunction with Vito Bonomo, sold to a client the 4-sty brick flat 2085 2d av.

5TH AV.—Chas. M. Rosenthal bought from J. Charles Weschler the southwest cor of 5th av and 126th st, a 4-sty dwelling, 20x85.

WASHINGTON HEIGHTS.

Will Improve Another Heights Corner.

182D ST.—Adolph Miller sold 75x79.9 on the north side of 182d st, 125 ft. east of St Nicholas av, to a builder for improvement.

BRADHURST AV.—Solomon Solovinsky is reported to have sold the 6-sty apartment house 49.11x100 at the southeast cor of Bradhurst av and 147th st.

Builder Sells Elevator House.

EDGECOMBE AV.—The Jos. H. Davis Building Co. sold to Wm. L. O'Connell, of the National Elevator Co., for investment, the new 6-sty elevator apartment house, 130x100, on the west side of Edgecombe av, 229 ft. north of 145th st.

BRONX.

Important Sale in the Bronx.

COSTER ST.—The Hunts Point Estates, Henry Morgenthau, president, sold to Henry J. Feiser and Joseph Schwartz 14 lots on the east side of Coster st, 200 ft. south of Spofford av, in the Hunts Point section of the Bronx. The buyers will erect 18 2-family houses, each to contain 12 rooms. This property immediately adjoins the plot 200x200 on Spofford av, between Coster and Faile sts, recently purchased by the Board of Education as a school site. It is the fourth large building operation recently undertaken in this section as a result of the purchase of the American Bank Note Co. of a large tract nearby, on which it will build a large model plant, to be ready on October 1 of next year.

KINGSBRIDGE TERRACE.—Mrs. Sarah Christopher sold 2600 Kingsbridge terrace, a 2½-sty dwelling, 50x169. The new owner will occupy the house.

LONGFELLOW ST.—Albert Gerhard purchased a plot at the northwest cor of Longfellow and Freeman sts.

MANIDA ST.—Mrs. Duffrin bought a 2-family brick house on Manida st for occupancy.

Operation to be Immediately Started.

MT. HOPE PL.—F. J. Wood sold for immediate improvement with apartment houses, 50x125, on the south side of Mount Hope pl, about 114 ft. east of Jerome av. Mr. Wood has also secured a building and permanent loan of the property.

DAVIDSON AV.—J. Massimino sold the 4-sty 2-family house at the northwest cor of Davidson av and 177th st to Mrs. Lillian E. Herrmann. This is the sixth house sold in a month of a row Mr. Massimino is erecting on the north side of 177th st, between Davidson and Tremont avs.

Deal for Bronx River Water Front.

EDGEWATER ROAD.—The Hunt's Point Realty Co. sold the plot of 4 lots, 100x145, running through from Edgewater road to the Bronx River, 280 ft. south of Garison av, to John Gallagher, who owns the 100-ft. frontage adjoining on south.

Large Plot Sold.

GRAND BOULEVARD AND CONCOURSE.—William F. A. Kurz sold the southeast cor of the Grand Boulevard and Concourse and 165th st, extending through to 164th st, a plot of about 13 lots. There is a large dwelling on the property, which will be used by the new owners as a young ladies' school.

JACKSON AV.—Clarence O. Sacks bought the 3-sty and basement single flat, 17.6x87.6, 1060 Jackson av.

POPHAM AV.—Wm. P. Dunn sold to Wm. H. Gunnell for immediate improvement 25x109 on the west side of Popham av, 369 ft. north of 176th st.

TAYLOR AV.—D. Ganache sold 1739 Taylor av, Van Nest, a 2-family dwelling house, to Paul Pieschel.

LEASES.

Ames & Co. leased 251 West 102d st, a dwelling, to Dr. Benjamin Torrens.

G. W. Barney leased in conjunction with Geo. R. Read & Co. the building 7 Worth st.

Wm. R. Mason leased to a client for Marie Necke the private dwelling 240 West 36th st.

Schindler & Liebler leased for Mrs. J. F. Iden the two 3-sty dwellings 238 and 238½ East 83d st.

McKee, Hayward & Co. leased for Geo. W. Taylor the 4-sty dwelling 125 West 97th st for a term of years.

J. B. English leased the 4-sty dwelling at 244 West 52d st for Frances A. Cohen to Christina Brodegaard.

Dr. Hugo Kunz leased 24 West 126th st, from October 1, from Abraham Marks, at a yearly rental of $1,300.

Senior & Stout rented for the estate of P. J. Schaffner the 4-sty dwelling 70 West 50th st, for a term of years.

Jacob Finkelstein leased to the Lyons Hotel Co. 266½ and 268 Bowery, a 5-sty building, for a long term of years.

Huberth & Gabel leased for James J. Delany the 4-sty building at 212 East 26th st, 25x100, to M. Radl for a long term of years.

Robert Hoe leased the dwelling 13 East 36th st to Alice Swift, interior decorator, now on 33d st, opposite the Waldorf-Astoria.

H. A. Wise, of 20 Broad st, leased 115 West 73d st, from the estate of Edward Corning Clark, from Oct. 1, at $1,800 a year.

John J. Clancy & Co. leased for the estate of G. E. Fountain the 3-sty dwelling 35 West 60th st, to Mary E. Keogh for a term of years.

Dr. C. H. Delamater has rented 779 Lexington av, a private dwelling, from A. Gertrude Cutter, for $2,500. The tenant will occupy on Sept. 15.

The Frank L. Fisher Co. rented for Marjorie McAneny 152 West 82d st; for Edward L. Newman, 128 West 95th st; for D. L. Carvaho, 30 West 97th st; for H. Brady, 140 West 85th st.

Prospect Realty Co. leased for J. F. Meehan 851 Prospect av to the Metropolitan Shoe Repairing Co.; also for Mr. Leibertz to Mr. Schroeder cor 165th st and Prospect av for a term of years.

John J. Clancy & Co. in conjunction with S. B. Goodale & Son, leased for Martin F. Huberth to Thos. J. Burton for a term of years 327 West 58th st, a 4-sty dwelling; also for Frank G. Bowling the 4-sty dwelling 36 West 61st st.

The Gross & Gross Co. leased for the Broadway Automobile Exchange the 4-sty building 239 West 56th st, to R. M. Owen & Co. for a term of years. Leased for Nicholas Henry the building 36 and 38 West 60th st to the Broadway Automobile Exchange.

H. C. Senior & Co. leased to I. Henry Harris the 3-sty dwelling 224 West End av; also to Mrs. Theresa A. Kelly the 4-sty dwelling 21 West 91st st, and to Eugene Thalmesninger the 3-sty dwelling 332 West 71st st.

Wm. C. Flanagan & Co. leased the following dwellings: 296 West 137th st, for Richard Freund; 323 West 138th st, for Anna N. MacRae; 268 West 139th st, for the Equitable Life Assurance Society; 302 West 139th st, for Edward A. Price, and 307 West 139th st, for James C. Fargo.

Jesse C. Bennett sublet for S. A. Archambault to Albert R. Keen for 20 years the Hotel Belleclairs, at the southwest cor of Broadway and 77th st, at an annual rental of $65,000. Mr. Keen has been the manager of the Belleclaire for 3 years. Mr. Archambault took a 21-year lease of the hotel last August.

M. & L. Hess leased to M. A. Steinberg for a term of 15 years the building 25-27 West 26th st, at an aggregate rental of about $250,00. This building is 5 stories in height, but is to be rebuilt into a 7-sty loft building, with 2 elevators, and will be ready for occupancy Jan. 1. 1910. John Jacob Astor, who is the owner of the building, filed plans during the week with the Building Department for making over the structure. At present it is an apartment house and has a frontage of 50.2 ft. and a depth of 82 ft. In addition to increasing the height of the building 2 stories, a new facade will be erected in the style of the modern Renaissance, finished with bays set between Doris pilasters, and having a cornice and ornamental balustrade. The front will be of brick, with terra cotta trimmings. Wm. A. Biring originated the designs. The improvements will cost about $40,000. The offices of John Jacob and William Astor estates adjoin on the east.

Jas. N. Wells' Sons leased from the plans for a term of 21 years to Joseph Elias, dealer in plate glass, a 4-sty factory building to be erected by the Moore estate to suit the requirements of the tenant, on a 50-ft. plot at 541-543 West 22d st, near the new Chelsea Docks, plans for which have been filed by Architect Paul C. Hunter. John Kennedy & Son have the general contract, and the building is to be ready for occupancy by Nov. 1. As in the case of the Trinity Corporation, the erection of buildings on their land for tenants is a new departure for the Moore estate, which has for the past 75 years adhered strictly to the policy of leasing land only, and requiring the tenants to erect the buildings thereon themselves. However, the demand for buildings in this section has so increased that plans are now being drawn for buildings on two other plots of 100 and 150 ft. frontage respectively, one of which is to be erected by the estate, and on the other one a building and permanent loan is being made. The first operation of this kind was the recently constructed building at the northeast cor of 21st st and 11th av, directly opposite the new docks, on which a building and permanent loan was arranged with the tenants, who erected the building and sold it before completion. James N. Wells' Sons represented the Moore estate in these various transactions.

UNCLASSIFIED SALES

The total number of sales reported is 58, of which 14 were below 59th st, 23 above, and 11 in the Bronx. The sales reported for the corresponding week last year were 41, of which 5 were below 59th st, 21 above, and 15 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 93, as against 103 last week, and in the Bronx 132, as against 104 last week. The total amount involved is $2,630,644, as against $3,896,305 last week.

The amount involved in the auction sales this week was $553,183, and since January 1, $45,712,980. Last year the total for the week was $433,099, and from January 1, $39,929,914.

MADISON AV.—The famous old Henry G. Marquand mansion at the northwest corner of Madison av and 68th st, was sold for about $600,000. The buyer intends occupying it. The purchaser's identity could not be learned. The Marquand house is one of the finest private dwellings in the city. It is a 4-sty structure, occupying a plot fronting 43.5 feet on Madison av and 120 feet on 68th st, and was built under his supervision. Mr. Marquand was one of the city's leading bankers and also president of the Metropolitan Museum of Art, and he occupied the house up to the time of his death in 1902. Since then it has been untenanted. A few years ago it was offered at public auction and bid in by the executors of the estate who sold the property to-day.

25TH ST.—The estate of Louis N. Henriques sold to A. Jacobus 255 West 25th st, a 4-sty and basement dwelling, 20.6x98.9.

133D ST.—Eva C. Weber sold the 5-sty double flat 157 West 133d st, 25x99.11.

SUBURBAN.

TARRYTOWN, N. Y.—Duross Co. sold for J. Adriance Travis his house and lot 27 Main st, Tarrytown, N. Y., to a client.

PRINCES BAY, S. I.—The Princes Bay Realty Co. sold for Susan A. Sprague her homestead and acreage at Princes Bay, S. I., to an investor.

PLAINFIELD, N. J.—William Jeffery sold the Jimerson farm, comprising 23 acres, to Wm. H. Donaldson, and has purchased the Darby farm of 300 acres, both properties being near Plainfield, N. J.

STAMFORD, CONN.—S. Osgood Pell & Co. sold for Eloise T. Bloodgood her place at Shippan Point, Stamford, Conn. The property is at the extreme end of the Point. There are about 3 acres of land, with large residence, stable and grounds. It has been held at $22,000.

BOUND BROOK, N. J.—William Jeffery sold in his Mountain View Park tract, in Bound Brook, N. J., 2 plots to Messrs. Shirley and Johnson and to Allen B. Laing, and 1 plot each to William Birrell and Charles Cretty. All of these purchasers are residents of Plainfield.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

DUMONT, N. J.—Bert G. Faulhaber & Co. sold for Gordon Park Realty Co. 46 lots at Gordon Park, Dumont, N. J., to a builder, who will improve the same with moderate priced dwellings. This is part of a large tract which is now being improved and will shortly be offered in lots and plots. Bert G. Faulhaber & Co. are the selling agents.

CRANFORD, N. J.—John N. Falkinburg bought a tract of 65 acres of land at Cranford, N. J., on the North side of the Central Railroad tracks and extending 3,300f t. along Orange av. Mr. Falkinburg has laid out the property in building lots and will conduct an auction beginning Saturday, September 4, and running till September 10. This property is on the edge of Cranford's best developments and is close to the trolley.

GRANTWOOD, N. J.—Columbia Investment & Real Estate Co. sold at Grantwood, N. J., to N. Schlei, 2 lots in the south side of Oakdene av; to R. Barber, a 2-sty and attic dwelling in the north side of Lincoln av; to A. La Salle, 1 lot in the south side of Lincoln av; to F. Merlett, 2 lots in the north side of Lincoln av; to R. H. Dean, 2 lots in the north side of Columbia av; also at Hudson Heights, to the Field Contracting Co., 3 lots in the north side of Prospect av; to F. M. Kipple, 2 lots in the west side of Hamilton av, and to F. Key, 2 lots in the east side of Hamilton av; also to J. H. Queen, 2 lots in the south side of Edsall av, at Morsemere.

INTERESTING AUCTION SALE.

An auction sale, involving about 450 acres of land on Narragansett Bay, will be held at the steamboat landing of the Providence, Fall River & Newport Steamboat Co., Conanicut Park, Town of Jamestown, Conanicut, R. I. The outlook from this property is exceptionally fine, there being two and a quarter miles of shore front.

The property is going to be offered in two parcels, large enough to enable the purchaser to devote his time and thought to its development and insuring him a handsome return upon his investment. It will be an absolute sale, and the terms agreed upon are very favorable to the buyer. Two-thirds of the purchase price may remain on bond and mortgage. For the accommodation of prospective bidders a special steamer will be run from Newport on the day of sale.

The first parcel is known as Conanicut Park and contains 1,579 building lots, each about 50x100 feet in size, with streets and parks. All told there is about 385 acres in this parcel, with about two miles of shore front, with riparian rights, water system, waiting station and two summer houses.

The remaining parcel is a farm of 67 acres, and adjoins the one just described. The land is all high and has a splendid outlook over the water on both sides of the island. It is level and ready for platting into sites for summer homes.

Harold J. Gross, James H. Hurley and E. Tudor Gross are the auctioneers in charge of the sale.

REAL ESTATE NOTES

William S. Sussman removed his office from 44 Broad st to 45 Cedar st.

Frank B. Goodliffe, of Peekskill, has opened a New York real estate office at 37-39 Liberty st, and will make a specialty of factories and factory sites.

Franklin Seaman, formerly of Jenks & Seaman, is associated with Augustus H. Ivins & Co., with offices at 307 5th av. He will assume charge of the mortgage department.

R. H. Hoadley, of the office of Henry D. Winans & May, denies the reported sale of a lot on the south side of 71st st, west of Madison av. This property is located on the Lenox Library block.

The Whewell Co., real estate and insurance brokers, in conjunction with Charles V. Halley, Jr., attorney and counsellor at law, have removed to their new and spacious offices at the corner of Tremont and Washington avs.

Louis B. Alterman has been appointed by Justice Lehman receiver of the rents of 416 East 123d st, a 4-sty and basement tenement, pending a suit brought by J. Van Vechten Olcott and others, executors, against Morris H. Park and others to foreclose a second mortgage of $9,000.

The regular monthly meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards will be held on Monday, Sept. 13, 1909, at Colonial Hall, 101st st and Columbus av. The regular meeting night of this association is the first Monday of the month, but owing to Labor Day falling on this date the meeting will be called one week later. President Schwab states that he personally will propose 37 new members.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER Madison Ave., cor 86th St.

MAN, competent, reliable hustler, experienced all branches real estate business, excellent references, desires position with City real estate firm. BOX 40, Record & Guide.

MANAGER WANTED—AGGRESSIVE, EXPERIENCED MAN IN RENTING BUSINESS PROPERTIES, 14TH TO 59TH, TO TAKE ENTIRE CHARGE OF DEPARTMEN, PROFITABLE AND PERMANENT. AUGUSTUS H. IVINS & CO., 307 5TH AV.

FOR SALE—To Close an Estate
For Brick Making or Concrete
BLUE CLAY, SAND GRAVEL BROKEN STONE
40 ACRES Near West Shore Depot
Address
M. VAN ORDEN, 176 West Bridge St., Catskill, N. Y.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

Lawyers Title Insurance & Trust Company
CAPITAL AND SURPLUS $9,500,000
$5,000,000 added to surplus in last 17 years
160 Broadway, New York
188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.
LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.
ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

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EXECUTIVE COMMITTEE.
GEO. F. BUTTERWORTH, DUMONT CLARKE, EDWIN W. COGGESHALL
WILLIAM A. DAY, WILLIAM P. DIXON, JULIAN D. FAIRCHILD,
JOHN T. LOCKMAN, HENRY MORGENTHAU, JAMES N. WALLACE.

Pease & Elliman have been appointed agents for the new 14-sty co-operative studio building recently completed at 44 West 77th st, one of the handsomest buildings on the West Side, and especially suited for artists wishing unobstructed light. It is opposite the Museum of Natural History and Manhattan Square Park.

At the stand of Bryan L. Kennelly on Thursday last the Allaire Hotel, a 3-sty structure located at the northwest corner of Union and Ocean avs, Spring Lake, N. J., was knocked down to Frank Stoors for $40,000. This building contains 103 rooms. The sale was by order of the executors of the estate of E. M. Richardson.

Suit has been begun in the Supreme Court by the Emigrant Industrial Savings Bank against Joseph E. Schnugg, Mary Schnugg, and others to foreclose a mortgage of $55,000 on the property at the northeast corner of 3d av and 168th st, 176x337.1x irregular, extending through to Fulton av. The mortgage was made on May 27, 1908.

Edward F. Clark, secretary of the City Investing Co., denies the rumor that there are negotiations under way for the sale of the southwest corner of Broadway and Dey st by that company. The report current was that the Broadway Terminal Co. was the intending purchaser and contemplated the erection of a 20-sty structure on the site.

Joseph P. Day conducted on Saturday, Aug. 21, an auction sale of lots in the Armour Villa Park tract at Bronxville, Westchester County. It comprised 100 lots located on Bronxville road, Wiltshire and Wallace sts and Willett pl. The entire offering was disposed of for about $25,000. The more desirable parts of the property, along Bronxville road, brought about $500 a lot. Among the side streets the prices ranged from $210 to $400 a lot. Among the buyers were Edward Hassett, T. Driscoll, J. M. Carroll, M. A. Broderick, Frank O. Burnett and Pompeo Chippa.

Negotiations are said to be well advanced for the sale of Glen Island by the estate of John H. Starin to a syndicate headed by Max Marx. Glen Island was developed by the late Mr. Starin into one of the best known day resorts around New York. It was opened about 1880 and was operated during the summer months up to about four years ago, when it was closed and placed on the market for sale. Although known as a single island, the property really consists of five small islands connected by bridges. Mr. Starin spent a large sum in beautifying the place. The islands are a few hundred feet out in the sound, near the southerly boundary of New Rochelle, and not far from the New York Athletic Club's summer home at Travers Island. If the negotiations with Mr. Marx have a successful outcome, it is said that the new owners intend to subdivide the property into villa sites.

—How often during the year are your conveyances posted correctly to date? The Checking Index will keep them to date at a fraction of the present cost; works equally well with street number or block and lot classification.

BATHROOM CONVENIENCES.

If you are an ower of improved real estate containing old-fashioned plumbing and an antiquated bathroom, then you doubtless have experienced no end of trouble in finding the right purchaser for your holding. Too much importance these days cannot be placed upon the necessity of equipping the bathroom of a private dwelling with sanitary and modern plumbing, as well as practical and up-to-date fittings. Nearly everybody delights in a dainty bathroom, and even the calculating and experienced buyer of dwelling property is not altogether immune from the seductive influence of tempting porcelain ware and bright nickel trimmings that form the principal constituents of the ideal bathroom.

Among the new novelties and improvements is a device that will receive collar buttons, studs, tie and collar which can be attached to the wall for convenience. It has several arms, the center one straight and those on the outside curved, resembling somewhat a lyre when laid flat. At the base of the lyre is a small open box on which to place studs. The tie hangs over the straight bar and the collar or cuffs suspend from the curved bars, forming a convenient hanger.

Another article of merit is a receptacle for sheet toilet paper made of highly polished sheet metal. Then there is an attachment for the tooth brush, the holder itself being funnel shaped and flat, with a little lid on top, and the bottom or point is a catch which takes the tooth brush, holding it more securely than can be done by hand, so that powder cannot possibly be spilled when the revolving handle releases the particles.

Still another improvement worth noting is the perfected bath mat. If it will be remembered, the average bath mat, as most of us know, must be tread upon exactly in the center when either entering or leaving the tub. The new mat is provided with strapped hooks near either end which rest on the sides of the tub in much the same manner as the regulation bath seat, except that the mat rests upon the bottom of the bath tub, and in this position it is quite impossible for the mat to slip. The improved mat will be appreciated by persons whose weight exceeds the normal standard.

RECENT LOANS.

The Title Guarantee & Trust Co. has loaned on first mortgage $200,000 to the Gross & Herbener Co. on the new 6-sty brick and stone store and apartment building located on the northeast corner of 156th st and Broadway. The size of this plot is 100x100, and this is a building and permanent loan.

The Brook Construction Co. secured from the Manhattan Mortgage Co. 2 building loans aggregating $80,000 on the property at the southeast corner of Washington av and St. Paul's pl.

The Germania Life Insurance Co. made a building loan of $170,000 to the Thomas Smith Construction Co. on the property at the southwest corner of St. Nicholas av and 78th st, 94.11x100.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President
JOHN D. CRIMMINS, CLINTON R. JAMES, Vice-Presidents.
CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Wednesday, Sept. 1.

East 222 st, opening from 7th av to Hutchinson River, at 3 p m.

West 216th st, opening from Broadway to Harlem River, at 3 p m.

Riverside Drive, extension, from 135th st to Boulevard Lafayette, at 11 a m.

Edgewater rd, opening from Garrison av to Seneca av, at 10 a m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Aug. 28 and 30.

No Legal Sales advertised for these days.

Aug. 31.

Concord av, No 331, w s, 100 n 141st st, 20x100, 3-sty brk dwelling. Wm H Hays et al exrs agt Celia Becher et al; Addison Gardner, att'y, 146 Broadway; Chas L Cohn, ref. (Amt due, $6,325.74; taxes, &c, $185.47.) Mort recorded May 16, 1907. By Samuel Goldsticker.

122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. Cecelia Kahn agt Harris M Cohn et al; Moses N Schleider, att'y, 103 Attorney st; Gustavus A Rogers, ref. (Amt due, $10,820.50; taxes, &c, $1,415.44; sub to a mort of $40,000.) Mort recorded May 7, 1907. By Joseph P Day.

Arthur av, No 2115, w s, 134.7 n 180th st, 25 x95, 3-sty frame tenement. Joseph Mussgnug agt Martha Mussgnug et al; Thomas J Bannon, att'y, 5 Beekman st; Maurice S Cohen, ref. (Partition.) By Joseph P Day.

141st st, Nos 212 & 214, s s, 225 w 7th av, 50x99.11, 5-sty brk tenement. Louis Keller agt Herman Aaron et al; Holmes & Rogers, att'ys, 20 Broad st; Edw L Parris, ref. (Amt due, $19,450.37; taxes, &c, $——; sub to a mort of $50,000.) Mort recorded March 31, 1906. By Joseph P Day.

Van Nest av, s s, 26.7 w Van Buren st, 26.7x 84.6x25.1x92.3, Van Nest. Mark P Ansorge agt John B Marion et al; Martin C Ansorge, att'y, 115 Broadway; Harry Yarm, ref. (Amt due, $4,801.36; taxes, &c, $282.21.) Mort recorded Sept 18, 1906. By Joseph P Day.

Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. Bergen Realty Co agt Nettie A B Weitz et al; Edw L Blackman, att'y, 43 Cedar st; Edgar J Nathan, ref. (Amt due, $64,126.66; taxes, &c, $3,671.77; sub to a prior mort of $200,000.) Mort recorded Feb 4, 1907. By Joseph P Day.

178th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title, and interest to 1-3 part. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street
NEW YORK
Tel., 1085 Murray Hill

Broadway; John B Golden, ref. (Amt due, $1,185.03; taxes, &c, $69.) Mort recorded Aug 12, 1908. By Joseph P Day.

Sept. 1.

119th st, No 132, s s, 120 w Lexington av, 20x 100, 5-sty brk tenement and store. Maude E Cooke agt Adolph Danziger et al; Miller & Bretzfelder, att'ys, 120 Broadway; Walter A Hirsch, ref. (Amt due, $17,303.72; taxes, &c, $460.38.) Mort recorded Aug. 11, 1903. By Joseph P Day.

Bathgate av, No 2341 185th st | s w cor 185th st, 25x96.6, 2-sty frame dwelling and store. John Knobloch agt Henry Schmidt et al; Geo W Simpson, att'y, 90 West Broadway; Henry Hopkins, Jr, ref. (Amt due, $8,352.05; taxes, &c, $4,546.23.) Mort recorded Aug 1, 1904. By Herbert A Sherman.

Lafontaine av, No 2009, w s, 75 n 178th st, 36.6 x100, 5-sty brk tenement. Katrine A Henderson agt Stefano La Sala et al; Quackenbush & Adams, att'ys, 25 Broad st; I Maurice Wormser, ref. (Amt due, $9,204.25; taxes, &c, $900; sub to a prior mort of $19,300.) Mort recorded June 18, 1907. By Joseph P Day.

(Continued on page 409.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 26 to September 8, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23RD WARD, SECTION 10. EAST 158TH STREET (Cedar Place)—PAVING THE ROADWAY & SETTING CURB, from Cauldwell avenue to Jackson avenue, from Forest to Union avenues and from Jackson to Forest avenues.

HERMAN A. METZ, Comptroller.

City of New York, August 24, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 26 to September 8, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF BROOKLYN:

29TH & 32ND WARDS, SECTIONS 15 & 24. EAST 94TH STREET—OPENING, between Sea View avenue and East New York avenue. Confirmed November 9, 1908; entered August 19, 1909.

HERMAN A. METZ, Comptroller.

City of New York, August 19, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 26 to September 8, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

24TH WARD, SECTION 5 and 25TH WARD, SECTION 6. FENCING VACANT LOTS on LINCOLN PLACE, north side, between Rogers & Nostrand avenues; on BERGEN STREET, north side, between Buffalo and Ralph avenues; on ATLANTIC AVENUE, south side, and on PACIFIC STREET, south side, between Utica and Rochester avenues; on ROCHESTER AVENUE, west side, between Atlantic avenue and Dean street; northeast corner of ROCHESTER AVENUE & PACIFIC STREET; northwest corner of ATLANTIC AVENUE & OLIVE PLACE; north side of PACIFIC STREET, and south side of ATLANTIC AVENUE between Ralph and Howard avenues; on ST. MARKS AVENUE, north side, between Hopkinson and Saratoga avenues; on SARATOGA AVENUE, east side, between St. Marks avenue and Bergen street; northwest corner of ST. MARKS AVENUE & SARATOGA AVENUE.

HERMAN A. METZ, Comptroller.

City of New York, August 24, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 26 to September 8, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. ELM STREET—REGULATING, GRADING, CURBING & FLAGGING, from Sherman street to the Boulevard. ELM STREET—REGULATING, GRADING, CURBING & FLAGGING, from Academy street to 2nd avenue. 14TH AVENUE—REGULATING, GRADING, CURBING, FLAGGING & LAYING CROSSWALKS, from Broadway to Newtown Road. 14TH AVENUE—GRADING, CURBING AND FLAGGING, from Graham avenue to Broadway. 2ND WARD. GROVER STREET—PAVING, from a point about 200 feet north of Onderdonk avenue to Woodward avenue. HARMON STREET—REGULATING, GRADING, CURBING & PAVING, from Grandview avenue to Kings County Line.

HERMAN A. METZ, Comptroller.

City of New York, August 24, 1909.

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands effected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested viz.:

BOROUGH OF BROOKLYN.

List 472, No. 1. Constructing sewer in Avenue G, from Coney Island avenue to Flatbush avenue; Flatbush avenue, westerly side, from its northerly intersection with Avenue G, to its southerly intersection with Avenue G; Avenue G from Flatbush avenue to Nostrand avenue; Nostrand avenue, from Avenue G to Avenue F; Avenue F, from Nostrand avenue to Paerdegat avenue southerly side; Paerdegat avenue, southerly side, from Avenue F to East Forty-fifth street; East Forty-fifth street, from Paerdegat avenue, southerly side, to Avenue G; Avenue G, from East Forty-fifth street to Paerdegat avenue southerly side; Paerdegat avenue, southerly side from Avenue G to Flatlands avenue; Avenue F, from East Twenty-sixth street to Nostrand avenue; New York avenue, between Avenue C and Avenue D; New York avenue, between Avenue D and Newkirk avenue; Newkirk avenue, between New York avenue and Nostrand avenue; Nostrand avenue, between Newkirk avenue and Avenue F; Nostrand avenue, between Avenue C and Newkirk avenue; Brooklyn avenue, between Avenue H and Avenue J; Avenue J, between Brooklyn avenue and East Fortieth street; East Fortieth street, between Avenue J and Flatlands avenue; Flatlands avenue, between East Fortieth street and Paerdegat Basin; East Thirty-fifth street, from Glenwood road to Avenue H; East Thirty-fifth street, from Avenue H to Flatbush avenue; Flatbush avenue, east side, from East Thirty-fifth street to Avenue J; Avenue J, from Flatbush avenue to Brooklyn avenue; East Twenty-ninth street, from Canarsie lane to Avenue F; Avenue D, from East Twenty-ninth street to Nostrand avenue; Newkirk avenue, from East Twenty-ninth street to Nostrand avenue; East Thirty-first street, between Flatbush avenue and Glenwood road; East Twenty-eighth street, from Clarendon road to Newkirk avenue; Avenue D, from East Twenty-eighth street to East Twenty-ninth street; Glenwood road, from East Thirty-fourth street to Brooklyn avenue; with sewer basins at northeast and southeast corners of Glenwood road and Nostrand avenue, and northeast and southeast corners of Glenwood road and East Thirty-first street, and all four corners of Glenwood road and New York avenue; New York avenue, from Flatbush Water Works to Farragut road; East Twenty-third street, from Avenue G to a point about 500 feet north; sewer basins on Farragut road, at the northwest corner of Flatbush avenue; northwest, northeast and southeast corners of East Twenty-fifth street; all four corners of Mansfield place; northeast and northwest corners of Delamere place; all four corners of Elmore place; northeast and northwest corners of Kenmore place and northeast corner of Ocean avenue; northeast and northwest corners of New York avenue and Avenue H; sewer in Rogers avenue; between Clarendon road and Flatbush avenue; Avenue D, between Rogers avenue and East Twenty-eighth street; Newkirk avenue, between Rogers avenue and East Twenty-eighth street; Kenmore place, from Avenue G to the end of existing sewer north of Avenue G; Brooklyn avenue, between Avenue G and Avenue H; Avenue D, from East Twenty-third street to Rogers avenue; East Twenty-sixth street, from Clarendon road to Avenue D; East Twenty-fifth street, between Clarendon road and Avenue D; East Thirty-fourth street, from Flatbush Water Works to Avenue F; East Twenty-second street, from Avenue G north to the end of the existing sewer; Flatbush avenue, from Nostrand avenue to Avenue N; Avenue H, from Flatbush avenue to East Thirty-second street; East Thirty-second street, from Flatbush avenue to Avenue H; East Thirty-fourth street, from Avenue I to Flatbush avenue; Avenue I, from Flatbush avenue to East Thirty-fourth street; Avenue K, from Flatbush

PUBLIC NOTICES.

avenue to East Fortieth street; Flatlands avenue, from Flatbush avenue to East Fortieth street; Flatbush avenue, east side, from Avenue M to East Forty-fifth street; sewer basins, north and south sides of Avenue G, at the Brighton Beach Railroad; at the northeast and northwest corners of East Thirty-second street and Avenue D; Farragut road, at the northeast and northwest corners of East Twenty-eighth street; southeast and southwest corners of East Twenty-ninth street; all four corners of Nostrand avenue; southeast and southwest corners of East Thirty-first street; southeast and southwest corners of East Thirty-second street; southwest corner of East Thirty-fourth street; sewer in Newkirk avenue, between East Twenty-sixth street and Rogers avenue; East Twenty-eighth street, between Avenue F and Flatbush avenue.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before September 21, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.
No. 320 Broadway.

City of New York, Borough of Manhattan, August 20, 1909. (12928)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 639, No. 1. Sewer basins at the north and east corners of Bay Ridge avenue and Tenth avenue.

List 640, No. 2. Sewer basins at the northeast and northwest corners of Dorchester and Westminster roads.

List 648, No. 3. Sewer in Eckford street, between Engert and Manhattan avenues.

List 652, No. 4. Sewer in Forty-seventh street, between New Utrecht avenue and Twelfth avenue, with outlet in Forty-seventh street, between Twelfth and Thirteenth avenues.

List 653, No. 5. Sewer basin at the southwest corner of Halsey street and Howard avenue.

List 654, No. 6. Sewer basins at the south and east corners of Hamburg avenue and Grove street.

List 655, No. 7. Sewer basin at the northeast corner of Gates and Reid avenues.

List 663, No. 8. Sewer in New York avenue, between Beverley and Clarendon roads.

List 666, No. 9. Sewer basin at the southeast corner of St. Marks avenue and Rogers avenue.

List 675, No. 10. Sewer basin at the east corner of Tenth street and Second avenue.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before September 28, 1909, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

William H. Jasper, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, August 27, 1909.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn
SASH, DOORS, BLINDS AND HOUSE TRIM **LUMBER OF ALL KINDS FOR BUILDERS** Telephone 948 Greenpoint

ADVERTISED LEGAL SALES.

(Continued from page 408.)

Sept. 2.

Broome st, No 113, s s, 125 e Pitt st, 25x100, 6-sty brk tenement and store. Simon Hammerstein agt Joseph Wolf et al; Cohen Bros, att'ys, 346 Broadway; Maurice J McCarthy, ref. (Amt due, $9,462.33; taxes, &c, $——; sub to a first mort of $32,000.) Mort recorded Nov 20, 1906. By Joseph P Day.

Riverside Drive, No 413, e s, 52.7 n 113th st, 50x111.9x50x98.7, 2-sty and attic stone dwelling. Robert E McDonnell agt Winthrop Realty Co et al; Miles M O'Brien, Jr, att'y, 38 Park Row; Henry A Brann, ref. (Amt due, $14,171 ;taxes, &c, $807.03; sub to a first mort of $40,000.) Mort recorded April 20, 1908. By Bryan L Kennelly.

Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. Abraham Roffman agt Helen Trifeld et al; Schenkman & Brown, att'ys, 115 Broadway; Gilbert H Montague, ref. (Amt due, $5,906.47; taxes, &c, $550; sub to a first mort of $14,000.) Mort recorded Oct 2, 1906. By Joseph P Day.

10th av, No 453, w s, 24.8 n 35th st, 24.8x100. 4-sty brk tenement and store.

10th av, No 253, w s, 20, s 25th st, 19.6x75. 4-sty brk tenement and store.

10th av, No 337, w s, 74 s 30th st, 24.8x100. 4-sty brk tenement and store.

Joseph Goggin Jr agt Theodore C Boenau et al; Silas A H Dayton, att'y, 170 Broadway; Algernon S Norton, ref. (Partition.) By Joseph P Day.

Sept. 3.

135th st, Nos 65 & 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. Solmax Realty Co agt Hyman Horwitz et al; Weschler & Rothschild, att'ys, 299 Broadway; Henry J Goldsmith, ref. (Amt due, $16,579.93; taxes, &c, $155.) Mort recorded May 18, 1906. By Samuel Marx.

Sept. 4 and 6.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or Adjourned during week ending Aug. 27, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. (Amt due, $6,172.35; taxes, &c, $168.40.) Withdrawn.....——

*Thompson st, Nos 98 & 100, e s, 226 s Prince st, runs e 95.1 x s 24.11 x w .05 x s 25 x w 94.6 x n 50.3 to beg, 6-sty brk tenement and store. (Amt due, $4,186.91; taxes, &c, $——; sub to two morts aggregating $64,000.) John Palmieri.....66,909

*Cherry st, No 256 | n e cor Rutgers st, 26.3x96.2x26.3x96.9, 6-sty
Rutgers st, Nos 57 & 59 | brk tenement and stores. (Amt due, $10,122.42; taxes, &c, $99.) Rosie Punch 60,365

Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75, 3-sty stone front dwelling. (Amt due, $6,052.08; taxes, &c, $130.98.) Steven H Jackson. 6,410

*Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and store. (Amt due, $1,210; taxes, &c, $500; sub to two morts aggregating $26,000.) Ruby Schwartz 28,275

*14th st, No 536, s s, 145 w Av B, 25x103.3, 5-sty brk tenement and store. (Amt due, $8,009.41; taxes, &c, $129.30.) Ignaz Reich et al. 24,460

*Vyse av, No 1149, w s, 280 n 167th st, 20x100, 3-sty brk dwelling. (Amt due, $8,650.40; taxes, &c, $380.) Alice Powell.....8,000

*Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x109.9, 5-sty brk tenement. (Amt due, $13,579; taxes, &c, $——; sub to a prior mort of $30,000.) Frederick C Oehler.....38,229

*107th st, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement and store. (Amt due, $7,661.73; taxes, &c, $332.39; sub to prior mort of $12,500.) Simon Jarett.....17,125

*Union av, Nos 1185 & 1187, w s, 311.10 n 167th st, 42x91.10, 5-sty brk tenement. (Amt due, $6,646.80; taxes, &c, $793.40; sub to a first mort of $30,000.) Anna M Lehmann.....36,810

*3d av, Nos 1101 & 1103, e s, 87.11 n 64th st, 37.6x105, 6-sty brk tenement and stores. (Amt due, $21,815.90; taxes, &c, $2,100; sub to a first mort of $46,000.) J Eugene McMichael.....54,134

*3d av, Nos 1097 & 1099, e s, 50.5 n 64th st, 37.6x105, 6-sty brk tenement and stores. (Amt due, $21,827.40; taxes, &c, $2,100; sub to a mort of $46,000.) Anna C S Hassey.....55,643

100th st, No 323, n s, 350 e 2d av, 25x100.11, 5-sty brk tenement and store. (Amt due, $6,673.01; taxes, &c, $537.79; sub to prior mort of $18,000.) Lowenfeld & Prager 24,216

Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 6-sty brk tenement and stores. (Amt due, $3,287.75; taxes, &c, $703.08; sub to a first mort of $32,000.) John Palmieri 36,110

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Adj to Sept 27.....——

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Adj to Sept 27.....——

PARISH, FISHER & CO.

*Av C, Nos 117 & 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. (Amt due, $6,025.42; taxes, &c, $1,187.09; sub to prior morts aggregating $61,896.50.) Saul Bernstein.....63,497

SAMUEL GOLDSTICKER.

1st av, No 1895 | s w cor 98th st, 25x99.6, 5-sty brk loft and store build-
98th st, No 340 | ing. (Amt due, $16,585.38; taxes, &c, $980.) Charles E Patterson, party in interest 25,050

SAMUEL MARX.

Waltonav | s e cor 179th st, 50x100, vacant. (Amt due, $6,636.08;
179th st | taxes, &c, $912.79.) James Welton 8,000

Total	$553,183
Corresponding week, 1908	$433,099
Jan. 1st, 1909, to date	$45,712,980
Corresponding period, 1908	$39,929,914

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

August 20, 21, 23, 24, 25 and 26. (No. 87.)

BOROUGH OF MANHATTAN.

Attorney st, Nos 5 and 7, w s, 66 n Division st, 50x100, two 3-sty brk tenements and 1-sty frame factory in rear. Maria Hess, EXTRX and TRUSTEE George Hess to Louis Roossin. Mort $10,000. Aug 18. Aug 20, 1909. 1:314—29 and 30. A $40,000—$44,000. 50,000

Attorney st, Nos 5 and 7, w s, 66 n Division st, 50x100, two 3-sty brk tenements and 1-sty frame factory in rear. Release dower. Maria Hess to Louis Roossin. Aug 18. Aug 20, 1909. 1:314—29 and 30. A $40,000—$44,000. other consid and 100

Broad st, Nos 109 and 111. | n e cor Front st, 66.1x23.8x64.5x24.3,
Front st, No 24 | 8-sty brk and stone office and store building. Adolph Hollander to City National Realty Co. Mort $97,500. Feb 11. Aug 26, 1909. 1:7—10. A $48,500—$90,000. other consid and 100

Delancey st, No 316, n s, 50 w Goerck st, 24.7x100, 5-sty brk tenement. FORECLOS, Aug 10, 1909. Michael J Scanlan referee to Aaron Zwerdling of Brooklyn. Aug 23. Aug 24, 1909. 2:328—69. A $13,500—$30,000. 26,300

Elizabeth st, No 95, on map No 91, w s, 115 s Grand st, 40x94, 6-sty brk tenement and stores. Frank Casper to Henrietta Casper. Mort $60,500. Aug 19. Aug 20, 1909. 1:238—21. A $27,000—$65,000. other consid and 100

Greene st, No 213, w s, 125 s 3d st, 27.6x100, 6-sty brk loft and store building. Strauss Building & Realty Co to Sophie Martinson. Mort $40,000. Aug 25. Aug 26, 1909. 2:534—29. A $28,000—$47,000. other consid and 100

Greenwich st, Nos 481 and 483. Certificate as to payment of $500 under party wall agreement. Edward D Depew with James H Cruikshank. Aug 24. Aug 26, 1909. 2:594. ——

Henry st, No 320, s s, 225.7 w Jackson st, 25x95.3x25x95.2, 6-sty brk tenement and store. Emma Meller to Jacob Green. ½ part. Morts $26,800 and all liens. Aug 10. Aug 20, 1909. 1:267—61. A $16,000—$30,000. other consid and 100

Ludlow st, No 19, n w s, abt 160 s Hester st, 19x87, 2-sty brk tenement and store. FORECLOS, July 22, 1909. Thos H Baskerville referee to Leonard Weill. Aug 24. Aug 25, 1909. 1:298—24. A $15,000—$17,000. 13,300

Mercer st, No 160. The business. Power of attorney. Annie Stambul to Harry Stambul. July 22. Aug 20, 1909. ——

Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty brk tenement and store. Israel D Shlachetzki to Dorothea Libson. July 28. Aug 21, 1909. 1:268—25. A $13,000—$33,000. 100

Mott st, No 118, e s, 45.5 n Hester st, runs e 27 x n 9.8 x e 17 x n 17.4 x w 16.10 and 27 to st x s 27.1 to beginning, 4-sty brk tenement and store.

Mott st, No 120, e s, 72.6 n Hester st, runs n 27.6 x e 43.7 x s 26.5 x w 16.10 x n 0.6 x w — to beginning, 4-sty brk tenement and store.

Release claim for note of $1,700, &c. Italian-American Trust Co to Carmela Lama. Q C. Aug 18. Aug 26, 1909. 1:238—1-2. A $24,500—$29,500. 1,581.75

Rivington st, No 156, n s, 104 e Suffolk st, 23x100, 4-sty brk tenement and store and 5-sty brk tenement in rear. Adolf D Lindemann to Joseph S Goldwag. Mort $33,300. Aug 3. Aug 26, 1909. 2:349—33. A $23,000—$30,000. other consid and 100

Spring st, No 159 (132), s s, abt 60 w Wooster st, 20x80, 3-sty brk tenement and store. Jacob Kottek et al to Max Abramson. B & S. Mort $10,000. May 10. Aug 20, 1909. 2:487—26. A $19,000—$20,000. other consid and 1,000

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West st, No 206 s e cor Harrison st, leasehold, 4-sty brk hotel, West Shore Hotel, at a valuation of $10,000. Sub to mort $3,000. 1:182—33. A $29,000—$43,000. CONTRACT to exch for

133d st W, No 161, n s, abt 195 e 7th av, —x —, 5-sty brk tenement, at a valuation of the equity of $8,000. Sub to morts $21,-000. 7:1918—10. A $11,000—$22,000.
Gustave X Dime and John Vollmer with Eugenia Haybach. Aug 24. Aug 25, 1909. exch

1st st E, No 56, n s, 250 w 1st av, 20.8x100.4x25.3x100, 6-sty brk tenement and stores. Annie Rockmore to Dean Holding Co. Mort $36,000. Aug 23. Aug 25, 1909. 2:443—49. A $18,000—$37,000. 100

2d st, Nos 137 and 139, s w s, 107 n w Av A, runs n w 43 x s w 70 x s e 21.6 x s w 35.8 x s e 21.6 x n e 105.8 to beginning.

2d st, No 141, s s, 85.6 w Av A, 21.6x105.8.

2d st, No 143, s s, 64 w Av A, runs n w 21.6 x s w 105.8 x s e 5.6 x n e 19.9 x s e 16 x n e 85.8 to beginning.
part 4-sty brk convent.
The Nuns of the Order of St Dominick to the Sisters of the Order of St Dominic. B & S. Mort $13,500. Apr 29, 1907. Aug 24, 1909. 2:429—part lot 29. A $—$— nom

4th st E, No 81, n e s, abt 155 w 2d av, 25x96.2, 5-sty brk tenement and store. Emanuel A Gardner to Tini Schwartz. Morts $35,000. Aug 23. Aug 25, 1909. 2:460—46. A $17,500—$32,-000. nom

4th st E, No 61, n s, 142.5 e Bowery, 25x96.2, 4-sty brk tenement and store with 1-sty frame extension. Sophie wife Julius Martinson to Raphael Lahnstein. Mort $25,400. Aug 25. Aug 26, 1909. 2:460—56. A $18,000—$23,000. other consid and 100

3th st E, No 407, n s, 91.5 e 1st av, 21.5x90.10, 4-sty brk tenement and store. Michl Reif to Mathilda, George, Henry, Charles, Eugene and Emelia Reif. May 26, 1908. Aug 25, 1909. 2:434—54. A $14,500—$18,000. other consid and 100

7th st E, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6, two 5-sty tenements and stores. Isaac Graf to Jos Cohen. Mort $28,200. July 28. Aug 26, 1909. 2:390—46 and 47. A $20,000—$32,000. other consid and 100

11th st E, No 338, s s, abt 130 w 1st av, 25x94.9, 5-sty brk tenement and store and 4-sty brk tenement in rear. Antonino Franzone to Antonino Maggio, of Brooklyn. 1-3 part. All title. Morts $30,500. Aug 18. Aug 21, 1909. 2:452—26. A $17,000—$30,000. other consid and 100

14th st E, No 308, s s, 91.6 e 2d av, runs s 51.6 x e 8.6 x s 51.9 x e 11 x n 103.3 to st x w 19.6 to beginning, 4-sty stone front tenement. Caterina Scimeca to Rosina Pinelli. Mort $18,300. Aug 25, 1909. 2:455—11. A $13,000—$18,000. other consid and 100

16th st E, No 617, n s, 263 e Av B, 25x92, 5-sty brk tenement and store. FORECLOS, July 19, 1909. Chas L Hoffman, ref to Chas G Moses. Aug 3. Aug 20, 1909. 3:984—13. A $7,500—$21,000. 19,425

17th st W, No 43, n s, 285 s e 6th av, 25x92, 4-sty and basement stone front dwelling. John H Cole EXR Emily R M Hewson to Alice W Tull, of Philadelphia, Pa. Aug 24. Aug 25, 1909. 3:819—15. A $47,000—$51,000. 50,250

Same property. Alice W Tull to Samuel P Tull, of St David, Pa. Mort $40,000. Aug 24. Aug 25, 1909. 3:819.
other consid and 100

19th st E, Nos 324 and 326, s s, 246.3 e 2d av, 41.10x92, 6-sty brk tenement. Tini Schwartz to Emanuel A Gardner. Mort $50,-000 and all liens. Aug 23. Aug 25, 1909. 3:924—52. A $21,-000—$60,000. other consid and 100

23d st E, Nos 109 to 113, n s, 95 e 4th av, runs n 98.9 x e 5 x n 11.3 x e 56 x s 110 to st x w 61 to beginning, three 3-sty brk buildings. Emil Gruening to Joseph Milbank, of Greenwich, Conn. Aug 20, 1909. 3:879—6 to 8. A $103,500—$110,000.
other consid and 100

24th st W, No 349, n s, 231.6 e 9th av, 19.6x98.9, 3-sty stone front dwelling. Elma L Horton to James E Mitchell. Aug 23. Aug 25, 1909. 3:748—11. A $9,000—$13,000. 100

26th st W, No 144, s s, 500 w 6th av, 20.2x—x18.3x98.9, 5-sty brk tenement and store. Sadie Brody to Pauline Schattman. C a G. Mort $16,000. July 3, 1902. Aug 26, 1909. 3:801—66. A $17,-000—$26,000. nom

27th st W, Nos 28 to 32, s s, 291.6 e 6th av, 58.6x98.9, 12-sty brk and stone loft, office and store building, at valuation of $430,700, sub to mort $250,000. 3:828—64. A $—$—. CONTRACT to exchange for 92d st, Nos 292 and 294, s s, 150 w Broadway, 75x135.10x75.2x140.10, two 6-sty brk tenements. Sub to morts $225,000. Equity $35,000. 4:1239—58 and 59. A $80,000—$130,000. James Livingston Construction Co with Thomas A Sperry. July 6. Aug 25, 1909 and contracts. nom

27th st W, Nos 12 and 14, s s, 499.6 e 6th av, 25.6x98.9, two 4-sty brk tenements and stores. Jacob H Schiff et al EXRS, HEIRS, &c, Solomon Loeb to Jacob H Schiff. ½ part. Oct 19, 1905. Aug 24, 1909. 3:828—56. A $57,000—$65,000. other consid and 100

27th st W, Nos 12 and 14, s s, 499.6 e 6th av, 25.6x98.9, two 4-sty brk tenements and stores. Jacob H Schiff et al EXRS, HEIRS, &c, Solomon Loeb to Morris Loeb, Isaac N Seligman and Felix M Warburg as joint tenants. ½ part. Oct 20, 1905. Aug 24, 1909. 3:828—56. A $57,000—$65,000. other consid and 100

Same property. Jacob H Schiff to Charles Kaye. ½ part. July 9, 1909. Aug 24, 1909. 3:828. other consid and 100

Same property. Morris Loeb et al to same. ½ part. July 12, 1909. Aug 24, 1909. 3:828. other consid and 100

30th st E, No 206, s s, 110 e 3d av, 18.9x98.9, 3-sty stone front dwelling. Josef Klein to James J McGillen. Mort $8,000. Aug 23. Aug 24, 1909. 3:910—58. A $8,000—$12,000. 100

34th st W, No 406, s s, 80 w 9th av, 20x98.9, 3-sty brk dwelling. John T Bauer et al EXRS Adolph Rupp to Alfred Beinhauer. Aug 25. Aug 26, 1909. 3:731—50. A $14,500—$17,500.
other consid and 100

Same property. Release dower. Frederica W Rupp to Alfred Beinhauer. All title. Q C. Aug 25. Aug 26, 1909. 3:731. 100

45th st W, No 433, n s, 377.6 e 10th av, 22.6x100.4, 5-sty brk tenement and store. Thomas Brodmerkel to Edgar J Pitshke. Mort $18,000. Aug 23. Aug 24, 1909. 4:1055—16. A $10,-000—$19,000. 100

45th st W, Nos 132 and 134, s s, 365 w 6th av, 35x100.4, 8-sty brk and stone tenement. Chas F Hoffman et al to Charles Laue. ¾ parts. All title. B & S. Mort $100,000. July 29. Aug 25, 1909. 4:997—47. A $75,000—$140,000. nom

49th st W, Nos 108 to 112, s s, 143 w 6th av, 64x100x64x100.5, three 4-sty stone front dwellings. Geo N Ballanger to Samuel K Jacobs. Morts $90,000. Aug 19. Aug 25, 1909. 4:1001—39 to 41. A $90,000—$99,000. nom

49th st E, No 151, n s, 200 w 3d av, 18.6x100.5, 3-sty stone front dwelling. James A Dolan et al EXRS &c John Burlinson to Milton Goldsmith. June 26. Aug 24, 1909. 5:1304—28. A $11,000—$15,000. 16,900

Same property. Mary A B McTigue et al to same. June 26. Aug 24, 1909. 5:1304. nom

49th st E, Nos 404 to 408, s s, 100 e 1st av, 75x100.5, 3-sty brk loft and store building. John E Rutzler to Rutzler Realty Co. Mort $50,000. Aug 25. Aug 26, 1909. 5:1360—44. A $23,000—$65,000. nom

50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty brk tenement and store. Julius Rosenberg to Harry Schlessinger. Mort $23,825. Aug 21. Aug 23, 1909. 4:1078—60. A $10,000—$23,-000. nom

55th st E, No 24, s s, 40.6 w Madison av, 20x80, 4-sty and basement stone front dwelling. Percy W Sherman to Paul L Kiernan. Mort $25,000. Aug 20, 1909. 5:1290—58. A $45,000—$50,000. nom

63d st W, No 137, n s, 327 w Columbus av, 18.6x100.5, 4-sty and basement brk dwelling. Mary S Torrey and David P Fackler, EXRS, &c, Susan S Fackler to Martha Freund. Mort $9,000. Aug 19. Aug 20, 1909. 4:1135—19. A $8,500—$14,000. 16,000

65th st W, No 166, s s, 174 e Amsterdam av, 18x100.5, 4-sty and basement stone front dwelling. Harriet R McKim to Julia K Wilkins. B & S and C a G. Aug 16. Aug 25, 1909. 4:1136—57. A $10,000—$16,000. other consid and 100

71st st W, No 233, n s, 432 e West End av, 18x102.2, 3-sty and basement stone front dwelling. Clara Harriman to Katherine C Percival. Mort $15,000. July 3. Aug 26, 1909. 4:1163—18. A $12,000—$20,000. 100

77th st E, No 216, s s, 330 w 2d av, 25x102.2, 5-sty brk tenement and store. Julius Hochdorf to Moses Licht. Aug 23. Aug 25, 1909. 5:1431—38. A $11,000—$27,000. nom

83d st E, No 602, s s, 81 e East End av, runs e 17 x s 76.4 x w 16 x n 50.5 x n w — x n 25.6 to beginning, 5-sty brk tenement. Fege Stein to James S Segrave. Mort $13,000. Aug 24. Aug 26, 1909. 5:1590—16. A $5,000—$12,000. nom

85th st E, No 352, s s, 75 w 1st av, 25x102.2, 4-sty stone front tenement. Isaac Michaels and Emma his wife to Sophie Koch. All of. Mort $14,000. Aug 24. Aug 26, 1909. 5:1547—30½. A $9,000—$15,000. other consid and 100

Same property. Sophie Koch to Emma Michaels. ½ part. Mort $14,000 on whole. Aug 26, 1909. 5:1547. other consid and 100

85th st W, No 163, n s, 122 e Amsterdam av, 17.6x102.2, 4-sty and basement brk dwelling. David de L Hendrickson to Albert F Brugman. Mort $20,000. Aug 26, 1909. 4:1216—5½. A $9,000—$20,000. other consid and 100

85th st W, No 107, n s, 155 w Columbus av, runs w 19 x n 97.6 x e 19 x s 41.4 x w 2 x s 28.10 x e 2 x s 27.4 to beginning, 4-sty and basement stone front dwelling.
With all title to interior strip, 155 w Columbus av and 27.4 n 85th st, runs w 2 x n 28.10 x e 2 x s 28.10 to beginning.
Henry A James as TRUSTEE et al to Irving S Haynes. Aug 13. Aug 21, 1909. 4:1216—26. A $10,500—$21,000.
other consid and 100

90th st W, No 139, n s, 546.6 w Columbus av, 26.9x100.8, 5-sty brk tenement. Albert W J Petrie to August W Mehler, Peter Stumpf and Geo J Mehler. Mort $24,750. Aug 23. Aug 24, 1909. 4:1221—10. A $13,000—$28,000. other consid and 100

93d st W, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwelling. FORECLOS, July 30, 1909. John C Gulick referee to Francis L Madden, of Ossining, N Y. July 30. Aug 21, 1909. 4:1240—60¼. A $7,500—$20,000. 22,600

96th st E, Nos 210 and 212, s s, 208.6 e 3d av, 96.6x100.8, two 6-sty brk tenements and stores. Beke Klein to Beke Schneider. ½ part. All title. July 14. Aug 21, 1909. 5:1541—37 and 39. A $38,000—$126,000. other consid and 100

96th st E, No 174, s s, 100 w 3d av, 30x100.8, 4-sty stone front tenement. Thomas Conheady to Patrick McKeogh. ½ part. Mort $16,750. Aug 23. Aug 25, 1909. 5:1524—41. A $15,500—$24,500. nom

98th st E, Nos 227 to 233, n s, 150 w 2d av, runs n 100.11 x w 50 x s 0.2 x w 25 x s 100.9 to st x e 75 to beginning, two 6-sty brk tenements and stores. Jos F Keller to Geo N Ballanger. Mort $107,500. Aug 24. Aug 25, 1909. 6:1648—16 and 18. A $26,-000—$88,000. nom

98th st E, No 287, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement. David Liebgold to Rudolph Loewenthal. Mort $17,700. Aug 2. Aug 20, 1909. 6:1648—19. A $9,000—$24,000.
other consid and 100

98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vacant. Max H Ludecke to Louis Cohen. Morts $11,250. Aug 24. Aug 26, 1909. 7:1833—51. A $12,000—$12,000. nom

100th st E, No 160, s s, 225 w 3d av, 25x100.11, 5-sty brk tenement. FORECLOS, June 29, 1909. Wm C Reddy, ref to Karolina Newman. Aug 20. Aug 21, 1909. 6:1627—46. A $8,000—$18,500. 14,925

101st st E, No 317, n s, 371 w 1st av, 29x100.11, 6-sty brk tenement. Hyman Hiller to Maydan Realty & Construction Co. Mort $23,000. Aug 2. Aug 20, 1909. 6:1673—11. A $8,500—$35,500.
other consid and 100

105th st E, No 305, n s, 100 e 2d av, 25x100.11, 5-sty brk tenement and store. Rosie Ensler to The Conservative Investors Co. All liens. Aug 18. Aug 20, 1909. 6:1677—5. A $7,000—$23,-500. other consid and 100

109th st E, No 327, n s, 325 e 2d av, 25x100.11, 4-sty brk tenement and 2-sty brk tenement in rear. Alfonso Barrata et al to Giuseppe Mazzeo. Mort $14,500. Aug 17. Aug 20, 1909. 6:1681—14. A $7,000—$16,000. other consid and 100

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110th st E, No 126, s s, 125 w Lexington av, 25x100, 5-sty stone front tenement. Jennie Kuretsky to Rose Levitt. Aug 17. Aug 20, 1909. 6:1637—61. A $11,000—$21,000. other consid and 100

110th st E, Nos 305 and 307, n s, 100 e 2d av, 50x100.11, two 6-sty brk tenements and stores. Rosa Marino and ano to Fredk W and Chas J Krochle. Morts $42,000. Aug 26, 1909. 6:1682—5 and 6. A $14,000—$46,000. 100

111th st E, Nos 232 and 234, s s, 200 w 2d av, 40x100.11, 6-sty brk loft and store building. Lorimer Realty Co to Dean Holding Co, a corpn. All liens. May 11. Aug 26, 1909. 6:1660—33. A $13,000—$31,000. nom

111th st E, No 28, s s, 75 w Madison av, 25.3x100.11, 5-sty stone front tenement and store. Barnet Luftman to Samuel Strausberg. Mort $23,250. Aug 25, 1900 (?), probably 1909. Aug 25, 1909. 6:1616—60. A $12,000—$24,000. other consid and 100

112th st E, Nos 210 to 214, s s, 155 e 3d av, 40.6x100.11, 6-sty brk tenement and stores. Aaron Goodman to Isaac Holtzberg. All liens. June 21. Aug 24, 1909. 6:1661—42. A $13,000—$50,000. other consid and 100

113th st E, No 67, n s, 120 e Madison av, 25x100.11, 5-sty brk tenement. Congregation Mt Zion to David Cohen. Mort $18,000 and all liens. Aug 24. Aug 25, 1909. 6:1619—25. A $11,000—$21,000. 26,000

114th st E, No 350, s s, 125 w 1st av, 25x100.10, 6-sty brk tenement and stores. Mishkind-Feinberg Realty Co to Philip Krauss. Mort $27,900. Aug 18. Aug 24, 1909. 6:1685—34. A $7,000—$30,000. other consid and 100

Same property. Philip Krauss to Citizens Holding Co. Mort $27,900. Aug 18. Aug 24, 1909. 6:1685. other consid and 100

114th st W, No 21, n s, 320 w 5th av, 25x100.11, 5-sty brk tenement and store. Edward Bernstein to Rebecca Bernstein. 1-3 part. Morts $25,000. July 15. Aug 20, 1909. 6:1598—24. A $13,000—$27,000. other consid and 100

121st st E, Nos 221 and 223, on map No 223, n s, 237.6 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Morris W Levine to Myron Ritter. Mort $47,000 and all liens. Aug 20. Aug 24, 1909. 6:1786—11. A $21,000—$62,000. 100

122d st E, Nos 113 to 117, n s, 140 e Park av, 50x100.11, three 3-sty brk dwellings. Release mort. Daniel R Kendall to Louise Fox. July 29. Aug 24, 1909. 6:1771—7 to 8. A $18,000—$28,500. 29,166.67

122d st E, Nos 113 to 129, n s, 140 e Park av, 150x100.11, nine 3-sty brk dwellings. Louise Fox to Clara Klingenstein. Mort $72,000. Aug 24. Aug 25, 1909. 6:1771—7 to 12½. A $54,000—$85,500. other consid and 100

124th st W, Nos 511 and 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st x e 53 to beginning, 6-sty brk tenement. Johanna Eberlein to Rosa Wolf. Morts $89,300. Aug 2. Aug 26, 1909. 7:1979—23. A $23,000—$83,000. other consid and 100

127th st W, Nos 141 and 143, n s, 200 e 7th av, 50x99.11, 6-sty brk tenement. Frieda Hart to Herrmann Elkan. Mort $75,000. Aug 18. Aug 20, 1909. 7:1912—10. A $24,000—$80,000. other consid and 100

127th st W, Nos 409 and 411, n s, 118.11 w Convent av, 50x99.11, 6-sty brk tenement. The Marquise Co to Harry A Florsheim. Morts $59,000. Aug 24. Aug 26, 1909. 7:1967—67. A $14,000—$58,000. nom

133d st W, No 210, s s, 250 w 7th av, 42x99.11, 5-sty brk tenement. Henriette M Lowenstein to Maxlow Realty Co. Mort $37,000. Aug 25. Aug 26, 1909. 7:1938—44. A $16,800—$36,000. other consid and 100

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Louise Bosselman to Eugenie Haybach, of Brooklyn. Morts $21,000. Aug 26, 1909. 7:1918—10. A $11,000—$22,000. nom

135th st W, Nos 29 to 33, n s, 326.8 w 5th av, 83.4x99.11, two 6-sty brk tenements and stores. Mishkind-Feinberg Realty Co to Philip Krauss. All liens. Aug 18. Aug 24, 1909. 6:1733—21 and 23. A $41,000—$110,000. other consid and 100

137th st W, No 222, s s, 274.6 w 7th av, 16.6x99.11, 3-sty and basement stone front dwelling. Lillie Weiner to Samuel Weiner. Q C. Aug 19. Aug 20, 1909. 7:1942—44½. A $6,600—$14,500. 100

137th st W, Nos 263 and 265, n s, 80 e 8th av, runs n 87.5 x e 22.6 x n 12.6 x e 22.6 x s 99.11 to st x w 45 to beginning, 6-sty brk tenement. Sarah Cohen to Betty Lurie. Mort $67,000. Aug 9. Aug 23, 1909. 7:2023—5. A $18,000—$65,000. nom

143d st W, No 274, s s, 75 e 8th av, 25x49.11, 4-sty brk tenement and store. Richard W Walsh HEIR Richard Walsh to Anna H Walsh widow of Richard Walsh. Aug 7. Aug 25, 1909. 7:2028—60½. A $5,500—$10,000. nom

Same property. Anna H Walsh to Winifred Harrington, of Yonkers, N Y. Aug 7. Aug 25, 1909. 7:2028. nom

145th st W, No 406, s s, 212.6 e Convent av, 15.6x99.11, 4-sty and basement stone front dwelling. Aaron Simon and ano to Monie Klein. All liens. Aug 12. Aug 25, 1909. 7:2050—50½. A $4,600—$13,000. other consid and 100

179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. John D Feldmann to Evangelical Lutheran Church of Our Saviour. Mort $6,000. Aug 21. Aug 23, 1909. 8:2152—60¼. A $3,800—$6,500. other consid and 100

Av A, No 109 / 7th st, Nos 130 and 132 | s w cor 7th st, 22.11x100, 7-sty brk loft and store building. Harris Mandelbaum et al to Max J Kramer. B & S. Aug 13. Aug 24, 1909. 2:434—29. A $24,000—$30,000. other consid and 100

Same property. Max J Kramer to Max J Kramer Co. B & S and C a G. Mort $67,000. Aug 19. Aug 24, 1909. 2:434. other consid and 100

Av A, No 1325, w s, 20.4 s 71st st, 25x87, 5-sty brk tenement and store. Lorie Guenzberg et al to Eleanor Tobiesen. Mort $24,000. Aug 24, 1909. 5:1465—27. A $7,000—$20,000. 100

Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. FORECLOS, Aug 23, 1909. Augustine R McMahon referee to Saul Bernstein. Mort $60,296.50. Aug 24. Aug 25, 1909. 2:390—32. A $30,000—$60,000. 1,000

Boulevard or Boulevard Lafayette, c l, 392.8 s from n line land Lucius Chittenden, runs s e 280.6 x s w 115.2 x n w 286.9 to said c l x n e 98.2 to beginning, being lot 52 map Lucius Chittenden, except part for Boulevard Lafayette.

Boulevard, c l, at n line land of Lucius Chittenden, runs s e 239.4 x s w 76 x n w 249.11 to said c l x n e 98.2 to beginning, being lot 56 same map, except part for Boulevard Lafayette, vacant, | Eugene L Bushe EXR and TRUSTEE and Stephen Fiske as TRUSTEE Frederick Bedford to Cornelius K G Billings. July 22, 1908. Aug 25, 1909. 8:2179. 25,000

Convent av, No 413, e s, 60.3 s 148th st, 20x75, 3-sty and basement stone front dwelling. The Cristel Co to Fanny Henning. Mort $14,500. Aug 23. Aug 24, 1909. 7:2062—46. A $5,000—$17,000. other consid and 100

Edgecombe av, No 114, e s, 66 s 140th st, 17x85, 4-sty and basement brk dwelling. Minnie Elliott to Sylvester H Elliott. Mort $8,500. June 23. Aug 25, 1909. 7:2042—28. A $4,800—$11,000. other consid and 100

Lexington av, No 566, w s, 89 n 50th st, 20x80, 5-sty stone front tenement. Edward F Tierney to Marcus M Marks. Mort $10,000. Aug 20. Aug 21, 1909. 5:1305—16. A $14,000—$20,000. nom

Lexington av, Nos 215 and 217 / 33d st | s e cor 33d st, 50.9x95, 4-sty brk stable. Abbie W Smith widow and ano to Joseph M Smith, 1-3 part, Mary E McCoun, 1-3 part, and Eudora A Stone, 1-6 part, and Warren H Stone, 1-6 part. All title. Q C. June 10, 1908. Aug 20, 1909. 3:888—57. A $68,000—$83,000. nom

Same property. Edith M Smith to same. All title. Q C. June 10, 1908. Aug 20, 1909. 3:888. nom

Lexington av, No 521, e s, 40.5 n 48th st, 20x70, 3-sty brk tenement and stores. Thomas Conheady to Patrick McKeogh. ½ part. Mort $13,000. Aug 23. Aug 25, 1909. 5:1303—20. A $11,000—$13,500. 5,000

Park av, No 721. / 70th st, No 101. | n e cor 70th st, 22x82, 5-sty stone front dwelling. Christine M Masten to Chas S Bird. July 2. Aug 26, 1909. 5:1405—1. A $45,000—$60,000. other consid and 100

Park av / 104th st, Nos 76 and 78 | s w cor 104th st, 100.11x32, 6-sty brk tenement and stores. Mishkind-Feinberg Realty Co to Philip Krauss. Mort $43,000. Aug 18. Aug 24, 1909. 6:1609—38. A $18,000—$47,000. other consid and 100

Pleasant av, Nos 437 to 441, w s, abt 25 s 123d st, and 25 n of c l blk bet 122d and 123d sts, 50x100, 6-sty brk tenement and stores. Sunflower Realty & Security Corpn to Jogert Realty Co and Kremruf Realty Co and Eva Weltfisch. Morts $47,000. Aug 21, 1909. 6:1810—26. A $13,000—$54,000. other consid and 100

Riverside Drive / 181st st | n e cor 181st st, 100x100, vacant. Release mort. Adele J Buchman to Minoma Realty Co. Q C. Aug 16. Aug 20, 1909. 8:2179—part lot 1. A $——$——. nom

Same property. Minoma Realty Co to Mitral Realty & Construction Co. Mort $72,500. Aug 16. Aug 20, 1909. 8:2179—part lot 1. A $——$——. nom

St Nicholas av, e s, 508.9, s 145th st, 50x100, 6-sty brk tenement. Gracehull Realty Co to Judson Lawson. Mort $50,000. Aug 25. Aug 26, 1909. 7:2051—33 and 34. A $10,000—$——. other consid and 100

2d av, No 2083, w s, 50.1 n 107th st, 25.1x73, 4-sty brk tenement and store. Mary A McGown to Moses S and Sophie E Hyman. Q C. June 23. Aug 20, 1909. 6:1657—23. A $9,000—$18,000. nom

3d av, No 1695 / 95th st, Nos 201 and 203 | n e cor 95th st, 25.8x100, 5-sty brk tenement and stores. Abraham Satzman to Pesse Satzman. Mort $45,000. Aug 19. Aug 20, 1909. 5:1541—1. A $28,000—$43,000. nom

3d av, No 1275, e s, 51.1 n 73d st, 25.6x80, 5-sty stone front tenement and store. Frank Casper to Henrietta Casper. Mort $20,500. Aug 19. Aug 20, 1909. 5:1428—3. A $15,000—$22,500. other consid and 100

3d av, No 297, e s, 25 s 23d st, 21.9x100, 3-sty brk tenement and stores. Henrietta Harris et al to Frederick W Seybel. All title. Mort $16,000. Aug 16. Aug 20, 1909. 3:903—58. A $20,000—$26,000. nom

3d av, Nos 1101 and 1103, e s, 87.11 n 64th st, 37.6x105, 6-sty brk tenement and stores. FORECLOS, Aug 26, 1909. Russell H Robbins, ref to J Eugene McMichael. Aug 26, 1909. 5:1419—48. A $28,000—$62,000. 7,400

3d av, Nos 1097 and 1099, e s, 50.5 n 64th st, 37.6x105, 6-sty brk tenement and stores. FORECLOS, Aug 26, 1909. Russell H Robbins, ref to Anna C S Hassey. Aug 26, 1909. 5:1419—3. A $28,000—$62,000. 8,900

6th av, No 501 / 30th st, Nos 105 to 109 | n w cor 30th st, runs w 144 to n s Stewart st, closed, x e — to w s 6th av on map Nos 101 to 109 | x s 30 to beginning, 2 and 4-sty stone front tenements and stores and part 1-sty brk stable.

Stewart st, closed, n s, 41.5 w 6th av, runs n 99.6 x w 100 x s 99.6 to st x e 100 to beginning, being portion of above st Nos. | 1 and 2-sty brk stable.

Julia L Butterfield to Henry Morgenthau and Edmond L Mooney. 1-2 part. Sub to life interest of party 1st part. Aug 9. Aug 20, 1909. 3:806—30 and 34. A $378,000—$396,000. nom

Same property. Island Realty Co to same. 3-16 parts. B & S. Sub to interests of Julia L Butterfield and all liens. Aug 19. Aug 20, 1909. 3:806. other consid and 100

MISCELLANEOUS.

Copy of last will, &c, of John A Weekes, dec'd. June 18, 1895. Aug 23, 1909.

Deed of guardianship. Edna Freeman widow do commit and dispose her son James Freeman to Wm F Forsyth as GUARDIAN. Aug 20. Aug 24, 1909.

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Architectural Bronze AND IRON WORK

General release. Halversen Balmore Construction Co to Alexander Gerhards. July 28. Aug 24, 1909. nom

General release of dower. Lena L M Lawson divorced wife of Wm M Lawson to said Wm M Lawson. July 21, 1909. Aug 25, 1909. nom

Power of attorney. Joseph Schanz to Herman Goldman. June 30. Aug 25, 1909. —

Power of attorney. Marie E De Grauw, of Albany, N Y, to Jos A Oaks of Albany, N Y. Aug 14. Aug 24, 1909. —

Power of attorney. Adolph Scheftel to Edwin K Scheftel. Dec 1. 1904. Aug 24, 1909. —

Power of attorney. Adelaide Hamilton to Marie H Swan of Oyster Bay, L I. Aug 19. Aug 24, 1909. —

Power of attorney. Abraham L Jacobs to Saml F Jacobs. July 28. Aug 24, 1909. —

Power of attorney. Rudolph Knoepfle to Albert Hirsh. Aug 13. Aug 24, 1909. —

Power of attorney. Abraham Gordon to Saml Gordon. Aug 11. Aug 26, 1909. —

Power of attorney. Florence M Myers, ADMRX estate P V Myers to Walter M Chandler. May 4. Aug 26, 1909. —

Revocation of power of attorney. Marie E De Grauw, of Albany, N Y, to Joseph J Close. Aug 12. Aug 20, 1909. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Austin pl, 147th st | s e cor 147th st, runs e 89 to c l Bungay Creek x n 55 to n s 147th st x w 60 to e s of pl x s 60.4 to beginning, vacant. William Mailly to Joseph S Brown, of Brooklyn. Aug 18. Aug 20, 1909. 10:2601. other consid and 100

*Catherine st, n w s, 200 n 241st st and being lot 250 map of Washingtonville, 50x100. Robert Ghames to Robert Mayer. Aug 25. Aug 26, 1909. other consid and 100

Elsmere pl, No 791, n s, 350 w Marmion av, 25x100, 2-sty frame dwelling. Edward Slevin to Feodore A Bernhard. Morts $6,000. Aug 16. Aug 26, 1909. 11:2956. nom

Faile st, w s, 100 n Lafayette av, 100x100, vacant. Mary Hausstein to Wm R Hausstein. All title. All liens. Aug 20. Aug 21, 1909. 10:2764. 100

*Herschel st, No 103 (Washington av), s w s, 303.9 s e Halsey pl, 39.5x112.7x27.1x105.9.

Herschel st, No 105, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x97.10.

Herschel st, No 106, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 97.10 to st x n w 25.4 to beginning.

Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11.

Cebrie Park.

Chas F Gordes to Roworth Realty Co. Morts $14,750. Aug 20. Aug 24, 1909. other consid and 100

*Maple st, n e cor 214th st, 25x114, and being lot 53 map New Village of Jerome. Cennaro Lombardi and Angela his wife and Raffaela Lombardi to Raffaela Lombardi. Mort $5,000. Aug 17. Aug 21, 1909. nom

Oliver pl | Orchard st | n s, 60.5 e Marion av, runs e 25 to c l Orchard st x n 25 x w 25 to w s Orchard st x s 25 to beginning, vacant. Geo V Mullan to Edward J Burdett. Q C. July 30. Aug 20, 1909. 12:3284. nom

Orchard st, w s, 75 n Oliver pl, runs e 25 to c l said st x n 31.3 x w 25 x s 31.3 to beginning, vacant. Geo V Mullan to Theodore Riehl. Q C. July 30. Aug 20, 1909. 12:3284. nom

Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Joseph Stromwasser to Abe Rosenberg. ½ part. All title. All liens. Aug 25, 1909. 10:2699. nom

St Pauls pl, Nos 480 and 490 Washington av, Nos 1424 and 1432 | s e cor Washington av, 140.5x123.3x140.2x120.6, three 2-sty frame dwellings; except

Washington av, No 1424, e s, 40.2 s St Pauls pl, 40.8x100, part 2-sty frame dwelling; also

Washington av, e s, 80.10 s St Pauls pl, 40.8x100, part 2-sty frame dwelling.

FORECLOS, Apr 14, 1908. Edward Browne referee to Clara and Della Max. May 8, 1908. Aug 20, 1909. 11:2911. 5,000

*Tompkins st, w s, 100 n 152d st, 50x100. Samuel Rosemond to Herman G Wittkowsky. Aug 20, 1909. other consid and 100

*4th st, e s, 165 n Briggs av, and being lot 33 map Briggs estate, Williamsbridge, 60.9x54x94.3x59. Chas J Mooney to Germansky Construction Co. July 29. Aug 24, 1909. 100

150th st, No 319, n s, 325 w Courtlandt av, 25x118.5, 2-sty frame dwelling in rear. Chas J Brous to Matilda Miller. Correction deed. All liens. Aug 12. Aug 20, 1909. 9:2410. nom

Same property. Matilda Miller to Arthur E Miller. Mort $4,000. Aug 16. Aug 20, 1909. 9:2410. nom

163d st, No 426, s s, 217.9 w Brook av and being lots 21 map of North Melrose, 50x100, 2-sty frame dwelling and vacant. Annie Smith to Benjamin Benenson. Mort $3,000. Aug 23. Aug 24, 1909. 9:2384. other consid and 100

169th st, No 896 (1110). Intervale av. | begins Intervale av, n w s, 780.7 n e 167th st, runs n w 55 x n 22.5 to s s Home st x e 13 to s w s of the square or junction of 169th st, Home st and Intervale av x s e 62.1 to n w s of Intervale av x sw 25 to beginning, 4-sty brk tenement and stores. Charles Klug to Peter Doelger. Mort $10,000. Aug 25. Aug 26, 1909. 10:2692. other consid and 100

180th st, No 779, on map No 777, n s, 97.2 w Mapes av, 24x117.2, 4-sty brk tenement and store. Frederick Meyer to Christiane wife Frederick Meyer. Mort $19,000. Aug 20. Aug 21, 1909. 11:3110. gift and 100

181st st, No 720, s s, 66.1 w Clinton av, 25x100, 3-sty frame tenement. Amalia Pirk to Johanna and Katie Muller. Mort $5,250. Aug 12. Aug 21, 1909. 11:3096. 100

182d st, n s, 100 e Park av, 100x100, vacant. Wilhelmina Streeter to Chas T Streeter Construction Co. Mort $12,550 and all liens. Aug 11. Aug 20, 1909. 11:3038. nom

*215th st, late 1st av, s s, 150 e Maple st, and being lot 104 map New Village Jerome, 25x125.

215th st, late 1st av, s s, east 2 ft of lot 103 same map, 2x125.

FORECLOS, Aug 6, 1909. Leslie J Tompkins referee to Ralph W Horne. Mort $3,500. Aug 12. Aug 24, 1909. 100

*217th st, n s, 456.5 e White Plains road, 12.6x114.6, Wakefield. John A Blackwood to Annie Moloney. Mort on this and adj lot $3,800. Aug 18. Aug 20, 1909. nom

*219th st, late 5th av, n s, 379 e 4th av, and being 25 w lot 286, 25x114, being part lot 324 map (No 143 in Westchester Co) of Wakefield. Angela Passarelli to Tony Neri. Mort $5,500. Aug 14. Aug 20, 1909. other consid and 100

*224th st, s s, abt 265 w Laconia av, and being lots 284 to 287 map (No 1114A) of 329 lots part Schieffelin entate, 100x109.6. Release mort. Robert N Quinn to Agostino De Leo, Buonaventura De Leo and Guiseppe Bevacqua. July 15. Aug 20, 1909. 1,750

*Same property. Release mort. Mark Lurie to Agustino and Buonaventura De Leo and Giuseppe Bevacqua. Oct 2, 1908. Aug 20, 1909. 400

*228th st, n s, 80 w Prospect terrace, and being w 25 ft of lot 896 map Wakefield, 25x114. Oscar E J Heimstadt to Fridericke C S Heimstadt. Mort $1,300. May 5. Aug 24, 1909. nom

*229th st late 15th av, n s, 238.4 w 4th av, 33.4x114, Wakefield. Moses G Wright to Delia B Nevins. Aug 25. Aug 26, 1909. other consid and 100

239th st, late 3d av, s s, 254.8 w Verio av, late 1st st, 50x100, vacant. Eugene H Hammond to Walter C Hammond of Kingston, Mass. Aug 24, 1909. 12:3392. nom

*Av A, s s, 119 e White Plains road, 50x100, New Village of Jerome. Angela and Raffaela Lombardi to Angela Lombardi. Mort $7,000. Aug 17. Aug 21, 1909. nom

*Ash av, n s, — e 216th st and being lot 50 map (No 981 in Westchester Co.) of Laconia Park. Release mort. The Consolidated Industrial Co to Michele Agugliaro. Aug 24. Aug 26, 1909. 143.16

*Same property. Release mort. C Temple Emmet to Michele Agugliaro. Aug 23. Aug 26, 1909. 500

*Same property. Gesue Archoleo to same. Aug 17. Aug 26, 1909. nom

Andrews av, e s, 460 s Fordham road and being lots 80 to 82 amended map of Cammann Estate at Fordham Heights, —x—, vacant. Release mort. Edwin Mayer et al, TRUSTEES to Henry H and Nathan F Vought. Q C. Aug 17. Aug 20, 1909. 11:3218. nom

Anderson av, No 958, e s, 365 n Jerome av, 27x137.6x27.1x135.2, 4-sty brk tenement. Kemp-Jones Realty Co to Gretchen Rosenow. Mort $17,500. Aug 25, 1909. 9:2504. other consid and 100

*Amsterdam av, e s, 100 s Madison av, 50x100, Tremont terrace. Bankers Realty & Security Co to Lewis Hoiles. All liens. May 29. Aug 25, 1909. 100

*Amsterdam av, e s, 225 n Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Henrietta E Hayes. All liens. Aug 10. Aug 21, 1909. 100

Aqueduct av East, Nos 2336 to 2344, e s, 133.9 s 184th st, 95.9x94.8x71.2x76.6, five 3-sty brk dwellings. Jos J Cucurullo to Asher-Simon Realty Co. Mort $31,250. Aug 20. Aug 24, 1909. 11:3209. other consid and 100

Aqueduct av East, No 2346, e s, 117.6 s 184th st, 16.2x76.6x16x73.11, 3-sty brk dwelling. Joseph J Cucurullo to Anthony J Griffin. Mort $3,900. July 20. Aug 26, 1909. 11:3209. other consid and 100

*Broadway, e s, 300 n Tremont road, 50x100.

Amsterdam av, w s, 300 n Tremont road, 25x100, Tremont Terrace.

Ernest Friedrich et al to Elda E Shaffer, of Yonkers, N Y. Mort $1,000. Aug 24. Aug 26, 1909. other consid and 100

Bailey av, e s, 416.2 n of an unnamed 20-ft. st at junction of Bailey and Sedgwick avs, 75.3x38.11x75.2x36.11, vacant. Kingsbridge Real Estate Co to Fordham Realty Co. Aug 25. Aug 26, 1909. 11:3237. other consid and 100

*Baisley av, n s, 75 w Ellsworth av, 50x100. Chas I Hausmann et al to Max Mayer. Aug 24. Aug 25, 1909. nom

*Brady av, s s, 50 e Bogart av, 25x100. Fidelity Development Co to Joseph H Morris, of Arlington, N J. July 30. Aug 24, 1909. 100

*Crosby av, w s, abt 229.3 s Middletown road, 101x83.11x100x76.7. Frederick W Koch et al to Oscar L Moses. July 14. Aug 24, 1909. nom

Crotona av, No 1418, e s, 143.10 n 170th st, 23x100, 2-sty frame dwelling. Margt A wife Leonard Dunkly to Lilian Vion. Mort $3,000. Aug 21. 1909. 11:2937. nom

*Crosby av, w s, 153.6 s Middletown road, 25.3x73x25x71.2. Fredk W Koch et al to John Rooney. July 14. Aug 20, 1909. nom

*Crosby av, w s, 178.9 s Middletown road, 50.6x76.9x50x73. Fredk W Koch et al to Robert Kelly. July 14. Aug 20, 1909. nom

*Concord av, w s, abt 170 s 237th st, 50x83 and being lots 28 and 29 blk 3 map of Whitehall Realty Co. Benjamin Boas to Rose Boas, of Brooklyn. July 26. Aug 26, 1909. nom

Clay av, No 1256, e s, 316.3 n 168th st, 40.3x80, 5-sty brk tenement. A J Schwarzler Co to Louis and Kate Waechter. Mort $21,000. Aug 25. Aug 26, 1909. 9:2427. other consid and 100

*Dudley av, s s, 126.11 w Gillespie av, 25x95x27.2x95. Margaret Berrian et al to Herman G Volz. July 14. Aug 20, 1909. nom

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IRON WORK FOR BUILDINGS

*Elliott av, e s, 100 s Elizabeth st, 25x125, Olinville. Mary E Hardie to John A Schoen. Aug 24. Aug 25, 1909. nom
*Elliott av, e s, 100 s Elizabeth st, 50x125, Olinville. James Niland to Daniel Hardie. Q C. July 29. Aug 25, 1909. nom
*Elliot av, e s, lot 26A map 2 of Olinville, 50x125. Geo W Tower HEIR Caroline H Cobb to Mary Ellen Hardie. Q C. July 26. Aug 25, 1909. nom
Fulton av, Nos 1571 and 1573, on map No 1571, w s, 256.9 n Wendover av, 50x158.2x50.3x163.1, 5-sty brk tenement. Caterina Scimeca to Rosina Pinelli. ½ part. All title. Mort $51,500. Aug 25, 1909. 11:2929. other consid and 100
*Gillespie av, n w cor Zulette av, 100x100. Fredk W Koch et al to Henry F Dreyer. July 14. Aug 20, 1909. nom
*Gillespie av, e s, 175 n Zulette av, 50x82.2x50x85.10. Fredk W Koch et al to Wm H Abbenseth. July 14. Aug 20, 1909. nom
*Gillespie av, n e cor Zulette av, 25x96.10x25x98.7. Fredk W Koch et al to Fredk A Stinner. July 14. Aug 20, 1909. nom
*Gillespie av, e s, 50 n Zulette av, 75x89.6x75x94.11. Fredk W Koch et al to Benj M Luther. July 14. Aug 20, 1909. nom
*Gillespie av, e s, 225 n Zulette av, 50x78.6x50x82.2. Fredk W Koch et al to Christian H F Hasselhoff. July 14. Aug 20, 1909. nom
*Gillespie av, e s, 110.9 s Middletown road, 75x74.10x75x69.4. Fredk W Koch et al to Henry C W O Steimann. July 14. Aug 20, 1909. nom
*Gillespie av, w s, 48.5 s Dudley av, 26.11x98.10x25x108.10. Margaret Berrian et al to Emil H Lauterwasser. July 14. Aug 20, 1909. nom
*Gillespie av, s w cor Dudley av, 21.6x118.11x20x126.11. Margaret Berrian et al to Frieda Schrag. July 14. Aug 20, 1909. nom
*Gillespie av, w s, 21.6 s Dudley av, 26.11x108.10x25x118.11. Margaret Berrian et al to Frieda Schrag. July 14. Aug 20, 1909. nom
*Gillespie av, s e cor Dudley av, 15x107.9x55.3x100. Fredk W Koch et al to Fredk K Osborne. July 14. Aug 20, 1909. nom
*Gillespie av, w s, abt 75 n Harrington av, 26.11x115.11x25x106.6, Margaret Berrian et al to Kate Stein. July 14. Aug 20, 1909. nom
*Gillespie av, w s, 100 n Zulette av, 50x100. Fredk W Koch et al to Margt A Sullivan. July 14. Aug 20, 1909. nom
*Gillespie av, w s, 48.5 n Harrington av, 26.11x106.6x25x97.4. Margaret Berrian et al to Margt C Stein. July 14. Aug 20, 1909. nom
*Gillespie av, e s, 40 s Dudley av, 50x100. Margaret Berrian et al to Chas G Schlette. July 14. Aug 20, 1909. nom
*Gillespie av, w s, 75.4 s Dudley av, 26.11x88.9x25x98.10. Margaret Berrian et al to Paul Fritz. July 14. Aug 20, 1909. nom
*Gillespie av, e s, 15 s Dudley av, 125x100.
Gillespie av, s w cor Dudley av, 204.6 to Harrington av x80.11x190x151.11, and being lots 148 to 152 and 154 to 162 map (No 1354) of 214 lots Koch Homestead at Westchester; also parts of lots 108, 109, 110, 117 and 153 which lie south of the north boundary line of premises described in mort. Release mort. Title Guarantee & Trust Co to Margaret Berrian, Mary Schuh and William Koch. Aug 16. Aug 21, 1909. nom
Grand av, w s, 330 s 180th st, 20x100, 3-sty brk dwelling. Release mort. Meyer Katzenberg to John La Spina. Aug 26, 1909. 11:3206. 500
Heath av, w s, 25 s Knox pl, and being lots 23 and 24 blk 3239 map (No 1187) Bailey estate of 272 lots at Kingsbridge, 50x100, vacant. Kingsbridge Real Estate Co to Fordham Realty Co. All liens. Aug 25. Aug 26, 1909. 11:3239. other consid and 100
Jackson av, No 1060, e s, 159 s 166th st, 17.6x87.6, 3-sty frame tenement. Lizzie Cahn to Clarence O Sacks. Mort $6,500. Aug 20. Aug 23, 1909. 10:2650. other consid and 100
Lafayette av, n s, 50 w Faile st, 50x100, vacant. Katherina Gruber to Mary Hausstein. All liens. Aug 20. Aug 21, 1909. 10:2764. 100
Morris av or pl, e s, 25 n Bonner pl, runs e 100 x s 25 to n s Bonner pl. Bonner pl x e 100 x n 75 x w 100 x n 75 x w 100 to Morris av or pl x s 125 to beginning, vacant. Ellen McDonnell and John McCafferty et al EXRS, HEIRS, &c, Wm McCafferty to Richard W Buckley. C a G and confirmation deed. All liens. Apr 24. Aug 26, 1909. 9:2423. nom
*Middletown road, s e cor Gillespie av, 75.9x120.10x75x110.9. Fredk W Koch et al to Stephen Harrington of Croton-on-Hudson, N Y. July 14. Aug 20, 1909. nom
*Middletown road, s s, 25.3 w Plymouth av, 50.6x107.9x50x114.5. Fredk W Koch et al to Anna A Pierson. July 14. Aug 20, 1909. nom
*Middletown road, s s, 75.9 e Edison av, 50.6x107.9x50x101. Fredk W Koch et al to Amelia B Paff. July 14. Aug 20, 1909. nom
*Middletown road, s e cor Edison av, 75.9x101x75x91. Fredk W Koch et al to John Humborg. July 14. Aug 20, 1909. nom
*Middletown road, s w cor Plymouth av, 25.3x114.6x25x117.10. Fredk W Koch et al to Rose Godfrey. July 14. Aug 20, 1909. nom
*Murdock av, w s, 113.4 s Kingsbridge road, 50x100, Edenwald. Isidor Bloom to Abraham N Leventhal. Mort $500. May 1, 1908. Aug 20, 1909. nom
Montgomery av, No 1701 and 176th st, n w cor 176th st, 48.7x105.2x81.3x100, being lots 271 to 273 map (No 1069) of Undercliff terrace at Morris Heights, 2-sty frame dwelling and vacant. Geo D Scott to Catherine T Collier. Aug 23. Aug 24, 1909. 11:2877. other consid and 100
*Matthews av, w s, 275 s Brady av, lot 36 blk 49 map (No 1138) of sec 1 Morris Park, 25x100. Fidelity Development Co to John F Thorpe. All liens. July 9. Aug 25, 1909. 100
*Neil av, s s, 50 e Bogart av, 25x100. Fidelity Development Co to Amanda Bernhardt. July 27. Aug 21, 1909. 100
*Plymouth av, w s, 217.10 s Middletown road, 125x86.10x abt 142.6 x155.7. Fredk W Koch et al to Severin Magda and Rosalie wife Edward Magda. July 14. Aug 20, 1909. nom
*Plymouth av, n w cor Zulette av, 125x86.10x142x17.9. Fredk W Koch et al to Albert Neller. July 14. Aug 20, 1909. nom
*Plymouth av, w s, 167.10 s Middletown road, 50x155.7x57x183. Fredk W Koch et al to Wm J Langen. July 14. Aug 20, 1909. nom
*Plymouth av, e s, 25 n Zulette av, 50x100. Fredk W Koch et al to John J Neller. July 14. Aug 20, 1909. nom
*Plymouth av, e s, 175 n Zulette av, 50x100. Fredk W Koch et al to John Winton. July 14. Aug 20, 1909. nom
*Plymouth av, n e cor Zulette av, 25x100. Fredk W Koch et al to Annie Steffens. July 14. Aug 20, 1909. nom
*Plymouth av, e s, 75 n Zulette av, 50x100. Fredk W Koch et al to Paul Fritz. July 14. Aug 20, 1909. nom
*Plymouth av, e s, 125 n Zulette av, 50x100. Fredk W Koch et al to Frederick Einberger. July 14. Aug 20, 1909. nom
Seneca av, n s, 75 e Bryant av, 50x100, vacant. Rachel Walsh to John F Walsh. Aug 17. Aug 20, 1909. 10:2761. other consid and 100
*St Paul av, w s, 241 n Pelham road, and being lots 7 to 10 map Eliz Schuh at Westchester, 100x109.3x101x96.2. Fredk J Schuh to Fredonia Realty Co. Aug 16. Aug 20, 1909. other consid and 100
Sedgwick av, w s, 393.10 n of unnamed 20-ft st at junction of Sedgwick av and Bailey av, 75.2x85, vacant. Kingsbridge Real Estate Co to Fordham Realty Co. Aug 25. Aug 26, 1909. 11:3237. other consid and 100
Sedgwick av, w s, — n Bailey av, —x—, and being lots 16 to 18 and Bailey av, e s, — n Sedgwick av, —x —, and being lots 118 to 120 blk 3237; and Heath av, w s, 25 s Knox pl, 100x100, and being lots 21 to 24 blk 3239 same map, vacant. Release mort. Knickerbocker Trust Co to Kingsbridge Real Estate Co. Aug 24. Aug 26, 1909. 11:3237 and 3239. 7,466.68
*Turnpike road, from N Y to Boston, s e s, at n e s of Odells or Town Landing road, runs n e along turnpike 396 x s e 280 x again s e 248.3 x s w 335 x n w 414 to Town Landing road x n w 514.7 to beginning, contains 6 303-1,000 acres, Eastchester. John J Brodbeck to August J Herrlich. 3-14 parts. Mort $24,000. Feb 8, 1907. Aug 23, 1909. nom
*Theriot av, w s, 100 s McGraw av, and being lots 107 and 108 map 370 lots McGraw estate, Van Nest, 50x100. Alice M Scott to Ida C Mapes. Q C. Aug 16. Aug 20, 1909. nom
Tinton av, No 1123, w s, 150 n 166th st, 40x127.3, 5-sty brk tenement. Thos J Quinn to Leon A Rains. Morts $36,000. Aug 3. Aug 20, 1909. 10:2661. other consid and 100
Tremont av, Nos 749 and 751, n s, 69 w Prospect av, 50x95, two 3-sty frame tenements. Clement H Smith to Minor O Russ. Morts $20,000. July 15. Aug 20, 1909. 11:3093. other consid and 100
Same property. Minor O Russ to Clement H Smith. Mort $22,500. Aug 19. Aug 20, 1909. 11:3093. other consid and 100
Vyse av, w s, 125 s 173d st, 75x100, vacant. Bernard C Murray to Carmine Cioffi. Aug 19. Aug 21, 1909. 11:2989. other consid and 100
Vyse av, No 1521 and 172d st, Nos 951 to 957, n w cor 172d st, 25x100, 3-sty frame tenement and store and 2-sty frame dwelling. FORECLOS, June 24, 1909. Denis O'L Cohalan referee to Timothy A Leary. Mort $11,600. Aug 19. Aug 20, 1909. 11:2989. 3,500
Walton av, No 2008, e s, 392.1 s Burnside av, 25x100, 2-sty frame dwelling. Henry F Marker to Adeline J and Wilhelmina Jaeger as joint tenants. B & S. Mort $5,000. Aug 20. Aug 21, 1909. 11:2829. nom
Walton av, No 2008, e s, 392.1 s Burnside av, 25x100, 2-sty frame dwelling. Adolph S Miller to Henry F Marker. Morts $5,000. Aug 18. Aug 20, 1909. 11:2829. other consid and 100
Washington av, No 2084, e s, 160.1 s 180th st, 24.6x95x22.5x95.1, 2-sty frame dwelling. Kath L Elliott widow to William Hinz. Mort $4,000. Aug 17. Aug 20, 1909. 11:3046. other consid and 100
Washington av, Nos 1424 and 1432 St Pauls pl, Nos 480 and 490, s e cor St Pauls pl, 120.6x140.2 x123.4x140.5, three 2-sty frame dwellings; except
Washington av, No 1424, e s, 40.2 s St Pauls pl, 40.8x100, part 2-sty frame dwelling, and
Washington av, e s, 80.10 s St Pauls pl, 40.8x100, part 2-sty frame dwelling.
Clara and Della Max to Brook Construction Co. All liens. Aug 7. Aug 20, 1909. 11:2911. other consid and 100
Washington av 185th st, s w cor 185th st (Wetmore st), 50.2x92x50x96.6, except part for av, vacant. Laura A Atwood to Bernard Havanagh. Aug 23. Aug 24, 1909. 11:3039. nom
Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x109.9, 5-sty brk tenement. FORECLOS, Aug 25, 1909. Frank Hendrick referee to Fredk C Oehler. Mort $30,000. Aug 25, 1909. 11:2915. 8,000
*Wright av, e s, 350 n Nelson av, 50x105, Edenwald. Land Co C of Edenwald to Patrick Dee. July 13. Aug 25, 1909. nom
Webster av and Park av 187th st, n e cor 187th st, 237.2x235.9 to w s Park av x221.1 to n s 187th st x223.4 to beginning, two 2-sty frame dwellings and vacant. C Adelbert Becker to Irvine Realty Co. Mort $33,000. Aug 6. Aug 20, 1909. 11:3032. other consid and 100
Webster av, Nos 2380 to 2384 187th st, No 400, s e cor 187th st, 145.3x100x144.8x100, three 4-sty brk tenements and vacant. John Rendall to C Adelbert Becker. Mort $94,500 Aug 6. Aug 20, 1909. 11:3031. 100
Webster av, e s, 134.3 n 173d st and 25 n of s w cor lot 141, 75x155.10 to w s Brook av x 75x157, being part lot 141 map Mt Hope and known as Western Reserve of Upper Morrisania, vacant, two 5-sty brk tenements to be erected. William Steinberg to V Maud Dutton. Mort $23,500. July 30. Aug 20, 1909. 11.2898. other consid and 100
Same property. V Maud Dutton to Hierapolis & Co. Mort $23,500. Aug 14. Aug 20, 1909. nom

WATER-FRONT PROPERTIES
FACTORIES, FACTORY SITES
Telephone 1094 Rector
FLOYD S. CORBIN, 10 Wall St.

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INHIBITIVE COATINGS FOR STEEL WORK
Based on Investigations of Scientific and Covernment Authorities
CHAS. H. SPOTTS, SPECIFICATION AND TECHNICAL PAINTS Manager Architectural Paint Dept., C. M. Childs & Co. Hudson Terminal Building 30 CHURCH ST., N. Y.

*White Plains road or Clason Point road, e s, 125 s 150th st or O'Brien av, 75x111.6, Clasons Point. Wm F Gleason to Filomena Salvatore and Rosalia Patraglia. Aug 24. Aug 26, 1909. other consid and 100

*Waterbury av, e s, 150 n Town Dock road, 50x220x—x215. Edward Brady to Clara A Miller. Mort $3,290. Aug 24. Aug 26, 1909. other consid and 100

*Zulette av, s e cor Gillespie av, 160 to Dudley av x170.7x86.10, gore.
Gillespie av, e s, 125 n Zulette av, 50x85.10x50x89.5. Fredk W Koch et al to Basilius Busch. July 14. Aug 20, 1909. nom

*Zulette av, s s, 101 w Gillespie av, 146.9x108.6x109.8x96. Fredk W Koch et al to Commercial Finance Co. July 14. Aug 20, 1909. nom

3d av, e s, 175.2 n 161st st, 25x130.11x25x129.9, vacant. Isabella Denison et al HEIRS, &c, John C Denison to John Whalen. B & S. Mort $1,700. Dec 3, 1892. Rerecorded from Mar 24, 1894. Aug 24, 1909. 10:2620. nom

3d av begins Fordham av, w s, 50 n 183d st, runs w 97 x n Fordham av 50 x w 20 x n 25 x e 119.11 to w s 3d av x s 75 x w 2.11 to beginning, vacant. Matilda S Jones to Lewis A Mitchell. B & S. Mort $23,000 and all liens. Apr 26. Aug 21, 1909. 11:3052. 200

Same property. John A Moore to same. Q C. Feb 5. Aug 21, 1909. 11:3052. nom

3d av, No 4547.
Bathgate av, No 2306.
184th st.
s w cor 184th st, 40x237.9 to Bathgate av, 2 and 3-sty frame tenement and store and vacant. Mary A Davis et al to Ellen Egan. Aug 24. Aug 26, 1909. 11:3052. 30,000

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

August 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Bleecker st, n e cor Grove st, store. Isidore Hammerslough as RECEIVER to Michael McMyler; 1 year, from May 1, 1909. Aug 20, 1909. 2:591.....1,200

Canal st, No 255, all. City Real Estate Co to Frank J Britt, Oscar Loeffler, Henry Koster and Jacob Weil; 2 3-12 years, from Feb 1, 1913. Aug 25, 1909. 1:209.....4,250

Grand st, No 391, store. Rebecca I Goldsmith to Philip Melnik; 4 9-12 years, from Aug 1, 1909. Aug 23, 1909. 1:313.....2,500

Houston st, Nos 161 and 163 West, store and basement. Michael Girardi and ano to John Sinibaldi; 3 years, from Aug 2, 1909. Aug 23, 1909. 2:520.....900

Hudson st, No 262, store, &c. David Lowenbein EXR A Lowenbein to John Dwyer; 5 years, from May 1, 1909. Aug 23, 1909. 2:578. 1,200

Hudson st, Nos 96 to 100.....
Franklin st, No 161.....
Leonard st, Nos 1 to 5.....
Cancellation of lease. Thos J Lipton to Mary E, Chas A and Fredk D Beckstein. Mar 3. Aug 25, 1909. 1:179.....nom

21st st, No 52, s s, 695 w 5th av, 15x92x15.3x92, all. Sarah L Horn to Henry Corn; 20 years, from Oct 1, 1909. Aug 20, 1909. 3:822.....taxes, &c, and 2,100 and 2,000

27th st, Nos 39 and 41 West, all. Beverwyck Co to Mary M O'Loughlin; 5 years, from Oct 1, 1909. Aug 21, 1909. 3:829. 13,000

34th st, No 415 East, all. The Estate of Albert J Adams to Joseph Ripper; 1 year from May 1, 1910. Aug 26, 1909. 3:966. 2,000

39th st, No 56 West, 4-sty brownstone dwelling. Alice B Scott to Louise P Davenport; 15 years and 1½ months, from Aug 16, 1909. Aug 23, 1909. 3:840.....3,500 to 4,200

60th st, No 202 West, west ½ of store and basement. Fredk C Scheele to John J Donohue; 5 years, from July 1, 1909. Aug 20, 1909. 4:1151.....420

60th st, No 202 West. Assign lease. John J Donohue to Arthur Jost. Aug 19. Aug 20, 1909. 4:1151..... nom

100th st, No 333 East, all. Max Gross to Barnet Dagen; 3 years, from Mar 1, 1909. Aug 21, 1909. 6:1672.....2,600 to 2,800

104th st, No 351 East, store and basement. Salvator Imperato to Giocchino Cilento; 3 years, from May 1, 1908. Aug 24, 1909. 6:1676.....540

108th st, No 440 East. Assign lease. Pasquale Mottola to John A Haase. Mort $2,000. Aug 19. Aug 20, 1909. 6:1701.....nom

Av A, No 1453, cor store and part basement. Katharina C Staedler et al to Charles Langer.; 5 years from Oct 1, 1909. Aug 26, 1909. 5:1472.....770 and 840

Av C, Nos 33 and 37, n w cor 3d st, two apartments. Solomon Silverblatt to Charles Chess; 3 years from May 1, 1909. Aug 26, 1909. 2:386.....576 and 600

Amsterdam av, No 1274, store, &c. Frances Kurzman to John F Morrissey; from May 1, 1910, to Sept 30, 1914. Aug 23, 1909. 7:1977.....1,620 and 1,800

Broadway, Nos 1551 and 1553, 2d floor. James Churchill to The White Rats of America; 2 years, from Apr 1, 1909. Aug 24, 1909. 4:1018..... 5,000

Broadway, No 1553, all. James Churchill to George Rector Co, a corpn; sub-lease, 16 8-12 years and 17 days, from Aug 14, 1909. Aug 20, 1909. 4:1018..... 5,000 to 8,000

Manhattan av, No 169, cor store. Maurice Cohen to Charles Bischoff; 2 9-12 years, from Aug 1, 1909. Aug 21, 1909. 7:1843. .....780 and 900

Madison av, No 1569, store and basement. David Bloomberg to Thos F Brady; 3 years, from May 1, 1910. Aug 23, 1909. 6:1611. 1,500

Park row, Nos 89-93 Worth st
store floor and part cellars. Henrietta F Ludlam EXTRX and TRUSTEE Edward Ludlam to Felice Tocci; 5 4-12 years; from Jan 1, 1907. Aug 20, 1909. 1:161.....2,500

1st av, No 164, n e cor 10th st, store, &c. Wm J Morris to Adolph Friedman; 5 5-12 years, from Dec 1, 1908. Aug 20, 1909. 2:438.....1,380

Same property. Assign lease. Adolph Friedman to Samuel Margules. July 26, 1909. Aug 20, 1909. 2:438 .....nom

1st av, No 12, store. Annetta Bockar to Robert Capell; 5 years from May 1, 1910. Aug 26, 1909. 2:429.....1,800

3d av, No 1585, all. Philippine Rothermel to Geo Mueller and Emil Koser; 4 4-12 years, from Sept 1, 1913, with 5 years renewal. Aug 24, 1909. 5:1535.....5,000

Same property. Assign lease. Geo Mueller and ano to Yorkville Hotel Co. Aug 17. Aug 24, 1909. 5:1535..... nom

4th av, n e cor 17th st, 28x115. Assign lease. Henry C Krueger to Kips Bay Realty Co. Aug 20. Aug 23, 1909. 3:873..... .....other consid and 100

5th av, No 1439, store, &c. Arnold Kohn to Bernard Bloch; 5 yrs, from June 1, 1909. Aug 24, 1909. 6:1623..... 1,800

6th av, No 755. Assign lease. Arthur Jost to James Everards Breweries. Aug 20. Aug 23, 1909. 4:995.....nom

Same property. Assign lease. James Everards Breweries to Katharine McNaught. Aug 20. Aug 23, 1909. 4:995.....nom

6th av, No 483, s w cor 29th st, all. John Noonan to Wm T Hallinan; 10 years, from Sept 1, 1909. Aug 23, 1909. 3:804..... .....½ taxes for years 1914 to 1918 and 6,500 to 8,500

6th av, No 98. Assign lease. John Hartmetz and ano to Charles Ludwig. Aug 18. Aug 25, 1909. 2:572..... ..... nom

8th av, No 73, n w cor 13th st, all. Wilhelmina Nobel et al EXRS, &c, Henry Nobel and Fredk Baar to Thos F Burns; 5 4-12 years and 16 days, from July 1, 1909. Aug 25, 1909. 2:629. 3,000

Same property. Assign lease. Thos F Burns to Davies J Marshall. Morts $3,000. July 12. Aug 25, 1909. 2:629..... ..... nom

8th av, No 2381, s w cor 128th st. Assign lease. John D Haase to Annie McStravick. Mort $2,735.55. Aug 25, 1909. 7:1954. ..... nom

8th av, No 2381, store, part basement, 6 rooms on 2d floor. Patrick McCarthy to Annie McStravick; 5 years, from May 1, 1910. Aug 23, 1909. 7:1954..... 2,200

Same property. Assign lease. Annie McStavick to John D Haase. Aug 23, 1909. 7:1954..... ...nom

8th av, No 73. Re-assign lease. Davies J Marshall to Thos F Burns. All title. Morts $3,000. Aug 26, 1909. 2:629.....nom

9th av, No 462, store and part basement. Margaret Bauer to Jacob Quattlander; 3 years, from May 1, 1909. Aug 23, 1909. 3:759..... 1,260

9th av, No 630, store, &c. Anna H J Betz GUARDIAN of Frances E and Johanna F Betz to Nathan Marks; 3 years, from July 1, 1909. Aug 20, 1909. 4:1035.....1,200 and 1,320

9th av, No 795, store and ½ basement. Wm Keil Jr to Francis R Burns; 5 years, frm Mar 15, 1917. Aug 21, 1909. 4:1062....2,500

North ½ of pier foot of East 4th st, East River, commencing at outer end of pier and extending inshore 409.5 ft. The City of N Y by Commissioner of Docks to James Shewan & Sons; 5 yrs, from May 1, 1909, with 5 years renewal at $2,200. Aug 25, 1909. 2:359... 2,000

BOROUGH OF THE BRONX.

138th st, No 360 East, store. Christian H Ordemann to Eugene J McGuire; 5 years, from May 1, 1909. Aug 24, 1909. 9:2300. 1,500

Boscobel av, No 1430, all. Mary McCabe to John McCaffery; 5 years, from Aug 1, 1909. Aug 21, 1909. 11:2875..1,200 and 1,500

Same property. Assign lease. John McCaffery to Arthur Jost. Aug 20. Aug 21, 1909. 11:2875..... ..... nom

Bailey av, No 2896, s e cor 230th st, ground floor and part basement. Marcus Nathan to N Y Telephone Co; 5 years, from Oct 1, 1909. Aug 25, 1909. 12:3260..... 1,020

Broadway, w s, 75 n 242d st, runs along Broadway to point 10 ft from centre of a ferris wheel x—, all. James Thom to William Arras; 8 10-12 years, from Mar 17, 1909. Aug 25, 1909. 13:3415..... taxes, &c, and 5,500

Ogden av, No 1168, store floor. Felix Hirseman to Geo Eisentrager; 5 years, from Aug 1, 1909. Aug 26, 1909. 9:2516....864

St Anns av, No 212, store floor. Fredk Rossbach to Sam Cahn; 5 years, from Oct 1, 1909. Aug 21, 1909. 10:2550....960 and 1,020

Southern Boulevard, No 188, n e cor 136th st, store. Geo E Murtaugh to J Sharky and W Monahan; 5 years, from Sept 1, 1909. Aug 25, 1909. 10:2590..... ..... 780 and 900

Southern Boulevard, No 1765, store, &c. The Moorehead Realty & Construction Co to Thos P Concannon; 6 8-12 years from Sept 1, 1909. Aug 26, 1909. 11:2946.....600 to 1,080

*White Plains road, s e cor 216th st, cor store, &c. Margt A McKay to Fredk Steinbrenner; 8 years, from Jan 1, 1910. Aug 25, 1909. 900

*Lot 11 blk 22 map Pelham Park at Baychester, with boat house, boats, &c, and runway from Bridge av. Mary E Ehlers to Fredk J Siebel; 3 7-12 years, from July 28, 1909. Aug 21, 1909.....45

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the lettrs "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block

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BANK WORK A SPECIALTY

CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

August 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Abramson, Max to Jacob Kottek and ano. Spring st, No 150, s s, abt 60 w Wooster st, 20x80. P M. July 28, due, &c, as per bond. Aug 20, 1909. 2:487. 6,000

Same to same. Same property. Building loan. July 28, due, &c, as per bond. Aug 20, 1909. 2:487. 3,500

Albrecht, Lena to Consumers Brewing Co, Lim. South st, No 75. Saloon lease. Aug 11, demand, 6%. Aug 20, 1909. 1:37. 2,000

Adler, Albert A to Seymour Realty Co. West st, Nos 396 and 397, n e cor 10th st, No 305, 44.8x78.1x43x90. Aug 19, 3 years, 5½%. Aug 21, 1909. 2:636. 60,000

Ansorge, Henry J of Brooklyn, N Y, to Harmon W Hendricks. Bedford st, No 23, w s, abt 62 s Downing st, 19.9x75x19.11x75 n s. Aug 23, 5 years, 5%. Aug 24, 1909. 2:528. 9,000

Barbera, Giovanni to Albert Seligmann and ano. Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75. Prior mort $——. Aug 20, installs, 6%. Aug 21, 1909. 2:321. 750

Same and Morris Weintraub with same. Same property. Subordination agreement. Aug 20. Aug 21, 1909. 2:321. nom

Barbera, Giovanni to Augustine M Reilly. Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75. Prior mort $15,000. Aug 17, due, &c, as per bond. Aug 21, 1909. 2:321. 6,000

Brigante (Michael) Co to Julius J Schallek. Lafayette st, No 222, w s, 100.7 s Spring st, —x100x27.7x100. Prior mort $28,000. Aug 10, 3 years, 6%. Aug 21, 1909. 2:482. 7,000

Same to same. Same property. Certificate as to above mort. Aug 10. Aug 21, 1909. 2:482. ——

Blumenkrohn, Siegfried to Fredk W Marks. 95th st, No 70, s s, 80 e Columbus av, 20x100.8. Aug 19, 3 years, 5%. Aug 20, 1909. 4:1208. 19,000

Blackhurst, Emma to Eliz F Pegg. 48th st, No 225, n s, 320 e 8th av, 20x100.5. Aug 19, 1 year, 5%. Aug 20, 1909. 4:1020. 1,000

Ballanger, Geo N to Jos F Keller. 98th st, Nos 227 to 233, n s, 150 w 2d av, 2 lots, each 37.6x100.11. 2 P M morts, each $21,250; 2 prior mort $32,000 each. Aug 24, 2 years, 6%. Aug 25, 1909. 6:1648. 42,500

Block (D L) Co to Evelyn A Mossman. 135th st, No 610, s s, 254.6 w Broadway, 38.7x99.11. Aug 25, 5 years, 5%. Aug 26, 1909. 7:2001. 40,500

Same to same. Same property. Certificate as to above mort. Aug 25. Aug 26, 1909. 7:2001. ——

Same and Solomon Schwarz with same. Same property. Subordination agreement. Aug 25. Aug 26, 1909. 7:2001. nom

Branagan, Christopher R to Gustav Schmitt. Lexington av, No 1711, n e cor 107th st, No 151, 17.7x65. Assign rents to secure mort. Aug 21. Aug 26, 1909. 6:1635. nom

Bird, Chas S, of East Walpole, Mass, to Christine M Masten. Park av, No 721, n e cor 70th st, No 101, 22x82. P M. Aug 23, 3 years, 5%. Aug 26, 1909. 5:1405. 105,000

Campbell, Hugh J to NEW YORK SAVINGS BANK. 43d st, No 411, n s, 150 w 9th av, 16.9x100.4. Aug 26, 1909, due, &c, as per bond. 4:1053. 7,000

Cohen, Joseph to Solomon M Schatzkin. 7th st, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6. Prior mort $——. Aug 5, due as per bond. Aug 26, 1909. 2:390. 3,000

Church of St Catharine of Genoa to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, n w cor 152d st, runs n 99.11 x w 100 x n 99.11 to 153d st, Nos 502 to 506, x w 75 x s 99.11 x e 25 x s 99.11 to 152d st x e 150 to beginning. Aug 24, 3 years, 4½%. Aug 25, 1909. 7:2084. 120,000

Cohen, David to Congregation Mt Zion. 113th st, No 65, n s, 120 e Madison av, runs n 100.11 x w 25 x s 25.11 x w 18.7 x s 75 to 113th st x e 43.7 to beginning. P M. Prior mort $——. Aug 24, due Nov 1, 1911, 6%. Aug 25, 1909. 6:1619. 4,000

Cunneen, Carroll to Hulbert Peck. 9th av, No 551, w s, 98.9 n 40th st, 24.8x100. Prior mort $5,000. Aug 23, 1909, due Sept 1, 1916, 6%. 4:1050. 1,000

Calhoun, Linnie A wife of and John C to ALBANY SAVINGS BANK. West End av, No 617, w s, 24 s 90th st, 20x90. July 12, 5 years, 4½%. Aug 21, 1909. 4:1250. 25,000

Same and Harry B Aschoff with same. Same property. Subordination agreement. Aug 18. Aug 21, 1909. 4:1250. nom

Crescent Star Realty Co with Seymour Realty Co. West st, Nos 396 and 397, n e cor 10th st, No 305, 44.8x90. Subordination agreement. Aug 13. Aug 21, 1909. 2:636. nom

Dwyer, John to Lion Brewery. Hudson st, No 262. Saloon lease. Aug 16, demand, 6%. Aug 23, 1909. 2:578. 5,040

Docter, Rosa to FRANKLIN SAVINGS BANK. West End av, No 697, s w cor 94th st, 75x110. Aug 20, 1909, 5 years, 4½%. 4:1252. 135,000

Davenport, Benj B, of Stamford, Conn, to Margt G Potter, of West Hoboken, N J. 47th st No 10, s s, 220 e 5th av, 20x100.5. Leasehold. Aug 12, due May 1, 1911, 6%. Aug 20, 1909. 5:1282. 12,500

EAST RIVER SAVINGS INSTN with Jennie L Woodend. 71st st, No 58, s s, 145 e Columbus av, 20x100.5. Extension of $30,000 mort until Nov 1, 1912, at 5%. Aug 12. Aug 23, 1909. 4:1123. nom

Ershowsky, Sarah with Benj Ehrman. Ludlow st, No 151, w s, 125.4 s Stanton st, 25x87.6. Extension of $8,000 mort until Aug 12, 1913, at —%. Aug 12. Aug 20, 1909. 2:411. nom

Elkan, Herman to CENTRAL TRUST CO of N Y. 127th st, Nos 141 and 143, n s, 200 e 7th av, 50x99.11. Aug 5, 5 years, 5%. Aug 20, 1909. 7:1912. 65,000

Same and Amelia B C Philbrick with same. Same property. Subordination agreement. Aug 6. Aug 20, 1909. 7:1912. nom

Elkan, Herman and Bernhard Traubner with same. Same property. Subordination agreement. July 21. Aug 20, 1909. 7:1912. nom

Ehrenberg, Max with August Ruff and Albert Hochster. 140th st, No 66, s s, 110 e Lenox av, 40x100. Extension of mort for $12,000 to June 1, 1912, at 6%. Aug 10. Aug 20, 1909. 6:1737. nom

Freund, Martha to GREENWICH SAVINGS BANK. 63d st, No 137, n s, 327 w Columbus av, 18.6x100.5. P M. Aug 20, 1909, due, &c, as per bond. 4:1135. 12,000

Fox, Louise to GERMAN SAVINGS BANK. 122d st, Nos 113 to 117, n s, 140 e Park av, 50x100.11. Aug 24, 1909, 1 year, 4½%. 6:1771. 21,000

Farrell, Barbara C wife of and John F to Henry V Allien. Cherry st, No 83, s e cor James slip, No 2, 20.10x38.11x20.6x39.4; James slip, No 4, e s, 39.4 s Cherry st, 16.7x20.5x16.7x20.6. Prior mort $11,000. Aug 21, 1 year, 6%. Aug 24, 1909. 1:251. 3,000

Goldsmith, Milton to EXCELSIOR SAVINGS BANK of City N Y. 49th st, No 151, n s, 200 w 3d av, 18.6x100.5. P M. Aug 23, 5 years, 5%. Aug 24, 1909. 5:1304. 12,000

Same to Merceded Burlinson. 49th st, No 151, n s, 200 w 3d av, 18.6x100.5. P M. Prior mort $12,000. June 26, due Aug 23, 1912, 6%. Aug 24, 1909. 5:1304. 2,000

Gray, John H to EMIGRANT INDUSTRIAL SAVINGS BANK. 3d av, Nos 1571 to 1577, e s, 75.8 s 89th st, runs e 75 x s e 24.6 x s w 4 x e 23.11 x s 100.8 to 88th st, Nos 200½, 201 and 203, x w 55.6 x n e 26.2 x w 62.7 to av x n 100 to beginning. Aug 23, 3 years, 4½%. Aug 24, 1909. 5:1534. 95,000

Same to Hudson Mortgage Co. Same property. Prior mort $95,000. Aug 23, 1 year, 6%. Aug 24, 1909. 5:1534. 15,000

Goldberger, Morris B and Eliz to N Y LIFE INS & TRUST CO. as trustees Louis C Hamersley. 10th st, Nos 141 and 143, n s, 176.3 w Greenwich av, 44x95. Aug 23, 5 years, 4½%. Aug 24, 1909. 2:611. 3,000

Gousset, Josephine A with BOWERY SAVINGS BANK. 106th st, No 221 West. Extension of $33,000 mort until Aug 16, 1914, at 4½%. Aug 16. Aug 20, 1909. 7:1878. nom

Golden, Abraham and Annie to STATE BANK. Av C, No 183, w s, 51.9 n 11th st, 38.7x83. July 16, installs, 6%. Aug 20, 1909. 2:394. notes, 5,000

Gersmann, Rudolph et al with Atlantic Realty Co. 181st st, Nos 554 to 558, s s, 100 w Audubon av, 125x119.6. Subordination of 4 liens to mort for $3,300. Jan 4, 1908. Aug 20, 1909. 8:2153. nom

Gross & Herbener, a corpn, to TITLE GUARANTEE & TRUST CO. Broadway, No 3760, n e cor 156th st, 99.11x100. Building loan. Aug 12, 5 years, 6% until completion of building, and 4½% thereafter. Aug 20, 1909. 8:2115. 200,000

Same to same. Same property. Certificate as to above mort. Aug 12. Aug 20, 1909. 8:2115. ——

Gans, Samuel with Joseph Koch and Pauline Nussbaum. 138th st, No 131, n s, 256 e 7th av, 26x99.11. Extension of $4,500 mort until July 1, 1914, at 5%. Aug 24. Aug 26, 1909. 7:2007. nom

Gordon, Saml to Abraham Goldberg. 110th st, No 62, s s, 95 e Madison av, 25x100.11. Prior mort $19,000. Aug 25, 4 years, 6%. Aug 26, 1909. 6:1615. 6,000

Haft, Isaac and Samuel Grodginsky with Jacob Levy. Essex st, No 42, e s, 151.4 s Grand st, 25x100. Extension of mort for $13,000 to Aug 19, 1913, at 6%. Aug 19. Aug 25, 1909. 1:311. nom

Haines, Lida to Herman D Most. 17th st, No 16, s s, 250 w Union sq West, 25x92. Prior mort $108,000. Aug 25, 1909, due Feb 25, 1910, 6%. 3:844. 3,500

Haines, Lida wife of and Chas D to FRANKLIN SAVINGS BANK. 17th st, No 16, s s, 250 w Union sq West, 25x92. Aug 20, 5 yrs, 5%. Aug 25, 1909. 3:844. 90,000

Haynes, Irving S to TITLE GUARANTEE & TRUST CO. 85th st, No 107, n s, 155 w Columbus av, 19x97.6. P M. Aug 20, due, &c, as per bond. Aug 21, 1909. 4:1216. 16,000

Hallinan, Wm T to Lion Brewery. 6th av, No 483, s w cor 29th st. Saloon lease. Aug 19, demand, 6%. Aug 23, 1909. 3:804. 4,000

Ingraham, Eliz P to John A Brown, Jr. 2d av, Nos 2480 to 2498, n e cor 127th st, No 301, 199.10 to 128th st, No 300, x75. Aug 24, 1909, due May 1, 1914, 4½%. 6:1804. 67,500

Josephson, Michael to Sam Josephson. 6th st, No 633, n s, 463 e Av B, 25x90.10. Prior mort $ —. Aug 17, demand, 6%. Aug 20, 1909. 2:389. 2,000

Klemt, Adolf to Henry Hahnenfeld. 134th st, Nos 71 to 75, n s, 207.8 e Lenox av, 52.3x99.11. Prior mort $18,000. Aug 21, 1 year, 6%. Aug 23, 1909. 6:1732. 5,000

Kaye, Charles to Max M Warburg. 27th st, Nos 12 and 14, s s, 499.6 e 6th av, 25.6x98.9. P M. Aug 23, 3 years, 5%. Aug 24, 1909. 3:828. 80,000

Klingenstein, Jacob with GERMAN SAVINGS BANK. 122d st, Nos 113 to 117, n s, 140 e Park av, 50x100.11. Subordination agreement. Aug 24, 1909. 6:1771. nom

Katz, Herman J to Abram Bachrach. 133d st, Nos 138 to 142 West. Assign rents to secure $9,500. Aug 19. Aug 24, 1909. 7:1917. nom

Kramer (Max J) Co to MUTUAL LIFE INS CO of N Y. Av A, No 109, s w cor 7th st, Nos 130 and 132, 22.11x100. P M. Aug 23, due, &c, as per bond. Aug 24, 1909. 2:434. 55,000

Same to H Seymour Eisman. Same property. P M. Prior mort $55,000. Aug 23, due Jan 1, 1913, 6%. Aug 24, 1909. 2:434. 15,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 24, 1909. 2:434. ——

Kugler, Joseph to DRY DOCK SAVINGS INSTN. 10th st, No 271, n s, 219 w Av A, 25x94.8. Aug 25, 1909, due, &c, as per bond. 2:438. 20,000

Kaufman, Ricka to Simon Uhlfelder and Abraham Weinberg. 80th st, Nos 505 and 507, n s, 123 e Av A, 2 lots, each 25x102.2. 2 morts, each $4,000. Aug 23, 2 yrs, 6%. Aug 25, 1909. 5:1577. 8,000

Kneeland, Adele extrx Chas Kneeland with Lena and Hyman Rinaldo. 103d st, No 150, s s, 29.6 e Lexington av, 20x106.10. Extension of $14,500 mort until Nov 1, 1906, at 5%. Nov 1, 1903. Rerecorded from Nov 25, 1903. Aug 26, 1909. 6:1630. nom

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Lee, Wm H L to MUTUAL LIFE INS CO of N Y. 41st st, No 328, s s, 269 e 2d av, 16x98.9. July 28, due, &c, as per bond. Aug 25, 1909. 5:1333. 5,000

Lagomarsino, Assunta C and Jos A Scarinzi to TITLE GUARANTEE & TRUST CO. 83d st, No 169, n s, 137.6 e Amsterdam av, 18.6x102.2. Aug 19, due, &c, as per bond. Aug 20, 1909. 4:1214. 10,000

Levy, Julius to Jacob T Hildebrant. 110th st, Nos 161 to 171 East. Certificate as to reduction of 5 morts. Aug 19. Aug 21, 1909. 6:1638. —

Luxenberg, Jonas and Aaron H Haskell with METROPOLITAN LIFE INS CO. 151st st, Nos 526 and 528, s s, 200 e Broadway, 2 lots, each 40x99.11. Extension of 2 morts for $36,000 each until Sept 1, 1914, % as per bond. Aug 19. Aug 20, 1909. 7:2082. nom

Leinhardt, Sigmund to STATE BANK. Monroe st, Nos 270 and 272, s s, 25.2 w Jackson st, runs s 89.7 x w 25 x n w 10.6 x w 23.9 x n 77.4 to st x e 50 to beginning. Prior mort $——. Aug 21, 2 years, 6%. Aug 26, 1909. 1:261. 5,000

Lama, Carmela to Angelina Marrone. Mott st, No 120, e s, 72.6 n Hester st, runs n 27.6 x e 43.7 x s 26.5 x w 16.10 x n 0.6 x w — to beginning. Aug 16, 3 years, 6%. Aug 26, 1909. 1:238. 3,500

Lama, Carmela to Angelina Marrone. Mott st, No 118, e s, 45.5 n Hester st, runs e 27 x n 9.8 x e 17 x n 17.4 x w 16.10 x w 27 to Mott st x s 27.1 to beginning. Aug 16, 3 years, 6%. Aug 26, 1909. 1:238. 3,500

Martinson, Sophie to Edw Martinson. Greene st, No 213, w s, 125 s Wooster st, 27.6x100. P M. Prior mort $40,000. Aug 25, 2 years, 6%. Aug 26, 1909. 2:531. 4,000

Maggio, Antonino to Antonino Franzone. 11th st, No 338, s s, abt 130 w 1st av, 25x94.9. P M., Aug 18, 5 years, 6%. Aug 21, 1909. 2:452. 5,500

Moses, Chas G to TITLE GUARANTEE & TRUST CO. 16th st, No 617, n s, 263 e Av B, 25x92. P M. Aug 19, due, &c, as per bond. Aug 20, 1909. 3:984. 14,000

Mitral Realty & Construction Co to Minoma Realty Co. Riverside Drive, n e cor 181st st, 100x—x100x100. P M. Aug 16, 6 yrs, 6%. Aug 20, 1909. 8:2179. 30,000

Madden, Francis L of Ossining, N Y, to Annie A Colgate. 93d st, No 264, s s, 100 e West End av, 16x84.5. Aug 20, 3 years, 4½%. Aug 21, 1909. 4:1240. 17,000

McNaught, Katharine to James Everards Breweries. 6th av, No 755, s w cor 43d st, No 100, 21.5x61. Leasehold. Aug 20, demand, 5%. Aug 23, 1909. 4:995. 19,480

McGillen, Jas J to Edw H Carle. 30th st, No 206, s s, 110 e 3d av, 18.9x98.9. P M. Aug 23, due, &c, as per bond. Aug 24, 1909. 3:910. 9,000

Same to City Equity Co. Same property. P M. Prior mort $9,000. Aug 23, due, &c, as per bond. Aug 24, 1909. 3:910. 2,000

Muller, Fredk to Ella A Tiemann. 51st st, No 415, n s, 150.3 e 1st av, 18.9x100.5. Aug 24, 1909, due Oct 1, 1912, 6%. 5:1363. 1,000

Mitchell, James E to Elma L Horton. 24th st, No 349, n s, 231.6 e 9th av, 19.6x98.9. P M. Aug 23, 3 years, 5%. Aug 25, 1909. 3:748. 12,000

McNeely, John S to Eliz F King et al exrs Edward King. 43d st, Nos 547 and 549, n s, 125 e 11th av, 50x100.5. July 13, 5 yrs, 5%. Aug 25, 1909. 4:1072. 15,000

Same and Phillip Ryan with same. Same property. Subordination agreement. Aug 19. Aug 25, 1909. 4:1072. nom

Mead, Fredk G and Robt G, Jr, as trustees Robt G Mead with Morris and Harry Gordon. 105th st, Nos 18-20 East. Extension of $41,000 mort until Nov 1, 1914, at 5%. July 23. Aug 25, 1909. 6:1610. nom

McKeogh, Patrick to Thomas Conheady. Lexington av, No 521, e s, 40.5 n 48th st, 20x70. Aug 23, 2 years, 6%. Aug 25, 1909. 5:1307. 3,000

Marshall, Wilson with Agnes C MacLean. 133d st, No 66, s s, 135 e Lenox av, 25x99.11. Extension of $16,000 mort until Sept 16, 1912, at 5%. July 22. Aug 24, 1909. 6:1730. nom

Mellon, Esther A to Isaac Rodman. 29th st, No 114, s s, 209.4 w Lexington av, 21.10x98.9. Prior mort $13,000. Aug 25, 1909, 2 years, 6%. 3:884. 2,500

Nunan, Anne McD to TITLE GUARANTEE & TRUST CO. 78th st, No 150, s s, 280 e Amsterdam av, 20x102.2. Aug 20, due, &c, as per bond. Aug 20, 1909. 4:1149. 2,000

Newman, Karolina to METROPOLITAN SAVINGS BANK. 100th st, No 160, s s, 225 w 3d av, 25x100.11. P M. Aug 20, 5 years, 5%. Aug 21, 1909. 6:1627. 11,000

Newman, Karolina to Leah Cohn. 100th st, No 160, s s, 225 w 3d av, 25x100.11. P M. Prior mort $11,000. Aug 20, 1909, 1 year, 6%. 6:1627. 2,500

N Y LIFE INS & TRUST CO trustee Louis C Hamersley with Morris B Goldberger. 10th st, Nos 141 and 143 West. Extension of $42,000 mort until Aug 24, 1914, at 4½%. Aug 23. Aug 24, 1909. 2:611. nom

Nordlinger, Louis to Flora Nordlinger. 42d st, No 302, s s, 70 e 2d av, 15x98.9. P M. May 21, 3 years, 5%. Aug 24, 1909. 5:1334. 7,000

Problem Consulting & Constructing Co to H Gerald Chapin as trustee. Certificate as to mort or deed of trust dated Aug 20, 1909. Aug 20, 1909. —

Pine Investing Co to Franklin Pettit. 93d st, No 9, n s, 189.2 e 5th av, 20.6x100.8. Prior mort $——. Aug 21, due Mar 1, 1910, 6%. Aug 24, 1909. 5:1505. 11,000

Same to same. Same property. Certificate as to above mort. Aug 21. Aug 24, 1909. 5:1505. —

Percival, Katherine C to Clara Harriman. 71st st, No 233, n s, 327.9 w Broadway, 18x102.2. P M. Prior mort $——. July 3, due, &c, as per bond. Aug 26, 1909. 4:1163. 7,000

Quinn, John E to Cath wife Patrick G Tighe. 21st st, No 337, n s, 275 e 9th av, 25x98.9. Prior mort $7,000. Aug 20, due, &c, as per bond Aug 23, 1909. 3:745. 1,000

Roossin, Louis to Maria Hess extrx George Hess. Attorney st, Nos 5 and 7, w s, 66 n Division st, 50x100. P M. Prior mort $10,000. Aug 18, due Sept 1, 1919, 5½%. Aug 20, 1909. 1:314. 30,000

Roseno, Louis to Julius Prince. 117th st, Nos 19 and 21, n s, 300.3 w 5th av, 34.8x100.11. Prior mort $——. Aug 21, installs, 6%. Aug 24, 1909. 6:1601. 2,200

Rush, Analeata to Rachel Katze. Park av, No 1251, e s, 25 s 97th st, 25x100. Aug 25, 1909, 5 years, 5%. 6:1624. 18,000

Reichbart, Aaron with STATE BANK. 2d av, No 1889, w s, 75.11 s 98th st, 25x96. Extension of $2,000 mort until July 23, 1910, at 6%. Aug 23. Aug 26, 1909. 6:1647. nom

Robitschek, Julius to EMIGRANT INDUSTRIAL SAVINGS BANK. 84th st, No 529, n s, 348 e Av A, 25x102.2. Aug 26, 1909, 5 years, 4½%. 5:1581. 10,000

Seymour Realty Co with MANHATTAN SAVINGS INSTN. West st, Nos 396 and 397, n e cor 10th st, 44.8x78.1x43x90. Agreement as to share ownership of mort. Aug 19. Aug 21, 1909. 2:636. nom

Schimek, Richard to August Zanzig. 89th st, No 446, s s, 107 w Av A, 25x100.8. Prior mort $——. Aug 23, 1909, due Sept 1, 1911, 6%. 5:1568. 2,000

Seus, Anna M with Curb Realty Co. 135th st, No 510, s s, 283.4 w Amsterdam av, 45.10x99.11. Extension of mort for $21,692.57 to Aug 9, 1910, at 6%. Aug 21, 1909. 7:1988. nom

Sinibaldi, John to Joseph Doelgers Sons. Houston st, Nos 161 and 163 West. Saloon lease. Aug 21, demand, 6%. Aug 23, 1909. 2:520. 1,050

Stacey, J Lewis to Wm O'Hanlon. Front st, No 41, s e cor Coenties slip, No 20, 25.3x50; Coenties slip, n e s, 87.8 e Front st, 20.4x51x20.9x51. 1-8 part. Aug 16, 1 year, 6%. Aug 21, 1909. 1:34. 600

Sunflower Realty & Security Corpn to Ida Galewski. Pleasant av, Nos 437-441, w s, abt 25 s 123d st, and 25 n c l blk bet 122d and 123d sts, runs w 100 x n 50 x e 100 x s 50 to beginning. Prior mort $42,000. Aug 17, 2 yrs, 6%. Aug 21, 1909. 6:1810. 5,000

Smith (Thomas) Construction Co to GERMANIA LIFE INS CO. St Nicholas av, s w cor 178th st, 94.11x100. Aug 20, due, &c, as per bond. Aug 21, 1909. 8:2144. 170,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 21, 1909. 8:2144. —

Schermerhorn Constructing Co to Realty Associates. Certificate as to mort for $260,000 covering land in Brooklyn, N Y. Aug 12. Aug 21, 1909. —

Schillinger, Eliza to TITLE GUARANTEE & TRUST CO. 69th st, No 340, s s, 325 e 2d av, 16.8x77.4. Aug 23, due, &c, as per bond. Aug 24, 1909. 5:1443. 6,000

Schor, Joseph and Bernat Springer to Fred Elfenbein. 2d av, No 1951, w s, 75.11 n 100th st, 25x100. Aug 23, 3 years, 6%. Aug 25, 1909. 6:1650. 2,000

Sperry, Thomas A, of Cranford, N J, to IRVING SAVINGS INSTN. 92d st, No 292, s s, 150 w Broadway, 37.6x137.4x37.7x140.10. Aug 25, 5 years, 4½%. Aug 26, 1909. 4:1239. 75,000

Sperry, Thomas A, of Cranford, N J, to IRVING SAVINGS INSTN. 92d st, No 294, s s, 187.6 w Broadway, 37.6x135.10x37.7x137.4. Aug 25, 5 years, 4½%. Aug 26, 1909. 4:1239. 75,000

Singer Sales Co to Rebecca L Bloom. 44th st, s s, 240 e 5th av, 20x100.2, Brooklyn. Certificate as to mort for $2,000. Aug 25. Aug 26, 1909. —

Tull, Alice W, of Philadelphia, Pa, to John H Cole exr Emily R M Hewson. 17th st, No 43, n s, 285 s e 6th av, 25x92. P M. Aug 24, 5 years, 4½%. Aug 25, 1909. 3:819. 40,000

Tobiesen, Eleanor and Morris Levy with Mary U Strong. 136th st, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11. Subordination agreement. Aug 24. Aug 25, 1909. 7:1988. nom

Tobiesen, Eleanor and Henry Rosenthal with same. Same property. Subordination agreement. Aug 24. Aug 25, 1909. 7:1988. nom

Tobiesen, Eleanor and Annie Levy with same. Same property. Subordination agreement. Aug 24. Aug 25, 1909. 7:1988. nom

Tobiesen, Eleanor to Mary U Strong. 136th st, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11. Aug 24, 1909, 3 yrs, 5%. 7:1988. 38,000

Timm, C Margaret widow with The German Evangelical Lutheran Church of St Paul in N Y. Perry st, Nos 85 and 87, n e cor Bleecker st, Nos 385 to 387½, 55.2x58.9x54.7x57.3. Extension of mort for $12,000 to June 1, 1914, at 4½%. July 30. Aug 20, 1909. 2:622. nom

Wilkins, Julia to EMIGRANT INDUSTRIAL SAVINGS BANK. Greenwich st, No 422, s w cor Laight st, No 67, 20.7x58. Prior mort $14,000. Aug 23, 1909, 3 years, 4½%. 1:217. 5,000

Weill, Leonard to American Mortgage Co. Ludlow st, No 19, n w s, abt 160 s Hester st, 19x87. P M. Aug 24, 1 year, 5%. Aug 25, 1909. 1:298. 11,000

Wallenstein, Samuel B with FRANKLIN SAVINGS BANK. 17th st, No 16, s s, 250 w Union sq West, 25x92. Subordination agreement. Aug 20. Aug 25, 1909. 3:844. nom

Wilkins, Julia K to Harriet R McKim. 65th st, No 166, s s, 174 e Amsterdam av, 18x100.5. P M. Aug 16, due Aug 24, 1912, 5%. Aug 25, 1909. 4:1136. 15,000

Weinhandler, Sampson H to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 793, e s, 25 s 99th st, 25x100. June 30, due &c as per bond. Aug 24, 1909. 7:1853. 24,000

Weintraub, Morris with Augustine M Reilly. Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75. Subordination agreement. Aug 20. Aug 21, 1909. 2:321. nom

Westervelt Cafe Co to Stewart Distilling Co. Liberty st, No 99, n e cor Church st, No 9, store lease. Aug 19, installs, 6%. Aug 21, 1909. 1:62. 1,500

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 21, 1909. 1:62. —

Youngs, Henry of Goshen, N Y, to TITLE GUARANTEE & TRUST CO. Greenwich st, No 499, e s, abt 150 s Spring st, 22.3x75. Aug 19, due, &c, as per bond. Aug 20, 1909. 2:594. 6,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Arc Realty Co to Adolph Seelig. Vyse av, e s, 130 s 181st st, 20x98.11x20x98.6. Prior mort $8,000. Aug 19, 2 years, 6%. Aug 20, 1909. 11:3133. 3,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:3133. —

Same to Robt Cohn. Vyse av, e s, 50 s 181st st, 20x98.11x20x99.5. Prior mort $8,000. Aug 19, 2 years, 6%. Aug 20, 1909. 11:3133. 3,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:3133. —

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Same to Julius and Harry Cohn. Vyse av, e s, 70 s 181st st, 20x98.6x20x98.11. Prior mort $8,000. Aug 19, 2 years, 6%. Aug 20, 1909. 11:3133. 3,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:3133. ——

*Abbenseth, Wm H to Fredk Wm Koch. Gillespie av, e s, 175 n Zulette av, 50x82.2x50x85.10. P M Aug 20, 1909, 3 years, 5%. 742

*Abbott, Isaac E and Edw H Mayes with Thomas Bolton. Harrington av, n w cor Cornell av, 25x100. Extension of $180 mort until Aug 14, 1912, at 6%. Aug 23, 1909. nom

*Same with Thomas Bolton. Harrington av, n w cor Mapes av, 25x100. Extension of $620 mort until Aug 14, 1912, at 6%. Aug 2. Aug 23, 1909. nom

*Agugliaro, Michele to Susan A Tier, of Mt Vernon, N Y. Ash av, n s, — e 216th st and being lot 50 map (No 981 in Westchester Co) of Laconia Park. Aug 23, due, &c, as per bond. Aug 26, 1909. 2,000

Benenson, Benj to Annie Smith. 163d st, s s, 217.9 w Brook av and being lot 21 map North Melrose, 50x100. P M. Prior mort $3,000. Aug 23, 2 years, % as per bond. Aug 24, 1909. 9:2384. 3,500

*Bronx Dock & Land Co to Sarah E Conklin. 10th st, s w cor Av B and being lot 217 and part of lots 218 and 219 map Unionport, 305x108; Av B, n w cor 10th st, runs w 280 x n 108 x e 175 x s 25 x e 105 to Av B x s 83 to beginning; Edwards av, n s, 100 w Latting st, 75x100. Aug 2, 2 years, 5½%. Aug 26, 1909. 12,000

*Becker, Margt to Dora L Schreiber. Virginia av, e s, 28 n 8th st, and being lots 305 and 306 map Pugsley estate, 50x—x50x—. Aug 23, 3 years, 6%. Aug 24, 1909. 1,400

*Busch, Basilius to Fredk Wm Koch. Zulette av, s e cor Gillespie av, 160 to Dudley av x170.7x86.10, gore. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,197

*Same to same. Gillespie av, e s, 125 n Zulette av, 50x85.10x50x89.5. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 742

Buscall, John H to American Mortgage Co. Webster av, e s, 324.5 n 168th st, runs n 45.6 x e 90 x s 45 x w 66 x s 0.6 x w 24 to beginning. Aug 23, 1909, 5 years, 5%. 9:2396. 28,000

Brown, Jos S of Brooklyn, N Y, to Julie E Chaffanjon. Austin pl, s e cor 147th st, also 211.4 s 149th st, runs e 89 x n 55 x w 60 to pl x s 60.4 to beginning. P M. Aug 19, 3 years, 6%. Aug 20, 1909. 10:2601. 1,400

Brook Construction Co to Manhattan Mortgage Co. St Pauls pl, s s, 100 e Washington av, 40.4x122x40.1x122. Prior mort $——. Aug 19, due, &c, as per bond. Aug 20, 1909. 11:2911. 35,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:2911. ——

Same to same. St Pauls pl, s e cor Washington av, 100x40.1. Prior mort $——. Aug 19, due, &c, as per bond. Aug 20, 1909. 11:2911. 45,000

Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:2911. ——

Battista, Salvatore, Vincenzo Procario, Cristoforo Cozzolino and ITALIAN-AMERICAN TRUST CO with Caroline S Fellowes. 151st st, Nos 243 to 247 East. Subordination agreement. Aug 18. Aug 21, 1909. 9:2441. nom

Brown, Chas F to whom it may concern. Pelham av, No 528. Estoppel certificate. Aug 21, 1909. 11:3059. ——

Braun, Louis F to Ada D Schmalholz. Sedgwick av, w s, 100 s 176th st, 75x100. Aug 20, 1909, 3 years, 5%. 11:2882. 8,400

*Bariffi, Martin to Mary E Tiemann. Theriot av, w s, 125 s McGraw av, 25x100. Aug 19, due July 1, 1912, 5%. Aug 20, 1909. 3,500

*Bernhardt, Amanda to Fidelity Development Co. Neil av, s s, 50 e Bogart av, 25x100. July 27, 3 years, % as per bond. Aug 21, 1909. 1,000

*Banta, Geo C to Augustus Barton, Jr. Plot begins at point on a certain land, runs along Wm P Cooks property at s e cor of land on said lane of now or late Oswald Bergen, runs e 84 to land now or late owned by Albert Banta x n 29.2 to land now or late of Wesley Waterhouse x w 84 x s 25.5 to beginning, City Island. Aug 19, 2 years, 6%. Aug 20, 1909. 800

Cioffi, Carmine to Bernard C Murray. Vyse av, w s, 125 s 173d st, 75x100. P M. Aug 19, due, &c, as per bond. Aug 21, 1909. 11:2989. 7,500

Same to C W H Arnold. Same property. P M. Prior mort $7,500. Aug 19, 1 year, 6%. Aug 21, 1909. 11:2989. 2,500

*Commercial Finance Co to Fredk W Koch. Zulette av, s s, 101 w Gillespie av, 146.9x108.6x109.8x96. P M. July 14, due Aug 18, 1912, 5%. Aug 20, 1909. 1,265

Criscuolo, Peter to Arnold Chas Weil. Brook av, w s, 150 n 170th st, 25x90. Aug 23, 1909, 3 years, 5%. 11:2896. 5,000

Collier, Cath T to Geo D Scott. Montgomery av, n w cor 176th st, 48.7x105.2x81.3x100. P M. Aug 23, 3 years, 5%. Aug 24, 1909. 11:2877. 8,000

*Devine, Thos J to August Funck. 173d st, e s, 406 s Gleason av, 50x100. Aug 21, 3 years, 6%. Aug 24, 1909. 1,000

*Dreyer, Henry F to Wm Koch. Gillespie av, n w cor Zulette av, 100x100. P M. July 30, due Aug 18, 1912, 5%. Aug 20, 1909. 1,911

*De Rop, Frank to Chas Schneider. Mayflower av, e s, 136.10 n Pelham road, 75x100. Prior mort $3,000. Aug 19, due, &c, as per bond. Aug 20, 1909. 500

*De Leo, Agostino and Buoaventura, De Leo Guiseppe Bevacqua to Rosie Peskin. 224th st, s s, abt 265 w Laconia av, and being lots 284 to 287 map (No 1114A) 329 lots part Schieffelin estate, 100x109.6. Aug 19, 3 years, 6%. Aug 20, 1909. 1,300

Doctor Herzl Assn to Nathan M Schrier. 137th st, No 358, s s, 306.6 w Willis av, 25x100. Prior mort $14,000. Aug 21, due Feb 24, 1911, 6%. Aug 26, 1909. 9:2299. 1,500

Same to same. Same property. Certificate as to above mortgage. Aug 21. Aug 26, 1909. 9:2299. ——

*Einberger, Fredk to Wm Koch. Plymouth av, e s, 125 n Zulette av, 50x100. P M. July 29, due Aug 18, 1912, 5%. Aug 20, 1909. 854

Egan, Ellen, wife Francis J to Geo Ehret. 3d av, No 4547, s w cor 184th st, runs w 237.9 to Bathgate av, No 2306, x s 40 x e 237.9 to 3d av x n 40 to beginning. P M. Aug 24, 1 year, 5%. Aug 26, 1909. 11:3052. 25,000

Elias (Henry) Brewing Co to John Hoernel. Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10, except part for av. Aug 17, due, &c, as per bond. Aug 26, 1909. 11:3073. 5,000

Same to same. Same property. Certificate as to above mortgage. Aug 17. Aug 26, 1909. 11:3073. ——

Finley, John to Eliz Anger and ano trustees Carl A G Anger. College av, w s, 140.5 n 169th st, 16.8x92.6. Aug 17, due, &c, as per bond. Aug 26, 1909. 11:2785. 3,500

Fordham Realty Co to Central Mortgage Co. Sedgwick av, w s, 393.10 n from unnamed st 20 ft wide which forms n line of a public place at junction of Sedgwick av and Bailey av, 2 lots each 37.7x85. Two morts, each $6,000. May 1, 3 years, 5½%. Aug 26, 1909. 11:3237. 12,000

Same to same. Heath av, w s, 25 s Knox or Vietor pl, two lots each 25x100. Two morts each $4,500. July 1, 3 years, 5½%. Aug 26, 1909. 11:3239. 9,000

*Fredonia Realty Co to Fredk J Schuh St Pauls pl, w s, being lots 7 to 10 map of lots offered for sale by Eliz Schuh, Westchester, runs s w 96.2 x n w 102 x n e 109.3 to av x s e 100 to beginning. P M. Aug 16, 5 years, 5%. Aug 20, 1909. 5,000

*Fogelstrom, John A to Fredk H Jewett. Hill av, e s, 250 s Jefferson av, 50x100, Edenwald. Aug 7, 3 years, 6%. Aug 21, 1909. 700

*Ferris Av Realty Co to Sidney H Rosenthal. Baxters Creek formerly part of Grove farm, at Throggs Neck, and runs to road from Westchester to Old Ferry Point and to land of Elijah Ferris, contains 37 888-1,000 acres of upland and 18 334-1,000 acres of salt meadow; also all right, title and interest to land under waters of L I Sound, &c, adj above, contains 28 506-1,000 acres and 4 424-1,000 acres. July 30, due Oct 30, 1909, 6%. Aug 21, 1909. 10,000

*Ferris Av Realty Co to Sidney H Rosenthal. Certificate as to mort for $10,000 upon property at Throggs Neck. July 30. Aug 21, 1909. ——

*Fritz, Paul to Wm Koch. Plymouth av, e s, 75 n Zulette av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 854

*Fritz, Paul to Mary Schuh. Gillespie av, w s, 75.4 s Dudley av, 26.11x88.9x25x98.10. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 322

Fairchild, Benj T to Park Mortgage Co. Sedgwick av, w s, 297 s Perot st, runs s 265.4 x w 268.3 to e s Kingsbridge terrace x n 309.10 x e 305.11 to beginning. Aug 23, 1909, 3 years, 5%. 12:3253. 24,000

Foley, Robert and Wm P to DOLLAR SAVINGS BANK. 136th st, No 724, s s, 225 w Willow av, 25x100. Aug 23, 1909, due Dec 1, 1910, 5%. 10:2564. 8,500

*Federman, Rudolph and Naomi individ and as wife said Rudolph to Eva L Johnson. St Lawrence av, w s, 50 s Merrill st, 25x100. Prior mort $3,000. Aug 23, due Oct 1, 1909, 6%. Aug 25, 1909. 200

*Federman, Rudolph to Tillie P Reuse. St Lawrence av, w s, 50 s Merrill st, 25x100. Aug 23, 3 years, 5½%. Aug 24, 1909. 3,000

Fordham Realty Co to Kingsbridge Real Estate Co. Heath av, w s, 25 s Knox or Vietor pl, 25x100, and being lot 24 blk 3239 map No 1187 of Bailey estate. P M. Prior mort $4,500. Aug 25, 1 year, 6%. Aug 26, 1909. 11:3239. 1,000

Same to same. Heath av, w s, 50 s Knox pl, 25x100, and being lot 23 blk 3239 same map. P M. Prior mort $4,500. Aug 25, 1 year, 6%. Aug 26, 1909. 11:3239. 1,000

Same to same. Sedgwick av, w s, 393.10 n of unnamed st 20 ft wide which forms n line of Public pl at junction of Sedgwick and Bailey avs, 2 lots, each 37.7x85. 2 P M morts, each $1,500. 2 prior morts, $6,000 each. Aug 25, 1 year, 6%. Aug 26, 1909. 11:3237. 3,000

Gerhards (Albert), Inc, to Victor Gerhards. Freeman st, n w cor Longfellow av or st, 100x25. Prior mort $2,200. Aug 17, due, &c, as per bond. Aug 25, 1909. 11:2999. 1,000

*Germansky Construction Co to Chas J Mooney. 4th st, e s, 165 n Briggs av, and being lot 33 map Briggs estate, 60.9x54x94.3x95. P M. Aug 19, 3 years, 6%. Aug 24, 1909. 2,200

Greenwald, Ada to Jacob Beck. Walton av, n e cor 175th st, 25x95. Aug 23, due, &c, as per bond. Aug 24, 1909. 11:2825. 300

*Godfrey, Rose to Fredk W Koch. Middletown road, s w cor Plymouth av, 25.3x114.6x25x117.10. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,015

Glennen, Patrick F to Frank Gass. Clarke pl, s s, 205.7 w Walton av, 50x100. Aug 20, 1909, 1 year, 6%. 11:2839. 500

Gilligan, Edw J to Beadleston & Woerz. Westchester av, No 1031, and Simpson st, No 1044. Saloon lease. Aug 19, demand, 6%. Aug 20, 1909. 10:2726. 3,000

Griffin, Anthony J to Van Mater Stilwell. Aqueduct av East, No 2346, e s, 117.6 s 184th st, 16.2x76.6x16x73.11. P M. Aug 2, 2 years, 6%. Aug 26, 1909. 11:3209. 2,250

*Hooks, Dominick, Jr to Daniel Sullivan. 2d st, n w cor 229th st (15th av), 114x105, Wakefield. Aug 25, due, &c, as per bond. Aug 26, 1909. 3,000

Harrington, Richard V to John J Harrington. Anthony av, s w cor 180th st, 50x100. Aug 25, 1909, demand, 6%. 11:3156. 4,000

*Hayes, Henrietta E to Fredk K Morris. Amsterdam av, e s, 225 n Tremont road, 25x100. Aug 14, 1 year, 6%. Aug 21, 1909. 500

Hinz, William to James V Kern. Washington av, No 2084, e s, 160.1 s 180th st, 24.6x95x22.5x95.1. P M. Aug 17, 2 years, 6%. Aug 20, 1909. 11:3046. 2,000

*Henning, Mary M to DOLLAR SAVINGS BANK of City N Y. Westchester av, s e cor Castle Hill av, runs e 51.9 to road leading to G M Wilkins place x s 161.10 x w 18.5 to Castle Hill av x n 157.6 to beginning. Aug 9, due June 1, 1912, 6%, until June 1, 1910, and thereafter at 5½%. Aug 20, 1909. 12,500

*Same to Thomas Keitel. Same property; also 14th st, n w cor Av C, 21x—x—x82. Prior mort $12,500. Aug 20, 1909, due Feb 20, 1910, 6%. 2,000

*Harrington, Stephen to Fredk Wm Koch. Middletown road, s s, 25.3 e Gillespie av, 25.3x117.5x50x114. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 693

*Same to same. Middletown road, s s, 50.6 e Gillespie av, 25.3x120.10x25x117.5. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 693

*Hasselhoff, Christian H F to Fredk Wm Koch. Gillespie av, e s, 225 n Zulette av, 50x78.6x50x82.2. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 728

*Humborg, John to Fredk W Koch. Middletown road, s e cor Edison av, 75.9x101x75x91. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 2,257.50

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*Harrington, Stephen to Fredk W Koch. Middletown road, s e cor Gillespie av, 25.3x114x25x110.9. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 980

*Hanrahan, Kath to John Mechler. 172d st, e s, 231 s Gleason av, 25x100. Aug 19, 2 years, 5%. Aug 20, 1909. 500

Hooks, George to Warren J Mitchell. Lind av, e s, 283.7 s 167th st, late Union st, 25.9x162x25x155.9. Prior mort $4,500. Aug 18, 2 years, 6%. Aug 24, 1909. 9:2526. 2,000

Irvine Realty Co to C Adelbert Becker. Webster av, e s, 37.2 n 187th st, 33.4x103.9x33x102.1. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500

Same to same. Webster av, e s, 137.2 n 187th st, 33.4x132.2x33.2x 130.6. Aug 6, 3 years, 6% Aug 20, 1909. 11:3032. 3,500

Same to same. Webster av, e s, 203.10 n 187th st, 33.4x135.6x33.2x 133.10. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500

Same to same. Webster av, e s, 70.6 n 187th st, 33.4x105.5x33.2x 103.9. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500

Same to same. Webster av, e s, 170.6 n 187th st, 33.4x133.10x 33.2x132.2. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500

Same to same. Webster av, e s, 103.10 n 187th st, runs e 105.5 x n 3.3 x e 23.4 x n 28.3 x w 130.6 to av x s 33.4 to beginning. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500

Same to same Webster av, n e cor 187th st, runs e 100 x n 30.4 x w 102.1 x s 37.2. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 5,000

Same to BRONX BOROUGH BANK. Webster av, n w cor 187th st, runs n 237.2 x e 235.9 to w s Park av x s 221.1 to 187th st x w 223.4 to beginning. Aug 6, due, &c, as per bond. Aug 20, 1909. 11:3032. 47,000

*Kelly, Robt to Fredk W Koch. Crosby av, w s, 178.9 s Middletown road, 50.6x76.7x50x73. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 4,000

*Kaufman, Philip to Alwell Realty Co. Jackson st, w s, 105 s Railroad av, 2 lots, each 25x100. 2 morts, each $3,500. Aug 23, 1909, due, &c, as per bond. 7,000

Lavelle, Cath A wife and John H to James S Alexander guardian Clinton D Backus. Longfellow av, w s, 307.3 n 167th st, 2 lots, each 25x100. 2 morts, each $7,500. Aug 23, due, &c, as per bond. Aug 24, 1909. 10:2754. 15,000

Same to same. Longfellow av, w s, 357.3 n 167th st, runs w 100 x n 19 x n e 10.4 x e 91.7 to av x s 25 to beginning. Aug 23, due, &c, as per bond. Aug 24, 1909. 10:2754. 7,500

*Lombardi, Angela to Leonardo Lombardi. 214th st, s s, 119 e White Plains road, and being lots 11 and 12 map New Village of Jerome, 50x100. Prior mort $7,000. Aug 17, due, &c, as per bond. Aug 21, 1909. 1,000

*Lauterwasser, Emil H to Mary Schuh. Gillespie av, w s, 48.5 s Dudley av, 26.11x98.10x25x108.10. P M. July 15, due Aug 18, 1912, 5%. Aug 20, 1909. 399

La Spina, John to Jennie Sapiro. Grand av, No 2051, w s, 330 s 180th st, 20x100. Prior mort $——. Aug 24, 2 years, 6%. Aug 26, 1909. 11:3206. 1,500

*Lazzari, John B, individ and as exr Caroline Lazzari with Amelia Schwerin and ano. Olinville av, No 3432. Subordination agreement. Aug 25. Aug 26, 1909. nom

*Miller, Clara A to Edw Brady. Waterbury av, e s, 150 n Town Dock road, 50x220x—x215. P M. Aug 24, due June 18, 1911, 5½%. Aug 26, 1909. 700

Mayer, Edwin, Elkan Holzman and James Stern as trustees under mortgage, Solomon Friedman et al exrs Theo S Bassett dec'd et al bondholders, and Fleischmann Realty & Construction Co with Henry H and Nathan F Vought. Ratification of release of mort and agreement amending trust mort made by Fleischmann Realty & Construction Co and recorded Nov 10, 1908, as to release of mort covering lots 80, 81 and 82 on amended map of Cammann estate at Fordham Heights, &c. July 26. Aug 21, 1909. 11:3218. nom

Moebus, August, of New Rochelle, N Y, to Gustavus Robitzek and ano. 154th st, n e cor Courtlandt av, 25x100. Prior mort $5,000. Aug 19, due Jan 1, 1912, 5%. Aug 23, 1909. 9:2401. 2,000

Maze Realty Co to Louis Leiserson. Beck st, n s, 107.5 e Av St John, 3 lots, each 33.4x125. 3 morts, each $4,000; 3 prior morts, $—— each. Aug 23, 2 yrs, 6%. Aug 24, 1909. 10:2685. 12,000

McLaughlin, Edward to Herbert S Brussel guardian Adolph B Lichtenstein and ano. 137th st, s s, 525 e Willis av, 25x100. Aug 23, due &c as per bond. Aug 24, 1909. 9:2281. 16,000

*Neller, Albert to Wm Koch. Plymouth av, n w cor Zulette av, 125x86.10x142x17.9. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 980

*Neller, John J to Wm Koch. Plymouth av, e s, 25 n Zulette av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 840

Nunan, Margaret to American Mortgage Co. 3d av, e s, 131.2 n 153d st, late Grove st, 43.10x207.9 to Bergen av x44.5x204.10. Aug 23, 3 years, 5%. Aug 25, 1909. 9:2363. 32,000

Same and Aaron Langstadter with same. Same property. Subordination agreement. Aug 23. Aug 25, 1909. 9:2363. nom

*Nevins, Delia B to Moses G Wright. 229th st, late 15th av, n s, 238.4 w 4th av, 33.4x114. P M. Aug 25, 3 years, 5%. Aug 26, 1909. 2,500

*Osborne, Fredk K to Mary Schuh. Gillespie av, s e cor Dudley av, 15x107.9x55.3x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 427

*O'Hara, David G and John J to Our Realty Co, a corpn. Lot 17 map (No 396) of Adee Park. Aug 20, due Mar 1, 1910, 6%. Aug 23, 1909. 735

Poldow, Joseph to Central Mortgage Co. Concord av, e s, 59.4 n 147th st, 2 lots, each 19.8x100. 2 morts, each $5,500. Apr 1, 3 years, 5½%. Aug 20, 1909. 10:2580. 11,000

Same to same. Concord av, e s, 98.10 n 147th st, 19.10x100. Apr 1, 3 years, 5½%. Aug 20, 1909. 10:2580. 5,500

*Pierson, Anna A to Fredk W Koch. Middletown road, s s, 25.3 w Plymouth av, 50.6x107.9x50x114.5. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,400

*Paff, Amelia B to Fredk W Koch. Middletown road, s s, 75.9 e Edison av, 50.6x107.9x50x101. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,400

*Pryor, Kate J C, Margt L, Peter E, Bernard F and Margt J Cannon to Amelia Schwerin and ano. Elliott av, e s, 350 n Julianna st, 50x125, Olinville. Aug 25, 5 years, 5%. Aug 26, 1909. 2,000

*Quarg, Fredk O to Robt Gebhardt. Fowler av, w s, abt 125 n Rhinelander av, and being lot 50 blk 46 sec 1 map Morris Park, 25x142.4. Prior mort $4,000. Aug 19, 3 years, 5%. Aug 20, 1909. 900

Quinn, John J to EMIGRANT INDUSTRIAL SAVINGS BANK. Creston av, w s, 794.9 n 196th st, late Wellesley st, 25x100.4. Aug 26, 1909, 5 years, 5%. 12:3318. 3,500

Rosenberg, Abe to Sigmund Thau. Rogers pl, e s, 350.1 n Westchester av, 50x90. Prior mort $——. Aug 25, 1909, due Sept 1, 1910, 6%. 10:2699. 825

Rosenow, Gretchen to Kemp-Jones Realty Co. Anderson av, No 958, e s, 365.3 n Jerome av, 27x137.6x27.1x135.2. P M. Prior mort $17,500. Aug 25, 1909, 5 years, 6%. 9:2504. 5,500

Rettinger, Joseph to UNION SQUARE SAVINGS BANK. Union av, n w s, 202.6 n e 152d st, runs n w 100 x n e 19.5 x n e 3.1 x s e 100.7 to av x s w 22.6 to beginning. Aug 12, 5 years, 5%. Aug 25, 1909. 10:2665. 9,500

Same to Maud T Gaylor. Same property. Prior mort $9,500. Aug 20, 3 years, 6%. Aug 25, 1909. 10:2665. 1,000

Rendall, John to BRONX BOROUGH BANK. Park av, s w cor 187th st, runs w 120.4 x s — x e — to av x n 287.8 to beginning. May 12, due &c as per bond. Aug 20, 1909. 11:3031. 44,000

Russ, Minor O to Clement L Smith. Tremont av, No 749, n s, 94 w Prospect av, 25x95. Prior mort $9,000. Aug 19, 3 years, 6%. Aug 20, 1909. 11:3003. 2,500

*Rooney, John to Wm Koch. Crosby av, w s, 153.6 s Middletown road, 25.3x73x25x71.2. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 287

*Steffens, Annie to Wm Koch. Plymouth av, n e cor Zulette av, 25x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 637

*Sullivan, Margt A of Brooklyn, N Y, to Wm Koch. Gillespie av, w s, 100 n Zulette av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 854

*Stein, Margt C to Margt Berrian. Gillespie av, w s, 48.5 n Harington av, 26.11x106.6x25x97.4. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 378

*Schlette, Chas G to Margt Berrian. Gillespie av, e s, 40 s Dudley av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 840

*Schrag, Frieda to Mary Schuh. Gillespie av, s w cor Dudley av, 21.6x118.11x20x126.11. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 455

*Same to same. Gillespie av, w s, 21.6 s Dudley av, 26.11x108.10x 25x118.11. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 399

*Steimann, Henry C W O to Fredk W Koch. Gillespie av, e s, 110.9 s Middletown road, 75x74.10x75x69.4. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 987

*Stinner, Fredk A to Fredk W Koch. Gillespie av, n e cor Zulette av, 25x96.10x25x98.7. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 567

*Stadie, Henrietta widow to Frances I Fenn. Barnes av (4th st), e s, 89 s 229th st, 25x105. Aug 21, due July 1, 1912, 5%. Aug 23, 1909. 1,500

Sacks, Clarence O to Lizzie Cahn. Jackson av, No 1060, e s, 159 s 166th st, 17.6x87.6. P M. Prior mort $6,500. Aug 20, due Feb 20, 1910, 6%. Aug 23, 1909. 10:2650. 1,400

Scholermann, Amelia to Fredk J Schuh. Cambreleng av, w s, 50 s 189th st, 25x100. Prior mort $5,000. Aug 21, 1909, due, &c, as per bond. 11:3075. 1,500

Steinkamp, Wm H with Central Mortgage Co. Concord av, e s, 59.4 n 147th st, 59.2x100. Subordination agreement. Aug 20. Aug 24, 1909. 10:2580. nom

Segrave, James A to Theo H Silkman trustee Kath Munro for Peter J Munro. Mosholu av, s w cor Suydam av, runs w 165.8 x s 100 x e 50 x s 101.7 to Crescent av x e 93.10 to Suydam av x n 215.6 to beginning. Aug 1, 3 years, 5%. Aug 24, 1909. 13:3421. 9,000

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Aug 12, demand, 6%. Aug 25, 1909. 11:3121. 2,500

Same to same. Same property. Certificate as to above mort. Aug 12. Aug 25, 1909. 11:3121. ——

*Steen, Joseph to John J Donovan. Bracken av, w s, 100 n Randall av, 50x100; Bracken av, w s, 175 n Randall av, 50x100. July 26, due, &c, as per bond. Aug 25, 1909. 3,000

*Schoen, John A to Mary E Hardie. Elliott av, e s, 100 s Elizabeth st, 25x125. P M. Aug 24, 5 years, 5%. Aug 25, 1909. 4,000

Schrier, Max with Nathan M Schrier. 137th st, s s, 306.6 w Willis av, 25x100. Subordination agreement. Aug 21. Aug 26, 1909. 9:2299. nom

*Schaffer, Elda E to Ernest Friedrich et al. Broadway, e s, 300 n Tremont road, 50x100; Amsterdam av, w s, 300 n Tremont road, 25x100. Prior mort $1,000. Aug 24, 1 year, 6%. Aug 26, 1909. 400

*Salvatore, Filomena and Rosalia Patragia to Wm F Gleason. White Plains road or Clason Point road, e s, 125 s 150th st or O'Brien av, 75x111.6, Clason's Point. P M. Aug 24, 3 years, 5½%. Aug 26, 1909. 2,100

Trompeter, Hermann to Emily M Schloemann. Crotona av, No 2070, e s, 72 n Oakland pl, 24x100. Aug 11, 5 years, 5%. Aug 26, 1909. 11:3095. 5,000

*Thorpe, John F to Fidelity Development Co. Matthews av, w s, 275 s Brady av, 25x100. P M. July 9, 1 year, % as per bond. Aug 25, 1909. 1,050

Tighe, Patrick G with Feodora A Bernhard. Elsmere pl, n s, 350 w Marmion av, 25x100. Extension of $4,000 mort until Nov 21, 1912, at 5%. Aug 26, 1909. 11:2956. nom

Vought, Henry H and Nathan F to LAWYERS TITLE INS & TRUST CO. Andrews av, e s, 539 n 183d st, 29x100. Aug 9, 3 years, 5%. Aug 20, 1909. 11:3218. 7,500

Same to same. Andrews av, e s, 596 n 183d st, 28x100. Aug 9, 3 years, 5%. Aug 20, 1909. 11:3218. 7,500

Same to same. Andrews av, e s, 568 n 183d st, 28x100. Aug 9, 3 years, 5%. Aug 20, 1909. 11:3218. 7,500

Walter, Christian to Mary Perkins and ano. Vyse av, s e s, 75 s w Jennings st, late Charlotte pl, 25x100. Prior mort $——. Aug 10, 5 years, 5%. Aug 20, 1909. 11:2994. 4,500

*Winton, John to Wm Koch. Plymouth av, e s, 175 n Zulette av, 50x100. P M. Aug 14, 3 years, 5%. Aug 20, 1909. 861

Zwonetschek, Eliz with Emily M Schloemann. Crotona av, No 2070, e s, 72 n Oakland pl, 24x100. Subordination agreement. Aug 26, 1909. 11:3095. nom

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 19.

Sherman av, n w cor 166th st, 100x100. Northern Bank of N Y agt John Monaghan et al; Gifford, Hobbs & Beard, att'ys; Francis W Pollock, ref. (Amt due, $2,984.59.)

Aug. 20.

2d av, No 1848. Bernard Mayer agt Kesil Leibowitz et al; Isaac S Heller, att'y; Alfred Steckler, ref. (Amt due, $8,712.82.)

3d av, No 4070. Max Cohen agt Arthur H Sanders; Davis & Kaufmann, att'ys; Joseph D Edelson, ref. (Amt due, $5,097.50.)

Aug. 21.

No Judgments in Foreclosure Suits filed this day.

Aug. 23.

2d av, No 2413. Oestreicher Realty Co agt Max Milgrim; Rosenbluth & Silverman, att'ys; Frank Moss, ref. (Amt due, $6,258.)

185th st, n s, 101 w Washington av, 16.8x100. Maggie F Tucker agt John F Dowd; Francis W Pollock, att'y; Alexander Brough, ref. (Amt due, $2,106.31.)

113th st, n s, 177.2 w Park av, 26.3x100.11. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys; Frank Moss, ref. (Amt due, $2,865.02.)

Aug. 24.

Brook av, No 373. Wm A Weber agt Anna Habicht+ Forster, Hotaling & Klenke, att'ys; Norman J Marsh, ref. (Amt due, $6,259.)

Grand st, n s, 28.4 w South 5th av, 20x60. Amelia A Purdy agt Esther Rawak; Lambert S Quackenbush, att'y; Francis W Pollock, ref. (Amt due, $15,633.03.)

136th st, s s, 250 w Amsterdam av, 150x99.11. Louis B Rosenberg agt A N McInnis Realty Co; Weschler & Rothschild, att'ys; Geo A Newman, ref. (Amt due, $35,606.25.)

1st av, No 14. Marks Kirshbaum agt Paul Shalet et al, Joseph Gans, att'y; Maurice S Cohen, ref. (Amt due, $11,583.58.)

Aug. 25.

138th st, s s, 214.6 w Cypress av, 37.6x100. Theresa Kummel agt Ignazio Lupo; Max Silverstein, att'y; Alexander Brough, ref. (Amt due, $9,109.42.)

Oliver st, No 42. Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y; Paul N Crandell, ref. (Amt due, $956.40.)

LIS PENDENS.

Aug. 21.

Lot 11, Block 22, map of Pelham Park, Bronx. Mary E Ehlers agt Perley S Crosier; specific performance; att'ys, De La Mare & Morrison.

62d st, s s, 100 w 3d av, 20x100.5.
Topping st, e s, lot 94, map of Village of Mount Hope, 58x116.
Samuel E A Stern et al agt Emma L Lichtenberg et al; partition; att'y, H B Singer.

Aug. 23.

Arthur av, n e cor 183d st, 22.7x100x irreg. Simon I Schwartz et al agt August Kuhn; action to foreclose mechanics lien; att'y, Bloomberg & Bloomberg.

Wadsworth av, n w cor 184th st, 179.10x70. Kraus & Hopin agt Getskay Realty Co; action to foreclose mechanics lien; att'y, B W Sandler.

146th st, n s, 126.6 e Willis av, 1.6x102.9x irreg. James Bryne et al agt Benjamin Benenson; action to recover possession; att'y, M P Doyle.

Aug. 24.

107th st, n s, 450 w Amsterdam av, 50x100.11. Isaac R Theise agt Carrie Herzig et al; action to declare deed void; att'y, H J Goldsmith.

Aug. 25.

Franklin st, Nos 132 to 140.
Varick st, Nos 5 to 9.
Franklin st, No 142, leasehold.
Franklin st, n s, 121.8 w Varick st, 12x87.6. David S Walton et al agt Florence L Mabee et al; amended partition; att'ys, Ellison, MacIntyre & Davis.

60th st, No 48 East. Thomas J Mooney agt Chas E Rushmore et al; action to foreclose mechanics lien; att'y, Gibson & Hulbert.

27th st, Nos 317 to 321 East. David Kornreich agt Roman B Zaliels; action to set aside conveyance; att'ys, Morrison & Schiff.

Aug. 26.

William st, No 118. Hugh Getty, Inc, agt Joseph Plaut et al; action to foreclose mechanics lien; att'y, H H Kimmel.

Aug. 27.

132d st, Nos 66 & 68 West. Teresie Zika agt Abraham Nevins et al; action to set aside title, &c; att'y, S R Fleischer.

FORECLOSURE SUITS.

Aug. 21.

67th st, n s, 80 w West End av, 20x100.5. Francis G Lloyd et al agt John F Cockerill et al; att'ys, Merrill & Rogers.

122d st, Nos 331 & 333 East; two actions. Louisa Egler extrx agt Helene Liebmann et al; att'y, G H Hyde.

100th st, No 333 East. State Bank agt Samuel Kadin et al; att'y, J A Kohn.

Stanton st, s s, 82.11 e Chrystie st, 17.9x75.1 Karl M Wallach agt Chain W Dicker et al; att'y, S J Liebeskind.

123d st, No 425 East. Annie Draper agt Annie Friedman et al; att'ys, Wesselman & Kraus.

Aug. 23.

Lewis st, No 111. The State Bank agt Sam Schulman et al; amended; att'y, J A Kohn.

110th st, No 126 East. Agnes A Cording agt Wolf Mellis et al; att'y, Rosendale & Dodd.

Aug. 24.

7th av, w s, 49.7 s 22d st, 24.7x100. E Cornelia Mahr agt Solomon Goldenkranz et al; att'y, F P Hummel.

100th st, n s, 137.6 w 1st av, 37.6x100.11. Mary H Smith et al exrs agt Israel Feit et al; att'ys, Harrison, Elliott & Byrd.

118th st, s s, 100 e 2d av, 40.9x100.11. Max J Klein et al agt Robert Garcewich et al; att'ys, Lese & Connolly.

132d st, n s, 300 w 4th av, 20x99.11. David B Ross agt Mount Gilead Baptist Church et al; att'ys, Berlincke & Adams.

Aug. 25.

Goerck st, e s, 125 s Broome st, 25x100. Thomas W Jeralds agt Isodore M Levy et al; att'ys, Crane & Lockwood.

Columbia st, No 77. Harris Kanzer agt Louisa Zasuly et al; att'y, M N Krakower.

3d av, n e cor 168th st, runs e 337.1 to Fulton av, x n 41.8 x w 111.1 x n 87 x w 60.10 x n 50 x w 180 x s 176 to beg. Emigrant Industrial Savings Bank agt Joseph F Schnugg et al; att'ys, R & E J O'Gorman.

Aug. 26.

10th av, Nos 766 & 768. Caroline M Child et al agt Mary C O'Brien et al; att'ys, De Grove & Riker.

St Owen pl, s s, Lots 40, 41, 44 & 45, map of South Vernon Park, Bronx. Clarence W Langdon agt Mina A Langdon et al; att'ys, Wilber, Norman & Kahn.

Av D, n e cor 9th st, 105x108, Bronx. Elizabeth Amon agt Richard Sullivan et al; att'y, J Davis.

168th st, s e s, intersec w s Forest av, 40x82. Ida Taylor agt Joseph Roberts et al; att'ys, McLaughlin & Stern.

Stanton st, No 80. Mina Fried agt Louis Wiltchik et al; att'y, L B Ginsburg.

178th st, n s, 100 e Crotona av, 21.7x95. Geo W Moore agt Giosue Galiani et al; att'y, J F Moroney.

167th st, s s, 100 w So Boulevard, 74.11x100. James Young agt Thomas J Mooney et al; att'ys, Joyce & Hoff.

Lexington av, n e cor 107th st, 17.7x65. Gustav Schmitt agt Chas A Winter et al; att'y, E Herrmann.

Aug. 27.

Jerome av, n e cor 177th st, 117.4x110.5x88.2x 135.4. Robert L Harrison agt John L Hobson et al; att'ys, Harrison, Elliott & Byrd.

101st st, n s, 16.6 e Park av, 31x75; two actions. Ellicott D Curtis, trustee agt Gussie Englander et al; att'ys, Roelker, Bailey & Stiger.

135th st, No 21 West. J Wesley Butler agt Hannah C Walker et al; att'y, C W McDougald.

Belmont av, n w cor 189th st, 15x87.6. Frank M Patterson agt Louis Noschese et al; att'y, W G Whaley.

119th st, Nos 306 & 308 East; two actions; Jacob Doll agt Joseph Horowitz et al; att'y, E Miehling.

Jackson st, Nos 87 to 91. Bernard Mayer agt Aaron Drusin et al; att'y, I S Heller.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Aug.

23 Adams, Thomas F—H W Vogel et al..225.01
23 Anderson, R Harcourt—B D Fincke....43.89
24 Abbes, William & Max Barufke—N Y Tel Co.....32.86
25 Alexander, Troy & Julia D—New Netherland Bank of N Y 395.30
26 Amoruso, Carmine et al—N Y Telephone Co.....26.54
26 Archer, Geo M—Second National Bank of Red Bank, N J.....5,050.00
27 Abelowitz, Abraham—N Y Telephone Co. 65.80
27 Abanese, Carmelo et al—N Y Edison Co. 52.24
21 Braun, Charles—J Worhaftig.....557.65
21 Bennett, Hiram C—M Miller 418.42
23 Braun, Charles F & Edward T Baskett—S Hodkinson et al.....194.81
23 Brittingham, Beverly M—F Thorp, Jr, et al 83.36
23 Boer, Helen D—M Schwartz 277.99
24 Buch, Samuel E—N Y Tel Co.....36.42
24 Buonsinor, Domenica—L W Harburger..39.65
24 Brady, Arthur C—C D Folsom et al..807.18
24 Bedini, Jean—J E Shea 360.31
24 Burchman, Joseph Heinrich Bros 16.24
24 Bolton, Michael J—W F Holloway et al. 1,466.69
25 Bjork, Joel J N Y & N J Telephone Co. 80.40
25 Bernstein, Michael —the same 116.14
25 Browne, C Allen—W E Coleman.....100.98
25 Bartel, Samuel admr—N Y & N J Telephone Co..... .....costs, 22.78
25 Billings, Geo J—J Judelsohn.....25.94
26 Boerner, Hans—E L Bell.....220.02
26 Brody, Joe—H Lewkowitz 67.32
26 Bennett, Wm J—N Y Die Co.....33.28
26 Berman, Edw I & Isaac A Pales.....38.98
26 Bayles, Chester A—N Y Life Ins Co..112.50
27 Bohling, George—L Weinstock ...a...277.52
27 Barend, Sara—N Y Telephone Co.....37.40
27 Baird, Fannie——the same 36.62
27 Bernstein, Mark——the same 36.72
27 Bailey, Catherine M——the same.....32.17
27 Bunn, Mabel D——the same 39.93
27 Brucellaria, Harry et al—F Hipsh....176.41
27 Baldanzo, Liborio et al—N Y Edison Co. 62.24
27 Boyarsky, Moses—A Sklanssky.....102.65
23 Carroll, Ralph W—J E Olsen.....60.65
24 Cohen, Lena—N Y Edison Co.....44.07
24 Cook, Charles E & Geo E—W S Rafferty et al.....96.58
24 Cox, Patrick—O'Rourke Engineering & Construction Co..... .....costs, 124.55
24 Combes, Elizabeth A—E D Murphy et al. 135.41
25 Castle, Chas H et al—Battery Park National Bank of N Y.....579.12
25 Cobb, Geo B, Jr—C Hensel.....101.75
26 Campbell, Benjamin—B Dinowitz 61.32
26 Curtis, Wm H—W & J Sloane.....59.95
26 Conradson, Chas M—Olson & Veerhusen Co 323.15
26 Console, Domenico—G Guarini 348.91
26 Collins, Jeremiah J—Sheffield Farms Slawson Decker Co.....76.14
26 Carr, Joseph—Abendroth Bros 29.48
27 Coulter, Chas C—M J O'Brien.....69.60
27 Callaghan, Michael G et al—United Electric Light & Power Co.....42.31
27 Citrin, Harry—N Y Edison Co.....109.04
27 Cole, Parsells et al—Acker, Merrall & Condit Co..... .....162.15
21 Danz, Geo W—Fountain & Choate et al. .....costs, 108.18
23 Della, Monico, Angelo—F Kotolo 35.41
24 Dobson, Patrick J—N Y Edison Co.....14.98
24 Daly, John Jr—the same 15.54
24 De Bevoise, Walter—J McGee Iron & Brass Foundry Co..... .....41.66
26 Danforth, Mary or McKeon—N Y Telephone Co 33.29
26 Davis, Julius S—P Voss et al.....201.31
27 Dischler, Louis—Oliver Typewriter Co.30.41
21 Epstein, Leon—Regina Co.....273.94
23 Esposito, Maria—A Starase 44.99
23 Edwards, James & John Conness—W H Leffingwell 139.53
24 Elman, Samuel D—N Y Edison Co.....18.90
24 Ellis, Frederick G—Charles Scribners Sons. 35.74
25 Eichner, Abraham—C S Lefcourt.costs, 23.32
27 Ernst, John R—N Y Telephone Co...23.13
27 Epstein, Leon J—D J Rauch.....32.73
27 Enger, Reuben—N Y Hollow Ware Co..103.41
27 Eagleton, John J—H Wolfe.....55.00
27 Erkins, Henry—W Reid 42.84
25 Eidman, Ferdinand, Jr—L W Havemeyer et al 305.77
21 Frankel, Joseph—I Krupen 658.02
23 Flatow, Rosalie admrx—D I Shapiro..60.66
24 Friedman, Mano—C Teven 155.41
24 the same——the same 80.41
24 Fredericks, Albert—E Schroeder et al..70.26
24 the same——P Lowenthal et al....146.96
24 Freedman, Fritz—S Hirschberg.....176.91
24 Fuchs, Dezso—N Y Edison Co.....32.95
24 French, Lillian H——the same 27.55
25 Fagan, Claude M—N Y & N J Telephone Co..... .....53.43
25 Faber, Joseph E et al—H Hausman....37.43
25 Fromkes, Hugo et al—I Reder et al..103.31
26 Fritz, Frank—A Hupfel's Sons Inc....484.70
26 Finkelstein, Irving—H Lewkowitz.....81.45
26 Firestone, Charles—Title Ins Co of N Y. 41.03
26 Fleig, Albert B—A C Smith Jr.....1,417.26
27 Fritz, Gustav—N Y Telephone Co.....25.91
27 Friedland, Henry et al—Hydraulic Press Brick Co..... .....60.19
27 Friedenberg, Simah S—M Kurland.....29.31
27 Fidelman, Sophie—United Electric Light & Power Co..... .....25.21
27 Fitzhugh, P Henry—S Katz 323.29
21 Goldberg, Elias—E Friedman 164.91

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23 Goetschins, Melvin A—H W Vogel et al. 50.63
23 Gahn, Joseph—A Bernstein.....868 32
24 Goldberg, Harry—N Y Tel Co.....33.90
24 Glassman, Morris—R Saprinsky.....397.16
24 Gulotta, Anthony J—G M Lambert....51.06
24 Goldberg, Chas—N Y Edison Co.....70.28
24 Gaylione, Luigi—S L Bruck et al.....171.91
24 Ganz, Isidore—P Reinberg 3,621.14
25 Graeffe, Jessie—Union Trust Co of N Y. 979.62
25 Gordon, Louis—S Ellinger 182.22
25 Glotzer, Moses—N Y Butchers Dressed Meat Co..... .....177.64
26 Gordon, Samuel et al—T C Wood.....113.18
26 Grumman, Clara et al—T B McCarthy et al 135.91
26 Garzillo, Dominick—A Schattman 42.89
27 Guerlich, Karl—Lang & Co.....220.65
27 the same —the same 506.61
27 Grosse, Herman G—N Y Telephone Co.48.79
27 Gilbert, Della M—A G Evans et al...131.87
27 Grazioli, Vincent et al—F Hipsh.....176.41
27 Goldfarb, Joseph—B Michalover et al..333.26
27 Gallagher, John J et al—United Electric Light & Power Co..... .....42.31
27 Glickman, Louis et al—M Singer.....104.65
27 Gale, Geo H—Bordens Condensed Milk Co. 59.41
21 Hass, Jacob—L Jacobowitz 64.65
21 Hardy, James T—F W Saltzseider Jr.533.51
21 Holt, Leddra W—E I Du Pont de Nemours Powder Co..... .....508.75
23 Hesselgreen, Geo C—Imperial Engraving Co..... .....182.83
23 Hemming, H Glover—W Barthman....158.52
23 Herbert, Edward W & Albert Putz—B B Davis 324.48
23 Hirschman, Asher S—H C Fox et al.... .....costs, 17.41
24 Hills, Helen May—N Y Tel Co.....36.21
24 Heim, Selma—J W Rose 11.22
24 Hyatt, Mary C—L G Gridley 151.40
24 Herzig, Carrie & Chas Joseph—I R Theise 831.87
24 Hiserad, Edward A—N Y Edison Co..44.57
24 Hearns, John T—H E Walter & Co, Inc. 276.91
24 Houlihan, Daniel J—Am Exchange Cigar Co..... .....35.76
24 Held, Chas—H L Ketchman 156.27
24 Heidel, Irene—H Goldberg 48.27
24 Hoffman, Henry—A Stannek 223.55
25 Hayward, Edw F—H W Fairfax.....38.00
25 Horowitz, Harry M et al—N Kaplan...29.48
25 Hammer, Rosie* & Isador—J Kallenberg. 88.71
25 Hammer, Rosie—J Kolenberg.....219.41
25 Hager, Wm H—Acker, Merrall & Condit Co..... .....90.52
26 Hofer, Rebecca—I Ketzger 732.31
26 Hett, Edward—H R Fellman.....248.39
27 Hanley, Theresa—M Katz 37.91
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27 Herschman, Jonas—G Becker et al....47.18
21 Jacobson, Max W—G Cohen 76.01
23 Johansen, Gotfried—B Davis 243.00
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25 Jolin, Jacob et al—W Singer.....27.11
25 Japha, Siegfried—E D Depew et al....44.01
26 Jordan, Thomas—N Y Telephone Co...47.65
26*Joline, Jacob et al—L Siegbert et al...97.53
27 Joseph, Solomon J—N Y Edison Co..26.24
27 Jones, Richard A—D Beaman.....80.91
27 Josephthal, Sidney L trustee—D Bossak .....costs, 24.35
21 Klauss, August L—G Robitzek & Bros, Inc 38.72
23 Kohn, Emrich—The Brown, Green Co.15.85
23 Klein, Walter—C Staiger et al.....68.78
24 Kosovsky, Joe—Bronx Borough Bank.1,481.01
24 Kierns, Samuel F—P Kierns exr.....1,537.20
24 Klotz, Mary—C F Flaacke.....105.87
25 Kronenberg, Morris—N Y & N J Telephone Co..... .....43.15
25 Kirschbaum, Sigmund et al—N Kaplan.29.48
26 Kauffman, Arthur—Westinghouse Lamp Co. 49.01
26 Kleinfeld, Max—T C Watkins et al....41.95
27 Kennedy, Edwin—M B Philipp.....326.67
27 Klein, Max—S J Liebman.....29.90
27 Kahn, Abraham—Judkins & McCormick Co. 331.69
24 Liske, Henry—N Y Edison Co.....29.94
24 Lundin, Maurice—A E G Wingard.....135.05
26 Ludemann, Charles—I Metzger 732.31
26 Leifert, Alex—Alden H Weed Co.....39.41
26*La Salla, Andrea et al—T C Wood....113.18
27 Lindenthal, Regina—M Heller..costs, 22.85
27 Levkowitz, Seymour—United Electric Light & Power Co..... .....322.38
27 Lewis, Sarah E—N Y Edison Co.....47.92
21 Macdonald, Geo S—Union Trust Co of N Y 117.78
23 Meyer, Albert—J T Stanley 20.51
23 Murphy, Patrick—J Doelger et al.....317.32
23 Moser, Henry—J Balmford 110.61
23 May, Frederick R—H Fincken.....78.47
24 Mme. Simon Millinery Co—N Y Tel Co.39.47
24 Maher, James S—C T Willard Co, Inc..251.16
24 Muller, Edward C—M Goldsmith et al.178.81
24 Myers, Harriet D—N Y Edison Co.....19.44
24 Manning, James C—M Felleman Distillery Co..... .....679.59
24 Maslich, Adolph—E S Alpaugh et al....79.50
24 Mishbinsky, Harris—W F Clemmons....50.16
24 Mandelbaum, Jos H—Central Syndicate Bldg Co 205.85
24 McTeigue, Nellie—N Y Tel Co.....51.21
24 McCormack, Chas W—J Stahl Jr.....322.50
24 McGee, Harry L—The Boston Florist....36.93
25 Meyer, Karl—N Y & N J Telephone Co.53.17
25 Mariano, John—I Youngelson.....70.65
25 Moore, Chas V et al—Battery Park National Bank of N Y 570.12
25 Moore, Edw J—Star Co.....554.68
25 MacFadden, Elmer E—Acker, Merrall & Condit Co..... .....114.17
26 Meltsner, Rachel—I R Denzer et al...64.06
26 Meegan, Frank W—M R French.....227.03
26 Miano, Frank et al—N Y Telephone Co.26.54
26 Moses, Hugo—S Klar et al.....118.76
26 Murcotte, Joseph—N Y Hollow Ware Co. 28.64
26 Moran, Maria—J Steinbach 147.06
26*Mathews, Harold C et al—Pohl Machine Co 283.53
26 Moller, John Jr—J C Delmonico.....391.38
26 McKeon, Mary or Danforth—N Y Telephone Co 33.29
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27 Meltsner, Rachael—W Alsberg et al..313.18
27 Magill, Wm F—J F Conners 244.57
27 Malia, Thomas F—S Green 469.03
27 Maltinsky, Michael—J Seitzman.....202.90
27 Monsees, Charles—United Electric Light & Power Co..... .....87.62
27 Moscowitz, Esra—N Y Edison Co.....19.41
27 Miller, Geo C—Rees & Rees 34.24
27 McQuarrie, Joseph C & Robert*—Curtis Blaisdell Co..... .....87.23
27 McGinley, William—P W Engs & Sons.78.19
23 Nappi, Saverio—M Vitale 218.97
23 Nuccio, Elia—D Pagono.....196.59
24 Nethercott, Geo—E P Hatch.....36.57
24 Nelson, Geo M—Laird 95.81
24 Nee, Wm—J Fishman 248.07
24 Neuman, Michael—A A Lewis et al...449.65
26 Napier, Thomas S et al—Pohl Machine Co. 283.53
26 Niblock, Amelia W et al—T B McCarthy et al 135.91
26 Noonan, Mary—Hoosac Valley Lime & Marble Co 299.02
27 Naccash, Malham—S C Lamport et al.218.56
25 O'Rourke, David—N Y Importation Co.486.06
25*Olsen, Carl A et al—A Bielenberg Co.61.74
27 O'Dell, Eugene S—T Normoyle.....129.05
21 Perry, Ida L* & Robert—Hamilton Bank. 422.69
23 Petrocelli, Paul—Bennett, Sloan & Co..25.61
24 Peterson, Chas—Wm J Fee Coal Co..199.65
24 Paddelford, Jesse F—M Greenfield....220.90
24 Pensker, Ely or Ely Prinsky or Louis Rinsker—I Rollbrand 55.81
24 Pearlman, Benj J—Heinrich Bros.....64.02
25 Price, Morris—N Y & N J Telephone Co. 49.29
25 Pasternak, Isidore et al—W Singer.....27.11
25 Pupki, Chas J—Lamb Engine Co of N Y 253.84
26 Pasternak, Isidor et al—L Siegbert et al. 97.53
26 Pearsall, Edw E—N Y & N J Telephone Co 38.32
26 Paris, Michael R—N Y Die Co.....59.76
27 Pappas, Anthony—D T Rogon.....16.31
24 Quinn, Geo B—A W Gray 226.91
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21 Ressler, Joseph—A Gash 109.30
21 Rand, Sine—J Seeman et al.....79.70
23 Rifkin, Abraham B—S Kaplan.....145.22
23 Raps, Rosie & Hyman—L Thirer.....83.80
23 Romain, Nathan—Beekman Hill Live Poultry Co..... .....98.70
23 Rukgaber, Victor E—Vroom, Inc.....37.01
24 Rogers, Lillian C—J Butler et al exrs. 363.21
24 Rinando, Guiseppe—C Pollacek.....317.89
24 Ritter, Isaac—N Y Edison Co.....16.89
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24 Rosenthal, Samuel—Terminal Printing Co. 64.16
24 Rudnick, Herman—J G Kremer.....60.91
24 Rush, Harry P—R McMann Co.....160.49
25 Rasmussen, Robert T—N Y & N J Telephone Co..... .....121.91
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25 Regan, Peter J—M Samuels et al....18.65
25 Roach, Wm T—M Samuels 32.38
25 Rosenberg, Samuel et al—M D Spektovsky 739.17
25 Randolph, Ross W et al—A Bielenberg Co. 61.74
26 Rainer, Theresa & Max—M Plattiner..397.81
26 Ronalds, Chas C—J M Noonan.....34.61
26 Rosenberg, Frank—N Y & N J Telephone Co 68.70
26 Redcliff, Frederick J—L Marx.....67.31
26 Reynolds, Augustus L—E F Bushnell et al. 389.00
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26 the same——Conron Bros Co.....194.65
26 Roberts, Joseph J—Union Exchange National Bank of N Y.....3,530.62
27 Reisler, John J—Frank V Strauss & Co. 117.23
27 Relihan, Kate—Curtis Blaisdell Co...117.91
23 Schwartz, Isidor & Samuel—R W Baldwin et al exrs 379.78
23 Savage, Henry W—N Y Press Co, Ltd.... .....costs, 10.86
23 Schmidt, Max—C Evers et al.....112.50
23 Sweet, Norman—T R Savage.....166.31
23 Steinfeld, Max—H A Groen et al.....64.92
24 Serritella, Vinzenza—C C Wendel.....31.66
24 Smith, Wm G—N Y Edison Co.....11.38
24 Smith, Chas R—M P Dyett exr.....168.56
24 Smith, Chas R—M P Dyett.....282.41
25 Schwartz, Sidney C—N Y & N J Telephone Co..... .....34.31
25 Snyder, John H—G Barrie et al.....382.90
25 Schear, Harry—C S Lefcourt...costs, 23.32
25 Saltz, Isaac—I Goodman.....227.03
25 Schweitzer, Peter—L Rosenson.....38.75
25 Silbermann, Adolf—S M Buch.....22.29
25 Sacks, Samuel et al—M D Spektovsky.739.71
25 Scheinkman, Bernard—L I Gallagher... .....1,135.36
25*Smith, Wm A et al—H Hausman.....37.43
26 Stewart, Virginia—B M Rosenbaum...205.97
26*Stewart, Chas N C et al—N Y & N J Telephone Co 76.39
26*Schnur, Samuel et al—A Paies.....39.98
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26 Spencer, Harry E—E L Williamson..93.27
26 Stollkefer, Lillie E—Sheffield Farms Slawson Decker Co 80.51
26*Sigler, Arthur H et al—T C Wood....113.18
27*Strongin, Louis et al—Hydraulic Press Brick Co..... .....60.19
27 Simon, Max & Henrietta—Elba Realty Co. 163.31
27 Stuart, John—W G Reid et al.....226.27
27 Seymour, Edw A—N Y Edison Co.....14.76
27 Steuer, August—H Brash 442.04
27 Schanz, Chas F—American Sales Book Co. 11.34
27 Schwartz, Abraham et al—M Singer...104.65
27 Schick, Valentine—Crandall & Godley Co. 68.65
27 Sherman, Marcus & Flora—M Halperin. 553.59
27 Sheehan, Michael J—Cromwell Co....113.56
23 Tucci, Angelo & Mary—A Vannelli.....64.00
24 Treft, Paul T—H M Seeley.....85.31
25 Tierney, Sarah—J Lerman.....121.67
26 Toelberg, Niels—L Lefkowitz 44.92
26 Taylor, Arthur M et al—N Y & N J Telephone Co 76.93
27 Tumler, Herman—United Electric Light & Power Co..... .....15.33
27 Tierney, John M—C Bain.....20.26
27 Terhune, Samuel L Jr et al—Acker, Merrail & Condit Co.....162.15
27 Their, Samuel—National Lead Co.....51.90
26 Underhill, Edw B—L M Gerry.....524.62
24 Vogel, Frank—T Wellbrock 50.00
23 Wingerath, William—F Hipsh 62.05
24 Webster, Hugh B—T G Roebuck & Co.119.85
24 White, Geo F—N Y Tel Co.....62.89
24 Winsor, Thomas—Laird 32.90
24 Wile, Julius, Alfonso, Irwin, Oscar J & Ernest S Blum—The Nat Arts Club..... .....costs, 17.41
25 Williams, Herbert M—M A Wechsler.687.52
25 Wax, Charles et al—A Kutner et al..35.01
26 Williams, Hepry E et al—M Kaufmann et al 64.68
26 Walthers, Max—N Y Prism Co.....370.41
26 Wenzel, Louis—H Herrold 42.83
26 Wasserberger, Nathan—N Y & N J Telephone Co 39.05
26 Wertheim, Herman et al—S Goldstein..84.41
26 Wertheim, Herman——the same 69.41

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27 Ward, Thomas B,* Augustus E & Henry W*—F Hipsh 60.45
27 Weiner, Louise—S J Pulise.....60.91
23 Yard, Harry C—M Mayer 262 85
26 Young, Howard J—A Notman et al....29.49
23 Zachodin, Lazar or Lazer Cohen—B Beinhart 45.15
24 Zuconick, Mary—H Kram 101.05
24 Zwicker, Clara—M H Westin et al....34.40

CORPORATIONS.

23 Estates of Chatham—Andrew Cone General Advertising Agency Corporation.....152.58
23 Riccadonna Hotel Co—C Conti.....448.03
23 Uneeda Ice Cream Co—S W Kennedy et al.....313.32
24 Brenner & Pearlman—Heinrich Bros...67.31
24 City Motor Service—N Y Edison Co....32.03
24 Lakeview Amusement Co—L W Harburger.....265.80
24 N Y School of Art and Douglas J Connah —G A Duff et al exrs 576.00
24 Renault, Freres Selling Branch, Inc—A Brudie admrx 7,825.45
24 Silk Textile Waterproofing Co—N Y Tel Co.....109.32
25 Hehi Realties—N Y & N J Telephone Co.....63.22
25 Bureau of Social Requirements—Archer & Pancoast Co.....31.85
25 Loring Auto Appliance Co—Columbia Circle Arcade Co.....194.05
25 Robert Crawford Co—I S Satten 19.41
25 Canarsie Amusement Co—J Emanuel.....12,127.78
26 C A Parcell Co—Waterbury Co.....246.21
26 Economy Tile Construction Co—N Y Telephone Co 37.16
26 McIntire & Co—Nicholas Power Co Inc..147.91
26 Fireproofine Mfg Co—H Delventhal..2,945.76
26 Hagemann Construction Co Inc et al—T C Wood 113.18
26 Regal Motor Car Co—American Newspaper Publishers Association 97.26
26 Schulich & Froenlich Co—T Rossmann.84.91
26 Quinn Lumber Co—C G Boyce.....190.45
27 City Motor Service—N Y Telephone Co.....31.78
27 Irish Counties Athletic Union—E M Yerkes et al 328.60
27 Union Ry Co of N Y City—M Goeller..200.00
27 the same——M Vultz 100.00
27 Liquid Carbonic Co—A T Smith.....costs, 26.49
27 Great Northern Engineering & Supply Co—Abendroth Bros.....195.84
27 Auerbach & Co—Charles F Hollwell Co.....255.53

SATISFIED JUDGMENTS.

Aug. 21, 23, 24, 25, 26 and 27.

[6]Adler, Louis—I Frank. 1907 .....532.65
Brown, Caroline—P Valas. 1909.....193.59
Brukewich, Gutman—I Leitman. 1909.....58.65
Cella, Peter—Aimone Mfg Co. 1909.....326.36
Colt, Russell G—R Arthur. 1909.....103.20
Costello, Charles E, Jacob Wallach, Jacob Richard, Barnet Cohen, Jacob Desner & Max Zweier—Northern Bank of N Y. 1909.141.93
Calhoun, James F & Maurice A O'Connell—A Schaefer. 1909 .....68.49
Campbell, Hugh—John C Brooks. 1908..128.49
Cookedale, Maxwell—W S Rafferty et al. 1909 .....239.73
[6]Cohen, Adolph—I Hamner. 1906.....174.72
Dotson, Napoleon B—W A Milliken. 1909..61.90
Same——same. 1906 .....25,850.00
Deitelbaum, Israel—A Cytryn. 1908.....112.15
Devine, Wm J—C B Many. 1909.....277.23
Doremus, Kathryne G—Lawyers Title Ins & Trust Co. 1908 .....73.47
Du Mont, Clara—A P Miller et al. 1909..137.70
Ershowsky, Samuel & Bernard—M Packer. 1909 .....1,149.72
Ettelson, Benjamin & Edgar B Cahan—M Minold. 1909 .....629.75
Frucks, Louis—City of N Y. 1909.....60.17
Gallo, Joseph & Frank Pittelli—Peter Gillings Co. 1909 .....347.57
Gannon, Michael J—A F Paulson et al. 1908.....108.76
Guinta, Felice—M Feist. 1908.....126.00
Goldberg, Mayer et al—R Blackman. 1909.353.57
[3]Gerard, Victor F—C Ironmonger. 1909...225.11
Ginsberg, Rae & Samuel—Standard Damp Proofing & Roofing Co. 1908 .....354.22
Haff, Luella C, Robert W Haff & Robert W Haff Realty Corporation—C A Hauck. 1909 .....3,055.30
Henderson, Simon—S P Pearson & Co. 1908.....114.21
Karp, Isaac & Nathan—S Lindenborn. 1908.....541.91
Kaven, Gustavus A—H A Reeves. 1903....548.10
King, Stephen T—F T Hegeman et al. 1905.....519.41
Kleine, George—C M Kessel et al. 1909....10.75
Kuck, Chas L—C Tisch. 1908.....173.26
Katz, Sam et al—N Rosen. 1909.....519.65
Klee, Sidney et al—Oliver Typewriter Co. 1909 .....74.11
Miller, Adolph S—J Braunstein. 1909.....67.51
Meller, Abraham et al—R Blackman. 1909.353.57
Myers, Caroline—V Halper. 1909.....220.15
[1]Marcus, Frank—D V Picker. 1908.....150.00
Millman, Solomon—L S Freitag et al..153.53
Muller, Frederick—Frederick Hollander & Co. 1909 .....24.41
Nerenbert, Henry—East River Mill & Lumber Co. 1909 .....51.83
Nikolas, Frederick—H Flegenheimer. 1902.....185.15
Normoyle, Michael—J A Bauer. 1909.....111.32
Opper, Lena—A Goldstein. 1909.....92.42
Osurio, Newton et al—Oliver Typewriter Co. 1909 .....74.11
Podolsky, David et al—R Blackman. 1909.353.57
Peter, James—C A Cornell et al. 1909...96.03
Rosenbaum, Adolph & John Hunick—M Goodman. 1908 .....169.50
Strakosch, Max—Lord & Taylor. 1909.....28.62
Same——M Schling. 1909 .....48.61
Seigel, Harold J—J Brinn. 1906.....59.31
Weinstock, Sam & Bessie et al—N Rosen. 1909 .....519.65
Whisten, Stephen A—John Morrow Co. 1909.....96.67
Whisten, Stephen A—Jeffrey Mfg Co. 1908.....774.73
Same——J Best. 1909 .....163.41
Wernher, Ernest—Simmons Mfg Co. 1909.77.93
Wedgefuth, Louis C—A D Adriance. 1908.608.94
Same——same. 1906 .....425.55

CORPORATIONS.

Pathe Freres—C M Kessel et al. 1909....10.75
American Mutoscope & Biograph Co—C M Kessel et al. 1909.....10.75
Edison Mfg Co—C M Kessel et al. 1909....10.75
Empire Paper Tube & Box Co—M Ryan. 1909 .....49.00
Same——S Ryan by gdn. 1909.....2,179.50
Farmer's Loan & Trust Co—D L Martin. 1909 .....381,516.30
Henry Hall Sons Co—G Lundenmeyer et al. 1909 .....248.23
Lion Brewery of N Y City—L Simmons. 1909. .....1,140.80
Lubin Mfg Co—C M Kessel et al. 1909...10.75
N Y Fireproof Tenement Assn—J Halvorsin. 1906 .....329.67
S. & N Construction Co—F J Dahlmeyer. 1900 .....183.63
W A Smith Elevator Co—M Griffen. 1909. .....5,571.87
Vitagraph Co of America—C M Kessel. 1909. .....10.75
Buckeye Engine & Foundry Co—J J Hart. 1908 .....27.72

[1]Vacated by order of Court. [2]Satisfied on appeal. [5]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Aug. 21.

144—60th st, No 48 East. Elias Nieberg agt Chas E Rushmore $2,750.00
145—Freeman st, s w cor Longfellow av, 131 x200. Louis Forella & Co agt Louis Siegel & Thomas Ward 141.42
146—2d st, No 213. Morris Hochberg agt C Christensen and King & Zalkin.....55.00
147—Bailey av, w s, 709 s Kingsbridge rd, 50x60. Hydraulic Press Brick Co agt Bailey Avenue Realty Co & Anthony Morrelli.126.00
148—41st st, No 446 & 448 West. Morris Siegfried agt Abraham Shimans & Morris Solomon & Louis Vlasky (renewal)...1,522.50
149—3d av, No 3218. Philip Arvin agt Jacob Deutsch & B Spring 31.50

Aug. 23.

150—Intervale av, intersection of Kelly st, 90 x90x irreg. Department of Health of City of N Y agt James C Mayer et al.....242.00
151—White Plains rd, n e cor 213th st, 100x 125. Same agt Caroline R Dursi.....358.00
152—Riverside Drive, e s, 453.2 s 127th st, 80 x95x irreg. New England Mantel & Tile Co agt St Paul's Construction Co...345.00
153—Anthony av, n w cor 174th st, 135.7x59.5. Andrew S Wright agt Ekwanok Realty Co. 200.00
154—6th st, No 537 East. Jacob Weiss agt John A Frey & Aaron Klein.....25.00
155—Satisfied.
156—Satisfied.
157—46th st, s w cor 8th av, 50x125. George E Morris et al agt Metropolitan Mercantile & Realty Co..... .....1,778.34
158—46th st, n w cor 8th av, 50x125. George E Morris et al agt Metropolitan Mercantile & Realty Co..... .....247.00
159—46th st, s w cor 8th av, 50x125. Martin L Lineberger et al agt Metropolitan Mercantile & Realty Co.....5,284.87
160—Morris av, No 658. John Viviano agt Dominico Negri & Vito De Paolo.....450.00
161—8th av, Nos 750 and 752. Charles F Mitchell agt Metropolitan Mercantile & Realty Co..... .....2,494.20
162—46th st, n e cor 8th av, 100x100. Jacob Schlesinger agt Metropolitan Mercantile & Realty Co..... .....575.00
163—164th st, Nos 434 & 436 West. Samuel Goldstein agt Fredericka Hack.....60.00

Aug. 24.

164—Lorillard pl, w s, 133.9 n 187th st, 40.5 x90. Thos B Bowne & Son Co agt D'Angelo Realty Co & Cipriani Realty & Construction Co..... .....498.51
165—122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co, Julius Braunstein & William Eisenstein....4,630.00
166—Beaumont av, No 2440. Charles Edel & Son agt E Sherman & Charles Gunn..17.17
167—Av A, s w cor 7th st, 22.11x100. Morris Sheres agt Max J Kramer & Harry L Rockmore 33.00
168—Lexington av, No 1901. Harlem Metal Ceiling Co agt Louis Meyer Realty Co, Herman J Katz & Union Square Contracting Co..... .....145.00
169—105th st, No 58 West. Morris Sheres agt Moses E Stern & Jacob Abrams.....90.00
170—14th st, No 250 West. German Grob & Son agt Vietona E Manzenedo & I W Stephan 400.00
171—Morris av, Nos 2338 & 2340. V Laguini & Co agt Michael Handy & A Warren..122.50
172—177th st, n w cor Cedar av, 89x126. East River Mill & Lumber Co agt Patrick J Murphy & L Keller & Co.....513.46

Aug. 25.

173—8th st, Nos 37 & 39 West. McClellan-Carroll Realty Construction Co agt Annie De Jonge and Geo B Hayes.....3,181.87
174—115th st, Nos 27 & 29 West. Nathan Kohlreiter agt Herman Herrnstadt and Max Strauss 96.00
175—45th st, No 65 West. Gold & Bros agt Will Rafel & Frank E Rafel.....160.65
176—Cedar av, n w cor 177th st, 89x126. Oscar Bartelstone et al agt Patrick J Murphy and L Keller & Co.....219.00
177—Matilda st, e s, 200 s 239th st, 100x100. J A Mahlstedt Lumber & Coal Co agt Fox Miller Realty & Construction Co.....2,598.16
178—Riverside drive, e s, 452.2 s 127th st, 80x95. Raphael Garfein agt Saint Pauls Construction Co 200.00

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179—Hoe av, w s, 125 n 172d st, 120x100. Candee, Smith & Howland Co agt Bryant Co 1,690.08

180—141st st, No 239 West. Samuel Goldstein agt David Rosenblum and Frederick Hock 38.50

181—Gramercy Park East, Nos 35 to 38. Pleumacher Contracting Co agt Gramercy Park Construction Co 461.26

Aug. 26.

182—Satisfied.

183—Wickham av, e s, 125 s Nereid av, 25x97.6. August Heil agt Vincenzo Mangione and Vincenzo Palmieri 50.00

184—Morris av, e s, 100 s Field pl, 50x100. P Carucci & Co agt Michael Handy and A Warren 904.50

185—Hoe av, w s, 125 n 172d st, 12.6x100. Same agt Bryant Co.....3,100.00

Aug. 27.

186—Park av, n w cor 58th st, 50.5x100. C F Wendland Engineering & Construction Co agt H & H L Williams 200.00

183—Walton av, w s, whole front between 181st st and Cameron pl, 156.8x100. George Spaeth agt Canton Construction Co & William Wainwright 90.00

188—9th av, No 606. Empire City Iron Works agt John Stube, William Stube, Metta Feitner, Louisa Murphy, Annie Saier, Ettie Schminke, Heirs of Henry Stube & Rosenberg Contracting Co.....54.00

189—Lyman pl, w s, 142.7 n 169th st, 50x100. Henry G Silleck Jr agt P J Lambert Construction Co, Thomas J Smith Co & J H Sturk 37.58

190—Rivington st, No 156. Barnett Golper et al agt Adolf D Lindemann & Philip Wechsler 79.00

191—2d av, e s, whole front between 126th and 127th sts, 199.10x450. John Bell Co agt Geo L Ingraham, Arthur Ingraham Catherine C Sulzer & Harlem River Park Amusement Co (renewal) 1,000.00

192—188th st, s s, 30 w Bathgate av, 100x100. Houghtaling & Wittpenn agt Mountain Construction Co.....132.50

BUILDING LOAN CONTRACTS.

Aug. 21.

St Nicholas av, s w cor 178th st, 94.11x100. Germania Life Ins Co loans Thomas Smith Construction Co to erect a —sty building; 8 payments $170,000

Aug. 23.

Broadway, n e cor 156th st, 99.11x100. Title Guarantee & Trust Co loans Gross & Herbener to erect a — sty building; — payments 200,0 0

Aug. 24.

Bronxdale rd, w s, 152 s Rhinelander av, 25x100. Herbert S Ogden loans Edward J Cahill to erect a — sty building; — payments 4,000

Jackson st, w s, 105 s Railroad av, 50x100, Alwell Realty Co loans Philip Kaufman to erect a — sty building; — payments....7,000

Aug. 25.

No Building Loan Contracts filed this day.

Aug. 26.

Heath av, w s, 25 s Knox or Vietor pl, 50x100. Central Mortgage Co loans Fordham Realty Co to erect a —sty building; 6 payments 9,000

Sedgwick av, w s, 514.10 n Bailey av, 75.2 x85. Same loans same to erect a —sty building; 6 payments 12,000

Aug. 27.

Broadway, n e cor 141st, 99.11x100. Union Dime Savings Bank loans T J McLaughlin's Sons to erect a 10-sty apartment; — payments 325,000

Bronxdale av, w s, 227.4 s 187th st, —x—. Paul & Margaret Langner loan Rachel Bailey to erect a two-family dwelling; 6 payments.4,000

SATISFIED MECHANICS' LIENS.

Aug. 21.

54th st, No 231 East. Izak Taub et al agt Maria Schuessler et al. (June 7, 1909) 28.00

Aug. 23.

Av B, No 83. Otto Reissmann agt Simon Ellinger et al. (June 15, 1909).....23.40

206th st, s s, 315 w Perry av. Standard Plumbing & Supply Co agt Mary E Costello et al. (Feb 18, 1909) 253.00

Aug. 24.

Mott st, Nos 135 and 137. Joe Klezky et al agt Josephine Sarila et al. (April 28, 1909) 200.00

141st st, No 239 West. Henry Farber agt Fredericka Hack. (Feb 3, 1909) 95.95

[3]67th st, No 22 East. Adolph Grant & Co agt Robert Fulton Cutting et al. (July 3, 1909) 259.38

[2]Brook av, s e cor 170th st, 24.5x100. Thomas F Bowne & Son Co agt William F Lennon Construction Co et al. (Dec 29, 1908).653.60

Aug. 25.

No Satisfied Mechanics Liens filed this day.

Aug. 26.

27th st, No 235 East. Hyman Kolker agt Samuel Rosendorff et al. (Aug 23, 1909).16.00

Same property. Sol Zetkin agt same. (Aug 23, 1909) 19.85

Amsterdam av, No 2228. Geo E Sealy agt Lincoln Holding Co et al. (July 28, 1909.) 75.00

Same property. F N DuBois & Co agt same. (June 28, 1909).....1,303.61

Same property. Eastern Metal Works agt John Doe et al. (June 29, 1909).....68.75

136th st, No 622 West. Barry Loewe agt Annie Koplik et al. (July 13, 1909).....230.00

Aug. 27.

Amsterdam av, No 2228. Household Granite Co agt Lincoln Holding Co et al. (June 26, 1909) 145.20

Webster av, e s, 134.4 n 173d st. Ernst E W Schneider agt David Lewis Realty Co et al. (May 19, 1909) 1.050.00

Hoe av, w s, 125 n 172d st. Carucci & Amendo Co agt Bryant Co et al. (Aug 26, 1909) 3,100.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Aug. 19.

Internationale Wolfram Lampen Aktien Gesellschaft; Julius Auerbach; $37,500; Foulds & Talland.

Zigler, Sandoe, Sal & Pepi Zipsser; Ulman & Co; $3,495.75; Bouvier, Dugro & Doyle.

Aug. 20, 21, 23, 24 and 25.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REA LESTATE.

Keller & Co. 304 E 87th..Albert Gas F Co. Gas Fixtures. $147

ADVANCE REPORTS.

(Continued from page 394.)

Bids Opened.

The Board of Education opened bids Monday, Aug. 23, No. 1: For removing six portable buildings from P. S. 101 and 105, and re-erecting same at P. S. 80 and 97, Brooklyn. Max Klausner, $2,190, low bidder. No. 2: For wardrobes at S. H. S., Manhattan. James I. Newman, $1,778, low bidder. No. 3: For tools and supplies for shops in vocational schools for boys at P. S. 100, Manhattan. Frederick Pearce Co., 3,777.61, low bidder. No. 4: For construction of new road and coal bin at the parental school, Queens. N. A. Ryan, Inc., $2,950, low bidder.

Contracts Awarded.

HUDSON, N. Y.—James Knox Taylor, Treasury Dept., Washington, D. C., has awarded to William F. Holding, 2426 Davidson av, Manhattan, the contract for construction of post office building at 4th and Union sts, 49x91 ft., 1-sty, of marble, granite and brick, fireproof. It is to cost, with granolithic walk approaches and concrete walls with granite coping, $54,800.

Government Work.

FT. WADSWORTH.—Office Q. M., Fort Hamilton, N. Y.—Sealed proposals will be received until Sept. 16 for the construction of a garbage crematory and the construction and erection of a garbage crematory complete at Fort Wadsworth, N. Y. Address Constructing Q. M., Fort Hamilton, N. Y.

PITTSBURGH, PA.—U. S. Engineer Office, Pittsburgh, Pa.—Sealed proposals for furnishing an installing an air compressor plant at Lock 1, Monongahela River, Pittsburgh, Pa., will be received until Sept. 15. H. C. Newcomber, Maj., Engrs.

MANCHESTER, N. H.—Sealed proposals will be received until the 5th day of October, and then opened, for the construction (complete) of the United States Post Office and Court House at Manchester, N. H. James Knox Taylor, Supervising Architect.

DENISON, TEX.—Sealed proposals will be received until the 1st day of October for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Denison, Tex. James Knox Taylor, Supervising Architect.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received until Wednesday, Sept. 15, for the construction of a science hall at the Howard University, Washington, D. C. Address Jesse E. Wilson, Acting Secretary.

NEW JERSEY.—U. S. Engineer's Office, Army Building, 29 Whitehall st, New York.—Sealed proposals for dredging in Raritan Bay, New Jersey, will be received at this office until 12 M., Sept. 14. Information furnished on application. D. W. Lockwood, Col., Engrs.

CHELSEA, MASS.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Sept. 18, for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H. R. C. Hollyday, Chief of Bureau.

FREDERICKSBURGH, VA. — Sealed proposals will be received on the 4th day of October for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Fredericksburgh, Va. James Knox Taylor, Supervising Architect, Washington, D. C.

RICHMOND, VA.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 20 for the reconstruction of the U. S. Post Office, Court House and Custom House at Richmond, Va. Drawings and specifications may be obtained from the custodian at Richmond, Va. James Knox Taylor, Supervising Architect.

PADUCAH, KY.—Sealed proposals will be received on the 30th day of September for the extension, remodeling, etc., of the United States Post Office and Court House at Paducah, Ky., in accordance with the drawings and specifications, copies of which may be had from the custodian at Paducah, Ky., or at the office of James Knox Taylor, Supervising Architect, Washington, D. C.

SARATOGA SPRINGS, N. Y.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received the 9th day of September for the construction complete of the U. S. Post Office at Saratoga Springs, N. Y. Drawings and specifications may be had at the office of the postmaster at Saratoga Springs, N. Y. James Knox Taylor, Supervising Architect.

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THE explicit refusal of the Public Service Commission to approve the plans for subway extensions prepared by the management of the Interborough Company only gives an official confirmation to a decision for which everybody should have been prepared. The Commission has given many indirect intimations that it would not allow any proposals of the Interborough Company to be substituted for its own Broadway-Lexington avenue route. The reasons given for the refusal are in part convincing, and in part wholly unconvincing. The broad, general principle upon which Mr. Willcox bases the decision of the Commission is undoubtedly correct. He declares that in Manhattan a complete subway system should look, so far as possible, towards the occupation of each available longitudinal thoroughfare, with a single direct subway. This rule, the ordinary good sense of which will appeal to everybody, is fatal to the proposal of the Interborough Company to run two tracks up Lexington and two tracks up Third avenue. The space under Third avenue, north of 42d street, should unquestionably be reserved for the day when a subway along the whole length of the Bowery and Third avenue is needed. The Commission is, consequently, right in rejecting this part of the Interborough Company's plans; but it is wrong in assuming that the reasons for this rejection would apply to a proposal for an extension of the existing subway up Lexington avenue alone. The plain fact is that the occupation of Park avenue, north of 42d street, by the New York Central tunnel makes it impossible to stick rigidly to the rule that each subway should occupy one longitudinal thoroughfare. If the present subway is to be given a northerly extension on the east side, it must run up either Lexington or Madison avenue. The Interborough Company has always wanted Lexington avenue; but the Commission's answer to this demand is that Lexington avenue should be kept for a subway running south of 42d street to a connection with Broadway; and it suggests that the Interborough Company should occupy Madison avenue north of 42d street. To this reasoning the natural retort is that Madison avenue is really much better adapted to a northerly extension of a lower Broadway subway than is Lexington. A subway running up Broadway and turning into Madison avenue at 23d street would be both a more useful and straighter subway than the Broadway-Lexington avenue route as laid out by the Commission. Lexington avenue, from 42d street to 23d street, does not need additional means of transit. Neither does Madison avenue, between the two streets; but a subway on Madison avenue would at least be much more convenient to the large number of passengers who want to reach points along Fifth avenue. As a mater of fact, the whole difficulty is gratuitously created by the proposal to lay out any longitudinal subway situated altogether on the East Side. Such a subway is bound in part to duplicate the existing subway. The economical way to obtain additional rapid transit is to extend the Interborough's subway route from 42d street on the East Side and south from 42d street on the West Side. Then, as a next step, new through West and East Side lines could be constructed down Madison avenue and Broadway and down Eighth avenue and Hudson street.

THE fact remains, however, that the Public Service Commission has definitely abandoned the sensible and economical policy of the old Rapid Transit Commission of seeking, in the first place, the extension of the existing subway and of using independent routes only as an alternative, in case sufficiently good terms could not be obtained from the Interborough Company. For better or worse, the Commission has definitely adopted an unreasonable attitude in this matter, and their lack of good sense must be taken as one of the conditions of the problem. If the management of the Interborough Company is wise, it will adapt its plans to this condition—as it can perfectly well do. The Broadway-Lexington avenue route is in part a wasteful duplication of existing means of transit; but it should be a profitable route to build and operate, and the Interborough Company, in its own interest, should bid upon the official plans of the Commission. By the time the construction can be completed, there will be abundant traffic to make remunerative the Broadway-Lexington avenue route, as well as a West Side extension of the existing subway south from 42d street along Seventh avenue. This would mean three subways south of 42d street and only two north thereof; but the three subways south of 42d street would have the additional traffic furnished by the New York Central lines and the Belmont tunnel, and the local traffic south of 42d street would be very dense. A few years later an extension could be constructed along Madison avenue to the Harlem River, which would mean three direct and complete longitudinal subways, each of them provided with proper connections in the Bronx. In the mean time the wants of the inhabitants of the East Side, east of Third avenue, could be met by building third tracks on the elevated structures, one of which could be connected with the Queensboro Bridge. The next step in the development of the complete transit system would be, of course, the construction of another West Side line. In case the Interborough Company allows this development to take place without its co-operation, it will be acting not like a cool-headed and sensible business organization, but like an ill-tempered child. The Record and Guide agrees that its claims to consideration have not been sufficiently entertained by the Commission, and that the official plans of that body demand the temporarily wasteful and undesirable expenditure of a good many million dollars. But a corporation should not have any feelings. The one object of the company's policy should be to preserve its monopoly without incurring any wholly unprofitable expenditure, and it is certain that the preservation of its monopoly should be worth even greater pecuniary sacrifices to the company than those demanded by the obstinate unreasoning of the Commission. The plain fact is that a Broadway-Lexington avenue route and a Seventh avenue extension can be made to pay, and with that salutary fact the management of the company should be satisfied.

COMMISSIONER WILLCOX is entirely confident that the proposed amendment to the Constitution, exempting money expended on self-supporting subways from computation as part of the net debt of the city, will be adopted by popular vote; and it is very much to be hoped that this confidence will not be misplaced. It is just as desirable as ever that the city should be free, if necessary, to construct subways with its own funds. The offers of various bidders to provide the capital necessary for subway construction, without calling on the city's credit, apparently does away with the possibility that the city will need to exercise its power; but, in any event, the power should exist. Every corporation naturally seeks to make a bargain as advantageous as possible to itself; and in case bidders for transit privileges understood that the only way the city could obtain additional means of rapid transit was by means of capital furnished by themselves, they would inevitably put on the screws. The constitutional amendment is needed, consequently, as a weapon to be used in negotiations with private companies; and the mere fact that such a weapon exists will be the best possible guarantee that it will not be the cause of any increase in the city's obligations. The one serious objection to the amendment has been removed by the new rapid transit law. There was a danger that a clamorous local public opinion might force the authorities to use the city's credit to build unremunerative subways in the outlying district on the ground that they might be remunerative. But under the new law subways of that kind, when they are built at all, must be constructed in large measure out of assessments levied on the property benefited; and this provision will both cool the ardor of local property owners for unnecessary subways and protect the city's treasury. The passage of the amendment is necessary as part of a comprehensive policy of transit development, and this fact should be made plain to the voters all over Greater New York.

THE lesson of the removal of the former Borough President of the Bronx is obvious, and has frequently been written down in these pages; but it will bear repetition. Borough Presidents should not be elected, but should be appointed by the Mayor, because in no other way can he be made responsible for the economical and efficient administration of his office. The responsibility to the voters, which is supposed to exist at present, can usually be evaded. A Borough President is not elected or defeated on his personal record; he is carried into office on the tide of some general movement of opinion; and when once he is elected he knows that his renomination and re-election will depend partly on the continuation of his personal popularity and partly upon the general political situation at the end of his term of office. He has every temptation, consequently, to be extravagant and irresponsible. The money he spends is derived from the general fund, but benefits only his own constituents. His constituents, that is, profit by his extravagances, but do not have to pay more than a small part of the bills; naturally, they look leniently on expenditures which benefit them, but for which they are only partly responsible. Such a system not merely does not prevent inefficiency and waste, but positively encourages it; and the only way to prevent such semi-dishonor and wasteful practices is to make the official who spends the money responsible to the central authority which disburses it. Comptroller Metz is absolutely right in asserting that the opposition on the ground of "home rule" to the appointment of the chiefs of the borough administration is wholly in the interest of "graft." If the boroughs had a local system of taxation and paid for their own extravagances they would be entitled to elect their own administrative heads; but under existing arrangements, "home rule" means practically local extravagance at the expense of the whole city.

CO-OPERATIVE BUILDING.—Park and Madison avs, above 59th st, seem to be the favorite locations for a new order of architectural construction; new in the sense that in its latest form it is fancied and approved by people of wealth when they have opportunities for studying its advantages. The names that have been used to designate the method of building, for it is more particularly a new "method" than a new "kind" of building, have hardly had an attractive power of themselves with families not allied to Art and having no predeliction for "studios," or with families which, being independently situated, are not at once interested in the term "co-operative." A certain amount of misunderstanding has probably to be removed in each case that would not have been necessary had a more magnetic designation attached itself to the method in the first instance. The fundamental feature is the formation of a stock company whose members each invest an amount sufficient to purchase, each for himself, one of the floors in the house. If there are not in the corporation members enough to occupy the whole house, then the remainder of the floors, or apartments, are leased to other families approved by all the owners. The net expenses are divided pro-rata, and the advantage to the members of the syndicate is that they obtain a home elegant in its appointments and choice in its location for a sum which, while large in itself, is much less than a private dwelling would cost in the same locality. The quality of the house is superior to the speculative apartment house, it is differently planned and finished, and usually has a choicer location. The method differs from speculative operations in that the owners build for their own occupancy. There is nothing communistic in the idea. A few friends to whom the private dwelling appears impracticable, organize a stock company, buy their site outright, select an architect and sub-contractors. It need not necessarily be either a "duplex" apartment house or a "studio building," but in any event the owners find it a pleasant compromise between a private dwelling of the first rank and the only alternatives—an apartment hotel and the regulation apartment house. There would seem to be a new field for a few architects, builders and estate managers in filling the office of organizers of such corporations. It would be their part to suggest the method to a group of friends already desirous of getting a home under such circumstances, but needing a guide and counselor to bring them together and be their executive. The idea has been found susceptible to various modifications and some men who have tried it predict that it will inspire a large amount of construction sooner or later. This paper recently made mention of a syndicate organized by Alwyn Ball, Jr., that will erect a 12-sty house by this method on Park av at the southeast cor of 75th st, on a plot which measures 177 feet on the av and 100 on the st; but two dwellings now there will be permitted to remain, in order to provide a light and air court for the larger building.

FINISHED.—A street preacher standing in front of the Metropolitan Tower took for his text: "It Is Finished." So it is. The scaffolding is down and the golden pinnacle stands revealed. A stupendous and magnificent work is ended.

THE MELROSE PUBLIC BATH.

THE handsomest and most commodious municipal bath owned and operated by the City of New York, has just been completed and opened in the Melrose section at Elton av and 156th st. This is the first interior bath in the Bronx. It was erected by the Calumet Construction Company at an approximate cost of $140,000 from plans of Michael J. Garvin, architect and superintendent. The ground cost $8,000, making a total cost of about $150,000. The architecture is modern French, and the greatest care and skill have been applied by architect and contractor to make the building the most sanitary, complete and practical public bath in the city. They have succeeded most admirably. The edifice has a height of two stories of 40 feet, a frontage of 67 feet on Elton av and a depth of 100 feet on 156th st. The elevations are faced with granite, limestone and highly colored velvet brick. The Elton av facade is enriched with columns, an arcade and artistically carved ornaments. A heavy ornamental stone cornice and copper roof surmount the structure.

Separate entrances for men and women on Elton av open into a spacious and impressive loggia, richly ornamented with mosaic floor, massive stone walls and arches, bronze tablets and bronze



THE FIRST INTERIOR BATH IN THE BRONX.
Elton Av. and 156th St. M. J. Garvin, Architect.

ceiling. In the loggia are entrances to waiting rooms for men and women. These rooms are of ample size and of attractive proportions. They are provided with ice water fountains and other accessories to the comfort of the patrons of the baths. The baths are reached from the waiting rooms. On the main and upper floors there are 130 of them, each in a separate room consisting of two compartments, the outer compartment being the dressing-room and the inner the bath proper. Besides the shower baths, a number of porcelain finished tubs have been installed for people who prefer them. All the baths are provided with hot and cold water and are equipped with anti-scalding valves. Every drop of water is thoroughly filtered before it is available for use in the baths. The plumbing is open and of the most modern description. The walls of the baths are wainscoted with polished Tennessee marble to a height of 8 feet; the floors are of terrazzo. Above the wainscoting, the walls and ceilings are finished in Keene cement. In the basement of the building are the coal cellars, storerooms, ventilating and steam and hot-air heating apparatus, boilers and pumps, and the huge filtering machines.

MR. HARRIMAN and the daily newspapers behaved very nicely toward each other. The interest which the news organizations manifested in the condition of his health was reasonable and proper, in view of the great public concern; but when Mr. Harriman himself issued a frank statement of the case and, after extending his compliments, asked to be let alone, the reporters at once departed. Every newspaper respects frankness, but fights craftiness. The great financier was in no danger on account of his health, and the bull market started off again.

"THE GREAT NAIL."—For hundreds of years men and nations have tried to find the North Pole and fly their flags from it. For thousands of years they have tried to navigate the air. This present year sees both feats achieved, and both by Americans. Mother Shipton's prophesies have at last all been fulfilled. There yet remains the South Pole, but otherwise this planet has been pretty thoroughly explored. The next stunt is to get into communication with other worlds, and no doubt some one of Uncle Sam's sons will do this trick also.

—Is your business all that it ought to be? If you are not satisfied, note the difference between your equipment and that of successful real estate offices. At least 95 per cent. of the real estate business in Manhattan is done by subscribers of the Real Estate Directory and the Record and Guide Quarterly. Why do you think this is?

CONSTRUCTION

NEW STANDARD OF APARTMENT CONSTRUCTION.

Perhaps the Minimum for All Future Work on Manhattan Island—The Six-Story Elevator House as a Builder's Proposition.

Manhattan builders have practically stopped erecting non-elevator apartment houses. Nearly all the residential work this year is for six-story elevator houses or better. The rates to tenants in the six-story houses are twice as much as in the old five-story houses. Broadway, the scene of the most building, on Washington Heights at the present time, is to be all taken up with houses of this quality, each occupying half the frontage of a block. Similar houses will also be erected in the side streets. Is this to be the minimum standard for all future apartment house construction in Manhattan Borough? If so what changes in household economy are implied for families hitherto unaccustomed to such rates?

THE two long lines of apartment houses that in two years have grown out of lands long vacant on Broadway, north of 137th st, can be studied in several ways, but one of the most interesting will take them as the basis of a comparison between the construction ideals of the present day and those



"WINDSOR COURT."
Broadway, southeast corner of 161st Street.

of previous eras. We never had in any previous building movement of a speculative nature an average quality of construction to equal the present workmanship.

The houses which now frame the same thoroughfare in the sections south of Cathedral Parkway are many of them superior in size and relative cost, but these were put together intermittently, and their construction did not constitute ONE COMPACT AND UNIFIED MOVEMENT like the swift operations which have raised two miles of elevator buildings on Washington Heights in two years or less. With but few breaks the lines of new houses extend northward to the baseball park, and two other lines from the north have reached down to 178th st; in another year the extremities may be joined.

PREVIOUS BUILDING BOOMS.

Before the financial depression the principal building centers for apartment houses on Manhattan Island were in the streets intersecting Amsterdam av on Washington Heights, and in the upper Lenox av section. In the decade following 1890 the seat of apartment house operations was principally on the plains of Harlem, and in a less intensified form on what was then the "Upper West Side." It was in the year 1880 that the overflow from the East Side began to trickle into the Upper West Side. Rents in Harlem in that year were advancing rapidly and the influence of the Third Avenue Elevated Road was stimulating building.

During the year 1883 plans were filed for 183 buildings to cost $3,398,075, between 59th and 125th sts, west of 8th av, and in the same period 849 buildings, to cost $13,754,047, were filed for the East Side—a comparison which shows more clearly than any description where the real seat of operations was at that era. But operations on the West Side steadily enlarged from this time on and in the year 1885 plans were filed for 689 buildings in that part of town, which was equal to the number filed during the same year on the East Side. In 1886 plans were filed for 948 buildings on the Upper West Side, and in the following year 824 were planned.

That was the culmination of the first great West Side boom.

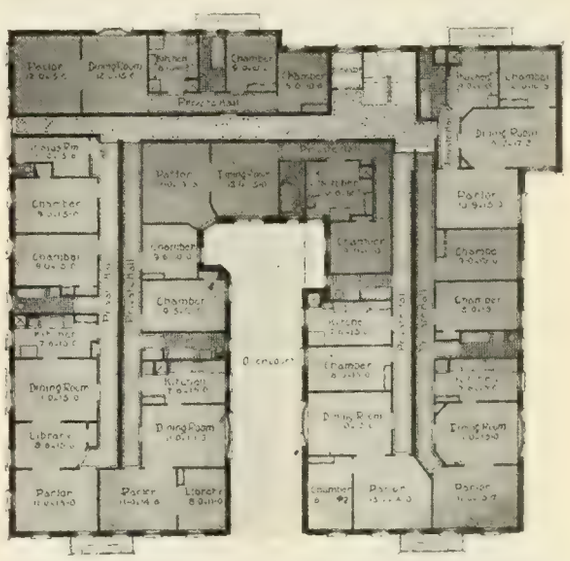
Among the leading operators and builders were D. Willis James, the Clarks, W. E. D. Stokes, Charles Buek, John D. Crimmins, Edward J. King, Ralph F. Townsend, David H. Knapp, Joseph F. de Navarro, George C. Edgar & Sons, Richard Deeves, Thomas Cochrane, J. G. Prague, Lamb & Rich, Walker & Lawson, Charles Batchelor and Samuel Colcord.

In our day the names of individuals are obscured by the titles of their operating corporations, and oftentimes a single building is all that stands in a corporation's name. This fact of itself indicates that building operations require more capital than in former years, and that organized syndicates have largely superseded the lone hand. Twenty-five years ago private dwellings represented the best and most general form of builders' operations. Up to the year 1897 but few large elevator apartment houses had appeared.

HIGH-GRADE CONSTRUCTION.

The 6-sty semi-fireproof elevator apartment house represents the prevailing form of residential construction at the present time on this island. Very few houses of the 5-sty non-fireproof, or "walk-up," class are being erected. The Broadway-Washington Heights house usually occupies one-half of a block front, and its ground dimensions are therefore about 100 feet square. It is better planned and designed and altogether is a far higher grade of building than its 5-sty predecessor.

The floor plans have a close resemblance to the 12-sty fireproof class of apartments, and no resemblance at all to the 5-sty non-fireproof class. Many are planned with a "forecourt" and some have a side court also; a few are built on the "H" plan. They have large marble foyers, a waiting-room for visitors, a telephone switchboard and operator, corridors tiled and



PLAN OF UPPER FLOORS IN "WINDSOR COURT."

carpeted, mail chutes, either garbage closets or garbage chutes, and hardwood floors, with parquet borders in some of the rooms. Above all, the rooms are of much larger size than in the old flats, and they are all light and airy, whereas nearly all the old flats contained some rooms which were small and dark.

RELATIVE COST.

Apartments in these houses rent for ten to twelve dollars a room, or just twice the average rate charged for the previous prevailing type of apartment. Proportionately the buildings cost more also. The Broadway houses which we have in mind represent an investment averaging ten times greater than the builders of twenty-five years ago put into the average West Side tenement house.

"Not only is the total investment many times larger for the present-day apartment house than for its predecessor," said William L. Rouse, the architect, "but the cost is also greater relatively. This is owing to the higher standard of construction, following from the higher standard of public taste. Tenants and investors require more from the builder than formerly. There is a great deal of misconception in regard to the higher



"PAVONAZZA COURT."
Broadway, southwest corner of 152d Street.

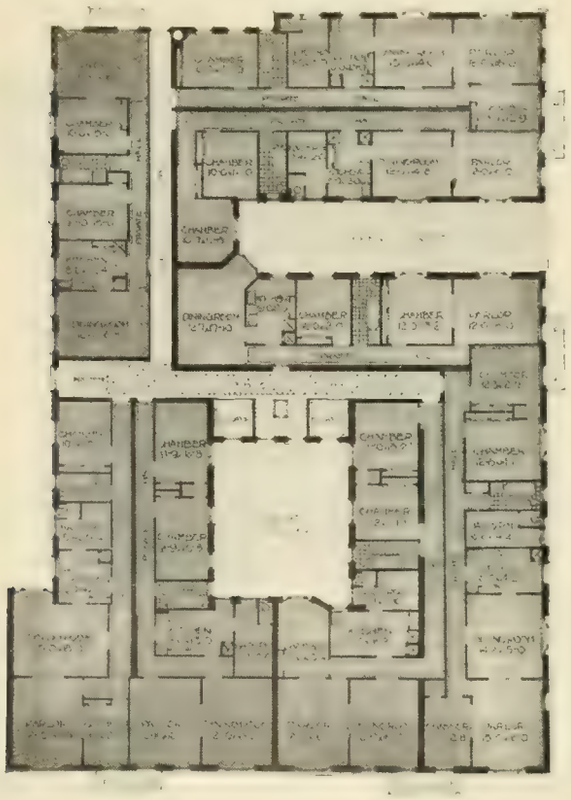
relative cost of apartment house construction now than in previous times. The increase results principally not from higher wages to mechanics, but from the higher standard of public requirements. The standard of living is higher and tenants and investors demand finer buildings than formerly, and necessarily materials, workmanship and equipment must be correspondingly better.

"The design is better, dimensions larger, the masonry, the mortar, the plastering, the decorations, the fixtures—all are better than in the houses of other days."

AS AN INVESTMENT.

The fact that builders have selected the 6-sty elevator house in preference to any other for present work is clear proof that they pay better, and the inside fact is that they produce a very much larger net income than the non-elevator houses. As we have said, they rent for twice as much per room, but they do not cost twice as much per cubic foot. The return from the actual cash investment of owners has thus far been very satisfactory. There is found to be economy in large houses.

Most builders very considerably increase the ratio of profit by borrowing half to two-thirds the cost of the property at as



PLAN OF UPPER FLOORS IN "PAVONAZZA COURT."

low a rate of interest as they can. The value of corner plots having frontages on Broadway and comprising about four lots averages about $125,000, or $1,250 a front foot. The average total investment for house and building approximates $275,000.

We are at an interesting stage of the construction history of New York. The people have rebelled against small and dingy rooms and plain construction, and the builders have provided beautiful houses with large and airy rooms and new conveniences. The same class of tenants that were in the old houses are flocking into the new, and are paying twelve dollars per room instead of six as heretofore. HOW LONG CAN THIS PROCESS BE CONTINUED?

How many more families are there who can afford to pay the price? Is this class of housing or better to be the standard for all future apartment-house construction on Manhattan Island? Some of these questions will be answered before another year passes.

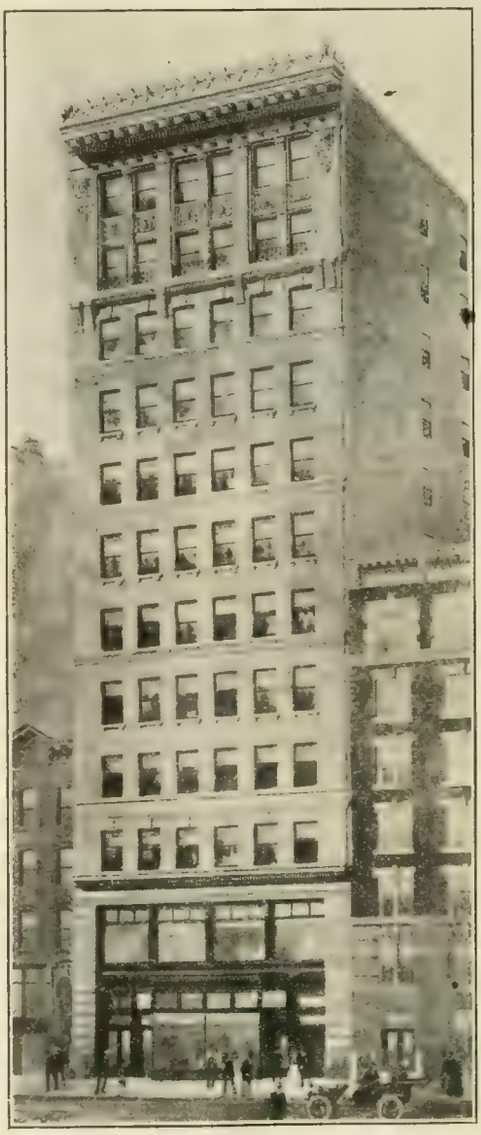
EXAMPLES.

The "Pavonazza Court," at the southwest corner of 152d st, erected and owned by the Sun Construction Co. (B. Neiberg, president), has a frontage of 100 feet and a depth of 150 feet. It has a central court and also a side court. Eight apartments on the floor, with two baths to each apartment. The interior finish is in cabinet hardwoods, with parquet floors in the master rooms. Every apartment contains a wall safe. The kitchens have porcelain tubs and sinks, tile-lined refrigerators, separate dumbwaiters, sanitary garbage closets and plenty of dresser room. The vestibule and hall are beautifullly finished in marble, with mosaic floors, and the stoop is enhanced by a marquise extending its whole length. From some of the rear apartments there is a view of the river.

The "Windsor Court," at the southeast corner of 161st st and Broadway, has a "forecourt," lined with white enameled brick, and stores on the first floor. The entrance is on the street. The Crystal Realty & Construction Company is the owner. The facade is in Harvard brick and limestone. All the floors are of oak, with parquetry in the dining-rooms and parlors. The dining-rooms have solid panel wainscoting capped with plate shelf, and are separated from the parlors by French casement doors. The parlors are finished in white enamel, with mahogany finished doors and Colonial mirror consols. The bedrooms are finished in bird'seye maple and curly birch. The bathrooms are tiled and have Trenton pottery ware, flushometers and showers.

NEW BUSINESS BUILDING IN THE TWENTIES.

The new store and loft structure which is now under course of construction for the Realty Holding Company, of 907 Broadway, at Nos. 22-24 West 27th st, is rapidly going up. The structural steel frame work and side walls have been completed and the 12-sty facade is more than half up. The building covers a



LATEST 27TH STREET BUILDING.
Buchman & Fox, Architects.

plot having ground dimensions of 50x90 feet. The approximate cost of the building is about $250,000. N. J. Hess is president, and E. H. Hess secretary. Buchman & Fox, 11 East 59th st, the architects, and C. Matlock, 949 Broadway, steam and electrical engineer.

FIREPROOF HOUSES OF TERRA COTTA HOLLOW TILE.

New Examples of This Form of Construction in the Vicinity of New York—Details of Construction and the Cost.

As the price of lumber has risen in recent years, the tendency to choose fireproof materials for home-building has become general, especially in the more thickly-populated centres far from the timber supply. Perhaps the most conspicuous feature of this movement has been the introduction of terra-cotta blocks for structural purposes. In the last two or three years hundreds of homes have been built of these blocks—which were formerly used only for fireproofing; still more are under construction and are projected.

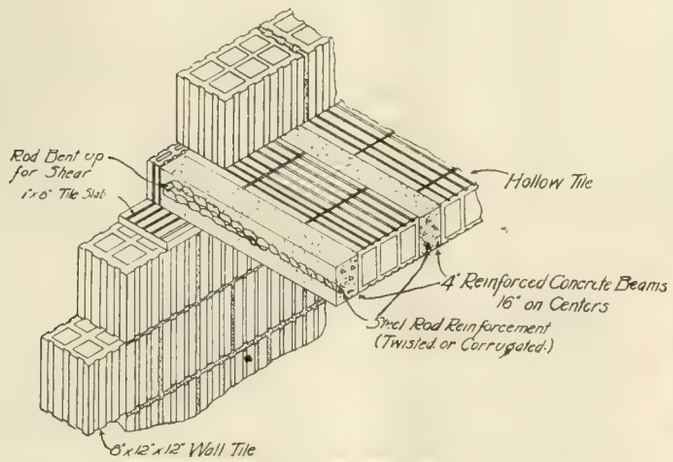
"Hollow tile," as the terra cotta blocks are commonly called, is known to every New Yorker who has eyes for the tall buildings going up around him. It is used there for column covering, floors, and partitions. In homes it is this same material that is used for the walls and every other part of the house—the same material made heavier and thicker.



RESIDENCE OF CHARLES W. CLINTON, ESQ., AT TUXEDO, N. Y.

The block is made of clay burned very hard. In the way in which it is laid in home construction, the cores, or hollow spaces, run vertically, making so-called continuous dead air spaces from top to bottom. These cause the walls to be non-conductors of heat, with the result that the interior of the house is warmer in winter and cooler in summer than if the walls were solid.

Various sizes of blocks are open to the choice of the builder. The commonest one, which has come to be taken as a standard, is 12 inches long, 12 inches high and 8 inches thick. This



FIREPROOF FLOOR CONSTRUCTION WITH HOLLOW TILE BLOCKS.

is quite stout enough for the average home, but, when more than ordinary strength is desired, blocks 12x12x10 and 12x12x12 are used. Proper shapes in terra cotta have been devised for the different positions in the wall. For example, there are the Jamb Block, used for window openings, and the Wall Corner Block. The latter, being longer than the regular wall block, makes possible a perfect bond by the overlapping of joints at the corner.

Window sills and lintels, for which concrete or brick was once used, are now built of tile. A "lip," jutting out from one end of the block, forms a perfect case for the window-frame, and prevents moisture from penetrating to the inner surface of the wall. Blocks four inches thick, with the cores horizontal, are laid across the walls' blocks as a rest for the window-sill. For lintels blocks two inches thick are used, one on the outside and one on the inside of the wall, the space between them being filled with concrete. Thus, by the use of terra cotta for the wall surfaces throughout, the stucco finish can be applied to the lintels, frames and sills at the same time as the rest of the building, and the color of the exterior will be uniform.

All the wall blocks are made with parallel depressions in the two surfaces, running up and down, so that the stucco may be applied on the exterior and plaster inside.

In the application of a stucco finish, the tile should be well wetted, and the mortar composed of sharp sand and a standard Portland cement. Sand and cement, in proportions of three to one, with 6 per cent. of lime putty, all thoroughly mixed, make the first coating. This is called the "brown coat." When that has set, the "rough-cast coat" is applied. This consists of limestone screenings, sharp sand and cement. The mixture should be put on carefully, so that the coat will be even and so that no discolorations will appear. The depressions in the terra cotta blocks give the stucco a good fast grip, so that it neither cracks nor falls off.

Roof construction was for a long time a serious problem to the man who wished to put up a fireproof home at moderate cost.



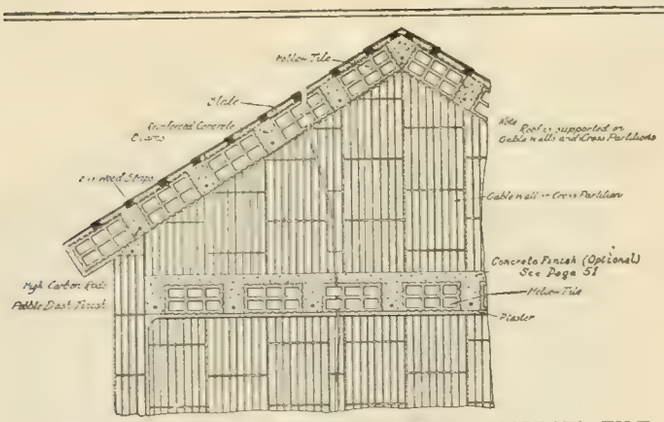
A HOUSE AT BRIARCLIFF IN PROCESS OF CONSTRUCTION.

It was difficult to design a pitched roof—one that would be satisfactory from an architectural standpoint—without using steel, and steel is expensive. A combination of hollow-tile blocks, with beams of reinforced concrete has solved the problem. By this system, the weight of the roof bears on the end, or gable, walls and upon the cross partitions, thus relieving the side walls of the "thrust." The finished roof, slate or tile or composition, may be fixed to nailing strips which are inserted in a thin covering of concrete.

A home may have walls of hollow tile and floors of wood. This cannot, of course, be called a real fireproof construction; it is sometimes called "semi-fireproof." There is a type of floor construction, however, which justifies the application of the term "fireproof" to the home. In this the tile blocks are laid flat, between reinforced concrete beams, the hollow spaces running



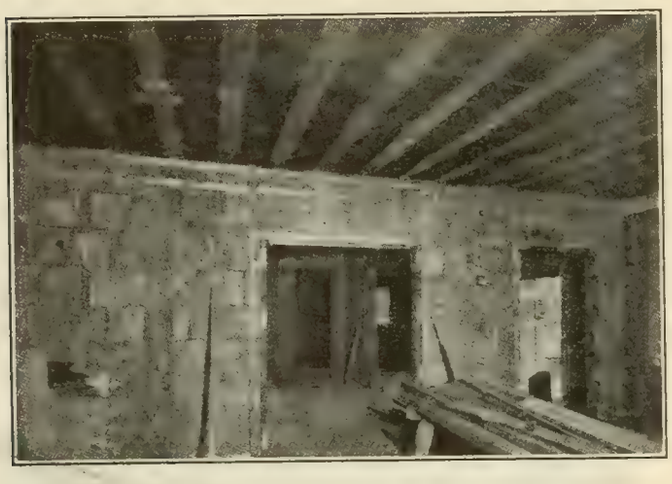
A RESIDENCE AT ENGLEWOOD.
(Hollow Tile Walls and Floors.)



FIREPROOF ROOF CONSTRUCTION WITH HOLLOW TILE BLOCKS.

horizontally, and not, as in the walls, vertically. The ends of the concrete beams rest squarely upon the walls, with a tile slab one inch thick between.

Persons unfamiliar with the new materials are, naturally, curious to know something of its strength. To determine the capacity of hollow tile, Mr. R. D. Bradbury, of Massachusetts Institute of Technology, subjected several of the blocks to elaborate tests a few months ago. He found that the blocks, 10 inches thick, with the outside shell seven-eighths of an inch and webs three-fourths of an inch thick, sustained to full-load capacity of the Emery testing machine. This means that each block developed a strength of 300,000 pounds, or a strength of



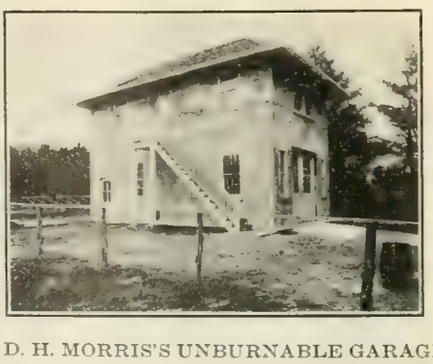
SHOWING FIREPROOF WALL AND FLOOR CONSTRUCTION.

5,560 pounds to every square inch. The results with the six-inch blocks were equally satisfying, one of them sustaining the whole load of the machine and the other showing a strength of 9,940 pounds to the square inch of cross-sectional area.

THE ITEM OF COST.

The cost of hollow-tile houses, with fireproof floors, has been variously estimated at from 12 to 20 per cent. more than that of a frame house of the same size and plan. The economy in the fireproof construction, however, lies in the permanence, the decreased cost of maintenance, and the lower insurance premium. A peculiarly forcible illustration of the ultimate saving is to be found at Glen Cove, Long Island. Here a four-story hotel has been built of hollow tile; the builder has found that he saves $500 a year in insurance premiums, as compared with what he would have to pay if the hotel were a frame building. This one item will, it is said, in a few years, compensate for the entire difference in original cost.

If the home-builder estimates the cost of his house for five years, and not the original cost, he finds that terra-cotta construction has an advantage over some others. Two architects and two builders, all of them well-known in New York, have approved the following figures as showing the approximate comparative costs of a home in the vicinity of the metropolis: (1) Frame, $10,000; (2) Outside brick walls, wooden inside, $11,000; (3) Stucco on expanded metal, wooden inside, $10,250; (4) Hollow terra-cotta blocks, stuccoed, wooden inside, $10,500; (5) Hollow terra-cotta blocks stuccoed, fireproof throughout except roof, $12,000; (6) Hollow terra-cotta walls, faced with brick, fireproof floors and roof, $14,000; (7) Brick walls, fireproof floors and roof, $15,000.



D. H. MORRIS'S UNBURNABLE GARAGE, WESTCHESTER, N. Y.

NOVELTIES.

A REFRIGERATOR THAT IS PART OF THE HOUSE.—A certain concern has a new proposition to make to builders in the form of a refrigerator that is made from the owner's or architect's measurements, and which may be installed within the wall so as to save room space in small kitchens and at the same time protect its surfaces from the heat from the stove. The refrigerators are well built, tile lined and exterior surfaced, and conform to the United States standard specifications. The ice chamber is built to any size desired, although regular sizes are carried in stock.

A SELF-CLEANING RADIATOR AIR VALVE.—Every housekeeper knows something about the annoyance of a radiator air valve that will not work. Architects are aware of the fact that inventors have been at this problem for years. There are to-day, several on the market, but there is a local concern that has a simple contrivance that seems to have real merit. The valve itself has been on the market for twelve years. It is not a new, untried scheme. It has merely been improved. It has no wells or pockets to retain dirt, oil or core sand. The operation is the same, whether the pressure is one or ten pounds. It is automatically self-cleaning. It also has a locked shield and with the key in proper hands, the valve cannot be tampered with.

A NEW METAL SASH FOR STORE FRONTS.—This is a metal sash, embodying in its construction absolutely no wood. It is made in either cold drawn, copper, brass, aluminum or bronze. The face piece and inside piece unite forming a self-supporting construction. It is made in two styles, one for setting plate glass in window frames above the first floor and another for setting panes in sashes on the ground floor. They are fully equipped with drainage and ventilation device. The design is simple and entirely practical.

SLIDING DOOR LOCKS ITSELF.—Other locks perfected for sliding doors are self-acting, to be sure, but this one is so constructed that no matter how hard the jar or how frequent the shock, the lock cannot be broken. At the same time the lock is a double one, in as much as it is a "bite," that is, one jaw comes down over the top of the holding lug while an under one raises and fastens itself to it. At the same time, all that is necessary to open the door is to give a single pull on lever in the mortised handle and the jaws fly apart. It is an ideal arrangement for sliding elevator doors as well as for sliding parlor doors. The lock must act. Only one tumbler is used in its mechanism. It can be operated from one or both sides. The secret of the contrivance is that the door, not the lock, gets the jolt from the slam.

DINING-ROOM RADIATOR WITH OVEN IN.—All kinds of dining-room radiators are on the market to-day. Some combine dish warmers or tea or coffee warmers. A novel idea is displayed in a contrivance that a well-known radiator firm has put on the market. It is an ordinary sectional, diningroom radiator which embraces, about half way down from the top and through about nine segments, an oven-like shelf wherein a whole dinner may be set or the entire dish equipment for a good-sized dinner may be placed in it until wanted. By keeping the viands entirely enclosed meats cannot dry up.

SINK AND DOUBLE DRAINER IN ONE PIECE.—Here is an idea that should take well in apartment houses, and especially in two-family houses. It consists of a sink, double drain boards and apron all in one piece. The length over all is 54 inches. The sink is 20x24 inches, the back 15 inches and the apron 5 inches. This is all white enameled. It is fastened to the wall and is supported by two white enameled iron legs which are directly under the sink. The advantages claimed for this is that there are no cracks through which water on the drain boards or the splasher can seep through to the floor.

ATTRACTIVE SURFACE FINISH FOR CONCRETE.

By ALBERT MOYER, Assoc. Am. Soc. C. E.

Erect forms of rough boards by the usual methods, in courses of 3 feet or less. Plaster inside of forms with wet clay, work to a plastic consistency which will adhere to the forms. Corners may be rounded by this method, and by indentations bead work and other designs can be accomplished.

While the clay is wet, apply evenly loose buff, red or other colored sand, after which pour in the concrete by the same method as applied to ordinary wet concrete construction; remove forms in usual time, and after clay is dry wash off the clay with water, and, if necessary, scrub slightly with a brush. The sand will thus adhere to the concrete, giving a surface of pleasing color and texture.

THE ADDITION TO ST. LUKE'S HOSPITAL, on Morningside Heights, will have reinforced concrete floor slabs in connection with a steel frame and brick construction. The top flooring will be tile and cement; the roof construction of terra-cotta tile, covered with slate; two-inch solid metal lath and plaster partitions; two skylights, 25x25 feet, wireglass; wire mesh protection; kalameined doors to stairs and connecting passages; four-inch standpipe with hose on each floor. Ernest Flagg is the architect.

REGISTRATION CIRCULAR BY NEW YORK AND BROOKLYN CHAPTERS.

A letter sent out by D. Everett Waid, secretary of the New York chapter, shows the progress made toward registration and the attitude of the leading chapters of the Institute in the City of New York. The conclusions of the committee having this matter in charge are worthy of attention:

"The joint committee found that present registration or license laws are charged, justly or unjustly, with savoring too much of the principle of trade unionism. We believe that the profession should scrupulously avoid any attitude which mught subject it to the suspicion of trying to get business by law or of interfering with the rights of others who wish to design buildings.

"The American Institute of Architects has already won a high place in public estimation for architecture as a profession and it cannot afford to place itself in the attitude of trying to create its standing, or increase its importance, by law. On the other hand, the Institute cannot place itself in opposition to legislation which may have as its object the regulation of the practice of architecture so far as it may conserve the safety of life and property.

"This committee, after making some study of the registration laws now in force in California, Illinois and New Jersey, and also the proposed enactments for New York, and after reviewing the sentiments of architects in the three states mentioned above, concludes that the profession should adopt a conservative attitude towards such proposed legislation. We believe that the profession would prefer to see recognition by law deferred indefinitely rather than to accept faulty laws which would be difficult to amend. We should not hesitate to oppose the passage of any act which omits a single one of certain essentials of a wise law. These essential provisions we would describe as follows:

"First—A proper definition of the term 'architect' which must express clearly the fact that the architect's function is a professional one in the interest of the client and in securing the best building for the price.

"Second—That the assumption of the title 'architect' without proper authority of the law shall be a violation of said law and punishable as such.

"Third—That work drawings of every building must be signed by the author, as 'architect,' 'owner' or 'contractor,' and that such signature shall carry with it the responsibility for the structural design of the building.

"Fourth—That in the event a building is not supervised by the architect, the owner and the contractors concerned shall each file an affidavit with the superintendent of buildings (or other designated authority) certifying that the building has been erected in accordance with the drawing and specifications.

"Fifth—That if the law requires a fee to carry the expense of the registration board it shall be a gross sum and not a periodical tax, and that such fees shall be kept in a trust fund for the expenses of the registration board and not be paid into the public treasury."

HARMONY OF STYLE IN BERLIN.

The city of Berlin is taking effective measures to insure the success of the program of beautification. In accordance with an ordinance approved by the municipal authorities, permits for new buildings in many portions of the city may be refused hereafter on purely esthetic grounds, even where the requirements regarding fire protection and sanitation are satisfactorily filled.

Under the new regulations, which are the subject of lively discussion, plans for new buildings and proposed alterations of any kind can be approved only in case they correspond with the general style and charatcer of the surroundings. New structures must "not impair the characteristic aspect of the street view of which they form a part."

The neighborhoods of certain historic churches are especially designated as localities where particular care must be taken as to the impression created upon the eye by the entire perspective.

Berlin has now a population of 2,000,000. Old as the city is the larger number of the buildings have been constructed within the last 15 years.

SIDEWALK GUARANTEES.—Theodore S. Oxholm, engineer in charge of the Bureau of Engineering of the Department of Public Works in the Borough of Richmond, has noticed that in certain cities of New Jersey, contractors for building cement sidewalks must give the city a guarantee before they can procure a permit for constructing same. This appears to Mr. Oxholm as an excellent innovation, at it is impossible for the sidewalk Division of the Engineering Bureau to watch the mixing of the concrete on private sidewalk work; and it would be beneficial to both the owner and the city. Any contractor who refused to repair the walk where necessary during the first two years under his guarantee, could be refused a permit for new work, and this regulation would gradually become self-enforcing.

NEW CONVENT BUILDING IN WEST FIFTEENTH STREET.

THE new building now being erected at Nos. 222-224 West 15th st, as an addition to the Convent of Jesus-Mary, now located at Nos. 225-227 West 14th st, will be an innovation in the architectural field for which it was designed. It will consist of nine stories and cellar, with a frontage of 50 feet and a depth of 109 feet. The front will be of Indiana limestone for the first story, with red brick and terra-cotta trimmings above, and finally copper cornices.

The work throughout will be absolutely fireproof, being of steel with reinforced concrete floors and fireproof-block partitions. The roof will be of flat tile with copper flashings, and will offer a pleasant promenade in summer.

On the ground floor there will be a spacious dining-room with a tile floor. In connection with the dining-room will be the service pantries and kitchen arranged so as to give the quickest and best service. The kitchen will have tiled walls to ceiling, and will be fitted with the finest cooking apparatus obtainable.



CONVENT OF JESUS-MARY
222-224 West 15th st.

Convenient to the kitchen will be large store and refrigerator rooms cooled by a refrigeration system located in the cellar.

The lowest story, or cellar, will contain boiler and engine rooms, laundry, bakery and storage rooms. The boiler will be of the horizontal tubular type with a capacity of 125 horsepower, supplying heat and power, and also steam for cooking purposes. An electrically-driven refrigerating apparatus will be located in the engine room for cooling the refrigerators and supplying ice water on all floors.

On the first floor will be located a handsome chapel in the Roman style of architecture. The columns and pilasters will be of the Corinthian order and the ceiling will be coffered with richly ornamental cornices. The windows will extend to the ceiling and will have circular heads and will be fitted with handsome stained glass. On this floor there will also be a meeting-room, library and an infirmary.

Above the first floor there will be seven bedroom floors containing in all one hundred and twelve single rooms and twenty-one suites. Each room will have running water and ample wardrobes. A number of bathrooms with tiled walls and floors and open nickel-plated plumbing will be located on each floor.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

There will be a drinking fountain with filtered ice water in the main corridor on every floor. The building will be lighted with electricity throughout, with switches in every room. The lighting fixtures will be fitted with Tungsten lamps. There will be an electric passenger elevator running from the cellar to roof equipped with all modern safety devices.

A building of this character provides a delightful home for ladies seeking quiet and refined surroundings at a moderate cost. The establishment will be under the management of the religious order of Jesus-Mary, whose houses have long been noted for their success throughout the United States, Canada and Europe.

The preparation of the plans have been given most careful consideration and study by the architect, John W. Kearney, of 1133 Broadway, who has examined a number of buildings of similar character and has incorporated in this building the most modern and up-to-date improvements. The construction is being carried out by the Richard L. Walsh Company, of 100 William st.

NEWARK'S BIG BUILDING YEAR.

Figures supplied by the Building Department of Newark for the eight months beginning January of this year, show that Newark has had a record year in building construction. This has meant business for building material and construction firms in this city. The total is nearly $6,000,000 greater than for the same period last year. The total for 1909 is $10,408,528 as against $4,631,422 for 1908. Allowances, of course, must be made for the fact that the depression had a retardant effect upon building operations last year.

The Building Department of that city figures that half the increase should be attributed to the Prudential Building addition, the actual cost of which is $2,250,000, the telephone building and the Firemens' Insurance Company's building amounting to about $900,000 more. In 1907, the banner year for that city, the total construction work for the year was $10,412,000. The Building Department gave out these figures showing building operations by months:

	1909.	1908.
January	$620,090	$333,698
February	495,844	271,901
March	1,278,025	499,757
April	1,443,169	759,493
May	3,715,881	619,842
June	1,148,641	751,208
July	990,990	747,271
August	715,888	648,252
	$10,408,528	$4,631,422

CONVENTION OF THE ILLUMINATING ENGINEERING SOCIETY.—The third annual convention of the Illuminating Engineering Society will be held in the Engineers' Building, 33 West 39th Street, New York, on September 27, 28 and 29, 1909. The following papers will probably be presented: "Ethics of Illuminating Engineering," by E. L. Elliott; "Some Notes on Illuminating Engineering Practice in Europe," by H. Thurston Owens; "The Importance of Illuminometry in Practical Illuminating Engineering," by Norman MacBeth; "Efficiency of Lighting Installations," by A. L. Eustice; "Shades and Reflectors," by Dr. Louis Bell; "The Design of Reflectors," by A. J. Sweet; "Diffusing Mediums," by A. J. Marshall; "Absorption and Diffusion of Various Forms of Glass Surfaces," by Basset Jones, Jr.; "Factory and Mill Lighting," by L. B. Marks; "The Photometric Laboratory of the United Gas Improvement Co.," by C. O. Bond; "The New Physical Laboratory of the National Electric Lamp Association," by E. B. Hyde; "Modern Photometric Practice in an Incandescent Electric Lamp Factory," by Charles Deshler; "The Problem of Heterochrome Photometry," by E. S. Millar; "Description of a Demonstration Lighting Installation," by W. C. Morris; "Discussion of the Efficiency of the Moore Light," by Messrs. Hyde, Woodwell, Sharp and Millar.

ROAD-BUILDING PROBLEMS are troublesome. It has been found that ordinary macadam won't do. The motor cars tear up the surface, no matter how well it may have been constructed, and scatter it in the form of fine particles. Roads that were built a year or two ago are in worse shape than if they had been subjected to the wear and tear of horse-drawn vehicles for fifteen years. The New York State authorities are experimenting with a surface covering made of bitumen. Allegheny County, Pa., the second in the State of Pennsylvania in population and wealth, will build no more macadam roads, but will use vitrified brick instead. Brick pavement is now in the ascendency.

—The Secretary of War has approved the recommendation of the Quartermaster General of the Army for the allotment of the funds, amounting to $1,528,346, for barracks and quarters of the seacoast defenses. This was the amount available for the present fiscal year and represents a reduction in the original estimate as sent to Congress. This fact necessitated a revision of the various projects at different seacoast forts. The largest expenditures are authorized at Forts Andrews, Mass., $177,449; H. G. Wright, N. Y., $97,474; Monroe, Va., $182,750, and Williams, Me., $135,600.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

44TH ST, n s, 150 e 10th av, 6-sty brk and stone tenement, tin roof, cost $40,000; owners, Lipman & Root, 72 East 99th st; architect, Chas B Meyers, 1 Union sq. Plan No. 677.

93D ST, n s, 425 w Central Park West, 8-sty brk and stone apartment; cost, $225,000; owner, Julius Tishman, 25 West 90th st; architect, Chas B Meyers, 1 Union sq. Plan No. 679.

CLAREMONT AV, w s, 369 n 116th st, 11-sty brick and stone apartment house, 78.1x82, tile roof; cost, $300,000; owner, B. Crystal & Son, 21 West 34th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 680.

The owners will build, letting all subcontracts.

Stores, Offices and Lofts.

AV D, e s, 14.1 s 14th st, 2-sty brk and stone office building, 12x24.6, tar and gravel roof; cost, $800; owner, J. Rheinfrank Coal Co., 800 East 14th st; architect, John E Nitchie, 150 Nassau st. Plan No. 676.

RIDGE ST, No. 89, 5-sty brk and stone loft building, 25x67 and 75, tin roof; cost, $20,000; owner, L Levy, 13 Catharine st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 681.

GRAND ST, Nos 570-572, 7-sty brick and stone loft building, 50.2x65, tin roof; cost, $30,000; owner, Joseph Freyer, 320 Broadway; architects, Sommerfeld & Steckler, 19 Union Sq. Plan No. 682.

Dwellings.

75TH ST, No 2 East, 4-sty and attic brick and stone residence, 30.2x120, tar and felt roof; cost, $173,382; owner, Edwin Gould, 195 Broadway; architects, Carrere & Hastings, 225 5th av. Plan No. 675.

J. W. Bishop Co., 345 5th av, has general contract. James McCullagh, 218 West 36th st, plumbing.

Theatres.

13TH ST, n s, 138 e 4th av, 4 and 5-sty brk and stone theatre, 136x106, slag roof; $100,000; owner, City Theatre Co, 1493 Broadway; architect, Thomas W Lamb, 224 5th av. Plan No. 678.

T D Sullivan, president; Wm. Fox, 1943 Broadway, treasurer. Old buildings have been removed. Not let.

Storage and Warehouse.

RIVERSIDE DRIVE, e s, at 155 ft on sidewalk, 1-sty frame storage building, 32.6x17.1; cost, $400; owner, New York Edison Co., 55 Duane st; architect, Wm Weissenberger, 55 Duane st. Plan No. 683.

MANHATTAN ALTERATIONS.

BAYARD ST, No. 25, windows, to 3-sty brick store and dwelling; cost, $600; owner, Abraham Lefkowitz, 25 Bayard st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1979.

BROOME ST, No 262, toilets, partitions, tank, windows, to 6-sty brk and stone tenement and store; cost, $2,000; owner, Mrs Mary O'Neill, 157 East Broadway; architect, H Horenburger, 122 Bowery. Plan No. 1992.

DIVISION ST, No 25, add 1-sty to extension, partition, stairs, chimney, to 2-sty and attic brk store and dwelling; cost, $2,500; owner, Morris Funkelstine, premises; architect, Chas M Straub, 147 4th av. Plan No. 2026.

ESSEX ST, No 21, toilets, partitions, windows, tank, to 5-sty brk tenement; cost, $5,500; owners, Nathan Schoencapp and M Goldberg, 11 W 119th st; architect, M Zipkes, 353 5th av. Plan No. 2004.

FULTON ST, No 144, installs electric elevator, partitions, stairs, to 3-sty brk and stone restaurant; cost, $5,000; owner, not given; architects, Israels & Harder, 31 West 31st st. Plan No. 2030.

Bughoff Brewery Association, Fort Wayne, Ind, is lessee. Richard L Walsh Co, 100 William st, has contract.

HOUSTON ST, Nos 217-219 East, partitions, plumbing, piers, to 5-sty brk tenement; cost, $5,000; owner, Egerton L Winthrop and others, 242 East Houston st; architect, C B Meyers, 1 Union sq. Plan No. 2000.

MADISON ST, No. 198, alter walls, fireproof partition to 5-sty brick store and tenement; cost, $300; owner, Philip Starr, 17 Essex st; architect, Herman Horenburger, 122 Bowery. Plan No. 1975.

RIDGE ST, No 154, toilets, sinks, to 5-sty brk tenement; cost, $500; owner, J. Burger, 22 Av C; architect, B Z Stanger, 150 Nassau st. Plan No. 2024.

RIVINGTON ST, No 263, vent shaft windows, toilets, to 5-sty brk tenement; cost, $2,000; owner, H Jaffe, 22 Hope st, Brooklyn; architect, O Reissmann, 30 1st st. Plan No. 1993.

SPRING ST, No 55, install two ovens, partitions, to 5-sty brk tenements; cost, $5,000; owner, Rocco M Marasco, 57 East Houston st; architects, Sommerfeld & Steckler, 19 Union Sq. Plan No. 2031.

WASHINGTON ST, Nos 666-672, 1-sty brk rear extension, 10.6x26.2, skylights, toilets, tubs, sinks, store fronts, to four 4-sty brk stores and tenements; cost, $6,000; owner, Leon Ottinger, 31 Nassau st; architects, Schwartz & Gross. Plan No. 1998.

1ST ST, No 31, partitions, windows, piers, to 5-sty brk tenement; cost, $300; owner, Jacob Kerner, 19 Av A; architect, O Reissmann, 30 1st st. Plan No. 2007.

2D ST, No 219 East, partitions, toilets, windows, to 5-sty brick store and tenement; cost, $3,000; owner, Susie Heye, 245 West 111th st; architect, Chas H Richter, 68 Broad st. Plan No. 2015.

5TH ST, No 411 East, partitions, windows, tank, toilets, to 5-sty brk and stone tenement; cost, $2,000; owner, H. Neugass, 415 W 145th st; architect, O Reissmann, 30 1st st. Plan No. 2002.

8TH ST, No 352 East, 1-sty brk rear extension, 19x27.2, toilets, partitions, skylights, to 4-sty brk tenement; cost, $2,000; owner, F Klimsinger, 176 East 123d st; architect, Geo Haug, 103 Park av. Plan No. 2017.

12TH ST, No. 407 East, toilets, partitions, windows, to two 5-sty brick tenements; cost, $1,500; owner, Mrs. Mary E. Daly, 210 E 14th st; architect, Henry Regelmann, 133 7th st. Plan No. 1984.

13TH ST, No 54 West, girders, alter floors, to 2 and 4-sty brk storage; cost, $500; owner, Robert Elliott, 13 Stone st; architect, Wm W Christie, 39 Cortlandt st. Plan No. 2027.

P S Van Kirk Co, Fulton st, Paterson, N J, has contract.

15TH ST, No. 503 East, partitions, windows, toilets, to 4-sty brick and stone tenement; cost, $600; owner, Estate Wm. Klumpf, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 1983.

17TH ST, Nos 608-610 East, partitions, toilets, windows, to two 5-sty brk stores and tenements; cost, $450; owner, Wm. Figundio, 156 Mott st; architect, Robert Cohn, 247 E 68th st. Plan No. 1997.

17TH ST, No 41 West, 6-sty brk and stone side extension, 25x92, cut walls, to 6-sty brk loft and restaurant building; cost, $20,000; owner, Samuel P Tull, Allenhurst, N J; architect, Ernest A Arend, 170 5th av. Plan No. 2011.

18TH ST, No 460 West, skylight, partitions, toilets, to 3-sty brk and stone tenement; cost, $1,500; owner, Wm L Faucett, 35 Dominick st; architect, A. Balschun, 402 E 136th st. Plan No. 2010.

20TH ST, No. 35 West, partitions, show windows, to 4-sty brick dwelling; cost, $500; owner, Emma Bryon, 17 W 21st st; architect, O. Reissmann, 30 1st st. Plan No. 1978.

20TH ST, No 204 W, bath room, skylights, to 3-sty brk dwelling; cost, $500; owner, Chas Schaverin, 160 7th av; architect, James J Kinsella, 204 W 17th st. Plan No. 2025.

27TH ST, Nos 200-202 West, plaster ceilings, to 6-sty brk tenement; cost, $200; owners, Geo F Gregory, 32 White st, and Thomas B Graham, Shippan Point, Stamford, Conn.; architect, C B Brun, 1 Madison av. Plan No. 2023.

30TH ST, Nos. 642-652 West, add 1-sty to 5-sty brick and stone factory; cost, $2,500; owner, John T. Stanley, 448 W 23d st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1976.

32D ST, No 354 East, toilets, partitions, windows, to 4-sty brk tenement; cost, $1,500; owner, A Bachrach, 61 E 91st st; architect, M Zipkes, 353 5th av. Plan No. 2005.

33D ST, No 33 West, alter walls, to 4-sty brk and stone dwelling; cost, $1,200; owner, C Wahlbaum, 33 W 33d st; architect, Louis R Sheinart, 1496 Bryant av. Plan No. 2019.

36TH ST, No. 204 East, partitions, windows, toilets, skylights to 5-sty brick tenement; cost, $600; owner, Wm. W. Thomas, 712 Lafayette av, Brooklyn; architect, Walter B. Wills, 32 Ditmars st, Brooklyn. Plan No. 1986.

36TH ST, No. 345 East, windows, skylight, toilets, partitions, to 5-sty brick tenement; cost, $2,000; owner, Mrs. Anna Jones, 381 E 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1985.

38TH ST, No 142 East, 3-sty and basement brick and stone rear extension, 20x10, chimney, partitions, baths, to 3-sty brk dwelling; cost, $6,000; owner, Henry C Meyer, Montclair, N J; architects, Man & MacNeille, 12 East 45th st. Plan No. 2016.

James McWalters, 2434 Broadway, has contract.

41ST ST, No 149 East, alter floors, to 3-sty brk stable and dwelling; cost, $475; owner, Mrs Robert Winthrop, 38 E 37th st; architect, J F Gayler, 225 5th av. Plan No. 2020.

J W Bishop Co, 345 5th av, has general contract.

42D ST, No. 471 West, show windows, to 4-sty brk and stone hotel; cost, $500; owner, John Tierney, 471 West 42d st; architect, Louis Falk, 2756 3d av. Plan No. 1995.

42D ST, Nos 244-246 West, partitions, pent house, to 6-sty brk loft; cost, $600; owners, Robert Miller Sons, on premises; architects, Hedman & Schoen, 25 West 42d st. Plan No. 1999.

44TH ST, Nos 311-313 West, toilets, partitions, windows, to four 4 and 5-sty brk stores and tenements; cost, $4,000; owner, Harry J Meyer, 343 Convent av; architect, James W Cole, 403 West 51st st. Plan No. 2001.

47TH ST, No 14 West, partitions, show windows, to 4-sty brk dwelling; cost, $5,000; owner, Mrs Ethel Norwood,-on premises; architect, C H Dietrich, 25 West 42d st. Plan No. 2008.

55TH ST, Nos. 149-151 East, fireproof partitions, passage to 6-sty brick and stone tenement; cost, $2,000; owner, Max Radt, 20 E 90th st; architect, Samuel Sass, 23 Park Row. Plan No. 1982.

70TH ST, No 250 East, windows, to 5-sty brk tenement; cost, $100; owner, H Gordon, 102 Bleecker st; architect, O Reissmann, 30 1st st. Plan No. 2003.

73D ST, No 312 West, skylights, doors, windows, columns, to 5-sty brk and stone residence; cost, $15,000; owner, S Baruch, The Ansonia, Broadway and 73d st; architect, J H Freedlander, 244 5th av. Plan No. 1989.

No contract has yet been issued.

74TH ST, No. 216 East, toilets, partitions, windows, to 4-sty brick tenement; cost, $1,500; owner, Hyman Harkavy, 510 E 85th st; architect, C. H. Dietrich, 25 W 42d st. Plan No. 1980.

106TH ST, No. 62 East, 1-sty brick and stone rear extension, 29x38.4, partitions, plumbing fixtures, stairs to 4-sty brick tenement; cost, $6,000; owner, Thomas A. Clark, 3 E 106th st; architect, Nathan Langer, 81 E 125th st. Plan No. 1988.

106TH ST, No. 174 E, alter vent shaft, toilets, to 5-sty brick tenement; cost, $2,500; owner, Alphonse Dryfoos, 42 West Broadway; architect, Chas. A. Millner, 368 E 149th st. Plan No. 1973.

108TH ST, No. 317 West, alter piers, walls, to 5-sty brick dwelling; cost, $300; owner, Wm. F. Clare, premises; architect, Edwin Rossbach, 2010 Bway. Plan No. 1987.

112TH ST, Nos 252-254 East, 1-sty brk rear extension, 18.8x21, alter walls, to 3-sty brk and stone home; cost, $1,300; owner, Rev Pietronilla Borzi, 254 E 112th st; architect, N Serracino, 1170 Broadway. Plan No. 2014.

Wm Somerville, 317 East 132d st, has the contract.

121ST ST, Nos 214-216 East, partitions, toilets, windows, skylights, to two 4-sty brk stores and tenements; cost, $4,000; owner, Edward Callan, 2211 3d av; architects, B & J P Walther, 147 E 125th st. Plan No. 2032.

125TH ST, No 122 East, store front, to 2-sty brk store and office; cost, $200; owner, Henry E Fox, 81 East 125th; architect, L F J Weiher, 271 West 125th st. Plan No. 2006.

AV B, Nos. 41-43 partitions, store fronts to two 5-sty brick tenements and stores; cost, $700; owner, Deffaa Estate, 541 6th st; architect, Henry Klein, 505 E 15th st. Plan No. 1981.

AV D, No 48, 1-sty brk rear extension, 22x43.4, to 3-sty brk and stone dwelling and hall; cost, $1,000; owner, Paul Weiss, 48 Av D; architect, L F J Weiher, 271 W 125th st. Plan No 2029.

AMSTERDAM AV, No 149, partitions, windows, columns, to 1 and 4-sty brk dwelling and store; cost, $1,500; owners, Peter J McDowell and Morris Sturman, 149 Amsterdam av; architect, L F J Weiher, 271 W 125th st. Plan No. 1994.

MADISON AV, No 776, 2-sty brk and stone rear extension, 9.2x20, partitions, show windows, to 5-sty brk residence; cost, $5,000; owner, Raymond Hoagland, 16 William st; architect, A H Taylor, 138 West 65th st. Plan No. 2012.

MADISON AV, No. 619, alter walls, iron beams to 3-sty brick and stone theatre; cost, $875; owner, Walter J. Solomon, 15 W 42d st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1972.

MADISON AV, Nos 1632-1640, partitions, show windows, to five 4-sty brk tenements; cost, $1,500; owner, Francis E Johnson, East Orange, N J; architect, Louis F Fick, 534 W 178th st. Plan No. 2021.

3RD AV, No. 1070, dumbwaiter shaft, fire escapes, plumbing, alter store front, to 5-sty brick and stone store and tenement; cost, $3,000; owner, John T. Baner, 212 E 62d st; architect, Geo. Dress, 1321 3d av. Plan No. 1074.

3D AV, No 1259, windows, to 4-sty brk tenement; cost, $100; owner, Estate Lewis Jones, 25 Liberty st; architect, C H Dietrich, 25 West 42d st. Plan No. 1996.

4TH AV, No 379, store front, partitions, windows, to 5-sty brk and stone tenement; cost, $1,200; owner, John J Cuskery, 120 West 59th st; architects, B W Berger & Son, Bible House. Plan No. 2009.

5TH AV, No. 394, alter vault, sidewalk, to 4-sty brick and stone store; cost, $400; owner, Geo. C. Boldt, Waldorf Astoria Hotel; architect, A. M. Barrows, 45 W 34th st. Plan No. 1971.

Barrows & Norton Const. Co., 45 W 34th st, has the contract.

5TH AV, No 226, alter walls, to 5-sty brk store and loft; cost, $445; owner, Herbert Frazill, 2 Rector st; architect, W Dana Bigelow, 134 W 82d st. Plan No. 2028.

Joseph J Thumer, Long Island City, has contract.

6TH AV, Nos 250-252, alter stairs, show windows, to two 4-sty brk and stone stores and show rooms; cost $2,000; owner, Max Kurzrok, Shore road and 99th st, Brooklyn; architect, Chas E Reid, 105 E 14th st. Plan No. 2022.

A G Imhof, 249 W 18th st, has general contract.

8TH AV, No 781, show windows, to 3-sty brk and stone club house and store; cost, $800; owner, Chas J Leonard, 943 8th av; architect, Louis A Sheinart, 1496 Bryant av. Plan No. 2018.

8TH AV, Nos 2296-2300, toilets, partitions, windows, to 6-sty brk warehouse and stores; cost, $150; owner, Washington Warehouse Co, 2300 8th av; architect,

Frank Hausle, 81 East 125th st. Plan No. 2013.

8TH AV, No 312, alter roof, to —sty brk theathre; cost, $2,000; owner, H C Miner Estate, 1402 Broadway; architect, Geo Keister, 12 West 31st st. Plan No. 1990.

Cramp Const Co, 36 East 23d st, has contract.

8TH AV, No 676, 1-sty brk and stone rear extention, 20x21.10, partitions, windows, to 4-sty brk and stone dwelling and store; cost, $1,800; owner, Benj Young, on premises; architect, Wm G Clark, 438 West 40th st. Plan No. 1991.

11TH AV, No. 557, partitions, alter elevator shaft, windows, to 4-sty brick and stone dwelling; cost, $1,000; owners, Hirschfeld & Beck, 163 Av B; architect, O. Reissmann, 30 1st st. Plan No. 1977.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

BRONXDALE AV, w s, 210 n Morris Park av, five 2-sty frame dwellings, tin roof, 21x50; total cost, $25,000; owner, Jos. Gamache, 1739 Van Buren st; architect, B. Ebeling, 1136 Walker av. Plan No. 973.

190TH ST, n w cor Creston av, 2-sty frame dwelling, tin roof, 26.4x53.11; cost, $10,000; Leroy Con. Co., 3 Broad st; architect, J. C. Crocker, 2017 5th av. Plan No. 974.

CRESTON AV, w s, 38 n 190th st, 2½-sty frame dwelling, tin roof, 25x47; cost, $8,500; owners, Leroy Const. Co., 3 Broad st; architect, J. C. Cocker, 2017 5th av. Plan No. 975.

CRESTON AV, w s, 76 n 190th st, 2-sty frame dwelling, tin roof, 27x55; cost, $8,500; owners, Leroy Const. Co., 3 Broad st; architect, J. C. Cocker, 2017 5th av. Plan No. 976.

TIEBOUT AV, w s, 298.6 s 184th st, two 2-sty frame dwellings, tin roof, 21x55; total cost, $12,000; owner, Nathan B. Levine Co., 1910 Westchester av; architect, John E. Kirby, 481 5th av. Plan No. 851.

Corrects error in issue of July 24, when it read south of 84th st.

SPUYTEN DUYVIL PARKWAY, w s, 115 n 231st st, 2½-sty brk dwelling, slate roof, 78.2x33.8; cost, $12,000; owners, Along-the-Hudson Co., 84 William st; architect, Robt W Gardiner, 122 W 29th st. Plan No. 982.

232D ST, n s, 230 s 5th st, 2-sty and attic frame dwelling, shingle roof, 21x38; cost, $3,500; owners, Thos D & Marie L Rivers, 55 W 105th st; architect, Harry B Van Benschoten, 1296 Union av. Plan No. 983.

Apartments, Flats and Tenements.

SOUTHERN BOULEVARD, s e cor 174th st, 6-sty brick tenement, slag roof, 50x90; cost, $50,000; Wendover Hall Co., August F. Schwarzler, 1910 Webster av., pres; architect, John E. Kerby, 481 5th av. Plan No. 978.

HOME ST, s e cor Intervale av, 4-sty brick stores and tenement, slag roof, 21.-99x55; cost, $17,000; owners, Hecht & Kaufman, 368 E 149th st; architects, A. Arctander Co., 368 East 149th st. Plan No. 969.

236TH ST, n s, 450 e Kipler av, 4-sty brick tenement, tin roof, 25x89; cost, $18,-000; owners, Melillo Const. Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 970.

Ph. Melillo, 25 Bronx place, Yonkers, pres.

HOME ST, n s, 116.55 w Prospect av, three 5-sty brick tenements, plastic slate roof, 44.32x115; total cost, $135,000; owners, Ittner Const Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 971.

Jacob Leitner, 836 Westchester av, pres.

HULL AV, w s, 154.6 n 205th st, two 3-sty brk tenements, tin roof, 21x61; total cost, $18,000; owner, Anna Seelig, 888 Forest av; architect, M W DelGaudio, Tremont and Webster av. Plan No. 979.

BROOK AV, w s, 121 s 168th st, 1 sty brk tenement, slag roof, 30x65.7; cost, $20,000; owner, Jacob Schappert, 1218 Brook av; architect, Wm Schnaufer, 363 E 149th st. Plan No. 980.

Stables and Garages.

GRAND BOULEVARD, e s, 143 s 185d st, 2-sty frame stable slate roof, 30x26; cost, $2,000; owner, Chas. W. McDonald, 229 W Kingsbridge Road; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 972.

Miscellaneous.

MELROSE AV, e s, 100 n 150th st, 3-sty brick shop, tin roof, 18x20; cost, $3,-000; owner, Regina Neubert, 401 E 150th st; architect, A F A Schmitt, 604 Courtlandt av. Plan No. 981.

SOUTHERN BOULEVARD, e s, 170 s 167th st, 1-sty brick stores, 70x100; owner, Jas. T. Meehan Co., Hunts Point Road and Laffayette st; architects, Koppe & Daube, 2830 Westchester av. Plan No. 977.

BRONX ALTERATIONS.

VICTOR ST, e s, 350 n Morris Park av, 2-sty frame extension, 25x12.6 to 2-sty frame dwelling; cost, $1,200; owner, Omfrio Mamscalco, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 377.

146TH ST, n e cor 3d av, new stairs, new store front, new partitions, etc., to 3-sty frame store and dwelling; cost, $500; owner, Thos. Lelane on premises; architect, P. J. Murphy, 371 E 144th st. Plan No. 378.

BRIGGS AV, e s, 178 n 190th st, 1-sty added to 1-sty frame extension of 2-sty and attic frame dwelling; cost, $500; owner, Wm Corbett, on premises; architect, Louis Falk, 2756 3d av. Plan No. 380.

BRONXDALE AV, n e cor Holland av, move 1½-sty frame dwelling; cost, $500; owner, Astor Estate, 13 W 26th st; architect, Fred Damm, 213 E 144th st. Plan No. 375.

MAYFLOWER AV, e s, 425 n Alice st, move 2-sty and attic frame dwelling; cost, $1,100; owner, Leonard Delavo, 1933 Pilgrim av; architect, Henry Lane, 1499 Zerega av. Plan No. 379.

TREMONT AV, Nos. 471-473, new girders, new beams, new windows, etc., to 3-sty brick stores, offices and dwelling; cost, $5,000; owner, Chas. Finger on premises; architect, Chas. Ramsey, 486 Prospect place, Brooklyn. Plan No. 374.

TREMONT AV, No. 405, new show windows to 2-sty brick store and loft; cost, $400; owner, C. A. Becker, Tremont and Park avs; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 376.

ADVANCE REPORTS.

Two More Loft Buildings for Fourth Avenue.—To Cost $3,000,000, and Cover the Block Opposite the Metropolitan Building.

4TH AV.—The old Ashland House, located at the southeast corner of 4th av and 24th st, purchased last April by Henry Corn and later bought by Philip Braender, 143 West 125th st, the builder, is now to be improved by Mr. Braender with a tall office and loft structure, having a total height of either 20 or 24 stories, the exact height of which will be determined within a few days. The site takes in one-half of the block front on 4th av, or about 98.9x150 ft., and includes the property now adjoining in 24th st, taking in Nos. 104 and 106 East. The present lessee of the hotel is protected by a ninety-day cancellation clause, so that in all probability building operations will not be started until the first of January. The plans are now being prepared by William C. Frohne, architect, of No. 38 East 21st st, and on account of undetermined height it will be about three weeks yet before plans will be finally completed. It is also learned that the steel contract has already been awarded, and that Mr. Braender will do the mason work himself. The cost of the building will approximate $1,-200,000.

At the northeast corner of 4th av and 23d st, Nos. 303-311 4th av, and 101-107 East 23d st, the old 3-sty brick school building occupied by Packard's Business College, recently owned by J. M. Horton, is also to be replaced with a similar business building covering a frontage of about 98.9x155 feet, abutting the new Ashland building. This corner is owned by Joseph Milbank, of Greenwich, Conn., and 33 Wall st, this city, and will be constructed by him. As far as could be learned on Friday no architect has yet been officially retained to prepare these plans. The new 16-sty office structure also to be erected at the southwest corner of 4th av and 25th st, by Mr. Milbank, is from plans by Geo. B. Post & Son, of 341 5th av. The total expenditure of the two buildings together is estimated at $3,000,000, and it is planned to have both buildings ready by February, 1911.

Fifth Avenue Baptist Church Plans.

46TH ST.—It has been decided by the Building Committee of the Fifth Avenue Baptist Church, consisting of Edgar L. Marston, A. S. Walker, F. L. Froment, E. M. Foote, Colgate Hoyt, Harry Hubbard, J. E. Thompson, Charles T. Peck and E. L. Ballard, for the new church edifice which it was recently determined to erect on the site of the old place of worship, No. 8 West 46th st, immediately west of 5th av, to have the competitive plans all in by Sept. 9. It is understood that the committee is receiving competitive designs from six invited architects all of whom are New York men. The architectural character of the new building has not as yet been announced, although it is to measure 100x100 ft., and cost in the neighborhood of $600,000. The Rev. C. F. Aked, 2 West 86th st, is pastor, and Edgar Marston, 24 Broad st, is president of the Board of Trustees.

H. M. Baer to Plan "Churchills."

BROADWAY.—Herbert M. Baer, 542 5th av, has been commissioned to prepare plans for the new restaurant and hotel building which is to be erected for Captain James Churchill further up on Broadway. The site secured by Captain Churchill comprises 1603 to 1609 Broadway and 216 and 218 West 49th st, which forms an L around the southwest corner of Broadway and 49th st. William B. Lockwood, the owner, will erect the building and has leased the new structure to Mr. Churchill for a term of 21 years. It has frontages of 58.11 on Broadway and a depth of 176.4 ft., and there is an L fronting 50 ft. in 49th st. At present three are 3-sty dwellings on the site. The number of stories has not been determined, and work will not be started for some months yet. No contract has yet been issued.

Contract for Jersey City Building.

JERSEY CITY.—The general contract was awarded on Saturday last to W. H. & F. W. Cane, 13-21 Park Row, Manhattan, for the new fireproof, brick and stone bank and office building, 75x100 ft., to be erected by the Union Trust Co., of 65 Montgomery st, at the southeast corner of Montgomery and Washington sts, Jersey City. As planned, the building will contain two stores and banking

rooms on the first story, and from fifty to sixty offices above. C. F. Long, 1 Montgomery st, is engineer; John T. Rowland, Jr., and Frank Eurich, Jr., associated, 15 Exchange pl, are the architects. Officers of the Trust Company are Samuel Ludlow, Jr., president; J. J. Gorman, vice-president; C. E. Bailey, secretary, and J. G. Hasking, treasurer. The cost will exceed $100,000.

Plans for Central Islip Hospital.

CENTRAL ISLIP, L. I.—The New York State Commission in Lunacy, Albany, N. Y., will probably call for bids this fall, for the construction of a 3-sty fireproof hospital building to be established at Central Islip, Long Island, by the State. It is estimated by Franklin B. Ware, State Architect, Albany, that the building will cost about $300,000. The construction will be of light brick, limestone and steel and will be equipped with every modern convenience. The plans are now well under way. T. E. McGarr, secretary, Capitol Building, Albany, can give information.

Publishing House for Plainfield Courier.

PLAINFIELD, N. J.—Frank B. Gilbreth, 60 Broadway, Manhattan, has just received a contract from George H. Frost, 745 Watchung av, Plainfield, N. J., president Engineering News Pub. Co. for the construction of a brick and reinforced concrete building for the Plainfield Courier-News, at Plainfield, to be used as a publishing house. This building will be strictly fireproof and modern in every respect. Frederick A. Waldron, 37 Wall st, Manhattan, has been selected as architect and industrial engineer in charge of the mechanical layout of the plant.

To Enlarge 89th Street Telephone Building.

89TH ST.—The Riverside Exchange Telephone Building, No. 112 West 89th st, is soon to be enlarged with two or more stories and other important changes will be made. The present structure has 3-stys, 75x93 ft., and is of fireproof construction. The plans are being prepared by Messrs. Eidlitz & McKenzie, 1123 Broadway. R. M. Ferris is chief engineer for the New York Telephone Co., 15 Dey st. No contract has yet been issued.

Dawson & Archer to Build Trinity Warehouse.

DESBROSSES ST.—The general contract for the 6-sty fireproof warehouse, brick, stone and steel construction, about to be erected at Desbrosses and Watt sts, on the lower West Side, by the Trinity Corporation, 187 Fulton st, has been awarded to Messrs. Dawson & Archer, of 150 5th av. Plans have been prepared by Ernest Flagg and A. F. Sutcliffe, 35 Wall st.

Improvements to Steeplechase Pier, Atlantic City.

ATLANTIC CITY, N. J.—Plans are about to be prepared for a large addition to the "Steeplechase Pier," on the beach at Pennsylvania av. The new annex will include a convention hall having a seating capacity of 5,000, an observation tower and ballroom. The estimated cost is placed at about $500,000. No contracts have yet been arranged for.

Factory for Royal Baking Powder Co.

BROOKLYN.—The Turner Construction Co., 11 Broadway, Manhattan, has just received the building contract for the new factory to be erected for the Royal Baking Powder Co., at Kent av and Morton st, Brooklyn. This building will be of reinforced concrete throughout, 216x53 ft., and six stories high. Benjamin Finkensieper, 134 Broadway, Brooklyn ,is the architect.

47th Street Dwelling for Business Use.

47TH ST.—Mrs. Ethel J. Norwood, owner of No. 14 West 47th st, is having plans prepared for making over this building from a private dwelling into stores and small suites for business and private use. This is the first building on this block to be turned into business property. The general contract has been let to Herbst & Co., builders, 25 West 42d st.

Edison Co. to Build New Sub-Station.

41ST ST.—The New York Edison Company, 55 Duane st, is having plans prepared by Wm. Weissenberger, 55 Duane st, for a new 4-sty fireproof, brick and steel sub-station, to measure 50x100 ft., to be erected at Nos. 314-316 East 41st st, at a cost of about $100,000. The company will take figures on the general contract about the last of November.

Apartments, Flats and Tenements.

47TH ST.—The Model Fireproof Tenement Co., 35 Wall st, will erect a 6-sty flat, 92.10x88.5 ft., at Nos. 601-603 West 47th st, to cost $85,000. Ernest Flagg, 35 Wall st, is preparing plans.

UNION AV.—Herbst & Co., builders, 25 West 42d st, having purchased No. 1117 Union av, will erect a 5-sty modern flat building. Plans are being prepared by Young & Gronenberg, of 1328 Broadway, and will be ready to be figured about September 5th.

ST. NICHOLAS AV.—B. W. Levitan, 20 West 31st st, is preparing plans for a 6-sty high-class flat building, 100x87 ft., for the Kirby Construction Co., 299 Broadway, to be erected on the east side of St. Nicholas av, 308.9 ft. south of 145th st, to cost $150,000.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have plans for a 6-sty apartment house to be erected at Riverside Drive, Audubon place and 157th st, Washington Heights, for the Centre Realty Co., 289 4th av, of which H. D. Lounsbery is treasurer.

PARK AV.—The Metropolitan Life Insurance Co., has made a building loan of $625,000, for the 12-sty elevator apartment house, 106.4x100 ft, which the "Eight Hundred and Twenty-Nine Park Avenue Co." 103 Park av, is to erect at the southeast corner of Park av and 76th st, from plans by Pickering & Walker, 103 Park av. (See issue Aug. 14, 1909.)

Banks.

FALL RIVER, MASS.—Work will be started at once on an addition to the bank building at Second and Market sts of the Massasoit Pocasset National Bank. The addition will be brick and stone, 1-sty, and cost $50,000. Mack & Moore, Blagden st, Boston, builders, and Aaron Gould, 17 Milk st, Boston, are the architects.

WESTFIELD, MASS.—Architects Carpenter & Dennison, 475 5th av, Manhattan, have plans about ready to figure for a business building to be erected for the Woronoco Savings Bank. Will be of gray brick, 80x100, with gravel roof, steam heat, electric lights, elevators, plate glass, etc.

Churches.

SCHENECTADY, N. Y.—The contract for heating and ventilating apparatus for the new Second Reformed Church, to be erected at Union st and Morris av, has been awarded to Lewis & Kitchen, of Chicago. The general construction plan for the new edifice will be ready for contractors to figure upon in about one week.

HARRISON, N. J.—The Polish Catholics of Harrison are negotiating for the purchase of property 100 ft. on Harrison av and 200 ft. in 5th st, for the purpose of erecting a new church and school building. It is said that the price agreed upon for the property is in the neighborhood of $25,000. Address Pastor Polish Catholic Church, Harrison.

Competitions.

NAUGATUCK, CONN. — Competitive sketches for a new engine house to be erected in Maple st have been submitted by several architects. A meeting of the Common Council will be held September 7, when an architect will be selected. The City Clerk can give information.

DOVER, DEL.—The Commission appointed by Act of Assembly of the State of Delaware invites all qualified architects to enter a competition for the selection of an architect for alterations and additions to the State House at Dover. Programme can be had on application by mail to the Architectural Advisor to the Commission, M. B. Medary, Jr., 1414 South Penn Square, Philadelphia, Pa.

Dwellings.

BRISTOL, CONN.—James T. Mather, of Bristol, has purchased a lot in Stearns st from W. H. Carpenter and contemplates the erection of a new residence.

JAMAICA, L. I.—C. N. Neier, 80 Broadway, Manhattan, is to build three 2-sty frame dwellings, costing $11,000, on the north side of Torrage av, west of Victoria st, Jamaica.

DOUGLAS MANOR, L. I.—E. J. Preston, of Douglas Manor, will erect a 2-sty frame dwelling, 40x45 ft., on the south side of Arleigh road, 150 ft. west of Center Drive, costing $8,000.

FLUSHING, L. I.—Joseph Kastner, 338 Madison av, Flushing, will erect a 2-sty frame residence, 24x34 ft., in the west side of 23d st, 340 ft. north of State st, Flushing, to cost about $4,500.

GLENDALE, L. I.—S. H. Schmidt, 1660 Myrtle av, Brooklyn, will start at once the erection of eight 3-sty brick dwellings, 25x72 ft., at the northwest corner of Forest and Summerfield avs, Glendale, to cost about $60,000.

DOUGLAS MANOR, L. I.—Dr. J. Johnson, 719 Lexington av, Manhattan, will soon begin the erection of a 2-sty frame residence, 34x38 ft., at the northeast corner of Shore and Arleigh roads, Douglas Manor, to cost $7,500.

NEW LONDON, CONN.—Architect W. P. Crabtree of New Britain is drawing plans for a summer residence to be erected at New Neptune Park by H. C. Hine, of the Traut & Hine Mfg. Co., New Britain. Complete details have not been decided as yet.

78TH ST.—The general contract for the new residence, 4-stys, 19x75 ft, for the Satz Co., of 135 Broadway, to be erected at 116 East 78th st, from plans by Wm. L. Rouse and L. A. Goldstone, 12 West 32d st, has been let and will be soon announced. The estimated cost is $30,000.

WEST NEW YORK, N. J.—Plans have been completed by William E. Borries, Jersey City, for the erection of a two-family residence for G. F. Kuppler, 345 5th st, Union Hill, on Fischer av, West New York. All modern improvements will be called for, including open plumbing, cabinet mantels, gas fixtures and hot air furnaces. The building will cost about $6,000.

DEAL, N. J.—Edwin Popper, of Oppenheim Collins & Co., 35 West 34th st, Manhattan, has awarded to August Weber, of Long Branch, N. J., the general contract, to erect his new residence and garage, 2½-stys, 60x60 ft, at Jerome av and Pleasant Place, Deal, N. J., to cost about $50,000. Buchman & Fox, 11 East 59th st, Manhattan, are the architects, C. Matlock, 949 Broadway, steam engineer.

Factories and Warehouses.

BURLINGTON, N. J.—It is announced that the Martin L. Cohn Co. contemplates the erection of a silk factory at Burlington, to cost about $50,000.

ROME, N. Y.—The Rome Soap Co., 223 Dominick st, is preparing to erect a fireproof soap plant of reinforced concrete to cost about $200,000. M. Brown is president.

STONINGTON, CONN.—The American Velvet Co. has requested the Stonington Building Co., owners of the factory which they now occupy, to enlarge the plant by the erection of an addition, 100x125 ft., and costing about $30,000.

AMSTERDAM, N. Y.—The capital stock of McCleary, Wallin & Crouse, manufacturers of carpets and rugs at Amsterdam, is to be increased from $1,000,000 to $2,000,000. An extension 50x80 ft. to the mill of the concern will be erected.

NEW HAVEN, CONN.—From plans by Brown & Von Beren, the David H. Clark Co. has taken the contract to build a new storehouse in Brewery st for the Smedley Co. The structure will be 80x125 ft., 4-stys, of brick, heavy mill construction, and will have a gravel roof. An elevator will be installed.

NEW BRITAIN, CONN.—Builders are figuring plans for the new factory to be erected at Myrtle and High sts by the Corbin Screw Corporation. It will be brick mill construction, 50x380 ft., with alternate bids for either four or six stories high. The plans are by A. H. Rice, engineer for the American Hardware Co.

NEW LONDON, CONN.—The Bigelow-Harriman Construction Co. is preparing to start work on a large paper mill at Johnson's Wharf, in Montville, to cost $200,000. It is to be of brick construction. G. F. Hardy, 309 Broadway, Manhattan, has plans ready. Buildings include storage room, beater room, machine room and finishing room; also a concrete dam.

Halls and Clubs.

BOSTON, MASS.—Maginnis & Walsh, 100 Boylston st, have completed plans for a memorial and hall building, to be erected at Boston, for Boston College, to cost $300,000.

PRINCETON, N. J.—The Campus Club of Princeton University is having a 3-sty brick and limestone club house built to cost $40,000. C. W. Kafter has the contract. The building is to be 50x75 ft. and was designed by R. C. Gildersleeve, of Manhattan.

BROOKLYN.—Figures are being received by St. Anthony's Roman Catholic Parish, Rev. P. O. Hara, pastor, for a 2½-sty, fireproof, brick and terra-cotta clubhouse, 78x95 ft, to be erected at Leonard and Calyer sts, Brooklyn, from plans by H. E. Oborno, 295 Amherst av, Jamaica, L. I. Estimated cost, about $50,000.

Hospitals and Asylums.

AKRON, OHIO.—The County Commissioners will receive bids until September 10, for erection of a tuberculosis hospital, dining-room and kitchen. Harpster & Bliss, Akron, Ohio, are the architects.

BINGHAMTON, N. Y.—The management of the Mountain Sanatorium and a member of the board of trustees is strongly advocating a building for tuberculosis. Dr. Beach is the attendant physican.

Libraries.

BOLIVAR, N. Y.—The Bolivar Free Library trustees have purchased a site at Main and Olean sts, Bolivar, for the erection of a library.

STAMFORD, CONN.—At a meeting of the Common Council it was voted to purchase the Wilson L. Baldwin property at Main st and Suburban av as a site for the proposed public library. No architect yet named. Address clerk Board of Education.

Miscellaneous.

ARVERNE, L. I.—The Long Island Railroad Co. will erect a new station at Arverne. The selected site is between Remington and Vernam avs. Work will probably be started immediately. Ralph Peters is president of the Long Island Railroad, Long Island City.

NEW HAVEN, CONN.—The project of building a fine hotel in New Haven seems to be assuming definite shape. An agreement has been entered into between W. H. Moseley, ex-Senator Frank S. Butterworth, representing a syndicate of capitalists, by which it is expected that the present New Haven House will be taken over as the site for the proposed new structure. It is planned to erect an 8-sty building, with every modern improvement.

Municipal Work.

MANHATTAN.—On Sept. 7, the Department of Public Charities, will open bids for furnishing and delivering 63,000 vitrified brick.

MANHATTAN.—Sept. 7, bids will be opened by the Fire Commissioner for additions and alterations to store house, located at No. 20 Eldridge st, Manhattan.

BROOKLYN.—On Tuesday, Sept. 7, the Fire Commissioner will open bids for repairs to quarters of Engine Company 140, Prospect av, near Greenwood av, Brooklyn.

MANHATTAN.—Bids will be received by the Fire Commissioner Tuesday, Sept. 7, for labor and materials required for alterations and additions to repair shop, northeast corner of 12th av and 56th st, Manhattan.

BROOKLYN.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, Sept. 8, for labor and materials necessary to reline and reset brick setting of three boilers, etc., Municipal Building, Brooklyn.

BRONX.—The Park Department will open bids on Thursday, Sept. 9, for furnishing and delivering vitrified stoneware drain pipe (No. 2, 1909) for parks, Bronx, and for 4,000 linear ft. 6-inch cast-iron water pipe for parks (Botanical Garden), Bronx.

MANHATTAN.—The President of the Board Bellevue Hospital will open bids, Sept. 7, for labor and materials required for the erection of the laundry building, including plumbing, heating, electric and refrigerating work of the new Bellevue Hospital, 1st av, 26th to 29th sts.

MANHATTAN.—Bids will be received by the President of the Borough of Manhattan, Wednesday, Sept. 8, for furnishing and delivering cast-iron sign posts, with flange; cast-iron sign posts, with ground piece; cast-iron criss-cross sign holders, with standard, and cast-iron street sign boxes, with clamps.

MANHATTAN.—Bids will be received by the Police Commissioner, Tuesday, Sept. 7, for completing contract executed by New York Steam Fitting Co., Feb. 18, 1905, which was declared abandoned, for

THE
LIME
FOR EVERY PURPOSE
ROCKLAND-ROCKPORT
Selected Finishing
350 lb. Bbl. Guaranteed
Rockland-Rockport Lime Co.
Morgan Ave. & Meserole St. BROOKLYN — Fuller Building NEW YORK
Manufacturers of the LIME OF QUALITY
ESTABLISHED OVER A CENTURY

OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.
RAYMOND CONCRETE PILE COMPANY
NEW YORK, . 140 Cedar Street
CHICAGO, . . 135 Adams Street
PITTSBURGH, Union Bank Building
PHILADELPHIA, Land Title Building
BALTIMORE, Pratt and Concord Sts.
ST. LOUIS, . 620 Chestnut Street
NEW ORLEANS, . 204 Perrin Bldg.

PROMISES
We won't make any that we can't keep. We have several specialties, and keeping our promises is one of them. We deliver the kind of front bricks you bought at the time you were told to expect them.
HOUGHTALING & WITTPENN
44 EAST 23d ST., NEW YORK
FRONT BRICK—All Colors

WHITNEY-STEEN CO.
ENGINEERS
CONTRACTORS & BUILDERS
135 BROADWAY, N.Y.
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HALF THE WORRY OF A CONTRACTOR
IS IN WAITING FOR LUMBER AND MATERIALS
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
SAW, PLANING AND MOULDING MILLS
F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J

TENEMENT HOUSE LAW
PARTITION WINDOWS
FURNISHED AND SET
Fred C. Sumner
Doors, Window Frames, Sash and Glass
244 CANAL STREET
Telephone, 1173 Franklin

furnishing labor and erecting all the materials necessary to install the heating and ventilating system, boilers and steam piping in the new building to be erected on the block bounded by Grand, Centre and Broome sts and Centre Market place, Manhattan.

Office and Loft Buildings.

NEW BRITAIN, CONN.—Estimates are being received on plans of W. P. Crabtree for the office building to be erected in Park st by the New Britain Lumber & Coal Co.

3D AV.—B. & J. P. Walther, 147 East 125th st, are ready for figures for extensive alterations to the 4-sty store and loft building, 2211-2217 3d av, for Edward Callan, on premises. The cost is estimated at about $80,000.

FAILE ST.—The Empire Fringe Co., 103 Mott st, M. Sacks, president, has awarded to John Kennedy & Sons, 103 Park av, the general contract for the brick and stone loft and store building, 50x130 ft, to be erected at Faile st, and Garrison av, Bronx, at a cost of about $20,000. H. S. Lion, 12 West 32d st, is architect.

45TH ST.—The general contract has been awarded to the Mandel Building Co., 47 West 34th st, for a new 6-sty rear extension, 25x30 ft, and a new front to the 6-sty store office and loft No. 21 West 45th st, for A. F. James, of 495 5th av, to cost $25,000. H. C. Severance, 500 5th av, is architect, and upon the completion of alterations will occupy the top floor of this building.

Schools and Colleges.

PLEASANTVILLE, N. Y.—Work will soon be started on a 2-sty and basement school, 70x100 ft., brick and limestone, at Pleasantville, to cost about $50,000. Wilson Potter, 1 Union sq, has prepared plans.

BUFFALO, N. Y.—The general contract for the 3-sty Technical High School, to be erected on Broadway, Buffalo, from plans by Martin C. Miller, Mutual Life Building, will probably be awarded by Oct. 1. Estimated cost, $412,000.

WATERTOWN, MASS.—Plans are being prepared for a high school for the town of Watertown. Brick, cost from $125,000 to $150,000. Brigham, Coveney & Bisbee, 184 Boylston st, Boston, are the architects. Plans will be ready to figure in two or three months.

BRIARCLIFF, N. Y.—H. W. Otis Co., 39 East 42d st, Manhattan, recently received the general contract to erect the 2-sty brick, stone and terra cotta school, 72x97 ft, at Briarcliff, Westchester County, N. Y., from plans by Wilson Potter, 1 Union sq, to cost $50,000.

KENSINGTON, CONN.—At a special town meeting it was voted to appropriate $32,000 for a new school house, to be erected in Kensington. Eight rooms, brick, but complete details have not yet been decided. Dr. R. M. Griswold, chairman, was authorized to appoint a committee of three to choose a site and report at another meeting.

STRATFORD, CONN.—Plans of A. S. Meloy, Bridgeport, has been accepted for the new school to be built on Barnum av, Stratford. The building will be of brick or terra cotta, containing eight classrooms, steam heat and composition blackboards. Work will be started this fall. James McQuillan is chairman of the building committee.

SCHENECTADY, N. Y.—Edward Hannigan, 24 Knott Terrace, Schenectady, has received the general contract, and Walter Wellman, of Schenectady, the mason work, for the Chapter House, brick, 2½-stys and basement, 34x74 ft, for the Delta Upsion fraternity house, to be erected on South College Lane, Schenectary, to cost $20,000. Van Vieck & Goldsmith, 111 5th av, are the architects.

Bids Opened.

LONG ISLAND CITY.—The Bureau of Water Supply, Gas and Electricity has opened bids for furnishing and connecting two pumping engines with steam piping, at the Bayside pumping station, Queens, Henry R. Worthington, 115 Broadway, N. Y., $29,700, being the low bidder.

BRONX.—The Lord Electric Co., 213 East 40th st, has submitted the lowest bid to the Board of Water Supply for Contract 39, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225-HP. water-tube boilers, and all accessories, at Jerome av pumping station, The Bronx, at $36,100.

BLAUVELT, N. Y.—The bids received on Aug. 31 by the State Armory Commission for the construction of concrete rifle pits at the Rifle Range at Blauvelt, Rockland County, N. Y., were: Frank Besch, Troy, N. Y., $28,640 (low bid). Other bidders were: John R. Lee, Paterson, N. J.; Merrill-Ruckgaber Co., 50 Church st, N. Y.; N. D. Peters & Co., Utica, N. Y.; Geo. C. Hudson, Highland Falls, N. Y.

NEW BRIGHTON, S. I.—Bids were received by the Bureau of Water Supply, Gas and Electricity for furnishing, delivering and laying water mains in Bay, Griffin and other sts in Richmond Borough: The Hanover Contracting Co., 215 West 125th st, $212,168 (low bid). Other bidders were: Clinton Beckwith, Herkimer, N. Y.; Daly Bros. Contracting Co., 145th st and Harlem River, N. Y.; Joseph Johnson Sons, Staten Island; Rodgers & Hagerty, 41 Park Row, N. Y.; James H. Holmes, Brooklyn; Newman & Carey, Brooklyn; Harlem River Contracting Co., 21 Park Row, N. Y.; MacArthur Bros., 11 Pine st, N. Y.; James King, Brooklyn; Cuozzo & Co., 63 Park Row, N. Y.

Contracts Awarded.

HACKENSACK, N. J.—The T. M. McLeod Co., 90 West st, Manhattan, at $39,-910, submitted the lowest bid for concrete and pipe sewer at Hackensack.

DESBROSSES ST.—Snare & Triest, 143 Liberty st, have received the general contract for extensive alterations to Pier No. 31 North River, at Desbrosses st, for the New York Central & Hudson R. R. R. Co.

MANHATTAN.—Contracts have been awarded to the Atlanta Contracting Co., 434 East 91st st., by John H. O'Brien, Commissioner Water Supply, Gas and Electricity, for high pressure fire service mains and appurtenances in several sts.

HENRY ST.—Rufus H. Brown, 1357 Rogers av, Brooklyn, has received the general contract to erect the 3-sty brick and stone parish house, 25x100 ft, at 61 Henry st, to cost about $35,000. The Church of the Sea and Land, O. G. Cocks, pastor, will erect the building from plans by Cady & Gregory, 6 West 22d st.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, Manhattan, has just obtained the general contract for a reinforced concrete factory building for John F. Galvin, East av and 13th st, Long Island City. This building will be 200x100 ft, 6-stys and basement. William Higginson, 13-21 Park Row, Manhattan, is the architect. Work will be undertaken at once.

Government Work.

SANDY HOOK, N. J.—U. S. Engineer Office, Army Building, New York, N. Y.—Sealed proposals for erection of wood jetties for protecting east shore line at Sandy Hook, N. J., will be received Sept. 14. S. W. Roessler, Col., Engrs.

SARATOGA SPRINGS, N. Y.—Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 9, for the construction complete of the U. S. post office at Saratoga Springs, N. Y. James Knox Taylor, supervising architect.

(Continued on page 467.)

Brief and Personal.

Blake & Williams, heating and ventilating, are now situated at 24 Barrow st, near Washington pl.

The B. F. Sturtevant Co., a Massachusetts corporation with a capital of $500,000, has been reorganized and recapitalized.

August M. Kleeman, architect, has opened an office at 741 Broad st, Newark, N. J., and desires to receive manufacturers' catalogs and samples.

Only one plan was filed on Tuesday, and that for a $2,000 stable to be erected on the Grand Concourse and Boulevard. Rather a feeble start for the Boulevard building movement.

Mr. M. J. Degnon, head of the Degnon Contracting Company, of 60 Wall st, will build a cottage to cost $30,000 at Jamaica. The Degnons made a fine record in building their sections of the Manhattan subway.

The State Civil Service Commission will hold examinations on Sept. 18 for the following positions: Architectural Designer, State Departments, $1,501 to $2,400. Open to men only. The position requires expert drafting and designing.

Arising out of a visit to Belgium last year of the Sheffield Master Builders' Association, a large party of Belgian builders, representing the Associations of Antwerp, Brussels, and Ghent, have visited England; and in Sheffield, Liverpool, and London they have been received by representatives of the associations belonging to the National Federation of Master Builders.

The Burt Manufacturing Co., of Akron, Ohio, oil filters, reports that the month of August was the largest and busiest month for business in its history, which extends over a period of seventeen years. The fact that the concern has unfilled orders on the books amounting to nearly 40 per cent. of the entire output for August is an indication of a rapidly increasing demand for this specialty during the last few months.

Nelson P. Lewis, chief engineer to the Board of Estimate, has returned from his vacation, and has taken up the subject of experiments with cinder concrete, reinforced concrete and hollow tile, as directed by the Mayor. Mr. Lewis says he is having trouble getting together a satisfactory committee of experts to pass upon the results of the tests. Nearly everybody claiming to be an authority on fireproof construction, it seems, appeared either on one side or the other during the building code hearings. As far as the place for carrying on the experiment work is concerned, the Columbia University testing station at Greenpoint has been offered, but it is too small. Considerable money will have to be spent in enlarging this site if it is used.

The employees of C. J. O'Brien, printer of the Record and Guide, held their annual outing at Feltman's, Coney Island, on last Saturday. Over one hundred employees and invited guests of Mr. O'Brien sat down to an old-fashioned clambake, preceding which a set of resolutions handsomely engrossed, were presented to Mr. O'Brien by his employees, bearing the signatures of practically every man in his employ, numbering nearly one hundred. The resolutions expressed appreciation of the personal and friendly interest shown by Mr. O'Brien in every one of his employees. After the bake there was speaking, singing and other amusements, and the prevailing sentiment was, to quote one of the orators, "if there were more employers like Mr. O'Brien the labor problem would be solved."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material Market Encouraging.

September first came in with brighter prospects for fall business than has been reported this year. The feeling is general that with the passing of August the late depression becomes nothing but history. The brick situation is firmer and prices are moving upward. Cement prices are going up and thirty-day deliveries still rule. Iron is doing a big business at advancing prices. Structural steel is firming up for a general advance. Sheets are behind demand in both black and galvanized. Lumber prices are going forward, spruce following yellow pine and the hardwoods. Stone has almost entirely recovered with big orders in hand and inquiries for liberal quantities. Increasing business is being done in the suburbs by local material men. Fabricators are working nigh to capacity. Spring operations that were held up, only to be further delayed by shaky market conditions during the summer, are expected to go ahead within the next two weeks. This is a good time to buy material because prices will be much higher within a fortnight.

Brick Prices Stiffen as Market Improves.

The Hudson River brick market is improving both from the wholesaler's and the retailer's points of view. Sales yesterday were made at from $5.50 to $6 for hard commons. This is an advance of two shillings around. Shipments continue regular and the demand is steady, but in the former case the disposition is spreading among the manufacturers to ease up on shipments until the local market becomes stronger. Up to date, however, the shipments received here are nearly up to capacity figures, the arrivals for the week ending on Aug. 28 being 84; sales, 85; and holdovers on Aug 23d, 6. Holdovers on Aug. 30th, 6. Under present towing conditions and availability of barges it is considered not possible to receive more than 90 barges a week at the Exchange docks. It will therefore be seen that a good supply of brick is coming down the river. That the demand here is good, is proved by the fact that on Wednesday there was only one barge load of brick at West 52d st.

SOME DEALERS STACKING.

Although it is said that some dealers announced early in the spring that as soon as Hudson River Common got above $5.50 they would stop stacking, most of them have ceased but there are some who are still storing. Manufacturers complain that labor is beginning to get scarce, which is quite usual at this time of the year. Most of the manufacturers are well stocked, but there are some who are piling for holdover stock. On the whole it may be said that the manufacturers are only fairly well stocked.

SEASON'S OUTPUT MAY REACH 800,000,000.

The opening of September business brought changed conditions in the brick market. The orders are better and the inquiry is firm, general and for large amounts. One dealer has one for 10,000,000, which is understood to be for three operations. If the present market continues to improve and the inquiries now in hand materialize in orders, it is estimated that the output this year will have been about 800,000,000. This is better than last year, of course, and a little better than 1907. It was prophesied that the demand within a week or two would be greater than the supply.

EMPIRE BRICK & SUPPLY CO.'S IMPROVEMENTS.

The improvements at the Empire Brick & Supply Company's Glasco and Stockport yards are nearing completion. At the former yards one of the largest crushers along the river has been installed. This will be belt driven and will be used to crush bats and refuse. At the Stockport yards a new dock is being constructed and the channel is being deepened so as to accommodate the company's larger barges, which have a capacity of 500,000 brick each and a greater draft than barges formerly used.

The Empire company has been doing its own towing of late, having chartered the tug "Leonard Richards," of Albany, since its contract with the Cornell Steamboat Co. expired. The fact that the company requires larger barges also necessitates larger tow boats and has given rise to a report that the company is now building a powerful craft of this description. The company is merely looking about and has several propositions concerning some first-class craft under consideration, but it is not building at present.

BIG DEMAND IN NEW JERSEY.

Mention has been made of the great demand for Hudson River brick that has shown itself in New Jersey within the summer months and herewith are some specific figures. The Lorillard Tobacco plant in the West End, Jersey City, will require 8,000,000; Cook & Genung, of Newark, are receiving deliveries of 3,000,000 from Washburn Brothers for small work; School No. 3, Bright st, Jersey City, will take 2,000,000; School No. 32, Eighth and Cole sts, Jersey City, is taking 7,000,000; School No. 17, in Duncan av Jersey City, which is just being completed, took 4,000,000; School No. 33, in Glendenny st, Jersey City, took 3,000,000; and school No. 15, in Dwight st, took as many more; the Adams Express Company's Exchange stables took 900,000, the Prudential Insurance Company's extension in Newark is taking 5,000,000 from the Newark Mason's Material Supply Co. through the Hedden Construction Co., the general contractors, besides numerous smaller jobs in Hoboken, Jersey City and Newark.

To show that the situation there is not merely one of the moment, the futures which will require large quantities of brick are the new skyscraper office building of the Union Trust Co. at Washington and Montgomery sts, Jersey City; the new post office directly opposite, upon both of which sites 4-sty brick and stone structures are about to be razed; the new office building of the Colgate Soap and Perfume Co., at York and Hudson sts, for which no contracts for the building have been let so far, although R. Waddington & Sons, of Jersey City, are excavating for Sanford & Ross, pile contractors. Then there is the First National bank building in Hoboken for which a 4-sty building is being razed.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.50@	$6.00
Hudson River, Light Hard	....	4.25
Hudson River, Pale	....	3.25
Raritan River, Hard	5.25	5.75
Croton Point Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00

Enameled:

English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.		@$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	1.25
In barrels, 320 lbs.	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Men Preparing for Meeting.

The regular quarterly meeting of the Association of American Portland Cement Manufacturers will be held in the Sagamore Hotel, Lake George, N. Y., on Sept. 14 and 15. On Monday, Sept. 13, the New York Portland Cement Licensees Association will meet in quarterly session. Mr. John B. Wight, representing the Alpha Portland Cement Company in this city and Secretary of the Licensees Association, said that he did not think that there would be any formal discussions regarding the cement price situation. The meeting, he said, would be entirely formal, and of a routine nature.

PRICE STILL REMAINS AT $1.43.

No change in the price of Portland cement was announced this week. It is looked for at any time however. The Lehigh offices here report July and August, usually the two dullest months in the year, the two best. The Alpha Company reports business fair with a good prospect for improved conditions in this month. The Allentown Portland Cement Co. is about ready to begin operations in the Lehigh Valley where several other new concerns are getting ready to operate. The Atlas Company has had a good summer, during which time it has conducted an aggressive advertising campaign in trade and popular magazines and in some newspapers. The Edison Company also has had a good business season, but the sales department expects a marked improvement this fall. The Pennsylvania and Lawrence report business under the general heading "It might have been better." Bath, Trowel, Alsens and Vulcanite have felt the effect of the price embargo, but have done a fair business despite that handicap. All are taking business only under thirty-day delivery provisos.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Much Activity in Pig Iron.

Continued activity and strength characterizes the pig iron market. Inquiries were in hand as late as Wednesday for 5,500 tons for a Connecticut foundry, and New Jersey was in the field with inquiries for 3,000 tons. With prices as high as they are this might be termed an unusual condition. The cause is found in the fact that, while the mills are filled to capacity and the furnaces hardly able to keep abreast of the shipments, there is no abatement in sight of the demand of consumers. One lot of about 6,000 tons of Eastern basic sold this week at about $18, delivered for shipment over the balance of the year. General Electric is in the market for 5,000 tons. There is every indication that business will continue good, at least until the first of the year. Buyers tell the jobbers that they are not purchasing on speculation, but to keep up with outgoing finished products. In other words, the market in pig iron is entirely legitimate. Forge iron is scarce and strong, with higher prices obtained in both the North and South. There is still a good demand for malleable Bessemer. All grades are in demand, and prices in some quarters are fifty cents higher.

SHEETS FLUCTUATING IN DEMAND.

A decided change has come over business in the sheet metal market this week. What was reported a fortnight ago as being a strong, steady market, has become a fluctuating one. With the opening of September business, Bruce & Cook are taking orders with deliveries up to December 31. There is a general stiffening in prices and therefore no business is taken for the first quarter even with premiums. This week's orders were not as large as those which feature the month, but the inquiry is fair and indicates good fall business. Other sheet metal firms report practically the same conditions. The mills are making four to five week deliveries on black sheets, but on galvanized are keeping well up to orders.

SUMMER SOMEWHAT DISAPPOINTING.

Speaking of the sheet metal business only, the summer was somewhat disappointing in amount of business done. One old house found that sales did not come up to within thirty per cent. of what had been expected. Another placed the percentage a little lower and still another placed it a little higher. The concensus of opinion, however, is that the real business improvement will come this fall, an improvement being generally expected to manifest itself early this month.

STRUCTURAL STEEL BRISK.

There is a good, brisk business being done in structural shapes. Prices remain firm, but show a tendency to rise. Orders fell off during the week, but inquiries were more numerous and of better quality. The largest fabricators are catching up with their deliveries and building operations depending upon structural steel deliveries in New York, Brooklyn, The Bronx and New Jersey are moving forward. Milliken Brothers' plant at Milliken, S. I., is working near to capacity, although the court order prohibiting the company taking any new business is still in force. This company is fabricating the steel for the Gimbel Brothers store and is ready to make deliveries whenever the general contractors, The Thompson-Starrett Co., is ready for it. It is expected that the reorganization of the company will take place this month, as the company is now in good shape to effect this change and to clear itself of its legal entanglements. The fabricating ships of Ravitch Brothers, Radley and the Hay Iron & Foundry Co., of Newark, are also busy.

PIG IRON.

Northern:		
No. 1 x Jersey City	$18.25@	$18.75
No. 2 Foundry x Jersey City	18.00	18.25
No. 2 plain	17.50	17.75
Southern:		
No. 1 Foundry, steamship dock	18.25	18.75
No. 2 foundry, spot	17.75	18.25
No. 3 Foundry	17.25	17.75

STRUCTURAL STEEL.
Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.56	....
Angles	1.56	1.61
Tees	1.61	1.66
Zees	1.61	1.66

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	1.80
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	1.80
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.30
Norway Shapes	3.30
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish, base	1.80
Soft Steel Bars, base or ordy. sizes	1.80
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

SOFT STEEL SHEETS.

¼ and heavier	2.10
3-16	2.20
No. 8	2.30
Blue Annealed.	
No. 8	2.30
No. 10	2.30
No. 12	2.35
No. 14	2.40
No. 16	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.	22 24

GALVANIZED STEEL.

Nos. 14 and 16 per lb.	$2.85
" 18 and 20 " "	3.00
" 22 and 24 " "	3.20
" 26 " "	3.40
" 27 " "	3.60
" 28 " "	3.75
" 30 " "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24 per lb.	$5.75
" 26 " "	6.25
" 28 " "	7.25

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@$17.10
About 30-lb. coating	15.00
About 20-lb. coating	12.50
About 15-lb. coating	$10.70 11 25
About 8-lb. coating	8.70

PIG LEAD.

Ten lots	4¾@5
Less	5 5¼

ZINC.

Sheet, cask lots per lb.	8
Sheet per lb.	8½

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb.	18@19
Sheet Copper, hot rolled, 14 oz. per lb.	19 20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Lumber Advance No Bar to Business.

Although long leaf yellow pine and the hardwoods were quoted higher than at any time this summer, the business in these woods in this city last week showed no material decrease, thus showing that the market in these departments, at least, is strong. Further advances are likely if present conditions continue. There was still a scarcity of maple and oak in the market. Cypress moved strong and firm with prices tending toward an advance. Spruce had a good market and white pine showed a remarkable improvement. The American Lumber Company reports good business generally and it has encouraging orders for September and October deliveries. The beginning of September witnesses an improvement in the wholesale yards and a decrease usually in the retail ones. This does not seem to be the case this year. The retailers show no signs of a falling away in business and the wholesalers say that August has been one of the best months in two years. The American Lumber Co. is delivering 50,000 ft. of 16-in. timbers for the caisson that is being sunk by the F. R. Long Co., of Hackensack, N. J., for the new bridge over the Paterson Plank Road. F. L. & A. Heidritter, of Elizabethport, N. J., have 18 factory buildings under course of erection in and near Elizabeth, N. J., valued at between $75,000 and $100,000 each.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$25.00@	$28.00
6 to 9 inch cargoes	26.00	28.00
10 to 12 inch cargoes	29.00	31.00

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. I GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.50

Slate Recovers 5 Per Cent. Cut.

The feature of the stone market this week is the partial recovery of Genuine No. 1 Bangor slate to within 5 per cent. of the price it was early in the spring. The new figures are $5 to $6 as against $4.90 to $5.65. Other grades of roofing

slate remain at their old figures. It will be recalled that Genuine No. 1 Bangor was reduced 10 per cent. in the spring for the purpose of working off large quantities of quarry stock and incidentally to keep this grade of slate on its feet during the recovery of the building material market. Conditions have gradually improved and the price was advanced 5 per cent., to hold until Jan. 1, when it is probable that the remaining 5 per cent. will be added. The slate-roofing business is expected to show remarkable improvement within the next two months, along with other building material and it is believed by the interests in back of the advance that by the first of the year conditions will have so equalized themselves as to warrant complete recovery of price.

STONE MARKET NOW FAIRLY STRONG.

The stone market on the whole is now considered fairly strong with much business in prospect. The cutters are fairly busy, but the prospects for a fall boom are good. There were no large local stone contract awards this week, but there were many inquiries. The marble companies have considerable interior work on hand.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$5.00@	$6.00
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	5.00	6.25

New Ideas in Medicine Cabinets.

Not only does the Frank H. Graf Manufacturing Company, of 322 Seventh av, corner of 28th st, this city, present some new ideas in the medicine cabinets in which it specializes, but also offers some practical and economical suggestions regarding their installations. Regarding the cabinet, it has a steel back which is porcelain enameled. The door and frame are made in either brass, nickel plate or German silver. Each cabinet is supplied with the Frank H. Graf Manufacturing Company's shelf supports which slide on a slotted upright. Being equipped with set screws, they permit shelves to be set at any desired height. Two quarter-inch plate glass shelves are furnished with each cabinet. The door has a beveled French plate mirror and is equipped with lock and key. All the joints in the frame are closely fitted so that the cabinet is entirely sanitary and is easily cleaned. As to the installation, the walls can be entirely finished, all grouting and cleaning done before the chest is inserted into the recess. This prevents damage to the chest by acid spots, etc. It can be set in place readily. The fastenings are on the inside, the screws being concealed by sliding covers that form a part of the shelf rest. The entire chest is remarkably light. This company also handles a fine line of andirons, English settee fenders, fire tools and screens in brass, bronze and wrought iron, in all the styles and periods. Smokeless gas logs are also a specialty.

Imported Tile for Hospital Uses.

The high standards of hygiene and sanitation followed in hospitals and in their construction to-day, compels architects and builders to scan the markets closely for new or improved materials that will aid in any way this most desirable tendency. Few persons realize the extent that this demand has reached, yet Rudolph Schroeder, of 442 Greenwich st, this city, makes a specialty of importing French flint tile for that very purpose. This tile is fired during the course of manufacture in such a way as to give an absolutely smooth enameled finish which guarantees a non-absorbent surface. This makes it possible to wash grease, oil, dirt, and paint from them. It is therefore microbe-proof. It is also claimed for this tile that its exceptionally long life makes it cheaper in the long run whether it be used for floor covering, wainscot or wall covering. It is, besides, frostproof and is guaranteed against cracking, sprawling or blistering. Color harmony is another feature. This tile is being extensively used in new as well as old hospitals. Samples may be seen in space 13, second floor, Builders' Exchange, 30-34 West 33d street.

The Real Effect of the Jersey Tubes.

Now that the Hudson River tunnels are in operation and are carrying passengers from New York to New Jersey within three minutes, it is natural to look about over on the other side of the river and note just what the result is today.

In the first place the principal effect of the tunnels at present is to convert farms into building lots. It is the heyday of the speculator. Therefore the most apparent effect of the opening of the tunnels, of bringing New Jersey within three minutes of Broadway, is in the outer radius of the 25-mile-from-the-City-Hall circle. The real development is in the suburbs, not in the suburban cities. The suburban cities will develop later when the system is completed to Newark. Thousands of dollars are being invested now in real estate in Essex, Union, Middlesex, Passaic and Bergen counties. In Union County alone, the smallest in size, as well as in population of all of these, there are 192 houses in course of construction, of which 80 are on properties either in or contiguous to Elizabeth. Within a mile in either direction of Elizabeth there are 18 factories now in course of erection costing from $75,000 to $150,000. One store and apartment house of steel skeleton and brick construction, is being erected in Broad st, that city, at a cost of $50,000.

In East Orange fifty-three permits for buildings were issued last month, the total cost of which aggregates $243,675. This week one builder, Phillip J. Bowers & Co., filed plans for five two-family houses at a cost of $5,000 each. These will be frame structures. The amount of money represented in building operations in Montclair for the month is $166,390. The houses represented in these figures averaged from $4,000 to $8,000 and most of them were frame structures. Paterson, Jersey City and Hoboken report some improvement in building construction but these are generally looked upon as normal developments and in the case of Jersey City and Hoboken only indirectly resultant upon the completion of the tunnels.

Newark's development is also normal although it is felt among New Jersey real estate interests that that city will eventually derive the greatest benefit from the new rapid transit system. The building operations there appear extensive as viewed from the figures submitted by the Bureau of Buildings of that city, but this is due to the $4,000,000 building operations in Broad st, which include the extension to the Prudential Insurance Company's building and the Firemen's Insurance Company's new 16-sty structure being erected at The Four Corners. In outlying districts there is considerable construction of frame dwelling houses in operation and in prospect.

Jersey City and Hoboken are showing the greatest number of steel construction operations so far, although Newark leads in total valuation of these operations. Jersey City has the greatest number of prospective operations actually in sight. Real development in near-by New Jersey cities will come not sooner than five years, according to opinions of many builders although real estate interests vigorously aver that it is taking place now.

The inclination of New York manufacturers to move to New Jersey is not so keen as real estate operators had expected previous to the opening of the tunnels. True, it is early yet, and there is no doubt that the exodus will come sooner or later. It is significant that most of the manufacturers that are buying sites and putting up factories in New Jersey are Westerners. Charles W. Trembley, the shore front specialist, is authority for the statement that manufacturers from the West are gobbling up the best harbor-factory sites, offering the best prices and are putting up the biggest and best factories. Several negotiations are under way now for large sales on the Jersey shore.

The real effect of the tunnels to-day, therefore, is the development of New Jersey suburbs. Lots are being sold cheap by speculators. Purchasers are offered every inducement to build and in consequence, there will be an abundance of factory labor in outlying districts of the cities beyond the Hudson within five years and then some factories now located in New York will move there. At present, the tendency on the part of local factories contemplating locating on new sites is toward Long Island.

Composition Imitates Wood, Metal and Marble.

Wood, especially those kinds that are used for ornamental purposes, is getting scarce, marble is a luxury and metals are costly. At the same time there is a growing demand for some material that is fireproof, that can be worked up for decorative or finishing purposes and yet retain the solidity and permanency of marble or metal and at the same time be cheap enough to be practical. "Duretta," a secret composition that has been atracting the attention of architects and builders during the last three years, has, according to Mr. Gehlen, of the house of G. E. Walter, 155-157 East 44th st, which has perfected this material, solved the problem.

"Duretta" may be used in door panels and banisters, it finds a place as substitute for marble in mantels, giving a lustre or dull finish as desired, it may be used in place of bronze or other metals in chandeliers and fancy light holders, for either gas or electricity, room panels, door casings and bracket work, in styles and colors to match other decorations. In the case of mantels they are made in one piece in any size to suit architect. This composition is made up in many styles, even in relief resembling oak and other wood. It takes varnish and enamel readily and retains their brilliancy longer than wood or metal. It is difficult to distinguish "Duretta" prepared materials from fine stained wood, polished marble or genuine metal which it is made to imitate. It is fireproof and cheaper than wood, marble or metal. Because of the peculiar nature of the composition "Duretta" will not craise, crack or shrink.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest change at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

AUSTIN PL. Opening and extending of Austin pl, from St. Joseph st to intersection with East 149th st. Commissioners T. Channon Press, Jas. H. Goggin and Jacob Dux give notice that they have completed their supplemental and amended estimate and assessment in this proceeding. Objections thereto must be presented in writing, duly verified, at 90-92 West Broadway, on or before Sept. 21. The limits of this assessment for benefit include all lands, etc., as follows: Beginning at a point formed by the intersection of the easterly side of the Southern Boulevard with the middle line of the block bet St. Joseph st and Crane st; running thence easterly along the said middle line of the block bet St. Joseph st and Crane st and its prolongation eastwardly to the easterly side of Timpson pl; thence northerly and northeasterly along the easterly and southeasterly sides of Timpson pl to its intersection with the northwesterly side of Whitlock av; thence southwesterly along the said northwesterly side of Whitlock av to its junction with the easterly side of the Southern Boulevard; thence northerly along the easterly side of the Southern Boulevard to the point or place of beginning; excepting from said area all sts, avs and roads or portions thereof heretofore legally opened as such area is shown upon the benefit maps.

141ST ST.—Relative to acquiring title to certain lands and premises with the buildings thereon and the appurtenances thereto at the northeast cor of East 141st st and Cypress av, and extending eastwardly to Powers av on the northerly side of 141st st, Bronx, in fee simple absolute, the same to be converted, appropriated and used for school purposes, according to law. Said lands and premises so to be acquired are bounded and described as follows: Beginning at a point formed by the intersection of the northerly line of East 141st st with the easterly line of Cypress av, and running thence northerly along the easterly line of Cypress av 191 ft. 9 inches, thence easterly 200 ft. to the westerly line of Powers av, thence southerly along the westerly line of Powers av 217 ft. to the northerly line of East 141st st, thence westerly along the northerly line of East 141st st 200.82 ft. to the easterly line of Cypress av, the point or place of beginning. Notice is given by the Corporation Counsel that he will make application to the Supreme Court on Sept. 10 for the appointment of Commissioners of Estimate and Appraisal in this proceeding.

TAX BILLS.

Notice is given by the Receiver of Taxes that taxpayers who desire to obtain their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making a copy of the same from their bills of last year. If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax. Each requisition should be accompanied by an envelope bearing the proper address of the applicant, and with return postage prepaid.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments. Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application. The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located.

TO REMEDY LEAKY SLATE ROOFS.

A person with experience in slate roofs describes some of the causes of roofs leaking and suggests remedies for the difficulty in the Illustrated Carpenter and Builder, of London. He believes that there are few, if any, roofs that do not at some time or another allow water to enter the interior of a building, staining the ceiling and doing other damage. He affirms that the two leading principles in connection with roof work are the pitch of the roof and the manner of covering it; that the flatter the pitch the larger must be the slates and lap, and vice versa.

On more than one occasion when the writer has had to repair a roof that looked perfectly sound, he affirms that he has been told by the tenant that the leak appeared only after very heavy rains, and on removing a few slates over the defective part he has not found any broken or cracked slates to cause the leak. In such cases the roofs were usually flat pitched, the slates small, and the lap insufficient.

"To remedy the defect," he reasons, "and where appearance is no object, an easy way out of the difficulty, and one that does not involve stripping the roof, is as follows: Remove about a dozen slates centrally over the spot where the rain has soaked through. If the existing slates are 16 ins. by 8 ins. or 20 ins. by 10 ins. procure some larger slates, trim down to the same width as existing slates but not the length, so that the extra length will give an extra lap to that portion of the roof affected. If, however, through weakness of roof timbers, a part of the roof has become concave on the surface the rafters should be furred up and the slates refixed. Another and very frequent cause of leakage is where the roof abuts against the walls. It should be remembered that a great safeguard against leakage at this point is the insertion of a tilting fillet at the time of constructing the roof previous to covering in. It helps to keep the rain from percolating beneath the slates or flashings. The tilting fillets, though very essential, are in a good many cases omitted. They should be fixed at the junctions of walls and roofs as well as at the undereaves. There can be little doubt that flashings make the best finish at these points. Cement fillets do not, generally speaking, last long. The vibration of the roof in stormy weather causes the cement to become detached from the slates, leaving a gap for rain to enter, as the fillet has a better key and adheres firmer to the brickwork than the smooth slates. It would be better for the fillet to be oblong rather than angular in section, so that the greater part is on the roof. Were the fillet composed of lime and hair gauged with cement it would be an advantage over the usual cement and sand.

"The bond of slating should be regular throughout, as any variation has a tendency to allow rain to enter the roof, especially during heavy storms.

"In order to economize slates sometimes the undereaves are composed of small pieces of slates just sufficient to break the joint, etc., but this should not be allowed. Rain falling on a roof increases in volume as it gets nearer the gutters and consequently the undereaves course should be composed of full width slates as well as any other part of the roof, for if not so constructed it is liable to allow the rain to find its way to the interior of the building.

"A good sound slated roof requires:

"(a) Tilting fillets at gutters and at junction of walls.

"(b) No cement fillets but proper flashings wedged and pointed to the brickwork or stonework.

"(c) The bond properly kept throughout.

"(d) The lap regulated according to the pitch of the roof."

DEFECTIVE PLUMBING.

The question of defective plumbing is ever an important one to the average property owner. In this connection a writer in the Metal Worker observes that it has long been difficult to fix responsibility for damage done to plumbing fixtures in a premises—the tenant or the owner; that it is so in almost everything else around a house. There have been cases according to his argument, where a tenant has a grievance against the landlord of the property he rents and as a revenge he has deliberately injured a copper lined bath tub, broken the closet valve, seat, or done some damage to place the owner to an expense and possibly cause him to replace the fixtures with new ones. "No doubt tenants have in some cases desired better or more modern bathtubs and fixtures," he asserts, "and thought the only way they could get them was by such damaging. The agent, if he notifies them to move, receives another jab by the tenant putting rags, scrub brushes and other things of this character down a closet, necessitating a good bit of work for the plumber and the expenditure of quite a little for the owner before the plumbing appurtenances can be in operative condition again. The landlord always, of course, has recourse to the civil courts for redress, but, again, he has an expenditure of money, and so on it goes."

The truth of the above cannot be denied, but cautious real estate agents invariably investigate the class of people who request the lease of their buildings and thus save themselves considerable concern as well as much money for their clients.

WHO'S WHO IN REAL ESTATE—XIII.

The rapid and substantial growth of the metropolis of the country during the past generation and the growing importance and magnitude of realty operation, has had a tendency to direct public attention to that class of men who are recognized factors in the industrial growth and development of the city; and in the above connection no one possesses a grander heritage or transacts a larger business than Bryan L. Kennelly, the popular real estate auctioneer, broker and appraiser, whose commodious and elegantly fitted up offices are located at 156 Broadway. For over half a century the name of Kennelly has been prominently associated with realty operations in New York City. Mr. Bryan L. Kennelly being a son of the late William Kennelly, who was born in Ireland, and educated at Mt. Mellory College, and started at the age of sixteen in the law office of Thomas Addison and Richard Emmet, at 45 William st in 1844 and subsequently, in conjunction with Mr. William Emmet, who was a son of the immortal Thomas Addis Emmet, opened a real estate office at 7 Pine st under the firm name of Kennelly & Emmet, in July, 1847, and where Bryan L. Kennelly so successfully maintained the enviable reputation gained by his lamented father during the latter's long and honorable professional career.



BRYAN L. KENNELLY.

Bryan L. Kennelly graduated from Manhattan College in 1884 and occupies at the present time identically the same important and leading position in the real estate world as his father did before him, being the real estate appraiser for Comptroller Metz, City Chamberlain Martin, etc. Many of the most important real estate transfers which have taken place of late years have been conducted with eminent success by Mr. Kennelly, among which may be mentioned the sale of the property at the corner of 5th av and 51st st to the Union Club; the sale of almost the entire north side of 51st st, between 5th and Madison avs. He has also conducted some of the largest sales at auction ever made in the city, conspicuous among them being the Osborne Hotel, Herald Square Hotel, Empire Hotel, the New York and Northern Railroad, the Indianapolis, Decatur & Springfield Railroad, the Fort Lee Ferry, the famous Empire State Race Track, Wallach's Theatre, Bijou Opera House, the Casino, Empire Brewery, the Aldrich estate, which amount to nearly $5,000,000, and which holds the world's record for the largest auction sale of real estate every made in one day, the Adams estate, the Automobile Club of America, and many others too numerous to mention.

He is well and favorably known in financial, commercial, political, social and professional circles, and is a valued member of the Real Estate Board of Brokers and the New York Real Estate Exchange Salesrooms, where he occupies the same stand that his father occupied forty years ago. He was one of the organizers of the Deal Golf Club and is also a member of the following clubs: Manhattan, Lawyers, Baltusrol Golf, Apawamis Golf, American Yacht, New York Athletic, Automobile Club of America, Friendly Sons of St. Patrick, Army and Navy Club, and is a trustee of St. Patrick's Cathedral, a director in the Little Missionary Day Nursery, St. Joseph's Day Nursery and Dominican Sisters of the Sick Poor, and is a director of the Night and Day Bank and a director in the Night and Day Safe Deposit Co.

EXIT THE BUGLE MAN.—If there is one thing that tenants and property owners have to be thankful for this year it is the anti-noise law which recently went into effect. The ordinance provides that no peddler, vender or huckster, who plies a trade or calling of whatsoever nature on the streets and thoroughfares of New York City, shall blow or use, or suffer or permit to be blown upon or used, any horn or other instrument, nor make, or suffer or permit to be made, any improper noise tending to disturb the peace and quiet of a neighborhood for the purpose of directing attention to his wares, trade or calling, under a penalty of not more than $5 for each offence. The principal sufferers will be the old clothes man, the scissors grinder, the wash tub mender and the umbrella man who usually toots a sharp bugle.

WHEN DIPLOMACY COUNTS.—It may truly be said that quick, decisive action, is what you need around the glue room when important jobs are under way. This applies with equal force when a dispute occurs over some point at the passing of a title. Don't get excited! Use tact, and 8 times out of 10 you will have earned your commission as a reward. The long list of failures in the real estate brokerage business are due more to the lack of diplomacy at such times than to any so-called dearth of buyers and sellers. Practice this and note the result.

VACUUM CLEANERS FOR APARTMENTS.

Practical Illustrations of the Cost of Maintaining a Modern Cleaning Plant. An Invention Adding Much to the Value of Residences and Apartment Houses.

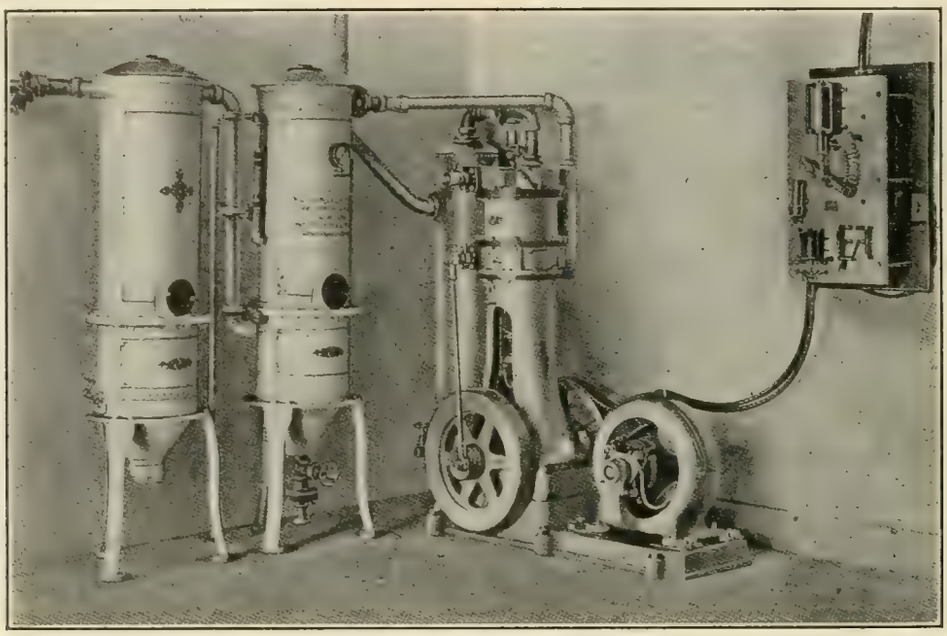
It is only within the last two or three years that owners of apartment buildings have begun to consider the installation of the vacuum cleaner system as being of first importance, not only to their tenants, but also to themselves as well. That this is the case, however, is shown by the great number of such installations made during the past two years, and the contracts that are continually being let for this class of work. It has been an easy matter to convince owners of hotels and residences, that by removing the sand and grit from carpets and rugs (thus lengthening the life of such fabrics by approximately 50 per cent.), the installation of a vacuum cleaner system would soon pay for itself. They realized, that, aside from all considerations of sanitation and cleanliness, the purchase of such a plant would be an excellent investment in every way. Hence, it is a rare exception to find a modern hotel without its vacuum cleaner and the better class of residences are also similarly equipped.

The modern, high-grade apartment is an especially up-to-date residence on a "wholesale scale." Almost every form of convenience known to home-building has been drawn upon to complete its ensemble. In the renting department of any real estate firm, what chance has an apartment building that does not include modern conveniences, with one thoroughly equipped in this respect. It simply means that in order to obtain leases, the former class of apartments must accept lower rentals and consequently a lower class of tenants. A few years ago, few apartment buildings had elevator service—now a tenant refuses to walk up-stairs excepting in the lower-priced buildings. The elevator was a logical necessity—as necessary as lighting, heating and ventilating systems. The vacuum cleaner system is rapidly becoming of similar importance. And why should it not? The problem of keeping an apartment building and its furnishings in a clean sanitary condition, requires more time, labor and expense than any other one item in the operation of such a building—providing, of course, that the immense amount of this necessary work is done by hand power. In all cleaning by old-fashioned methods, but about 10 per cent. of the dust is actually captured and destroyed—the other 90 per cent. remaining month after month. Nearly all dirt in a building is simply dust in various forms. Dirt on walls and ceilings is dust turned into a film of sticky mud by moisture in the atmosphere. This is the principal cause for frequent redecoration and is a source of heavy expense. Is there any wonder then, that the vacuum cleaner system, with an efficiency of 100 per cent. in removing all dry dirt from a building and its furnishings, should be accepted as being a real necessity, and second to none other?

An apartment building that can advertise a vacuum cleaner installation is nearly always full of tenants and high rents are the rule. Some far-sighted owners, who build for speculative purposes only, usually install a cheap vacuum cleaning plant of inferior construction, simply to enable them to state, to prospective purchasers of the building, that a vacuum plant is included in the equipment—knowing well, that such an installation is the last word in up-to-date convenience. They are far-sighted as regards selling argument, but they are not looking to the permanent interests of their customers.

Paradoxical as it may seen, the cheapest vacuum cleaning plant is the most expensive, while the somewhat higher-priced vacuum cleaner systems are the least expensive. This is apparent when it is considered that such a system is installed to operate almost continuously for years. Another mistake that some otherwise astute and practical men have made is to even consider the purchase of the small "toy portable" machines. No one would expect to heat a building with a small oil stove. It would, however, be just as sensible as to try to get any real work out of a little machine that has no more power than an electric fan! The standard of capacity for the vacuum cleaner systems, is 80 cubic feet of free air per minute for each renovator in operation. When it is considered that the small toy machines remove but about 10 or 12 cubic feet of air per minute, the absurdity of purchasing such a machine and expecting it to do real work is at once apparent.

Another point that should be remembered is that it is always advisable to install a vacuum cleaner system while the building is in course of construction. The expense of placing the piping is not only less than it is after the building is completed, but from the first, the building will be kept thoroughly clean and that is, in itself, an important reason, for it only requires a comparatively short time for the bright and new finish of any building to become more or less dull and grimy from the action of dust, particularly if the cleaning is not properly done from the first.



AN EFFICIENT CLEANER PLANT

The proper size of a cleaner system for an apartment building if often a subject for much thought, as is also the method to be employed for operating it. Some of the plants installed in New York City can be best referred to as regards the general practice in this class of work. In one instance, a 6-sweeper system was installed in a 5th av apartment building. A 6-sweeper is a plant with a capacity to operate, simultaneously, six 12-inch carpet or floor renovators. The building mentioned contains 12 ten-room apartments. It was a question at first whether to have janitors operate the cleaning tools in each apartment every day, at a-to-be-determined upon amount per hour, or to allow the tenants or their servants do the cleaning in their respective apartments. It was finally decided to furnish each apartment with a complete set of cleaning tools and allow the tenants to do their own renovating. Certain hours were set in the morning during which the plant was to be in operation. This plan has worked so satisfactorily that both the owners and tenants would as soon think of going back to kerosene lamps as to return to the old hand-power method of cleaning.

Another case, that may be of interest, was that of an owner who desired to install a vacuum cleaner in his building, but who hesitated at the expense of a large multiple-sweeper plant. His building also contained 12 moderate-priced apartments and the tenants were all very anxious to have the plant installed. He thought over the matter at length and decided to purchase a two-sweeper system. He fixed upon a charge of 50 cents per hour whenever a tenant desired to use the plant. The two-sweeper system allowed two families to use cleaning tools at one time, and, as it only took about an hour to thoroughly clean one of these 6-room apartments, it was only necessary to operate the plant 6 hours per day to enable all the tenants to have their daily cleaning by vacuum. The janitor cleaned the hallways and stairs at other times. The plant operated approximately 300 days during the year and the average income from

it was $4 per day, or $1,200 per year. At this rate, the plant would pay for itself several times over during its life—in addition to paying the entire cost of operation. And this does not take into consideration the fact that the whole building was kept in an absolutely clean and sanitary condition; the apartments always rented and the tenants thoroughly satisfied.

While, of course, the machinery—including motor and pump—is the chief consideration in the selection of a vacuum cleaner plant, the piping is also entitled to a great deal of thought. It is not merely a case of placing at random horizontals and risers with hose inlet-valves at various points, but in the piping as well as the machinery, exact engineering practice is absolutely necessary in order to give the most economical and efficient results. Vacuum piping should be, first of all, smooth inside. It should be equipped with "long radius fittings" so that the dust will not have to turn sharp corners. The system should be absolutely tight, the joints being made up with genuine white lead and litharge. The proper size of the pipe to be used in various parts of the system is of the utmost importance in order to reduce "skin friction" to a minimum.

The vacuum cleaner system of to-day is a system that has been perfected and improved upon by slow, constant evolution. Slight changes, all tending toward the betterment of the apparatus and equipment, have been made from time to time. These changes were not the results of random experiments, but were shown to be advisable by hard working conditions. One of the numerous labor-saving appliances that may be used in connection with the vacuum cleaner system, is the "remote control." This consists of placing "push button" or "key" switches on each floor of a building and having them connected to a system of wiring whereby the machinery in the basement may be started or stopped by simply pressing the botton or placing a key in a slot. This enables the operator to stop the machinery while changing from floor to floor or for any other delay in the actual work of cleaning.

Taken all in all, the question resolves itself—should an owner of an apartment building install the vacuum cleaner system? It can unhesitatingly be said, that if his building has cost him many thousands of dollars, and much thought and money have been expended on lighting, heating and elevator systems, the building and its contents are certainly worthy of being kept in the cleanest possible condition—"Cleanest possible condition" is synonymous with "economy" and the answer is vacuum cleaning.

SOME THOUGHTS ON MORTGAGE LOANS.

By HERMANN DE SELDING.

THE query is frequently made—Which is the preferable plan, to make a mortgage loan for a short or a long period of time? This is a difficult question, as it embraces too large a field for proper treatment in so limited an article as this. Long time obligations at a market rate would be more desirous, undoubtedly, for trustees of estates, guardians and the like under some circumstances, who fulfill their obligations to their trusts when they have safely invested their funds, and have only to see the interest, taxes and fire insurance premiums are met with promptness. On the other hand certain investments are made in mortgages by those absolutely free as to their action, and who naturally looked for the best return consistent with safety. This class are unwilling to loan for a longer period than from three to five years. I have known of loans being made on bond and mortgage at a high rate where a long period has been insisted upon by the loaner in the belief that money rates would decline. The last two years have furnished many instances of this kind. Most savings banks loan only from year to year; in other words, a mortgage becomes past due, and therefore subject to call, after the expiration of the first twelve months from the time of recording. Whereas as a matter of fact, it may run for many years with varying rates of interest due to the fluctuations of the money market.

Savings banks as a rule loan about 60 per cent. of an appraised value. Here again is a question—Some of the shrewdest loaners would prefer to loan on a valuation of 70 per cent. in some sections, than 50 per cent. in others. A careful lender considers the use that he could or would put the property to, should he become possessed of it, under foreclosure proceedings. Some monied men will not lend on tenement houses, others refuse to consider applications on factory property, even though the rate be higher, and the amount desired small.

BROKER SHOULD EXERCISE CARE.

Thus it is at once seen, mortgages come under classifications, and a mortgage broker is successful to the extent of his knowledge of the market—i. e., the location of, and the kind of, money seeking investment. It is frequently the case, and naturally so, when money is plentiful, applications are scarce, and when money is hard to obtain, the borrowers are more in evidence and seek the mortgage broker's aid. A careful broker will look into the kind of applications presented before seeking the needed money and ascertain if the property is worthy the amount asked for. Once a broker has established his carefulness along these lines, in the estimation of the lawyers controlling mortgage money, his applications receive first attention.

Unfortunately there are too many irresponsible brokers who make the rounds of the lawyers' offices with applications for loans, involving amounts far in excess of a reasonable valuation, and without, in many instances, the authorization of the owner of the property described. This course will account for the difficulty placed in the path of a legitimate and reasonable application, and causes a lawyer or trustee to exercise the greatest care before considering an application, thus causing delay and uncertainty. Such would not be the case had the owner, desiring to mortgage his property, placed the application with a responsible mortgage broker, who is conversant with values. Such care and forethought usually results in placing the loan.

A somewhat recent method of loaning is a "Participation Mortgage," by which several loaners may join in a loan on a large piece of property and thus reduce the difficulty of financing. Much has been said in recent years of the practice, common in Europe, particularly in France and Germany, of issuing long term mortages under a plan of amortization by which a fixed percentage is annually paid off, somewhat on the plan of a sinking fund as applied to railroad and municipal bonds, and thus at the end of, say, 20 years, the principal is entirely liquidated. While this method, which has much to recommend it, is successful abroad, it is a question if it would succeed in Manhattan, owing to the opposition of those controlling mortgage funds, as the frequent changes of loans means frequent searches of title. Again a mortgage on a piece of property which cannot be satisfied, sometimes prevents the sale of such, as it interferes with a building operation which requires a building loan mortgage to supersede the one already of record. If the mortgage has only a short time to run, it may be paid off, by a tender of interest to maturity, while if it was for a long period it would not be practical in most instances. The builder would seek in an instance of this kind some other location where he would not be hampered.

NOISELESS PLUMBING.

A very disagreeable feature of plumbing work in the home is the noise due to the operation of plumbing fixtures. In many residences the operation of the water closet in the bathroom can be heard all over the building. Such noise, however, is unnecessary and can be avoided by intelligent design of the system and judicious selection of fixtures, says a writer in a recent issue of Shoppells. It is well to be acquainted with the various closets that are on the market, so that when a noiseless one is wanted it can be specified by catalogue plate and number. But even when the closet is noiseless in operation, noiseless plumbing is not assured unless the supply and waste pipes are likewise proportioned to their several uses. If the supply pipes are too small there will be a disagreeable hissing sound when water is being drawn, not only at closet fixtures but at the other points in the building. Further, if the pressure is high and properly designed faucets or suitable air chambers are not provided, there will be a pounding noise when a faucet is closed, due to water hammer. These sources of trouble can be eliminated by using slow closing faucets and large size supply pipes to the various fixtures.

The noise of water from closet fixtures flowing through the soil pipe can be decreased in volume by using 3-in. soil pipes in the partitions, and the remaining noise can be almost entirely done away with by filling the space around the pipe and between the laths and plaster of the partition with some non-sound conducting substance. Finally, the partitions around a bathroom should be sound proofed, and, so far as possible, doors for bathrooms should be used through which but little sound will pass.

AN ASSET SLOW BUT SURE.—It frequently happens that real estate investors are obliged to carry centrally located land for an indefinite period, even though it be offered for sale at a price slightly below a fair market value. But this should not serve as an argument against vacant property investment, for it must be remembered that realty of this description, even of the highest type and in the largest municipalities, is a slow asset at best. This is due to numerous causes, among them being the fact that land is not easily passed from hand to hand as are stocks and bonds, or other securities of a like nature. Land may be said to involve personal or directly deputed management, where stocks and bonds do not. There is no exchange with daily quotations giving the values of land as with stocks and bonds, although as a result of the probable successful operation of the Torrens system of title registration in these parts it is possible that land values may be eventually listed in such a manner as to serve the same purpose. According to the belief of some of the most successful operators in unimproved real estate, vacant land should be purchased only for long time investment, and then at close market prices. While opinions differ widely in this regard enough facts are at hand to warrant the statement that whether a slow or quick asset, vacant land at least offers one of the most secure forms of investment known. To use an expression popular on the street—"Buying vacant lots is a slow game, but it's the surest of all."

PAYMENT OF COMMISSIONS.

New York real estate brokers, who maintain branch offices in Hudson County, New Jersey, will be interested in a recent Jersey decision respecting the matter of payment of commissions.

It is pointed out by the Evening Journal of Jersey City that the old theory that a commission on a sale of real estate is due as soon as the contract is signed has been exploded by the new ruling that a broker must hereafter be careful in taking his commission out of the payment to bind the bargain, or he may have to pay it back, if the sale fails to go through. The decision was rendered by Vice-Chancellor Walker of New Jersey, in the case of Andrew Volker vs. Fannie N. Fisk et al, tried at the April term of the Court of Chancery of New Jersey. The bill was heard on demurrer and the demurrer was sustained. The findings are as follows:

1. A real estate agent is not entitled to commissions on an invalid sale. 2. A vendor of land, who has been compelled by a decree avoiding the sale to repay the commissions paid directly to his agent by the purchaser as a part of the consideration, can recover them from the agent; the payment being compulsory, and not voluntary. 3. One who has been compelled to pay money on a liability from which a third person ought to have relieved him by paying the amount can recover it from the latter in assumpsit; a request for repayment being implied. 4. A vendor of land, who has been compelled by a decree avoiding the sale to repay the commissions paid directly to his agent by the purchaser as a part of the consideration, being entitled to recover them from the agent in assumpsit, is not entitled to relief in equity by subrogation to the rights which the purchaser had, but did not urge against the agent.

Vice-Chancellor Walker, in his opinion, says: "The bill alleges: That the complainant, being the owner of certain real estate, entered into an oral agreement, with the defendant Mrs. Fisk to sell the same for $5,700 or any greater sum, and that she should retain for her own use all purchase money in excess of that sum; that she procured the defendant Fornarotto to purchase the premises for $6,000; that he paid and secured the consideration money and gave his note for $300 to her for her commissions, and paid the note to her at maturity; that subsequently, and after payment of the note, the defendant Fornarotto repudiated the sale on the ground of infancy and brought suit in this court against the present complainant for rescission of the contract, which was decreed, the deed declared void, and the complainant was compelled to repay to Fornarotto the purchase price of $6,000, which included the $300 paid by him directly to Mrs. Fisk. The prayer is that the agreement between the complainant and defendant Mrs. Fisk may be decreed to be void, and that he may be subrogated to the rights Fornarotto had to recover the said sum of $300 from her, and that she be decreed to pay it to him (Volker). The defendant Fornarotto filed a disclaimer, and is not represented. The defendant Mrs. Fisk demurred to the bill for want of equity generally, and specifically because the complainant asks for a decree for the repayment of a liquidated sum of money, which demand, it is alleged, is cognizable in a court of law.

"As already seen, the entire consideration passing from Fornarotto to the complainant was $6,000, which included the commissions of $300 paid directly to the defendant Mrs. Fisk by the defendant Fornarotto, and this entire sum the complainant was obliged to pay back to Fornarotto under the decree of this court which avoided the sale. The defendant Mrs. Fisk was the complainant's agent, and cannot stand in any better position toward the purchaser, Fornarotto, than her principal, for whom she negotiated the sale. Her commissions could have been earned only upon negotiating a valid, not an invalid, sale. In Courter v. Lydecker, 71 N. J. Law, 511, 58 Atl. 1093, it was held that the condition upon which a broker earns a commission is that he shall obtain a sale. That, of course, means a valid sale. In this case it is as though no sale had been made, and the transaction must be so treated. An invalid sale is practically no sale. This being so, Mrs. Fisk never earned a commission. It was as a fact paid to her on a sale which was afterwards avoided, and she cannot retain an advantage resulting from her unavailing effort. Wood v. Sheldon, 42 N. J. Law, 421, 36 Am. Rep. 523, is a pointed authority to the effect that sales made through brokers, which are avoided because of some element of illegality, are cases in which the purchase money can be recovered because of failure of consideration. The complainant has been obliged to repay to the defendant Fornarotto these commissions which were included in the consideration moving to him upon the sale, and therefore the payment was not voluntary, but compulsory. Hence the complainant is entitled to a recovery of the amount of the commissions from Mrs. Fisk, and the remaining question is: Is he entitled to this recovery in this court, or must he be relegated to a court at law?

"According to the terms of the contract, the payment of the commissions was made directly from the defendant Fornarotto to the defendant Mrs. Fisk, who was the agent of the complainant in this cause. The defendant Fornarotto had the right to pursue Mrs. Fisk for the commissions he paid her on the avoided sale. He chose not to do so, but to recover them from the complainant as part of the consideration paid. That Mrs. Fisk was not a party to the suit between Fornarotto and the complainant for the rescission of the sale makes no difference. If she had been a party to the suit between the principals, she could have been decreed to repay to Fornarotto in that suit the $300 which she received, and any defense she might have had in that suit would be available to her in this suit. There was no decree for or against her there, and there is no record that binds either party here. In Shinn v. Budd, 14 N. J. Eq. 234, Chancellor Green held that, where a person is compelled to pay the debt of a third party to protect his own rights, a court of equity substitutes him in the place of a creditor as a matter of course without any agreement to that effect. Now, as the complainant was compelled by the decree of this court to repay to Fornarotto the $300 he paid to Mrs. Fisk as commissions upon the avoided sale, the complainant would be entitled to be subrogated to the rights which Fornarotto had, but did not urge against Mrs. Fisk, if the complainant could not sue Mrs. Fisk at law for want of a contract express or implied between them as to the payment by her to him of the commissions she received from Fornarotto; but it is clear to me that the complainant has a perfect cause for action in a court of law against Mrs. Fisk to recover the money in the equitable action of assumpsit for money paid, upon an implied contract. Mr. Chitty says the count for money paid is supported if the payment were made at the express or implied request of the defendant, and that it is clear that if money be paid by a person in consequence of a legal liability to which he is subject, but from which a third person ought to have relieved him by paying the amount, a request will be implied. 1 Ch. Pl. 351.

"Surely the complainant was under a legal liability to pay Fornarotto the $300, and that liability was cast upon him by the decree of this court. Just as surely Mrs. Fisk ought to have relieved him from the burden by paying the amount herself. Ergo, the law implies that the complainant has made the payment at the request of Mrs. Fisk, and therefore he can recover the amount from her in assumpsit. Chancellor Walworth, speaking for the Court of Errors of New York, in Hunt v. Amidon, 4 Hill, 345, 40 Am. Dec. 283, remarked that courts of law long since fell in love with a part of the jurisdiction of the Court of Chancery, and substituted the equitable remedy of an action of assumpsit upon the common money counts for the more dilatory proceeding by bill in equity in certain cases.

"There is no need of subrogation to enable the complainant to recover. His claim is not grounded upon fraud, nor does it involve any other principle of equity jurisprudence, and because he has an adequate remedy at law, the demurrer must be sustained. The defendant is entitled to costs."

FIRE LOSSES.

Any effort made to reduce the annual fire losses of the country deserves hearty commendation and support, says the Chicago Tribune. The drain upon the resources of the nation due to this cause is a tremendous one. It is an example of American wastefulness which stands out in marked contrast with the results of European prudence.

Berlin has a population of about 3,000,000. Its average annual loss by fire is about $150,000. Chicago has about 2,000,000 people. Its fire loss yearly now runs close to $5,000,000. The fire loss per capita for Germany, France, Switzerland, Austria, Denmark, and Italy combined in a stated period was 33 cents. In the United States for the same time the per capita loss was more than $2.25.

It is no wonder that European insurance rates are found to be much lower than those in this country. The illustration given in comparison are typical of many that might be mentioned. Much is said in the United States about the enormous cost of standing armies. The total fire loss of this country each year averages now about $200,000,000. That is $20,000,000 more than the entire German army costs. Estimating American losses on the basis of European safeguards, it has been declared that $175,000,000 of the amount is needless waste.

A good many people never stop to think of the bearing of a fire loss upon their own pocketbooks. They read of a destructive fire. They note the amount of the insurance and possibly the companies affected. They say "Too bad!" as they think of the unfortunate individual or firm. But they do not realize that the conditions making the fire possible are the factors in determining the rate they themselves have to pay upon their own homes. They seldom think that they are the real losers to a certain degree rather than the impersonal existence known as an insurance company.

The fire losses at Chelsea or San Francisco are not measured by the amount of insurance carried. The aggregate of investments in buildings in those places was great. But the disarrangement of business, and in cases its complete paralysis, brought far greater loss to the community than that covered by insurance or property figures. Hundreds of homes and thousands of workers felt the effect of the fire.

If agitation will bring better building laws and courage in enforcing them to the letter, much may be accomplished. The local community has much of the responsibility to bear. But it is quite likely that any actual advances in State or local legislation must be preceded by an earnest campaign of education. The people must be brought face to face with the appalling facts. The bearing of these facts upon the individual must be shown. If the enormous waste is ever appreciated in its full meaning there will be hope for some progress in the right direction.

FALL VARNISHING.

Many property owners will devote the early part of the coming month to freshening up their store fronts and interiors. At such times considerable varnish is used, and since its application is frequently attended with many mysterious occurences it is suggested that the subject of varnishes be carefully investigated before proceeding. In this connection the Decorator observes that the thing to do when one has experienced trouble with varnishes is to look for general causes acting in particular ways by experiment if need be, such, for instance, as the influence of the atmosphere, mixtures of various unlike and incompatible substances with each other, and in some cases want of honest and fair dealing on the part of those who supply materials and even of those who use them. Faults in varnish and varnishing, it believes, do not always develop themselves all at once; that some perhaps can by a skillful hand be detected and remedied at the moment of application or shortly afterwards, others come forward only by time. They may be traced to four sources: Atmospheric causes; local conditions; the manufacture, and the varnisher. These we may briefly consider in order, and hint at their remedy.

—Values make a successful real estate investor. The Record and Guide Quarterly will pay for itself in any real estate transaction in which you may engage, whether it be buying, selling, or leasing. It is a hand book of values.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Aug. 27-Sept. 2, inc.		1908. Aug. 28 Sept. 3, inc.	
Total No. for Manhattan	195	Total No. for Manhattan	180
No. with consideration	17	No. with consideration	16
Amount involved	$1,115,400	Amount involved	$3,384,450
Number nominal	178	Number nominal	164

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	7,662	6,641
No. with consideration, Manhattan, Jan. 1 to date	622	465
Total Amt. Manhattan, Jan. 1 to date	$36,645,150	$26,415,882

1909. Aug. 27-Sept. 2, inc.		1908. Aug. 28-Sept. 3, inc.	
Total No. for the Bronx	140	Total No. for the Bronx	134
No. with consideration	4	No. with consideration	21
Amount involved	$38,250	Amount involved	$128,806
Number nominal	136	Number nominal	113

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	5,051	5,331
Total Amt., The Bronx, Jan. 1 to date	$2,819,588	$3,886,176
Total No. Manhattan and The Bronx, Jan. 1 to date	**12,713**	**11,972**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$39,464,738**	**$30,302,058**
Total No. for Manhattan, for Aug.	**622**	**576**
Total Amt. for Manhattan for Aug.	**$1,592,469**	**$3,349,875**
Total No. Nominal	**571**	**534**
Total No. for The Bronx, for Aug.	**454**	**467**
Total Amt. for The Bronx, for Aug.	**$157,804**	**$258,910**
Total No. Nominal	**434**	**428**

Assessed Value Manhattan.

	1909. Aug. 27-Sept. 2, inc.	1908. Aug. 28-Sept. 3, inc.
Total No. with consideration	17	16
Amount involved	$1,115,400	$3,384,450
Assessed value	$943,500	$2,642,500
Total No. nominal	178	164
Assessed value	$9,796,200	$8,945,000
Total No. with consid., from Jan. 1 to date	622	465
Amount involved " "	$36 645,150	$26,415,882
Assessed value " "	$29,564,500	$20,717,100
Total No. nominal " "	7,130	5,176
Assessed value " "	$387,039,920	$317,099,400

MORTGAGES.

	1909. —Aug. 27-Sept. 2, inc.— Manhattan.	Bronx.	1908. —Aug. 28-Sept. 3, inc.— Manhattan.	Bronx.
Total number	141	135	139	111
Amount involved	$10,149,758	$1,124,913	$7,444,073	$580,592
No. at 6%	54	44	57	50
Amount involved	$783,208	$383,845	$3,766,423	$221,842
No. at 5½%	3	11	21	28
Amount involved	$650,250	$68,000	$537,500	$234,950
No. at 5%	40	44	36	12
Amount involved	$1,349,000	$440,218	$950,500	$48,200
No. at 4½%	20	3	2	.....
Amount involved	$1,605,000	$110,750	$29,000	.....
No. at 4%	2	.....	.....	.....
Amount involved	$3,490,000	.....	.....	.....
No. at 3%	1	.....	.....	.....
Amount involved	$2,000	.....	.....	.....
No. with interest not given	21	33	23	21
Amount involved	$2,270,300	$122,100	$2,160,650	$75,500
No. above to Bank, Trust and Insurance Companies	34	18	38	13
Amount involved	$6,618,500	$318,500	$4,651,151	$147,700

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	6,622	5,945
Total Amt., Manhattan, Jan. 1 to date	$224,297,824	$202,493,575
Total No., The Bronx, Jan. 1 to date	5,258	4,889
Total Amt., The Bronx, Jan 1 to date	$45,204,138	$25,856,574
Total No., Manhattan and The Bronx, Jan. 1 to date	**11,880**	**10,834**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$269,501,962**	**$228,350,149**
Total No. for Manhattan for Aug.	**507**	**489**
Total Amt. for Manhattan for Aug.	**$19,566,493**	**$10,230,336**
Total No. for The Bronx, for Aug.	**520**	**462**
Total Amt. for The Bronx, for Aug.	**$3,758,834**	**3,369,466**

EXTENDED MORTGAGES.

	1909. —Aug. 27-Sept. 2, inc.— Manhattan.	Bronx.	1908. —Aug. 28-Sept. 3, inc.— Manhattan.	Bronx.
Total number	12	2	.....	.....
Amount involved	$197,500	$16,000	.....	.....
No. at 6%	3	1	.....	.....
Amount involved	$32,000	$10,000	.....	.....
No. at 5½%	2	.....	.....	.....
Amount involved	$53,000	.....	.....	.....
No. at 5%	4	.....	.....	.....
Amount involved	$61,000	.....	.....	.....
No. at 4½%	1	.....	.....	.....
Amount involved	$30,000	.....	.....	.....
No. with interest not given	2	1	.....	.....
Amount involved	$21,500	$6,000	.....	.....
No. above to Bank, Trust and Insurance Companies	2	.....	.....	.....
Amount involved	$56,500	.....	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,271	.....
Total Amt., Manhattan, Jan. 1 to date	$57,603,857	.....
Total No., The Bronx, Jan. 1 to date	395	.....
Total Amt., The Bronx, Jan. 1 to date	$3,180,185	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,666**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$60,784,042**	.....
Total No. for Manhattan, for Aug.	**88**	.....
Total Amt. for Manhattan, for Aug.	**$7,014,592**	.....
Total No. for The Bronx, for Aug.	**27**	.....
Total Amt. for The Bronx, for Aug.	**$168,300**	.....

PROJECTED BUILDINGS.

	1909. Aug. 28-Sept. 3, inc.	1908. Aug. 29 Sept. 4 inc.
Total No. New Buildings:		
Manhattan	9	10
The Bronx	22	27
Grand total	31	37
Total Amt. New Buildings:		
Manhattan	$889,582	$1,318,475
The Bronx	340,500	229,300
Grand total	$ 1,230,082	$1,547,775
Total Amt. Alterations:		
Manhattan	$150,895	$131,650
The Bronx	19,100	11,900
Grand total	$169,995	$143,550
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	762	428
The Bronx, Jan. 1 to date	1,717	1,114
Mnhtn-Bronx, Jan. 1 to date	**2,479**	**1,542**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$102,177,497	$55,489,321
The Bronx, Jan. 1 to date	27,771,160	10,160,875
Mnhtn-Bronx, Jan. 1 to date	**$129,948,657**	**$65,650,196**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$9,646,834**	**$8,577,466**
Total No. New Bldgs., Manhattan, for Aug.	**39**	**80**
Total Amt. New Bldgs., Manhattan, for Aug,	**$5,892,332**	**$4,042,200**
Total No. New Bldgs., The Bronx, for Aug.	**146**	**165**
Total Amt. New Bldgs., The Bronx, for Aug.	**$2,288,675**	**$1,507,450**

BROOKLYN.

CONVEYANCES.

	1909. Aug.26-Sept.1, inc.	1908. Aug. 27-Sept.2,inc.
Total number	458	489
No. with consideration	17	27
Amount involved	$119,790	$207,875
Number nominal	441	462
Total number of conveyances, Jan. 1 to date	**19,611**	**18,137**
Total amount of conveyances, Jan. 1 to date	**$9,633,028**	**$13,369,610**
Total No. of Conveyances for Aug.	**2,021**	**1,887**
Total Amt. of Conveyances for Aug.	**$1,162,393**	**$699,937**
Total No. of Nominal Conveyances for Aug.	**1,898**	**1,803**

MORTGAGES.

Total number	511	407
Amount involved	$1,719,604	$1,214,024
No. at 6%	262	255
Amount involved	$739,630	$555,874
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	45	109
Amount involved	$179,620	$510,650
No. at 5%	186	29
Amount involved	$754,024	$103,550
No. at 4½%	.....	1
Amount involved	.....	$2,500
No. with interest not given	18	13
Amount involved	$46,330	$41,450
Total number of Mortgages, Jan. 1 to date	**18,121**	**17,562**
Total amount of Mortgages, Jan. 1 to date	**$72,826,362**	**$64,866,180**
Total No. of Mortgages for Aug.	**2,030**	**1,520**
Total Amt. of Mortgages for Aug.	**$8,032,789**	**$5,825,709**

PROJECTED BUILDINGS.

No. of New Buildings	168	206
Estimated cost	$1,122,785	$1,289,500
Total Amount of Alterations	$101,072	$79,588
Total No. of New Buildings, Jan. 1 to date	**7,310**	**3,477**
Total Amt. of New Buildings, Jan. 1 to date	**$39,860,346**	**$21,073,513**
Total Amount of Alterations, Jan. 1 to date	**$3,227,035**	**$3,994,825**
Total No. of New Bldgs. for Aug.	**1,439**	**538**
Total Amt. of New Bldgs. for Aug.	**$7,320,325**	**$4,447,780**

QUEENS.

PROJECTED BUILDINGS.

	1909 Aug. 27-Sept. 2, inc.	1908 Aug. 28-Sept. 3, inc.
No. of New Buildings	91	171
Estimated cost	$351,925	$551,235
Total Amount of Alterations	$8,437	$8,315
Total No. of New Buildings, Jan. 1 to date	**3,148**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$11,273,370**	.....
Total Amount of Alterations, Jan. 1 to date	**$517,251**	.....
Total No. of New Buildings for Aug.	**274**	.....
Total Amount of New Buildings for Aug.	**$1,045,575**	**$957,085**

THE WEEK.

The sales reported this week from the brokers' offices, while they were a little better distributed than for some weeks past, were with one or two exceptions of very little general interest. Several of the more interesting ones were filed in the Register's office this week and can hardly be credited to this week's business. The sale of the new 12-sty loft building at 104 to 108 West 27th st, just west of 6th av, by Parish, Fisher & Co., is the second sale of a new building on that street by the same builders within the year. The old buildings in the district are rapidly being taken over by builders, and with the completion of the Pennsylvania improvements and the assurance of a subway down 7th av, this section is bound to be the scene of a very profitable real estate movement.

Washington Heights contributed several minor sales to the budget of news, but sales of the more important new buildings now nearing completion in that section are not being made. There seems to be a feeling that there have been too many new buildings erected north of 155th st, and a little slowing up in building operations would benefit the section very much. The buildings between 135th and 155th sts, along Broadway and the Drive, completed last year are now mainly in the hands of investors and in the great majority of cases well rented and at paying rentals.

THE AUCTION MARKET.

The week's auction market was composed entirely of legal offerings with practically no competition, parties in interest being the buyers in every instance. Joseph P. Day offered thirteen parcels during the week; of these four were adjourned to various dates in September. Herbert A. Sherman, Samuel Goldsticker and Samuel Marx each disposed of a parcel during the week. For the coming week sales are scheduled for only four days and they are all legal sales.

LAW DEPARTMENT

"THE ONLY LAW."

We are all familiar with what is termed the Statute Law; we have been told enough of late, of the "Unwritten Law"; now, the theatrical element seems about to give some definition under a new term, "The Only Law."

Whatever the theatric purpose of the selection of the term, it gives us, together with the passage of the national corporation tax law, a term, or text, for thought.

Since the day that Moses is supposed to have given to the people of Israel a code that was far above the heads of a people struggling up from a wilderness, both of nature and evolution, a feeling has existed of desire to make the world better through Law. This has been peculiarly the feature of the Civil or old Roman Law, which has been the outcome of monarchical and Governmental regulation.

On the other hand, the early English forefathers gave us a body of law known as the Common Law (which has since been adopted and made a fundamental part of our own body of Law). This latter was based on a body of decisions actually lived up to and enforcible through the people themselves, in their jury verdicts; and it is the "only law" in fact that ever will or can be made to stand!

We may lay down Blue Laws, or Sunday Laws, through our millennium-seeking Legislatures, but the people will not—at least everywhere—enforce them! We may try to tax individuals and corporations directly by the National Government, and the Constitution has to be consulted—or amended!

Some day (and a happy one!) the Courts and their juries will be allowed to make law as in the English time; and then law will be absolute, and as strictly enforced as was the law of Expatriation—which at least ensured "desirable citizenship" in the days of early Greece!

"DISPOSSESS."

Editor Record and Guide:

Is it necessary to state the exact amount of rent due in a demand on a tenant before beginning eviction proceedings? Suppose by some claim of the tenant, afterwards allowed, the amount becomes different—does the suit fail?"

Answer.—No, not now; but it was formerly. The strictness of the old rule is not now in our Code of Civil Procedure, governing summary proceedings to remove tenants for non-payment of rent. Where any rent is due and the tenant refuses to pay, the landlord is entitled to the final order of dispossession. If all rent claimed due were, however, ultimately allowed off to the tenant through a counter claim, we suppose the proceeding would fail.—Ed.

—Are there times when you have no prospective deal on hand? The subscriber to the Real Estate Directory is never that way. The Real Estate Directory is a producer of business, if you know how to use it.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

HUDSON ST. Michael Murtha sold 161 and 163 Hudson st, and 47 Laight st, being the southwest cor, three 6-sty buildings on plot 51x100.

Loft Building Finds Buyer.

27TH ST.—Parish, Fisher & Co. sold for the Marmac Construction Co. to I. Unterberg the 12-sty store and loft building, 60x98.9, at 104 to 108 West 27th st. The building is 100 ft. west of 6th av and the lots were purchased in the spring by Michael Coleman for $125,000, and resold to the present sellers with a loan for $165,000. The building is not quite finished and 7 of the 12 lofts are rented. The total rental when fully occupied is $41,000. The asking price was $375,000. Lots on the side sts between 6th and 7th avs are held at from $1,750 to $2,000 a front foot.

47TH ST.—John P. Kirwan sold for Mrs. S. E. Fuller 165 West 47th st, a 3-sty and basement dwelling, 20x100.4, adjoining the Columbia Theatre, now in course of construction, at the northeast cor of 7th av.

56TH ST.—The Monogram Realty Co. sold the two 5-sty tenements 230 and 232 East 56th st, 50x100.

Buys After Long Tenancy.

PARK ROW.—The estate of Charles F. Hoffman sold through I. Hymes to Jos. B. Koplik, a pawnbroker, 139 Park row, a 2-sty building, 14x64.8, between New Chambers and Pearl sts. Mr. Koplik has occupied the premises since 1876.

NORTH OF 59TH STREET.

69TH ST.—Frank Woytisek sold to Bina Beer the 3-sty dwelling 320 East 69th st.

Dr. Diller in the Market.

72D ST.—Dr. Wm E. Diller sold 47 West 72d st, a 5-sty American basement dwelling, on lot 25x102.2.

87TH ST.—The estate of Lillian Cavanagh sold the 4-sty and basement brownstone private residence 45 West 87th st, on a lot 20 ft. wide. Similar houses on this block are held at $50,000; those that have been sold in the past year have brought very near that price.

87TH ST.—Mooyer & Marston have sold for Charles Gulden to Wm. H. Turrel, of South Orange, N. J., the 5-sty flats 16 and 18 East 87th st, bet 5th and Madison avs, 50.2x100.8. These houses are just east of Henry Phipps's properties. Besides his residence at the northeast cor of 5th av and 87th st, Mr. Phipps also controls a frontage on the south side of 87th st, just east of 5th av.

97TH ST.—Otto J. Bueb resold 327 East 97th st, a 5-sty tenement with stores, 25x100.11. The seller recently bought the property at auction for $14,500.

Quick Resale in Harlem.

114TH ST.—Goodwin & Goodwin sold for Paul Koning to Harry L. Rosen 55 West 114th st, a 5-sty double flat on a lot 25x100. Mr. Rosen has resold the same to a client for investment.

115TH ST.—Louis Bernstein sold to E. Koch 112 and 114 West 115th st, two 5-sty flats, 50x100.11. Mr. Bernstein purchased 110 to 116 West 115th st about one month ago.

115TH ST.—Meister & Bache Realty Co. and Levy & Starr bought from Samuel C. Baum 460 East 115th st, a 5-sty tenement, lot 20 x100.11.

117TH ST.—Joseph Levy sold 66 East 117th st, a 5-sty triple flat, 25x100.11, to an investor.

123D ST.—Bernard Ratkowsky and Kassel Simon sold 356 to 366 East 123d st, two 6-sty flats, each on plot 46x100.11. The buyer is David W. Richman.

125TH ST.—The American Real Estate Co. bought from Sarah M. Sandford, represented by Thos. J. Meehan, as attorney, the 6-sty store and loft building 67 and 69 West 125th st, plot 41x100, about 125 ft. east of Lenox av.

AMSTERDAM AV.—The St. Luke Realty Co. sold to the Jaeger Realty Co. the southwest cor of Amsterdam av and 114th st, a 6-sty apartment house on plot 50.11x100, opposite South Field.

AMSTERDAM AV.—A. Jacobs sold 1315 Amsterdam av, at the southeast cor of 125th st, a 5-sty flat, with stores, 25.3x100. The Amsterdam av cars turn into 125th st at this point, the terminal being at Broadway.

Healy Buys the Regent.

BROADWAY.—The Regent, a 13-sty hotel at the northwest cor of Broadway and 70th st, has been sold by Richard L. Howell for a price reported to have been in the neighborhood of $900,000. The buyer is Thomas Healy. Further details in another column.

WEST END AV.—Leonard Weill has purchased from Joseph Trotter and Philip Baum 847 West End av, a 5-sty flat on lot 25x100 for $37,750.

WASHINGTON HEIGHTS.

136TH ST.—Eleanor Tobiesen sold to three investors 504, 506 and 508 West 136th st, three 6-sty apartment houses, each on plot 37.6x99.11.

142D ST.—Frank H. Kirmayer sold 524 West 142d st, a 3-sty and basement dwelling, 15x99.11.

146TH ST.—S. Glass sold the Aberdeen, at 540 and 542 West 146th st, a 6-sty elevator apartment house, 55x100, to S. M. A. Bernheimer, who gives in part payment the two 5-sty flats 501 to 507 West 176th st, on plot 85x100.

BRADHURST AV.—The purchaser who recently acquired the 6-sty apartment house 49.11x100 at the southeast cor of Bradhurst av and 147th st in a trade with Solomon Solovinsky, has resold the property.

BRONX.

139TH ST.—Gertrude Grummon sold to John Smith the 3-sty dwelling 408 East 139th st, on a lot 16.3x100.

142D ST.—A Mr. Duggan has resold to an investor the 5-sty apartment house at 540 East 142d st.

179TH ST.—F. J. Wood sold for a client to a builder the plot at the southwest cor of 179th st and Arthur av, 65x about 95. The property is now being improved by the construction of two 4-sty apartment houses.

187TH ST.—The Meister & Bache Realty Co. and Levy & Starr bought from Simon Lesser 660 and 662 East 189th st, a 5-sty apartment house, 50x100.

BATHGATE AV.—Maria Habermann sold to Oliver E. Davis the plot 50x115 in Bathgate av, known as lot 140 on the map of the Bathgate farm, at Central Morrisania.

HOLLAND AV.—A. Schwoerer, Jr., sold the flat at the northwest cor of Holland av and Van Nest av.

HOLLAND AV.—It is reported that a 2-sty dwelling has been sold on the north side of Holland av, 75 ft. west of Van Nest av.

LAFONTAINE AV.—Sophia Halpin sold a 2-family house in Lafontaine av, near Quarry road.

MORRIS AV.—Albert Damm sold the plot of lots, 100x125, in the east side of Morris av, commencing 230 ft. south of Fordham road, with a large 14-room mansion, for occupancy.

To Improve Bronx Block.

PROSPECT AV.—The Mercury Realty Co. (Samuel Brener, president), has bought from Lowenfeld & Prager and Jackson & Stern the triangular block bounded by Prospect av, Kelly st and Av St. John, on which they will erect a modern 6-sty apartment house. There will be 12 apartments on each floor. The plot measures 228 ft. on Prospect av, 134 ft. on Kelly st and 178 ft. on Av St. John The same builders have just completed a block front of new houses at Prospect av and Beck st.

SEDGWICK AV.—Duross Co. sold for the John Ferguson Building Co. another one of its 2-sty frame houses in Sedgwick av and Lincoln Park to a client.

SPUYTEN DUYVIL RD.—Richard Pfeifer sold a plot 50x285, extending across Spuyten Duyvil rd, south of its intersection with Kappock st.

Resale in Bronx.

WOODYCREST AV.—Max Marx sold to George Sherwood for occupancy the dwelling at the cor of Woodycrest av and 164th st, on plot 50x100.

LEASES.

J. W. Howard leased the 3-sty brownstone dwelling 242 West 45th st.

J. P. Knight leased the 4-sty English basement dwelling 217 West 49th st.

Duross Co. leased for Thomas Trebell the 3-sty house 363 West 19th st to Jennie Campbell.

Senior & Stout leased for Bessie Brown the private dwelling 102 West 50th st for a term of years.

The R. S. S. Co. leased the building 61 West 14th st for a term of 15 years at an aggregate rental of $100,000.

Duross Co. leased a 3-sty and basement house at 251 West 16th st. for the North River Improvement Co. to George L. Greve.

Senior & Stout leased for Mrs. Bessie Brown the 3-sty dwelling 102 West 50th st to Bertha Schliefstein for a term of years.

James N. Wells' Sons leased for C. A. Christman to the A. T. Stewart Realty Co. for a term of years the building formerly occupied by the Cornell Foundry on the north side of 25th st, near 11th av, 125x100. After extensive alterations, the building will be occupied as a garage for delivery automobiles by the Wanamaker store.

The Chas. F. Noyes Co. sub-leased a suite of offices at 150 Broadway for the Williamsburgh City Fire Insurance Co. for a term of years to Tully and associates; an office in the Woodbridge Building for L. A. Cerf to Jacques Wolfe; offices at 61 Beekman st to R. W. Powell; offices in the Fulton-Chambers Building to Wecker & West and Fruchtman & Moskowitz.

Frederick Zittel & Sons have leased the following west side dwellings: 56 West 71st st, for Lionel Sutro; 104 West 75th st, for S. H. Weinhandler; 149 West 77th st, for C. W. Jones; 387 West End av, for Frank C. Moore; 162 West 80th st, for Daly, Hoyt & Mason; 65 West 69th st, for Edward B. Corey; 237 West End av, for Wm. S. Stevens, and 253 West End av, for Julian Eytinge.

Frederick Fox & Co. leased for the Morewood Realty Co. about 10,000 sq. ft. of space in the building 826-8 Broadway, northeast cor of 12th st, for a term of years to Philip Rosenwasser. Also for the Astor Estate 9,000 sq. ft. of space at 44 East 14th st, running through to East 13th st, to Rosenwald & Weil, and for the Middleboro Realty Co., 7,500 sq. ft. of space in the building 80 University pl, running through to 22-4 East 12th st, for a term of years to Shaff & Barnett.

SUBURBAN.

MORRISTOWN, N. J.—Philip Livingston sold his residence, grounds and stables on Madison av, Morristown, N. J.

YONKERS, N. Y.—Chas. F. Howard sold the northwest cor of Creston av and St. James Terrace, Yonkers, a 3-sty dwelling.

WEST ORANGE, N. J.—Albert Bostwick sold his residence with 3 acres of ground and outbuildings on Bloomfield Way, Llewellyn Park.

TOTTENVILLE, N. Y.—Roy Hollingshead sold his cottage on Raritan Bay, Tottenville, S. I., to Annie E. Connor, who will occupy the house.

MONTCLAIR, N. J.—Miss May Scott Jarvie bought the residence of G. R. K. Smith in South Fullerton av. The price is said to have been about $50,000.

MT. VERNON.—It is learned from Mt. Vernon that a large tract known as Willson's Woods, adjoining the Chester Hill section, is supposed to have been sold to a syndicate said to be made up of New York and Philadelphia developers, who will divide the 63 acres comprising the tract into building lots, which will be offered for sale. The reported selling price is $300,000.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

REAL ESTATE NOTES

F. R. Wood & Co. have opened a branch office at the southwest corner of Broadway and 144th st.

The Hogenauer & Wesslau Co. has made a building loan of $90,000 to the Egan & Hallecy Construction Co. on the southwest cor of Fort Washington av and 171st st, 94.1x103.10x irregular.

John L. Rogers, for a number of years with the Frank L. Fisher Co., is now connected with William A. White & Sons.

O'Connor, Lawrence & Ellison have removed their offices to 9 Church st, northeast cor Liberty st.

The Metropolitan Life Insurance Co. loaned to the Eight-Twenty-Nine Park Avenue Co. $625,000 on the property at the southeast cor of Park av and 76th st, where a 12-sty co-operative apartment house is to be erected.

Collins & Barry have opened a branch office at the s e cor 171st st and St. Nicholas av, where they will conduct a general real estate and insurance business. The new office will be under the management of Mr. John M. Finlay.

The Title Insurance Co. of New York has appointed Thomas J. O'Reilly, of 109th st and Broadway, as its agent in charge of the renting of their new building nearing completion at the southwest cor of Broadway and 108th st.

Charles S. Campbell has been appointed receiver of the rents of the apartment house 403 West 127th st, pending a suit brought by Lewis A. London and others against the Arnold Realty Co. and others, to foreclose a second mortgage of $14,000.

The partnership existing between Worthington Whitehouse and Clarence Porter under the firm name of Whitehouse & Porter has been dissolved by mutual consent, Mr. Porter retiring from the firm. The business will be carried on by Mr. Whitehouse under the name of Worthington Whitehouse at 573 5th av.

The 12-sty building at 108 and 110 West 34th st, 47.3x98.9, was transferred during the week by the Island Realty Co. to the Shanley Realty Co. for a nominal consideration over a mortgage of $450,000. The Island Realty Co. takes back a further mortgage on the property for $225,000, due in 5 years, at 5 per cent. interest.

The holdings at the northwest cor of 5th av and 38th st, 26.9x117x irregular, was conveyed recently by Sarah Switzer to Frank V. Burton, for a nominal consideration over a mortgage of $600,000. Mr. Burton has also mortgaged his 5th av properties, adjoining this corner on the north, to the Bowery Savings Bank for $275,000. This loan is for three years at 4½ per cent.

UNCLASSIFIED SALES

The total number of sales reported is 37, of which 5 were below 59th st, 19 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 58, of which 14 were below 59th st, 23 above, and 11 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 141 as against 93 last week, and in the Bronx 135, as against 132 last week. The total amount involved is $11,274,671, as against $2,630,644 last week.

The amount involved in the auction sales this week was $473,206, and since January 1, $46,186,186. Last year the total for the week was $796,100, and from January 1, $40,726,014.

BECK ST.—David S. Myers and Hyman Rosenfeld sold to the Sherwood Construction Co. the plot 117x125x irregular on the north side of Beck st, 100 ft. west of Av St. John, upon which will be erected two high-class apartment houses.

173D ST.—David S. Myers and Hyman Rosenfeld bought from Estelle Gehorsan 410, 412 and 414 East 173d st, three 3-family houses on plot 60x117, 90 ft. east of Webster av.

OBITUARY.

Nathan Wiggen Riker, formerly head of the real estate firm of Riker & Son, No. 661 Fifth avenue, died Tuesday night of chronic bronchitis, aggravated by the infirmities of age. He was eighty-two years old.

Mr. Riker was born in Harrison, Me., on April 1, 1828. When fourteen years old he left his native place and took a position as errand boy for a dry goods firm in Portland. He soon rose to a head clerkship. In 1852 he came to New York to enter the employ of the old dry goods house of Bowes & McNomee, No. 111 Broadway, now the Trinity Building.

He made another change in 1858, when he joined the firm of Sitz, Irminger & Co., No. 98 Liberty st, where he became a junior partner. At the outbreak of the War of the Rebellion John Sitz, head of the firm, conceived the notion that the Confederacy would prevail, and he commenced to buy gold at high prices. So anxious did he become about the safety of the Union that he determined to withdraw his capital from the firm.

Although junior partner, Mr. Riker was regarded as the financial oracle of the house, and on his decision that the firm could not continue in business without the assistance of the senior

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

MAN, competent, reliable hustler, experienced all branches real estate business, excellent references, desires position with City real estate firm. BOX 40, Record & Guide.

YOUNG MAN, 32, single, with business ability and of excellent address, would like to identify himself with first-class real estate office or allied trade. Salary and commission only. Experienced bookkeeper, office manager and salesman. AMERICAN, Box 142, Record & Guide.

WANTED—In mortgage loan office, hustler as partner; good results shown. Room 809, 160 Bway.

WANTED—Rental man below Canal street who is willing to work hard. Salesmen as well. Unusually liberal commission. Box 110, Record & Guide.

NEW BUSINESS

Can be obtained by advertising in the

RECORD AND GUIDE.

QUERY

WOULD YOU BELIEVE IT IF WE MADE A STATEMENT THAT YOU CAN BUY A PIECE OF INVESTMENT PROPERTY ON THE WEST SIDE THAT WILL PAY 15% NET, LEAN YEARS AND FAT YEARS? THAT THIS IS THE BEST PIECE OF PROPERTY OF ITS CLASS THAT WE HAVE OFFERED IN 10 YEARS? AND THAT WE CAN PROBABLY RESELL FOR YOU AT A HANDSOME PROFIT WITHIN 12 MONTHS? $75,000 TO $100,000 CASH REQUIRED; NO TRADE ENTERTAINED.

F. R. WOOD AND COMPANY
BROADWAY, CORNER OF 80TH STREET
NEW YORK CITY

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS $9,500,000

$5,000,000 added to surplus in last 17 years

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

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DAVID B. OGDEN, Counsel.

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BRIGHT YOUNG MAN, NEAT APPEARANCE, OF WEALTHY FAMILY, WANTS TO CONNECT WITH REAL ESTATE FIRM, OWNERS OR BROKERS. ADDRESS "SHREWD," CARE OF RECORD AND GUIDE.

WE HAVE A COMPLETE ASSORTMENT OF LUMBER SUITABLE FOR BUILDING STANDS FOR THE HUDSON-FULTON CELEBRATION. WM. P. YOUNGS & BROS., 1ST AV. AND 35TH ST.

WANT 50,000 TO 60,000 SQUARE FEET FLOOR SPACE TO RENT AT ONCE AT ABOUT 30 CENTS A SQUARE FOOT. RESPONSIBLE TENANT. PRINCIPALS ADDRESS "QUICK," CARE RECORD & GUIDE.

FOR SALE—To Close an Estate

For Brick Making or Concrete

BLUE CLAY, SAND, GRAVEL, BROKEN STONE

40 ACRES Near West Shore Depot

Address
M. VAN ORDEN, 176 West Bridge St., Catskill, N. Y.

partner's capital, all those interested agreed to dissolve. This ended his active connection with the dry goods trade. He then joined the Gold Room, which was a sort of open board for brokers, and during the exciting closing days of the war an enormous business was done in gold and stocks.

At the close of the war, because of the failing health of his wife, he gave up active business until 1869, when he turned his attention to the real estate field and built three houses in 44th st, the site of which is now covered by an office building used by the New York Central Railway Company. Subsequently he established the real estate brokerage firm of Riker, Hess & Co., No. 62 West 33d st, from which developed his later enterprises in the same field.

Mr. Riker retired from active business in 1902 and had since lived in the country. He is survived by two sons and one daughter.

IMPORTANT WEST SIDE MERGER.

The merging of two large hotels does not frequently occur. But this is what happened during the week when the Sherman Square purchased the adjoining Regent for a reported consideration of $900,000. It is learned that the present Sherman Square Hotel and the Regent Hotel, which combined, take up the entire west side of Broadway, between 70th and 71st sts, facing Sherman Square, and whose floors are on a level, will be thrown into one and some $150,000 will be spent in alterations and renovations, the larger structure will be then called the Sherman Square Hotel.

The Regent is at the northwest cor of Broadway and 70th st, on a plot 100x100 ft. It is 13 stories high. The property has been sold by Richard L. Howell, its former owner, to the Megonko Realty Co., of which Thomas Healy, the restaurateur, is president; John Healy, his brother, vice-president; John T. Dillon, treasurer; John E. Connelly, secretary, and Albert H. Ray a director. This company has owned the Sherman Square Hotel for several years at the southwest cor of Broadway and 71st st. It acquired the property when it wasn't particularly prosperous, and has made a success of it. It stands on a plot 100x115 ft., and is 7 stories high. When the two buildings were designed it was planned ultimately to throw them together.

The Sherman Square, which cost the Megonko Realty Co. somewhere around $400,000, is now valued at about $700,000. The combined hotel, with its alterations, will make it something like a $2,000,000 property. It will accommodate 50 families. The restaurant, while it will be owned by the company, will be looked after by Mr. Healy himself.

It will not be necessary to close either of the hotels while the alterations are going on. Outside of the work of cutting through the doors and hallways uniting the seven floors that are on a level, and unifying the offices, there will not be much to do in the way of radical alterations. Most of the $150,000 minimum set aside for combining the two hotels will be spent in providing more elaborate furnishings.

The Megonko Realty Co. is not the owner of Healy's Restaurant at Columbus av and 66th st, nor any of the several other Healy restaurant properties, which are his alone. The Megonko Co. was formed several years ago to buy and sell real estate. Frank E. Smith was one of Mr. Howell's agents in the sale of the property to the Megonko Co.

BUYING ALONG JERSEY CENTRAL.—Since the first of April there has been a marked increase in vacant land buying along the line of the Central Railroad of New Jersey. This has been particularly noticeable in the vicinity of Roselle, Cranford and Westfield, which places are within reasonable commuting distance from Manhattan. Recently, a large tract of about 65 acres was purchased at Cranford by John N. Folkinburg, who has cut the parcel into building lots and will later place them on the market. It is understood that the owner will first attempt to auction off his new acquisition.

—Broken-down and faulty machinery for business-getting is what you have in your office unless you use the services of the Realty Records Co. Why muddle along extravagantly with poor tools, when in the end the best do not cost half so much? Inferior service is a tremendous drain on your resources and energy.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Tuesday, Sept. 7.

Edgewater rd, opening from Garrison av to Seneca av, at 11 a m.
225th st (Muscoota st), assessment, at 11 a m.

Wednesday, Sept. 8.

Depew pl, closing, at 10 a m.
Garrison av, opening from Leggett av to Longwood av, at 11 a m.
Van Cortlandt av, opening from Sedgwick av to Van Cortlandt Park South, at 10.30 a m.
Main st (City Island), extending, at 3 p m.
Bronx Boulevard, opening from Boston Post rd to 242d st, at 10 a m.
Fox st, opening from Leggett av to Longwood av, at 10 a m.
Spofford av, opening from Longwood av to Bronx River, at 11 a m.

Thursday, Sept. 9.

East 141st st, opening from Park av to Rider av, at 10 a m.
Rosedale av, &c, opening, at 12 noon.
Second and third new streets north of West 181st st, at 11 a m.
Rochambeau av, assessment, at 3.30 p m.
Riverside Drive, widening between 139th and 142d sts, at 1 p m.
East 210th st, opening from Tryon av to Wayne av, at 2 p m.
East 210th st, assessment, at 3 p m.
Baker av, opening from Baychester av to city line, at 11 a m.

Friday, Sept. 10.

East 161st st, opening from Brook av to 3d av, at 1 p m.
Triangular area, opening from Lafontaine av to Quarry rd, at 11 a m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Sept. 4 and 6.

No Legal Sales advertised for these days.

Sept. 7.

241st st, n s, 135 e Katonah av, 25x100, 2-sty, frame dwelling.
241st st, n s, 185 e Katonah av, 25x100, 2-sty frame dwelling.
241st st, n s, 235 e Katonah av, 25x100, 2-sty frame dwelling.
241st st, n s, 285 e Katonah av, 50x100, two 2-sty frame dwellings. Philip Sugerman agt Clarence C Johnson et al; Samuel Packard, att'y, 99 Nassau st; William Klein, ref. (Amt due, $14,242.12; taxes, &c, $103.90.) Mort recorded Feb 1, 1908. By Joseph P Day.
Canal st, No 73 | n w cor Allen st, 22.6x75, 7-sty brk loft and store building. Louis D Livingston et al agt Isaac Schreiber et al; Louis H Levin, att'y, 320 Broadway; Frederick R Rich, ref. (Amt due, $12,396.27; taxes, &c, $ -) Mort recorded Jan 24, 1908. By Samuel Marx.
Allen st, No 17 |
19th st, Nos 326 to 330, s s, 320 e 2d av, 55x100.5, 6-sty brk tenement and stores. Wilhelmina Bohland et al agt Sigmund Schnee et al; Feltenstein & Rosenstein, att'ys, 309 Broadway; Edwin W Sohmer, ref. (Amt due, $30,828.06; taxes, &c, $1,349.49; sub to a prior mort of $52,000.) Mort recorded Dec 5, 1906. By Joseph P Day.
Cambreleng av | n e cor 189th st, runs n 40 x e 189th st | 150.6 to Beaumont av, x s 40 x Beaumont av | w 149.7 to beg, 5-sty brk tenement and stores and vacant. Prospect Investing Co agt Beaumont Building Co et al; Stephen W Collins, att'y, 69 Wall st; Joseph Ullman, ref. (Amt due, $9,068.85; taxes, &c, $——; sub to three prior morts aggregating $9,000.) Mort recorded March 17, 1909. By Samuel Goldsticker.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street NEW YORK
Tel., 1085 Murray Hill

78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title, and interest to 1-3 part. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170 Broadway; John B Golden, ref. (Amt due, $1,185.03; taxes, &c, $69.) Mort recorded Aug 12, 1908. By Joseph P Day.
Riverside Drive, No 413, e s, 52.7 n 113th st, 50x111.9x50x98.7, 2-sty and attic stone dwelling. Robert E McDonnell agt Winthrop Realty Co et al; Miles M O'Brien, Jr, att'y, 38 Park Row; Henry A Brann, ref. (Amt due, $14,171 ;taxes, &c, $807.03; sub to a first mort of $40,000.) Mort recorded April 20, 1908. By Bryan L Kennelly.

Sept. 8.

Rogers pl, Nos 967 & 967½, w s, 508.10 n Westchester av, 34.6x70.9x35.1x71.1, two 3-sty frame dwellings. Victorine Curnick agt Harry F Marker et al; Harold C Knoeppel, att'y, 5 Beekman st; Wallace S Fraser, ref. (Amt due, $2,936.98; taxes, &c, $26; sub to two prior mts aggregating $9,000.) Mort recorded June 26, 1906. By Joseph P Day.
Duncomb av | w s 100 s Julianna st, runs w 250 to Newell av | Newell av, x s 100 x e 250 x n 100 to beg, Wakefield. Marie Hughes agt Francis Shackell et al; Louis Sturcke, att'y, 37 Liberty st; Horace D Byrnes, ref. (Amt due, $4,093.76; taxes, &c, $1,440.11.) Mort recorded Sept 10, 1894. By Chas A Berrian.
Av D | s w cor 10th st, 108x105, Unionport.
10th st | Northern Bank of N Y agt Henry Demmerle et al; Gifford, Hobbs & Beard, att'ys, 5 Nassau st; James Kearney, ref. (Amt due, $1,273.70; taxes, &c, $190.) Mort recorded May 21, 1906. By Joseph P Day.

(Continued on page 450.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 2, to 16, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. POTTER AVENUE SEWER, from a point 100 feet west of Bartlav street to Crescent street, and CRESCENT STREET SEWER, from Potter to Hoyt avenues.

HERMAN A. METZ, Comptroller
City of New York, August 31, 1909. (13145)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 2 to 16, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND

1ST WARD. COMBINED SEWER in BRIGHTON AVENUE, from York avenue to Webster avenue; in PINE STREET, from Brighton avenue to Brooks street; in HUDSON STREET, from Brighton avenue to 1st avenue, and in FIRST AVENUE, from Pine street to Jersey street.

HERMAN A. METZ, Comptroller.
City of New York, August 31, 1909. (13149)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 472, No. 1. Constructing sewer in Avenue G, from Coney Island avenue to Flatbush avenue; Flatbush avenue, easterly side, from its northerly intersection with Avenue G to its southerly intersection with Avenue G; Avenue G, from Flatbush avenue to Nostrand avenue; Nostrand avenue, from Avenue G to Avenue F; Avenue F, from Nostrand avenue to Paerdegat avenue, southerly side; Paerdegat avenue, southerly side, from Avenue F to East Forty-fifth street; East Forty-fifth street, from Paerdegat avenue, southerly side, to Avenue G; Avenue G, from East Forty-fifth street to Paerdegat avenue, southerly side; Paerdegat avenue, southerly side, from Avenue G to Flatlands avenue; Avenue F, from East Twenty-sixth street to Nostrand avenue; New York avenue, between Avenue C and Avenue D; New York avenue, between Avenue D and Newkirk avenue; Newkirk avenue, between New York avenue and Nostrand avenue; Nostrand avenue, between Newkirk avenue and Avenue F; Nostrand avenue, between Avenue C and Newkirk avenue; Brooklyn avenue, between Avenue H and Avenue J; Avenue J, between Brooklyn avenue and East Fortieth street; East Fortieth street, between Avenue J and Flatlands avenue; Flatlands avenue, between East Fortieth street and Paerdegat Basin; East Thirty-fifth street, from Glenwood road to Avenue H; East Thirty-fifth street, from Avenue H to Flatbush avenue; Flatbush avenue, east side, from East Thirty-fifth street to Avenue J; Avenue J, from Flatbush avenue to Brooklyn avenue; East Twenty-ninth street, from Canarsie lane to Avenue F; Avenue D, from East Twenty-ninth street to Nostrand avenue; Newkirk avenue, from East Twenty-ninth street to Nostrand avenue; East Thirty-first street, between Flatbush avenue and Glenwood road; East Twenty-eighth street, from Clarendon road to Newkirk avenue; Avenue D, from East Twenty-eighth street to East Twenty-ninth street; Glenwood road, from East Thirty-fourth street to Brooklyn avenue, with sewer basins at northeast and southeast corners of Glenwood road and Nostrand avenue, and northeast and southeast corners of Glenwood road and East Thirty-first street, and all four corners of Glenwood road and New York avenue; New York avenue, from Flatbush Water Works to Farragut road; East Twenty-third street, from Avenue G to a point about 500 feet north; sewer basins on Farragut road, at the northwest corner of Flatbush avenue; northwest, northeast and southeast corners of East Twenty-fifth street; all four corners of Mansfield place; northeast and northwest corners of Delamere place; all four corners of Elmore place; northeast and northwest corners of Kenmore place and northeast corner of Ocean avenue; northeast and northwest corners of New York avenue and Avenue H; sewer in Rogers avenue, between Clarendon road and Flatbush avenue; Avenue D, between Rogers avenue and East Twenty-eighth street; Newkirk avenue, between Rogers avenue and East Twenty-eighth street; Kenmore place, from Avenue G to the end of existing sewer north of Avenue G; Brooklyn avenue, between Avenue G and Avenue H; Avenue D, from East Twenty-third street to Rogers avenue; East Twenty-sixth street, from Clarendon road to Avenue D; East Twenty-fifth street, between Clarendon road and Avenue D; East Thirty-fourth street, from Flatbush Water Works to Avenue F; East Twenty-second street, from Avenue G north to the end of the existing sewer; Flatbush avenue, from Nostrand avenue to Avenue M; Avenue H, from Flatbush avenue to East Thirty-second street; East Thirty-second street, from Flatbush avenue to Avenue H; East Thirty-fourth street from Avenue I to Flatbush avenue; Avenue I, from Flatbush avenue to East Thirty-fourth street; Avenue K, from Flatbush avenue to East Fortieth street; Flatlands avenue, from Flatbush avenue to East Fortieth street; Flatbush avenue, east side, from Avenue N to East Forty-fifth street; sewer basins, north and south sides of Avenue G, at the Brighton Beach Railroad; at the northeast and northwest corners of East Thirty-second street and Avenue D; Farragut road, at the northeast and northwest corners of East Twenty-eighth street; southeast and southwest corners of East Twenty-ninth street; all four corners of Nostrand avenue, southeast and southwest corners of East Thirty-first street; southeast and southwest corners of East Thirty-second street; southwest corner of East Thirty-fourth street; sewer in Newkirk avenue, between East Twenty-sixth street and Rogers avenue; East Twenty-eighth street, between Avenue F and Flatbush avenue.

All persons whose interests are affected by the above named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No 320 Broadway, New York, on or before October 7, 1909, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

William H. Jasper, Secretary,
No 320 Broadway.
City of New York, Borough of Manhattan, September 3, 1909. (13160)

Department of Finance, Bureau for the Collection of Taxes, New York, September 1, 1909.

NOTICE TO TAXPAYERS.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, **AND WITH RETURN POSTAGE, PREPAID.**

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner of Third and Tremont avenues, Borough of The Bronx, New York.

Thomas J. Drennan, Municipal Building, Borough of Brooklyn, New York

George H. Creed, corner of Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever Borough the property is located.

NO REBATES ALLOWED.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn
SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

ADVERTISED LEGAL SALES.

(Continued from page 449)

109th st, No 108, s s, 76 e Park av, 19x1 0.11, 4-sty brk tenement. Sheriff's sale of all right, title, &c, which Sigmund Lissner had on Nov 16, 1908, or since. Oscar A Campbell, att'y, 220 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

Jackson av, s e cor 163d st, 72x25, 4-sty brk 163d st, No 720 tenement and store. Sheriff's sale of all right, title, &c, which Josephine Wedemeyer had on June 29, 1909, or since; David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.

118th st, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. Irving S Dorf agt Asher Davis et al; Goldfogle, Cohn & Lind, att'ys, 271 Broadway; Wm E Morris, ref. (Amt due, $8,502.86; taxes, &c, $127; sub to a first mort of $41,000.) Mort recorded June 12, 1905. By Samuel Marx.

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st, brk loft and store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

169th st, No 67, n s, 98.5 e Shakespeare av, 26.2 x73.10x24x64.6, 1-sty frame rear building. Herman H Schurmann et al agt Mary E Lockwood et al; John A Bowen, att'y, 346 Fulton st, Brooklyn; John J Hynes, ref. (Amt due, $6,-499.01; taxes, &c, $105.35.) By Joseph P Day.

Bleecker st, Nos 317 to 321 Grove st, Nos 49 to 53½, n e cor Grove st, runs n 73.4 x e 88.6 x s w 29.4 x e 36.7 x s 47 x w 117.9 to beg, three 6-sty brk tenements and stores. Rosalie Hyams et al agt Sophia Zauderer et al; Hymes Woytisek & Schaap, att'ys, 61 Park Row; Joseph R Truesdale, ref. (Amt due, $58,469.54; taxes, &c, $ —; sub to a first mort of $90,-000.) Mort recorded May 1, 1906. By Joseph P Day.

Sept. 9.

72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. Henry T Carey agt Wm M D De Peyster et al; John C O'Conor, att'y, 11 William st; Maurice Deiches, ref. (Amt due, $9,720.13; taxes, &c, $——; sub to a first mort of $62,000.) Mort recorded June 22, 1907. By Chas A Berrian.

66th st, Nos 339 & 341, n s, 75 w 1st av, 37.6x 100.5, 6-sty brk tenement. Samuel Wacht agt Louis J Jacoves et al; Phillips & Samuels, att'ys, 99 Nassau st; Michael J Driscoll, ref. (Amt due, $11,613.95; taxes, &c, $——; sub to a first mort of $37,000.) Mort recorded Dec 18, 1905. By Joseph P Day.

Park av, Nos 1332 & 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. Sigmund Adler agt Samuel Pekelner et al; Max Altmayer, att'y, 290 Broadway; Joseph D Edelson, ref. (Amt due, $7,293.01; taxes, &c, $1,072.23; sub to a first mort of $35,000.) Mort recorded Oct 18, 1904. By Joseph P Day.

Sept. 10.

169th st, No 359, n s, 79.11 e Findlay av, 20x90, 2-sty frame dwelling. Thornton Bros Co agt Jennie Lampel et al; Chas E Neier, att'y, 80 Broadway; Wm J McCormick, ref. (Amt due, $1,670.09; taxes, &c, $400.) Mort recorded May 30, 1907. By Bryan L Kennelly.

Grand st, Nos 444 & 446 Ridge st, Nos 16 to 20, n e cor Ridge st, 43.10x 100, 6-sty brk tenement and stores. Gustav Lange agt Davis Berkman et al; Gustav Lange, Jr, att'y, 257 Broadway; Edmund J Tinsdale, ref. (Amt due, $19,995.91; taxes, &c, $8,077.44; sub to a first mort of $72,000.) Mort recorded April 5, 1904. By Bryan L Kennelly.

Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6. 5-sty brk tenement and store. Abraham Roffman agt Helen Trifield et al; Schenkman & Brown, att'ys, 115 Broadway; Gilbert H Montague, ref. (Amt due, $5,906.47; taxes, &c, $550; sub to a first mort of $14,000.) Mort recorded Oct 2, 1906. By Joseph P Day.

Sept. 11 and 13.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 3, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. (Amt due, $10,82?.50; taxes, &c, $1,415.44; sub to a mort of $40,000.) Adj to Sept 17.——

Arthur av, No 2115, w s, 134.7 n 180th st, 25x95, 3-sty frame tenement. (Partition.) Adj to Sept. 15.——

*141st st, Nos 212 & 214, s s, 225 w 7th av, 50x99.11, 5-sty brk tenement. (Amt due, $19,450.37; taxes, &c, $——; sub to a mort of $50,-000.) Louis Keller 68,333

*Van Nest av, s s, 26.7 w Van Buren st, 26.7x84.6x25.1x92.3, Van Nest. (Amt due, $4,801.36; taxes, &c, $282.21.) Mark P Ansorge..... 3,000

*Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. (Amt due, $64,126.66; taxes, &c, $3,671.77; sub to a prior mort of $200,000.) Bergen Realty Co..... 244,166

119th st, No 132, s s, 120 w Lexington av, 20x100, 5-sty brk tenement and store. (Amt due, $17,303.72; taxes, &c, $460.38.) Candee, Smith & Howland Co..... 18,000

*Lafontaine av, No 2009, w s, 75 n 178th st, 36.6x100, 5-sty brk tenement. (Amt due, $9,204.25; taxes, &c, $900; sub to a prior mort of $19,300.) Katrine A Henderson 26 590

*Broome st, No 113, s s, 125 e Pitt st, 25x100, 6-sty brk tenement and store. (Amt due, $9,462.33; taxes, &c, $——; sub to a first mort of $32,000.) Simon Hammerstein 37,267

10th av, No 453, w s, 24.8 n 35th st, 24.8x100, 4-sty brk tenement and store. (Partition.) Theodore C Boenau, party in interest..... 16,800

10th av, No 253, w s, 20 s 25th st, 19.6x75, 4-sty brk tenement and store. (Partition.) Theodore C Boenau, party in interest..... 14,050

10th av, No 337, w s, 74 s 30th st, 24.8x100, 4-sty brk tenement and store. (Partition.) Theodore C Boenau, party in interest..... 14,700

SAMUEL GOLDSTICKER.

*Concord av, No 331, w s, 100 n 141st st, 20x100, 3-sty brk dwelling. (Amt due, $6,325.74; taxes, &c, $185.47.) Wm H Hays et al exrs. 6,000

HERBERT A. SHERMAN.

Bathgate av, No 2341 185th st, s w cor 185th st, 25x96.6, 2-sty frame dwelling and store. (Amt due, $8,352.05; taxes, &c, $4,-546.23.) George Bruning 13,300

SAMUEL MARX.

*135th st, Nos 65 & 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. (Amt due, $16,579.93; taxes, &c, $155.) Solmax Realty Co..... 11,000

Total	$473,206
Corresponding week, 1908	$796,100
Jan. 1st, 1909, to date	$46,186,186
Corresponding period, 1908	$40,726,014

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Aug. 27, 28, 30, 31, Sept. 1 and 2. (No. 88.)

BOROUGH OF MANHATTAN.

Allen st, No 152, e s, 75 n Rivington st, runs e 22.4 x s 0.6 x e 21.9 x n 0.6 x e 43.5 x n 26.6 x w 87.6 to st x s 26.6 to beginning, 5-sty brk tenement and stores. Louis Herman to Hyman Cohen. Mort $28,950. Aug 30. Aug 31, 1909. 2:416—40. A $19,000—$31,000. other consid and 100

Broome st, Nos 44½ and 46, n s, 50 e Lewis st, 36.3x75, 6-sty brk tenement and stores. Minsker Realty Co to Abbie L Henshaw. Mort $30,100. Aug 31, 1909. 2:327—67. A $19,000—$42,000. nom

Broome st, No 71, s s, 129.1 e Columbia st, 21x56, 5-sty brk tenement and store. Kate M Solomon to Broome Cannon Co. B & S. Aug 23. Aug 27, 1909. 2:331—42. A $10,000—$15,000. 100

Cherry st, No 222, n s, 122.3 e Pike st, runs n 163.11 x e 37.9 x s 97.5 and 64.2 to st x w 37.7 to beginning, 6-sty brk tenement and stores. John A Weekes to Bernard Golden. ½ part. B & S. Aug 31. Sept 1, 1909. 1:255—8. A $35,000—$82,000. 100

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. FORECLOS, July 26, 1909. Max S Levine ref to Meyer Levy. July 26. Aug 30, 1909. 2:334—32. A $9,-500—$15,000. 500

Columbia st, Nos 74 and 76, s e cor Rivington st, 55.8x45.8x Rivington st, Nos 269 and 271, 55.10x45.8, two 6-sty brk tenements and stores. Saml Abramowitz to Hyman Hoffspiegel. All liens. Aug 4. Aug 30, 1909. 2:333—51. A $32,000—$60,000. nom

Corlears st, No 10 Grand st, Nos 589 to 599 Monroe st, n e cor Monroe st, runs n w 60.1 to s s Grand st x s e 125.4 x s w 5.2 to n s Monroe st x w 110.2 to beginning, six 4-sty brk tenements and stores. Lincoln Holding Co to Abraham Goldberg. All liens. Aug 25. Aug 27, 1909. 1:265—24. A $25,000—$45,000. other consid and 100

Cortlandt st, No 85 (75), s s, 79.7 e West st, 22x57.10x22x58, 3-sty brk store building. PARTITION, June 30, 1909. Geo W Glaze ref to Clarence Wolf, of Philadelphia, Pa. Sept 1. Sept 2, 1909. 1:58—5. A $50,600—$52,500. 34,000

Cortlandt st, No 87 (77), s s, 59 e West st, 20.10x58x20.4x58, 3-sty brk tenement and store. PARTITION, June 30, 1909. Geo W Glaze ref to Clarence Wolf, of Philadelphia, Pa. Sept 1. Sept 2, 1909. 1:58—4. A $51,700—$54,000. 37,550

Clinton st, No 13, w s, 150 s Houston st, 25x100, 5-sty brk tenement and store. Daniel J K Zimmermann HEIR, &c, Daniel Zimmermann decd to Thos J Burnett, Borough of Queens. Mort $18,-000. Aug 18. Sept 2, 1909. 2:350—part lot 23. A $——$——. nom

Clinton st, No 11, w s, 125 s Houston st, runs w 64 x n 25 x w 36 x s 50 x e 100 to Clinton st, x n 25 to beginning, 5-sty brk tenement and store and 4-sty brk loft building in rear. Daniel J K Zimmermann HEIR Daniel Zimmermann to Thos J Burnett. Mt $20,000. Aug 18. Sept 2, 1909. 2:350—part lot 23. A $——$——. nom

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Dyckman st, n s, 350 w Prescott av, late F st, runs w 140 x n 150 x e 125 x s 50 x e 15 x s 100 to beginning, 2-sty frame dwelling, 1-sty frame stable and vacant. Marie Ackerman, widow, to Theo H Silkman, of Yonkers, N Y. Mort $23,000. Aug 5. Sept 1, 1909. 8:2247—61. A $17,000—$21,000. nom

Eldridge st, No 70, e s, 59 n Hester st, 19.2x50, 3-sty brk tenement and store. Jacob Fridman to Abraham Josephson ½ part. B & S. All liens. July 12. Aug 31, 1909. 1:307 4. A $11,000—$14,000. nom

Same property. Abraham Josephson to Michael Josephson, all of. All liens. Aug 30. Aug 31, 1909. 1:307. nom

Essex st, No 107, w s, about 150 n Delancey st, 25x87.6, 5-sty brk tenement and store. Gussie Klein to Louis Klein. Mort $28,750. Aug 30. Sept 1, 1909. 2:410—60. A $23,000—$33,000. nom

Grand st, Nos 137 and 139, s s, 50 e Crosby st, 35.11x80, two 3-sty brk loft and store building. Bernard Ratkowsky et al to 821 Broadway Co. Mort $33,000. Aug 3. Sept 2, 1909. 1:233—10 and 11. A $35,500—$41,000. other consid and 100

Greene st, Nos 175 and 177, w s, 100 s Bleecker st, 40x100, 6-sty brk loft and store building. Sarah Rosenthal and ano to Alice C McCoy. Mort $75,000 and all liens. Aug 11. Aug 30, 1909. 2:524—53. A $42,000—$75,000. nom

Greenwich st, No 805, e s, 18.2 s Jane st, runs e 37.4 x s 2.2 x e 12.4 x s 20.10 x w 49.4 to st x n 18.3 to beginning, 3-sty brk tenement. Alexander McClane to Paul Baumgarten, of Weehawken, N J. Mort $3,000. Aug 31, 1909. 2:625—4. A $4,500—$6,000. nom

Greenwich st, No 547, e s, 25 s Charlton st, 25x75 to 3 ft alley, with all title to alley, 3-sty brk tenement. Elizabeth Bendfeldt to Becker Realty Co. Morts $13,000. Aug 26. Sept 1, 1909. 2:597—44. A $9,000—$11,500. other consid and 100

Hudson st, Nos 161 and 163 Laight st, No 47 | s w cor Laight st, 51x100, one 4 and one 5 and 6-sty brk tenements and stores. Michael Murtha to Frank E Habicht and Hermann W Braun. Morts $40,000 and all liens. Sept 1, 1909. 1:215—19 and 20. A $43,000—$51,000. 100

Hudson st, No 516, e s, 18.6 s 10th st, runs e 37.10 x s 3.7 x s e 23.1 x s 4.3 x e 7.1 x s e 8.9 x w 30.2 x n 0.4 x w 39.11 to st x n 21.11 to beginning, 4-sty brk tenement and store.

Hudson st, No 514, e s, 40.5 s 10th st, runs e 39.11 x s 0.4 x e 30.2 x s e 5.4 x s w 16.2 x w 31.9 x w 40 to st x n 21.10 to beginning, 4-sty brk tenement and store.
Daniel B Freedman to Julius A Stursberg. B & S and C a G. Mort $34,000. Feb 27, 1902. Aug 31, 1909. 2:619—7 and 8. A $21,000—$30,500. nom

Houston st, No 158, n s, abt 162 w 1st av, 25x78.1x25.3x81.2 w s, 4-sty brk tenement and store. Victor Muller to Daniel Spitzer and Isaak Stang. Mort $25,000. Sept 1. Sept 2, 1909. 2:442—47. A $18,000—$25,000. other consid and 100

Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100, 6-sty brk tenement and stores. The Heights Metropole Construction Co to Antonio Cardone. Mort $47,000. July 10. Sept 2, 1909. 2:526—16. A $24,000—$55,000. other consid and 100

Lafayette st, No 154 (Elm st, No 142), w s, 130.6 s Grand st, 25 x93.10x25x94.7, 5-sty brk tenement and store. Michele Scangarella to Aberdeen Realty Co. Morts $25,000 and all liens. Aug 31. Sept 1, 1909. 1:233—20. A $22,000—$34,000. other consid and 100

Ludlow st, No 67, n w s, 87.6 n e Grand st, 25.5x87.6, 6-sty brk tenement and store. Samuel Lipman et al to Annetta M Driver. All liens. Aug 27. Aug 31, 1909. 2:408—20. A $20,000—$36,000. other consid and 100

Macdougal st, No 15 Vandam st, Nos 1 and 3 | n w cor Vandam st, runs w 65 x n 74.9 x e 25.5 x s 21.10 x e 59.4 to w s Macdougal st, x s 20.2 to beginning, vacant.

12th st W, Nos 245 to 251 Jane st, Nos 10 to 14 | n s, 147.6 w Greenwich av, runs w 77.8, x n 72.4 x w 10 x n 62.8 to s s Jane st, x e 72.2 x s 126.6 to beginning, 2-sty brk tenement, 3-sty brk tenement, 2-sty frame (brk front) tenement and 2-sty brk stable and vacant.

8th av, No 306, e s, 74 n 25th st, 24.8x100, 1sty brk store.
Clarence E Sutherland TRUSTEE to Wm S McCotter. All right, title and interest which Nellie E Pond, deceased, had in estate of James Reeves, Jr, deceased. B & S. Aug 31. Sept 1, 1909. 2:506—39. A $20,000—P $21,000; 2:615—70 to 72. A $23,500—$24,500; 3:775—4. A $22,000—$28,000. order of Court and 6,500

Monroe st, No 16, s s, abt 225 e Catharine st, 25x49x25x46.10 e s, 6-sty brk loft and store building. Maria Napolitano to Louis Alterisi. Mort $16,500. Aug 23. Aug 31, 1909. 1:253—100. A $10,500—$17,000. other consid and 100

New Bowery, No 9 New Chambers st, Nos 52 and 54 | s e s, at s w s New Chambers st, runs s e 36.4 x s 18 x w 22.5 x n 30.10 x w 17.6 to New Bowery, x n e 20.2 to beginning, 5-sty brk tenement and stores. John A Weekes et al to Moses Shapiro, Jos Liebman, Saml Kutler and Sam Kotler. Mort $20,000. Correction deed. June 30. Sept 1, 1909. 1:115—29. A $—— $——. other consid and 100

Norfolk st, No 181, n w s, 125 s Houston st, 25x100, 5-sty brk tenement and store. Jacob Mintz to Gussie Mintz. Mort $29,700. Aug 26. Aug 27, 1909. 2:355—21. A $22,000—$31,000. nom

Ridge st, No 154, e s, 175 n Stanton st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Solomon Fried to Joseph Burger. ½ part. All title. Mort $39,500. Aug 30, 1909. 2:345—41. A $18,000—$30,000. other consid and 100

St Marks pl, No 61 8th st | n s, 275 w 1st av, 25x85.11 with strip between above and n s 8th st, 25x8, 4-sty brk dwelling. Isidor Ritter to Louis Ritter. Mort $27,100. Aug 23. Aug 30, 1909. 2:450—44. A $20,000—$22,000. nom

Water st, No 433 | s e cor Market slip, 26x80, 5-sty brk

Market slip, Nos 92 to 98 | tenement and stores. Isaac Moss to Tessie E wife of Isaac Moss. Mort $28,000. Mar 31. Aug 30, 1909. 1:249—44. A $20,000—$33,000. nom

Washington st, Nos 649 and 651, n e cor Christopher st, runs e 68.3 x n 19.1 x n 12.6 x w 60 to Washington st, x s 48.11 to beginning, 5-sty brk tenement and store and 3-sty brk tenement and store. Antonio Bagarozy to Antonetta wife of Antonio Ferrara. Q C. Aug 28. Aug 30, 1909. 2:630—1 and 2. A $29,500—$35,000. nom

Watts st, No 150, n s, 40 w Washington st, 20x50, 2-sty brk tenement and store.

Watts st, Nos 146 and 148 Washington st, Nos 456 and 458 | n w cor Washington st, 40x50, two 2-sty brk tenements and stores.
Thomas Lenane to Union Drawn Steel Co, a corpn of Pennsylvania. Sept 1. Sept 2, 1909. 2:595—22 to 24. A $23,000—$27,500. other consid and 100

3d st W, No 38, s s, 46 e Wooster st, runs s 50 x e 4 x s 25 x e 18 x n 75 to st, x w 22 to beginning, 3-sty brk loft and store building. Edward Rothschild and Louis Hyams as TRUSTEES to Sarah and Isabella Hyams. Mort $21,000 and all liens. Oct 26, 1908. Sept 2, 1909. 2:534—19. A $20,500—$21,000. nom

13th st E, No 704, s s, 86.4 e Av C, 23.10x103.3, 5-sty brk tenement. FORECLOS, Aug 5, 1909. Timothy P Sullivan referee to Robt I Brown. Aug 25. Aug 27, 1909. 2:382—10. A $8,000—$16,000. 10,000

14th st E, No 536, s s, 145 w Av B, 25x103.3, 5-sty brk tenement and stores. FORECLOS, Aug 25, 1909. Irwin Kurtz referee to Ignaz Reich and Benjamin Rottenberg. Aug 30. Sept 1, 1909. 2:407—26. A $17,000—$24,000.
$4,700 over and above 1st mortgage for $19,000

14th st W, Nos 344 and 346, s s, 550 w 8th av, runs w 50 x s 46.1 x e 0.¾ x s — x w 0.1¾ x s — x e 50 x n 103.1 to beginning, 6-sty brk tenement. Tony Wolf to Rebecca Rosenthal. Mort $84,000. Aug 26. Aug 27, 1909. 2:629—13. A $40,000—$90,000. 100

20th st E, No 308, s s, 138 e 2d av, 16x92, 4-sty brk tenement and store. John H Henshaw TRUSTEE to N Y Post Graduate Medical School and Hospital. B & S and C a G. Sept 1. Sept 2, 1909. 3:925—62. A $8,000—$12,500. 21,000

25th st E, No 112, s s, 179.9 e 4th av, 20.3x98.9, 4-sty stone front dwelling. Belden J Rogers to Anna B Rogers. Grantor conveys the reversion and remainder after the life estate of said grantor. All liens. Apr 15, 1905. Aug 27, 1909. 3:880—84. A $16,000—$21,000. 100

26th st W, Nos 114 and 116, s s, 171.5 w 6th av, 42.10x98.9, two 4-sty stone front tenements and stores. I Randolph Jacobs to Criterion Construction Co. Mort $55,000. Sept 1, 1909. 3:801—51 and 52. A $38,000—$43,000. other consid and 100

26th st W, No 304, s s, 80.6 w 8th av, runs s 88.2 x w 9.10 x s 10.9 x w 8.4 x n 98.9 to st x e 18 to beginning, 3-sty brk dwelling. Thomas Thedford to Morris Steinheimer. Sept 1, 1909. 3:749—48. A $10,000—$11,000. 100

27th st E, No 119, n e s, 204.5 n w Lexington av, 20.7x98.9, 3-sty stone front dwelling. Alfred D Hewitt and ano EXRS James McIndo to Wm Baxter of Brooklyn. Aug 30. Sept 2, 1909. 3:883—13. A $17,000—$19,500. 32,500

30th st E, No 145, n s, 166.8 w 3d av, 26.8x98.9, 5-sty brk tenement. Frank B French to The Twelfth Ward Bank, N Y. Mort $25,000. Mar 31, 1907. Sept 2, 1909. 3:886—37. A $18,500—$40,000. nom

34th st W, Nos 108 and 110, s s, 643 e 7th av, 47.3x98.9, 12-sty brk loft, office and store building. Island Realty Co to Shanley Realty Co. Mort $450,000. Aug 31, 1909. 3:809—49. A $280,000—$480,000. other consid and 100

37th st W, No 420, s s, 275 w 9th av 25x98.9, 3-sty brk tenement and store and 2-sty frame rear tenement. Morris Badt et al to Theresa Blumenthal and Julius Bruneman. Mort $11,500. Aug 24. Sept 1, 1909. 3:734—47. A $9,000—$11,000. other consid and 100

37th st W, No 420, s s, 275 w 9th av, 25x98.9, 3-sty brk tenement and store and 2-sty frame rear tenement.

44th st W, No 531, n s, 400 w 10th av, 25x100.5, 5-sty brk tenement.
Release mort. Benj F Feiner and ano to Morris and Edw Badt. Aug 28. Sept 1, 1909. 3:734—47. A $9,000—$11,000; 4:1073—16. A $9,000—$20,000. other consid and 100

38th st E, No 142, s s, 120 e Lexington av, 20x98.9, 3-sty stone front dwelling. Clarence E Crehore to Frank K Linscott of Quincy, Mass, 1-48 part. All title. Feb 1, 1909. Sept 2, 1909. 3:893—62. A $20,000—$25,000. 100

Same property. Walter L Stone to same. 1-16 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Wm H Warren to same. All title. Q C. Mar 15. Sept 2, 1909. 3:893. nom

Same property. Frank A Marble to same. 1-8 part. All title. Mar 15. Sept 2, 1909. 3:893. 4,000

Same property. Ella A Harris to same. All title. Q C. May 20. Sept 2, 1909. 3:893. nom

Same property. Albert P Fairbanks to same. ¼ part. All title. Mar 15. Sept 2, 1909. 3:893. 8,000

Same property. Edw D Marble to same. 1-8 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Mary Bowker widow to same. All title. Q C. Mar 15. Sept 2, 1909. 3:893. 1,500

Same property. Julius P Atherton to same. 1-32 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Harry B Winslow to same. 1-16 part. All title. Feb 1. Sept 2, 1909. 100

Same property. Geo H Crehore to same. 1-48 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Wm E Poole to same. 1-32 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Fred E Crehore to same. 1-48 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. John S Bowker to same. All title. Q C. Mar 15. Sept 2, 1909. 3:893. 1,500

Same property. Mary E Bowker to same. All title. Q C. April 2. Sept 2, 1909. 3:893. nom

Same property. Chas T Rodgers to same. ¼ part. All title. Q C. Nov 27, 1908. Sept 2, 1909. 3:893. 100

44th st W, No 531, n s, 400 w 10th av, 25x100.5, 5-sty brk tenement. Morris Badt et al to Theresa Blumenthal and Julius Bruneman. Morts $18,000. Aug 24. Sept 1, 1909. 4:1073—16. A $9,000—$20,000. other consid and 100

44th st W, No 353, n s, 91 e 9th av, 27.6x100.5, 5-sty brk tenement. Mort $36,000.

118th st E, Nos 308 and 310, s s, 140.9 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. Mort $50,000.

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Stebbins av, e s, 175.11 s Freeman st, 50x110, vacant.
Stebbins av, e s, 225.11 s Freeman st, 25x110, vacant.
Southern Boulevard, No 1141, w s, 165 n 167th st, 50x100, 1-sty frame church and vacant. Morts on last 4 parcels $17,800 and all liens.
Robert Garcewich and Jennie his wife to Jacob Garcewich. ½ part. Aug 27. Aug 31, 1909 4:1035 5. A $15,000 $32,000; 6:1689—46. A $13,500—$48,000; 10:2728; 11:2973. nom

Same property. Jacob Garcewich to Jennie Garcewich. ½ part. Sub to morts as above. Aug 27. Aug 31, 1909. 4:1035, 6:1689, 10:2728, 11:2973. nom

45th st W, Nos 2 to 6. Power of attorney. James A Farley to Thos C Ennever. May 29. Sept 2, 1909. 5:1260. —

45th st W, Nos 2 to 6, s s, 100 w 5th av, 75x100.5, 4-sty brk stable. Gerald C Holbrook et al by Lincoln Trust Co GUARDIAN to James A Farley. B & S. Sept 1. Sept 2, 1909. 5:1260—42. A $270,000—$290,000. 350,000

46th st W, No 543, n s, 175 e 11th av, 25x100.4, 4-sty brk tenement and store and 2-sty frame tenement in rear. Chas H Haslop, Jr, to Mary Ehrmann. Mort $9.000. Aug 30. Aug 31, 1909. 4:1075—8. A $9,000—$14,000. other consid and 100

46th st W, No 545, n s, 150 e 11th av, 25x100.4, 4-sty brk tenement and 2-sty brk tenement in rear. Laura Riekel to Mary Ehrmann. Mort $9,500. Aug 30. Aug 31, 1909. 4:1075—7. A $9,000—$14,000. other consid and 100

46th st W, No 545, n s, 150 e 11th av, 25x100.11.
46th st W, No 543, n s, 175 e 11th av, 25x100.11.
two 4-sty brk tenements, store in No 543, and 2-sty frame and 2-sty brk rear tenements.
Mary Ehrmann to A Leopold Auerbach and Joseph S Auerbach. Morts $18,500. Aug 30. Aug 31, 1909. 4:1075—7 and 8. A $18,000—$28,000. other consid and 100

52d st E, No 310, s s, 160 e 2d av, 20x100.5, 4-sty stone front dwelling. Carl Ernst to James E J Martin, of Brooklyn. Mort $11,000. Aug 26. Aug 28, 1909. 5:1344—46. A $7,000—$10,-500. nom

Same property. James E J Martin to Carl Ernst. Mort $13,000. Aug 27. Aug 28, 1909. 5:1344. nom

53d st E, Nos 312 to 316, 65x100.5. Agreement as to removal of 1-sty stable and 2-sty brk stable on easterly 29 ft of above. Isidor Blumenkrohn and ano to Josephine Wirsing. Aug 26. Aug 27, 1909. 5:1345. nom

53d st E, No 316, s s, 171 e 2d av, 29x100.5, 4-sty stone front tenement and store and part 1-sty brk stable in rear. Isidor Blumenkrohn et al to Josephine Wirsing. Mort $12,000. Aug 24, Aug 27, 1909. 5:1345—45. A $11,000—$18,000. other consid and 100

54th st W, Nos 442 and 444, s s, 250 e 10th av, 50x100.5, two 5-sty brk tenements. Lena Silverstein and Dora Cohen to Joseph Silverstein and Samuel Cohen. All liens. Aug 11. Sept 1, 1909. 4:1063—53 and 54. A $22,000—$46,000. other consid and 100

54th st W, No 403, n s, 75 w 9th av, 25x75.3, 4-sty brk tenement. Jane Stokes HEIR, &c, Margt Clinton to Thomas Stokes. 1-5 part. Mort 1-5 of $3,000. June 19. Sept 2, 1909. 4:1064—29½. A $10,000—$12,000. 2,400

57th st W, No 335, n s, 335 e 9th av, 20.3x100.5, 4-sty and basement stone front dwelling. Emma E Stein to Wm W Strouse of East Orange, N J. Sept 1. Sept 2, 1909. 4:1048—14. A $17,-500—$26,000. other consid and 100

Same property. Wm W Strouse to Henry Moeller. Mort $25,000. Sept 1. Sept 2, 1909. 4:1048. other consid and 100

60th st E, Nos 323 and 325, n s, 275 w 1st av, 50x100.5, two 5-sty brk tenements, store in No 325. Rudolph Hauer EXR Sophia Hauer to Abraham Greenberg. Mort $16,000. Aug 27. Sept 1, 1909. 5:1435—14 and 15. A $18,000—$37,000. 33,000

62d st E, No 212, s s, 161.3 e 3d av, 18.9x100.5, 3-sty and basement stone front dwelling. John T Bauer to Margaret Bauer. Mort $10,000. Aug 27. Sept 1, 1909. 5:1416—42. A $11,000—$15,000. 100

63d st W, Nos 5 to 15, n s, 125 w Central Park West, 150x100.5, six 5-sty stone front tenements. Emma Pfizenmayer and ano EXTRXCES Anthony Reichhardt to Orlando C Bennet. July 26. Sept 1, 1909. 4:1116—22 to 27. A $150,000—$240,000. 360,000

63d st E, No 49, n s, 75 w Park av, 17x100.5, 4-sty and basement stone front dwelling. Annie I wife of Arthur E Grannis to Kenneth M Murchison. Mort $30,000. Aug 31. Sep 2, 1909. 5:-1378—33½. A $26,000—$33,000. 100

63d st W, Nos 5 to 15, n s, 125 w Central Park West, 150x100.5, six 5-sty stone front tenements. Orlando C Bennet to Sarah Shubert. Mort $310,000. Sept 1. Sept 2, 1909. 4:1116—22 to 27. A $150,000—$240,000. other consid and 100

64th st W, Nos 112 and 114, s s, 119 w Columbus av, 37x100.5, two 4-sty and basement stone front dwellings. James M Horton to J Ida L Hurlbut. Morts $45,000 and all liens. Aug 30. Sept 1, 1909. 4:1135—38 and 38½. A $19,000—$37,000. nom

64th st W, No 18 (32), s s, 275 w Central Park West, 25x100.4, 5-sty brk tenement. Jean Burger to Ginsburg Realty Co. Mort $18,000. Aug 30. Aug 31, 1909. 4:1116—44. A $22,500—$34,500. other consid and 100

65th st E, No 131, n s, 90 w Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Flora I Collins to Francis G Landon. Aug 27. Sept 1, 1909. 5:1400—13½. A $30,000—$35,000. nom

69th st W, No 30, s s, 333 w Central Park West, 21x100.5, 4-sty and basement stone front dwelling. Ella F Schmidt to Adelaide Degener. Mort $18,000. Sept 1, 1909. 4:1121—46. A $19,000—$40,000. other consid and 100

70th st E, No 221, n s, 220 w 2d av, 30x100.4, 5-sty stone front tenement and stores. Herman Weissberger to Benj J Weil. Mort $29,900. Aug 25. Aug 27, 1909. 5:1425—15. A $13,500—$32,000. other consid and 100

70th st W, No 217, n s, 215 w Amsterdam av, 15x100.5, 4 and 5-sty brk dwelling. Kathleen A Street to James T Anyon. Mort $15,000. Aug 31. Sept 2, 1909. 4:1162—24. A $10,000—$21,-000. other consid and 100

70th st W, No 247, n s, 486.2 w Amsterdam av, 19.5x100.5, 3-sty and basement stone front dwelling. Cecilia Belasco to John B Rae. Sept 1. Sept 2, 1909. 4:1162—13. A $12,000—$22,000. nom

72d st W, No 49, n s, 50 e Columbus av, 50x102.2, 6-sty brk tenement. Emma M Gwathmey to Archibald B Gwathmey. Aug 6. Aug 28, 1909. 4:1125—2. A $90,000—$140,000. nom

72d st E, No 59, n s, 60 w Park av, 20x102.2, 4-sty stone front dwelling. Alexis M Leon and ano EXRS, &c, Joseph Seidenberg to Jacob Stein. Mort $40,000. July 1. Sept 1, 1909. 5:1387—34. A $55,000—$65,000. 72,000

73d st E, No 414, s s, 238 e 1st av, 25x102.2, 5-sty brk tenement. Gussie Klein to Louis Klein. Mort $24,000. Aug 30. Sept 1, 1909. 5:1467—39. A $7,000—$22,000. nom

74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Bernard Ratkowsky to 821 Broadway Co. Mort $45,000. Aug 3. Sept 2, 1909. 5:1469—10. A $16,000—$56,000. other consid and 100

Same property. 821 Broadway Co to Annie Epstein. B & S. Mt $45,000. Sept 1. Sept 2, 1909. 5:1469. nom

75th st E, No 169, n s, 190 w 3d av, 20x102.2, 4-sty stone front tenement. Laura R wife Arthur D Moir et al to Edward Hanley. Q C. All liens. June 8. Aug 27, 1909. 5:1410—28½. A $12,000—$18,000. nom

75th st E, No 169, n s, 190 w 3d av, 20x102.2, 4-sty stone front tenement. Estella S Hathaway INDIVID and as EXTRX Geo D Russell to Edward Hanley. B & S. Aug 24. Aug 27, 1909. 5:1410—28½. A $12,000—$18,000. nom

76th st W, No 164, s s, 180 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Jane Stewart et al EXRS, &c, Thos M Stewart to Louis M Mooney. Mort $20,000. Aug 30. Sept 2, 1909. 4:1147—57. A $14,500—$25,000. other consid and 100

77th st E, No 54, s s, 70 e Madison av, 12.6x102.2, 4-sty stone front dwelling. Alice D Rossire et al EXRS, &c, Mary A Barnes to Justa Realty Co. Aug 27. Sept 2, 1909. 5:1391—51½. A $16,-000—$20,000. 25,000

78th st W, No 128, s s, 300 w Columbus av, 16x96.2x16x96.5, 4-sty and basement stone front dwelling. Noble McConnell to Clare M Knoedler. Sept 1, 1909. 4:1149—45½. A $10,000—$22,000. other consid and 100

78th st E, No 60, s s, 231.3 e Madison av, 18.9x102.2, 5-sty stone front dwelling. Jane S Satterlee et al to Eldon Bisbee. June 30. Aug 27, 1909. 5:1392—43. A $25,000—$36,000. other consid and 100

80th st E, No 163, n s, 268.9 w 3d av, 18.9x100, 3-sty stone front dwelling. Genevieve Fox to Geo B de Gersdorff. Sept 1. Sept 2, 1909. 5:1509—25½. A $10,000—$15,500. 100

80th st E, No 155, n s, 341.8 w 3d av, 16.8x100, 3-sty stone front dwelling. Nellie F Butler to Mary C wife Jos W Lawrence, of Babylon, L I. Mort $9,000. Aug 31. Sept 1, 1909. 5:1509—22½. A $8,500—$13,500. other consid and 100

82d st E, No 157, n s, 145.3 e Lexington av, 19.2x102.2, 3-sty stone front dwelling. Katharina Balheimer to Bridget Curry. Mort $9,000. Sept 1. Sept 2, 1909. 5:1511—26. A $10,000—$13,500. other consid and 100

83d st W, No 30, s s, 331 w Central Park W, 19x102.2, 4-sty and basement brk dwelling. Albridge C Smith, Jr, to Chas R Hubert, of Yonkers, N Y. Aug 30, 1909. 4:1196—46. A $13,000—$22,-000. nom

Same property. Chas R Hubert to Zadah H Reakirt. Mort $20,-000. Aug 30, 1909. 4:1196. other consid and 100

85th st W, No 29, n s, 250 w Central Park West, 20x102.2, 5-sty brk dwelling. Emma C Linson to Henry Block. Mort $35,000. Sept 2, 1909. 4:1199—22. A $15,000—$42,000. other consid and 100

88th st E, No 507, n s, 125 e Av A, 25x100.8, 5-sty brk tenement. Theo M Dougherty to Herman Eisenkramer. Mort $15,000. Aug 31. Sept 2, 1909. 5:1585—6. A $8,000—$21,000. other consid and 100

90th st W, No 42, s s, 505 w Central Park West, 19.8x100.8, 3 and 4-sty stone front dwelling. Antoinette Schedler to Margaret Gordon. Mort $14,000. Sept 1. Sept 2, 1909. 4:1203—53. A $13,500—$21,000. other consid and 100

91st st W, No 306, s s, 241 e Riverside Drive, 17x100.8, 3-sty and basement stone front dwelling. Lorenzo M Picabia to Marie M Picabia. Aug 30. Aug 30, 1909. 4:1251—28. A $10,500—$24,-000. other consid and 100

93d st W, No 27, n s, 452 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Rodney Realty Co to James I Brokaw. Mort $16,000 and all liens. Aug 31. Sept 1, 1909. 4:1207—19. A $10,000—$14,000. other consid and 100

93d st W, No 47, n s, 266.8 e Columbus av, runs n — to c l Apthorps lane x w — to point 250 e of av x n — to c l of blk x e 25 x s — to c l of lane x e — to point 283.4 e of av x s — to st x w 16.8 to beginning, 3-sty and basement stone front dwelling. Frances E B Van Dyck to Julius Tishman. C a G. Aug 30. Aug 31, 1909. 4:1207—11½. A $6,500—$9,500. other consid and 100

97th st W, No 156, s s, 281 e Amsterdam av, 18x100.11, 3-sty and basement stone front dwelling. F Ward Langstroth, Jr, to Daniel B Butler. Mort $12,000. Aug 19. Aug 30, 1909. 7:1851—53—A. $7,900—$12,500. 100

98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vacant. Louis Cohen to Guy M Gest, of Noroton, Conn. Mort $11,250. Aug 27. Aug 28, 1909. 7:1833—51. A $12,000—$12,000. other consid and 100

100th st E, No 323, n s, 350 e 2d av, 25x100.11, 5-sty brk tenement and store. FORECLOS, Aug 26, 1909. Henry B Fischer referee to Pincus Lowenfeld and William Prager. Mort $18,000 and all liens. Aug 31, 1909. 6:1672—15. A $7,000—$27,000. 5,900

102d st E, No 235, n s, 78.10 w 2d av, 26.2x100.6, 5-sty stone front tenement and store. Sarah Newman to Clementine Mayer, of Brooklyn. Mort $23,000. Jan 4. Sept 1, 1909. 6:1652—20½. A $9,500—$24,000. other consid and 100

105th st E, No 155, n s, 77 e Lexington av, 18x100.11, 5-sty brk tenement. Mary Mulligan to Janet L Brown. C a G. Aug 22, 1908. Sept 1, 1909. 6:1633—23. A $7,000—$12,500. other consid and 100

107th st E, No 158, s s, 280.9 w 3d av, 28.3x100.11, 4-sty stone front tenement. Markus Krakow to Diedrich Eggers. Mort $13,000. Aug 30. Aug 31, 1909. 6:1634—47. A $11,000—$17,-000. 100

107th st E, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement and store. FORECLOS, Aug 26, 1909. Louis Lichtenberg referee to Simon Jarett. Aug 27. Aug 31, 1909. 6:1612—39. A $9,500—$17,000. 4,000

109th st E, No 327, n s, 325 e 2d av, 25x100.11, 4-sty brk tenement in rear. Guiseppe Mazzeo to Alfonso Barrata. Mort $14,-500. Aug 25. Aug 31, 1909. 6:1681—14. A $7,000—$16,000. 100

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

113th st W, No 6, s s, 135 w 5th av, 17.3x100.11, 3-sty and basement stone front dwelling. Edwin Woodcock and ano EXRS Wm P Woodcock 2d to Samuel Williams, Samuel Grodginsky and Isaac Haft. Aug 30. Aug 31, 1909. 6:1596—41½. A $9,000—$12,000. 12,000

114th st W, No 55, n s, 150 e Lenox av, 25x100.11, 5-sty brk tenement. Harry L Rosen to Marcus Helfand. Morts $25,000. Aug 31, 1909. 6:1598—8. A $13,000—$25,000. other consid and 100

114th st E, No 341, n s, 200 w 1st av, 25x100.10, 6-sty brk tenement and store. Mendel Tamor to Rachel Lederer. Morts $28,500. Aug 30. Sept 1, 1909. 6:1686—18. A $7,000—$29,000. other consid and 100

117th st E, No 417, n s, 194 e 1st av, 18.9x100.11, 4-sty brk tenement. Carmela wife of and Henry Ciuzio to Elise Smith of Bergenfield, N J. Morts $9,450. Aug 30. Aug 31, 1909. 6:1711—9. A $4,500—$9,000. nom

117th st W, No 33, n s, 385 w 5th av, 25x100.11, 5-sty brk tenement. Rose wife of and Samuel N Kroll to Eva Habel. Mort $18,000 and all liens. Aug 7. Aug 31, 1909. 6:1601—21. A $14,000—$25,000. 100

120th st W, No 309, n s, 175 w 8th av, 25x100.11, 5-sty stone front tenement. Chas J Wade to Geo B Hayes. May 28. Aug 27, 1909. 7:1947—25. A $11,000—$24,000. 100

120th st E, No 536, s s, 400 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. FORECLOS, Aug 6, 1909. Leopold Freiman ref to Jacob S and Michael Friedman. Mort $5,000. Aug 27. Aug 30, 1909. 6:1816—36. A $4,500—$5,500. 200

121st st E, No 321, n s, abt 225 e 2d av, 25x100.10x23.8x99 e s. All title to strip or gore at n e cor of above premises being in size 1.10 on one side and 1.4 in rear together known as 321 East 121st st.

121st st E, No 323, n s, 250 e 2d av, 25x100.11, 6-sty brk tenement and store.

FORECLOS, Aug 19, 1909. Wm Halpert to Belwood Realty Co. Mort $45,000. Aug 19. Sept 2, 1909. 6:1798—9. A $15,000—$57,000. 15,000

123d st E, Nos 354 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.10 x w 95 x n 100.11 to st, x e 92.10 to beginning, two 6-sty brk tenements and stores. Bernard Ratkowsky et al to 821 Broadway Company. Mort $32,000. Aug 3. Sept 2, 1909. 6:1799—34 and 36. A $29,000—$106,000. other consid and 100

123d st E, Nos 419 and 421, n s, 218.6 e 1st av, 37.9x100.11, one 3-sty frame and one 3-sty brk dwellings. FORECLOS, July 16, 1909. Joseph Gallagher, ref, to Jacob Norwalk. Sept 1, 1909. 6:1811 9½ and 10. A $9,000—$12,000. $3,000 over and above mort of $12,100

125th st W, Nos 67 and 69 (61), n s, 143.10 e Lenox av, 41.2x99.11, 6-sty brk bakery. Sarah M Sandford to American Real Estate Co. Mort $100,000. Sept 1, 1909. 6:1723—7. A $80,000—$140,000. other consid and 100

127th st W, Nos 141 and 143, n s, 200 e 7th av, 50x99.11, 6-sty brk tenement. Herrmann Elkan to Frieda Hart. Morts $83,000. Aug 23. Aug 27, 1909. 7:1912—10. A $24,000—$80,000. other consid and 100

132d st E, No 48, s s, 183.4 e Madison av, 33.4x99.11, 5-sty brk tenement. Clara Loeb to Alfred Loeb. Mort $18,000. Sept 1, 1909. 6:1756—44. A $10,500—$32,500. other consid and 100

133d st W, No 124, s s, 262.6 w Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Alema Realty Exchange Co to Jessie Q Fara. Mort $5,000. Aug 31. Sept 2, 1909. 7:1917—44. A $5,500—$7,000. nom

135th st W, Nos 25 and 27, n s, 285 w 5th av, 41.8x99.11, 6-sty brk tenement and stores. Release mort. State Bank to Mishkind-Feinberg Realty Co. Aug 25. Aug 27, 1909. 6:1733—25. A $20,500—$55,000. 6,400

135th st W, No 25, on map Nos 25 and 27, n s, 285 w 5th av, 41.8x99.11, 6-sty brk tenement and stores. Mishkind-Feinberg Realty Co to Herman D Robin, of Brooklyn. Mort $35,000. Aug 27. Aug 30, 1909. 6:1733—25. A $20,500—$55,000. other consid and 100

135th st W, Nos 29 to 33, n s, 326.8 w 5th av, 83.4x99.11, two 6-sty brk tenements and stores. Philip Krauss to Citizens Holding Co. All liens. Aug 18. Aug 30, 1909. 6:1733—21 and 23. A $41,000—$110,000. other consid and 100

135th st W, No 25, on map Nos 25 and 27, n s, 285 w 5th av, 41.8x99.11, 6-sty brk tenement and stores. Herman D Robin to Citizens Holding Co. Mort $35,000. Aug 27. Aug 31, 1909. 6:1733—25. A $20,500—$55,000. other consid and 100

136th st W, Nos 504 to 508, s s, 100 w Amsterdam av, 112.6x99.11, three 6-sty brk tenements. Release mort. Annie Levy to Eleanor Tobiesen. Aug 30. Sept 1, 1909. 7:1988—111 to 114. A $45,000—$135,000. nom

136th st W, No 508, s s, 175 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to William Reichman. Morts $45,000. Aug 24. Sept 1, 1909. 7:1988—114. A $15,000—$45,000. other consid and 100

136th st W, No 504, s s, 100 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to Morris Koblenger. Mort $45,000. Aug 24. Sept 1, 1909. 7:1988—111. A $15,000—$45,000. other consid and 100

136th st W, No 506, s s, 137.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to Lester Sinsheimer. Mort $45,000. Aug 24. Sept 1, 1909. 7:1988—112. A $15,000—$45,000. other consid and 100

140th st W, s s, 350 e Lenox av, 50x99.11, vacant. FORECLOS, June 23, 1909. Elias B Goodman ref to Jacob Siegel and Jacob Norwalk. Mort $16,000. July 21. Sept 2, 1909. 6:1737—56 and 57. A $16,000—$16,000. $1,000 over and above mort of 16,000

140th st W, s s, 400 e Lenox av, 50x99.11, vacant. FORECLOS, June 23, 1909. Elias B Goodman ref to Jacob Siegel and Jacob Norwalk. Mort $14,500. July 21. Sept 2, 1909. 6:1737—54 to 55½. A $15,000—$15,000. $1,000 over and above mort of 14,500

146th st W, Nos 540 and 542, s s, 450 w Amsterdam av, 75x99.11, 6-sty brk tenement. Hedwig Glass to Meyer A Bernheimer. Morts $100,000 and all liens. Aug 31. Sept 1, 1909. 7:2077—50. A $30,000—$92,000. other consid and 100

153d st W, 154th st, W Macombs place | n s, 325 e 8th av, runs n 199.10 to s s 154th st, x e 194.4 to w s Macombs pl, late Macombs Dam road or lane, x s w 228.2 to n s 153d st, x w 84.4 to beginning, 1-sty frame store and vacant. Broadway-Cortlandt Co to Florence Ross. All liens. Sept 1, 1909. 7:2039—14 to 17 and 45 to 51. A $78,000—$78,000. other consid and 100

156th st W, n s, 185 e Riverside Drive, 65x99.11, vacant. Sound Realty Co to George A Bagge Construction Co. Mort $25,000. Sept 1. Sept 2, 1909. 8:2134—part lots 80 and 118. A $——$——. other consid and 100

156th st W, n s, 150 e Riverside Drive, 35x99.11, vacant. Release mort. The Maximilian Fleischmann Co to Sound Realty Co. Aug 31. Sept 2, 1909. 8:2134—part lot 80 and 118. A $—— $ —. 10,000

Same property. Release mort. Lansing Company to Sound Realty Co. Aug 18. Sept 2, 1909. 8:2134. 5,000

161st st W, Nos 524 to 528, s s, 350 w Amsterdam av, runs s 88.11 to n s of Knapps or Maiden lane, x s e — to point 3.9 n of c l of blk, x s 3.9 x w — to point 410 w of av, x n 99.11 to st, x e 60 to beginning, 6-sty brk tenement. Harris Cohen to Cohen Realty Co. B & S. All liens. Aug 24. Aug 31, 1909. 8:2119—part lot 26. A $——$——. other consid and 100

176th st W, Nos 501 to 507, on map Nos 501 and 505, n s, 100 w Amsterdam av, 85x99.11, two 5-sty brk tenements. Meyer A Bernheimer to Hedwig Glass, of New Rochelle, N Y. Morts $80,000. Aug 31. Sept 1, 1909. 8:2132—90 and 92. A $17,000 $70,000. exch

185th st W, s s, 150 e Amsterdam av, 50x79.11, vacant. Harry L Hill to Westchester Avenue Realty Co. Mort $5,500. Aug 30. Aug 31, 1909. 8:2149—40 and 41. A $5,000—$5,000. other consid and 100

215th st W, n e s, 100 s e Isham av, 50x100, vacant. Thos A M Stevenson to John J Lenihan. Morts $4,325. Aug 28. Aug 30, 1909. 8:2250—91. A $2,200—$2,200. other consid and 100

Av B, No 248, w s, 40 s 15th st, 20x60, 4-sty brk tenement and store. Isaac Fleischman and ano to Annie Fleischman and Rosa Schellerman. Mort $10,000. Aug 2. Aug 31, 1909. 3:972—32. A $6,500—$8,500. other consid and 100

Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. Saul Bernstein to Eva Male. Morts $64,796.50 and all liens. Aug 27. Aug 31, 1909. 2:390—32. A $30,000—$60,000. other consid and 100

Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82, 3-sty brk dwelling, Henry S O'Brien et al to Isak Stang. Mort $10,000. Aug 24. Sept 2, 1909. 2:375—41. A $10,000—$12,000. nom

Amsterdam av, No 2185, e s, 273.7 n 167th st, 37.6x100, 6-sty brk tenement and stores. Jacob Weintraub to Isidore S Schweitzer. Mort $44,000. Aug 27. Aug 28, 1909. 8:2112—14. A $15,700—$42,000. other consid and 100

Amsterdam av, No 2183, e s, 236.1 n 167th st, 37.6x100, 6-sty brk tenement and stores. Samuel and Sarah Herbst to Fernando Dessaur, of Jersey City, N J. Mort $44,000. Sept 1, 1909. 8:2112—12. A $15,700—$42,000. exch and 100

Amsterdam av, No 2183, e s, 236.1 n 167th st, 37.6x100, 6-sty brk tenement and stores. Fernando Dessaur to Mary A Grace. Mort $44,000. Sept 1. Sept 2, 1909. 8:2112—12. A $15,700—$42,000. nom

Amsterdam av, w s, 50 s 180th st, 50x100, vacant. D M Koehler & Son Co to Antoinette Goldman. Mort $18,500. Aug 2. Sept 2, 1909. 8:2152—48. A $24,000—$24,000. other consid and 100

Amsterdam av, Nos 1092 and 1094, 114th st, No 500 | s w cor 114th st, 50.11x100, 6-sty brk tenement and store. St Lukes Realty Co to Jaeger Bros Realty Co, a corpn. Mort $92,000. Sept 1. Sept 2, 1909. 7:1885—36. A $49,000—P $75,000. other consid and 100

Amsterdam av, Nos 1084 to 1094, 114th st, No 500 | s w cor 114th st, 150.11x100, three 6-sty brk tenements and stores. Sender Jarmulowsky to St Lukes Realty Co. Sept 1. Sept 2, 1909. 7:1885—31 to 36. A $125,000—P $195,000. other consid and 100

Broadway, s s, 175 w Hawthorne st, 100x149.8x100x148.6, vacant. Angel J Simpson and Max Just exrs Henry C Raynor to Wm H Oscanyan. July 20. Aug 30, 1909. 8:2234—10 to 13. A $28,000—$28,000. 32,000

Broadway, Nos 610 to 618 Houston st, Nos 2 to 18 Crosby st, Nos 150 and 152 | n e cor Houston st, 109.5x196.8 to w s Crosby st x95.5 to Houston st x197.7, two 6-sty brk loft and store buildings. Louis M Ogden INDIVID and as TRUSTEE Phineas T Barnum to Herbert B Seeley. Q C and confirmation deed. 1-9 part. Aug 25. Aug 31, 1909. 2:522—1. A $560,000—$680,000. nom

Same property. Herbert B Seeley grandson of Phineas T Barnum to Emma W Wingate of Brooklyn. 1-30 part. B & S and confirmation deed. Mort $14,000 and all liens. Aug 30. Aug 31, 1909. 2:522. nom

Broadway, Nos 610 to 618 Houston st, Nos 2 to 18 Crosby st, Nos 150 and 152 | n e cor Houston st, 109.5x196.8 to w s Crosby st x95.5 to n s Houston st x w 197.7 to beginning, two 6-sty brk loft and store buildings. Nathan Seeley as TRUSTEE for and Herbert B Seeley to Emma W Wingate. 1-50 part. Sub to life estate of widow of Phineas T Barnum and to mort $14,000 and all liens. Aug 26. Sept 2, 1909. 2:522—1. A $560,000—$680,000. 1,300

Cathedral Parkway or 110th st, s s, 125 w Amsterdam av, 25x70.11, vacant. Geo A Morrison, Jr, to Geo A Morrison. Sept 1, 1909. 7:1881—38. A $13,000—$13,000. nom

Cathedral Parkway, Nos 216 to 222, s s, 200 w Amsterdam av, 100x70.11, 2-sty brk tenement and store and 1 and 2-sty frame dancing pavilion. Herman F Bindseil to Carlyle Realty Co. Mort $35,000. Aug 31. Sept 1, 1909. 7:1881—41 to 44. A $52,000—$55,000. other consid and 100

Fort Washington av 171st st | s w cor 171st st, 94.1x99.6x94x103.10, vacant. The Hogenauer & Wesslau Co to Egan & Hallecy Construction Co, a corpn. Aug 30. Aug 31, 1909. 8:2139—175. A $42,000—$42,000. other consid and 100

Lexington av, No 361, e s, 59.3 n 40th st, 19.9x85, 5-sty stone front dwelling. Lillie G Field to Earl G Pier. Mort $10,000. July 19. Sept 1, 1909. 5:1295—20½. A $16,000—$24,000. nom

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Lexington av, No 1009, e s, 68.2 s 73d st, 17x70, 4-sty stone front dwelling. Bridget Curry to Frank B Nairne, of Brooklyn. Sept 1, 1909. 5:1407—53. A $13,000—$16,000. other consid and 100

Lexington av, No 577, e s, 18.11 n 51st st, 18.10x67, 3-sty stone front dwelling. Frank J Kennedy to Mary Schieffer ½ part, and Gustav B Geiger and Dorothea his wife as tenants by entirety. ½ part. Mort $15,000. Aug 30. Aug 31, 1909. 5:1306—22. A $9,000—$12,500. nom

Madison av, No 311, e s, 43.3 s 42d st, 17.6x95, 5-sty stone front building and store. Wm G Bosworth to New England Mortgage Security Co. B & S and C a G. Mort $60,000. Mar 14, 1906. Aug 28, 1909. 5:1276—52. A $85,000—$105,000. nom

Madison av, No 309, e s, 60.9 s 42d st, 17.6x95, 5-sty stone front building and store. Wm G Bosworth to New England Mortgage Security Co, a corpn, of Conn. B & S. Mort $65,000. July 27, 1906. Aug 28, 1909. 5:1276—52½. A $80,000—$100,000. nom

Madison av, No 419, e s, 61 n 48th st, 19.6x100, 5-sty stone front office and store building. Gerard Beekman to Cornelia A Beekman. Aug 26. Aug 31, 1909. 5:1284—part lot 23. A $——$——. gift

Madison av, No 1988, w s, 39.11 s 127th st, 20x85, 4-sty stone front dwelling. Frank B French to The Twelfth Ward Bank. B & S. Apr 27, 1908. Sept 1, 1909. 6:1751—57. A $11,000—$17,000. nom

Old Broadway, Nos 2368 and 2370 131st st | n e cor 131st st, runs e 91 x n 25.11 x w 2 x n 24 x w 95.4 to e s Old Broadway, x s 49.9 to beginning, vacant. Joseph L Buttenwieser et al EXRS Morris Littman to U S Trust Co of N Y TRUSTEE Morris Littman. July 9. Aug 30, 1909. 7:1986 16 and 17. A $21,500—$21,500. order of Court

Park av, Nos 827 to 833 76th st | s e cor 76th st, 117.2x100, four 5-sty brk tenements, stores on cor. Salo Cohn to Eight Twenty-Nine Park Av Co. Mort $160,600. Aug 27. Aug 28, 1909. 5:1410—69 to 72. A $155,000—$216,000. other consid and 100

Park av, Nos 823 and 825, e s, 117.2 s 76th st, 60x100, two 5-sty brk tenements. Salo Cohn to Eight Twenty-Three Park Av Co. Mort $69,600. Aug 15. Aug 28, 1909. 5:1410—2 and 3. A $70,000—$96,000. other consid and 100

Park av 104th st, Nos 76 and 78 | s w cor 104th st, 100.11x32, 6-sty brk tenement and stores. Philip Krauss to Citizens Holding Co. Mort $43,000. Aug 18. Aug 27, 1909. 6:1609—38. A $19,500—$47,000. other consid and 100

Pleasant av, No 413, w s, 50.10 s 122d st, 16.8x100, 3-sty stone front dwelling. Joseph Miskovics to John Gregovitz. ¼ part. Mort $7,000. Aug 24. Sept 1, 1909. 6:1809—28. A $5,000—$7,500. other consid and 100

Riverside Drive, e s, 100 s 119th st, 50x100, vacant. John J Mahony to Michael E Paterno Realty Co. Mort $51,000. Aug 30. Aug 31, 1909. 7:1990—44. A $——$——. other consid and 100

Riverside av, e s, 150 s 119th st, 75x100, vacant. Florence A Alker to Michael E Paterno Realty Co, a corpn. Aug 31, 1909. 7:1990—46. A $48,000—$48,000. other consid and 100

St Nicholas av, No 370 129th st | s e cor 129th st, 101x47.8x99.11x32.10, 5-sty brk tenement. Nathan Citron et al to Fredk C McLaughlin, of White Plains, N Y. Mort $47,000. Aug 26. Aug 27, 1909. 7:1955—23. A $30,000—$55,000. other consid and 100

St Nicholas av, e s, 308.9 s 145th st, 100x100, vacant. Charles M Rosenthal to Kirby Construction Co. Mort $33,000. Sept 1. Sept 2, 1909. 7:2051—39 to 42. A $22,000—$22,000. other consid and 100

West End av, No 833 101st st, No 300 | s w cor 101st st, 97x100, 7-sty brk tenement. Rexton Realty Co to Arthur P Lord of Tuxedo Park, N Y. Sept 2, 1909. 7:1889—22. A $85,000—$230,000. other consid and 100

West End av, No 847, w s, 75.11 n 101st st, 25x100, 5-sty brk tenement. CONTRACT. Joseph Trotter and Philip Baum with Leonard Weill. Morts $30,000. Aug 13. Sept 1, 1909. 7:1889—58. A $19,000—$31,000. 38,750

1st av, No 854, e s, 50.4 s 48th st, 25x75, 5-sty brk tenement and stores. Becker Realty Co to Eliz Bendfeldt. Aug 25. Sept 1, 1909. 5:1359—49. A $10,000—$20,000. other consid and 100

1st av, Nos 1025 and 1027, w s, 22 n 56th st, 50x74, two 5-sty stone front tenements and stores. Release mort. R Townsend Henshaw and ano to Yetta Saek. Aug 26. Aug 31, 1909. 5:1349—24 and 25. A $21,000—$42,000. nom

1st av, Nos 1025 and 1027, w s, 22 n 56th st, 50x74, two 5-sty stone front tenements and stores. Release mort. John H Henshaw to Yetta Saek. Aug 30. Aug 31, 1909. 5:1349—24 and 25. A $21,000—$42,000. nom

Same property. Release mort. Same to same. Aug 30. Aug 31, 1909. 5:1349. nom

Same property. Abbie L Henshaw to same. Morts $44,000 and all liens. Aug 30. Aug 31, 1909. 5:1349. other consid and 100

1st av, Nos 1889 to 1893.

1st av, No 1895.

Agreement as to easement in favor of No 1895 1st av as to use of boiler room, &c. Seal Realty Co with Chas E Patterson. Aug 26. Aug 27, 1909. nom

1st av, No 1895 98th st, No 340 | s w cor 98th st, 25x99.6, 5-sty brk factory. FORECLOS, Aug 23, 1909. Joseph Ullman referee to Chas E Patterson, of Bennington Centre, Vt. Aug 26. Aug 27, 1909. 6:1669—30. A $15,000—$30,000. 25,050

Same property. Chas E Patterson to William Hagedorn. Aug 25. Aug 27, 1909. 6:1669. other consid and 100

1st av, No 1895 98th st, Nos 336 to 340 | w s, 25 s 98th st, runs w 99.6 x s — x w 0.6 x s 75.5 x w 50 x n 100.11 to s s 98th st x e 150 to w s 1st av x s 25.2 to beginning, 5-sty brk factory. Francis A Clark et al to Besse C Clark. Q C. June 16, 1906. Aug 27, 1909. 6:1669—30 and 31. A $30,000—$68,000. nom

2d av, Nos 1640 and 1642 85th st, Nos 301 and 303 | n e cor 85th st, 46.2x72, 6-sty brk tenement and stores. Samuel Levinson to Rae wife Samuel Levinson. Morts $78,300. June 12. Aug 31, 1909. 5:1548—1. A $30,000—$65,000. 100

3d av, No 1406 80th st | s w cor 80th st, 25.2x90, 4-sty brk tenement and stores. Stanley G Norris and ano to Philip Krauss. Mort $35,000 Aug 31. Sept 1, 1909. 5:1508—46. A $35,000—$42,000. other consid and 100

3d av, No 1406 80th st | s w cor 80th st, 25.2x90, 4-sty brk tenement and stores. Philip Krauss to Jacob Corday. Mort $35,000. Aug 31. Sept 1, 1909. 5:1508—40. A $35,000—$42,000. other consid and 100

5th av, No 424 38th st | w s, 26.9 n 38th st, runs w 100 x n 19.3 x w 3 x n 3 x w 14 x s 48.9 to n s 38th st x e 117 to av x n 26.9 to beginning, 5-sty stone front office and store building. Sarah Switzer to Frank V Burton, of Newburgh, N. Y, and John H Burton, of Woodmere, L I. Mort $600,000. Sept 1, 1909. 3:840—42. A $450,000—$500,000. other consid and 100

5th av, No 2040 126th st, No 2 | s w cor 126th st, 20.10x85, 4-sty and basement stone front dwelling. Herbert Oppenheimer Realty Co to Chas M Rosenthal. Mort $34,000. Sept 1. Sept 2, 1909. 6:1723—40. A $25,000—$36,000. other consid and 100

7th av, Nos 2516 and 2518 146th st, No 200 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. FORECLOS, July 12, 1909. Raymond G Guernsey referee to Chas A Fisher. Mort $70,000. Aug 3. Aug 28, 1909. 7:2031—37. A $33,000—$80,000. 15,000

7th av, Nos 2516 and 2518 146th st, No 200 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. Chas A Fisher to Joseph Silverson and Bernard London firm Silverson & London. Q C. Aug 5. Aug 28, 1909. 7:2031—37. A $33,000—$80,000. other consid and 100

8th av, No 888 53d st, No 268 | s e cor 53d st, 22x80, 4-sty stone front tenement and stores. John F Dennin to Maria L Meincke. June 21. Aug 31, 1909. 4:1024—61. A $38,000—$46,000. nom

8th av, No 2455, w s, 334.6 s 133d st, 25.3x100, 5-sty brk tenement and store. David Rosenblum to Jacob Hack, Jr. C a G. All liens. Aug 30. Sept 1, 1909. 7:1958—20. A $16,000—$23,000. 100

10th av, No 356. Power of attorney. Kate B Murray to Thos E Deeley and Geo P Hotaling. June 9. Sept 2, 1909. ——

MISCELLANEOUS.

Order of adjudication and reference in matter of Louis Frazin and Abraham Oppenheim INDIVID and as firm Frazin & Oppenheim bankrupts. Mar 16. Aug 27, 1909. File. ——

Order approving bond of $400,000 of Joseph H Wichert as TRUSTEE in matter of Louis Frazin and Abraham M Oppenheim INDIVID and firm of Frazin & Oppenheim bankrupts. Aug 19. Aug 27, 1909. File. ——

Power of attorney. David Miller to Chas J Mather. Aug 24. Aug 28, 1909. P A. ——

Revocation of power of attorney. Robert H Smith to Mary G Smith. Aug 30. Aug 31, 1909. P A. ——

Revocation of power of attorney. The St George Vineyard of Maltermoro, Cal, to Sandor Molner. July 29, 1908. Aug 31, 1909. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Adams st, No 1620, e s, 128.4 s Van Nest av, 16.8x100, Van Nest. Gustus Gassner to Herbert C Ansorge. Mort $2,750. Aug 28. Aug 30, 1909. nom

Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st, x e 117.6 to beginning, vacant. David S Myers et al to Sherwood Construction Co. Mort $6,000 and all liens. Aug 30. Sept 2, 1909. 10:2685. other consid and 100

Bristow st, Nos 1337 and 1341, w s, 95 s Jennings st, 70x100, 5-sty brk tenement. American Real Estate Co to Sarah M Sandford of Belleville, N J. Mort $35,000. Sept 1, 1909. 11:2972. other consid and 100

Canal pl, w s, 100 n 138th st, runs w 112.11 x n e 6.1 x e 111.2 to pl x s 28.8 and 10.7 to beginning, 1-sty frame factory. Wm C Reeber et al to James C Fargo as Pres of American Express Co. All liens. Aug 24. Sept 1, 1909. 9:2340. other consid and 100

*Carroll pl, s s, 275 e Green av, and being lot 194 map (No 398) Sec 2 of St Raymond Park, 25x100. Joseph Adamec to Anna wife Joseph Adamec. B & S. All liens. Aug 17. Sept 1, 1909. other consid and 100

*Daniel st, s s, 108.4 e Waldo pl, 25x100, Tremont Terrace. Bankers Realty & Security Co to Solomon Liebowitz. All liens. Aug 31. Sept 1, 1909. other consid and 100

Devoe Terrace (Parkview pl) Webb av | w s, 90 s 190th st, 40x82.9 to e s Webb av late Tee Taw av x43.5x 65.10, 2-sty frame dwelling. Anthony W Eustis to Walter T Diack. Mort $6,000. Aug 23. Sept 2, 1909. 11:3219. other consid and 100

Elsmere pl, Nos 861 and 865, n s, 245.8 w Southern Boulevard, 70 x100, two 4-sty brk tenements. Heyman Pincus to Max Hirsch. Mort $30,000. Aug 20. Aug 27, 1909. 11:2960. other consid and 100

Fox st, No 1081, w s, 129 s 167th st, 25x100, 2-sty frame dwelling. Johanna F Muller to Wm Meier. Mort $3,000. Aug 26. Aug 27, 1909. 10:2717. other consid and 100

Fox st, w s, 433.3 n Longwood av, 33.4x100, 4-sty brk tenement. Winnie Realty & Construction Co to Louisa and Katie Hecht as joint tenants. Mort $17,000. Aug 30. Aug 31, 1909. 10:2709. 100

Fox st Intervale av | e s, 375 n Home st, runs e 100 x n 25 x w 91.9 to e s Intervale av, x s 14.1 to e s Fox st, x s 13.6 to beginning, vacant. Release mort. Realty Operating Co to John J Tully Co. Sept 2, 1909. 11:2974. 3,200

*Garfield st, No 1739, —x—. Agnes K Malone to George Krahe. Mt $4,000. Sept 1. Sept 2, 1909. other consid and 100

Hoffman st, No 2342, e s, 225.10 n 184th st, 18x119.1, 3-sty frame tenement. Jos Gallo to Clara Gerland. July 31. Aug 27, 1909. 11:3065. 100

Kelly st, w s, 186.11 n Westchester av, 25x100, vacant. William Nelson to Stephen J Reagan. Aug 31, 1909. 10:2704. nom

*Lincoln st, e s, 275 n West Farms road, and being lots 21 and 22 map J J Gleason at Westchester, 50x100. Margt R Cameron to Richard Fensterer. Mort $600. Sept 1. Sept 2, 1909. other consid and 100

Morris pl, No 457, old No 9, n s, 134 e Park av, late Vanderbilt av, 16x90, 2-sty frame dwelling. Winfield S Taylor to Nicola Cannarsa. Mort $1,500. Aug 28. Aug 30, 1909. 11:2901. other consid and 100

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Oakland pl, No 740, s s, 100 e Clinton av, 23.6x100, 2-sty frame dwelling. Ewald Weber to Nellie Clarke. Mort $3,700. Aug 30. Aug 31, 1909. 11:3094. other consid and 100

Simpson st, Nos 1057 to 1061, w s, 197.6 n Westchester av, 87.6x100, two 5-sty brk tenements. Louis Stern to Daniel Wolkowisky. B & S. Morts $70,000. Dec 1, 1908. Aug 28, 1909. 10:2726. other consid and 100

Simpson st | n e cor Home st, runs n 122.11 x e 100 x s 25 x w 53.1
Home st | x s 92.2 to Home st, x w 50.8 to beginning, vacant. Henry Schmidt to H & H Schmidt Construction Co. Mort $9,000. Sept 1. Sept 2, 1909. 11:2975. other consid and 100

*Van Buren st, w s, 150 s Columbus av, 25x100, and being lot 77 map Van Nest Park. David Zoglin to Andrea Fedeli. Mort $3,000. Aug 18. Aug 30, 1909. 100

*Van Buren st, w s, 175 s Columbus av, 25x100, and being lot 78 same map. Same to Angela Guagnini. Aug 18. Aug 30, 1909. 100

*6th st, n s, 155 e Av C, 25x108, Unionport. John E Bentz to Charles and Rosa Wenger. Mort $3,750. Aug 30. Aug 31, 1909. other consid and 100

*6th st, n s, 105 e Av C, 50x108, Unionport. John E Bentz to Susan McGinnis. Mort $4,200. Aug 30. Sept 2, 1909. other consid and 100

*7th st, n s, 305 w Havemeyer av, 75x108, Unionport. Susan McGinnis to John E Bentz. Aug 30. Sept 2, 1909. other consid and 100

*7th st, n s, 144 e Virginia av, 75x100, and being lots 259 to 261 map (No 1045) of Pugsley estate, Van Nest. Charles Wenger to John E Bentz. Aug 30. Aug 31, 1909. other consid and 100

*8th st, s s, 180 w Av B, 25x116, except part for Tremont av, Unionport. Caroline Keller to Francis E Sullivan. Mort $4,500. Aug 20. Aug 28, 1909. 8,000

*14th st, n s, 455 e Av B, 50x108, Unionport. Francis E Sullivan to Caroline Keller. Aug 20. Aug 28, 1909. 7,000

137th st, No 312, s s, 108.2 w Alexander av, 17x100, 2-sty brk dwelling. Caroline Ridgley to Eva Van Dyne Pell. Sept 1. Sept 2, 1909. 9:2312. nom

139th st, No 408 (660), s s, 70 e Willis av, 16.3x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I Grummon. Aug 28. Sept 1, 1909. 9:2283. 375

Same property. Gertrude I Grummon to Joseph S Diver. Mort $5,000. Aug 30. Sept 1, 1909. 9:2283. other consid and 100

140th st, n s, 211.5 e Southern Boulevard, 75x125, vacant. Hugh J Lawler to Emma R H Lawler his wife. July 21. Aug 31, 1909. 10:2592. other consid and 100

142d st, No 435, n s, 325 e Willis av, 25x100, 4-sty brk tenement. Gertrude Gans and ano to Matilda Remlein. Mort $12,000. Sept 1. Sept 2, 1909. 9:2287. other consid and 100

146th st, No 339, n e s, 226.8 n w Courtlandt av, 50x153.5x50x154, 2-sty frame dwelling and vacant. Geo Quimby heir Cath Quimby to James, Clara and Reuben Budington. Aug 12. Aug 27, 1909. 9:2329. nom

146th st, Nos 309 and 311, n s, 75 w College av, 37.6x110, 6-sty brk tenement. Tillie Fishel to Maud M Rendall. Morts $36,000. Aug 24. Sept 2, 1909. 9:2329. other consid and 100

150th st, No 363, n s, 100 e Courtlandt av, 25x118.5, 4-sty brk tenement and store. Herman H Hartman et al to Andreas and Maria A Kleemann. Mar 13. Aug 27, 1909. 9:2397. nom

170th st, No 394, s s, abt 25 w Clay av, 16.11x74.4x16.8x74.4, 2 and 3-sty frame dwelling. Isabella Moulton to Wm A Riley. Mort $4,500. Aug 27. Sept 1. 1909. 11:2782. nom

173d st, s s, 90 e Webster av, 60x117.10, 1-sty frame dwelling and vacant. Estelle Gehorsam to Heyman Rosenfeld and David S Myers. Mort $26,100. Aug 31. Sept 2, 1909. 11:2897. other consid and 100

181st st, n w cor Old McCombs Dam road, —x— to e s Aqueduct, av, contains abt 1 2,535-10,000 acres.
Macombs Dam road, w s, 323.9 s 183d st, 26.3x87.6x—.
Aqueduct av, e s, 300 s 183d st, 76.1x— to McCombs Dam road x23.9x102.6.
Aqueduct av, e s, 350 s 183d st, 26.1x—x—, gore.
Agreement as to restrictions, &c. Wm C Bergen with Herman H Moritz. Jan 11. Sept 2, 1909. 11:3211. nom

184th st, n s, 122.10 e Cedar av, 30.7x116.2x25x135.2, vacant. Belle Kaffeman to Moritz Freedman. Mort $500. June 29. Aug 28, 1909. 11:3235. other consid and 100

187th st, Nos 602 to 606, s s, 25 e Arthur av, 50x100, three 2-sty frame dwellings and stores. Order of court reforming and correcting deed recorded Apr 26, 1907, by taking out ½ part and plaintiff is declared owner of the property. Maria S Cinelli plaintiff vs Nicolo, Antonio and Maria Mezzacappa, defendants. July 28. Aug 31, 1909. 11:3073.

183d st, n s, 325 w Webster av, 25x100.9x25x99.9, vacant. John J Donovan to Joseph Steen, of Brooklyn. Mort $1,000. Aug 25. Aug 27, 1909. 11:3143. nom

184th st, n s, at w s 184th st, runs n along w s 184th st 78.2 x w 28.6 x s 97.2 to n s 184th st x e 30.6 to beginning, except part for st, vacant.

184th st, n s, 153.7 e Cedar av, 30.9x97.2x25x116.2, except part for st, vacant.
Frederick Kaffeman to Moritz Freedman. Mort $2,000. Aug 25. Aug 28, 1909. 11:3235. nom

187th st, Nos 602 and 606, s s, 25 e Arthur av, 50x100, three 2-sty frame dwellings and stores. Arcangela Mezzacappa to Maria S Cinelli. Mort $10,500 and all liens. Apr 24. Aug 31, 1909. 11:3073. nom

190th st, n s, 103.7 e Morris av, 34.4x114, vacant. Release mort. John B Haskin Estates, a corpn, to Le Roy Construction Co. Aug 30. Sept 1, 1909. 11:3175. 1,000

198th st, No 235 East, n e s, 51.8 s e Valentine av, runs n w 25.11 x n e 99.1 x s e 25 x s w — to beginning, 2-sty frame dwelling. Valentine Construction Co to Ann H Lindsay. Mort $6,000. Aug 30, 1909. 12:3302. other consid and 100

205th st, n s, 97.7 w Perry av, 50x100, vacant. John P Connolly to John J O'Grady. July 12. Sept 1, 1909. 12:3341. other consid and 100

*211th st | n s, 200 w Maple av, 50x200 to 212th st, and being lots
212th st | 15, 16, 26 and 27 map property W F Duncan at Williamsbridge. Virgilia Thompson to Isabel L wife Emilio Piatti, of Englewood, N J. May 21, 1907. Aug 27, 1909. 100

*215th st, late 1st st, n s, 150 w 6th av, and being lot 566 map Laconia Park, 25x100. Release mort. Frank C Mayhew and Ralph Hickox TRUSTEES Levi H Mace to Philip Suriano. Mar 10. Aug 31, 1909. 400

*222d st, n s, 249 w 4th av, and being the east 30.6 ft. of the west 55.6 ft part lot 528 map (No 143 in Westchester Co) of Wakefield. Release mort. Max Hoffman TRUSTEE to Abraham Shatzkin. Aug 18. Sept 1, 1909. 250

*Same property. Release mort. Mark Lurie to same. Aug 18. Sept 1, 1909. 750

*Same property. Abraham Shatzkin to Louis Provenzano and Ciro Gennusa. Aug 18. Sept 1, 1909. other consid and 100

*223d st, n s, 75 w White Plains road and being e ½ lot 823 map Wakefield, 50x114. Perley S Crosier to Geo P and Sadie L Crosier. Mort $2,700. Sept 2, 1909. other consid and 100

*228th st | s e cor 4th av, 105x23.8, Wakefield. James Henry to
4th av | Thos J Granville. Mort $3,500 and all liens. Aug 31. Sept 1, 1909. other consid and 100

236th st, Nos 227 and 229, n s, 250 e Keppler av, 50x100, two 2-sty frame dwellings. Geo J Sowter to Otto P Schroeder. Mort $3,000. Aug 27, 1909. 12:3377. other consid and 100

238th st, n s, 480 e Keppler av, 40x100, vacant. Otto P Schroeder to Geo J Sowter. Mort $750. Aug 27, 1909. 12:3379. other consid and 100

239th st, No 323, n s, 325.1 w Martha av, 25x100, 2-sty frame dwelling. Louis Eickwort to John A Kennelly. Mort $3,000. Aug 12. Aug 27, 1909. 12:3388. nom

Aqueduct av, No 2214 | e s, 262.6 s 183d st, 45x102.6 to w s Mac-
Macombs Dam road | ombs Dam road x45x102.3, 2-sty frame dwelling. Herman H Moritz to Margt W Sheridan. Mort $8,000. Aug 31. Sept 1, 1909. 11:3211. nom

Aqueduct av | e s, 307.6 s 183d st, 68.7x115.2 to w s Ma-
Macombs Dam road | combs Dam road, x16.3x102.6, vacant. Herman H Moritz and Anna V his wife to Wm C Bergen. All liens. Aug 30. Sept 2, 1909. 11:3211. nom

Aqueduct av | e s, 307.6 s 183d st, 42.6x102.7 to w s Ma-
Macombs Dam road | combs Dam road, x42.6x102.6, vacant. Wm C Bergen to Anna V Moritz. All liens. Sept 2. 1909. 11:3211. other consid and 100

*Amundson av, w s, 450 s Nelson av, 25x100. Land Co C of Edenwald to Denis Tierney. Aug 20. Sept 2, 1909. nom

*Amsterdam av, e s, 225 n Tremont road, 25x100.
Daniel st, s s, 108.4 e Waldo pl, 25x100, Tremont terrace.
Release mort. Washington Savings Bank to Bankers Realty & Security Co. Aug 31. Sept 1, 1909. nom

Anthony av, e s, 200 s Prospect pl, 30x90.2x30x92.4.
Anthony av, e s, 125 s Prospect pl, 75x92.4x75.1x97.8.
Agreement as to encroachment, &c. Louisa B Diener and ano with Rebecca Resht. Aug 27. Aug 28, 1909. 11:2890. 120

Anthony av, No 1798, e s, 55.8 n 175th st, 25x127.11x26x120.8, 2-sty frame dwelling. James Roddy to Emily H Cordero. Mort $5,000. Aug 28, 1909. 11:2892. 100

Bathgate av, w s, 100 n Wendover av, 50x120, except 5 ft taken for av, 2-sty frame dwelling. CONTRACT. Maria Habermann with Oliver E Davis. Mort $3,500. Aug 25. Aug 27, 1909. 11:2913. 6,000

Bainbridge av, No 2973, w s, 200 s 201st st, 25x112x25x112.1, 2-sty frame dwelling. Wm J Orr et al to Isabella Fletcher and Emily and Jessie Orr. 2-5 parts. All title. Aug 28. Sept 2, 1909. 12:3298. other consid and 100

*Brady av, s s, 50 e Bogart av, 25x100.
Bogart av, e s, 175 n Rhinelander av, 25x100.
Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Aug 27. Aug 31, 1909. nom

*Bogart av, e s, 175 n Rhinelander av, 25x100. Fidelity Development Co to John Foley. Aug 26. Aug 31, 1909. other consid and 100

*Bassett av, w s, abt 225 s McDonald st, and being lot 115 map (No 1130) of 327 lots Hunter estate, 24.7x100x25x100. Hudson P Rose Co to Peter Zahringer. All liens. Aug 5. Aug 31, 1909. nom

Briggs av, No 2582 | e s, 433.5 s 194th st, 19.2x85.4 to w s Poe pl
Poe pl | x19.1x83.11, 2-sty brk dwelling. Briggs Av Realty Co to Robert Lee. Mort $6,000. Aug 30. Aug 31, 1909. 12:3293. other consid and 100

Same property. Release mort. North American Mortgage Co to Briggs Av Realty Co. Aug 30. Aug 31, 1909. 12:3293. 7,360.64

Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x86.8x18.10x84.8, 2-sty frame dwelling. Wm H Wright & Son, a corpn, to Andrew C Otto. Mort $5,500. Aug 30. Aug 31, 1909. 12:3300. other consid and 100

Briggs av, No 2687, w s, 461.8 n 194th st, 22x97.5x31.7x95.9, 3-sty frame dwelling. Andrew C Otto to William H Wright & Son, a corpn. Mort $6,000. Aug 30. Aug 31, 1909. 12:3300. nom

Bryant av, No 1224 | e s, 39.10 s Freeman st, runs e 89.8 to s w s
Freeman st | Freeman st x s e 11.3 x s 15.5 x w 100 to av x n 20 to beginning, 2-sty frame dwelling. Chas H Beatcher to John J Ryan, of Denver, Colo. Aug 16. Sept 1, 1909. 11:2993. other consid and 100

Boston av | s w cor Heath av, 75.7x133.6x89x130.7, 1-sty frame
Heath av | dwelling and vacant. Josephine F Brown to Herbert H Childs and Gwladys C Barber. Aug 27. Aug 28, 1909. 12:3260. 100

Crotona av, w s, 300 n 187th st, 100x80, vacant. Release mort. R Montgomery Schell to Emeline S and Mary C Robinson. Aug 17. Sept 2, 1909. 11:3105. other consid and 2,000

Same property. Emeline S and Mary C Robinson to Charles Beekman. Sept 1. Sept 2, 1909. 11:3105. 100

*Columbus av, s s, 175 e Garfield st, and being lots 491 and 492 map Van Nest Park, 50x100. Delia Doyle to Agnes K Malone. Sept 1. Sept 2, 1909. other consid and 100

*Crosby av, w s, 151.6 n Zulette av, 50.6x83.11x50x87.7. Fredk W Koch et al to Mary V Fay. July 14. Aug 28, 1909. nom

Cauldwell av | n e cor 156th st, 90x201 to Trinity av, vacant. FORE-
156th st | CLOS, July 27, 1909. Myron Sulzberger referee to
Trinity av | Chas F Kastenhuber. Aug 27, 1909. 10:2629. 20,000

Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-sty brk tenement. Minnie Helfstein to Celia Sperber. ½ part. All liens. Aug 31. Sept 1, 1909. 10:2556. other consid and 100

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Clinton av, Nos 1326 to 1332 | e s, 193.2 n 169th st, 142.5x200.6 to Boston road, No 1317 | w s Boston road x142.7x153, four 2-sty frame dwellings, 2-sty frame stable and vacant. Jacob B Kaplan to Boston Road Realty & Garage Co. Mort $65,000 and all liens. Aug 30. Aug 31, 1909. 11:2934. other consid and 100

Clinton av, w s, 25 s Oakland pl, and being lots 159 and 160 map Ryer homestead, 50x100, vacant. Release mort. John B Haskin Jr TRUSTEE for Mary A Le Compte to Thos F Lancer. Aug 20. Sept 2, 1909. 11:3092, 3094 and 3095. 930

Daly av | s w cor 178th st, 50x80, vacant. Release dower. Maria 178th st | wife Carmino Liberti to Ysidro Pendas. Aug 25. Aug 28, 1909. 11:3121. nom

*De Milt av, n s, being lot 248 map Penfield property, South Mt Vernon, 47.3x27.9x85.2x89.11 w s. Sarah Hodes to David and Karl Korones. Mort $585. Aug 16. Aug 31, 1909. nom

Davidson av, No 1901 | n w cor 177th st, 31x60x53.1x63.11, 4-sty 177th st | brk dwelling. Release mort. Leo M Klein and ano to John Massimino Co. Aug 31. Sept 2, 1909. 11:2862. nom

Same property. John Massimino Co to Lillian E Herrmann. Mort $9,500. Aug 31. Sept 2, 1909. 11:2862. other consid and 100

*Eastern Boulevard, n s, 25 w Quincy st, 25x100, Westchester. Release mort. Robert Miller to John R Peterson. Q C. Aug 31. Sept 2, 1909. nom

*Same property. John R Peterson to Signe wife Constantin Antoniades. Aug 31. Sept 2, 1909. other consid and 100

*Eastchester road, e s, 50 s Saratoga av, and being lot 27 map (No 1130) of 327 lots Hunter estate, 26x—x25x100. The Hudson P Rose Co to Chas Rechetsky. All liens. Aug 20. Aug 31, 1909. nom

*Ellis av (13th st), n s, 355 w Castle Hill av (Av C), 50x108, Unionport. Annie F Mackenzie to John P Schmidt and Sophie his wife, tenants by entirety. Mort $4,000. Aug 18. Aug 30, 1909. other consid and 100

*Edson av, w s, 284.11 n 222d st, 50x95, and being lots 157 and 158 same map. Irving Realty Co to Frank W Graf. Aug 2. Sept 2, 1909. other consid and 100

*Ely av, w s, abt 264.2 s 22d st, and being lot 219 same map, 25x 95. Irving Realty Co to Joseph McDonald, of Tuckahoe, N Y. Sept 1. Sept 2, 1909. other consid and 100

Fordham road | s w cor Andrews av, runs n and w along curve 28.8 Andrews av | x s 114.1 x e 20 to w s of av x n 100 to beginning, vacant. Release mort. N Y Trust Co to Fordham Construction Co. Aug 31. Sept 1, 1909. 11:3225. 10,000

Same property. Release mort. Herman Asher to same. Aug 31. Sept 1, 1909. 11:3225. 2,500

Same property. Release mort. Same to same. Aug 31. Sept 1, 1909. 11:3225. nom

Franklin av, w s, — s 170th st and 30 w from s e cor lot 89, runs n w about 211 x n e 0.3 x s e 211 to av, x s w 0.3 to beginning, being part of lot 89 map Morrisania, except part for av. Release mort. Henry Gottgetreu to Margt Mulhall. July 28. Sept 1, 1909. 11:2931. nom

Franklin av, No 1371, w s, 308 s 170th st, 30.3x211, except part for av, 3-sty brk dwelling. Margt Mulhall to Max Isaacson. Mt $9,000. Aug 31. Sept 1, 1909. 11:2931. other consid and 100

*Gillespie av, e s, 90 s Dudley av, 50x100, Westchester. Margaret Berrian et al to Chas H Merritt. July 14. Aug 28, 1909. nom

*Gillespie av, e s, 15 s Dudley av, 25x100. Same to same. July 14. Aug 28, 1909. nom

*Gillespie av, e s, 25 n Zulette av, 25x94.11x25x96.11. Fredk W Koch et al to Matthew Culligan. July 14. Aug 28, 1909. nom

*Gainsborg av, w s, 150 n Tremont road, 50x100, Tremont terrace. Casta Gainsborg to Joachim Viebrock. Mort $1,000. Aug 31. Sept 1, 1909. other consid and 100

*Grace av, e s, 353.4 s Boston road, and being lots 48 to 50 map (No 1208) of Bronx Terrace, 75x95. Irving Realty Co to Robert Menzel. Sept 1. Sept 2, 1909. other consid and 100

Hughes av, e s, 362.10 s Pelham av, late Union av, 25x87.6, vacant. Release mort. Wooster Beach to Michele Pascucci and Antonio Ciavanni. Aug 16. Aug 27, 1909. 11:3078. 1,000

Hoe av, No 1487, w s, 250 s 172d st, 25x100, 2-sty frame dwelling. Philip Herschowsky to Meyer Fisch. Aug 25. Aug 27, 1909. 11:2981. other consid and 100

Same property. Meyer Fisch to Philip Herschowsky and Paula his wife. Aug 25. Aug 27, 1909. 11:2981. other consid and 100

Hoe av, No 1142, e s, 190 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Henry J Meyerhoff. Mort $24,000. Sept 1, 1909. 10:2749. other consid and 100

Hoe av, No 1319, w s, abt 100 s Jennings st, —x—, 2-sty frame dwelling. John W Frazer to Frank Dahm, Jr. Mort $3,800. Aug 30. Aug 31, 1909. 11:2980. nom

Hoe av, No 1524, e s, 175 n 172d st, 25x100, 2-sty frame dwelling. Mary R Kiely and ano to Mary McGuinness. Mort $6,000. Aug 30. Aug 31, 1909. 11:2989. nom

Same property. Release mort. Margaret Knox to Mary R Kiely and Annie O'Brien. Q C. Aug 26. Aug 31, 1909. 11:2989. 5,000

Heath av, w s, 565.10 s Kingsbridge road, 25x100, 2-sty frame dwelling. Fordham Realty Co to Helen D Purdy. Mort $4,500. July 31. Aug 30, 1909. 11:3239. other consid and 100

Hull av, No 3243 | n w cor 207th st, 21.7x75x33.7x75.11, 3-sty 207th st | brk dwelling. Thomas F Riley et al to Juliette A Messemer. Mort $6,000. Aug 31. Sept 2, 1909. 12:-3347. other consid and 100

Independence av, e s, at s s land John A Berrian, runs n w 40 to w s said av, x n e — to s s land C F Gennerich, x e 40.11 to e s of said av, x s w 76.9 to beginning, Spuyten Duyvil. Walter W and Helena Cox by Ella E Cox GUARDIAN to Emma M Radley. 2-18 parts. All title. B & S. Mar 31. Sept 1, 1909. 13:3411. 103.24

Intervale av, e s, 150.1 n Westchester av, runs n 50 x e 100 x s 25 x w 0.8 x s 10.9 x s w 25 x w 78.9 to beginning, vacant. Theresa F Whitby to Jarvis A Root. Aug 31. Sept 1, 1909. 10:2704. nom

Jackson av, w s, 188.6 n 163d st, 25x75.

Jackson av, e s, 188.2 n 163d st, 25x63, deed reads

12 ft road, w s (being 100 w Forest av), 47.5 s line bet lots 12 and 13, 25x180, being part lot 12 map No 373 in Westchester Co, of Woodstock, except part for Jackson av, vacant. Louis M Ebling to Ebling Brewing Co. Aug 13. Aug 27, 1909. 10:2639 and 2649. nom

Same property. Ebling Brewing Co to Geo L Harbauer. Aug 14. Aug 27, 1909. 10:2639, 2649. nom

Same property. Geo L Harbauer to Joseph Grundler. Aug 16. Aug 27, 1909. 10:2639, 2649. nom

Jerome av, w s, 175 n Belmont st, 25x140, vacant. Washington Mead to Nelson P Mead. All title. Aug 27. Aug 30, 1909. 11:2860. 3,250

Jerome av, w s, 175 n Belmont st, 25x140, vacant. Nelson P Mead to Mary A Mead. All liens. Aug 30. Aug 31, 1909. 11:2860. nom

Lafontaine av, No 2009, w s, 75 n 178th st, 37.6x100, 5-sty brk tenement. FORECLOS, Sept 1, 1909. Maurice Wormser referee to Katrine A Henderson. Mort $19,500. Sept 1, 1900. 11:3061. 7,000

Lafontaine av, No 2009, w s, 75 n 178th st, 37.6x100, 5-sty brk tenement. Katrine A Henderson to Jerome Nathan. Mort $19,-300. Sept 1. Sept 2, 1909. 11:3061. nom

Longfellow av, e s, 100 s Jennings st and being lot 340 map Sec B, Vyse estate, 25x107.6x26.2x100, vacant. Sarah Simms to Clinton Realty Co, a corpn of N J. July 16. Sept 2, 1909. 11:-3007. nom

Longfellow av, e s, 100 s Jennings st, and being lot 340 map Sec B, Vyse estate, 25x107.6x26.2x100, vacant. Clinton Realty Co to Isidor J and Louis Auerbach. Aug 11. Sept 2, 1909. 11:3007. nom

Longfellow av, late st, w s, 182.3 n 167th st, 25x100, vacant. Release mort. Prospect Investing Co to Emma M S Mestaniz. Aug 23. Sept 2, 1909. 10:2754. 100

Same property. Release mort. Mary A Franklin and ano to same. Aug 27. Sept 2, 1909. 10:2754. 812.50

Mt Hope av, late Monroe av | s w cor 173d st, 95x95, vacant. Speed-173d st | way Realty Co to Marcus Rosenthal. Morts $11,250 and all liens. Aug 20. Aug 28, 1909. 11:2792. other consid and 100

*Middletown road | s w cor Crosby av, 45.7x120.10x63.9x128.3. Crosby av |

Crosby av, n w cor Zulette av, 101x91.4x100x98.7. Fredk W Koch et al to James F Pegnam. July 14. Aug 28, 1909. nom

*Monaghan av, w s, 325 n Jefferson av, 50x100, Edenwald. Land Co A of Edenwald to Joseph Levy. July 8. Aug 28, 1909. nom

Morris av, No 1977, w s, 220 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Mary A Rudd. Mort $8,000. Aug 30. Aug 31, 1909. 11:2829. nom

Morris av, No 1979, w s, 200 s 179th st, 20x100, 3-sty brk dwelling. Same to same. Mort $8,000. Aug 30. Aug 31, 1909. 11:2829. nom

Morris av | s e cor Kingsbridge road, 80x125x73.5x125.2, va-Kingsbridge rd | cant. Release mort. N Y Trust Co to H U Singhi Realty Co. Sept 1. Sept 2, 1909. 11:3177. 20,000

*McGraw av | s w cor Taylor av, late Harrison av, 50x100, Van Taylor av | Nest. Wm H Toop to Thos A Murray. Aug 31. Sept 1, 1909. 100

*Pilot av, s s, 103.10 e Main st, 206x201.10x204x200, City Island. Harriet D Jacob to Robert Jacob. Mort $9,000. Aug 27. Sept 1, 1909. nom

*Paulding av | s w cor 225th st, and being lot 248 map (No 1114A) 225th st | of 329 lots Schieffelin estate, 34.6x109.6x34.6x 111.4. Charles Henry to Minnie Wollner. Mort $1,355. Aug 30. Sept 1, 1909. nom

*Parker av, n e s, abt 112 s e Castle Hill av and being lots 36 and 37 map No 957 of 120 lots Daily estate, 50x100. Alfred De Salvo to Carmela Ianaro. Mort $4,600. Aug 3. Aug 30, 1909. nom

*Parker av, w s, 101.3 s Castle Hill av, 25x56.11 and 36.11 to Castle Hill av, x25x25.9 and 50.7 to beginning. Alfred De Salvo to Carmela Ianaro. Aug 3. Aug 30, 1909. nom

*Patterson av (east 151st st), n s, 75 e Bolton av (Beech st), 50x 70.3x53.2x52.2, Clason Point. Wm F Gleason to Peter McBride. Aug 2. Aug 30, 1909. other consid and 100

*Roebling (Green) av, s s, 175 w Mapes av, 50x100, Westchester. Otto Eichler to William McIntosh. Mort $3,000. Aug 26. Aug 27, 1909. other consid and 100

Robbins av, Nos 466 and 468, e s, abt 173 n 145th st, lot 162 map of Wilton, etc., at East Morrisania, 50x100, two 1-sty frame dwellings. Thos J Granville to James and Ella B Henry. Mort $4,000. Aug 31. Sept 1, 1909. 10:2578. other consid and 100

Spuyten Duyvil & Port Morris R R Co, w s, at s s 177th st, old line, runs n w 418.1 to U S Impt line on e s Harlem River, x s w 201 x s e 401.7 to w s said R R, x n e 46.8 x n w 40 x n e 125 x s e 40 x n e 28.4 to beginning, with land under water in front of and adj above, except from above part taken by city of N Y, and part taken for widening 177th st, 1-sty frame buildings and vacant. Morris Height Dock Co to Bronx Coal Co. Mort $36,500. Sept 2, 1909. 11:2885. nom

*Saxe av, w s, 25 s Cornell av, 25x100, and being lot 240 map 370 lots McGraw estate, Van Nest. John Mahlstedt to Alice A and Mary L Virginia. Morts $4,200. Aug 30. Aug 31, 1909. other consid and 100

*Saxe av, e s, 50 s Cornell av, and being lots 307 and 308 map (No 984) of 370 lots McGraw estate, 50x100. Annie F Kingston to Tillie M Stadler. Mort $1,000. Aug 31. Sept 1, 1909. other consid and 100

Tinton (Beach) av | n w cor 152d st, runs w 155.8 to e s Wales av 152d st | x n 36.6 x e 85.9 x s 24.10 x e 100 to w s Wales av | Tinton av, late Beach av, x s 49.10 to beginning, vacant. Joseph Rosenthal Realty Co to 152d St Construction Co. Morts $13,000. Sept 1, 1909. 10:2654. other consid and 100

Tinton av, No 834 | s e cor 160th st, 17x95, 2-sty frame dwelling. 160th st, No 780 | Malvina Benassai widow to Battista Ravera. Mort $3,000. Aug 27. Aug 28, 1909. 10:2666. other consid and 100

Trinity (Passage) av, No 533 | s w cor 149th st (Westchester R 149th st, No 674 | R st), 100x25.6, 5-sty brk tenement and stores. Joseph Grundler to Geo L Harbauer. Mort $20,000. Aug 25. Aug 30, 1909. 10:2557. 100

Trinity av, No 522, late Passage av, e s, 231.6 s 149th st, late Westchester R R st, 21.6x109, 2-sty frame dwelling. Augusta W Clausen to Hans C Clausen. All liens. Aug 25. Aug 30, 1909. 10:2557. nom

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Union av, Nos 1185 and 1187, w s, 41 s 168th st, 42x91.1, 5-sty brk tenement. FORECLOS, Aug 26, 1909. Edward Browne referee to Anna M Lehmann. Mort $30,000 and all liens. Aug 27. Aug 28, 1909. 10:2672. 5,000

Vyse av, No 1147, w s, 260 n 167th st, 20x100, 3-sty brk dwelling. Ellis L Amdur to Arthur M Hirsch. Mort $8,000. June 29. Aug 31, 1909. 10:2752. nom

Valentine av, No 2765, w s, 90.1 n 197th st, 25x153.7x25x155, 2-sty frame dwelling. James J Wilson to Kate L Lax. Mort $9,250. Aug 31. Sept 1, 1909. 12:3304. other consid and 100

Washington av, No 1281, w s, 100 s 169th st, 35x150, except part for av, 2-sty frame dwelling. Belmont Bond & Mortgage Co to The John Marx Construction Co. Mort $12,700 and all liens. July 27. Aug 28, 1909. 9:2390. nom

Wendover av, Nos 443 and 445, old Nos 703 and 705, n s, 34.6 e Park av, 87x100, two 6-sty brk tenements. Albert J Schwarzler to Elizabeth Schwarzler. All liens. Oct 18. Aug 27, 1909. 11:2904. other consid and 100

Wendover av, Nos 540 and 544, s s, 100 e 3d av, 75x131x75x132.5, two 5-sty brk tenements and stores. Joseph Rosenberg to Ike Rosenberg. Mort $——. Aug 20. Aug 31, 1909. 11:2928. other consid and 100

Walton av, Burnside av | n e cor Burnside av, 100.11x100.11, vacant. Egan & Hallecy Construction Co to The Hogenauer & Wesslau Co. Mort $13,000. Aug 30. Aug 31, 1909. 11:3178. other consid and 100

*Waterbury av, n s, 50 e Hollywood av, and being lots 95 and 96 map 336 lots property Sisters of Charity, 50x100. Max Juster to Harry Robinovitz. Aug 31. Sept 1, 1909. other consid and 100

*Waterbury av, n s, 50 e Hollywood av, 25x100, and being lot 96 map (No 1116A) of 336 lots Sisters of Charity. Harry Robinovitz to Rachel Juster. Aug 31. Sept 1, 1909. other consid and 100

*Walker av, s s, 26 w Classon av, and being lot 27 blk A amended map (No 514) Mapes estate, 26x95x25x—. Joseph Diamond to Johanna M Kuhl. Aug 31. Sept 1, 1909. other consid and 100

Woody Crest av, No 1000 164th st | n e cor 164th st, 50x100, 2-sty frame dwelling. Geo A Bagge to William Sherwood. All liens. Sept 1. Sept 2, 1909. 9:2508. other consid and 100

Wales av, Nos 661 to 669 | n w cor 152d st, runs n 58.5 x n w still 152d st, No 769 | along av, 49.9 x s 101.5 to n s 152d st, x e 25 to beginning, 4-sty brk tenement and store. Peter J Montague to Chas H Zumbuehl. Correction deed. Mort $18,000. Aug 24. Sept 2, 1909. 10:2644. other consid and 100

West Farms road | s w cor Montgomery pl, 31.4x94.2x25x75.2, with Montgomery pl | all title to West Farms road and Montgomery pl. Victoria D'Andrea et al to Luigi Astorino. Mort $1,395. Aug 25. Aug 27, 1909. other consid and 100

*White Plains road | n w cor East 151st st, or Patterson av x125.1 151st st | x41.10x88.10x25, Clasons Point. Susan H Rudd to Patrick H Whalen. Confirmation deed. Aug 26. Sept 1, 1909. other consid and 100

Washington av, No 940 | e s, 42.8 n 163d st, runs n 25 x e 163d st, Nos 481 and 483 East | 100 x s 25 x w 100 to beginning, except part for av, 3-sty frame tenement and store.

Washington av, No 942, e s, 67.8 n 163d st, 25x100, except part for av, 3-sty frame tenement and store. Joseph Wewer et al HEIRS, &c, Richard Wewer to Maximiliana widow of Richard Wewer. Q C. All liens. Aug 6. Sept 1, 1909. 9:2368. gift

Walton av, No 2100, e s, 100 s 181st st, 25x100, 3-sty frame tenement. Jacob Leitner to Hyman Axelroad and Nathan Cohn. Q C. Aug 31. Sept 1, 1909. 11:3179, 3180, 3185, 3178. nom

Webster av, No 2783 Oliver pl Decatur av | s w cor Oliver pl, 121.2x217.5 to e s Decatur av x115.9x221.2, 2-sty frame dwelling, 2-sty frame stable and vacant. Eliz N wife of and Wm C Rogers to Mary D H Bennett, of Middletown, N Y. ½ part. Aug 24. Sept 1, 1909. 12:3279. nom

Same property. Mary D H Bennett to The Webster Av Impt Co, all of. Aug 28. Sept 1, 1909. 12:3279. nom

Washington av, No 2047, w s, 360.10 s 180th st, 25x142.6, 4-sty brk tenement. Marie Bernstein to Rose M Kurr of New Rochelle, N Y. Morts $18,380 and all liens. Aug 31. Sept 1, 1909. 11:3036. nom

3d av, e s, 175.2 n 161st st, 25x130.11x25x129.9, vacant. John Whalen to Wm A Cameron. Aug 26. Aug 27, 1909. 10:2620. other consid and 100

3d av, No 4195, w s, 139.1 s Tremont av, runs w 93.7 x s — x w 0.1 x s 27 x e 94.8 to av, x n 27.11 to beginning, 3-sty frame tenement and store with 1-sty frame extension. George Heuser to Louis E Levy. All liens. Sept 1. Sept 2, 1909. 11:2924. other consid and 100

*9th av, n s, 606.10 e White Plains road, 50x100, Wakefield. S Eugene Gumpert to Edward Kane. All liens. Jan 28. Sept 1, 1909. other consid and 100

*Lots 156A and 156B map No 1108B of subdivision portion of Penfield property. John McClure to Catharine McClure. Aug 26. Aug 27, 1909. nom

Lots 131 to 143, 166 to 178 and 194 to 265. Release of lien of $9,500 on premises set apart to the defendant Sadie T Sturges in the West Farms plot described in judgment upon Commissioners map filed in action of Sarah S S Sturges and Adele Sturges Dodd agt Sadie T Sturges, defendant. Aug 27. Sept 1, 1909. 11:2996, 2997, 2999, 3002, 3003. nom

*Westchester & Boston Railway, c l, 639.3 from n s Bear Swamp road, runs n w 73.5 x s w 698.7 to n s Bear Swamp road x n e 106.9 x n e 556.4 x n w 72.5 to beginning, contains 1 439-1,000 acres. James R Roosevelt et al TRUSTEES Wm Astor for John J Astor &c to N Y, Westchester & Boston Railway Co. July 22. Aug 27, 1909. other consid and 100

*Vault lot, 15 ft sq in burial ground attached to Episcopal Church of St Peters at Westchester, and conveyed by said church to Jacob Hutscher on Oct 10, 1855. Thomas Gore and Emma J his wife to Laura, Eliz A and Emma F Gore, all of Eastchester, N Y. Q C. Feb 13. Aug 30, 1909. 20

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Aug. 27, 28, 30, 31, Sept. 1 and 2.

BOROUGH OF MANHATTAN.

Bayard st, No 47, store, &c. Herbert Baum to Michael Colombo; 5 years, from June 1, 1909; 2 years renewal. Sept 2, 1909. 1:163 ...1,560 to 1,800

Beach st, n s, bet West Broadway and St Johns pl, rooms on 1st and 2d floors and basement in Wool Exchange Building. Wool Exchange Realty Co to United States of America by Frank H Hitchcock, P G of the U S; 10 years, from Feb 1, 1909. Aug 30, 1909. 1:212 9,300

Broome st, No 413. Leasehold. Order of court that Julius Loewenthal has redeemed said premises and is entitled to possession under lease dated July 11, 1904, and that he pay the landlord the sums of $1,103.92 and $1,000, and that landlord account for rents for month of Aug, 1909, &c. Eliza J Smith EXTRX Thomas Smith, landlord, agt Peter P Acritelli et al tenants and Julius Loewenthal petitioner. Aug 31. Sept 1, 1909. 2:473 .....

Church st, No 130, store and basement. Assign lease. William Sauter to Martin Joost. Aug 31. Sept 1, 1909. 1:133.... other consid and 100

Same property. Consent to assign lease. Catherine Whittemore to William Sauter. Aug 31. Sept 1, 1909. 1:133..... nom

Division st, No 227, the lot. Clarence R Conger to Chebra Schem Tor Aushib Ianavor; 5 years, from May 1, 1909. Sept 1, 1909. 1:286 600

Great Jones st, No 45, all. Maria D B Cox and ano to Isaac Rosenzweig and Isaac Elson; 9 9-12 years, from May 1, 1909. Aug 31, 1909. 2:530 2,400

Mott st, Nos 124 and 126, all. Rose Gordon to Paolo Didato; 5 years, from Sept 1, 1909. Aug 31, 1909. 1:238.....6,600

Spring st, No 219, store, &c. Anna C W Price to Chas Beiswenger; 2 8-12 years, from Sept 1, 1909. Aug 31, 1909. 2:504. 1,380

Spring st, No 306 Renwick st, Nos 44 and 46 | s e cor, all. Geo N Bohlken and ano to Louis P Cohen; 5 years, from May 1, 1908. Sept 1, 1909. 2:594 1,900

Sullivan st, Nos 125 and 127, all. Giulia Pianca to Michele Saviano; 3 8-12 years, from Sept 1, 1909. Aug 31, 1909. 2:503..4,200

Suffolk st, Nos 171 and 173, n w s, 46x100. Assign 2 leases. David Michelson to Amelia Greenberg. All title. All liens. Aug 17. Aug 28, 1909. 2:355 .....nom

Thompson st, Nos 143 and 145, all. Charles Gordon to Dominick Volpe; 5 years, from Sept 1, 1909. Aug 30, 1909. 2:517....5,640

4th st, No 216 East. Assign lease. Hannah King and ano to Max Zwerdling. Aug 25. Aug 31, 1909. 2:399..... nom

4th st, No 216, s s, 318 e Av A, 24.9x96.2, the lot. Winthrop A Chanler and ano EXRS John W Chanler to Kilian Weigand; 5 years, from May 1, 1909. Aug 31, 1909. 2:399..taxes, &c, and 800

Same property. Assign lease. Kilian Weigand to Hannah King and Ida Salkin. May 1, 1909. Aug 31, 1909. 2:399.....nom

5th st, No 509 East. Assign lease. Stephen Bros to John and Jos Varga. Aug 23. Sept 1, 1909. 2:401..... nom

16th st, No 541 East, store, &c. Mary Klingler to Henry Knobling; 5 years, from May 1, 1909. Sept 2, 1909. 3:974.....360

23d st, No 337 East, store. Elvira Purdy to John M Hoffman; 5 years, from May 1, 1911. Sept 2, 1909. 3:929.. 552

25th st, n s, bet 10th and 11th avs, 125x98, "formerly known as Cornell foundry." Chas A Christman to A T Stewart Realty Co; 5 years, from Oct 1, 1909 (with option to purchase before Oct 1, 1910, for $85,000). Aug 30, 1909. 3:697..... .....1st year $5,960 and then $5,000

26th st, Nos 22 and 24 West, 9th, 10th and 11th lofts. Charles Kaye to Morris and Henry Gordon; 5 years, from Feb 1, 1910. Sept 2, 1909. 3:827.. 10,500

37th st, No 232 East, all. August Wolf and ano to Fred Schwarzer. 5 years, from Sept 1, 1909. Aug 27, 1909. 3:917.....1,200

53d st, No 405 West, store. Fremont M Jackson to Annie Degnan; 6 years, from Sept 1, 1909. Aug 31, 1909. 4:1063..... ....600 and 780

54th st, No 426 West, store, &c. Aaron Snitow and ano to Stanley Genovicz; 2 years, from Sept 1, 1909. Aug 27, 1909. 4:1063..420

58th st, No 370 West. Assign lease. Max Yachelson to Abraham Deckwan. Aug 31. Sept 1, 1909. 4:1048..... nom

58th st, No 370 West, store. Christopher Steffens to Max Yachelson; 2 8-12 years, from Sept 1, 1908. Sept 1, 1909. 4:1048. 900

70th st, n w cor Exterior st, store, &c. Emma Lowe to George Beik; 5 years, from May 1, 1907, with 5 years renewal at $1,200. Aug 31, 1909. 5:1482.... 900

71st st, n s, 175 w Av A, 25x102.2, the lot. James J Carney ADMRX Patrick Welsh to Golde & Cohen, a corpn; 11 years, from Aug 31, 1909. Sept 1, 1909. 5:1466.... .....taxes, &c, and gross rental for term, 2,284.70

108th st, No 440 East. Reassignment of lease. John D Haase to Pasquale Mottola. Aug 23. Sept 2, 1909. 6:1701..... nom

110th st, n w cor 8th av, 2 stores. Texas Realty Co to Frances Di Pawell; 10 years, from May 1, 1909. Aug 27, 1909. 7:1846. .....3,000 and 3,500

117th st, Nos 441 to 445 East, store. Hyman Levin to Frank Carcione; 5 years, from Mar 1, 1909. Sept 2, 1909. 6:1711.. .. 240

Av A, No 1607, store, &c. Elizabetha Bohm to Martin Lange; 5 years, from May 1, 1911. Sept 2, 1909. 5:1564.. 1,200

Av A, w s, 120.2 n 3d st, 24x100. Assign lease. Eliz K Rauch INDIVID and EXTRX Louis Rauch to Gussie Glasser. Sept 2, 1909. 2:431. .....other consid and 100

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Amsterdam av, Nos 1774 and 1776, space on 2d floor. Albert H Terhune to Nathan Danciger; 3 years, from Jan 2, 1909. Sept 1, 1909. 7:2079.....10% on amount of gross sales

Audubon av, No 265, store No 1. Bessie Ruth to David Fishkin; 5 years, from Nov 1, 1908. Aug 30, 1909. 8:2152....480 to 600

Amsterdam av, No 975. Extension of lease for 2 years, from May 1, 1914. Christian Buckman with Wm Lingner. Aug 21. Aug 27, 1909. 7:1862..... nom

Broadway, No 489 basement. Moritz H Friedman to Nathan Broome st, No 444 Katz; 1 year, from Sept 1, 1909. Sept 1, 1909. 2:484.....2,300

Broadway, cor Exchange pl, —x— to New st. Knickerbocker Trust Co. Building booth on ground floor. Andreas Fox to B Rosenthal; from Aug 10, 1909, to May 1, 1911. Sept 2, 1909. 1:23.....1,100

Broadway, No 821 n w cor 12th st, runs w 87.2 x n 31.2 x— 12th st, No 51 East 133 x s 22 x e 61.4 to w s Broadway, x s 27 to beginning.....

Broadway, No 823, w s, 27 n 12th st, 22.2x59.1x22x61.4..... Assigns two leases. 821 Broadway Co to Bernard Ratkowsky and Kassel Simon. Sept 1. Sept 2, 1909. 2:564 ..... other consid and 100

Broadway, s e cor 163d st, 6th store from corner. Tomahawk Realty Co to Adolph Muller; 5 years, from Oct 1, 1909. Sept 2, 1909. 8:2122..... 600 to 780

Columbus av, No 835. Assign lease. Catherine and Bernard Noonan to Philip Korn. Mort $8,000. Aug 28. Aug 31, 1909. 7:1836..... other consid and 100

Columbus av, No 835, store lease, &c. Power of attorney. Catherine Noonan to Bernard Noonan. Dec 21, 1907. Aug 31, 1909. P A. ——

Park av, No 1481, all. Henry C Fredericks to Harry Braun; 2 years, from Sept 1, 1909. Aug 28, 1909. 6:1636..... 600

1st av, No 1215. Assign lease. Paul Sommer to Geo N Moerschhauser and ano. Aug 31. Sept 1, 1909. 5:1440.....nom

1st av, No 689. Kips Bay Brewing & Malting Co to Julius Westphal; 3 years, from Oct 1, 1909. Aug 31, 1909. 3:945..... 1,500 and 1,600

2d av, s w cor 21st st, store. Catharina M S Bremer to John Rathjen; 5 years, from May 1, 1909. Sept 1, 1909. 3:901.....960 and 984

2d av, No 714. Assign lease. Adolph Nemad to Joseph and Morris Wertheimer. Aug 24. Sept 2, 1909. 3:944.. .....nom

Same property. Assign lease. Joseph and Morris Wertheimer to The Ebling Brewing Co. Aug 24. Sept 2, 1909. 3:944..nom

2d av, No 869. Assign lease. Jeremiah J Mead and ano to Wm Zoll. May 24. Sept 2, 1909. 5:1320.. .....nom

6th av, No 501 n w cor 30th st, 30 to n s Stew-
30th st, Nos 103 to 109 West art st, x — to n s 30th st, x144.
Stewart st, closed, n s, 41.5 w 6th av, 100x99.6, being parts of above street Nos .....

Julia L Butterfield as TRUSTEE Frederick P James decd to Henry Morgenthau. All title; from July 1, 1909, and during life of party 1st part Sept 2, 1909. 3:806.....taxes, &c, and 10,000

12th av, n e cor 43d st, 20x50, all. The Charles E Ellis Real Estate Co to Patrick Gilmartin; 5 years, from June 1, 1909, with 5 years renewal at $1,350. Aug 27, 1909. 4:1091..... .....taxes, &c, and 1,200

BOROUGH OF THE BRONX.

Courtland av, No 777, cor 157th st, store, &c. Simon Dressler and ano to Charles Glatt; 4 7-12 years, from Oct 1, 1909. Sept 2, 1909. 9:2417.. .....720 to 1,200

St Anns av, No 302, south store, &c. Katie Nestel and ano to Charles Borchardt; 3 years, from May 1, 1909. Sept 2, 1909. 10:2553.. 600

St Anns av, No 302, north store, &c. Katie Nestel and ano to Sarah C Tunney; 3 years, from May 1, 1909. Sept 2, 1909. 10:2553.. 600

Tremont av, No 452 East, all. Clara Bryce to Charles Sam; 5 yrs, from May 1, 1909. Aug 27, 1909. 11:3034....1,400 to 1,600

Willis av, No 221. Assign lease. Laurence Crudden to Warren Lutz and ano. Aug 21. Sept 1, 1909. 9:2300.....nom

Willis av, No 218, store. Adolph Steiner to Morris Leven; 3 yrs, from June 1, 1909. Sept 2, 1909. 9:2281.. 600

3d av, No 2783, w s, —x— to Courtlandt av, all. Dora Rosenstein to Sabina Bardach; 5 8-12 years, from Sept 1, 1909. Aug 30, 1909. 9:2327.....2,250

3d av, s w cor 169th st, cor store, loft above and small cellar. Simon I Schwartz to Ricka Jacobson; 5 years, from Oct 1, 1909. Aug 30, 1909. 9:2373.....1,500 and 1,800

3d av, No 2688. Assign lease. Wm M Fowler to Sadleir & Co. Sept 1. Sept 2, 1909. 9:2306.....nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the lettrs "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Aug. 27, 28, 30, 31, Sept. 1 and 2.

BOROUGH OF MANHATTAN.

Anyon, James T to Kathleen A Street. 70h st, No 217, n s, 215 w Amsterdam av, 15x100.5. P M. Aug 31, 2 years, 6%. Sept 2, 1909. 4:1162. 9,000

Bendfeldt, Eliz to Becker Realty Co. 1st av, No 854, e s, 50.4 s 48th st, 25x75. P M. Prior mort $16,500. Aug 26, 2 years, 6%. Sept 2, 1909. 5:1359. 3,500

Bagge (George A) Construction Co to Sound Realty Co. 156th st, n s, 185 e Riverside Drive, 65x99.11. Building loan. Prior mort $25,000. Sept 1, due Mar 1, 1911, 6%. Sept 2, 1909. 8:2134. 30,000

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 2, 1909. 8:2134. ——

Baxter, Wm to Alfred D Hewitt and ano exrs James McIndo. 27th st, No 119, n e s, 204.5 n w Lexington av, 20.7x98.9. P M. Aug 30, 3 years, 5%. Sept 2, 1909. 3:883. 20,000

Bale, Florence and Fannie and Ida B Frank to EMIGRANT INDUST SAVINGS BANK. 12th st, No 134, s s, 450 e 7th av, 25x103.3. Sept 1, 1909, 5 years, 4½%. 2:607. 27,000

Burnett, Thomas J, of Borough of Queens, N Y, to Daniel J K Zimmermann. Clinton st, No 11, w s, 125 s Houston st, runs w 64 x n 25 x w 36 x s 50 x e 100 to Clinton st, x n 25 to beginning. P M. Prior mort $20,000. Aug 30, due Aug 1, 1913, 5%. Sept 2, 1909. 2:350. 9,000

Burnett, Thos J, of Borough of Queens, N Y, to Daniel J K Zimmermann. Clinton st, No 13, w s, 225 n Stanton st, 24.5x100x 24.2x100. P M. Prior mort $18,000. Aug 30, due Aug 1, 1913, 5%. Sept 2, 1909. 2:350. 10,000

Bernheim, Eli H with Nina P Lowenstein. 52d st, No 310 East. Subordination agreement. Aug 26. Aug 28, 1909. 5:1344. nom

Bisbee, Eldon to Jane S Satterlee et al. 78th st, No 60, s s, 231.3 e Madison av, 18.9x102.2. P M. Aug 18, due July 20, 1912, 5%. Aug 27, 1909. 5:1392. 36,000

Bloomingdale, Clara and Lewis M, and Rosalie B and Eugene E Spiegelberg trustees Jos B Bloomingdale with Jacob Weintraub. Amsterdam av, No 2185. Extension of $40,000 mort until Sept 12, 1912, at 5½%. June 22. Aug 28, 1909. 8:2112. nom

Broome, Cannon Co to STATE BANK. Broome st, No 71, s s, 129.1 e Columbia st, 21x56. P M. Prior mort $13,250. Aug 26, 12 months, —%. Aug 27, 1909. notes, $1,000

Same to Kate M Solomon. Same property. P M. Aug 26, 3 yrs, 5½%. Aug 27, 1909. 13,250

Bachrach, Julius with Joseph Simerman. 80th st, No 505, n s, 123 e Av A, 25x102.2. Subordination agreement. Aug 25. Aug 27, 1909. 5:1577. nom

Bergin, Thomas to Gustav R Tuska and ano exrs, &c, Saml A Tuska. 93d st, No 66, s s, 80.10 e Columbus av, 19.2x100.8. Aug 4, 5 years, 4½%. Aug 27, 1909. 4:1206. 15,500

Broad-Exchange Co to EQUITABLE TRUST CO of N Y. Exchange pl, Nos 44 to 56, s e cor Broad st, Nos 25 to 33, runs e 236.3 x s 102.4 x w 73.6 x s 115.4 x w 48.2 x n 108.3 x n 30.3 x w 6.7 x n 29.6 x w 102.9 to Broad st x n 106.8 to beginning; also all buildings, machinery, &c; also Broad st, No 41, e s, 194.3 n Beaver st, runs e 128.11 x n 31.2 x w 119.3 to Broad st x s 30.2 to beginning. Trust mort. July 1, due July 1, 1929, 4%. Aug 30, 1909. 1:25. gold bonds, 3,450,000

Same to same. Same property. Certificate as to above mort. June 24. Aug 30, 1909. 1:25. ——

Baratta, Assunta to Salvatore Soraci. 1st av, No 2055, w s, 50.6 n 106th st, 25x72.10. Aug 26, demand, 6%. Aug 30, 1909. 6:1678. 2,500

Brown, Henrietta L to THE NASSAU BANK. 76th st, No 211, n s, 165 w Amsterdam av, 25x102.2. Given to secure a demand note made by The Riverdale Mills, a corpn, at Great Barrington, Mass, to said bank for $20,000 and endorsed by Wm L Brown. July 25, 1908. Aug 31, 1909. 4:1168. nom

Barnett, Lewis with Banned Friend. Norfolk st, No 155. Agreement modifying terms of mort. Aug 31, 1909. 2:354. nom

Brady, Mary M wife of and Thos J to A Wheeler Palmer. 139th st, No 219, n s, 496.1 e 8th av, 32.4x99.11. Prior mort $15,000. Aug 31, 1 year, 6%. Sept 1, 1909. 7:2025. 1,650

Baker & Williams, a corpn, to BROADWAY SAVINGS INSTN. 20th st, Nos 513 to 517, n s, 175 w 10th av, 100x92. Sept 1, 1909, due Nov 1, 1910, 4½%. 3:692. 120,000

Same to same. Same property. Consent to above mort. Aug 17. Sept 1, 1909. 3:692. ——

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 3:692. ——

Bauer, Margt to Wm L Searles exr Adolph Rupp. 62d st, No 212, s s, 161.3 e 3d av, 18.9x100.5. Prior mort $10,000. Sept 1, 1909, 3 years, % as per bond. 5:1416. 5,000

Bennet, Orlando C to Emma Pfizenmayer and ano exrs Anthony Reichhardt. 63d st, Nos 5 to 15, n s, 125 w Central Park West, 150x100.5. P M. Sept 1, 1909, 10 years, 4½%. 4:1116. 260,000

Same to same. Same property. P M. Prior mort $——. Sept 1, 1909, installs, 5%. 4:1116. 50,000

Bernheimer, Meyer A to Max Drey. 146th st, Nos 540 and 542, s s, 450 w Amsterdam av, 75x99.11. Prior mort $100,000. Aug 31, 3 years, 6%. Sept 1, 1909. 7:2077. 11,500

Bendfeldt, Eliz to Jessica R Green. 1st av, No 854, e s, 50.4 s 48th st, 25x75. Aug 23, 3 years, 5%. Sept 1, 1909. 5:1359. 16,500

Burton, Frank V, of Newburgh, N Y, and John H Burton, of Woodmere, N Y, to Sarah Switzer. 5th av, No 424, w s, 26.9 n 38th st, runs w 100 x n 19.3 x w 3 x n 3 x w 14 x s 48.9 to n s 38th st x e 117 to av x n 26.9 to beginning. P M. Sept 1, 1909, due, &c, as per bond. 3:840. 600,000

Burton, Frank V, of Newburgh, N Y, and John H Burton, of Great Neck, L I, to BOWERY SAVINGS BANK. 5th av, Nos 426 to 434, w s, 49.5 s 39th st, runs w 100 x n 49.5 to s s 39th st, Nos 2 and 4, x w 47 x s 98.9 x w 38 x s 98.9 to n s 38th st, Nos 1 to 5, x e 68 x n 48.9 x e 14 x s 3 x e 3 x s 19 x e 100 to av x n 121.4 to beginning. Sept 1, 1909, 3years, 4½%. 3:840. 275,000

Borst, Wm A and Geo M to THE GERMAN SAVINGS BANK. Park av, No 1681, n e cor 118th st, No 109. 25.5x90. Aug 24, due Sept 1, 1912, 4½%. Sept 1, 1909. 6:1767. 22,000

Clark, Besse C to Fannie S Patterson, of Troy, N Y, and Carrie H Toucey, N Y. 1st av, No 1895, w s, 25 s 98th st, runs w 99.6 x s — x w 0.6 x s 75.5 x w 50 x n 100.11 to s s 98th st, Nos 336 to 340, x e 150 to w s 1st av x s 25.2 to beginning. Prior morts $——. June 16, 1906, due June 1, 1908, 6%. 6:1669. 21,000

Cohn, Salo to whom it may concern. 7th av, No 2320. Certificate as to amount due on mort. Aug 2. Aug 28, 1909. 7:1942. ——

Colewater, Christ to De Witt C Flanagan and ano trustee, &c, 2d av, No 2000. Saloon lease. Aug 23, demand, 6%. Aug 31, 1909. 6:1675. 5,000

Cohen Realty Co to METROPOLITAN TRUST CO. 161st st, Nos 518 to 528, s s, 275 w Amsterdam av, 135x99.11. Certificate as to 3 morts for $40,000 each. Aug 30. Aug 31, 1909. 8:2119. ——

Cohen Realty Co to METROPOLITAN TRUST CO. 161st st, Nos 518 to 528, s s, 275 w Amsterdam av, 3 lots, each 45x99.11. 3 morts, each $40,000. Aug 30, due Oct 1, 1910, 6%. Aug 31, 1909. 8:2119. 120,000

Capek, Thomas and Jerome or Jerome V Vostrovsky to GERMAN SAVINGS BANK in City N Y. 71st st, No 304, s s, 100 e 2d av, 25x100.5. Sept 1, 1909, 3 years, 4½%. 5:1445. 15,000

Criterion Construction Co to I Randolph Jacobs. 26th st, Nos 114 and 116, s s, 171.5 w 6th av, 42.10x98.9. P M. Prior mort $55,000. Sept 1, 1909, 2 years, 6%. 3:801. 10,500

Carfolite, Genaro to Louis Haberstroh. Wadsworth av, w s, 175 s 187th st, 25x150. Sept 1, due, &c, as per bond. Sept 2, 1909. 8:2167. 6,000

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Diefenthaler, John V, of Newark, N J, and Geo T, Chas E and Geo E Diefenthaler, Annie M Rohe, Katharina Budenbach and Grace wife of and Roy R McCully to MUTUAL LIFE INS CO of N Y. 7th av, No 243, s e cor 24th st, Nos 241 and 243, runs e 80 x s 39.6 x w 20 x n 19.9 x w 60 to av, x n 19.9 to beginning. Aug 10, due, &c, as per bond. Sept 2, 1909. 3:799. 40,000

Diefenthaler, John V, of Newark, N J, and Geo T, Chas E, Geo E Diefenthaler of N Y, and Annie M Rohe, Katharina Budenbach and Grace with of Roy R McCully to MUTUAL LIFE INS CO of N Y. 9th av, No 874, s e cor 57th st, No 368, 100.5x20. Aug 10, due, &c, as per bond. Sept 2, 1909. 4:1047. 45,000

de Gersdorff, Geo B to Genevieve Fox. 80th st, No 163, n s, 268.9 w 3d av, 18.9x100. P M. Sept 1, 3 years, 4½%. Sept 2, 1909. 5:1509. 15,000

Di Pawell, Frances to Lion Brewery. 8th av, n w cor 110th st. Saloon lease. Aug 19, demand, 6%. Aug 27, 1909. 7:1846. 5,000

Egan & Hallecy Construction Co to Hogenauer & Wesslau Co. 171st st, s w cor Fort Washington av, 103.10x94x99.6x94.1. Building loan. Aug 30, 1 year, 6%. Aug 31, 1909. 8:2139. 90,000

Same to same. Same property. P M. Aug 30, 1 year, 5%. Aug 31, 1909. 8:2139. 57,000

Egan & Hallecy Construction Co to Hogenauer & Wesslau Co. Fort Washington av, s w cor 171st st, 94.1x99.6x94x103.10. Consent to mort for $90,000. Aug 30. Aug 31, 1909. 8:2139. —

Same to same. Same property. Consent as to mort for $90,000. Aug 30. Aug 31, 1909. 8:2139. —

Edgar Construction Co to Joseph Hamershlag. Manhattan st, Nos 107 to 111, n s, 100 e Old Broadway, 72x100x64x100.2. Building loan. Prior mort $116,000. Aug 26, due Feb 26, 1910, 6%. Aug 30, 1909. 7:1982. 15,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 30, 1909. 7:1982. —

Eight Twenty-Nine Park Av Co to METROPOLITAN LIFE INS CO. Park av, Nos 827 to 833, s e cor 76th st, 117.2x100. Aug 27, due Oct 1, 1914, 6%, until building is completed and 5½% thereafter. Aug 28, 1909. 5:1410. 625,000

Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1909. 5:1410. —

Eight Twenty-Three Park Av Co to Salo Cohn. Park av, Nos 823 and 825, e s, 117.2 s 76th st, 60x100. P M. Prior mort $69,600. Aug 15, 3 years, 6%. Aug 28, 1909. 5:1410. 50,000

Epstein, Annie to Pincus B Brown. 74th st, Nos 421 to 425, n s, 254.8 e 1th av, 62x63.3x62.9x72.11. P M. Prior mort $45,000. Sept 1, demand, 6%. Sept 2, 1909. 5:1469. 1,000

Eisenkramer, Herman to Bernard Frank. 88th st, No 505, n s, 100 e Av A, 25x100.8. Aug 31, 3 years, 4½%. Sept 2, 1909. 5:1585. 14,000

Frey, Margaretha to Edw Richardson. 99th st, Nos 118 and 120, s s, 249 w Columbus av, 42x100.11. Aug 10, 1 year, 6%. Aug 28, 1909. 7:1853. 615

Froatz, Charles to Leslie T McCurdy. 142d st, No 212, s s, 158 w 7th av, 17x99.11. Aug 27, 3 years, 5%. Aug 28, 1909. 7:2027. 5,000

Felder, Abraham to Aronson Mercantile Co. Forsyth st, No 103, Assign rents to secure 6 notes for $50 each. Aug 27. Aug 28, 1909. 2:428. 300

Fine, Eva to Isaac Miller. 3d st, Nos 227 and 229 East. Subordination agreement. Aug 26. Aug 27, 1909. 2:386. nom

Friedman (Robert) Construction Co to Aaron M Janpole and ano. 132d st, s s, 100 w Amsterdam av, 125x99.11. Building loan. Aug 26, 1 year, 6%. Aug 28, 1909. 7:1986. 8,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 28, 1909. 7:1986. —

Faruolo, Chas R to Emma Pfizenmayer. 18th st, No 418, s s, 269 e 1st av, 25x92. Aug 30, 5 years, 5%. Aug 31, 1909. 3:949. 14,000

Fortuna Estates to U S MORTGAGE & TRUST CO as trustee. Certificate as to mort or deed of trust dated July 31, 1909. July 31. Aug 31, 1909. Genl morts. —

Fahys (Joseph) & Co to Republic of Panama. Maiden lane, Nos 52 and 54, s s, 104.9 w William st, 50x110 to Liberty st, Nos 29 and 31, x49.8x100.11. Sept 1, 1909, 5 years, 4½%. 1:66. 525,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 1:66. —

Frank, Emil with Annie M Jones. 110th st, No 250, s s, 100 w 2d av, 16.8x100.10. Extension of $4,500 mort until Aug 2, 1912, at 5%. July 8. Sept 1, 1909. 6:1659. nom

Fleischmann Realty and Construction Co to ALBANY SAVINGS BANK. 154th st, Nos 248 to 260 West. Certificate as to four morts for $35,000 each. Sept 1. Sept 2, 1909. 7:2039. —

Fleischmann Realty and Construction Co to ALBANY SAVINGS BANK. 154th st, Nos 248 to 260, s s, 175 e 8th av, four lots each 37.6x99.11. Four morts, each $35,000. Sept 1, 5 years, 5%. Sept 2, 1909. 7:2039. 140,000

Farley, James A to LINCOLN TRUST CO guardian Gerald C Holbrook et al. 45th st, Nos 2 to 6, s s, 100 w 5th av, 75x100.5. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 5:1260. 310,000

Glasser, Gussie to Eliz K Rauch individ and as extrx Louis Rauch. Av A, No 53, w s, 120.2 n 3d st, 24x100. Leasehold. P M. Sept 2, 1909, 10 years, 5%. 2:431. 7,000

Greenberg, Abraham to American Mortgage Co. 60th st, Nos 323 and 325, n s, 275 w 1st av, 2 lots, each 25x100.5. 2 P M morts, each $13,000. Aug 31, 3 years, 5%. Sept 1, 1909. 5:1435. 26,000

Gabriel, Abraham to Eliz L Mortimer. 129th st, No 109, n s, 140 e Park av, 25x99.11. Prior mort $10,000. Aug 31, installs, 6%. Sept 1, 1909. 6:1778. 2,500

Greenfield, Samuel to Isaac Pick. 119th st, No 26, s s, 600 e Lenox av, 15x100.11. Prior mort $——. Aug 31, 1 year, 6%. Sept 1, 1909. 6:1717. 2,000

Ginsburg Realty Co to Jean Burger. 64th st, No 18, s s, 275 w Central Park West, 25x100.4. P M. Prior mort $18,000. Aug 30, 3 years, 5%. Aug 31, 1909. 4:1116. 18,000

Ginsburg, Harry to George Sang. 66th st, No 247, n s, 125 e West End av, 25x100.5. Prior mort $11,500. Aug 19, due Feb 28, 1913, 6%. Aug 30, 1909. 4:1158. 4,000

Giunta, Felice to LAWYERS TITLE INS & TRUST CO. 2d av, No 2245, w s, 22 n 115th st, 28.11x90. Aug 27, 5 years, 5%. Aug 30, 1909. 6:1665. 16,500

Same to Maria Bonomo. Same property. Prior mort $16,500. Aug 27, 5 years, 6%. Aug 30, 1909. 6:1665. 2,000

Greenberg, Fannie to Milly Raphael. 114th st, No 33, n s, 455 w 5th av, 19.11x100.11x20x100.11. Prior mort $19,000. Aug 24, 1 year 6%. Aug 28, 1909. 6:1598. 2,000

Goldenkranz, Solomon to Isiah Lewin, of Brooklyn. 7th av, No 200, w s, 49.7 s 22d st, 24.7x100. Aug 27, due July 16, 1911, 6%. Aug 28, 1909. 3:771. 5,500

Gilmartin, Patrick to Lion Brewery. 12th av, n e cor 43d st, —x—. Saloon lease. Aug 17, demand, 6%. Aug 27, 1909. 4:1091. 5,088

Greenberg, Amelia to David Michelson. Suffolk st, No 173, n w s, abt 80 s Houston st, 22x100; Suffolk st, No 171, w s, abt 110 s Houston st, 24x100. Leasehold. Aug 17, demand, 6%. Aug 28, 1909. 2:355. 1,500

Hagedorn, William to Chas E Patterson. 1st av, No 1895, s w cor 98th st, No 340, 25x99.6. P M. Aug 25, 3 years, 5%. Aug 27, 1909. 6:1669. 20,000

Hornichter, Sigmund and Abraham Kane to Saml N Beck et al. 13th st, No 521, n s, 271 e Av A, 25x103.3; also plot begins 271 e Av A and 68.11 n e 13th st, runs n w 0.2 x n e — x s w — to beginning. Prior mort $19,000. Aug 27, due Feb 27, 1911, 6%. Aug 28, 1909. 2:407. 1,800

Hornichter, Sigmund and Abraham Kane to Robt Maynicke et al exrs, &c, Henry W Schmidt. 13th st, No 521, n s, 271 e Av A, 25x103.3. Aug 26, 5 years, 5%. Aug 27, 1909. 2:407. 19,000

Hubert, Chas R to LAWYERS TITLE INS & TRUST CO. 83d st, No 30, s s, 331 w Central Park West, 19x102.2. Aug 28, 3 years, 5%. Aug 30, 1909. 4:1196. 20,000

Helfand, Marcus to Harry L Rosen. 114th st, No 55, n s, 150 e Lenox av, 25x100.11. P M. Prior mort $23,500. Aug 31, 1909, 2 years, 6%. 6:1598. 1,500

Hurlbut, J Ida L to James M Horton. 64th st, No 112, s s, 119 w Columbus av, 19x100.5. P M. Aug 30, 5 years, 5½%. Sept 1, 1909. 4:1135. 12,000

Hurlbut, J Ida L to James M Horton. 64th st, No 114, s s, 138 w Columbus (9th) av, 18x100.5. P M. Aug 30, 5 years, 4½%. Sept 1, 1909. 4:1135. 22,000

Hack, Jacob, Jr, to Lawrence E Brown. 8th av, No 2455, w s, 334.6 s 133d st, 25.3x100. P M. Prior mort $——. Aug 31, installs, 6%. Sept 1, 1909. 7:1958. 725

Helene Realty & Construction Co to Sumner Gerard trustee Henry Mason. 170th st, No 503, n s, 100 w Amsterdam av, 50x100. Sept 1, 1909, 3 years, 5%. 8:2127. 46,500

Same to same. Same property. Certificate as to above mort. Aug 30. Sept 1, 1909. 8:2127. —

Helene Realty & Construction Co to Bertha K Bartlett. 170th st, No 507, n s, 150 w Amsterdam av, 50x100. Sept 1, 1909, 3 years, 5%. 8:2127. 46,500

Same to same. Same property. Certificate as to above mort. Aug 30. Sept 1, 1909. 8:2127. —

Habel, Eva to Rose Kroll. 117th st, No 33, n s, 385 w 5th av, 25x100.11. Prior mort $18,000. Sept 1, 3 years, 6%. Sept 2, 1909. 6:1601. 3,000

Hart, Frieda to Herman Elkan. 3d st, s s, 46 w 2d av, runs w 23 x s 58 x n e 23 x n 57.4 to beginning. Prior mort $10,000. Sept 2, 1909, due, &c, as per bond. 2:458. 2,500

HUDSON CITY SAVINGS INST with Geo H Shaffer. Lexington av, Nos 201 and 203, n e cor 32d st, No 139, 49.5x55.10. Extension of $30,000 mort until July 1, 1912, at 4½%. Aug 31, 1909. 3:888. nom

Hebrew Orphan Asylum of City of N Y with Tillie Berger. 120th st, No 155, n s, 109 e 7th av, 16x100.11. Extension of $11,500 mort until July 22, 1912, —%. July 8. Sept 1, 1909. 7:1905. nom

Jones, Oliver L to LAWYERS TITLE INS & TRUST CO. 59th st, No 321, n s, 235 w Broadway, 18x100.5. Aug 31, 5 years, 4½%. Sept 1, 1909. 4:1112. 20,000

Justa Realty Co to Herman Sanders. 77th st, No 54, s s, 70 e Madison av, 12.6x102.2. P M. Prior mort $13,500. Sept 1, due April 1, 1913, 6%. Sept 2, 1909. 5:1391. 5,000

Jacobus, Richard M, of East Orange, N J, to TITLE GUARANTEE AND TRUST CO. Morton st, Nos 92 to 96, s w cor Greenwich st, Nos 628 to 634, runs s 75 x w 120 x n 19 x n 19.4 x e 2.9 x n 37.1 to Morton st, x e 121.6 to beginning. ½ part all title. Aug 31, due, &c, as per bond. Sept 1, 1909. 2:602. 2,000

Kirschner, Michael to Elizabeth Baldauf. 5th st, No 218, s s, 235 e Bowery, 25x92.2. Sept 1, due Feb 1, 1916, 4½%. Sept 2, 1909. 2:460. 19,000

Kirby Construction Co to Chas M Rosenthal. St Nicholas av, e s, 308.9 s 145th st, 100x100. Building loan. Sept 1, 3 years, 6%. Sept 2, 1909. 7:2051. 82,500

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 2, 1909. 7:2051. —

Same to same. Same property. P M. Prior mort $——. Sept 1, 3 years, 6%. Sept 2, 1909. 7:2051. 20,000

Knoedler, Clara M to EMIGRANT INDUSTRIAL SAVINGS BANK. 78th st, No 128, s s, 309 w Columbus av, 16x96.2x16x96.5. P M. Sept 1, 1909, 1 year, 4½%. 4:1149. 20,000

Krauss, Philip to Stanley G Harris and ano. 3d av, No 1406, s w cor 80th st, 25.2x90. P M. Prior mort $——. Aug 31, 5 years, 4½%. Sept 1, 1909. 5:1508. 35,000

Kassel, Abraham to METROPOLITAN SAVINGS BANK. Lewis st, Nos 153 to 157, w s, 18.6 n 3d st, 43x76x44x78; Lewis st, No 151, n w cor 3d st, No 369, 18.6x81.3x7.11x81.4. Aug 30, 1909, 5 years, 5%. 2:357. 30,000

Kassel, Abraham and Morris Kuttner with METROPOLITAN SAVINGS BANK. Lewis st, Nos 153 to 157, w s, 18.6 n 3d st, 43x76 x44x78; Lewis st, No 151, n w cor 3d st, No 369, runs w 81.4 x n 7.11 x e 81.3 to Lewis st x s 18.6 to beginning, together known as Nos 155 and 157 Lewis st. Subordination agreement. Aug 30, 1909. 2:357. nom

Korn, Philip to Beadleston & Woerz, a corpn. Columbus av, No 835. Saloon lease. Aug 28, demand, 6%. Aug 31, 1909. 7:1836. 8,000

Little Italy Realty Co to Walter A Burke trustee Matilda B Brown. 109th st, No 236, s s, 175 w 2d av, 25x100.10. Aug 26, 5 years, 5%. Aug 27, 1909. 6:1658. 17,000

Same to same. Same property. Certificate as to above mort. Aug 27, 1909. 6:1658.

Same and V Garofalo, Inc, and Vincent Garofalo with same. Same property. Subordination agreement. Aug 26. Aug 27, 1909. 6:1658. nom

Little Italy Realty Co and ITALIAN-AMERICAN TRUST CO with same. Same property. Subordination agreement. Aug 26. Aug 27, 1909. 6:1658. nom

Lyons, Abraham with Jos Raskin. 2d av, No 2126, e s, 50.10 n 109th st, 25x75. Extension of $2,000 mort until Jan 16, 1909, at 6%. Aug 27. Aug 28, 1909. 6:1681. nom

Landon, Francis G to TITLE GUARANTEE & TRUST CO. 65th st, No 131, n s, 90 w Lexington av, 20x100.5. P M. Aug 27, due, &c, as per bond. Sept 1, 1909. 5:1400. 35,000

Loeb, Alfred to Clara Loeb. 132d st, No 48, s s, 183.4 e Madison av, 33.4x99.11. P M. Prior mort $18,000. Sept 1, 1909, 5 years, 6%. 6:1756. 7,000

Lacavara, Giuseppe with John T Rothmann. 118th st, No 507, n s, 123.10 e Pleasant av, 24.2x100.11. Extension of $13,000 mort until Sept 1, 1914, at 5½%. Aug 30. Aug 31, 1909. 6:1815. nom

Leipzig, Abraham with Isaac A Krulewitch. 111th st, No 9, n s, 190 w 5th av, 30x100.11. Extension of $5,000 mort until Mar 26, 1911, at 6%. Sept 1, 1909. 6:1595. nom

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E. THIELE, Sole Agent, 99 John St., New York.

Lord, Arthur P, of Tuxedo Park, N Y, to Rexton Realty Co. West End av, No 833, s w cor 101st st, No 300, 97x100. P M. Aug 23, due Sept 1, 1912, 4½%. Sept 2, 1909. 7:1889. 245,000

Leichtag, Mindel to Louis Rieger. 3d st, No 306, s s, abt 260 w Av D, 22.7x106. Prior mort $——. Sept 2, 1909, due Sept 2, 1911, 6%. 2:372. 2,500

McDowell Construction Co to UNION DIME SAVINGS BANK. Broadway, No 4221, n w cor 179th st, No 701, 111.4x170.2x100x 121.1. Certificate as to mort for $225,000. Sept 1, 1909. 8:2176. ——

McDowell Construction Co to UNION DIME SAVINGS BANK. Broadway, No 4221, n w cor 179th st, No 701, 111.4x170.2x100x 121.1. Sept 1, 1909, due, &c, as per bond. 8:2176. 225,000

Morschhauer, Geo N and George to George Ehret. 1st av, No 1215. Saloon lease. Aug 31, demand, 6%. Sept 1, 1909. 5:1440. 1,400

McCotter, Wm S to Wm H Rolston and ano trustees Rosewell G Rolston. 8th av, No 306, e s, 74 n 25th st, 24.8x100; 12th st, Nos 245 to 251, n s, 147.6 w Greenwich av, runs w 77.8 x n 72.4 x w 10 x n 62.8 to Jane st, Nos 10 to 14, x e 72.2 x s 126.6 to beginning. Sept 1, 1909, 1 year, % as per bond. 3:775, 2:615. 15,000

Male, Eva to Saul Bernstein. Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83. P M. Prior mort $60,296. Aug 27, 1 year, 6%. Aug 31, 1909. 2:390. 4,500

McKeon Realty Co to Louis A Ehlers. 15th st, Nos 352 to 360, s s, 150 e 9th av, 100x103.1. Prior mort $70,000. Aug 27, due Feb 27, 1910, 6%. Aug 28, 1909. 3:738. 4,000

Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1909. 3:738. ——

Martin, James E J, of Brooklyn, N Y, to Nina P Lowenstein. 52d st, No 310, s s, 160 e 2d av, 20x100.5. Aug 27, 5 years, 5%. Aug 28, 1909. 5:1344. 9,500

Martell, Martin J and John V Fitzpatrick to Lion Brewery. 83d st, No 70 West. Saloon lease. Aug 23, demand, 6%. Aug 27, 1909. 4:1196. 8,158.66

Miller, Hattie to Isaac Miller. 3d st, Nos 227 and 229, n s, 280.11 e Av B, 46x96.2. Prior mort $48,000. Aug 26, 5 years, 6%. Aug 27, 1909. 2:386. 12,000

McLaughlin (T J) Sons, a corpn, to UNION DIME SAVINGS BANK. Broadway, No 3460, n e cor 141st st, 99.11x100. Aug 26, due, &c, as per bond. Aug 27, 1909. 7:2073. 325,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 27, 1909. 7:2073. ——

McCormack, Andrew J to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 2088, w s, 139.10 s 164th st, 39.11x182.5 to St Nicholas av, x42.7x197.4. Aug 27, 1909, due, &c, as per bond. 8:2121. 20,000

Muller, Josephine to Wm R Rose. 154th st, No 418, s s, 189.4 w St Nicholas av, 18.9x99.11. Aug 26, 3 years, 4½%. Aug 27, 1909. 7:2068. 1,500

Muscone, Pasqua to Nicolina Lener. 1st av, Nos 2113 and 2115, w s, 50.10 s 109th st, runs w 62.10 x s e — to pt 17.5 w 1st av, x e 17.5 to av, x n 50 to beginning. Prior mort $——. Aug 27, 6 years, 3%. Sept 2, 1909. 6:1680. 2,000

New England Mortgage Security Co to TITLE GUARANTEE & TRUST CO. Madison av, Nos 309 to 313, e s, 25.9 s 42d st, 52.6 x95. Aug 27, due, &c, as per bond. Aug 28, 1909. 5:1276. 265,000

Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1909. 5:1276. ——

N Y Fireproof Tenement Assoc to MUTUAL LIFE INS CO of N Y. 10th av, Nos 567 to 573, s w cor 42d st, Nos 500 to 512, runs w 278.9 x s 98.9 x w 46.3 x s 98.9 to 41st st, Nos 505 to 513, x e 225 x n 98.9 x e 100 to 10th av, x n 98.9 to beginning. Prior mort $——. Aug 25, due, &c, as per bond. Aug 27, 1909. 4:1070. 100,000

Same to same. Same property. Certificate as to above mort. Aug 25. Aug 27, 1909. 4:1070. ——

North American Mortgage Co with St Pauls Construction Co. Riverside Drive, e s, 452.2 s 127th st, 80x irreg. Extension of $25,000 mort until Oct 1, 1910, at 6%. Aug 26. Aug 31, 1909. 7:1994. nom

Oscanyan, Wm H to Angel J Simpson and ano exrs Henry C Raynor. Broadway, s s, 175 w Hawthorne st, 100x149.8x100x148.6. P M. Aug 30, 1909, 5 years, 4½%. 8:2234. 27,000

Pope, Dorothea T S and Amelia C trustees John W Pope with Hebrew Tabernacle Assoc. 130th st, No 218, s s, 225 w 7th av, 20x99.11. Extension of $9,000 mort until Dec 1, 1910, at 5%. July 19. Aug 27, 1909. 7:1935. nom

Pell, Melissa A, Lita P Wright and F Livingston Pell and James D Pell trustees Walden Pell to LAWYERS TITLE INS & TRUST CO. 30th st, Nos 24 and 26, s s, 350 w 5th av, 25x98.9. Aug 20, 1 year, 6%. Aug 30, 1909. 3:831. 125,000

Parker, Harry to EQUITABLE LIFE ASSUR SOC of the U S. 48th st, No 21, n s, 100 e Madison av, 16.8x100.5. Aug 27, due Oct 1, 1914, 4½%. Aug 30, 1909. 5:1284. 24,000

Paterno (Michl E) Realty Co to Florence A Alker. Riverside av or Drive, e s, 150 s 119th st, 75x100. Aug 31, 1909, 2 years, 5%. 7:1990. 95,000

Paterno (Michael E) Realty Co to John J Mahony. Riverside Drive, e s, 100 s 119th st, 50x100. P M. Aug 30, 2 years, 5%. Aug 31, 1909. 7:1990. 51,000

Pier, Earl G to Robt B Roosevelt guardian Olga Roosevelt. Lexington av, No 361, e s, 59.3 n 40th st, 19.9x85. P M. July 19, due Aug 31, 1914, 5%. Sept 1, 1909. 5:1295. 25,000

Rodt, Samuel and Jacob Lipman to Abraham Goldsmith. 44th st, Nos 451 and 453, n s, 150 e 10th av, 50x100.4. Prior mort $31,000. Aug 2, 1 year, 6%. Aug 31, 1909. 4:1054. 25,000

Reville, Nicholas J to Chas L Eidlitz. 144th st, No 537, n s, 366.8 w Amsterdam av, 16.8x99.11. Prior mort $10,000. Aug 30, 5 years, 6%. Aug 31, 1909. 7:2076. 2,000

Russack, Davis to Saul Bernstein. 102d st, No 305, n s, 100 e 2d av, 37.6x100.11. Prior mort $41,800. Aug 30, 1 year, 6%. Aug 31, 1909. 6:1674. 1,100

Rosenzweig, Ludwig to STATE BANK. Eldridge st, No 61, w s, 75 n Hester st, 25x100. Prior mort $——. Sept 2, 1909, due Dec 2, 1910, 6%. 3,000

Rubinger, Chas to Jos L Buttenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x w 15 x s 20 x w 30 x n 98.9 to st, x e 45 to beginning. Prior mort $——. Aug 2, 1 year, 6%. Sept 2, 1909. 3:774. 10,000

Rosentover, Morris, N Y, and Morris Markowitz of Brooklyn to LAWYERS TITLE INS AND TRUST CO. Rivington st, No 311, s s ,50 e Lewis st, 25x100. Aug 31, 5 years, 5%. Sept 1, 1909. 2:328. 20,000

Ricker, Chas H, Cath Newman, Annie Smith, Emma Twigg, Mary Twigg, Geo Twigg and James Twigg all of Brooklyn, N Y, to EMIGRANT INDUST SAVINGS BANK. Montgomery st, No 24, w s, 65.3 s Henry st, 21.9x46. Prior mort $2,000. Aug 28, 3 years, 4½%. Sept 1, 1909. 1:269. 3,000

Reiss, Lob with Anna M Rehermann. Av A, No 305, w s, 22 s 19th st, 24x90. Extension of $10,000 mort until Nov 1, 1914, at —%. Aug 13. Sept 1, 1909. 3:950. nom

Ryder, Cath C, of Brooklyn, N Y, to Wm C West and ano trustees Jesse West, Jr. 21st st, No 315, n s, 550 e 9th av, 25x98.9. Sept 1, 3 years, 6%. Sept 2, 1909. 3:745. 3,500

Rae, John B to Cecelia Belasco. 70th st, No 247, n s, 486.2 w Amsterdam av, 19.5x100.5. Sept 1, 5 years, 5%. Sept 2, 1909. 4:1162. 20,000

Reilly, Hugh to American Mortgage Co. Jane st, No 74, s s, 107.3 w Greenwich st, 13.10x80. Sept 2, 1909, 3 years, 5%. 2:641. 6,000

Ruby Realty Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for $32,000 on property in 4th Ward, Borough of Queens. June 17. Sept 2, 1909. ——

Shanley Realty Co to Island Realty Co. 34th st, Nos 108 and 110, s s, 643 e 7th av, 47.3x98.9. P M. Prior mort $450,000. Aug 31, 1909, 5 years, 5%. 3:809. 225,000

Silverson, Joseph and Bernard London to Chas A Fisher. 7th av, Nos 2516 and 2518, s w cor 146th st, No 200, 40x100. Prior mort $——. Aug 5, 3 years, 6%. Aug 28, 1909. 7:2031. 20,000

Steinheimer, Morris to American Mortgage Co. 26th st, No 304, s s, 80.6 w 8th av, runs s 88.2 x w 9.10 x s 10.9 x w 8.4 x n 98.9 to st x e 18 to beginning. P M. Sept 1, 1909, 5 years, 5%. 3:749. 9,000

Stein, Jacob to Alexis M Leon and ano exrs &c Jos Seidenberg. 72d st, No 59, n s, 60 w Park av, 20x102.2. P M. July 1, due Sept 1, 1914, 4%. Sept 1, 1909. 5:1387. 40,000

Schumacher, Wilhelm to Howard Simpson. 117th st, No 218, s s, 200 e 3d av, 25x100.10. Prior mort $15,500. Aug 23, 1 year, 6%. Sept 1, 1909. 6:1666. 3,000

Schieffer, Mary and Gustav B Geiger to Frank J Kennedy. Lexington av, No 577, e s, 18.11 n 51st st, 18.10x67. P M. Prior mort $15,000. Aug 31, 3 years, 5%. Sept 1, 1909. 5:1306. 4,500

Stang, Isak to Henry S O'Brien et al. Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82. P M. Aug 24, 5 years, 5%. Sept 2, 1909. 2:387. 10,000

Strouse, Wm W, of East Orange, N J, to Emma E Stein, of Hawthorne, Conn. 57th st, No 335, n s, 335 e 9th av, 20.3x100.5. P M. Sept 1, 3 years, 4½%. Sept 2, 1909. 4:1048. 25,000

St Lukes Realty Co to LAWYERS TITLE INS AND TRUST CO. Amsterdam av, Nos 1092 and 1094, s w cor 114th st, No 500 50.11x100. Sept 1, 5 years, 5%. Sept 2, 1909. 7:1885. 92,000

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 2, 1909. 7:1885. ——

St Lukes Realty Co to Caroline O'Neill. Amsterdam av, Nos 1084 and 1086, w s, 100.11 s 114th st, 50x100. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 7:1885. 72,000

St Lukes Realty Co to Letitia C Darlington. Amsterdam av, Nos 1088 and 1090, w s, 50.11 s 114th st, 50x100. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 7:1885. 72,000

St Lukes Realty Co to Sender Jarmulowsky. Amsterdam av, Nos 1088 and 1090, w s, 50.11 s 114th st, 50x100; Amsterdam av, Nos 1084 and 1086, w s, 100.11 s 114th st, 50x100. P M. Prior mort $144,000. Sept 1, 1 year, 6%. Sept 2, 1909. 7:1885. 12,000

Tojetti, Katherine to LAWYERS TITLE INS & TRUST CO. 179th st, No 521, n s, 63 e Audubon av, 16x75. Aug 30, 1909, 5 yrs, 5%. 8:2152. 6,000

Tishman, Julius to American Mortgage Co. 93d st, No 47, n s, 266.8 e Columbus av, runs n — to c l Apthorps or Jaunceys lane x w — x e 25 x s — to c l said lane x e — to point 283.4 e Columbus av x s — to st x w 16.8 to beginning. P M. Aug 30, 3 years, 5%. Aug 31, 1909. 4:1207. 12,000

Timendorfer & Friedman Construction Co to Eva Bradley. Certificate as to mort for $2,750 an property at East Elmhurst, L I. Aug 26. Sept 2, 1909. ——

WARWICK SAVINGS BANK with Louis and Chas Levy. 14th st, No 510, s s, 171 e Av A, 25x103.3. Extension of $26,500 mort until Aug 1, 1914, at 5%. July 12. Sept 1, 1909. 2:407. nom

Williams, John T to Thomas F Byrne and ano. Madison av, Nos 778 and 780, w s, 60.5 n 66th st, 40x80. Prior mort $190,000. Jan 22, due July 22, 1909, 6%. Sept 2, 1909. 5:1381. 2,772

Weintraub, Jacob to Fred Weintraub. Amsterdam av, No 2185, e s, 273.7 n 167th st, 37.6x100. Prior morts $40,000. Aug 27, 3 years, 6%. Aug 28, 1909. 8:2112. 4,000

Williams, Samuel, Samuel Grodginsky and Isaac Haft to Herbert S Brussel guardian Adolph B Lichtenstein and ano. 113th st, No 6, s s, 135 w 5th av, 17.3x100.11. P M. Aug 30, due, &c, as per bond. Aug 31, 1909. 6:1596. 9,500

Wood, Henry R with John Diefenbacher. 85th st, No 226, s s, 329.6 e 3d av, 25x102.2. Extension of $21 000 mort until Sept 8, 1912, at 5%. July 26. Aug 31, 1909. 5:1530. nom

Young Realty and Construction Co to LAWYERS TITLE INS AND TRUST CO. 144th st, s s, 100 e Broadway, 100x99.11. Sept 2, 1909, 5 years, 5%. 7:2075. 140,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Autler, Lester to Charlotte C Autler. 3d av, No 3870, e s, 164.5 n Wendover av, 25x125. Prior mort $14,000. Aug 25, 2 years, 6%. Aug 27, 1909. 11:2929. 5,000

*Astorino, Luigi to Victoria D'Andrea et al. West Farms road, s w cor Montgomery pl, 31.4x94.2x25x75.2. P M. Aug 25, 1 year, 6%. Aug 27, 1909. 645

Auerbach, Isidor J and Louis to Clinton Realty Co. Longfellow av, e s, 100 s Jennings st and being lot 340 map Sec N, Vyse estate, 25x107.6x26.2x100. P M. Aug 11, 3 years, 5%. Sept 2, 1909. 11:3007. 1,475

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Bronx Coal Co to Viola M Flannery. Spuyten Duyvil & Port Morris R R Co, w s, at s s 177th st, old line, runs n w 418.1 to U S Impt line on e s Harlem River, x s w 201 x s e 401.7 to w s said R R, x n e 46.8 x n w 40 x n e 125 x s e 40 x n e 28.4 to beginning, with lands under water in front of and adj above, except from above part taken by City of N Y, also part taken for 177th st. Prior mort $36,500. Sept 2, 1909, due Oct 20, 1911, 6%. 11:2885. 16,000

*Byrne, Mary to Maria L Seifert. 14th st, s s, 205 e Av E, 24x 108, Unionport. Aug 27, 3 years, 5½%. Sept 1, 1909. 4,000

*Bentz, John E to Frank Rauch and ano. Chatterton av, n s, 305 w Havemeyer av, 75x108, s ½ lot 161 map Unionport. Aug 30, due, &c, as per bond., Sept 1, 1909. 1,700

*Same to same. 6th st, n s, 180 e Av C, 25x108, Unionport. Aug 30, due, &c, as per bond. Sept 1, 1909. 1,000

Briggs Av Realty Co to TITLE GUARANTEE & TRUST CO. Briggs av, No 2582, e s, 433.5 s 194th st, 19.2x85.4 to Poe pl x19.1x83.11. Aug 30, due, &c, as per bond. Aug 31, 1909. 12:3293. 6,000

Same to same. Same property. Certificate as to above mort. Aug 30. Aug 31, 1909. 12:3293. —

Bryant Co to Harry A Munroe. Hoe av, w s, 125 n 172d st, 120x 100. Aug 27, demand, —%. Aug 28, 1909. 11:2982. notes, 3,000

Same to same. Same property. Consent to above mort. Aug 27. Aug 28, 1909. 11:2982. —

Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1909. 11:2982. —

Beekman, Charles to Emeline S Robinson and ano. Crotona av, late Washington av, w s, 300 n 187th st, late Clay av, and being lot 112 map Belmont Village, 100x80, except part for Crotona av. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 11:3105. 6,020

Carrington, Josephine de H to DOLLAR SAVINGS BANK. Burnside av, n s, 218.7 w Ryer av, runs n e 125.5 x e 42.11 x s w 154.6 to av at point 165.3 w Ryer av x w 53.3 to beginning. Aug 25, due Dec 1, 1912, 5%. Aug 28, 1909. 11:3149. 3,500

Corby Contracting Co to Manhattan Mortgage Co. Hughes av, e s, 150 n 183d st, 25x100. Prior mort $——. Aug 27, due, &c, as per bond. Aug 28, 1909. 11:3087. 12,000

Same to same. Same property. Certificate as to above mort. Aug 9. Aug 28, 1909. 11:3087. —

Cameron, Wm A to John Whalen. 3d av, e s, 175.2 n 161st st, 25x 130.11x25x129.9. P M. Aug 26, 2 years, 5%. Aug 27, 1909. 10:2620. 12,000

*Culligan, Matthew to Fredk W Koch. Gillespie av, e s, 25 n Zulette av, 25x94.11x25x96.11. P M. Aug 18, 3 years, 5%. Aug 28, 1909. 427

Cannarsa, Nicola to Winfield S Taylor. Morris pl, No 457 (9), n s, 134 e Park av (Vanderbilt av), 16x90. P M. Prior mort $1,500. Aug 28, due, &c, as per bond. Aug 30, 1909. 11:2901. 1,500

Clarke, Nellie to Ewald Weber. Oakland p, No 740, s s, 100 e Clinton av, 23.6x100. P M. Aug 30, due, &c, as per bond. Aug 31, 1909. 11:3094. 1,700

Childs, Herbert H and Gladys C Barber to Eliz H Childs. Boston av, s w cor Heath av, 75.7x133.6x89x130.7. P M. Aug 25, due, &c, as per bond. Aug 28, 1909. 12:3260. 3,200

Cavalluzzo, Angelo and Cosimo to Michael Kenny. Morris av, n w cor 154th st, 25x70, leasehold. Building loan. May 25, due April 1, 1910, 6%. Sept 1, 1909. 9:2442. 6,000

*Danella, Jos to Geo Hauser. Birchall av, w s, 50 s Sagamore st, and being lot 279 map partition sale Lott G Hunt Estate, 25x 100. Aug 31, 3 years, 5½%. Sept 1, 1909. 3,000

*D'Andrea, Victoria to Geo Hauser. 15th st, s s, 205 w Av A and being lot 460 map Unionport, 100x108. Prior mort $12,500. Aug 31, 1 year, 6%. Sept 1, 1909. 1,500

Diamond Construction Co to Harris Krakower. Washington av, No 1240, e s, 109.10 n 168th st, —x—. Certificate as to mort for $6,000. Aug 24. Sept 1, 1909. 9:2373. —

Dahm, Frank, Jr, to Wm A Hannessen. Hoe av, No 1319, w s, abt 100 s Jennings st, —x—, and being lot 150 map Sec A Vyse estate. P M. Prior mort $3,800. Aug 30, due Jan 3, 1910, 5%. Aug 31, 1909. 11:2980. 1,000

*De Carlo, Filomena to Charlotte Weinpahl of Brooklyn. Lot 111 map new Village of Jerome. Aug 5, 3 years, 6%. Aug 30, 1909. 1,000

Diamond Construction Co to Harris Krakower. Washington av, e s, 109.1 n 168th st, 37.6x113.9x37.6x114.8. Prior mort $30,000. Aug 25, due Feb 25, 1911, 6%. Aug 27, 1909. 9:2373. 6,000

Same to same. Same property. Resolution as to mort for $6,000. Aug 24. Aug 27, 1909. 9:2373. —

*Diedtrich, Maria M to Simon Blatt. Louise st, e s, 125 n Columbus av, 25x100. Aug 19, 3 years, 5½%. Aug 27, 1909. 3,500

Fletcher, Isabella and Jessie and Emily Orr to TITLE GUARANTEE AND TRUST CO. Bainbridge av, No 2973, w s, 200 s 201st st, 25x112x25x112.1. Sept 2, 1909, due, &c, as per bond. 12:-3298. 3,750

*Foley, John to Fidelity Development Co. Bogart av, e s, 175 n Rhinelander av, 25x100. P M. Prior mort $800. Aug 26, due Nov 26, 1910, % as per bond. Aug 31, 1909. 300

*Same to same. Same property. P M. Aug 26, 2 years, % as per bond. Aug 31, 1909. 800

*Fedeli, Andrea to David Zoglin. Van Buren st, w s, 150 s Columbus av, 25x100, and being lot 77 map Van Nest Park. P M. Aug 28, due Feb 28, 1910, 6%. Aug 30, 1909. 900

Fritzel, Geo L and Eliz L, and Lillian Fox to Jennie V Kennedy. 135th st, Nos 303 and 311 East. Assignment of rents. Aug 26. Aug 30, 1909. 9:2318. nom

Fisch, Meyer to Philip Herschowsky. Hoe av, No 1487, w s, 250 s 172d st, 25x100. P M. Aug 25, due Feb 25, 1911, 6%. Aug 27, 1909. 11:2981. 1,250

*Fay, Mary V to Fredk W Koch. Crosby av, w s, 151.6 n Zulette av, 50.6x83.11x50x87.7. P M. Aug 18, 3 years, 5%. Aug 28, 1909. 567

Fordham University (St Johns College) to EMIGRANT INDUSTRIAL SAVINGS BANK. Bronx Park, s s, at e s land conveyed by St Johns College, Fordham, to Manhattan Railway Co, runs — to w s Southern Boulevard x s — to n s of lands conveyed to City of N Y by said college x w 322.10 x s 479.8 to n s Union Hill farm x w — x s 157 x w 250 to w s Emmett st x s 100 x w 200 x s 133 to n s Pelham av x w — to lands conveyed by college to said railway company x n — to beginning. Aug 28, 3 years, 4½%. Aug 28, 1909. 12:3273. 100,000

*Fides Land Co to Wm Dittenheimer. Mapes av, n w cor Dudley av, 100x50; Mapes av, w s, 100 n Dudley av, 50x100. Aug 25, 3 years, 5½%. Aug 27, 1909. 2,000

*Same to same. Same property. Certificate as to above mort. Aug 25. Aug 27, 1909. —

Fordham Construction Co to Herman Asher. Andrews av, s w cor Fordham road, 100x20x114.1x28.8. Prior mort $12,000. Aug 31, 1 year, 6%. Sept 1, 1909. 11:3225. 2,500

Same to same. Same property. Certificate as to above mort. Aug 31. Sept 1, 1909. 11:3225. —

Fordham Construction Co to Jane S Rice, of South Orange, N J. Fordham road, s w cor Andrews av, runs n and w on curve 28.8 x s 114.1 x e 20 to w s of av, x n 100 to beginning. Aug 31, 5 years, 5%. Sept 1, 1909. 11:3225. 12,000

Fordham Construction Co to Jane S Rice. Fordham road, s w cor Andrews av, 114x20. Certificate as to above mort for $12,000. Aug 31. Sept 1, 1909. 11:3225. —

Greene, Francis W to Lenders Negotiating Co. Washington av, No 1651, w s, 220.8 n 172d st, 39.11x140.1x39.11x140.1. Prior mort $27,000. Aug 27, due Aug 30, 1911, 6%. Aug 30, 1909. 11:2905. 6,500

Gollubier, Adelina to Jacob C Wund. Chisholm st, s w cor Jennings st, 25x76.6. Prior mort $10,000. Aug 31, 1909, due, &c, as per bond. 11:2971. 3,000

*Guagnini, Angela to David Zoglin. Van Buren st, w s, 175 s Columbus av, 25x100. P M. Aug 28, 3 years, 5½%. Aug 30, 1909. 3,000

*Same to same. Same property. Prior mort $3,000. Aug 28, installs, 6%. Aug 30, 1909. 1,000

Gollubier, Adelina with John Klein. Jennings st, No 1050, s w cor Chisholm st, 25x76.5. Extension of $10,000 mort until Aug 14, 1914, at —%. Aug 14. Aug 31, 1909. 11:2971. nom

*Granville, Thomas J to David Henry. 4th av, s e cor 228th st, 23.8x105, Wakefield. Aug 31, 3 years, 6%. Sept 1, 1909. 1,000

Grimm, Louis to Ernest Kel. 148th st, n s, 149.6 w St Anns av, 37.6x84.9. Prior mort $31,000. Aug 30, 2 years, 6%. Sept 2, 1909. 9:2275. 2,000

Goldberg, Harry M to Cayuga Corporation. Willis av, w s, 87.6 s 141st st, 12.6x106. Aug 30, due, &c, as per bond. Sept 2, 1909. 9:2303. 7,500

*Graf, Frank W to Irving Realty Co. Edson av, w s, 284.11 n 222d st, and being lots 157 and 158 map Bronx Terrace, 50x95. P M. Aug 2, 2 years, 5%. Sept 2, 1909. 500

*Same to same. Same property. P M. Prior mort $500. Aug 2, 2 years, 5%. Sept 2, 1909. 250

*Heartt, Wilhelmina S and Wm H to Albert E De Mott. Lot 132 amended map No 1038 of Bronxwood Park. Sept 2, 1909, 3 years 6%. 2,900

Hirsch, Max to Heyman Pincus and Louis Jarett. Elsmere pl, Nos 861 and 865, n s, 245.8 w Southern Boulevard, 2 lots, each 35x 100. 2 P M morts, each $5,000. Aug 20, due May 1, 1911, 6%. Aug 27, 1909. 11:2960. 10,000

Harbauer, Geo L to Joseph Grundler. Trinity av, No 533, s w cor 149th st, No 674, 100x25.6. P M. Aug 25, due, &c, as per bond. Aug 30, 1909. 10:2557. 8,000

Hecht, Louisa and Katie to Winnie Realty & Construction Co. Fox st, w s, 433.3 n Longwood av, 33.4x100. P M. Prior mort $——. Aug 30, 3 years, 6%. Aug 31, 1909. 10:2709. 3,000

Hooks, Catherine or Katherine wife Geo, of N Y, and Leonard J Langbein, of Brooklyn, N Y, to Lillie B Lilienthal. 177th st, No 61, n s, 155 w Morris av, 20x100. Aug 30, 3 years, 5%. Aug 31, 1909. 11:2828. 7,000

Isaacson, Max to Margt Mulhall. Franklin av, No 1371, w s, 308 s 170th st, 30.3x211, except part for av. P M. Prior mort $6,000. Aug 31, installs, 6%. Sept 1, 1909. 11:2931. 3,000

*Jodice, Fannie or Fanny and Felice Avossa or Avosso to Mary A Ferris. 1st av, e s, 150 s 1st st, 100x100, Olinville. Aug 16, 4 years, 6%. Sept 2, 1909. 2,300

Jacobs Bros Co to Winter & Co. Southern Boulevard, n e cor 137th st, 115.6x82.10x100x140.8. Certificate as to reduction of mort. Aug 26. Aug 27, 1909. 10:2566. —

*Keller, Caroline to Francis E Sullivan. 14th st, n s, 455 e Av B, 25x108, Unionport. P M. Aug 20, due, &c, as per bond. Aug 28, 1909. 2,500

*Same to same. 14th st, n s, 505 e Av B, 25x108, Unionport. P M. Aug 20, due, &c, as per bond. Aug 28, 1909. 2,000

*Keller, Caroline to Maria Bunz. 14th st, n s, 455 e Av B, 25x 108, Unionport. P M. Prior mort $2,500. Aug 26, 1 year, 6%. Aug 28, 1909. 500

*Same to same. 14th st, n s, 505 e Av B, 25x108, Unionport. P M. Prior mort $2,000. Aug 26, 1 year, 6%. Aug 28, 1909. 500

Kennelly, John A to Louis Eickwort. 239th st, No 323, n s, 325.1 w Martha av, 25x100. P M. Prior mort $3,000. Aug 12, due Feb 12, 1920, 6%. Aug 27, 1909. 12:3388. 2,100

Kastenhuber, Chas F to Wm H Harris. Cauldwell av, n e cor 156th st, 90x201 to Trinity av, P M. Aug 27, 1909, 3 years, 5½%. 10:2629. 25,000

Krog, Benj to HARLEM SAVINGS BANK. Creston av (Av B) e s, 300 s 183d st, 37.6x125 ,except part for av. Aug 31, 1909, 3 years, 5%. 11:3163. 4,500

Keller (George) Construction Co to U S SAVINGS BANK of City of N Y. 3d av, s w cor 189th st, No 438, 58.3x104.3x55.10x 75.11. Aug 31, 1909, 5 years, 5%. 11:3041. 33,000

Same to same. Same property. Certificate as to above mort. Aug 31, 1909, 11:3041. —

Same to same. 3d av, n w cor 188th st, No 463, 45.11x101.6x40x 124. Aug 31, 1909, 5 years, 5%. 11:3041. 33,000

Same to same. Same property. Certificate as to above mort. Aug 31, 1909. 12:3041. —

Kiely, Mary R and Annie O'Brien to Yette Reiss and ano. Hoe av, No 1524, e s, 175 n 172d st, 25x100. Aug 30, due, &c, as per bond. Aug 31, 1909. 11:2989. 6,000

Katonah Construction Co to Mary S Croxson. Southern Boulevard, w s, 36.3 s 178th st, 72.6x115.5x66.1x85.7. Aug 31, 1 year, 6%. Sept 1, 1909. 11:3117. 36,000

Same to same. Same property. Consent to above mort. Aug 31. Sept 1, 1909. 11:3117. —

Same to same. Same property. Certificate as to above mort. Aug 31. Sept 1, 1909. 11:3117. —

*Kuhl, Johanna M to Joseph Diamond. Walker av or West Farms road, s s, 26 w Classon av, 26x95x25x—. P M. Aug 31, 3 years, 6%. Sept 1, 1909. 800

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*Kelk, Chas to Christian Frank. 213th st, n s, 165 e 4th av and being lots 874 and 875 map Laconia Park, 50x100. Sept 2, 1909, due July 1, 1912, 5½%. 3,000

Krupp (Felix) Construction Co to Caroline C Bishop. Buchanan pl, s w cor Grand av, 100x50. Sept 2, 5 years, 5%. Sept 2, 1909. 11:3208. 45,000

Same to same. Same property. Certificate as to above mort. Aug 30. Sept 2, 1909. 11:3208. —

Levy, Louis E to Geo Heuser. 3d av, w s, 139.1 s Tremont av, runs w 96.7 x s 1 x w 0.1 x s 27 x e 94.8 to 3d av, x n 27.11 to beginning. P M. Sept 1, 5 years, 5%. Sept 2, 1909. 11:2924. 9,500

Lauter, Wilhelm to August Lauter. 146th st, No 449, n s, 290 w Brook av, 25x99.9. May 27, 3 years, 6%. Aug 28, 1909. 9:2291. 8,000

Liberti, Carmino and Frank Cusati with Jos Grundler and ano. Daly av, s w cor 178th st, 50x80. Extension of $6,000 mort until Aug 27, 1911, at —%. Aug 27, Aug 28, 1909. 11:3121. nom

Lindsay, Ann H to Valentine Construction Co. 198th st, No 235 East, n e s, 51.8 s e Valentine av, runs n w 25.11 x n e 99.1 x s e 25 x s w — to beginning. P M. Aug 30, 1909, due, &c, as per bond. 12:3302. 1,900

Le Roy Construction Co to Mary E Hayes. 190th st, n s, 103.7 e Morris av, 34.4x114. Aug 31, 3 years, 5%. Sept 1, 1909, 11:-3175. 10,000

Same to same. Same property. Certificate as to above mort. Aug 30. Sept 1, 1909. 11:3175. —

*Mullen, Chas A to Warren B Sammis. St Ouens pl, s s, lots 35 to 39 map No 1063 of South Vernon Park, Sect A, Cranford property, 125x100. Sept 1, 1909, due Jan 1, 1913, 6%. 2,500

Miller, Arthur E to DOLLAR SAVINGS BANK. 150th st, n s, 325 w Courtlandt av, 25x118.5. Aug 26, due Dec 1, 1910, 5%. Sept 1, 1909. 9:2410. 4,000

Meyerhoff, Henry J to Gaines-Roberts Co. Hoe av, No 1142, e s, 190 s Bancroft st, 40x100. P M. Prior mort $29,000. Sept 1, 1909, due Mar 1, 1910, 6%. 10:2749. 4,500

Meyerhoff, Henry J to Gaines-Roberts Co. Hoe av, No 1142, e s, 190 s Bancroft st, 40x100. P M. Prior mort $24,000. Sept 1, 1909, 2 years, 6%. 10:2749. 5,000

Mestaniz, Emma M S wife Liubomir R to Madeleine W Macy. Longfellow av, w s, 182.3 n 167th st, 25x100. Aug 31, 3 years, 5%. Sept 1, 1909. 10:2754. 15,000

Meehan Construction Co to Jennie W Schiffer et al exrs, &c, Walter A Schiffer. Kelly st, s e cor 163d st, 50x100x59.10x100. Aug 31, 1909, 4 years, 5%. 10:2711. 60,000

Same to same. Same property. Certificate as to above mort. Aug 31, 1909. 10:2711. —

McNulty, John to AMERICAN SAVINGS BANK. Arthur av, s w cor 179th st, 62.1x58x70.10x58.8. Aug 1, 5 years, 5%. Aug 31, 1909. 11:3068. 30,000

Same to same. 179th st, s s, 58.8 w Arthur av, 32.4x75.7x31.11x 70.10. Aug 1, 5 years, 5%. Aug 31, 1909. 11:3068. 16,000

*Matilda Realty & Construction Co to Eliz Malone and ano trustees for Minnie M Frees et al will Magdalena Frees. Matilda st, e s, 350 s 237th st, 25x100. Aug 6, due, &c, as per bond. Aug 27, 1909. 500

*Same to same. Same property. Certificate as to above mort. Aug 6. Aug 27, 1909. —

Same to same. Matilda st, e s, 300 s 237th st, 25x100. Aug 6, due, &c, as per bond. Aug 27, 1909. 500

Same to same. Same property. Certificate as to above mort. Aug 6. Aug 27, 1909. —

Marx (John) Construction Co to Sophie Knepper. Washington av, No 1281, w s, 100 s 169th st, 35x150, except part for av. Prior mort $——. July 27, due, &c, as per bond. Aug 28, 1909. 9:2390. 500

*Merritt, Chas H to Margt Berrian. Gillespie av, e s, 15 s Dudley av, 25x100. P M. Aug 18, 3 years, 5%. Aug 28, 1909. 420

*Same to William Koch. Gillespie av, e s, 90 s Dudley av, 50x100. P M. Aug 18, 3 years, 5%. Aug 28, 1909. 840

Mugler's Iron Works, a corpn, to HARLEM SAVINGS BANK. 136th st, Nos 841 and 843, n s, 175 w Walnut av, 50x202.10 to 137th st, Nos 840 and 842. Sept 2, 1909, 1 year, 5%. 10:2588. 3,500

Same to same. Same property. Consent to above mort. Aug 16. Sept 2, 1909. 10:2588. —

Same to same. Same property. Certificate as to above mort. Aug 16. Sept 2, 1909. 10:2588. —

McBride, Peter to City Real Estate Co. Valentine av, s e s, 525.9 n e 198th st, late Travers st, 25x98.10x41x97.7. Sept 1, due, &c, as per bond. Sept 2, 1909. 12:3302. 7,750

Same to same. Valentine av, s e s, 505.9 n e 198th st, late Travers st, 25x97.7. Sept 1, due, &c, as per bond. Sept 2, 1909. 12:-3302. 7,250

*Menzel, Robert to Irving Realty Co. Grace av, e s, 353.4 s Boston road, 75x95. P M. Sept 1, due Aug 1, 1912, 5%. Sept 2, 1909. 900

Same to same. Same property. P M. Prior mort $900. Sept 1, due Aug 1, 1912, 5%. Sept 2, 1909. 575

Nathan, Jerome to Katrine A Henderson. Lafontaine av, w s, 75 n 178th st, 37.6x100. P M. Prior mort $19,300. Sept 1, due, &c, as per bond. Sept 2, 1909. 11:3061. 8,000

*Napolitano, Giuseppe to Gaetano Napolitano. Lots 15, 17 and 18 map No 1101A, being a subdivision of lot 1 on map Clasons Point. Prior mort $——. Aug 23, 2 years, 6%. Sept 2, 1909. 1,000

*Niebuhr, John H to Stephen Garland. Morris Park av, s s, 97 w Bronxdale av, 25x100. Building loan. July 1, due July 1, 1912, 5½%. Sept 1, 1909. 8,000

O'Grady, John J to John Connolly. 205th st, n s, 97.7 w Perry av, 50x100. P M. Aug 12, 3 years, 5%. Sept 1, 1909. 12:3341. 4,000

152d Street Construction Co to Jos Rosenthal Realty Co. Tinton (Beach) av, n w cor 152d st, runs w 155.8 to Wales av, x n 36.6 x e 85.9 x s 24.10 x e 100 to av, x s 49.10 to beginning. Prior mort $7,500. Sept 1, 1909, due Dec 31, 1909, 6%. 10:2654. 8,750

*O'Hara, David G and John J to Ralph Shollenberger. Lot 16 amended map No 1131 Adee Park, east of Botanical Gardens. Aug 27, due Feb 26, 1910, 6%. Aug 31, 1909. 624.85

*Pegnam, Jas F to Fredk Wm Koch. Middletown road, s w cor Crosby av, 45.7x120.10x63.9x128.3; Crosby av, n w cor Zulette av, 101x91.4x100x98.7. P M. Aug 18, 3 yrs, 5%. Aug 28, 1909. 3,489.50

Purdy, Helen D to Fordham Realty Co. Heath av, w s, 565.10 s Kingsbridge road, 25x100. P M. Prior mort $4,500. July 31, due Feb 15, 1911, % as per bond. Aug 30, 1909. 11:3239. 1,750

Pirk, Amalia to Chas A Benkiser. 181st st, s s, 19.1 w Clinton av, 22x94.6. Aug 28, due, &c, as per bond. Aug 31, 1909. 11:3096. 1,500

Phelan, Wm L to Mary S Croxson . Valentine av, e s, 112.8 n 181st st, 100x117.6 to Tiebout av, x100x118.9. Sept 1, 1909, 1 year 6%. 11:3144. 35,000

Pezza, Domenicho and Egidio Donofrio to American Mortgage Co. Robbins av, No 464, e s, 250 s 147th st, 25x100. Sept 1, 5 years, 5%. Sept 2, 1909. 10:2578. 2,500

Pell, Eva Van Dyne to Caroline Ridgley. 137th st, No 312, s s, 108.2 w Alexander av, 17x100. P M. Sept 1, 5 years, 5%. Sept 2, 1909. 9:2312. 4,500

Rosenthal, Marcus to Lancelot E G Abney et al trustee under Marriage Settlement. 173d st, s w cor Monroe av, 95x95. Aug 27, 3 years, 5%. Sept 2, 1909. 11:2792. 10,000

*Roworth Realty Co to Max Borck. Herschel st, s w s, 303.9 s e Halsey pl, 39.6x112.7x27.1x105.9; Herschel st, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x97.10; Herschel st, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 80 to st, x n w 25.4 to beginning; Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11. Prior mort $3,500 on each parcel. Sept 1, 1 year, 6%. Sept 2, 1909. 1,000

Riedt Realty Co to DOLLAR SAVINGS BANK. 181st st, s s, 130.2 e Clinton av, 33x140.2. Aug 27, due Dec 1, 1912, 5%. Aug 28, 1909. 11:3096. 17,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 28, 1909. 11:3096. —

Resht, Rebecca wife Edw D to Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 230 s Prospect pl, 30x92.4x30x90.2. Dec 8, 1908, due June 8, 1912, 5½%. Aug 28, 1909. 11:2890. 8,500

Ravera, Battista to Malvina Benassai. Tinton av, No 834, s e cor 160th st, No 780, 17x95. P M. Aug 27, 5 years, 5%. Aug 28, 1909. 10:2666. 3,000

Resht, Rebecca and U S Gax Fixture Co with Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 230 s Prospect pl, 30x 92.4x30x90.2. Subordination agreement. Aug 20. Aug 30, 1909. 11:2890. nom

Resht, Rebecca and Jacob Sternstein, Isaac Kaminsky and J Sternstein, a corpn, with Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 230 s Prospect av, 30x92.4x30x90.2. Subordination agreement. Aug 23. Aug 30, 1909. 11:2890. nom

Resht, Rebecca, J Sternstein, a corpn, and Jacob Sternstein with Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 200 s Prospect pl, 30x90.2x30x92.4. Subordination agreement. Aug 20. Aug 30, 1909. 11:2890. nom

Ryan, John J, of Denver, Colo, to Chas H Beatcher. Bryant av, late st, No 1224, e s, 39.10 s Freeman st, runs e 89.8 to Freeman st, x e 11.3 x s 15.5 x w 100 to st, x n 20 to beginning. P M. Aug 16, 5 years, 5%. Sept 1, 1909. 11:2993. 4,000

Same to same. Same property. P M. Prior mort $4,000. Aug 16, 1 year, 6%. Sept 1, 1909. 11:2993. 1,000

Riley, Wm A to Wm H Kirchner. 170th st, No 394, s s, about 25 w Clay av, 16.11x74.4x16.8x74.4. Prior mort $4,500. Aug 28, 3 years, 6%. Sept 1, 1909. 11:2782. 2,200

Ryan, Daniel L to LAWYERS TITLE INS & TRUST CO. Creston av, No 2741, w s, 319.9 n 196th st, 25x100.4. Sept 1, 1909, 5 years, 5%. 12:3318. 5,000

Root, Jarvis A to Theresa F Whitby. Intervale av, e s, 150.1 n Westchester av, runs n 50 x e 100 x s 25 x w 0.8 x s 10.9 x s w 25 x w 78.9 to beginning. P M. Aug 31, 3 years, 5½%. Sept 1, 1909. 10:2704. 7,500

Sheridan, Margt W to Herman H Moritz. Aqueduct av, No 2214, e s, 262.6 s 183d st, 45x102.6 to Macombs Dam road, x45x102.3. P M. Prior mort $8,000. Aug 31, due July 1, 1911, 5%. Sept 1, 1909. 11:3211. 4,000

Singhi (H U) Realty Co to Sarah E Bruce. Kingsbridge road, s s, 25 e Morris av, 20x77.8x20x78.8. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177. —

Same to Saml A Bristol and ano trustees for John L Tucker. Kingsbridge road, s s, 105.1 e Morris av, 20x73.5x20x74.6. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mort. Sept 1 ,1909. 11:3177. —

Same to Fanny C wife of John B Simpson. Kingsbridge road, s s, 65.1 e Morris av, 20x75.7x20x76.7. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177. —

Same to Adelaide F Ockerhausen. Kingsbridge road, s s, 45 e Morris av, 20x76.7x20x77.8. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177. —

Same to Augusta E Reese. Kingsbridge road, s s, 85.1 e Morris av, 20x74.6x20x75.7. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177. —

Same to Sarah E Bruce. Kingsbridge road, s e cor Morris av, 25x 80. Certificate as to mort for $12,000. Sept 1, 1909. 11:3177. —

Singhi (H U) Realty Co to Sarah E Bruce. Kingsbridge road, s e cor Morris av, 25x78.8x25x80. Sept 1, 1909, 3 years, 5%. 11:3177. 12,000

Sehlmeyer, Anna C to Martin Breden. Southern Boulevard, No 174, s e s, 57.9 s w 136th st, 28.11x114.2x25x99.9. Sept 1, 1909, 5 years, 5%. 10:2564. 10,000

*Sellite, Raffo to Michael Murtha. Magenta st (Julianna st), s s, 100 w Olinville av, 50x100, Olinville. Aug 28, due, &c, as per bond. Aug 30, 1909. 2,000

Segrave, James S to Robt B Johnston as trustee. Newton av, late Courtlandt av, w s, 131.1 n 256th st, 75x100. Nov 15, 1909, due Nov 15, 1911, 5%. Sept 2, 1909. 13:3421. 3,000

Schultz, Hugo B to DOLLAR SAVINGS BANK of City N Y. Prospect av, s e s, 23 n 179th st, and being n ½ lot 97 map East Tremont, 33x150. Aug 28, due Dec 1, 1910, 5%. Aug 31, 1909. 11:3109. 1,000

Same and Henry Helmke with same. Same property. Subordination agreement. Aug 28. Aug 31, 1909. 11:3109. nom

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Schroeder, Otto P to Wm R Syme trustee Geraldine J Willets. 236th st, n s, 250 e Keppler av, —x100x25x100. Aug 27, due, &c, as per bond. Aug 28, 1909. 12:3377. 3,250

Same to Mary J Syme. 236th st, n s, 275 e Keppler av, 25x100. Aug 27, due, &c, as per bond. Aug 28, 1909. 3,250

Steen, Joseph of Brooklyn, to John J Donovan. 183d st, n s, 325 w Webster av, 25x100.9x25x99.9. P M. Aug 25, due, &c, as per bond. Aug 27, 1909. 11:3143. 8,000

Schwarzler (O J) Co to Mary Berlet and ano. Brook av, e s, 371.8 n St Pauls pl, 43.9x100.6. Aug 31, 3 years, 6%. Sept 2, 1909. 11:2895. 4,500

Same to same. Same property. Certificate as to above mort. Aug 31. Sept 2, 1909. 11:2895. ——

Sherwood, Wm to Sound Realty Co. Woodycrest av, n e cor 164th st, 50x100. P M. Sept 1, 2 years, 5%. Sept 2, 1909. 9:2508. 6,000

Stephens, Roderick to BOWERY SAVINGS BANK. Walton av, s w cor 146th st, 100x100. Sept 1, 5 years, 4½%. Sept 2, 1909. 9:2350. 4,750

Sherwood Construction Co to Lena Adler. Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st, x e 117.6 to beginning. Aug 31, due, &c, as per bond. Sept 2, 1909. 10:2685. 4,000

Stephens, Olin J to BOWERY SAVINGS BANK. Park av, late Railroad av East, e s, 76.6 s 138th st, 78x129x75x107. Sept 2, 1909, 5 years, 4½%. 9:2332. 6,000

Schmidt (H H) Construction Co to the City Mortgage Co. Simpson st, n e cor Home st, runs n 122.11 x e 100 x s 25 x w 53.1 x s 92.2 to Home st, x w 50.8 to beginning. Building loan. Sept 2, 1909, demand, 6%. 11:2975. 50,000

Same to same. Same property. Certificate as to above mort. Sept 2, 1909. 11:2975. ——

Sturges, Sadie T to Edw S Clark. Lots 194 to 206, 254 to 265, 207 to 230 on map entitled Commissioners Map of West Farms Parcel Action Sturges and ano vs Sturges. Sept 1, 1909, due, &c, as per bond. 11:2996, 2997, 2998, 3002 and 3003. 92,400

Tully (John J) Co to City Mortgage Co. Fox st, e s, 280 n Home st, runs e 100 x n 120 x w 91.9 to e s Intervale av x s w 14.1 to Fox st x s 108.6 to beginning. Building loan. Sept 1, 1909, demand, 6%. 11:2974. 72,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:2974. ——

*Virginia, Alice A and Mary L to John Mahlstedt. Saxe av, w s, 25 s Cornell av, 25x100. P M. Aug 30, installs, 6%. Aug 31, 1909. 1,100

*Viebrock, Joachim to Casta Gainsborg. Gainsborg av, w s, 150 n Tremont road, 50x100, Tremont terrace. P M. Aug 31, due &c, as per bond. Sept 1, 1909. 1,000

Webster Av Impt Co to TITLE GUARANTEE & TRUST CO. Webster av, s w cor Oliver pl, runs w 221.2 x s 115.9 x e 217.5 to av x n 121.3 to beginning. Building loan. Aug 31, demand, 6%. Sept 1, 1909. 12:3279. 40,000

Weinstein, Morris to Harriet L Bogert. 180th st, s w cor Mohegan av, 118.2x70.1. Aug 27, due, &c, as per bond. Aug 31, 1909. 11:3118. 7,000

Wright (Wm H) & Son, Inc, to Wm H Wright. Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x86.8x18.10x84.8. Prior mort $5,000. Aug 28, 3 years, 5%. Aug 31, 1909. 12:3300. 500

Same to same. Same property. Certificate as to above mort. Aug 28. Aug 31, 1909. 12:3300. ——

Weisman & Herman to Grossman Bros & Rosenbaum. Minford pl, Nos 1530 and 1532, e s, 75 n 172d st, 2 lots, each 37.6x100. 2 morts, each $5,000. 2 prior morts $18,000 each. Aug 26, 3 years, 6%. Aug 27, 1909. 11:2977. 10,000

Same to same. Same property. 2 certificates as to above morts. Aug 26. Aug 27, 1909. 11:2977. ——

Weiss, Ray to Jesse W Uppercu. 181st st, s s, 91 e Park av, 50x150. Prior mort $10,000. Aug 27, 1909, 3 years, 6%. 11:3037. 4,000

Winter & Co to Jacob Bros Co. Southern Boulevard, n e cor 137th st, 115.6x82.10x100x140.8. Prior mort $——. Aug 26, demand, 6%. Aug 27, 1909. 10:2566. 25,000

Winter & Co to Jacobs Bros Co. Southern Boulevard, n e cor 137th st, 115.6x82.10x100x140.8. Certificate as to mort for $25,000. Aug 26. Aug 27, 1909. 10:2566. ——

Weinberg, Yettie to LAWYERS TITLE INS AND TRUST CO. Union av, No 604, e s, 70 s 151st st, 23.6x90. Sept 1, 5 years, 5%. Sept 2, 1909. 10:2674. 7,500

*Zahringer, Peter to Hudson P Rose Co. Bassett av, w s, abt 225 s McDonald st, and being lot 115 map 327 lots Hunter estate, 24.7x100x25x100. P M. Aug 5, due Sept 1, 1912, 5½%. Aug 31, 1909. 500

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 26.

Lafontaine av, w s, 97.6 s 179th st, 75x100. Mutual Life Ins Co agt Samuel Mandel et al; James McKeen, att'y; Charles Stein, ref. (Amt due, $8,223.96.)

Aug. 27.

61st st, No 241 West. Jacob Low agt Israel H Goldberg. John E Brodsky, att'y; Robert F Wagner, ref. (Amt due, $2,386.02.)

Aug. 28.

Main st, w s, — s Silver st, 75x88.6 to Bear Swamp rd, x 80.3x123.7. Mitchell Valentine agt William Henderson; James Kearney, att'y; Norman J Marsh, ref. (Amt due, $18,918.38.)

Aug. 30.

137th st, s s, 214.5 w Cypress av, 37.6x100. Josephine Carpenter agt James Reynolds et al; W B & G F Chamberlin, att'ys; James Kearney, ref. (Amt due, $31,016.70.)

Aug. 31.

Longfellow av, n e cor 172d st, 300x100. Gertrude Hotto agt Froma Realty et al; Menken Bros, att'ys; Geo W Clune, ref. (Amt due, $1,607.75.)

13th st, Nos 346 & 348 East. Caroline Gottlieb agt Louis Kovner; Schlesinger & Schlesinger, att'ys; Wm J A Caffrey, ref. (Amt due, $15,967.69.)

Sept. 1.

Goerck st, Nos 13 to 19. Hannah Strauss agt Isaac Male; Samuel Hellinger, att'y; Patrick J Dobson, ref. (Amt due, $15,581.75.)

105th st, n s, 136.3 w 2d av, 40.7x100.9. Sophie Grossman agt Adolph Messer et al; J A Seidman, att'y; Isidor Wels, ref. (Amt due, $13,921.39.)

Summit av, n s, 964.3 w Williamsbridge rd, 25x100. James A Woolf agt Edna J Klinder; James A Deering, att'y; James T Brady, ref. (Amt due, $6,297.)

96th st, n s, 225 w West End av, runs w 175 x n 100.11 x w 8.11 to Riverside Drive, x n e 109 to 97th st, x e 71.11 x s 100.11 x e 75 x s 100.11. Joseph M Lesser agt Anabel Lyons; Gignoux & Reid, att'ys; Edward Browne, ref. (Amt due, $7,823.66.)

135th st, No 592 East. Sidney W Allen agt Charles Ullman exr, &c, et al; Miller & Bretzfelder, att'ys; Warren Leslie, ref. (Amt due, $5,175.70.)

135th st, No 594 East. William Moller et al agt Chas L Ullman exr, &c, et al; Miller & Bretzfelder, att'ys; Robert W Maloney, ref. (Amt due, $5,170.14.)

135th st, No 596 East. Same agt same; same att'ys; same ref. (Amt due, $5,170.14.)

LIS PENDENS.

Aug. 28.

Northern av, w s, 178.3 n 181st st, 244.10x irreg to Riverside Drive. Adolphus Busch agt Hannah F Binns et al; partition; att'y, B Lewinson.

3d av, No 319. Thomas Mook agt Walter T Mook et al; partition; att'ys, Webber & Webber.

132d st, n s, 293.9 e 7th av, 18.9x99.11.

53d st, s s, 275 w 1st av, 25x100.5.

121st st, s s, 80 e Lenox av, 20x100.11. Leo Owitzer agt Julius Levy et al; action to set aside conveyances; att'y, G Eichhorn.

Aug. 30

12th st, s s, 286 e 5th av, 61.3x103.3. Parker Sheet Metal Works agt Julia Fitzgerald et al; action to foreclose mechanics lien; att'y, L Rosenberg

Southern Boulevard, w s, 333.3 s 182d st, 67.10x 135.10x irreg. Samuel Rosenthal agt Lena Aronson et al; partition; att'ys, Cahn, Nordlinger & Landauer

Broome st, No 553. James Heatherton agt William Heatherton et al; partition; att'y, J M Stoddard

Aug 31.

2d av, Nos 2213 and 2215 Mary A Dietz agt John Creegan; partition; att'ys, Joyce & Hoff.

Riverside Drive, e s, 452.2 s 127th st, 80x95x irreg New England Mantel & Tile Co agt St Paul's Construction Co; action to foreclose mechanics lien; att'y, H B Goodstein

Sept. 1.

Cedar av n w cor 177th st, —x97.4x126.5x89. Geo I Morell agt Patrick J Murphy et al; action to declare lien; att'ys, Cowan, Ketchum & Marcus.

139th st, Nos 460 to 464 East.

Brook av, w s, 75 n 145th st, 25x90.

Willis av, w s, 33.4 s 143d st, 16.8x100.

Willis av, w s, 50 s 143d st. 25x106.

Courtlandt av, Nos 814 & 816.

Prospect av, n w cor 156th st, 25x41, ½ part.

Boston rd, n w cor 181st st, 124x100x130x100, ½ part.

A Lawrence Kerker agt Chas S Levy et al; action to declare 1-5 part; att'ys, Johnston & Johnston.

Sept. 2.

90th st, No 11 West. Mary A Cohnfeld agt David J Isaacs et al; action to recover dower, &c; att'y, J P Berg.

97th st, Nos 10 to 14 East. Mary A Cohnfeld agt Seth M Milliken et al; action to recover dower, &c; att'y, J P Berg.

Sept. 3.

No Lis Pendens filed this day.

FORECLOSURE SUITS.

Aug. 28.

Lots 62 to 64, map of Pugsley Estate, Unionport, Bronx. Annie C Ruhl et al agt Bernhard Ebeling et al; att'y, R H Bergman.

Belmont av, n w cor 189th st, 15x87 Frank M Patterson agt Louis Noschese et al; att'y, W G Whaley

3d av, e s, 250 n 171st st, 25x100. Susan M Langbein agt Catharine Egan et al; att'y, G F Langbein.

Amsterdam av, s e cor 214th st, 25x100 Frederick H Ehlen agt Arp Laue et al; att'y, T Smith.

Lexington av, Nos 1643 & 1645.

104th st, No 162 East. Jakob Herskovitz agt Morris Jurkovitz et al; att'y, J S D Friedman

Aug. 30

135th st, Nos 3 and 7 East; two actions. Julius M Cohen agt Hannah J Frankel; att'ys, Davis & Dworsky.

Van Courtlandt av, n e cor Grand Boulevard and Concourse, 251.3x235.11x irreg, B Aymar Sands, trustee, agt Jacob Leitner et al; att'ys, Bowers & Sands.

Lots 293 and 296, map 1104 Varian estate, 24th Ward, Bronx. Julius Mayer agt William Wainwright et al; att'ys, Simpson, Werner & Cardozo.

95th st, n s, 125 w 2d av, 25x100.8. Virginia Kent White agt Ignatz Weisberger et al; att'y, L F Reed.

3d av, e s, 60 s 50th st, 21x90. National Academy of Design agt Frank B Morehouse et al; att'ys, Phelps, Evins & East.

16th st, s s, 119 w Av A, 25x103.3. William K Doyle agt Louis Miller et al; att'ys, Doyle & Kean.

Aug 31.

103d st, No 311 East. Caterina A Verderosa et al agt same; att'y, M Keve.

106th st, No 311 East. Caterina A Verderosa agt same; att'y, M Keve.

Prince st, No 156. Jonas Weil et al agt Bridget Prisco indiv and extrx et al; amended; att'y, M Sundheimer.

Belmont av, n w cor 189th st, 15x87.6. Frank M Patterson agt Louis Nosehese et al; amended; att'y, W G Whaley.

146th st, s s, 100 e 7th av, 150x99.11. Mutual Life Insurance Co of N Y agt Robert S Masterton et al; att'y, J McKeen.

127th st, No 305 West. Twelfth Ward Bank agt Joseph Ettlinger et al; att'ys, Katz & Sommerich.

119th st, Nos 29 to 35 West and 119th st, n s, 257.5 w 5th av, 50x84.5x irreg. American Woolen Co of N Y agt Jacob Cohen et al; att'ys, Hays, Hershfield & Wolff.

96th st, n s, 180 w Lexington av, 37.6x100.11. Jonas Weil et al agt Abraham Truenberg et al; att'y, C Kaufmann.

9th st, n s, 316.8 e 1st av, 16.8x85, and 9th st, n s, 300 e 1st av, 16.8x85, 1-3 part. Margaret Knox agt Louis Cohen et al; att'y, A Knox.

103d st, Nos 311 and 313 East. Max Keve agt Michele Lasala; att'y, L Lewin.

103d st, No 313 East. John Gagliardi agt same; att'y, M Keve.

Sept. 1.

140th st, No 471 West. Josephine Mulholland agt Kate O Major et al; att'y, W F Clare.

135th st, n s, 147.6 e Lenox av, 37.6x99.11. Wm F Havemeyer et al agt Joseph Wittner et al; att'y, W B Aitken.

Montgomery st, No 67. Home for Incurables agt Joseph Elias et al; att'ys, Roosevelt & Kobbe.

4th st, n s, 175 w Av A, 25x96.2, leasehold. Olga Wolkenmuth admrx agt William Schack et al; att'y, S Bitterman.

73d st, Nos 227 & 229 East; two actions. Van Norden Trust Co agt Bernard Scheinkman et al; amended; att'y, A W Ashburn, Jr.

Sept. 2.

118th st, No 407 East. Louis de W Hollub agt John Carucci et al; att'y, G H Corey.

118th st, s s, 140.9 e 2d av, 40.9x100.10. Jacob Reiff et al agt Robert Garcewich et al; att'ys, Lese & Connolly.

Lots 243, 254, 270, 524, 292, 293, 305, 391, 396, 440 & 441, map of Arden property, Bronx. Annie V Taylor agt Lily L Shimer et al; amended; att'ys, De La Mare & Morrison.

67th st, n s, 475 w 10th av, 50x100.5. American Mortgage Co agt Cornelius Gramey et al; att'ys, Bowers & Sands.

William st, Nos 80 and 82. Seaman's Bank for Savings in the City of N Y agt Anzonetta B Wolfe et al; att'ys, Strong & Cadwalader.

145th st, Nos 307 to 311 West. Alexander J Bruen agt David Shuldiner et al; att'ys, Stewart & Shearer.

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Sept. 3.

70th st, No 508 East. State Investing Co agt Luovre Realty Co et al; att'ys, Bowers & Sands.

Beach av, w s, 192.7 s 156th st, 25x96.6x26.2x 82.6. Austin B Fletcher et al, trustees, agt Samuel Singerman et al; amended; att'y, S A Crummey.

Harlem River, e s, 1170 n 150th st, —x—, leasehold. Knickerbocker Trust Co as trustee agt Fireproofine Mfg Co (a West Virginia Corp) et al; att'ys, Davies, Stone & Auerbach.

127th st, No 307 West. Rachel Newman agt Joseph Ettinger et al; att'ys, Aaronstamm & Chorosh.

Summit pl, s w s,83.5 s e Heath av, 30x105.9x 30.1x107.1. Jule Dorman agt Samuel Dorman et al; att'y, A C Troy.

1st av, e s, 25 n 61st st, 25x95. Louis T Lehmeyer agt Isaac Shapiro et al; att'ys, Norwood & Marden.

50th st, No 313 East. Emanuel Lewinson agt Bessie R Bussell et al; att'ys, Bloomberg & Bloomberg.

16th st, s s, 119 w Av A, 25x103.3. Walter K Doyle agt Louis Miller et al; att'ys, Doyle & Kean.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Aug. and Sept.

28 Adler, David—A Rahaeuser.....$136.82
30 Ashley, Samuel A—M Solomon.....84.55
31 Alter, Abraham—Rieger's N Y Night Patrol Co.....13.67
31 Adler, Moritz—J Weinberg.....306.30
1 Antol, Eugene—Barnhart Type Foundry Co.....88.91
1*Ackerman, Carl F et al—S S Plunkett..116.06
1 Abderson, John C et al——the same....116.06
1 Alvaredo, A Velez—H Meinken.....275.61
1 Acritelli, Angelo—G Richroath.....68.94
2 Alfieri, Gaetano—A A Kantor.....114.49
2 Archibald, James et al—J F Thibaut..25.91
2 Adams, Garrison B—G W Shellas et al.200.26
2 Adler, Harris—W F Clemmons.....671.51
2 Asen, Henry—M Wolinsky.....235.35
3 Acaufora, Enrico—L Ullo et al.....144.40
28 Balassa, Cornel—N Y Telephone Co....80.83
28 Bell, Thomas & Mary—M Goldstein et al.....404.48
28 Brauer, Frederick C Jr—A A Bennett et al.....234.40
28 Butler, Jane—Revillon Frers, Inc.....145.27
28 Bloodgood, Harry L—S Alexander....156.66
30 Barber, William—C H Hanson.....90.45
30 Bradley, James P—H Sonneborn et al.486.69
30 Borgenski, Leon J—A H Denham....656.68
30 Brown, Edward A & O Harry—G W Allison et al.....83.09
31 Bekeffy, Armin—J Hamerman.....36.75
31 Brener, Levi—R Taylor et al....costs, 24.63
31 Bellotte, Mary E—G A Bellotte..costs, 47.72
31 Berkman, Davis—J Weil et al.....7,932.94
1 Bergman, Henry—American Law Book Co.....73.80
1 Bloom, Abraham—L Miskow.....43.81
1 Bindler, Charles—A Silz.....388.91
1 Bond, MacGregor—Royal Typewriter Co.76.41
1 Burstein, Charles et al—G F Vietor et al.....93.45
2 Bambare, Joe—D Rosen.....50.40
2*Benny, Edgar et al—R W Hebberd....39.41
2 Baker, George—N Morris et al.....126.33
2 Brittingham, Beverly—E Maag.....101.15
2 Becker, Richard -R Cohn.....38.24
3 Bauer, Wm J—Press Pub Co....costs, 13.08
3 Berges, Frederick H—Crandall & Godley Co.....91.72
3 Beach, Herman G et al—A B Brown..285.49
3 Barriere, Henri—G Allias.....117.19
3 Brown, Tom or Tom Sing—A L Tusk et al.....67.51
3 Bookman, Adolph—W R Ellison et al..167.44
3 Batterman, John J—W P Adams.....154.15
3 Billard, Emma—A Abbondi.....464.69
28 Cohn, Albert L—N Y Telephone Co....47.61
28 Carnevale, Robert——the same.....49.45
28 Compton, Dobin D et al—J J Astor..2,457.61
30 Cavalluzzo, Ignazia—C Fusco et al....1,050.25
30 Cohen, Jonas & Ezekiel Levey—S C Lamport et al.....178.21
30 Charles, Adelaide—The Man Tel Co.....costs, 119.42
31 Craiger, Sherman M—K Eldred.....317.15
31 Coleman, John M—W Abbott.....677.31
31 Choate, Geo C—G R Sutherland.....866.55; 1,085.59
1 Cullis, Louis N—G M Wait et al.....50.06
1 Costello, James D et al—J L Lewis....77.71
1*Corneille, Roland B et al——the same..77.71
1 Conmy, Anthony—J J Reid.....216.29
1 Corse, Frank—A F Eno.....965.23
1 Calabrese, Salvatore et al—David Mayer Brewing Co.....203.92
2 Cerami, Guiseppe—A Provinzano.....37.81
2 Clark, Joseph—Liquor Dealers Supply Co of N Y.....225.33
2 Cinque, Geosof—Planters Importing Coffee Co.....81.61
3 Catlin, Warren W—M J Wightman....65.48
3 Cohen, Jacob—H Lavers.....242.23
3 Cobb, Geo B, Jr—American Radiator Co.....627.08
3 Cobb, Geo B, Jr—United States Radiator Co.....208.85
3 Coughlin, Mary A admrx—C H Childs et al.....costs, 109.45
28 Devine, Michael V—N Y Telephone Co.23.02
28*Densmore, Darsa J et al—J J Astor..2,457.61
28 Dunn, John W—Wrights Indian Vegetable Pill Co.....660.18
31 Dobbin, Chas H—D C Moriarta.....203.19
31 Dickson, John—W W Davis, assignee....26.79
1 Dalberg, Melvin H—S L Pakas.....247.41
1 Devine, Michael V—Detmer Woolen Co.150.09
1 Dellon, George—R J McBride.....703.18
1 Doyle, Elizabeth—Ludwig Baumann & Co.....costs, 37.48
1 Dressler, Marie—H L Buder.....115.67
2 Dacre, Edward—J F Thibaut.....72.76
2 Dowd, John F—E E Ferris.....66.14
2 Disbrow, John A—C W Jewell.....92.92
3 Deutsch, Samuel—J C Bogert Co.....162.37
3 Dalberg, Melvin H—35 Per Cent Automobile Supply Co.....348.39
28 Edelman, Moses S—N Y Telephone Co..25.71
30 Ellis, Melvile—Schene-Harnden Co...127.99
30 Edwards, Geo H—M Weinfeld.....74.37
31 Eaton, Geo T—Night and Day Bank...40.12
1 Eakins, John R—Union Wood Working Co.....60.13
1 English, Stella D—G Schiffmayer.....39.32
2 Eisner, Theodore D & Max F—E L Rockefeller.....113.15
2 Epstein, James—A Younker.....193.08
28 Friedenberg, Louis—N Y Telephone Co.51.41
31 Frabasicilis, Anthony—A Muscetto.....125.47
1 Feder, Morris H & Fannie et al—J S Friedman et al.....2,366.09
2 Ferguson, Elsie L—National Alumni..75.95
2 Fuchs, Dezzo—R Naegeli.....291.99
2 the same——the same.....421.31
2 Fischer, Harry—M Schwabsky.....30.02
3 Fox, Samuel E—I Reich et al.....3,776.48
3 Faybik, John—Hudson Structural Steel Co.....96.30
3 Feldman, Joseph—Dr G A Wyeth.....52.16
28 Gilbreth, Frank B—Review & Record Co.....189.36
28 Gleason, William Jr—C H Hackett et al.....85.91
28 Gordon, Bessie—N Y Telephone Co....35.15
28 Gordon, John J——the same.....28.16
28 Grouse, Wm A——the same.....29.87
28 Glaser, Adolph M—Saks & Co.....109.24
28 Groll, Chas W—S B Pollak.....31.86
30 Goldschlag, Hyman—W F Clemmons....39.02
31 Geller, Aba Leib gdn—H Sokolski.costs, 23.60
31 Geller, Aba Leib——the same....costs, 23.60
31 Greenwald, Morris—C Struppmann et al.115.41
31 Gerson, Rosa—Kaufman & Aron, Inc....35.91
31 Gillman, James E gdn—O'Rourke Engineering & Construction Co.....costs, 88.35
31 Grivas Constantin and James—M Friedman.....72.06
31 Gorman, Walter R—I Bleiman.....181.15
1 Gavirles, Peter—William B Harris Co..30.43
1 Ganger, Isidore et al—J Wollenberg.....46.41
1 Gutman, Wolf & Fannie et al—M J Berger.....2,538.61
1 Goodfield, Chas H et al—G F Vietor et al.....93.45
1 Gillette, Mott G—Hero Fruit Jar Co..266.74
2 Glaser, J David—W Kirschner.....35.86
2 Gutkaiss, Adolph—M Hein.....90.23
2 Garrity, Thomas & Hugh or Gearthy—S D Colwell.....206.77
2 Gottsegan, Louis—A H Hillman Co....23.58
3 Goldsmith, John S—Press Pub Co.costs, 12.73
3 Graf, Albert et al—U B Soule.....1,168.36
3 Greene, Wm F & Elizabeth C—M D Wise.....63.16
3 Goldstein, David et al—Felix Isman, Inc.....177.42
3 Guterman, Louis H—H H Ginsberg et al.....265.25
3 Gannon, Terance & Mary—J Rosenberg.34.40
3 Gluck, Betty—H L Manges.....300.75
28 Hayes, Margaret G—N Y Telephone Co.53.42
28 Houghton, Chas B—Saks & Co.....90.85
28 Hand, Joseph C—H D Cooke....costs, 33.53
30 Hoffman, John, Jr—A Van Gelder et al.255.29
30 Horowitz, Joseph—A Switzer.....83.15
30 Hirsh, S Morrel & David H Szerlip—The N Y & N J Tel Co.....52.39
30 Hanley, David M—S Katz.....158.32
31 Hefter, Emma—D Minster.....77.27
31 Heitman, Wm—Hecker-Jones Jewell Milling Co.....397.64
31 the same——the N K Fairbanks Co.108.66
31 Husch, Alfred & John—A Quint et al..488.14
31 Heller, Louis N—W W Davis, assignee.186.91
31 Hoebich, Edmund—The Crandall & Godley Co.....100.25
1 Henigson, Hyman—H B Claflin Co.....118.40
1 Heim, Selma—T J Quinn.....costs, 39.13
1 Huben, Julius—A B Berk.....250.26
1 Hess, Walter P et al—C L Wise.....114.86
1 Hittelman, Edw B—I Portman et al.....218.66
1 the same——the same.....12.41
1 Hickman, J Alfred—L F Perney.....84.41
1 Hochstein, Max—Tammany Pub Co.....25.59
2 Hoppie, Geo E et al—G B Leonard.....costs, 13.10
2 Hurwitz, Hayman—Coyne & Delany....193.41
3 Hamilton, Geo W et al—A B Brown...285.49
3 House, Chas W—M Mayers et al.....131.91
28 Jacobs, Arthur—Browning King & Co..72.97
28 Jaffe, Moses et al—J Schneider.....114.42
30 Johansen, Jennie—Abendroth Bros....742.80
30 Jennings, W Smith—Empire Floral Co.25.21
31 Jaffe, Moses & Benj—A Pinski.....661.38
31 Jolin, Jacob & Isidor Pasternack—I Rosenberg et al.....118.40
2 Jacobs, Samuel J—G J Kaskel...costs, 23.06
2 the same——J Roth.....costs, 23.01
2 Johnson, Liman W et al—G B Leonard.....costs, 13.10
2 Johannes, George—W B Greenbaum et al.....81.67
2 Jacobson, Mark—L Schlesinger.....239.77
28 Klein, Joseph D—W Drosihn.....153.57
28 Korn, Paul et al—J Schneider.....114.42
30 Kilbreth, John C—W L Flagg.....50.70
30 Kovner, Annie—Jefferson Bank.....1,039.17
30 Kovner, Louis & Annie——the same ...525.90
31 Kauffman, Isidore & Jacob—E Down et al exrs.....7.65
1 Knapp, Harry S—Mossler Co.....256.61
1 Kriel, Joseph H or Joseph F Kreil—F Pearson.....1,000.34
1 Kanner, Mack—J Gotthoffer et al..costs, 27.65
1 Kayser, Henry—M E Schwarz.....1,775.22
2 Knight, Herbert—Edward Thompson Co.....200.54
2 Klerntzky, Ike et al—H Fisher.....84.65
2 Kramer, Harry et al—H Block.....29.65
2 Konigstein, Sam—J Shenfield et al....158.19
2 Korack, Joseph—W B Greenbaum et al.....185.17
2 Knight, Stephen—Planters Importing Coffee Co.....60.91
2 Kremer, Samuel A—J F Knorr et al..31.41
3 Kennedy, Frank—M Rosenfield et al..149.64
3 Knowles, Francis—A Stake.....51.30
3 Kahn, Alexander et al—Felix Isman, Inc.....177.42
28 Lawson, Wm P—C Eppleur.....151.47
31 Levy, Jacob—E Siff et al.....77.72
31 Lovejoy, Morris—Cruver Mfg Co. 32.15
1 Lepsin, Augene—Karatosonyi & Kmetz Import Co.....43.85
2 Levor, Harry—Z Davot.....298.21
2 Lohrius, August A—United Wine & Trading Co.....115.46
2 Lowitz, John B—B B Simons.....54.41
2 Laster, Sam—B Wittenberg.....106.12
2 Leuschner, Gus—Pabst Brewing Co...69.67
2 Lyon, James A—J C Hanman.....241.22
2 Leyer, Otto et al—R W Hebberd.....39.41
2 Luerssen, Ahrend H & Annie M—A Gulicher.....114.50
2 Lehman, Jesse W—R E McLear.....39.41
2 Lasperches, Salvat—Oliver Typewriter Co.....28.51
3 Loeb, William—E Loewey.....104.31
3 Lind, Jacob—H Shapiro.....31.70
3 Levine, Barnett & Grunne—H Levine.....1,139.66
28 Many, Frederick W—L Witsenhausen Co.....118.95
28 Mulvaney, Macy C—Z Levy.....68.72
28 Markus, Simon—Browning King & Co.148.28
28 Matera, Alphonso—M Calvano.....119.41
31 Michel, Louis—W A Boykin.....68.91
31 May, Theo M—Gibbs & Van Vleck, Inc.40.81
31 Mattiolo, Lorenzo—C Conti.....240.28
31 Mathieson, Rasmus M—W W Davis, assignee.....93.11
1 Moore, J Clifford—C H Schiltz.....82.33
1 Mone, Patrick—Ebling Brewing Co...476.97
1 Muhlhahn, Wm H et al—C L Wise.....114.86
1 Massey, Sam & Sam, Jr—F Friedman.1,480.50
1 Macaluso, Damian—David Mayer Brewing Co.....230.32
1 Moeller, Christopher—B K Bloch 175.73
1 Meyer, Louis et al—J S Friedman et al.....2,366.09
1 McDowell, James J—Ludwig Baumann & Co.....costs, 38.06
2 Mulhern, Thomas J—B Flood.....40.01
2 Mitchell, Chas F, att'y—N Y Board of Fire Underwriters.....66.91
2 Mack, H Lewis—S A Katz.....141.60
2 Mark, John W, Chas W, Jacob L, Margaret W & Amelia—W Kidde, agent.....534.49
2 Murray, Wm K—T Watts.....169.57
2 Morse, James S—Seely Office Appliance Co.....33.16
2 McAleer, Chas J—H M Seely.....35.61
2 Moore, Chas V—E Badt.....326.57
2 Martin, Robert F—E V Griffiths.....124.22
2 McManus, Andrew P—P J McDermott..81.10
3 Mulford, Josephine B & Louis—P Stetson.....311.77
3 Metz, Jacob—J Davega, Jr, Inc.....414.60
30 Nettler, John B—Allied Investors Realty Co.....42.91
3 Nassauer, Gustave—M M Rinschler..155.23
28 Olmstead, Samuel—S Glantz.....60.29
1 Oesterreicher, George—Lion Brewery of N Y City.....2,530.56
1 O'Sullivan, Michael—Oliver Typewriter Co.....31.31
28 Potter, Florence D—Southern Pacific Co.....costs, 37.84
28 Pirie, Allan H—W E Jacobs.....436.07
28 Pimstein, Joseph—R I Brown.....8,561.41
30 Petrazzuolo, Joseph—M Solomon.....63.76
1 Pepper, Harry J—W H Gavin.....105.41
1 Person, Geo W—Candee, Smith & Howland Co.....115.83
1 Penna, Mike——the same.....115.83
2 Pinsler, Ike et al—J Fisher.....84.65
2 Plumb, Wm D et al—Berger Mfg Co.132.21
2 Pugh, Joseph N—E Kraft.....costs, 73.95
2 Phillips, Royal C & Geo E—W S Rafferty.....166.94
2 Prince, Felix—West Side Bank.....544.75
3 Puterman, Joseph—J H Miller.....29.65
3 Posner, Herman et al—L A Goldstein..903.17
3 Paul, Edw A—M Mayer et al.....106.08
3 Progie, John—People, &c.....150.00
2 Qualey, John A—Marcean Co, Ltd....380.48
2 the same——the same.....70.85
2 the same——L Selby et al.....50.85
28 Rabinowitz, Morris—G Cohen.....64.01
30 Read, Emma S—W H Ruyland et al....65.41
1 Rosenbaum, Theresa—W T Johnson..2,624.16
1 Rowe, Wm H Jr—L Sherry.....114.72
1 Rosenwasser, Isaac et al—M J Berger.2,538.61

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ATLAS PORTLAND CEMENT

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30 Broad Street (Send for Pamphlet) **New York**

2 Ressler, Nathan—R Roethlisberger et al. 179.78
2 Reagan, John L—N T Flanagan.....88.37
2 Russnik, Albert et al—S Kornbluth....59.65
2 Rice, Hyman——the same 59.65
2 Rudnick, Jacob—Ravenswood Paper Mill Co..... .....137.92
3 Reilly, Nicholas S et al—A B Brown..285.49
3 Royal, Thomas M—T O Watkins.....25.26
3 Rodnon, Simon—J S Sampson et al...24.37
3 Raifowitz, Paul—Press Pub Co..costs, 14.32
28*Sovatkin, Ida et al—W Kossovsky....116.51
28 Stephenson, Cyril S—W A Schick, Jr..251.65
28 Shay, Michael et al—N Y Telephone Co.171.94
28 Schlesinger, Siegfried F——the same....18.96
28 Shapiro, Max—F Dreyfus et al.....28.22
28 Smith, Thomas J et al—N Y Telephone Co. 171.94
28 Smith, James D—J Evans 36.07
30 Spratley, Henry—W W Astor.....1,526.31
31 Schoepflug, Edward—T C Hindman....209.80
31 Schapiro, Minnie—S Schnee.....3,847.28
31 Schwartz, Abraham—Rexton Realty Co... .....5,726.77
31 Steinfeld, Max—J Ratner 61.48
31 Singer, Wolf—Tombach & McPhee, Inc.46.51
31 Schneider, Jacob—T G Gertz.....35.20
31 Shatzkin, Nathan J—J Robinowitz....255.95
1 Stewart, Chas P—S T White.....35.40
1 Sullivan, Edw J et al—J Wollenberg....46.41
1 Stephen, Samuel—People, &c.....1,000.00
1 Solomon, Lena et al——the same 1,000.00
1 Singer, Albert L—Transit Realty Co..330.91
1 Schnee, Meyer—E Liberman.....77.41
1 Shaw, Harry R—Oliver Typewriter Co..31.85
2 Scheftel, Marx—Paris Trimming Co..185.11
2 Schwartz, Ike et al—H Fisher.....84.65
2 Strongin, Louis—N Y & N J Telephone Co. 59.83
2 Strauss, Aaron H et al—G B Leanord.... .....costs, 13.10
2 Siegel, Samuel I—Edward Thompson Co. 332.48
2 Sealy, Morris G et al—J F Thibaut.....25.91
2 Scott, John R et al—Berger Mfg Co....132.21
2 Simon, Fannie & Reuben—Fletcher Stanley Co..... .....303.66
2 Simmons, Harry L—H Corn 239.65
2 Smolen, Jacob—A Ruegamer Jr, et al.240.40
3 Schaeffer, Florence A—Press Pub Co.... .....costs, 13.08
3 Siegel, Louis, Joseph & Katzie—M Siegel. 57.65
3 Sturtevant, Geo W—O Thees et al 31.54
3 Stunkel, Richard B—A R Gardner..... .....costs, 32.41
3 Sing, Tom or Tom Brown—A L Tuska et al 67.51
3 Schneider, Celia—E Chamin 92.65
3 Spero, Larry—S Rappaport.....116.92
3 Strong, C Howard—E Smith 531.78
28 Tripp, Julia I—N Y Telephone Co.....34.93
31 Tetard, Louis C—J Brower.....214.47
1 Tierney, John J—Bordens Condensed Milk Co..... .....117.45
1 Tohl, Herman—M Felleman Distiller Co. 158.93
2 Tooker, Warren E—N Y & N J Telephone Co..... .....133.05
2 Tompkins, Joseph et al—H Block.....29.65
3 Trepel, Jack—G Saltford 287.26
3 Trepel, Adam A—the same 145.38
3 Tobin, David J—Press Pub Co....costs, 12.86
3 Thomas, Bernard—Sonoma Wine & Brandy Co..... .....costs, 138.18
3 Tolleris, Charles et al—Felix Isman, Inc. 177.42
30 Vail, Orsamuss M—L Reinken...costs, 74.88
30 Voris, Adeline—C S Terrett et al, trus..20.65
1 Vannutellim, Alexander—P Gross.....111.91
1*Valentino, Guiseppe et al—David Mayer Brewing Co..... .....203.92
2 Vidaver, Maxwell—Tyer Rubber Co...208.51
2 Vincent, Peter A et al—A E Hutchinson. 217.40
2 Volpe, Felice—Erie R R Co.....costs, 13.98
2 Vinograd, Nachman et al—H Fisher...84.65
2 Van Brokle, Wm W et al—A E Hutchinson 217.40
3 Von Haus, Wilhelmina et al—U B Soule. 1,168.36
3 Vachiarello, Antonio—R Hill.....153.56
28 Weissman, Frank et al—W Kossovsky.116.51
30 Wadsworth, Chas W—S C Lamport et al.31.65
30 Winter, Isaac—D Schloss et al.....51.06
1 Walsh, Michael J—M Bruna 56.00
1 White, Matilda—R B Collins....costs, 79.29
1 Warm, Louis—L Lubelsky.....387.03
1 Weisberger, Herman et al—M J Berger. 2,538.60
2 Wynkoop, David W—G Whitaker.....233.35
2 Weil, Mabel* & Maurice—Carnegie Hill Livery & Motor Co.....167.01
2 Weiss, Abraham—Princess Corset Co..98.52
2 Willmott, Herbert A—Ludwig Baumann & Co..... .....35.82
3 Weil, Benjamin M—United Dressed Beef Co of N Y..... .....1,525.09
3 Wexler, Isidor et al—L A Goldstein....903.17
3 Welde, Wm B—H Besser 134.91
3 Xiques, Julian—J H H Van Hoven....95.51
28 Zatz, Joseph—E Neufeld et al.....33.60
31 Ziegfeld, Mignon—W Braun.....44.85
1 Zeisloft, Daniel L—Ludwig Baumann & Co. .....costs, 38.77
2 Zetes, George & Peter—P Manas.....222.66

CORPORATIONS.

28 Columbia Stenographic Co—N Y Telephone Co..... .....76.81
28 W G Dean & Son, Inc——the same 48.20
28 North Side Cornice & Roofing Co—Glokner & Blue Co..... .....500.24
30 Brass Specialties Co—W C Smith 326.42
30 Dean, W G & Sons, Inc—A F Smith.....73.71
30 Mohr Specialty Co—S Sternan et al..63.31
30 Payne, J Geo Co—C Edgar.....107.52
30 Toch, M B Tile Co—H M Toch et al..691.21
30 Wallace Fertilizer Co—Link Chain Belt Co. 339.99
1 Prosper Colony Co—R S Knaggs et al.201.53
1 Great Northern Engineering & Supply Co—Manning, Maxwell & Moore 92.31
1 Wilmarth Building Co—Doane & Jones Lumber Co..... .....574.78
1 Hegeman Hardware Co—Standard Oil Co of N Y 49.91
1 Jacob Mark Sons, Inc—W F Crockett...194.91
1 Chancey's Farm Dairy & Bakery—G Scheideler et al 122.92
1 Mitow Realty Co—H Russell 480.39
1 M B Disk Co—M H Grossman et al....166.35
1 Eckstein Woolf & Co—A Nemirowsky..121.91
1 the same——the same 234.41
1 Louis Mayer Realty Co et al—J S Friedman et al 2,366.09
2 Auduban Amusement Co—I Eisenstein et al 66.44
2 Consumers Gas & Electric Fixture Supply Co—T E Conklin 710.56
2 Noisette Products Co—R Morrison.....65.22
3 J George Payne Co—Fullerton Case Co.671.77
3 Bass & Winkler Co—P N Milsted....2,006.85
3 Port Chester Coal Co—Rockland Rockport Lime Co..... .....74.02
3 Purification & Engineering Co—Eimer & Amend 133.52
3 Friede Globe Tower Co—Albert Frank & Co 538.73
3 Thomas B Bowne & Son Co—Rockland-Rockport Lime Co.....1,426.07

SATISFIED JUDGMENTS.

Aug. 28, 30, 31, Sept. 1, 2 and 3.

Adler, Rosa—J Appell. 1906.....316.91
Same——Hudson County Consumers Brewing Co. 1907 ....379.81
Same——David Stevenson Brewing Co. 1908. .....48.21
Broschart, David et al—E Kelly. 1908....341.10
Broschart, David—J Saron. 1901.....81.69
Same——R A Beatty. 1905 .....72.14
Same——B B Davis. 1905.....52.25
Birns, William—E A Weed. 1909.....1,500.00
Same——same. 1908 ....1,289.69
Behan, Wm T et al—M S Hagar. 1908...150.00
Beck, Jennie—M Kuffler. 1909 .....103.55
Same——same. 1909 .....2,960.82
Cloyd, Edwin C—Baker, Voorhis & Co. 1901. .....20.12
Cavanagh, Joseph H et al—M S Hagar. 1908. .....150.00
Clair, Max—D Adler. 1909 .....1,164.69
Chapman, Isaac C—Chas N Crittenton Co. 1909 ....1,763.09
Dininny, Ferral C, Jr—Herter Bros. 1909... .....3,111.75
Dubroff, Morris A—J E Bates et al. 1909..341.49
[6]Frank, Isaiah—A Alexander et al. 1907...105.55
Frische, Henry & Jacob A Hess—G Ehret. 1892 ....414.62
Ferguson, Martin G—Horsfall Construction Co. 1909 .....122.15
Flynn, Patrick H et al—Merchants Bank of Brooklyn. 1905 .....4,689.09
Gabriel, Abraham—M Finkelstein. 1909...39.72
Same——same. 1909 .....27.72
Ginsberg, Rae—M Fallow. 1908 .....60.71
Grissler, Lizzie—M A Paletz. 1909.....99.61
Goldenkranz, Solomon—S Greenwald. 1902.190.17
Holst, Christ—Wm A Thomas Co. 1909...272.24
Harris, Sam—Fried Mendelson & Co. 1909.73.62
Hartfield, John W—L C Raegener. 1900...579.90
Hayboch, Nicholas—M Perlman. 1909....84.15
Hoffman, Philip—Julian Co. 1906 .....84.41
Hollender, Herman—M G Herman. 1909..76.65
Kutinsky, Samuel—J Slater et al. 1909.....70.67
Kowasky, Henry I—F Silverman. 1909..38.70
Levy, Michael—Henry Sloan Co. 1909.....80.49
[6]Lord, Geo—Union Castle Mail Steamship Co, Ltd. 1903 ....2,569.23
Levy, Harris—M M Henschel. 1908.....170.12
Lewis, Daniel F et al—Merchants Bank of Brooklyn. 1905 ....4,689.09
Metz, Isaac—M Krakower. 1908 .....95.28
Mills, John K et al—Cary Lithographing Co. 1909 ....265.79
Moore, Thomas et al——the same. 1909...265.79
[6]Mayer, David—S Gordon. 1909.....224.65
Muller, Peter—K Kast. 1909.....30.01
McCauley, Thomas—T Herbert. 1909.....34.72
Malament, M J—V Barkas. 1909.....319.65
Miner, Frank S et al—J La Torre. 1909...1,255.82
Orndorff, Asa C—J H Pettit. 1909.....274.40
Paris, Robert F—Union Stove Works. 1899. .....175.78
Pionier, Alfred—H J Humphrey. 1907....27.41
Boland, Wm A et al—Merchants Bank of Brooklyn. 1905 ....4,689.09
Potash, Henry—City of N Y. 1909.....30.76
Smith, Peter J—E G Parker. 1902.....110.11
Schlatter, Eugene—C G Siegel. 1908.....78.41
Siebricht, Henry A Jr—Maderia Hill & Co. 1909 ....527.89
Saitta, Philip S—F Rubano. 1901.....237.32
Same——same. 1901 .....237.32
Shipley, Wm A—A Friedman. 1909.....44.65
Stilwell, Stephen J—Home Life Ins Co. 1899 .....70.95
Sielken, John H et al—E Kelly. 1908.....341.10
Toole, John C—F J Amsden et al. 1906....885.43
Ufland, Sarah—H E Kohner. 1908.....309.31
Wilson, Christopher W & Geo D et al—J La Torre. 1909 ....1,255.82

CORPORATIONS.

Asphalt Construction Co—J McLoughlin. 1909. .....200.00
Degnon Contracting Co—H P Marx. 1909.1,388.19
Independent Wine Co—L Jacobi. 1909.....130.12
Interborough Rapid Transit Co—M R Mulvany et al. 1909 ....250.00
Mark, John Sons—F L Froment et al. 1909.229.96
Atlas Construction Co—P J Klopsch et al. 1909 ....47.65
[4]Oxford Realty Co—R J Mahoney. 1908.12,596.45
Puci Contracting Co—N Y Contracting & Trucking Co. 1908 ....479.67
[4]Hanover Realty & Construction Co et al—J J Dowling. 1908 .....8,292.79
[4]Bankers Surety Co et al—J J Dowling. 1908 ....8,292.79

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution [6]Annulled and void.

MECHANICS' LIENS

Aug. 28.

193—Marion av, No 2512. Adolph Weisz et al agt The Church of Our Lady of Mercy & David Shuldiner 500.00
194—Satisfied.
195—55th st, No 245 West. Morris Goldberg agt Isabella Cattanack & R W Beck 100.00
196—James st, No 9. Abraham Levine agt Nicholas T Brown and Isaac & Joseph Mautner 600.00
197—3d av, No 2338. Morris F Finkelstein agt Leopold Linsheimer & Matthew Bernheim. 450.00
198—17th st, No 36 West. Frederick W Cohen agt M Bergman and Zimmerman & Gothelf. 75.00
199—Grand st, Nos 357 & 359. Isseks Goodman agt Wolf & Rachel Cohn and Morris Nierenberg 65.00

Aug. 30

200—Audubon av, s e cor 183d st. Isidor Cohen agt Birch Realty Co & Levit Painting Co..... .....45.00
201—Madison av, No 777. Western Electric Co agt Park View Co (renewal) 2,654.62
202—2d av, e s, whole front between 126th and 127th sts, 199.10x450. Clement B Breen agt Harlem River Park Amusement Co (renewal) 1,045.00
203—Hunt's Point av, s w cor Seneca av, 100x 200. Isaac Lipschitz agt James T Meehan Construction Co & R Sapperman 270.00
204—Briggs av, Nos 2576 to 2580. Borough Cut Stone Co agt Briggs Avenue Realty Co. 175.00

Aug 31.

205—Satisfied.

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GEORGE DOAN RUSSELL LAWYER
TRIBUNE BUILDING, 154 NASSAU ST., N. Y. SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

206—Matilda av, e s, 200 s 239th st, 100x100. S Calderone & Co agt Fox-Miller Realty & Construction Co and Edward Egenberger. 2,000.00

207—99th st, 100th st, Lexington av and Park av, the block. Bishop Gutta Percha Co agt Metropolitan Street Railway Co et al and George H Pride & Co.....400.39

208—Bathgate av, No 1892. Oriental Fire Proof Sash & Door Co agt John Leonard.....175.00

209—Hoe av, e s, 125 s 173d st, 75x100. Henderson Contracting Co agt John Marx Construction Co.....5,828.25

210—5th av, No 1484. Frank Heitzner agt Mary K Hogan.....197.00

Sept. 1.

1—127th st, No 228 East. John Miller agt John Doe & Mr Lehman 62.40

2—Satisfied.

3—Liberty st, No 51. David E Kennedy, Inc agt Estate of William Ziegler, Samuel B Laird, Francis B Sickler & Laird, Inc.143.66

4—Davidson av, n e cor 177th st, 239.4x—x 231.6x64.7.
177th st, n s, whole front between Tremont and Davidson avs, —x25.7x228.2x245.2.
D H McLaury Marble Co agt John Massimino Co and Long & Trenholm Co.....560.00

5—2d av, e s, whole front between 126th and 127th sts, 200x450. Pelham Operating Co agt Harlem River Park Amusement Co, Catherine O Sulzer & Ernest Sulzer, lessees, Geo L Ingraham & Arthur Ingraham (renewal) 165.00

6—Beaumont av, No 2440. Wm O'Connor agt Edward Sherman & Charles Gunn.....10.05

7—189th st, s s, whole front between Belmont & Hughes av, 175x100. Antonio Spadaccini agt The East 189th Street Building & Construction Co.....2,309.00

8—29th st, No 130 West. James E Garner agt Gustav Bauman & J Delmage Trimble.132.50

9—Kingsbridge Terrace, No 2743. Geo B Tyndall agt H L C Recorden, Harold E Vreeland Building Co, H E Vreeland & C G Flygare 200.00

10—Kingsbridge Terrace, No 2749. Geo B Tyndall agt Henry L C Recorden & Harold E Vreeland Building Co.....200.00

11—7th st, No 241 East. Barnett Rosenstein agt David Goodman, Philip Breiman, Oscar Lehrer and Orda & Silk, Inc.....92.00

12—189th st, s s, whole front between Belmont av and Hughes av, 175x100. Antonio Spadeccini et al agt The East 189th Street Building & Construction Co.....2,309.00

13—Av B, No 103. Max Muller agt Simon Ellinger & Louis Gordon, lessee.....25.00

Sept. 2.

14—99th st, Lexington av, 100th st and Park av, entire block. Dale Co agt Metropolitan Street Ry Co et al and Geo H Pride & Co.....692.82

15—St Nicholas av, s w cor 181st st, 119.7x225. O'Shea Construction Co agt Gustave L Lawrence 3,861.26

16—57th st, No 342 East. Bernard Diamant agt Nora Smith 30.00

17—Satisfied.

18—18th st, No 425 East. Cleonice Policastro agt Pasquale Nunziata and Tomasso, Antonio & Bragio Cassese 195.00

19—1st av, No 178. Same agt Margaret Murphy, Tomasso Cassese and Antonio & Biagio Cassese & Pasquale Nunziata.....1,900.00

20—177th st, n s, 100 w Amsterdam av, 170x100. Fiske & Co agt Portland Realty Co and Perlman & Bernikow (renewal) ...398.75

21—Rivington st, No 156. Sam Erdheim agt Joseph I Goldberg, Adolf D Ludemann & Philip Wexler 20.55

Sept. 8.

22—Anthony av, n w cor 174th st, 135.7x88.11x 117.1x59.6. Manhattan Grille & Fret Work Co agt Ekwanok Realty Co.....65.00

23—2d av, e s, whole front between 126th and 127th sts, 199.10x450. East River Mill & Lumber Co agt Harlem River Park Amusement Co & Earnest Sulzer (renewal)...200.00

24—Same property. E H Ogden Lumber Co agt same (renewal) 860.00

25—Anthony av, n w cor 174th st, 100x100. William Rubinsky agt John Indelli & John Conforti & John Abelman 13.00

26—Macy pl, n e cor Prospect av,—x—. Weisberg Mark Co agt Haase Lippman Construction Co.....119.30

27—Castle Hill av, e s, 700 s Walker av, 60x200. N Y & N J Slate Co agt St Raymonds Church & Mugler's Iron Works..525.00

28—132d st, No 10 East. C Anderson & Co agt Louis Segalbohm 105.00

29—8th av, n e cor 46th st, 50x125. Andrew O'Neill agt Metropolitan Mercantile & Realty Co & Martin L Linberger 80.00

30—8th av, Nos 750 and 752.
46th st, No 247 West.
Olinsky Bros agt Metropolitan Mercantile & Realty Co.....80.64

31—98th st, n s, 96.11 e Riverside Drive, 75x100. Lockwood Co agt Meteor Realty & Construction Co.....1,320.50

BUILDING LOAN CONTRACTS.

Aug. 28.

Park av, s e cor 76th st, 117.2x100. Metropolitan Life Ins Co loans Eight-Twenty-Nine Park Avenue Co to erect a 12-sty apartment; 14 payments $625,000

132d st, s s, 100 w Amsterdam av, 125x99.11. Aaron M Janpole & Louis Werner loan Robert Friedman Construction Co to erect three 6-sty flats; 2 payments 8,000

Hughes av, e s, 150 n 183d st, 25x100. Manhattan Mortgage Co loans Corby Contracting Co to erect a 4-sty apartment; 9 payments. 12,000

Aug. 30

Manhattan st, n s, 100 e Old Broadway, 72x100 x irreg. Joseph Hamershlag loans Edgar Construction Co to erect a — sty building; — payments 15,000

30th st, Nos 24 & 26 West. Lawyers Title Insurance & Trust Co loans Melissa A Pell, Lita P Wright, F Livingston Pell & James Duane Pell, trustees, to erect a — sty building; — payments 125,000

Aug 31.

161st st, s s, 275 w Amsterdam av, 135x99.11. Metropolitan Trust Co loans Cohen Realty Co to erect a — sty building; — payments.120,000

Fort Washington av, s w cor 171st st, 94.1x 103.10x irreg. Hogenauer & Wesslau Co loans Egan & Hallecy Construction Co to erect a — sty building; — payments.....90,000

Sept. 1.

14th st, s s, 205 e Av E, 24x108. Maria L Seifert loans Mary Byrne to erect a 2-sty dwelling; 3 payments 4,000

Morris Park av, s s, 97.7 w Bronxdale av, 25x100. Stephen & Harriet C Garland loans John H Niebuhr to erect a — sty building; 4 payments 8,000

So Boulevard, w s, 36.3 s 178th st, 72.6x115.6 x66.1x85.7. Mary S Croxson loans Katonah Construction Co to erect two 4-sty tenements; 8 payments 36,000

Valentine av, e s, 112.7 n 181st st, 100x117.6x 100x118.9. Same loans Wm L Phelan to erect five 3-sty buildings; 6 payments..35,000

Sept. 2.

241st st, n s, 160 e Katonah av, 25x100.
241st st, n s, 210 e Katonah av, 25x100.
241st st, n s, 260 e Katonah av, 25x100.
241st st, n s, 335 e Katonah av, 50x100.
Theodore Wentz loans Vergilio D'Ambrosio to erect five 2-sty dwellings; 6 payments. 15,000

St Nicholas av, e s, 308.9 s 145th st, 100 x100. Chas M Rosenthal loans Kirby Construction Co to erect a 6-sty elevator apartments; 14 payments $2,500

156th st, n s, 185 e Riverside Drive, 65x99.2. Sound Realty Co loans George A Bagge Construction Co to erect an 8-sty apartment; 7 payments 30,000

Sept. 3.

174th st, n w cor St Nicholas av, 100x124.8. Metropolitan Life Ins Co loans H G Realty Co to erect a 6-sty elevator apartment; 11 payments 160,000

Webster av, s w cor Oliver pl, runs w 221.2 to Decatur av, x s 115.9 x e 217.5 x n 121.2 to beg. Title Guarantee & Trust Co loans Webster Avenue Improvement Co to erect five 2-sty dwellings; 5 payments.....40,000

Boston rd, n w cor 168th st, 137x139.3. City Mortgage Co loans C M Silverman & Son, Inc, to erect a 6-sty elevator apartment; 9 payments 135.000

Fox st, e s, 280 n Home st, runs n 108 on Fox st and 14 on Intervale av, x 91 x irreg. City Mortgage Co loans John J Tully Co to erect three 5-sty apartments; 12 payments 72,000

Home st, n e cor Simpson st, 50.7x122.11. City Mortgage Co loans H & H Schmidt Construction Co to erect two 5-sty apartments; 8 payments 50,000

Bowery, e s, 111.1 n Rivington st, 38.11x 184.3x irreg. Delia G Levy loans Segal Realty Co to erect a 10-sty hotel and lodging house; 6 payments 50,000

SATISFIED MECHANICS' LIENS.

Aug. 28.

[1]Lyman pl, w s, 142.7 n 169th st. Henry B Silleck, Jr, agt Lamberti Construction Co et al. (Aug 27, 1909) 37.49

Broadway, No 3136. William Eisenstein agt Caroline Uhlig et al. (Aug 19, 1909)..100.00

Same property. Same agt John Doe et al. (Aug 10, 1909) 100.00

[2]7th av, n w cor 35th st. Racich Asbestos Mfg Co agt Libman Contracting Co et al.....16.94

Hoe av, w s, 125 n 172d st. Candee, Smith & Howland Co agt Bryant Co et al. (Aug 25, 1909) 1,690.08

Same property. Same agt same. (Aug 26, 1909) 929.15

Washington av, w s, 242 n 178th st. G Schaile & Son agt Isidor Robinson et al. (Dec 18, 1907) 226.00

Ryer av, e s, 125 n 180th st. Eagle Plumbing Supply Co et al agt Samuel Merksamer et al. (Aug 18, 1909) 537.12

Aug. 30

[3]39th st, 40th st, 1st av, East River, block, &c. Rome Locomotive & Machine Works agt New York Edison Co et al. (July 2, 1909). 511.97

[3]Amsterdam av, s w cor 171st st. Isidor Horwitz et al agt Lincoln Holding Co et al. (May 1, 1909) 1,700.00

Aug 31.

Roebling av, No 2832. A Tolosi, Jr, agt Otto Eichler et al. (Aug 11, 1909) 125.00

Same property. Christian Vorndran's Sons agt same. (Aug 11, 1909) 100.00

Principles of City Land Values

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Forest av, n w cor Cedar st. Rogers Terra Cotta Co agt William F Rohrig et al. (July 12, 1909) 290.00
166th st, Nos 453 to 459 West. Joseph Korochinsky agt Trial Realty Co et al. (May 25, 1909) 50.00
Same property. Charles Cohn et al agt same. (May 3, 1909) 679.00
Av B, s e cor 2d st. John Kruly et al agt Harry J Sprung et al. (Aug 16, 1909)..1,145.75

Sept. 1.

111th st, Nos 525 to 531 West. Ginsberg & Kopelsohn agt Frank G Ormsby et al. (Nov 18, 1908) 24.00
Same property. Harry Ginsburg agt same. (Nov 18, 1908) 337.50
147th st, No 358 East. Jacob Schwaitzman agt Doctor Hensel Assn. (Aug 29, 1908).25.00
63d st, No 307 East. Abraham Goldman agt Richard Price et al. (July 15, 1909)...50.56
[1]Briggs av, Nos 2576 to 2580. Borough Cut Stone Co agt Briggs Avenue Realty Co et al. (Aug 31, 1909) 175.00
[1]Reservoir pl, e s, 45 n Reservoir Oval. Ike Marzen agt Jacob Cohen et al. (Aug 31, 1909) 130.00
[1]Av A, s w cor 7th st. Morris Sheres agt Max J Kramer et al. (Aug 24, 1909)..33.00

Sept. 2.

[1]180th st, Nos 508 to 512 West. Barnett Rosenstein agt Pinehurst Realty Co et al. (Sept 1, 1909) 135.00
188th st, s s, 30 w Bathgate av. Houghtaling & Wittpenn agt Mountain Construction Co et al. (Aug 27, 1909) 132.50
Bailey av, e s, 709 s Kingsbridge rd. Watson Contracting Co agt Bailey Avenue Realty Co et al. (Aug 28, 1909) 203.70
43d st, No 362 West. Frank Jeckel agt Bernard Curry et al. (July 29, 1909)..150.00
Same property. Huston & Corbit Co agt John Doe et al. (July 28, 1909) 329.00
Same property. Same agt Bernard Curry et al. (July 28, 1909) 329.00
Same property. Jacob Kushakow et al agt same. (July 24, 1909) 45.00
127th st, No 409 West. Bernhard Schildhaus agt Arnold Realty Co et al. (Oct 16, 1908) 48.00

Sept. 3.

Bailey av, w s, 709 s Kingsbridge rd. Hydraulic Press Brick Co agt Bailey Avenue Realty Co et al. (Aug 21, 1909).....126.00
[2]Av B, s e cor 2d st. Same agt H J Sprung et al. (July 2, 1909) 132.75
[3]St Anns av, n w cor 138th st. Thomas Cushing Co agt George Reichardt et al. (Sept 2, 1909) 418.75

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Aug. 25.

Hellenic Translantic Steam Navigation Co, Ltd; Nicholas A Galanos; $57,495.78; Cass & Apfel.

Aug. 26.

Kuhn, Harry & Alonzo Smith; Alfred C Sealy; $3,673.82; Cass & Apfel.

Aug. 27.

Hub Clothing Co; Levenson & Co; $100.40; J Wilzen.

Aug. 28.

No Attachments filed this day.

Aug. 30.

Hellenic Translantic Steam Navigation Co, Ltd; Alexander C Castriotis; $3,500; Cass & Apfel.

Aug. 31.

No Attachments filed this day.

Sept. 1.

Jackson & Welsbach Co; Montague I Appleton; $2,800; Crane & Baer.
Smith, Walter F; Williard H Barse; $40,000; Breed, Abbott & Morgan.

CHATTEL MORTGAGES.

Aug. 27, 28, 30, 31, Sept. 1 and 2.

AFFECTING REAL ESTATE.

Costello, M A..Abendroth Bros. Heat Fixtures. $204
Churchill, W W. 934 E 169th..Union Stove Works. Ranges.
Packer, A M. 881-3 Irvine..Consolidated C Co. Gas Fixtures. 150
Weingarten, J. Flatiron Bldg..Albert Gas Fix Co. Gas Fixtures. 150

ADVANCE REPORTS.

(Continued from page 436.)

Government Work.

LANCASTER, OHIO.—Sealed proposals will be received on the 6th of October, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. post office at Lancaster, Ohio. James Knox Taylor, Supervising Architect, Washington, D. C.

WOONSOCKET, R. I. — Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 28 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Woonsocket, R. I. James Knox Taylor, supervising architect.

FT. TOTTEN, N. Y.—Office Constructing Q. M., Fort Totten, N. Y.—Sealed proposals, for about 2,644 cubic yards excavation, 667 square yards macadam roads, 5,000 sq. ft. concrete walk, and 665 ft. of drain at Fort Totten, N. Y., will be received Sept. 10. Address Constructing Q. M., Fort Totten, N. Y.

FT. WADSWORTH, N. Y.—Office Constructing Q. M., Fort Hamilton, N. Y.—Sealed proposals will be received Sept. 16 for the construction of a garbage crematory and the construction and erection of a garbage crematory complete at Fort Wadsworth, N. Y. Address Constructing Q. M., Fort Hamilton, N. Y.

HUDSON, N. Y.—The contract for the construction complete of the U. S. post office at Hudson, N. Y., has been awarded to Wm. F. Holding, 2426 Davidson avenue, New York city, at $55,800 less for alternate A, building except first floor fireproof, $1,000; total deduction, $1,000; net amount of contract, $54,800; time to complete, August 1, 1910. The right to order first floor fireproof any time before first story steel work is in place for the additional sum of $1,000 is reserved.

JACKSON, MICH.—Sealed proposals will be received until 3 o'clock p. m. on the 7th day of October, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of an extension, remodeling, etc., to the United States post office, Jackson, Mich., in accordance with the drawings and specification, copies of which may be obtained from the Custodian of site at Jackson, Mich., or at this office, at the discretion of the Supervising Architect, James Knox Taylor, U. S. Treasury Dept., Washington, D. C.

Foreign Opportunities.

(Parties interested in any of the following items and requiring additional information, should address their inquiries to the bureau of manufactures, Department of Commerce and Labor, Washington, D. C., and refer in all instances to the file number noted.)

No. 3762. Dry Dock.—In a report from the United Kingdom, an American consul tells of the new dry dock soon to be built at a large port in his district. The estimated cost is about $550,000. This may present an opening for certain classes of machinery and construction material from the United States. Communications may be addressed to a party in touch with the enterprise.

3636. Quarry and stone-working machinery.—A letter has been received by the Bureau of Manufactures from a business man in a European city stating that he would like to get in touch with manufacturers of quarry and stone-working machinery. He says there is a good opening in his city for labor-saving machinery of this kind.

3672. Electrical supplies.—An electric power company in Latin America is about to enlarge its power plant. The first installation of machinery is to consist of three turbines of the Pelton Francis type, direct coupled to three 500 K. W. alternate current, 3-phase, 60-cycle generators, 2,300 volts. At the power house the pressure will be raised to 16,000 volts and the current transmitted to the company's present plant. The American consul gives the name of the company, and states that the electrical material will come from the United States, but the transmission power probably from Germany.

3615. Hardware specialties, etc.—An American consul in southern Europe reports that a business man in his district desires to communicate with manufacturers of hardware specialties, with a view to his taking an agency for their goods or buying direct. Prices, terms, etc., either f. o. b. New York or c. i. f. certain city, should be quoted. Correspondence may be in the English language.

3619. Plumbing supplies, gas generators, and pumps.—A dealer in a Latin American State informs the American consul there that he wishes to correspond with manufacturers of plumbing supplies, gas generators and pumps in the United States. A cut of closet suitable to the demands of this trade is forwarded and may be obtained by interested firms from this bureau.

Millstone Quarrying Up in Ulster County.

Statistics collected by the New York State geologist show a decline in the production of millstones, one of the more obscure of the State's quarrying industries. It is a result of an evolution in business which has brought about the introduction of roller mills in flour-making, ball mills, emery stones and improved grinding machinery in other industries. Now the demand for millstones is confined to corn-grinding mills in the South and gypsum and plaster mills.

A small section of Ulster County is supplying nearly all the millstones used in this country and is also looking after much of the trade in France and other European countries. The stone is known as Esopus stone and is a firm white conglomerate, varying in fineness from that of a coarse sandstone to a conglomerate with pebbles two inches in diameter. It is composed of partially rounded whitish quartz in a silicious matrix. The stone is obtained from beds of Shawangunk grit lying upon the Hudson River shales and varying in thickness from 50 to 200 feet.

The stone is worked out mainly with hand bars and is dressed by hand at the quarry into millstones and chasers.

Lumber for Canal Work.

The quartermaster's department of the Isthmus has on order about 18,000,000 ft. of lumber for delivery on the Isthmus. This includes the present fiscal year estimate of 6,500,000 ft. for the mechanical division and 5,000,000 ft. for the use of the Atlantic and Pacific divisions. The greater part of the order for the Atlantic and Pacific divisions has already been placed.

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REAL ESTATE RECORD AND BUILDERS GUIDE.
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THE CLAIM of the merchants and property owners interested in the vicinity of 23d Street that an express station on the new Subway should be situated on that street is deserving of unqualified approval. Twenty-third Street is such an important line of crosstown traffic and Madison Square such a great and growing center of business activity that it has every reason to demand the convenience of an express station. The plans of the Commission at present provide that express trains shall only make one stop in the whole middle district of Manhattan, viz., at 42d Street, and they ignore, consequently, the fact that this middle district is destined to be a centre of concentrated business activity, second only to the financial district. In case no provision is made for an express station nearer than 42d Street and Fourth or Lexington Avenue, the Commission will be making the same kind of a mistake that the old Commission made when it situated the West Side express station at 72d street instead of Columbus Circle. It has always seemed to the Record and Guide that 59th and 23d streets were the proper points at which express trains on the new subway should stop, on the principle that different subways should provide express stations at different points, and so distribute this sort of accommodation to the public. But apparently the Commission, to judge from its recent letter to President Shonts of the Interborough Co., has fully decided to place another stopping point for express trains at 42d street, on the ground that the traffic originating there requires it. We are not convinced that, after the Lexington Avenue Subway is built, the existing Subway will not be fully adequate to accommodate the remaining traffic; but even if the 42d street station is not abandoned, the argument in favor of a station at 23d street loses none of its force. Doubtless the time which would be lost by making such a stop can be ill-spared, but there can be no doubt that the advantage of making the stop would be sufficient to outweigh the disadvantage of the loss of time. In the course of a few years the whole district between Fourteenth and Fifty-ninth streets will have almost as dense a business population as the financial district, and it should receive a correspondingly abundant accommodation. There is no sufficient reason why express stations should be distributed along the line of transit at approximately equal distances. The prime object of this, as of all other details of a transit system, should be that of providing the most convenient possible service for the largest possible number of people, and this object can be best served by arranging for a stopping place for express trains at 23d street. In deciding this point the Commission should keep in mind one important consideration. If there is no express station at 23d street, passengers will board the Subway at 23d and will transfer to express trains at 42d street in such large numbers as considerably to diminish the running time of those trains. In this way a large part of the time saved by the abandonment of the 23d street express station would eventually be lost.

A SUGGESTION has recently been made that the Broadway-Lexington avenue route could be rendered much more useful by constructing a connecting link down 7th avenue to 32d street, under 32d street to Broadway, and thence along Broadway to 14th street. This idea looks good, because it accomplishes apparently two desirable objects. In the first place, it would give the Interborough Co. an interest in bidding on the Broadway-Lexington avenue route, and in the second place, it would afford a subway connection for traffic seeking or originating at the Pennsylvania Terminal. A little consideration will, however, show that the idea is only a temporary expedient, which would accomplish an immediate result in an inferior manner, and tend to postpone a much more necessary and desirable improvement. Seventh avenue is needed not merely for a connecting link between the West Side and a Broadway Subway or for a subway passing under the Pennsylvania Terminal, but for an independent lower West Side route, which will give subway accommodations to the whole of that section. The Seventh Avenue Subway as planned by the old Rapid Transit Commission had this character and function. The lower West Side is a district of considerable and of increasing business importance. It deserves and needs a subway just as the upper East Side does, and in case Seventh avenue were appropriated by a link, which turned east at 32d street, it would be deprived of the service to which it is fairly entitled. No doubt it will eventually obtain such a service by means of a Hudson street-8th avenue subway; but this tunnel will not be built for many years and 7th avenue and Varick street is a better route than 8th avenue and Hudson street, because it will accommodate the more densely populated territory to the west of Broadway. If it is urged in answer to these objections that the Seventh Ave. Subway could eventually be extended south of 32d st along the route already selected the retort is obvious. Its extension into an independent line would render it unnecessary as a link. If a link is to be constructed between the existing subway at Broadway and 42d st to the proposed new subway at Broadway and 14th st, it should obviously follow the line of Broadway itself. A connecting subway under Broadway would be more useful and much easier to operate than the circuitous route suggested by the 23d St Association. Seventh av as far down as 32d st has been selected for the purpose, only because of the desirability of reaching the Pennsylvania Terminal, but what the Pennsylvania Terminal needs is an express station on an independent four-track lower West Side route. Every other plan would constitute a more or less ingenious makeshift.

ONE CIRCUMSTANCE in regard to the building and real estate situation has received but little public notice. It is a circumstance as important as it is peculiar, and is indicated in part by the suspension of construction for 5-sty non-fireproof houses on Manhattan Island. The public have begun to ask the reason. Does it mean that there is no more room for this class of construction? Or, is it because such houses no longer pay the builder; that the land has become too valuable for them, and that a better quality of house is more profitable to erect and invest in? These are the surface questions that one hears, and the responses are most often in the affirmative. But there are other questions which probe deeper into the subject. In some financial circles it is believed that a revival of small-house construction will be compelled by the rapid growth of population to follow from good times. Eighty thousand Italian people, for example, left this city in the winter of 1907-8 and in the following spring. About forty thousand of them have so far returned. The rest are coming with others. New housing must be provided for that number, even if not for these particular folk, because the percentage of occupancy of all classes of houses at the present time is at least normal. A large operator expressed the opinion this week that the percentage of vacancies in tenements is ONLY ABOUT TWO PER CENT. New people are coming in daily, from the interior as well as from abroad; Long Island and the Jerseys cannot build fast enough to hurt Manhattan, and consequently the construction of non-fireproof tenement houses must soon be resumed somewhere on this island. In this connection it can be said that negotiations are now in progress for the adoption of a convention, or arbitration plan, between the operators in this class of houses and the contractors to whom they have been accustomed in the past to let the mechanical work. We understand that a working plan for arbitrating such disputes as may arise is being formulated at conferences now being held, the result of which is expected to add to the amount of construction work in progress. The importance of this news will be realized when considered with the large amount of commercial and residential work already in hand, a total which is already engaging present forces and facilities very fully. It seems to confirm the prophecy of an unusually busy Fall. Meanwhile, new projects continue to be few in number, as indicated by the reports of plans filed; but the total number of plans on file is very large. The current renting season seems to be emphasizing the need for more apartments, but the next fortnight ought to disclose to builders and investors the exact state of the market for this class of property.

THE AUGUST PROJECTS.

Only about one half as many buildings were planned in Manhattan last month as in the corresponding month last year. This fact the Record & Guide's statistical table of last week made manifest. As 1908 was a dull year, the record is significant, but not alarming, in view of the large amount of work in hand. The total estimated cost of the projects scheduled last month exceeded by nearly two millions the value of the projects of the August of 1908, which indicates that this year's work is of a remarkably high average quality.

The August record in the Bronx was only about twenty less than in the same month of 1908, for number of projects, and the cost was more than fifty per cent. greater. Brooklyn planned 1,439 dwellings, of a total estimated value of $7,300,000, as against 538 estimated to cost $4,400,000, in August, 1909. In Queens the August record for this year is about $100,000 ahead of the corresponding record in the previous year in the estimated value of the work planned.

Here in Manhattan plans for a number of important buildings were filed, notwithstanding that the total number of plans was small. Among these important projects are the Heidelburg tower at Broadway and 42d st, the American Woolen Company's building at 4th av and 18th st, the 334 Fourth Av. building at 25th st, the building for the American Geographical Society on Washington Heights and a new theatre for the Shuberts, at Broadway and 39th st opposite the Casino. Plans for 12 apartment houses were filed, as compared to 16 in August of last year.

FROM OTHER CITIES.

Bradstreet's, Sept. 11, will say: Building construction or preparations therefor were very active in August, ordinarily a quiet midsummer month, as the very complete returns to Bradstreet's from ninety cities show. Thus, the estimated total value of the expenditure arranged for or undertaken in that month was $65,073,327, a decrease of 12 per cent. from July, but a gain of 39.6 per cent. over the record of August last year. As illustrative of the widespread character of the activity, it might be noted that sixty-one out of ninety cities, two-thirds of all reporting, showed enlarged expenditures as compared with August a year ago.

An illuminating sidelight on the cause for the decrease in the total expenditure in August from July is had from the detailed returns. The total expenditures in August fell off $9,000,000 from those in July, and it is found that the decrease in expenditures at New York was $9,824,000. That the New York expenditures do not cut so important a figure in the total gain over a year ago, however, is shown by the fact that out of a total gain in August over the same month a year ago of $18,470,000, New York City furnishes only $5,471,000, or less than one-third, though that great city's total expenditure was fully one-fourth of the entire country's in August.

PRUDENTIAL STRIKE CRISIS OVER.—The crisis in the strike situation on the Prudential Insurance Company's annex, at Bank and Broad sts, Newark, for which the Hedden Construction Co. is general contractors, is believed to have passed and the men have gone back to work. When the bricklayers went out with the iron workers, who objected to New York artisans being employed on the work, a wall that was to have been constructed of brick was started with concrete. When the bricklayers saw that they were to lose the entire job, it is said, they consented to submit the matter to discussion, with the result that the cement work was brought to a level, some distance below the street surface, and brick will be laid from that reach upward. The architects, George B. Post & Sons, were ready, it is understood, to order the entire wall built of concrete to permit the construction work to proceed. Im employing New York men to work on the Prudential job, the Hedden Construction Co. held that the work was of such a nature that Newark men with the required experience could not be procured. The settlement is said to have been mutually agreeable.

TUITION IN ARCHITECTURAL DRAWING.—Eli Benedict, architect, will conduct the class in architectural drawing in the night school at the 23d St. Y. M. C. A. during the coming season as heretofore. The class will meet on Monday and Thursday evenings from 7.30 to 9.45 o'clock from October 1, 1909, to May 21, 1910. The work is intended to help young draftsmen and beginners in the study of architecture. Particulars to terms, etc., may be had on application by mail or in person to the office of the Educational Director of the 23d St. Y. M. C. A., No. 215 West 23d st, New York. Mr. Benedict will also continue during the coming season an atelier class, which has been conducted during the past summer, in his drafting room at No. 1947 Broadway (65th st). This class will meet both day and evenings throughout the season.

FIRST IMPRESSIONS go a long way, and do not necessarily stop short at the showy entrance of an otherwise poorly built house.

AMERICAN RULES FOR THE USE OF CONCRETE.

The National Association of Cement Users is expected to adopt a new set of specifications for the use of cements, which have been prepared, and will be submitted for consideration at its next meeting. Some of the suggestions and rules are as follows:

(1) The materials to be used in concrete should be carefully selected, of uniform quality, and proportioned with a view to securing as nearly as possible a maximum density. (2) The unit of measure should be the barrel, which should be taken as containing 3.8 cu. ft. Four bags containing 94 lbs. of cement each should be considered the equivalent of one barrel. Fine and coarse aggregate should be measured separately as loosely thrown into the measuring receptacle. (3) If the coarse aggregate contains sand or other fine material, that which passes a sieve with ¼-in. round holes should be considered as sand in measuring proportions. In general, the concrete on the work should contain enough and only enough mortar to cover all particles of stone and fill the voids without an appreciable excess of mortar. (4) The proportions of cement to sand and stone should be chosen after a very careful study of the local conditions and the available materials. For small and unimportant structures the following list is presented to be used as a rough guide to the selection of proportions for different classes of work. The relative proportions of fine to coarse aggregate may be varied to suit the materials:

(a) A rich mixture for columns and other structural parts subjected to high stresses or requiring exceptional water-tightness: proportions 1:1½:3; that is one barrel (4 bags) packed Portland cement to 1½ barrels (5.7 cu. ft.) loose sand to 3 barrels (11.4 cu. ft.) loose gravel or broken stone. (b) A standard mixture for reinforced floors, beams and columns, for arches, for reinforced engine or machine foundations subject to vibrations, for tanks, sewers, conduits, and other water-tight work: proportions 1:2:4; that is, one barrel (4 bags) packed Portland cement to 2 bags (7.6 cu. ft.) loose sand to 4 barrels (15.2 cu. ft.) loose gravel or broken stone. (c) A medium mixture for ordinary machine foundations, retaining walls, abutments, piers, thin foundation walls, building walls, ordinary floors, sidewalks, and sewers with heavy walls: proportions 1:2½:5; that is, one barrel (4 bags) packed Portland cement to 2½ barrels (9.5 cu. ft.) loose sand to 5 barrels (19 cu. ft.) loose gravel or broken stone. (d) A lean mixture for unimportant work in masses, for heavy walls, for large foundations supporting a stationary load, and for backing for stone masonry: proportions 1:3:6; that is, one barrel (4 bags) packed Portland cement to 3 barrels (11.4 cu. ft.) loose sand to 6 barrels (22.8 cu. ft.) loose gravel or broken stone.

ARCHITECTURAL REFINEMENTS.

THE Architect and Contract Reporter (London) reproduces from the August Architectural Record (New York) the article by Prof. Hastings, of Yale, which is collateral evidence corroborative of Prof. Goodyear's view that in Mediaeval buildings there are variations from the obvious hard-and-fast setting out that might be expected, and that, whatever their reason, esthetic or otherwise, these variations are intentional and not accidental. At the same time the Architect and Contract Reporter prints a letter from Prof. Goodyear commenting on the article. No doubt the two papers will be reprinted all over Europe.

PROF. GOODYEAR'S COMMENTS.

"Although I do not wish to obtrude my own personality into the consideration of Prof. Hastings's article, it is still a matter of interest that after I examined this church in 1903 I described it in two publications as having strictly perpendicular piers. In 1907 I was led to re-examine this church, and was astonished to find that the piers diverged in straight lines, beginning at the pavement, 6½ to 7 inches to a side. This measurement was estimated on a surveyor's disc of rather small dimensions in the photograph, and could not be considered as a closely accurate measurement. It will be found, however, that this estimate corresponds within a third of an inch to the estimate made by much more accurate methods which is published by Prof. Hastings.

"It is not at all important to dwell on the correspondences of measurements as between my own measures and those of Prof. Hastings at Rheims, especially as the surveyor's disc in the nave at Rheims was of unusually small size in the photograph, and it is difficult to make an accurate compass estimate on such a disc. However, I will mention as a matter of possible interest that my estimated measurement for the divergence of the north side pier at Rheims, which is numbered four in Prof. Hastings's table, was 10 inches; 2 inches of this estimate are accounted for by an offset or stepping back of the vaulting shaft just above the capital, so that my estimated inclination was 8 inches.

"Prof. Hastings's estimated inclination on the same pier was 0.677, which is 8 1-16 inches. In other words, our estimates at Rheims correspond to the sixteenth on an inch. As I have said, I do not wish to lay any stress at present on these correspondences, as Prof. Hastings's measurements are scientific and mine are empirical."

CONSTRUCTION

WHEN A BUSINESS BUILDING IS BURNED OUT.

The Restoration of the Parker Building Suggests a Method of Proceeding in Similar Cases—Faults in the Old Building Remedied in the New.

The partial destruction of the Parker Building by fire with the subsequent investigations was the sensation of a week. The flames left the skeleton of a building too complete to tear down and yet presenting large difficulties as a rebuilding proposition, both for architects and real estate financiers. The following report tells the nature of the plan of restoration that has been worked out in this case; and it may possibly suggest ideas to owners who may unhappily sometime be similarly placed.

THE plans for the reconstruction of the Parker Building, at 4th av and 19th st, which was partially destroyed by fire last year, have been completed. The new structure is to be known as the "Pocono," and the builders expect its completion about February 1, 1910. It will be fireproof throughout. The steel frame will be protected by hollow tile, with floor arches of the same material.

The Pocono Building Company, the owner, will conduct the Pocono as an office and loft building. The same company owns the property adjoining on the south, the 18th st corner, where the 20-sty building of the American Woolen Company is to be erected.

The reconstruction of the "Pocono"—to give the Parker Building its new name—is in charge of the Seaboard Realty Company, of 320 5th av. R. H. Robertson & Son are the architects.

In height the new structure is the same as the old, 12-stys; and its depth along 19th st is the same, 150 feet. On the other side, however, the two southernmost bays of the old structure have been removed, so that the 4th av frontage is reduced from 121 to 82 feet. This means that the elevators, which were on the south side of the Parker Building, will be about 40 feet north of their former location, since they are to be in relatively the same place, against the south wall with an entrance from 4th av. As in the old building, the freight elevators will be against the east wall, with an entrance from 19th st.

Some of the floors will be loft, others will be divided into offices, according to the arrangements made with tenants.

FIREPROOFING THE FEATURE OF THE RECONSTRUCTION.

The circumstances surrounding this case make the fireproofing the most important feature of the "Pocono." The damage caused to the Parker Building, which had been called "fireproof," attracted attention all over the country. Undoubtedly it tended to weaken the confidence of the general public, unfamiliar with the technical details, in the ability of architects and builders to produce a really fireproof structure.

Experts who examined the ruins, however, learned that the fire had been caused by faults which could easily have been avoided. Unenclosed elevator shafts and stairways, and insufficient column protection—these were the principal faults responsible for the spread of the fire and for the collapse of portions of the building.

On account of the wide public interest in the fire, the precautions to make the reconstructed building safe were sure to be observed with unusual attention. This fact doubtless furnished a particularly strong incentive to the builder and architects to design a really fireproof structure. It may be safely said that no consideration weighed more with them than to make the Pocono safe from fire.

For the floors in the Pocono the architects have selected hollow terra cotta blocks. The arches are of the end-constuction type, with side-construction skewbacks and key arches. In the 6-foot spans the terra cotta blocks are 12 inches thick, in the 4-foot 6-inch spans 10 inches thick. In the old building they were only 8 inches thick in all spans.

In the old building the cinder fill on top of the floor arches was unusually heavy and thick, and imposed a load which—according to the official report of the New York Board of Fire Underwriters—was entirely too great for the spans. "At the large roof house," this report said, "the dead load alone exceeded the allowable safe live load, the cinder fill at this point being in excess of 30 inches."

This fault is remedied in the "Pocono" by increasing the depth and strength of the arches, and at the same time decreasing the load imposed by the fill above. The arches, being deeper, reach nearer to the top of the beams, and hence the cement surface covering is much thinner and lighter than the old cinder fill.

One of the principal criticisms of the fireproofing of the Parker Building was that the lower flanges of the girders were left unprotected, the only covering being an inch of plaster. In the "Pocono" the blocks nearest the girders have "lips" which project downward and completely enclose the flange, giving it the protection of two inches of terra cotta fireproofing. The beam flanges are also fully protected, the bottom surface of the arches projecting downward an inch and a half below them.

The Fire Underwriters' report on the fire criticized severely the insufficiency of the column covering, the interior columns having only an inch of fireproofing. To the inadequacy of this the insurance experts ascribed the collapse of the various parts of the building. To provide against such a possibility in the future, the architects of the "Pocono" have specified column-covering of 3 inches of hard-burned terra cotta, the enclosing blocks to be joined together by Portland cement mortar.

In the Parker Building the passenger elevators had open grill work at each story, and the shaft simply acted as a flue to carry



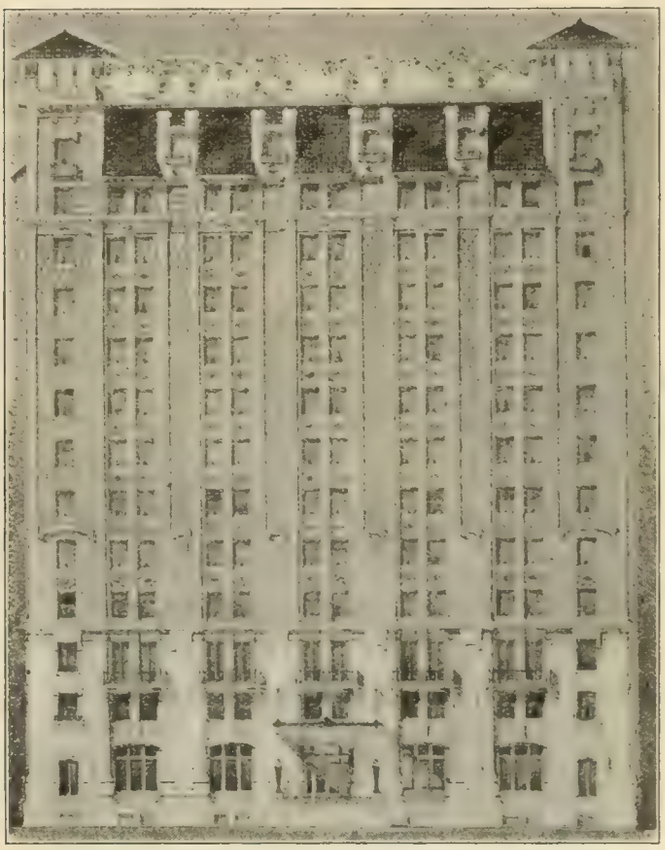
THE "POCONO" BUILDING.
R. H. Robertson & Son, Architects.

the flames upward. The "Pocono" is to have its elevator shafts and stairways so enclosed that the flames will find no such passage. Each floor is to be separate from the one above and the one below in such a way that if a fire starts it will be confined to one floor.

Though the old building was planned and built under the old Code—the code which was in effect previous to the enactment of the present one—the alterations now planned must conform to the present code. As a matter of fact, the fireproofing provisions go much farther than the present code demands. For example, the code would allow elevator shafts and stairways that act as flues, like those in the old building; in the "Pocono" the shafts and stairways are not only to be enclosed with fireproof terra cotta, but the openings from them into the corridors or lofts will be so protected that flames will find no means of passage. The grill work at each floor in the old elevator shafts is to be replaced by solid material and wire-glass doors. The doors leading from the stairways, too, will be fire-resisting.

A BUILDING FOR YOUNG WOMEN ART STUDENTS.

This building which is being erected on Claremont avenue and 120th street, the northwest corner, by the Art Students Inn Company, a corporation semi-philanthropic in character, is intended to furnish proper room and board for female art students. Situated as it is, near the new Damrosch Musical Institute, Barnard College, the Academy of Design, and so forth, it will be an interesting addition to the numerous educational buildings now occupying this section of the city. The size of the plot is 47x125 ft, and the building will contain 319 rooms. In addition to these rooms there will be such conveniences as a kitchenette on each floor, a sewing room, laundry for the use of occupants, a medi-



ART STUDENTS' INN.
Claremont Avenue, northwest corner of 120th st.
Emery Roth, Architect.

cal ward and a gymnasium and plunge in the basement. All the floors throughout the building will be of Magnacide Sanitary Flooring with a sanitary base, and the entire first floor will be decorated in faience tiles. The building will be thirteen stories in height with a roof garden above. The material for the first story will be Indiana Limestone and the balance above of a light colored hand made brick laid in pattern and trimmed with polychromatic terra cotta and Moravian tiles. The roof will be of red Spanish tiles. Plans were designed by and is being erected under the supervision of Emery Roth, Architect.

A NEW IDEA FOR DEVELOPERS.—It will be noticed that suburban developments which proffer facilities for motor boating are preferred by many homeseekers. A great future awaits the motor boat. Thousands are owned by New Yorkers, and their number is rapidly increasing. Families wanting to live near pleasant boating waters are becoming very numerous applicants in real estate offices. F. B. Ackerson, who was a prominent developer at Flatbush has caught an inspiration and is acting on it at "Brightwaters". He has improved or constructed a séries of beautiful lakes, whence the name is derived, and a yacht canal 4,000 feet long and 175 feet wide, extending from the Great South Bay to the South Country Road. This canal has a depth of ten feet at low tide. The horticultural effect has been greatly enhanced by the planting of 50,000 flowering plants of selected varieties, ornamental vines, and shrubs.

SPECTACULAR LIGHTING.—At the firemen's convention at Poughkeepsie the night illuminations were exceptionably elaborate. The principal feature was a Court of Honor, which was formed in Market st. This consisted of columns adorned with baskets of flowers at the top and connected with festoons of electric lamps. Beside this, a long section of Main st was festooned with incandescent lamps, strung from temporary standards placed along the sidewalks. The City Hall, the fire company's stations and business blocks throughout the section were all outlined with lamps, for which purpose nearly 20,000 were required.

TESTS OF BRICK AND TERRA COTTA BLOCK COLUMNS.

For brick, stone and terra cotta masonry structures, designers commonly use stresses which are low in comparison with the strength of the constituent materials. In some types of structure mass and volume are important considerations and strength is subordinate. In many applications, however, the strength of the structure is of first importance, and a knowledge of the actual properties of the structure is essential to safe and economical construction. Much information is available on the strength and other properties of constituent materials like mortar, brick, stone and terra cotta, but relatively little is known of the properties of built-up structures. Anything that adds to our knowledge of such construction should be helpful; and it was with a view of obtaining further information on the properties of short built-up columns or piers that the Engineering Experiment Station of the University of Illinois undertook the tests which have been reported in Bulletin No. 27, by Messrs. Arthur N. Talbot and Duff A. Abrams.

The work described in this bulletin includes tests of 16 short columns or piers of brick and 16 columns of terra cotta blocks. All the tests were made in a 600,000-lb. Riehle vertical screw testing machine in the Laboratory of Applied Mechanics of the University of Illinois. The machine head moved at the rate of 0.05 inches per minute; except in some cases, where the load was repeated, when a speed of 0.10 inches per minute was used. The load was generally applied by increments of about 25,000 lbs. on the column, but for the columns built of lean mortar or of clay brick the increment was smaller.

COMPARISONS OF RESULTS.

Both brick columns and terra cotta block columns gave high strengths in all cases where strong mortar and care in building were used. For central loading, the strength of the brick columns ranged from 3,220 to 4,110 lbs. per sq. in., and the strength of the terra cotta block columns from 2,700 to 3,790 lbs. per sq. in., the columns having the highest resistance not failing at the full capacity of the machine. The effect of the strength of the mortar is apparent in the carrying capacity developed in the columns; lower loads were found in columns built with one-fifth Portland cement mortar than in those with one-third Portland cement mortar, still lower loads in those with one-third natural cement mortar, and still lower loads in those having one-half lime mortar.

The effect of the quality of the brick was shown in the columns made with inferior brick, which carried only 31 per cent. as much as columns built with the better grade of brick. In the case of the terra cotta columns, the blocks which were culled out as somewhat inferior gave a column strength perhaps 30 per cent. less than the columns built with superior blocks. The effect of the attempt to represent hurried or careless workmanship in two brick columns and in three terra cotta block columns was a loss in strength of about 15 and 25 per cent., respectively.

The ratio of the strength of the columns to the compressive strength of the individual brick and block is of interest. In the well-built brick columns loaded centrally, the ratio of strength of column to compressive strength of individual brick ranged from 0.31 to 0.37, and in the underburned clay brick column the ratio was 0.27. In the terra cotta block columns with central loading the ratio of strength of column to that of individual block was 0.74 for the incompleted test and 0.83, 0.85 and 0.89 for the others. If, as seems to be the case, the strength of the brick or block to resist cross-breaking is an element in determining the strength of the built-up column, a deeper or thicker brick would give higher column strength. It is possible that this partially accounts for the fact that the ratio is found to be higher for terra cotta block columns than for brick columns. The tests suggest that the ability of individual pieces to resist transverse strength is an important element in the strength of the completed column. This suggestion may have an important bearing on the advantageous size of the component blocks which may be used in a compression piece where high strength is desired.

It was apparent in the experiments that the quality of workmanship in laying up such columns has an important bearing upon the resisting strength. The work of building columns, however, is not difficult and requires only ordinary care. Full joints and an even bearing are important, and the ordinary workman ought to be able to construct columns of high strength.

THE LABOR DAY parade this year was less a matter of interest for the building trades than ever before. The Housesmiths and Bridgemen were in the lead and, as always, they made an impressive appearance. The Electrical Workers, Steam Engineers, Rockmen and Drillers, Building Material Drivers, Asphalt Workers contributed some elements of interest for the building trades, but it is the prevailing remark that the building trades generally have ceased to participate in these annual parades. Some day the real building mechanics and helpers of the metropolitan district may organize a procession exclusively their own.

GRAND BOULEVARD NEEDS AN APPROACH

The City Bought the Land, But Has Forgotten About the Viaduct—Plans of Chief Engineer Risse

ONE of the most important works ever done for the development of the North Side, the want of which had set a limit upon its development, was the completion and acceptance of the final layout and maps of the street system west of the Bronx River. One of the mose serious hindrances to real estate activity previously consisted in frequent changes of lines and grades. The effect of this final map was, of course, to convert a great area of farm land into city property. More particularly, it may be defined as the preparation of the exact working plans according to which a great city shall be constructed.

There was needed a spacious and attractive drive connecting the park system of Manhattan with the upper park system, and the Grand Boulevard and Concourse, as a result, was laid out on this map. It will be free for all time from the encroachments and demands of traffic and business. But while it will be a lasting source of enjoyment and health, as well as an ornament to the city, it will in nowise impede the growth of commerce and traffic.

The expectation was that it would open for development a wide section of real estate from which a large increase of taxable valuation would be secured. It will include not only a wide speedway, but also a double boulevard for common pleasure driving, broad walks, promenades and cycle paths, all to be adorned with lawn parking and shade trees. It is intersected by nine transverse roads passing underneath for the accommodation of railway and heavy traffic. This is one of the most admired features of the plan—because it prevents interference with the carriages and automobile traffic on the boulevard.

It was planned to be a drive of extraordinary delightfulness, whose effect upon the borough would be refining and at the same time financially elevating. It was the original intention that it should have the peculiar attractiveness arising from the fact that here one may drive for miles without encountering an interruption in the road or a change in its character.

ORIGINAL PLANS NOT CARRIED OUT.

But this crowning advantage was dependent on the original plans being carried out. These included an APPROACH to extend from Central Bridge (over the Harlem) to the entrance of the Boulevard and Concourse, which is on the ridge, at 161st st. The plan with profile showing an approach and entrance to the boulevard was officially adopted by the commission March 26, 1896. James A. Blanchard was the chairman of the commission. Louis A. Risse, of 16 East 42d st, was then the chief topographical engineer and the engineer of the Concourse.

CITY OWNS RIGHT OF WAY.

Title to the land needed from the improvement vested in the city December 13, 1896. Yet, with the boulevard now about to be opened to the public, no construction work has been done on this approach. No appropriation has been made for it. The original idea was to have a continuous drive from Central Park, via Riverside Drive, across Central Bridge and up the Boulevard to Mosholu Parkway, Van Courtlandt Park and Pelham Bay Park.

But there is a break in the line between Central Bridge and the summit of the ridge where the Boulevard begins, and this is the point of the present notice. It is very necessary, in order that all the advantages intended to follow from the construction of the new parkway shall be realized, that there shall be a proper approach to it. Otherwise, it may not prove "a most profitable investment to the city," a "magnificent real estate speculation" which will net the public treasury many millions of dollars over and above the most prodigal expenditure.

WHAT WAS PROMISED.

The people have paid or are paying the cost of the land needed for the approach, in taxes, and they maintain that the city should keep faith with them. The promise to the taxpayers was that "the grand Boulevard and Concourse will enrich the city, enrich the property owners, enrich the North Side, and impoverish and injure no one." Hence the Record and Guide is asked by these taxpayers to voice their demand that the Approach be CONSTRUCTED AS ORIGINALLY PLANNED.



COPY OF THE ORIGINAL DESIGN FOR THE APPROACH TO THE GRAND BOULEVARD AND CONCOURSE.
Louis A. Risse, Chief Engineer.

What these plans were can be seen in the accompanying drawing, made by Chief Engineer Risse himself. The original copy was signed by him and also by the then Commissioner of Public Improvements, Hon. Louis A. Haffen. The plans provide for a steel viaduct from the present approach to the Central Bridge near Exterior st to East 161st st and Mott av, where the present entrance to the Concourse is. This week Engineer Risse estimated the cost of the construction at $800,000. This does not include the cost of the land—which is already owned by the city.

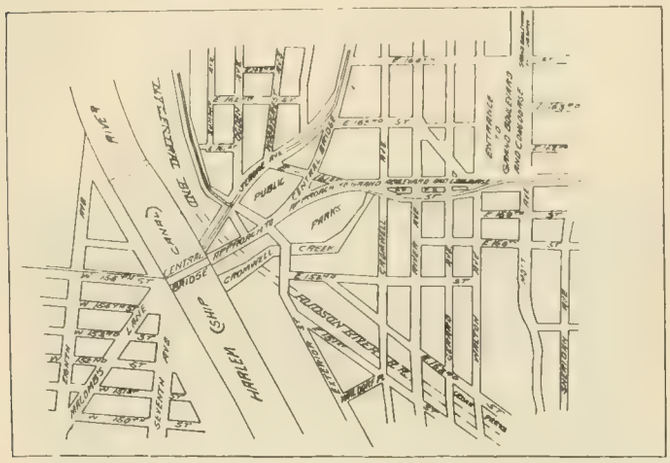
Albert E. Davis, the architect, who is president of the Civic League of The Bronx, ex-president of the North Side Board of Trade and chairman of the Bronx committee of the Municipal Art Society, when interrogated by the Record and Guide as to the prevailing public views in regard to the subject said:

"The Grand Boulevard and Concourse was planned to be a great drive and it cannot be utilized for its primary purpose without adequate connection with the drives of Manhattan. This was recognized by its designer, Louis A. Risse, to whose engineering skill the Concourse will be an enduring monument. The viaduct which he planned to span the valley from Central Bridge to the Concourse, the land for which has, I understand, been already acquired by the City, should have been under construction long since to be available when the Concourse is

opened. The distinctive features of this imposing boulevard are its great width—182 feet—and its altitude reaching 150 feet in its run of 4½ miles along the backbone of The Bronx.

"An equally imposing approach is demanded and I hope when it is built, as it soon must be, that it will be of masonry instead of steel because the former is more enduring artistic and monumental."

"Do you think the Concourse will fulfill its original mission?" Mr. Davis was asked.



MAP OF THE SECTION.

"A dozen years have passed since it was planned and the bicycle has since gone out of style so there will be no use of cycle paths—otherwise yes."

"Do you think abutting property will be developed with high class private residences, as originally contemplated?"

"I certainly hope so; and from such development as has already taken place along it, I should say yes. Most communities have at least one such thoroughfare, which becomes a local pride and a show place to visitors and the splendid elevation of the Concourse would make it ideal for such a purpose."

NORTHWESTERN CONSTRUCTION.

Mr. W. J. Holmes, secretary of the Building Trade Employers' Association, 30-31 West 33d st, returned from an extensive Western tour on Wednesday, during which he visited the Alaska-Yukon Exposition at Seattle. Casually mentioning some of the novelties of the fair and impressions of his trip, he showed that a remarkable development is taking place in the Northwest.

"By all means, the most novel exhibit was the Forestry Building and its exhibits," said Mr. Holmes, in answer to a question as to what interested him most at the fair. "The entire exhibit was original with the Northwest. The building itself, of very massive construction, was built of the crude logs taken from the forest and fastened together with wooden pegs and iron rods. The exhibits were most interesting. Whole sections of trees were displayed, some cross sections being of tremendous measurements."

"There was a great variety of woods, some of which were polished, showing their adaptability for furniture and for interior trim. The whole idea was to exploit the resources of the great Northwest, and this building certainly did what it was intended to. Every Seattle man, every man in all that territory, that I spoke with seemed to have one thing on his mind, and that was to tell the remainder of the world what a marvelous country the Great Northwest is. And it is."

Mr. Holmes said that British Columbia, Alaska and Hawaii had exhibits there, and all were of particular interest. He went west over the Canadian Pacific, touching Montreal, Banff (where he alighted from his train to get a glimpse of the Canadian Rockies), Vancouver, Victoria and Seattle, and returning came through the Great Salt Lake-Denver route. He said he was particularly impressed with the apparent prosperity of all the big Western cities and with the amount of construction now going on there. In Seattle builders have taken the idea of the reinforced concrete factory and developed it into reinforced concrete department stores. Most of the new buildings there were of steel and concrete construction, the principal height ranging from six to eight stories. Ten stories was the exception rather than the rule. Bar and lateral wire reinforcement is used.

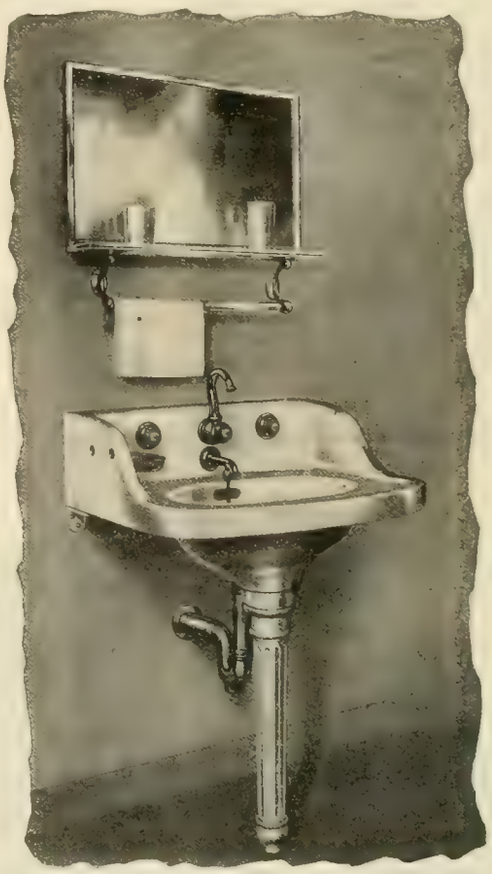
The cities, he said, were particularly well lighted. The hotels were equally as good as the best New York ones, he averred.

HOW THEY EXCAVATE BUILDING SITES.

"There was another thing that caught my eye," he added, "while in the Pacific coast cities and that was their way of excavating for buildings. They put a steam shovel or two into a lot and start them at work and as the earth is of clay-sand, it did not require much time to get to the proper depth. The sand is of no use to builders, being soft and clayey."

NOVELTIES.

BUTTON TAP REDUCES WATER PRESSURE.—Inventors have at last perfected a device for reducing excessive water pressure at point of discharge in lavatories. In tall buildings like the Singer, Metropolitan and Bryant the problem of reducing pressure is a serious one. But the problem must be met in other structures whether it be caused by storage tanks at great heights above the points of discharge or from city water pressure as in four, five and ten-story buildings. In a lavatory that a local company is putting on the market are



various new features, and chief among these is a device for controlling the water pressure. The illustration shows the general style of the appliance. Note that the taps are on the splasher. The upward curving outlet pipe supplies ice water. The lower one, either hot or cold water. The soap receptacle is on the left hand side, where it is most convenient, not behind the faucets. The connections, with the exception of the trap, are concealed within a specially designed box back. The taps are automatically closing, the controlling device being hidden within the button itself.

DOORBELL, NAME AND STREET NUMBER ILLUMINATED.—Here is an illuminated doorbell that should prove indefatigable to a physician, a minister, a liveryman, or any one who is liable to be called late at night or who lives in a secluded portion of the city or country where the street light does not shine upon the house number, the push button or the name plate. A clever inventor has perfected a doorbell that is self-illuminant. On a rounded plate is the name of the occupant of the house and beneath that the house number. A two-candle power incandescent lamp illumines this plate so that it can easily be read at a distance of twenty-four feet, or the average distance between the front door of a house in the suburbs and the sidewalk. Over the plate is the push button, flush with the wall, and made of mother of pearl. The bell is wound to connect with the electric service in the house, or can be attached to batteries. The cost for current is infinitesimal.

MAKES EVEN THE FLOOR COVERING FIREPROOF.—The question is asked: "Why make a building fireproof and then put inflammable material on the floors?" A Western concern is in the market with a fireproof floor covering. It is made of asbestos and can be laid in any color and in any design. It can be made to imitate cork, rubber or composition floors and even granolithic. It is said to be sanitary, durable, decorative, seamless, and besides being fireproof is watertight. It is especially adaptable for saloons, steamboats, restaurants, bathrooms and hospitals.

HUDSON RIVER BUILDING.—At River View Manor, near Hastings, 48 houses are built or building. The villages of Hastings and Dobbs Ferry are having a remarkable increase in building this season. All the Hudson River towns are growing faster than in years, and building mechanics are in good demand. The West Point rebuilding gives employment to hundreds, and the work will last for ten years.

AMERICAN BUILDERS AROUND THE WORLD.

A New Wrinkle in International Organization Methods— New York Contractors Can Compete in Foreign Lands.

Do American builders consider that they have reached the North Pole of their careers? Are there no more lands to conquer for the inventors and builders of the skyscrapers, towers and bridges, the electrical power plants and great industrial works, that have distinguished American construction? Is there no "Big Nail" for builders to compete for and hang their signs upon? Are the United States boundaries really the limits of their ambition, while their countrymen in other lines of progress have set their goal at the very ends of the earth? Does not the glory of achieving great things appeal as much to builders as to other men? Undoubtedly it does, but it has occurred only to a few that there is "anything in it" for American general contractors. They have never been able to discover how they could compete with foreign wages, even if they could with foreign brains. But a few New York firms have found a way, and the following story tells how one organization of young American builders has been able to hit this "Big Nail" on the head.

A NUMBER of firms engaged in general building construction in New York, and having their main office here, take contracts of size from every part of the country. The number of such firms grows as the influence which the metropolis exerts broadens and becomes more commanding. A large number of New York architects and engineers have the whole country for their field also. Some general contracting firms have branch offices in various American cities, and at least one has several branch CORPORATIONS in foreign lands and through their agency carries on business in all parts of the world.

New York contractors will be required to take in the future more than a purely local view of their business, if they aspire to leadership therein. Americans must follow the example of the British and Germans, and get out in the world, as they will not always find scope enough for their abilities behind a Chinese wall. Many are getting ready and others have started. Every once in a while a name flashes across the seas that signalizes another contract victory for American builders, and we have often wondered how they did it. How can an American firm win in London? How do they manage about labor, material and wages so as to compete with apparently cheaper labor and material than we have in America?

NOT INTERNATIONAL COMPETITION.

The answer is contained in one word—"organization." In reality, American material and labor do not compete with the foreign, but an American firm can organize a branch corporation in London to cover contracts in all-Europe, Asia, Australia, New Zealand and South America, while the home company covers the field of consulting, designing, and supervising engineering and construction in the United States, Philippine Islands and Central America. Each can be separately constituted with its own staff, and supreme in its field, but in intimate and constant touch with the other. There is nothing impossible to the financier and the systematizer in this, for the principle is the same as that followed by the foreign manufacturer when he sets up a factory in America in addition to the one or more he has at home. It is merely a matter of organization, and not of international competition.

This explains to some extent the world-wide system of a certain New York contracting and construction company which works through three other corporations as well, two in London and one in Canada. A tour of inspection covering the more important of their engineering and construction undertakings, completed and under way, would necessitate circling the globe and traveling upwards of 50,000 miles. The time required for such a tour would approximate two years, and the average distance between points of interest would be less than 250 miles.

The concern referred to, J. G. White & Company, was organized in its present form in 1903, but as a private electric railway contracting firm it began its work in New York in 1890. At first only overhead construction was done. Then track construction was taken up, and later power-plant work as well as electric lighting and power transmission. J. G. White & Company, of New York, in 1899, secured certain tramway work in Australia, and in carrying this out it was found that representation in London was available. Further investigation of the field outside of the United States followed, and it was decided that an American company could not carry out work in foreign countries to so great advantage as a British company with headquarters in London, the world centre of finance and foreign enterprise.

THE LONDON END.

Consequently, in 1900, J. G. White & Company, Limited, of London, was formed, and foreign contracts of the New York company were transferred to the new organization. The work of J. G. White & Company, Limited, has expanded rapidly, and it has twice been necessary to increase its capital, the amount now outstanding being 200,000 pounds sterling. Commencing this with foreign business, J. G. White & Company, Limited, soon entered the field of construction in the British Isles, and has carried out construction works there amounting to many millions of pounds. All general engineering construction of the associated companies, outside of North America and the Philippines, is done by the British organization. The earlier contracts of J. G. White & Company, Limited, were all for tramways or power-plant construction, but latterly the field of the company has been broadened to include steam railway construction, hydraulic development, etc.

In 1903 a building department of J. G. White & Company, Ltd., was formed to carry out building construction on a large scale. After some experience, however, it was decided that the business undertaken by this department could be done to better advantage if a separate company were constituted, with independent headquarters and staff. At this time the opportunity came to make an alliance with Messrs. Waring & Gillow, Ltd., furnishers and decorators of London and Paris, who had also been operating a building department. The building departments of the two companies were consolidated, and the Waring White Building Company, Ltd., was formed in May, 1904. One-half of the share capital was subscribed by J. G. White & Company, Ltd., and one-half by Messrs. Waring & Gillow, Ltd. The clients of the building company are afforded the specialized experience of both J. G. White & Company, Ltd., and Waring & Gillow, Ltd.

MILLIONS IN CONTRACTS.

According to a recent report, the American company had contracts on hand amounting to $28,650,000. Besides general building, this great concern engages in railroad construction, harbor works, irrigation and water works, gas-lighting plants, electric light and power plants and water-power developments. The companies also manage or supervise the operation of public service corporations, among which many electric railways, electric lighting and gas properties are included.

It is believed that the general system upon which these associated companies is founded is, in many particulars, original, and that they offer exceptional facilities to financial interests and others for the prompt and reliable investigation of projects in all parts of the world. Other American building or engineering concerns contemplating foreign activities may get a new idea from this system to apply to their own purposes.

CEMENT STOREHOUSE IN HOBOKEN.

The Edison Portland Cement Company, of 1133 Broadway, has introduced a novelty in the handling of cement in this city and vicinity by constructing in Hoboken a storehouse where 10,000 bbls. of tested and seasoned cement will always be carried in stock for the purpose of meeting rush order demands of its customers. The building, which is being constructed of reinforced concrete on Long Slip, from plans prepared by the company's engineering staff, will be completed by the first of the month when the new emergency service will be opened.

When a contractor buys emergency stuff he generally orders what he wanted yesterday. That means that instead of anticipating his wants a week or ten days ahead, he orders it a day after he actually needs it. Building material supply men know full well that rush orders depending upon railroads are from eight to ten days late. A wreck, or a mistake in orders happens nine times out of ten. A big contractor might find at a critical time that he was just thirty barrels short to complete the job he has on hand. If he ordered a cargo through regular channels it would be ten days before he got it. With a storehouse across the river the Edison Portland Cement Co. can make these kind of deliveries in three hours, whether the job be in New York, Jersey City, Brooklyn or Hoboken. No extra charge is to be made for this accommodation.

Some time ago the United States Steel Corporation realized the necessity of having a certain quantity of their stock on hand, ready for immediate shipment to New York consumers, and the Carnegie Steel Co. erected a huge storehouse at Waverly. Now any tributary company may obtain rush stock there on short notice. The same theory has been put into practice by the Edison Company. All West Shore towns will receive cement supplies in small quantities from the new storehouse, but Newark will receive its supplies direct from the mills at New Village, N. J., as heretofore.

—The General Electric Company is now in a position to produce sixty million incandescent lamps a year, as the company has in the past year built four new factories, situated at East Boston, Toledo, Fort Wayne and Newark.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

13TH ST, s s, 110 w 2d av, three 6-sty brick tenements, 41.8x90.3, tin or slate roofs; total cost, $75,000; owners, Ruff & Hochster, 52 West 120th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 689.

156TH ST, n s, 168 w Broadway, two 6-sty brick and stone apartment houses, 100x83.5, plastic slate roof; total cost, $350,000; owner, James O'Brien, 647 6th av; architects, Denby & Nute, 333 4th av. Plan No. 690.

AUDUBON AV, n e cor 176th st, 6-sty brick and stone apartment house, 99.11x90, plastic slate roof; cost, $200,000; owner, Granite Construction Co., 299 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 684.

Isaac Witkind, 299 Broadway, president; Samuel Ruth, secretary-treasurer. The owner builds.

ST. NICHOLAS AV, s w cor 183d st, 6-sty brick and stone tenement; cost, $175,000; owner, Napoleon Const. Co., 206 Broadway; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 688.

A. M. Janpole, 206 Broadway, is president, the owner builds.

Miscellaneous.

ELIZABETH ST, Nos. 260-268, five 1-sty brick outhouses, 13.6x8.4; total cost, $4,500; owner, Geo. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 686.

7TH 9TH AVES, 31st 33d sts block, four —-sty concrete and steel train signal apparatus; cost, $25,000; owner, Pennsylvania Tunnel and Terminal R. R. Co., 85 Cedar st; engineers, Westinghouse, Church, Kerr & Co., 10 Bridge st. Plans No. 687.

Westinghouse, Church, Kerr & Co., 10 Bridge st, has contract.

AV D, s e cor 14th st, 2-sty brick office and dwelling, 12x24.6; cost, $800; owner, J. Rheinfrank Coal Co., 800 East 14th st; architect, John E. Nitchie, 150 Nassau st. Plan No. 694.

Office and Loft Buildings.

98TH ST, No. 45 West, 1 and 2-sty concrete and brick office building, 25x100.11, slag roof; cost, $3,500; owner, G. M. Gest, 277 Broadway; architect, H. C. Blackwell, 277 Broadway. Plan No. 691.

J. F. Walsh Co., 1 Madison av, has contract.

BROADWAY, s e cor 85th st, 1-sty stone and brick stores, 102.5x68.9x75.11, tin roof; cost, $10,000; owner, not given; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 693.

Walter A. Welles, Douglaston, L. I., is lessee.

Factories and Warehouses.

LUDLOW ST, No. 21, 7-sty brick and concrete factory, 19.2x82.6, plastic slate roof; cost, $2,000; owner, Chas. Sergansky, 406 East 118th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 685.

Stables and Garages.

SOUTH ST, No. 225, 2-sty brick and steel stable and wagon storage, 39.11x105, tar, felt and slag roof; cost, $14,000; owner, Paul Viane, 46 Beekman st; architect, Wm. Wingert, 160 West 99th st. Plan No. 692.

No contract has yet been issued.

MANHATTAN ALTERATIONS.

BIRMINGHAM ST, No. 6, alter show windows to 7-sty brick loft and stores; cost, $1,000; owner, Birmingham Poultry Co., on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2035.

BLEECKER ST, No. 324, partitions, windows, skylights, to 4-sty brick tenement; cost, $200; owner, Mary Archer, 14 West 52d st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 2057.

CHARLES ST, No. 108, windows to 5-sty brick tenement; cost, $300; owner, S. D. Wilson's Sons, 200 Varick st; architect, O. Reissmann, 30 1st st. Plan No. 2066.

CHARLES ST, Nos. 162-166, erect electric sign to —-sty brick brewery; cost, $2,500; owners, Beadleston & Woerz, 162 Charles st; architects and builders, Betts & Betts, 1358 Broadway. Plan No. 2065.

CHRYSTIE ST, Nos. 191-193, skylights, windows, to 5-sty brick loft; cost, $350; owner, J. Weller, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2033.

CROSBY ST, Nos. 35-37, toilets, partitions, tanks, windows, plumbing to four 6 and 7-sty brick and stone stores and tenements; cost, $10,000; owner, Alessandro Delli Paoli, 387 Broome st; architect, H. Horenburger, 122 Bowery. Plan No. 2036.

ELIZABETH ST, No. 174, partitions, skylights, windows, toilets, to 4-sty brick tenement; cost, $2,000; owner, A. Deli

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

Paoli, 174 Broome st; architect, G. Haug, 103 Park av. Plan No. 2072.

VANDAM ST, No. 84, erect electric sign to —sty brick factory; cost, $2,525; owner, Henry Heide, 84 Vandam st; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2064.

2D ST, Nos. 230-232 East, alter shaft, partitions, toilets, to two 5-sty brick tenements; cost, $1,000; owner, Geo. W. Folsom, 13 Astor pl; architect, M. Zipkes, 353 5th av. Plan No. 2070.

11TH ST, No. 222 East, partitions, windows, stairs, to 4-sty brick and stone dwelling; cost, $500; owner, R. Harms, premises, architect, O. Reissmann, 30 1st st. Plan No. 2051.

11TH ST, No. 725 East, partitions, windows, toilets, to 4-sty brick tenement; cost, $1,000; owner, Arthur Blue 98 3d av; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2067.

14TH ST, No. 44 West, toilets, skylights, to 5-sty brick and stone store and workhouse; cost, $1,000; owner, James R. Hay, Nutley, N. J.; architect, W. R. Phillips, 1138 Bryant av, Bronx. Plan No. 2054.

14TH ST, n s, 101.6 w 1st av, 1-sty brick rear extension, 13.4x51.4, partitions, to 4-sty brick dwelling; cost, $4,000; owner, Archbishop Platon Rozdestoensky, 15 East 97th st; architect, John Berzesen, 212 West 123d st. Plan No. 2071.

19TH ST, No. 231 West, fireproof shaft, piers, windows, to 5-sty brick tenement; cost, $5,000; owner, Chas. R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2044.

19TH ST, No. 135 East, 5-sty brick rear extension, 22x21, add 1-sty, partitions, alter beams, to 4-sty brick dwelling; cost, $20,000; owner, Joseph B. Thomas, Sinsbury, Hartford, Conn.; architect, F. J. Sterner, 164 5th av. Plan No. 2034.

34TH ST, No. 168 West, elevator shaft, walls, stairways, plumbing fixtures, metal ceilings, girders, to 5-sty brick and stone stores and lofts; cost, $10,000; owner, One Hundred and Sixty-eight West Thirty-fourth Street Co., 165 Broadway; architect, F. C. Browne, 143 West 125th st. Plan No. 2042.

Wm. B. Riker & Son Co., 109-111 West 27th st, lessee.

39TH ST, No. 407 West, partitions, stairs, alter stall floors to 2-sty brick stable; cost, $1,000; owner, Charles Leicht, 404 W 40th st, architect, Henry Davidson, 255 W. 69th st. Plan No. 2053.

James A. Kelly, inc., 50 E 41st st, has contract.

43D ST, Nos. 511-513 West, vent shaft, partitions, toilets, to two 5-sty brick tenements and stores; cost, $3,000; owner, Callman Rouse, 203 East 110th st; architect, Henry S. Lion, 12 West 32d st. Plan No. 2045.

45TH ST, No. 427 West, vent shaft, partitions to 5-sty brick tenement; cost, $2,-560; owner, F. Bushom, 438 West 40th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2058.

51ST ST, No. 124 East, windows, toilets, plumbing, to 4-sty brick tenement; cost, $1,500; owner, Anna H. Braillard, 216 West 102d st; architect, George Dress, 1321 3d av. Plan No. 2040.

59TH ST, No. 124 East, partitions, fire-escapes, plumbing, walls, to 4-sty brick and stone sanatorium; cost, $30,000; owner, City of New York, foot East 26th st; architect, Wm. Flanagan, foot East 26th st. Plan No. 2039.

61ST ST, No. 53 East, 1-sty brick rear extension, 12.4x12.4, cut doors to 4-sty brick dwelling; cost, $750; owner, Effinhan Maynard, 286 Lexington av; architects, Walter & Gillette, 131 West 40th st. Plan No. 2069.

82D ST, No. 513 East, windows, partitions, to 4-sty brick tenement; cost, $1,500; owner, National Butchers & Drovers Bank, 683 Broadway; architect, A. J. H. Leuchtag, 46 West 132d st. Plan No. 2046.

91ST ST, No 290 East, 1-sty brick rear extension, 25.2x103, to 3-sty brick and stone garage; cost, $2,000; owner, Jacob Ruppert, 92d st and 3d av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2052.

AV A, No. 1022, 4-sty brick rear extension, 25x40, add 1-sty to front, show windows, to 2-sty brick wagon storage and stable; cost, $7,000; owner, Mary L. Handly, Smithtown, Suffolk Co.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 2047.

Chas. Meisezahl, 420 East 53d st, is lessee.

AV C, No. 56, toilets, partitions, windows, skylights, alter fire-escapes, to 5-sty brick tenement; cost, $1,200; owner, Gussie A. Engel, 218 East 11th st; architect, Ignatz I. Rosenberg, 320 Broadway. Plan No. 2060.

AMSTERDAM AV, s w cor 108th st, partitions, windows, toilets, to 5-sty brick tenement; cost, $1,200; owner, Jacob Wenner, 358 West 51st st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2068.

BROADWAY, No. 1256, erect electric sign to —-sty hotel; cost, $450; owner, not given; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2063.

Robert Stafford, 9 West 17th st, is lessee.

BROADWAY No. 724, add mezzanine floor, to 5-sty brick and stone salesroom. cost, $900; owner, Wolff Estate, World

Bldg., architect, Horace E. Frick Co., 286 Greenwich st. Plan No. 2055.

Horace E. Frick Co., Inc., 286 Greenwich st has contract.

COLUMBUS AV, No. 833, alter vent shafts, windows, to 5-sty brick tenement and store; cost, $200; owner, Benj. Yigdoll, 833 Columbus av; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2037.

ST. NICHOLAS AV, No. 222, partitions, windows, alter shafts to 5-sty brick tenement and store; cost, $1,500; owner, A. Weiss, 2339 8th av, architect, A. J. H. Leuchtag, 46 W 132d st. Plan No. 2049.

WASHINGTON SQ SOUTH, No. 62, alter windows, front wall, to 4-sty brick studio; cost, $200; owner, M. M. Marks, 687 Broadway; architect, H. H. Holly, 39 West 27th st. Plan No. 2061.

1ST AV, Nos. 165-167, partitions, windows, toilets, to three 3 and 5-sty brick tenements; cost, $4,000; owner, Frances Volkenberg, 315 E 17th st; architect, O. Reissmann, 30 1st st. Plan No. 2050.

2D AV, No. 1873, partitions, windows, to 4-sty brick tenement; cost, $2,000; owner, M. Kammenzind, 1873 2d av; architect, S. Oppenheim, 323 East 83d st. Plan No. 2043.

Cohen & Siegel, 1565 2d av, mason work; L. Oppenheim, 312 East 75th st, carpentry.

3D AV, No. 1960, alter vent shaft, windows, to 4-sty brick and stone tenement and store; cost, $200; owner, Gustave Basch, 140 East 60th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2038.

7TH AV, n e cor 39th st, alter windows to 5-sty brick and stone opera house; cost, $100; owner, Metropolitan Opera & Real Estate Co., 40th st and Broadway; architect, A. G. C. Fletcher, 103 Park av. Plan No. 2041.

7TH AV, No. 477, partition, toilets, to 4-sty brick dwelling and store; cost, $250; owner, Theophile Kick, 142 W 92d st; architect, C. B. Brun, 1 Madison av. Plan No. 2056.

8TH AV, No. 2429, alter shaft, windows, to 5-sty brick store and tenement; cost, $1,000; owner, Estate of Emma Frye, 235 W 136 st; architect, A. J. H. Leuchtag, 46 W 132d st. Plan No. 2048.

11TH AV, Nos. 466-468, vent shaft, skylights, partitions, to two 5-sty brick and stone tenements and stores; cost, $3,000; owner, Aaron Snitow, 588 10th av; architect, W. G. Clark, 438 West 40th st. Plan No. 2059.

BLACKWELL'S ISLAND, opposite East 65th st, 2-sty brick and stone side extension, 68x40.6, to 2-sty brick and stone laundry; cost, $30,000; owner, New York City Dept. of Charities, foot East 26th st; architect, Wm. Flanagan, foot East 26th st. Plan No. 2062.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

RHINELANDER AV, s s, 50 e Matthews av, 2-sty brick dwelling, tin roof, 20x48; cost, $5,000; owner, John Pryor, 885 Columbus av; architects, Halley & Vulz, 1910 Webster av. Plan No. 989.

NEREID AV, s s, 107.4 w Barnes av, 2-sty and attic frame dwelling, tile roof, 21.6x48; cost, $9,000; owner, Vincenzo Palmieri, 2252 1st av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 990.

BARNES AV, w s, 100 n Burke st, 2-sty frame dwelling, tin roof, 20x50; cost, $4,500; owner and architect, Frank Ceva, 456 West Broadway. Plan No. 984.

LA SALLE AV, s s, 600 e Fort Schuyler road, 1-sty frame dwelling, tin roof, 20x24; cost, $2,000; owner, Barbara Scholhamer, 1812 Amethyst st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 985.

LELAND AV, e s, 50 s Wood av, two 2-sty frame dwellings, tin roof, 21x47; total cost, $10,400; owner, Tillie M. Stadler, 1350 Leland av; architect, Henry A. Stadler, Jr., 1350 Leland av. Plan No. 987.

215TH ST, s s, 300 w Paulding av, 1-sty frame dwelling, tin roof, 25x26; cost $1,500; owner, Frank Gifone, 339 East 121st st; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 993.

COMMONWEALTH AV, w s, 53 s Mansion st, 2-sty brick rectory, slag roof, 30x52.6; cost, $5,000; owners, St. Anthony's Church; architect, N. Serracino, 1170 Broadway. Plan No. 992.

Rev. H. De Vivo, 600 Van Nest av, rector.

ELLIS AV, s s, 125 w Zerega av, 2-sty frame dwelling, tin roof, 21x52; cost, $5,000; owner, Timothy Avy, 2360 Ellis av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 998.

BUCHANAN PL, n s, 125 w Jerome av, 2-sty frame dwelling, tin roof, 19x45; cost, $4,000; owner, Katherine J. McKenna, 2028 Walton av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 994.

Apartments, Flats and Tenements.

NELSON AV, w s, 150 s Brandt pl, two 4-sty brick tenements, plastic slate roof, 37.6x72; total cost, $40,000; owner, Jas. H. Havens, 568 West 183d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 986.

PROSPECT AV, w s, 57 n Home st, 5-sty brick tenement, plastic slate roof, 40x93; cost, $40,000; owners, Ittner Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 996.

Stores, Offices and Lofts.

THERIOT AV, s w cor Westchester av, 1-sty frame store, tin roof, 13x24; cost, $300; owner, Frederick Rappe, on premises; architect, Frank Glanz, 2010 Watson av. Plan No. 999.

MAIN ST, s s, 200 e Bowne st, five 1-sty frame stores, plastic slate roof, 30 1-5 x21; total cost, $8,000; owner, L. E. Field, 96 Broadway; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 997.

Stables and Garages.

GRAND BOULEVARD, e s, 143 s 183d st, 2½-sty frame stable, slate roof, 31x51; cost, $10,000; owner, Chas. W. MacDonald, 229 West Kingsbridge road; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 988.

Churches.

COMMONWEALTH AV, s w cor Mansion st, 1-sty brick church, slate and slag roof, 45x93; cost, $15,000; owners, St. Anthony's Church; architect, N. Serracino, 1170 Broadway. Plan No. 991.

Rev. H. De Vivo, 600 Van Nest av, rector.

Storage and Warehouse.

PRIVATE ROAD, s s, 2040 w Fort Schuyler road, 1-sty frame storage, tin roof, 21x60; cost, $900; owner, Mrs. A. H. Morris, Throggs Neck; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 995.

Miscellaneous.

WEBSTER AV, e s, 200 n 172d st, 1-sty frame shed, tar paper roof, 105x18; cost, $500; lessee, Philip Hohmann, 1322 Clay av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1000.

BRONX ALTERATIONS.

CONCORD AV, No. 422, 2-sty frame extension, 11x13, to 2-sty frame dwelling; cost, $750; owner, Lewis Massett, on premises; architect, Jas. X. Cahill, 4448 Furman av. Plan No. 385.

GLEBE AV, w s, 150 n Westchester av, 1½-sty brick extension, 30x22, to 1½-sty frame stable; cost, $2,500; owner, Ernest E. Beisner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 383.

MONROE AV, n w cor 175th st, move 1½-sty frame barn; cost, $45; owner, Sarah E. Friend, on premises; architect, Theo. H. Friend, on premises. Plan No. 382.

MORRIS AV, No. 636, windows, new posts, etc., to 2-sty frame store and dwelling; cost, $350; lessees, Paladino & Szydlowski, 339 East 115th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 381.

PRIVATE ROAD, s s, 2040 w Fort Schuyler road, 1½-sty frame extension, 16x24, to 1½-sty frame stable; cost, $850; owner, Mrs. A. H. Morris, Throggs Neck; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 384.

3D AV, No. 4430, 1-sty frame extension, 25x11.5, to 1-sty frame amusement hall; cost, $600; owners, Berliner Bros., 386 Broadway; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 386.

ADVANCE REPORTS.

Important Contracts to the Thompson-Starrett Company.

The general contract for erecting a 12-sty and basement combination light manufacturing and automobile building at 244 to 252 West 54th st has been awarded to the Thompson-Starrett Company. The owners are Albert R. Shattuck and Geo. F. Chamberlin; architect, Percy Griffin. The general contract for erecting an 8-sty and basement office building in Jersey City, from plans prepared by William Pearson Field, civil engineer, and C. A. Rich, architect, for Colgate & Company has also been awarded to the Thompson-Starrett Company. Work on the operations will be commenced immediately, as time is a very important factor, and was a consideration that influenced in both instances the selection of the Thompson-Starrett Company. In speaking of the Colgate contract, Vice-President Horowitz stated: "We regard it as unusually encouraging that this is the second time we have conducted an operation for Messrs. Colgate & Company. Some two years ago, or thereabouts, we built for the same concern a large warehouse contiguous to the site on which the proposed new office building is now to be erected. The fact of our being selected to undertake a second operation for Messrs. Colgate & Company is one of a number of instances where a good record on one operation has been followed by a contract for another. By this, of course, I do not imply that that consideration alone influenced the decision of the owners. Competitors figures were taken, and 'numbers' are more potent than sentiment in governing building awards. But aside from all this, the fact of our being a second time commissioned to erect a building for the same owner is proof positive that we retain the confidence of those for whom we build."

Work to Start on Vanderbilt Apartments.

77TH ST.—Structural work is soon to go ahead on the new sanitary tenements which Mr. and Mrs. W. K. Vanderbilt, Sr., as owners, are to erect in the north-side of 77th st, through to 78th st, the southside 173 ft east of Av. A, to cost approximately $700,000. As planned by Henry Atterbury Smith, of 1811 Broadway, the buildings will be 6-stys, covering plots 117x89.2 ft each, with brick walls and reinforced concrete floors, and partitions fireproof throughout, but otherwise as economically built as possible. There will be steam or hot water heating from a central plant, gas ranges with an effective exhaust flue from hoods, drying rooms and extra laundries in basement and all the usual model tenement improvements.

The site is still being excavated. Estimates will be received on all branches

of materials and labor in a few days by the architect. No contract except for excavating, has yet been issued. For full description and illustration of the plans see the Record and Guide of March 20, 1909, page 533.

Westchester & Boston R. R. Co. Plan New Stations.

WESTCHESTER COUNTY.—The New York, Westchester and Boston Railroad Company, with offices at No. 65 Beaver st, will have plans prepared by Architects Reed & Stem, 7 East 42d st, for several new passenger stations to be established at Pelham Park, 4th and North sts, New Rochelle, N. Y., and at Highbrook av, Pelham, N. Y. The construction will be of reinforced concrete, strictly fireproof, 1½-stys in height, but the dimensions have not yet been determined. J. L. Crider, in care of the railroad company, will be chief engineer. It is estimated that the stations will cost about $25,000 each. Officers of the company are: L. S. Miller, president; T. D. Rhodes, vice-president, and R. T. Bird, treasurer. Further details have not been decided and it is indefinite how soon operations will commence.

Work on Proctor's Newark Theatre to Begin.

NEWARK, N. J.—The new playhouse to be erected in Market st., west of Halsey street, Newark, by F. F. Proctor, at an estimated cost of $700,000, will soon be underway as in all probability operations will be begun within the next week or so. The building is to contain an auditorium seating more than 2,000, and will contain a studio, offices and dressing rooms. The foundation work will be commenced at once and it is expected that the structural steel will be erected and in place by Nov. 1. On top of the building there will be a roof garden. The plans have been prepared by William E. Lehman, 738 Broad st, Newark. The general contract is about to be awarded.

Large Manufacturing Plant at Newark.

NEWARK, N. J.—Plans are now in the hands of contractors for estimates on the large manufacturing plant to be erected for J. H. Ladew & Co., leather manufacturers, of Manhattan. The plant will be constructed along the Passaic River, adjoining the Plank road, and when completed will represent an outlay of about $500,000. There will be five separate brick structures, as follows: Manufacturing building, 4-stys, 70x800; auxiliary building, 1-sty, 50x80; storage building, 50x150; boiler and engine house, 1-sty, 60x100, and limehouse, 1-sty, 20x30. It is expected that work on the foundations will be begun this month.

$1,000,000 Hotel at Huguenot, S. I.

HUGUENOT, S. I.—Structural work will soon be started on the new hotel which the Terra Marine Company, of 500 5th av, Manhattan, is to erect at Terra Marine Park, Huguenot, Staten Island, at an estimated cost of $1,000,000. The general contract was recently awarded to the United Contractors' Corporation, of 15 Exchange pl, Jersey City. Figures on all materials and sub-contracts have been received and are in charge of the general contractors. The construction will be of steel and concrete and fireproof. The plans have been prepared by Clinton Mackenzie, of 82 Beaver st, Manhattan.

Particulars of Polyclinic Hospital Plans.

50TH ST.—So far as could be determined on Friday, no plans have yet been prepared for the new hospital building, which it is announced that the Trustees of the New York Polyclinic Hospital will erect at Nos. 337 to 351 West 50th st. It is said that the new building will be one of the largest hospitals in this city. Details regarding the character of construction and materials, number of stories, and the name of the architect cannot be announced in this issue. The sale of the 50th street parcels was transacted last week from Dr. Charles F. Meyers and E. D. Hammond.

Crow Co. Gets Lexington Av. Contract.

LEXINGTON AV.—The general contract for the new 9-sty and basement fireproof brick and stone dispensary and dormitory, to be erected by the Babies' Hospital of the City of New York, at No. 661 Lexington av, was awarded during the week to the Wm. L. Crow Const. Co., of 289 4th av, from plans by Messrs. York & Sawyer, 156 5th av. The structure will be an annex to the present building, having dimensions of 23x48.4 ft., with a tile roof, costing about $50,000. John Sherman Hoyt, 101 East 65th st, is president, and B. Ogden Chisholm, 66 Beaver st, secretary.

West 25th Street Parish House.

25TH ST.—Ormonde & O'Brien, 909 President st, Brooklyn, have received the general contract to build the 4-sty and basement brick fireproof parish house, 70 x95 ft., at Nos. 331-345 West 25th st, for St. Columba's Church. The building will contain twenty classrooms, an assembly hall to seat 1,000 people and is estimated to cost about $100,000. The plans have been prepared by Thomas H. Poole & Co., of 13 West 30th st. The Rev. Father Thos. A. Thornton, 341 West 25th st, is in charge.

Twelve-Story Apartment for Cathedral Parkway.

CATHEDRAL PARKWAY. — Plans have been prepared by Architects Schwartz & Gross, 347 5th av, for a 12-sty highclass elevator apartment house to be erected on a plot 100x51.11 ft, on the south side of Cathedral Parkway, 100 ft west of Amsterdam av, to cost in the neighborhood of $400,000. The Carlyle Realty Company, of 198 Broadway, will erect the building. The construction will be of the highest type fireproof materials.

Probably Another Theatre on Broadway.

BROADWAY.—Felix Isman, of Philadelphia, has leased the property at the southeast corner of Broadway and 48th st for a term of forty-two years, on which site he will in all probability soon begin the construction of a new theatre building. The plot measures 129x125.5x irregular. No plans have yet been completed, and the name of the architect cannot be announced in this issue.

Contract for Ice Cream Plant.

24TH ST.—James M. Horton, 213 East 24th st, has just awarded to Christopher Campbell, of 10 East 33d st, the mason contract for the new 6-sty fireproof steel, brick and concrete ice cream plant, 97x98 ft., to be erected at Nos. 209-211 East 24th st, from plans by Frank Goodwillie, 1170 Broadway. The award for carpentry and heating work has not been made.

Apartments, Flats and Tenements.

CONVENT AV.—E. M. Krulewitch, 695 St. Nicholas av, will erect a 6-sty flat house, 99.11x90 ft., at the southeast corner of Convent av and 149th st, to cost $200,000. Neville & Bagge, 217 West 125th st, are the architects.

FT. WASHINGTON AV.—The Saxonia Realty Co., 3089 Broadway, will erect at the northeast corner of Ft. Washington av and 162d st, a 6-sty apartment house irregular in size, to cost about $175,000. Neville & Bagge, 217 West 125th st, are preparing plans.

164TH ST.—The Heights Metropole Const. Co., 179 Henry st, will erect two 6-sty high-class apartment houses, 132.6x 86.11 ft., in the south side of 164th st, 100 ft. east of Broadway, at a total cost



OUR engineering department will co operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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of $250,000. Neville & Bagge, 217 West 125th st, have prepared plans.

BROOKLYN.—F. W. Herter, 186 Remsen st, Brooklyn, is preparing plans for five 3-sty flat buildings, of various sizes, for H. S. Manus, 1199 Flatbush av, to be erected at Newark av and 23d st, Brooklyn, at a cost of about $55,000. The building contract has not yet been awarded.

NORTHERN AV.—Buchman & Fox, 11 East 59th st, have prepared plans for a 6-sty highclass apartment house, irregular in size, for the Lewis Realty & Construction Co., 33 West 114th st, to be erected at the northwest corner of Northern av and 181st st, to cost about $175,000.

AMSTERDAM AV.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty 35-family flat, with stores, 90x100 ft., to be erected by M. Goldberg, 215 West 125th st, at the southwest corner of Amsterdam av and 109th st, to cost $150,000. In all probability plans will be ready by Sept. 17.

Banks.

NEWARK, N. J.—The Ironbound Trust Co. will expend $37,000 on a 2-sty brick and limestone bank building to be erected at Market and Ferry sts, Newark, from plans by J. H. and W. C. Ely. It will cover a triangular space 62x63x68 ft.

UNADILLA, N. Y.—T. I. Lacey & Son, of Binghamton, N. Y., have been selected to prepare plans for a 1-sty brick and concrete bank building to be erected at Mulford and Silver sts for the Unadilla National Bank, of which Frederick H. Meeker is cashier.

OSWEGO, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have been selected to prepare plans for extensive alterations, including a new front and a side extension to the First National Bank Building at Oswego, N. Y., to cost, $30,000. Figures will be received about October 1.

AMITYVILLE, L. I.—Inglee & Hart, of Amityville, have completed plans and have awarded to A. A. Pearsall the mason work, and M. H. Ketcham, both of Amityville, the carpentry for the 1-sty fireproof brick and granite bank, 50x52 ft., for the Bank of Amityville, at a cost of $20,000. Solomon Ketcham is president.

NYACK, N. Y.—Plans are being prepared by Donn Barber, architect, 24 East 23d st, Manhattan, for a 3-sty brick and terra cotta bank building, 42x66 ft., for the Rockland County Trust Co., to be erected at the southwest corner of Broadway and Main st, Nyack, N. Y. In all probability bids will be taken in about a week.

Churches.

ELMIRA, N. Y.—So progressive has been the St. John's Episcopal Mission of Elmira Heights that members are planning on securing a site near Oakwood av and 14th st upon which to erect an edifice. The Rev. Mr. Weeks is pastor.

WILLIAMSPORT, N. Y.—The Rev. Ernest S. Conley, pastor of the Alliance Church at Wiliamsport, near Elmira, N. Y., will erect a substantial brick church at a cost of $10,000. Excavations are nearly completed and work on the foundation is to start at once.

NEW HAVEN, CONN.—Architects Allen & Williams, of New Haven, are working on plans for the proposed edifice for St. Peter's R. C. parish, of which Rev. R. J. Early is in charge. Materials will be limestone or brick, and will have a seating capacity of about 700 persons.

UTICA, N. Y.—Agne Rushmere & Jennison, architects, of Utica, have awarded to J. Meilnick, of Utica, the contract for a new edifice to be erected by the Polish Catholic Church of the Holy Trinity at Utica, at a cost of $100,000. The Rev. Simon Pniak, 162 Lincoln av, Utica, is pastor. Brick and stone construction, 70x150 ft.

Court Houses.

GREAT FALLS, MONT.—Bids will be received by Jas. Knox Taylor, Supervising Architect, Treasury Department, Washington, D. C., until 3 p. m., September 29, for the construction of a U. S. post office and court house.

MONTICELLO, N. Y.—The Atlas Roofing Co., of Newburgh, has secured the contract for the metal work, slate roofing and steel ceilings for the new Court House in Monticello, Sullivan County. The plans for the building were made by W. J. Beardsley, architect, of Poughkeepsie, and the general contract was let last April to Campbell & Dempsey, of Kingston, who are now completing the foundations for the building.

Dwellings.

MILFORD, CONN.—Architect Joseph W. Northrop, of Bridgeport, has prepared plans for a residence to be erected by Clark Wilcox. Every modern improvement will be provided, hot water heat. Cost, about $18,000.

IRVINGTON, N. J.—Frank Grad, Newark, N. J., has completed plans for ten single family frame dwellings to be erected for Louis Kauder, on Newton pl, Irvington. The estimated total cost of the ten dwellings is $20,000.

ORANGE, N. J.—P. T. MacLagan, Newark, N. J., is drawing plans for five 2-family houses for P. J. Bowers & Co., to be erected on Glenwood av, Orange. The ground dimensions of each will be 24x40 ft. and the estimated total cost $20,000.

NEWARK, N. J.—Hyman Rosensohn, Broad st, Newark, is drawing plans for a private residence for E. Himber, to be erected at 25 Milford av. Electric light, steam heat and all improvements will be provided. The estimated cost is $6,000.

EAST ORANGE, N. J.—Rosenberg & Bornstein, of Newark, will erect two dwellings in Amherst st, East Orange, from plans by H. Rosensohn, of Newark. Each building will provide for two families, 21x53 ft. Estimated cost is $5,500 each.

STAMFORD, CONN.—Work will be started at once on a residence at 61 Courtland st for Joseph P. Howe, from plans by Nelson & Van Wagner, 15 West 38th st, Manhattan. F. S. Dawless, of New Canaan, is general contractor, and the cost will be about $18,000.

SOUTH NORWALK, CONN.—Through the agency of H. E. Dann & Son, Jenette C. Gibbs has bought of the Langdon Islands Co. a tract of land on Canfield Island, and is having plans prepared by W. H. Orchard, 122 West 42d st, Manhattan, for a handsome residence. Estimated cost, $8,000.

BUFFALO, N. Y.—John D. Larkin, of the Larkin Co., West 23d st, Manhattan, will erect a brick fireproof residence 74x100 ft, 2-stys on Lincoln Parkway Buffalo, N. Y., to cost $60,000. McCreary, Wood & Bradney, 614 Mutual Life Bldg, Buffalo, are the architects. Chas. Bericks Sons, Buffalo, have the mason work.

Factories and Warehouses.

BOSTON, MASS.—Jeremiah Williams, of Boston, will erect a $1,500,000 warehouse near Summer and Fargo Streets, Boston, from plans by C. J. Warren, architect.

HOLYOKE, MASS.—Samuel M. Green, architect, of Springfield, has been commissioned to prepare plans for a manufacturing building for the Holyoke Water Power Co. Complete details will be given later.

PLAINVILLE, CONN.—Plans are completed and estimates will be received at once for an addition to the factory of the Trumbull Electric Mfg. Co., in Plainville. Brick, 50x50 ft., 4-stys. Max J. Unkelbach is the architect, Delbert K. Perry, associate.

EAST WATERTOWN, MASS.—The Hood Rubber Co., has placed contract for a new building at East Watertown, Mass., with the Aberthaw Construction Co., of Boston. It is to be built of reinforced concrete, 96x80 ft, 3-stys high. Provision is to be made for future aditional stories.

NEWARK, N. J.—A large 4-sty brick factory for the manufacture of hats is soon to be built at Hoyt and Searing sts, Newark, for Max Wosnitzer. Plans for the structure, which will cover an area of 40x100 ft., have been completed by Frank Grad, of Newark. The building will involve an expenditure of about $15,000.

NORWALK, CONN.—The Tracy Bros. Co. has received the contract for the erection of an addition to the factory of Cluett, Peabody & Co. in South Norwalk. The new part will be 2-stys, 48x74 ft., reinforced concrete blocks, with iron beams and girders and a gravel roof. S. M. Greene, Inc., of Springfield, Mass., is the architect.

WATERVILLE, N. Y.—Plans of Griggs & Hunt, of Waterbury, are being figured for the two factory buildings to be erected in Waterville for the Berbecker & Rowland Manufacturing Co. One building will be 40x80 ft., 3-stys and basement, and the other 35x105 ft., 1-sty high. Both will be of brick, with bluestone trim and tar and gravel roofing.

NEWARK, N. J.—Estimates have been received by Frederick A. Phelps, architect, for the reconstruction of the storage warehouse of Wilkinson, Gaddis & Co., in Tichenor lane, which was wrecked by fire last April. The plans call for a 3-sty building, brick and reinforced concrete. The combined floor space will be about 24,000 sq. ft. Included in the equipment will be two electric freight elevators, each of two-ton capacity. The cost will approximate $20,000.

Halls and Clubs.

MONTICELLO, N. Y.—The Order of Free Masons will build a temple to replace the one recently destroyed by fire. Charles S. Starr, is chairman Building Committee.

ELMIRA, N. Y.—At a special meeting of Elmira Lodge, No. 62, B. P. O. E., an additional $5,000 was voted to be added to the $30,000 appropriation for the erection of a magnificent new home in Market st. Work will be started within a few weeks.

Hospitals and Asylums.

JAMESTOWN, N. Y.—Plans for the City Hospital building, 36x140 ft., 3-sty, stone and brick of fireproof construction, have been completed by John H. Coxhead, architect, 930 Ellicott sq. Bldg., Buffalo, N. Y., and bids will be asked for soon. Dr. Jason Parker is chairman of the Hospital Commission.

WEEHAWKEN, N. J.—On Sunday, Sept. 19, the cornerstone of the North Hudson Hospital will be formally laid. The new building now in course of construction is located on the Bullsferry road, Clifton Park, Weehawken. It will be fireproof, brick, 3-stys and basement, 75x40 ft. Robert G. Dixon, of Weehawken, is architect.

PATERSON, N. J.—Actual work on the foundation of St. Joseph's Hospital addition and operating pavilion will be started at once. The building, which will cost about $85,000, will probably not be completed until Sept. 1, 1910. Bids for carpenter, plumbing and electrical work will be received soon. Architect William T. Fanning, Paterson, is the architect.

THIELLS, N. Y.—Franklin B. Ware, State architect, Albany, is preparing for the Eastern New York State Custodial

Asylum buildings to be erected at Thiells. The group will include an office building, hospitals, laboratory, power, light and heating plant, store and supply house, laundry, bakery, library, chapels, schools, industrial buildings and work shops, farm and dairy buildings, home for officials, and homes for employes. Dr. Robt. Hill is secretary of the State Board of Charities, at Albany.

Hotels.

SOMERS POINT, N. J.—E. R. Gilbert, of Philadelphia, Pa., is planning the erection of a hotel at Somers Point, to cost about $200,000. Details are yet undecided.

SPRINGFIELD, MASS.—Springfield Hotel Corporation will begin work early this month on the erection of a $75,000 hotel at Bridge st and Broadway. Herbert Myrick, of Springfield, is interested.

CINCINNATI, OHIO.—The St. Nicholas Hotel, at Cincinnati, will soon be rebuilt, if the plans of Attorney Benjamin L. Heidingsfeld, New York, are carried out. Mr. Heidingsfeld reports that he has just made arrangements with New York men who will contribute $2,000,000 with which the hotel is to be rebuilt and refurnished. No plans have yet been drawn.

Municipal Work.

BRONX.—Bids will be received by the Park Board, Thursday, Sept. 16, for labor and materials for completely erecting a granite and limestone fountain at Macomb's Dam Park, the Bronx.

BRONX.—Bids will be received by the Board of Water Supply, Wednesday, Sept. 22, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225 horse-power water-tube boilers and all accessories, at Jerome av pumping station, the Bronx.

MANHATTAN.—The President of the Board of Trustees of Bellevue and Allied Hospitals will open bids on Tuesday, Sept. 21, for alterations and repairs to the heating system of the main and adjoining buildings at Bellevue Hospital, 1st av to the East River, Manhattan.

MANHATTAN.—The Commissioner of Docks will open bids on Thursday, Sept. 16, for furnishing and delivering manila rope and marline. Also, Tuesday, Sept. 14, to complete the electric installation at the department yards at West 57th st and North River, and East 24th st, East River.

MANHATTAN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Sept. 15: No. 1. For erecting two pumping engines, with foundations, steam and auxiliary piping, suction and discharge piping complete, in the 98th st pumping station, Manhattan. No. 2. For erecting a new discharge main, ready for operation, in and from the engine room basement of the 179th st pumping station, to Amsterdam av, Manhatan.

Office and Loft Buildings.

SPRINGFIELD, MASS.—F. E. Fuller, who recently purchased property at Dwight and Bridge sts, has commissioned Burton E. Geckler, architect, of Springfield, to prepare plans for a new business building to be erected on the site. No details have been decided upon.

26TH ST.—James McWalters, 2434 Broadway, has received the general contract for making over the brick apartment house, for J. J. Astor, Nos. 25-27 West 26th st, for loft purposes. Two additional stories will be added. Estimated cost, $60,000. Wm. A. Boring, 32 Broadway, architect.

Power Houses.

FARMINGDALE, L. I.—The Babylon Electric Light Co. has petitioned the Public Service Commission for permission to increase its capital from $45,000 to $75,000, part of which will be expended in improvements and extension of its system to Farmingdale.

ORANGE, N. J.—William B. Gano, City Clerk, will receive estimates until Sept. 20 for the installation of an electric light plant. Runyan & Carey, 122 Market st, Newark, are engineers.

TURNERS FALLS, MASS.—The Franklin Electric Light Co. is planning to establish an independent plant to supply electricity and using the exhaust steam in public heating service. The company now secures electrical energy for operating its system from the Turners Falls Co. W. C. D. Thomas is manager.

Schools and Colleges.

LOWELL, MASS.—The Board of Education has recommended the erection of five modern schools at Lowell to replace present ones. Address Chairman Committee Board of Education.

AUBURN, N. Y.—S. E. Hillger, architect, of Auburn, is completing plans and will take bids about Sept. 20 for a 2-sty brick school, 97x150 ft., to be erected in North st, Auburn, to cost $75,000.

WILLIMANTIC, CONN.—The selectmen have been instructed to purchase the O'Loughlin property at a price not to exceed $10,000 as a site for the addition to the high school. Address the Chairman Board of Education.

Contracts Awarded.

PINE ST.—The contract for furnishing the structural steel work for the extension to the U. S. Assay Office in Pine st, east of Nassau st, has been awarded to the Baltimore Bridge Co., 68 Broad st, by Cramp & Co., the general contractors.

The contract for the concrete piling and footings of the warehouse to be erected for the Buhl heirs at 115-119 West Woodbridge st, Detroit, has been awarded to the Raymond Concrete Pile Co. of New York and Chicago. John Scott & Co. are the architects of the building.

AMSTERDAM AV.—The mason contract has been awarded to Lindsay Klappert & Lovell, general contractors, 103 Park av, for the 3-sty brick marble and granite pathological building at Amsterdam av and 113th st, for St. Luke's Hospital, from plans by Ernest Flagg, 35 Wall st.

RIVERSIDE DRIVE.—The Baltimore Bridge Co., 68 Broad st, has received the steel contract for the apartment house to be erected at Riverside Drive and 114th st, from plans by Denby & Nute, 333 4th av. The building will be known as the Cliff Haven, and is being erected by the John J. Hearn Construction Co., owner and general contractor.

GLOVERSVILLE, N. Y.—The Hennebique Construction Co., 1170 Broadway, Manhattan, has just signed the contract for remodeling the old plant of Louis Meyers Son, glove manufacturers, of 110 5th av, Manhattan, at Gloversville, N. Y., to cost around $50,000. F. L. Comstock, of Gloversville, prepared the plans. Reinforced concrete, 4-stys, 40x70 ft.

FORT WASHINGTON AV.—The contract for furnishing the steel work for the Armory of the 22d Regiment, N. G., S. N. Y., at Fort Washington av, 168th and 169th sts, Washington Heights, has been awarded to the Baltimore Bridge Co., 68 Broad st. Guidone & Galardi, 162 East 23d st, are general contractors, and Walker & Morris, 66 East 23d st, the architects. The building is to cost $515,000.

Miscellaneous.

CAMDEN, N. J.—An ordinance has passed the City Council authorizing the issuing of $20,000 bonds to erect a fire house.

HARRISON, N. J.—The Pennsylvania R. R. Co. has secured a permit to erect two concrete and steel train sheds between Ogden av and 7th st to cost $66,000. This is in connection with the erection of a terminal contemplated at Harrison.

(Continued on page 484)

Brief and Personal.

Fine weather for Labor Day.

Each building achievement helps to a better one.

Are you hiking for the "Big Nail" in your line of trade?

No one can sail up to the Pole in a comfortable ship and hitch a mooring line to it. He must get out and hike in the last stretch.

Brown, McAghon & Strassle, architects, formerly of Chicago, Ill., have opened an office at Nos. 31-33 East 27th st, Manhattan.

Canavan Bros. have had good success through using steam shovels in the excavation for the Peter Cooper Building on 4th av.

Contracts have been let for several bungalows to be erected in the Woods of Larchmont, the new development of Wood, Harmon & Co.

Charles A. Cowen & Co., general contractors, have the steelwork of the Neptune Building, at Madison av and 27th st up 9 stories, and the masonry (limestone) two stories.

A new and attractive combination of colors in brick and marble is to be seen in the facade of the new Centurian Building on Broadway, above 28th st. H. L. Nelson was the mason contractor and W. L. Rouse, the architect.

The Record and Guide is in receipt of a souvenir postal card from Mr. Ernest R. Ackerman, president of the Lawrence Portland Cement Co., of No. 1 Broadway, who is abroad. The card was mailed at Interlaken, Switzerland, on August 8.

Mr. W. J. Johnson, formerly connected with the Safety Tread Co., is now with George W. Grote & Co. manufacturers of Damp Proof paints, oils, etc., of 430 East 102d st. Mr. Johnson will have charge of the building and general contractors department.

The Alpha Portland Cement Co., Easton, Pa., has issued a general catalogue on cement requirements, showing proper mixtures for various kinds of work, together with comparative statements of cost of cement work as compared with other materials.

The brick in the Melrose Public Bath, which was illustrated and described in last week's Record & Guide is "Tapistry" brick furnished by Fiske & Company of the Flatiron Building. It has been much admired. The report of last week was in error in describing it as "velvet" brick.

Edwin Gould's new house on Fifth av, has been designed by Carrere & Hastings in a pure Florentine Renaissance architecture. The site is being excavated. The J. W. Bishop Company has the general contract. George J. Gould's residence, a few blocks above, at 67th st will be ready for occupancy in a month or so. Mr. Gould returned from the other side with his family this week. The mansion is now in the hands of the decorators. D. C. Weeks & Son, have the general contract.

The site is being excavated for the new home of the American Geographical Society on Washington Heights at Broadway and 156th st. The building is being erected by the Collis P. Huntington heirs and will stand on the corner, beside the Hispano Museum, which has the Numismatic Society Hall and Museum on the western side. The Fleischmans are erecting two large and choice 6-sty elevator apartments on the adjoining block to the north, and Gross & Herbner are building on the opposite side of Broadway, making three of the four corners that are being improved.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Market Strong and Active.

Strength and activity generally characterize the building material markets. Brick was weaker, however, yesterday. The scarcity of labor at the Hudson River yards is a potent influence in the readjustment of market conditions. Cement is steady with little improvement in sales. There is plenty of it on hand but it is not being pushed at the present price of $1.43 cloth or wood. Iron leads the general Fall uplift. August was a record month for production with 1,591,-931 gross tons made as compared with 1,514,521 of October 1907, the previous record. Production has advanced from 36,000 tons daily in January to 51,354 last month. September, opened strong and despite advancing prices, the month's output may equal August. An improved inquiry for basic indicates healthy building conditions this Fall. 53 per cent. is from New York and vicinity. Structural steel is looking up. Sheets show a recession. Lumber is led in advancing prices by spruce. Yellow pine is steady. White is strengthening. Stone is moving well with big cargos inward bound. There is still a scarctiy of exterior marble work. Steel is adjusting itself to new prices. The first week in September does not indicate a building boom this Fall. Conditions will be better. Money is scarcer owing partly to National treasury perplexities and it is believed that few new enterprises requiring large funds will be started until Spring. The death of Mr. E. H. Harriman will not have an adverse effect on the building material market, save, perhaps, in an indirect way on structural steel due to a possible temporary curtailment of Union Pacific and Southern Pacific mill work pending adjustment of Mr. Harriman's affairs. This would ease up structural deliveries somewhat.

Brick Market Normal.

The brick market was weaker yesterday Conditions now appear to be about normal in demand and inquiry. The Hudson River situation is becoming a little worrisome because of the continued scarcity of labor. Each Saturday more of the brick yard help leaves the yards in search of steady winter employment in New England, and this has left the yards somewhat short handed.

LABOR A PROBLEM THIS YEAR.

The brick manufacturers in the Hudson valley have had a serious problem to confront this season due to the construction of the aqueduct near the most important yards. Most of the men that might be classified as skilled laborers have gone to work on that construction and have left the brick yards with only green hands for the most part. Despite this handicap, however, the manufacturers have been able to turn out good brick and in the usual quantities. This has been due, no doubt, to the exceptional run of good brick-making weather that has characterized the present season and, in part, to the fact that for every skilled maker two unskilled men have to be employed when he leaves the yards. While this does not carry out the ratio of two to one, of course, yet there is no doubt that a greater quantity of brick has been manufactured this year than last.

REMARKABLE DEMAND FOR RARITANS.

The quotation for Raritan River brick in cargo lots this week was $5.50@$6. Sayre & Fisher Co. report a remarkably healthy demand for their product, and other companies that manufacture along that water way report the same condition. Complaint is made that boats are scarce and that it is a difficult matter to move all brick now under order. As far as the Raritan River product is concerned Fall business started with a rush on September first, and the indications are said to be good for a continuation for at least three months. Inquiries show an improvement both in numbers and in size and the same is true of the Newark office. The yards are working full time with a full complement of help. Most of the business is in small volumes.

RETAIL DEMAND SOMEWHAT LIGHTER.

There is a slight recession in retail demand for Hudson River hards. This is, however, merely temporary, and while figures seem to show it, actual conditions show a falling off that is hardly discernible. The confusion is due to the holiday which permitted cargoes to pile up. On Wednesday an improvement was noted and it was thought on the Exchange that the demand and supply at docks would equalize themselves by the week end. Prices quoted yesterday on the docks were $5.50@$6. These transactions are of the week ending, Saturday, Sept 4: Holdovers (Aug. 28), 5; arrivals, 84; sales, 74; holdovers (Sept. 6), 15.

TRUCKS SCARCE IN JERSEY.

Brick companies in New Jersey who are unloading Hudson River material say that they are having considerable trouble in making job deliveries because of a scarcity of trucks to handle the material from the boats. One firm paid demurrage for three days to a local agent, which the agent declared had not happened before in any of the west shore cities in fifteen years. The same is true of Newark, Hoboken and even Bayonne. New business in Newark, Jersey City, Hoboken and Weehawken is likely to aggravate the present situation rather than to improve it.

BRICK. (Cargo quotations at the wharf.)*

	Per M.
Hudson River, Common	$5.50@ $6.00
Hudson River, Light Hard	4.00 4.25
Raritan River, Hard	5.25 5.75
Croton Point—Brown, f. o. b.	12.50 ....
Croton Point—Dark and red	12.50 ....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00

Enameled:

English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York

State common, cargo rate, per bbl.	....@$0.75
Rockland-Rockport, Com., per bbl.	.... .92
Rockland-Rockport, L., per bbl.	1.02 ....
Rockland-Rockport, special, 320 lbs.	.... 1.37
Select finish, per 350 lbs., net	1.60 ....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	1.25
In barrels, 320 lbs.	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Prices Same—Business Better.

No change is reported in the prices current on Portland cement in cloth or wood save the $1.43@$1.53 heretofore and at present quoted, which may stand at least a fortnight, or until after the Lake George meeting. At the association meeting a week ago the matter was discussed, but no action was taken. Business is fairly good, but limited deliveries prevail.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Basic Iron Now in Demand.

Here comes the real sign of better Fall conditions: a better demand for basic iron. Pig iron orders have been large all summer, but railroad business has predominated. Now structural interests enter the lists. Of the 50,000 tons negotiated for this week one-fifth of that amount was for basic. The fabricating plants, as has been told in these reports, are filled to capacity, and September first brought new inquiries and an increased demand for thirty and sixty day delivery of material now fabricating. Levering & Garrigues say the situation bodes well for good business and especially in this city. Radley is nearing capacity business. Fourth av work and 5th av improvements have kept Post & McCord and the American Bridge Co. busy. When the fabricating plants are filled the demand for basic is at its height. This Fall the demand is exceptional, although nowhere near record figures.

The condition of the pig iron market is therefore active and strong. Prices continue to have an upward tendency, but irregularity features the Eastern Pennsylvania product.

NEW ENGLAND FREIGHT RATES LOWER.

What is believed to have had an important effect upon the pig iron situation is the recent reduction of 20c. per ton on Pittsburgh and Eastern Pennsylvania freight bound for New England. It is considered probable that a similar reduction will be made in the Buffalo territory.

STRUCTURAL FEELING IMPROVEMENT.

Already an improvement is noted in the structural steel market due to the uniformly better conditions in the building material market and increased activity in construction circles. Beams, channels, tees and zees are firmer and an advance is near. Bar iron has been in better demand and a stronger tone is noted in concrete reinforcement materials. Fabricated prices indicate that plain material is being shaded.

SHEETS SOMEWHAT DULL.

Beginning with tin and carrying all down the line sheet metals felt a recession during the week. There was a general tendency to improve, but a notable improvement was not expected for the immediate present. Another cause is the fact that there is a great copper surplus at present. Domestic consumption is improving, it is true, but August's con-

sumption was said to have been less than 60,000,000 lbs., so that there was an increase of about 6,000,000 lbs. in production. It is estimated that the total amount of this stock on hand now is about 128,000,000.

Northern:		
No. 1 x Jersey City	$18.50@	$19.00
No. 2 Foundry x Jersey City	18.25	18.50
No. 2 plain	17.75	18.00
Southern:		
No. 1 Foundry, steamship dock	18.25	18.75
No. 2 foundry, spot	17.75	18.25
No. 3 Foundry	17.25	17.75

STRUCTURAL STEEL.
Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.56	....
Angles	1.56	1.61
Tees	1.61	1.66
Zees	1.61	1.66

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	1.80
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	1.80
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.30 ....
Norway Shapes	3.30 ....
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish, base	1.80
Soft Steel Bars, base or ordy. sizes	1.80
Tool Steel, regular quality	7.00 ....
Tool Steel, extra quality	13.00 ....

SOFT STEEL SHEETS.

¼ and heavier	2.10
3-16	2.20
No. 8	2.30
Blue Annealed.	
No. 8	2.30
No. 10	2.30
No. 12	2.35
No. 14	2.40
No. 16	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26	2.80	3.45
No. 27	2.90	3.50
No. 28		

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.	22 24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

FABRICATED SLAB REINFORCEMENT.
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

TERNE PLATES.
N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@	$17.10
About 30-lb. coating		15.00
About 20-lb. coating		13.50
About 15-lb. coating		11.25
About 8-lb. coating		8.70

PIG LEAD.

Ton lots	4⅞@5
Less	5 5⅜

ZINC.

Sheet, cask lots	per lb.	8
Sheet	per lb.	8½

COPPER.

Sheet Copper, hot rolled, 16 oz.	per lb.	18@19
Sheet Copper, hot rolled, 14 oz.	per lb.	19 20

Sheet Copper, cold rolled, 1c per lb above hot rolled.
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Lumber Steadier and Advancing.

Favorable reports were heard at the various wholesale lumber centres early this week, and as it wore on reports of larger and more numerous orders came in. The Bronx offered the biggest field with one order for 125,000 ft. of yellow pine and timber. Retailers are doing a big business throughout New Jersey, particularly in Westfield, where big speculative operations are now going on. The American Lumber Co. and Collins & Lavery say they have excellent assurances of a busy Fall, and, in fact, one firm avers that it will be unprecedented in amount of business done during any summer and Fall in ten years, save that of 1906.

HARDWOODS STILL IN GREAT DEMAND.

The Strasburg Manufacturing Co. and other specialists in hardwood say that the demand for hardwoods is growing to be a serious matter. They are unable to catch up with business, and some of the mills in the South are working a few hours extra nights to meet new business. The inquiries continue despite the advancing prices, and another one is expected before long. The run is on oak and maple just now, but other woods are crowding in heavily. About 65% of the business is from New York, and is attributed in no small measure to the growing popularity of the parquet floor and hardwood trim now the vogue in apartment houses.

A large part of this demand just at present is coming from Newark, which, by the way, is fast becoming an important contributing field of the New York building material market. There apartment house construction is in the ascendency and since they are being constructed upon elaborate scales hardwood trim is forming about 18% of the business in some of the local hardwood agencies.

SPRUCE ADVANCE EXPECTED.

The demand for spruce, according to reliable authorities is somewhat lighter than during the middle of the summer, and the present advance in price is due to curtailment at the mills as prophesied some weeks ago in these reports. This is a time of year when the northern lumberman gets the wanderlust and, like in the Hudson River brick yards, labor becomes scarce in the Fall. Some of the cutters have decided to shut down now rather than run the mills at a loss. The demand for spruce will probably not last much longer than the first of November, as the mill men figure it, and so they will either close up or hold back on their output.

ANOTHER REASON FOR CURTAILMENT.

A representative of a Canadian lumber firm gave this explanation for the curtailment of spruce shipments at this time:

"This has been a dry summer and our people have had trouble in floating logs down from the forests because of the lack of water in the streams. A few of the smaller ones have dried up altogether." This explanation does not hold good in all instances, but it is said to be true of many Canadian and Maine lumber camps.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$25.00@	$28.00
6 to 9 inch cargoes	26.00	28.00
10 to 12 inch cargoes	29.00	31.00

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82 00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅜-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. I GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.50

Much Figuring for Stonework.

Nearly all the big stone cutting firms and wholesalers say that the trade is figuring on a great deal of local work just at present, and that most of it is in large quantities and is considered desirable business. Nevertheless, the stone situation is not as good as it might be, although there is considerable encouragement to be derived from existing conditions. The New York Central Railroad alone has over 1,000 cars on the road at this writing bound for New York. Wholesalers say that within the next three months there will be 2,000 more eastward bound on that road alone. On Wednesday there were seven boat loads on the Harlem unloading to cutters from 102d st to 108th st, showing that considerable stone is moving in this city at present.

AN OPEN WINTER WANTED.

Stone men declare that if the winter is an open one, stone cutters, masons and setters ought to be busy until the Spring. The 4th av improvements and other big operations that will start this Fall will mean much activity at the local yards. Business was fair last winter, and that was immediately after the depression. The stone men figure, therefore, that better conditions should prevail this year. There are several big contracts hanging fire just now that promise good futures.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

Adjusting Light Supply for Stores.

Store conditions differ. Some are light, some are gloomy, while others are dark. The same might be said of apartment house flats in large cities. The queer part of this condition of affairs is that those stores or flats that are light could be made lighter, those that are gloomy could be made bright and those that are dark could be made fairly brilliant without the aid of artificial illumination, yet in many instances storekeepers continue blindly to pay lighting bills when a judicious investment of a part of one year's illumination would solve the problem for all time.

During the fifteen years that the American Luxfer Prism Co. has been in business a careful study has been made of daylight—suitable for any condition. Over 30,000 buildings throughout the country have been equipped with these prisms, embracing every type made, and also meeting every possible condition. As an evidence of the adaptability of these various prisms the variety of contracts now on hand shows the versatility of the device.

At the home of William K. Vanderbilt, at 49 East 52d st, of which Warren & Wetmore are architects, different kinds of prism are being installed for the roof of a garage, for the west court and the front areaway. In the case of the two subway loops in Canal and Centre sts, still another type of prism is being installed, while at the Brewster homestead in New Haven, Conn., a type suitable for a suburban residence is going in. Another notable installation calling for even a different variety of angle and lense is for the new Saranac Hotel at 7th av, Broadway and 42d st. This is a sidewalk installation requiring exceptional light on the basement.

The American Luxfer Prism Co. has a special process for glazing which is worthy of note, inasmuch as both glass and glaze are fire retardants. The angles of the sash are all brazed with hard metal and are put together on the job in sections, each of which are securely fastened. Combined with this company's ribbed glass the use of wireglass is negatived.

Woodworking Company Moves Offices.

The Manhattan Woodworking Co. has moved its offices from its mill at 270 Rider av, the Bronx, to larger and more commodious quarters across the street, at 281 Rider av, at the head of 139th st. The demand for greater working room in the mill became so great, owing to the rapid increase in the company's business that a change became compulsory. Where the office formerly was located on the third floor of the building, the gluing department has been installed. In the building where the office is now located, space is provided for a telephone exchange connecting with all departments and the clerical help, besides some storeroom.

Roofing Tile Company Is Ready to Get Busy.

The New York Roofing Tile Company has purchased from Richard F. Mueller the 18 acres of land at Malden Station, near Saugerties, N. Y., adjoining the present holdings of the company on the west. This gives the company the sole ownership of the entire deposit of roofing tile clay, about forty acres.

Lucius H. Washburn, the president of the company, said: "This is the first step toward the larger plant. Our engineers are at work on the plans and we expect to begin the actual work of construction in about three weeks. We will employ when in full operation about 150 and will make a complete line of natural color and glazed tile of various patterns and sizes, together with the necessary fittings.

"The new buildings will cover nearly two acres of land and will consist of plain and glazing kilns, dryers, machinery houses and engine house and will have a capacity of three million tiles a year."

Roofing Slate Output.

A monograph on the production of slate in 1908 has been issued by the United States Geological Survey, under the authorship of A. T. Coons, with notes by T. Nelson Dale, and the following has been taken from it: Notwithstanding the unsettled conditions of trade, labor and finance in the United States in 1908, the output of slate as reported to the United States Geological Survey increased in value $297,597—from $6,019,220 in 1907 to $6,316,817 in 1908. This value for 1908 is the largest reported for any year since the beginning of the compilation of slate statistics in 1879, when the output was valued at $1,231,221, and was composed entirely of roofing slate.

Of the total value of slate production in the United States over 80 per cent. represents roofing slate. In 1908 the production of roofing slate was reported as 1,333,171 squares, valued at $5,186,167; in 1907 the figures reported were 1,277,554 squares, valued at $4,817,769, an increase for 1908 of 55,617 squares in quantity and of $368,398 in value. The increase in average value per square from $3.77 in 1907 to $3.89 in 1908 was 12 cents. The ordinary price per square of No. 1 slate varies from about $3.50 to $10 per square f. o. b. at quarries, and depends on the quality, the color, size, thickness, smoothness, straightness and uniformity of the pieces. Some of the inferior slate, which is mottled or ribboned, sells as low as $2.50 per square, but specially prepared slate, with pieces carefully selected, with reard to color, extra thickness and size, and extra cutting, sells as high as $30 per square. The red slate of New York commands the highest value per square for ordinary slate.

The slates in the United States include a very wide range of varieties dependent upon color, texture, fissility, composition, etc. While nearly all of them possess one or two excellent features, few possess many such features and none possess them all. Several are so conspicuous for their well nigh perfect adaptation to certain uses that the demand for these slates is likely to increase with the growth of the country. Such are: The blackboard slates of the "soft vein" region in Pennsylvania, which owe their fitness not only to their dark shade, but also to their fine cleavage and the thickness of the beds, which makes it possible to split off large slabs of half-inch thickness; the red roofing slates of New York and Arkansas, which owe their bright, durable color to hematite; the "unfading green" slate of Vermont, which owes the durability of its color to its very small content of the triple carbonate of lime, iron and magnesia; the very dark gray unfading roofing slates of the Peach Bottom district in Maryland and Pennsylvania, of Arvonia in Virginia and of Brownville and Monson in Maine, which owe the durability of their shade to sparseness of carbonate and in cases to the presence of graphite, and their general qualities to a very high degree of metamorphism; the very dark gray mill-stock slates of Northfield in Vermont and of Monson in Maine, and the greenish and purplish mill-stock slates of Vermont; and lastly, the "sea-green" roofing slates of Vermont and the very dark gray roofing slate of Northampton and Lehigh counties in Pennsylvania, which, owing to their abundant carbonate, fade more or less, sooner or later, but are less expensive. These Pennsylvania and Vermont slates will always be in demand on account of their cheapness, which is largely due to their great fissility.

ADVANCE REPORTS.

(Continued from page 481.)

WHITESBORO, N. Y.—H. M. Decker, architect, of Utica, N. Y., is preparing plans for a bakery building for W. E. Wind, of Whitesboro. It will be furnished with modern machinery, ovens and other equipments. The building will be 45x122 ft.

HARTFORD, CONN.—Competitive plans, specifications and estimates will be received by Thos. D. Bradstreet, State Comptroller, until 12 noon, Sept. 21, for a dining hall and four cottages for the Connecticut Agricultural College. Further information may be obtained on application.

GOSHEN, N. Y.—The Board of Supervisors, through its building committee, will receive plans and estimates for remodeling the Orange County jail building, in accordance with the requirements of the State Prison Commission. Ingham Stubley, Newburgh, N. Y., is clerk of the Board of Supervisors.

NAUGATUCK, CONN.—Architect F. Alton Clark has been commissioned to prepare plans for the new engine house to be erected in Maple st for the Borough of Naugatuck. It will be 2-stys, brick, with a tar and gravel roof, steam heat, electric lights and all improvements, costing about $20,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a stable 2-stys, 75x100 ft, to be erected in the south side of Heyward st, 190 ft, East of Harrison av, Brooklyn, for August Ziegler & Sons, owners. The first floor to be used for office and wagon purposes. The second floor for stalls. Estimated cost $40,000.

Government Work.

BOSTON, MASS.—U. S. Engineer, Office, Boston, Mass.—Sealed proposals for boilers, engines and generators (for Philippine Islands) will be received until Sept. 30 Edw. Burr, Lieut. Col., Engrs.

The contract for the construction of a chimney and breeching for the boiler plant in the old Post Office Department, Washington, has been awarded to H. R. Heinicke Co., of New York, at $3,020.

The bids for inland harbor and wharf received by the Army quartermasters at Fort Terry, N. Y., have been rejected, as the amounts exceeded the appropriation. The work will be readvertised. The project is expected to cost about $55,000.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received Monday, Oct. 4, for the construction of an additional wing to the Freedmen's Hospital at Washington, D. C. Address Frank Pierce, Acting Secretary.

BELFAST, MAINE.—Sealed proposals will be received on the 14th of October for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office and Custom House, Belfast, Maine, in accordance with drawings and specification, copies of which may be obtained from the custodian at Belfast, Me., or at the office of the U. S. Supervising Architect, James Knox Taylor, Washington, D. C.

ELGIN, ILL.—Proposals will be received at Washington, the 19th day of October, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Elgin, Ill., in accordance with drawings and specification, copies of which may be obtained from the custodian at Elgin, Ill., or at this office at the discretion of James Knox Taylor, Supervising Architect, Washington, D. C.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

PLEASANT AV.—Relative to acquiring title, wherever the same has not been heretofore acquired for the same purpose in fee, to the lands, tenements and hereditaments required for the opening and extending of PLEASANT AV (now Olin av), from Gun Hill road to East 219th st, Bronx. Commissioners Wm. F. Burrough, William Sexton, Andrew J. Kelly give notice that they have completed their estimate of damage in this proceeding; that objections may be made in writing, duly verified, on or before Sept. 29. The area of assessment is bounded on the northwest by a line 97.5 feet northwesterly from and parallel with the northwesterly line of Olin av, the said distance being measured at right angles to the line of Olin av, and by the prolongation of the said line; on the northeast by a line distant 100 feet northeasterly from the northeasterly line of East 219th st, the said distance being measured at right angles to the line of East 219th st; on the southeast by a line distant 95 feet southeasterly from and parallel with the southeasterly line of Olin av, the said distance being measured at right angles to the line of Olin av, and by the prolongation of the said line; and on the southwest by a line distant 100 feet southwesterly from and parallel with the southwesterly line of Gun Hill road, the said distance being measured at right angles to the line of Gun Hill road.

STANDING OF LLOYDS ASSOCIATIONS.

Superintendent Hotchkiss of the New York Insurance Department recently transmitted to Governor Hughes the report of Special Examiner John L. Train on Lloyds Associations and organizations of inter-insurers claiming the right to transact business in this State. Since many property owners carry insurance with associations of the kind referred to, the communication of Mr. Hotchkiss to the Governor relating to the examination will be of special interest at this time. It says:

"This report is the result of an investigation covering several months. It was prepared in order that the public might have the facts as to organizations of this character, and also to supply suggestions for remedial legislation and appropriate applications to court. Mr. Train's work considerably enlarges on the scope of the Richards-Scherer investigation in 1895, and that conducted by Special Deputy Attorney-General Edgcomb in 1902. It is, too, probably the first official compendium on Lloyds insurance as conducted in this country. Supplementing the report, permit me to call attention to the following:

"1. In spite of a general impression to the contrary, there are several Lloyds associations, as well as organizations of inter-insurers, whose underwriters are reputable and financially responsible, and whose business is safely and honorably conducted.

"2. The State of New York has, however, been much more tender in its treatment of Lloyds than have other States. Here, as was recently stated by the present attorney-general, 'the law, even with Section 63, is in a very unsatisfactory form.'

"3. Practically the only restrictions on the business of Lloyds associations or partnerships are that they must file annual reports, must maintain a premium reserve, must notify the department of any changes in the trading name or the underwriters using it, and must neither transact their business through branches nor create the impression that their policy is of the standard form. Recently, power was given this department to apply for possession and liquidation, in case a Lloyds refused to submit to examination or conducted its business in a manner hazardous to its policyholders or the public.

"4. If it be a fact—and it undoubtedly is—that the people of this State cannot now obtain sufficient fire insurance to meet their demands, the Lloyds institution can, perhaps, be so reformed and regulated as to make a Lloyds policy reliable, no matter by whom written.

"5. This can be accomplished, however, only by legislation of an emphatic character. Later, I intend to lay before you some specific recommendations on this subject. Some of the suggestions already made are: That such legislation should (1) put Lloyds partnerships under the same restrictions as stock companies, (2) prescribe an initial license or certificate to do business, (3) require a departmental deposit of securities in considerable amount, this as a guarantee against losses due to conflagrations or similar causes and to meet the obligations of such underwriters as prove financially unable to respond, (4) provide for official and periodical examinations, (5) prohibit changes in trading names without the consent of the department, (6) require individual underwriters to file, at least annually, verified statements of financial worth, (7) interdict the transfer of the license or charter to new underwriters without the consent of the department, (8) provide that service of process on the attorney-in-fact shall be deemed service on each underwriter, (9) limit the kinds of insurance which may be written, (10) prescribe a standard Lloyds policy form, and (11) give authority to the department to revoke any license in case of failure to substitute a responsible underwriter for one not deemed sufficiently so, or for non-user, impairment, insolvency, or the like.

"6. Meanwhile, it is apparent that proper proceedings should be taken either to liquidate, under Section 63, or to restrain from doing business, under general law, such of the present associations as, under the decisions and rulings cited in the report, have no legal right to do business, or have forfeited that right, or bring themselves under Section 63. The department has already begun proceedings against two of the associations mentioned in the report. The facts as to others will shortly be brought to the attention of the attorney-general."

The report of Examiner Train includes: (1) A brief summary of the parent institution, known as Lloyds, London; (2) a review of the statutes regulating and of the practices, both legal and illegal, of Lloyds institutions and organizations of inter-insurers in the State of New York; (3) the facts as to the organization, history and legality of each of such associations claiming to be authorized to do business in New York, and (4) certain summaries of the laws of other States affecting these associations and the attitude of the various State departments concerning them.

"The investigation brings out the following facts," says the Insurance Press: "Out of between 100 and 150 Lloyds which asserted the right to do business 15 years ago, official investigations, restrictive legislation and action by the courts have proved so effective that there are now only 22 Lloyds which assert the right to do business in New York, while three other Lloyds charters are used by inter-insurance organizations. In addition there are three associations of inter-insurers which assert that they are in no respect Lloyds or amenable to the provisions of the insurance law and yet report annually to the department. Of the 22 Lloyds 14 are active and eight dormant, the latter ostensibly retaining their right to do business by the issue of a few policies each year. Of the 22 Lloyds nine seem to be entitled to transact business; nine have no right to do so, while as to four the right is doubtful; indeed, of the fourteen which are active only seven are authorized beyond question to write insurance in this State. These 22 Lloyds, through failures to meet obligations, changes in underwriters or sale of charters, have done business under 62 names in the last 18 years. Some have written policies under four or five names. It is significant that the nine clearly entitled to do business have used only twelve names, a large majority of them still operating under the name assumed by the original underwriters."

It can now be safely reasoned that as a result of Mr. Train's exhaustive investigation much doubt has been dispelled as to the present standing of Lloyds fire insurance organizations.

PROPERTY OWNERS TO GATHER.

A call for a gathering of members has been issued by Joseph S. Schwab, president of the Real Estate Owners' Protective Association of the Twelfth and Twenty-second Wards. The meeting will take place on Monday evening, Sept. 13. It will be held in Colonial Hall, 101st st and Columbus av. Business of much importance to members of that body will be discussed on that occasion.

Recently, Mr. Schwab, who is chairman of the Executive Committee of the Congress of Taxpayers, gave out the following for publication:

"We are investigating municipal affairs thoroughly and will be able to give taxpayers and rentpayers exact information in regard to any public matter that may affect their interests. The Executive Committee will be called next week to name a committee of 5 that will represent the taxpayers' organizations of Manhattan and the Bronx in discussions regarding proper candidates for municipal offices. We shall begin work on an exhaustive public statement in behalf of the taxpaying interests."

NATIONAL CONVENTION OF BUILDING MANAGERS AND OWNERS.

(Mr. C. A. Patterson, Secretary of the Convention Committee, has issued a prospectus, from which the following notes are selected.)

A CORDIAL invitation is extended to every owner, manager, real estate man or in fact everyone having something to do with the construction, equipment or maintenance of office, loft, apartment and other large buildings.

There is no association, simply a convention open to all. Just appoint yourself a delegate and come—you will meet men from practically every city in the union.

The national convention of building managers and owners will be held at Detroit, September 13, 14 and 15.

This will be the greatest gathering of the prominent men owning or operating office buildings, apartment houses and similar structures ever held in the history of property management. It will be a meeting that no one interested in rentable property can afford to miss. A three-day session will be held at the Cadillac Hotel in the beautiful city of Detroit.

The program covers practically all the important problems relating to construction, equipment, renting and operating of buildings. Speakers have been secured from many of the cities from coast to coast. Each speaker is chosen for the topic which he has developed to the greatest extent.

HUGHES BRYANT ON CONSTRUCTION.

Hughes Bryant, considered one of the most progressive building managers of Kansas City, will take the topic of "Advantage to be derived by managers working in conjunction with the architect in initial construction."

Mr. Bryant has a national reputation as a practical manager, and as a man who has acted as consulting manager for many properties he is particularly able to qualify for a speaker on this interesting subject.

Seattle is a live city. The program would be incomplete without a speaker from this western metropolis. J. T. Curran, manager of the White Building, has accepted a place on the program and will tell us how they rent buildings out West.

Albert J. Marshall, of New York, will speak on the Proper Lighting of Corridors.

CLEANING PROBLEM AND JANITOR SERVICE.

The newest large building in Detroit is the Ford. The manager, Mr. Albert Kern, has always taken a keen interest in the cleaning problem. In his paper at the convention he will take up:

Janitor vs. janitress in care of offices.
Hours and system of operating janitor force.
Amount of work required.
Cost of janitor service per square foot of rentable space.
Checking supplies used by janitors.
Practical rules and regulations for operation of office buildings.

An interesting discussion will follow this paper and at least an hour is set aside to bring out the valuable experience of the delegates.

REVENUE AGAINST EXPENSE.

Another speaker which no live manager or owner can afford to miss hearing is C. T. Coley, of the Douglas Robinson, Chas. S. Brown Company, New York. To those who do not know Mr. Coley it might be said with truth that he knows the work from A to Z. He can discuss intelligently and give facts regarding any part of building construction, equipment or management that will be valuable to any owner and manager. Being associated with one of the largest companies in New York City, managing property, Mr. Coley is in a position to deliver a very practical address on his subject, "Percentage of net and gross cost of operation to income of office, loft buildings and apartment houses in New York City."

THE MANAGER'S PERSONALITY AS A FACTOR.

In St. Louis there is a building called the Merchants-Laclede. This skyscraper was erected many years ago and there are newer ones all around it, but despite this fact there is little or no vacant space in it. This isn't because the rents are cheap or the location unusual, but because special care is given to please the tenants.

Mr. Claude B. Ricketts, the manager, will deliver a talk on the "Manager's personality as a factor in successful superintendency." To miss this means to lose a chance of hearing a good straight from the shoulder talk which every delegate can profit by.

AN HOUR ON AN ELEVATOR.

The convention could not be complete without a discussion of elevators and elevator service. The great trouble with a subject of this kind is that it is rather technical and therefore difficult to secure a speaker who can talk elevators in plain English.

Mr. Reginald Pelham Bolton, whom many delegates last year remember as one of the "finds" of the convention, will take this subject. It will be "An Hour on Elevators with an Expert." This lecture will be illustrated with lantern slides of the various types of elevator machines, briefly describing their characteristic features, including some views showing the process of deep boring for the Plunger type. Some drawings of elevators showing the methods of support and operation of the car will be presented and illustrations of the effect of the shape and size of cars and doors. These will be explained by diagrams and statistics of passenger traffic in buildings of various sizes throughout the country with instructive observations on the results.

GENERAL PROGRAM.

The entertainment which will be provided by the local building managers will be most enjoyable, including a steamboat ride, automobile rides, luncheons, etc., to say nothing of a general and cordial reception and hearty companionship to all who come.

The mayor of Detroit will deliver the address of welcome and everything will be done to make you have a good time.

A cordial invitation is extended to every man who has anything to do with property in the United States and Canada.

It has been decided to make the addresses very brief, so as to give more time to the practical discussions, which really will result in more value to the delegates than the papers read. Ten or fifteen minutes has been suggested as the length of each paper, and three-quarters of an hour for a discussion. Under these circumstances almost any delegate attending is in a position to start the discussion.

If you miss the Detroit convention you will miss the greatest event ever known in the history of buildings. It will be a liberal education for any manager or owner. No matter where you live, no matter how great the distance, come to Detroit September 13, 14, and 15.

APARTMENT HOUSE PROGRAM AT THE CONVENTION.

For the second time in the history of apartment houses in the United States, will a large body of the progressive apartmen house men meet in convention. A splendid program has been arranged, and the speakers engaged are among the ablest men in the country. Heretofore, to a large extent, each operator has been left to work out his own salvation. Obstacles and pitfalls have been met in countless number, but thanks to the unconquerable energy which characterize the building manager, great headway has been made. Now, however, the spirit of co-operation is drawing the foremost from each community together, and instead of localism and secularity, a great wave of unity and solidarity will radiate from the convention into all parts of the country. Communities as well as individuals need stimulation. Cities and States, and even whole sections of a country can become moribund as well as individuals, and such a condition invariably exists in direct ratio with neglect to draw from the best wherever it is to be found. The "live" towns and the "dead" ones are known to every traveling salesman.

Two sessions of the convention will be devoted exclusively to apartment house subjects, although much useful data on such topics as vertical transportation, cost of production of light, heat and power, etc., are included in the office building section which will be applicable to all buildings.

Mr. Hannan, president of the National Association of Real Estate Exchanges, will discuss the general subject of apartment houses as an investment. Mr. Hannan's name is a household word among the real estate fraternity. As a man of wide experience, with a personal magnetism capable of holding any audience spellbound, he is an ideal speaker to sound the keynote of the opening session on apartment houses.

Mr. Eugene A. Bournique, of Chicago, will speak upon "Practical Management of the Property." Mr. Bournique manages the "Bryson" and "Marshall," which are recognized as being the most luxurious and perfectly appointed apartment houses in Chicago and the West. Chicago takes especial pride in these buildings, and in Mr. Bournique sends a man to the convention than whom there is none more competent and representative of the best real estate interests of the city.

Chicago ranks high in the buildings of the union in the number and quality of its apartment houses. Mr. John A. Carroll, who manages several of the finest family apartment buildings in the best residence sections of that city, will speak on the "Rental Values of Conveniences."

After all is said, the "Human Element in Renting" plays an important part, and often is the deciding factor in renting, as in every other transaction. We have been most fortunate in securing Mr. Garfield, of Rochester, to deal with this phase of the situation. Any discussion of the renting problem would be incomplete without a consideration of the human equation. Mr. Garfield is a representative American business man, and Rochester a representative American commonwealth. Take our word for it, you will go home a stronger man for hearing this address. Mr. Garfield is a great student of human nature.

Mr. George C. King, manager of the Addison apartment house in Detroit, one of the "show" apartment houses of the city, will speak on the topic "Operation in Relation to the Tenants." Mr. King is another of Detroit's gifted managers, and one who is heart and soul in this convention to make it a banner event in the busy lives of those who come. He is a man whose pride is in his work, and in his city, and whatever he undertakes, his friends know will be done well.

SMOKY CHIMNEYS.

Some chimneys begin to smoke in the early autumn and although many are so constructed as to make it difficult for the expert to effectively remedy the fault, still they can be made to draw tolerably well if thoroughly cleaned during the summer months. Nearly all property owners at some time or other have experienced trouble with chimney flues, in fact to the architect, the builder, and the tenant alike, the smoky chimney has been an abomination for decades.

There are two principal causes why a chimney should smoke, says the "Building News and Engineering Journal." A long flue full of cold air, and itself built of cold material, is one. The air is heavy owing to its low temperature; the lighter, heated gases in which the smoke is contained have great difficulty in forcing their way up, and it is necessary, as it is called, to create a draught. Every householder knows this elementary fact, owing to the difficulty of getting a flue to draw properly when the fire is first lighted in autumn, after a summer's rest. In large chimneys, used for manufacturing purposes, the difficulty is overcome by a forced draught, but in the ordinary, every-day house such an expedient is impossible of adoption. To prevent the flue from cooling too much or too suddenly is the only sure preventive. This, as all architects know, is done most surely by grouping the flues together in the middle of the house, so that all are kept more or less warm from their proximity to that from the kitchen range, which is in use all the year around. If, as happens in many houses, there are distinctly two sections—one devoted to the kitchen, and the other to the household—two such groups of chimneys have to be formed, and the household group has often to run the risk of being idle for a great part of the year, unless, indeed, it is possible to carry up within it a flue from a basement heating apparatus which is used for hothouses.

From what has been said it will be recognized that to put a fireplace on an outside wall is to invite disaster. Many careless designers think little of doing this, considering nothing else than the position of the fireplace in the room, or the artistic effect of an external chimney. The discomfort caused by smoke, however, has to be reckoned with as well as the extra initial cost involved. It is clear that a flue which abuts upon the external air will cool quite rapidly, and the smoke difficulty may occur when lighting the fire in the morning after a hard night's frost, just as in the early autumn after a summer's rest. All the same, occasional external chimneys cannot be avoided. Where they are used, wisdom suggests that they should have a thick outer lining, instead of the usual four and one-half inches of brick work, though comparatively few people, in these days of reducing prices to a minimum, think of doing this, except in high-class work. Tall chimneys, too, where they rise for some distance above the roof, ought to be at least nine inches thick externally, if rapid and undue cooling of the contained air is to be avoided. Yet it is rarely indeed that they are made so substantial as this, unless they are of stone instead of brick.

Another prolific cause of smoky chimneys is down-blow, resulting either from some accidental depression of the wind or the relative position of the chimney with regard to some neighboring tall building, or trees, or even a neighboring hill—anything, in fact, which can cause a depression in the current of air with a strong wind blowing from a certain quarter. This evil is most acute, as a rule, in towns; while fireplaces on the top story of a building are more affected than those from the rooms below. It is recognized by the smoke puffing out in sudden bursts, corresponding with the gusts of wind. The means of cure are obvious. Either the chimney must be carried up to a sufficient height to avoid the cause of the down-blow, or else a specially-constructed chimney-top, or cowl, must be used. There are many parts of Europe—hilly districts, most of them—where the open top is rare, the two sides of a flue being carried up, and a heavy stone lintel laid across, so that the smoke escapes laterally, and not vertically, while any depressed current is prevented from entering otherwise than across the flue-top, passing through the opening rather than down the flue, and so helping rather than retarding the draught. A chimney such as this can generally be made picturesque, so that its adoption is often worth consideration; but the stone used as a capping must be sufficiently heavy to resist the jar of the sweep's brush without giving away in the silghtest degree. This cause of smoky chimneys is, perhaps, the most common of all in large towns, where roofs rise to many different heights, and almost all the cowls and patent chimney-pots upon the market have been devised with regard to it. Ugly as they are, there can be no doubt as to the efficiency of some of them, particularly those of the revolving type, which always turn away from the direction of the wind, while the louvre pots and cowls have also proved very generally successful. That they are hideous beyond description is entirely another matter; but it only requires the recognition of the fact that a cowl or specially-devised pot of some sort is essential for architects to select their pots in advance—for there are many forms of combined pot and cowl which are by no means inartistic, and at the same time efficient, and much more lasting than the metal erections commonly put up as afterthoughts—or else to design them specially.

Another cause of smoke is an ill-constructed grate, with, perhaps, too small a hood or canopy, and insufficient ventilation. Nowadays, the fireplace has received so much attention that a badly-constructed one is much more difficult to obtain than formerly; but there are still many people who bottle up their rooms so completely that it is not easy for enough air to be supplied to carry the products of combustion up the flue. It must always be remembered that the flue, when the fire is lighted, acts as an outlet ventilator, up which there is a constant current of air. Consequently, there must be the same amount of air introduced into the room which the chimney serves, and, if this required amount is not allowed to pass in through sufficiently large openings, it will be drawn in through narrow cracks, and so cause draughts. The natural inclination of the most people is to stop a draught by closing up the opening through which it passes, and so, by reducing the inlets, the supply of air to the grate becomes insufficient and the chimney "smokes," because the smoke is not carried off with sufficient rapidity.

PRIVATE WATER PLANT.

Vacant property owners are not infrequently temporarily deterred from improving their holdings owing to the absence of city water. Although in some localities a policy of procrastination may be found, the most sensible course to pursue in such cases, at least until some substantial indications of public improvements are visible, the pleasures of earlier occupancy may be enjoyed by resorting to the use of a pressure tank or boiler in connection with a well or cistern, as shown in the accompanying diagram.

As will be noticed the piping to the several fixtures is run in the customary manner, in fact the arrangement is the same as

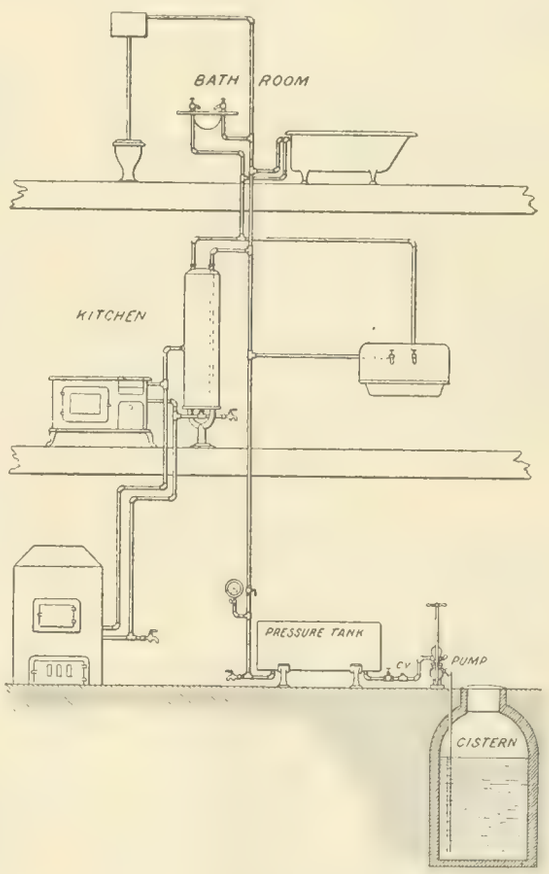


DIAGRAM OF PLANT.

if the supply of water was from the city mains. It is obvious that a pump of sufficient size will be required to lift the water from the source of supply and force it into the pressure tank. In this connection it may be said to be advisable to employ a small triplex power pump to do the work, particularly since the cost of operation is small. Between the pressure tank and house system a pressure gauge should be introduced, as well as a stop cock. In addition to this the owner should see to it that the fitter places a draw cock at the bottom of the tank or immediate connections. One of the important fittings to a system of the kind described is a check valve which must be connected between the tank and source of supply in order to prevent the water from returning after it has been pumped into the pressure tank or receiver.

The diagram shows connections for a complete hot-water service which will give satisfaction under trying conditions, although there will be found some difference in opinion as to the best method of piping for service of this kind when two heaters are to be used, such as the coil in the furnace and the water back in the range, some preferring that all the water circulating shall pass through both heaters.

The compressed air system is not new, on the contrary, it has been in use for a decade or more, and most instances, where properly installed, gives complete satisfaction, affording as well excellent protection from fire and in addition providing a reliable means of regulating the pressure of water at the faucets.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Sept. 3 to 9, inc.		1908. Sept. 4 to 10, inc.
107	Total No. for Manhattan	99
11	No. with consideration..	5
$397,671	Amount involved.....	$301,500
96	Number nominal.....	94

	1909.	1908.
Total No. Manhattan, Jan. 1 to date.....	7,769	6,740
No. with consideration, Manhattan, Jan. 1 to date.....	633	470
Total Amt. Manhattan, Jan. 1 to date....	$37,042,821	$26,717,382

1909. Sept. 3 to 9, inc.		1908. Sept. 4 to 10, inc.
101	Total No. for the Bronx	105
5	No. with consideration..	7
$43,100	Amount involved.....	$63,450
96	Number nominal.....	98

	1909.	1908.
Total No., The Bronx, Jan. 1 to date.....	5,152	5,436
Total Amt., The Bronx, Jan. 1 to date....	$2,862,688	$3,949,626
Total No. Manhattan and The Bronx, Jan. 1 to date.....	**12,921**	**12,176**
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	**$39,905,509**	**$30,667,008**

Assessed Value Manhattan.

	1909. Sept. 3 to 9, inc.	1908. Sept. 4 to 10, inc.
Total No. with consideration.....	11	5
Amount involved.....	$397,671	$301,500
Assessed value.....	$283,400	$811,000
Total No. nominal.....	96	94
Assessed value.....	$5,004,800	$4,927,000
Total No. with consid., from Jan. 1 to date	633	470
Amount involved..... " "	$37,042,821	$26,717,382
Assessed value..... " "	$29,847,900	$21,028,100
Total No. nominal..... " "	7,226	5,270
Assessed value..... " "	$392,044,720	$322,026,460

MORTGAGES.

	1909. —Sept. 3 to 9, inc.— Manhattan.	Bronx.	1908. —Sept. 4 to 10, inc.— Manhattan.	Bronx.
Total number.....	90	140	103	95
Amount involved.....	$2,029,016	$1,149,437	$1,736,645	$546,348
No. at 6%.....	37	70	46	27
Amount involved.....	$675,291	$409,289	$457,850	$122,150
No. at 5½%.....	6	9	2	27
Amount involved.....	$326,950	$39,900	$24,000	$142,188
No. at 5%.....	19	39	28	20
Amount involved.....	$528,800	$410,598	$716,295	$174,750
No. at 4½%.....	12	3	2	.....
Amount involved.....	$214,500	$40,800	$29,500	.....
No. at 4%.....	.....	.....	1	1
Amount involved.....	.....	.....	$45,000	$1,000
No. at 3%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. with interest not given	16	19	24	20
Amount involved.....	$293,475	$248,870	$464,000	$106,250
No. above to Bank, Trust and Insurance Companies	23	16	20	16
Amount involved.....	$992,000	$279,600	$511,000	$213,500

	1909.	1908.
Total No., Manhattan, Jan. 1 to date....	6,712	6,048
Total Amt., Manhattan, Jan. 1 to date...	$226,326,840	$204,230,220
Total No., The Bronx, Jan. 1 to date.....	5,398	4,984
Total Amt., The Bronx, Jan. 1 to date....	$46,353,575	$26,402,922
Total No., Manhattan and The Bronx, Jan. 1 to date.....	**12,110**	**11,032**
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	**$272,680,415**	**$230,633,142**

EXTENDED MORTGAGES.

	1909. —Sept. 3 to 9, inc.— Manhattan.	Bronx.	1908. —Sept. 4 to 10, inc.— Manhattan.	Bronx.
Total number.....	18	7	.....	.....
Amount involved.....	$2,114,250	$36,200	.....	.....
No. at 6%.....	3	2	.....	.....
Amount involved.....	$17,750	$4,950	.....	.....
No. at 5%.....	6	3	.....	.....
Amount involved.....	$119,000	$15,000	.....	.....
No. at 4½%.....	7	2	.....	.....
Amount involved.....	$177,500	$16,250	.....	.....
No. at 4%.....	2	.....	.....	.....
Amount involved	$1,800,000	.....	.....	.....
No. with interest not given	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. above to Bank, Trust and Insurance Companies	5	2	.....	.....
Amount involved	$1,864,000	$16,250	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date....	1,289	.....
Total Amt., Manhattan, Jan. 1 to date...	$59,718,107	.....
Total No., The Bronx, Jan. 1 to date.....	402	.....
Total Amt., The Bronx, Jan. 1 to date....	$3,216,385	.....
Total No., Manhattan and The Bronx, Jan. 1 to date.....	**1,691**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	**$62,934,492**	.....

PROJECTED BUILDINGS.

	1909. Sept. 4 to 10, inc.	1908. Sept. 5 to 11, inc.
Total No. New Buildings:		
Manhattan.....	19	8
The Bronx.....	23	37
Grand total.....	42	45
Total Amt. New Buildings:		
Manhattan.....	$859,800	$301,000
The Bronx.....	161,100	484,100
Grand total.....	$1,020,900	$785,100
Total Amt. Alterations:		
Manhattan.....	$156,825	$88,896
The Bronx.....	5,095	39,750
Grand total.....	$161,920	$128,646
Total No. of New Buildings:		
Manhattan, Jan. 1 to date.....	781	436
The Bronx, Jan. 1 to date.....	1,740	1,151
Mnhtn-Bronx, Jan. 1 to date	**2,521**	**1,587**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date.....	$103,037,297	$55,790,321
The Bronx, Jan. 1 to date.....	27,932,260	10 644,975
Mnhtn-Bronx, Jan. 1 to date	**$130,969,557**	**$66,435,296**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$9,808,754**	**$8,706,112**

BROOKLYN.

CONVEYANCES.

	1909. Sept. 2 to 8, inc.	1908. Sept. 2 to 9, inc.
Total number.....	469	400
No. with consideration.....	18	9
Amount involved.....	$150,135	$39,875
Number nominal.....	451	391
Total number of conveyances, Jan. 1 to date.....	**20,080**	**18,537**
Total amount of conveyances, Jan. 1 to date.....	**$9,783,163**	**$13,409,485**

MORTGAGES.

Total number.....	511	318
Amount involved.....	$2,085,721	$1,185,230
No. at 6%.....	260	184
Amount involved.....	$804,676	$606,705
No. at 5¾%.....	.....	.....
Amount involved.....	.....	.....
No. at 5½%.....	70	104
Amount involved.....	$287,487	$470,075
No. at 5%.....	150	19
Amount involved.....	$906,197	$36,590
No. at 4%.....	1	1
Amount involved.....	$966	$800
No. with interest not given.....	39	10
Amount involved.....	$86,395	$71,060
Total number of Mortgages, Jan. 1 to date.....	**18,632**	**17,880**
Total amount of Mortgages, Jan. 1 to date.....	**$71,912,083**	**$66,051,410**

PROJECTED BUILDINGS.

No. of New Buildings.....	130	109
Estimated cost.....	$681,500	$547,315
Total Amount of Alterations.....	$37,358	$30,605
Total No. of New Buildings, Jan. 1 to date.....	**7,440**	**3,586**
Total Amt. of New Buildings, Jan. 1 to date	**$40,541,846**	**$21,620,828**
Total Amount of Alterations, Jan. 1 to date.....	**$3,264,393**	**$4,025,430**

QUEENS.

PROJECTED BUILDINGS

	1909 Sept. 3 to 9, inc.	1908 Sept. 4 to 10, inc.
No. of New Buildings.....	88	77
Estimated cost.....	$271,165	$173,550
Total Amount of Alterations.....	$13,435	$9,680
Total No. of New Buildings, Jan. 1 to date.....	**3,236**	.....
Total Amt. of New Buildings, Jan. 1 to date.....	**$11,544,535**	.....
Total Amount of Alterations, Jan. 1 to date.....	**$530,686**	

THE WEEK.

As was to be expected in a week broken by a holiday, the reports of sales from the brokers' offices were few, and for the most part of the commonplace order. Brokers are, however, more than sanguine as regards the general situation, they claim to have an abundance of negotiations nearly completed, a number of them running into six figures, and we hear of one of more than unusual importance, involving an investment of close to two millions by one of the large and most successful realty corporations.

The lease of the property at Broadway, 7th av and 48th st, by Moritz B. Philipp to Felix Isman for forty-two years, with two renewals of twenty-one years each, was recorded this week; the rental is from $36,250 to $42,000 a year and taxes, and it is said that the lessee will erect a theatre on the plot.

Mr. Philipp, the lessor of the Broadway parcel, took title this week to the dwelling at 11 East 57th st. It is assessed for tax purposes at $125,000.

That there are bargains in the market is indicated by the sale of the 6 and 7-sty apartment houses at the southeast corner of Columbus av and 73d st. They are on a plot 100x100, and are said to have sold for something less than $275,000. The land is assessed at $150,000, and land and buildings at $285,000, and while the buildings are not up to date, they are good enough to produce a rental of $33,000 a year.

The Unionport section of the Bronx reported an unusual number of sales this week, these being attributed to the fact that the Interborough is building a two-mile extension in Tremont av, from the West Farms Plaza to Throggs Neck.

THE AUCTION MARKET

IN the auction branch of the market this week most of the properties offered went the usual way, the plaintiff being the buyer.

For the coming week there are twenty-eight parcels to be offered as the result of legal proceedings. The most important offering being that by Herbert A. Sherman on the 16th. The properties are located on Henry, Monroe, Pell, James slip, Park, Cherry, Bayard and 33d sts, and but for the fact that the 16th is the Hebrew New Year, there would undoubtedly be some spirited bidding.

On Tuesday Joseph P. Day will offer seven parcels at voluntary sale, being the only one of the week. They are on 64th, 116th, 82d, 92d sts, and on Madison and St. Nicholas avs.

JERSEY PLANS REALTY EXHIBIT.

It is planned by the New Jersey Real Estate Men's Convention to hold an important realty exhibit, to consist of maps and photographs of New Jersey developments. These exhibits will be displayed on the twentieth floor of the Hudson Terminal Building, covering about one acre of floor area.

In addition, the New Jersey-New York Real Estate Exchange, the New Jersey Development Federation and the Hudson Terminal Concourse Merchants' Association have combined for a vigorous campaign to familiarize the public with the Hudson tunnel facilities and the attractions of New Jersey. They are preparing to send out the annexed letter to the real estate men of the northern counties of the State. Among the speakers at the convention, all of whom have accepted the invitations, are President William G. McAdoo, former Governor E. C. Stokes, Joseph P. Day, president of the Real Estate Board of Brokers of New York City; Otto Kempner, president of the New Jersey-New York Real Estate Exchange; Henry Lemmermann, president of the New Jersey Development Federation; Judge Robert Carey, of Jersey City, and K. B. Conger, of the Hudson-Manhattan Railroad Company.

The letter follows:

"The undersigned associations cordially unite in inviting you to attend the first of a series of inspection parties of the Hudson tunnel system, its great terminal buildings, and the wonderful concourse market on Wednesday, Sept. 15, 1909.

"This occasion is designed to mark the opening of a campaign by which it is intended to familiarize the public of both New York and New Jersey with the facilities that have been established by the Hudson-Manhattan Railroad Company for improved interstate transit. The initial party is to be dedicated to the real estate and kindred interests, and Sept. 15, 1909, will be real estate men's day.

"At three o'clock in the afternoon a real estate men's convention will be held in the Hudson Terminal building, for which a most interesting programme will be arranged. Its object is to consider the advantages to Northern New Jersey to be derived from a complete utilization of the Hudson tunnel system. President William G. McAdoo, among other speakers, will surely address the gathering. A reception to Mr. McAdoo and other distinguished guests will follow."

PLEASING THE TENANT.—Owners of improved real estate frequently have occasion to remodel an interior door in order to please the whim of a good tenant. It has been recommended that a good way to effect a change from the plainness of a door, say a 4-paneled affair, is to make it over into a door of 6 panels and, instead of retaining the wood in all the different parts, remove the top panels and insert leaded panes of glass. The leaded panes may be either diamond shaped or in small squares, or they may be rectangular and set in with the longer ends running vertically in the space available. The effect will be pleasing.

A verandah door may also be remodelled into an attractive entrance by making the upper section with a dozen glass panes and the original cross section of wood studded with little pegs of wood, or wrought iron nails. A rich black iron handle or knocker will set off the whole to advantage.

LAW DEPARTMENT

"CONSTITUTIONALITY."

One of the safeguards thrown around a possible minority when up to an adverse majority, in society, has always been since the time of King John of England, whose "Barons" of the day forced from him a compact called the Magna Charta, some sort of national or state declaration that certain things on which the individual may depend will always be respected and maintained.

These "things"—primarily the right to life, liberty, property and the pursuit of happiness unless deprived of them by due process of law, and by a jury of one's peers—have in various Constitutions of States and Nations, been multiplied, till a man by reading one of our State Constitutions for instance (particularly the more recent ones), almost decides for himself; among other things, such as climate, healthfulness, etc., whether he will throw in his lot with a State equally governed by women, or dry with total abstinence; and live assured that these things will always be.

But whether acts of the people or of the social majority which govern and enforce the minority, in the social fabric are or are not within the Constitution, has to be perfunctorily decided by some court or tribunal (ultimately if important enough, by the highest); and meanwhile "things may be as they ought not to be" until properly labeled and abolished as not constitutional.

During this period of waiting much uncertainty exists, and many believe the interregnum could in some way be avoided. Our Legislature, for instance, passes an Act taxing stock transfers, and after a year or so of worry, uncertainty and Wall st denunciation going and coming, the courts declare it to be unconstitutional.

Likewise, the State passes a Title-registration law, and that being suggested to be in some of its provisions outside the Constitution, some years seem about to pass before anyone will jump the fence and risk its offered benefits. Lastly, the Congress of the United States passes a general corporation income tax, in the face of a former decision by the Supreme Court of the United States, that the general government may not lay direct taxes on individual incomes. The question at once arises is a corporation within the inhibition, or does that apply alone to a direct tax on the individual?"

So jealous have the courts always been of deciding "mock issues," so called, that it seems unlikely that a Court of Constitutionality can ever be created, to pass on theoretical issues, and the constitutionality of laws, in the abstract. Till somebody actually aggrieved by a new law, actually arises in his wrath, and appeals to the courts for redress, no review can be had.

Probably the condition is really founded on protection of the individual from packed decisions of a selected judiciary, but meanwhile society struggles along with a mass of ill-digested law that often in the outcome is decided to have been null and void.

REDUCING A MORTGAGE.

To the Editor of the Record and Guide:

On a certain piece of property there is a second mortgage, the same not being an instalment mortgage, on which the mortagager wishes to reduce the principal. Can he enter into an agreement with the mortgagee to reduce the same, by payments, without filing such agreement in the Register's office? Would it be legal to do this? Is he (the mortgager) running any risk in not having it filed? If so, what would be the most economical way it could be done? PRINCIPLE.

Answer.—No agreement is requisite to be filed in making payments on a recorded mortgage. The amount due on a mortgage is never arbitrarily fixed by the principal named in the recorded instrument, and an assignee of it would always have to satisfy himself otherwise of what he is buying.

In making payments on it, a borrower should always see the original papers, and that the amount paid is properly endorsed on the bond accompanying the mortgage; also a receipt taken stating that the payment has been so endorsed upon the bond. —Editor.

ANOTHER RENTING DISPUTE.

To the Editor of the Record and Guide:

A party living in New York City owns a small house in Mt. Vernon, N. Y. A local agent rents it for $20 per month and sends to the owner $8 cash and a receipt for $12 for his services in renting the house. Is it not a gross overcharge to retain such an amount (5% on a whole year's rental) for letting to a monthly tenant, as there is no mention or suggestion of a lease? What would be the legal fee for him to charge, and can he be sued for the amount overcharged?

Answer.—If the letting be but for a month, the commission charged is improper, being evidently based on a yearly letting.—Editor.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

28TH ST.—Ernest Alpers sold to a client for Mary L. Knox the 3-sty dwelling 35 East 28th st, on a lot 20.10x98.9.

30TH ST.—Collins & Barry have sold for Philip Laracy the 4-sty flat 312 West 30th st, on lot 22x98.9.

Gas Company Sells Plot.

42D ST.—The Consolidated Gas Co. has sold to a client of James N. Wells' Sons the 4 lots 535 to 541 West 42d st, between 10th and 11th avs, 100x100.5, being the only vacant plot of land on 42d st between 1st and 11th avs. The Gas Co. acquired this plot about 10 years ago, but has never used it in connection with their business. It will probably now be improved for garage purposes, or to suit the requirements of a tenant.

44TH ST.—Henry Nechol sold to Oscar Brook 522 West 44th st, a 5-sty tenement, on lot 25x100.5.

47TH ST.—Jacob J. Tabolt has sold in conjunction with P. T. Canavan for Richard Fitzpatrick 510 and 512 West 47th st, old buildings on plot 38.8x100.4.

57TH ST.—Fritz Achelis sold through Moore & Wyckoff 11 East 57th st, a 4-sty and basement brownstone dwelling, with a 2-sty dining room extension, on a lot 22x100.5, to Moritz B. Philipp, the owner of the property in Broadway, 7th av and 48th st, leased last week to Felix Isman and Sol Bloom, as reported. The seller bought this house in 1905. No. 15 East 57th st, on lot 43x100.5, was sold to Richard T. Wilson in the same year for $262,600.

Warehouse for Eleventh Avenue.

11TH AV.—Horace S. Ely & Co. have sold for Thos. J. Reilly and the Prudential Real Estate Corporation 306 to 310 11th av, and 557 and 559 West 29th st, five old buildings forming an "L" around the northwest cor. The property, which has a frontage of 75 ft. on 11th av and 70 ft. on 29th st, will be improved with a 10-sty fireproof warehouse to be used exclusively by the new owners.

NORTH OF 59TH STREET.

Residence of Judge Steckler Sold.

87TH ST.—L. J. Phillips & Co. sold for Judge Alfred Steckler 34 West 87th st, a 4-sty dwelling, on a lot 20x100.8½.

91ST ST.—Bodenstein & Stiglitz sold to Hirschfield & Liebhoff 307 East 91st st, a 5-sty triple flat, on lot 25x100.

97TH ST.—Albert Finestone is the buyer of 327 East 97th st, recently sold by the estate of Louis Bueb, through E. H. Ludlow & Co.

118TH ST.—E. Sharum sold for the Armor Realty Co. 17 West 118th st, a 5-sty flat, on lot 25x100.

170TH ST.—Slawson & Hobbs have sold for Augustus Kranich the plot 100x97.6 on the north side of 170th st, 95 ft. west of Fort Washington av, to a builder for improvement.

178TH ST.—The Heights Town Construction Co., Louis Cohen president, has sold 511 and 513 West 178th st, a 5-sty apartment house, on plot 42.6x100, to a Mr. Tuska.

AMSTERDAM AV.—Selma Stahl has sold the northwest corner of Amsterdam av and 94th st, a 5-sty flat, on plot 40.8x100. It is reported that the house has been resold.

Columbus Avenue Sale.

COLUMBUS AV.—Isaac Mayer & Son have resold the 6 and 7-sty apartment houses known as the Westport and the Greenfield, at the southeast cor of Columbus av and 73d st, on plot 102.2x100. The sellers acquired the properties about 2 months ago in part payment for the new Yorkshire apartment house at Broadway and 113th st. Although it figured in the trade at $400,000, it has been in the market for $300,000, and is said to have sold for about $275,000. The total income is $33,000.

LEXINGTON AV.—Barnett & Co. have sold for Col. Robert S. Heilferty 2139 Lexington av, a 4-sty flat, with stores, on lot 20x60.

MADISON AV.—F. Zittel has sold to Horace Barnard for Caroline Brown 673 Madison av, northeast cor of 61st st, a 4-sty and basement stone front dwelling on lot 25x85.

WEST END AV.—Thomas J. O'Reilly has sold to Adele R. Ahrens for J. Cassidy 755 West End av, a 3-sty and basement dwelling, on lot 16.8x100.

5TH AV.—A. B. Mosher & Co. have sold for Henry F. Brehringer the 5-sty apartment house 2212 5th av, on lot 25x90.

8TH AV.—David Rosenblum sold to Jacob Hack 2455 8th av, a 5-sty double flat.

BRONX.

PLYMOUTH ST.—Duross Co. has sold for Henry J. Whitaker a lot on Plymouth st, Bronx, to S. Benioff. Mr. Whitaker purchased this lot from the Ogden estate.

To Build Elevator Apartment.

TIFFANY ST.—The Henry Morgenthau Co. sold to the Zipkes Co. (Maximilian Zipkes, president), through S. Albert & Co., a plot 100 x108.6, at the southeast cor of Tiffany and 163d sts, on which a 6-sty elevator apartment house will be built. This is the first house of this character planned for this section since the work of erecting a similar structure at 163d st and the Southern Boulevard was commenced recently. Tiffany st is but three short blocks removed from the new subway station at Intervale av.

Bronx Trade.

PROSPECT AV.—Neely Henschel has sold to the Nevelson-Goldberg Realty Co. 980 Prospect av, a 6-sty bldg. on plot 74.7x75, at the northeast cor of 164th st. In exchange the buyers gave 530 and 532 East 134th st, a 5-sty building on plot 50x100. The Prospect av property figured in the trade at $118,750 and the 134th st parcel at $60,000.

SEDGWICK AV.—Duross Co. and Thos. S. Burke have sold for the John Ferguson Building Co. another of the 1-family houses on the east side of Sedgwick av, 100 ft. north of Van Cortlandt Park. This sale winds up the disposal of the row.

WOODYCREST AV.—Louis Meckes and Sidney H. Jones have sold to a client for Capt. F. Smith 1016 Woodycrest av, a 3-sty two-family house, on lot 25x100; also sold to Lena Crowley for a client 1019 Woodycrest av, a 3-sty two-family house, on lot 25x80.

3D AV.—R. I. Brown's Sons sold for Geo. W. Gros and John Kuhhorn 3431 3d av, a 3-sty frame and brick house and store, on a lot 25x80, in the west side of the avenue, 50 ft. south of 167th st.

LEASES.

Duross Co. have leased for John J. Brogan a 3-sty and basement high stop brownstone house 60 Perry st to William Brandkamp.

Duff & Conger have leased for a term of years the following 3-sty dwellings: For the Fulton Trust Co. to a client for occupancy 131 East 94th st; for Geo. Schofield to a client for occupancy 1325 Madison av.

Duross Co. have leased for Young Bros. the three upper floors of the building 67 West 36th st to Sarah Curtis for a term of 2 years; for Katharine Bernstrom the 4-sty house 363 West 22d st to Jennie C. Thompson for term of three years.

T. Scott & Son leased for Clara A. Feuchtwanger the 3-sty and basement private dwelling 130 East 76th st, for a term of five years at $1,600 per year, and for Lucy A. Trippe the private house 163 East 78th st for a term of three years.

Follmer, Clogg & Co. have rented for their salesroom, from Henry Corn, through Wm. C. Walker's Sons, the entire second loft, with a frontage of 92 feet on 5th av, in the new building now being erected at the southwest cor of 5th av and 17th st.

Louis C. Mouquin has leased for a term of years the lower part of the Hotel Earlington at 47 to 55 West 27th st for use as an addition to his restaurant on 6th av. Workmen are now engaged in connecting the buildings, which abut each other in the rear about 100 ft. from 27th st. It is said the new addition will be ready for diners within the next three weeks.

Duross Co. has leased for a client the 3-sty and basement dwelling 293 West 4th st, to Mary McEvoy, and also 295 West 4th st, a 3-sty and basement dwelling, to Bartholomew Singleton. Also 3-sty and basement dwelling 410 West 18th st to Peter Trolan. The three upper floors of 270 West 19th st to Joseph Toye. The store and basement 237 West 29th st to Benjamin Fretschneider.

J. Arthur Fisher has leased for Estate of Benjamin Johnson the 5-sty flat building 140 West 36th st, opposite the Hotel Marlborough, for a term of years. The premises have been taken by an Asbury Park hotel keeper, who will conduct the place as a family hotel; also leased for S. May the store in No. 641 6th av to Feingold & Son for the jewelry business; also the 4-sty English basement dwelling 226 West 40th st to Mr. J. Clepton.

The Charles F. Noyes Co. has leased for the V. A. Harder Realty & Construction Co. 4,500 square feet in the new building at 124-6 White st, to William P. Mitchell & Sons, for a long term; for Kiggins & Tooker Co., 5,000 square feet at 39-41 Park pl to the Weeks-Numan Co.; the second loft at 180 William st for Mrs. Gertie A. Gorman to National Leather Goods Co., and the first loft at 295 Pearl st for Henry Leerburger to H. G. Simmons. They have also leased in conjunction with H. H. Gibson for the 25th St. Construction Co., in the new 12-sty building at 153-5-7 West 25th st, 12,000 square feet to the Consolidated Engraving Co. for a long term of years at an aggregate rental of $60,000.

SUBURBAN.

Herman Frankfort has sold for Mrs. C. Eisner to Louis H. Strouse a large plot in Kensington Gardens, Far Rockaway.

Mrs. Ann Windsor has bought through Archibald C. Foss the Frank T. Johnson place at Pleasantville, N. Y. The new owner will occupy the house.

The Frederick W. Avery Co. has sold in conjunction with H. Richter the southeast cor of Washington and 7th av, at Rockaway Park, 80x100. The seller is Jacob H. Corn.

E. Sharum sold 10 lots at Hawthorne, N. J., 94 acres land in Centre County, Pa., and 88 lots at East Lakewood, N. J.; a vacant plot, 100x100, on Ash av, near Corso Lane, Bronx, and 4,040 acres land in Presidio County, Texas, were taken as part payment.

On Labor Day, Cornelius G. Kolff sold for Messrs. Ruck & Marshall of Brooklyn, 14 lots out of a total of 18 lots offered for sale on Raymond av and on the Richmond turnpike, Castleton Corners. Among the purchasers were Mrs. Charles Henry Stuck, Mrs. Tilley Rohan and others.

UNCLASSIFIED SALES

The total number of sales reported is 30, of which 7 were below 59th st, 15 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 47, of which 18 were below 59th st, 21 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 90, as against 141 last week, and in the Bronx, 140, as against 135 last week. The total amount involved is $3,178,453, as against $11,274,671 last week.

The amount involved in the auction sales this week was $625,811, and since January 1, $46,811,997. Last year the total for the week was $411,020, and from January 1, $41,133,034.

19TH ST.—The estate of Frederic A. Kureheedt has sold 133 and 135 West 19th st, old buildings, on plot 46x98.9. The buyer, it is said, will build a 10-sty loft building.

BROOK AV.—Pepe & Bro. have sold the plot 42x180 running through from Brook to Webster av, 330 ft. north of 168th st, to Cohen & Ackerman, who give in part payment a 3-family house on Grant av, near 164th st.

VALENTINE AV.—F. J. Wood has sold for a client to a Mr. Fitzell the 2-sty dwelling 2192 Valentine av, on lot 16.8x116. The buyer will occupy.

The regular monthly meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards will be held on Monday, Sept. 13, 1909, at Colonial Hall, 101st st and Columbus av. The regular meeting night of this association is the first Monday of the month, but owing to Labor Day falling on this date the meeting was called one week later. President Schwab states that he personally will propose 37 new members.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

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LAD, 17, desires situation with real estate concern to learn the business with a view to future advancement; slight experience. Address R. B., care J. Hazzell, 309 Broadway (room 703), N. Y. City.

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THE RECORD AND GUIDE
Is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches of industry.

REAL ESTATE NOTES

William J. Roome & Company were the brokers in the sale of 230 and 232 East 56th st for the Monogram Realty Co.

Charles J. Brady, formerly connected with the sales department of Joseph P. Day, is now associated with David Vogel at 198 Broadway.

Pease & Elliman have moved their west side office from 2281 Broadway to 165 West 72d st. The building has recently been altered for business purposes.

Mr. Granville Nicholson returned from a two months' visit to Europe on Friday by "Augusta Victoria." Mr. R. L. Nicholson sailed for Europe on "Oceanic" Sept. 1.

The regular monthly meeting of the West Side Taxpayers' Association was held on Friday, Sept. 10, at 267 West 34th st. This is the first meeting of the fall season.

The first regular monthly meeting of the United Real Estate Owners' Association of the City of New York will be held in parlor A of the Grand Union Hotel on Tuesday evening, Sept. 14, 1909.

The Lawyers Title Insurance & Trust Company has made a building loan of $168,000 to Weisman & Herman on the property, 240x110 and irregular, on the west side of Fox st, 100 ft. south of 163d st.

Col. Chas. H. Patrick, President of the East Bay Land & Impt. Co., returned by the Lusitania on her record trip. During his absence much work has been done in improving the Casanova and Barretto Point properties of the company.

Joseph Elias, dealer in plate glass, is the lessee of the building being erected by the Moore estate at 541-543 West 22d st, recently leased from the plans by James N. Wells' Sons. John Kennedy & Son have the general contract, and the building is to be ready for occupancy by Nov. 1.

Special committee of the Congress of Taxpayers held a meeting at the executive committee rooms at 111 Broadway on Wednesday, Sept 8, at 2 o'clock. Chairman Joseph S. Schwab states that an announcement bearing on the coming campaign which will be of interest to taxpayers in general will soon be made.

A regular monthly meeting of the Taxpayers' Association of the 18th and 21st Wards will be held on Wednesday evening, Sept. 15, 1909, at 192 3d av. It will be the first meeting since the spring and matters of vital importance to the taxpayers will be taken up. A large number of applications for membership will be acted upon.

The regular bi-monthly meeting of the Harlem Property Owners' Association was held on Thursday, Sept. 9, in the Association's rooms in the 12th Ward Bank Building, 147 East 125th st. President Abraham Korn presided. A resolution was adopted requesting Water Commissioner O'Brien to explain why he has installed 581 water meters in the public schools, and is now installing others in the ferry houses and other public buildings of the city. The Association donated $50 to the Harlem Children's Hudson-Fulton Celebration. The next meeting will be held on Sept. 23, 1909, when the election of officers for the ensuing year will be held.

The regular monthly meeting of the Taxpayers' Alliance of the Borough of the Bronx was held at the Masonic Temple Building, 1931 Washington av, on Wednesday evening, Sept. 8, 1909, at 8 o'clock. Hon. Joseph A. Golden presided. After the usual business of the evening was disposed of several addresses were made by invited guests. James L. Wells, former president of the Tax Board, spoke on the Hudson-Fulton Celebration. Joseph S. Schwab, chairman of the executive committee of the Congress of Taxpayers, told of the object of the Congress. It was followed by Comptroller Metz, whose subject was "The City's Finances and the Future of Greater New York." Secretary Harry Robitzek read a report of the legislative committee complaining against the New York Central & Harlem Railroad Companies. It asked them to reduce the fares on their several lines running through the Borough of the Bronx and to have trains stop at all stations in that borough.

—Every real estate broker spends just so much time and money keeping his conveyances posted to date. The Checking Index will do this for you at a much lower cost and without the labor. Write to the Realty Records Co. for particulars.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

Monday, Sept. 13.

Boston rd, opening from White Plains rd to northern boundary of city, at 10 a m.
Castle Hill av, opening from West Farms rd to Public Place, at 11 a m.
Grand Boulevard, extension of and approaches to southerly end, at 11 a m.
St Nicholas Park, opening, Hamilton Terrace to 141st st, at 12 m.
Van Cortlandt av, from Sedgwick av to Van Cortlandt Park South, at 12 m.
Fox st, opening, from Longwood av to Intervale av, at 10 a m.
Spofford av, opening from Longwood av to Tiffany st and from Tiffany st to Bronx River.

Tuesday, Sept. 14.

Elizabeth st, sewer, Richmond, at 1 p m.
West 178th and 179th sts, opening from Haven av to Buena Vista av, at 3 p m.
Washington av, opening, East River to Jackson av, at 11 a m.
184th st, opening from Buena Vista av to B'way.
141st st, opening from Park to Rider av, at 10 a m.
Rochambeau av, assessment, from 212th st to Van Cortlandt av, at 2 and 3 p m.

Wednesday, Sept. 15.

Benson av, &c, opening, at 3 p m.
Lyvere st, &c, opening, at 3 p m.
Maple av sewer, Richmond, at 3 p m.
Rosewood st, opening from Bronx Boulevard to White Plains rd, at 1 p m.
Castleton av, opening from Columbia st to Jewett av, Richmond, at 3 p m.
West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m.
216th st, opening from Broadway to Harlem River, at 3 p m.
2d and 3d new streets, opening from Broadway to Overlook Terrace, at 11 a m.
210th st, from Tryon to Wayne, at 3 p m.

Thursday, Sept. 16.

Kingsbridge av, opening from 230th st to Broadway, at 10 a m.

Friday, Sept. 17.

Bronx Boulevard, opening from Old Boston Post rd to 242d st, at 10 a m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Sept. 11 and 13.

No Legal Sales advertised for these days.

Sept. 14.

Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. Peter Kennedy agt Joseph Kennedy et al. Timothy Murray, att'y, 165 Broadway; Edw C Crowley, ref. (Partition.) By Joseph P Day.

241st st, n s, 135 e Katonah av, 25x100, 2-sty frame dwelling.

241st st, n s, 185 e Katonah av, 25x100, 2-sty frame dwelling.

241st st, n s, 235 e Katonah av, 25x100, 2-sty frame dwelling.

241st st, n s, 285 e Katonah av, 50x100, two 2-sty frame dwellings.
Philip Sugerman agt Clarence C Johnson et al; Samuel Packard, att'y, 99 Nassau st; William Klein, ref. (Amt due, $14,242.12; taxes, &c, $103.90.) Mort recorded Feb 1, 1908. By Joseph P Day.

Sept. 15.

Allen st, No 196, s e s, 229 n e Stanton st, 22 x88.1, 4-sty brk tenement and store. John E Marsh, exr, &c, agt Hyman Rosenthal et al; Marsh, Wever & Wemple, att'ys, 111 Broadway; Samuel B Pollak, ref. (Amt due, $17,429.43; taxes, &c, $702.26.) Mort recorded Oct 26, 1905. By Joseph P Day.

Arthur av, No 2115, w s, 134.7 n 180th st, 25 x95, 3-sty frame tenement. Joseph Mussgnug agt Martha Mussgnug et al; Thomas J Bannon, att'y, 5 Beekman st; Maurice S Cohen, ref. (Partition.) By Joseph P Day.

Sherman av, n w cor 166th st, 100x100, three 166th st 3-sty frame dwellings. Northern Bank of N Y agt John Monaghan et al; Gifford, Hobbs & Beard, att'ys, 5 Nassau st; Francis W Pollock, ref. (Amt due, $3,206.77; taxes, &c, $5,855; sub to a first mort of $8,500.) Mort recorded May 23, 1906. By Joseph P Day.

2d av, No 2413, w s, 25 s 124th st, 25.2x90, 5-sty brk tenement and store. Oestreicher Realty Co agt Max Milgrim et al; Rosenbluth & Silverman, att'ys, 299 Broadway; Frank Moss, ref. (Amt due, $6,654; taxes, &c, $100; sub to a first mort of $18,000.) Mort recorded May 29, 1906. By Joseph P Day.

Washington st, Nos 719 & 721, n e cor 11th st, 75 11th st, Nos 337 to 345, x98.8x60x116.6, 6-sty brk loft building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, att'ys, 54 William st; Sampson H Weinhandler, ref. (Amt due, $16,005.35; taxes, &c, $——; sub to a prior mort of $150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.

113th st, No 73, n s, 197.1 e Madison av, 26.3x100.11, 5-sty brk tenement and store. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys, 20 Vesey st; Frank Moss, ref. (Amt due, $3,084.64; taxes, &c, $100; sub to a prior mort of $19,000.) Mort recorded July 17, 1906. By Joseph P Day.

122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. Cecelia Kahn agt Harris M Cohn et al; Moses M Schleider, att'y, 103 Attorney st; Gustavus A Rogers, ref. (Amt due, $10,820.50; taxes, &c, $1,415.44; sub to a first mort of $40,000.) Mort recorded May 7, 1907. By Joseph P Day.

Sept. 16.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wylly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

Manhattan st, No 5, w s, 92.5 n Houston st, 25.1 x62, 5-sty brk tenement. Pauline Neustaedter agt Isaac E Snydecker et al; Benedict S Wise, att'y, 206 Broadway; James Oliver, ref. (Amt due, $18,080.96; taxes, &c, $398.81.) Mort recorded March 26, 1902. By Herbert A Sherman.

Webster av, w s, 300.4 n 179th st, 75x110, vacant. Bronx Borough Bank agt Jacob Schindler et al; James Kearney, att'y, 220 Broadway; Gilbert H Montague, ref. (Amt due, $10,222.75; taxes, &c, $690.26.) Mort recorded Feb 11, 1905. By Joseph P Day.

136th st, Nos 512 to 518, s s, 250 w Amsterdam av, 150x99.11, four 6-sty brk tenements. Louis B Rosenberg agt A N McInnis Realty Co et al; Weschler & Rothschild, att'ys, 299 Broadway; Geo A Newman, ref. (Amt due, $35,025.73; taxes, &c, $620; sub to nine morts aggregating $260,000.) Mort recorded July 24, 1908. By Joseph P Day.

Henry st, No 42, s s, 338.10 w Market st, 25.4x99.9x25.4x99.11, 5-sty brk tenement and store and 6-sty brk tenement in rear.

Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9x24.9x81.10, 4-sty brk stable.

Pell st, No 25, s s, 63.3 w Doyers st, 31.3x66.6x5.7x60.10, 6 and 7-sty brk tenement and store.

33d st, No 457, n s, 98.11 e 10th av, 22x35.5x21.11x33.8, 1 and 2-sty frame buildings.

33d st, No 455, n s, 120.11 e 10th av, 25.1x37.7x25x35.5, 2-sty brk building and store.

James Slip, No 15, w s, 47.4 n South st, 26x37.2x25.10x36.9, 5-sty brk tenement and store.

Park st, Nos 89 to 93, s s, 74.2 w Mulberry

Worth st, Nos 175 & 177, st, 34.5x46.10 to Worth st, x41.11x71.7, 6-sty brk tenement and stores.

Monroe st, Nos 36 to 40½, on map No 40, s s, 82

Hamilton st, Nos 45 and 47, w Market st, 91.1x75.3 to Hamilton st, x92.8x48.7, 6-sty brk tenement and stores.

Cherry st, No 139, s s, 253.6 w Market st, 24.9 x60.6, 6-sty brk tenement and store.

Cherry st, No 141, s s, 228.2 w Market st, 25.3 x60.6x25.5x60.6, 6-sty brk tenement and store.

Bayard st, No 53, s s, 175.1 w Bowery, 25.1x85.8x25.2x83.6, 6-sty brk tenement and store. Jessie P L Robertson et al agt Cornelia P Smith et al; James W Prendergast, att'y, 25 Broad st; Francis L Archer, ref. (Partition.) By Herbert A Sherman.

72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. Henry T Carey agt Wm M D De Peyster et al; John C O'Conor, att'y, 11 William st; Maurice Deiches, ref. (Amt due, $9,720.13; taxes, &c, $——; sub to a first mort of $62,000.) Mort recorded June 22, 1907. By Chas A Berrian.

Sept. 17 and 18.

No Legal Sales advertised for these days.

Sept. 20.

138th st, No 628, s s, 214.6 w Cypress av, 37.6x100, 6-sty brk tenement and store. Theresa Kummel agt Ignazio Lupo et al; Max Silverstein, att'y, 309 Broadway; Alexander Brough, ref. (Amt due, $9,449.66; taxes, &c, $940.) Mort recorded May 8, 1908. By Bryan L Kennelly.

61st st, No 241, n s, 240 e West End av, 25x100.5, 5-sty stone front tenement. Jacob Low et al agt Israel H Goldberg et al; John E Brodsky, att'y, 49 Chambers st; Robert F Wagner, ref. (Amt due, $2,579.99; taxes, &c, $154.35; sub to a prior mort of $12,000.) Mort recorded Dec 12, 1906. By Samuel Marx.

Pinehurst av (proposed) s w cor 181st st, 20.6x—181st st x26.1, vacant, gore. Fort Washington Syndicate agt Utility Realty Co et al; Ferriss, Roeser & Storck, att'ys, 165 Broadway; Eugene V Daly, ref. (Partition.) By Joseph P Day.

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OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 9 to 23, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN

9TH WARD, SECTION 4. DOUGLAS STREET (ST. JOHNS PLACE) SEWER, between Plaza street and Underhill avenue. 12TH WARD, SECTION 2. HUNTINGTON STREET—SEWER, between Henry street and Hamilton avenue. 26TH WARD, SECTION 13. HEMLOCK STREET—SEWER, between Glenmore avenue and Pitkin avenue. 29TH WARD, SECTION 16. SEWER BASINS at the northeast and northwest corners of EAST 15TH STREET & HOWARD AVENUE. 30TH WARD, SECTION 17. 53RD STREET—SEWER, between 11th and Fort Hamilton avenues. 30TH WARD, SECTION 19. 86TH STREET & 18TH AVENUE—RECEIVING BASIN at the northerly corner. 18TH AVENUE & BATH AVENUE—SEWER BASIN at the northerly corner.

HERMAN A. METZ, Comptroller.
City of New York, August 7, 1909. (13199)

Department of Finance, Bureau for the Collection of Taxes, New York, September 1, 1909.

NOTICE TO TAXPAYERS.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, **AND WITH RETURN POSTAGE, PREPAID.**

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner of Third and Tremont avenues, Borough of The Bronx, New York.

Thomas J. Drennan, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner of Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever Borough the property is located.

NO REBATES ALLOWED.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 10, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

*49th st, Nos 326 to 330, s s, 320 e 2d av, 55x100.5, 6-sty brk tenement and stores. (Amt due, $30,828.06; taxes, &c, $1,349.49; sub to a prior mort of $52,000.) Wilhelmina Bohland et al.....$62,000

*Rogers pl, Nos 967 & 967½, w s, 508.10 n Westchester av, 34.6x70.9x35.1x71.1, two 3-sty frame dwellings. (Amt due, $2,936.98; taxes, &c, $26; sub to two prior morts aggregating $9,000.) Victorine Curtis.....13,126

*Av D, s w cor 10th st, 108x105, Unionport. (Amt due, $1,273.70; taxes, 10th st, &c, $190; sub to prior mort of $3,000.) Northern Bank of N Y.....3,741

109th st, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. (Sheriff's sale of all right, title, &c.) Wm H Meyer.....291

Jackson av, s e cor 163d st, 72x25, 4-sty brk tenement and store. 163d st, No 720. (Sheriff's sale of all right, title, &c.) Withdrawn.....——

*169th st, No 67, n s, 98.5 e Shakespeare av, 26.2x73.10x24x64.6, 1-sty frame rear building. (Amt due, $6,499.01; taxes, &c, $105.35.) Herman H Schurmann et al.....5,000

*Bleecker st, Nos 317 to 321, n e cor Grove st, runs n 73.4 x e 88.6 x s Grove st, Nos 49 to 53½, w 29.4 x e 36.7 x s 47 x w 117.9 to beg, three 6-sty brk tenements and stores. (Amt due, $58,469.54; taxes, &c, $——; sub to a first mort of $90,000.) Rosalie Hyams et al.....100,468

*78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title and interest to 1-3 part. (Amt due, $1,185.03; taxes, &c, $69.) Mary M H Dayton.....1,555

*66th st, Nos 339 & 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. (Amt due, $11,613.95; taxes, &c, $——; sub to a first mort of $37,000.) Samuel Wacht.....47,662

Park av, Nos 1332 & 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. (Amt due, $7,293.01; taxes, &c, $1,072.23; sub to a first mort of $35,000.) Goldc & Cohen.....41,000

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LIGHT—HEAT—POWER
The Brussel Method of Electrical Construction represents the highest development of Modern Engineering
Engines and Generators Installed
Also Telephones, Pumps, Motors
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*Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. (Amt due, $5,906.47; taxes, &c, $550; sub to a first mort of $14,000.) Abraham Koffman 14,500

BRYAN L. KENNELLY.

80th st, No 179, n s, 133.4 w 3d av, 16.8x100, 3-sty stone front dwelling (voluntary). E E Muller 14,000
80th st, No 177, n s, 150 w 3d av, 16.8x100, 3-sty stone front dwelling (voluntary). E E Muller 14,000
Riverside Drive, No 413, e s, 52.7 *n 113th st, 50x111.9x50x98.7, 2-sty and attic stone dwelling. (Amt due, $14,171; taxes, &c, $807.03; sub to a first mort of $40,000.) Augustus L Hayes ..... 57,24)
169th st, No 359, n s, 79.11 e Findlay av, 20x90, 2-sty frame dwelling. (Amt due, $1,670.09; taxes, &c, $400.) John T E Vanderveer.... 6,250
Grand st, Nos 444 & 446 / Ridge st, Nos 16 to 20 | n e cor Ridge st, 43.10x100, 6-sty brk tenement. (Amt due, $19,995.91; taxes, &c, $8,077.44; sub to a first mort of $72,000.) J W Nathanson..... 102,100

CHAS. A. BERRIAN.

(On the Premises.)

Duncomb av, w s, 150 s Julianna st, 25x125, Wakefield. (Amt due, $——; taxes, &c, $——.) Raffo Selite 850
Duncomb av, w s, 100 s Julianna st, 25x125, Wakefield. (Amt due, $——; taxes, &c, $——.) Michael Murtha 750
Newell av, e s, 150 s Julianna st, 50x125, Wakefield. (Amt due, $——; taxes, &c, $——.) Michael Murtha 2,400
Duncomb av, e s, 175 s Julianna st, 25x125, Wakefield. (Amt due, $——; taxes, &c, $——.) John H Behrmann..... 775
Duncomb av, w s, 125 s Julianna st, 25x125, Wakefield. (Amt due, $ —, taxes, &c, $ —) Daniel O'Brien 750
Newell av, e s, 125 s Julianna st, 25x125, Wakefield. (Amt due, $——; taxes, &c, $——.) Michael Murtha..... 800
Newell av, e s, 100 s Julianna st, 25x125, Wakefield. (Amt due, $——; taxes, &c, $——.) Michael Murtha 825

SAMUEL GOLDSTICKER.

*Cambreleng av / 189th st / Beaumont av | n e cor 189th st, runs n 40 x e 150.6 to Beaumont av, x s 40 x w 149.7 to beg, 5-sty brk tenement and stores and vacant. (Amt due, $9,068.85; taxes, &c, $——; sub to three prior morts aggregating $9,000.) Prospect Investing Co..12,578

SAMUEL MARX.

*Canal st, No 73 / Allen st, No 17 | n w cor Allen st, 22.6x75, 7-sty brk loft and store building. (Amt due, $12,396.27; taxes, &c, $——.) Louis D Livingston et al..... 76,150
*118th st, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. (Amt due, $8,502.86; taxes, &c, $127; sub to a first mort of $41,000.) Irving S Dort 47,000
Canal st, No 73 / Allen st | n w cor Allen st, 22.6x75, 7-sty brk loft and store building. (Amt due, $8,109.04; taxes, &c, $40.) Adj to Sept. 23.....

Total	$625,811
Corresponding week, 1908	$411,020
Jan. 1st, 1909, to date	$46,811,997
Corresponding period, 1908	$41,173,034

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

September 3, 4, 7, 8 and 9. (No. 89.)

BOROUGH OF MANHATTAN.

Beekman st, No 59 / Ann st, No 89 | s s, 23.9 w Gold st, 23.9x109.7 to n s Ann st, x23.2x103.9, 5-sty stone front loft and store building. Eliza C Foot to Lawrence Foot of Canton, Miss. ¼ part. Morts $12,000. Aug 18. Sept 7, 1909. 1:93—35. A $45,000—$65,000. 8,000
Broome st, No 113, s s, 125 e Pitt st, 25x100, 6-sty brk tenement and stores. FORECLOS, Sept 2, 1909. Maurice J McCarthy ref to Simon Hammerstein. Sept 3. Sept 7, 1909. 2:336—14. A $21,000—$42,000. 37,271.11
Cooper st, n e cor Hawthorne st, 200x100, vacant. John R Salmon to John Whalen. B & S. All liens. Sept 1. Sept 3, 1909. 8:2240—33 and 37. A $19,000—$22,000. nom
Cherry st, No 222, n s, 122.3 e Pike st, runs n 163.11 x e 37.9 x s 97.5 and 64.2 to st x w 37.7 to beginning, 6-sty brk tenement and stores. Bernard Golden to Maria Gumlick. B & S. All liens. Sept 3, 1909. 1:255—8. A $35,000—$82,000. other consid and 100
Cathedral Parkway or 110th st / Cathedral Parkway or 110th st | s s, 100 w Amsterdam av, 25x70.11, vacant. s s, 150 w Amsterdam av, 25x70.11, vacant. Geo W Ellis to Carlyle Realty Co. B & S. Mort $12,000. Sept 7. Sept 8, 1909. 7:1881—37 and 39. A $26,000—$26,000. other consid and 100
Cathedral Parkway, or 110th st, s s, 175 w Amsterdam av, 25x70.11, vacant.
Cathedral Parkway, or 110th st, s s, 125 w Amsterdam av, 25x70.11, vacant. Geo A Morrison to Carlyle Realty Co. Sept 9, 1909. 7:1881—38 and 40. A $26,000—$26,000. 1,000
Caroline st, No 8, e s, 59.4 n Duane st, 28.5x80, 5-sty brk tenement and store. PARTITION, July 26, 1909. H Seymour Eisman referee to Hankinson Realty Co. Sept 3. Sept 8, 1909. 1:142—26. A $16,000—$22,000. 19,800
Fort Charles pl E (Van Corlear pl), s s, 136.1 w Marble Hill av (Kingsbridge road), runs s 31.5 x s w 88.6 x n w 83.11 to pl x e 102.11 to beginning, vacant. Marble Hill Real Estate Co to Edward B Corey, of Far Rockaway, N Y. B & S. Sept 3, 1909. 13:3402—498 and 500. A $4,700—$4,700. 8,000
Fort Charles pl E (Van Corlear pl), s s, 136.1 w Marble Hill av, 62.7x63.5x53.10x31.5, vacant. Edward F Corey to Chas J Nunan. Sept 7, 1909. 13:3402—500. A $2,200—$2,200. 4,000
Gouverneur st, No 45, w s, 113.6 s Madison st, 16.6x64.3x16.11x63.6, 3-sty brk tenement. Sarah Green et al HEIRS, &c, Isidor Saberski to Rosa Saberski widow. B & S. All liens. July 20, 1908. Sept 3, 1909. 1:268—17. A $8,000 $10,000. nom
Houston st, No 331 East, s s, abt 25 w Ridge st, 25x80, 5-sty brk tenement and store. Pincus Lowenfeld et al to Philip Krauss. Sept 9, 1909. 2:345—17. A $18,000—$25,000. other consid and 100
Same property. Philip Krauss to Pincus Lowenfeld and William Prager. Sept 9, 1909. 2:345. other consid and 100
Houston st, Nos 309 and 311, s s, 60 w Attorney st, 50x100, one 2 and one 3-sty brk tenements and stores and two 4-sty brk tenements in rear.
Houston st, No 331, s s, abt 25 w Ridge st, 25x80, 5-sty brk tenement and store.
Guy Minton et al EXRS, &c, James M Bonsall to Pincus Lowenfeld and William Prager. ¼ part. All title. Aug 2. Sept 9, 1909. 2:350—57 and 59. A $41,500—$45,000, and 345—17. A $18,000—$25,000. 18,750
Same property. Ann E Ayers widow et al to same. ¾ parts. Aug 2. Sept 9, 1909. 2:350 and 345. other consid and 100
Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty brk tenement and store. FORECLOS, Aug 5, 1909. Joseph C Levi ref to Theodore Bitterman and Julia S Harris. Aug 6. Sept 7, 1909. 1:271—16. A $21,000—$40,000. $5,000 over and above 1st mort $——
Norfolk st, No 169, w s ,275 s Houston st, 25x100, 5-sty brk tenement and store. Louis Brill to Samuel Silverman. Morts $37,700. May 13, 1908. Sept 8, 1909. 2:355—27. A $22,000—$37,000. other consid and 100
Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2x40.2, 5-sty brk loft and store building. Morris Weinstein to Geo W Cisney. Mort $15,000. Mar 16. Sept 3, 1909. 1:39—11. A $11,000—$16,000. 100
St Nicholas pl, No 83, w s, 224.4 n 153d st, 50x112, 6-sty brk tenement. Realty Transfer Co to Samuel Greenfield. Mort $65,000. Sept 1. Sept 4, 1909. 7:2069—part of lot No 11. other consid and 100
Sullivan st, No 64½, w s ,abt 130 n Broome st, 15x47.6x—x55.9 n s, 3-sty frame (brk front) tenement and store. PARTITION, July 26, 1909. H Seymour Eisman referee to Morris Abrahams. Sept 3. Sept 4, 1909. 2:490—38. A $4,000—$5,000. 9,200
Spring st, No 20, s s, 94.6 w Elizabeth st, runs s 80 x w 15 x s 50 x e 22.11 x n 125.4 to Spring st, x w 22.7 to beginning, 6-sty brk tenement and store. Giovanna Caggiano to Roma Construction and Engineering Co. Mort $42,000. Aug 28. Sept 7, 1909. 2:479—18. A $23,000—$55,000. other consid and 100
Washington st, Nos 543 and 545, on map Nos 541 and 543, e s, 97 n Charlton st, 49.8x60x50x62.3, two 2-sty frame (brk front) stables. 2:598—25 and 26. A $17,000—$17,500.
Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store. 2:598—31. A $10,000—$11,000.
Washington st, Nos 452 and 454 / Watts st, Nos 145 and 147 | s w cor Watts st, 46.8x68.2, two 4-sty brk tenements and stores. 1:224—13 and 14. A $28,000—$36,000.
Caroline st, No 8, e s, abt 59.4 n Duane st, 28.5x80, 5-sty brk tenement and store. 1:142—26. A $16,000—$22,000. Robert Hankinson et al to Hankinson Realty Co. Q C Sept 7. Sept 8, 1909. 1:18. nom

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Ramsdell Manufacturing Co.
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Same property. Charles Hankinson et al to same. Q C. Aug 19. Sept 8, 1909. 1:18, 142, 224, 2:598. nom

Washington st, Nos 543 and 545, on map Nos 541 and 543, e s, 97 n Charlton st, 49.8x60x50x62.3, two 2-sty frame (brk front) stables. 2:598—25 and 26. A $17,000—$17,500.

Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8, 4-sty brk tenement and store. 2:598—31. A $10,000—$11,000.

PARTITION, July 26, 1909. H Seymour Eisman referee to Hankinson Realty Co. Sept 3. Sept 8, 1909. 1:18.
17,500 over and above 1st mort for 15,000

Washington st, No 255 | s e cor Murray st, 26.6x80, two 4-sty
Murray st, Nos 92 and 94 | brk loft and store buildings. PARTITION, June 22, 1909. Geo C Austin referee to Mabel G Maynard, of Orange, N J. Sub to annual ground rent of $12.50. Sept 7. Sept 8, 1909. 1:129—11. A $38,000—$46,000. 60,000

Same property. Mary R King and ano to Ellen King. Assign 2-3 parts. All title to ground rents of above. July 13, 1896. Sept 8, 1909. 1:129. nom

Same property. Assignment of interest in ground rent as above. Ellen King to Wm H Hamilton. All title. Mar 15, 1909. Sept 8, 1909. 1:129. 312,50

Same property. Wm H Hamilton to Mabel G Maynard. Assign ground rents as above. All title. July 21. Sept 8, 1909. 1:129. 500

Washington st, Nos 452 and 454 | s w cor Watts st, 46.8x68.2, two
Watts st, Nos 145 and 147 | 4-sty brk tenements and stores. PARTITION, July 26, 1909. H Seymour Eisman referee to Hankinson Realty Co. Sept 3. Sept 8, 1909. 1:224—13 and 14. A $28,000—$36,000. 42,900

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 5-sty brk tenement and store. Morris Florea to Mayer Reiss. All liens. Sept 7. Sept 8, 1909. 2:459—44. A $17,000—$30,000. nom

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 5-sty brk tenement and store.

3d st E, No 13, n s, 275 w 2d av, 25x87, 5-sty brk tenement and store.
Charlotte Weinreich to Morris Florea. All liens. June 29. Sept 8, 1909. 2:459—43 and 44. A $34,000—$60,000. nom

3d st E, No 13, n s ,275 w 2d av, 25x87, 5-sty brk tenement and store. Morris Florea to Jennie Alexander. All liens. Sept 7. Sept 8, 1909. 2:459—43. A $17,000—$30,000. nom

4th st E, No 145, n s, 137.11 e 1st av, 25x96.2, 5-sty brk tenement and store. Nathan Sachs to Katy Sachs. B & S. All liens. Sept 7. Sept 8, 1909. 2:432—52. A $17,000—$21,000. nom

6th st E, Nos 709 and 711, n s, 154.4 e Av C, 44.11x90.10, 6-sty brk tenement and stores. FORECLOS, Aug 19, 1909. Geo E Weller referee to Gustave S Boehm. Mort $49,000. Sept 3, 1909. 2:376—58. A $25,000—$62,000 . 10,500

10th st E, Nos 374 to 378, s s, 243 w Av C (as in year 1826), 50x92.3, 6-sty brk tenement and stores. Isaac Miller to Hattie wife Isaac Miller. 2-3 parts. All title. Mort 2-3 of $67,000. Sept 3, 1909. 2:392—22. A $34,000—$75,000. nom

20th st W, No 318, s s, 249.9 w 8th av, 25.1x92, 3-sty brk dwelling. John H Rohde to Francis A Ray. Sept 8, 1909. 3:743—56. A $12,000—$15,000. other consid and 100

25th st W, No 255, n s, 559.8 w 7th av, 20.6x98.9, 4-sty brk dwelling. Richard A Henriques et al EXRS, &c, Louis N Henriques to Abraham Jacobs. Aug 18. Sept 8, 1909. 3:775—11. A $11,000—$14,000. nom

27th st W, No 213, n s, 143.2 w 7th av, 20x98.9, 4-sty brk tenement and store. Alex H Pincus to Manuel Goldberg. ¼ part. All liens. Feb 24. Sept 3, 1909. 3:777—33. A $11,000—$12,500. other consid and 100

27th st W, Nos 28 to 32, s s, 291.6 e 6th av, 58.9x98.9, 12-sty brk loft and store building. James Livingston Construction Co to Thos A Sperry, of Cranford, N J. Mort $250,000. Sept 1. Sept 3, 1909. 3:828—64. A $135,000—P $205,000. other consid and 100

34th st E, No 314, s s, 207.6 e 2d av, 21.3x98.9, 6-sty brk loft and store building. Morris Ginsberg to Marcus Rosenthal. ½ part. All title. All liens. May 22. Sept 3, 1909. 3:939—52. A $11,500—P $14,000. nom

Same property. Harry Brown to same. ½ part. All title. All liens. Aug 18. Sept 3, 1909. 3:939. nom

34th st W, No 258, s s, 173.6 e 8th av, 13.3x84.6, 4-sty stone front dwelling.

Interior lot, at c l blk bet 33d and 34th sts and 173.6 e 8th av, runs e 26.6 x n 14.3 x w 26.6 x s 14.3 to beginning, vacant. Alex H Pincus to Manuel Goldberg. 1-3 part. All liens. Feb 24. Sept 3, 1909. 3:783—77. A $27,000—$29,000. other consid and 100

34th st W, No 256, s s, 186.9 e 8th av, 13.3x84.6, 4-sty stone front dwelling. Alex H Pincus to Manuel Goldberg. 1-6 part. All liens. Feb 24. Sept 3, 1909. 3:783—76. A $26,000—$28,000. other consid and 100

37th st W, No 251, n s, 200 e 8th av, 16x98.9, 4-sty brk dwelling. Frances O Closey to Everett Jacobs. Mort $12,500. Aug 30. Sept 3, 1909. 3:787—17. A $14,000—$17,500. other consid and 100

38th st E, No 142, s s, 120 e Lexington av, 20x98.9, 3-sty stone front dwelling. Frank K Linscott to Henry C Meyer, of Montclair, N J. All title. May 20. Sept 3, 1909. 3:893—62. A $20,000—$25,000. nom

38th st E, s s, 140 e Lexington av, —x . Party wall extension agreement. Henry C Meyer of Montclair, N J, with Chas C Burlingham, N Y. Sept 1. Sept 8, 1909. 3:893. nom

41st st E, No 10, s s, 160.10 e 5th av, 20.10x102.6x20.10x103.1, 4-sty stone front dwelling.

41st st E, No 12, s s, 181.8 e 5th av, 20.10x101.11x20.10x102.6, 4-sty stone front building and store and 3-sty brk building in rear.

40th st E, No 7, n s, 175 e 5th av, 25x95.6x25x94.9, 5-sty stone front club house.

Thos B Clarke and Wm K Vanderbilt, Jr, as surviving joint tenants to Thos B Clarke, Wm K Vanderbilt, Jr, and Moses Taylor as joint tenants. Sept 8. Sept 9, 1909. 5:1275—8, 65 and 65½. A $239.000—$292,000. nom

48th st E, No 321, n s, 275 e 2d av, 25x100.5, 5-sty brk tenement. Giovanni Mandaro to Luigi Avezzano. Mort $20,000. Sept 7. Sept 9, 1909. 5:1341—12. A $9,000—$22,000. other consid and 100

49th st E, Nos 326 to 330, s s, 320 e 2d av, 55x100.5, 6-sty brk tenement and stores. FORECLOS, Sept 7, 1909. Edwin W Sohmer ref to Wilhelmina Bohland and Rosina Alkier. Sept 7, 1909. 5:1341—38. A $22,000—$68,000.
$10,000 over and above 1st mort for 52,000

54th st W, No 158, s s, 119 e 7th av, 18.6x100.5, 4-sty and basement stone front dwelling. Annie E Logue to Howard H Logue. Mort $12,000. Sept 1. Sept 3, 1909. 4:1006—59½. A $21,000—$22,000. 100

57th st E, No 11, n s, 228 e 5th av, 22x100.5, 4-sty and basement stone front dwelling. Fritz Achelis to Abby A wife Moritz B Philipp. Sept 1. Sept 9, 1909. 5:1293—10. A $100,000—$125,000. nom

57th st E, No 9, n s, 200 e 5th av, 28x100.5.

57th st E, No 11, n s, 228 e 5th av, 22x100.5.
Restrictive agreement. Bertha F wife Fritz Achelis with Abby A wife Moritz B Philipp. Sept 1. Sept 9, 1909. 5:1293. nom

60th st E, Nos 323 and 325, n s, 275 w 1st av, 50x100.5, two 5-sty brk tenements and stores. Abraham Greenberg to Esther Greenberg and Celia Littenberg. Sept 2. Sept 3, 1909. 5:1435—14 and 15. A $18,000—$37,000. other consid and 100

70th st E, Nos 507 and 509, n s, 173 e Av A, 50x100.5, two 1-sty frame shops. Aaron Futterman to John Hasbrouck. Mort $9,000. Sept 2. Sept 3, 1909. 5:1482—8 and 9. A $12,000—$12,000. other consid and 100

76th st W, No 133, n s, 325 w Columbus av, 19x102.2, 4-sty and basement stone front dwelling. Brent Good INDIVID and TRUSTEE to James W Good, Jr, Carolyn G Leonard and Annie M Good. B & S. Apr 5. Sept 3, 1909. 4:1148—19. A $13,500—$25,000. nom

78th st E, Nos 308 to 312, s s, 125 e 2d av, 49x102.2, 6-sty brk tenement and stores. Emma Krohn to Samuel Rodt. Mort $75,000. Sept 3, 1909. 5:1452—47. A $18,000—$62,000. nom

81st st W, No 176, s s, 79 e Amsterdam av, 37x102.2, 5-sty brk tenement. Wm M Benger to Chas R Hubert, of Yonkers, N Y. Morts $43,500 and all liens. Sept 1. Sept 3, 1909. 4:1211—61. A $22,000—$48,000. other consid and 100

87th st W, No 45, n s, 250 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Walter S Coleman and ano EXRS, &c, Lillian G Cavanagh to Sarah E Crowell. Mort $28,000. Aug 26. Sept 9, 1909. 4:1201—11. A $13,500—$32,000. other consid and 100

Same property. Sarah E Crowell to Edwin B Curtiss. Mort $28,000. Sept 8. Sept 9, 1909. 4:1201. other consid and 100

88th st E, No 123, n s, 312.2 e Park av, 25.6x100.8, 5-sty brk tenement. George Lapp to Geo E Lapp. Mort $27,000. Sept 3, 1909. 5:1517—14. A $14,000—$25,000. nom

91st st E, No 314, s s, 225 e 2d av, 25x100.8, 5-sty brk tenement. Abraham Nadelberg to Yetta Farber and Rebecca Fischer. Morts $21,250. Sept 8. Sept 9, 1909. 5:1553—43. A $8,500—$22,000. other consid and 100

92d st W, Nos 292 and 294, s s, 150 w Broadway, 75x135.10x75.2x140.10, two 6-sty brk tenements. Thos A Sperry to Harold J Hirst, of Ridgewood, N J. Mort $150,000. Aug 27. Sept 3, 1909. 4:1239—58 and 59. A $80,000—$230,000. nom

92d st W, Nos 292 and 294, s s, 150 w Broadway, 75x135.10 to n s of a lane x75.2x140.10, two 6-sty brk tenements. Harold J Hirst to Martha E Thompson. Morts $225,000. Aug 31. Sept 4, 1909. 4:1239—58 and 59. A $80,000—$230,000. nom

94th st W, No 120, s s, 227.4 w Columbus av, 27.4x91.8 to n s Apthorps lane, with all title to n ½ of Apthorps lane, 5-sty stone front tenement. Wm M Benger to Chas R Hubert of Yonkers, N Y. Morts $31,000. Sept 1. Sept 3, 1909. 4:1224—42. A $15,000—$31,000. other consid and 100

94th st W, No 120, s s, 227.4 w Columbus av, 27.4x91.8 to n s Apthorps lane, with all title to n ½ of Apthorps lane, 5-sty stone front tenement. Chas R Hubert to Geo J Helmer of Nyack, N Y. Morts $31,000. Sept 2. Sept 8, 1909. 4:1224—42. A $15,000—$31,000. other consid and 100

94th st E, No 132, s s, 270 e Park av, 20x100.8, 4-sty stone front tenement.

94th st E, No 130, s s, 250 e Park av, 20x100.8, 4-sty stone front tenement.
John E Simons et al to Chas J McGiloray of State of Massachusetts. Mort $34,000. Aug 31. Sept 8, 1909. 5:1522—60½ and 61. A $22,000—$32,000. nom

101st st E, No 131, n s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. Nathan Freier to Abraham Freier. Mort $16,000. Sept 3. Sept 4, 1909. 6:1629—13. A $10,000—$19,000. nom

101st st E, No 129, n s, 100 w Lexington av, 25x100.11, 5-sty brk tenement. Nathan Freier to Abraham Freier. Mort $17,500. Sept 3. Sept 4, 1909. 6:1629—12. A $10,000—$19,000. other consid and 100

102d st W, No 305, n s, 100 w West End av, 20x100.11, 3-sty and basement stone front dwelling. Anna M Jeroloman to Angela K Edwards and Ursula Kirkpatrick. Sept 1. Sept 8, 1909. 7:1890—13. A $13,600—$25,000. other consid and 100

102d st E, No 332, s s, 137.6 w 1st av, 37.6x100.11, 6-sty brk tenement and store. Chas E Rahm to Susie Karlinsky. Mort $35,850. Sept 1. Sept 8, 1909. 6:1673—33. A $11,500—$43,000. nom

103d st E, No 163, n s, 150 w 3d av, 30x100.11, 4-sty brk tenement. The Ernestine Realty Co to Leroy Weill. Mort $13,000. July 1. Sept 9, 1909. 6:1631—30. A $12,000—$21,000. nom

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114th st W, No 37, n s, 195 w 5th av, 25x100.11, 5-sty brk tenement. Louis Starr to Esther Schulman. Mort $20,000. Sept 8, Sept 9, 1909. 6:1598 17. A $13,000 $25,000.
other consid and 100

115th st W, No 110, s s, 225 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to John M Gibson. Mort $20,000. Sept 1. Sept 3, 1909. 7:1824—45. A $12,000 -$24,000.
other consid and 100

115th st W, No 112, s s, 250 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to John M Gibson. Mort $20,000. Sept 1. Sept 3, 1909. 7:1824 46. A $12,000--$24,000.
other consid and 100

115th st W, No 114, s s, 275 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to Emil Koch and Alice his wife as tenants by entirety. Mort $20,000. Sept 1. Sept 3, 1909. 7:1824—47. A $12,000—$24,000.
other consid and 100

115th st W, No 116, s s, 300 w Lenox av, 25x100.11, 5-sty brk tenement. Abraham Ufland to Lizzie Schauerman. Mort $20,000. Sept 1. Sept 3, 1909. 7:1824 -48. A $12,000 $24,000.
other consid and 100

115th st W, Nos 110 and 112, s s, 225 w Lenox av, 50x100.11, two 5-sty brk tenements. John M Gibson to Louis Bernstein. Mort $25,000. Sept 1. Sept 3, 1909. 7:1824—45 and 46. A $24,000—$48,000.
other consid and 100

117th st E, Nos 124 and 126, s s, 215 e Park av, 44.7x100.11, 6-sty brk tenement.
117th st E, Nos 128 and 130, s s, 259.7 e Park av, 44.6x100.11, 6-sty brk tenement.
117th st E, Nos 132 to 136, s s, 304.1 e Park av, 44.7x100.11, 6-sty brk tenement.
Epsilon Holding Co to Pincus Lowenfeld and William Prager. Morts $175,500 and all liens. Sept 8, 1909. 6:1644—59 to 62. A $54,000—$160,500.
other consid and 100

119th st W, No 39, n s, 306 w 5th av, 70x100.11, 1-sty brk and stone church. Lenox Avenue Union Church in N Y to Congregation Mount Zion of N Y. Morts $70,000. Sept 9, 1909. 6:1718—24. A Exempt——Exempt.
80,000

120th st W, No 20, s s, 200 w 5th av, 18x114.3 to Old Manhattan road, closed, x18.7x119.2, 3-sty and basement stone front dwelling. Mary A Cohnfeld widow to Lewis Steinhardt. Q C. Sept 7. Sept 8, 1909. 6:1718—44½. A $11,000—$17,000.
nom

120th st W, No 20, s s, 200 w 5th av, 18x114.3 to Old Manhattan road, closed, x18.7x119.2, 3-sty and basement stone front dwelling. Lewis Steinhardt to Abram Ratkowsky. Mort $11,000. Sept 8, 1909. 6:1718 44½. A $11,000 -$17,000.
other consid and 100

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st, x e 41 to beginning, 6-sty brk tenement and stores. Esther Schulman to George Freeman. Mort $42,500. Sept 4. Sept 7, 1909. 6:1808—31. A $—— $——.
100

121st st E, No 464, s s, 100 e 1st av, 25x100.11, 5-sty brk tenement. Joseph Solomon to Max Cohen. All liens. Sept 2. Sept 3, 1909. 6:1808—46. A $6 000—$16,000.
other consid and 100

129th st W, No 149, n s, 275 e 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Margaret Ludlow to Katie F Tucker. Mort $10,500. Aug 31. Sept 3, 1909. 7:1914—13. A $7,300—$9,500.
100

141st st W, Nos 212 and 214, s s, 225 w 7th av, 50x99.11, 5-sty brk tenement. FORECLOS, Aug 31, 1909. Edward L Parris referee to Fredk W Jockel. Mort $50,000. Sept 2. Sept 3, 1909. 7:2026—43. A $18,000—$63,000.
18,000

Same property. Fredk W Jockel to The Herald Realty Co. Morts $62,500. Sept 2. Sept 3, 1909. 7:2026.
other consid and 100

144th st W, s s, 100 e Broadway, 100x99.11, 6-sty brk tenement. Release mort. Colored Orphan Asylum & Assoc for the Benefit of Colored Children in City N Y to Young Realty & Const Co. Aug 14. Sept 3, 1909. 7:2075—part of lot No 39.
31,500

155th st W, Nos 463 and 467, n s, 124 e Amsterdam av, 75x99.11, 1-sty frame dwelling and 2-sty brk dwelling. John R Salmon to John Whalen. B & S. All liens. Sept 1. Sept 3, 1909. 8:2107—55 to 57. A $34,000—$38,300.
nom

156th st W, No 550, s s, 308 e Broadway, 17x99.11, 4-sty brk tenement. Laura F wife of and John J Leddy to Adolph G Seiler. Mort $11,500. Sept 3. Sept 4, 1909. 8:2114—18. A $6,300—$14,500.
other consid and 100

162d st W, No 521, n s, 476 e Broadway, 19x99.11, 3-sty and basement stone front dwelling. Josephine H Larkin to Maria Coakley. Mort $14,500. Aug 20. Sept 7, 1909. 8:2122—8. A $6,800—$13,500.
other consid and 100

163d st W, Nos 463 and 465, n s, 125 e Amsterdam av, 50x112.6, two 5-sty brk tenements. Release mort. Clarence S Weller to Samuel Greenfield. Sept 1. Sept 4, 1909. 8:2110—103 and 104. A $16,000—$49,000.
nom

Same property. Samuel Greenfield to Realty Transfer Co. Morts $50,000. Sept 1. Sept 4, 1909. 8:2110.
nom

164th st W, n s, 100 e Broadway, 125x100, vacant. Ray E and David Matshak EXRS Samuel Matshak to Alexander Duff Operating Co. Mort $17,500. Aug 30. Sept 8, 1909. 8:2122—100. A $40,000—$40,000.
other consid and 100

164th st W, s s, 100 e Broadway, 265x99.11, vacant. Rachel Mednik to Heights Metropole Construction Co. July 29. Sept 4, 1909. 8:2122—105—85,000—$85,000.
nom

Av B, No 159 | n e cor 10th st, 23.8x93.
10th st, Nos 345 and 347 |
Av B, No 161, s e s, 23.8 n e 10th st, 23.8x93, 6-sty brk tenement and stores.
Max Radt to Victor Muller of Brooklyn. Mort $109,000. Aug 31. Sept 7, 1909. 2:393—1. A $50,000—$90,000.
other consid and 100

Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82, 3-sty brk dwelling. Isak Stang to Daniel Spitzer. ½ part. All liens. Sept 1. Sept 3, 1909. 2:375—41. A $10,000—$12,000.
100

Amsterdam av, No 1315 | s e cor 125th st, 25.2x100, 6-sty brk tene-
125th st, No 456. | ment and store. Abraham Jacobs et al to Richard A, Geo A, Chas L and Maria C Henriquez, Clara H Castellanos and Maria de los Dolores, Henriquez Cardona. Mort $64,500. Sept 1. Sept 9, 1909. 7:1965—61. A $23,000—$52,000.
other consid and 100

Broadway, No 60. The cigar stand business. Power of attorney. Bessie Rosenthal to Abraham Rosenthal. Aug 10. Sept 9, 1909.
—

Broadway, No 1439, w s, 92 n 40th st, 20.9x54.8x21.9x60.5, 4-sty brk building and store. Thomas Simpson to Edwin Wolf of Philadelphia, Pa. Mort $90,000 and all liens. Sept 8. Sept 9, 1909. 4:993—10. A $105,000—$115,000.
other consid and 100

Broadway, Nos 3136 to 3142 | n e cor 125th st, 99.11x75, 7-sty brk
125th st | tenement and stores. Release assignment of rents recorded May 19, 1909. Nathan J and Moses Packard to Caroline Uhlig. Sept 8, 1909. 7:1980—1. A $72,000—$170,000.
nom

Claremont av, No 181, w s, 400.2 s 127th st, 50x100, 6-sty brk tenement. D Sherwood Green to Matthew L Blair, Jr. Mort $60,000. Aug 26. Sept 3, 1909. 7:1994—60. A $28,000—$80,000.
other consid and 100

Same property. Matthew L Blair, Jr, to Wm M Benger, of Leonia, N J. All liens. Sept 2. Sept 3, 1909. 7:1994.
other consid and 100

Columbus av, No 72, w s, 25.8 s 63d st, 25x100, 4-sty stone front tenement and store. Charles May and ano EXRS Geo V N Baldwin to Patrick Kiernan. Mort $17,000. Aug 24. Sept 8, 1909. 4:1134—35. A $24,000—$29,000.
42,000

Lenox av, No 360. | n e cor 128th st, 24.11x75, 4-sty brk tene-
128th st, Nos 85 and 87. | ment and stores. Margt A Norris to Kath E Meyer of Yonkers, N Y. Mort $33,000 and all liens. Sept 8. Sept 9, 1909. 6:1726—1. A $28,000—$40,000.
other consid and 100

Lexington av, Nos 1248 to 1250½ | n w cor 84th st, runs n 102.2 x
84th st, No 133 | w 41.9 x s 70.6 x e 0.6 x s 31.8 to st x e 41.3 to beginning, 5-sty brk tenement and stores. David L Korn to Max Arnstein. Mort $80,000. Sept 1. Sept 3, 1909. 5:1513—16. A $50,000—$70,000.
other consid and 100

Lexington av, No 2139, e s, 39.11 s 129th st, 20x60, 4-sty brk tenement. Michael Katz to B Walter Barnett. Mort $5,000. Sept 1. Sept 7, 1909. 6:1777—52. A $7,000—$11,500.
nom

Lexington av, e s, 39.11 s 129th st, strip 0.1x60. Release mort. Equitable Life Assurance Soc of the U S to Michael Katz. Aug 31. Sept 7, 1909. 6:1777.
nom

Manhattan av, No 525, w s, 36.11 s 122d st, 16x90, 3-sty and basement stone front dwelling. William Dutcher to Henry Wacker. Mort $8,000. Sept 8, 1909. 7:1948—51. A $8,000—$12,500.
other consid and 100

Park av, w s, 51.7 n 84th st, runs w 82 x n 25 x w 0.2½ x n 30.6 x e 82.2½ to av x s 55.6 to beginning, vacant. Charter Realty Co to Lawyers Realty Co, a corpn. Morts $55,000. Aug 31. Sept 8, 1909. 5:1496—36 and 37. A $54,000—P $56,000.
other consid and 100

2d av, Nos 19 and 21 | n w cor 1st st, 35.9x70, two 4-sty brk tene-
1st st, Nos 26 and 26½ | ments and stores. Katie Hirschborn to Isaac Hirschhorn. Aug 10. Sept 3, 1909. 2:457—36 and 37. A $29,000—$38,000.
nom

2d av, No 1921, w s, 51 n 99th st, 25x79, 5-sty brk tenement and store. Fannie wife of Moritz Sondberg to Jacob Ernst. Mort $19,500. Sept 3. Sept 7, 1909. 6:1649—23. A $11,000—$19,000.
other consid and 100

4th av, No 327 (321), e s, 40 n 24th st, 20x83, 3-sty brk tenement and store. Wm A Pusch to Beatrice S Pusch. ½ part. Sept 8, 1909. 3:880—3. A $33,000—$37,000.
nom

5th av, No 516 | n w cor 43d st, 29x125, 4-sty stone front build-
43d st, No 1. | ing and store. Sound Realty Co to Camolin Realty Co, a corpn. Mort $600,000. July 30. Sept 9, 1909. 5:1259—33. A $500,000—$535,000.
other consid and 100

8th av, No 2379, w s, 25 s 128th st, 25x84, 5-sty brk tenement and store. Max Bernstein to Augustin A Wolfe. Mort $20,000. Sept 1. Sept 4, 1909. 7:1954—35. A $15,500—$23,000.
other consid and 100

MISCELLANEOUS.

General release of dower in and to all real property wherever situate. Helen Kelly Gould, N Y, to Frank J Gould, of Tarrytown, N Y. All title Q C Aug 31. Sept 8, 1909.
108,000

General release of contract dated July 1, 1907, &c. Benjamin Tishman of Brooklyn to Samuel Tishman of N Y. Aug 30. Sept 4 ,1909.
500

Power of attorney. Laura wife Fritz Selje to said Fritz Selje. May 8 Sept 4, 1909. P A.

Power of attorney. Geo E Keith to Eldon B Keith. May 1, 1907. Sept 3, 1909. P A.
—

Power of attorney. Tillie Osterer to Max Osterer. Aug 18. Sept 7, 1909.
—

Power of attorney. Elizabeth MacCarthy, of Summit, N J, to Albert H MacCarthy her husband. Aug 26. Sept 7, 1909.
—

Power of attorney. Sarah E Rolston to Louis B Rolston. June 14. 1907. Sept 9, 1909.
—

Power of attorney. Geo BHayes to Fredk L Taylor. Aug 13. Sept 9, 1909.
—

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BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Burnet pl, late 146th st, s s, 50 e Barry st, late Leggett av, 50x100 and being lots 249 and 250 map Westchester property of Edw T Young, Springhurst, vacant. Bernard E Goepfert to Fredk Meyer. Mort $2,000. Aug 9. Sept 3, 1909. 10:2737. nom

Cottage pl, No 5, on map No 7, w s, 190 n 170th st, 25x100, 2-sty frame dwelling. Celia Mautner to Elizabeth Williams and Lillie Harden. Mort $4,000. Sept 1. Sept 4, 1909. 11:2932. other consid and 100

Coster st, e s, 200 s Spofford av, 360x100, vacant. Hunts Point Estates, a corpn, to Feiser Realty & Construction Co. B & S. Sept 8, 1909. 10:2764 and 2769. other consid and 100

Dawson st, No 1083, n s, 166.8 w Leggett av, runs n 74.7 x n w — x s 80.11 to st, x e 16.8 to beginning, 2-sty frame dwelling. Ida Watstein to Samuel Watstein. All liens. Aug 16. Sept 8, 1909. 10:2687. nom

Devoe terrace, late Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 52.2 x s w 3.7 x s e 94.10 to pl x n e 50 to beginning, vacant. Wm D Cameron to Philip Cahill. Mort $2,900. Sept 2. Sept 3, 1909. 11:3219. 100

Devoe Terrace, late Parkview pl | s e cor 190th st, 85x85x68.11x
190th st | 86.6, vacant. Hugh McLernon et al to Terrace Construction Co. Mort $4,000. Aug 30. Sept 7, 1909. 11:3219. other consid and 100

*Forest st, w s, 100 n West Farms road, and being lot 38 map (No 1047 in Westchester Co) of J J Gleason at Westchester, 25x100. Sarah Carroll to James F Clancy. Mort $800. Aug 30. Sept 3, 1909. nom

Fox st, w s, 100 s 163d st, runs w 107.7 x s 240 x e 110.7 to st, x n 0.9 to an agle x again n 239.5 to beginning, vacant. Release mortgage. Lawyers Title Ins & Trust Co to Henry Morgenthau Company. Aug 27. Sept 4, 1909. 10:2712. 25,000

Same property. Henry Morgenthau Co to Weisman & Herman, a corpn. B & S. Sept 3. Sept 4, 1909. 10:2712. other consid and 100

*Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x 86.11, Cebrie Park. Roworth Realty Co to Alema Realty Exchange Co. Mort $3,500 and all liens. Sept 1, Sept 3, 1909. nom

Kossuth pl, e s, 150 s 210th st, 25x100, vacant. John S Roberts to Clara Goldrich. Mar 10. Sept 8, 1909. 12:3326. other consid and 100

Lorillard pl, w s, 133.9 n 187th st, 40.5x90, vacant. D'Angelo Realty Co to Hannchen Lieben. Aug 25. Sept 3, 1909. 11:3056. other consid and 100

*Newman st, w s, 450 n 150th st, 75x111.6, Clasons Point. FORECLOS, Mar 29, 1909. J Sidney Bernstein referee to Geo P Baisley. Apr 28. Sept 3, 1909. 500

Orchard st, closed, w s, being west ½ of st which begins 25.3 n from n e cor Marion av and Oliver pl, runs e 25 to c l of st x n 50 x w 25 to w s of st x s 50 to beginning, vacant. Geo V Mullan to Helen St Clair Mullan. Q C. July 7. Sept 3, 1909. 12:3284. nom

*Purdy st (Washington st), w s, 555 n Railroad av and being n ½ lot 443 map Unionport, 50x108. Louis Weydanz and ano to Salvatore Lisanti. Sept 8. Sept 9, 1909. other consid and 100

Reservoir pl, No 282, s s, 22.9 e Reservoir Oval E, 22.9x100x20.6x 100, 2-sty frame dwelling. Leah Cohn to Joseph Poldow. Mort $6,000 and all liens. Aug 6. Sept 7, 1909. nom

*Waldo pl, w s, 325 s Tremont road, 25x100. Tremont Terrace. Release mort. Washington Savings Bank, N Y, to Bankers Realty & Security Co. Sept 8, 1909. nom

*Same property. Bankers Realty & Security Co to James Kieran. All liens. Sept 8, 1909. 100

West st, Mohegan av | s e cor Mohegan av, 28.4x117.5 to n s 181st st x 11.3 to Mohegan av x — to beginning, vacant. Mildred F Grote by Florence C Grote her mother and GUARDIAN to J C Julius Langbein. All title. All liens. Sept 7. Sept 9, 1909. 11:3124. 100

*4th st, Nos 32 and 34, n s, 50x114, Williamsbridge. Nellie F O'Connor and ano to Frank Gass. All liens. July 21. Sept 4, 1909. other consid and 25

*12th st, n s, 130 e Av D, and 50 w from line bet lots 325 and 326, 25x108, being part of lot 325 map Unionport. Adam Mink et al to Frank A Antes. Mort $4,500. Aug 31. Sept 4, 1909. other consid and 100

135th st, No 687, n s 104 e Southern Boulevard, 16.8x75, 2-sty brk dwelling. Moorehead Realty & Construction Co to Anna T Vache. Mort $3,000. Sept 8. Sept 9, 1909. 10:2564. other consid and 100

136th st, No 591, n s, abt 200 e St Anns av and 975 w Home av, 25x100, 5-sty brk tenement. Abraham Buchbinder to Karl Bauer. Mort $14,000. Sept 2. Sept 3, 1909. 10:2549. other consid and 100

142d st, No 540, s s, 140.7 w St Anns av, 25x100, 5-sty brk tenement. Denis Duggan to Chas H Haslop. Mort $16,500. Sept 7. Sept 8, 1909. 9:2268. other consid and 100

147th st, n e s, 80 s e Robbins av, 75x79, 1-sty frame building and vacant. John W McKinnon as agent for shareholders of the New Amsterdam National Bank of N Y to Abram S Hoffman. Sept 2. Sept 3, 1909. 10:2579. 5,000

Same property. Abram S Hoffman to Max Cohen. Sept 2. Sept 3, 1909. 10:2579. other consid and 100

150th st, No 529, n s, 175 e Brook av, 25x100, 5-sty brk tenement. Emilie Schmitt to Sussanna Schmitt. Mort $17,500. July 10. Sept 3, 1909. 9:2276. 100

156th st, No 884 East, Leggett av, No 1050 | begins Leggett av, s w s, 28.3 n Dawson st, runs n w along av, 24.9 x w 82.9 x s 20 x e Dawson st, No 697 | 97.3 to beginning, 5-sty brk tenement and store. Elizabeth Balmore to Cath F Farrell. Mort $6,025. Sept 8, 1909. 10:2687 and 2695. other consid and 100

163d st, No 785, n s, 36.11 e Tinton av, 21x52.3x21x52.1, 3-sty frame dwelling. Mary Machson to Esther Goldstein. All liens. Dec 26, 1906. Sept 3, 1909. 10:2669. nom

169th st, No 485, n s, 55.7 e Washington av, 14.4x26, 1-sty frame store. Miriam De Vos to Milton De Vos. Morts $11,500. Aug 5. Sept 8, 1909. 11:2910. other consid and 100

177th st, No 43, e s, 80.4 from e s Tremont av, runs e 45 x s 43.10 x — 20.11 x s 21.4 x w 61.8 to st, x n w 31.5 x — 22.9 to beginning, 4-sty brk dwelling. John Massimino Co to Ellen McGuire. Mort $9,500. Sept 7, 1909. 11:2862. other consid and 100

Same property. Release mort. Irving W Dimelow to John Massimino Co. Aug 5. Sept 7, 1909. 11:2862. nom

187th st, Nos 660 and 662, Crescent av | s s, abt 100 e Belmont av, 50x100 to Crescent av, except part for Crescent av. Simon Lesser to Esther Schulman of Brooklyn. Mort $46,750. Sept 7, 1909. 11:3074. other consid and 100

*216th st, s s, 250 w Tilden av, and being lot 522 map No 1041 of Laconia Park, 25x100. Melrose Realty Co to Pietro Bennardo. Mort $500. Sept 4. Sept 7, 1909. other consid and 100

*223d st, Nos 763 and 767 (9th av), n s, 606.10 e White Plains road, 50x100. Edward Kane to Elizabeth P Richter. Morts $11,200. Aug 20. Sept 8, 1909. other consid and 100

*230th st, n s, 380 e 4th av, 25x114, Wakefield. Release mort. Eliza Stoutenburgh to Morris and Jacob Diamond. July 15. Sept 7, 1909. nom

231st st, n s, 240.9 w Independence av, runs n e 90 x s e 50 x n e 164.6 to w s said av x s on curve 104.8 x — on curve 17.1 to st x s w 240.9 to beginning, vacant. Release mort. John Ewen et al to Along the Hudson Co, a corpn. Sept 2. Sept 9, 1909. 13:3411. 5,000

236th st, No 112, on map No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. Ardsley Terrace Estates to Louisa Maier. B & S. Mort $6,000. Aug 30. Sept 8, 1909. 12:3370. nom

*Av D, 10th st | s e cor 10th st, 108x105, Unionport. Eliza J Many, of Brooklyn, to Van Nest Wood Working Co, a corpn. Sept 7. Sept 8, 1909. other consid and 100

*Bronxdale av, w s, 227.4 s 187th st, being lot 23 map No 1064 of 107 lots Hudson Park. Henry Parfitt to Rachel Bailey. Sept 3, Sept 7, 1909. other consid and 100

Boston road, No 1211, 168th st | n w s, at n e s 168th st, 137x140.3x135x 130.3, 2-sty frame dwelling and vacant. Clementine M Silverman et al to C M Silverman & Son, Inc. Mort $55,000. Sept 3, 1909. 10:2615. other consid and 100

*Baker av, n s, 400 e Garfield st, 50x100. Owen T Darney to Ida Nathan. Mort $1,305. Sept 2. Sept 3, 1909. 100

Briggs av, s s, 225 w 201st st, 25x110, 2-sty frame dwelling. Josephine Weymann to John T Smith. Mort $4,500. Sept 8, 1909. 12:3303. other consid and 100

Bronx Boulevard, Nos 3469 and 3471, late Lowmede st, w s, 249 s Gun Hill road, 100x100, two 2-sty frame dwellings. Mary Bracken to Edward Brennan. Mort $2,000. Sept 1. Sept 8, 1909. 12:3359. 100

*Bear Swamp Road, s w s, 1,505.1 n Morris Park av, runs s e 63.5 x s e 93.11 x s w 13.11 x s w 36.4 x n w 135.10 to beginning. Regent Realty Co to N Y City Church Extension & Missionary Society of The Methodist Episcopal Church, a corpn. Sept 2. Sept 8, 1909. other consid and 1,000

Bryant av, No 1150, e s, 59.9 s West Farms road, 22.10x100, 2-sty frame dwelling. Release mort. Margaret Knox to Cath A La Velle. Q C. Sept 8. Sept 9, 1909. 10:2754. 1,000

Same property. Cath A La Velle to Adam Roland. Mort $5,250. Sept 8. Sept 9, 1909. 10:2754. nom

Brook av, e s, 94.4 n 167th st, 87.10x106.4x81.10x107.9, two 5-sty brk tenements. Otto J Schwarzler to O J Schwarzler Co. Mort $9,000. Aug 27. Sept 9, 1909. 9:2393. other consid and 100

Brook av, No 1254, e s, 283 s 169th st, 20x100.6, 3-sty frame tenement. Rose E Toelberg to Julia Zimmerman. Mort $4,500. Sept 8. Sept 9, 1909. 9:2395. other consid and 100

Crotona av, w s, 300 n 187th st, 100x80, except part for av, vacant. Release judgment. Scott McLanahan to Emeline S and Mary C Robinson. Sept 1. Sept 3, 1909. 11:3105. 1,625

Same property. Release judgment. Emeline S Robinson to Chas Beekman. Sept 1. Sept 3, 1909. 11:3105. other consid and 100

*Crosby av, w s, 128.3 s Middletown road, 25.3x71.2x25x69.4.

Dudley av, n s, 107.9 w Gillespie av, runs s w 34.3 to Wellman av x w 37.4 x n w 108.6 x e 108.3 x s 78.6 to beginning. Fredk Wm Koch to John B Donovan. July 14. Sept 3, 1909. nom

*Crosby av, w s, 101 n Zulette av, 50.6x87.7x50x91.4. Fredk Wm Koch et al to Geo J Shapiro. July 14. Sept 3, 1909. nom

Crotona av, w s, 201.10 s 182d st, 60x219.4x79.8x231, vacant. Antonetta Giugliano to Giugliano Realty & Construction Co. Aug 26. Sept 8, 1909. 11:3083. other consid and 100

Concord av, No 331, w s, 100 n Division av, now 141st st, 20x100, 3-sty brk dwelling. FORECLOS, Aug 31, 1909. Chas L Cohn, ref, to Wm H Hays and Arthur E Louderback EXRS Eliz A Quackenbush. Sept 8, 1909. 10:2573. 6,000

Cambreling av, No 2468, Beaumont av. | n e cor 189th st, 40x— to w s Beaumont av x 40 to n s 189th st x — to beginning, 189th st, No 681. | 5-sty brk tenement and stores. FORECLOS, Sept 7, 1909. Joseph Ullman, ref to Martin E Donahue. Mort $9,000. Sept 8. Sept 9, 1909. 11:3090 and 3091. 5,000

Clay av, No 1314, e s, 132.10 n 169th st, 19x80, 3-sty frame dwelling. Christiana Ogle to Edw T Ogle. Mort $4,500. Sept 8. Sept 9, 1909. 11:2887. other consid and 100

Clinton av, w s, 100.1 s 180th st, 41.1x71.3, vacant. Release mort. John Haydock to L W Divine Co, a corpn. July 16. Sept 9, 1909. 11:3095. nom

Daly av, No 1928, e s, 259.2 s Tremont av, late 177th st, 21.8x148.5, 2-sty frame dwelling. Wm J Edwards to Mary Ryan. Mort $5,000. Sept 1. Sept 3, 1909. 11:2992. other consid and 100

Decatur av, No 3143 (Norwood av), n w s, 370 s w 205th st, 25x100, 2-sty frame dwelling. Margt V I Ryan to Mary V McCusker Sept 3. Sept 4, 1909. 12:3349. nom

*Elliott av, e s, 425 n Julianna st, 25x100, Olinville. Release mort. John V and Franklin Braun to Cyprien A Vothelin. Q C. Sept 1. Sept 8, 1909. 750

Franklin av, No 1390, e s, 38 n Jefferson pl, 37.6x100, 5-sty brk tenement. Eliz K Dooling to Arthur J Barry. C a G. All liens. Aug 11. Sept 9, 1909. 11:2935. other consid and 100

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*Ferris av, w s, 816.3 s from east end of stone wall at s s lands St Josephs Institute for Deaf Mutes, runs s 473.3 x n w 823.4 to Westchester Creek, x n w 28.6, 15 S and 16, x s e 60.11 and n w 245.6 x n e 892.10 to beginning, with all title to land under waters of Westchester Creek, Throggs Neck. FORECLOS, Aug 3, 1909. James Kearney ref to Joseph A Bennett. Sept 7, 1909. $25,000 over and above lien, if any, of the mort of 10,000 on this and other property.

*Gillespie av, n w cor Harrington av and being lot 161 map No 1354 of 214 lots Koch Homestead at Westchester, 21.6x88.3x20 x80.10 Margaret Berrian et al to Mary A Arthur. July 14. Sept 7, 1909. nom

*Gillespie av | s w cor Zulette av, 119.9 to Dudley av, x107.9x174.6
Zulette av | x101, and being lots 103 to 107 same map. Fredk
Dudley av | W Koch et al to Thomas Scott, of New Rochelle, N Y. July 14. Sept 7, 1909. nom

*Grace av, w s, abt 726.2 s Boston road, and being lot 93 map No 1208 of Bronx Terrace, 25x95. Irving Realty Co to Marie Miller. Aug 24. Sept 3, 1909. other consid and 100

*Grace av, e s, 603.5 s Boston road, and being lot 40 map No 1208 Bronx Terrace, 25x95. Irving Realty Co to Adolph Sola. June 1. Sept 3, 1909. other consid and 100

*Grace av, e s, 578.5 s Boston road, and being lot 41 map (No 1208) of Bronx Terrace, 25x95. Irving Realty Co to Eugenio Fanucchi. All liens. Aug 18. Sept 3, 1909. other consid and 100

Harrison av, No 1820, e s, 190.5 n Tremont av, deed reads at n line lot 42 map 71 lots Kingsland estate at Morris Heights, runs e 145.2 x s w 43.3 x w — to av, x n 35.11 to beginning, with use of part of lot 43, 3.6x100 for driveway, 2-sty frame dwelling. Andover Corporation to Mary E A wife of James S Ward. Mort $6,100. Sept 2. Sept 3, 1909. 11:2869. other consid and 100

*Harrington av, s s, 25 w Cornell av and being lot 210 map (No 1131 C) Harrington Estate on Fort Schuyler road, 25x90, Westchester. Patrick J Jordan to John J Molloy. Sept 9, 1909. other consid and 100

*Hobart av, w s, 425 s Waterbury av and being lots 62 and 63 map (No 1115 A) of 108 lots Coster Estate, 50x71.7. Hudson P Rose Co to Giuseppe Facchinello. All liens. Sept 7. Sept 9, 1909. nom

*Hill av, w s, 200 n Randall av and being lots 52 and 53 block 27 map No 393 of Edenwald. Release mort. Jefferson M Levy to David D Feins. Aug 31. Sept 7, 1909. 600

Heath av, e s, 25.2 s 230th st, 25.1x100.7, vacant. Lazarus Fried to Marcus Nathan. Q C. Sept 3. Sept 8, 1909. 12:3256. 100

Hull av, No 3081, on map No 3083, w s, 100 s Scott or Woodlawn av, 25x110, 2-sty frame dwelling. Joseph A Richter to Joseph J Silver. Morts $6,750. Sept 4. Sept 8, 1909. 12:3333. other consid and 100

Intervale av, 163d st | n w cor 163d st, 125x—x—x63.3, vacant. The Broadway & Cathedral Parkway Co to Chas V Smith. All liens. Sept 1. Sept 9, 1909. 10:2697. other consid and 100

*Middletown road, n s, 141 e Pelham road, and being lot 1, map (No 1122 in Westchester County) of Duchess Land Co, Benson Estate at Throggs Neck. Belville Tompkins to Marion I Mapes. Mort $300. Sept 2. Sept 8, 1909. nom

*Morris Park av, 177th st | n w cor 177th st, and being lot 75 map Neill estate, dated Sept —, 1897, —x—. Agnes Murphy to Thomas Gallo. Mort $2,800. Aug 30. Sept 4, 1909. other consid and 100

Mt Hope av, late Monroe av, 173d st | s w cor 173d st, 95x95, vacant. Marcus Rosenthal to Harold Nathan. Mort $10,000. Aug 27. Sept 3, 1909. 11:2792. other consid and 100

Ogden av, No 1184, s e s, 184 n e 167th st, 25x196, 2-sty frame dwelling and store. Charles Weber to Emilio Zamara and Peter Novi. Sept 2. Sept 3, 1909. 9:2514. 100

Old Macombs Dam road, w s, — n 170th st and 50 s land of T O Wolfs farm on map No 320 in Westchester Co, of Inwood, runs n 50 x w 88.8 x e 84.3 to beginning. Margt F Dillon to Theresa G and Lucy W Gaffney. All liens. Aug 28. Sept 3, 1909. 11:2857. nom

Pelham av, No 485, n s, 100 w Emmet st, 50x133, 2-sty frame dwelling and store and 2-sty frame rear dwelling.

Pelham av, No 489, n s, 50 w Emmet st, 24.6x133, 2-sty frame dwelling.

Pelham av, No 487, n s, 74.6 w Emmet st, 25.6x133, 2-sty frame dwelling.

John L O'Hara to Elizabeth Hannon. Aug 4, 1908. Sept 9, 1909. 12:3273. other consid and 100

Prospect av, No 2137, w s, 88.1 n 181st st, 21.11x100, 2-sty frame dwelling.

Marion av, No 2783, w s, 209 s 198th st, 25x78.1x25.3x74.4, 3-sty frame tenement, valuation of above $20,000. Sub to morts $14,600. CONTRACT to exchange for

Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear, valuation $12,500. Sub to morts $6,500.

Harvey E and Gesina M Roosa with Roger J Connolly. Aug 16. Sept 9, 1909. 11:3036. exch

Prospect av, No 980, 164th st | n e cor 164th st, 74.7x75, 6-sty brk tenement. Valuation $118,750. Sub to morts $87,759.96. CONTRACT, to exchange for 134th st, Nos 530 and 532 (810 and 812), s s, 250 w St Anns av, 50x100, 5-sty brk tenement. Valuation $60,000. Morts $40,000. Nelly Henschel by Joseph Henschel, her attorney, with Nevelson-Goldberg Realty Co, a corpn. July 16. Sept 8, 1909. 10:2690. 9:2261. exch

Prospect av, No 717, w s, 100.1 n 155th st, or Dawson st, 25x103.11x25x103.1, 3-sty frame dwelling. Frederick McCarthy to Frederick Schumann. Confirmation deed. Mort $5,000. Aug 28. Sept 3, 1909. 10:2675. 8,500

*Plymouth av, Edison av | w s, 117.10 s Middletown road, runs s 50 x w 183 x n w 35.4 to Edison av x n along Edison av 19 x e 200 to beginning, vacant. Fredk W Koch et al to Pauline Buhrmeister. July 14. Sept 3, 1909. nom

Plympton av, e s, 169.3 n Boscobel av, and being lot 47 parcel 18 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x96.5, vacant. Harry J Whitaker to John Ferguson Co, a corpn. Mort $350. Sept 2. Sept 7, 1909. 11:2874. nom

Ryer av, No 2258, e s, 178.2 s 183d st, 25x100, 2-sty frame dwelling. John A Benson et al to Maria A Bergensten. Mort $5,000 Aug 30. Sept 3, 1909. 11:3150. other consid and 100

Ryer av, No 2260, e s, 153.2 s 183d st, 25x100, 2-sty frame dwelling. John A Benson et al to Catharina Stock. Mort $5,000. Sept 8. Sept 9, 1909. 11:3150. other consid and 100

St Anns av, 149th st | n w cor 149th st, 75x100, vacant. The One Hundred and Forty-Ninth Street Realty Co to Ward Bread Co, a corpn, of N J. Mort $9,000. Sept 7, 1909. 9:2276. other consid and 100

*St Pauls av, e s, 157.2 n Pelham road, 150x100.2x150x98.10, Westchester. Charles Miller to Philip J Schaaf. Sept 3. Sept 7, 1909. other consid and 100

*Stillwell av, e s, 300 n Saratoga av, and being lots 73 and 74 map (No 1130) of 327 lots of Hunter estate, 50x100. Hudson P Rose Co to William and Caroline Hansen. All liens. Sept 1. Sept 4, 1909. nom

Tremont av, e s, 27.7 n from e s 177th st, 25x125.6x25.11x119, 4-sty brk dwelling. John Massimino Co to Ellen McGuire. Mort $10,000. Aug 16. Sept 7, 1909. 11:2862. other consid and 100

Same property. Release mort. Irving W Dimclow to John Massimino Co. Aug 5. Sept 7, 1909. 11:2862. nom

Trinity av, Pontiac pl, Terrace pl | s e cor Pontiac pl, runs s 294.5 to n w s Terrace pl x n e 142 to a corner x n along w s Terrace pl 175 to s s Pontiac pl x w 79 to beginning, vacant.

Trinity av, n e cor Pontiac pl, 175 to s s Terrace pl x 79, vacant.

Sedgwick av, e s, abt 525.9 n Undercliff av and being lots 34 to 36 parcel 26 blk 2534 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, 75x100, vacant.

Aqueduct av, e s, 50.6 n 170th st, 75.9x92.1x75x81 and being lots 16 to 18 parcel 23 blk 2541 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant.

Sedgwick av, w s, 50 s 171st st, 50x95 and being lots 25 and 26 parcel 27 blk 2537 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant.

Boscobel pl, s s, 50 e Undercliff av, 125x100 and being lots 5 to 9 parcel 25 blk 2537 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant.

Morris Kraus to Ada Schwab. All title. Q C. Sept 7. Sept 9, 1909. 10:2623, 9:2534, 2537, 2538, 2541. other consid and 100

Union av, No 1117, w s, old line 251.8 n 166th st late George st, 25x140, 2-sty frame dwelling. Herman Trunk to Herbst & Co, a corpn. Morts $4,900 and all liens. Sept 8. Sept 9, 1909. 10:2671. other consid and 100

Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty frame dwelling. Emma Popper to Katherine Edwards. Sept 2. Sept 3, 1909. 11:3142. other consid and 100

Vyse av, No 1486, e s, 250 s 172d st, 25x100, 2-sty brk dwelling. Esther Bellows to Chas H Bellows, Jr. All liens. Sept 2. Sept 8, 1909. 11:2995. 100

Vyse av, 173d st | s e cor 173d st, 75x100, vacant. Giuseppe Baldo et al to The One Hundred and Seventy-third Street Building and Construction Co. Mort $11,000. Feb 11. Sept 8, 1909. 11:2996. 100

Washington av, No 1386, on map No 1384, e s, 108 s 170th st, 25x125.3x25x126.10, 4-sty brk tenement. Release mort. Otto Bittner to John C Cook. Sept 8. Sept 9, 1909. 11:2910. nom

Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear. Roger J Connolly to Wm N Shannon. Mort $6,500. Aug 31. Sept 9, 1909. 11:3036. other consid and 6,100

Webster av, Woodlawn rd. | n w cor Woodlawn road, 75x100x44.3x104.7, vacant. Jakobina F F Schuh to Geo L Harbauer. Mort $6,000. Sept 9, 1909. 12:3353. 100

*Westchester av, s s, 100 w Pugsley av, 100x150.

170th st, n s, 160.4 w Pugsley av, runs w 11.6 to Tremont av x n w 43.11 x n 130.4 x e 50 x s 150.11 to beginning. Jacob Cohen to Otis Harlan. Mort $8,100. Sept 1. Sept 8, 1909. other consid and 100

Weeks (Clinton) av, e s, 90 n 174th st and being lots 24 to 26, map Mt Hope, 280x100, except part taken by city, vacant. PARTITION, July 26, 1909. H Seymour Eisman, ref, to Grace H Willert and Robert Hankinson. Sept 3. Sept 8, 1909. 11:2797. 23,100

*Wright av, Pratt av | e s, 200 n Nelson av, 25x149.3 to n w s Pratt av x136.5. Land Co C of Edenwald to Margaret O'Neill. June 28. Sept 7, 1909. 28.1 nom

Webster av, e s, 106.6 s 170th st, 56.6x90, vacant. Capodilupo Construction Co to Henrietta Isaacs and Edward Davi. Mort $6,500. Sept 7, 1909. 11:2893. other consid and 100

Woodlawn road, Bainbridge av | s e cor Bainbridge av, 25x100, vacant. Robert N Quinn to Riley & Loughney Realty Co. Sept 2. Sept 3, 1909. 12:3334. other consid and 100

*1st av, e s, 200 n 2d st, 100x100, Olinville. Frank S wife Jos J Hill to Vari Lace Mfg Co. Sept 2. Sept 3, 1909. nom

*5th av, w s, 375 n Nelson av, 25x100, Edenwald. Land Co D of Edenwald to John A Hannson. May 16, 1907. Sept 7, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

September 3, 4, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Henry st, No 193, basement. Benjamin Solomon to Isaac Greenberg; 3 years, from Sept 1, 1909. Sept 7, 1909. 1:271.....480

Hester st, No 21, whole yard and rear building. Joseph Cohen to Julius Levy and ano; from Sept 1, 1909, to May 1, 1912. Sept 3, 1909. 1:312..... ....1,200 and 1,500

Hester st, Nos 21 and 23. Surrender lease. David Warshawsky to Joseph Cohen. Jan 25. Sept 3, 1909. 1:312.....nom

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Mulberry st, Nos 219 and 221, all. Olimpia D'Addezzio to Michele Saviano; 5 years, from Sept 1, 1909. Sept 7, 1909. 2:495..5,100
New Chambers st, Nos 52 and 54. Assign lease. Patrick J Taugney to Henry H Sullivan. June 24. Sept 7, 1909. 1:115....nom
Same property. Assign lease. Henry H Sullivan to Frank Santoro. Sept 1. Sept 7, 1909. 1:115.....nom
Pike st, No 3, store, &c. Samuel Safransky to Jacob Goodman; from Sept 1, 1909, to May 1, 1914. Sept 3, 1909. 1:283.....780
William st, No 198, s e cor Frankfort st. Assign lease. John Briemer to Wm L Kurtze. Morts $6,664.28. Sept 7. Sept 8, 1909. 1:103.....nom
Same property. Assign lease. Wm L Kurtze to Davies J Marshall. Morts $9,611.30. Sept 7. Sept 8, 1909. 1:103.....nom
William st, No 198, s e cor Frankfort st. Assign lease. Davies J Marshall to Wm L Kurtze. All title. Sept 9, 1909. 1:103...nom
3d st, No 306 East. Subordination of lease to mort. Abraham Leichtag with Audubon Mortgage Co. Sept 8, 1909. 2:372....nom
9th st, Nos 729 and 731 East, double store, &c. William Lefkowitz to Max Bauman; 5 years, from Sept 1, 1909. Sept 7, 1909. 2:379.....480 to 600
11th st, No 517 East, all. Morris Janowitz to Judah Strier and ano; 3 years, from Aug 1, 1909. Sept 4, 1909. 2:405.....2,354
13th st, No 704 East, all. Robt I Brown to John Fisher; 5 yrs, from Sept 1, 1909. Sept 4, 1909. 2:382.....600 to 900
14th st, No 44 West, all. Richard Kingsland Hay et al to Leon Rosen; 7 years, from Mar 1, 1909. Sept 4, 1909. 2:577..16,500
14th st, No 44 West, all. Leon Rosen to Maurice Myers; 6½ years, from Aug 1, 1909. Sept 4, 1909. 2:577.....16,500
14th st, No 61 West, n s, all. R S S Company to James Devaney; 15 3-12 years from Oct 1, 1909. Sept 9, 1909. 3:816.....6,000
14th st, No 18 East, store and part basement. Henrietta I Bolton by Washington Irving, Atty, to Joseph Michel; 10 9-12 years from May 1, 1909. Sept 9, 1909. 2:571....9,500 and 10,000
20th st, Nos 135 to 139 West, 5 upper floors and 50x92 of basement. Colwell Lead Co to Katz Bros Leather Goods Co; 10 yrs, from Nov 1, 1909. Sept 8, 1909. 3:796..... 8,000
22d st, No 238 West, surrenier lease. Emma Goodman to Jere J Campion, TRUSTEE John Laden. All title. Sept 1. Sept 9, 1909. 3:771.....nom
28th st, Nos 325 and 327 East, Assign lease. Salvatore Barbato to Abr A Silberberg. June 17. Sept 3, 1909. 3:934. nom
48th st, No 241 West, all. Miss J L O Douglas to Marie A Pader; 2 years, from Oct 1, 1909. Sept 4, 1909. 4:1020 or 1026....1,300
72d st, No 308 East, parlor floor and room on 3d floor. Bernard Rosenstein to Isidore Pekelman; 2 years, from Sept 15, 1909. Sept 8, 1909. 5:1446..... 444
73d st, No 301 East. Reassign lease. Geo C Kienzle to Louis J Castka. All title. Mort $860. Sept 4. Sept 8, 1909. 5:1448. nom
73d st, No 301 East, store, &c. Emma Schwartz to Louis J Castka; 3 years, from Aug 5, 1909. Sept 3, 1909. 5:1448.....600
Same property. Assign lease. Louis J Castka to Geo C Kienzle. Mort $860. Sept 3, 1909. 5:1448..... nom
75th st, Nos 112 and 114 East. all. Ellwood Banfield to Harry Strasbourger; 5 years, from Sept 1, 1909 (5 years renewal at $8,500). Sept 9, 1909. 5:1409.....8,000
96th st, No 54 West, cancellation of lease. Bella and Amelia Kayton with Marietta Rathburn. Sept 8. Sept 9, 1909. 4:1209..nom
105th st, Nos 161 and 163 East, all. Osias Kestenbaum to Morris Pseworsky; 10 yrs, from May 1, 1910. Sept 8, 1909. 6:1633. 3,300
Broadway, No 2874, s e cor 112th st, store and basement. John W Butler to Geo W Weeks; 5 1-12 years, from Sept 1, 1909. Sept 3, 1909. 7:1883..... 1,850
Broadway, e s, bet 178th and 179th st, north store. James McGarry to Gottlieb Branstetter; 5 years, from May 1, 1909. Sept 7, 1909. 8:2163..... 900 to 1,200
Broadway 48th st 7th av | s e cor 48th st, 129x— to w s 7th av x125.5 to s s 48th st x93.9, all. Moritz B Philipp to Felix Isman, of Philadelphia, Pa; 42 years, from Sept 1, 1909, with 2 renewals of 21 years each. Sept 7, 1909. 4:1019 .....taxes, &c, and 36,250 and 42,000
Broadway, No 489, basement.
Broome st, No 444, part of basement.
Rudolph Gernsheimer to Morris and Sol Young; 5 years from Feb 1, 1908. Sept 9, 1909. 2:484.....2,300
Broadway, No 1158.
27th st, No 17 West.
Assign lease. John H O'Brien to John H O'Brien, a corpn. Feb 15. Sept 9, 1909. 3:829.....nom
1st av, No 2219, s w cor 114th st, store and basement. Maria Liberti to Carmine Liberti; 2 years from Feb 1, 1909. Sept 9, 1909. 6:1685 1,080
Same property. Assign lease. Carmine Liberti and ano to John D Haase. Mort $1,096.62. Sept 8. Sept 9, 1909. 6:1685....nom
1st av, n e cor 68th st, store and basement. Barnett Levy to Louis and Louis, Jr, Kiefer; 5 4-12 years, from Jan 1, 1910. Sept 9, 1909. 5:1463 1,380
2d av, No 1884, assign lease. John Barrett to Thomas Warren. Sept 9, 1909. 6:1669.....nom
2d av, No 1591. Assign lease. Elizabeth Mosbach INDIVID and EXTRX Frederick Schroeters to Hubert Mosbach. Aug 25. Sept 7, 1909. 5:1528..... nom
7th av, No 2128, south store and part basement. Denis J Dwyer to Simon Meyer; 5 years from May 1, 1910. Sept 9, 1909. 7:1932. .....1,000 to 1,200
7th av, No 2128, part of south store. Simon Meyer to Cyrillus Lutz and ano; 5 8-12 years from Sept 1, 1909. Sept 9, 1909. 7:1932 .....540 to 660
7th av, No 712, all. Moritz B Philipp to Cuno Muller; 5 years from May 1, 1909. Sept 9, 1909. 4:1019.....2,000 and 2,100
8th av, No 234, all. John Meher to Gustav A and Otto H Beckmann; 10 years from May 1, 1911. Sept 9, 1909. 3:771....5,000
9th av, No 817. Assign lease. James McEntegart to Patrick Gaffney. Aug 30. Sept 8, 1909. 4:1064... ... . nom
Same property. Assign lease. Patrick Gaffney to Arthur Jost. Aug 30. Sept 8, 1909. 4:1064..... nom
10th av, No 637, n w cor 45th st. Assign lease. Michael O'Neill to Geo C Kienzle. Morts $8,000. Sept 7. Sept 8, 1909. 4:1074. ..... nom
10th av, No 880, store. Patrick Keelan to Max Hertz; 1 8-12 yrs, from Sept 1, 1909. Sept 7, 1909. 4:1067..... 540
10th av, Nos 878 and 880, 2 stores. Patrick McMahon to Patrick Keelan; 1 8-12 years, from Sept 1, 1909. Sept 7, 1909. 4:1067. 1,500
10th av, No 637, n w cor 45th st, —x—, assign lease. Geo C Kienzle to Michael O'Neill. All title. Sept 9, 1909. 4:1074..nom

BOROUGH OF THE BRONX.

Brook av, No 887, s w cor 161st st, store, &c. Solomon Cohen and ano to Louis H Bold; 5 years from July 1, 1909. Sept 9, 1909. 9:2366.....1,000 and 1,100
Stebbins av, No 1000, 50x80, all. Margaret O'Neil to Chas Helfrich; 3 years, from May 1, 1910. Sept 7, 1909. 10:2698....480
Tremont av, No 794 (1062), all. Anthony McOwen to Annie Klinger; 10 years from Oct 1, 1909. Sept 9, 1909. 11:3060..1,080
Vyse av, n w cor 172d st, 25x100, all. Timothy A Leary to Edward R O'Donohue; 5 years, from Sept 1, 1909. Sept 9, 1909. 11:2989 .....2,000 to 2,400
Westchester av, No 1020, store. John F Klipp and ano to Mary K Turner. All title. Mort $6,500. From Sept 1, 1909, to Sept 30, 1917. Sept 8, 1909. 10:2725.....1,000 to 2,500
Woodlawn road, No 3040, n w cor Hull av, store. Riley & Loughney Realty Co to Fredk M Gerken; 5 5-12 years from Aug 1, 1909. Sept 9, 1909. 12:3345.....480 to 720
3d av, No 3416, store floor. Wm Schmidt to Robert Uerckvitz; 3 years from May 1, 1911. Sept 9, 1909. 10:2608...1,260 and 1,320

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

September 3, 4, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Abrahams, Morris to LAWYERS TITLE INS & TRUST CO. Sullivan st, No 64½, w s, abt 130 n Broome st, 15x47.6x—x55.9 n s. P M. Sept 3, 5 years, 5%. Sept 4, 1909. 2:490. 5,000
Ammerman, Chas B to Frank S Wright. 117th st, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x100.11. Prior mort $36,000. Sept 7, 1 year, 6%. Sept 9, 1909. 6:1710. 4,000
Barrata, Alfonso to Ward W Smith as manager Fruit Produce Exchange. 109th st, No 327, n s, 325 e 2d av, 25x100.11. Trust mort. Aug 25, due Apr 15, 1910, —%. Sept 9, 1909. 6:1681. 1,500
Bisch-Hoef Realty & Construction Co to North American Mortgage Co. 150th st, n s, 175 w 7th av, 75x99.11. Sept 8, 5 years, 6%. Sept 9, 1909. 7:2036. 50,000
Same to same. Same property. Certificate as to above mortgage. Sept 8. Sept 9, 1909. 7:2036. nom
Same and Simon Uhlfelder and Abraham Weinberg with same. Same property. Three subordination agreements. Sept 8. Sept 9, 1909. 7:2036. nom
Bisch-Hoef Realty & Construction Co to Uhlfelder & Weinberg. Same property. Prior mort $——. Aug 25, 1 year, 6%. Sept 9, 1909. 7:2036. 5,000
Same to same. Same property. Certificate as to above mortgage. Aug 25. Sept 9, 1909. 7:2036.
Blair, Matthew L, Jr, to Geo J Helmer. Claremont av, No 181, w s, 400.2 s 127th st, 50x100. P M. Prior mort $60,000. Sept 1, due, &c, as per bond. Sept 3, 1909. 7:1994. 35,000
Bove, Maria with BOWERY SAVINGS BANK. 1st av, No 2167, n w cor 112th st, 25.11x100. Extension of $25,000 mort until Sept 1, 1914, at 4½%. Sept 1. Sept 7, 1909. 6:1684. nom
Bauman, Max to Lion Brewery. 9th st, Nos 729 and 731 East. Saloon lease. Aug 27, demand, 6%. Sept 7, 1909. 2:379. 1,491.20
Boettcher, Wanda to Carrie Katzenberg. 68th st, No 246, s s, 166.8 w 2d av, 16.8x100. Prior mort $6,000. Sept 7, 1909, due Jan 30, 1913,6%. 5:1422. 2,000
Bulova, Joseph with TITLE GUARANTEE & TRUST CO. Eldridge st, No 85. Subordination agreement. Aug 30. Sept 3, 1909. 1:306. nom
Balbi, Ciro and Giovanni B to Louis Frankenthaler. 48th st, No 311, n s, 150 e 2d av, 25x100.5. Prior mort $——. Aug 18, due Sept 4, 1912, 6%. Sept 4, 1909. 5:1341. 2,800
Biondi, Ignazio to Alfred D Hewitt and ano exrs James McIndo. 107th st, No 217, n s, 310 w 2d av, 25x100.11. Sept 3, 1909, 5 years, 5%. 6:1657. 12,500
Bernheimer, Belle G as extrx and Lorin S Bernheimer and Henry S Glazier exrs Jacob S Bernheimer with Thomas Nugent. Columbus av, Nos 305 and 307, e s, 54.2 n 74th st, 48x100. Extension of $63,500 mort until Sept 7, 1912, at 4½%. Aug 30. Sept 3, 1909. 4:1127. nom
Beebe, Emma to Geo W Werfelman. 3d av, Nos 321 and 323, n e cor 24th st, Nos 201 and 203, 49.4x97.7. Certificate as to payment of $4,000 on account of mort of $20,000. Aug 31. Sept 3, 1909. 3:905.
Brady, Lizzie F to Sigmund Elfin. 8th av, No 2717. Certificate as to payment of $7,500 on account of mort for $15,000. Sept 3, 1909. 7:2044.
Brand, Herman and Julius Felsenthal to Adelaide O Warner. Morningside av East, No 111, e s, 29 s 124th st, 23.9x88. Sept 2, 5 years, 5%. Sept 3, 1909. 7:2095. 15,500

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BANK FOR SAVINGS in City of N Y, Onward Construction Co and W E D Stokes with BOND & MORTGAGE GUARANTEE CO. Broadway, Nos 2101 to 2115, w s, extends from 73d st to 74th st, runs w along s s 74th st 187 x e 102.2 x w x s 102.2 to n s 73d st, No 249, x e 249.3 to Broadway x n 213.8 to beginning. Extension of 2 morts for $1,500,000 and $300,000 respectively, until Aug 15, 1912, at 4%. Aug 24. Sept 9, 1909. 4:1165. nom

Cisney, Geo W to Morris Weinstein. Pine st, No 83, s w s, 47.4 w Water st, 20.4x40.2x20.2x40.2. P M. Prior mort $15,000. Mar 18, 2 years, 6%. Sept 3, 1909. 1:39. 4,000

CENTRAL TRUST CO of N Y with Nathan Hirsch and ano. 88th st, No 47, n s, 36.8 e Madison av, 25.6x100.8. Extension of $25,000 mort until May 15, 1910, at 4½%. Aug 10. Sept 3, 1909. 5:1500. nom

Careful Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. Houston st, Nos 147 and 149, s w cor Eldridge st, Nos 249 and 251, 50x75. Sept 7, 5 years, 5%. Sept 8, 1909. 2:422. 80,000

Same to same. Same property. Certificate as to above mort. Sept 7. Sept 8, 1909. 2:422. —

Congregation Mount Zion, a corpn, to Lenox Av Union Church. 119th st, No 39, n s, 306 w 5th av, 70x100.11. Prior mort $45,000. Sept 9, 1909, due Dec 1, 1914, 6%. 6:1718. 25,000

Donnelly, Eliz to LINCOLN TRUST CO. 163d st, No 428, s s, 377 e Amsterdam av, 27x112.6. Sept 9, 1909, 3 years, 5%. 8:2110. 10,000

Duckgeischel, Margt with Isaac Zarch. 3d st, No 197 East. Extension of $22,000 mort until July 25, 1912, at 5%. July 24. Sept 8, 1909. 2:399. nom

Duff (Alexander) Operating Co to Ray E Matshak and ano exrs Samuel Matshak. 164th st, n s, 100 e Broadway, 125x100. P M. Prior mort $17,500. Aug 30, due, &c, as per bond. Sept 8, 1909. 8:2122. 23,500

Dolan, Bridget L to Expert Mortgage Co. 87th st, No 120, s s, 235.7 e Park av, 17.5x100.8; 87th st, No 122, s s, 253.1 e Park av, 17.2x100.8. Prior mort $19,000. Sept 3, 1909, 2 years, 6%. 5:1515. 6,000

Edwards, Angela K and Ursula Kirkpatrick to Anna M Jeroloman. 102d st, No 305, n s, 100 w West End av, 20x100.11. P M. Sept 1, 5 years, 4½%. Sept 8, 1909. 7:1890. 16,500

Etzel, John and Joseph, of Orangeburgh, N Y, Mary wife John Hommel, Theresa wife Frank Hommel, and Matilda, Albertina and Charles Etzel and Mary M Rusch to GERMAN SAVINGS BANK in City of N Y. 54th st, No 332, s s, 294.4 w 1st av, 25x 100.5. Sept 1, 3 years, 4½%. Sept 3, 1909. 5:1346. 2,000

Flynn, John J and Joseph to EMIGRANT INDUSTRIAL SAVINGS BANK. 131st, Nos 605 and 607, n s, 150 w Broadway, late Boulevard, 50x99.11. Sept 7, 1909, 5 years, 4½%. 7:1998. 15,000

Faruolo, Chas R and James J Golden to Emma Pfizenmayer and ano exrs Anthony Reichhardt. Pearl st, No 474, n s, abt 145 w Park row, 27x111x20x110 e s. Sept 7, 1909, 5 years, 5%. 1:160. 30,000

Frankenthal, Joseph of Yonkers, N Y, exr &c Lina Katzenstein with Morris Trachner. 80th st, No 318, s s, 375 w 1st av, 25x 102.2. Extension of mort for $11,000 to Nov 2, 1912, at 5%. Aug 30. Sept 7, 1909. 5:1542. nom

Fogliasso-Clement Building Co to TITLE GUARANTEE & TRUST CO. Thompson st, Nos 217 and 219, w s, 225 n Bleecker st, 50x 100. Building loan. Sept 3, 1909, 5 years, 6% until completion of building and 5% thereafter. 2:539. 77,000

Same to same. Same property. Certificate as to above mort. Sept 3, 1909. 2:539. —

Florette Construction Co to ALBANY SAVINGS BANK. 143d st, Nos 607 to 611, n s, 125 w Broadway, 75x99.11. Sept 9, 1909, 5 years, 5½%. 7:2090. 90,000

Same to same. Sme property. Certificate as to above mortgage. Sept 9, 1909. 7:2090. —

Gabriel, Abraham to Edward A L Stewart, exr Helen L R Stewart. 150th st, Nos 304 to 310, s s, 100 w 8th av, 100x99.11. Prior morts $101,000. Sept 7, due Mar 8, 1910, 6%. Sept 9, 1909. 7:2045. notes 3,000

Gutman, Emma with Jos F Gross and ano. 33d st, No 152 East. Extension of $10,000 mort until Feb 18, 1913, at 5%. Sept 3. Sept 9, 1909. 3:888. nom

Gibson, John M to Abraham Ufland. 115th st, Nos 110 and 112, s s, 225 w Lenox av, 2 lots, each 25x100.11. 2 P M morts, each $5,000; each sub to prior mort $20,000. Sept 1, due Aug 31, 1913, 6%. Sept 3, 1909. 7:1824. 10,000

Goldman, Bertha wife of Phillip to Wm J Herwig. Division st, Nos 96 and 98, n s, 73.9 w Allen st, —x—x65.7x110.6. Prior mort $36,000. Sept 7, 1909, 3 years, 6%. 1:293. 5,000

Gahren, Auguste with Fredk A O Schwarz. 104th st, No 60 West. Extension of mort for $35,000 to Aug 9, 1912, at 5%. Jnue 25. Sept 7, 1909. 7:1839. nom

Greenfield, Saml to Morris Amdur. St Nicholas pl, No 83, w s, 224.4 n 153d st, 50x112. Prior mort $90,000. Sept 1, installs, 6%. Sept 4, 1909. 7:2069. 2,500

Same to Realty Transfer Co. Same property. P M. Prior mort $65,000. Sept 1, 5 years, 6%. Sept 4, 1909. 7:2069. 25,000

Hankinson Realty Co to LAWYERS TITLE INS & TRUST CO. Washington st, Nos 452 and 454, s w cor Watts st, Nos 145 and 147, 46.8x68.2. P M. Sept 7, 5 years, 4½%. Sept 8, 1909. 1:224. 15,000

Same to same. Same property. Certificate as to above mort. Aug 19. Sept 8, 1909. 1:224. —

Havanagh, Rosanna wife of and Bernard to Georgie A McDonald. 147th st, No 469, n s, 100 e Amsterdam av, 18.9x99.11. Sept 8, 1909, 3 years, 4½%. 7:2062. 9,000

Heights Metropole Construction Co to Roehel Mednik. 164th st, s s, 100 e Broadway, 265x99.11. Prior morts $300,000. July 29, due July —, 1910, 6%. Sept 8, 1909. 8:2122. 50,000

Hart (John J) Co to American Mortgage Co. 176th st, s s, 100 e Wadsworth av, runs s 99.10 to n s 175th st x e 75 x n 154.5 x w 25.1 x n 43.1 to 176th st x w 50 to beginning. Sept 7, 1 year, 5%. Sept 8, 1909. 8:2144. 30,000

Heights Metropole Construction Co to METROPOLITAN TRUST CO. 164th st, s s, 100 e Broadway, 2 lots, each 132.6x99.11. 2 morts, each $150,000. Sept 3, due Oct 1, 1910, 6%. Sept 4, 1909. 8:2122. 300,000

Same to same. Same property. 2 certificates as to above morts. Sept 3. Sept 4, 1909. 8:2122. —

H G Realty Co to METROPOLITAN LIFE INS CO. St Nicholas av, n w cor 174th st, 124.8x100. Sept 1, due Oct 1, 1914, 6%, until building is completed and 5½% thereafter. Sept 3, 1909. 8:2143. 160,000

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 3, 1909. 8:2143. —

Hoffman, Joseph to Reuben Sadowsky. 4th st, Nos 313 and 315, n e s, 150.2 s e Av C, 42.10x96. Prior mort $54,250. Sept 3, 4 years, 6%. Sept 4, 1909. 2:374. 750

Hasbrouck, John to Aaron Futterman. 70th st, Nos 507 and 509, n s, 173 e Av A, 50x100.5. P M. Prior mort $——. Sept 2, 5 years, 6%. Sept 3, 1909. 5:1482. 6,000

Hirst, Harold J of Ridgewood, N J, to Thos A Sperry, of Cranford, N J. 92d st, No 292, s s, 150 w Broadway, 37.6x137.4x37.7x 140.10. Prior mort $75,000. Aug 31, 5 years, 5½%. Sept 3, 1909. 4:1239. 37,500

Hirst, Harold J of Ridgewood, N J, to Thos A Sperry of Cranford, N J. 92d st, No 294, s s, 187.6 w Broadway, 37.6x135.10x37.7x 137.4. Prior mort $75,000. Aug 31, 5 years, 5½%. Sept 3, 1909. 4:1239. 37,500

Hecht, William to Leopold Katzenstein. 89th st, No 340, s s, 141.3 e Riverside Drive, 20x100.8. Prior mort $25,000. Sept 3, 1909, due, &c, as per bond. 4:1250. 25,000

Heatherton, James to Israel Joel of South Norwalk, Conn. Broome st, No 553, s s, 112 e Varick st, 21x81 to alley, with all title to alley. All title. Sept 9, 1909, 1 year, 5½%. 2:477. 400

Helene Realty & Construction Co to Leon Tuchman. 170th st, No 503, n s, 100 w Amsterdam av, two lots, each 50x100. Two morts each $7,500. Two prior morts $46,500 each. Sept 9, 1909, 5 years, 6%. 8:2127. 15,000

IRVING SAVINGS INSTN with Lewis Steinhardt. 120th st, No 20, s s, 200 w 5th av, 18x114.3 to old Manhattan road (closed) x 18.7x119.2. Extension of $11,000 mort until July 1, 1912, at 4½%. Aug 12. Sept 8, 1909. 6:1718. nom

Jockel, Fredk W to Louis Keller. 141st, Nos 212 and 214, s s, 225 w 7th av, 50x99.11. Prior mort $50,000. Sept 2, 1 year, 6%. Sept 3, 1909. 7:2026. 12,500

Jacobs, Abraham to American Mortgage Co. 25th st, No 255, n s, 559.8 w 7th av, 20.6x98.9. P M. Sept 8, 1909, 3 years, 5%. 3:775. 15,000

Keystone Inyesting Co to Austin E Pressinger. 113th st, Nos 534 to 538, s s, 325 e Broadway, 75x100.11. Prior mort $170,000. Sept 8, 1909, 2 years, 6%. 7:1884. 30,000

Same to same. Same property. Certificate as to above mort. Sept 7. Sept 8, 1909. 7:1884. —

Kierman, Mary A to Wm C Amend. 44th st, No 549, n s, 200 e 11th av, 25x100.5. Sept 7, 5 years, 5%. Sept 8, 1909. 4:1073. 2,000

Kline, Carrie E wife of and Geo C to THE GERMAN SAVINGS BANK. 122d st, Nos 451 and 453, n s, 66 w Pleasant av, 34x 80.11. Sept 7, due Sept 1, 1914, 4½%. Sept 8, 1909. 6:1810. 8,000

Katz, Samuel with Michael Katz. Lexington av, No 2139, e s, 39.11 s 129th st, 20x60. Extension of mort for $5,000 to July 31, 1912, at 5%. Aug 30. Sept 7, 1909. 6:1777. nom

Kline, Geo C to Frank Jelinek. Pleasant av, No 423, w s, 17.11 n 122d st, 16x66, prior mort $4,000; 122d st, Nos 451 and 453, n s, 66 w Pleasant av, 34x80.11, prior mort $8,000. Sept 7, due Jan 1, 1912, 6% . Sept 8, 1909. 6:1810. 3,000

Koenigsberg, Israel and Jacob Goldfarb to CITIZENS SAVINGS BANK. Suffolk st, No 170, e s, 125 n Stanton st, 25x100. Sept 7, 1909, due Nov 15, 1914, 4½%. 2:350. gold, 24,000

Same and Moritz Gruenstein with same. Same property. Subordination agreement. Sept 7, 1909. 2:350. nom

Kiernan, Mary A to William Stube et al exrs Henry Stube. 44th st, No 549, n s, 200 e 11th av, 25x100.5. Sept 1, 5 years, 5%. Sept 7, 1909. 4:1073. 8,000

Kent, Francis F to TITLE GUARANTEE & TRUST CO. 86th st, No 305, n s, 118.8 w West End av, 20x100.8. Sept 3, due, &c, as per bond. Sept 4, 1909. 4:1248. 23,000

Koch, Emil to Abraham Ufland. 115th st, No 114, s s, 275 w Lenox av, 25x100.11. P M. Sept 1, 4 years, 6%. Sept 3, 1909. 7:1824. 5,000

Keane, James R to Marie G Kuerzi. 78th st, No 156, s s, 95 e Lexington av, 18.9x102.2. Sept 9, 1909, 2 years, 6%. 5:1412. 5,000

Krauss, Philip to American Mortgage Co. Houston st, No 331, s s, abt 25 w Ridge st, 25x80. P M. Sept 9, 1909, 3 years, 5%. 2:345 and 350. 21,000

Klein, Leo M and Samuel Jackson with ALBANY SAVINGS BANK. 143d st, n s, 125 w Broadway, 75x99.10. Subordination agreement. Sept 8. Sept 9, 1909. 7:2090. nom

Lipner, Henry B to TITLE GUARANTEE & TRUST CO. 8th av, No 2717, w s, 74.11 n 144th st, 25x100. Sept 3, 1909, due, &c, as per bond. 7:2044. 22,000

LAWYERS TITLE INS & TRUST CO with U S TRUST CO of N Y. 154th st, Nos 248 to 252, s s, 250 e 8th av, 2 lots, each 37.6x 99.11. 2 agreements as to share ownership in 2 morts. Dec 14, 1905. Sept 3, 1909. 7:2039. —

Lapaix, Eliz to MUTUAL LIFE INS CO of N Y. 30th st, No 25, n s, 390 w 5th av, 20x98.9. Prior mort $——. Sept 8, 1909, due, &c, as per bond. 3:832. 5,000

Lowenfeld, Pincus and Wm Prager to LAWYERS TITLE INS & TRUST CO. Houston st, Nos 309 and 311, s s, 60 w Attorney st, 50x100. P M. Sept 9, 1909, due Oct 1, 1910, 5%. 2:350. 45,000

Levy, Morris to Abraham Jacobs. Amsterdam av, No 1315, s e cor 125th st, No 456, 25.2x100. Certificate as to reduction of mort. Sept 3. Sept 9, 1909. 7:1965. —

Meyer, Katherine E, of Yonkers, N Y, to Margt A Norris. Lenox av, No 360, n e cor 128th st, Nos 85 and 87, 24.11x75. P M. Sept 8, 5 years, 5%. Sept 9, 1909. 6:1726. 33,000

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Moffat, Myra with Samuel Woolverton trustee Ann E Cairns. 105th st, No 321 West. Extension of mort for $30,000 to Sept 8, 1912, at 4½%. July 16. Sept 9, 1909. nom

Mitow Realty Co with Chas A Adrian and Thomas A McGuire. Broadway, Nos 3099 and 3101. Assign rents to secure $2,500. Sept 7, Sept 8, 1909. 7:1993. nom

Maynard, Mabel G of Orange, N J, to Claudia B Stone. Washington st, No 255, s e cor Murray st, Nos 92 and 94, 26.6x80. Sept 7, 5 years, 4½%. Sept 8, 1909. 1:129. 44,000

Malone, Peter to Lillie G Field. 28th st, No 332, s s, 425 e 9th av, 25x98.9. Prior mort $9,000. Sept 7, 1909, due, &c, as per bond. 3:751. 3,000

Miller, Hattie to Abraham B Keve. Essex st, No 88, s e s, 150 s w Delancey st, 25x100. Prior mort $25,000. Sept 3, 1909, 3 years, 6%. 2:352. 5,000

Michel, Celeste B to TITLE GUARANTEE & TRUST CO. 85th st, No 160, s s, 175 e Amsterdam av, 25x102.2. Aug 31, due, &c, as per bond. Sept 4, 1909. 4:1215. 19,000

Miller, Hattie to Eva Fine as guardian Therese C Fine. Av C, Nos 179 and 181, n w cor 11th st, Nos 647 and 649, 51.9x83. Prior mort $80,000. Sept 3, 1909, due Apr 1, 1913, 6%. 2:394. 2,500

Muller, Geo A and Emma with Amalie wife of and Daniel Katz. Amsterdam av, No 304. Extension of $8,000 mort until July 15, 1914, at 4½%. July 21. Sept 9, 1909. 4:1166. nom

Mamolen, Joseph with Michl Maloney and ano. 122d st, No 170, s s, 202 w 3d av, 26.2x70.3x26.3x71.4. Extension of $15,000 mort until Jan 22, 1915, at —%. Sept 7. Sept 8, 1909. 6:1770. nom

N Y Orthopaedic Dispensary & Hospital with Adela and Joseph Fuchs and Paulina Recher and Rebecca Hyams. Av A, No 125, s w cor 8th st, or St Marks pl, No 132, 24.8x70. Extension of mort for $36,000 to Apr 12, 1914, at 5%. July 12. Sept 9, 1909. 2:435. nom

O'Brien, Mary wife John T to BANK FOR SAVINGS in City N Y. 47th st, No 113, n s, 660 e 7th av, 20x100.5. Sept 8, 1909, 3 years, 5%. 4:1000. 6,000

Onset Realty Co to Chas H Freeman. Columbus av, Nos 615 and 617, s e cor 90th st, No 82, 50.8x74.6. Prior mort $70,000. Sept 8, 1909, due, &c, as per bond. 4:1203. 15,000

Same to same. Same property. Certificate as to above mort. Sept 8, 1909. 4:1203. —

Oshinsky, Harris, of N Y, and Abraham, Nathan Oshinsky, of Brooklyn, N Y, Sarah Zissman and Rosie O Cohen to TITLE GUARANTEE & TRUST CO. Eldridge st, No 85, w s, 125 s Grand st, 20x100x25x100. Sept 2, due, &c, as per bond. Sept 3, 1909. 1:306. 25,000

Parker, Harry to Frank B French. 48th st, No 21, n s, 100 e Madison av, 16.8x100.5. Prior mort $24,000. Sept 3, 3 years, 6%. Sept 4, 1909. 5:1284. 2,500

Rubinger, Charles to GERMAN SAVINGS BANK. 13th st, Nos 213 and 215, n s, 200 w 7th av, 41.8x75. Sept 2, 3 years, 4½%. Sept 7, 1909. 2:618. 30,000

Rubinger, Charles and Jos L Buttenwieser with GERMAN SAVINGS BANK. 14th st, No 210 West, and 13th st, Nos 213 and 215 West. Subordination agreement. Sept 2. Sept 7, 1909. 2:618. nom

Rice Realty & Construction Co to THE AMERICAN SAVINGS BANK. Certificate as to 8 morts, each for $3,500 on property on e s South 5th av, Mt Vernon, N Y. Jan 3, 1907. Sept 7, 1909. —

Reiffert, Edith A to TITLE GUARANTEE & TRUST CO. 85th st, Nos 207 and 209, n s, 150 w Amsterdam av, 45x102.2. Sept 3, 1909, due, &c, as per bond. 4:1233. 62,000

Ray, Francis A to John H Rohde. 20th st, No 318, s s, 249.9 w 8th av, 25.1x92. P M. Sept 8, 1909, 5 years, 4½%. 3:743. 15,000

Same to same. Same property. P M. Prior mort $15,000. Sept 8, 1909, 3 years, 5%. 3:743. 3,800

Rosenblum, Louis to N Y LIFE INS & TRUST CO. 5th st, No 815, n e s, 164.8 s e Av D, 26.8x97. Sept 8, 1909, 5 years, 4½%. 2:360. 22,000

Rizzo, Salvatore and Antonio Ferrara to Arthur D Weeks and ano exrs &c Arthur M Jones. 39th st, No 312, s s, 150 e 2d av, 25x75. Sept 8, 1909, due Oct 1, 1914, 5%. 3:944. 15,000

Rahm, Chas E and Oscar W Freidenrich with Susie Karlinsky. 102d st, Nos 332 and 334 East. Agreement modifying terms of mort. Sept 1. Sept 8, 1909. 6:1673. nom

Rosenthal, Chas M with Caroline A, Chas I and Cornelius S Debevoise individ and s exrs &c Isaac C Debevoise. Broadway, No 3155, w s, 161.8 s 127th st, 41.7x100. Extension of $6,000 mort until July 1, 1911, at 6%. Sept 9, 1909. 7:1993. nom

Rosenthal, Chas M with Caroline A, Chas I and Cornelius S Debevoise individ and as exrs &c Isaac C Debevoise. Broadway, No 3153, w s, 203.3 s 127th st, 41.7x100. Extension of $6,000 mort until July 1, 1911, at 6%. Sept 9, 1909. 7:1993. nom

Rosenthal, Joseph and Jacob Grotta to Peter Donald. 135th st, No 606, n s, 177.3 w Broadway, 38.7x99.11. Sept 8, 3 years, 5%. Sept 9, 1909. 7:2001. 42,000

Rieger, Jacob with Mindel Leichtag. 3d st, No 306 East, s s, 22.7 x106. Agreement modifying terms of mort for $3,600 due Apr 1, 1912, at 6%. Sept 8, 1909. 2:372. nom

Rufus Realty Co to Carrie Rubenstein. Av B, No 173, s e cor 11th st, No 602, 25x93. Prior mort $50,000. Sept 8, due, &c, as per bond. Sept 9, 1909. 2:393. 5,000

Renwick, Harold S to Alema Realty Exchange Co. Park Row, No 31. Assignment of interest in rents. Sept 9, 1909, due Jan 30, 1910, —%. 1:90. 875

Schoenstein, Chas, of N Y, and Carl Kranztohr, of Newark, N J, to Victor Wellisch. 2d av, Nos 1237 and 1239, s w cor 65th st, Nos 248 to 252, 47x—x31.4x100. Prior mort $42,000. Aug 30, 3 years, 6%. Sept 9, 1909. 5:1419. 12,000

St Paul's Construction Co to North American Mortgage Co. Riverside Drive, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning. Aug 20, demand, 6%. Sept 9, 1909. 7:1994. 2,750

Same to same. Sme property. Certificate as to above mortgage. Aug 20. Sept 9, 1909. 7:1994. —

Schulman, Esther to Louis Starr. 114th st, No 37, n s, 495 w 5th av, 25x100.11. P M. Prior mort $——, Sept 8, 2 years, 6%. Sept 9, 1909. 6:1598. 5,000

Schauerman, Lizzie to Abraham Ufland. 115th st, No 116, s s, 300 w Lenox av, 25x100.11. P M. Sept 1, 4 years, 6%. Sept 3, 1909. 7:1824. 5,000

Segal Realty Co to Delia G Levy. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to an alley 10 ft wide x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning. Building loan. Sept 2, 2 years, 6%. Sept 3, 1909. 2:426. 50,000

Same to same. Certificate as to above mort. Sept 1. Sept 3, 1909. 2:426. —

Schrader, Stephen to GREENWICH SAVINGS BANK. Leroy st, No 23, n s, abt 100 e Bedford st, 25x90. Sept 7, 1909, due, &c, as per bond. 2:586. 15,000

Tautog Realty Co and Frank P Hoffman with LAWYERS TITLE INS & TRUST CO. 138th st, No 527, n s, 400 w Amsterdam av, 25x91.11. Subordination agreement. Aug 3. Sept 7, 1909. 7:2070. nom

Tarrytown Building Co with Jesse T Meeker. 28th st, Nos 131 and 133 West. Agreement as to payment of claims for $2,940 under building loan contract filed in County Clerks office May 25, 1908. Oct 27, 1908. Sept 9, 1909. —

Uhlig, Caroline to Liquidation & Realization Corpn. Broadway, Nos 3136 to 3142, n e cor 125th st, 99.11x75. Prior mort $155,000. Sept 8, 1909, due, &c, as per bond. 7:1980. 3,600

Van Demark, Grace I to Park Mortgage Co. Adrian av, w s, 493 s Terrace View av, 37.6x100. Prior mort $4,450. Sept 7, 1909, due Oct 1, 1912, 5½%. 13:3402. 1,550

Wohlgemuth, Sarah with Philip Weinberg. 102d st, No 59 East. Extension of $5,750 mort until Sept 7, 1912, at 6%. Sept 7, 1909. 6:1608. nom

Wolfe, Augustin A to Max Bernstein. 8th av, No 2379, w s, 25 s 128th st, 25x84. P M. Prior mort $20,000. Sept 1, due Aug 15, 1914, 6%. Sept 4, 1909. 7:1954. 7,500

White, John J to Bernard C Gerken and ano exrs Lueder F Von Ohlsen. St Nicholas av, No 1501, n w cor 185th st, No 601, 57.8 x100x58.4x100. Sept 3, 5 years, 5%. Sept 4, 1909. 8:2166. 78,000

White, John J to Alexander Walker. St Nicholas av, No 1501, n w cor 185th st, No 601, 57.8x100x58.4x100. Prior mort $78,000. Sept 3, 1 year, 6%. Sept 4, 1909. 8:2166. 10,000

Walton, George A, of Toronto, Canada, to TITLE INSURANCE CO OF N Y. 82d st, No 115, n s, 538 e Amsterdam av, 19x102.2. Sept 2, 5 years, 4½%. Sept 9, 1909. 4:1213. 14,000

Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 100 e Broadway, 100x99.11. Certificate as to mort for $140,000. Sept 1. Sept 3, 1909. 7:2075. nom

THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

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BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Abraham, Selig and Louisa Schwartz to Marie Regina. Maple av, s e s, 150 s 213th st, and being lots 101 and 102 map property W F Duncan at Williamsbridge. Prior mort $——. Sept 4, 2 years, 6%. Sept 8, 1909. 2,000

*Arthur, Mary A to Margt Berrian. Gillespie av, n w cor Harrington av, and being lot 161 map No 1354 of 214 lots Koch homestead, 21.6x88.3x20x80.10. P M. Aug 18, 3 years, 5%. Sept 7, 1909. 371

Boston Road Realty & Garage Co to Westchester Av Realty Co. Clinton av, e s, 193.2 n 169th st, 142.5x200.6 to Boston road x142.7x153. P M. Prior mort $——. Aug 30, due, &c, as per bond. Sept 4, 1909. 11:2934. 25,000

*Buhrmeister, Pauline to Fredk Wm Koch. Plymouth av, w s, 117.10 s Middletown road, runs s 50 x w 183 x n w 35.4 to Edison av x n along Edison av 19 x e 200 to beginning. P M. Aug 18, 3 years, 5%. Sept 3, 1909. 1,680

Bergen, Wm C to James H Robertson trustee Letitia Hanson, dec'd, for Isabella H Fried. Aqueduct av, e s, 350 s 183d st, 37.6x102.6 to w s McCombs Dam road x37.6x102.7. Sept 3, 3 years, 5%. Sept 7, 1909. 11:3211. 11,500

Same to Adam Campbell and Chas W Hand trustees Alexander Maitland, dec'd, for Robt L Maitland. Aqueduct av, e s, 425 s 183d st, 37.6x102.4 to w s McCombs Dam road x37.6x102.5. Sept 3, 3 years, 5%. Sept 7, 1909. 11:3211. 11,000

Same to same. Aqueduct av, e s, 387.6 s 183d st, 37.6x102.5 to w s McCombs Dam road x37.6x102.6. Sept 3, 3 years, 4½%. Sept 7, 1909. 11:3211. 7,500

Berman, Jacob to Theresa Staff life tenant under will Carl Staff. Brook av, No 498, e s, 24.11 n 147th st, 24.11x100. Sept 7, 1909, 5 years, 5%. 9:2274. 19,000

*Bailey, Rachel and Paul Langner. Bronxdale av, w s, 227.4 s 187th st, being lot 23 map (No 1064) of 107 lots Hudson Park. Building loan. Sept 3, 3 years, 6%. Sept 7, 1909. 4,000

*Same to Henry Parfitt. Same property. P M. Prior mort $4,000. Sept 3, 3 years, 6%. Sept 7, 1909. 1,000

Bryant Co and Harry A Munroe with LAWYERS TITLE INS & TRUST CO. Hoe av, w s, 125 n 172d st, 120x100. Subordination agreement. Aug 27. Sept 7, 1909. 11:2982. nom

Briggs, Arthur E to TITLE INS CO of N Y. Valentine av, s w cor Fordham road, 134.5x110x128.2x110.2. Sept 14, 3 years, 5%. Sept 7, 1909. 11:3153. 17,000

*Braun, John V and Franklin to Cyprien A Vothelin. Elliott av, e s, 425 n Julianna st, 25x100, Olinville. Certificate as to reduction of mort to $950. Sept 1. Sept 8, 1909. ——

Bellows, Chas H, Jr, to Chas Hanlon et al. Vyse av, No 1486, e s, 250 s 172d st, 25x100. Sept 4, due, &c, as per bond. Sept 8, 1909. 11:2995. 6,000

Same and Gertrude B Cornell with same. Same property. Subordination agreement. Sept 4. Sept 8, 1909. 11:2995. nom

Barry, Arthur J and James T with GERMAN SAVINGS BANK, N Y. Franklin av, e s, 38 n Jefferson pl, 37.6x100. Subordination agreement. Sept 8. Sept 9, 1909. 11:2935. nom

Barry, Arthur J to GERMAN SAVINGS BANK. Franklin av, e s, 38 n Jefferson pl, 37.6x100. P M. Aug 11, due Sept 1, 1912, 5%. Sept 9, 1909. 11:2935. 26,000

Brand, Susanna to David Mayer Brewing Co. 3d av, e s, 250 s Walnut st, and being lot 220 map Mt Eden, 50x100. Sept 4, 1 years, 6%. Sept 9, 1909. 11:2820. 500

Cook, John C to GERMAN SAVINGS BANK. Washington av, e s, 133 s 170th st, 25x126.10x25x125.3. Sept 9, 1909, 1 year, 5%. 11:2910. 3,000

*Cahill, Edw J to Herbert S Ogden. Bronxdale av, w s, 152 s 187th st, and being lot 20 map 107 lots Hudson Park, 25x100x—x—. Sept 1, due Dec 1, 1912, 5½%. Sept 7, 1909. 4,000

Cahill, Philip to Wm D Cameron. Devoe terrace, late Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 52.2 x s w 3.7 x s e 94.10 to pl x n e 50 to beginning. Prior mort $5,900. Sept 2, due, &c, as per bond. Sept 3, 1909. 11:3219. 1,950

Cohen, Max and Emanuel Glauber with Yetta and Jacob Weinberg. Union av, No 604. Subordination agreement. Aug 31. Sept 3, 1909. 10:2674. nom

*Cahill, William to Saml A Archibald. Willow lane, n w s, 96.7 s w Eastern Boulevard, 31x66.3x25.6x89.10. Sept 2, due Mar 1, 1910, 6%. Sept 3, 1909. 300

*Donovan, John B to William Koch. Crosby av, w s, 128.3 s Middletown road, 25.3x71.2x25x69.4; Dudley av, n s, 107.9 w Gillespie av, runs s w 34.3 to Wellman av x w 37.4 x n w 108.6 x e 108.3 x s 78.6 to beginning. P M. Aug 18, 3 years, 5%. Sept 3, 1909. 500

Delnoce, Grace W of New Rochelle, N Y, to Marie Freese. Park av, s e cor 159th st, runs e 100 x s 25 x e 1 x s 50 x w 140.6 to av x n e 84.9 to beginning, except part for st and av. Sept 7, 3 years, 5½%. Sept 8, 1909. 9:2418. 10,000

Divine (L W) Co, a corpn, to TITLE GUARANTEE & TRUST CO. Clinton av, w s, 100 s 180th st, 41.2x71.8. Building loan. Sept 8, 1 year, 6%. Sept 9, 1909. 11:3095. 14,000

Elford, Edw C with Theo L Maxwell and ano. Sedgwick av, w s, 530.7 n Kingsbridge road, 50x154.8x50x155.9. Extension of $2,500 mort until Sept 2, 1912, at 5%. Sept 2. Sept 8, 1909. 12:3253. nom

Evans, William to Jessie C McBride. Aqueduct av, e s, 863.7 n 183d st, 175x101.9 to w s Croton Aqueduct x 175x103.4. Sept 8, 2 years, 5%. Sept 9, 1909. 11:3212. 11,000

Edwards, Katherine to Emma Popper. Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11. P M. Sept 2, due &c as per bond. Sept 3, 1909. 11:3142. 5,000

Edwards, Katherine to Bessie Leddy. Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11. Prior mort $5,000. Sept 2, 2 years, 6%. Sept 3, 1909. 11:3142. 1,000

Farrell, Henry to August Heil. Bathgate av, w s, 227.5 s 183d st, 45.4x95.7, except part for av. Prior mort $7,000. Sept 3, 1909, due, &c, as per bond. 11:3050. 1,500

Ferguson, Minnie with Yetta Weinberg. Union av, No 604. Subordination agreement. Aug 31. Sept 3, 1909. 10:2674. nom

*Fanucchi, Eugenio to Irving Realty Co. Grace av, e s, 578.5 s Boston road, 25x95. P M. Aug 18, 2 years, 5%. Sept 3, 1909. 200

*Feins, David D to Jefferson M Levy . Hill av, w s, 225 n Randall av, and being lot 53 blk 27 map No 393 of property at Edenwald. Aug 31, due, &c, as per bond. Sept 7, 1909. 250

Feiser Realty & Construction Co to Hunts Point Estates, a corpn. Coster st, e s, 200 s Spofford av, 18 lots, each 20x100. 18 building loan morts, each $5,200. Sept 8, 1909, 1 year, 6%. 10:2764 and 2769. 93,600

Same to same. Certificate as to above 18 morts. Sept 2. Sept 8, 1909. 10:2764 and 2769. ——

Same to same. Coster st, e s, 200 s Spofford av, 18 lots, each 20 x100. 18 P M morts, each $1,150; 18 prior morts, $5,200 each. Sept 8, 1909, 2 years, 6%. 10:2769 and 2764. 20,700

Guigliano Realty & Construction Co to Manhattan Mortgage Co. Crotona av, w s, 201.10 s 182d st, 60x219.4x79.8x231. Prior mort $——. Sept 8, 1909, due, &c, as per bond. 11:3083. 36,000

Same to same. Same property. Certificate as to above mort. Sept 4. Sept 8, 1909. 11:3083. ——

Gruber, Ignace to DOLLAR SAVINGS BANK of City N Y. 203d st, s w cor Williamsbridge road, runs w 98.7 x s 100 x e 62 to n w s Briggs av x n e 78.6 to road x n 32 to beginning. Aug 16, due Dec 1, 1910, 5½%. Sept 7, 1909. 12:3308. 6,000

Gaines, Edith L with Sophie Stoller and Edith L Marks. Hoe av, No 1206, e s, 109.3 n Home st, 25x100. Extension of mort for $7,500 to Dec 1, 1912, at 5%. Aug 30. Sept 7, 1909. 11:2986. nom

Gargan, Margt E wife Patk F to Margt J Becker. 175th st, No 241, n s, 70 w Topping av, 25x105.10x25.4x101.1, except part for 175th st. Sept 7, 1909, 3 years, 5%. 11:2800. 6,000

Goldman, Barney with The City Mortgage Co. Brook av, n w cor 170th st, 50x90. Subordination agreement. Sept 3 ,1909. 11:2896. nom

Gordon, Jennie F to Mary E Goldin. Walton av, w s, 172 n Cameron pl, 25x95. Sept 2, 3 years, 6%. Sept 3, 1909. 11:3186. 1,000

*Gallo, Thomas to Agnes Murphy. Morris Park av, n w cor 177th st, and being lot 75 map Neill estate, —x—. P M. Aug 30, due, &c, as per bond. Sept 4, 1909. 1,700

Hill (Geo H) Realty Co to City Mortgage Co. Brook av, n w cor 170th st, 50x90. Certificate as to above mort. Sept 3, 1909. 11:2896. ——

Hill (Geo H) Realty Co to The City Mortgage Co. Brook av, n w cor 170th st, 50x90. Prior mort $33,000. Sept 3, 1909, demand, 6%. 11:2896. 2,000

Hallinan, Mary and James to Dominick and Mary Hastings. Bailey av, w s, 649.4 n Old Boston Post road, 50x99.2x63.2x80. Prior mort $12,000. Aug 19, 3 years, 4½%. Sept 4, 1909. 12:3262. 3,300

*Hansen, William and Caroline to Hudson P Rose Co. Stillwell av, e s, 300 n Saratoga av, 50x100. P M. Sept 1, 3 years, 5½%. Sept 4, 1909. 600

*Hallock, James W to Alfred B Booth. City Island av, n w cor Scofield av, 50x62.3x50x61.11, City Island. Sept 1, 3 years, 6%. Sept 7, 1909. 2,000

*Holton, Herbert M to NORTH SIDE SAVINGS BANK. Old Boston turnpike road, old s s, adj land George Faile, runs e along road 74.7 and 103.6 and 124.1 and 149.3 and 18.1 to land James Hyde x s 18.7 and 29.9 x w 453.3 to land Geo Faile x n 24.5 and 40.5 and 38.3 and 22.10 to beginning. Sept 8, 1909, 3 years, 5½%. 5,000

Hankinson, Robert of Brooklyn, N Y, to Imogene A Lawrence. Weeks av, e s, 90 n 174th st, and being lots 24 to 26 map Mt Hope, 280x100, except part for av. P M. Prior mort $13,000. Sept 7, 1 year, 6%. Sept 8, 1909. 11:2797. 2,069.39

Holyoke Realty & Construction Co to Emma Wuesthoff and ano. Clinton av, e s, 135.10 n 175th st, 19.5x90.2. Sept 8, 3 years, 5%. Sept 9, 1909. 11:2949. 8,500

Same to same. Same property. Certificate as to above mortgage. Sept 8. Sept 9, 1909. 11:2949. ——

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Sept 8. Sept 9, 1909. 11:2949. nom

Herbst & Co, a corpn to Herman Trunk. Union av, w s, old line 251.8 n 166th st (George st), 25x140. P M. Sept 8, 1 year, 6%. Sept 9, 1909. 10:2671. 1,000

Harbauer, Geo L to Jakobina F F Schuh. Webster av, n w cor Woodlawn road, 75x100x44.3x104.7. P M. Prior mort $6,000. Sept 9, 1909, due, &c, as per bond. 12:3353. 3,500

Jonas, Leopold with Minnie Israel and ano. St Anns av, No 158, s e cor 135th st, 20x80. Extension of $2,850 mort until Aug 12, 1912, at 6%. Aug 17. Sept 8, 1909. 10:2547. nom

Krabo, Marie and Johanna R Ernst to Our Realty Co. Vyse av, w s, 125.11 s 180th st, 38x100.1. Aug 7, 1 year, 6%. Sept 9, 1909. 11:3127. 2,000

Klinger, Annie to Lion Brewery. Tremont av, No 1062. Saloon lease. Sept 7, demand, 6%. Sept 9, 1909. 11:3060. 4,090.75

Knaus, Lena and Jacob Berman with Theresa Staff life tenant under will Carl Staff. Brook av, No 498. Subordination agreement. Sept 7, 1909. 9:2274. nom

Lieben, Hannchen to Hester E Harbeck and Alfred S Brown exrs, &c, Henry Harbeck. Lorillard pl, w s, 133.9 n 187th st, 2 lots, each 20.3x90 2 P M morts, each $8,000. Aug 25, 3 years, 5%. Sept 3, 1909. 11:3056. 16,000

*Lisanti, Salvatore to Louis Weydanz and Babette Schmidt. Purdy st, w s, 580 n Starling av, 25x108, Unionport. P M. Sept 8, due Sept 1, 1911, 5½%. Sept 9, 1909. 700

McIntee & Kelly Co and Geo F Johnson with Gustavus and Edward Robitzek. Beck st, w s, 270 n Longwood av, 40x100. Subordination agreement. Sept 1. Sept 7, 1909. 10:2710. nom

McIntee & Kelly Co to Workmens Sick & Death Benefit Fund of the U S. Beck st, w s, 310 n Longwood av, 40x100. Aug 20, 5 years, 5%. Sept 3, 1909. 10:2710. 28,000

Same to same. Same property. Certificate as to above mort. Aug 20. Sept 3, 1909. 10:2710. ——

Same to Gustavus Robitzek and ano. Beck st, No 317, w s, 270 n Longwood av, 40x100. Aug 12, due Sept 3, 1914, 5%. Sept 3, 1909. 10:2710. 28,000

Same to same. Same property. Certificate as to above mort. Aug 12. Sept 3, 1909. 10:2710. ——

*McGinnis, Susan to Frank Gass. 6th st, n s, 105 e Av C, 50x108. Unionport. P M. Aug 30, due, &c, as per bond. Sept 3, 1909. 250

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'Melrose Realty Co with J Chas Grasmuk. 216th st (2d av), n s, 55 w 5th av, or Bronxwood av, 50x89. Agreement as to apportionment of mort, &c. Aug 26. Sept 4, 1909. nom

*Mullen, Chas A to Andrew A Mullen. St Ouens pl, s s, lots 35 to 39 map South Vernon Park Sec A, Cranford Prop, South Mt Vernon, 125x100. Prior mort $2,500. Sept 8, due Jan 1, 1913, 6%. Sept 9, 1909. 2,500

Mayer, Olga to Charles Steinkamp. 175th st (Fairmount av), s w s, 150 e Prospect av, old line, and being e ½ lot 14 map Fairmount, 50x145.5x50x144.9, except part for st. Sept 3, 5 years, 5%. Sept 9, 1909. 11:2952. 5,000

*Nerenberg, Henry to Frank Gass. Parker av, w s, 375 s Lyon av, 25x100. Aug 24, due, &c, as per bond. Sept 3, 1909. 1,000

*Naegele, John D to Chas A Mapes. 5th st, s s, 155 w Av B, 25x 108, Westchester. Aug 31, due, &c, as per bond. Sept 7, 1909. 200

Nathan, Marcus to DOLLAR SAVINGS BANK of City N Y. 230th st, s e cor Heath av, 100.7x25.2. Aug 31, due June 1, 1912, 6%, until Dec 1, 1910, and 5% thereafter. Sept 8, 1909. 12:3256. 4,000

Same to same. Heath av, e s, 25.2 s 230th st, 25.1x100.7. Aug 31, due June 1, 1912, 6% until Dec 1, 1910, and 5% thereafter. Sept 8, 1909. 12:3256. 3,700

One Hundred & Seventy-Third St Building & Construction Co to Manhattan Mortgage Co. Vyse av, s e cor 173d st, 75x100. Prior mort $——. Sept 8, 1909, due, &c, as per bond. 11:2996. 38,000

Same to same. Same property. Certificate as to above mort. Sept 8, 1909. 11:2996. ——

*Oehmsen, Katie, of Harrison, N J, to Edward Townsend. 237th st, s s, 20 w Concord st and being lots 21, 22 and 23 blk 3 map prop Whitehall Realty Co, 60x95. July 31, 5 years, 5%. Sept 8, 1909. 1,100

O'Donohue, Edw R to Lion Brewery. 172d st, 957 East. Saloon lease. Sept 3, demand, 6%. Sept 9, 1909. 11:2989. 2,450

Pirk, Amelia to Frank J Bicak. Clinton av, s w cor 181st st, 19.1x94.6. Prior mort $6,000. Sept 1, 1 year, 6%. Sept 4, 1909. 11:3096. 1,500

Pascucci, Michele and Antonio Ciavanni to Gustave Plonsky. Hughes av, e s, 362.10 s Pelham av, late Union av, 25x87.6. Building loan. Prior mort $——. Sept 3, due July 1, 1912, 5%. Sept 4, 1909. 11:3078. 7,000

Riley & Loughney Realty Co to Robert N Quinn. Bainbridge av, s e cor Woodlawn road, 100x25. P M. Sept 2, due Mar 2, 1910, 5%. Sept 3, 1909. 12:3334. 4,900

Ryan, Mary to Wm J Edwards. Daly av, No 1928, e s, 259.2 s Tremont av, late 177th st, 21.8x148.5. P M. Prior mort $——. Sept 1, due Sept 1, 1912, 6%. Sept 3, 1909. 11:2992. 2,000

*Roth, Katie to Dora Wiebke. 12th st, n s, 280 w Av B, and being at w s lot 337 map Unionport, runs n 108 x e 25 x s 108 to st x w 25 to beginning, being part of lot 337 map Unionport. Sept 8, 1909, 1 year, 6%. 1,500

Rehbock Construction Co and Fremont Realty Co with LAWYERS TITLE INS & TRUST CO. Mt Hope pl, s s, 114 e Jerome av, 50x125. Subordination agreement. Aug 9. Sept 3, 1909. 11:2871. nom

Sullivan, Patk J to United States Title Guaranty & Indemnity Co. Creston av, n w cor 198th st, 100x25x106.4x25.11. Building loan. Sept 8, due Mar 8, 1910, 6%. Sept 9, 1909. 12:3319. 13,000

Shrady, Mary K to Kate Bond. Parsons st, s e cor Albany road, deed reads s s at line bet lots 59 and 60, runs s w 75.5 x s w 52.11 x n 73.2 to Albany road x n w 100 to st x s e 18.4 to beginning, being part of lots 57, 58 and 59 map No 1057 of Maria Shrady; Bailey av, s w cor Parsons st, 129x— and being lots 60, 61, 62 and 63 same map. Sept 1, 3 years, 5%. Sept 3, 1909. 12:3267. 5,000

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Sept 3, demand, 6%. Sept 9, 1909. 11:3121. 3,500

Same to same. Same property. Certificate as to above mort. Sept 8. Sept 9, 1909. 11:3121. ——

Schwarzler (O J) Co to City Mortgage Co. Brook av, e s, 94.4 n 167th st, 87.10x106.4x81.10x107.9. Building loan. Aug 27, demand, 6%. Sept 9, 1909. 9:2393. 44,000

Same to same. Same property. Certificate as to above mortgage. Aug 27. Sept 9, 1909. 9:2393. ——

St Luke's Roman Catholic Church to EMIGRANT INDUSTRIAL SAVINGS BANK. 139th st, s s, 477.9 e St Anns av, 75x100. Sept 9, 1909, 3 years, 4½%. 10:2551. 30,000

Smith, Chas V to The Broadway & Cathedral Parkway Co. Intervale av, n w cor 163d st, 125x—x—x63.3. P M. Sept 1, due, &c, as per bond. Sept 9, 1909. 10:2697. 20,000

Selje, Fritz to HARLEM SAVINGS BANK. 149th st, s s, 175 w Courtlandt av, 50x106.6, except part for st. Sept 8, 1909, 1 year, 5%. 9:2330. 6,000

Smith, John T to Josephine Weymann. Briggs av, s s, 225 w 201st st, 25x110. P M. Sept 8, 1909, 1 year, 6%. 12:3303. 1,100

*Stoutenburgh, Eliza with Jacob and Morris Diamond. 230th st, late 16th st, n s, 305 w 4th av, and being lot 548 map of Wakefield, 100x114. Extension of mort for $2,100 to July 19, 1914, at 6%. July 15. Sept 7, 1909. nom

Stephens, Olin J with BOWERY SAVINGS BANK. Park av, late Railroad av East, e s, 76.6 s 138th st, —x—. Extension of $9,000 mort until Sept 2, 1914, at 4½%. Sept 2. Sept 8, 1909. 9:2332. nom

Stephens, Roderick with BOWERY SAVINGS BANK. Walton av, s w cor 146th st, —x—. Extension of $7,250 mort until Sept 2, 1914, at 4½%. Sept 1. Sept 8, 1909. 9:2350. nom

Silverman (C M) & Son, Inc, to City Mortgage Co. Boston road, No 1211, n w cor 168th st, 137x140.3x135x139.3. Building loan. Sept 3, 1909, demand, 6%. 10:2615. 135,000

Same to same. Same property. Certificate as to above mort. Sept 3, 1909. 10:2615. ——

*Shapiro, Geo J to Fredk Wm Koch. Crosby av, w s, 101 n Zulette av, 50.6x87.7x50x91.4. P M. Aug 18, 3 years, 5%. Sept 3, 1909. 602

*Sola, Adolph to Irving Realty Co. Grace av, e s, 603.5 s Boston road, 25x95. P M. June 1, 3 years, 5%. Sept 3, 1909. 300

*Scott, Thomas to Fredk Wm Koch. Gillespie av, s w cor Zulette av, 119.9 to Dudley av x107.9x174.6x101, and being lots 103 to 107 map No 1354 of 214 lots of Koch homestead. P M. Aug 3, 3 years, 5%. Sept 7, 1909. 2,520

*Vari Lace Mfg Co to Frank S Hill. 1st av, e s, 200 n 2d st, 100x 100, Olinville. Sept 2, 3 years, 6%. Sept 3, 1909. 7,000

Varian, Huram B to Geo B D Reeve. 237th st, n s, 77.4 e Katonah av, 50x100. Sept 4, due, &c, as per bond. Sept 7, 1909. 12:3386. 5,500

*Van Nest Woodworking Co to Eliza J Many. Av D, s e cor 10th st, 108x105, Unionport. P M. Sept 7, 2 years, 6%. Sept 8, 1909. 4,000

Van Bomel, Isaac A with TITLE GUARANTEE & TRUST CO. Clinton av, w s, 100.1 s 180th st, 41.1x71.3x41.1x71.6. Subordination agreement. Aug 5. Sept 9, 1909. 11:3095. nom

Wacker, Anna M wife of and Henry to Wm Dutcher. Charlotte st, e s, 185.6 n Seabury pl, 50x100. Aug 28, due, &c, as per bond. Sept 8, 1909. 11:2966. 3,500

Weisman & Herman, a corpn, to Henry Morgenthau. Fox st, w s, 300 s 163d st, runs w 110.6 x s 40 x e 110.7 x n 0.9 to an angle x again n 39.4 to beginning. P M. Prior mort $28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 140 s 163d st, 40x108.9x40x108.2. P M. Prior mort $28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 1:2712. 6,000

Same to same. Fox st, w s, 220 s 163d st, 40x109.11x40x109.4. P M. Prior mort $28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s ,100 s 163d st, 40x108.2x40x107.7. P M. Prior mort $28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 260 s 163d st, 40x110.6x40x109.11. P M. Prior mort $28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Same to same. Fox st, w s, 180 s 163d st, 40x109.4x40x108.9. P M. Prior mort $28,000. Sept 3, due Mar 3, 1913, 6%. Sept 4, 1909. 10:2712. 6,000

Williams, Eliz and Lillie Harden to Celia Mautner. Cottage pl, No 5, on map No 7, w s, 190 n 170th st, 25x100. P M. Prior mort $4,000. Sept 1, 2 years, 6%. Sept 4, 1909. 11:2932. 2,000

Weisman & Herman, a corpn, to LAWYERS TITLE INS & TRUST CO. Fox st, w s, 260 s 163d st, 40x110.6x40x109.11. Building loan. Sept 1, due Feb 1, 1915, 6%, until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 100 s 163d st, 40x108.2x40x107.7. Building loan. Sept 3, due Feb 1, 1915, 6% until building is completed, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 140.2 s 163d st, 40x108.9x40x108.2. Building loan. Sept 3, due Feb 1, 1915, 6% until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 220 s 163d st, 40x109.11x40x109.4. Building loan. Sept 3, due Feb 1, 1915, 6% until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 300 s 163d st, runs w 110.6 x s 50 x e 110.7 x n 0.9 x w 39.4 to beginning. Building loan. Sept 3, due Feb 1, 1915, 6% until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Same to same. Fox st, w s, 180 s 163d st, 40x109.4x40x108.9. Building loan. Sept 3, due Feb 1, 1915, 6%, until completion of building, and 5% thereafter. Sept 4, 1909. 10:2712. 28,000

Willert, Grace H and Robt Hankinson to Anna R Fairchild. Weeks (Clinton) av, e s, 90 n 174th st, and being lots 24, 25 and 26 map Mt Hope, 280x100, except part for av. P M. Sept 3, 3 yrs, 5½%. Sept 8, 1909. 11:2797. 2,500

Same to same. Same property. P M. Sept 3, 3 years, 5½%. Sept 8, 1909. 11:2797. 10,500

Weisman & Herman, a corpn, to LAWYERS TITLE INS & TRUST CO. Fox st, w s, 100 s 163d st, 240x111x240x107.7. Certificate as to 6 building loan morts, each $28,000; total, $168,000. Sept 3. Sept 7, 1909. 10:2712. ——

Wilsey, Frank D to Along the Hudson Co. 231st st, or Park Drive, n s, 150.9 from tangent point in n s Park Drive, near n w cor Park Drive and Independence av, runs n 105 x e 164.7 to Independence av x s 104.8 x — 150.9 to beginning. P M. Sept 1, due Oct 1, 1912, 5%. Sept 7, 1909. 13:3411. 15,000

Ward, Mary E A wife Jas S to Andover Corpn. Harrison av, No 1820, e s, 190.5 n Tremont av, mort reads at n s lot 42 map 71 lots Kingsland estate, runs e 145.2 x s w 43.3 x w — to av x n 35.11 to beginning, with right of use of part of lot 43, being strip 3.5 wide. P M. Prior mort $5,000. Sept 2, due, &c, as per bond. Sept 3, 1909. 11:2869. 1,100

Zamara, Emilio and Peter Novi to Charles Weber. Ogden av, No 1184, s e s, 184 n e 167th st, 25x196. Sept 2, 5 years, 5%. Sept 3, 1909. 9:2516. 2,500

Zimay, Andrew to DOLLAR SAVINGS BANK of City N Y. 180th st, No 585, n s, 70.9 e La Fontaine av, 25.3x120.6x25x116.10. Aug 27, due Dec 1, 1910, 5½%. Sept 3, 1909. 11:3062. 600

Zimmerman, Julie to Rose E Toelberg, of East Hampton, L I. Brook av, No 1254, e s, 283 s 169th st, 20x100.6. Sept 8, 4 years, 6%. Sept 9, 1909. 9:2395. 2,500

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 2.

190th st, s s, 262.6 e Madison av, 37.6x100.11. John Stemme agt George Tomes et al; Francis B Chedsey, att'y; Dudley F Malone, ref. (Amt due, $5,672.60.)

Sept. 3.

135th st, No 536 East. David H Hyman agt Leopold Goldstein; Horwitz & Wiener, att'ys; S Howard Cohen, ref. (Amt due, $12,081.90.)

Clay av, w s, 150 s 175th st, 50x190x irreg. Henry Sutphen et al agt Joseph McDonnald; John V Irwin, att'y; Samuel Hellinger, ref. (Amt due, $11,243.50.)

Sept. 4.

19th st, Nos 438 & 440 West. Arthur A Fowler agt Malcolm McIlhargy; Richard B Kelly, att'y; Edward Browne, ref. (Amt due, $21,546.11.)

55th st, No 157 East. Amy A C Montague agt Anna M Groge; Earle & Russell, att'ys; Chas L Denks, ref. (Amt due, $2,704.43.)

Convent av, No 311. Anna D Thomson agt Mamie R Cottrell; Robinson, Biddle & Benedict, att'ys; John T Dooling, ref. (Amt due, $14,604.71.)

Boulevard, s w cor 132d st, 199.10x100. City Real Estate Co agt John O Baker et al; Harold Swain, att'y; Geo W Clune, ref. (Amt due, $42,847.)

Sept. 7.

Clinton av, s e cor 170th st, 31.6x100.2. Marie L Worch agt Charles Lewin et al; Geo A Euring, att'y; Francis S McAvoy, ref. (Amt due, $9,700.38.)

12th st, s s, 83 w Greenwich st, 24x80. Edward Ferdon agt Bridget E Phelan et al; Doremus, Lecour & Seaman, att'ys; Wilson L Cannon, ref. (Amt due, $8,868.88.)

Gouverneur st, No 60. John A Weekes agt Abram Gelfand; Weekes & Forster, att'ys; Robert A Maddock, ref. (Amt due, $5,879.06.)

Sept. 8.

2d av, No 2203. Henry Ruschmeyer agt Jennie H Morrison et al; Ira J Ettinger, att'y; Edw L Parris, ref. (Amt due, $5,708.34.)

LIS PENDENS.

Sept. 4.

Wadsworth av, s w cor 180th st, 75x100. Charles L Doran Contracting Co agt Elias Gussaroff et al; action to foreclose mechanics lien; att'y, H Elfers.

Sept. 7.

Claremont av, Nos 122 to 128. Anton Larsen et al agt Joel Marks et al; action to foreclose mechanics lien; att'y, F E M Bullowa.

Sept. 8.

No Lis Pendens filed this day.

Sept. 9.

43d st, n s, 80 e 3d av, 25x100.5. Annie G McKenna agt Agnes V Moran et al; partition; att'y, A J Smith.

Cypress av, n e cor 141st st, 191.9x200 to Powers av, x217x200.10. City of N Y agt Bella Kaufman et al; action to acquire title; att'y, F K Pendelton.

Park Row, Nos 211 & 213. Edmund Guilbert et al agt Arthur W Guilbert et al; amended partition; att'ys, Mackenzie & Barr.

Sept. 10.

Stebbins av, e s, 413.4 n 165th st, 25x154.10x25x 150.5. Philip V Manning, trustee, agt Gertrude P Rueseler; action to declare deed void; att'ys, Sparks & Fuller.

Webster av, s e cor 173d st, 59.10x90. Bernheim Distilling Co agt Jacob Kobleck et al; action to set aside deed; att'y, D J Gladstone.

FORECLOSURE SUITS.

Sept. 4.

Av A, Nos 287 & 289.

18th st, Nos 438 to 442 East. Herman Lubetkin agt Thomas Garone et al; att'y, B F Schreiber.

Sept. 7.

Ludlow st, No 16. Chas A Sherman exr agt Bertha Sarasohn et al; att'ys, Bowers & Sands.

Cherry st, No 222. Jacob Scheer et al agt Max Wolper et al; att'y, L A Jaffer.

134th st, No 710 East. Nathan Natelson agt Louis Isorsky et al; att'ys, Siegel & Siegel.

63d st, No 210 East. Julius Bachrach et al agt First Avenue Realty Co et al; att'y, I Cohen.

Sept. 8.

137th st, No 245 West. Benjamin Steinman et al agt Solomon K Ford; att'ys, Rosenthal, Steckler & Levi.

117th st, No 114 East. Metropolitan Savings Bank agt James J McGrath et al; att'ys, A S & W Hutchins.

2d av, e s, 75.4 s 49th st, 33.4x100. Rosehill Realty Corp agt Michele Voccoli et al; amended; att'ys, Bowers & Sands.

Trinity av, w s, 27 s 164th st, 36.6x100. Francis C Reed agt Herman Straus et al; att'ys, Reed & Pallister.

7th st, No 241. Samuel Laber agt Nathan Thumen et al; att'y, C L Borck.

Sept. 9.

Lexington av, No 1835. Mary S Guerrier agt Angela Coleman et al; amended; att'y, J V Irwin.

130th st, Nos 609 to 615 West. Junction Realty Co et al agt Fredericka Real Estate et al, amended; att'y, D E Goldfarb.

111th av, Nos 599 to 603. Fannie Strauss agt Benjamin J Weil et al; att'y, M Sulzberger.

116th st, No 322 East. Jacob Wertheim et al agt Herman L Reis et al; att'ys, Bandler & Haas.

Sept. 10.

3d av, e s, 25.11 n 101st st, 25x90. Ella e Boyd agt Lena Kannensohn et al; att'ys, Johnston & Johnston.

15th st, No 521 East. Alice Bullowa agt Apostolo Cuttitta et al; att'y, A L M Bullowa.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Sept.

7 Andrews, Frank M—E C R Owen.....115.11
7 Abbott, Lyle S—S E Dribben.....249.78
7 Appel, Charles et al—Graff Furnace Co.50.01
8 Armour, Agnes D—H C Babcock Co..138.85
8 Adams, Garison B—M I Fox.....250.76
8 Andrews, Constance M & Herbert F et al —G R Sutherland 464.99
9 Ahrearn, Leo—O Engels 67.71
10 Armstrong, Paul—M S Auerbach 485.18
4 Baidowsky, Morris—M Feldstein 68.85
4 Bua, Demetrio—A Prince 67.69
7 Bryan, Alfred—F F Potter 88.51
7 Boyer, Henry V—E O Pouch et al.....114.34
7 Brandreth, Ralph—J E Kerr & Co, Ltd. 896.51
7*Bo, Fiorenzo et al—M Sabini.....51.03
8 Barker, Alfred—W H Aldrich 472.63
8 the same——the same 241.07
8 Bahr, Sarah—S Jarett 4,264.68
8 Budney, Zigmund—H Krulewitch 98.67
8 Banger, Joseph—P A Levin 38.41
9 Bluhm, Moses M et al—M Male et al..148.26
9 Brown, Carolyn K— GMalito.....129.81
9 Burke, Moncure et al—H M Berg....17,326.75
9 Barnett, Abraham M—J W Place.....37.14
9 Braham, Joseph—A Guedalia 29.41
9 Brunetto, Domenico et al—G Cirella.....36.00
9 Bauer, George—J Neumann et al.....78.32
9 Brown, Carolyn K—G Malito.....129.91
9 Berger, Emil—Fifth National Bank of City of N Y 25,307.15
9 Bitz, Harry F—United States Radiator Co. 184.00
10 Brickner, Bruno—Waldorf Astoria Segar Co. 124.47
10 Brennan, James et al—M Noonan ...3,734.87
10*Bernstein, Edw M et al—J L Mincer.. 114.72
10 Burger, Clarence C—F J Siebert.....3,318.55
10 Bobrow, Jacob et al—E M Speer 863.76
4 Cohen, David—Williams Silk Mfg Co..632.84
7 Cochran, Aso N N—R Lansing.....62.62
7 Curtis, Harry J—F B Roy.....1,632.89
8 Cohn, Johanna—Heilmann, Mandell & Co. 255.66
8 Cooper, Abel & Joseph*—E Liberman..162.15
8 Cohen, Nathan et al—J Grossberg.....124.15
8 Conover, Henry M et al—J F Marbat..265.74
8 Cohen, Morris & Ida et al—J Kurtz...190.86
8 Caslin, Elizabeth—N Y & Brooklyn Casket Co..... .....379.75
8 Cave, Frances C et al—G R Sutherland. 464.91
9 Carpinone, Michael & Filomena—Frank Brewery 888.35
9 Christy, Stephen C—M N Clement.....82.97
9*Costello, James E et al—Defender Photo Supply Co..... .....41.43
9 Corneille, Roland et al——the same.....41.43
9 Croner, Albert B—W Hoegg.....136.29
9 Colavito, Luigi et al—J Cirella.....99.75
9 Crocicchia, Antonio—T C Miller.....29.41
9 Collins, Arthur—Title Guaranty & Surety Co..... .....951.84
10 Craven, James F—J Fried et al.....11.55
10 Curran, Peter F—H Heun 547.75
10 Carberry, John T—E D W Griemsmann.41.07
10 Chaitin, Isaac et al—E M Speer.....863.76
7 Dohm, Bertha—C H Zumbuehl 22.34
7 Dreyfuss, Philip M—E Heilner et al...81.08
7 Dauber, Solomon—A R Conkling.....129.09
8 Dohm, Bertha—Henry Meyer Co.....40.62
8 Dwarkowitz, Sam & Sarah et al—I Greenstein 519.65
8 DeNat, Raphael—S Hamburger et al.90.12
8 Dietz, Samuel—I Levitsky et al.....28.67
8 Doran, John A et al—W V Ullner..... .....costs, 25.00
9 Dressler, Harry—W R Phelan.....140.91
9 the same——the same 36.41
9 De Witt, Philip H et al—H M Berg..17,326.75
9 Diamant, Louis—Title Ins Co of N Y..438.51
10 De Carlo, James & Filomena—F M Patterson 1,323.53
10 Dellerson, Louis—B Alexander.....35.01
8 Engle, Susan A—C E B Condit et al.344.28
8 Edelson, Nathan—M Rubinsky et al..431.41
9 Enteen, Isaac & Louis—S Aronson....697.72
9 Eichler, Herman—M Prochaska et al..75.06
10 Eichler, Herman—H Lichtenstein.....155.31
4 Fox, Samuel—Hencken & Willenbrock Co. 84.65
4 Falco, Geo H—A Strassburger.....1,712.50
7 Foster, Omega H—Bankers & Merchants Agency Co..... .....104.80
8 Freiberger, Emil—A Krumbein.....45.42
8 Friedner, Samuel—T Dimon et al....375.16
9 Fineman, Sophie et al—Fourteenth Street Bank 804.03
9 Flood, Michael—M N Clement.....10.00
9 Freundlich, David A et al—H Male et al. 148.26
9 Freiman, Isaac et al—T C Wood 112.21
9 Finkelstein, Louis—A E Pruden et al..68.32
10 Feinberg, Henry—M Jamieson.....1,633.24
10 Freeman, Haskel J & Minnie—Northern Bank of N Y 521.21
4 Germershausen, Wm F—L Meyer.....167.16
4 Greene, Jennie—H J Erickson 163.41
4 Gilberty, Angelo & Frank P—H G Silleck, Jr..... .....270.78
7 Goldfarb, Philip—B Edelhertz.....30.21
7 Giorvano, John—L Laurawitz 63.41
7 Greenwald, Morris M—L Roberts.....103.47
7 Greenberg, Sam—John Mix & Co.....120.01
7 Guttman, Henry—Associated Merchants of N Y 63.22
7 Gimprecht, Henry C—J Saul et al.....41.81
8 Gittelson, David—H Berliner 70.29
8 Goldfarb, Israel et al—J Aronauer.....61.77
9 Greenwaldt, William—W J Hackett....66.91
9 Ginsberg, Rae—H Rosenblum.....84.41
9 Goldstein, Charles et al—J W Place.....92.24
9 Guilford, Wallace—E S Walsh.....169.38
9 Geelhaar, Helen et al—B K Bloch.....180.94
10*Goldeman, Solomon et al—B Ratner..124.91
4 Hindick, Samuel—S Wattenstein.....49.65
7 Hyams, Sadie—J B Low 61.01
7 Heer, Charles—M Rohde.....31.22
7 Harrigan, Hannah et al—H C Muser et al. 89.91
7 Horan, James J—H Hein 245.02
7 Hughes, Rose C—R Routh.....501.39
7 Holl, Bernard & John—W Lawton....703.94
8 Hansen, Charles & Mary—S A Ring..23.40
8 Hack, Fredericka—S Goldstein.....108.81
8 Hammel, Solomon W—R Levdansky...61.41
8 Hart, Max—L P Morton 188.59
8 Hurwitz, Harmen—Colwell Lead Co...30.03
9*Harris, Samuel et al—J W Place.....81.24
9 Healy, James F—Pelham Bay Chemical Co. 258.91
9 Hammer, Edward et al—B K Bloch.....180.94
9 Hoffer, Jacques E Matthews 435.51
9*Herzenstein, David et al—State Bank..928.36
9 Hewett, Byron F—J Grotta 114.07
10 Hillenbrand, E Francis—Patterson Bros.48.75
10 Hill, James T—L D Post.....262.89
10 Hancel, Max J & May—Northern Bank of N Y 51.66
10 Hauck, Edw T—Romanoff Cigarette Co..44.25
4 Jenness, Robert H—H L Handy Co.....49.67
4 James, Morgan T—Hencken & Wellenbrock Co..... .....81.65
7 Jolin, Jacob et al—S M Toplitz.....147.40
8*Jones, Henry et al—J Grossberg....124.15
8 Jackson, Henry et al—J Spies et al..242.52
8 the same——the same 291.82
10 Jackson, Annie & Maurice M* et al—J L Mincer 114.72
10 Jacobson, Jacob—C Wilk 61.90
10 Johns, Edward—Cambridge Society...142.87
10 Jaffa, David et al—B Ratner.....124.91
10 Johnson, Christopher—P Mandelman....39.41
4 Krakower, Max—Hencken & Willenbrock Co..... .....97.65
4 Kaine, Walter F—R Kelly 67.22
4 Kaminsky, Harry et al—Haller & Pruver Co..... .....44.12
7 Kisselburg, Wm E, Jr—S G Gensler...218.26
7 Kallenberg, Morris—J Haft et al.....97.97
8 Klein, Joseph S—D Blois 175.28
8 Kemper, Henry et al—J Kurtz 190.68
8 Kalman, David et al—J Aronauer.....61.77
8 Kann, Geo E et al—I L Simmons..... .....costs, 12.65
9 Kastner, Wolf et al—Fourteenth Street Bank 804.03
9 Kennedy, Patrick J—S H Spear et al..313.41
10 Klein, Sam & Rose—B Klein.....26.65
10 Klein, Morris & Rose—Northern Bank of N Y 251.79
10 Knowles, Francis—W E White 82.14
10 Krant, Christ—M Rosenfield et al.....89.66
10 Koch, Bruno——the same 77.22
9 Kronthal, Joseph—E A New.....303.22
10 Kempner, Louis—W H Goldberg.....224.41
4 Levy, Abraham—O Drescher.....34.72
7 Lipson, Howard—F F Potter.....68.61
7 Loughlin, Daniel O—C Holt.....226.22
7 Levin, Hyman J—A Grushkin 155.96
7 Lefkowitz, Adolph—C H Nolte et al...850.82
7 Lustgarten, Abraham—Olin J Stephens, Inc. 45.32
7 Lucatelli, Eugenio et al—M Sabini.....51.03
7 Law, Robert H et al—A Bielenberg Co..58.23
8 Lieberman, Morris et al—People, &c..500.00
8 Lieberman, Esther et al——the same ..500.00
8 Lombardio, Luro—A Richards Shoe Co..93.30
8 the same——M Rubinsky et al.....71.32
9 Lohmann, Herman W—National Spice Co. 89.36
9 Liebgold, David et al—T C Wood.....112.21
9 Levy, Emanuel M—J Bernstein.costs, 78.50
9 Lasquadra, Nicola et al—G Cirella....137.95
9 Longo, Michael—L Castagnetta.....35.43
9 Levinton, Moris L—J E Bates et al..296.42
10 Lisner, Hortense—Simpson-Crawford Co..34.51
10 Long, James F—P A Levin 22.65
10 Lowville, Harriet J Ludwig Baumann & Co..... .....costs, 37.72
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4 the same——R Crystal 32.15

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[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

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32—Rivington st, No 156. Samuel Rosenberg agt Joseph S Goldman, Adolf Lundemann & Philip Wexler $54.00

33—133d st, No 161 West. Samuel Levitt et al agt Eugene Hayback 79.25

34—Satisfied.

35—Hudson st Nos 401 & 403. Louis Lakowski agt Nathan S Jarvis, M A Ryan, Inc...151.07

36—Prospect av, Nos 886 to 890. Vincenzo Abbenante agt Jas G Carlaftes & Bartolomeo Schiavone 375.00

Sept. 7.

37—13th st, No 436 East. Frank Straub agt Juesephine Patello & Domenico Scicco..35.00

38—8th av, n e cor 46th st, 50x100. C Anderson & Co agt Metropolitan Mercantile & Realty Co and Morris & Beaman.....75.00

39—Same property. Same agt Metropolitan Mercantile & Realty Co.....235.00

40—Cedar av, n w cor 177th st, 126x89. Joseph F Vielberth agt P J Murphy and Keller & Co..... 220.00

41—Weehawken st, Nos 9 & 11. American Machine Co agt Thomas Lynch and Levin & Levin Contracting Co..... 733.50

42—Satisfied.

43—East Broadway, No 253. Samuel Rosenberg agt Fanny Liebovitz and Glassman, Lubovitz & Co..... 120.00

Sept. 8.

44—Kingsbridge Terrace, No 2749. Gustavus M Roden agt Henry L C Racorden and Harold E Vreeland Building Co.....728.75

45—1st av, No 954. Emma B Miller agt Charles Schuck, Louis Gscheidlein.....85.00

46—150th st, n s, 100 w 7th av, 150x99.11. John Lever agt Bischhoef Realty & Construction Co..... 221.00

47—Madison av, No 1. Brooklyn Vault Light Co agt Metropolitan Life Ins Co & Jacob Marks Sons, Inc.....259.00

48—1st av, No 1548. Samuel Rosen agt Hyman Brown, Philip Berman & Israel Goldman 175.00

49—165th st, n s, 26 e Fox st, runs e 100 to Westchester av, x e 40 x n 100 x w 140 x s 100 to beg. Colonna, Costaldo & Co agt William Simpson, A Stapholt & Theodore Stapholt 2,372.25

50—Cedar av, n w cor 177th st, 89x126. Overbaugh Van Camp Co agt Patrick J Murphy & Keller & Co 163.72

Sept. 9.

51—Broadway, w s, between Albany Post rd & Spuyten Duyvil Parkway, —x—. Hughes & Kelly agt James Thom & Pabst Brewing Co. 1,106.75

52—19th st, No 51 East. Manly N Cutter agt Estate of Thomas or Ellinor or Henrietta Pittis & Albert Pittis exr (renewal).....646.64

53—1st st, s s, 275 w Av A, 25x70.10x25.2x74. John Rogers agt Nathan Friedman & Paul Levy (renewal) 61.00

54—61st st, No 125 East. Geo G Babick et al agt Helen M Phelps & John Fulton Co, Inc. 80.00

55—37th st, No 236 West. Simes Co agt James H Ottloy or the McCall Co & Porsth Electric Co..... 413.22

56—Kingsbridge Terrace, No 2743. Wexler & Morelli agt Henry Kroener & Harold E Vreeland Building Co..... 479.27

57 Kingsbridge Terrace, No 2749. Anthony Morelli agt Henry L C Recorden & Harold E Vreeland Building Co..... 391.33

Sept. 10.

58—Lexington av, n e cor 118th st, 100.11x39. Louis Goldstein agt Louis Meyer Realty Co. 80.45

59—151st st, No 280 West. Kenney Mfg Co. agt Roman Catholic Arch-diocesan of N Y, T J Waters & John J Foley.....862.65

60—178th st, s s, 80 w Dailey av, 90x—. Alfred F Amendola et al agt D H Spring Realty Co..... 1,050.00

61—25th st, Nos 114 & 116 East. Central Sheet Metal Works agt Charlotte E Trope & Geo M Smith & Clara B Cole.....120.00

62—122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co, William Eisenstein & Julius Brounstein 2,252.00

63—Anthony av, n w cor 174th st, 59.6x117.1x irreg. Adolph Hupert agt Ekwanok Realty Co & William Rosenfeld 100.00

64—Same property. William Rosenfeld agt Ekwanok Realty Co..... 427.50

65—Reservoir pl, e s, 57 n Reservoir Oval, 44x100. A Mark agt Jacob Cohen, Max Schur & Charles Lipetz 108.16

66—Crimmins av, Nos 325 & 327. Navias & Smith agt Harry C Crumpelt..... 42.00

67—Concourse, e s, 150 n Burnside av, 50x125. Antonio Cassatta agt Surlitt Manning Co & Thomas Ward 420.00

68—8th av, n e cor 46th st, 50.5x100. Joseph Rueth agt Wm W Astor and Metropolitan Mercantile & Realty Co.....2,625.10

BUILDING LOAN CONTRACTS.

Sept. 4.

Hughes av, e s, 365.9 s Pelham av, 25x87.6. Gustave Plonsky loans Michele Pascucci & Antonio Ciavanni to erect a — sty building; payments $7,000

164th st, s s, 232.6 e Broadway, 132.6x99.11 Metropolitan Trust Co loans Heights Metropole Construction Co to erect a 6-sty elevator apartment, 13 payments 150,000

164th st, s s, 100 e Broadway, 132.6x99.11. Same loans same to erect a 6-sty elevator apartment; 13 payments 150,000

Sept. 7.

Thompson st, Nos 217 & 219. Title Guarantee & Trust Co loans Fogliasso-Clement Building Co to erect a 7-sty apartment; 7 payments 77,000

Fox st, w s, 100 s 163d st, 240x110x irreg. Lawyers Title Ins & Trust Co loans Weisman & Herman to erect five 5-sty apartments; 8 payments 168,000

Sept. 8.

Coster st, e s, 200 s Spofford av, 360x100. Hunt Points Estates loans Feiser Realty & Construction Co to erect 18 2-family dwellings; 6 payments 93,600

Vyse av, s e cor 173d st, 75x100. Manhattan Mortgage Co loans One Hundred and Seventy-Third Street Building and Construction Co to erect two 4-sty apartments; 9 payments 38,000

Crotona av, w s, 201.10 s 182d st, 60x231x 79.8x219.4. Manhattan Mortgage Co loans Giugliano Realty & Construction Co to erect two 4-sty apartments; 10 payments 36,000

Sept. 9.

150th st, n s, 175 w 7th av, 75x99.11 North American Mortgage Co loans Bisch-Hoef Realty & Construction Co to erect two 5-sty apartments; 13 payments 50,000

Sept. 10.

Crosby av, w s, 50 n Waterbury av, 25x100. George Hauser loans Michele Zito to erect a 3-sty store, &c; — payments.....4,000

Creston av, n w cor 198th st, 100x25x106.8. United States Title Guaranty & Indemnity Co loans Patrick J Sullivan to erect a — sty building; 3 payments 13,000

Arthur av, w s, 79 s 188th st, 25x113. North American Mortgage loans Aurora Construction Co to erect a 5-sty tenement; 13 payments 16,000

Intervale av, w s, 75 s Home st, 75x72.10. Same loans Volga Improvement Co to erect two 4-sty apartments; 14 payments.....26,000

Intervale av, s e cor Beck st, 115x137. City Mortgage Co loans Winnie Realty & Construction Co to erect three 4-sty apartments; 13 payments 72,000

Brook av, e s, 94.4 n 167th st, 87.10x106. Same loans O J Schwarzler Co to erect two 5-sty apartments; 10 payments.....44,000

182d st, n s, 90.11 e Park av, 100x100. Greenwich Mortgage Co loans Charles T Streeter Construction Co to erect a — sty building; 11 payments 32,450

16th st, No 118 East.
Irving pl, Nos 23 to 33.
New York Mortgage & Security Co loans 118 East 16th Street Co to erect a — sty building; 13 payments 300,000

SATISFIED MECHANICS' LIENS.

Sept. 4.

Broadway, s e cor 180th st. Max Davis et al agt Bernard Realty Co et al. (June 17, 1909) $1,500.00

Sept. 7.

[1]Cruger av, w s, 150 s Locust av. Mount Vernon Builders Supply Co agt John Marsea et al. (Aug 5, 1909) 129.48

Lorillard pl, w s, 133.9 n 187th st. Thos B Bowne & Son Co agt D'Angelo Realty Co et al. (Aug 24, 1909) 498.51

[2]Morris av, Nos 2338 & 2340. P Carucci & Co agt Michael Handy et al. (Aug 26, 1909) 904.00

Sept. 8.

23d st, Nos 1 to 21 West.
5th av, Nos 190 to 204.
Broadway, Nos 1095 to 1099.
24th st, Nos 2 & 4 West.
Canavan Bros Co agt Fifth Avenue Building Co et al. (March 12, 1909) 123,306.10

[2]Chatterton av, Nos 2239 & 2241. Louis Berger agt Lizzie Sallinger et al. (June 7, 1909.) 170.00

Sept. 9.

105th st, No 143 West. William Kreitz agt A Swartz et al. (May 20, 1909).....53.00
Same property. William Kreitz agt Julia Swartz et al. (July 6, 1909).....53.00

Sept. 10.

[1]Richardson av, e s, 240 s 237th st. Arnold King agt Nicholas J O'Neil et al. (Sept 4, 1909) 54.25

East Broadway, No 222. Charles Furst agt Louis Friedenberg et al. (Sept 7, 1909).72.06

[2]124th st, Nos 154 to 160 West. A P Bigelow & Co agt Uptown Realty Co et al. (Aug 12, 1909) 273.92

Anthony av, n w cor 174th st. William Rosenfeld agt Ekwanok Realty Co et al. (Aug 20, 1909) 500.00

Same property. Same agt same. (Aug 19, 1909)..... 465.00

Same property. Manhattan Grill & Fret Work Co agt same. (Sept 3, 1909).....65.00

Same property. Andrews S Wright agt same. (Aug 23, 1909) 200.00

Vyse av, w s, 300 s 173d st. Pasquale Diminno agt Samuel B Steinmetz et al. (June 7, 1909) 110.00

Anthony av, n w cor 174th st. William Rubinsky agt John Indelli et al. (Sept 3, 1909) 13.00

117th st, No 33 West. Manhattan Marble & Slate Works agt Nathan L Habel et al (Oct 7, 1908) 140.00

ATTACHMENTS.

Sept. 2, 3, 4, 7 and 8.

No Attachments filed these days.

CHATTEL MORTGAGES.

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CITIZENS of New York who are intelligently interested in the better government of their city should make a careful study of a book by Professor Frank J. Goodnow, entitled "Municipal Government," and just published by the Century Company. Prof. Goodnow is, perhaps, the foremost American authority on local political organization; and in this book he discusses with candor, impartiality and knowledge the problem presented by the political and economic conditions of the American city. The peculiar interest which this discussion has for the citizen of New York consists in its bearing upon the new charter, which will be passed, rejected or amended by the State Legislature at its next session. Prof. Goodnow does not, indeed, specifically discuss this proposed instrument of local government, but after a careful survey of the facts, tendencies, failures and successes of municipal government both here and abroad, he lays down certain general principles, which have a specific and immediate application to the situation now confronting New York City. Starting with the rule that the term of government which most cities should have is "one which is calculated to secure, under most adverse conditions, both social co-operation and technical efficiency," he infers therefrom that the number of elective officials should be reduced to a minimum, and that whatever system of representation is adopted, the supreme powers of the city should be concentrated in some one authority. Prof. Goodnow does not definitely claim that this supreme authority should under all conditions consist either of a council or a commission. He himself tends to believe that the concentration of the supreme authority in a council, elected by districts, would be likely in the long run to produce the best results; but he admits that under some conditions government by commission would work better than government by council. Whatever system is, however, adopted, should be pushed far enough to obtain a substantially complete concentration of authority, because when governmental powers are distributed among many officers and authorities, each one of whom is within the limits of the statutes a law unto himself, official responsibility for acts of government is so difficult of attainment as to be practically impossible.

THE application of these general principles to the new charter is obvious. The new charter substantially organizes a commission form of government for New York City. It considerably increases the responsibility of the Board of Estimate and Apportionment for the good government of New York, and of the Mayor for the economical and efficient administration of its affairs. Consequently, it is a long step in advance towards the improvement of our local political organizations. That it is a thoroughly consistent and entirely satisfactory instrument of municipal government cannot be claimed. It does not go as far as it should in the reduction of the number of elective officials and in the concentration of authority. The commission form of government has been adopted, but a council has been retained, whose powers are so small that they will never be responsibly and efficiently exercised. In this and in certain other respects it is probable that in the course of time the new charter would be further modified and that a council would either be abolished entirely or else given an organization and powers similar to those proposed in the new Boston charter. It would be absurd, consequently, to assert that the Ivins charter is a perfect piece of legislation and that it will not in the future demand considerable alteration. One must even recognize the possibility that eventually it may be necessary to concentrate the local governmental powers in the hands of a council instead of a commission. But for the present the commission form of government has the better chance of success in New York City, and it deserves a thorough trial. The Ivins charter gives it a trial, which if it is not as thorough as it might be, is sufficiently thorough for practical purposes; and every taxpayer who is alarmed by the tendency to extravagance and inefficiency of the existing government, should never forget that these dangerous tendencies will continue until a responsible commission is granted the necessary power to check them. We have had for the last four years a Mayor who is honestly and intelligently desirous of giving the city economical and efficient government; and during the same period the majority of the Board of Estimate has also been well intentioned. But nothing has availed to check the excessive expenditure of the taxpayers' money and nothing will avail until authority is concentrated, and the responsibility for extravagance can be brought home to its perpetrators.

IT is announced definitely that the Pennsylvania station will be opened some time between December 1st and January 1st next, but the opening at this time will be only partial. In the beginning the new station will be used only for the express trains of the Pennsylvania R. R. Co. and the trains of the Jamaica branch of the Long Island Road. Not until next summer will a large proportion of the local traffic of the latter company be carried to Thirty-third Street and Seventh Avenue, and it may be several years before the new service is completely installed. The actual effect of the Pennsylvania improvement on the local real estate situation will, consequently, be disclosed very slowly. The greater part, if not the whole of the commutation traffic to New Jersey will reach New York by the trolley tunnels, and only very gradually will a demand be created for the running of commuters' trains to the new Terminal. On the other hand it is planned little by little to run all the Long Island trains into the new station, as may be seen by the fact that there are four tunnels under the East River against only two under the Hudson River. Many commuters who are landed at Thirty-third Street and Seventh Avenue will not be much better off than they are under existing conditions; and it is only very slowly that the full effect and influence of the new terminal will be developed. Little by little an improvement of this kind creates a traffic, dependent absolutely upon the new and better means of communication. Business men and wage-earners, whose offices are situated between Twenty-third and Forty-second Streets, will have a much stronger inducement than they have at present to live on Long Island. People who live on Long Island will have a much stronger inducement to carry on their business in the vicinity of the new Terminal. Thus little by little the number of commuters to Long Island will grow, and their growth will be very much accelerated as soon as the new Terminal is provided with adequate subway connections. A Seventh Avenue subway will enormously increase the radius within which commuters on the Long Island road can make journeys twice a day, and until such a subway is constructed the new local Pennsylvania system will remain a mutilated object.

ACCORDING to the most recent reports the management of the Interborough Company is reconsidering the stand which it took a few months ago. At that time Mr. Shonts declared that the company stood upon an all or nothing platform. Either it must obtain from the city the routes and franchises it had claimed or else it would retire from the business of subway extension. This was an extraordinary attitude for the directors of an important business enterprise to assume, even though they had some right to complain of their treatment by the local authorities, and even though the plans proposed by the Interborough management did offer the best and most economical immediate extension of the subway system. But if these plans did not meet with official approval, the only attitude for business men to take was to consider whether the official plans could not be turned to profitable account by the Interborough management. Apparently this is the problem now under consideration in the office of the company, and it is to be hoped that the results thereof will soon be announced. Report has it that Mr. Shonts rather likes the idea of a Madison Avenue extension

north of Forty-second Street for the existing subway and that he does not entirely regret the proposal that the Lexington Avenue-Broadway subway, connected with the existing subway by a Broadway link, might be useful and profitable to the Interborough Company. That these reports will turn out to be true are, we are afraid, too much to expect. They must mean, if they mean anything, that the Interborough Company is willing to build the Broadway-Lexington Avenue subway, an extension of the Fourth Avenue subway up Madison Avenue, an extension of the West Side subway down Seventh Avenue, and a link connecting the two different Broadway subways. But the construction of all these tunnels, with their necessary extensions in the Bronx, Queens and Brooklyn, would mean the expenditure of probably $150,000,000, and the bankers who finance the Interborough have always hesitated at the expenditure of any such sum. It should, however, be possible to convince them that if its expenditure were distributed over about eight years, every dollar of this investment might well pay from the start. The enormous traffic developed by the existing subway within the first five years of its operation should be conclusive on this point.

SEWAGE DISPOSAL.

The question of sewer disposal will become a critical one before long, and it is regretted that the Engineering Bureau of the Borough of Richmond was not permitted by the Board of Estimate to equip and operate an experiment station for one year. While it is true that at Lawrence, Mass., Columbus, Ohio, and Baltimore, Md., sewage testing stations have been constructed and maintained for a number of years past, and the results from the first two named have been published, sewage is so very peculiar an article that treatment methods which may be successful in one locality may be positive failures in another, so that it becomes practically essential to carry on experiments in each locality, to determine what method of disposal is most efficient for the particular sewage to be treated.

It was the desire of the Acting Commissioner of Public Works of the Borough of Richmond, Louis L. Tribus, C. E., to establish the proposed station adjoining the West New Brighton refuse destructor, so that steam, electricity and a force of men would be available as required, and the refuse furnaces would be handy to dispose of the sewage sludge which would accumulate in the testing plant.

As a member of the New York Bay Pollution Commission during the three years of its existence, which did pioneer work in the investigation of the condition of the waters of New York Harbor, Mr. Tribus became fully convinced that, within a few years, the further debouchment of sanitary sewage into the waters of the bay would have to cease, in the interest of public health and comfort.

CONCLUSIVE RESULTS NOT OBTAINED.

Mr. Tribus says that throughout the civilized world engineers are very busily engaged in experimenting, with view to so treating the sewage as to render it innocuous and inoffensive; treatment ranging from processes that merely eliminate matters offensive to the eye, to those that practically furnish an effluent pure enough to be turned into streams, which later are used for water supply purposes. Though much excellent work has been done at various experiment stations, noteworthy at Lawrence, Mass., and Columbus, Ohio, conclusive results have not been secured.

"It is most probable that for all future time, sewage can be poured into the waters of New York Harbor, if treated, so as to be freed from sedimentary matters, and having the effluent nonputrescible, or substantially so. There are various ways of achieving such a result, dependent upon space, that can be given to the treatment and relative cost of operation under the different processes. It will soon become a matter of necessity to take up this phase of the sewerage subject in this borough, and we wish to be prepared, through careful experiments, for determining the question when actually facing the situation."

To this end he desired to erect, adjoining the new refuse destructor, at West New Brighton, a complete sewage experiment station. The results would have been of value to the whole city.

NEW ATTRACTION FOR BROADWAY.

THE adjoining plate illustrates the Broadway elevation of Churchill's new restaurant, to be erected at the southwest corner of 49th st and the "Great White Way," as designed by Herbert M. Baer, architect, of 542 5th av.

This restaurant will be one of the largest and most complete in New York City, and will embody a number of novel features. It will seat over 2,000 people at one time. The plot has a frontage of 78 feet 9 inches on Broadway and runs back 177 feet in 49th st. The main entrance will be on the centre of the Broadway front, through an arcade about 18 feet broad, to be executed in Caen stone.

On either side of this imposing entrance will be two stores, each to be about 15 feet wide and 40 deep. The arcade will lead right into the main dining-room, which is to cover the balance of the plot, and will be 20 feet high, with a 15-ft. gallery extending all around it.



Broadway, s w cor. 49th st. NEW CHURCHILL RESTAURANT. Herbert M. Baer, Architect.

This gallery, which will be picturesque and attractive, will likewise extend out, over the stores, into an open-air balcony, about 20 feet broad, extending across the entire front. There will also be a 4-ft. balcony opening out from the gallery all along the 49th st side with French doors; so that in summer time the whole room will be opened up to the fresh air. The style of this room will be French Renaissance.

IN VIENNESE STYLE.

The front half of the basement will be devoted to a large rathskeller, fitted up in Viennese style with alcove seats all along the walls. The rear of the basement will be given over to the kitchens, heating, ventilating and refrigerating plants; all of which will be most up-to-date and complete in every respect. All the water used in the building will be filtered.

The top floor will be laid out for a banquet hall, clubrooms, private dining-rooms, and the requisite bedrooms and baths.

LIGHTS THAT WILL DAZZLE.

The exterior will be executed in cream-colored stucco with a projecting cornice, roofed with red tile in Spanish fashion. The frieze and panels under the windows will be brought out in colored tiles. Under the soffit of the cornice there will be about 100 electric lights set in rosettes, lighting up the entire facade at night, which will be visible all the way up and down Broadway.

The cost of the building when completed will be, approximately, $200,000. No contracts have yet been placed for structural work.

CONSTRUCTION

LINES OF DEVELOPMENT IN NEW JERSEY.

Office Building Plans for Jersey City—Over 200 New Dwellings at Plainfield—A Big Jump in Values.

IT was estimated by a real estate operator of Newark this week that since the Hudson River tunnels opened real estate transactions aggregating $8,000,000 have been consummated in what is known as the Metropolitan District, that is, within 25 miles from the City Hall, New York. Builders and homeseekers are in the market heavily, and the former get good prices for completed work.

The speaker considered this a conservative estimate. Others placed the total at even a higher figure, holding that that amount should not include factory plots, but only residential sites. This would include all of Hudson County, which takes in Bayonne; all of Essex County, which includes Newark, Harrison, Kearney, the Oranges, Bloomfield and Montclair, Millburn and smaller towns; all of Union County, including Elizabeth, Garwood, Westfield, Cranfield and Plainfield, also North Plainfield, which is in Somerset County; and a part of Middlesex County, in which are located New Brunswick and Perth and South Amboy, both of which are manufacturing cities of about 25,000 each, but which are just outside the 25-mile radius.

A GREAT QUEST FOR BUILDING SITES.

In each of these cities, prices of sites have jumped FROM 5 TO 40 PER CENT. WITHIN THE LAST THREE MONTHS. The "Three-minutes-to-Broadway" slogan of the Hudson County developers is responsible for the jump. There the policy is to hold on to property now in hand for bigger prices a few years hence. The same is true of Hoboken.

Comparatively speaking, residential development is secondary to industrial and business development in Hoboken now. Jersey City is entering upon a big office building development; Newark is building heavily in 3-family apartment houses in the suburbs. In the city it is expanding in the direction of more office buildings, and factory sites are in greater demand than ever. Bayonne is building many homes of the 2-family apartment type. Factory sites are high.

Elizabeth has a good sized office building operation on, for the Union County Trust Co., and the Cleveland Toy Company is constructing a 4-sty store and flat building in Broad st, between East Jersey st and Elizabeth av. There is considerable development in Aldene, a suburb recently annexed, and in that district bounded by Orchard st, Morris av and the city line to the northwest. There are 80 frame residences now in course of construction in that city and throughout the remainder of the county twenty-one brick or frame factory operations.

Plainfield has had 203 new dwellings erected this year, but factories are a drug on the market at present, there being a number to let or for sale. The Livingston Manor section of New Brunswick in Highland Park, on the east bank of the Raritan River, has developed remarkably within the last year and a half—a whole city of fine homes, renting from $25 to $60, have gone up there. New Brunswick cherishes the hope that when the Pennsylvania Railroad electrifies its main line from Long Island City it will make it the Western terminus, where steam will be changed for the electric engines, thus making that city a sort of terminal for all through trains.

The city has shown a wonderful development within the last ten years. It has paved its streets, it has moved its principal business thoroughfare from an out-of-the-way part of the city, along the canal banks, where the streets were narrow and crooked, dirty and damp, to George st, which, as the main thoroughfare of the city, should have the distinction of being the main business street; and it has gone through an exhaustive house cleaning, thanks to its real estate men, who early saw that no development could come to that long slumbering city on the "Banks of the Old Raritan" until its own people took some pride in it beyond tradition; and to its progressive newspapers.

TWO JEALOUS CITIES.

Across the country, through rich clay deposits and extensive terra cotta works, where, by the way, the National Fireproofing Company manufactures its product, lies Perth Amboy. This is one of the most important manufacturing cities of its kind in the State, and it is growing rapidly. Like most rapidly-growing cities where there is a great deal of manufacturing going on, the town as a whole is not as attractive as some other New Jersey cities, but there is a wholesome public spirit among its people, and the loyalty and progressiveness of its newspapers makes up for the large foreign population, and the city, thanks to its real estate operators and developers, is being built up remarkably fast.

The tunnels have not done much for this city, but its admirable location at the mouth of the Raritan River, as the chief port in Raritan Bay, and at the western terminus of the Staten Island Sound, with the Pennsylvania and Jersey Central railroads (constituting the Long Branch Railroad) giving it fine passenger and freight service, makes it attractive as an important commercial city. There has been considerable construction there this year, mostly in factory and frame dwelling operations, but the figures are not obtainable, at this writing. The growth of this city is stimulated by a desire to keep New Brunswick from gaining a larger population or increasing its importance more than that of Perth Amboy.

EXCLUSIVE TOWNS.

Montclair, Morristown and Plainfield are more or less exclusive towns. The cost of living is higher and the disposition is to invite the commuter class to find homes there. Montclair particularly, is a city of exclusiveness, especially in what is known as Upper Montclair, which is built on a mountain in back of the town. The development there has been both municipal and individual. More than one hundred new homes have been erected there within the year, some of these being on very elaborate scales.

The business streets have been developed by alteration to stores and construction of new ones.

BIG THINGS FOR MORRISTOWN.

While Morristown, in Morris County, is out of the Metropolitan District, the opening of the tunnels under the Hudson River, between Christopher st and the Lackawanna Railroad terminal, has helped it. Its first trolley car system has just been opened and will remove it from that state of isolation which has characterized it for so many years. A line now runs to Elizabeth and another to Dover. The development here is mostly in houses costing from $10,000 to $50,000, but it is expected that the start that has recently been made to erect smaller houses for "substantial" commuter tenantage will develop into greater things. Morristown, by reason of its high altitude, fine water and good commuter service, is destined to grow much more readily in the future since its real estate men are able to offer exceptional advantages to prospective purchasers.

THE GROWTH OF WESTFIELD.

Every real estate operator in New York City and every one in New Jersey knows about Westfield. Why? Because it is alive, wide-awake and advertises. Five square miles have been added to the town since it opened its advertising campaign, and more than 200 new homes have been erected there this year. It has spread out now so that one progressive developing company refers to its property as Westfield-Garwood. One is a manufacturing hamlet, while the other is a residential town, and rapidly assuming the proportions of a city. It is the fastest growing community in the State, if the number of new residences that go up each year is any criterion. This growth comes without any aid from the tunnels, too! It is merely the result of advertising.

There are other towns in New Jersey that are reaping the benefit of the tunnels. Almost every city within the Metropolitan District reported big increases in building construction this year, and this was only the first year that the tunnels have been in operation.

The facts that have been given show why the New York-New Jersey Real Estate Exchange is desirous of letting New York people know about the advantage that the tunnels offer to New Jersey residents, and the inspection tours which began this week are merely first aids to Jersey homeseekers.

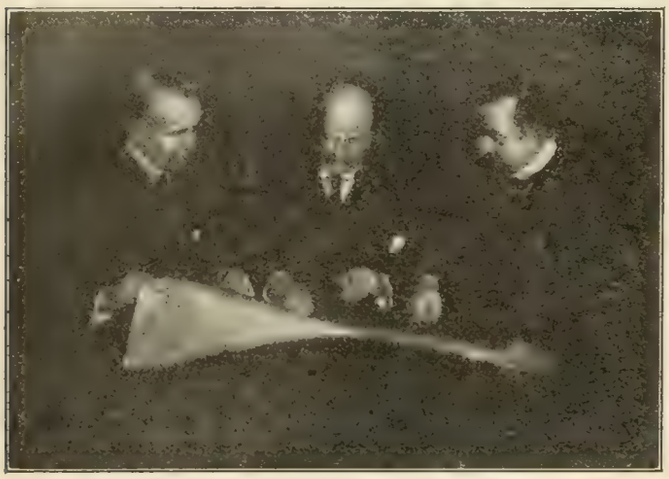
When Non-Performance Was Excusable.

The sub-contractor for the erection of a balcony, fitting rooms, etc., in a downtown building, suspended work, and in the action at law which followed claimed to excuse his non-performance by the defendant's refusal to pay according to his agreement, which was that they undertook to pay about $200 in cash, and the balance in notes during the progress of the work; that the plaintiff was to get the cash during the job, but on no specified day. It appears at the trial, as reported, that he received a $300 90-day note, but upon his demand for cash on a particular day the defendant refused further payment until the job was finished. The court held that this breach of the agreement by the defendants absolved the plaintiff from further performance and entitled him to abandon the work and to recover by way of damages such profits as would result to him from a complete performance, and it awarded him the difference between the contract price and the unfinished work.

CHARLES FOLLEN McKIM.

THE death of Charles F. McKim during the week was the subject of wide comment and regret. First because of the eminence of the man in his profession, and, second, because of the circumstances attending the demise three years ago of one of his former partners, Mr. Stanford White. The firm of which he was the head, McKim, Mead & White, has a reputation as architects that is worldwide. In many instances its work has been a matter of national pride.

Mr. McKim and Mr. Mead were the first partners in the firm, in 1877, and two years later Mr. White joined them. Mr. McKim had supplemented his course in Paris by traveling through



MESSRS. McKIM, MEAD AND WHITE.
(Mr. McKim is in the center.)

Europe for two years studying the various types of architecture as illustrated in buildings ancient and modern. Returning to this city in 1872, he entered the office of H. H. Richardson, then the foremost architect in this country. In this office was also William R. Mead.

In the year 1895 an entire number of the Architectural Record was devoted to the work of McKim, Mead & White. And in the issue of September, 1906, their work was again the subject of illustration and review in the same magazine. At the latter time it was said:

"Can it not be proclaimed at the outset that McKim, Mead & White have been the leaders in the contemporary American architectural movement, because their aesthetic point of view was so intelligently and so wholesomely representative? Before their influence became important, there had been much brilliant and conscientious individual achievement in American architecture; but its authors had not obtained much more than a personal success.

"These brilliant or conscientious individual performers had not succeeded in making their influence very widely pervasive, or in provoking intelligent and fruitful imitation. McKim, Mead & White, on the other hand, have succeeded in making their influence widely pervasive and in provoking imitation which has been both intelligent and edifying. In them the modern American architectural movement first began to find itself, and to become conscious that one group of architectural forms and one species of architectural expression promised to be more fertile than another. . . . They have introduced a definite tendency and principle into American architecture, not by preaching, but by the force of a compelling example; and its history during the next two generations will be a tale of the way in which that tendency and principle is accepted, transformed and perhaps in the end superseded."

Mr. McKim died unexpectedly at St. James, Long Island, of heart trouble, after a long illness, which for more than two years past had kept him out of active work. The surviving partner of the firm, which has had such a wide influence upon the development of American architecture, is now William R. Mead, who first became associated with Mr. McKim thirty-two years ago. It is understood that the firm was reorganized after Mr. White's death and that new members were admitted.

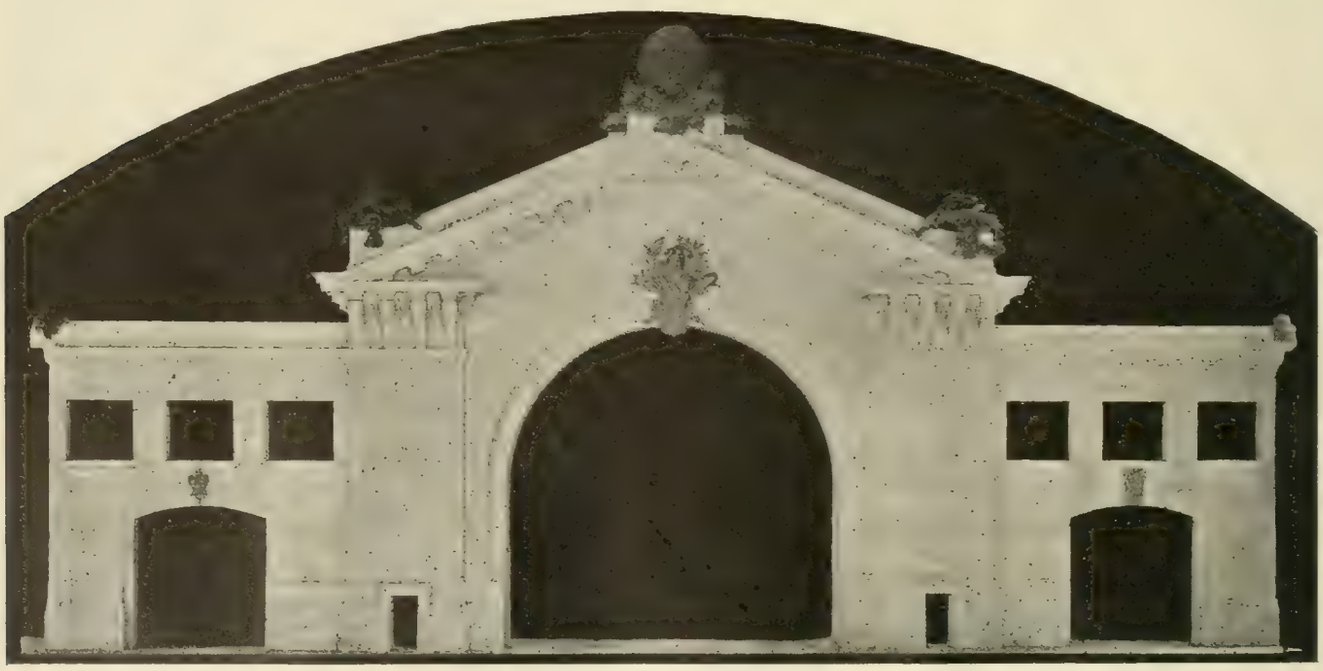
Mr. McKim gave to Columbia University two traveling fellowships for architectural students. A founder of the American Academy in Rome, president for a time of the American Institute of Architects, he also served on the commission for the improvement of Washington, and the New York Art Commission. He became an N. A. in 1907, but the crowning reward of his career was the winning of the King's Medal of the Royal Institute of British Architects because of his services for the advancement of architectural art. This was awarded to him in London on June 22, 1903, and was followed the next day by a great dinner of the British Institute in honor of Mr. McKim, who was the second American to receive this distinction.

THE CHELSEA IMPROVEMENT.

Unusual secrecy is being maintained by the Dock Department regarding the time when the "Chelsea Improvement" will be ready for public use. All inquiries are met with the reply that the officials are unable to state even the probable date of the opening. Contractors at work on the construction, however, estimate that they will be completed by the first of the year.

It is said that this mammoth operation (detailed descriptions have appeared from time to time in the Record and Guide) will be the most conspicuous ornamental concrete construction in this city, the material used being Edison Portland cement. The curtain is nearly completed and in some cases the moulds have been removed.

Practically all that remains to be done now is the setting of the ornamental concrete work, which will be entirely of pressed cement. This detail is shown in the picture of the model of one of the great piers, extending half a mile, from West 14th st and the North River to the West 23d st ferries. It will be seen that the ornaments consist of a sort of superstructure, the work of preparing the moulds for which is now in progress.



CONCRETE FACADE OF A CHELSEA PIER.

CONCRETE BRIDGE 1,500 YEARS OLD.—A bridge, near Amalfi on the Gulf of Salerno, is said to be more than 1,500 years old. Examination shows it to be made of natural cement and good-sized pieces of crushed stone. The bridge is of classic construction, and the worn ornamentations and designs unmistakably point back to Turkish origin. It was probably built under the direction of one of the Eastern emperors.

—The man that clasps duty firmly with one hand as a rule holds achievement confidently in the other.

STATISTICS OF TENEMENT CONSTRUCTION

A Complete Summary, Showing Number of Houses and Apartments In All the Boroughs, and Their Condition

A summary tabular statement of the work of the Tenement House Department for the second quarter of the year 1909 has just been completed by Edmond J. Butler, Commissioner. In addition to tables showing the regular work of the Department, there is included a preliminary tabulation of the results of the block inspection of tenement houses undertaken during the first half of this year. For the first time in the history of the Department, certain facts herewith given are definitely known, and it is presumed that these tabulations will be of value and interest to property owners and operators, which the Tenement House Department for just such facts as these has not heretofore been able to give. It is proposed from this time on to keep a summary of this information up to date so that every half year the department can present tables of a similar character showing the exact situation in the city.

Among the first tenement properties to receive attention by the Tenement Department are those containing dark rooms and school sinks. It has not been possible to tell, until this time, just how many of these conditions existed in the city. The recent canvass shows that at that time there were in the entire city only 1,931 school sinks or privy vaults remaining, and 715 of these were in the Boroughs of Queens and Richmond, where in many cases no other form of fixture than a privy vault is possible, owing to the lack of sewer connection.

Of the 1,216 remaining, in Manhattan, the Bronx and Brooklyn, only 307 remained to be covered by orders June 30, the remainder being disposed of either by having orders already standing against them, or by demolition of the house, or classification as a non-tenement. With the co-operation of the landlords and the courts it should be no long time until every school sink or privy vault, where sewer connections permit, shall have been done away with.

INFORMATION OBTAINED FROM BLOCK CANVASS OF NEW YORK CITY, AS OF DATE, FEB. 13, 1909.

	Manhattan.	The Bronx.	Brooklyn.	New York City.
Total No. of tenements....	42,589	7,240	48,090	102,897
New law tenements.....	3,411	1,514	7,468	14,166
Tenements erected before passage of Act	38,433	5,567	33,538	79,707
Houses of doubtful occupancy	745	159	7,084	9,024
Total No. of apartments...	505,522	66,204	246,998	838,965
Est. population accommodated 2,274,849		297,918	1,111,491	3,775,343
No. of vacant apartments, time of canvass	38,777	7,191	20,034	67,832
Percentage of apartments vacant, time of canvass.	7½	11	8	8
No. of tenements with insufficient number of fire escape balconies	2,640	757	15,695	21,766
No. of living rooms with inadequate light and ventilation other than entire lack of windows, some of which may prove acceptable under new amendments	118,211	3,829	135,341	263,100
No. of living rooms without windows	36,825	1,281	59,377	101,117
No. of above rooms covered by orders of the Department Feb. 13	13,227	441	2,881	16,768
No. covered by orders, Feb. 13 to June 30.....	5,306	132	669	6,124
No. disposed of by demolition of house or removal from tenement class, Feb. 13 to June 30	*329	25	56	421
Remaining to be covered, June 30, 1909	17,963	683	55,771	77,804
No. of school sinks or privy valuts	837	19	360	1,931
No. covered by orders of the Department, Feb. 13	737	3	103	884
No. covered by orders of the Department, Feb. 13 to June 30	47	..	9	69
No. disposed of by demolition of house or removal from tenement class, Feb. 13 to June 30.....	6	2	2	11
Remaining to be covered, June 30....	47	14	246	967
No. of tenements with one or more dark halls.....	15,270	1,220	12,354	29,054
No. of tenements with cellar or basement occupied or arranged for occupancy	14,791	2,898	7,117	25,387
No. of tenements with bakery on premises.....	1,190	139	851	2,266
No. of tenements with stable on premises.....	260	80	774	1,355
Tenements erected before passage of the Act on which complete structural inspection has been made and work done....	4,984	1,008	1,162	7,231
Tenements erected before the passage of the Act on which complete structural inspection has been made and orders pending, Feb 13	8,510	1,067	1,820	11,542
Same as above, orders issued, Feb. 13 to June 30	1,473	106	548	2,191
Houses disposed of by demolition or removal from tenement class of those not covered by orders, Feb. 13	72	161	69	314
Houses subject to structural inspection, June 30, 1909 (including houses of doubtful occupancy)..	24,139	3,384	37,023	67,453
Total, old tenement houses and doubtful	39,179	5,726	40,622	88,731

ROOMS HAVING NO WINDOWS.

The canvass showed, with reference to dark rooms, that there were 101,117 rooms used for living purposes, containing absolutely no windows. This is exclusive of rooms with inadequate light and ventilation in other respects, as, for instance, windows opening upon too small an air shaft, or upon a covered shaft, or windows of too small size opening to an adjoining room.

The above figure represents the absolutely "dark room that is such a bad feature of our city life. At the date of the census orders had already been issued against 16,768 of these dark rooms, and by June 30, 6,124 more had been covered. Meantime, 421 had been done away with by demolition of buildings, or removal from the tenement house class, leaving 77,804, or nearly three-fourths of the original number to be attended to. Queens and Richmond are omitted from the summary here given.

Drawing Classes Open at Mechanics' Institute.

The school year of the Mechanics' Institute, which is conducted by the General Society of Mechanics and Tradesmen of New York, at their building at 20 West 44th st, begins on Monday, September 27, and continues to about the middle of April, 1910. Instruction in this institute is under the directorship of Louis Rouillion, who is assisted by some 29 competent instructors in charge of the various courses. Thirty-eight separate subjects are taught, which include architectural, mechanical and freehand drawing; clay modeling, mathematics, physics and electricity. Classes are in session two evenings a week, from 7.30 to 9. 30 P. M.

The tuition is free and affords an opportunity for young men who are employed in ordinary working hours of the day and who wish to advance themselves in the theory and knowledge of the various trades in which they are employed, the only expense to the student being the purchase of instruments, paper, etc. Three years are required for the completion of any one of the courses, when, if all the conditions have been complied with, the diploma of the society will be awarded.

Application cards for admission can be had by applying at the institute, which, when properly filled out, are placed on file in the order of receipt, and this constitutes a waiting list.

The classes for the coming year were pretty well filled up at the close of the last term. It is advisable for those who wish to enter the classes to get on the waiting list as soon as possible. As soon as vacancies occur new applicants will be notified in their order.

WHERE RICHMOND EXCELS.—Louis L. Tribus, C. E., Commissioner of Public Works in Richmond Borough, says in his annual report, printed this week, that in the past eleven years, in almost all lines of public work, there has been a gradual increase of cost. "There has been, perhaps, an even greater increase in living expense; but in general not an equivalent increased remuneration for city employees; yet the standard required, executive, clerical, engineering, constructive and maintaining, has very greatly advanced; and it is a satisfaction to feel that the Borough of Richmond has been a leader in such advance. This has been frequently illustrated in the past year or two, where results here have been pointed to, not only as worthy of local note but as a cause for pride for the whole city and to some degree, of interest to the whole country. The condition of its highways, the construction of its sewers, the design and erection of the great retaining walls at St. George, the refuse destructor, have all received much commendation. The two latter works have been visited by many, coming from places ranging from Boston to San Francisco, from Milwaukee to Vera Cruz, with intervening cities liberally represented."

—"Success is the reward for energy. It is not luck. The man who starts out simply with the idea of getting rich won't succeed. If you do each day's task successfully, follow the established lines of high-class dealing, and keep your head clear you will come out all right. Be sure and look ahead."—John D. Rockefeller.

AN IDEA FOR A COUNTRY HOME.

A Cement House of Novel Design; Structure Is at Glen Cove and on Picturesque Plot:

THE accompanying picture shows a suburban house that is in course of construction on the top of a hill near Nassau station, Glen Cove, L. I., by the Craftsman Home Building Co., for a man well known in business and club life. Of cement construction, the house faces southeast and affords an extensive view of the hill section of Long Island. Cypress comprises such exterior woodwork as there is on the structure, and it is darkened to a brown tinge by a chemical process.

Red cedar shingles, painted a dull brick red, will form the roof. Dormer windows will break the straight lines of the roof, which has overhanging eaves supported on heavy square timbers. Cement construction embraces even the chimney.

At the west end of the house is a pergola, covering a terrace, while on the opposite end is a porch, overlooking the golf links nearby. Connecting with this porch, by double French doors, is the dining-room. Being protected by screens, the porch is for all practical purposes an exterior dining-room, suitable for



NEW RESIDENCE AT NASSAU.
Craftsman Home Building Co., Architects.

summer use. In winter the screens will be superseded by glass. On the front of the house is a small porch, sheltering the entrance.

While the massive effects and straight lines of cement construction are preserved, the porches and pergola relieve the severity of the design. The floors of the pergola, the entrance porch and the dining porch, as well as of the small kitchen porch, are of dull red Portland cement squares, 9x9.

The house is intended as an abode for a family of three persons, and an office accommodation, or den, is provided for the owner.

THIS HOUSE HAS DOORS.

For this reason, double doors divide it from the living-room instead of the usual broad opening. The big fireplace in the living-room is so placed that the cheery glow of the fire is seen from both the hall and the dining-room, as it forms one end of a vista which goes straight through to the dining porch. The built-in bookcase fills the space between this fireplace and the corner on one side, and on the other side is the door leading to the pergola.

The woodwork in the hall, living-room and dining-room is all of chestnut, fumed to a rich brown tone and given the soft, dull finish that makes the surface appear to fairly radiate color. The fact that the woodwork is alike throughout these three rooms emphasizes the close connection between them and makes them appear almost like different parts of one room.

In the second story is a perfect system of bedrooms. These rooms, of which there are three, correspond in size to the rooms on the lower floor. A corner of the largest bedroom is taken off for the private bathroom, and the second bathroom is placed directly over the pantry, with the maid's room just above the kitchen. Both bathrooms are tiled and fitted with "Standard" sanitary fixtures.

The house has the usual frame construction, covered with Truss Metal Lath, which serves to hold the outer coat of plaster.

TUNGSTEN NOVELTY BATTERY LAMPS are intended primarily for dry battery use. They are preferable to carbon lamps for this purpose, owing to their comparative freedom from blackening or dimming, and the much higher candle-power which they give for practically the same average wattage as the carbon. Tungsten novelty lamps are from three to six times as efficient as carbon novelty lamps. They are used for bicycle lamps, portable candle-sticks, bedroom clocks, meter-readers' pocket searchlights, etc., etc. For compactness' sake they are regularly sealed off from the side. The 1½ volt and 7-16 inch round lamp can be operated on one primary cell.

WHAT 1910 WILL OFFER TO BUILDERS.

Those investors, builders and building material men who are watching the constantly changing conditions in the building material markets these days foresee a remarkable year ahead for construction business in this city and vicinity. Some of the most conservative construction companies in this city were visited this week and asked to express an opinion regarding the prospects for 1910. An official of the Andrew J. Robinson Co., of 123 East 23d st, which has taken, and is playing, an important part in the development of 4th av, expressed this opinion, which is fairly representative of those of other construction authorities:

"We are looking for a big year. I do not think that there will be any abatement of activity due to the passage of a necessary interim within which to find tenants for buildings now being constructed, as you suggest, in spite of the unmistakable tendency of some to move to New Jersey, others to go to Long Island and still others to move northward. There will be greater development of 4th av, for instance, than that now evidenced, the ruling type of building continuing to be store and loft because it offers the advantage of being sub-divided if necessary."

Some of the biggest real estate companies that are making a specialty of midtown business developments say that they have some big projects in hand. Among these are Horace S. Ely & Co. and Stephen H. Tyng, of Union sq.

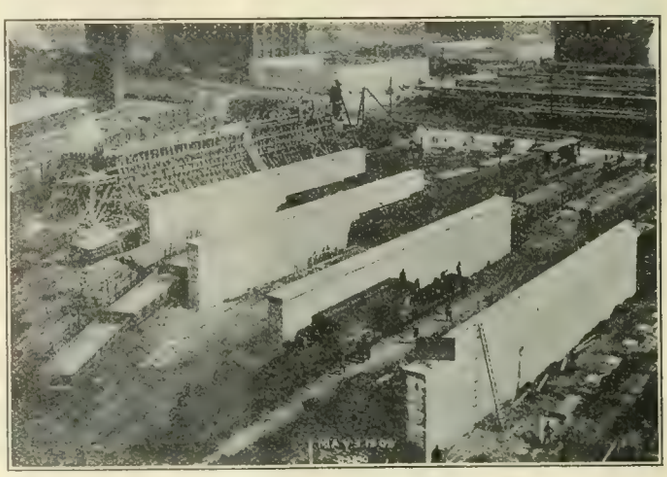
As an evidence of how busy some of the most prominent construction companies have been this summer, the case of the Andrew J. Robinson Co. is interesting and instructive, as showing the number of high-class structures, in which this company specializes, now being erected not only here but out of town.

It is well known that this company is building the new Union Theological Seminary buildings at 121st and 122d sts, Broadway and Claremont av, for which Allen & Collins, of Boston, are the architects. Three of the buildings will be ready for occupancy by the first of the year, while the fourth, the Faculty house, has just been started. Another big operation, which is of general interest because the owner, Joseph Millbank, has insisted that only the very highest grade of material and workmanship enter into its construction, is the 334 4th av building at the southwest corner of 4th av and East 25th st. The excavation for the foundation is now under way. The contractors have not yet been announced for this operation by the architects, George B. Post & Sons.

Another big operation is that for A. Fillmore Hyde at the southeast corner of 27th st and 4th av. This structure will be 20-stys high and will be a modern loft building. The steel work is now up four stories.

What is perhaps one of the most important alteration jobs given out in this city in some time is that for the American Express Company at 63 Broadway. While the actual cost of this operation is not made public, some idea of the extensiveness of the work may be gained from the fact that in ripping out the old work nothing was left of the building but the walls and beams. New plumbing and heating systems will be installed and the structure will be modernized in every particular. The building at 63 Broadway is a landmark, inasmuch as it is one of the fast disappearing yellow stone fronts popular years ago.

The same company is building a residence for Mr. Dave Hinnen Morris in East 70th st, near Madison av, that is also of high class construction, from plans by Thornton Chard, the architect; also the Hudson River Savings Institution at Hudson, N. Y., which will be of limestone and granite, and the John Jermain library, which is being erected by Mrs. Russell Sage at Sag Harbor at a cost of $75,000, and is remodeling the offices of the American Express Company at Boston at a cost of $50,000.



Concrete Foundations.

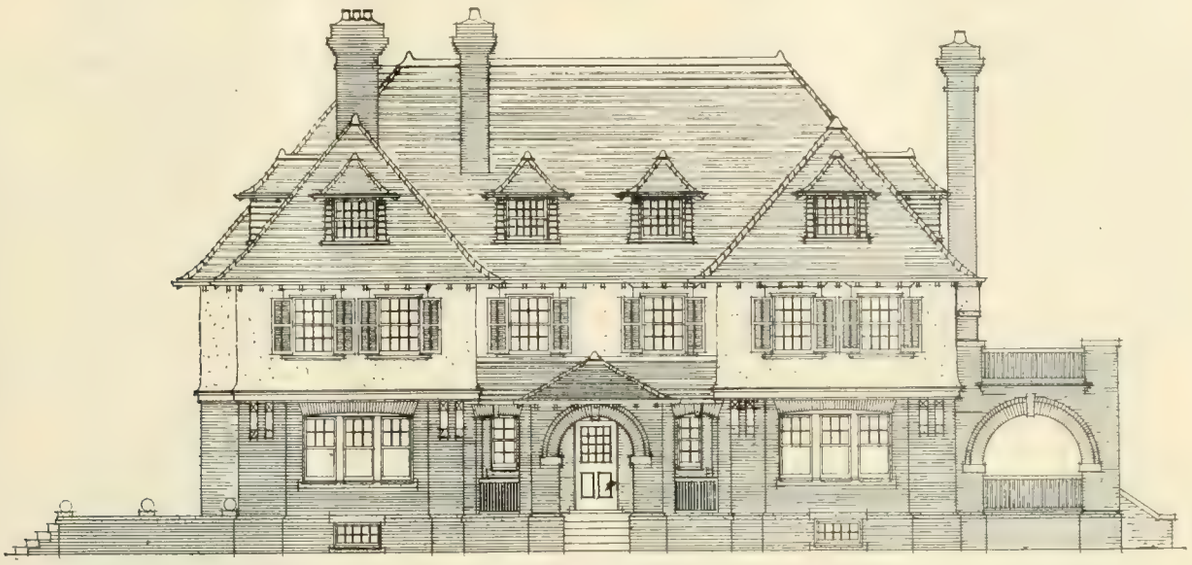
Approaches to New Terminal Station, Chicago & North-Western Ry., Chicago. E. C. Carter, Chief Engineer; W. C. Armstrong, Terminal Engineer; C. S. Hall, Engineer Track Elevation. Universal Portland Cement Used.

M. J. DEGNON BUILDING NEW HOME.

Overlooking Old Town of Jamaica, It Will Be a Show House of Queens.

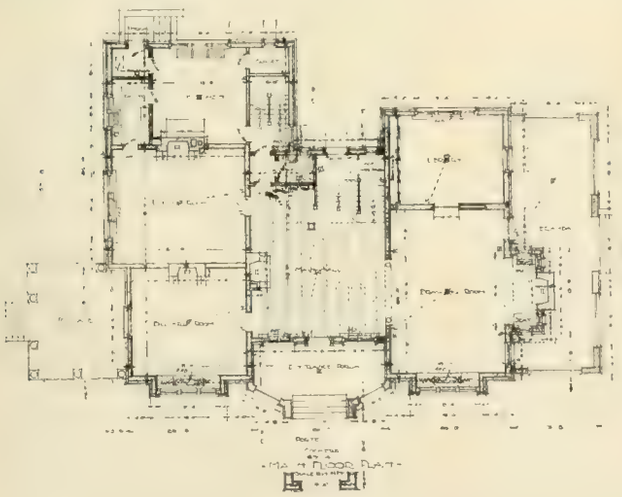
Michael J. Degnon, the contractor is building a home in Jamaica, Queens Borough that promises, when completed, to be one of the show places of that section. The building, 3-stys high, of brick up to the second floor and the remainder of stucco, will be ready for occupancy next April.

The structure will be 63x45 and will stand in the centre of a large plot. Its roof will be of red tile, combining in effect the French chateau and the Southern California style of architecture. A sense of roominess is given the interior by a beamed ceiling hallway 23.10 ft. long approaching the grand staircase from the front door. The entire trim, including wainscot, will be of hardwood, the drawing room and library will be finished in white enamel, and the billiard and dining-rooms in oak. A servants' porch is provided in the rear leading from the kitchen and butler's pantry. Four bathrooms will be on the second story, which will be entirely finished in white enamel, excepting the bathrooms, which will be finished with tile. A steam heating system is specified. Thomas & Frohling, of 114 East 28th st, the architects, estimate the total cost of the house at $30,000.

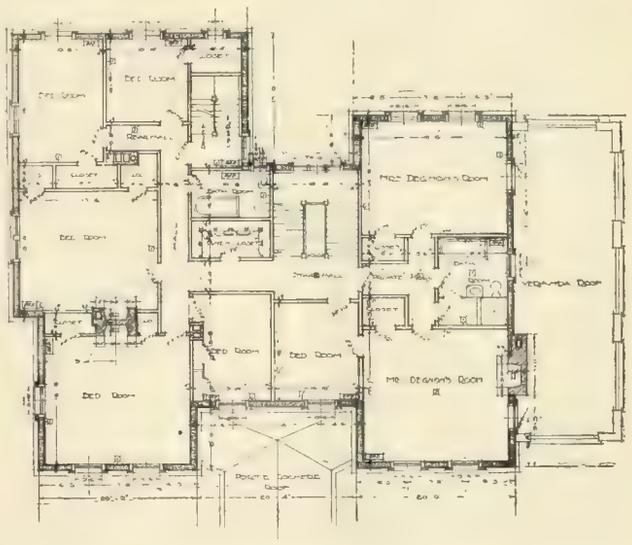


RESIDENCE OF M. J. DEGNON IN JAMAICA ESTATES.

Thompson & Frohling, Architects.



FIRST FLOOR PLAN, RESIDENCE OF M. J. DEGNON.



SECOND FLOOR PLAN, RESIDENCE OF M. J. DEGNON.

INEFFICIENCY OF DAY LABOR IN MUNICIPAL WORK.

The recently published reports of Metcalf & Eddy, of Boston, consulting civil engineers to the original Boston Finance Commission, are exceptional in the thoroughness with which facts have been collected and marshalled to specifically show the inefficiency of day labor in municipal work, at least in Boston. They found the Sewer Department to be reeking with abuses. To inefficiency and lack of discipline were added inadequate inspection and the pernicious effect of contracts given through favoritism at excessive prices. In fourteen years the annual expenditures on account of sewerage had increased 175 per cent., while valuation had increased only 44 per cent. and the population but little more than half as much.

Inefficiency was manifestly the goal toward which the department was steadily keeping its course. One time-keeper carried a book from the office to the job once or twice a day; a carriage painter worked an hour some days, and on many days never appeared at all; two men were stationed on a dump for more than a week after the wagons ceased to visit it; one man had nine lanterns to fill and clean each day, another twelve; some had only to hang up rubber boots to dry; a "siphon" man attended an hydraulic siphon which needed no attention; a "rubber goods repairer," who ordinarily had nothing to do, sometimes assisted a clerk who had little to do; one storekeeper hardly ever appeared in the storeroom; a "stenographer" at $1,000 per annum seldom reported for any duty except that of political messenger; a "janitor" drew pay for seven weeks while he was sojourning in Europe.

In ten districts out of 579 men 144 were employed as watchmen or in other positions which required little effort, and 60 of these performed work of exceedingly slight value, or none at all. Inspectors were frequent offenders, and many of their written returns were practically useless. In some cases they were written wholly from imagination. The inspectors of catch-basins inspected usually from three to six basins a day, rarely over ten, although a fair day's work is fifty. Catch-basins which did not exist were included in the cleaning contracts at a fixed and excessive price; other basins were included in more than one contract, and paid for twice.

ASKS $30,000 FOR TESTS.

At the meeting of the Board of Estimate and Apportionment yesterday afternoon Chief Engineer Nelson P. Lewis asked for $30,000 to defray the cost of experiments designed to show the actual merits of concrete and hollow tile fireproof construction ordered by the Mayor when he vetoed the revised building code. It is understood that the sum will be forthcoming. Mr. Lewis informs the Record and Guide that none of the preliminary arrangements have been completed yet, although he has been at work on the matter during the summer.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Stores, Offices and Lofts.

3D AV, w s, 50.5 s 119th st, 4-sty brick and stone store and loft, 30.5x78, tin roof; cost, $30,000; owner, Sanders & Emma Gutman 452 Broadway; architects, Edward I. Shire & L. R. Kaufman, 110 East 23d st. Plan No. 695.

Two buildings will be domolished. No contracts issued.

14TH ST, No. 61 West, 4-sty brick and store store and loft, 25x105, plastic slate roof; cost, $10,000; owner, Robert Smith, 52 West 14th st; architect, James W. Cole, 403 West 51st st. Plan No. 696.

James Devanney, 300 West 51st st, lessee.

102D ST, Nos. 178-180 West, 2-sty brick stone post office building, 60x43.8; cost, $25,000; owner, Eugene Higgins, 1 Madison av; architect, M. Zipkes, 353 5th av. Plan No. 699.

Branch Realty Co., 149 Broadway, lessee. Architect states that no contract has been let.

Apartments, Flats and Tenements.

133D ST, n s, 235 e Lenox av, two 6-sty brick and stone stores and tenements, 25x86.11, tin roof; cost, $50,000; owner, New Port Realty Co., 35 Nassau st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 698.

Max J. Klein, 125 West 120th st, president.

Dwellings.

91ST ST, No. 11 East, 5-sty brick and stone dwelling, 26x80, slate and tile roof; cost, $75,000; owner, John B. Trevor, Yonkers, N. Y.; architects, Trowbridge & Livingston, 527 5th av. Plan No. 697.

MANHATTAN ALTERATIONS.

ESSEX ST, No. 105, partitions, new front wall, store fronts, to 5-sty brick tenement; cost, $5,000; owner, H. W. Jarchow, 2d av and 19th st; architect, Henry Regelmann, 133 7th st. Plan No. 2102.

FORSYTH ST, No. 96, partitions, show windows, to 3-sty brick store and dwelling; cost, $1,500; owner, Jacob Froelich, 271 Grand st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2112.

MOTT ST, Nos. 274-276, alter dumb waiter shaft, windows, to 6-sty brick store and tenement; cost, $250; owner, Citizens Investing Co., 226 Lafayete st; architect, Richard Rohl, Bible House. Plan No. 2110.

D. Abbate, 226 Lafayette st, has contract.

MURRAY ST, No. 96, alter stairs, floors, walls to 5-sty brick and stone loft and stores; cost, $4,000; owner, M. G. Maynard, 95 Liberty st; architect, Emil Ginsburger, 2272 Prospect av, Bronx. Plan No. 2084.

ORCHARD ST, No. 2, partitions, windows, to 5-sty brick tenement; cost, $250; owner, B. Schlanowsky, 11 West 119th st; architect, Max Muller, 115 Nassau st. Plan No. 2089.

PERRY ST, No. 154, windows, skylights, to 3-sty brick tenement; cost, $1,000; owner, Mary Collins, 283 Elizabeth st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2083.

RIDGE ST, No. 160, partitions, windows, to 4-sty brick tenement; cost, $1,200; owner, S. H. Jackson, 2 East 97th st; architect Jacob Fisher, 296 East 3d st. Plan No. 2093.

SHERIFF ST, No. 88, partitions, windows, piers, to two 4 and 5-sty brick tenements; cost, $3,000; owner, India Wharf Brewing Co., 32 Hamilton av; architect, Henry Klein, 505 East 15th st. Plan No. 2075.

STANTON ST, No. 208, partitions, plumbing, to 6-sty brick tenement; cost, $300; owner, Louis Lang, on premises; architect, Jacob Fisher, 296 East 3d st. Plan No. 2094.

WATER ST, No. 327, partitions, windows, to 5-sty brick tenement; cost, $2,000; owner, Chas. R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2113.

3D ST, No. 246 East, partitions, windows, toilets, skylights, to two 3-sty brick tenements; cost, $2,500; owner Magdalena Lieke, Jamaica, L. I.; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2090.

3D ST, No. 138 East, partitions, windows, skylights, to 5-sty brick tenement; cost, $575; owner, Frederick Hauff, 140½ East 3d st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 2104.

10TH ST, No. 415½ East, windows, partions, to 5-sty brick tenement; cost, $100; owner, John Bentz, 415½ East 10th st; architect, Harry Zlot, 1400 5th av. Plan No. 2095.

13TH ST, No. 421 East, partitions, toilets, windows, to 5-sty brick tenement; cost, $2,500; owner, Estate of John Honey, 421 East 13th st; architect, Henry Regelmann, 133 7th st. Plan No. 2101.

23D ST, No. 210 East, alter stairway, partitions, walls, to 5-sty brick and stone office; cost, $1,000; owner, Samuel Riegler, 210 East 23d st; architect, S. Gourley, Jr., 200 West 112th st. Plan No. 2082.

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

D. Caggiano, 169 Mott st, masonry, and F. Mannuyra, 169-171 Mott st, carpentry.

25TH ST, Nos. 432-432½ West, partitions, drain, to 4-sty brick tenement; cost, $200; owner, Mary E. Geagan, 419 West 22d st; architect, C. B. Brun, 1 Madison av. Plan No. 2085.

29TH ST, No. 214 East, windows to 5-sty brick tenement; cost, $100; owner, Frank Setaro, 324 East 11th st; architect, Henry Regelmann, 133 7th st. Plan No. 2100.

37TH ST, No. 316 West, windows to 4-sty brick tenement; cost, $500; owner, M. I. Hughes, 234 Central Park West; architect, O. Reissmann, 30 1st st. Plan No. 2078.

39TH ST, No. 108 West, toilets, partitions, windows, to 5-sty brick store and tenement; cost, $5,500; owner, Chas. J. Follmer, 312 Riverside Drive; architect, Fred Ebeling, 420 East 9th st. Plan No. 2108.

Barr & Gruber, 210 Bowery, have contract.

40TH ST, No. 207 West, fireproof elevator shaft, cut openings, to 5-sty brick hotel; cost, $1,200; owner, Wm. J. Sloane, 214 West 92d st; architect, F. M. Coffin, 54 Franklin st. Plan No. 2105.

The Maintenance Co., 54 Franklin st, has contract.

55TH ST, No. 77 East, 1-sty brick rear extension, 15x6, alter windows to 4-sty brick residence; cost, $500; owner, James D. Pell, 38 Wall st; architects, Pell & Corbett, 122 East 25th st. Plan No. 2111.

70TH ST, No. 330 West, 1-sty brick and concrete front extension, 23x9.6, to 3-sty brick and stone garage; cost, $1,000; owner, F. D. Underwood, 50 Church st; architect, C. E. Pasco, 666 6th av. Plan No. 2081.

72D ST, Nos. 356-360 East, partitions, windows, cut openings to three 6-sty brick and stone stores and tenements; cost, $4,-500; owner, A. & A. Realty Co., 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 2079.

Dominick Abbate, 226 Lafayette st, has contract.

76TH ST, No. 164 West, 2-sty and basement rear extension, 9.6x13, partitions, to 4-sty brick and stone dwelling; cost, $2,-500; owner, Dr. Louis M. Mooney, 8 West 87th st; architect, John H. Friend, 148 Alexander av. Plan No. 2077.

P. J. Brennan & Son, 624 Madison av, have general contract.

96TH ST, Nos. 264-266 West, steel beams, door, alter walls, to 4-sty brick sub-station; cost, $800; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 2087.

129TH ST, No. 115 East, windows, tubs, to 5-sty brick tenement and store; cost, $2,500; owner, Poalo Garbarini, 113 East 129th st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 2086.

178TH ST, No. 667 West, partitions, windows, show windows, to 5-sty brick store and tenement; cost, $1,000; owner, Chas. J. Smith, 293 East 10th st; architect, Louis Falk, 2756 3d av. Plan No. 2109.

AV A, No. 184, toilets, partitions, windows to two 4-sty brick tenements; cost, $2,000; owner, Jacob Lewis, 285 East 3d st; architect, Harry Zlot, 1400 5th av. Plan No. 2076.

AV C, No. 153, toilets, partitions, to 5-sty brick tenement; cost, $1,500; owner, Mrs. P. A. Cheeseman, 48 Putnam av, Brooklyn; architect, Henry Regelmann, 133 7th st. Plan No. 2099.

AMSTERDAM AV, w s, 70th and 71st sts, build bridge to two 7 and 12-sty brick and stone hotel; cost, $1,000; owner, Meyonko Realty Co., on premises; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 2080.

Thomas Healy, Columbus av, n e corner 66th st, is president.

LENOX AV, s w cor 126th st, 2-sty rear brick extension, 20x26, piers, partitions, to 4½-sty brick store and tenement; cost, $6,000; owner, Rose Frey, 40 West 33d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2097.

PLEASANT AV, Nos. 310-312, 3-sty brick front and rear extension, 28.6x34.11, partitions, windows, toilets, store fronts, to two 3-sty brick dwellings; cost, $4,-500; owner, Annie M. Keenan, 116 Nassau st; architects, B. W. Berger & Son, Bible House. Plan No. 2096.

1ST AV, n e cor 60th st, alter store fronts, toilets, partitions, to 5-sty brick and stone tenement; cost, $1,200; owner, Frederick Hermann, 207 East 71st st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2073.

1ST AV, No. 2097, 1-sty brick rear extension, 24.6x53.4, to 2-sty brick store and dwelling; cost, $3,000; owner, not given; architect, M. W. Del Gandio, Tremont and Webster avs, Bronx. Plan No. 2107.

2D AV, No. 1391, toilets, partitions, to 5-sty brick tenement; cost, $800; owner, Mrs. M. E. Sutro, 2030 Broadway; architect, G. Haug, 103 Park av. Plan No. 2103.

3D AV, No. 133, alter walls to 3-sty brick store, office and dwelling; cost, $75; owner, Clemens Muller, 28 West 68th st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 2106.

6TH AV, No. 1047, toilets, partitions, windows, to 2-sty brick store and meeting hall; cost, $450; owner, I. Winters, 1051 6th av; architect, Geo. Dress, 1321 3d av. Plan No. 2074.

7TH AV, No. 1964, alter windows, partitions, to 5-sty brick tenement; cost, $3,-000; owner, Chas. J. Dorner, 2028 Lex-

ington av; architect, M. Zipkes, 353 5th av. Plan No. 2091.

8TH AV, No. 2433, skylights, cut doors and windows to 5-sty brick and stone store and tenement; cost, $500; owner, John H. Wohetman, 26 Rutgers pl; architect, Chas. M. Straub, 147 4th av. Plan No. 2088.

9TH AV, n w cor 28th st, erect sign to 3-sty brick store and dwelling; cost, $175; owner, not given; Henry Brady, 262 West 23d st, lessee. Plan No. 2092.

10TH AV, No. 288, toilets, partitions, windows, to 4-sty brick store and tenement; cost, $1,000; owner, Dr. Christopher F. Korner, 216 East 68th st; architect, James W. Cole, 403 West 51st st. Plan No. 2098.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

GRAND AV, w s, 100 n 176th st, 2½-sty brick dwelling, slate roof, 37x38; cost, $9,000; owner, Geo. M. Klein, 36 Wall st; architect, Wm. L. Rouse, 12 West 32d st. Plan No. 1001.

BEACH AV, n w cor Gleason av, two 2-sty brick dwellings, tin roof, 40x25; total cost, $14,000; owners, Capodilupo Const Co., Frank Capodilupo, 344 East 148th st, president; architect, Frank Hausle, 81 East 125th st. Plan No. 1004.

GRAND CONCOURSE, w s, 177.7 s 165th st, 2-sty brick dwelling, tin roof, 25x42; cost, $7,500; owner, W. L. Saulpaugh, 723 Union av; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 1003.

WILSON PL, n s, 100 e Barker av, two 2-sty frame dwellings, tin roof, 20x50; total cost, $9,000; owner and architect, Frank McGarry, 660 Burke st. Plan No. 1008.

GRAND BOULEVARD, n e cor 174th st, 3-sty brick dwelling, tile and gravel or copper roof, 35.6x43.6; cost, $10,000; owner, Warren J. Mitchell, 499 East 176th st; architect, George Hooks, 1501 Commonwealth av. Plan No. 1012.

150TH ST, s w cor Tinton av, 2-sty frame store and dwelling, plastic slate roof, 20x60.2; cost, $5,000; owner, E. M. Lignori, on premises; architects, The Glasser Co., 70 Manhattan st. Plan No. 1009.

241ST ST, n s, 310 e Katonah av, two 2½-sty frame dwellings, shingle roof, 20 x32; total cost, $5,000; owner, V. Dombrosio, Alexander av, Yonkers; architect, Wm. S. Irving, 241st. Plan No. 1016.

AMUNDSON AV, e s, 125 s Nelson av, 2½-sty frame dwelling, shingle roof, 23x 38.6; cost, $4,500; owner, E. G. Nyman, 2 West 88th st; architect, Carl P. Johnson, 8 East 42d st. Plan No. 1017.

BASSETT AV, w s, 221.8 s McDonald st, 2-sty frame dwelling, slag roof, 21x 50; cost, $3,000; owner, Peter Zuhringer, 312 East 156th st; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 1019.

WALLACE AV, w s, 100 s 205th st, four 2-sty frame dwellings, tin roof, 20x55; total cost, $24,000; owner, Fairmount Const. Co., David Horowitz, 1353 Boston rd, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1018.

PAULDING AV, e s, 39.4 s 217th st, 2-sty brick dwelling, tin roof, 20x55; cost, $6,000; owner, Frank Yorio, 6423 New Utrecht av, Brooklyn; architect, M. W. Del Gaudio, 1910 Webster av. Plan No. 1015.

PIER AV, w s, 50 s Emily st, 2-sty frame dwelling, tin roof, 20x45; cost, $3,000; owner, Matthew O'Brien, 518 East 148th st; architect, M. J. Garvin, 3307 3d av. Plan No. 1020.

Apartments, Flats and Tenements.

FULTON AV, n w cor 169th st, two 5-sty brick stores and tenements, tar and gravel roof, 58.5½x84.5¾, 40.1x92.2; total cost, $100,000; owner, Max Cohen, 1185 Fulton av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1002.

BAINBRIDGE AV, w s, 270.4 n 200th st, 4-sty brick tenement, tin roof, 21x70; cost, $14,000; owner, Jacob Zurneiden, 308 East 204th st; architect, Wm. S. Irving, 241st st and Katonah av. Plan No. 1007.

FOX ST, w s, 100 s 163d st, six 5-sty brick tenements, tin roof, 40x88 and 88.7; total cost, $210,000; owners, Weisman & Herman, 510 East 136th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 1014.

Miscellaneous.

WALNUT AV, n w cor 137th st, 1-sty brick crane shed, plastic slate roof, 79x 146.2; cost, $12,000; owners, De La Vergne Machine Co., on premises; architects, Hudson Structural Steel Co., 136th st and So. Boulevard. Plan No. 1006.

CODINGTON AV, n s, 779 e Fort Schuyler road, 1-sty frame barn, 15x15; cost, $75; owner, Wm. G. Cokeley, on premises; architect, John E. Cahill, Jr., 2537 Frisby av. Plan No. 1013.

VINEYARD PL, e s, 40 s 176th st, 1-sty frame stable, tarpaper roof, 12.6x10.6; cost, $50; owner, Elizabeth Berger, on premises; architect, L. C. Berger, on premises. Plan No. 1021.

Stores, Offices and Lofts.

OGDEN AV, e s, 95 n 165th st, 1-sty frame store, tar and gravel roof, 20x60; cost, $2,000; owner, Wm. Schlichter, 1061 Ogden av; architect, Edw. Necarsulmer, 507 5th av. Plan No. 1010.

OGDEN AV, e s, 150 n 165th st, 1-sty frame store, tar and gravel roof, 20x60; cost, $2,000; owner, Wm. Schlichter 1061 Ogden av; architect, Edw. Necarsulmer, 507 5th av. Plan No. 1011.

Stables and Garages.

FISHERS LANE, n s, 350 w Boston road, 1½-sty frame stable and storage, ruberoid roof, 27x65; cost, $200; owner, A. G. Heller, Newark; lessees, Mt. Vernon Supply Co, 24 S. 2d av, Mt. Vernon; architect, C. T. Allison, Stony Point, N. Y. Plan No. 1005.

BRONX ALTERATIONS.

PELHAM RD, w s, 40 s Westchester av, 1-sty frame extension, 13x5 and 1-sty built upon 1-sty frame dwelling; cost, $1,200; owner, Emma C. Dunn, 1583 Pelham rd; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 401.

176TH ST, No. 887, 2-sty frame extension, 25.6x21, to 2-sty frame dwelling; cost, $1,500; owner, Cornelia E. M. McCormack, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 398.

138TH ST, s w cor Locust av, new tank, new girders, etc., to 3 and 5-sty brick factory; cost, $2,200; owners, De La Vergne Machine Co., on premises; architects, The Rusling Co., 39 Cortlandt st. Plan No. 395.

150TH ST, n s, 200 w Morris av, new partitions to 3-sty frame tenement; cost, $25; owner, Hannah Cohen, 726 Prospect av; architect, M. J. Garvin, 3307 3d av. Plan No. 403.

160TH ST, n w cor Prospect av, new columns and girders, etc., to 1-sty brick stores; cost, $400; owners, Sykes Realty Co., 165 Broadway; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 394.

166TH ST, No. 444, new bath rooms and new partitions, etc., to 3-sty brick tenement; cost, $1,000; owner, Ferdinand Steiger, 1690 Franklin av; architect, M. J. Garvin, 3307 3d av. Plan No. 402.

BATHGATE AV, e s, 70.10 n 181st st, ½-sty added to 2-sty and attic frame dwelling; cost, $2,500; owner, Caroline E. Steinhardt, on premises; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 390.

BRONX BOULEVARD, w s, 500 s 216th st, move 1½-sty frame barn; cost, $300; owner, Liberato Gianfrancesco, 838 East 215th st; architect, John J. Zuelch, 3414 Barker av. Plan No. 396.

CITY ISLAND AV, w s, 100 n Cross st, 1-sty frame extension, 36x17, to 1-sty frame shed; cost, $300; owner, Henry Hunneke, 1738 Crotona Park East; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 392.

CITY ISLAND AV, w s, 100 n Cross st, 1, 2½, 2 1-sty frame extensions, 24.3x 112.2, 4x29, 34.4x42, to 2-sty and attic frame hotel; cost, $2,000; owner, Henry Hunneke, 1738 Crotona Park East; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 388.

CITY ISLAND AV, s e cor Scofield st, raise to grade 2-sty frame store and dwelling; cost, $300; owner, Jas. W. Hallock, 2782 Marion av; architects, S. H. Booth & Sons, City Island. Plan No. 389.

DECATUR AV, s w cor Oliver pl, new bay windows, etc., to 2-sty brick dwelling; cost, $250; owner, Otillie Lauer, on premises; architect, Walter Quest, 249 West 18th st. Plan No. 400.

EDISON AV, n e cor Schuyler st, 1-sty and attic frame extension, 20x25.5, to 2-sty and attic frame dwelling; cost, $2,000; owner, Jas. Kehoe, on premises; architect, Vincent Bonagur, 789 Home st. Plan No. 387.

PALISADE AV, s w cor 261st st, 1-sty frame extension, 42x15, to 1-sty frame stable; cost, $275; owner, E. D. Randolph, on premises; architect, F. D. Mack, 346 Broadway. Plan No. 404.

PROSPECT AV, No. 908, 1-sty frame extension, 15x4.10, new stairs, new partitions, etc., to 3-sty frame store and dwelling; cost, $1,200; owner, Louis Hemmerdinger 760 Beck st; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 397.

TREMONT AV, s s, 325 w Marmion av, 1-sty brick extension, 24x36, to 3-sty frame store and dwelling; cost, $650; owner and architect, Anthony McOwen, 1060 Tremont av. Plan No. 393.

VAN NEST AV, No. 753, change from peak to flat roof and new partitions to 3-sty frame tenement; cost, $1,000; owner, John J. Gereghty, on premises; architect, F. C. Hirleman, 2804 3d av. Plan No. 405.

WALKER AV, n s, 7 e Bear Swamp road, 1-sty frame extension, 20x7, to 3-sty frame store and dwelling; cost, $800; owner, C. Roser, 527 West 149th st; architects, A. Arctander Co., 368 East 149th st. Plan No. 399.

WASHINGTON AV, e s, 38.6 s Tremont av, new store front to 2-sty frame stores; cost, $300; owner, C. A. Becker, Tremont and Park avs; architect, Chas. S. Clark, 445 Tremont av. Plan No. 391.

ADVANCE REPORTS.

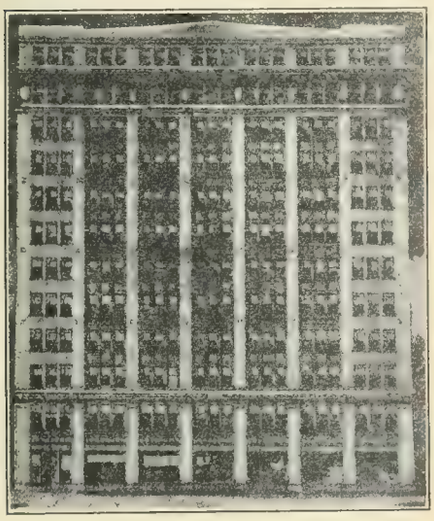
No Architect Yet for U. S. Cigar Stores Building.

BROADWAY.—The Record and Guide was assured, on Friday, that no architect had yet been commissioned to design the plans and specifications for the new $1,000,000 office and store building which the United Merchants' Realty and Improvement Company, as lessee, is to erect as a home office and headquarters building for the occupancy of the United States Cigar Stores Company, at the northeast corner of Broadway and 42d st. Mr. Louis Biel, president of the Improvement Company, when interviewed by a representative, said: "Only preliminary sketches have yet been considered, as the question of actual height of the structure is now before the officials of the company for determination. The character of the neighborhood, however, calls for a high building. On the ground floor will be the largest 'show place' and most perfectly equipped cigar store of all its stores in

this country. The general offices will be located on the upper floors as the headquarters of all the stores established, now operating in this country. The rest of the building will be fitted up for office purposes." It is planned to have the building entirely completed, ready for occupancy, by December, 1910. The site includes Nos. 147 to 155 West 42d st, and 1472 to 1478 Broadway. It takes in three structures, Shanley's restaurant on Broadway, a 2-sty building to the south corner, and a 4-sty stone building in 42d st. The lease with the Astor Estate, owners of the property, is for 21 years, with the privilege of three renewals for the same period of time, making, altogether, a lease of 84 years.

Excavating to Start For Fifth Avenue Building.

5TH AV.—Plans are being completed by Messrs. Hoppin & Koen, architects, 244 5th av, for the new 14-sty store, office and loft building which the Camolin Realty Co., Andrew J. Connick, president, is about to erect at the northwest corner of 5th av and 43d st. It is reasonable to suppose that the widening of 5th av, the removal of porticos and stoops and its ever-increasing land values, will all tend to compel the eventual improvement of all its remaining old buildings with new business structures of this character, for it is certain that the avenue is fast developing into an uptown office building centre. Operations are to be pushed on the new Camolin Building as rapidly as possible, as it is expected to be ready for occupancy by February, 1910. The exterior will be made up of light-colored brick and limestone, architectural ironwork, with a slag roof. The building will front 29 feet on the avenue and 125 feet in the street. The contract

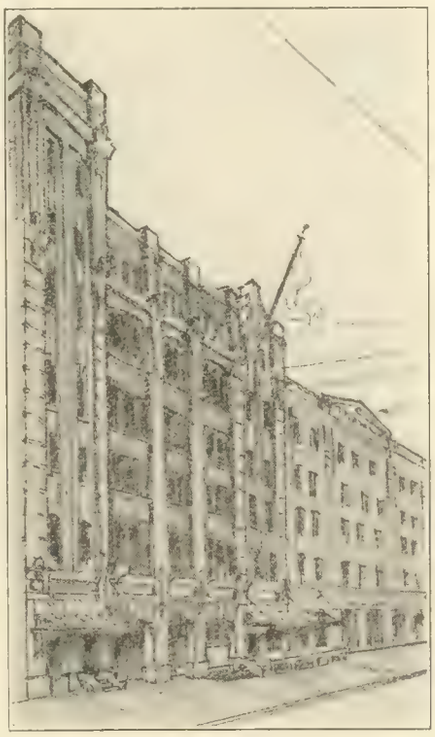


CAMOLIN BUILDING.

for excavating has been signed, and the architects are now taking bids on all other contracts. The site for the building was purchased by Andrew J. Connick and others of the company several months ago from the Lee estate for about $720,000.

J. M. Horton's New Ice Cream Plant.

24TH ST.—Excavating is now about finished by the Bradley Contracting Co., 1 Madison av, for the new fireproof, steel, brick and concrete ice-cream plant, 97x98 ft., which James M. Horton, 213 East 24th st, will erect at Nos. 209-211 East 24th st, under the supervision of Architect Frank Goodwillie, of 1170 Broadway. The building will contain 6-stys, and will possess many new features of appliance and equipment seldom found in a structure of this character. The mason work has been awarded to Christopher Campbell, of 10 East 33d st; A. E. Norton Co., 18 West 27th st, structural steel; York Manufacturing Co., 72 Trinity pl, refrigerator machinery; Rathbun-Jones Co., 17 Battery pl, gas engines; General Electric Co., 30 Church st, switchboard and motors; Gas Power Co., 2 Rector st, gas plant. All other contracts, including the



NEW HORTON BUILDING.

carpentry, will be awarded during the week. The new structure, as shown in the sketch herewith, will be located immediately adjoining, having connection with Mr. Horton's present factory.

James Carlew Branches Into Office Construction.

37TH ST.—The Record and Guide was informed, on Thursday, that no plans have yet been prepared or architect selected for the proposed improvement of Nos. 3, 5, 7 West 37th st, by James Carlew, of 17 West 122d st, the West Side builder, with a 12-sty modern business building, although it is Mr. Carlew's intention to erect such a building sometime in the future. The site, which measures 75x100 ft., is now covered with old dwellings. The undertaking is significant, owing to the fact that it will be the first operation of this nature attempted by Mr. Carlew in recent years. Having been identified for many years with the West Side district, Mr. Carlew has put up scores of fine dwelling houses in the territory between 59th and 110th sts. His last operation in that section was a large one, involving the construction of fifteen dwellings in the north side of 85th st, between Central Park West and Columbus av. These houses were designed by L. A. Goldstone, architect, of 12 West 32d st, being of the American basement type, 5-stys, 20-ft. front, of limestone. The time of beginning the new operation is believed to be depending on the state of Mr. Carlew's health, as he recently submitted to an operation at the Johns Hopkins Hospital, at Baltimore, but is now regaining his former strength.

First Apartment and Store on 8th Ave. South of 59th St.

8TH AV.—The D. A. Cushman Realty Corporation, representing the estates of Angelica B. Faber, Emilie A. Wilcoxson and William F. Cushman, owners of the property at the southwest corner of 8th av and 49th st, is about to erect an 8-sty elevator apartment house, with stores, on the 8th av side. Schwartz & Gross, 347 5th av, have prepared the plans. Purdy & Henderson, 45 East 17th st, are the engineers, and the Edward Corning Co., 100 William st, has the general contract. Louis Cohen & Co., now tenants on the site, have leased the entire building, and will occupy the ground floor as a department store, renting the above apartments. The building will be the first of its kind erected on 8th av, south of 59th st. The site has been owned by the Cushman family since 1850.

Plans for "Churchill's" Soon to Be Figured.

BROADWAY.—Architect Herbert M. Baer, 542 5th av, will be ready to take figures about September 30 for the new hotel restaurant and store structure at Nos. 1603 to 1611 Broadway, and 216-218 West 49th st, for James Churchill, of 1547 Broadway, at a cost of about $200,000. The exterior will be of light cream-colored stucco, three stories in height, covering a plot measuring 78x117 feet. The top floor will contain ten bedrooms. For further particulars and picture of the building, see another column of this issue.

New Chemistry Building for Rutgers College.

NEW BRUNSWICK, N. J.—Franklin & Ayres, architects, of Manhattan, are drawing plans for a chemistry building to be erected by Rutgers College. The new building is to be constructed of brick, and will be located on Bleeker pl, just north of the engineering building, which was completed this year. It is expected that the work of construction will be commenced this fall and that the building will be ready for occupancy by the opening of college in September, 1910. W. H. S. Demarest is president of the college.

Particulars of 29th St. Warehouse.

29TH ST.—So far as could be learned during the week, no plans have yet been officially prepared or architect selected for the new 10-sty fireproof warehouse which it is announced will be erected at Nos. 557-559 West 29th st, and 306-310 11th av, at the northwest corner. The site fronts 75 ft. on 11th av and 70 ft. in 29th st. The names of the interested parties could not be given in this issue. Horace S. Ely & Co. sold the property last week for Thomas J. Reilly and the Prudential Real Estate Corporation.

102d St. to Have Post Office Building.

102D ST.—Maximilian Zipkes, architect, 353 5th av, has been commissioned to prepare plans for the erection of a 2-sty building to be erected at Nos. 178 and 180 West 102d st, to be occupied by the United States government as a sub-station for the Post Office Department. Work on the building will be started immediately, and it will be ready for occupancy by December 1, next. The estimated cost will be about $25,000.

Latest 46th Street Improvement.

46TH ST.—The Estate of E. Lehman, 16 William st, has awarded to Manning Fish & Co., 103 Park av, the general contract for making over the 4-sty residence, No. 16 East 46th st, for store and loft purposes. A new front will be erected, and general interior alterations will be made. Messrs. Taylor & Levi, 24 East 23d st, have prepared the plans. Koopman & Co., antiques, 326 5th av, are the lessees.

Chelsea Comfort Station Plans Ready.

27TH ST.—Plans have been completed by Thomas E. Videto, Arsenal Building, 5th av and 64th st, for the new fireproof comfort station and shelter, brick, granite and limestone, 1½-stys, measuring 40

x24 ft., to be erected by the city in Chelsea Park, 27th and 28th sts, 9th and 10th avs. Bids for structural work will soon be invited in the usual way. The work will probably cost around $50,000.

Apartments, Flats and Tenements.

EDGECOMBE AV.—Harry T. Howell, 3d av and 149th st, has completed plans for a 6-sty flat building, 30.5x96.11 ft., for Jacob Hirsch, 1665 Park av, to be erected on Edgecombe av, the west side, 202.7 ft. north of 141st st, to cost $40,000.

AMSTERDAM AV.—The Floyd Construction Co., 215 West 125th st, will erect a 6-sty flat, 100.11x90 ft., at the southwest corner of Amsterdam av and 109th st, to cost about $150,000. Bernstein & Bernstein, 24 East 23d st, have completed plans.

BROADWAY.—Gross & Kleinberger, Bible House, have completed plans for the 6-sty apartment house, 99.11x140 ft., to be erected at the northeast corner of Broadway and 151st st, to cost $200,000. The Castleton Const. Co., 128 Broadway, is the owner.

Churches.

HARTSDALE, N. Y.—A new Presbyterian church will be erected at Hartsdale with a gift of $25,000 made by the late Welcome G. Hitchcock, of Scarsdale, N. Y. The building will be known as the Hitchcock Memorial Presbyterian Church.

WESTBURY, L. I.—A building committee, composed of Mrs. Robert Bawn, Mrs. E. D. Morgan and Mrs. Charles Steele, are arranging for the erection of a new Episcopal church at Westbury, to cost about $30,000. Frederick Burgess is Bishop of the Diocese of Garden City.

SCHENECTADY, N. Y.—Brown, McAghan & Strassle, 31 East 27th st, Manhattan, have completed plans and have taken figures on the general contract for a new church, 84x100 ft., to be erected at Morris av and Union st, Schenectady, for the Second Reformed Congregational Church, to cost about $35,000. Rev. John G. Meengs is pastor. John H. Peters, 311 State st, Schenectady, is chairman of the building committee.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has been taking figures during the week on the general and separate contracts for a synagogue, 1-sty and basement, 75x130 ft., brick, limestone and granite for the congregation of Oheb Sholem, to be erected in High st, between Spruce st and Waverly av, Newark, to cost about $75,000. The building will have a seating capacity of 1,000. E. Heyman, 117 Market st, is chairman of the building committee. Local contractors are bidding.

Court Houses.

HACKENSACK, N. J.—Bids are about to be taken for the construction of the new Bergen County court house, at Hackensack, from plans by James Riely Gordon, 402 5th av, Manhattan. Granite and marble, 4-stys, 200x135 ft.

SUMMIT, N. J.—Plans were submitted, September 14, by Architect William A. Balch, city building inspector, for remodeling the Colonial Hall Building in Springfield av. The property was recently purchased by the city and is to be converted into a City Hall. J. Boyd Risk is Mayor. Plans provide for a police department, court room, jury box, enclosures for witnesses and prisoners, judge's private office and jail on the first story. The building will be erected at Bank st and Summit av.

Dwellings.

CAMDEN, N. J.—Contractor McPherson will erect nine new dwellings at Morse and Berwick sts. Seven of these buildings will be brick, 14x36 ft.

GREENWICH, CONN.—Chas. I. Berg, 571 5th av, Manhattan, has plans about completed for a 3-sty stone and frame residence, 50x80 ft., for R. B. Thompson, to be erected at Greenwich, Conn., to cost about $22,000.

181ST ST.—John Violante, 33 Hyatt av, Yonkers, will erect a 2-sty residence, 20x53 ft., in the north side of 181st st, near Belmont av, from plans by Chas. S. Clark, 445 Tremont av, Bronx, to cost $12,000. The owner will receive figures.

SHIPPAN POINT, CONN.—Henry A. Smith, 1181 Broadway, Manhattan, has completed plans for a 2½-sty frame and stucco residence, to be erected at Shippan Point, Conn., to cost $20,000. The owners are Gillette & Jenkins, in care of the architect.

PORT RICHMOND, S. I.—William Burlee, of Port Richmond, has purchased the southwest corner of Ann st and Heberton av, Port Richmond. Mr. Burlee intends to erect on this property a row of brick houses similar to those which he recently built nearby.

CHAPPAQUA, N. Y.—Alfred Busselle, architect, 1133 Broadway, Manhattan, has awarded to J. H. L'Hommedieu's Son & Co., 1133 Broadway, Manhattan, the general contract to build the 2½-sty residence, stucco and terra cotta blocks, for Mr. Harold Turner, at Chappaqua, to cost about $25,000.

SOUTH ORANGE, N. J.—Grosvenor Atterbury, architect, 20 West 43d st, Manhattan, has awarded to Archibald Shiels, 16 Valley st, South Orange, the general contract to erect a new residence at South Orange for E. N. Loomis (fruits), of 95 Barclay st, Manhattan, to cost about $25,000.

CRANFORD, N. J.—The Cranford Homes Co. has sold to Lucius Weinschenk a plot of two acres at Balmiere Park, Cranford, N. J., for immediate improvement. The plot has a frontage of 250 ft. on the Rahway River. Mr. Weinschenk will erect houses in keeping with the character of the surrounding property.

Factories and Warehouses.

HOLYOKE, MASS.—The Holyoke Water Power Co., Holyoke, Mass., will erect a new building which will be rented for manufacturing purposes. Plans are in progress.

OSWEGO, N. Y.—The Kingsford Foundry & Machine Works Co. has plans in progress for a 1-sty foundry, 75x125 ft., of brick and steel. The owners will receive bids.

TORRINGTON, CONN.—The Standard Co., Torrington, Conn., manufacturer of spokes, nipples, needles, spark plugs, etc., will soon erect an addition to its works for manufacturing purposes.

WORCESTER, MASS.—The Worcester Cold Storage & Warehouse Co., Worcester, Mass., which manufactures artificial ice in connection with its business, will build an addition 100x100 ft., 1-sty.

NEW BRITAIN, CONN.—The Corbin Screw Co., New Britain, Conn., is preparing to erect an additional factory building. It will be of brick, 50x380 ft., with alternate bids for four and six stories.

PATERSON, N. J.—At Paterson the Cataract Motor Co. has been incorporated by W. H. Sherman, George E. Hannah and others, with a capital of $350,000, to erect a factory for the manufacture of automobile engines.

DUNKIRK, N. Y.—The American Locomotive Co. will expend approximately $700,000 in enlarging the Brooks plant and in installing new machinery. The company expects to have the plant running at its full capacity by fall.

FORT PLAIN, N. Y.—The A. A. Walrath Co., Fort Plains, N. Y., A. A. Walrath, president, has awarded to the Wm. J. Burns Const. Co., of Syracuse, the general contract to rebuild the brick factory, 2-stys, 80x150 ft., at Fort Plain.

NEWARK, N. J.—A general line of machinery for the manufacture of fiber trunks will be installed by William Bal, Inc., 285 New Jersey Railroad av, Newark, who has plans in preparation for a new plant to be erected at 8-14 Johnson st, Newark.

SEYMOUR, CONN.—The H. A. Matthews Co. has contracted with the Seymour Concrete Co. to erect a new mill. The new building will be 60x102 ft., 2-stys, concrete floors, iron beams, walls of concrete blocks, and concrete shingles will be used on the roof, making the building practically fireproof.

HARTFORD CONN.—The Universal Machine Screw Co., No. 350 Sheldon st, has decided that a new factory is essential to the growth of the company, and has purchased a five-acre lot in Windsor st. The plans for the new factory are not yet completed, but they will cover 40,000 sq. ft. of ground.

ROCHESTER, N. Y.—The Selden Motor Vehicle Co., Rochester, will probably be ready to ask bids in a few days on machinery for its new plant. Bids are being received for the construction of the plant at University av and Probert st, consisting of a main building, 2-stys, 60x300 ft., with a wing, 1-sty, 100x136 ft, brick steel and concrete, having a total floor space of 55,000 sq. ft.

NIAGARA FALLS, N. Y.—The Defiance Wall Paper Co., of Pittsburgh, has purchased lands of the Acker Process Co., at 3d and Oak sts, Niagara Falls, as a site for a new 4-sty fireproof factory to manufacture wall paper from pulp wood. The industry is financed by Pennsylvania capital, while all preliminary negotiations were conducted by W. D. Uptegroff, of Pittsburgh. In addition to closing the deal for the site Mr. Uptegroff concluded a contract with the Niagara Falls Hydraulic Power and Manufacturing Co. for the delivery of a large block of power.

Halls and Clubs.

LE ROY, N. Y.—The Odd Fellows of Le Roy contemplate erecting a building at Main and Bank sts at a cost of $20,000. Details have not yet been determined.

NEW LONDON, CONN.—Dudley St. Clair Donnelly, architect, of New London, has prepared plans for a brick lodge building, 40x128 ft., for the Odd Fellows. Cost about $25,000.

Hospitals and Asylums.

BUFFALO, N. Y.—The city of Buffalo contemplates the erection of a municipal hospital for acute contagious diseases, to cost in the neighborhood of $200,000. Address President of Hospital Board, Buffalo, N. Y.

HEMPSTEAD, L. I.—It is announced that a hospital is soon to be established in Hempstead by Mrs. O. H. P. Belmont, to be known as the Belmont Hospital, as a memorial to her husband. Negotiations are said to be under way to get options on property facing the park, between Fulton av and Sammis st, for a site for the institution.

Miscellaneous.

SPRINGFIELD, MASS.—B. Hammett Seabury, 21 Besse pl, has been engaged to prepare plans for a Fire Department headquarters building and a sub-station. The appropriation for the 2 buildings is $110,000.

ALFRED, N. Y.—Dr. B. C. Davis, president Board of Trustees, Alfred University, will receive bids until October 1 for a new dairy building, including construction, heating, plumbing, gas and electric work, at the State School of Agriculture, Alfred, N. Y.

PORTCHESTER, N. Y.—Frank A. Rooke, 489 5th av, Manhattan, has completed plans and awarded to Wm. J. Rowe, of Portchester, the general contract to build a 3-sty brick and marble trim grain storehouse, 50x107 ft., for the Westchester Grain Co., at Portchester, N. Y.

Municipal Work.

CLIFTON, S. I.—Bids will be received by the President of the Borough of Richmond, Tuesday, Sept. 21, for furnishing and delivering broken stone at Tompkins av yard, Clifton, S. I.

NEW BRIGHTON, S. I.—The President of the Borough of Richmond will open bids Sept. 21, for furnishing and delivering broken stone at stable "B," Columbia st, West New Brighton, S. I.

PATERSON, N. J.—Bids will be received, September 29, by the Board of Freeholders at Paterson (Winfield S. Cox, chairman), for improving a portion of Union av by macadamizing.

KINGSTON, N. Y.—The Board of Water Supply will open bids, Tuesday, Sept. 28, for the construction of a portion of an intercepting sewer in the city of Kingston, Ulster County, N. Y.

MANHATTAN.—The President of the Board of Bellevue and Allied Hospitals will open bids, Tuesday, Sept. 21, for alterations and repairs to the heating system of the main and adjoining buildings at Bellevue Hospital, 26th to 28th sts, 1st av to the East River, Manhattan.

HOBOKEN, N. J.—Bids will be received until September 22, by James H. Londrigan, City Clerk, for paving with wood block, on a concrete base, 1st st; also around City Hall and Schools Nos. 7 and 8; also with brick, on a concrete base, Castle Point Terrace.

MANHATTAN.—Estimates will be received by the Comissioner of Water Supply, Gas and Electricity, Wednesday, Sept. 22, for furnishing, delivering and erecting two pumping engines, with foundations, steam and auxiliary piping, suction and discharge piping, and all other appurtenances and appliances, complete, in the 98th st pumping station, Manhattan.

MANHATTAN.—Bids will be received by the Park Board, Thursday, Sept. 30, for materials and labor required for furnishing and installing electric lighting fixtures in new addition (E) of the Metropolitan Museum of Art in Central Park. Also, on Thursday, Sept. 23, for furnishing and delivering Roa Hook gravel or gravel of equal quality on parks and parkways, Manhattan.

Office and Loft Buildings.

ROSEVILLE, N. J.—Peter Charles, architect, 15 Clinton st, Newark, has taken bids for a 3-sty office building to be erected at Orange and 7th sts, Roseville, for Edward T. Ward, to cost about $40,000.

NEWARK, N. J.—Peter Charles, architect, 612 Union Building, Newark, has taken estimates for a large 3-sty commercial building at the northwest corner of Orange and 7th sts, for Edward T. Ward. It will have a frontage of 65x100 ft., and cost $36,000. The materials will be gray-colored brick and Indiana limestone. Work will be started this month.

Power Houses.

SYLVAN BEACH, N. Y.—The citizens of Sylvan Beach have voted to erect an electric light plant. E. J. Brown is secretary of the Board of Village Trustees.

LITTLE FALLS, N. Y.—G. R. Beardslee, of East Creek, N. Y., is reported interested in the construction of a power plant on East Canada Creek, at Inghams' Mills.

MOHAWK, N. Y.—The committee recently selected to investigate the practicability of building an electric light plant for Mohawk has been directed to engage engineers to prepare plans on which bids may soon be asked. Frank Du Bois is a member of the committee.

Schools and Colleges.

MADISON, N. J.—No contracts have yet been awarded for the new Madison school which is to be of reinforced concrete construction. H. King Conklin, 45 Clinton st, Newark, is the architect.

BOGOTA, N. J.—At Bogota bids received September 3 for erecting a new school were too high. A meeting will be held soon to act on the matter. Rowland & Eurich, 15 Exchange pl, Jersey City, are the architects.

NEWARK, N. J.—James G. Doak & Co., builders, 1420 Chestnut st, Philadelphia, Pa., have plans for a 3-sty brick and stone school, 144x130 ft., to be built at Newark for the East Side Commercial Manual Training High School.

MYSTIC, CONN.—A contract to design a modern brick school in Mystic, costing about $30,000, has been let to Walter P. Crabtree, of New Britain. The committee is made up of F. W. Batty, chairman; J. H. Hill, G. E. Tingley, F. W. Wheeler and Dr. L. M. Allyn.

HAMBURG, N. Y.—Thomas W. Harris, architect, 1 Erie County Bank Building, Buffalo, has prepared revised plans for a 2-sty school, 56x90 ft., brick, stone and structural iron, and boiler house; cost, about $50,000. Bids are now being received.

EAST OCEANIC, N. J.—Wm. H. Pearsall, Oceanic, N. J., has received the general contract for $16,000 worth of alterations to the public school at East Oceanic, Monmouth County, for the Board of Education. Renwick, Aspinwill & Tucker, 320 5th av, Manhattan, are the architects.

Bids Opened.

BRONX.—Bids were received for constructing an outlet sewer and appurtenances in White Plains rd, between East River and 152d st; in East 152d st, between White Plains rd, in avenues between East 152 d and Lafayette av; East 156th st, between Av B and Av A: Wakefield Construction Co., 39 East 222d st, $671,717 (low bid). Other bidders were: C. W. Collins, J. H. Holmes, McDonald & Barry, J. C. Rodgers, F. V. Smith, Rodgers & Haggerty.

MANHATTAN.—Bids were received by the trustees of Bellevue and Allied Hospitals for labor and materials for laundry building, including the plumbing, heating, electric and refrigerating work of the New Bellevue Hospital, 1st av, 26th and 29th sts. J. J. Parker Co., 150 Greenwich st, $445,750 (low bid). Other bidders were: George Hilderbrand, Thomas McKeown, J. F. Walsh Construction Co., P. T. Nesbit Co., Clarke & Stowe, J. Kennedy Co., J. Benedette, Luke A. Burke, Charles H. Peckworth, P. J. Caplin Construction Co., Charles S. Meades Co.

BRONX.—The following bids were received by the President of the Borough of the Bronx for paving with asphalt blocks on a concrete foundation the roadway of Jennings st, from Stebbins av to West Farms rd, and setting surb where necessary: Hastings Pavement Co., 25 Broad st, $26,116 (low bid). Also for regulating the sidewalks, laying crosswalks, building approaches and placing fences on Gun Hill rd, from Jerome av to Mosholu Parkway; J. B. Malatesta, 3169 Jerome av, Bronx, $9,946 (low bid). Other bidders were: B. C. Marsh, Wakefield Const. Co., Perrilee & Shiel.

Contracts Awarded.

PITTSFIELD, MASS. — Levering & Garrigues, West 23d st, Manhattan, recently received the steel work for a storage building to be erected at Pittsfield, Mass., for the Stanley Company, of that city, to cost $80,000.

ALBANY, N. Y.—The Foundation Co., 115 Broadway, Manhattan, has obtained the contract and is now working on the



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foundations for a large stable and warehouse building for the Standard Oil Co. at Van Rensselaer Island, Albany, N. Y. The foundations will consist of Simplex concrete piles, 160 of which will be installed.

70TH ST.—Plumbing contract has been let to James McCullagh, 218 West 36th st, on the new residence for A. W. Krech, of 26 West 58th st, in the north side of 70th st, 73 ft. west of Madison av, to cost $70,000, from plans by Heins & La Farge and A. C. Jackson, 38 East 21st st. J. W. Bishop Co., 345 5th av, general contractor.

73D ST.—H. L. Broughton & Co., 320 5th av, have received the carpenter and mason work, and George H. Scheuman, 13 East 30th st, electric work, for alteration to the residence, No. 312 West 73d st, for S. Baruch, of Broadway and 73d st. Estimated cost, $15,000. J. H. Freedlander, 244 5th av, is the architect. Plans filed September 4.

PARK AV.—The Kelsey Heating Co., 156 5th av, has received the heating work, and the Kenney-Renner Co., 135 West 25th st, plumbing, on the new church, parish house and rectory, which the South Reformed Church will erect at the southwest corner of Park av and 85th st. Wakeham & Miller, 103 Park av, hold the general contract. Cram, Goodhue & Ferguson, 170 5th av, are the architects. Estimated cost, $300,000.

BROOKLYN.—Peter Cleary, 115 Marion st, Brooklyn, has received the mason work for the 4-sty nurses' home, 50x120 ft., which the Jewish Hospital Association, Classon and St. Marks avs, will erect on the west side of Prospect pl, 135 ft. east of Classon av, Brooklyn, to cost in the neighborhood of $100,000. Plans by G. L. Morse, 503 Washington st, Brooklyn, call for a building of stone, fireproof construction. Pattison Bros., 949 Broadway, Manhattan, will be the electrical engineers. Officers of the association are: Abraham Abraham, president; Henry Roth, treasurer, and Nathan S. Jones, secretary.

Government Work.

FORT HANCOCK, N. J.—Sealed proposals for constructing approximately 61 cubic yards of concrete walks at this post will be received until Monday, Sept. 27. Address C. J. Goodier, Constructing Q. M., U. S. A.

CHELSEA, MASS.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Sept. 25 for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass. R. C. Hollyday, Chief of Bureau.

FORT ADAMS, R. I.—Constructing Q. M. Office, 209 Thames st, Newport, R. I.—Sealed proposals will be received at Fort Adams, R. I., until Sept. 28, for the construction and remodeling of an electric-lighting system at Fort Adams. Willis C. Metcalf, Capt. and Q. M., U. S. A.

WOONSOCKET, R. I.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 28 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Woonsocket, R. I. James Knox Taylor, Supervising Architect.

FREDERICKSBURG, VA.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 4 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Fredericksburg, Va. James Knox Taylor, Supervising Architect.

LANCASTER, OHIO.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 6 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Lancaster, Ohio. James Knox Taylor, Supervising Architect.

COLUMBUS, MISS.—Sealed proposals will be received on the 22d of October for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Columbus, Miss., in accordance with drawings and specifications, copies of which may be had from the custodian of site, at Columbus, Miss., or at the office of James Knox Taylor, supervising architect, Washington, D. C.

HOBOKEN, N. J.—Sealed proposals will be received until the 21st day of October, and then opened, for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the United States Post Office at Hoboken, N. J., in accordance with drawings and specifications, copies of which may be obtained from the custodian at Hoboken, N. J., or the supervising architect, James Knox Taylor, Washington, D. C.

Brief and Personal.

The contract for placing Raymond concrete piles in the six-story reinforced concrete factory building that is being erected for Brewster & Company, carriage builders, at the Queensboro Bridge Plaza, Long Island City, New York, has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. Stephenson & Wheeler, architects; Tucker & Vinton, general contractors.

John Wynkoop, of the architectural firm of Squires & Wynkoop, 44 Cortland st, Manhattan, has been selected to fill the vacancy due to the resignation of Harvey Corbett as Professor of Architecture on the Faculty of the New York School of Applied Design. Mr. Wynkoop holds degrees from Rochester and Columbia universities, and is the second winner of the Paris prize and a medalist of the Ecole des Beaux Arts in Paris.

Mr. James Smith, of the Smith & Dorsett Co., workers in tile, slate and metal roofing, of 403-7 East 47th st, announces that he has purchased the entire interests of Mr. F. W. Dorsett, and that he will continue the business under the corporate name and at the same address. Mr. Smith also announces that all the present and future contracts will have his personal supervision, and the same superior material and workmanship will be used in all operations.

Commissioner Butler, of the Tenement House Department, has just reminded the Board of Estimate that he is the only head of a city department without a private secretary, and to keep abreast of the work of the Corporation Counsel, the commissioner asks for what he calls a "clearing house," so that the delays and confusion consequent upon lack of system may be avoided. It is planned that this group of three clerks and a stenographer, to cost $4,650, shall (1) review the violations before forwarding them to the Corporation Counsel, (2) eliminate those which can be handled by the department, and (3) thus "allow the Corporation Counsel to devote his time to the more important cases."

Comptroller Metz, acting under the advice of Corporation Counsel Pendleton, has decided to pay a bill presented by McKim, Mead & White, the architects, for $32,945 for work done on the plans and specifications for the proposed new municipal building in Brooklyn. This firm was retained by Martin W. Littleton when he was President of the Borough to draw the plans for the new building. When Coler came into office he refused to accept the plans of McKim, Mead & White, and made a contract with Lord & Hewlett, which the Corporation Counsel refused to approve of. When J. Edward Swanstrom (Littleton's predecessor) was president he also engaged architects to prepare plans for the building.

A delegation of Bostonians, representing the Joint Board of Metropolitan Improvements of that city, will be in New York on Monday next for the purpose of subjecting the freight and passenger transportation systems of Greater New York to detailed scrutiny. The members of the visiting committee have already made arrangements for a tug, which is to take them along the entire waterfront of the harbor, and the greater part of Monday will be spent by them at and near the plant of the Bush Terminal Company, in South Brooklyn. Vice-President Joseph A. Nash, of this company, will conduct the visitors through the establishment and furnish them with the data which it is understood is to form part of a voluminous report, which is to be submitted to the Board of Railroad Commissioners, the Board of Harbor and Land Commissioners, the Boston Transit Commission and the Mtropolitan Park Commission of the Hub. An effort is now being made to bring about the appointment of welcoming committees, representing the South Brooklyn and West End Boards of Trade.

Mr. Smith Moves.

G. W. Smith, a well-known Harlem drying-frame manufacturer and fireproofer, has moved his offices from 542 West 127th st to larger quarters at 138 Manhattan st, just west of Broadway. This company has earned for itself an enviable business reputation in its work in some of the newest and most up-to-date apartment houses in the upper end of the city, and in his new establishment he will be better able to handle his increasing business.

Rise of the Gasoline Engine.

The comparative tests of gasoline engines, with the ultimate view of the adoption of a type for use on naval launches, is in progress at the Norfolk Navy Yard under the naval constructors attached to that establishment. The response to the invitation extended to makers of these engines has been prompt and much interest is taken in the tests. There has recently been designed and built at the Norfolk Navy Yard a gasoline launch to be attached to the U. S. S. Mayflower for the special use of the President. It is a 35-ft. craft fitted with a canopy, with lashed protecting bulkheads.

Specializing in Quick-Fire Orders.

Fred. C. Summer, who has a sash and door mill at 246-248 Canal st, is developing somewhat of a novel specialty in the building material business, and is at present doing work for J. W. Clark, of 84 Roosevelt st; for Haas & Millard, 110 West 34th st; for A. J. Obermeier, of 310 West 40th st; for James E. Mitchell, 334 West 24th st; and other contractors. Mr. Summer's specialty is in supplying special sizes of door and window frames for buildings damaged by fire. He carries a full line of stock sizes, and is fully equipped, mechanically and otherwise, for making prompt deliveries on any size order and in any grade of stock.

Standard sizes of door and window frames have changed in recent years, either the result that when a fire damages old-style houses or buildings the contractor is at a loss to know where to turn to get them quickly. At considerable expense, Mr. Summer has equipped his plant so that he can supply these sizes in very short time. He also has a full line of tenement house alteration supplies.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market Steady.

Steadiness in sales and firmness in prices marked the week. Structural steel and Southern pig iron were the only exceptions, in both of which were advances. An improved inquiry for basic iron was reported, with increasing orders of large size for early spring delivery. They indicated good structural business next year, and offered the first specific facts to show that a building boom could be expected in 1910. Brick moved slowly, the demand and supply being about even, owing to delays in steel deliveries on jobs here and the continuing scarcity of labor at the Hudson River brick yards. Raritan Rivers are still meeting with good demand, and prices have an upward tendency. Most of this business is in small contracts. Cement is dull here, although Western business is reported good. Few big contracts have been closed lately, the trade evidently awaiting final price adjustment which was due at about this time: It is possible, however, that no change will be announced until the first of the month now. Lumber is unusually active for this season, the wholesalers and dealers reporting good business. Stone had an uneventful week. Our investigations of the various cutting plants showed that most of them were busy, some having good-sized contracts on hand, with a liberal sprinkling of less conspicuous work.

We warn all stone men, lumber dealers and others who will have occasion to load or unload barges on the North River above 32d st, Manhattan, during the period of the Hudson-Fulton celebration, to move all material possible this week, so as not to be caught by an embargo that we understand will virtually be placed upon North River docking facilities by reason of the anchoring of warships along both sides of that stream. See detailed information under "Brick" on this page.

Brick Demand Below Normal.

While the supply and demand for Hudson River common brick are about even, the situation is not normal. The prices ruling on the docks yesterday were $5.50 to $6.00, the same figures being paid for No. 1 Raritan Rivers. $5.75 averaged for Hudsons. One important contract for Raritans is for 1,500,000, to Lammerding & Devine, contractors, of Elizabeth, N. J., for the Union County Trust Company's bank and office building at Broad and West Grand sts, that city. The local dealers are disposing of fair quantities of Hudson River commons, but most of the contracts are small rather than conspicuous large ones. This is the rule throughout all the building material markets. There were some instances where delayed steel deliveries on jobs interferred with local brick consumption.

Beginning last week there were 15 holdovers; 83 arrivals; and 79 sales, leaving 19 cargoes on the wharf Monday.

NO BRICK FOR OVER A WEEK?

The published formation of battleships in the North River has given the brick manufacturers and agents some concern, inasmuch as it is entirely possible that no brick will be received here for a week or ten days during the fete. If such a contingency should arise, building operations here will suffer severely.

Capt. J. W. Miller, chairman of the Naval Parades Committee, of No. 23 Nassau st, telephone, Cortlandt 2930, estimates that there will be 800 vessels in the parade on the opening day, Sept. 25. There will be 100 war vessels. Fifty of these will line up at least 500 ft. apart on the east side of the river from 34th st to Riverdale, during most of the celebration. A similar number will line up on the west shore.

With hundreds of man-of-war tenders and pleasure craft dodging in and out among the boats forming this naval court of honor, it is argued that it will be impossible to bring in any brick scow tows. To further add to the apprehensions of the brick trade it was announced that the Dock Department had arranged to turn over to the celebration committee, wherever it was feasible, two or three berths for landing places for ships.

SUCH CONTINGENCY NOT HERETOFORE KNOWN.

Brick men all say that they have never before known of such a contingency. During the Dewey celebration there was practically no tie-up, owing to the fact that there was no general rendezvous of war vessels in the Hudson. It is possible that some way may be found to overcome this difficulty, but up to the week-end there seemed to be no way out of the situation.

BIG JUMP IN PRICES LIKELY.

If the situation should prove as at present anticipated, there is danger of a tie-up of building operations here, and a subsequent advance in prices. The quantity of stacked material in this city is said to be not sufficient to carry contractors over a tie-up lasting a week or ten days and there will be a rush for this material when the barges began to run again and in consequence prices will soar.

TRANSACTIONS LIGHT ON THE EXCHANGE.

Transactions on the floor of the Builders' Exchange were light this week, although there has been a general improvement noted there within the last month. Hydrated lime now occupies more or less attention from mason supply men and prices for the material are being beared. Prices are quoted at $9, but it is understood that there is some cutting.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.50@	$6.00
Hudson River, Light Hard	4.00	4.25
Raritan River, Hard	5.50	6.00
Croton Point—Brown, f. o. b.	13.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	1.25
In barrels, 320 lbs.	...	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Adds Day to Cement Convention.

Edward E. Krauss, assistant to President Richard L. Humphrey, of the National Association of Cement Users, has issued an announcement to members saying that it has been decided to add another day to the sixth annual convention of that association which will be held in Chicago, Ill., from February 21 to 25, inclusive.

MORE DYCKERHOFF COMING.

Advices received at the office of E. Thiele, at 99 John st, this week were to the effect that a shipment of 500 bbls. of Dyckerhoff (German) Portland Cement, were on the way to this port. The new plant in Germany, the capacity of which was recently increased, is now in full operation. American Portland cement prices are unchanged:

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	2.43	....
Dyckerhoff (German) Portland	2.43	....

Southern Pig Iron up 50 Cents.

The pig iron market is still characterized by strength and activity. Inquiries in hand this week, were for 8,000 from New Jersey and one for 2,000 and another for 1,000 from New England. There were practically no large individual sales, numerous small orders ruling. The business in steel making iron is being held in check by producers who believe that prices will be better later. The events of the week in structural steel seems to give strength to this theory. Pennsylvania is not showing a disposition to take orders carrying shipments over to the first quarter of 1910, but Buffalo will sell. Northern remains at last week's quotations. Southern is up fifty cents around. Jobbers are looking for record sales this month, even exceeding those of August, which established a record.

It has been said that all the basic iron that is available for shipment this year could be sold immediately if sellers were disposed to accept current quotations. This is taken to indicate that while building construction will improve this fall, the real boom will come in the spring. This demand for basic means that delivery to the mills cannot be made much before February and it is a safe estimate that fabricators' deliveries to jobs could not be much earlier than March or April. This will mean a good year for other lines of building material and good employment for the trades.

ADVANCE IN STRUCTURAL STEEL.

We have referred to changed condition in structural steel prices. Our quotations, based on actual sales, illustrate the present building tendency. The price of structural steel to-day is where it was before the post-panic slump, and is a most forceful argument to show that construction in New York city and vicinity is nearing the level of the year 1906-7.

That the condition is stable is shown by the fact that it exists despite the fact that construction capital has been somewhat hesitant within the last three weeks.

STRENGTH DESPITE ADVANCE.

It will be recalled that the first slump in the price of structural steel occurred in February, 1908. In June of the same year there was another, and from that time until the spring of this year structural steel was discouragingly low. Then building picked up with the return of confidence and placed itself upon a firmer footing. Railroad and structural work in this city and vicinity, as well as throughout the country, for which the late E. H. Harriman was largely responsible, by reason of his tremendous railroad developments; caused a general advance in May and another in July. The one announced on Tuesday of this week, therefore put this material wholly on its feet.

BUILDERS LOOK FOR A GOOD YEAR.

The George A. Fuller Construction Co., the Roebling Construction Co., the National Fireproofing Co., the Andrew J. Robinson Co., the Hedden Construction Co., and Charles T. Wills, Inc., when interrogated for the Record and Guide, expressed without qualification, the opinion that next year would be a record breaker; that the development of certain districts, notably Fourth av, 33d and 34th sts, Broadway, from 28th to 59th st, Riverside Drive and certain sections in the Bronx, would continue with even greater aggressiveness next year. Backed by the opinions of representatives of these companies, therefore, the activity of basic iron and structural steel at this time is a safe thermometer of building tendency.

Northern:		
No. 1 x Jersey City	$18.50@	$19.00
No. 2 Foundry x Jersey City	18.25	18.50
No. 2 plain	17.75	18.00
Southern:		
No. 1 Foundry, steamship dock	18.75	19.25
No. 2 foundry, spot	18.25	18.75
No. 3 foundry	17.75	18.25

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	1.61	1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.		
1 to 1⅞, base price		1.80
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.		
1½ to 4 in. x ¾ to 1 in., base price		1.90
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		1.90
Soft Steel Bars, base or ordy. sizes		1.90
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.		
¼ and heavier	....	2.20
3-16		2.30
No. 8		2.30
Blue Annealed.		
No. 8		2.30
No. 10		2.30
No. 12		2.35
No. 14		2.40
No. 16		2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18 }	2.70	3.35
No. 20 }		
No. 22 }	2.75	3.40
No. 24 }		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.		
Genuine Russia, according to assortment, per lb.	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.		
Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.		
Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

TERNE PLATES.		
N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:		
About 40-lb. coating	@$17.10	
About 30-lb. coating	15.00	
About 20-lb. coating	13.50	
About 15-lb. coating	$10.70	11.25
About 8-lb. coating	8.70	

PIG LEAD.		
Ton lots	4⅞@5	
Less	5	5⅛

ZINC.		
Sheet, cask lots	per lb.	8
Sheet	per lb.	8½

COPPER.		
Sheet Copper, hot rolled, 16 oz.	per lb.	18@19
Sheet Copper, hot rolled, 14 oz.	per lb.	19 20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Lumber Stiff and Active.

The promised fall activity has come to the lumber companies within the last two weeks. The wholesalers say that they are busy, and the retailers report increasing rather than diminishing business. Factory construction in Queens is taking large quantities. Apartment house construction in Newark, and office building and dwelling development in Jersey City and vicinity are calling for more, and store and office building work in Hoboken is calling for still larger quantities from other companies. The Bronx shows no abatement in its demands. No change in prices is reported this week, although it is entirely possible that further advances will be made before the end of the season.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$25.00@	$28.00
6 to 9 inch cargoes	26.00	28.00
10 to 12 inch cargoes	29.00	31.00

LATH.		
1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE. (Rough or dressed.)		
Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ¾-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.	
Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:	
4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:	
4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

SHINGLES.

(New York Lighterage Limits.)

	Per M.	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.		
Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

Stone Holding Its Own.

Stone was not in as much demand this week. New inquiries were received and several important contracts are hanging fire. No new exterior marble jobs were reported, although there is considerable activity in this product, some big contracts going west and south. Prices remain firm. The cutters are busy now; B. A. & G. N. Williams stating that their yards are fairly busy, with inconspicuous orders. Among the jobs they have on hand being the cutting of buff limestone for the new home of Edwin Gould at 75th st and 5th av. The Woodbury Granite Co. has been figuring on some large contracts in this city and out of town and other concerns, notably the Tompkins Keil Co. marble, report activity and prospects of good late fall business.

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

Sanitary Pottery.

The wide-awake interest which is being taken by architects and engineers in the matter of high grade sanitary equipment in bathrooms and toilets has been productive of many efforts to further improve the sanitation of fixtures which are being made, and on account of the cheapness of many of the materials used, the great publicity given to their making, architects are fairly familiar with the general line.

However, the knowledge which has been conveyed to the architect of the value of solid porcelain vitreous china fixtures is very limited, and the various manufacturers of these goods are putting forth extra efforts at the present time to acquaint architects, not only with the advantages of using these fixtures, but are also devoting some time to an explanation of the manufacturing processes, in order to demonstrate that because of the quality of the materials used in making such goods, they are necessarily higher-priced than other grades, but are also superior sanitary goods.

The Trenton Potteries Co., Trenton, N. J., which is the largest manufacturer in the world of sanitary pottery fixtures, publishes a monthy house paper entitled "Sanitary Pottery," and in this paper has just been started a carefully prepared and beautifully illustrated description of the complete manufacturing processes. The article is entitled "A Personally Conducted Tour Through the Potteries."

The idea of this article is not merely to make interesting reading, but to demonstrate the utility of sanitary pottery plumbing fixtures to those architects and engineers, who have had no opportunity of visiting the factories. The Trenton Potteries Company will be glad to place upon the mailing list of this paper, any architect, engineer or other interested person, who will write them asking for this attention.

Elevator Equipment for New Buildings.

Contracts for the installation of elevators in some of the buildings now in course of erection in this city have recently been closed. Those that were signed up by the Otis Elevator Company of 17 Battery place, are as follows:

The Borgfeldt Building, n. w. cor. Irving place and 16th st., four electric passengers, five electric freights and three electrical sidewalks; The Pocono (formerly Parker Building), Park av and 19th st, three electric passengers and two electric freights; the American Woolen Company's Building, Fourth av and 18th st, eleven electric passengers, three electric service and two electric sidewalks; The Fifth Avenue Investing and Improvement Company's Building at the N. E. cor. of Fifth av and 31st st, three electric passengers; two electric service and two electric sidewalks; Stockton Realty Co., 6 to 10 East 32d st, and 5 to 9 East 31st st, three electric passengers, one electric passenger and freight; four electric freights and three sidewalk machines; Tilden Building, 105-11 West 40th st, three electric passenger elevators and one electric freight; Hewitt Building, Hewitt Realty Co., 28th st and Fourth av, one electric passenger; two electric passenger and freight; two electric freight and one electric sidewalk; Bryce Building, Mrs. Edith C. Bryce, N. E. cor. 4th av and 27th st; one electric passenger, two electric passenger and freight, two electric sidewalks and two electric freights; Bryant Building, C. L. Gray Construction Co., Liberty and Nassau sts, 31 stories high, the tallest office building, rising perpendicularly from its sidewalk measurements, three electric traction passenger, two electric passenger and one electric sidewalk.

Books on Cement.

The Record and Guide is in receipt of books issued by the Lawrence Portland Cement Company and by the Atlas Portland Cement Company. All prepared with the object of educating the builder and the owner, whether they be amateurs or professionals in the use of Portland cement for any and all construction purposes. The information they contain is far more exhaustive than that contained in the usual single volume on the field and scope of Portland cement.

DRAGON PORTLAND CEMENT—224 pages, handsomely bound in paper, issued by the Lawrence Portland Cement Co., No. 1 Broadway. Illustrated. The issuance of this work marks the completion of twenty years of successful use of the Dragon brand of Portland cement, during which tremendous progress has been made.

The compilation is divided into twenty-eight chapters: "Introduction," "Evolution of Cement Manufacture and Use," "Yearly Production of Cement," "Cement Raw Materials," "Uniformity of Quality of Dragon' Cement," "Abstract of Foreign Specifications of Cement," "Effect of Sand on Cement Mortar," "Finishing Concrete Surfaces," "Waterproofing of Concrete," "Prevention of Rust in Reinforcement for Concrete," "Storage of Cement," "Testing Cement Without Laboratory Equipment," "Troubles with Cement and their Usual Causes," "Fireproof Qualities of Portland Cement Concrete," "Concrete Blocks," "Standard Specifications for Concrete Blocks," "Concrete in Connection with Farm Work," "Tree Dentistry," "Cement in Water Works Construction," "Torresdale Filtration Plant," "Cement in Railroad Work," "Connecticut Avenue Arch Bridge, Washington, D. C.," "New York Stock Exchange Building Foundations," "Thirty-Ninth Street Building, New York," "Westinghouse Lamp Co. Building," "Miscellaneous Cost Data," "Uses of Portland Cement, List of." It is a book indispensable in any contractor's or cement user's office.

"CONCRETE CONSTRUCTION ABOUT THE HOME AND FARM," "CONCRETE IN RAILROAD CONSTRUCTION." Price $1.00. "CONCRETE IN HIGHWAY CONSTRUCTION?" Price, $1.00. Three treatises, 160, 228 and 136 pages, respectively; illustrated, handsomely bound in paper, issued by the Atlas Portland Cement Co., 30 Broad street.

"CONCRETE CONSTRUCTION ABOUT THE HOME AND FARM," for 1909, 160 pages, by the Atlas Portland Cement Co., 30 Broad street, goes out to users of Portland cement in revised form, and contains graphic descriptions of the most modern methods of using cement as a substitute for lumber. It contains a foreword which follows and is divided into 116 divisions, covering almost every type of construction on the farm. Each department is indexed, with subdivisions plainly marked for ready reference, giving specifications for given jobs, maps and diagrams. It is a book that no farmer could afford to be without. The foreword says: "During the past few years the price of lumber has advanced to almost prohibitive figures, and it is therefore only natural that a substitute material which affords the advantages of moderate cost, durability and beauty should be looked upon with favor.

"It is not our purpose to enlarge upon the uses for which Portland cement is now considered standard, but rather to direct attention to the economy of supplanting wood, brick and cut stone in divers ways by the more durable, sightly and sanitary Portland cement construction.

"In the following pages we shall endeavor to point out, in language free from technical terms, some of the uses for which Portland cement concrete is especially adapted."

"CONCRETE IN RAILROAD CONSTRUCTION," 228 pages, by the Atlas Portland Cement Co., 30 Broad street, is a treatise on concrete for railroad engineers and contractors, divided into seventeen chapters, and going into technical details of all kinds of railroad construction where Portland cement can be used. The illustrations show some of the most conspicuous railroad undertakings in recent years, a prominent one being the old and new Bergen tunnel of the Lackawanna Railroad in Hoboken. The chapters discuss "Railroad Construction," "Design and Construction," "Bridges and Culverts," "Retaining Walls," "Stations, Train Sheds and Platforms," "Coal, Sand Stations and Ash-Handling Plants," "Roundhouses and Turntable Pits," "Signal Towers, Water Tank Supports and Pumping Posts," "Power Stations," "Shops, Warehouses and Grain Elevators," "Storage Reservoirs," "Tunnels and Tunnel Linings," "Concrete Ties and Roadbeds," "Telegraph Poles, Power Transmission Poles and Towers," "Posts and Fences." The book has been compiled by the company's experts, and shows not only accomplishments, but future possibilities of that material in railroad construction, quoting instances where used under every heading.

"CONCRETE IN HIGHWAY CONSTRUCTION," 136 pages, by the Atlas Portland Cement Co., 30 Broad street, is a text book for highway engineers and supervisor. It contains nine chapters: Concrete," "Sidewalks, Curbs and Gutters," "Street Pavements," "Sewers," "Drain Tiles, Brook Linings and Conduits," "Culverts," "Beam Bridges," "Arch Bridges," "Retaining Walls," and "Miscellaneous." In the 136 pages contained within the covers of this book is a wealth of information for the man who would keep up with modern road construction and the application of cement to this work. By far the most important part in this work is that chapter relating to street pavements, showing what an important part cement is taking in road construction to-day, when automobile traffic is such a deteriorating force. The work contains this foreword:

"The purpose of the present volume is to present to those in charge of street and highway construction and maintenance examples of work which have been satisfactorily performed, and, further, to give drawings and designs made especially for the Atlas Portland Cement Company, either as reproductions of existing structures, from drawings and photographs kindly furnished by the local authorities, or as original designs prepared by expert engineers at the request of the Atlas Portland Cement Company.

"The most important matter of sidewalk construction is taken up in considerable detail, while concrete street pavement construction has been thoroughly investigated, and recommendations made of methods which have produced durable and satisfactory results. Numerous examples and suggestions are given in the line of bridge design and construction, both for arches and flat bridges; sewers, culverts and retaining walls are quite thoroughly treated; and such minor structures as drains, brook linings, fences and posts are illustrated and described."

RECEIVER'S SALE OF BRICK YARD PROPERTY.

The receivers of the property of the Bartlett Brick Company, of Roseton and Hudson, will sell the property at auction at the Newburgh Court House on the 9th day of October. Particulars will be found in another place. The reason for the sale is a disagreement among the partners.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

MUNICIPAL IMPROVEMENTS

Petitions for the following have been presented to the President of the Borough of the Bronx and will be submitted to the local board having jurisdiction, on Sept. 23:

SEWERS.

Seabury pl, bet Charlotte st and Boston rd.
Whitlock av, bet Whittier st and Hoe av.

PAVING.

Vyse av, 177th st to 182d st.
159th st, bet Brook av and St Ann's av.
133d st, from Cypress av to Southern Boulevard.
135th st, from Cypress av to Locust av.
Bathgate av, from 188th st to 191st st.
Boscobel av, from Jerome av to Williamsbridge.

STREET OPENINGS.

132d st, from Brook to Willis av.
Merrill av, from Beach av to Rosedale av.
Carpenter av, from 242d st to city line.

REGULATING AND GRADING.

Whittier st, from Seneca av to Lafayette av.
Belmont av, from Webster av to Clay av.
168th st, from Clay av to Morris av.
149th st, from Mott av to Spencer pl.

CHANGE OF GRADE.

Edenwald av, from 233d st to city line.

ASSESSMENTS DUE AND PAYABLE.

151st st, from easterly side of Riverside Drive to U. S. bulkhead line of Hudson River.

The above assessment was confirmed Aug. 27, and entered Sept. 11. It is payable on or before Nov. 10 without interest.

Area of assessment: Area of assessment includes all those lands lying and being in the Borough of Manhattan, in said City of New York, and contained within the lines of the discontinued and closed West 151st st, extending from the westerly property line of the New York Central & Hudson River R. R. Co. to the easterly line of 12th av, and from the westerly line of 12th av to the U. S. bulkhead line of the Hudson River. Also all those lands lying and being within the following described limits: On the west by the easterly line of Riverside Drive; on the north by a line midway between West 151st st and West 152d st; on the east by the westerly line of Amsterdam av, and on the south by a line midway between West 150th and 151st sts.

HEARINGS.

Board of Estimate and Apportionment.
176th st, bet St Nicholas av and Broadway.
North st, bet Jerome av and Aqueduct av.

CHANGE OF GRADE.

Manida st, bet Garrison av and Lafayette av, Bronx.

WIDENING.

32d st, from Broadway to 7th av. Width to be increased to 100 ft.

ASSESSMENTS COMPLETED—PIERS.

Market Slip Pier West, East River.—Commissioners Edwd. D. Farrell, Silas P. Leveridge and James R. Sloane give notice that they have completed the estimate fund assessment in the above entitled proceeding. That the report is filed with the Bureau of Street Openings for inspection. Verified objections must be filed at the office of the Commission, 258 Broadway, on or before Sept. 29. Hearings will begin Oct. 1. Applications will be made to the Supreme Court for confirmation Oct. 18.

PROPERTY OWNERS PETITION FOR AN EXPRESS STATION.

Property owners in the vicinity of 59th st and Lexington av have numerously signed the following petition to the Public Service Commission:

"Gentlemen: We, the undersigned, respectfully petition your Honorable Board to amend the plans of the proposed Broadway and Lexington av subway so as to provide an express station at 59th st and Lexington av.

"Firstly, because 59th st is the greatest crosstown thoroughfare between 42d and 110th sts, devoted largely to commercial use, and the only thoroughfare between these streets traversed by a trolley line across its entire length. It contains three of the largest and most representative hotels, one of the largest department stores in the city, two of the city's best clubs and numerous factories and business buildings. Fifty-ninth st forms the southern boundary of Central Park (the city's great play-ground) through whose main entrance at 59th st and 5th av passes probably the greater portion of its visitors, comprising, as they do, persons in all walks and stations of life, the greater part of whom are now dependent upon slow-moving surface cars to bring them to its gates. We call your attention to the fact that there are elevated railroad stations of the 3d and 9th av lines at 59th st and of the present subway at Broadway.

"Secondly, because the Queensboro Bridge terminates at 59th st and 2d av, but two blocks from the suggested station, is sufficient justification for this demand. When transit facilities are provided for the bridge, the residents of Long Island City, Astoria, Ravenswood, Corona, Steinway, Flushing, Jamaica, etc., all of which it will be possible to reach by trolley from the Manhattan terminal of the Queensboro Bridge, will need some means of rapid travel to the uptown and downtown sections of the city.

"Thirdly, because an express station is planned for 42d st is no good reason why 59th st should not have one; an express station at 59th st will daily accommodate a far larger traveling public, composed of our citizens and taxpayers, than one at the Grand Central station, where it is more of a convenience for out-of-town residents. Furthermore, 42d st is now better provided with rapid transit facilities than is 59th st. All the elevated railroads have stations at 42d st, and the express station of the present subway gives it more than its due share of advantage."

The above, giving the reasons why an express station should be created at 59th st on the proposed Broadway-Lexington av route, was presented by Edward Crone on behalf of property owners interested.

CROSS-TOWN TRANSIT ASSOCIATION.

The urgent necessity for some better means of communication between the East and West sides of the City in the district between 59th and 125th Streets, than now exists, is very apparent.

To meet this necessity the Metropolitan Street Railway has tried to extend its road through West 86th st from Central Park West to Riverside Drive, but owing to the unwillingness of the property owners of West 86th st to allow tracks to be laid on the surface of the street, nothing further has been done, so that all efforts to obtain this improvement have remained in abeyance.

In order to overcome the difficulties heretofore existing, a plan to obtain this much needed improvement has been proposed which is without doubt feasible.

The plan is to have a subway built under 86th st between Central Park West and the Broadway Subway. This subway is to be entered by the present 86th st surface cars by an incline some distance east of Central Park West on its cross road through the Park, with exits and entrances at Central Park West, Columbus av, Amsterdam av, and using the present subway entrance already in existence at 86th st and Broadway.

The proposed subway should be built by the city and leased to the Metropolitan Street Railway. The building of this 2,700-ft. subway is comparatively an inexpensive undertaking, as it is for two tracks only for the surface cars, and the work could be carried out quickly without any interruption to traffic or business, as 86th st is a broad street.

For the furtherance of this project the Cross-Town Transit Association has been formed. It has the cooperation of the Metropolitan Street Railway Company and the West End Association. A delegation will soon appear before the Rapid Transit Commission to urge the necessity of this connection.

Hon. Ex-Justice Morgan J. O'Brien is President; Charles Putzel, Vice-President, 299 Broadway; Townsend Wandell, Secretary, 62 East 86th st; S. B. Altmayer, Treasurer, 62 East 86th st.

The regular monthly meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards was held at Colonial Hall, Columbus av and 101 st, on Monday evening, Sept. 13, 1909. President Joseph L. Schwab presided. The meeting was well attended and a number of applications for membership were acted upon. Among the applicants was the Hon. Wm. B. Ellison, ex-Corporation Counsel. On the complaint of residents of 101st and 102d sts, between Broadway and Amsterdam av, the Grievance Committee was instructed to investigate the nuisance created by the noise of motor cars stored in the automobile garage in that location. A resolution requesting the United Real Estate Owners' Association to appeal to the Mayor and Commissioner of Police to prevent the destruction of asphalt pavements by bonfires at election time was reported favorably. Park Commissioner Smith has informed the Park Committee that electric light wires have been installed in Morningside Park and that the park will be well lighted within a month.

The usual pro rata for each delegate to represent the Association in the Congress of Taxpayers was voted on and carried. The next regular meeting of the Association will be held on Monday, Oct. 4, 1909, at Colonial Hall.

"AN HOUR WITH AN ELEVATOR EXPERT."

Reginald Pelham Bolton, C. E., of 527 5th av, New York, delivered a lecture on elevator construction and operation on Monday evening, Sept. 13, at the National Convention of Building Managers and Owners, which was in session several days this week at Detroit. His points were illustrated by lantern views of the various types of elevator machines. Mr. Bolton chiefly described their characteristic features, including the interesting operation of deep boring for the plunger type.

Some drawings showing the various methods of support and operation of elevator cars, were also presented, and illustrations of the shape and size of the cars and doors, with some general rules for passengers to follow, in facilitating the traffic. These were followed by illustrations of elevator traffic in various cities throughout the country, with instructive observations on the figures presented. The address concluded with views of the principal high buildings in Manhattan, which elevators have made practicable. In the course of his remarks, Mr. Bolton said:

"The development of the present types of elevator machines has been very clearly defined along the two lines of hydraulic and electric operation, both continuing to maintain a large number of advocates, and both showing excellent results in the security and safety with which enormous numbers of persons are daily carried.

"The electric engine has undergone radical improvement in the direction of simplification into the form of the Traction type, and the hydraulic is passing through a stage of an interesting character in the form of the long plunger.

"The development of the use of elevators has reached immense proportions, the manufacture in this country now exceeding fifteen millions of dollars of value per annum. The subject is one, therefore, in which a very large portion of the population is interested, and all classes of persons may be benefitted by learning something of the conditions under which they are so frequently carried up and down in all the modern forms of buildings.

Ten Commandments

For Elevator Passengers

DON'T!

Wait on the threshold.
Step on the threshold.
Step in or out sideways.
Stand at the door opening.
Get out till the car stops.
Get out without looking at the level of the floor.
Expect the operator to remember your floor.
Take an office or an apartment till you have ridden on the Elevators to see how they are handled.
Crowd into an over-crowded car.
Fix your hair or hat in the car.

DO!!

State your floor when you get in the car.
Call your floor in good time.
Stand facing the door of the car.
Step in or out promptly and carefully.
Step clear in or out.
Stand behind operator if going to a lower floor.
Stand back in the car if going to an upper floor.
Wait for another car when first is crowded.
Know your destination before you get in the car.
Remember that your actions may delay others.

R. P. B.

ELEVATOR TRAVEL.

"The public does not fully appreciate the fact that by the individual actions of those who use the elevator, its operation is largely affected. In a general way it may be said that of the total time occupied in good elevator service, one-half is due to motion, and one-half is idleness, while passengers are getting in or out. Where the latter are negligent or sluggish, a much larger proportion of time is likely to be wasted. Congestion and over-crowding then follow as a result of the slowing up of the service, just as is the case in the New York Subway, where the delay of one train by one congested doorway, or by one ignorant or stupid passenger, affects the whole system.

"These effects are clearly traceable by observations, of which I have, by the intelligent courtesy of a number of building managers throughout the country, obtained numerous exact examples. The habits as to travel and time, of those who use elevators, is an interesting study, and I am able to show how these vary in different cities, bringing about the heaviest traffic at hours widely different.

"The shape and size of the cars and the unsuitable arrangement of doors and other details, are all matters affecting beneficially or adversely, the effective results to be attained in handling traffic, just as it has been found to be the case in horizontal railway operation.

"The wide car, the wide doorway, the light-running gate, just as much as prompt control and trained operators, help to make the service effective. Such details we can study with great advantage when constructing new installations, or in deciding what to do to benefit inefficient conditions. But the public itself has a large percentage of the efficiency in its own control, and can by a little care and forethought help not only itself but others using the elevator to secure rapid and safe service.

"It is the interest of every passenger, therefore, to move in and out promptly, to avoid interference with others, to give way a little in order to avoid congestion, or to submit to a little occasional inconvenience by losing a car, rather than to delay its operation and so affect the whole schedule.

SIMPLE RULES.

"It might be well if some simple rules could be formulated and exposed in every car, suggesting to passengers certain simple ways of facilitating the traffic, which would be far better than the frequent negative or incomplete directions to passengers, which are placed in elevators.

"I have prepared a few suggestions, some portion of which may be adaptable to the purpose and to which I have applied the title of "The Ten Commandments for Elevator Passengers."

BUILDING OWNERS IN CONVENTION.

Detroit, Sept. 16.—About $50,000,000 worth of apartment houses and office buildings were represented in a convention which was called to order Monday morning at the Cadillac Hotel by E. H. Doyle, of Detroit, owner of the Majestic building. This was the second annual meeting of the Building Managers and Owners of the United States and over 100 delegates were in attendance from the largest cities in the country.

One of the features of the sessions of Monday was an address by W. W. Hannan, of Detroit, on "Apartment Houses as Investments." Mr. Hannan pointed out that three essentials make for success in apartment house investments: Location, construction and management. While the utmost care must be exercised in determining on a proper location, and the most minute details must be considered in the construction, the SUCCESS OF THE INVESTMENT DEPENDED PRINCIPALLY ON THE MANAGEMENT OF THE INSTITUTION, was the gist of Mr. Hannan's argument.

Mr. Hannan is the owner of the Pasadena, the Madison and the Lennox, all in Detroit, and his remarks, based on his successful management of those apartment house investments, were accorded the most careful attention.

On Monday evening, while the office building owners were listening to Reginald Bolton and Albert J. Marshall, of New York City, who followed him with a talk on the "Proper Illumination of Buildings," the apartment house owners assembled in an adjoining room and listened to three discussions. One was by John A. Carroll, of Chicago, on the "Retail Value of Conveniences." H. H. Garfield, of Rochester, N. Y., spoke of the "Human Element in Renting," and George C. King, of Detroit, on the "Operation in Relation to the Tenants."

HOUSE AND REAL ESTATE OWNERS' ASSOCIATION.

The regular monthly meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards was held at Turn Hall, 85th st and Lexington av, on Friday, Sept. 9. President George H. Beck was in the chair. A committee consisting of Frank Eberhart, chairman; August Wiggens, Arthur C. Muelker, Charles H. Schnelle and Counselor Adolph Bloch, was appointed to investigate the service rendered by the 1st and 2d av railroad companies.

This service is most unsatisfactory, and it is claimed that this is the primary cause of the numerous vacancies in the Yorkville section. A second committee, consisting of Charles E. Schnelle, as chairman, and Counselor Adolph Bloch and John Volz, was appointed to co-operate with the Crosstown Transit Association in its endeavor to get better means of communication between the East and West Sides of the city in the district between 59th and 125th sts than now exists.

The Water Supply Committee received a detailed report from J. M. de Verona, chief engineer of the Department of Water Supply, Gas and Electricity, assuring them that the water supply on the East Side will be increased as soon as the connections are made with the proposed new high pressure pumping station at 98th st.

"PRACTICAL REAL ESTATE METHODS."

A Book Published by the Y. M. C. A. with the Co-operation of Thirty Practical and Representative Contributors.

WITH the co-operation of thirty of the best known real estate men of New York, the West Side Young Men's Christian Association, 318 West 57th st, has just issued a 416-page book on real estate, the publication of which is a genuine service to the real estate field. The title of the book, "Practical Real Estate Methods for Broker, Operator and Owner," aptly describes the aim of the book, which is to give practical authoritative information on all phases of realty holding, dealing and development.

Books dealing authoritatively with real estate are all too rare. Of the books on real estate heretofore issued, the fault found has been largely that the advice given came from an unknown source. In this book, the editors have escaped this criticism by offering no advice by unknown men, but by giving in each case, the source of the information or suggestion. The advice on operating, investing, leasing, management, buying, selling, mortgaging, improving all comes from a man so successful and prominent in each field, that what he says is recognized as the advice of an expert.

Probably no other agency in New York would have been able to get as authors of chapters so strong a list of successful experts. The West Side Y. M. C. A., however, through its Real Estate Course has won a reputation for educating men in this field. In this work the realty leaders were only too willing to aid as a means of serving men. Consequently, when the Association determined to preserve in permanent form, the cream of five years' real estate instruction, its lecturers were only too glad to prepare special chapters which should embody honest, careful advice to those who are interested in real estate. The result is thirty-two helpful chapters, each by an expert, dealing in a practical way with every-day real estate problems.

It certainly is worth the nominal price ($2) asked for it to any one who is dealing, or who expects to deal, in real estate, whether to buy merely his own home or to conduct a million-dollar development or build a great apartment house.

The Real Estate Board of Brokers already has endorsed the book and recommends it in the following terms:

"The Governors of the Real Estate Board of Brokers of the City of New York take pleasure in indorsing and recommending 'Practical Real Estate Methods, for Broker, Operator and Owner,' to all those who are interested in the development of realty."

EDWARD L. KING, Secretary.

In his introduction to the book, Mr. Francis Ward, former president of the Board of Brokers, says:

"The owner or private investor and the prospective builder for investment or speculation should find more than one of its chapters worth in actual cash returns many times the cost of the entire book. Every private investor should read carefully the chapters on appraising, the series on building and the summary on closing contracts; all being the works of accepted specialists who have given freely from their vast store of knowledge.

"Moreover, because of the way in which it deals with essential principles of realty trading, the value of this volume is by no means confined to those in and around New York. The principles defined, the problems solved, are applicable to real estate conditions in any city, and are of direct usefulness to those interested in the development of urban or suburban property, irrespective of its geographical location. Herein are treated the principles used by men who are active dealers, buyers and sellers of real estate; men who would have become great financial powers and land operators even if the field of their endeavors had been other than trafficking in New York realty, and the building and management of New York skyscrapers or tenements."

The several chapters in this book besides giving opinions also furnish in convenient reference form the Davies Appraisal tables and statements of commissions for brokers and auctioneers. Throughout, the language used has been freed from technicalities so that the reader will not be troubled by constant reference to dictionaries. It is a book in simple language dealing in a straightforward way with the best methods of accomplishing results in real estate. Its information about appraisals, methods of arriving at values and points of construction is invaluable to any broker, operator or owner. In its title the editors have not included the words, builder, lawyer, business man, who might very well have been added to the list to whom the book will be directly helpful.

Among the titles of chapters are the following: "Foreword," by Francis E. Ward, former president Real Estate Board of Brokers; "Real Estate Brokerage and Auctioneering," by Joseph P. Day, president Real Estate Board of Brokers; "Relationship Between Broker and Customer, and Legal Principles Involved," by Abraham Stern, of the firm of Jackson & Stern; "Leasing," by Albert B. Ashforth, of Albert B. Ashforth & Co.; "Management of Apartment and Tenement Properties," by Ransom E. Wilcox, of Wilcox & Shelton; "Management of Loft Property," by Edward H. Hess, of M. & L. Hess; "Management of Downtown Office Buildings," by Joel S. DeSelding, of DeSelding Brothers, agents for the Singer Building.

"How to Appraise Property," by Edward H. Gilbert, of J. Edgar Leaycraft & Co.; "Points to be Considered in Valuing a Building," by G. Richard Davis, secretary of A. L. Mordecai & Son; "The Standardization of Real Estate Valuations, by Irving Ruland, chairman of the Appraisal Committee Real Estate Board of Brokers, and vice-president of Ruland & Whiting Co.

"How Property is Condemned," by John H. Hallock, of George G. Hallock, Jr.'s, Sons; "Expert Testimony," by John Means Thompson, of J. M. Thompson & Sons; "How Property is Assessed," by the Hon. Lawson Purdy, president of the Board of Taxes and Assessments; "Mortgage Loans on Real Estate," by G. Richard Davis; "Margins on Mortgage Loans," by George A. Hurd, vice-president of the Mortgage Bond Co.; "Building Loans," by G. Richard Davis.

"Stability of Real Estate During Panics," by Walter Stabler, comptroller Metropolitan Life Insurance Co.; "Operating," by Robert E. Simon, vice-president and general manager of the Henry Morgenthau Co.; "What Title Insurance Is," by Philip S. Dean, attorney Lawyers' Title Insurance & Trust Co.; "Fire Insurance," by R. O. Haubold, of A. Haubold & Son; "How to Reduce Insurance Costs," by W. R. Crane, of the North River Insurance Co.; "Real Estate Investing," by Henry Morgenthau, president Henry Morgenthau & Co.

"Real Estate Corporations," by Robert E. Dowling, president of the City Investing Co.; "Contracts for the Sale of Real Estate," by Henry F. Miller, member of New York Bar. "Estates and Interests Arising from Marriage," by Charles L. Burr, member of the New York Bar; "Tenement House Law," by Lawrence Veiller.

"Water Front Property," by the Hon. McDougall Hawkes, member of the Commission on Harbor and Shipping of the Chamber of Commerce; "Real Estate Movements in the Bronx," by J. Clarence Davies, of J. Clarence Davies & Co.; "Acreage—How to Develop It," by Dean Alvord, of the Dean Alvord Co.; "Managing a Real Estate Office," by Ronald C. Lee, general manager of the Realty Records Co.; "Old New York as Known by a Real Estate Pioneer," by E. A. Cruikshank, and "Davies and Hoffman Rules," by William E. Davies, expert appraiser for the City of New York.

There is a chapter on Brokerage and Auctioneering Commissions, and a general index.

CHEAP PLUMBING AN EXTRAVAGANCE.

Of the numerous ways of "skinning" a house, that which is concerned with the plumbing is, perhaps, to be most strongly condemned. There are many reasons for this statement, but one is sufficient; it is a menace to health, to life even, and occasions inconvenience, often positive privation and suffering, and without notice upon the most inopportune occasions. In this respect the American Contractor observes that the plumber has been long and most unjustly maligned. He puts in a good deal of time and material it is true, but this is chargeable to his enlightened and quickened conscience, since none understands better than he the importance of having plumbing properly done, from the standpoint of health, not lasting qualities. The plumber is a wise man, since while getting all he can out of the original installation, he looks to the future for choice pickings in the way of repairs. When his shop is located in the neighborhood of the new house he is fitting up, he is not apt to advise the highest grade of fixtures and material, since that would be to postpone the first hurry-up call for repairs.

Without heaping further abuse upon the plumber who is actuated by the same human nature as the rest of us, it may be said that too close attention cannot be given to the plumbing arrangements and plumbing work of a new home. In this matter decided advances have been made during recent years and it is now possible to so arrange and construct house plumbing as to insure great convenience and absolutely sanitary conditions.

As a rule, one who constructs his first home knows more about plumbing after he has lived in it a year or two than he did when it was in the process of erection. There is, however, such a thing as profiting by the experience of others, though few are sufficiently lacking in self-conceit, to avail themselves of the opportunity. The wise builder of a home will see to it that a competent plumber is employed to equip the house. He will likewise see to it that the specifications call for a high-grade of material, and that to the smallest detail. By insisting on these points and seeing that they are carried into effect, he will save himself a large measure of future annoyance and a large and unending payment for repairs.

A long list of warnings and suggestions might be presented, but they would prove of small practical value—a real plumber is thoroughly well informed in the premises and one who is not cannot acquire a comprehensive view of the subject offhand. The proper advice to one about to build a home is, insist that the work be given to a thoroughly reliable and competent plumber—of which, notwithstanding our pleasantry and the standard newspaper jokes of the past fifty years, there is a liberal supply. This attended to, high-grade material and fixtures specified and the work properly inspected at every stage, satisfactory and enduring plumbing can be secured. As to the location of bath tubs, lavatories, sinks and other prominent features, they should be figured out by the architect drawing the plans, who knows, or ought to know, all about the matter. If you feel called to skimp anything connected with a house, don't let it be the plumbing.

PROTEST AGAINST WATER METERS.

United Real Estate Owners Want No Limitations on the Reasonable Use of the Water Supply.

The special committee appointed by the United Real Estate Owners' Associations has made a report in answer to the suit in the New York Supreme Court to enjoin the Aqueduct Commissions from further developing our Croton Watershed, and also in answer to an article appearing in the Record and Guide of July 10 and August 14, in answer to the President of the Merchants' Association. The chairman of the special committee, Mr. Julius Schrag, of 142 West 23d st, informs us that the suit will come up for trial next Monday. The report which follows, contains a vigorous protest against the proposition to install water-meters in tenement houses.

(1) The United Real Estate Owners' Associations claim it is necessary to provide additional reservoirs for storage and also save the waste water in our Croton Watersheds. Further, we believe that the Aqueduct Commissioners have not proceeded contrary to law; it is of record that the Aqueduct Commissioners requested Commissioner O'Brien, of the Water Department, to submit plans for the Patterson reservoir as long ago as June, 1908; and if plans had been submitted at that time, a contract could have been awarded then, and water collected behind the dam at this time. Instead of acting promptly, however, Commissioner O'Brien failed to submit the plans at all.

Under the opinion of former Corporation Counsel, the Commissioner of Water Supply is not required and has no power to approve any plans for the Aqueduct Commissioners; he is merely required to make plans under their direction, provided by the statute chapter No. 490, of the laws of 1883 (the Aqueduct Laws); since this law was enacted, the office of Commissioner of Public Works has been abolished, and a new department created; Section No. 2 of said law reads in part as follows:

"The Commissioner of Public Works shall submit under the direction of the Aqueduct Commissioners the plan or plans, together with maps, specifications, estimates and particulars relative thereto, for the construction of a new aqueduct or conduit for water from some point in the Croton River or Croton Lake, to some point in the City of New York, and for the construction of one or more dams or reservoirs to retain such water."

NOT OVER-DEVELOPED.

The Merchants' Association says that the Croton Watershed is already over-developed.

WE SAY IT IS NOT. The proof is that ever since the new Croton Dam has been completed in 1906, each year water has gone to waste from the Croton watersheds into the Hudson River; it is estimated that two years' supply was lost during the period from the Fall of 1907 to the Spring of 1908. Over eighty billion gallons was wasted over the spillway again during the months of April and May of this year, right after one of the dryest seasons New York had experienced in years, water was again going to waste at Croton Dam to the amount of about ten billion gallons. Why let the water which we have go to waste if by building additional storage reservoirs we can save and store twenty billion gallons?

Further proof that there is plenty of water to be had from our present watershed at Croton, New York, is the fact that only during the last Legislature a bill was passed by the Senate and Assembly to permit the City of Mount Vernon to take water from our supply by tapping our watersheds.

The Merchants' Association says the Catskill water will be available before the Patterson reservoir can be constructed. Experts say the Catskill project will take at least ten years, while the water can be impounded by building the Patterson reservoirs in two years.

In the Mayor's message of January, 1909, he says that contracts for the Ashokan Dam was awarded August 31, 1907, an up-to-date contract for building twenty-six miles of aqueduct have been let, involving an expenditure when completed of $26,700,000, and varying in time from four to seven years; there is still over fifty miles to be contracted for.

The Mayor in his annual message in part says: "In spite of all efforts to add to our water supply, it is evident that a shortage may be experienced before water from the Catskills is available, so that it is essential to husband our resources and check preventable waste."

This, we believe, can be best effected by preventing and saving the waste or overflow in the Croton shed by building the Patterson reservoir where plenty of water can be stored.

Professor William H. Burr, of Columbia College, and Chief Engineer Walter H. Sears have recommended the Patterson site.

Commissioner O'Brien, of the Water Department, admitted to our committee that the Patterson reservoir could be completed before water would be available from the Catskills supply.

The Merchants' Association says the construction of the Patterson reservoir is waste of public funds.

We say no. If we can store and save the surplus water we can stop the constant cry of the shortage of our water supply and the installation of water meters for private use in all houses other than business. We believe the Merchants' Association stands alone as a body opposing the saving of the overflow water in our Croton Watersheds and advocating the Catskill project and wholesale installation of water meters.

The Merchants' Association's report book of 1906 gives the following estimate of the daily supply of water for Manhattan and Bronx, which was entirely over-estimated; the fact is, we have only increased about five million gallons a year.

Merchants' Ass'n. Estimate.		Normal Amount Used.	
1905	319,000,000	During (1906)	296,000,000
1906	333,000,000	" (1907)	227,000,000
1907	348,000,000	" (1908)	315,000,000
1908	364,000,000	" (1909)	320,000,000
1909	381,000,000		
1910	398,000,000		
1911	417,000,000		
1912	436,000,000		
1913	456,000,000		
1914	477,000,000		
1915	499,000,000		

In the same book on page 265 Chief de Varona in June, 1906, says: "The Water Department has estimated that by 1909 the whole city, including Manhattan, Bronx, Queens, Kings and Richmond will be using 640 million gallons a day. The fact is, that we are only using about 520 million gallons a day (only 130 millions out of the way)."

	Gallons.
Present daily use of water for Manhattan and Bronx	320,000,000
Brooklyn	140,000,000
Queens, about	50,000,000
Richmond	5,000,000 to 10,000,000
Total	520,000,000

Our committee finds that public bodies and the majority of citizens believe it wisest to save the waste by building extra reservoirs in our Croton Watershed. The United Real Estate Owners' Associations being one of the largest incorporated organized bodies of taxpayers' associations in the Borough of Manhattan, consisting of the following associations:

West Side Taxpayers' Association, Harlem Property Owners' Association, House and Real Estate Owners' Association of 12th and 19th Wards, Taxpayers Association of the 10th, 11th and 17th Wards, 18th and 21st Ward Taxpayers' Association, Real Estate Owners' Protective Associations of 12th and 22d Wards approves of the building of the Patterson reservoir. Also the press has at different times favored the construction of the Patterson reservoir.

The United Real Estate Owners' Associations believe the move on the part of the Merchants' Association to tie the hands of the Aqueduct Commissioners and stopping them from providing additional storage reservoirs to save and store the overflow at Croton, is unwise. If the injunction is sustained, it will give the politicians an opportunity to keep on telling the public there is a shortage of our city supply, in order to install water meters in every house, even for private use; this would be a hard blow to the over-burdened taxpayer, especially the apartment and tenement house owners, where the owner cannot control the water consumed by the tenants, nor is IT RIGHT TO RESTRICT THE TENANTS TO THE FREE USE OF WATER FOR DOMESTIC PURPOSES.

The present storage capacity of our Croton Watershed is about eighty-eight billion gallons; this can be increased about forty billion gallons by building additional storage reservoirs in our Croton Watershed at Croton, New York.

The normal daily water consumption is about three hundred and twenty million gallons. Total aqueduct capacity of the two present Croton aqueducts is about four hundred million gallons per day.

Respectfully submitted,
LOUIS SCHRAG, Chairman;
PIERRE M. CLEAR,
DR. ABRAHAM KORN,
Special Committee on Water Supply of the United Real Estate Owners' Associations.

VALUE OF MOTOR TOURING.—There is no better or more pleasing way to study real estate values and conditions than to tour the nearby towns and villages in an automobile. Pessimistic real estate brokers will turn rabid optimists after enjoying the air and seeing the wonderful development on such trips. Moreover, it better fits them for the more serious work of appraising which is fast becoming such an important aid to buying and selling.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

FOR A BROADWAY SUBWAY LOOP.

Views of Mr. Isaac Stern and the Twenty-Third Street Improvement Association on the Subject.

The Twenty-third Street Improvement Association, an organization which has been in existence only a few months, has, owing to the strength and prominence of its officers and directors, taken its place as one of the strongest organizations of its kind in the city.

Mr. Isaac Stern, its President, represents an investment of from $5,000,000 to $6,000,000; Mr. Walter E. Maynard, of the Fifth Avenue Building, vice-president, $10,000,000; Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, treasurer, $18,000,000; Mr. Joseph W. Cushman, of J. W. Cushman & Co., secretary, represents enormous real estate interests in West 23d st.

The directors are Messrs. Edward T. Moriarty, of Jordan, Moriarty & Co.; Geo. H. Putnam, of G. P. Putnam & Co.; E. Belknap, of Geo. C. Flint & Co.; Louis Stern, of Stern Bros.; C. A. Gould, of James McCreery & Co.; R. J. Horner, of R. J. Horner & Co.; Arthur Scribner, of Charles Scribner's Sons; Wm. H. McCord, of Post & McCord; Louis M. Starr, of Estate Theo. B. Starr; Louis Schrag and J. J. Cavanagh. This association was formed to promote the general interests and welfare of 23d st and vicinity, and to secure for the district the recognition which its enormous trade demands.

In an interview with the Record and Guide, Mr. Isaac Stern, its president, laid great stress on the need of more adequate transit accommodations.

"In the past there has been considerable neglect in providing proper rapid-transit facilities for the business of this great city," said Mr. Stern, "and we feel that the time has now come for the solving of this great problem, upon which depends the future welfare and business prosperity of our city. We feel that this section, representing as it does the HEART OF THE CITY—in a business way—requires means of reaching it from all parts of the metropolitan district, and as the first step for this purpose we have recommended the building of a LOOP TO CONNECT WITH THE SO-CALLED BROADWAY AND LEXINGTON AV UNDERGROUND ROUTE, leaving the main stem at about 10th st and coming up Broadway, to bring this important section in touch with the rest of the city."

A CASE IN POINT.

As an example of what such subways can do for the improvement of a section, Mr. Stern instanced what has been accomplished within the space of five years in the Washington Heights district, and he added, "I believe that the time has come when a comprehensive scheme of rapid transit should be laid out to cover the entire city; not alone for its present needs, but with a view to its needs in the future.

"The urgent needs of the city at this time, is rapid transit on BROADER LINES. Our association is in no wise opposed to any other routes, but realizes that the important interests centered in this district demand additional transit facilities in the nature of subways and express stations at 23d st.

"I also feel that the Public Service Commission and the city authorities have this object fully in mind; that they comprehend the magnitude of the subject and are doing their very best to solve it.

"I also believe that from the experience gained through the building of the Interborough road—the first underground road to be built, which has proven that it is a paying institution—that abundant capital can be found to build as many subways as are necessary for the city's development; and further, that everyone interested in the welfare of the city should lend a helping hand to solve this most important problem."

A committee from the association recently appeared before the Public Service Commission and expressed its views, which were very favorably received by the commission.

THE HUDSON CELEBRATION AND REALTY DEVELOPMENT.

Opinions differ regarding the effect of the Hudson-Fulton celebration upon local and suburban realty development. Coming as it does at a time when real estate men are beginning to formulate plans for consummating sales after a long, dull summer, it is counted by some as an unfortunate occurrence. Others, of a more optimistic temperament believe that it will be the biggest thing for New York that has happened in some time.

While it is true that a public demonstration, no matter how big, invariably upsets the business mind, before, during and after a festival in which there is great popular enthusiasm, it is equally certain that it is followed by a notable impetus which makes up for apparently adverse effects. It is the effect of the advertising a city gets.

It is pointed out that there will be over 2,000,000 strangers within the city during the celebration. Many of the city's own denziens will move about and note what is going on around them. It sometimes takes a mammoth concourse of people to convince the New Yorker that the city in which he lives is overcrowded and that the place for him is in the suburbs.

Likewise it sometimes takes a big demonstration like the Hudson-Fulton celebration to make the suburbanite think that "Little Old New York" is a good place to live in if one wants to be near the scene of the greatest business and social activity and he might be seized with the idea of coming to New York to live. But it is the stranger, the wealthy Westerner who will come to New York to see the show, who may be induced to invest in New York or suburban realty.

INVESTORS COME WITH THE CROWD.

One enterprising real estate firm sent personal letters out to a select list of possible purchasers of New York realty several weeks ago, announcing that if plans were entertained about coming to New York, he would be glad to provide courtesies for them without cost to them. Five answered in the affirmative. This enterprising real estate man immediately closed with five different hotels in Fifth av for windows. He spent the bigger portion of $500 for this, but he knows that the people to whom he sent the invitations are looking for a desirable estate, a good factory site, a good apartment house investment and two New York residences. He may not make good on his enterprise, but he is looking out for that.

Another real estate man had a customer in Florida, who has been up here looking over a property near Sea Cliff, L. I. The price was a little high, that was all. He has another proposition to make to that man now and so he invited him to be his guest during the celebration. The same operator has purchased grandstand tickets for some Baltimore people who are coming on to look over a factory site at Tottenville, S.I., and other prospective customers who want to move from Connecticut to this city.

WHO CAN TELL?

The real estate interests should benefit by the celebration. The visiting factory owner in the suburbs may look over some of the Fourth av loft buildings and decide that for his kind of light manufacturing he could save money by moving his plant into one of those desirable structures. The crowd that will sweep over Riverside Drive will not fail to note the tremendous development that has taken place along that thoroughfare, than which there is none more beautiful the world over, since they visited that part of the city during the Dewey demonstration.

The quantities of money that will be left here by visitors will make up for much of that lost during the late financial unpleasantness. This will mean more currency in circulation, which currency, moreover, will stay here and will help the real estate and building material markets, indirectly at least. On the whole, therefore, it is safe to predict that the celebration will do the real estate and building material men more good than harm.

THE CARE OF TREES.

Any observing person cannot help but notice how rapidly the foliage throughout the city is being destroyed by insects. This is especially so in the rural districts where large and valuable trees are dying in great numbers. In most localities well nurtured trees exert a beneficial effect on the value of surrounding real estate, and for this reason no effort or expense should be spared in taking intelligent steps toward ridding them of this destructive enemy. In Cambridge, Mass., the authorities have met with much success in coping with the troublesome tree insect. Not long ago the commission in that city cleaned 7,575 street trees and about 3,000 estates. For the latter a charge of 25 cents per hour for labor and 25 cents per gallon for creosote used was exacted, making a total of $3,499.

On one estate of about 1,200 trees which were infested with the gypsy moth, 9 men were employed almost 2 months, the cost equalling $762.51. The work done for the season proved successful, for upon inspection nine-tenths of the nests were destroyed. Bands of burlap were placed about the trunks of 6,816 trees at a cost of 2½ cents per tree, ½ cent for burlap and 2 cents for labor. This is considered one of the most economical ways of exterminating this pest. It is their habit to feed on the foliage at night and to descend in the early morning to the trunk of the tree for shade and protection from the sun. The burlap then becomes a trap for them and when it is turned up they are found in large numbers under it and can be easily destroyed with wire brushes.

It is affirmed that the elm leaf beetle is destroyed by spraying with arsenate of lead during the first half of June. This destroys the slugs and prevents their injuring the trees. It is suggested that care be exercised to thoroughly spray the under surface of the leaves. Later in the season the slugs and pupae may be destroyed in the bark or at the base of the trees by the use of strong soap suds, kerosene emulsion or hot water.

WEST SIDE TAXPAYERS.—The regular monthly meeting of the West Side Taxpayers' Association will be held on Friday, Sept 17, 1909, at 267 West 34th st. The Nominating Committee will submit the names of candidates for office for the coming year. The election will be held on Oct. 15, 1909.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Sept. 10 to 16, inc.		1908. Sept. 11 to 17, inc.
Total No. for Manhattan	152	Total No. for Manhattan	148
No. with consideration	16	No. with consideration	11
Amount involved	$553,350	Amount involved	$338,210
Number nominal	136	Number nominal	137

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	7,921	6,888
No. with consideration, Manhattan, Jan. 1 to date	649	481
Total Amt. Manhattan, Jan. 1 to date	$37,596,171	$27,055,592

	1909. Sept. 10 to 16, inc.		1908. Sept. 11 to 17, inc.
Total No. for the Bronx	118	Total No. for the Bronx	110
No. with consideration	4	No. with consideration	5
Amount involved	$15,650	Amount involved	$77,450
Number nominal	114	Number nominal	105

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	5,270	5,546
Total Amt., The Bronx, Jan. 1 to date	$2,878,338	$4,027,076
Total No. Manhattan and The Bronx, Jan. 1 to date	**13,191**	**12,434**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$40,474,509**	**$31,082,668**

Assessed Value Manhattan.

	1909. Sept. 10 to 16, inc.	1908. Sept. 11 to 17, inc.
Total No. with consideration	16	11
Amount involved	$553,350	$338,210
Assessed value	$427,800	$854,500
Total No. nominal	136	137
Assessed value	$6,159,500	$5,098,800
Total No. with consid., from Jan. 1 to date	649	481
Amount involved " "	$37,596,171	$27,055,592
Assessed value " "	$30,275,700	$21,882,600
Total No. nominal " "	7,362	5,407
Assessed value " "	$398,204,220	$327,125,200

MORTGAGES.

	1909. —Sept. 10 to 16, inc.— Manhattan.	Bronx.	1908. —Sept. 11 to 17, inc.— Manhattan.	Bronx.
Total number	137	115	155	112
Amount involved	$4,303,651	$846,236	$3,555,976	$937,568
No. at 6%	47	50	94	51
Amount involved	$788,765	$366,442	$2,159,176	$285,172
No. at 5½%	4	8	8	31
Amount involved	$818,409	$90,315	$161,000	$257,700
No. at 5%	43	34	39	11
Amount involved	$1,349,500	$252,479	$808,000	$103,421
No. at 4½%	15	1	3	.....
Amount involved	$465,500	$40,000	$62,000	.....
No. at 4%	2	.....	.....	.....
Amount involved	$85,000	.....	.....	.....
No. at 3%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	26	22	11	19
Amount involved	$846,477	$97,000	$365,800	$291,275
No. above to Bank, Trust and Insurance Companies	40	12	40	13
Amount involved	$2,589,000	$127,750	$2,198,000	$250,750

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	6,849	6,203
Total Amt., Manhattan, Jan. 1 to date	$230,630,491	$207,786 196
Total No., The Bronx, Jan. 1 to date	5,513	5,096
Total Amt., The Bronx, Jan 1 to date	$47,199,811	$27,340,490
Total No., Manhattan and The Bronx, Jan. 1 to date	**12,362**	**11,299**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$277,830,302**	**$235,126,686**

EXTENDED MORTGAGES.

	1909. —Sept. 10 to 16, inc.— Manhattan.	Bronx.	1908. —Sept. 11 to 17, inc.— Manhattan.	Bronx.
Total number	27	9	.....	.....
Amount involved	$4,447,500	$110,550	.....	.....
No. at 6%	5	8	.....	.....
Amount involved	$53,500	$5,050	.....	.....
No. at 5½%	1	.....	.....	.....
Amount involved	$16,000	.....	.....	.....
No. at 5%	7	5	.....	.....
Amount involved	$600,000	$93,500	.....	.....
No. at 4½%	12	.....	.....	.....
Amount involved	$3,425,000	.....	.....	.....
No. at 4¼%	1	.....	.....	.....
Amount involved	$325,000	.....	.....	.....
No. at 4%	1	.....	.....	.....
Amount involved	$28,000	.....	.....	.....
No. with interest not given	.....	1	.....	.....
Amount involved	.....	$12,000	.....	.....
No. above to Bank, Trust and Insurance Companies	12	2	.....	.....
Amount involved	$4,217,500	$60,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,316	.....
Total Amt., Manhattan, Jan. 1 to date	$64,165,607	.....
Total No., The Bronx, Jan. 1 to date	411	.....
Total Amt., The Bronx, Jan. 1 to date	$3,326,935	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,727**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$67,492,542**	.....

PROJECTED BUILDINGS.

	1909. Sept. 11 to 17, inc.	1908. Sept. 12 to 18, inc.
Total No. New Buildings:		
Manhattan	6	20
The Bronx	33	50
Grand total	39	70
Total Amt. New Buildings:		
Manhattan	$190,000	$1,207,500
The Bronx	440,325	570,300
Grand total	$680,325	$1,777,800
Total Amt. Alterations:		
Manhattan	$70,675	$178,920
The Bronx	18,200	22,435
Grand total	$88,875	$201,355
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	787	456
The Bronx, Jan. 1 to date	1,773	1,201
Mnhtn-Bronx, Jan. 1 to date	**2,560**	**1,657**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$103,227,297	$56,997,821
The Bronx, Jan. 1 to date	28,372,585	11,215,275
Mnhtn-Bronx, Jan. 1 to date	**$131,599,882**	**$68,213,096**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$9,897,629**	**$8,907,467**

BROOKLYN.

CONVEYANCES.

	1909. Sept. 9 to 15, inc.	1908. Sept. 10 to 16, inc.
Total number	493	546
No. with consideration	26	24
Amount involved	$140,910	$227,245
Number nominal	467	522
Total number of conveyances, Jan. 1 to date	**20,573**	**19,083**
Total amount of conveyances, Jan. 1 to date	**$9,924,073**	**$13,636,730**

MORTGAGES.

Total number	486	419
Amount involved	$1,870,593	$1,518,640
No. at 6%	251	272
Amount involved	$703,924	$779,075
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	43	102
Amount involved	$170,900	$560,550
No. at 5¼%	.....	1
Amount involved	.....	$2,250
No. at 5%	171	24
Amount involved	$880,826	$96,965
No. at 4½%	2	.....
Amount involved	$4,650	.....
No. at 4%	1	2
Amount involved	$475	$6,000
No. at 3%	.....	1
Amount involved	.....	$1.300
No. with interest not given	18	17
Amount involved	$109,818	$72,500
Total number of Mortgages, Jan. 1 to date	**19,118**	**18,299**
Total amount of Mortgages, Jan. 1 to date	**$76,782,676**	**$67,570,050**

PROJECTED BUILDINGS.

No. of New Buildings	203	148
Estimated cost	$1,114,945	$897,055
Total Amount of Alterations	$120,135	$114,647
Total No. of New Buildings, Jan. 1 to date	**7,643**	**3,734**
Total Amt. of New Buildings, Jan. 1 to date	**$41,656,791**	**$22,517,883**
Total Amount of Alterations, Jan. 1 to date	**$3,384,528**	**$4,140,077**

QUEENS.

PROJECTED BUILDINGS

	1909 Sept. 10 to 16, inc.	1908 Sept. 11 to 17, inc.
No. of New Buildings	125	109
Estimated cost	$558,500	$638,931
Total Amount of Alterations	$9,985	$14,598
Total No. of New Buildings, Jan. 1 to date	**3,361**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$12,103,035**	.....
Total Amount of Alterations, Jan. 1 to date	**$540,671**	

THE WEEK.

The most important real estate transaction of the year was closed this week in the sale of the 11-sty office building known as the Night and Day Bank Building, at the southeast corner of 5th av and 44th st. This sale, to one of the most successful real estate operating companies, is another proof of the investment possibility of property in what is known as the 5th av section, and is a sure indication that the property on 5th av and the side streets, between 42d and 59th, is a good purchase at present market prices. The property is assessed on this year's tax books at $1,250,000. The asking price is said to have been $2,000,000, and it sold for very close to that figure.

An item of the week's news is the report that James Carlew, almost the last of the old time private house builders,

on the West Side, has transferred his activities to a new district and an entirely new kind of an operation for him.

The move seems to indicate first that so far as private houses are concerned, about all of the available land for that purpose has been improved in that section, and second, that Mr. Carlew sees a more profitable field for his activities in the fast-growing 5th av section.

The sale of Nos. 28 to 32 West 36th st to the State Realty Co., by John N. Golding, is the second sale of a plot for improvement in the section, and is probably the forerunner of a considerable building movement for the district. The new land value maps issued this week by the Department of Taxes and Assessments are of the greatest value to taxpayers. They include ninety-two maps, covering every part of the sixty assessment districts in all the boroughs of the City of New York.

Lawson Purdy, the president of the Tax Department, said yesterday in speaking of the maps: "The necessary basis for a proper assessment is an accurate map, showing area and dimensions. That we had in this department. The deputies, using such a map as a basis, set about their work of assessment. They first determined the unit values of land on each street front for a normal depth of 100 feet, making the necessary changes up or down from the last assessment. Then after the land value was determined they fixed the improvement value, using the well-known rules and formulas of the department. The difficulty in the past has been to get a sufficiently large perspective on the field maps. These field maps show only one block on each page, and it has sometimes been difficult for the deputy to grade his values from street to street with the nicety and accuracy that we wish. Now with these large maps this can be done with ease and great accuracy."

THE AUCTION MARKET

THE offerings this week in the auction market by Joseph P. Day and Herbert A. Sherman were a distinct disappointment. Mr. Day's offerings on Tuesday were nearly all bid in, and while there was a fairly large attendance at the Ludlam sale on Thursday, they evidently did not want downtown East Side property; eight of the twelve parcels were purchased by the Cruikshank Company, said to be acting for heirs of the estate.

LAND VALUE MAPS.

They Will Assist the Deputy Tax Commissioners and Inform Taxpayers of the Quality of the Work of the Assessors.

The Department of Taxes and Assessments has just issued its new Land Value Maps. This is the first publication of the kind ever made and includes ninety-two maps, covering every part of the sixty assessment districts, in all the boroughs of the City of New York. On each map a unit is shown along every street, giving in plain figures the value in dollars per front foot of a lot one hundred feet in depth.

The object of these maps is twofold; to assist the deputy tax commissioners in their work of assessing values and to inform taxpayers of the quality of the work of the deputies. By the use of these maps the deputies are able to observe and determine the proper area of influence of known values at fixed points, whether these values be high or low. They are also enabled to preserve equality of land values among adjoining owners. The taxpayer, on the other hand, who questions or desires TO CONFIRM THE EQUITY OF TAX BILLS, by consulting the map of his assessment district, may compare the unit upon which his assessment is made with that of his neighbor and with any other tract.

PRESIDENT PURDY'S COMMENTS.

Hon. Lawson Purdy, the president of the Tax Department, said, in speaking of these maps:

"We have been at work upon them for a long time. The necessary basis for any proper assessment is an accurate map, showing area and dimensions. That we have long had in this Department. The deputies, using such a map as a basis, set about their work of assessment. They first determine the unit values of land on each street front for a normal depth of 100 feet, making the necessary changes up or down, from the last assessment. Then after the land value is determined, they fix the improvement value, using the well-known rules and formulas of the Department. The difficulty, however, has been to get a sufficiently large perspective on the field maps. These field maps show only one block on each page, and it has sometimes been difficult for the deputy to grade his values from street to street with the nicety and accuracy that we wish. Now with these large maps this can be done with ease and great accuracy.

"The making of these maps has involved long and patient effort, to examine the values, compare them with neighboring values and determine the final figures. There may be mistakes in them, of course, but if there are, we count upon the vigilance of real estate owners, brokers and operators to call our attention to them and so enable us to correct them. With each year, under such criticism, the maps should improve. As they are, we believe that they will be accepted by most people as very good evidence of true value.

"The policy of the Tax Department has been, faithfully and honestly to assess, as the law demands, at the sum for which property will sell under ordinary circumstances, and to invite the closest scrutiny of the methods by which our assessments are made. These Land Value Maps will furnish this information and the manner in which the public will receive and use them will be of the greatest interest to all in the Department."

BROAD COMPARISONS POSSIBLE.

The arrangement of maps admits of a broad comparison, so that the relative value placed on the land map may be compared along different streets, or in different sections of the same borough, and even carried to comparisons of tracts under similar conditions in different boroughs.

The fact that all property is taxed at a uniform rate on its valuation, reduces the question of equity to a simple matter of the proportionate assessed valuation of the property, the basis of which is indicated by the units on these maps. The taxpayer is enabled by comparing these units to test the justice of his tax bills.

Without the Land Value Maps the taxpayer, to obtain any idea of comparative assessments, would have to construct a map and ascertain and place on the map the actual assessed values on his own and similar property. Even this would not afford a satisfactory comparison, because the values are placed on lots of various sizes and shapes and could not be reduced to a unit, such as is used on the Land Value Maps, for comparative purposes.

THE PROBLEM OF EQUALIZING ASSESSMENTS.

Ever since the consolidation of Manhattan, the Bronx, Brooklyn, Queens and Richmond into the Greater City of New York, the problem of equalizing the assessments, which before the consolidation were made each independently of the others, has been a most serious one, and it is believed that this record of unit values on the Land Value Maps will enable the Department to solve the problem of bringing about a greater uniformity.

A large proportion of complaining taxpayers complain, not because of their knowing, or perhaps even thinking, that an injustice is being done them, but because they do not know, and are afraid that they will be overtaxed. Many of these, on an examination of the map of their district showing the unit values along their property and other properties in the neighborhood with which they are familiar, are satisfied of the justice and equity of the work. In case it should be discovered that any property is over-assessed by reason of erroneous units, their display on the maps will make the correction an easy mater.

A. NOTICE.

As a supplement to this report, there has been published a limited edition of the LAND VALUE MAPS of the Department. This is a volume of ninety-two maps covering every assessment district in the City of New York.

This supplement will be delivered to any real estate broker, appraiser or real estate lawyer, who will present this notice at the office of the Department in the Hall of Records, Manhattan, New York, and sign a receipt for the same. Those out of town who have been accustomed to receive the departmental report and who desire the volume of maps will please send this notice in a letter, with forty cents to cover postage or express charges, and the Department will comply with the request. The volume of maps is sixteen and one-half by twenty and one-half inches in size, about one-half inch thick, and weighs five pounds.

UNITED REAL ESTATE OWNERS.

The regular monthly meeting of the United Real Estate Owners' Association was held in parlor A, of the Grand Union Hotel, on Tuesday evening, Sept. 14. Vice-President Charles J. F. Bohlen presided in the absence of President Thomas Krekeler, who is in Europe.

A resolution was passed to appoint a committee of three to report in answer to the suit in the New York Supreme Court to enjoin the Aqueduct Commission from further advertising our Croton watershed, and also to answer articles appearing in the Record and Guide of July 16 and August 14, written by the president of the Merchants' Association.

A committee of two members from each of the locals has been appointed to examine the departmental estimate of the city budget and to oppose any increases. This committee will meet on Friday evening at 8 o'clock at the office of Charles E. Schnelle, No. 1324 Lexington av.

The committe on Law and Legislation is taking steps to prevent the introduction of the licensed engineers bill which has been up for passage and defeated for the last six years. All real estate owners are requested to co-operate with the association in their endeavor to prevent this bill being brought up again.

NEW JERSEY REAL ESTATE INTERESTS.

The Convention in the Hudson Terminal Building Draws City Builders from All Parts of the State.

THE thing that stuck out most prominently in the convention of New Jersey city builders this week was the general complaint of the difficulty of obtaining money for real estate mortgages and building loans. Large as the volume of transactions are, and numerous as the number of building operations are, they are limited by the difficulty which builders and investors have in obtaining loans from the usual sources.

The representative men which made up the assemblage could not fully account for it. Mr. William G. McAdoo, president of the Hudson and Manhattan Railroad Company, thought it strange that the great insurance companies that are authorized to lend money in any State have not become largely interested in New Jersey. The New York mortgage companies, President Joseph P. Day, of the Board of Brokers of the City of New York said, are restricted by their charters.

At any rate, there is not local money enough to finance in a sufficient degree the great building movement that has started in Northern Jersey. This state of affairs has led to a movement to organize a mortgage company under the auspices of the New Jersey-New York Real Estate Exchange.

The convention at which this important fact came out was held in the Hudson Terminal Building on Wednesday of this week, Hon. Otto Kempner presiding. Real estate men, builders and large owners and developers, a number of them bringing their wives and daughters, came from all the northern counties of New Jersey. They rode through the tunnels, and were escorted in parties through the great building by Mr. K. B. Conger, the manager, and had the privilege of listening to William G. McAdoo, the tunnel builder, and other interesting speakers.

Mr. McAdoo talked along general lines of the progress and future of the State of New Jersey, of the necessity of having good local government, good streets and civic pride; and he referred particularly, for one thing, to the quick schedule of trains in the tunnels. His trains are now running under three-minute headway, but next week they will begin running every minute and a half. And what the Hudson and Manhattan Railroad Company promises it will do.

Addresses were also delivered by Mr. George J. Bayles, of Orange, representing the Board of Governors of the New Jersey-New York Real Estate Exchange; Mr. Joseph P. Day, President of the Real Estate Board of Brokers of New York; Mr. Henry Lemmerman, Vice-President of the New Jersey-New York Development Federation; Judge Robert Carey, of Jersey City, and also by the presiding officer, Hon. Otto Kempner.

SEEING IS BELIEVING.

The New York investor is a wary fellow, and like the man from a certain mid-western state, he wants to be shown. The members of the New York-New Jersey Real Estate Exchange thoroughly understand the advantages that will accrue to the State lying across the Hudson by reason of the terminals, and acting upon this knowledge they have been developing tremendous areas of what was once farm land, and are selling them for residence sites and factory locations. But the great need was to inform prospective buyers of the advantages that the state over yonder had to offer. Accordingly some bright mind devised the plan of having a series of receptions and inspections of the Hudson Manhattan Tunnels system during which personally conducted tours could be made of the tubes and the actual time spent by commuters in traversing the subterranean exits from Gotham could be noted.

On Wednesday of this week the first of these inspections took place and members of the Exchange assured the Record and Guide that it was without doubt a great success. Real estate representatives from every part of New Jersey were taken on trips through the tunnels, the through service of which was opened this week. They were also shown through the terminal buildings in Church st. Inspection trains started at 10 o'clock and made hourly trips all during the day.

When all the visitors had seen the tunnels a meeting was held, at which all the guests of the Exchange and its members were present. President McAdoo was the chief speaker. An exhibit of interest to brokers and New Yorkers in search of homes in New Jersey has been opened on the twentieth floor of the Terminal building, 50 Church st, which consists of maps, photographs and literature pertinent to the development of North Jersey.

OPENING REMARKS OF PRESIDENT KEMPNER.

"I have the honor to bid you a hearty welcome in the name of the three associations that have issued the call for this gathering of New Jersey real estate men. This meeting has been preceded by an inspection party, the first of a series of similar parties to follow, until the entire population of Northern New Jersey will have been introduced to this splendid tunnel terminal, and to the marvelous subterranean gateway to the Western world located beneath this structure, for the existence of which we are indebted to the genius and the indomitable pluck of one man—Wm. G. McAdoo.

"Ascending from the depths below the street surface, we have been lifted to the twentieth floor, and from this elevated position we beheld as picturesque a scene as could greet the eye anywhere in the world. To the south we saw the magnificent harbor of New York city, to the east and north we viewed the majestic vista of Manhattan Island, with its clustered sky-scrapers, its colossal office buildings and warehouses, and to the west the outlines of the hills and mountains of the beautiful and beloved State of New Jersey. It is a sight fit for the gods, and one not easily effaced from the memory.

"With the impressions made upon you by the grandeur of the scenes you have witnessed, you are no doubt the better prepared to grasp the immensity of your business opportunity, and we are now here assembled to counsel together on matters that need our thoughtful attention as business men.

"From this mountainlike height, the real estate horizon must unfold itself to us to its widest extent, for viewed from this point, the broad acres of Northern New Jersey are brought within visual range, and we are made to realize how largely we are a part and parcel of the great metropolitan zone and how closely we are within that golden circle of which the center is the wonderful city of New York.

"It would not be fair on the part of a presiding officer to forestall the speakers of a meeting, and for that reason I shall abstain from discussing any of the matters that will be handled by the gentlemen on our program. We are here that we may be enlightened as to the value of the great improvement in transit facilities that has been established between the States of New York and New Jersey, and as to the duty of the real estate men to utilize the advantages that the completion of the Hudson Tunnel System has brought them. Let us listen and learn from those who seek only to be of help to us, and let everything that is said this afternoon be construed as being prompted merely by that desire. I feel that if you receive the speakers in that spirit, you will reap the full measure of benefit that the organizers of this Real Estate Men's Day planned to confer upon you."

REPORT OF SPECIAL COMMITTEE ON MORTGAGE COMPANY.

The Special Committee appointed by the Board of Governors of the New Jersey-New York Real Estate Exchange to consider the promotion of a trust or mortgage company to serve the real estate interests of Northern New Jersey, made a first report as follows:

"Ample evidence has been brought to the attention of the committee that the borrowing facilities now enjoyed by the real estate operators in the northern counties of New Jersey are not sufficient for the normal development of that territory. In its judgment there exists an exceptional opportunity for profitable business by a loaning and development company to operate in the counties of Hudson, Essex, Union, Bergen and Passaic.

"Responsible real estate men can safely use more capital, and it is the duty of the real estate profession to provide better means for raising capital than are now available.

"Your committee has carefully considered the question of how such a loaning company should be incorporated, and has come to the conclusion that it should be incorporated under the banking laws of either or both New Jersey and New York States, as may be later determined, which provide for the incorporation of mortgage and investment companies. These laws best meet the needs of the situation.

"Your committee recommends that a mortgage company be incorporated with the title of 'THE NEW JERSEY MORTGAGE COMPANY,' or 'THE NEW JERSEY-NEW YORK MORTGAGE COMPANY,' following the title of the Exchange. Such a company would find a profitable field for business in the following particulars: (1) In making loans on first and subsequent mortgages on both improved and unimproved property. (2) In making short time building loans. (3) In the sale of guaranteed mortgages. (4) In acting as agent for securing capital for investment in New Jersey.

"The initial authorized capital of such a mortgage company should not be less than $500,000, represented by 5,000 shares of stock of the par value of $100 each, subscribed at par, fully paid and non-assessable. The home office of the company should be in the Hudson Terminal Building.

"Every effort should be made to have the closest relation exist between such a company and the New Jersey-New York Real Estate Exchange, and the members of the Exchange should be given an opportunity to subscribe to the stock. Furthermore, the members of the Exchange should be appointed the local agents of the mortgage company.

"Your committee believes that this proposition will interest capitalists of both New York and New Jersey, and it pledges the members of the Exchange its best efforts to speedily bring about the organization of such mortgage and building loan company."

TAXPAYERS' MEETING CALLED.—The regular monthly meeting of the Taxpayers' Association of the 8th and 21st Wards was not held as scheduled on Sept. 15, 1909, as many of the members were still out of town. President Bohlan is calling the meeting for Wednesday evening, Sept. 22, at 192 3d av.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Pine Street Sale.

PINE ST.—Ray V. Pierce, of Buffalo, N. Y., sold a 7-sty office structure at 80 and 82 Pine st and 136 Water st, forming an "L" around the northwest corner of these thoroughfares. It has a frontage of 30.10 feet in Pine st and 24.10 feet in Water st, and was acquired by Mr. Pierce in 1898.

HOUSTON ST.—Lowenfeld & Prager sold for improvement 331 East Houston st, a 5-sty tenement on a lot 25x80, adjoining the southwest corner of Ridge st.

12TH ST.—Lucy P. Cook has sold 155 West 12th st, a 3-sty and basement dwelling on a lot 20.10x103.3. The buyer is the present tenant.

13th ST.—Henry Weil sold for Jennie Schwab 630 East 13th st, a 5-sty tenement, on a lot 16x103.3

West Side Tenements in Trade.

24TH ST.—Frost, Palmer & Co. sold for a client of Fixman & Lewis 123 and 125 West 24th st, two 5-sty tenements, on a plot 50x98.9, bet 6th and 7th avs. Nos 54 and 56 Lawrence st, a 6-sty tenement, on a lot 50x100, near Amsterdam av, was given in exchange.

Improvement for Thirty-sixth Street.

36TH ST.—John N. Golding has sold for Stuart W. Huber to the State Realty Co., of which Judson S. Todd is president, 28, 30 and 32 West 36th st, three 3-sty dwellings, on plot 50x98.9. The property will be improved with a high-class building.

41ST ST.—Henry Weil sold for the Flatiron Realty Co. 323 West 41st st, a 3-sty front and 4-sty rear building, on a lot 25x98.9.

49TH ST.—The McVickar, Gaillard Realty Co. sold for Isaac H. Peller to a client the 6-sty building 546 West 49th st, under lease to David Belasco.

49TH ST.—J. B. English has sold for Reginald Steel to a client the 3-sty high stoop, brick dwelling 232 West 49th st, size 20x100.

Lexington Avenue Sale.

LEXINGTON AV.—Frank Lugar has sold 51 to 55 Lexington av, three 3-sty dwellings, on plot 59.3x72, together with the 3-sty stable at 140 East 25th st, 22x98.9, the combined parcels forming an "L" around the Hotel Van Twiller, at the southeast cor of Lexington av and 25th st. It is said that the nominal buyer represents a foreign concern, which will erect on the property an 8-sty building designed for the lithographing trade.

NIGHT AN DDAY BANK BUILDING SOLD.

5TH AV.—S. Osgood Pell & Co. and J. Clarence Davies have sold for the Forty-Fourth St & 5th Av Corporation to the American Real Estate Co. the Night and Day Bank Building at the southeast cor of 5th av and 44th st, on a plot 65x105. The building was erected in 1905 by the selling company, of which Wm. H. Cheseborough is president. The buyers are tenants of the building and one of the largest and most successful operating companies in the city.

11TH AV.—William R. Mason has sold for P. & J. Gallagher, to a client of the Herman Arns Co., the southwest cor of 11th av and 46th st, 3 and 4 sty buildings, on lot 25.1¼x100.

NORTH OF 59TH STREET.

68TH ST.—Leopold N. Asiel is reported to have sold 47 West 68th st, a 4-sty dwelling, on a lot 25x100.

78TH ST.—Mrs. Minnie S. Jewel sold her residence at 167 West 78th st, a 4-sty dwelling on a lot 18x102.2.

96TH ST.—Mrs. Annie Hanratty sold 132 West 96th st, a 5-sty dwelling, on a lot 25x100.8½.

103D ST.—Jessie Blake sold the 3-sty, high-stoop dwelling 305 West 103d st, on a plot 20x100.11. The building is 88 feet deep.

104TH ST.—Chas. S. Kohler has sold for Mrs. Carrie S. Abrams the two 4-sty brownstone high-stoop single apartment house known as 219-221 West 104th st, on plot 50x100.11, to L. A. Servatius.

121ST ST.—The Herman Arms Co. have sold for B. Steinthal to a client of Wm. R. Mason, for investment, the 5-sty and basement brick double flat at 221 West 121st st, 275 ft west of 7th av, on lot 25x100.11.

125TH ST.—M. Shwitzer sold for Stephen H. Jackson 251 East 125th st, a 5-sty tenement with stores, on a lot 28x99.11.

126TH ST.—The John Henry Mallon estate sold 45 East 126th st, a 3-sty and basement brownstone house, on a plot 20x100.

132D ST.—Bernard A. Ottenberg has purchased from Winifred I. Turner of South Orange, N J, the 5-sty brownstone double flat, 114 West 132d st, on lot 25x100.

133D ST.—James J. Connor and James J. Crowe sold for Eugenia Haybach 161 West 133d st, a 5-sty double flat, on a plot 25x99.11. The purchaser is Edward A. Sheahan.

134TH ST.—John M. Royall has sold for the Maplesden estate 21 West 134th st, a 3-sty dwelling, on a lot 17.10x99.11.

145TH ST.—Duff & Brown Co., in connection with John P. Leo, Jr., have sold for Henrietta M. Brown, of St. Louis, a 3-sty store and office building at 507 and 509 West 145th st, on plot 40x100, between Amsterdam av and Broadway. The Marcy Association, the Democratic Club of the 23d Assembly District, is the buyer.

153D ST.—Daniel H. Renton & Son sold for the Ramson estate 464 West 153d st, a 3-sty and basement dwelling, on a plot 18x99.11, to A. E. Hughes.

Will Improve 157th Street Plot.

157TH ST.—A. L. Mordecai & Son, Inc., sold for the Realty Mortgage Co. and Heilner & Wolf, 8 lots in the south side of 157th st, 275 ft east of Broadway, on which will be erected two 6-sty 100-ft elevator apartment houses.

Sale of Woodward Hall in Madison Avenue.

MADISON AV.—W. E. Preble sold for the Van Schaik Realty Co., Woodward Hall, a 6-sty elevator apartment house, on a plot 75.8x100, at the southeast cor of Madison av and 96th st. There are four apartments of 6 and 7 rooms each on a floor. The property has been held at $250,000.

MADISON AV.—Arnold Adler purchased 2093 Madison av, a 5-sty double flat, wtih store, on a plot 25x96.

PARK AV.—The F. Dornberger Realty Co. sold for F. W. Langhorst to a client the 5-sty flat at the northwest corner of Park av and 88th st, on a lot 25.8x82.2.

Heights Plot Sold Three Times Since April.

PINEHURST AV.—Jacob Hirsh resold the northwest cor of Pinehurst av and 178th st, a plot 105x100. The property was sold by the Fort Washington Syndicate at auction last April for $34,100, and was bought by Lowenfeld & Prager, who resold it a few days later to Mr. Hirsh.

1ST AV.—Williams, Grodginisky & Haft sold to a Mrs. Arnstein 1729 and 1731 1st av, two 5-sty flats on a plot 50x100.

3D AV.—The Meister & Bache Realty Co. sold to Stephen H. Jackson 861 3d av, 5-sty front and rear buildings, on a lot 25x100.

BRONX.

GRAND CONCOURSE.—Francis Haff sold for M. J. Dowd the plot 75x110 in the westerly side of the Grand Concourse, 175 ft north of 192d st, for immediate improvement with a first-class residence.

138TH ST.—Stephen Jackson sold 615 and 617 East 138th st, a 6-sty apartment house, 37.6x100, to the Meister & Bache Realty Co. The property was given in part payment for 861 3d av, sold recently.

232D ST.—A. W. Nordling bought two lots, 50x114, on the east side of 232d st, 405 feet east of 5th av.

CLAY AV.—E. Sharum sold to the Armor Realty Co. 1381 Clay av, a two-family brick house, 16.7x99. Forty lots at Tuckerton, N. J., were taken as part payment.

GRAND CONCOURSE.—Francis Haff has sold for M. J. Dowd the plot 75x110 feet on the westerly side of the Grand Concourse, 175 feet north of 192d st, for immediate improvement with a first-class residence.

MAYFLOWER AV.—Herman Arns Co. have sold for M. Bernstein to the Colorado Realty Co. the plot of 5 lots, 125x100, on the west side of Mayflower av, north of Liberty st, Westchester, N. Y. This plot being located in the tract known as the Haight Estate.

PROSPECT AV.—Arnold, Byrne & Baumann sold for Abraham Dreschler and others 782 Prospect av, near the junction of Longwood and Westchester avs, a 5-sty apartment house, on a plot 37.6 x100.

ST. PETER'S AV.—John Zambetti sold to W. Hallahan a two-family frame house on a plot 75x100, in the east side of St. Peter's av, 200 feet south of Walker av, in the Haight tract.

VAN NEST AV.—Gustave Kugelman sold 143 Van Nest av, Van Nest, a one-family house, on a plot 50x100, to Franceska V. Vripling.

VAN NEST AV.—Theodore T. Reese sold to Francisko V. Britlaig the plot, 50x100, on the north side of Van Nest av, 50 feet west of Van Buren st.

WALTON AV.—Casey & Irwin have sold to a client for improvement a lot 25x100 on the east side of Walton av, 220 ft south of 184th st.

LEASES.

Frederick A. Booth has leased for a client for a term of years the dwelling 12 West 8th st.

Daniel H. Renton & Son have leased for Estelle Seymour to J. Otto Hunicke for a term of years the 3-sty and basement private dwelling 622 West 147th st.

J. Arthur Fischer has leased for Mayer S. Auerbach the 4-sty and basement dwelling 28 West 60th st to Mrs. D. West; also to Mr. A. Newcom the store at 686 6th av.

Gustave Britt has leased for Leroy L. Goodrich to John Manley a private dwelling at 394 West 12th st. for term of year; also sold for a client to Chistopher F. Walker 9 acres at Fishkill, N. Y.

Wm. A. White & Sons have leased for the Trinity Church Corporation to the Zeitinger Co., for a term of 21 years, the 6-sty building to be erected at the northeast corner of Clark and Broome sts.

S. B. Goodale & Son leased for Wm. H. Nelson to J. B. Martin, store and basement 163 West 29th st; also for John E. Olson, 2d floor 39 West 25th st; also for Louis Cohen to M. Harris, store 402 6th av.

Senior & Stout have leased for Dr. John Dorning the 4-sty private dwelling 111 West 48th st, to Caroline Ondrak for a term of years.

Frederick A. Booth has leased for a client for a term of years the dwelling 12 West 8th st.

Henry M Weill Co. leased for the Investors & Traders Realty Co, 146 West 27th st; for Adelaide Fitzallen, 242 West 25th st; for Adolph Altman, 157 West 24th st; for the Hotel Bristol, 129 West 48th st; for Nathan Weiss, 224 West 37th st; for the Star Skirt Co, floor in building 254 West 34th st.

The Goelet estate leased the 4-sty and basement dwelling on a lot 20x100 at the northeast cor of 5th av and 48th st, for a term of years to a business concern, which will alter the building for its own use. The residence of Robert Walton Goelet is located at the south east cor of 5th av and 48th st.

The real estate firm of Willard S. Burrows Co. announce that they have leased for the Childs Co. the entire building formerly occupied by the Hotel Bartholdi at 23d st and Broadway to the Shole Hotel Co. This property was recently leased to the Childs Co. for a long term of years through the office of Willard S. Burrows Co.

Duross Co. have leased for Fair, Lennon & Co. to the Crown Furniture Mfg. Co. the building 32 Gansevoort st for a term of years; also leased 3-sty and basement high-stoop dwelling 67 7th av, for Marie Dethier to Thomas Trebell. Leased the 3 lots in the building 410 8th av for P. Smith to John Hill for a term of years.

Folsom Brothers have leased for a client the store in 131 East 34th st to Dr. John P. Hines for a term of five year; also, for a client, the 4-sty and basement private house 64 West 11th st, to Paul Paglieri for a term of five years, and the 4-sty and basement private house 66 West 11th st, to Mrs. Jennie Pierce for a term of years.

The Charles F. Noyes Co. has leased for the Trinity Church Corporation to the Wheeling Corrugating Co. for a long term of years the 6-sty and basement building now in course of erection at 16 Desbrosses st, through to 119-121 Watts st. The building will cover a plot about 35x175, containing approximately 40,000 square feet and is one of a series of interesting building operations now being carried to completion by Trinity.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

MAN, competent, reliable hustler, experienced all branches real estate business, excellent references, desires position with City real estate firm. BOX 40, Record & Guide.

SALESMAN WANTED.—A first class trade paper in New York desires the services of a good salesman to solicit advertising from the building trade in Greater New York; Salary, with permanent position to a really good man; to fill this vacancy it is not necessary that applicant has been in the advertising business but it is indispensable that he should be a thoroughly equipped salesman, a man of good address and keenly alert; no attention will be given to applications that do not state full particulars and references of undoubted character. Address Box 60 c|o Record & Guide.

GREAT OPPORTUNITY

I am authorized to dispose of 300 acres of Brooklyn property, with three miles of water front on Jamaica Bay, for considerably less than one-half the appraised value from a leading title company of $1,700,000, which is conservative. The cash required will be about $250,000 to get title.

PONTUS I. THOMPSON,
81 Pine St., N. Y. C. Phone, John 776.

FACE BRICK salesman desires change, four years' experience. Box 35, care Record & Guide.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS $9,500,000

$5,000,000 added to surplus in last 17 years

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

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BRIGHT YOUNG MAN, NEAT APPEARANCE, OF WEALTHY FAMILY, WANTS TO CONNECT WITH REAL ESTATE FIRM, OWNERS OR BROKERS. ADDRESS "SHREWD," CARE OF RECORD AND GUIDE.

A PROMINENT real estate firm wants thoroughly experienced renting man for territory, Chambers to 34th st. Business property only. Men who are successful only need apply. Liberal proposition. Address BUSINESS, Box 50, Record & Guide.

LAD 17, desires situation with real estate concern to learn the business with a view to future advancement; slight experience. Address R. B., care J. Hazzell, 309 Broadway (Room 703), N. Y.

WANTED in Real Estate department of a large corporation, a young man between 21 and 30, who has good executive ability and who is thoroughly competent to assume the details of renting and repairs of business property. Salary, $18.00. Address M. D. Box 45 Record & Guide.

Water Front to Lease.
Foot East 37th St.
Apply WM. A. KANE, 417 East 46th Street.

APPLICATIONS WANTED.
For 1st mortgage loans.
We can handle loans of any size at 4%, 4½%, 5%.
Improved or Vacant Property.
Amounts, $20,000 to $500,000.
M. MORGENTHAU, JR., COMPANY.
95 Liberty Street.

SUBURBAN.

PORT JEFFERSON, L. I.—P. J. Reynolds sold to Moe Henry 50 lots facing in Wall st, at Port Jefferson, L. I. The tract is known as Reynolds Park.

PLAINFIELD, N. J.—Van Vliet & Place sold a plot 100x190, with a 3-sty brk dwelling and stable, in Prospect av, Plainfield, N. J., being part of the old Martine Mansion property.

EMERSON HILL.—Walter W. Price has purchased through Cornelius G. Kolff of Eugene Bernheimer a plot of ground of about an acre in size adjoining his country seat, "The Beeches," on Emerson Hill

Lynn B. Hammond has sold through Cornelius G. Kolff to William Burlee the southwest cor of Ann st and Heberton av, Port Richmond. It is Mr. Burlee's intention to improve this property by the erection of brick houses similar to those he recently built across the st.

Burrows, Neely & Co. announce that during the past week they have sold over 75 lots, the balance of their holding at Closter, N. J., and will shortly develop some of their other properties in Northern New Jersey, having met with such success at their Closter subdivision.

EMERSON HILL.—George Williams, of New York, purchased of Eugene Bernheimer through Cornelius G. Kolff, a plot of ground embracing about an acre on the Douglas road, Emerson Hill. Mr. Williams intends immediately to proceed with the erection of a private residence for occupancy in the spring.

CRANFORD, N. J.—The Cranford Homes Company has sold to Lucius Weinschenck, a lawyer, a plot of two acres at Balmiere Park, Cranford, N. J., for immediate improvement. The plot has a frontage of about 250 feet on the Rahway River and adjoins Mr. Deering's Italian villa. Mr. Weinschenk will erect houses in keeping with the surrounding property, which contains the homes of many wealthy New York business men. Mr. Weinschenk is reported to have paid about $35 a front foot for the plot.

Burnee, Pettit Land Co. has been incorporated within the past week, and name as their officers Robert T. Neely, President; Stephen P. Pettit, Treasurer, and Willard S. Burrows, Secretary. This company has purchased from Pettit & Lamb over 500 lots at Freeport, L. I., where they will immediately begin to erect 30 houses of the bungalow type, which will sell for $3,500 and upwards. Their property at Freeport immediately adjoins the Bay View section, and offers the best inducement for those seking an ideal summer home at a moderate price.

CARS TO RUN OVER QUEENSBORO BRIDGE.—The Board of Estimate and Apportionment at its meeting yesterday afternoon promised a delegation of citizens from Queens that local cars would begin running over the $25,000,000 structure to-morrow (Sunday). The franchise was granted to the New York and Queens County Railroad Company to run its cars to the Manhattan terminus at 2d av and 59th st. Busses such as used on 5th av have been carrying passengers over the structure since it was opened.

REAL ESTATE NOTES

Auguste S. Vatable, late wtih Pease & Elliman is now associated with Mooyer & Marston at their uptown office, No. 475 5th av.

Members of the Real Estate Board of Brokers are notified that the Wants, Offers and Exchanges will be published on and after September 14.

Georgine Campbell has secured a building loan of $60,000 from the Lawyers Title Insurance & Trust Co. on the northwest corner of Madison av and 73d st, 80x18.

Joseph L. O'Brien, 217 West 125th st, owner of the property at 202 West 131st st, reported sold in our issue of August 28, states that the property has not been sold.

The Metropolitan Life Insurance Co. has made a building loan of $450,000 to the Brody, Adler & Koch Co. on the property, 106.9x92, on the north side of 20th st, 193.3 feet east of 6th av.

The New Amsterdam Realty Company, of 626 8th av, have issued a revised list of their holdings, which includes several choice parcels of West Side property. Brokers are requested to send for these lists.

Wm. A. White & Sons have leased for Mrs. C. S. Harper 1 West 46th st, adjoining the corner of 5th av, to Charles Thorley for a term of years. The same brokers leased to Mr. Thorley a few months ago the corner building, which is now being altered for his business.

There was recorded on Tuesday a lease of the southwest corner of Broadway and 49th st, 20.2x114.10, by Walter J. Salomon and another to ex-Capt. James Churchill for 10 years at an annual rental of $10,000. With the Lockwood property adjoining, which he recently secured under lease, ex- Capt. Churchill now controls a plot about 80x114.

John F. Scott, formerly of the firm Van Winkle & Scott, and Dominic A. Trotta, for over four years connected with the sales and mortgage department of J. Clarence Davies, beg to announce that they have formed a partnership under the firm name of Scott & Trotta, with offices at southeast corner of 3d av and 149th st, where they will conduct a real estate brokerage business in all its branches. Special attention will be given to the placing of building loans, first and second mortgages, and the economical management of property.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

Monday, Sept. 20.

Unnamed st from 181st st north to Broadway, at 2 p m.
Hillside av from av near Broadway to Nagle av, near Dyckman st, at 11 a m.
Rosedale av, etc., at 12 a m.
Garrison av, opening from Longwood av to Leggett av, at 10 a m.
St Nicholas Park, from Hamilton Terrace to 141st st, at 12 m.
2d and 3d new sts, at 11 a m.
Main st, City Island, at 3 p m.
Gun Hill rd, opening from Jerome av to Mosholu Parkway, at 12 m.
De Kalb av, Queens, at 11 a m.
Castle Hill av, from West Farms rd to Public pl, at 1 p m.
Ludlow av, from Tremont av to Whitlock av, at 3 p m.

Tuesday, Sept. 21.

Boston rd, from White Plains rd to north boundary of city, at 1 p m.
West 184th st, from Broadway to Unnamed st, at 12 m.

Wednesday, Sept. 22.

Triangular area bounded by Lafontaine av and Quarry rd, at 12 m.
210th st, opening from Jerome av to Wyona av, at 3 p m.
West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m.
Van Cortlandt av, opening from Sedgwick av to Van Cortlandt Park South.

Thursday, Sept. 23.

Depew pl, from 42d to 43d st, at 10 a m.
Riverside Drive, 139th to 142d st, at 1 p m.

Friday, Sept. 24.

Fox st, opening from Longwood av to Intervale av, at 2 p m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Sept. 18.

No Legal Sales advertised for this day.

Sept. 20.

138th st, No 628, s s, 214.6 w Cypress av, 37.6x100, 6-sty brk tenement and store. Theresa Kummel agt Ignazio Lupo et al; Max Silverstein, att'y, 309 Broadway; Alexander Brough, ref. (Amt due, $9,449.66; taxes, &c, $940.) Mort recorded May 8, 1908. By Bryan L Kennelly.

61st st, No 241, n s, 240 e West End av, 25x100.5, 5-sty stone front tenement. Jacob Low et al agt Israel H Goldberg et al; John E Brodsky, att'y, 49 Chambers st; Robert F Wagner, ref. (Amt due, $2,579.99; taxes, &c, $154.35; sub to a prior mort of $12,000.) Mort recorded Dec 12, 1906. By Samuel Marx.

Pinehurst av (proposed) s w cor 181st st, 20.6x—181st st x26.1, vacant, gore. Fort Washington Syndicate agt Utility Realty Co et al; Ferriss, Roeser & Storck, att'ys, 165 Broadway; Eugene V Daly, ref. (Partition.) By Joseph P Day.

Sept. 21.

3d av, No 4070, e s, 464.10 n 174th st, 25x100, 4-sty brk tenement and store. Max Cohen agt John Husson et al; Davis & Kaufmann, att'ys, 49 Chambers st; Jos D Edelson, ref. (Amt due, $5,381.26; taxes, &c, $416.39; sub to a mort of $12,000.) Mort recorded Oct. 3, 1906. By Samuel Marx.

Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2 x29.9x75, 5-sty brk tenement and store. Ruby Schwartz agt Julius Berman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, $1,209.80; taxes, &c, $500; sub to a first mort of $22,000.) By Joseph P Day.

185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. Maggie F Tucker agt John F Dowd et al; Francis W Pollock, att'y, 309 Broadway; Alexander Brough, ref. (Amt due, $2,271.03; taxes, &c, $1,043.60.) Mort recorded Jan 28, 1896. By Herbert A Sherman.

Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, 4-sty frame brk front tenement and store and 4-sty brk tenement in rear. Abraham Beller agt Isaac Blumberg et al; Adams & Hahn, att'ys, 1 Liberty st; John H Judge, ref. (Amt due, $13,483.37; taxes, &c, $736.64.) Mort recorded Sept 24, 1906. By Bryan L Kennelly.

152d st, No 759, n s, 100 w Wales av, 25x100.10 x28.9x86.7, 4-sty brk tenement. Solomon E Blogg agt Ludwig Sauer et al; Guggenheimer, Untermyer & Marshall, att'ys, 37 Wall st; J C Julius Langbein, ref. (Amt due, $4,708.07; taxes, &c, $350; sub to a mort of $10,500.) Mort recorded April 3, 1906. By Joseph P Day.

Sept. 22.

133d st, No 54, s s, 277 e Lenox av, 16x98.9, 3-sty and basement brk dwelling. Mutual Life Ins Co of N Y agt Benedict Funkelstein et al; Elek J Ludvigh, ref. (Amt due, $6,754.51; taxes, &c, $316.25.) By Joseph P Day.

2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x 25.5x99.10, 5-sty brk tenement and store. Bernhard Mayer agt Kesil Leibowitz et al; Isaac S Heller, att'y, 71 Nassau st; Alfred Steckler, ref. (Amt due, $9,226.09; taxes, &c, $47.25.) Mort recorded May 29, 1907. By Joseph P Day.

2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. Same agt same; same att'y; Jacob Fromme, ref. (Amt due, $9,-233.59; taxes, &c, $47.25.) Mort recorded May 29, 1907. By Joseph P Day.

132d st, Nos 52 to 60, s s, 297.6 e Lenox av, 87.6x99.11, five 3-sty frame dwellings. Hugo E Distelhurst agt Richard Murphy et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Moses R Ryttenberg, ref. (Amt due, $5,627.49; taxes, &c, $1,350.35.) Mort recorded May 6, 1907. By Joseph P Day.

Willett av, w s, 100 s 216th st, 200x100, Wakefield. Oscar Scherer agt Emma M Zeltner et al; John E Brodsky, att'y, 49 Chambers st; Louis B Hasbrouck, ref. (Amt due, $7,636.04; taxes, &c, $365.60.) Mort recorded Sept 29, 1908. By Bryan L Kennelly.

Sept. 23.

Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store. Wm A Weber agt Anna Habicht et al; Forster, Hotaling & Klenke, att'ys, 59 Wall st; Norman J Marsh, ref. (Amt due, $6,584.27; taxes, &c, $556.71; sub to a first mort of $12,000.) Mort recorded June 1, 1906. By Herbert A Sherman.

Lafontaine av, w s, 97.6 s 179th st, 75x100, vacant. Mutual Life Ins Co of N Y agt Samuel Mandel et al; James McKeen, att'y, 55 Cedar st; Charles Stein, ref. (Amt due, $8,-626.29; taxes, &c, $418.24.) Mort recorded Jan 3, 1905. By Joseph P Day.

Broome st, No 35 s w cor Goerck st, 25.2x Goerck st, Nos 13 to 19 100x25.3x100, 5-sty brk tenement and stores. Hannah Straus et al agt Isaac Male et al; Samuel Hellinger, att'y, 309 Broadway; Patrick J Dobson, ref. (Amt due, $15,958.95; taxes, &c, $——; sub to a first mort of $25,000.) Mort recorded June 27, 1905. By Samuel Marx.

Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st brk loft and store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, $8,109.04; taxes, &c, $40.) Mort recorded Jan 24, 1908. By Samuel Marx.

Manhattan st, No 5, w s, 92.5 n Houston st, 25.1 x62, 5-sty brk tenement. Pauline Neustaedter agt Isaac E Snydecker et al; Benedict S Wise, att'y, 206 Broadway; James Oliver, ref. (Amt due, $18,080.96; taxes, &c, $398.81.) Mort recorded March 26, 1902. By Herbert A Sherman.

72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. Henry T Carey agt Wm M D De Peyster et al; John C O'Conor, att'y, 11 William st; Maurice Deiches, ref. (Amt due, $9,720.13; taxes, &c, $——; sub to a first mort of $62,000.) Mort recorded June 22, 1907. By Chas A Berrian.

Sept. 24.

148th st, No 519, n s, 261 w Amsterdam av, 15.6 x99.11, 3-sty & basement brk dwelling. Eugene Elsworth, trustee, &c, agt James W Silleck, Jr, et al; Andrew M Clute, att'y, 156 Broadway; James A Foley, ref. (Amt due, $9,-679.50; taxes, &c, $8.) By Joseph P Day.

Longfellow av n e cor 172d st, 300x100, vacant. 172d st Gertrude Hotto agt Garma Realty & Construction Co; Menken Bros, att'ys, 87 Nassau st; Geo W Clune, ref. (Amt due, $1,891.24; taxes, &c, $4,776.50; sub to a mort of $20,900.) Mort recorded June 18, 1908. By Joseph P Day.

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Works: West 33d Street, West 32d Street — NEW YORK
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RECEIVERS' SALE.

The undersigned, Receivers of the property of the Bartlett Brick Company, will, on the 9th day of October, 1909, at 12 o'clock noon, sell at the front door of the Court House, in the City of Newburgh, N. Y., the following property of said corporation:

Brick Yard at Hudson, N. Y., known as the "Bartlett Brick Works," containing 75 acres of land, together with docks, filling, sheds, all buildings thereon situated, engines and all yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

Also lease of yard at Roseton, N. Y., from D. H. & J. W. Armstrong, Lessors, for term ending 1921. This yard contains about 24¼ acres of land, together with docks, filling, sheds and all buildings thereon situated. Also all engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

TERMS OF SALE:—10 per cent. of purchase price at time of sale and balance on or before the 9th day of November, 1909.

Further particulars furnished on application.

EDWARD J. COLLINS,
SEWARD U. ROUND,
Receivers.

C. L. WARING,
Attorney for Receivers,
Newburgh, N. Y.

W. B. CASSEDY,
Attorney for certain stockholders,
Newburgh, N. Y.

Clinton av, No 1392 s e cor 170th st, 31.6x100.2x 170th st, No 650 42.6x95. Marie L Worch agt Charles Lewin et al; Geo A Euring, att'y, 280 Broadway; Francis S McAvoy, ref. (Amt due, $10,064.43; taxes, &c, $0.27; sub to a first mort of $36,000.) By Joseph P Day.

13th st, Nos 346 & 348, s s, 128 w 1st av, 42x103.3, 6-sty brk tenement and stores. Caroline Gottlieb agt Louis Kovner et al; Schlesinger & Schlesinger, att'ys, 140 Nassau st; Wm J A Caffrey, ref. (Amt due, $16,434.29; taxes, &c, $3,634.83; sub to a first mort of $47,000.) Mort recorded Sept 19, 1906. By Samuel Marx.

Sept. 27.

135th st, No 592, s s, 250 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Sidney W Allen agt Chas L Ullman exr et al; Miller & Bretzfelder, att'ys: Warren Leslie, ref. (Amt due, $5,594.75; taxes, &c, $252.69.) Mort recorded April 14, 1902. By Joseph P Day.

135th st, No 594, s s, 236.8 e St Ann's av, 16.8 x100, 2-sty and basement brk dwelling. William Moeller et al, trustees, agt Chas L Ullman exr et al; action No 2; Miller & Bretzfelder, att'ys; Robert W Maloney, ref. (Amt due, $5,580.14; taxes, &c, $258.03.) Mort recorded Dec 10, 1900. By Joseph P Day.

135th st, No 596, s s, 283.4 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Same agt same; action No 3; same att'ys; same ref. (Amt due, $5,580.14; taxes, &c, $341.75.) Mort recorded Dec 10, 1900. By Joseph P Day.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys: Geo S Mittendorf, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

113th st, No 73, n s, 197.1 e Madison av, 26.3x100.11, 5-sty brk tenement and store. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys, 20 Vesey st; Frank Moss, ref. (Amt due, $3,084.64; taxes, &c, $100; sub to a prior mort of $19,000.) Mort recorded July 17, 1906. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 17, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. (Partition.) Joseph L Ennis $9,550
241st st, n s, 135 e Katonah av, 25x100, 2-sty frame dwelling.....
241st st, n s, 185 e Katonah av, 25x100, 2-sty frame dwelling.....
241st st, n s, 235 e Katonah av, 25x100, 2-sty frame dwelling.....
241st st, n s, 285 e Katonah av, 50x100, two 2-sty frame dwellings....
(Amt due, $14,242.12; taxes, &c, $103.90.) Edward Riegelmann...19,500
*Allen st, No 196, s e s, 229 n e Stanton st, 22x88.1, 4-sty brk tenement and store. (Amt due, $17,429.43; taxes, &c, $702.26?) John E Marsh exr, &c..... 16,000
Arthur av, No 2115, w s, 134.7 n 180th st, 25x95, 3-sty frame tenement. (Partition.) Mrs Louisa Barch 5,100
Sherman av n w cor 166th st, 100x100, three 3-sty frame dwellings. 166th st (Amt due, $3,206.77; taxes, &c, $5,855; sub to a first mort of $8,500.) Adj to Oct 5.....
*2d av, No 2413, w s, 25 s 124th st, 25.2x90, 5-sty brk tenement and store. (Amt due, $6,654; taxes, &c, $100; sub to a first mort of $18,-000.) Oestreicher Realty Co..... 20,550
Washington st, Nos 719 & 721 n e cor 11th st, 75x98.8x60x116.6, 6-sty 11th st, Nos 337 to 345 brk loft building. (Amt due, $16,005.35; taxes, &c, $——; sub to a prior mort of $150,000.) W G Yeaman. 167,812
*122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. (Amt due, $10,820.50; taxes, &c, $1,415.44; sub to a first mort of $40,000.) Cecelia Kahn 43,000
Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Adj to Oct 14.—
*Webster av, w s, 300.4 n 179th st, 75x110, vacant. (Amt due, $10,-222.75; taxes, &c, $690.26.) Bronx Borough Bank..... 7,500
*136th st, Nos 512 to 518, s s, 250 w Amsterdam av, 150x99.11, four 6-sty brk tenements. (Amt due, $35,025.73; taxes, &c, $620; sub to nine morts aggregating $180,000.) Louis B Rosenberg..... 205,000
64th st, No 24, s s, 64 w Madison av, 21x100, 4-sty stone front dwelling (voluntary). Mary Knoblauch 70,000
116th st, Nos 104 & 106, s s, 105 w Lenox av, 40x100.11, two 4-sty brk dwellings (voluntary). Bid in at $50,000.....

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Madison av, No 1228, w s, 81.11 s 89th st, 18.9x75, 3-sty stone front dwelling (voluntary). Philip Jeselson.....18,000
82d st, No 74, s s, 100 e Columbus av, 16x102.2, 4-sty stone front dwelling (voluntary). Bid in at $24,950.....
92d st, No 129, n s, 83 w Lexington av, 17x100.8, 3-sty brk and stone dwelling (voluntary). M L Blumberg.....18,700
St Nicholas av, No 771, w s, 40.11 s 149th st, 20.5x109.9x20x105.5, 4-sty brk and stone dwelling (voluntary). Bid in at $22,000.....
HERBERT A. SHERMAN.
Henry st, No 42, s s, 338.10 w Market st, 25.4x99.9x25.4x99.11, 5-sty brk tenement and store and 6-sty brk tenement in rear. (Partition.) Cruikshank Co, for a client.....30,000
Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9x24.9x81.10, 4-sty brk stable. (Partition.) John A Valadon.....20,200
Pell st, No 25, s s, 63.3 w Doyers st, 31.3x66.6x5.7x60.10, 6 and 7-sty brk tenement and store. (Partition.) Cruikshank Co, for a client.30,050
33d st, No 457, n s, 98.11 e 10th av, 22x35.5x21.11x33.8, 1 and 2-sty frame buildings. (Partition.) John M High.....7,150
33d st, No 455, n s, 120.11 e 10th av, 25.1x37.7x25x35.5, 2-sty brk building and store. (Partition.) John M High.....10,525

James Slip, No 15, w s, 47.4 n South st, 26x37.2x25.10x36.9, 5-sty brk tenement and store. (Partition.) Cruikshank Co, for a client....10,500
Park st, Nos 89 to 93 | s s, 74.2 w Mulberry st, 34.5x46.10 to Worth st, Worth st, Nos 175 & 177 | x41.11x71.7, 6-sty brk tenement and stores. (Partition.) Cruikshank Co, for a client.....55,100
Monroe st, Nos 36 to 40½, on map No 40 | s s, 82 w Market st, 91.1x75.3 to Hamilton st, Nos 45 and 47 | Hamilton st, x92.8x48.7, 6-sty brk tenement and stores. (Partition.) Cruikshank Co, for a client.70,500
Cherry st, No 139, s s, 253.6 w Market st, 24.9x60.6, 6-sty brk tenement and stores. (Partition.) Cruikshank Co, for a client.....13,900
Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6, 6-sty brk tenement and store. (Partition.) Cruikshank Co, for a client....14,500
Bayard st No 53, s s, 175.1 w Bowery, 25.1x85.8x25.2x83.6, 6-sty brk tenement and store. (Partition.) Cruikshank Co, for a client.....46,000

Total	$912,137
Corresponding week, 1908	1,176,098
Jan. 1st, 1909, to date	47,724,134
Corresponding period, 1908	42,313,132

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 16 to 30, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS.

2ND WARD. LUDLOW AVENUE—SEWER, from Whitney avenue to 8th street; and 8TH STREET—SEWER, from Ludlow avenue to Lamont avenue.

HERMAN A. METZ, Comptroller.
City of New York, September 14, 1909. 13320

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 16 to 30, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN.

12TH WARD, SECTION 2. IMLAY STREET—SEWER, from summit south of Commerce street to Commerce street. 23RD WARD, SECTION 6. MADISON STREET & STUYVESANT AVENUE—SEWER BASIN at the southwest corner. 26TH WARD, SECTIONS 5 & 12. FENCING VACANT LOTS on BELMONT AVENUE, south side, on PITKIN AVENUE, south side, between Snediker avenue and Hinsdale street; on HINSDALE STREET, west side, between Pitkin and Belmont avenues; on LIBERTY AVENUE, north side, between Van Sinderin and Snediker avenues; on ALABAMA AVENUE, east side, between Sutter and Blake avenues; on WATKINS STREET, west side, between Glenmore and Liberty avenues; on ST. MARKS AVENUE, south side and EAST NEW YORK AVENUE, north side, between the junction of these avenues and Rockaway avenue; on LIVONIA AVENUE, north side, between Thatford and Osborn streets; southeast corner of DUMONT AVENUE & STONE AVENUE. 26TH WARD, SECTION 12. RECEIVING BASINS at the northeast and southeast corners of HINSDALE STREET & BLAKE AVENUE; northwest corner of HINSDALE STREET & DUMONT AVENUE; northeast and northwest corners of HINSDALE STREET & LIVONIA AVENUE; northeast and northwest corners of HINSDALE STREET & RIVERDALE AVENUE. 26TH WARD, SECTION 13. LINCOLN AVENUE—SEWER, between Atlantic and Ridgewood avenues.

HERMAN A. METZ, Comptroller.
City of New York, September 14, 1909. 13324

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 16 to 30, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND.

1ST WARD. SEWER in JAY STREET from a point about 200 feet north of South street to the junction of Stuyvesant place with Richmond Terrace; in HAMILTON AVENUE, from Jay street to Stuyvesant place; in WALL STREET, from Jay street to Tompkins avenue; in DE KALB STREET, from Jay street to Stuyvesant place; in STUYVESANT PLACE from DeKalb street to Hyatt street; in HYATT STREET, from Stuyvesant place to Central avenue; in SOUTH STREET, from Stuyvesant place to bulkhead crib of the Department of Docks & Ferries, and in an easement through the property of the Staten Island Rapid Transit Railroad Company, from Jay street, opposite the foot of Hamilton avenue, to the bulkhead of Pier 4 of said railroad company, and a separate sanitary outlet thence to the head of Pier 4.

HERMAN A. METZ, Comptroller.
City of New York, September 14, 1909. 13316

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 11 to 24, 1909, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. 212TH STREET—REGULATING, GRADING, CURBING, FLAGGING & CONSTRUCTING NECESSARY RETAINING WALL, from Broadway to the Harlem River.

HERMAN A. METZ, Comptroller.
City of New York, September 9, 1909. 13270

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 11 to 24, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in th Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. DE BEVOISE AVENUE—REGULATING, GRADING, CURBING, FLAGGING & LAYING CROSSWALKS, from Jackson to Flushing avenues. GRAND AVENUE—REGULATING, GRADING, CURBING, FLAGGING & LAYING CROSSWALKS from Steinway avenue to Old Bowery Bay Road. PEARSALL AVENUE—STORM SEWER, from Hunters Point avenue to Newtown Creek. 15TH AVENUE—SEWER, from Broadway to Jackson avenue. 16TH AVENUE—REGULATING, GRADING, CURBING & FLAGGING, from Broadway to Graham avenue.

HERMAN A. METZ, Comptroller.
City of New York, September 9, 1909. 13280

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF September 11 to 24, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

12TH WARD, SECTION 2. IMLAY STREET, sewer basins at all four corners of VERONA STREET, COMMERCE STREET & BOWNE STREET. 29TH WARD, SECTION 16. EAST 2ND STREET—REGULATING, GRADING, CURBING & LAYING CEMENT SIDEWALKS, from Greenwood avenue to Vanderbilt street. VANDERBILT STREET—PAVING, between East 18th street and Gravesend avenue. 30TH WARD, SECTION 17. 53RD STREET—SEWER, between 13th and 15th avenues; and 53RD STREET—OUTLET SEWER, between 15th and 17th avenues. 30TH WARD, SECTION 18. BATTERY AVENUE & DAHLGREN PLACE—SEWERS, between 88th and 90th streets, and OUTLETS between 90th and 92nd streets. 77TH STREET—PAVING & RECURBING, between 4th and 5th avenues. 30TH WARD, SECTION 19. 13TH AVENUE—SEWER, between 79th and 82nd streets; and 82ND STREET—OUTLET SEWER, between 13th and 14th avenues.

HERMAN A. METZ, Comptroller.
City of New York, September 9, 1909. 13276

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 11 to 24, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23RD WARD, SECTION 9. WEST 161ST STREET—REGULATING, GRADING, BUILDING STEPS, ERECTING RAILINGS & LAYING DRAINS, from Summit avenue to Sedgwick avenue. WEST 166TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES & CONSTRUCTING STEPS, from Jerome to Lind avenue. 24TH WARD, SECTION 11. BUSH STREET—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES & PLACING FENCES, from Anthony avenue to Grand Boulevard & Concourse. CRESTON AVENUE—PAVING & CURBING, from Burnside avenue to East 184th street. PARK VIEW PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES & PLACING FENCES, from West 190th Street to Tee Taw avenue. PROSPECT AVENUE—PAVING THE ROADWAY & SETTING CURB, from Tremont avenue to East 189th Street. 24TH WARD, SECTIONS 11 & 12. CRESTON AVENUE—PAVING & CURBING, from East 184th Street to East 198th Street. HUGHES AVENUE—PAVING & CURBING, from Tremont avenue to the property of St. John's College. 24TH WARD, SECTION 12. EAST 199TH STREET—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES & PLACING FENCES, from Webster to Marion avenues.

HERMAN A. METZ, Comptroller.
City of New York, September 9, 1909 13266

PROPOSALS.

DEPARTMENT OF FINANCE
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale BY SEALED BIDS all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for bridge purposes, in the

BOROUGH OF MANHATTAN.

. . . being all the buildings, parts of buildings, etc., standing within the lines of property acquired for the purposes of the Manhattan Bridge, being more particularly designated as the property known as the Kenwood House at No. 31 Bowery, which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund adopted at a meeting held June 30, 1909, the sale by SEALED BIDS of the above described building and appurtenances thereto will be held by direction of the Comptroller on

WEDNESDAY, SEPTEMBER 29, 1909,

. . . at 11 A. M.

For full particulars, see "City Record".

City of New York, Department of Finance,
HERMAN A. METZ, Comptroller.
Comptroller's office, Sept. 10, 1909. 13313

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 620, No. 1. Sewer basins on New Jersey avenue, at the southwest corner of Highland boulevard; at the northwest corner of Evergreen place and at the northwest corner of Jamaica avenue.

List 625, No. 2. Sewer in Sixty-first street, between Fifth and Sixth avenues.

List 650, No. 3. Sewer basins at the southerly and northerly corners of Fourty-third street and First avenue.

List 662, No. 4. Sewer basins on Milford street, at the northeast and northwest corners of Belmont avenue, and all four corners of Sutter avenue.

List 664, No. 5. Sewer basins at the northerly and easterly corners of Nineteenth avenue and Eighty-fifth street.

List 667, No. 6. Sewer basin at the northwest corner of Snediker and Belmont avenues.

List 668, No. 7. Sewer basin at the northerly corner of Stockholm street and St. Nicholas avenue.

List 669, No. 8. Sewer basins at all four corners of Siegel and White streets.

All persons whose interests are affected by the above named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 12, 1909, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

William H. Jasper, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan.
September 10, 1909. 13236

Department of Finance, Bureau for the Collection of Taxes, New York, September 1, 1909.

NOTICE TO TAXPAYERS.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, **AND WITH RETURN POSTAGE, PREPAID.**

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner of Third and Tremont avenues, Borough of The Bronx, New York.

Thomas J. Drennan, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner of Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever Borough the property is located.

NO REBATES ALLOWED.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes.

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Sept 10, 11, 13, 14, 15 and 16. (No. 90.)

BOROUGH OF MANHATTAN.

Allen st, No 118 | n e cor Delancey st, runs e 73.6 x n 25
Delancey st, Nos 74 and 76 | x e 14 x n 25 x w 87.6 to Allen st x s 50 to beginning, 6-sty brk tenement and stores. Moses Price to Jacob Kahn. Mort $80,000. Aug 31. Sept 14, 1909. 2:415—43. A $55,000—$110,000. other consid and 100

Bank st, No 130, s s, 67.1 e Washington st, 17.10x95, 2-sty brk dwelling. Augustus Van Cortlandt 3d by Guardian Trust Co of N Y GUARDIAN to C N Shurman Investing Co. All title. Sept 2. Sept 10, 1909. 2:634—10. A $7,500—$8,000. 8,000

Bedford st, No 55, w s, abt 100 n Leroy st, 21.2x75.6, 2-sty brk dwelling. George Brockway EXR Cath Miller to Susan C and Mary E Miller. Mort $5,000. June 24. Sept 16, 1909. 2:583 32. A $7,000—$7,500. 3,000

Bond st, No 33, s w s, abt 195 e Lafayette st, 25x114.2x25.5x119, n w s, 3-sty brk loft and store building. Bridget M wife of and Wm D Connell to Catherine Taylor. All liens. Sept 15. Sept 16, 1909 . 2:529—26. A $29,000—$33,000. nom

Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7, 7-sty brk loft and store building. Sandel Cohen to Henry C Rath, Boro of Queens. Mort $70,900. Aug 11. Sept 16, 1909. 2:482—41. A $36,000—$65,000. nom

Canal st, Nos 67 to 71 | n e cor Allen st, 50x55.6, three 5-sty brk
Allen st, No 14 | tenements and stores. Ike Weinberg to Harris Youdelman. All liens. Sept 9. Sept 15, 1909. 1:299—38 and 39. A $49,000—$70,000. nom

Cherry st, No 256 | n e cor Rutgers st, 26.3x96.2x26.3x96.9,
Rutgers st, Nos 57 and 59 | 6-sty brk tenement and stores. FORECLOS, Aug 24, 1909. Adelma H Burd, ref, to Rosie Punch. Morts $54,000. Sept 14. Sept 15, 1909. 1:256—1. A $30,000—$60,000. 5,000

Same property. Rosie Punch to Annie Roth. Morts $54,000. Sept 14. Sept 15, 1909. 1:256. other consid and 100

Essex st, No 3, w s, 52.3 n Division st, 22.3x52x22.3x51.3, 4-sty frame (brk front) tenement and store. Andreas Fox et al to Jacob Rogers. Mort $12,000. Sept 13, 1909. 1:297—29. A $15,000—$18,000. nom

Frankfort st, No 19 | s e cor William st, runs s e along Frankfort
William st, No 198 | st 29.4 x s w 37.4 x n w 27.4 to William st x n e 37.4 to beginning, 6-sty brk loft and store building. Jacob Levy et al to 19 Frankfort St, a corpn. Mort $15,000. July 1. Sept 14, 1909. 1:103—9. A $39,500—$50,000. other consid and 100

Same property. Esther Levy to same. 1-7 part. All title. July 8. Sept 14, 1909. 1:103. nom

Same property. Louis Levy and ano INDIVID and as TRUSTEE to same. 1-7 part. All title. Mort $15,000. June 27. Sept 14, 1909. 1:103. 65,000

Greenwich st, No 534, w s, 243.5 s Charlton st, 21.4x79, 3-sty brk tenement. Cecilia Eckstein to P M Ohmeis & Co. Apr 15. Sept 13, 1909. 2:596—83. A $9,000—$10,000. other consid and 100

Henry st, No 182, s s, abt 50 e Jefferson st, 23.10x100, 4-sty brk tenement. Tillie Weiner to Robert Weiner. All liens. Sept 11. Sept 13, 1909. 1:270—59. A $17,000—$23,000. nom

Ludlow st, No 67, n w s, 87.6 n e Grand st, 25.5x87.6, 6-sty brk tenement and store. Annetta M Driver to Abraham Scheinberg. Morts $37,750. Sept 7. Sept 13, 1909. 2:408—20. A $20,000—$36,000. other consid and 100

Ludlow st, No 151, w s, 125.4 s Stanton st, 25x87.6, 5-sty brk tenement and store and 4-sty brk tenement in rear. Sarah Ershowsky to Samuel Ershowsky. Mort $26,000. Aug 4. Sept 11, 1909. 2:411—23. A $22,000—$28,000. nom

Madison st, No 239, n s, abt 145 e Jefferson st, 25x100, 5-sty brk tenement and store. Sarah Krieger to Melach Epstein. Mort $39,000 and all liens. Sept 10. Sept 11, 1909. 1:270—38. A $18,000—$35,000. other consid and 100

Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty brk tenement and store. Dorothea Libson to Elizabeth Benjamin, of Brooklyn. Mort $30,500 and all liens. Aug 23. Sept 15, 1909. 1:268—25. A $13,000—$33,000. 100

Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty brk tenement and store. Elizabeth Benjamin to Hermann Levy. Morts $30,500 and all liens. Sept 15, 1909. 1:268—25. A $13,000—$33,000. other consid and 100

Montgomery st, No 24, w s, 65.3 s Henry st, 21.9x46, 3-sty brk tenement. Chas H Ricker to Cath Newman, Annie Smith and Regina, Mary, Geo, James and Emma Twigg, all of Brooklyn, N Y. Q C. Sept 1. Sept 15, 1909. 1:269—64. A $8,000—$10,000. nom

Nassau st, No 26 | s e cor Cedar st, 73.1x71.7x65.7x73.3, part
Cedar st, Nos 66 and 68 | 5-sty stone front office building. The Germania Life Ins Co to the Fourth National Bank of City N Y. All liens. Sept 15, 1909. 1:44—9. A $876,000—$935,000. other consid and 100,000

Stanton st, No 319 | s w cor Goerck st, 50x75, 6-sty brk
Goerck st, Nos 111 to 117 | tenement and stores. Haskel Schiff to Samuel Schiff. 1-3 part. Mort $83,750. Sept 10. Sept 11, 1909. 2:329—54. A $40,000—$80,000. nom

Sheriff st, No 83, w s, abt 150 n Rivington st, 25x100, 5-sty brk tenement and store. Harris Lustgarten to Abraham Strauss. Morts $37,500 and all liens. Sept 9. Sept 10, 1909. 2:339—66. A $18,000—$31,000. nom

Thompson st, Nos 98 and 100, e s, 226 s Prince st, runs e 95 x s 24.11 x w 5 x s 25 x w 94.6 to st x n 50.3 to beginning, 6-sty brk tenement and stores. FORECLOS, Aug 24, 1909. James Kearney referee to John Palmieri. Morts $64,000. Sept 14, 1909. 2:502—6. A $31,000—$75,000. 2,000

Water st, No 276, n w s, 27.9 s w Dover st, runs n w 71.5 x s w 24.2 x s e 34 x s w 0.4 x s e 34.6 to st x n e 25 to beginning. 2 and 3-sty brk loft and store building. Whiting Arnold EXR Eliza Arnold to Alfred Wendt. Sept 10, 1909. 1:106—2. A $8,100—$11,500. other consid and 100

Water st, No 433 | s e cor Market slip, 26x80, 5-sty
Market slip, Nos 92 to 98 | brk tenement and store. Benj M Feiner et al to Martin Goldfarb. Mort $28,000. Sept 13. Sept 16, 1909. 1:249—44. A $20,000—$33,000. other consid and 100

4th st E, No 318, s s, 183.6 e Av C, 18.9x96, 3-sty brk dwelling. Herman Gottlieb to Lillian Bernstein. Mort $18,000. Sept 14. Sept 15, 1909. 2:373—12. A $10,000—$13,000. other consid and 100

13th st W, Nos 302 and 304, s s, 56.9 e 4th st, runs s 41.5 x e 49.7 x n 14.4 to 13th st x w 56.6 to beginning, 3-sty brk loft and store building. Alex Schwarz to Herrmann Elkan. Mort $18,000. Sept 14, 1908. Sept 13, 1909. 2:616—44. A $14,000—$19,000. other consid and 100

13th st E, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. Jennie Schwab to the Flatiron Realty Co. Mort $8,500. Sept 13. Sept 16, 1909. 2:395—21. A $8,000—$12,000. nom

14th st E, No 432, s s, 419 e 1st av, runs s 110.6 to c l Stuyvesant st, x n e 29.10 x n 94.2 to st, x w 25 to beginning, 6-sty brk tenement. Marcus Rosenthal to Tessie E Moss and Benj F Feiner. Mort $35,600. Sept 15. Sept 16, 1909. 2:441—23. A $19,000—$40,00 0. nom

25th st W, No 167, n s, 75 e 7th av, 20x78.9, 5-sty brk tenement and store. Realty Holding Co to Emma E Horn and Lina Ettlinger. Mort $11,000. Sept 11. Sept 14, 1909. 3:801—6. A $12,000—$15,000. other consid and 100

26th st W, No 436, s s, 375 w 9th av, 25x98.9, 5-sty brk tenement and store. Israel Blum to Clara Edelson. Mort $22,150. Sept 11. Sept 13, 1909. 3:723—57. A $9,000—$23,000. nom

26th st W, No 438, s s, 400 w 9th av, 25x98.9, 5-sty brk tenement. Clara Edelson to Israel Blum. Mort $22,300. Sept 11. Sept 13, 1909. 3:723—58. A $9,000—$23,000. nom

26th st W, Nos 436 and 438, s s, 375 w 9th av, 50x98.9, two 5-sty brk tenements, store in No 436. Louisa Blum to Clara Edelson. ½ part. All title. Mort $45,500. Feb 1. Sept 13, 1909. 3:723—57 and 58. A $18,000—$46,000. 100

26th st W, s s, 275 w 10th av, 225x98.9. |

26th st W, s s, 200 e 11th av, 100x98.9. |
Party wall agreement. The Realty Co of West 26th Street et al with Edgar M and James F Andrews and Clara L Poillon. Aug 30. Sept 16, 1909. 3:697. nom

28th st E, No 35, n s, 183.4 w 4th av, 20.10x98.9, 3-sty brk dwelling. Mary L Knox to Theodore N Price, 2-3 parts, and Harold Moore, 1-3 part. Morts $20,000. Sept 9. Sept 10, 1909. 3:858—29. A $33,000—$37,000. other consid and 100

35th st W, No 343, n s, 350 e 9th av, 15x98.9, 4-sty brk dwelling. Matilda A Eeiser to Gustav Riemer. Sept 15, 1909. 3:759—18. A $6,800—$8,500. other consid and 100

35th st W, No 343, n s, 350 e 9th av, 15x98.9, 4-sty brk dwelling. Gustave Riemer to Margaret E Weill. Mort $12,000. Sept 15. Sept 16, 1909. 3:759—18. A $6,800—$8,500. other consid and 100

37th st W, No 437, n s, 300 e 10th av, 25x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. Caroline Schumacher to Charles Dinkel. Morts $12,000 and all liens. Sept 15, 1909. 3:735—14. A $9,000—$11,000. other consid and 100

37th st W, No 257, n s, 150 e 8th av, 16.8x98.9, 4-sty brk dwelling. Emma E Horn to Edgar A Landauer. Mort $14,000. Aug 26. Sept 15, 1909. 3:787—14. A $14,500—$18,500. other consid and 100

37th st W, No 257, n s, 150 e 8th av, 16.8x98.9, 4-sty brk dwelling. Edgar A Landauer to Westown Realty Co. Mort $14,000. Sept 15, 1909. 3:787—14. A $14,500—$18,500. other consid and 100

40th st W, No 210, s s, 157.3 w 7th av, 14.3x98.9, 4-sty brk tenement. City Real Estate Co to Harriet S James. B & S. Sept 15. Sept 16, 1909. 3:789—48. A $12,500—$15,500. other consid and 100

40th st E, No 28, s s, 150 e Madison av, 25x98.9, two and 3-sty brk stable. Lillia B Hyde to Joseph Milbank, of Greenwich, Conn. Aug 23. Sept 16, 1909. 3:869—51. A $50,000—$59,000. other consid and 100

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41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. The Flatiron Realty Co to Jennie Schwab. Morts $28,000 and all liens. Sept 14. Sept 16, 1909. 4:1032—20. A $15,000—$16,000. nom

46th st W, Nos 121 and 123, n s, 275 w 6th av, 41.8x100.5, 4-sty brk tenement and store and 3-sty brk dwelling. Susan C Barrett widow to Harriet S James. Sept 10, 1909. 4:999—20 and 21. A $54,000—$56,000. 100

47th st W, Nos 114 and 116, s s, 193.9 w 6th av, 37.6x100.5, 5-sty brk tenement. Bridget M wife of and Wm D Connell to Catherine Taylor. Mort $65,000. Sept 15. Sept 16, 1909. 4:999—41. A $65,000—$80,000. nom

48th st E, No 325, n s, 325 e 2d av, 25x100.5, 4-sty brk tenement and store. Israel Fradkin et al to Nathaniel N and Mary C Shire. Mort $13,500 and all liens. Aug 31. Sept 11, 1909. 5:1341—14. A $9,000—$16,000. 100

50th st W, No 339, n s, 425 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Chas S Manly to Catharina E Neher. Q C. Sept 10. Sept 11, 1909. 4:1041—15. A $11,000—$12,000. nom

50th st W, No 237, n s, 220 e 8th av, 25x100.5, part 3-sty brk garage. Priscilla S Mackey to Oscar T Mackey. Mort $25,000. Mar 16, 1908. Sept 14, 1909. 4:1022—10. A $27,000—$35,000. nom

50th st W, No 339, n s, 425 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Cath E Neher widow to New York Polyclinic Medical School & Hospital. Sept 15, 1909. 4:1041—15. A $11,000—$12,000. other consid and 100

50th st W, Nos 341 to 349, n s, 444.2 w 8th av, 95.10x100.5, five 4-sty stone front dwellings. Chas F Myers to New York Polyclinic Medical School & Hospital. Morts $36,500. Sept 15, 1909. 4:1041—11 to 14. A $55,000—$60,000. other consid and 100

51st st W, No 346, s s, 262.6 e 9th av, 12.10x100.5, 4-sty stone front dwelling. Leah De Sola Mendes to New York Polyclinic Medical School & Hospital. Sept 14. Sept 15, 1909. 4:1041—54. A $7,000—$8,500. nom

54th st W, Nos 244 to 252, on map Nos 242 to 252, s s, 175 e 8th av, runs e 125 x s 84.10 x w 50 x s 15.7 x w 75 x n 100.5 to beginning, two 3-sty brk tenements, two 3-sty brk lofts and dwellings and 1-sty frame stable. Albert L Richardson to Albert R Shattuck and Geo F Chamberlin. All liens. Sept 4. Sept 10, 1909. 4:1025—54 to 57. A $166,000—$169,000. nom

54th st W, Nos 254 and 256, s s, 125 e 8th av, 50x100.5, 3-sty brk tenement and store and 4-sty brk dwelling and stable. Albert L Richardson to Albert R Shattuck and Geo F Chamberlin. Sept 4. Sept 10, 1909. 4:1025—58 and 59. A $64,000—$67,000. nom

54th st W, Nos 233 to 237, n s, 290 e 8th av, 60x100.5, 4-sty brk garage. The Tailfer Co to Julia Tilford. Morts $160,000. Sept 15. Sept 16, 1909. 4:1026—12. A $90,000—$135,000. nom

55th st W, No 327, n s, 306.3 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Mary Hays to Arthur J Gormley. Sept 14, 1909. 4:1046—20. A $11,500—$17,000. other consid and 100

56th st E, Nos 230 and 232, s s, 175 w 2d av, 50x100.5, two 5-sty brk tenements. The Monogram Realty Co to Eliz P Anderton. Mort $30,000. Sept 15, 1909. 5:1329—32 and 33. A $22,000—$43,000. other consid and 100

59th st E, No 129, n s, 100 w Lexington av, 20x100.5, 3-sty stone front tenement and store. Simmons College at Abilene, Tex, to Robt S Simmons. All title. Nov 25, 1907. Sept 13, 1909. 5:1394—12. A $24,000—$32,000. other consid and 100

60th st E, No 45, n s, 229.1 e Madison av, 20x100.5, 4-sty and basement stone front dwelling. Elsa Oppenheimer to Seymour Oppenheimer. Mort $35,000. July 29, 1902. Sept 14, 1909. 5:1375—30. A $44,000—$48,000. other consid and 100

64th st W, No 227, n e s, 350 n w Amsterdam av, 25x100.5, 1-sty frame shop. Abram L Libman to Libman-Lewine Co, a corpn. Mort $6,500. Sept 9. Sept 11, 1909. 4:1156—18. A $6,000—$6,500. other consid and 100

65th st W, No 144, s s, 378 e Amsterdam av, 20x100.5, 4-sty and basement stone front dwelling. E Mortimer Barnes and ano EXRS, &c, Edwin M Barnes, dec'd, to Peter Sexton. Mort $18,000. Sept 10. Sept 11, 1909. 4:1136—49. A $12,000—$19,000. 22,250

66th st E, Nos 339 and 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. FORECLOS, Sept 9, 1909. Michl J Driscoll referee to Samuel Wacht. Sept 9. Sept 11, 1909. 5:1441—22. A $16,000—$48,000. 10,000 over and above mort for 37,000

66th st W, No 211, n s, 575 e West End av, 25x100.5, 5-sty stone front tenement. Moritz Weiss to Thomas Hickson. Mort $15,500. Sept 11. Sept 13, 1909. 4:1158—24. A $7,000—$17,000. nom

71st st E, No 328, s s, 225 w 1st av, 25x100.5, 5-sty brk tenement. Release mort. German Savings Bank to Wm A F Smith. Sept 1. Sept 11, 1909. 5:1445—36. A $9,000—$22,500. 3,000

72d st E, No 431, n s, 150 w Av A, 25x102.2, 4-sty stone front tenement. Palm Bracco to Nicola Motta. ½ part. Mort $12,000. Sept 15. Sept 16, 1909. 5:1467—18. A $9,000—$16,000. nom

73d st W, No 152, s s, 270 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Emma L Hebert to Jessie S Van Riempst. Sept 15, 1909. 4:1144—53½. A $13,500—$24,500. nom

74th st W, No 122, s s, 222 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Geo De F Barton EXR Eliza P Barton to Geo E Hoe. Sept 14, 1909. 4:1145—42. A $14,000—$26,000. 39,000

75th st E, No 435, n s, 125 w Av A, 37.6x102.2, 6-sty brk tenement. The Bohemian American Workingmens Gymnastic Assoc (Sokol), a corpn, to Olive Realty Co. Morts $34,000 and all liens. Sept 13, 1909. 5:1470—20. A $13,000—$42,000. 43,000

77th st E, No 57, n s, 125 e Madison av, 18.9x102.2, 3-sty stone front dwelling. Yosta Rosenberg to Roseby Realty Co. June 29. Sept 14, 1909. 5:1392—26. A $24,000—$27,000. other consid and 100

77th st E, No 52, s s, 57.6 e Madison av, 12.6x102.2, 4-sty stone front dwelling. Yosta Rosenberg to Justa Realty Co. Mort $15,000. Apr 22. Sept 14, 1909. 5:1391—52. A $16,000—$20,000. other consid and 100

77th st W, No 148, s s, 464 w Columbus av, 18x102.2, 5-sty brk dwelling. Edith S Radley to Demetria S wife of Dr Le Roy Broun. Mort $20,000. Sept 15. Sept 16, 1909. 4:1148—51. A $12,500 $27,000. other consid and 100

77th st E, No 69, n s, 143.9 w Park av, 18.9x102.2, 3-sty stone front dwelling. The Farmers Loan and Trust Co TRUSTEE John W Woolley to Chas R Bangs. All liens. Sept 13. Sept 16, 1909. 5:1392—30. A $23,000—$29,000. 32,500

78th st E, Nos 217 to 221, n s, 205 e 3d av, 75x102.2, three 4-sty brk tenements. Jette Neuberger to Gussie Sapery. Mort $54,450. Sept 10, 1909. 5:1433—9 to 11. A $33,000—$51,000. nom

78th st W, No 167, n s, 98 e Amsterdam av, 18x102.2, 4-sty and basement stone front dwelling. Minnie S Jewell to The Sisters of Charity of Saint Vincent de Paul, a corpn. Mort $15,000. Sept 15, 1909. 4:1150—5. A $12,000—$22,000. other consid and 100

78th st E, Nos 217 to 221, n s, 205 e 3d av, 75x102.2, three 4-sty brk tenements. Gussie Sapery to Millie Hellinger. Morts $54,450 and all liens. Sept 14. Sept 15, 1909. 5:1433—9 to 11. A $33,000—$51,000. nom

79th st W, No 142, s s, 411 w Columbus av, 19x102.2, 3-sty and basement stone front dwelling. Laura G Hardenbrook et al to Philip H Smith. Sept 10. Sept 15, 1909. 4:1150—49. A $15,000—$21,000. nom

79th st E, No 360 1st av, Nos 1505 and 1507 | s w cor 1st av, 25x100, 4-sty brk tenement and store.. Frederick Wallmann to Lester and David Feigenblatt. Sept 14, 1909. 5:1453—27. A $22,000—$35,000. other consid and 100

87th st W, No 45, n s, 250 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Edwin B Curtiss to Chas R Hubert of Yonkers, N Y. Mort $28,000. Sept 14. Sept 16, 1909. 4:1201—11. A $13,500—$32,000. other consid and 100

92d st W, No 143, n s, 330 e Amsterdam av, 20x100.8, 3-sty and basement stone front dwelling. Wm O Horn to Dennis F O'Brien Morts $20,000. Aug 4. Sept 15, 1909. 4:1223—14. A $12,000—$20,000. other consid and 100

92d st E, Nos 336 and 338, s s, 200 w 1st av, 50x100.8, 6-sty brk tenement and stores. Sarah D Purrington to Theron S Johnson. ½ part. All title. Mort $55,500. Sept 9. Sept 10, 1909. 5:1554—35. A $17,000—$57,000. nom

95th st W, No 131, n s, 316 w Columbus av, 17x100.8, 3-sty and basement brk dwelling. Ray Isaacs to Robert B Alling. Mort $13,000. Sept 15. Sept 16, 1909. 4:1226—19½. A $8,500—$12,000. nom

98th st W, n s, 96.11 e Riverside Drive, 75x100.11, 8-sty brk tenement. Meteor Realty & Construction Co to Minnie G Frank Realty Co. Mort $240,000. Aug 29. Sept 11, 1909. 7:1888—7. A $51,000—P $90,000. other consid and 100

99th st W, Nos 19 to 31, n s, 225 w Central Park West, 125x100.11, four 5-sty brk and stone tenem'ts and 3-sty brk tenem't and store. Cathleen Turney to Pinehurst Realty Co. Mort $90,500. Sept 1. Sept 11, 1909. 7:1835—19 to 23. A $60,000—$113,000. other consid and 100

99th st W, Nos 19 to 31, n s, 225 w Central Park West, 125x100.11, four 5-sty brk and stone tenements and 3-sty brk tenement and store. Christian Abele to Cathleen Turney. Mort $35,000. Sept 1. Sept 11, 1909. 7:1835—19 to 23. A $60,000—$113,000. other consid and 100

99th st W, Nos 157 and 159, n s, 150 e Amsterdam av, 45x100.11, 6-sty brk tenement and stores. Hannah Hoffman to S G Painter Realty & Securities Co. Morts $60,000. Aug 31. Sept 15, 1909. 7:1854—7. A $19,800—$62,000. exch

100th st E, No 232, s s, 105 w 2d av, 25x100.11, 5-sty brk tenement. Max Taschman and ano HEIRS Harris Taschman to Fannie Taschman widow. All title. Mort $22,000. May 1. Sept 15, 1909. 6:1649—29. A $9,000—$22,000. other consid and 100

103d st E, No 165, n s, 125 w 3d av, 24.10x100.11, 4-sty brk tenement. Yosta Rosenberg to Matherny Realty Co. June 29. Sept 14, 1909. 6:1631—31. A $10,000—$17,000. other consid and 100

104th st E, No 402, s s, 69.1 e 1st av, 24.3x100.11, 4-sty brk loft and store building. Gustave Gleeckstern to Moses Schwartz. Q C. All liens. June 2. Sept 14, 1909. 6:1697—44¾. A $6,000—$12,500. nom

105th st E, No 17, n s, 200 e 5th av, 25x100.11, 5-sty stone front tenement. Thomas Hickson to Biri Weiss. Mort $25,000. Sept 13, 1909. 6:1611—9. A $13,000—$25,000. other consid and 100

107th st E, Nos 214 and 216, s s, 200.8 e 3d av, 43.8x100.11, 6-sty brk tenement and stores.

107th st E, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11, 6-sty brk tenement and stores.
Nathan Hutkoff to Annie Strauss, of Brooklyn, N Y. Mort $81,000. Aug 2. Sept 15, 1909. 6:1656—38 and 39. A $30,000—$100,000. nom

109th st E, No 328, s s, 357 e 2d av, 25x100, all title to strip, begins 100 s 109th st and 357 e 2d av, runs s 0.11 x e 25 x n 0.11 x w 25, 5-sty brk tenement and store. Nicola Zito to Rosina Vingelli. Mort $15,000. Aug 4. Sept 15, 1909. 6:1680—39. A $7,000—$25,000. nom

110th st E, No 10, s s, 202 w Madison av, 26x100.11, 5-sty brk tenement. Chas A Person to Barbara Schmidt. All liens. Sept 9. Sept 10, 1909. 6:1615—64. A $14,500—$29,000. other consid and 100

112th st E, No 127, n s, 75 w Lexington av, 26x100.11, 6-sty brk tenement. Pauline F Dorr et al EXRS &c Heinrich D A Bauhahn to Derby Realty Co. Mort $22,000. Sept 9. Sept 10, 1909. 6:1640—14. A $10,500—$31,000. other consid and 100

113th st W, No 510, s s, 193.3 w Amsterdam av, 31.9x100.11, 6-sty brk tenement. Paterno & Son Contracting Co to M Elizabeth Geoffroy. Mort $42,500. Sept 15. Sept 16, 1909. 7:1884—41 and 41¼. A $15,500—$——. 100

114th st W, No 68, s s, 225 e Lenox av, 16.8x100.11, 3-sty and basement stone front dwelling. Max Taschman and ano HEIRS Harris Taschman to Fannie Taschman widow. All title. Morts $13,000. May 1. Sept 15, 1909. 6:1597—62. A $8,500—$11,000. other consid and 100

114th st E, No 121, n s, 160 e Park av, 15x100.11, 3-sty stone front dwelling. Roselle H Osk to Benedict Funkelstein. Q C. Sept 15, 1909. 6:1642—8. A $6,000—$8,000. nom

117th st E, No 66, s s, 115 w Park av, 25x100.11, 5-sty brk tenement. Joseph Levy to David Meier. Mort $19,000. Sept 14, 1909. 6:1622—42. A $11,000—$25,000. other consid and 100

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118th st E, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. FORECLOS, Sept 8, 1909. Wm E Morris, ref, to Irving S Dorf. Mort $41,000. Sept 15, 1909. 6:1645—59. A $16,000—$48,000. 6,000

119th st E, Nos 226 to 232, on map Nos 226 to 230, s s, 330 e 3d av, 80x100.10, two 6-sty brk tenements and stores. Maurice Caspe to Mary Klein. All liens. Sept 13. Sept 14, 1909. 6:1783—33 and 34. A $34,000—$98,000. nom

121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Seventy-Eighth St Realty Co to Minnie Stern. Mort $14,000. Sept 10. 1909. 7:1926—44. A $8,600—$16,000. other consid and 100

122d st E, Nos 163 and 165, n s, 266.8 w 3d av, 43.4x100.11, 6-sty brk tenement and stores. FORECLOS, Sept 15, 1909. Gustavus A Rogers to Morris Kahn. Mort $40,000 and all liens. Sept 15, 1909. 6:1771—25. A $19,000—$55,000. $3,000 over and above mort 40,000

123d st W, No 207, n s, 121.11 w 7th av, 15.7x100, with all title to strip in rear, 15.7x0.11, 3-sty and basement stone front dwelling. Charles E Evans TRUSTEE Helena G Hoey widow et al to John H Springer. C a G. June 11. Sept 11, 1909. 7:1929—26½. A $7,400—$10,000. nom

123d st W, No 213, n s, 168.8 w 7th av, 15.7x100, with all title to strip on rear, 15.7x0.11, 3-sty and basement stone front dwelling. Release dower. Edith E Landon widow to John H Springer. Q C. July 29. Sept 11, 1909. 7:1929—24½. A $7,400—$10,000. nom

Same property. Lewis E Landon et al TRUSTEES &c Warner J Landon to same. Sept 10. Sept 11, 1909. 7:1929. 14,000

123d st W, No 205, n s, 106.4 w 7th av, 15.7x100.11, 3-sty and basement stone front dwelling. Guiletta R Kiersted to John H Springer. Mort $9,500. Sept 9. Sept 11, 1909. 7:1929—27. A $7,400—$10,000. nom

123d st W, No 201, n s, 75 w 7th av, 15.9x100, 3-sty and basement stone front dwelling.

123d st W, No 209, n s, 137.6 w 7th av, 15.7x100, 3-sty and basement stone front dwelling, with all title to strips on rear 15.9x0.11x15.7x0.11.
Eva Phipps to John H Springer. June 11. Sept 11, 1909. 7:1929—26 and 28½. A $14,900—$20,000. nom

123d st W, No 211, n s, 153.1 w 7th av, 15.7x100, all title to strip 0.11 across rear, 3-sty and basement stone front dwelling. Jane E Chalmers to John H Springer. Mort $8,000. Sept 10. Sept 16, 1909. 7:1929—25. A $7,400—$10,000. nom

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Charles Wynne to Stephen H Jackson. Aug 31, 1908. Rerecorded from Sept 26, 1908. Sept 11, 1909. 6:1790—21. A $17,000—$29,000. other consid and 100

Same property. Stephen H Jackson to Anna Simkowitz. Mort $30,250. Aug 25. Sept 11, 1909. 6:1790. other consid and 100

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Anna Simkowitz to Tony Wolf. Mort $30,250. Sept 10. Sept 14, 1909. 6:1790—21. A $17,000—$29,000. other consid and 100

126th st W, No 74, s s, 160 e Lenox av, 25x99.11, 3-sty brk club house. Hector Realty Co to The Lenox Av Union Church in City N Y. Mort $20,000. Aug 24. Sept 10, 1909. 6:1723—65. A $15,000—$27,000. other consid and 1,000

131st st W, No 103, n s, 75 w Lenox av, 18.9x99.11, 3-sty and basement stone front dwelling. Mahnken Estates to Edward N Roeser. Mort $10,000. Sept 15, 1909. 7:1916—28. A $8,200 $13,000. other consid and 100

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Eugenie Haybach to Edward A Sheahan. Morts $21,000. Sept 9. Sept 10, 1909. 7:1918—10. A $11,000—$22,000. nom

133d st W, Nos 138 to 142, s s, 324.10 e 7th av, 75x99.11, three 4-sty stone front tenements. Herman J Katz to Fredericka Meyer. All liens. Aug 24. Sept 10, 1909. 7:1917—48 to 50. A $33,000—$54,000. other consid and 100

133d st W, No 157, n s, 250 e 7th av, 25x99.11, 5-sty brk tenement and store. Eva E Weber to Wilhelm Lauter. Mort $18,000. Sept 10. Sept 14, 1909. 7:1918—12. A $11,000—$21,000. other consid and 100

133d st W, No 124, s s, 262.6 w Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Jessie Q Fara to Patrick A McManus. Mort $5,000. Sept 1. Sept 16, 1909. 7:1917—44. A $5,500—$7,000. 2,000

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty brk tenement. Henry H Jackson to Annie Strauss. Mort $39,100. Sept 13. Sept 16, 1909. 6:1758—45. A $9,500—$44,000. other consid and 100

134th st W, No 21, n s, 195.9 w 5th av, 17.10x99.11, 3-sty and basement stone front dwelling. Herbert S Ogden EXR &c Ann Mapelsden to Cornelius W McDougald. Sept 14, 1909. 6:1732—29. A $7,000—$8,000. 6,000

157th st W, s s, 200 e Broadway, 75x99.11, vacant. James C Picken to Alex Gamble. All liens. Aug 26. Sept 11, 1909. 8:2115—part of lot No 5. other consid and 100

170th st W, No 652, s s, 533.11 w Broadway, 17x90, 3-sty and basement brk dwelling. Egan & Hallecy Construction Co to James C Meyers. Mort $9,500. Sept 11. Sept 13, 1909. 8:2138—part lot 140. A $——$——. other consid and 100

173d st W, No 552, s s, 17 w Audubon av, 16.6x50, 4-sty brk dwelling. North Side Bank of Brooklyn to Rosa Kruger. B & S. Aug 9. Sept 15, 1909. 8:2129—16. A $3,400—$9,000. nom

Av A No 1434 | 76th st, No 501 | n e cor 76th st, 25.6x98, 5-sty brk tenement and store. FORECLOS, Aug 12, 1909. Mark G Holstein referee to Marks Rosenberg. All liens. Sept 13, 1909. 5:1488—1. A $13,000—$33,000. 16,600 over and above 1st mort of 17,000

Amsterdam av, No 2400 | 179th st, No 501 | n w cor 179th st, 25x100, 5-sty brk tenement and store. John Robertson to William Gammie. All title. Mort $35,000. June 1. Sept 16, 1909. 8:2152—53. A $17,000—$26,000. nom

Amsterdam av, No 2400 | 179th st, No 501 | n w cor 179th st, 25x100, 5-sty brk tenement and store. Wm Gammie to Elizabeth Donnelly. Mort $35,000. Sept 15. Sept 16, 1909. 8:2152—53. A $17,000—$26,000. nom

Audubon av, No 360 | 183d st, No 551 | n w cor 183d st, 74.11x25, vacant. John H Springer to John H Springer Realty Co. Mort $4,500. Sept 9. Sept 10, 1909. 8:2154—88. A $10,000—$10,000. 18,000

Audubon av, No 380 | 184th st, No 551 | n w cor 184th st, 18x60, 2-sty brk dwelling. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2157—25½. A $3,200—$6,000. 15,000

Audubon av, No 382, w s, 18 n 184th st, 17x60, 2-sty brk dwelling. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2157—24. A $2,500—$5,200. 12,000

Audubon av, No 392, w s, 54 s 185th st, 18x50, 2-sty brk dwelling. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2157—19. A $2,200—$5,000. 10,000

Broadway | 165th st | s e cor 165th st, 110.11x100x101.6x100.5, vacant. Christian Trinks to Ecallaw Co. Sept 7. Sept 13, 1909. 8:2122—74 to 77. A $62,500—$62,500. 100

Broadway | 163d st | s w cor 163d st, 157.5x101.1x142.4x100, vacant. Waunegan Realty Co to Henry T Bulman Co. Mort $20,142.86. Aug 31. Sept 14, 1909. 8:2137—part lot 80. A $——$——. nom

Broadway | 164th st, No 600 | s w cor 164th st, 99.11x125, 6-sty brk tenement. Henry T Bulman Co to Waunegan Realty Co. Mort $185,000. Sept 13. Sept 14, 1909. 8:2137—part lot 110. A $——$——. other consid and 100

Broadway, Nos 3840 to 3846 | 160th st | n e cor 160th st, 99.11x100, 6-sty brk tenement and store. Crystal Realty and Construction Co to Joachim S Van Wezel. Mort $175,000. Sept 15. Sept 16, 1909. 8:2119—1. A $63,000—P $158,000. other consid and 100

Claremont av, No 188, e s, 220 n 125th st, 40x100, 5-sty brk tenement. Nova Realty Co to Jos J Mackeown. Mort $50,500. July 15. Sept 13, 1909. 7:1993—105. A $22,400—$50,000. other consid and 100

Columbus av, Nos 269 to 275 | 73d st, Nos 46 and 48 | s e cor 73d st, 102.2x100, 6 and 7-sty brk tenement and stores. Isaac Mayer et al to Jennie Kuretsky. Mort $230,000. Sept 14. Sept 15, 1909. 4:1125—61 and 62. A $150,000—$285,000. other consid and 100

Columbus av, No 55 | 62d st, No 46 | s e cor 62d st, 25.2x100, 5-sty brk tenement and store. Mort $22,000.

131st st W, No 103, n s, 75 w Lenox av, 18.9x99.11, 3-sty and basement stone front dwelling. Mort $10,000.
Caroline M Greve et al HEIRS, &c, Cord Mahnken to Mahnken Estates, a corpn. B & S. May 28, 1908. (Rerecorded from June 2, 1908.) Sept 15, 1909. 4:1114—61. A $45,000—$75,000; 7:1916—28. A $8,200—$13,000. other consid and 100

Fort Washington av | 181st st | s w cor 181st st, 100x107.5x106.3x106.7, 6-sty brk tenement and store. Pinehurst Realty Co to Christian Abele. Mort $150,000. Sept 1. Sept 13, 1909. 8:2177—100. A $——$——. other consid and 100

Haven av, e s, 129.1 s 170th st, 51.8x114.9x50x127.9, vacant. John H Springer to John H Springer Realty Co. Sept 9. Sept 10, 1909. 8:2139—142. A $7,600—$7,600. 25,000

Madison av, No 2093, e s, 25 s 132d st, 25x96, 5-sty brk tenement and store. Louis Goodman to Arnold Adler. Morts $25,000. Sept 9. Sept 10, 1909. 6:1756—50. A $12,000—$25,000. other consid and 100

Manhattan av, No 125, w s, 34.2 n 105th st, 16.8x75, 3-sty and basement brk dwelling. Susan E Laytin to Kate E Hume. Mort $9,000. Sept 15, 1909. 7:1841—13½. A $7,300—$11,500. other consid and 100

Naegle av | 10th av | n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2 to 10th av, x s w 69.5 to av, x w 43.1 to beginning, vacant. Thomas Rosevear et al to Nagle Avenue Realty Co. B & S. Mort $5,000. Sept 11. Sept 15, 1909. 8:2219—32. A $20,000—$20,000. nom

Riverside av | 103d st, No 322 | s e cor 103d st, 100.11x125, 2 and 3-sty brk dwelling and 2-sty brk stable. Harry Schiff to Brookfield Construction Co. Mort $227,500. Sept 15. Sept 16, 1909. 7:1890—35 to 39. A $149,000—$180,000. nom

St. Nicholas av | Wadsworth av | 190th st | n w cor 190th st, runs w 300 to e s Wadsworth av, x n 25 x e 100 x n 48.7 x e 200 to w s St Nicholas av, x s 83.6 to beginning, vacant. John L Hobson to Andrew J Cobe. B & S. Mort $25,000 and all liens. Sept 13. Sept 15, 1909. 8:2169—1 and 53. A $98,000—$98,000. other consid and 100

Same property. Andrew J Cobe to Utility Realty Co. Morts $50,000 and all liens. Sept 14. Sept 15, 1909. 8:2169. other consid and 100

Same property. Utility Realty Co to Morgenthau Realty Co. B & S. Mort $50,000. Sept 14. Sept 15, 1909. 8:2169. other consid and 100

St Nicholas av, No 147, w s, 90 n 117th st, 28.4x70.11x24.2x85.9, 5-sty brk tenement. Amelia McCord to The Catholic Church of St Thomas the Apostle. Mort $20,000. Aug 9. Sept 10, 1909. 7:1923—22. A $12,000—$21,000. 100

St Nicholas av, No 720, e s, 262.4 n 145th st, 18.6x100, 3 and 4-sty stone front dwelling. Jos J Mackeown to Nova Realty Co. Mort $15,000. July 14. Sept 13, 1909. 7:2053—71. A $7,400—$18,000. other consid and 100

West End av, No 755, w s, 42.4 s 97th st, 16.8x100, 3-sty and basement brk dwelling. John C Cassidy to Adele R Ahrens. Mort $12,000. Sept 16, 1909. 7:1887—23. A $11,500—$19,000. 100

1st av, No 1145, w s, 50.5 s 63d st, 25x80, 5-sty brk tenement and store. Wm E Appelbaum to Chas M Kaufmann. Mort $26,600. Sept 10. Sept 11, 1909. 5:1437—28. A $11,000—$22,000. other consid and 500

2d av, No 566, e s, 22.3 n 31st st, 25.6x72, 4-sty brk tenement and store. Hyman Rubenstein to Celia wife Hyman Rubenstein. ½ part. All liens. May 26, 1908. Sept 15, 1909. 3:937—2. A $11,000—$15,000. nom

3d av, No 1497, e s, 76.7 n 84th st, 25.6x100, 5-sty brk tenement and store. Karl Mass to Sarah wife Karl Mass. ½ part. Mort $28,000. Jan 2, 1907. Sept 11, 1909. 5:1530—4. A $23,000—$35,000. nom

5th av, e s, 82.2 n 78th st, 20x100, vacant. James B Duke, of Somerville, N J, to Payne Whitney. Sept 15, 1909. 5:1393—part lot 1. A $——$——. other consid and 100

5th av, No 2156, w s, 18 s 132d st, 17x75, 4-sty and basement stone front tenement. Edward L Montgomery, Jr, to Eliz G Frooks. Mort $11,000. Sept 15. Sept 16, 1909. 6:1729—39½. A $9,500 $13,000. other consid and 100

7th av, Nos 2062 to 2070 | 123d st | n w cor 123d st, 100.11x75, five 5-sty stone front tenements and stores. Anna L Daly to John H Springer. Mort $87,500. June 10. Sept 11, 1909. 7:1929—29 to 31. A $72,000—$116,000. 185,000

11th av, Nos 306 to 310, s e s, 49.4 n e 29th st, 74x100, 4-sty brk mill.

29th st W, No 557, n e s, 100 s e 11th av, 25x98.9, 4-sty brk mill.
Stephen J McArdle et al to Geo G Kane, of Mt Vernon, N Y. Mort $35,000 and all liens. Sept 14. Sept 15, 1909. 3:701—3 and 7. A $44,000—$50,000. other consid and 100

Plot begins 100 e Broadway and 100 n 164th st, runs n 17.1 x e 80 x s 17.1 x w 80 to beginning, vacant. Geo F Picken to Alexander Duff Operating Co. Sept 4. Sept 10, 1909. 8:2122—82½. A $1,000—$1,000. other consid and 100

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DEEP WATER FRONT
FREE LIGHTERAGE AND RAIL
FACTORIES, FACTORY SITES, WATER POWERS
Tel. 5307 CORT. **CHARLES W. TREMBLEY, 171 Broadway, New York**

MISCELLANEOUS.

Declaration and election to take and hold in fee simple all real estate whereof Regina Grossmayer died seized, so that same may be free and clear from power of sale, &c. Ida and Fannie Grossmayer DEVISEES Regina Grossmayer, deceased, to whom it may concern. Aug 27, 1909. Sept 15, 1909.

General release of legacy of $5,000. Abraham Grossmayer, of San Francisco, Cal, to Ida and Fannie Grossmayer EXRS of Regina Grossmayer. Aug 24. Sept 15, 1909. 5,000

General release of legacy for $5,000. Herrman H Grossmayer, of Los Angeles, Cal, to same. Aug 24. Sept 15, 1909. 5,000

General release of legacy for $5,000. Rosa Sachs to same. June 7. Sept 15, 1909. 5,000

General release of legacy for $5,000. Marcus H Grossmayer, of Rawhide, Nev, to same. Aug 21. Sept 15, 1909. 5,000

Order of adjudication in matter of Luis Krause bankrupt and ordered that matter be referred to John J Townsend referee. June 15. Sept 14, 1909.

Power of attorney. Sidney Wormser to Simon Wormser. Sept 4. Sept 13, 1909.

Power of attorney. Mary J McElhiney of St Charles Co, Mo, to Geo W McElhiney, of St Charles Co, Mo. Oct 31, 1901. Sept 10, 1909. P A.

Revocation of power of attorney. James A Farley to Bessie M Corson, of Jersey City, N J. Sept 9. Sept 13, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Brown pl, Nos 3 and 5, on map Nos 133 and 135, w s, 60 s 134th st, 40x100, 4-sty brk tenement. Joseph Friedman to John Haut. Mort $18,000. Aug 27. Sept 15, 1909. 9:2278. 100

Faile st / Aldus st / Franklin lane — s e cor Aldus st, 443.4 to s s Franklin lane x68.8 x— to Aldus st x21.5 to beginning, 1-sty frame building and vacant. Release mort. Mutual Life Ins Co of N Y to American Real Estate Co. Sept 1. Sept 13, 1909. 10:2747. 3,500

Fox st / Intervale av — e s, 280 n Home st, runs e 100 x n 120 x w 91.9 to e s Intervale av x s w 14.1 to e s Fox st x s 108.6 to beginning; also property adj above on north. Party wall agreement. John J Tully Co with James F Meehan Co. Sept 1. Sept 15, 1909. 11:2974. nom

Garden st, No 781, n s, 265.2 w Southern Boulevard, 25x100, 2-sty frame dwelling. Irving Construction Co to Sarah Noone. Mort $6,500. Sept 15, 1909. 11:3100. nom

Hall pl / Intervale av — s e s, 77.1 s w 167th st, runs s e 32.5 x e 36.8 to w s Intervale av x s 30 x w 30.11 x n w 48.8 to pl x n e 26 to beginning, vacant. Frank Chmelik to Anastasia wife Frank Chmelik, Long Island City, N Y. Sept 9. Sept 14, 1909. 10:2700. other consid and 100

Irvine st, w s, 129.4 s Garrison av, 20x50.

Irvine st, w s, adj above on north. Party wall agreement. Albion Realty Co with Broad Realty Co. Sept 10. Sept 15, 1909. 10:2761. nom

Kelly st, w s, 180.3 n 165th st, 100x100, vacant. Wm Nelson to Kelly Street Construction Co. Sept 1. Sept 15, 1909. 10:2705. other consid and 100

Kingsbridge terrace, s e s, — s w Kingsbridge road, 25.10x161x 25x154.6, and being lot 77 map No 1187 of 272 lots Bailey estate at Kingsbridge, vacant. Philip M Neary to Annie T Osborne. Aug 30. Sept 10, 1909. 11:3237. 8,000

*Lafayette st, w s, 755 n Railroad av, and being 50 n from s e cor plot 455 map of Unionport, 50x108, and being part of said plot 455. Antonio Cannavvacciuolo et al to Francesco Cilentano. Mort $5,500. Sept 13. Sept 14, 1909. nom

*Main st, e s, 125 s Central av, 50x100.

Lorillard av, w s, 75 s Westchester av, 150x100. Release mort. Esmond Stiles to Joseph R Stilwell. Sept 8. Sept 14, 1909. nom

*Main st, e s, 125 s Central av, 50x100. Emily Noble to Joseph R Stillwell. Q C. June 4. Sept 14, 1909. 75

*Main st, e s, 125 s Central av, 50x100. Emily Van Meter to Emily Noble, of Risley, N J. Q C. All liens. Dec 21, 1900. Sept 14, 1909. nom

Manida st, No 812, n e s, 113.10 n e Lafayette av, runs n e 100 x n w 25 x s w 100 to st, x s e 25 to beginning, 2-sty brk dwelling. Manida Co to Wm A O'Neill. Mort $7,500. July 1. Sept 16, 1909. 10:2740. other consid and 100

*Marion st, n w s, 273 s w 240th st, and being lot 360 map of Washingtonville, 34.5x145.3. Thomas Corrigan HEIR Philip Corrigan to Kate Krooss of New Rochelle, N Y. Q C. Sept 15, 1908. Sept 16, 1909. nom

*Marian st 1st st — w s, 217 n 241st st, and being lot 309 map Washingtonville, 50x100 to 1st st. James O Davenport to Wm W Penfield. Q C. Sept 14. Sept 15, 1909. other consid and 100

*Marian st 1st st — n w s, 217 n 241st st, and being lot 309 map Washingtonville, 50x100 to 1st st.

Bronx River pl, n w s, 150 s 241st st, and being lot 403 same map, 30.3x157 to Bronx River x—x177. Sophia Moebus to James O Davenport. B & S. All liens. Dec 6, 1902. Sept 15, 1909. 175

*Marvin pl, w s, 125 n 4th st, 25x75x22.7x75, and being lot 31 map (No 1069) of 37 lots of Nellie Marvin at Westchester. Wm H Field to Frank E Field. Sept 11. Sept 15, 1909. other consid and 100

Manida st, w s, 250 s Spofford av, 25x100, vacant. Empire Development Co to John B Dosso. Sept 13. Sept 14, 1909. 10:2768. other consid and 100

*Poplar st, n s, 138 e Bear Swamp road, and being lot 8 map (No 286) in partition suit Wells vs Storer, except part for N Y, N H & H R R Co, 25x100. Thos C Arnow and ano EXRS &c Longin Fries to John Wholey. Sept 14. Sept 16, 1909. 800

*Washington pl, e s, abt 103.6 n Washington st, and being lot 104 map No 957 of 120 lots Daily estate. North Side Cornice & Roofing Co to James Butler. July 26. Sept 13, 1909. nom

*Wilson pl, n s, 100 e Barker av, 50x105, Lester Park. North Bronx Realty Co to Frank McGarry. Sept 1. Sept 10, 1909. nom

134th st, No 539, n s, 200 w St Anns av, 25x100, 6-sty brk tenement. Louis Singer to Joseph Jager. ½ part. All title. Mort $8,300 and all liens. Sept 14, 1909. 9:2262. other consid and 100

145th st, No 515, n s, 125 e Brook av, 25x100, 4-sty brk tenement. Ellen Kearns to Johann Bonifer. Mort $9,500. Sept 15. Sept 16, 1909. 9:2272. other consid and 100

146th st, No 449, n s, 290 w Brook av, 25x99.9, 5-sty brk tenement. Wilhelm Lauter to Eva E Weber. Morts $22,000 Sept 10. Sept 14, 1909. 9:2291. other consid and 100

152d (Elton) st, No 376, s s, 225 e Courtlandt av, 25x115.2, 2-sty frame dwelling. Rosanna Rosenfeld to Tannenbaum Construction Co. Mort $5,000. Sept 15. Sept 16, 1909. 9:2398. other consid and 100

164th st, No 283 East. Subordination of lease to mort. Mary A Sinnott and ano with Thomas H Kelly. Sept 14. Sept 15, 1909. 9:2432. nom

169th st, n s, 98 e Shakespere av, 26.1x73.10x24x64.6, 2-sty frame dwelling. FORECLOS, Sept 8, 1909. John J Hynes referee to Herman H Schurmann, of Brookhaven, L I. Sept 10, 1909. 9:2506. 5,000

*173d st, w s, 456 s Gleason av, 25x100, and being lot 576 map No 313 Gleason property. Andrew Siefermann to William Barlow. Sept 10. Sept 13, 1909. other consid and 100

181st st, No 73 West, n s, 250 w Grand av, 50x100, 2-sty frame dwelling and vacant. Belmar Investing Co to John Bradley. Mort $10,000. Sept 14, 1909. 11:3207. other consid and 100

183d st, Nos 462 and 466, s s, 97 w Washington av, and being lot 118 map heirs of Thos Bassford at Fordham, 50x100, except part for st, 2-sty frame dwelling, 1-sty frame store and 1 and 2-sty frame rear building. Ferdinand Hecht to Charles Doll. Mort $7,500. Sept 11. Sept 13, 1909. 11:3038. 100

186th st, No 462, s s, 220 e Park av, late Vanderbilt av, 20x100, 4-sty brk tenement. William Wilson to Bernard Bloch. Mort $11,400. Sept 10. Sept 14, 1909. 11:3039. nom

187th st, No 768, s s, 60.2 e Prospect av, 34.3x70, 4-sty brk tenement. John Haut to Joseph Friedman. ¾ parts. Mort $14,000. Sept 1. Sept 15, 1909. 11:3114. 100

Same property. Gustav Haut to same. ¼ part. Mort $14,000. Aug 9. Sept 15, 1909. 11:3114. other consid and 100

210th st / Reservoir Oval W — s w cor Reservoir Oval W, 25x104.9x45.4x96.1, vacant. Bernard Zwinge to J J Karbry O'Kennedy. Mort $1,000. Aug 13. Sept 15, 1909. 12:3343. 100

*225th st, n s, abt 175 w Laconia av, 50x109, and being lots 158 and 159 map (No 1114A) of 329 lots part Schieffelin estate. Helen A Dexter to Marcus Lichtman. Morts $1,840 on this and other property and all liens. Sept 11. Sept 13, 1909. nom

*232d st, late 18th st, n s, 405 e 5th av, 50x114, Wakefield. August W Nordlund to Filomena Mercadante. Mort $500. Sept 9. Sept 10, 1909. other consid and 100

236th st, No 112, on map No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. Louisa Maier to Albert W Brown. Mort $6,000. Sept 8. Sept 10, 1909. 12:3370. nom

Same property. Ardsley Terrace Estates, a corpn, to Albert W Brown. Mort $6,000. Sept 10, 1909. 12:3370. nom

237th st, late Van Cortlandt av, s s, 600 w Spuyten Duyvil road or Park av, 35x150, vacant. Cath J McDonough of Yonkers, N Y, to Stadacona Co. ¼ part. Q C and confirmation deed. Sept 13. Sept 14, 1909. 13:3417. nom

*241st st, s s, 50 w Mathilda st, and being lot 203 map Washingtonville, 50x100. Wm D Miller to Wm W Penfield. Sept 9. Sept 15, 1909. nom

*Amundson av, w s, 225 n Nelson av, 50x100, Edenwald. Land Co C of Edenwald to William Mulcahy. June 25. Sept 15, 1909. nom

Andrews av, e s, 323.11 s Fordham road, 25x100, 2-sty frame dwelling. Release mort. Fleischmann Realty & Construction Co to University Heights Realty Co. June 29. Sept 15, 1909. 11:3218. 700

Same property. Release mort. Wm E Mason to same. June 29. Sept 15, 1909. 11:3218. other consid and 500

Andrews av, e s, 298.11 s Fordham road, 25x100. Release mort. Same to same. June 29. Sept 15, 1909. 11:3218. other consid and 500

Same property. Release mort. Fleischmann Realty & Construction Co to same. June 29. Sept 15, 1909. 11:3218. 700

Anthony av, No 2065, w s, 291.11 n Burnside av, 16.8x100, 2-sty frame dwelling. Mary G Barry to Ida K Bronner. Mort $5,000. Sept 13. Sept 14, 1909. 11:3156 and 3161. other consid and 100

Anthony av, No 2062, e s, 250 n e Burnside av, 25x128.3x25.5x 132.9, 2-sty frame dwelling. Edw D Dowling to Marie B Dowling. B & S. Sept 10, 1909. Sept 13, 1909. 11:3156. other consid and 100

Anthony av, Nos 1723 and 1725 / 174th st — n w cor 174th st, 67.9x73.3x51x 59.6, two 2-sty brk dwellings.

Anthony av, Nos 1729 and 1731, w s, 90.4 n 174th st, 45.2x88.11 x44x78.5, two 2-sty brk dwellings. Release mort. Mary L Bates to Ekwanok Realty Co. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom

Anderson av, No 952, e s, 267.9 n Jerome av, 43x119.6x30.5x107, 5-sty brk tenement. Release mort. N Y Trust Co to Kemp-Jones Realty Co. Sept 10, 1909. 9:2504. other consid and 1,000

Aqueduct av, e s, — n Featherbed lane, 25x135.3x25x136.4, and being lot 16 map Century Investing Co. Marie Truc to Leonard Hangen. Mort $3,000. Sept 10. Sept 16, 1909. 11:2876. other consid and 100

Arthur av, late st, w s, 250 n 187th st, late Jacob st, 25x120, except part for av, 3-sty frame tenement and store. Frank Barba to Aurora Construction Co. Mort $2,300. July 29. Sept 10, 1909. 11:3066. other consid and 100

*Barker av, e s, 34 n Julianna st, 33x100, Olinville. James S Ryan to Joseph Conrad. Mort $2,000. Sept 15. Sept 16, 1909. nom

Briggs av, No 2687, w s, 461.8 n 194th st, 22x97.5x31.7x95.9, 3-sty frame dwelling. William H Wright & Son to John Crowley. Mort $6,000. Sept 15. Sept 16, 1909. 12:3300. other consid and 100

Belmont av, No 2128 / 181st st — n e cor 181st st, 80.8x101.1x80.1x91.2, vacant. Tommaso Giordano to John Violante. Sept 7. Sept 10, 1909. 11:3083. other consid and 100

Beaumont av, e s, 220 s 187th st, 50x100, vacant. Kathleen Slattery to Ellen Slattery. All liens. Sept 2. Sept 10, 1909. 11:3103. nom

Beaumont av, e s, 170 s 187th st, 50x100, vacant. Ellen Slattery to Kathleen Slattery. All liens. Sept 2. Sept 10, 1909. 11:3103. nom

*Baisley av, n s, 75 w Ellsworth av, 50x100. Max Mayer to John A Detzauer and Anna M his wife tenants by entirety. Mort $546. Sept 9. Sept 10, 1909. other consid and 100

*Barkley av / Wilcox st — s w cor Wilcox st, 25x100. Jennie Fox to Henrietta Stricker. Sept 9. Sept 10, 1909. other consid and 100

Brook av, No 990, e s, 56.3 n 164th st, 27x92.11x25.6x83.6, 4-sty brk tenement. Frank McElroy to Lizzie Sallinger. Mort $12,000. Sept 10. Sept 13, 1909. 9:2386. other consid and 100

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MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Briggs av, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.3. Agreement that description in deed and mortgages recorded July 9, 1909, shall conform to above. Wm H Wright & Son with Clarkson E Lord and Arena A Wright. July 14. Sept 13, 1909. 12:3300. nom

*Bronx Park av, w s, 166.3 s West Farms road, and being lots 39 and 40 map Neill estate, 50x150. James J Dixon to Jacob Cohen. All liens. Sept 14. Sept 15, 1909. nom

*Beach av | n w cor Gleason av, 100x25, Gleason property. Gustav Gleason av | Killenberg to Capodilupo Construction Co. Mort $1,000. Sept 15, 1909. other consid and 100

Brook av, No 401 | s w cor 144th st, 25x85, 4-sty brk tene-
144th st, Nos 496 and 498 | ment and stores. Charles Helborn to Edward Greenebaum. 1-3 part. Mort $11,000. Sept 13. Sept 15, 1909. 9:2288. other consid and 100

*Barnes av, lots 100 to 104 amended map (1038) of Bronxwood Park, except east end of lots 100 and 101, 5x80. Jacob Cohen to Charles Hoenninger. Mort $3,000. Sept 13. Sept 15, 1909. other consid and 100

*Columbus av | s w cor Taylor st, 25x100, Van Nest Park. PAR-
Taylor st | TITION, June 30, 1909. Geo W Glaze ref to Mary T McLaughlin. Sept 16, 1909. 1,850

*Columbus av, n s, 25 e Garfield st, 25x100, Van Nest Park. Chas Ringelstein to Frank A Hubel. Mort $4,000. Sept 11. Sept 14, 1909. other consid and 100

*Columbus av, n s, 50 e Van Buren st, 50x100. Theo J Reese to Franziska M Britting. Mort $2,000. Sept 3. Sept 11, 1909. other consid and 100

*Chatterton av, Nos 2239 and 2241, n s, 405 w Havemeyer av, 50x108. Lizzie Sallinger to Frank McElroy. Mort $4,250. Sept 1. Sept 11, 1909. other consid and 100

Clay av, No 1066, e s, 384 n 165th st, 27x80, 2 and 3-sty brk dwelling. Harry Sugarman to Leo Rosenberg. Mort $10,300. Aug 3. Sept 10, 1909. 9:2425. other consid and 100

College av, w s, 320 s 169th st, 100x85, five 2-sty frame dwellings. Laura C Phelan to Phelan Bros Construction Co. Q C. Sept 13. Sept 15, 1909. 9:2439. other consid and 100

Daly av | s w cor 178th st, 50x80, vacant. Frank Cusati to Levoli
178th st | Construction Co. ½ part. Mort $38,500. Sept 4. Sept 13, 1909. 11:3121. other consid and 100

Decatur av, No 3063, n s, 275 e Mosholu Parkway, 25x110, 2-sty frame dwelling. Christina Farasen to Wm C Bergen. Mort $9,500. Sept 13. Sept 15, 1909. 12:3332. other consid and 100

Decatur av, No 2973, n w s, 130 s w 201st st or Suburban st, 37.6x110, 3-sty frame dwelling. Magdalena Siemon to Lena Knaus. Mort $3,000. Sept 14. Sept 16, 1909. 12:3285. nom

*Edison av, w s, 100 s Mildred pl, and being lot 320 map of 473 lots Haight estate, Westchester, 25x100. Chas H Stumpfel to Josephine Brooke. Mort $1,210. July 29, 1908. Sept 11, 1909. nom

Fordham av | w s, 62 s Tremont av, late 177th st, a strip, runs e
3d av | 3.9 to w s 3d av x s 51 x w 3.7 to w s Fordham av x n 51 to beginning. Henry L Morris and ano TRUSTEES, &c, Gouverneur Morris to Louise M H Cannon. All title. Q C. Sept 7. Sept 15, 1909. 11:2924. 421.25

*Gillespie av, e s, 185.9 s Middletown road, 50x78.6x50x74.10. Fredk W Koch et al to Violetta A Jackson. July 14. Sept 11, 1909. nom

Grant av, No 1042 | n e cor 165th st, 32.8x102.8x41.9x103.4, va-
165th st | cant.

Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant.
163d st |
Release mort. Paul Kaskel to Chesterfield Land & Impt Co. Mar 8. Sept 15, 1909. 9:2461 and 2455. nom

Grand Boulevard and Concourse, No 1032 | s e cor 165th st approach
Ella st or 164th st | to Concourse, runs s
165th st | 154 x e 200.11 x n 118.9 to w s Ella st or 164th st as on map West Morrisania x n 25.4 to 165th st approach to Concourse x w 197.7 to beginning. Wm F A Kurz to Ursuline Convent of St Teresas, N Y. Sept 14. Sept 15, 1909. 9:2461. other consid and 100

Grand Boulevard and Concourse, w s, 139.11 s 189th st, deed reads part lot 355 map farm Charles Berrian at Fordham, begins at s s lot 355 and w s lot 390, runs n 10 x w 8.8 x s 10 x e 8.8 to beginning. Release mort. Chas E Teale ADMR John G Witte to The Graconcourse Co. Sept 14. Sept 15, 1909. 11:3165. 100

*Hobart av, w s, 500 s Waterbury av, 25x71.6. Hudson P Rose Co to Tomaso Di Lelia. Sept 9. Sept 11, 1909. nom

Jackson av, No 732, e s, 165 s 156th st, 18.9x87.6, 3-sty frame tenement. Carolina Wetzel to Amelia Habekost. Mort $5,000. Sept 15. Sept 16, 1909. 10:2645. other consid and 100

Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 25x100, with all title to strip in front bet above and e s Jerome av, 2-sty frame dwelling. The Ethelia Realty Co to The Elm Realty Co. Mort $18,500. Sept 11. Sept 14, 1909. 11:3187. 100

*Jones av, w s, 200 n Randall av, 25x100, Edenwald. Land Co C of Edenwald to Chas W Berg. Sept 14. Sept 15, 1909. nom

*Jones av, w s, 150 n Randall av, 50x100, Edenwald. Land Co C of Edenwald to Chas W Berg. Sept 14. Sept 15, 1909. nom

*Jones av, w s, 100 n Randall av, 50x100, Edenwald. Land Co C of Edenwald to Chas W Berg. Sept 14. Sept 15, 1909. nom

*Kinsella av, s s, 225 e Rose st, 25x100. Rachel Bailey to Mary P Eisner. Mort $4,000. Sept 9. Sept 10, 1909. other consid and 100

Kingsbridge road, s w s, 267.6 s c l 230th st, or from a stone in centre of the road near the n s lands now or formerly Johnson & Cox, runs n w 100 x s w 30 x s e 100 to road, x e 30 to beginning, vacant. John Burns to Charles R Demarest. Q C. Sept 10. Sept 13, 1909. 13:3407. nom

Kingsbridge av, No 3249, or Church st, w s, 50 s 234th st, or a proposed new st, 50x150, 2-sty frame dwelling. Chas H Ricker to Catherine Newman, Annie Smith and Emma, Regina, Mary, George and James Twigg all of Brooklyn. Q C. July 26. Sept 15, 1909. 12:3406. nom

Lorillard av, w s, 75 s Westchester av, 75x100. Perley S Crosier to Edward Polak. Q C. All liens. Dec 21, 1898. Sept 14, 1909. nom

*Lorillard av, w s, 75 s Westchester av, 75x100. Edward Polak to Joseph R Stillwell. Q C. All liens. Aug 20. Sept 14, 1909. nom

*Lorillard av, w s, 150 s Westchester av, 75x100. Fredk W Peinecke to Joseph R Stillwell. Q C. All liens. June 2. Sept 14, 1909. nom

La Fontaine av, w s, 150 n 178th st, 75x100, vacant. Francesco La Sala to John and Peter La Spina. ½ part. Mort $9,700 and all liens. Feb 25, 1908. Sept 16, 1909. 11:3061. nom

Same property. Same to Valentine Construction Co, all. Morts $9,700. Sept 3, 1909. Sept 16, 1909. 11:3061. nom

Same property. John and Peter La Spina to same. All Morts $9,700. Sept 3. Sept 16, 1909. 11:3061. nom

Lafayette av | s w cor Whittier st, 100x99x100x99.9.
Whittier st |
Longfellow st |

Lafayette st, s s, 100 w Whittier st, 100 to e s Longfellow st x95.1 x100.1x99.

Lafayette av, n w cor Whittier st, 150x100.
vacant.
John W Cornish to Wm H Harden. Aug 30. Sept 10, 1909. 10:2764, 2765. nom

Martha av | s e cor 237th st, 50.7x137.8x50.10x137.8, vacant. Re-
237th st | lease mort. Mary A Harley to Otto G Hupfel and Walter Mott. Sept 9. Sept 10, 1909. 12:3385. 3,000

Martha av | s e cor 237th st, runs s 50.7 x e 137.8 x s 49.2 x e 75
237th st | x n 99.11 to s s 237th st x w 212.8 to beginning, vacant. Mary A Harley to Otto G Hupfel and Walter Mott. Q C. Sept 10, 1909. 12:3385. nom

Morris av, Nos 2432 and 2434, e s, 255 s Highbridge road, 100x125, except part for av, 2-sty frame dwelling. Albert Damn to Catharine Zanini. Mort $10,000. Sept 9. Sept 10, 1909. 11:3173. other consid and 100

*Morris Park av | n e cor Delancey pl, 45.5x92.7x45x86.11, Van
Delancey pl | Nest. Ann Graham to Carolina Wenninger. Apr 27, 1906. Rerecorded from Mar 12, 1907. Sept 14, 1909. nom

Nathalie av, w s, 150 n Nindham pl, lot 38 map (No 175) of 16 villa sites and 80 lots of Anthony estate, 25x112.11x25.2x109.11 s s, vacant. Henry L C Recordon to Harold E Vreeland. Sept 1. Sept 16, 1909. 12:3256. nom

Nelson av, No 1047, w s, 77.8 s 165th st, 17.6x76.4x17.6x77.8, 2-sty frame dwelling. Herman Hartman to Henry Stake Jr. Sept 15, 1909. 9:2512. other consid and 100

Nelson av, w s, 200.6 n 166th st, 50.1x102.6x50x98.10, vacant. Arthur Brookes to Wm H Rafferty of Haddam, Conn. Sept 10. Sept 15, 1909. 9:2514. nom

Old Albany Post road, w s | the blocks.
254th st |
256th st |
Newton av |
Sylvan av |
Valles av, e s |

Valles av, n w cor 254th st, abt 725 to 256th st x40.7x—x231.11.

254th st, s w cor Valles av, 249x250x34 .

254th st, s e cor Valles av, 200 to Sylvan av x95.3x—x56.

254th st, s e cor Sylvan av, 200 to Newton av x146.10x203.10x107.

Newton av | 10x42x47, gore.
254th st |

Old Albany Post road |
Deed reads Old Albany Post road, w s, bounded n by land Wm Warner, now of Bebee, and s and w by lands of Geo Hadley now of Rabel, contains 17½ acres, vacant.
Maria C King et al to James A Hennessy. Mort $30,000. Sept 10. Sept 11, 1909. 13:3421. other consid and 100

*Pelham road, n s, 25 w Pilgrim av, 25x—, and being lot 151 map 473 lots Haight estate, Westchester. Chas E Sealy to Honora A Sealy. Sept 10. Sept 13, 1909. 100

*Public road in Westchester leading across Westchester Creek, n s, 40 e from s cor land Chas H Sherwood, runs n e 100 x s e 20 x s 100 to road x w 30 to beginning, except part for Lane av. Geo T Davis to Egidius Joseph. Sept 9. Sept 10, 1909. nom

Plympton av, e s, 169.3 n Boscobel av, 25x96.5, vacant. John Ferguson Co to The Benioff Realty Corpn. Mort $1,050. Sept 4. Sept 11, 1909. 11:2874. other consid and 100

Robbins av, w s, 25 s 147th st, 50x100, vacant. Annie wife of Ascher Strauss to Nathan Hutkoff. Mort $6,000. Aug 23. Sept 16, 1909. 10:2557. nom

Same property. Johanne F M Cordes to Annie wife of Ascher Strauss. July 29. Sept 16, 1909. nom

Southern Boulevard | n w cor Av St John, 100x105, vacant. Law-
Av St John | yers Title Ins and Trust Co to Joseph Picone and Vincenzo Oliva. B & S. Sept 15. Sept 16, 1909. 10:2683. nom

Southern Boulevard, w s, 131.7 s 185th st (186th st), 25.3x225.5 x25x223.1, vacant. Emily L wife of and Geo H Storck to Geo A Francis, of Brooklyn. Mort $3,000. Sept 13, 1909. 11:3114. nom

Southern Boulevard, No 575, n s, 250 w Av St John, 50x121, 6-sty brk tenement. Theron S Johnson to Sarah D Purrington, of Bronxville, Westchester Co, N Y. B & S. Morts $47,000. Sept 9. Sept 10, 1909. 10:2683. nom

Southern Boulevard, No 1290, e s, 97.8 n Freeman st, 17.9x102.7x 13.10x103.3., 2-sty frame dwelling and store. Emily Trube et al to Wm J Curley. Sept 11. Sept 15, 1909. 11:2980. other consid and 100

Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant.
163d st | Henry and Ernestine Traurig to Edgar Hirschberg. All liens. Sept 15, 1909. 9:2455, 2461. nom

Trinity av, Nos 992 and 994, on map No 994, e s, 183 s 165th st, 37.6x100, 5-sty brk tenement. Martha E Farrand to Emma J Hinchman of Atlantic City, N J. Mort $42,000. July 28. Sept 14, 1909. 10:2639. other consid and 100

*Turnbull av (1st st), s s, 160 e land of Governeur Wilkins, runs e 200 x s — x w — x n — to beginning, being part gore lot B map (No 29 in Westchester) of Unionport, except as follows:

Turnbull av, s s, 161.7 e Av B, 100x44x100.9x27.9.

Turnbull av, s s, 261.7 e Av B, 2x44.
Release mort. Magdalena Messerschmidt to Bernhard Boosmann. July 31. Sept 13, 1909. nom

Same property. Release mort. Cath L Lienhard to same. July 31. Sept 13, 1909. nom

Valentine av | s e s, at n e s 198th st, 105.9x24.5x—x—, 3-sty
198th st | frame tenement. Valentine Construction Co to Francesco La Sala. Mort $9,000. Sept 14. Sept 16, 1909. 12:3302. other consid and 100

*Valentine av, e s, 100 n Town Dock road, and being lots 9 to 12 map (No 1275) of Lohbauer Park, 100x100. Mary B Decker to Walter E Trimm. Jan 15. Sept 13, 1909. nom

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Von Humboldt av | s w cor 261st st, and being lots 324, 325 and
261st st | 326 map of 339 lots at Riverdale property of F P & H A Forster, 75x100, vacant. Helen Rapp to Arthur Weisbecker and Charles Weisbecker, Jr. B & S. Mort $1,600. Sept 14, 1909. 13:3423. other consid and 100

Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. FORECLOS, Aug 12, 1909. Isham Henderson referee to Ellis L Amdur. Sept 13, 1909. 10:2752. 200

Villa av, w s, 559.11 n Southern Boulevard, now Bedford Park Boulevard, runs w 136.9 x n e 155.6 to av x s 72.2 to beginning, vacant. Bedford Park Construction Co to Rovella Realty Co. Mort $9,000. Sept 13, 1909. 12:3321. 100

Villa av, Nos 3100 and 3102, e s, 601.8 n 200th st, 50x79.10x50x 82.4, 5-sty brk tenement and store. Bedford Park Construction Co to Rovella Realty Co. Mort $18,000. Sept 11. Sept 13, 1909. 12:3310. 100

Walton av, e s, 221 s 184th st, 25x95, vacant. Charles Hennings to Magdalena Kaicher of Brooklyn. Correction deed. Sept 9. Sept 13, 1909. 11:3183. other consid and 100

Webb av, No 2470, e s, 297.8 s 190th st, 24.11x91.11x24.7x84.10, 2-sty frame dwelling. Edward M Tessier to Edna A Patton. All liens. Aug 26. Sept 15, 1909. 11:3219. 100

Webster av, e s, 134.3 n 173d st, 25 n of s w cor lot 141, 75x155.10 to w s Brook st x75x157, being part lot 141 map Mt Hope, vacant, two 5-sty brk tenements to be erected. Hierapolis & Co to Dutton Realty & Construction Co, a corpn. Mort $23,500. Sept 7. Sept 10, 1909. 11:2896. nom

Westchester av, No 748, old No 966, e s, 250 n Dawson st or 155th st, 25x90.8x26.1x92.3, 4-sty brk tenement and store. James Boyd to Eliza H Badger. Morts $20,200. Aug 2. Sept 10, 1909. 10:2654. other consid and 100

*Westchester av, s s, 51.6 w 173d st, and being lots 164 and 165 amended map (No 1085) of Gleason property, 51.6x97.10x50x110, Louis Keller to D J Dillon Co, a corpn. Mort $2,160. Sept 9. Sept 10, 1909. other consid and 100

*White Plains road | n e cor Walkley pl, 95.9x63.11x95x75. Harris
Walkley pl | Marcus to Louis Barnett. Mort $7,000. Aug 3. Sept 11, 1909. nom

Woodlawn road | n w cor Webster av, 104.7x44.3x100x75, vacant.
Webster av | Geo L Harbauer to Ebling Co. Mort $9,500. Sept 9. Sept 13, 1909. 12:3353. nom

*1st av, e s, lot 41 map Olinville, 100x100. Hattie L C Dailey ADMRX Wm F Duncan to Fannie Jodice and Felice Avosso. All title. Q C, tax sales, &c. Sept 9. Sept 15, 1909. nom

*2d av, e s, 180 n 1st st, 40x100, Olinville. Anna Drnek to Eliza Schweizer. Mort $3,150. Sept 14, 1909. other consid and 100

*Lots 188 and 189 amended map No 1131 of Adee Park. Warwick Realty & Construction Co to Gordon Ritchie. Mort $500 on this and other property. June 25, 1909. Sept 15, 1909. nom

*Lot at s end of City Island and adj land Jared H Shaler, runs e 100 x s along land of Hillman 116 to a lane or right of way, x w 100 to land of Weaver or Rowland, x n 116 to beginning, with rights to said lane.

Rochelle st, s s, 67.6 e Main st, old line, 100x100, with all right, title and interest to lot as follows:

Main st, e s, old line adj land Stephen D Horton, runs e 70 to land of Shaler, x s 25 to land of Richards, x w 2 x s 138.5 to a street owned by Wm Belden, x w 67.4 to Main st, x n 164.7 to beginning.

Fairacre Realty Co to Samuel J Wood. Sept 11. Sept 16, 1909. other consid and 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Sept 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

Broome st | n e cor Clarke st, runs n 84.9 x e 67.3 x s 23.3 x w
Clarke st | 22.2 x s 83.3 to Broome st x n w 49.10 to beginning, all. Rector &c Trinity Church to Zeitinger Co; 21 years, from May 1, 1910. Sept 11, 1909. 2:490.....taxes, &c, and 6,000

Essex st, No 11, all. Julius Kaplan to Morris Stahl; 3 years, from Sept 15, 1909. Sept 13, 1909. 1:297.....4,190

Grand st | s e cor Chrystie st, 100x100, all, with furniture, fix-
Chrystie st | tures, &c. Rebecca Jacobs to Bedford Theatrical Co; 21 years, from Sept 1, 1909. Sept 15, 1909. 1:311. Taxes, &c, and $47,000 to Aug 31, 1916, and thereafter.....46,000

Houston st, No 228 | n s, 68.6 e Varick st, 25x43.4 and 41.4 to s s
Downing st, No 64 | Downing st x25x34.11 and 36.4, the lot. Chas A Bristed to Solon L and Samuel Frank; agreement as to renewal of lease for 4 years, from May 1, 1910, with renewal for 20 years. Sept 13, 1909. 2:528..... nom

Houston st, No 228 | n s, 68.6 e Varick st, runs e 25 x n 43.4 and
Downing st, No 64 | 41.4 to s s Downing st x w 25 x s 34.11 and 36.4 to beginning, the lot. Chas A Bristed to Solon L and Samuel Frank; agreement for renwal of lease for 4 years, from May 1, 1910, with 20 years renewal. July 31, 1909. Sept 10, 1909. 2:528..... nom

Houston st, No 436 East. Assign lease. Isidor Schimel and ano to Emanuel Goldberg. Mort $1,735. Sept 13. Sept 14, 1909. 2:357..... nom

Norfolk st, No 80, front building. Abraham Roffman to Harry Pelcyger; from Sept 13, 1909, to May 1, 1913. Sept 14, 1909. 2:352.....2,400

Washington st, Nos 819 and 821, n e cor Gansevoort st. Assign lease. Francis Mulgrew to Patrick Gartland. Sept 8. Sept 10, 1909. 2:644. nom

Washington st, No 203, store. John O Boschen to Emil Dommann; 2 11-12 years, from June 1, 1909. Sept 13, 1909. 1:83. .....1,080 and 1,200

William st, No 198, lease, saloon fixtures, business, &c. Power of atty. John Briemer to Minnie Briemer. Sept 7. Sept 14, 1909. 1:103.....

William st, No 190, restaurant in rear of barroom and kitchen in basement. Adolf Bruckenstein to Rudolf Balcer and ano; 3 years, from Sept 15, 1909. Sept 14, 1909. 1:103.....300

3d st, No 38, s s, 46 e Wooster st, 22x75. Subordination of lease to mort for $21,500. Sarah and Isabella Hyams and Albert and Harold Frank with Sarah J Hollinshead as TRUSTEE Reginald C Stevenson. Sept 8. Sept 11, 1909. 2:534. nom

10th st, No 64 West, all. John H Dye to Primo Galotti et al; 9 3-12 years, from Feb 1, 1909. Sept 13, 1909. 2:573..... .....1,800 and 2,000

10th st, No 64 West. Cancellation of lease. John H Dye to Primo Galotti et al. Jan 19, 1909. Sept 13, 1909. 2:573..... nom

14th st, No 114 West, basement store and cellar. Louis W Colquitt to David and Leon Laufer; 3 years, from Oct 1, 1909. Sept 14, 1909. 2:609.... 1,000

26th st | s w s, 100 s e 10th av, runs s e 175 x s w 197.6 to 25th
25th st | st x n w 175 x n e 24.8 x n w 100 to 10th av x n e 74 x s e 100 x n e 98.9 to beginning.

47th st, s s, 225 w 1st av, runs w 100 x s 130.5 x e 75 x n 30 x e 25 x n 100.5 to beginning.

47th st | n s, 350 e 2d av, runs w 350 to 2d av x n 100.5 x e 100
48th st | x n 100.5 to s s 48th st x e 125 x s 100.5 x e 125 x s 100.5 to beginning.

47th st, s s, 125 e 2d av, 75x100.8.

Also property in Yonkers, N Y.

Surrender lease. N Y Breweries Co to George Sherman, Isaac Untermyer and Allen W Evarts as joint tenants. May 26. Sept 11, 1909. 3:723, 5:1340, 1339... ..... nom

27th st, No 17 West, store or 1st floor and basement. John H O'Brien, a corpn, to Wm Tompkins and Joseph J Curran; 8 8-12 years, from Sept 1, 1909. Sept 10, 1909. 3:829..... 3,000 and 3,500

46th st W, No 1, n s, 75 w 5th av, 24x63.9, all. Caroline S Harper widow et al EXRS Joseph W Harper to Charles Thorley, a corpn; 10 years, from May 1, 1910. Sept 15, 1909. 5:1262.....taxes, &c, and 5,000

64th st, No 120, s s, 210 w Lexington av, 20x100.5, the lot. The Beekman Estate to Helen Henderson; 20 years, from May 1, 1908. Sept 14, 1909. 5:1398.. .....taxes, &c, and 1,425

105th st, No 80 East, s w cor Park av. Assign lease. Patrick Fleming to Geo B Prince. Mort $5,190. Sept 10. Sept 13, 1909. 6:1610..... nom

Av A, No 101, w s, 68.2 n 6th st, 22.8x100, the lot. Chas A Bristed to Peter Doelger; agreement as to renewal of lease for 20 years, from Nov 1, 1911, at $900. Aug 11. Sept 10, 1909. 2:434....nom

AvA | n w cor 6th st, 22.10x100, the lot. Chas A Bristed to Salo
6th st | J Stroheim and Frances Woititz; agreement for renewal of lease for 20 years, from Apr —, 1911, at $1,500. July 31, Sept 10, 1909. 2:434..... .....nom

Av A, No 109, cor store. Max J Kramer to Richd H Long; 4 8-12 years, from Sept 1, 1909. Sept 10, 1909. 2:434.....2,400

Av C, No 158, cor 10th st, cor store. Arthur M Bullowa to Herman Geminder; 5 years, from Aug 1, 1909. Sept 14, 1909. 2:379.. .....1,080 and 1,320

Broadway | s w cor 49th st, runs w 114.10 x s 19.4 x e 117.9 to
49th st | Broadway x n 20.2 to beginning, all. Walter J Salomon and ano to James Churchill; 10 years, from Oct 1, 1909, with 11 years renewal. Sept 14, 1909. 4:1020..... taxes, &c, and gold 10,000

Broadway, n e cor 160th st, 5th store. Crystal Realty & Construction Co to Henry J Beck; 5 years, from Nov 1, 1908. Sept 13, 1909. 8:2119..... 800 to 1,000

Broadway, Nos 1603 to 1609 | w s, 19.10 s 49th st, runs s 58.11
49th st, Nos 214 to 218 | x w 176.3 x n 77.8 to s s 49th st x e 50 x s 19.4 x e 117.8 to beginning, all. Manice De F Lockwood et al to James Churchill; 21 years, from Oct 1, 1909, with two 21-year renewals at not less than $25,000. Sept 13, 1909. 4:1020..... taxes, &c, and 9,000 to 25,000

Broadway, s e cor 31st st, barber shop in Grand Hotel. Gabriel Marino to Jacob Schmitt. Sept 13, 1909. 3:832.....nom

Lenox av, No 352, store. Louis Sasse and John F Haase to Arnold Siemens and ano; 5 7-12 years, from Oct 1, 1909. Sept 16, 1909. 6:1725..... ....1,800 and 2,000

Lexington av, No 739, south store, &c. Thomas Callahan to Chas P Giorgi and Martin Zurla; 4 9-12 years, from Sept 1, 1909. Sept 11, 1909. 5:1313..... 900 to 1,500

St Nicholas av, s w cor 181st st, —x—, 1st floor. Gustavus L Lawrence to St Nicholas Moving Picture Co; 5 years, from Oct 1, 1909. Sept 13, 1909. 8:2162.....for term, $27,500

1st av, No 2219, s w cor 114th st. Assign lease. John D Haase to Carmine Liberti and ano. Sept 8. Sept 10, 1909. 6:1685. nom

1st av, No 12. Assign lease. Robt Capell to Rosi Multer. Sept 13, 1909. 2:429..... nom

Same property. Assign lease. Rosi Multer to Eastern Brewing Co. Sept 11. Sept 13, 1909. 2:429..... nom

2d av, No 585, n w cor 32d st, all. Robt G Gregg to Saml A Hardy; 10 years, from Sept 1, 1909. Sept 11, 1909. 3:913.... .....2,100 and 2,200

3d av, No 1534, store, &c. Henry Baab to Richd H Long; 5 yrs, from Aug 1, 1909. Sept 10, 1909. 5:1515..... 2,500

3d av, No 1831, south store, basement and rooms. Joseph Dobkin to Herman Hanan; 3 1-12 years, from Apr 1, 1908. Sept 13, 1909. 6:1651..... .....480 and 540

5th av, No 1150, n e cor 96th st. Assign lease. Thomas Kelly to Geo C Kienzle. Mort $525. Sept 10. Sept 13, 1909. 6:1602. nom

5th av, No 1150, n e cor 96th st. Reassign lease. Geo C Kienzle to Thomas Kelly. All title. Sept 14, 1909. 6:1602..... nom

8th av, No 2351. Surrender lease. Leonard Cafe Co to Ethelia Realty Co. Apr 23. Sept 13, 1909. 7:1953..... nom

8th av, No 2748. Assign lease. Thomas J Crowe to Daniel O'Shea. Sept 10. Sept 13, 1909. 7:2031..... ..nom

9th av, No 458, store. M Alexander to Herman Fromkess; 3 years, from May 1, 1909. Sept 14, 1909. 3:759.....1,440

10th av, No 815 | n w cor 54th st. Assign lease. Peter Conlan to
54th st, No 501 W | De Witt C Flanagan and ano as TRUSTEES. Feb 14, 1908. Sept 13, 1909. 4:1083..... nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

11th av, No 484. Reassign lease. John D Haase to Charles Schmid. All title. Sept 14, 1909. 3:710..... ... . nom
11th av, n e cor 22d st, 98.8x75. Consent to sublet 3 leases dated June 6, 1908. Margt V C MacNutt to Patrick G Tighe. Sept 13. Sept 14, 1909. 3:694..... ....
11th av, No 484, store and basement. Susannah Orth to Charles Schmid; 10 years, from Sept 1, 1909. Sept 13, 1909. 3:710..1,080
Same property. Assign lease. Charles Schmid to John D Haase. Morts $3,186. Sept 10. Sept 13, 1909. 3:710..... nom
Bill of sale of all personal property consisting of merchandise, horses, wagons, saloon fixtures (except machinery forming part of the freehold properties leased by George Sherman under lease dated Oct 25, 1888), cash on hand, with good will of business and right to use of names of H Clausen & Son Brewing Co and Flanagan, Nay & Co, &c, also all accounts, mortgages and chattel mortgages, leases, &c. N Y Breweries Co, a corpn, to Clausen-Flanagan Brewery, a corpn. Aug 27. Sept 11, 1909. ..——
Outer 700 ft of pier foot West 40th st, North River, when pier shall be extended out to pierhead line. The City of N Y by Commissioner of Docks to Central R R of N J. Aug 17, 1909, 10 years, from date of extension of said pier; 10 years renewal at $20,790, 10 years more at $22,869. Sept 16, 1909. 3:665 and 4:1107..... 18,900

BOROUGH OF THE BRONX.

152d st, s w cor Wales av, —x—. Assign lease. James C Clancy to John Schomber. Aug 20. Sept 10, 1909. 10:2643. nom
156th st, No 858 East. Assign lease. Bartholomew Nillesen to Amelie Rosenhain. Jan 2. Sept 14, 1909. 10:2628.....nom
162d st, No 100 West, cor store. Margt M Cole to L Scarneo; 5 years, from Oct 1, 1909. Sept 14, 1909. 9:2511.....600 to 900
180th st, No 1054 East, s e cor Mapes av, all. Wm Haab to Louis R Kohl; 5 years, from May 1, 1906. Sept 16, 1909. 11:3108. ....1,080 and 1,200
187th st, Nos 660 and 662 East, all. Esther Schulman to Frank Cardone; 5 years, from Oct 1, 1909. Sept 16, 1909. 11:3074. 3,720
*Castle Hill av, s e cor Ludlow av, Westchester, all. Margaret Brocker to Geo M Tschada; 5 years, from Sept 1, 1909. Sept 10, 1909. ....480 to 720
Courtlandt av, No 669, 1st floor. Louis Sauter et al to Louis Sauter and Jos Winterer; 3 5-12 years, from May 1, 1910. Sept 13, 1909. 9:2413..... 1,080
Courtlandt av, No 749, store and part cellar and floor above store. John Hoffmann to Edmund Hoer; 3 years, from Oct 1, 1909. Sept 16, 1909. 9:2416..... 420
Morris av, No 686, cor 154th st, bill of sale of lease, saloon fixtures, &c. Mark Trautfield, auctioneer, to Anton Kalski and ano. Aug 2. Sept 10, 1909. 9:2413..... 500
Union av, No 1085. Assign lease. Charles and Ernst Wessel to Maurice J O'Connell. Aug 14. Sept 10, 1909. 10:2670....nom
*Van Nest av, s e cor Unionport road, Van Nest, 1sty store. Barbara Hahn to Max Hartvigson; 5 years, from Sept 1, 1909. Sept 10, 1909. ....360 and 420
*Lots 203 and 204, map Washingtonville. Assign tax lease. Susan O'Gorman widow, INDIVID and EXTRX Michael O'Gorman to Wm W Penfield. Jan 20, 1906. Sept 16, 1909.. 50

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Sept 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

Abele, Christian to Louise A Goebel. 99th st, No 25, n s, 250 w Central Park West, 25x100.11. Sept 1, due Jan 6, 1912, 5%. Sept 11, 1909. 7:1835. 23,000
Abele, Christian to Louise A Goebel. 99th st, No 19, n s, 225 w Central Park West, 25x100.11. Sept 1, due Jan 6, 1912, 5%. Sept 11, 1909. 7:1835. 12,000
Airy, Shada to J Raymond Smith. Haven av, e s, 103.3 s 170th st, 25.10x127.9x25x134.2. ½ part. All title. Sept 10, 1909, due, &c, as per bond. 8:2139. 1,000
Alcazar Realty Co to George Baum. 178th st, Nos 605 and 607, n s, 100 w St Nicholas av, 50x100. Prior mort $45,000. Sept 9, due, &c, as per bond. Sept 11, 1909. 8:2162. 10,000
Aberdeen Realty Co to J Archibald Murray. Lafayette st, Nos 150 and 152 (Elm st), w s, abt 112 n Howard st, abt 50x100, except part for Lafayette st. Prior mort $55,000. June 10, 3 years, 6% Sept 11, 1909. 1:233. 10,000
Alexander, Abraham to Philipp Specht. 112th st, No 257, n s, 193.9 e 8th av, 31.3x100.11. Sept 15, 1909, 3 years, 6%. 7:1828. 5,000
Alling, Robt B to Ray Isaacs. 95th st, No 131, n s, 316 w Columbus av, 17x100.8. P M. Prior mort $13,000. Sept 15, installs, 6%. Sept 16, 1909. 4:1226. 2,750
Brewster, Richd I with MANHATTAN LIFE INS CO. 10th st, No 28 East. Agreement as to share ownership in mort. Feb 14, 1908. Sept 16, 1909. 2:561. nom
Burns, Mary C with American Mortgage Co. 114th st, No 121, n s, 160 e Park av, 15x100.11. Subordination agreement. Aug 28. Sept 14, 1909. 6:1642. nom
Bassler, Frederick to Louis Meisel. Madison st, No 100, s s, 287.4 w Market st, 25x100.9x25x100.8. Leasehold. Sept 9, 2 years, 6%. Sept 16, 1909. 1:276. 1,700
Bangs, Charles R to FARMERS LOAN AND TRUST CO. 77th st, No 69, n s, 143.9 w Park av, 18.9x102.2. P M. Sept 13, 3 years, % as per bond. Sept 16, 1909. 5:1392. 22,500
Broun, Demetria S wife of LeRoy to Edith S Radley. 77th st, No 148, s s, 464 w Columbus av, 18x102.2. P M. Prior mort $——. Sept 15, 1 year, 6%. Sept 16, 1909. 4:1148. 6,000
Brookfield Construction Co to Harry Schiff. Riverside Drive, s e cor 103d st, No 322, 100.11x125. P M. Sept 15, due Oct 15, 1909, 5%. Sept 16, 1909. 7:1890. 27,500
Bleil, Geo F with EQUITABLE LIFE ASSUR SOC of the U S. 47th st, Nos 114 and 116, s s, 193.9 w 6th av, 37.6x100.5. Subordination agreement. Aug 30. Sept 16, 1909. 4:999. nom
Balbi, Ciro E and Giovanni B, and Irving Bachrach and Isaac Schmeidler with Louis Frankenthaler. 48th st, No 311, n s, 150 e 2d av, 25x100.5. Subordination agreement. Aug 18. Sept 10, 1909. 5:1341. nom
Bachrach, Abram with American Mortgage Co. 133d st, Nos 138 to 142 West. Subordination agreement. Sept 10, 1909. 7:1917. nom
Bopp, Emma to John J Hardecker. 2d av, No 2028, e s, 50.11 n 104th st, 25x75. Prior mort $10,000. Sept 10, 1909, due Jan 1, 1913, 6%. 6:1676. 3,500
Bruckmann, Adolph to Samuel Halpern. 2d av, No 66, e s, 41.1 s 4th st, 20.6x84. Sept 10, due Mar 10, 1912, 6%. Sept 11, 1909. 2:445. 2,000
Boell, Eliz Van R of Katonah, N Y, to Hudson Mortgage Co. Water st, No 32, n s, 93.5 e Broad st, runs n 39.11 x e 14.7 x n 8.11 x e 4.4 x s 47.7 to Water st x w 18.11 to beginning. Prior mort $12,000. Sept 13, 1909, 1 year, 6%. 1:7. 1,000
Barnes, Josie K with E Mortimer Barnes and ano exrs &c Edwin M Barnes. 65th st, No 144, s s, 378 e Amsterdam av, 20x100.5. Extension of $18,000 mort until Sept 10, 1912, at 5%. Sept 11, 1909. 4:1136. nom
Buhler, William to Wm N Wetterau. Dry Dock st, Nos 15 and 17, n w s, abt 75 s w 12th st, 46x84. Sept 1, 5 years, 5%. Sept 14, 1909. 2:381. 12,500
Bachrach, Abram with American Mortgage Co. 133d st, Nos 138 to 142, s s, 324.10 e 7th av, 3 lots, each 25x99.11. 3 subordination agreements. Sept 10, 1909. 7:1917. nom
Bulman (Henry T) Co to Waunegan Realty Co. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. P M. Prior mort $20,142.86 Also to be sub to building loan mort for $225,000 upon satisfaction of said mort for $20,142.86. Aug 31, due &c as per bond. Sept 14, 1909. 8:2137. 67,500
Brody, Adler & Koch Co to METROPOLITAN LIFE INS CO. 20th st, Nos 37 to 45, n s, 193.3 e 6th av, 106.9x92x106x92. Sept 14, 1909, due Oct 1, 1919, 6% until completion of building, and 5½% until Oct 1, 1914, and thereafter at 5%. 3:822. 450,000
Same to same. Same property. Certificate as to above mort. Sept 14, 1909. 3:822. ——
Bernstein, Lillian and Abraham to Herman Gottlieb of Brooklyn. 4th st, No 318, s s, 183.6 e Av C, 18.9x96. P M. Prior mort $13,000. Sept 14, installs, due Mar 15, 1912, 6%. Sept 15, 1909. 2:373. 5,000
Breivogel, Henry and Geo H Franzius to Louise Goetz. 104th st, No 60, s s, 155 w Park av, 25x100.11. Sept 14, 6 years, 5%. Sept 15, 1909. 6:1609. 3,500
Braun, Martha to Richd H Clarke, Jr. 8th st, No 366, s s, 182.3 e Av C, 24x97.6. Prior mort $14,000. Sept 15, 1909, due Jan 1, 1910, 6%. 2:377. 500
Budke, Josephine A of Clarkstown, N Y, to N Y SAVINGS BANK. Charles st, No 9, n s, 222.1 e Bleecker st, 20x94.9x20x94.10. Sept 13, due &c as per bond. Sept 15, 1909. 2:621. 9,000
Campbell, Georgine to LAWYERS TITLE INS & TRUST CO. Madison av, n w cor 73d st, 80x18. Building loan. Sept 10, due Nov 15, 1910, 6%, with 5 years extension from completion of building at 5%. Sept 10, 1909. 5:1388. 60,000
City of New York to Alice M McGay, of 416 N Harvey av, Oak Park, Chicago. Transfer of tax lien for years 1905 to 1907. Assessed to unknown, lot 50 blk 1391 sec 5 on 77th st, s s, bet Madison and Park avs. July 15, 3 years, 5½%. Sept 10, 1909. 5:1391. 909.83
Cermak, Jos J to GERMAN SAVINGS BANK in City N Y. 69th st, No 417, n s, 263 e 1st av, 25x100.5. Sept 13, 1909, 3 years, 4½%. 5:1464. 11,000
Carter, Lulu A to Amy A C Montague. 36th st, No 163, n s, 80 w 3d av, 20x82.3. Prior mort $18,000. Sept 9, 1 year, 6%. Sept 13, 1909. 3:892. 4,000
Cohen, Isaac and Louis Scheinberg to Sydney A Smith. Broome st, No 237, s s, 50 e Ludlow st, 25x50. Sept 11, 5 years, 5%. Sept 13, 1909. 2:408. 16,500
Cohen, Gustav to Baruch H Schnur. 118th st, No 19, n s, 560 e Lenox av, 25x100.11. Prior mort $21,000. Sept 13, demand, 6%. Sept 14, 1909. 6:1717. 1,425
Charter Construction Co to ALBANY SAVINGS BANK. Manhattan st, No 138, s s, 111.6 w Broadway, runs s 74.8 x w 75 x n 39.10 x w 11.11 x n e 71.11 to st x s e 44.11 to beginning. Sept 14, 1909, 5 years, 4½%. 7:1995. gold, 30,000
Same to same. Same property. Certificate as to above mort. Sept 14, 1909. 7:1995. ——
Connell, Bridget M wife Wm D to EQUITABLE LIFE ASSUR SOC of the U S. 47th st, Nos 114 and 116, s s, 193.9 w 6th av, 37.6 x100.5. Sept 14, due Oct 1, 1914, 4½%. Sept 15, 1909. 4:999. 65,000
Clinton Realty Co to MUTUAL LIFE INS CO of N Y. Madison av, No 691, n e cor 62d st, 60.8x50. Sept 15, due, &c, as per bond. Sept 16, 1909. 5:1377. 140,000
D'Onofrio, Rocco to METROPOLITAN SAVINGS BANK. 116th st, Nos 508 and 510, s s, 94 e Pleasant av, 33.4x100.11. Sept 16, 1909, 5 years, 5%. 6:1714. 13,000
D'Alessandro, Nicola to Philip Schick as agent under will Louis Becker Jr. 114th st, No 419, n s, 245 e 1st av, 25x100.11. Sept 8, 5 years, 5%. Sept 11, 1909. 6:1708. 12,500
De Nottbeck, Cecilia with Isaac Sakolski. 1st av, No 2135, s w cor 110th st, No 348, 25.11x75. Extension of $16,000 mort until June 30, 1914, at 5½%. June 21. Sept 10, 1909. 6:1681. nom
Duckman, Rebecca to Wolf Brand. Rivington st, Nos 169 and 171, s s, 50 e Clinton st, runs s 66 x e 20 x s 34 x e 20 x n 100 to st x w 40 to beginning. Sept 7, 3 years, 6%. Sept 14, 1909. 2:348. 5,000

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Dinkel, Charles to Caroline Schumacher. 37th st, No 437, n s, 300 e 10th av, 25x98.9. P M. Prior mort $——. Sept 15, 1909. 1 year, 6%. 3:735. 4,000

Ecallaw Co to Jas A Lynch. Broadway, s e cor 165th st, 110.11 x100x101.6x100.5. Building loan. Prior mort $90,000. Sept 11, 1 year, 6%. Sept 13, 1909. 8:2122. 35,000

Ecallaw Co, a corpn, to Christian Trinks. Broadway, s e cor 165th st, 110.11x100x101.6x100.5. P M. Sept 7, 2 years, 5%. Sept 11, 1909. 8:2122. 90,000

EQUITABLE LIFE ASSUR SOC of the U S with John E Brown. 148th st, No 614 West. Extension of $7,000 mort until June 30, 1912, at 4½%. June 30. Sept 16, 1909. 7:2094. nom

EQUITABLE LIFE ASSUR SOC of the U S with Chas F Horne. 148th st, No 616 West. Extension of $7,000 mort until June 30, 1912, at 4½%. June 30. Sept 16, 1909. 7:2094. nom

EQUITABLE LIFE ASSUR SOC of the U S with Phebe S Sinclair. 26th st, Nos 103 and 105 East. Extension of $140,000 mort until July 8, 1910, at 5%. July 8. Sept 16, 1909. 3:882. nom

EQUITABLE LIFE ASSUR SOC of the U S with Robt Connor. 5th av, No 43. Extension of $350,000 mort until July 1, 1911, at 5%. July 30. Sept 16, 1909. 2:569. nom

EQUITABLE LIFE ASSUR SOC of the U S with Forty-Two Broadway Co. Broadway, Nos 36 to 42. Extension of $3,000,000 mort until June 1, 1912, at 4½%. Apr 29. Sept 16, 1909. 1:22. nom

EQUITABLE LIFE ASSUR SOC of the U S with Percy R Pyne and ano. 72d st, Nos 200 to 210 West. Extension of $325,000 mort until July 1, 1912, at 4¼%. June 30. Sept 16, 1909. 4:1163. nom

EQUITABLE LIFE ASSUR SOC of the U S with Broadway & Beaver St Co. Broad st, Nos 61 to 69, s e cor Beaver st, Nos 32 to 46, runs s 99.8 x e 100 x s 0.6 x e 26.8 x n 7 x e 11.6 x n 10.3 x e 67.3 x s 30.8 x e 37.7 x s 39.10 to n s South William st x e 25.6 x n 63.10 x w 10.6 x n 59.11 to s s Beaver st x w 211.1 to beginning. Extension of $230,000 mort until Jan 1, 1912, at 4½%. June 16. Sept 16, 1909. 1:29. nom

Ecallaw Co to James A Bradley. Broadway, s e cor 165th st, 110.11x100x101.6x100.5. Certificate as to mort for $35,000. Sept 11. Sept 16, 1909. 8:2122. ——

Fishman, Barnet to FOURTEENTH ST BANK. Goerck st, Nos 145-147, w s, 50 s Houston st, 50x100. Prior mort $32,000. Aug 20, due, &c, as per notes. Sept 10, 1909. 2:330. 7,000

Froehlich (Jacob) Cabinet Works with Wm L Kurtze. William st, No 198, s e cor Frankfort st. Subordination agreement. Sept 7. Sept 10, 1909. 1:103. nom

Frank (Minnie G) Realty Co to Meteor Realty & Construction Co. 98th st, n s, 96.11 e Riverside Drive, 75x100.11. P M. Prior mort $180,000. Aug 29, due Dec 1, 1914, 6%. Sept 11, 1909. 7:1888. 60,000

Friedman (Robert) Construction Co to TITLE GUARANTEE & TRUST CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. Building loan. Sept 9, 1 year, 6%. Sept 10, 1909. 7:1986. 80,000

Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. 7:1986. ——

Frey, Rosa with Jesse W Ehrich. 3d av, No 1149, s e cor 67th st, No 200, 40.5x100. Extension of mort for $7,000 to Sept 10, 1912, at 6%. Sub to prior morts $78,000. Sept 10. Sept 11, 1909. 5:1421. nom

Ferguson (Robert) & Sons, a corpn, to UNION DIME SAVINGS BANK of N Y. Broadway, s w cor 180th st, Nos 700 and 702, 111.4x100x100x149.1. Sept 13, 1909, due &c as per bond. 8:2176. 200,000

Same to same. Same property. Certificate as to above mort. Sept 13, 1909. 8:2176. ——

Finkelstein, Jacob to CITIZENS SAVINGS BANK. Pitt st, Nos 30 and 32, e s, 112.9 n Broome st, 37.6x100. Sept 14, 1909, 5 years, 4½%. 2:337. 38,000

Same and Karl M Wallach with same. Same property. 2 subordination agreements. Sept 14, 1909. 2:337. nom

Feigenblatt, Lester and David to Frederick Wallmann. 79th st, No 360, s w cor 1st av, Nos 1505 and 1507, 25x100. P M. Sept 14, 1909, 5 years, 5%. 5:1453. 41,000

Franzius, Geo H and Henry Breivogel to U S TRUST CO of N Y. 104th st, No 60, s s, 155 w Park av, 25x100.11. Sept 14, 1909, due Oct 1, 1912, 4½%. 6:1609. 17,000

Funkelstein, Benedict to American Mortgage Co. 114th st, No 121, n s, 160 e Park av, 15x100.11. Sept 15, 1909, 2 yrs, 5%. 6:1642. 6,000

GREENWICH SAVINGS BANK with Joseph and Jacob Rubin. 99th st, Nos 70 and 72 East. Extension of $28,500 mort until June 29, 1914, at 4½%. June 29. Sept 10, 1909. 6:1604. nom

Goldenkranz, Solomon with Isiah Lewin. 7th av, No 200. Agreement modifying terms of mort. Sept 9. Sept 10, 1909. 3:771. ——

Gormley, Arthur J to Mary Hays. 55th st, No 327, n s, 306.3 w 8th av, 18.9x100.5. P M. Sept 14, 1909, 3 years, 5%. 4:1046. 14,000

Gould, Lillie B and James P to Clara C Friedlander. 120th st, No 63, n s, 200 w Park av, 16.8x100.11. Sept 14, 1909, 5 yrs, 5%. 6:1647. 9,000

Greenthal, Morris to TITLE GUARANTEE & TRUST CO. 2d av, No 606, e s, 148.2 s 34th st, 24.10x80. Sept 14, 1909, due &c as per bond. 3:939. 15,000

Grossmayer, Fannie to GREENWICH SAVINGS BANK. 60th st, No 147, n s, 65 e Lexington av, 20x100.5. Sept 15, 1909, due &c as per bond. 5:1395. 5,500

Golde & Cohen, a corpn, to City Mortgage Co. Cenvent av, Nos 20 to 36, s w cor 129th st, runs s — to 128th st x w 76.5 x n 244.6 to 129th st x e 114 to beginning. Building loan. Sept 14, demand, 6%. Sept 15, 1909. 7:1968. 150,000

Same to same. Same property. Certificate as to above mort. Sept 14. Sept 15, 1909. 7:1968. ——

Grossman, Sophie with Aaron Goldberg. 105th st, Nos 245 and 249, n s, 136.3 w 2d av, 40.7x100.9. Extension of $12,000 mort until Oct 1, 1913, at 6%. Sept 10. Sept 14, 1909. 6:1655. nom

Garfield Building Co with Louis Rosenberg. 10th st, No 28 East. Agreement as to renewal of note for $18,000, until Mar 15, 1911, at 6%. Sept 15. Sept 16, 1909. 2:561. nom

Gallaher, Kath to ROYAL BANK of N Y. 61st st, No 106 West. Assigns rents to extent of $1,364. Sept 15. Sept 16, 1909. 4:-1132. nom

Guth, David and Sarah to Lion Brewery. 17th st, No 13 West. Saloon lease. Sept 13, demand, 6%. Sept 16, 1909. 3:819. 3,000

Garofalo (V), a corpn, to Edw L Coster. 41st st, Nos 440 to 444, s s, 250 e 10th av, 49.10x98.9. Aug 20, 5 years, 5%. Sept 16, 1909. 4:1050. 27,000

Same to same. Same property. Certificate as to above mort. Sept 15. Sept 16, 1909. 4:1050. ——

Same and Saml C Baum and Tobias Greenebaum with same. Same property. Subordination agreement. Sept 15. Sept 16, 1909. 4:1050. nom

Geoffroy, M Elizabeth to Paterno & Son Contracting Co. 113th st, No 510, s s, 193.3 w Amsterdam av, 31.9x100.11. P M. Prior mort $42,500. Sept 15, 3 years, 6%. Sept 16, 1909. 7:1884. 14,000

Hume, Kate E to LAWYERS TITLE INS AND TRUST CO. 2d av, No 677, w s, 49.5 s 37th st, 24.11x100. Sept 15, 5 years, 4½%. Sept 16, 1909. 3:917. 6,500

Huber, Geo H to Julia A Tiemann. 116th st, No 162, s s, 130 e 7th av, 20x100.11. Sept 16, 1909, 5 years, 4½%. 7:1825. 22,000

Hyams, Sarah and Isabella to Sarah J Hollinshead trustee Reginald C Stevenson. 3d st, No 38, s s, 46 e Wooster st, runs s 50 x e 4 x s 25 x e 18 x n 75 to st x w 22 to beginning. Sept 3, due Nov 1, 1914, 5%. Sept 11, 1909. 2:534. 21,500

Hart, Frieda to Hermann Elkan. Houston st, No 119, s e cor Chrystie st, Nos 232 and 234, 27x74.3. Prior morts $45,500. Sept 10, 2 years, 6%. Sept 11, 1909. 2:422. 9,500

Hoe, Geo E to Geo De Forest Barton exr Eliz P Barton. 74th st, No 122, s s, 222 w Columbus av, 20x102.2. P M. Sept 14, 1909, 5 years, 4%. 4:1145. 20,000

Holbrook, Edward to METROPOLITAN LIFE INS CO. 5th av, Nos 667 to 671, s e cor 53d st, No 2, runs e 125 x s 100.5 x w 25 x n 40 x w 10 0to av x n 60.5 to beginning. Aug19,due Oct 1, 1911, 5½% until Oct 1, 1910, and 5% thereafter. Sept 15, 1909. 5:1288. 800,000

James, Harriet S to TITLE GUARANTEE & TRUST CO. 46th st, Nos 121 and 123, n s, 275 w 6th av, 41.8x100.5. P M. Sept 10, 1909, due &c as per bond. 4:999. 47,000

Jackson, Stephen H to Henry H Jackson. 125th st, No 251, n s, 102 w 2d av, 28x99.11. Prior mort $21,000. Aug 25, due Sept 1, 1914, 6%. Sept 11, 1909. 6:1790. 9,250

Jammes, Albert F to Warren McConihe. 37th st, No 4, s s, 141.6 w 5th av, 21.6x98.9. Prior mort $134,000. 45th st, No 21, n s, 275 w 5th av, 25x100.5. Prior mort $89,000. Given as collateral security for payment of mort for $25,000. Aug 24, due &c as per bond. Sept 10, 1909. 3:838, 5:1261. 25,000

Jacobs, Pauline with Davis Rosenkrantz. Rivington st, No 180, n e cor Attorney st, Nos 116 to 120, 25x100. Extension of $15,500 mort until July 1, 1912, at 6%. July 9. Sept 10, 1909. 2:344. nom

Janpole, Aaron M and Louis Werner with TITLE GUARANTEE & TRUST CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. Subordination agreement. Sept 9. Sept 10, 1909. 7:1986. nom

Janpole, Aaron M and Louis Werner with TITLE GUARANTEE & TRUST CO. 132d st, s s, 100 w Amsterdam av, 125x99.11. 2 subordination agreements. Sept 9. Sept 10, 1909. 7:1986. nom

Jewish Theological Seminary of America with Monogram Realty Co. 56th st, No 230, s s, 200 w 2d av, 25x100.5. Extension of $15,000 mort until Jan 10, 1912, at 5%. Jan 8. Sept 14, 1909. 5:1329. nom

James, Harriet S to Jessica R Green. 40th st, No 210, s s, 157.3 w 7th av, 14.3x98.9. P M. Sept 15, 3 years, 5%. Sept 16, 1909. 3:789. 12,000

Kruger, Rosa to NORTH SIDE BANK of Brooklyn. 173d st, No 552, s s, 17 w Audubon av, 16.6x50. Sept 15, due July 30, 1910, —%. Sept 16, 1909. 8:2129. Notes, 2,500

Kroogman, Henry with Frederic de P Foster et al exrs Henry D Sewall. 99th st, No 148 West. Extension of $5,000 mort until June 17, 1914, at 4½%. Sept 11. Sept 14, 1909. 7:1853. nom

Katz, Hyman and ano to Frank Gens. 12th st, Nos 504 and 506 East. All title. Assigns rents. Sept 15. Sept 16, 1909. 2:405| nom

Krulewitch, Emanuel M to LAWYERS TITLE INS & TRUST CO. St Nicholas av, No 1401, n w cor 180th st, No 601, 100x100. Sept 10, 1909, 5 years, 5%. 8:2162. 200,000

Kuretsky, Jennie to Benj M Levy. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. P M. Prior mort $230,-000. Sept 15, 1909, 2 years, 6%. 4:1125. 15,000

Lamline, Geo C and Rita to TITLE GUARANTEE & TRUST CO. 8th av, No 2773, w s, 25 n 147th st, 25x75. Aug 31, due &c as per bond. Sept 13, 1909. 7:2045. 15,000

Leaycraft, J Edgar to LAWYERS TITLE INS & TRUST CO. 118th st, No 145, n s, 207 e 7th av, 18x100.11. Sept 10, 1909, 5 yrs, 4½%. 7:1903. 14,000

Lewis, Richd J to TITLE GUARANTEE & TRUST CO. 7th av, No 153, n e cor 19th st, No 167, 23x60. Sept 9, due &c as per bond. Sept 10, 1909. 3:795. 20,000

Lazarus, Morris to Louis Lazarus. 113th st, No 66, s s, 120 e Madison av, 25x100.10. Prior mort $18,000. Sept 14, 3 years, 6%. Sept 15, 1909. 6:1618. 4,000

LAWYERS TITLE INS AND TRUST CO with Louis A Stern. 108th st, Nos 308 and 310, s s, 178.6 e 2d av, 39.3x125; 108th st, No 306, s s, 139.3 e 2d av, 39.3x125. Extension of two morts for $35,000 each, to Sept 10, 1914, at 5%. Sept 10. Sept 14, 1909. 6:1679. nom

MANHATTAN LIFE INS CO to Richd I Brewster. 10th st, No 28, s s, 148.9 e University pl, 46x92.3. Consent to assignment of participation agreement. Sept 15. Sept 16, 1909. 2:561. nom

Moloughney, Edward L with Fredk S Justice. 76th st, No 209, n s, 130 e 3d av, 25x102.2. Extension of $4,000 mort until Sept 11, 1911, at 6%. Sept 10. Sept 14, 1909. 5:1431. nom

Mead, John C with Ellen M Mead. 39th st, No 419, n s, 250 w 9th av, 25x98.9 Extension of $7,000 mort until June 30, 1918, at 5%. May 29, 1907. Sept 10, 1909. 3:737. nom

Messineo, Vincenzo, Vittoria his wife and Maria Messineo to Orazio La Cagnina. 47th st, No 226, s s, 242 w 2d av, 25x100.5. Prior morts $16,250. Sept 9, 1 year, 6%. Sept 11, 1909. 5:1320. 1,000

Messineo, Vincenzo and Maria to Hugh Donnelly and ano trustees John McGlynn. 47th st, No 226, s s, 242 w 2d av, 25x100.5. Sept 9, 5 years, 5%. Sept 10, 1909. 5:1320. 15,000

Same and Merida Realty Co with same. Same property. Subordination agreement. Sept 9. Sept 10, 1909. 5:1320. nom

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McCabe, Emma A to Boys Club, a corpn. 130th st, No 11, n s, 166 e 5th av, 16x99.11. Sept 9, 5 years, 5%. Sept 10, 1909. 6:1755. 8,000

Mitchell, J Van Buren with LAWYERS TITLE INS & TRUST CO. Mulberry st, Nos 280 and 282. Agreement as to share ownership in bond and mortgage. Apr 16, 1908. Sept 13, 1909. 2:509. —

Miller, James D to Emily H Moir. 52d st, No 70, s s, 101.4 e 6th av, 20x100.5. Prior mort $25,000. Sept 3, 5 years, 4%. Sept 13, 1909. 5:1267. 15,000

Meyer, Fredericka to American Mortgage Co. 133d st, Nos 138 to 142, s s, 324.10 e 7th av, 3 lots, each 25x99.11. 3 morts, each $13,000. Sept 10, 1909, 5 years, 5%. 7:1917. 39,000

McDougald, Cornelius W to American Mortgage Co. 134th st, No 21, n s, 195.9 w 5th av, 17.10x99.11. P M. Sept 14, 1909, 5 years, 5%. 6:1732. 6,000

Miller, Mark to Matthew Halpin. Manhattan av, No 495, w s, 78.5 s 121st st, 15x80. Sept 15, 1909, 3 years, 5%. 7:1947. 9,000

Same to same. Same property. Prior mort $9,000. Sept 15, 1909, 1 year, 6%. 7:1947. 1,000

Myers, Marie J with Katherine G Farrell. 57th st, No 247, n s, 76.8 w 2d av, 16.8x100.5. Extension of mort for $7,500 at 4½%. Jan 23, 1908. Sept 15, 1909. 5:1331. nom

Messer (William) Co to Abraham S Iserson. Suffolk st, No 27, w s, 100 s Grand st, 28.2x100. Prior mort $33,000. Sept 8, 3 years, 6%. Sept 15, 1909. 1:312. 5,000

Norece Co to Isabella Long. Certificate as to mort for $1,600 covering land at Long Beach, N Y. Sept 9. Sept 16, 1909. —

118 East 16th St Co to N Y Mortgage & Security Co. 16th st, No 118, s w cor Irving pl, Nos 23 to 33, runs s 123.9 x w 80 x n 20.6 x w 20 x n 103.3 to st x e 100 to beginning. Prior mort $150,000. Sept 10, 1909, 1 year, 6%. 3:871. 145,000

Same to same. Same property. Certificate as to above mort. Sept 10, 1909. 3:871. —

O'Brien, Mary wife John T with BANK FOR SAVINGS in City N Y. 47th st, No 113 West. Extension of $20,000 mort until Sept 8, 1912, at 4½%. Sept 8. Sept 10, 1909. 4:1000. nom

O'Brien, Jos L with BROADWAY SAVINGS INSTN. 133d st, No 46, s s, 522.6 w 5th av, 18.9x99.11. Subordination agreement. Aug 30. Sept 13, 1909. 6:1730. nom

O'Brien, Dennis F to Wm O Horn. 92d st, No 143, n s, 330 e Amsterdam av, 20x100.8. P M. Prior mort $16,000. Aug 4, 3 years, 6%. Sept 15, 1909. 4:1223. 4,000

O'Shea, Daniel to A Finck & Son. 8th av, No 2748, Store lease. Sept 10, demand, 6%. Sept 13, 1909. 7:2031. 4,240

Price, Theo N and Harold Moore to Mary L Knox. 28th st, No 35, n s, 183.4 w 4th av, 20.10x98.9. P M. Prior mort $20,000. Sept 9, 1 year, 5%. Sept 10, 1909. 3:858. 19,500

Pickard, Wm L of Savannah, Ga, to Ada D Schmalholz. 53d st, No 337, n s, 325.4 e 9th av, runs e 24.7 x n 49.4 x w 25 x s 24.11 x e 0.11 x s 25 to beginning. Sept 9, 5 years, 5%. Sept 13, 1909. 4:1044. 7,000

Palliser, Frances J with BROADWAY SAVINGS INSTN. 133d st, No 44, s s, 503.9 w 5th av, 18.9x98.9. Subordination agreement. Aug 30. Sept 13, 1909. 6:1730. nom

Pappas, Demetrius J to Reuben Isaacs as trustee Israel Isaacs. 96th st, No 168, s s, 190 w 3d av, 30x100.8. Sept 15, 1909, due, &c, as per bond. 5:1524. 18,000

Parlato, Raffaela wife of Caspero to American Mortgage Co. 112th st, No 311, n s, 150 e 2d av, 25x100.11. Sept 9, 5 years, 5%. Sept 16, 1909. 6:1684. 15,000

Riemer, Gustav to American Mortgage Co. 35th st, No 343, n s, 350 e 9th av, 15x98.9. P M. Sept 15, 1909, 3 years, 5%. 3:759. 9,000

Roesler, Augusta and Edw exr August Roesler to Martin J Keogh and ano trustees David Jones. Av A, Nos 1322 to 1328, s e cor 71st st, No 500, 100.5x98. Sept 15, 1909, 5 years, 5%. 5:1482. 60,000

Rabinowitz, Joseph to Janet L McVickar et al trustees Janet S Lansing. Hamilton st, No 31, n s, abt 350 e Catharine st, 31x52 x—x48.9 e s. Sept 13, 3 years, 5%. Sept 14, 1909. 1:253. 14,000

Roberts (Peter) Realty Co and Peter Roberts, of Montclair, N J, to Hermann H Cammann et al exrs and Edmund S Bailey. Sullivan st, Nos 23 to 27, n e cor Grand st, Nos 20 to 24, 63.4x90x 63.1x90. Sept 14, 1909, 3 years, 4½%. 2:476. 120,000

Same to same. Same property. Certificate as to above mort. Sept 14, 1909. 2:476. —

Rogers, Jacob to Andreas Fox et al. Essex st, No 3, w s, 52.3 n Division st, 22.3x52x22.3x51.3. P M. Sept 13, 1909, due &c as per bond. 1:297. 12,000

Rosenberg, Marks to Jacob Schlosser. Av A, No 1434, n e cor 76th st, No 501, 25.6x98. P M. Prior mort $17,000. Sept 13, 1909, 3 years, 6%. 5:1488. 11,000

Rector (George) Co to James Churchill. Broadway, Nos 1551 and 1553, n w cor 46th st, No 201, 46.2x88.11x46.7x100.3. Leasehold. Aug 14, due &c as per notes, —%. Sept 13, 1909. 4:1018. 38,977.44

Renn, William to Julia R Roth. Lexington av, No 1352, w s, 80.8 s 90th st, 20x81. Sept 9, 3 years, 6%. Sept 13, 1909. 5:1518. 1,500

Springer, John H to LAWYERS TITLE INS & TRUST CO. 123d st, Nos 207 and 209, n s, 121.11 w 7th av, 31.2x100. P M. Sept 10, 1 year, 5%. Sept 11, 1909. 7:1929. 18,000

Shurman (C N) Investing Co to GUARDIAN TRUST CO of N Y guardian Augustus Van Cortlandt 3d. Bank st, No 130, s s, 67.1 e Washington st, 17.10x95. All title. P M. Sept 2, 3 years, 5½%. Sept 10, 1909. 2:634. gold, 7,000

Same to same. Same property. Certificate as to above mort. Aug 27. Sept 10, 1909. 2:634. —

Same to Carl Ernst. Same property, all of. Prior mort $7,000. Sept 9, due Aug 27, 1910, 6%. Sept 10, 1909. 2:634. 1,000

Same to same. Same property. Certificate as to above mort. Aug 27. Sept 10, 1909. 2:634. —

Shire, Nathaniel N and Mary C to Israel and Louis Fradkin. 48th st, No 325, n s, 325 e 2d av, 25x100.5. P M. Prior mort $——. Aug 31, 3 years, 6%. Sept 11, 1909. 5:1341. 2,400

Smith, Wm A F to GERMAN SAVINGS BANK. 71st st, No 328, s s, 225 w 1st av, 25x100.5. Sept 10, 1909, 3 years, 4½%. 5:1445. 8,000

Stern, Minnie to 78th St Realty Co. 121st st, No 224, s s, 250 w 7th av, 18x100.11. Prior mort $14,000. Sept 10, 1909, 2 yrs, 6%. 7:1926. 2,000

Springer, John H to LAWYERS TITLE INS & TRUST CO. 123d st, No 201, n s, 75 w 7th av, 15.9x100. P M. Sept 10, 1 year, 5%. Sept 11, 1909. 7:1929. 9,000

Springer, John H to Anna L Daly. 7th av, Nos 2062 to 2070, n w cor 123d st, 100.11x75. P M. Prior mort $87,500. June 10, due Aug 10, 1910, 6%. Sept 11, 1909. 7:1929. 77,500

Stege, Geo H to UNION DIME SAVINGS BANK. Reade st, No 78, n s, 39 e Church st, runs e 30 x n 61.3 x w 69.3 to Church st, No 177, x s 25 x e 30 x s 36.3 to beginning. Sept 10, due &c as per bond. Sept 13, 1909. 1:150. 85,000

Spiro, Joachim to BROADWAY SAVINGS INSTN of City N Y. 133d st, Nos 44 and 46, s s, 503.9 w 5th av, 2 lots, each 18.9x 99.11. 2 morts, each $10,000. Sept 2, due Nov 1, 1910, 5%. Sept 13, 1909. 6:1730. 20,000

Schiff, Hyman to Herman Letzter. 8th st, No 364, s s, 158.3 e Av C, 24x97.6. Prior mort $——. Sept 10, due &c as per bond. Sept 13, 1909. 2:377. 4,000

Schwartz, Moses to Rosa Strauss. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. Sept 7, 3 years, 5½%. Sept 14, 1909. 6:1697. 10,500

Schrier, Aaron with American Mortgage Co. 143d st, Nos 138 to 142, s s, 324.10 e 7th av, 3 lots, each 25x99.11. 3 subordination agreements. Sept 10, 1909. 7:1917. nom

Smith, Philip H to Laura G Hardenbrook et al. 79th st, No 142, s s, 411 w Columbus av, 19x102.2. P M. Sept 10, 3 years, 4½%. Sept 15, 1909. 4:1150. 12,000

Stein, Louisa to EMIGRANT INDUSTRIAL SAVINGS BANK. 8th av, No 2743, w s, 25 n 146th st, 24.11x100. Sept 15, 1909, 5 years, 4½%. 7:2045. 19,000

Stichweh, Fredk to Christy White. 59th st, No 545, n s, 225 e West End av, 25x100. Prior mort $12,500. Sept 15, 1909, due &c as per bond. 4:1151. 2,500

Sheeran, Margt of Hicksville, L I, to Mary Horler. 74th st, No 524 and 526, s s, 348 e Av A, 50x102.2. Sept 15, 1909, 5 years, 5%. 5:1485. 4,500

Singe, Bertha to Bernhard Mittelstaedt. 47th st, No 107, n s, 60 w 6th av, 20x80. Prior mort $30,000. Sept 15, 1909, 3 years, 6%. 4:1000. 5,000

Schulhof, Max to Trustees of Columbia College in City N Y. 109th st, Nos 223 and 225 West. Certificate as to amount advanced on mort. Sept 15. Sept 16, 1909. 7:1881. —

Seymour Realty Co to Trustees of Columbia College in City N Y. 109th st, Nos 223 and 225 West. Consent to subordination of mort, &c. Sept 15. Sept 16 ,1909. 7:1881. nom

Stich, John with John A Brown, Jr, of Newtown, Delaware Co, Pa. 14th st, No 144 East. Extension of mort for $28,000 to Sept 1, 1912, at 4%. May 19. Sept 14, 1909. 2:559. nom

Strauss, Annie, of Brooklyn, N Y, to Henry H Jackson. 107th st, Nos 214 and 216, s s, 200.8 e 3d av, 43.8x100.11. P M. Prior mort $——. Sept 15, 3 years, 6%. Sept 16, 1909. 6:1656. 7,000

Same to Nathan Hutkoff. Same property. P M. Prior mort $——. Aug 2, 1 year, 6%. Sept 16, 1909. 6:1656. 1,000

Strauss, Annie, of Brooklyn, N Y, to Adrian H Jackson. 107th st, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11. P M. Sept 15, 3 years, 6%. Sept 16, 1909. 6:1656. 7,000

Same to Nathan Hutkoff. Same property. P M. Prior mort $——. Aug 2, 1 year, 6%. Sept 16, 1909. 6:1656. 1,000

Springer, John H to Jane E Chalmers. 123d st, No 211, n s, 153.1 w 7th av, 15.7x100. All title to strip 0.11 across rear. P M. Sept 10, due Aug 10, 1910, 5%. Sept 16, 1909. 7:1929. 8,000

Trustees of Columbia College in City N Y with Max Schulhof. 109th st, Nos 223 and 225 West. Extension of $52,000 mort until Sept 15, 1914, at 4½%. Sept 15. Sept 16, 1909. 7:1881. nom

Tarsus Realty Co to the ROYAL BANK. Allen st, No 200, e s, 97 s Houston st, 25x87.6, except strip on n s. 0.9x87.6. Assignment of rents to secure $1,000. Sept 15, installs, 6%. Sept 16, 1909. 2:417. 1,000

Tarsus Realty Co to the ROYAL BANK of N Y. Eldridge st, No 172, e s, 174.3 s Rivington st, 25.3x87.6. Assignment of rents to secure $1,000. Sept 15, installs, 6%. Sept 16, 1909. 2:415. 1,000

Thomas, James C with Jacob A Geissenhainer and Eugene Underhill trustees Henry Elsworth. 133d st, No 28, s s, 360 w 5th av, 25x99.11. Extension of $13,000 mort until Sept 19, 1912, at 4½%. Sept 15. Sept 16, 1909. 6:1730. nom

Traverso, Pietro to THE FRANKLIN SAVINGS BANK. Baxter st, No 24, w s, 7.1 s Worth st, 25x117. Sept 10, 1909, 5 years, 4½%. 1:160. 35,000

Turney, Cathleen to FRANKLIN SAVINGS BANK. 99th st, Nos 27 to 31, n s, 275 w Central Park West, 3 lots, each 25x100.11. 3 P M morts, each $18,500. Sept 10, 5 years, 5%. Sept 11, 1909. 7:1835. 55,500

Twenty-Eighth St & Seventh Av Realty Co to Louise M Lee widow. 7th av, Nos 307 and 309, e s, 78.1 s 28th st, runs e 76.4 x n 6.11 x e 27 x s 55.2 x w 26.7 x n 8 x w 76.11 to av x n 41.5 to beginning. Sept 10, 1909, 5 years, 4½%. 3:803. 60,000

Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. 3:803. —

Ullmann, Emanuel S with SEAMENS BANK FOR SAVINGS in City N Y. 86th st, No 351, n s, 100 e Riverside Drive, 25x100.8. Extension of $40,000 mort until Sept 10, 1914, at 4½%. Sept 10, 1909. 4:1248. nom

Ugur, Emilie to Maria Heni. 4th st, No 199 East. Leasehold. Prior mort $2,000. Sept 9, 2 years, 5%. Sept 10, 1909. 2:400. 3,000

Utility Realty Co to Andrew J Cobe. St Nicholas av, n w cor 190th st, runs w 300 to Wadsworth av x n 25 x e 100 x n 48.7 x e 200 to St Nicholas av x s 83.6 to beginning. P M. Prior mort $25,000. Sept 14, due &c as per bond. Sept 15, 1909. 8:2169. 25,000

Van Riempst, Jessie S to TITLE GUARANTEE & TRUST CO. 73d st, No 152, s s, 270 e Amsterdam av, 20x102.2. P M. Sept 15, 1909, due &c as per bond. 4:1144. 24,000

Van Pelt, John V and Betsey S to Fredk A Southworth trustee John Southworth. 80th st, No 126, s s, 147.6 w Lexington av, 18.4x102.2. Prior mort $26,000. July 20, due &c as per bond. Sept 15, 1909. 5:1508. 5,000

VAN NORDEN TRUST CO to Frank Valente exr Elisa Zanmatti. 145th st, No 201 West. Certificate as to reduction of mort. Aug 6. Sept 13, 1909. 8:2031. nom

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Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.
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von Gehren, Herman with Jos J Mackeown. St Nicholas av, No 720, e s, 262.4 n 145th st, 18.6x61.6x18.8x62. Extension of $15,000 mort until July 15, 1912, at 4½%. July 15. Sept 13, 1909. 7:2053. nom

Weissberg, Lena to Marks Kirshbaum. Stanton st, No 158, n s, 75 e Suffolk st, 25x100. Prior mort $20,000. Sept 14, 1909, 3 years, 6%. 2:350. 8,000

Weinberger, Ludwig to Ellen A Buckley and ano. 1st av, No 1290, e s, 50.2 n 69th st, 25.1x113x25.1x113. Prior mort $22,000. Sept 14, 1909, due June 1, 1911, 6%. 5:1464. 6,000

Weisberg, Ignatz to Chas N Reynolds. 79th st, No 446, s s, 94 w Av A, 25x102.2. Sept 15, 1909, 5 years, 5%. 5:1473. 20,000

Weisberg, Ignatz to Chas N Reynolds and ano trustees John N Reynolds. 79th st, No 444, s s, 119 w Av A, 25x102.2. Sept 14, 5 years, 5%. Sept 15, 1909. 5:1473. 20,000

West Harlem Realty Co to Albert Franke. Lawrence st, Nos 3 and 5. Certificate as to mort for $6,000. . June 23. Sept 13, 1909. 7:1967. —

Wiener, Simon with Lenox Investing Co. 128th st, No 101 West. Extension of $15,000 mort until Apr 15, 1917, at 6%. Sept 14. Sept 15, 1909. 7:1913. nom

Winter, John H U to American Baptist Home Mission Soc, Inc. Lexington av, No 1739, e s, 34.3 n 108th st, 16.8x65. Prior mort $——. Sept 10, due, &c, as per bond. Sept 11, 1909. 6:1636. 6,000

Wendt, Alfred to Herbert F Schwarz. Water st, No 276, n w s, 27.9 s w Dover st, runs n w 71.5 x s w 24.2 x s e 34 x s w 0.4 x s e 34.6 to st x n e 25 to beginning. P M. Sept 1, 5 years, 4½%. Sept 10, 1909. 1:106. 8,000

Wilson, Jerome J to Jeanette Monheimer. 128th st, Nos 19 and 21, n s, 260 e 5th av, 50x99.11. Prior mort $61,500. Sept 10, 1909, 2 years, 6%. 6:1753. 4,500

Zendman, Sarah wife of Isaac to N Y SAVINGS BANK. 109th st, No 244, s s, 537.7 w Amsterdam av, 37.5x100.11. Sept 10, 1909, due, &c, as per bond. 7:1880. 39,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Assarian, Aziner or Azvid to James R Kiernan. 174th st, No 492 (750) East, s s, 100 e Washington av, old line, 20x100. Sept 10, 3 years, 5%. Sept 11, 1909. 11:2915. 1,800

Same and William Ennis with same. Same property. Subordination of mort for $1,700 to one for $1,800. Sept 9. Sept 11, 1909. 11:2915. nom

Antes, Frank A to Joseph Kapp. Alexander av, w s, 25 s 134th st, 25x100. Sept 1, due &c as per bond. Sept 13, 1909. 9:2309. 1,500

Aurora Construction Co to North American Mortgage Co. Arthur av, w s, 202.7 n 187th st, 25x112.11x25x113. Building loan. Sept 9, 1 year, 6%. Sept 10, 1909. 11:3066. 16,000

Same to same. Same property. Certificate as to above mortgage. Sept 8. Sept 10, 1909. 11:3066. —

Ahneman & Younkheere, a corpn, to Wm H Hilts. Bailey av, Nos 3320 and 3322, e s, - s Ft Independence st, being lots 85 to 87 map of Wm O Giles, 150x147.4x128.9x148.6. Feb 1, 1905, 3 years, 5%. Sept 10, 1909. Re-recorded from Feb 3, 1905. 12:-1905. 5,000

Same to same. Same property. Certificate as to above mort. Feb 1. Sept 10, 1909. 12:3261. —

Blue Ridge Construction Co to Irving H Eckstein. Vyse av, w s, 175 s Jennings st, 2 lots, each 50x100. 2 morts, each $5,500; 2 prior morts $32,500 each. Sept 9, due &c as per bond. Sept 10, 1909. 11:2987. 11,000

Same to same. Vyse av, w s, 175 s Jennings st, 100x100. Certificate as to 2 morts for $5,500 each. Sept 9. Sept 10, 1909. 11:2987. —

*Barlow, William to Andrew Siefermann. 173d st, w s, 456 s Gleason av, and being lot 576 map No 313 of Gleason property, 25x100. P M. Sept 10, 3 years, 5%. Sept 13, 1909. 585

Broad Realty Co to Lilian W. Shiff. Irvine st, w s, 109.4 s Garrison av, 20x50. Sept 13, 5 years, 5%. Sept 14, 1909. 10:2761. 5,000

Same to same. Same property. Certificate as to above mortgage. Sept 13. Sept 14, 1909. 10:2761. —

Beckett, Chas H with Ignatz Rosenzweig. 164th st, s s, 39 w Stebbins av, 23x73.6. Extension of $7,000 mortgage until Dec 15, 1910, at 5%. Dec 15, 1905. Sept 13, 1909. 10:2690. nom

*Baumann, Adolph N, of Brooklyn, with Manhattan Mortgage Co. Morris Park av, n e cor Delancey pl, 45.5x92.7x45x86.11, except part for av. Two subordination agreements. Sept 13. Sept 14, 1909. nom

Bauer, Ernest C H to DRY DOCK SAVINGS INSTITUTION. Prospect av, s e cor 170th st, 39.5x109.10x41.4x98.4. Sept 14, 1909, due, &c, as per bond. 11:2963. 20,000

Broad Realty Co to Chas H Friedrich. Irvine st, No 895, w s, 109.4 s Garrison av, 20x50. Prior mort $5,000. Sept 10, 3 years, 6%. Sept 15, 1909. 10:2761. 1,750

Same to same. Same property. Certificate as to above mort. Sept 10. Sept 15, 1909. 10:2761. —

Same to same. Irvine st, No 897, w s, 89.4 s Garrison av, 20x50. Prior mort $5,500. Sept 10, 3 years, 6%. Sept 15, 1909. 10:2761. 1,500

Same to same. Same property. Certificate as to above mort. Sept 10. Sept 15, 1909. 10:2761. —

Brode, Mary to Bertha M Baake. Mount Hope pl, n s, 152.6 w Anthony av, 18.9x100. Prior mort $7,500. Sept 1, 2 years, 6%. Sept 15, 1909. 11:2804. 7,500

*Burdewik, Henry to Charles C Beard. West Farms road, n s, 100 w Chauncey st, 50x168.10 to Poplar st x50.10x178.4. Prior mort $2,100. Dec 23, 1908, due June 23, 1909, 6%. Sept 15, 1909. 1,000

Bliss, Collins P to Anna V Moritz. Andrews av, e s, 437.8 s 183d st, 108x100. Prior mort $17,000. Sept 16, 1909. 1 year, 6%. 11:3217. 3,500

Bonifer, Johann to Ellen Kearns. 145th st, No 515, n s, 125 e Brook av, 25x100. P M. Prior mort $9,500. Sept 15, due, &c, as per bond. Sept 16, 1909. 9:2272. 3,500

Burdick Realty Co with TITLE GUARANTEE AND TRUST CO. Nelson av, w s, 221 n Featherbed lane, 50x120x50x123.4, and being lot 117 and 118 map of lots Century Investing Co. Two subordination agreement. Sept 13. Sept 16, 1909. 11:2876 nom

Clark, Wm L to whom it may concern. 156th st, No 884 East. Estoppel certificate. Sept 9. Sept 14, 1909. 10:2687 and 2695. —

Cohen, Frank and Sidney P Ehrenberg with Henrietta Abrahams. Forest av, No 1063. Extension of $6,500 mort until Sept 1, 1912, at 5%. Sept 14. Sept 15, 1909. 10:2650. nom

Curley, Wm J to Emil Robitzek. Southern Boulevard, No 1290, e s, 97.8 n Freeman st, 17.9x102.7x13.10x103.3. Sept 15, 1909, due May 6, 1914, 5%. 11:2980. 6,000

*Cohen, Jacob to James Dixon. Bronx Park av, w s, 166.3 s West Farms road, and being lots 39 and 40 map Neill Estate, 50x150. P M. Sept 14, 3 years, 5%. Sept 15, 1909. 4,000

Costa, Grazia and Francesco Gitto owners of premises to James E and Alice J Delaney assignees and holders of mort. 180th st, No 359 East. Request by owners to pay assessments, &c, for $475 to be repaid $20 monthly from Oct 1, 1909, at 6%. Sept 13, 1909. 11:3143. —

Ceres Union, a corpn, with Wahlig & Sonsin Co. Jennings st, s e cor Bristow st, 48.6x78.9. Agreement modifying description in 2 morts. Aug 24. Sept 10, 1909. 11:2972. nom

Corbett, Andrew S to TITLE GUARANTEE & TRUST CO. 261st st, n s, 128.4 w Broadway, 50.3x92.6x51.4x81.11. Building loan. Sept 10, 3 years, 5%. Sept 11, 1909. 13:3423. 3,750

*Chester Impt Co to Commercial Finance Co. Parker av, s s, 175 e Lyon av, 25x130, Westchester. Building loan. Sept 9, 3 years, 5½%. Sept 10, 1909. 3,800

*Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. —

Divine (L W) Co to TITLE GUARANTEE & TRUST CO. Clinton av, w s, 100.1 s 180th st, 41.1x71.3. Certificate as to mort for $14,000. Sept 7. Sept 10, 1909. 11:3095. —

Drude, Fritz to A Hupfels Sons. Jerome av, No 1629. Saloon lease. May 1, demand, 6%. Sept 10, 1909. 11:2860. 678.50

*Di Lella, Tomaso to Hudson P Rose Co. Hobart av, w s, 500 s Waterbury av, 25x71.6. P M. Sept 9, 3 years, 5½%. Sept 11, 1909. 250

Duffy, Bryan to DOLLAR SAVINGS BANK of City N Y. Melrose av, n w cor 163d st, 163.9x37.7x161.1x42.11. Sept 10, due Dec 1, 1910, 5%. Sept 14, 1909. 9:2409. 5,000

*Dugan or Dougan, Joseph and Rose to Eliz K Dooling. Arthur st, n s, 300 w 5th av, 50x100. Prior mort $——. Sept 15, due April 2, 1910, 6%. Sept 16, 1909. 225

*DeRose, Henrietta to Geo Hauser. Grant av, s s, 253 w Unionport road, 25x100. Prior mort $4,000. Sept 7, due Dec 1, 1910, 6%. Sept 10, 1909. 1,500

Ekwanok Realty Co to Lizzie Van Riper. Anthony av, No 1727, n w cor 174th st, 42.1x67.4x26x59.6. Prior mort $—— Sept 8, 3 years, 6%. Sept 10, 1909. 11:2890 and 2891. 3,500

Same to same. Same property. Certificate as to above mort. Sept 8. Sept 10, 1909. 11:2890 and 2891. —

Same to same. Anthony av, No 1733, w s, 90.4 n 174th st, 22.7x 83.8x22x78.6. Prior mort $——. Sept 8, 3 years, 6%. Sept 10, 1909. 11:2890 and 2891. 2,000

Same to same. Same property. Certificate as to above mort. Sept 8. Sept 10, 1909. 11:2890 and 2891. —

Same to same. Anthony av, No 1735, w s, 113 n 174th st, 22.7x 88.11x22x83.8. Prior mort $——. Sept 8, 3 years, 6%. Sept 10, 1909. 11:2890 and 2891. 2,500

Same to same. Same property. Certificate as to above mort. Sept 8. Sept 10, 1909. 11:2890 and 2891. —

Ekwanok Realty Co and Vingenzo Conforti with Lizzie Van Riper. Anthony av, Nos 1733 and 1735, w s, 90.4 n 174th st, —x—. 2 subordination agreements. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom

Same with same. Anthony av, No 1727, n e cor 174th st, —x— Subordination agreement. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom

*Eisner, Mary P to Rachel Bailey. Kinsella av, s s, 225 e Rose st, 25x100. Sept 9, due &c as per bond. Sept 10, 1909. 300

*Field, Frank E to Isaac Butler. Marvin pl, w s, 125 n 4th st, 25x75x22.7x75, and being lot 31 map (No 1069) of 37 lots of Nellie Marvin at Westchester. Sept 1, 3 years, 6%. Sept 15, 1909. 2,500

Frick, Julius to William Hodgson. Washington av, w s, 108 s 176th st, late Mott st, 54x150, except part for av. Prior mort $5,500. Sept 8, due &c as per bond. Sept 10, 1909. 11:2908. 1,500

Garbulsky, Simon to LAWYERS TITLE INS & TRUST CO. Bathgate av, w s, old line, 125 n 172d st, 30x120, except part for av. Sept 10, 1909, 5 years, 5%. 11:2914. 5,000

Gans, Gertrude and Caroline Schwab to Eliz O'Connor. 142d st, n s, 325 e Willis av, 25x100. Extension of $12,000 mort until Sept 1, 1912, % as per bond. Sept 1. Sept 14, 1909. 9:2287. nom

Gluck, Hyman to American Mortgage Co. Home st, s s, 102.11 e Stebbins av, 25x100.4x26.9x115.11. Sept 14, 1909, 5 years, 5%. 10:2692. 4,500

Graconcourse Co to NORTH SIDE SAVINGS BANK. Grand Boulevard and Concourse, w s, 139.11 s 189th st, 50x90. Sept 13, 3 years, 5%. Sept 14, 1909. 11:3165. 12,500

Same to same. Same property. Certificate as to above mortgage. Sept 10. Sept 14, 1909. 11:3165. —

Same to Geo F McEneaney. Same property. Prior mort $12,500. Sept 13, 2 years, 6%. Sept 14, 1909. 11:3165. 3,000

Same to same. Same property. Certificate as to above mortgage. Sept 13. Sept 14 ,1909. 11:3165. —

*Geary, John J, of Woodhaven, L I, to Manhattan Mortgage Co. Morris Park av, n e cor Delancey pl, 45.5x92.7x45x86.11, except part for av, Van Nest. Aug 19, due, &c, as per bond. Sept 14, 1909. 2,500

*Genzardi, Josephine of Westchester, N Y, to Hudson P Rose Co. Hobart av, w s, 400 s Waterbury av, 25x—x19.11x100. P M. Sept 7, 3 years, 5½%. Sept 16, 1909. 350

Hungerbuhler, Martha wife Arnold to Bronx Security & Brokerage Co. 162d st, n s ,162.9 w 3d av, 25x100. ¼ part. All title. Sept 15, 1909, 1 year, 6%. 9:2367. 600

Harden, Wm H to Stephen R Hewlett. Whittier st, n w cor Lafayette av, 100x150; Lafayette av, s w cor Whittier st, 200 to Longfellow av, x95.1x200.1x99.9. Sept 10, 1909, 3 years, 6%. 10:2764 and 2765. 10,000

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Hyams, Sarah to Julius Oppenheimer. Lafayette av, s s, 100 e Bryant av or st, 100x92.9x100x96.5. Prior mort $——. Sept 10, 3 years, 5%. Sept 14, 1909. 10:2764. 2,200

Haase, Augusta with Julia A Ferguson. Hughes av, e s, 254.7 n 181st st, 16.8x95. Etxension of $800 mortgage until Oct 1, 1911, at 6%. Aug 24. Sept 13, 1909. 11:3082. nom

Hennessy, James A to Maria C King et al. Old Albany Post road, w s, being plot bounded n by land now or late of Bebee, east by old Albany Post road, s and w by lands now or late G W Hadley, Bronx, contains 17½ acres. See Cons. P M. Prior mort $30,000. Sept 10, 1 year, 5½%. Sept 11, 1909. 13:3421. 70,000

Hupfel, Otto G and Walter Mott to TITLE GUARANTEE & TRUST CO. Martha av, e s, 25 s 237th st, 25.7x100x25.10x100. Sept 10, 1909, due &c as per bond. 12:3385. 4,500

Same to same. Martha av, s e cor 237th st, 25x100. Sept 10, 1909, due &c as per bond. 12:3385. 5,000

Hochreiter, Wm H to EMIGRANT INDUSTRIAL SAVINGS BANK. 133d st, s s, 200 e Trinity or Cypress av, 50x100. Sept 16, 1909. 1 year, 5%. 10:2561. 4,000

Habekost, Amelia to Cornelia wife of and Otto Wetzel. Jackson av, No 732, e s, 165 s 156th st, 18.9x87.6. P M. Prior mort $5,000. Sept 15, due May 22, 1910, 6%. Sept 16, 1909. 10:2645. 3,100

*Horton, Carrie E to Chauncey E Horton. St Lawrence av, e s, 100 n Merrill st, 25x100. Sept 8, 1 year, 5%. Sept 10, 1909. 4,000

*Hodum, Theresa to Katie Funck. St Raymond av, e s, 100 s Parker av, 20x100. Sept 8, due Oct 1, 1910, 6%. Sept 11, 1909. 1,000

*Jackson, Violetta A to Fredk W Koch. Gillespie av, e s, 185.9 s Middletown road, 50x78.6x50x74.10. P M. Aug 18, 3 years, 5%. Sept 11, 1909. 644

Jaffe, Barnet to Max Kobre. Brook av, No 1514, e s, 100 n 171st st, 25x100.11. Prior mort $11,000. Sept 13, 3 years, 6%. Sept 15, 1909. 11:2895. 2,000

Johnson, Theron S to Samuel S Jerwan. Southern Boulevard, No 575, n s, 250 w Av St John, 50x121. Prior mort $37,000. Sept 9, 3 years, 6%. Sept 10, 1909. 10:2683. 10,000

Kalski, Anton and Frank Kuschinerawiz to A Hupfel's Sons. Morris av, No 686. Saloon lease. Aug 2, demand, 6%. Sept 10, 1909. 9:2413. 4,767.50

Karol, Barnett to American Mortgage Co. 169th st, s w s, 88.11 s e Stebbins av, runs s w 49.5 x s 49.5 to n s Home st x e 25 x n 38.9 x n e 38.9 to 169th st x n w 25 to beginning. Sept 8, 5 years, 5%. Sept 10, 1909. 10:2694. 10,000

Kemp-Jones Realty Co to August Brandes and ano exrs &c Henry G Peters. Anderson av, No 952, e s, 267.9 n Jerome av, 43x119.6 x30.5x107. Sept 10, 1909, 3 years, 5%. 9:2504. 35,000

Same to same. Same property. Certificate as to above mort. Sept 7. Sept 10, 1909. 9:2504. ——

Knaus, Lena to Magdalena Siemon. Decatur av, n w s, 130 s w 201st (Suburban)st, 37.6x110. P M. Sept 14, 3 years, 5%. Sept 16, 1909. 12:3285. 3,500

La Sala, Francesco to Valentine Construction Co. Valentine av, s e s, at n e s 198th st, 105.9x24.6x— to st x —. P M. Sept 14, due, &c, as per bond. Sept 16, 1909. 13:3302. 3,500

Lanzilotti, Menotti to Minnie Wollner. Longwood av, n s, 320.9 e Barry st, 50.1x91.1x50x88.1. Sept 14, 2 years, 5½%. Sept 16, 1909. 10:2737. 3,000

Leonard, John to Fannie E Brooker. Bathgate av, e s, 270 n 176th st, 27x85.7. Sub to all liens. Sept 14, demand, 6%. Sept 15, 1909. 11:2924. 3,000

Lyttle, Samuel to Alexander Mitchell and ano exrs &c James W Daly. Bryant av, e s, 192.8 n 167th st, 3 lots, each 33.4x100. 3 morts, each $18,000. Sept 15, 1909, 5 years, 5%. 10:2754. 54,000

LAWYERS TITLE INS & TRUST CO with One Hundred & Seventy-Fourth St Construction Co. Tinton av, w s, 309.6 n 165th st, 37.6x133.9. Extension of $30,000 mort until Sept 10, 1914, at 5%. Sept 14, 1909. 10:2660. nom

Same with same. Tinton av, w s, 272 n 165th st, 37.6x133.9. Extension of $30,000 mort until Sept 10, 1914, at 5%. Sept 9. Sept 14, 1909. 10:2660. nom

Loughran, Elizabeth G to DRY DOCK SAVINGS INSTN. Prospect av, n e cor Leggett av, 25x80. Sept 13, 1909, due &c as per bond. 10:2688. 10,000

Landt, Victoria to Augusta A Jefferis. 172d st, n s, 99.5 e Inwood av, 25x87.1. Prior mort $——. Sept 10, 1 year, 6%. Sept 11, 1909. 11:2859. 1,000

*Matilda Realty & Construction Co to Mathias Haffen. Matilda st, e s, 400 s 237th (Elizabeth) st, 25x100, Eastchester. Aug 6, due &c as per bond. Sept 10, 1909. 500

*Same to same. Same property. Certificate as to above mort. Aug 6. Sept 10, 1909. ——

*Same to same. Matilda st, e s, 450 s 237th st, 25x100. Aug 6, due &c as per bond. Sept 10, 1909. 500

*Same to same. Same property. Certificate as to above mort. Aug 6. Sept 10, 1909. ——

*McElroy, Frank to Lizzie Sallinger. Chatterton av, No 2239 (7th st), n s, 430 w Havemeyer av (Av B), 25x108, Unionport. P M. Prior mort $4,250. Sept 1, 3 years, 6%. Sept 13, 1909. 1,000

*Same to same. Chatterton av, No 2241 (7th st), n s, 405 w Havemeyer av (Av B), 25x108, Unionport. P M. Prior mort $4,250. Sept 1, 3 years, 6%. Sept 13, 1909. 500

*May, Margaretha widow to John Hardy. Minneford av, w s, being lot 641 map No 651 Westchester Co of property Eliz R B King at City Island, and Main st, e s, lot 612 same map. Sept 10, 2 years, 6%. Sept 13, 1909. 500

Merksamer, Samuel of Borough of Queens, N Y, to Isaac Sakolski. Ryer av, e s, 181.6 n 180th st, 18.6x100x18.6x103.4. Prior mort $7,000. Sept 4, 1 year, 6%. Sept 13, 1909. 11:3149. 1,000

Same to same. Ryer av, e s, 162.6 n 180th st, 19x103.4x19x103.9. Prior mort $7,000. Sept 1, 1 year, 6%. Sept 13, 1909. 11:3149. 1,000

Maze Realty Co to Louis Leiserson. Beck st, n s, 140.9 e Av St John, 33.4x125. Two certificates as to two mortgages for $4,000 each. Aug 23. Sept 14, 1909. 10:2685. ——

Maze Realty Co to Louis Leiserson. Beck st, n s, 107.5 e Av St John, 33.4x125. Certificate as to mortgage for $4,000. Aug 23. Sept 14, 1909. 10:2685. ——

Minister, Elders and Deacons of the First Reformed Protestant Dutch Church of West Farms, in County of Westchester to DOLLAR SAVINGS BANK N Y. Prospect av, n w cor River road, 188.7x84.1x177.1x87.8, except part for West Farms road and 176th st. Sept 16, 1909, due Dec 1, 1912, 5%. 11:3016. 11,000

*Mascia, Jos A to Andrew Tietjen. Lot 21 supplementary map No 1039 of Bronxwood Park. Sept 16, 1909, 3 years, 6%. 5,000

*McLean, Daniel to Andrew J Bilhoefer. Edwards av, e s, 75 n Latting st, 25x100. Sept 1, due, &c, as per bond. Sept 11, 1909. 500

Nelson, August to TITLE GUARANTEE & TRUST CO. Nelson av, w s, 186.3 n Featherbed lane, 25x121.8x25x123.4. Sept 16, 1909, due, &c, as per bond. 11:2876. 6,000

Nelson, August to TITLE GUARANTEE & TRUST CO. Nelson av, w s, 211.3 n Featherbed lane, 25x120x25x121.8. Sept 16, 1909, due &c as per bond. 11:2876. 6,000

*North Side Cornice & Roofing Co to Frank Gass. Lafayette st, e s, 125 s St Raymond av, 25.6x62.10x23.7x100. Given as collateral security for payment of note for $1,000. Sept 3, due, &c, as per bond. Sept 13, 1909. 1,000

O'Neill, Wm A to Manida Company. Manida st, No 812, n e s, 113.10 n e of n s Lafayette av, runs n e 100 x n w 25 x s w 100 to st x s e 25 to beginning. P M. Prior mort $7,500. July 1, due May 1, 1914, 5%. Sept 16, 1909. 10:2740. 2,500

*Ogden, Herbert S with Jacob Cohen. Lots 100 to 104 map Bronxwood Park. Extension of $3,000 mort until Sept 13, 1911, at 6%. Sept 3. Sept 14, 1909. nom

*O'Brien, Margt wife Patrick to Frank Gass. Edison av, e s, 252 n Pelham road, 50x100. Sept 9, 3 years, 6%. Sept 11, 1909. 1,000

Osborne, Annie T to Philip M Neary. Kingsbridge terrace, s e s, — s w Kingsbridge road, 25.10x161x25x154.6, and being lot No 77 blk 3237 map No 1187 of Bailey Est. Sept 10, 1909, installs, 5½%. 11:3237. 7,000

O'Connell, Maurice J to A Hupfels Sons. Union av, No 1085. Saloon lease. Aug 14, demand, 6%. Sept 10, 1909. 10:2670. 2,650

Petersen, Christian W with American Mortgage Co. 169th st, No 888, s s, 88.11 e Stebbins av, —x—. Subordination agreement. Sept 8. Sept 10, 1909. 10:2694. nom

Platt, Fredk E to Stephen H Jackson. 172d st, n s, 90 e Park av, runs e 40 x n 129.11 x w 30 x s 30 x w 10 x s 99.11 to beginning. Prior mort $——. Sept 10, 1 year, 6%. Sept 11, 1909. 11:2905. 1,000

Pirk, Amalia to Manhattan Mortgage Co. 181st st, s s, 102.1 e Crotona av, 32.2x140.2. Prior mort $——. Sept 10, due &c as per bond. Sept 11, 1909. 11:3096. 10,500

Phelan Bros Construction Co to Mary W C Tryon committee Edw L Clowes. College av, w s, 380 s 169th st, 2 lots, each 20x85. 2 morts, each $5,000. Sept 14, 3 years, 5%. Sept 15, 1909. 9:2439. 10,000

Same to same. Same property. 2 consents as to above morts. Sept 14. Sept 15, 1909. 9:2439. ——

Same to same. Same property. 2 certificates as to above morts. Sept 14. Sept 15, 1909. 9:2439. ——

Picone, Joseph and Vincenzo Oliva to Bertel Realty Co. Southern Boulevard, n w cor Av St John, 100x105. Building loan. Sept 15, 1 year, 6%. Sept 16, 1909. 10:2683. 80,000

Same to same. Same property. P M. Sept 15, 1 year, 6%. Sept 16, 1909. 10:2683. 30,000

Phelan Bros Construction Co to Ada D Schmalholz. College av, w s, 360 s 169th st, 20x85. Sept 16, 1909, 3 years, 5%. 9:2439. 5,000

Same to same. Same property. Certificate as to above mortgage. Sept 16, 1909. 9:2439. ——

Same to Wm W Johnson and ano trustees Alwin J Johnson for Virginia H Montague. College av, w s, 320 s 169th st, 20x85. Sept 16, 1909, 3 years, 5%. 9:2439. 5,000

Same to same. Same property. Certificate as to above mortgage. Sept 16, 1909. 9:2439. ——

Same to Francis G Lloyd as trustee Sewannee M Stevenson. College av, w s, 340 s 169th st, 20x85. Sept 16, 1909, 3 years, 5%. 9:2439. 5,000

Same to same. Same property. Certificate as to above mort. Sept 16, 1909. 9:2439. ——

*Reilly, John to Eliz Amon. 227th st, late 13th st, n s, 305 e White Plains av, 25x114. Sept 9, 3 years, 6%. Sept 10, 1909. 1,200

Rosenhain, Amalie to A Hupfel's Sons. 156th st, No 858 East. Saloon lease. Jan 4, demand, 6%. Sept 14, 1909. 10:2628. 3,522.54

*Ritchie, Gordon to Warwick Realty & Construction Co. Lots 188 and 189 amended map (No 1131) of Adee Park. P M. Prior mort $500. June 25, installs, $50 monthly, 6%. Sept 15, 1909. 700

*Rechetsky, Charles to Hudson P Rose Co. Eastchester road, e s, 50 s Saratoga av, and being lot 27 map (No 1130) of 327 lots Hunter estate, 26x84.7x25x100. P M. Aug 20, 3 years, 5½%. Sept 15, 1909. 415

Raggio, John to Katie Monteverde. 165th st, n s, 106 n w Washington av, 25x117.8, except part for st. Sept 15, 5 years, 5%. Sept 16, 1909. 9:2387. 2,000

Riley & Loughney Realty Co to Eugenie F Martins. Grote st, s e cor Prospect av, runs e 38.7 x s w 99.9 x n w 1.1 to av x n 94.10 to beginning, except part for st and av. Sept 16, 1909, 5 years, 5%. 11:3100. 8,500

Same to same. Same property. Certificate as to above mort. Sept 2. Sept 16, 1909. 11:3100. ——

Schomber, John to A Hupfels Sons. 152d st, s w cor Wales av. Saloon lease. Aug 20, demand, 6%. Sept 10, 1909. 10:2643. 5,000

Schurck, Morris B with Augusta A Jefferis. 172d st, No 13 West. Subordination agreement. Sept 10. Sept 11, 1909. 11:2859. nom

Streeter (Chas T) Construction Co to Greenwich Mortgage Co. 182d st, n s, 100 e Park av late Railroad av, 100x100. Building loan. Sept 10, 1909, 1 year, 6%. 11:3038. 32,450

Siff, Philip with Geo H Hill and ano. Belmont av, w s, 185.9 n 181st st, 17.10x86.2x17.10x85.11. Extension of $1,250 mort until Feb 1, 1910, at 6%. Sept 10, 1909. 11:3082. nom

Schott, Wm H with Rebecca T Norwood. Washington av, w s, 260.6 s 178th st, 25.6x100.7. Extension of $20,000 mort until Feb 23, 1915, at 5%. Sept 7. Sept 10, 1909. 11:3034. nom

*Stricker, Henrietta to Jennie Fox. Barkley av, s w cor Wilcox st, 25x100. P M. Sept 9, due, &c, as per bond. Sept 10, 1909. 700

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*Stewart, Cath to Charles Dorn and ano. Green lane, s w s, 529.9 s e Castle Hill av, 25x103.4. Sept 14, 3 years, 5%. Sept 15, 1909. 3,500

*Stein, Geo A to Isaac Butler. Jackson st, w s, 172 n Unionport road, and being lot 427 map Unionport, 63x180x77x135. Sept 9, 3 years, 6%. Sept 15, 1909. 800

Sinnott, Mary A to Thos H Kelly. 164th (Ella) st, n s, 104.9 e Morris av, 80.9x200. Sept 14, 3 years, 5%. Sept 15, 1909. 9:2432. 12,500

Stake, Henry Jr to Herman Hartman. Nelson av, No 1047, w s, 77.8 s 165th st, 17.6x76.4x17.6x77.8. P M. Sept 15, 1909, 3 years, 5%. 9:2512. 4,000

Same to same. Same property. P M. Prior mort $4,000. Sept 15, 1909, 3 years, 5%. 9:2512. 1,000

Strauss, Annie wife of Asher of Brooklyn, N Y, to Johanne F M Cordes. Robbins av, w s, 25 s 147th st, 50x100. P M. July 29, due Aug 23, 1912, 5%. Sept 16, 1909. 10:2557. 6,000

*Stillwell, Joseph R to Esmond Stiles. Main st, e s, 125 s Central av, 50x100; Lorillard av, w s, 75 s Westchester av,150x 100, Pelham Park. Aug 8, due Sept 8, 1911, 6%. Sept 14, 1909. 4,000

Sonneborn, Gertruth to Christian Jacobs. Tinton av, w s, 152.8 s 158th st, late Cedar st, 26.4x135x25.2x135. Sept 16, 1909, 3 years, 5%. 10:2655. 5,000

Tannenbaum Construction Co to Philip Finkelstein. 152d st, s s, 225 e Courtlandt av, 25x115.2. P M. Prior mort $——. Sept 15, demand, 6%. Sept 16, 1909. 9:2398. 2,500

Tessier, Edward M to Saml A Archibold. Webb av, Nos 2460 to 2464, e s, 400 n Park View pl, 74.3x102.9x72.9x100. Prior mort $——. Sept 15, 1 year, 6%. Sept 16, 1909. 11:3219. 1,000

Truxton Realty Co to Carl Ernst. 145th st, s s, 475 e Leggett av, except part for sts or av, 50x215x—x205. Prior mort $6,000. Sept 14, 1 year, 6%. Sept 15, 1909. 10:2736 and 2737. 1,500

*Tuchman, Herman to North N Y Co-operative Building & Loan Assoc. 231st st, s s, 80.6 w White Plains road, 25x114, Wakefield. Sept 7, 3 years, 5½%. Sept 15, 1909. 5,500

*Tschade, Geo M to A Hupfels Sons. Castle Hill av, s e cor Ludlow av, Westchester. Saloon lease. July 28, demand, 6%. Sept 10, 1909. 500

Ursuline Convent of St Teresas, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. Grand Boulevard and Concourse, No 1032, s e cor 165th st approach t oConcourse, runs s 154 x e 200.11 x n 118.9 to w s Ella st as on map West Morrisania now 164th st x n 25.4 to s s 165th st approach to the Concourse x w 197.7 to beginning. Sept 14, 3 years, 4½%. Sept 15, 1909. 9:2461. 40,000

Violante, John to Tommaso Giordano. Belmont av, n e cor 181st st, 41.2x—x51.1x80.8. P M. Sept 8, 2 years, 5%. Sept 10, 1909. 11:3083. 5,000

Same to same. 181st st, n s, 41.2 e Belmont av, 50x80.1. P M. Sept 8, 1 year, 6%. Sept 10, 1909. 11:3083. 5,000

Volga Impt Co to North American Mortgage Co. Intervale av, n w s, 655.7 n e 167th st, 75x72.10. Building loan. Sept 9, 1 year, 6%. Sept 10, 1909. 10:2692. 26,000

Same to same. Same property. Certificate as to above mort. Sept 9. Sept 10, 1909. 10:2692. ——

Same and Carl Eichhorst with same. Same property. Subordination agreement. Sept 8. Sept 10, 1909. 10:2692. nom

*Vinciguerra, Salvatore to George Costar. Parker av, n s, abt 185 e Castle Hill av, 25x100. Prior mort $4,000. Sept 10, 2 yrs, 6%. Sept 11, 1909. 1,500

Vreeland, Harold E to Henry L C Recordon. Nathalie av, w s, 150 n Nindham pl, and being lot 38 map No 175 of 16 villa sites and 80 lots part Anthony estate, 25x112.11x25.2x109.11 s s. P M. Sept 15, due &c as per bond. Sept 16, 1909. 12:3256. 3,000

Welsh, Mary T wife of John J to John J Phelan. 169th st, s s, 288.1 w Grand Boulevard and Consourse, 50x112.3x50.11x102.3. Sept 14, due &c as per bond. Sept 15, 1909. 9:2466. 5,000

Winnie Realty & Construction Co to City Mortgage Co. Beck st, e s, 510 n Longwood av, 137x115x80.2x100. Building loan. Sept 2, demand, 6%. Sept 10, 1909. 10:2702. 72,000

Same to same. Same property. Certificate as to above mort. Sept 10, 1909. 10:2709. ——

Weinstein, Solomon to Sarah A Vaden. Stebbins av, No 1149, w s, 115.4 n 167th st, runs n 30 x w 37.3 x w 37.3 to e s Prospect av x s 30 x e 33.3 x again e 33.3 to av. Sept 9, 3 years, 6%. Sept 11, 1909. 10:2693. 2,500

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 9.

3d st, s e cor Goerck st, runs s 181.1 to Houston st, x e 90 x n 81 x w 45 x n 94.3 x w 45.4 to beg.

Houston st, n s, 135 e Goerck st, 45x81. Sada Makler agt M Fine Realty Co; Myers & Schwersenski, att'ys; Wm B Ellison, ref. (Amt due, $11,953.98.)

Clay av, No 1381. Jacob Busch agt Isaac Brown et al; Feltenstein & Rosenstein, att'ys; James Kearney, ref. (Amt due, $1,098.25.)

Sept. 10.

48th st, Nos 257 & 259 East. Merida Realty Co agt Harris Cohen; Henry H Kaufman, att'y; Geo M S Schulz, ref. (Amt due, $15,219.14.)

2d av, s e cor 48th st, 100x50.3. Merida Realty Co agt Kalman Shapiro et al; Henry H Kaufman, att'y; G Welles Wheeler, ref. (Amt due, $19,467.94.)

DeMilt av, n e s, intersec n w s Sound View pl, 100x100. Eugene L Brisach agt Edw D Smith; Stephen J Stilwell, att'y; James T Brady, ref. (Amt due, $2,272.)

4th st, Nos 32 & 34, Bronx. John Popp agt Nellie F O'Connor et al; Stephen J Stilwell, att'y; Theodore K McCarthy, ref. (Amt due, $525.08.)

Sept. 11.

Madison st, s s, 86.3 e Market st, runs e 26.8 x s 100 x w 25 x n 82.8 x w 1.8 x n 17.4 to beg. East River Savings Institution agt Betsy Dubroff et al; Hitchings & Palliser, att'ys; John G. Dyer, ref. (Amt due, $31,954.16.)

51st st, No 504 West. Emil Reibstein agt Joseph L Weber et al; Manheim & Manheim, att'ys; John A McEveety, ref. (Amt due, $3,656.91.)

Sept. 13.

Mercer st, No 235. Amanda A Tiger agt Union Mutual Real Estate Co; Edw A Isaacs, att'y; Francis W Pollock, ref. (Amt due, $15,828.75.)

Sept. 14.

St Anns av, e s, 85 s 137th st, runs s 40 x e 101.7 x n 30 x e 105.1 x n 10 x w 102.8 to beg. George S Runk agt Jacob Wielar; action No 1; Adolph & Henry Bloch, att'ys; Algernon S Norton, ref. (Amt due, $7,809.24.)

St Anns av, e s, 45 s 137th st, 40x102.8x40x 103.10. Same agt same; action No 2; same att'ys; same ref. (Amt due, $7,809.23.)

St Anns av, s e cor 137th st, 45x103.10x45x105.1. Same agt same; Action No 3; same att'ys; same ref. (Amt due, $14,127.04.)

Sept. 15.

76th st, s s, 303.8 e Amsterdam av, 21.4x102.2. Edgar J Levey agt Hermine R Loening et al; John M Stoddard, att'y; Herman S Fried, ref. (Amt due, $11,406.33.)

LIS PENDENS.

Sept. 11.

Lewis st, e s, 148 n Stanton st, 27x100.
Broome st, Nos 73 & 75.
Willett st, No 82.
Three actions. Anna Mittelman agt Abraham Berkowitz et al; three actions to set aside deeds; att'ys, Thomas & Oppenheimer.

Sept. 13.

Greenwich av, Nos 70 & 72. Frank Klein agt Morris I Malbrunn et al; amended action to foreclose mechanics lien; att'y, P Klein.

18th st, No 611 East. Sigmund Semmel agt Mendel Pollack; accounting, &c ;att'y, J Gans.

Horatio st, Nos 72 & 74. D H Darrin Co agt John F Walsh, Jr, et al; action to foreclose mechanics lien; att'y, H L Brant.

Sept. 14.

Parcel of land beg at a point at n e cor Bronx Park, runs n e 16.4 to Unionport rd, x s 90.5 x irreg to Adams st. New York, Westchester & Boston Ry Co agt Katharine R Neill et al; action to acquire title, &c; att'ys, Stetson, Jennings & Russell.

Hoe st or av, w s, 37.3 s Home st, 30x68.5x irreg. Mable A Graham agt Nathan Passman; action to compel conveyance; att'y, A Caruthers.

3d av, e s, 28 s 146th st, 25x84.7. Geo F Mand agt Geo F Murphy et al; action to set aside deed; att'y, F J Kuetzi.

Sept. 15.

Lot 133, map of Williamsbridge, Bronx. Sam Aginsky agt Alex Cohen; specific performance; att'y, J I Euenstoft.

Sept. 16.

72d st, No 152 West. Katharine W Tutt et al agt Ella H Remsen et al; partition; att'ys, Earle & Russell.

Tinton av, No 1135. Louisa Raab agt Henry Raab; partition; att'y, J F Tausch.

31st st, No 13 East. Fred L Richards et al agt Chas F Richards et al; partition; att'y, T W Butt.

Sept. 17.

Houston st, Nos 204 & 206 East and 1st st, No 99. Nathan Satter agt Nathan Freedman et al; action to foreclose mechanics lien; att'y, M Schenkman.

136th st, s s, 250 w Amsterdam av, 150x99.11. Besse C Clark agt A N McInnis Realty Co et al; att'y, A T Scharps. (Compel asignment of mortgage.)

FORECLOSURE SUITS.

Sept. 11.

Cambreling av, n e cor 189th st, runs e 149.7 to Beaumont av, x n 40 x w 150.6 x s 40 to beg. Joseph Rosenzweig agt Prospect Investing Co et al; att'y, F D W Searing.

Same property. Mariamne Rosenzweig agt same; att'y, W Rosenbloom.

169th st, Nos 301 & 303 East. Thornton Bros Co agt William Loewenthal et al; att'y, C E Neier.

Hughes av, e s, 200 n 183d st, 25x100. Vincenzo Laporta agt Bettino Tarallo et al; att'ys, Fraser & Oshlag.

Sept. 13.

Road leading from West Farms to Hunt's Point adj lands of Daniel Mapes, Sr, 50x236x50x 243. Moses Packard et al agt Central Fire Proof Door & Sash Co et al; att'y, S Packard.

135th st, Nos 3 & 7 East; two actions. Julius M Cohen agt Hannah J Frankel; amended; att'ys, Davis & Dworsky.

163d st, s s, 175 e Morris av, 16.8x114.10. Otto Bittner agt Charles Doll et al; att'y, J J O'Brien.

Kingsbridge rd, s s, Lots 6 & 7, map of Edenwald, 50 x 94.10x50x92.3, Chester Hill Stables agt Clarence Willis et al; att'y, J E Quinn.

Sept. 14.

101st st, Nos 103 & 105 East; two actions. Lionello Perera agt Gussie Englander et al; att'y, L Skidmore.

Ryer av, e s, 34.6 s 180th st, 50.3x101x irreg; two actions. Julia G Flynn agt Stephen A Whisten; att'y, J B Tanner.

182d st, s s, 156.3 e Washington av, 18x89.5x irreg. Eva Schaidner agt Hillside Realty & Construction Co; att'y, R C Schaider.

44th st, n s, 425 e 8th av, 21.3x100. Lena Heym agt Waldemar M Cahen et al; att'ys, Teven & Borland.

Sept. 15.

164th st, s s, 39 w Stebbins av, 23x73.6. Vivien Walsh et al agt Wm P Case et al; att'y, W H Hamilton.

239th st, s s, 50 e Matilda st, 50x100.
Fulton st, s w cor 239th st, 100x100.
Two actions. Julius Heiderman agt Herman Menaker et al; att'y, J Heiderman.

Barnes av, w s, 39 n 226th st, 75x105; three actions. Ernst F Kaase agt Lavecchia Construction Co et al; att'ys, Fettretch, Silkman & Seybel.

Eastern Boulevard, — s Lots 186, 198, 199 & 200, map of property of Sisters of Charity, Bronx. Chas V Gabriel agt Samuel Swick et al; att'y, B E Rabell.

88th st, No 503 East. Theresa Schappert agt Philip Lynch et al; att'y, E A Hassey.

Sept. 16.

39th st, No 56 West. Warren McConihe agt Alice B Scott et al; att'y, W McConihe.

Same property. Same agt Benjamin B Davenport et al; att'ys, W McConihe.

Greenwich st, w s, 53.6 n Charlton st, 17.6x 58.4. Emigrant Industrial Savings Bank agt John H Gill et al; att'ys, R & E J O'Gorman.

Southern Boulevard, w s, 150 n 187th st, 50x 102.10. Augustus Gareiss agt Max Borsuk et al; att'ys, Berry & Davis.

Sept. 17.

127th st, No 305 West. Twelfth Ward Bank of the City of N Y agt Joseph Ettlinger et al; att'ys, Katz & Sommerich.

7th st, No 241. Samuel Laber agt Nathan Thumen et al; att'y, C L Borck.

134th st, n s, 200 w St Ann's av, 25x100. Jennie Reichman agt Joseph Jager et al; att'y, H V Holde.

Morris Park av, n s, 690 e White Plains rd, 50 x 1,535.10 x 63.6 x 1,534.11. East Borough Improvement Co agt Lawrence Mix et al; att'y, M J Sullivan.

Lots 88A, 88B & 300, map of Penfield property, Bronx. Magdalena Lieb agt Richard Kelly et al; att'y, D S Ritterband.

Lot 86, map of Fairmount Upper Morisania, Bronx. Chas R Fink agt Luke Healy et al; att'y, F W Judge.

50th st, n s, 155.7 e 1st av, 19.5x100.5. Julia D Heinemann agt Lena Kaufman et al; att'ys, Heymann & Hermann.

JUDGMENTS

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11 Aronoff, Max et al—J Levy et al.....40.83
11 Abraham, Benjamin M—Bernheimer & Schwartz Pilsener Brewing Co.....100.00
13 Aaron, Herman—L Keller 1,859.41
13 Adler, Israel—C M Biddle et al.....170.46
14 Aisenstein, Edward—P Jones.....29.41
14 Arnold, Chas M—A Sjuman et al.....35.85
14 Allen, James L—Co-Operative Garage Co.26.80
15 Albers, Louis et al—Mutual Alliance Trust Co of N Y 268.45
15 Aaron, Samuel—M Rubin 244.91
5*Ackley, Chas W et al—D S Alpaugh et al. 34 03

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11 Bruckmann, John W—Tabard Inn Library. 37.40
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11 City of N Y—J J Rafferty et al....3,089.72
11 New York American Cigar Co—A Kuflik et al.....45.41
11 Van Auken Motor & Machine Works—Hanover National Bank of the City of N Y.....4,490.10
13 Avans-Turner Co—E Blood.....95.17
13 Prosper Colony Co—John Wanamaker, N Y.....194.06
13 United Mining & Development Co of America—N V Ketcham.....607.00
13 City of N Y—H W Hall.....costs, 20.97
13 Barnette Mercantile Co -Butterick Pub Co.....335.69
13 Buckley Realty Construction Co et al -Empire Brick & Supply Co.....3,446.63
14 Twentieth Century Pub Co—Premier Press.....185.46
14 Sun Electric Arc Light Co—T E Conklin.86.33
14 Ruby Realty Co—B Edelman.....319.90
14 Dr Herzel Assn et al—E O Smith....223.62
14 St Domingo Improvement Co of N Y—C Sayles et al.....35,000.00
14 Commercial Publicity Corp—Press Pub Co.....506.00
14 Rubin-Blankfort Co—J Rubin.....937.75
15 Carmeliter Stomach Bitters Co—Bastian Bros Co.....98.96
15 Brookwell & Crane—Culbert Co.....34.51
15 Uneeda Ice Cream Co—H Pfaltz.....152.91
15 Wilson & McNeal Co—Gotham Can Co.121.63
15 Wells-Hamlin Co—Press Pub Co.....33.30
16 Brooklyn Heights Improvement Co—John H Mahnken Co.....1,739.87
16 the same—the same.....1,636.74
16 the same——the same.....1,364.55
16 the same—the same.....1,418.36
16 C Lehman Co—Ilsley & Held Co.....31.67
16*Manhattan Elevator Co et al—Elliot Bigelow & Son Co.....114.33
16 Metropolitan Mercantile & Realty Co et al —Elliot Bigelow & Son Co.....114.33
16 Lighter Mfg Co—H A Van Liew.....523.21
17 United States Horse Ins Co—Rider & Driver Pub Co.....182.99
17 Sejo Ice Cream Co—John Matthews, Inc.....145.03
17 Hudson Automobile Co—R Gordon et al.....143.25
17 Lacto Bacilline Co of N Y—Ferment Co.....2,249.81
17 the same——the same.....2,129.81
17 the same Franco-American Ferment Co.....1,298.95
17 the same——the same.....1,039.00
17 the same——the same.....2,059.66
17 the same——the same.....2,059.66
17 the same——the same.....1,656.20
17 Breakers Co -M Libien.....89.21
17 Fireproofine Mfg Co et al—Charles E Sholes Co.....537.58
17 Carleton Island Club—C F Kip.....827.98

SATISFIED JUDGMENTS.

Sept. 11, 13, 14, 15, 16 and 17.

Abbott, Wm A—F Wettrvick. 1900.....153.34
Same——F Tuckerman. 1896.....217.80
Same——S Davies. 1895.....238.51
Adams, Edw C—H Behrman et al. 1899..99.96
[1]Bobrow, Jacob et al—E M Speer. 1909...863.76
Block, Gustav—I Scherer. 1907.....84.65
Booth, Julia M admrx—W A Milliken. 1908.....533.60
Same ——same. 1909.....136.42
Brandreth, Ralph—J E Kerr & Co, Ltd. 1909.....896.51
Burkhardt, Robert—Hart & Crouse Co. 1909.....274.41
Buzzini, John S—Burns Restaurant & Hotel Co. 1909.....41.27
Borenstein, Newman H—City of N Y. 1909.29.02
Cooper, Thomas W—D A Schulte et al. 1909.....475.00
[1]Chaitin, Isaac et al—E M Speer. 1909...863.76
Cobe, Andrew—A B Blany. 1909.....75.15
Cole, Julia—N Aulettz et al. 1908.....294.01
Connelly, Michael—J Schuster. 1908....154.62
De Julio, Angelo—N Campbell. 1909.....534.31
[1]Doherty, Henry L—City of N Y. 1908..223.47
Danzig, Lewis et al—R M Rosenthal. 1909.....1,980.11
Same ——same. 1909.....2,156.96
Denton, Francis M et al—J F Thibaut. 1909.....151.64
Denton, Frank et al—Frank E Morse Co. 1909.....1,140.89
Denton, Francis M et al—Red Cliff Lumber Co. 1909.....335.55
Same——Bank of Commerce. 1909.....1,379.73
Eisenberg, Paul et al—R M Rosenthal. 1909.....1,980.11
Same——same. 1909.....2,156.96
Egan, Wm W—People, &c. 1909.....60.17
Ellinger, John—T G O'Connor. 1909.....739.37
French, Lillian H—N Y Edison Co. 1909..27.55
Ferguson, Samuel I—Banks & Co. 1903...502.65
Fletcher, Mary et al—L Ippolito. 1909...266.92
Gillman, Aaron—D Regell. 1907.....8.27
Gallagher, Joseph—T F Meagher et al. 1908.....102.36
Glaser, Louis—S Cohen. 1909.....76.58
Green, John—Sheffield, Farms Slawson Decker Co. 1909.....80.28
Same——P J Fisher, Jr. 1909.....15.48
Same——K Wallace. 1909.....91.38
Same——M Murtha. 1909.....201.35
Same——Theresa Hynds Corsetiere Co. 1909.....21.41
[4]Guggenheim, Benjamin—R Stringer. 1909..342.44
Gabriel, Abraham—N Y Telephone Co. 1908.51.78
Hanneman, Louis—Standard Gas Light Co. 1902.....35.02
Hamlin, Wm E—Glenside Woolen Mills. 1909.....2,252.43
Hausbeck, Franklin I—E J Hogg. 1909....39.43
[3]Helling, Jay L—A Adams et al. 1900...614.66
Jennings, W Smith—Empire Floral Co. 1909.....25.41
Koch, Frank—City of N Y. 1909.....192.37
Kendall, Lyman B—T Allison. 1909.....100.00
Kelley, Robert S—W & J Sloane. 1909...174.46
Kearns, Frank J—Caesar Misch, Inc. 1909..28.55
Kerin, Daniel J—J Corcoran. 1909.....10,908.47
Kingsland, Albert A—Somerset Hotel Co. 1906.....59.92
Leinhardt, William—People, &c. 1909.....60.17
Lanzendorn, Thomas et al—L Ippolito. 1909.....266.92
Lasarovitz, Sigmund—M Glickman. 1909...52.41
[1]Levin, Hyman—City of N Y. 1908.....59.72
Liss, Abraham—H Green. 1907.....730.37
Louis, August L—City of N Y. 1909.....35.96
[1]La Spina, John -City of N Y. 1909.....57.00
Lauter, Charles—City of N Y. 1909.....31.20
Mosely, Benjamin E—E Wiener et al. 1909.38.14
Mitchell, James M—R W Holmes. 1908...299.42
Miller, Geo C—Rees & Rees. 1909.....34.24
McKittrick, Edward—City of N Y. 1909...25.54
[1]Mack, H Lewis—S A Katz. 1909.....141.60
Myer, Julius—State Bank. 1908.....85.95
Merlin, J Gordon—Caesar Misch, Inc. 1909.17.98
McCormack, James J—Caesar Misch, Inc. 1909.....39.96
McGrane, Nellie—Caesar Misch, Inc. 1909.37.70
Moriarty, Kate—J Engelberg. 1909.....31.36
McMahon, Henry et al—A Richter. 1909..435.31
Nicholas, George—L Ginsburg et al. 1909..344.45
National Surety Co et al—A Richter. 1909.435.31
O'Brien, Margaret—P A Schindler et al. 1909.....266.01
Pittelli, James A et al—A Richter. 1909...435.31
Pentz, Marguerite—L M Berkley. 1909...34.94
Pullar, Walter—J De Wolf. 1903.....54.31
Reifenscheid, Adolph—People, &c. 1909....60.17
Riegelhaupt, Abraham et al—H Eising et al. 1907.....372.01
Riover, Esther—Eureka Silk Mfg Co. 1909.90.89
Steinberg, Sarah—E S Siegel. 1909.....31.61
Schmittberger, Maxmillian F—A M Schmittberger et al. 1909.....57.78
[1]Sire, Henry B—J W Jacobs. 1908....27,206.32
Spandau, Jacob H -German Exchange Bank. 1909.....615.70
Strauss, Pauline—J Fried. 1907.....406.11
Taylor, Catherine or Catherine G Gallagher—P A Conroy. 1907.....3,066.93
Taylor, Catherine—S H Stuart. 1905.....2,142.80
Taylor, Catharine H—P J Devine. 1902...95.04
Tetard, Louis C—J Brower. 1909.....214.41
Wasserberger, Nathan, Betsy & Moses—J L Markel et al. 1909.....164.15
Waterbury, Lawrence—C E Ball et al. 1907.....636.25
Weiss, David—Title Guarantee & Trust Co. 1908.....70.52
Wood, Jonathan et al—J F Thibaut. 1909.151.64
Wood, Jonathan et al—Frank E Morse Co. 1909.....1,140.89
Wood, Jonathan et al—Red Cliff Lumber Co. 1909.....335.55
Same——Bank of Commerce. 1909.....1,379.73
Yahr, Isaac et al—H Eising et al. 1907...372.01

CORPORATIONS.

Adams Incandescent Light Co—Manhattan Screw & Stamping Works. 1909.....144.49
Cassel & Co, Ltd—H H McClure & Co. 1909.....108.88
Consolidated Gas Co—J L Wells et al. 1908.....68.55
Dillman Fireproof Construction Co—P J Heaney Co. 1909.....172.90
National Ice Cream & Mfg Co—G W Gallaway. 1909.....73.27

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Sept. 11.

69—Bailey av, w s, 709.1 n Kingsbridge rd, 50 x100. Phelps Bros Co agt Bailey Avenue Realty Co & D J Logan.....$332.69
70—Broome st, No 557. Wolf Gelband agt Rebecca Shkolnikoff & Samuel Fox.....65.00
71—Fairmount pl, s e cor Marmion av, 100x103 x107x95. Hugo Bochdam agt Benjamin Greenthal, Pasquale Trotta & Antonio Spaccini.....86.50
72—28th st, No 37 & 39 East. Russell & Erwin Mfg Co agt John E Olson.....584.25
73—East Broadway, No 222. Samuel Rosenberg agt Louis Friedenberg & Sigmund Fox.....90.00
74—Kingsbridge Terrace, w s, 150 n Nindham pl, 25x110. Gustavus M Roden agt Henry Kroener & Harold E Vreeland Building Co.....124.50
75—44th st, Nos 34 & 36 West. Michael Power agt Assn of the Bar of the City of N Y, Phi Gamme Delta Club and Henry J Brown & Son.....1,0 2 2 3

Sept. 13.

76—Pike Slip, Nos 81 & 83. Isidor Kasofsky agt John McSweeney & George Blumenthal.....130.00
77—39th st, No 227 East. George Rogers agt B Smith & G Raymond Harkness.....25.00
78—Madison av, No 1587. Meyer Gitlin agt Jacob Stone & Abraham Stone.....71.50
79—12th av, n e cor 43d st, 200x650. Fredenburg & Lounsbury agt Chas E Ellis Real Estate Co & P C Eckhardt.....138.00
80—Grand Boulevard & Concourse, s e cor 178th st, 100x100.11. Henry G Silleck, Jr, agt Hagerman Construction Co.....989.66
81—Union av, e s, whole front between 166th and 167th sts, 200x100. Julius Reidmuller agt R & W Realty Co & Irotta & McPherson.....46.68
82—Horatio st, Nos 72 & 74. D H Darrin Co agt John J Bradley & John F Walsh, Jr (renewal).....965.86
83—Cedar av, n w cor 177th st, 89x126. Bronx Metal Works agt I J Murphy and Keller & Co.....201.90

Sept. 14.

84—Anthony av, n w cor 174th st, 59.6x117.1. Isaac Lipshitz agt Ekwanok Realty Co, William Rosenfeld, and Indelli & Conforti.174.00

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GEORGE DOAN RUSSELL LAWYER
TRIBUNE BUILDING, 154 NASSAU ST., N. Y. SPECIALTY: Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience. 13 Years Lawyer.

85 Kingsbridge Terrace, No 2749. Gustavus M Roden agt Henry R C Recordon, Harold E Vreeland Building Co & Carmine Cavallo. 133.53
86—135th st, n s, 372.6 e Lenox av, 37.6x99.11. William Baily agt David Angerman & Chisun Bros. 45.15
87 119th st, n s, 175 w 8th av, 25x100.11. Same agt Catherine Knudsen & Chisun Bros. 35.70
88—2d av, No 1849. Wm J Brerach agt John J Brennan & Martin J Garvey 300.00
89—Broadway, No 1241. Max Solomon et al agt Sol Bloom, Felix Isman & Alexander Dickson 114.00
90—Amsterdam av, No 792. Isaac Schwartz et al agt Moritz Arnstein 1,172.00
91—174th st, n s, 100 w Amsterdam av, 50x98.9. Helene Realty Co agt Kelsarge Realty Co. 134.75

Sept. 15.

92—Madison av, No 1917. Max Goldstein agt Jewish Hospital for Deformities and Joint Diseases & Louis Holzberg 78.36
93—Plimpton av, w s, 75 n 170th st, 25x100. Max Goldstein agt Joseph Burns & Louis Holzberg 30.00
94—160th st, Nos 818 to 822 East. Standard Damp Proofing-Roofing Co agt A M Pacher 80.00
95—Rivington st, No 194. Morris Rosenfeld agt Solomon H Schlanger, M Gubeman & J Mermtzky 104.39
96—Grand st, No 71. Hyman Rappaport et al agt Samuel Eisman and Oddie & Stafford 210.00
97—Av B, No 254. Patrick Meehan agt Thomas J Cunningham 109.45
98—Edgecomb av, s w cor 150th st, 100x100. Carrier Construction Co agt Emanuel Doctor. 1,550.00
99—164th st, s s, 50 w Cauldwell av, 50x88. Rock Plaster Mfg Co agt Dr. Carl Wurm & James T Clark 673.00
100—42d st, No 243 West. Same agt Emma J C Vehe & James T Clark 104.10
101—Unionport rd, Nos 1679 & 1681. Jacob Schneider agt Rose Maurer & Paul Reiling. 530.00
102—86th st, Nos 340 to 346 West. Bochman & Sheppard agt Harry Schiff & G Sorgi Genovese 1,924.81

Sept. 16.

103—Bergen av, s w cor Westchester av, 50x100. Rock Plaster Mfg Co agt J Clarence Davies & James T Clark 129.90
104—Lexington av, w s, 130th & 131st sts, 200x100. Harlem Mirror & Glass Co agt John Rockmore & Henry Rockmore 150.00
105—Hudson st, Nos 401 & 403. Geo E Ryan agt L P Poschman & M A Ryan, Inc. 75.00

Sept. 17.

106—Matilda st, e s, 200 s 239th st, 100x100. J A Mahlstedt Lumber & Coal Co agt Fox Muller Realty & Construction Co & Edward Egenberger 1,887.52
107—127th st, No 122 West. John B Flynn agt Leopold Falkenberg & Isaac Steinberg. .192.89
108—1st st, s s, 275 w Av A, 25x70.10x25.2x74. John Rogers agt Nathan Friedman & Paul Levy (renewal) 61.00
109—5th av, No 439. Chas F Albert agt William Hnabe & Co and Water, Nichols & Crowninshield 282.00
110—122d st, Nos 269 to 273 West. Nicholas Gionisch et al agt Brookside Realty Co, J Handley & J Braunstein 40.10
111—Anthony av, n w cor 174th st, 59.6x117. Wm T Hookey, Inc agt Ekwanok Realty Co. 1,507.05

BUILDING LOAN CONTRACTS.

Sept. 11.

Clinton av, w s, 100 s 180th st, 41.3x71.7x irreg. Title Guarantee & Trust Co loans L W Divine Co to erect a 4-sty apartment; 4 payments $14,000
Parker av, s s, 175 e Lyon av, 25x130. Commercial Finance Co loans Chester Improvement Co to erect two 2-family dwellings; 3 payments 3,800
52d st, Nos 351 to 355 West. Jacob Wicks, Jr, loans Otto Strack to erect an 8-sty building; 5 payments 80,000

Sept. 13.

Broadway, s e cor 165th st, 110.11x100x101.6x109.5. James A Lynch loans Ecallaw Co to erect a — sty building; — payments.35,000
261st st, n s, 128.4 w Broadway, 50.2x92.6. Title Guarantee & Trust Co loans Andrew S Corbett to erect a 2-sty dwelling; 3 payments 3,750

Sept. 14.

132d st, s s, 100 w Amsterdam ay, 125x99.11. Title Guarantee & Trust Co loans Robert Friedman Construction Co to erect three 6-sty apartments; 7 payments.....80,000
Madison av, n w cor 73d st, 80x18. Lawyers Title Ins & Trust Co loans Georgine Campbell to remodel a 5-sty building; 6 payments.....60,000
20th st, n s, 193.3 e 6th av, 106.9x92. Metropolitan Life Ins Co loans Brody, Adler & Koch Co to erect a 12-sty loft; 8 payments. 450,000

Sept. 15.

No Building Loan Contracts filed this day.

Sept. 16.

So Boulevard, n w cor Av St. John, 100x105. Bertel Realty Co loans Joseph Picone & Vincenzo Oliva to erect a — sty building; — payments 80,000
152d st, s s, 225 s Courtlandt av, 25x115. James G Wentz loans Tannenbaum Construction Co to erect a 5-sty apartment; 8 payments 18,000
Arthur av, s e cor 182d st, 25x90. Same loans Central Bronx Realty Co to erect a 5-sty apartment; 7 payments 32,000
Hoffman st, s w cor 187th st, 72.6x95. Same loans Arthur Avenue Realty & Construction Co to erect a 5-sty apartment; 9 payments 33,000

Sept. 17.

165th st, s s College & Findlay avs, 192.11x77.3x191.5x90.5. Mary S Groxson loans Mountain Construction Co to erect seven 3-sty buildings; 6 payments 45,500
Prospect av, w s, 84 n Oakland pl, 19.9x100. Rowena M Southworth loans Joseph C Luke to erect a 2-sty dwelling; — payments..4,500
Fulton av, w s, 82.9 s Wendover av, 100x160x100x173. City Mortgage Co loans Fulton-Wendover Construction Co to erect two 5-sty apartments; 12 payments.....70,000
Stebbins av, n w cor 162d st, 44.10x98.1. Same loans J C Gaffney Construction Co to erect two 5-sty apartments; 12 payments.....35,000
Convent av, w s, 128 to 129th sts, —x76.5x114. Same loans Golde & Cohen to erect five 5-sty apartments; 10 payments 150,000
Vyse av, w s, 162.6 s 173d st, 18.9x100. Poughkeepsie Trust Co loans Carmine Cioffi to erect a — sty building; 6 payments.....7,500
Vyse av, w s, 143.9 s 173d st, 18.9x100. Same loans same to erect a — sty building; 6 payments 7,500
Vyse av, w s, 181.3 s 173d st, 18.9x100. Same loans same to erect a — sty building; 6 payments 7,500
Vyse av, w s, 181.3 s 173d st. Commercial Finance Co loans same to erect a — sty building; 6 payments 2,000
Vyse av, w s, 162.6 s 173d st. Same loans same to erect a — sty building; 6 payments. 2,000
Vyse av, w s, 143.9 s 173d st. Same loans same to erect a — sty building; 6 payments. 2,000
Hughes av, s e cor 180th st, 127.9x50. American Mortgage Co loans Checchina Carucci to erect a 5-sty tenement; 12 payments....36,000
Park av, e s, 150 s 182d st, 50x141. Manhattan Mortgage Co loans William Guggolz Construction Co to erect two 4-sty apartments; 11 payments 28,000

SATISFIED MECHANICS' LIENS.

Sept. 11.

21st st, Nos 18 & 20 West. Federal Tile Co agt Twenty-first Street Building & Construction Co et al. (April 7, 1908)..$1,077.00
Lind av, w s, 360 n 168th st. Carmino Liberti agt Angelo De Julio et al. (March 10, 1909) 400.00
Same property. Same agt same. (March 16, 1909) 400.00

Sept. 13.

No Satisfied Mechanics Liens filed this day.

Sept. 14.

Castle Hill av, e s, 700 s Walker av. N Y & N J Slate Co agt St. Raymonds Church et al. (Sept 3, 1909) 525.00
115th st, No 12 East. Harry Barrett et al agt Hannah Cohen et al. (July 20, 1909) 77.15
122d st, Nos 269 to 273 West. William Eisenstein agt Jacob Danson et al. (Aug 24, 1909) 84.83

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Sept. 15.

Gramercy Park East, Nos 35 to 38. Pleumacher Contracting Co agt Gramercy Park Construction Co et al. (Aug 25, 1909)..461.26
5th av, No 741. Leonard G Kirk Co agt Lydia L Bladgen et al. (March 18, 1909) 612.18
72d st, No 405 East. Ike Finkelstein agt Karoline Adler et al. (Aug 5, 1909).....140.00
3122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co. (Aug 24, 1909; correction of publication of yesterday's issue) 4,630.00
1st av, No 1548. Samuel Rosen agt Hyman Brown et al. (Sept 8, 1909) 175.00

Sept. 16.

37th st, No 236 West. Simes Co agt James H Ottley or McCall Co et al. (Sept 9, 1909) 413.22

Sept. 17.

Quimby st, n s, 130 w Olmstead av. Adam Jansen agt Emma Uhl et al. (July 9, 1909) 445.00
Same property. Same agt same. (Aug 11, 1909) 445.00

ATTACHMENTS.

Sept. 9 and 10.

No Attachments filed these days.

Sept. 11.

Folmer & Andorfer; John F Hogan; $378.46; M F Dee.
Jones, E Willard; David B Friedman; $1,125; C H Machin.

Sept. 13.

No Attachments filed this day.

Sept. 14.

Engel, George; Samuel G Ormsbee et al; $613.58; J J McKelvey.
Guanajuato Development Co; Courtlandt E Palmer; $73,250; Baldwin & B.

Sept. 15.

National Soda Fountain Co; E Ralph Breck; $1,790.50; Hastings & Gleason.

CHATTEL MORTGAGES.

Sept. 10, 11, 13, 14, 15 and 16.

AFFECTING REAL ESTATE.

Chryssikes, G. 26 Cortlandt..F Elflein. Refrigerator. 2,000
O'Hara, R & J. Burke st and White Plains av..Hudson M & M Co. Mantels. 328

ARCHITECTURAL TREATMENT OF REINFORCED CONCRETE.

CONCRETE, as used by the Romans, furnishes no precedent for modern designing in reinforced concrete, because they used the material in enormous masses, and only where the principal stresses were compressive. The concrete domes that they erected are said to have had no thrust, but acted merely as inverted saucers. When nothing but their own weight was supported the thrust might have been negligible; but there must have been a sort of internal arch action amongst the particles of the mass, and the thrust so produced, if not transmitted to the walls, must have been counteracted by the tensile strength of the concrete. If a superimposed load were placed on the dome, the thrust would have become more than the tensile resistance of the concrete could withstand, and unless some outside aid were forthcoming the whole would collapse. However, in modern construction, we do not rely on the tensile resistance of concrete in any way. Wherever tensile stress exists, steel must be introduced.

Another essential difference is that whereas a Roman concrete wall was of very considerable and practically uniform thickness, taking stresses all along, in reinforced concrete no such arrangement is permissible. A wall consists of a framework of stanchions and beams which take all the stresses, and the remainder of the wall is formed of mere screen panels of very little thickness. This is true of steel-frame buildings also, and this principle is the only one that will affect the structural lines of architectural buildings; that is, those kinds of structures that are usually designed by architects as distinct from engineering structures, such as bridges, large roofs, water-towers, etc. This framework and panel treatment should make itself very evident; and it would seem quite suitable to build the panels afterwards in some other material, such as brick, stone, block concrete, or terra cotta, each panel being carried by the beam below it. The vertical members will, as a rule, be emphasized, as they are more important, becoming larger and stronger towards the bottom, because there they carry the whole load of the wall and their proportion of the floor loads, whereas the beams all do practically the same amount of work (that is, carry the panel above and a proportion of the floor) and are therefore of the same size. However, in some cases the horizontal members are emphasized, and the vertical members kept subservient.

In buildings of the warehouse and factory class, the windows are often made to take up the whole of the panel space. There will, said Mr. J. H. Markham, in a paper read before the London Architectural Association, be much more scope for the use of reinforced concrete, and opportunity to evolve a suitable style of design, in such buildings as bridges, large roofs (as over swimming-baths, etc.), towers for various purposes, light-houses, tanks, and reservoirs, to say nothing of all kinds of foundation work, than there will be in architectural buildings. In these structures reinforced concrete is likely to find favor because it does not need the periodic painting necessary to preserve a steel structure from corrosion. In most, if not all, works of this kind, economy of cost is an important consideration; and in steelwork the cost varies approximately as the amount of material employed. Not so with reinforced concrete. In a plain and simple building of reinforced concrete about thirty per cent. of the total cost is expended on centreing and false work alone, which all disappears when the structure is complete. Again, the metal costs a great deal more than the concrete bulk for bulk, so that it may quite well happen that a design that uses a considerably larger quantity of material than the minimum possible, may be of much less expense in execution, because it is of such a simple character that a great saving of false work is effected, or members are so skillfully arranged, both as to position and their internal composition, that the concrete is made to do as much work as possible, and the minimum quantity of metal is used. Therefore let parts be simple and large rather than intricate and small.

SALIENT FEATURES OF ROMAN ARCHITECTURE

THE Romans were primarily engineers and in architecture the practical turn of their mind was able to accomplish what it was unable to do in the case of the more abstract arts. Besides imitating the Greek, it added certain new and original features of its own. These innovations all lay in the direction of construction; but architectural construction the practical Romans developed to a point far in advance of any kind that had hitherto been reached.

The principle of the arch had long been understood—exactly who first discovered it will probably never be known—but there is no doubt that its use goes back to remote antiquity. The Romans, however, were the first to treat it architecturally. The arch in its simplest form is merely a device for spanning an opening by means of several blocks of stone. An arch is usually constructed by means of a wooden mould, called a centreing, whose outer face corresponds with the under side of the arch. The invention of the arch brought into architecture a new and important element. The Greek architects had only horizontal and vertical forces to consider, dead weights and the strength of the supports that must bear them. The Romans, in introducing the arch, created the new and much more complicated question of lateral thrusts.

Architects had thereafter to consider not only the tendency of buildings to fall downwards, but also their tendency to burst outwards. The calculation and overcoming of these lateral thrusts is a mechanical and engineering problem of the utmost difficulty, and one which, from the time of Rome to this day, has absorbed the energies of builders, and with what splendid results may be seen in Gothic architecture. And yet, even to-day, the mathematics of this elusive problem cannot be said to be completely understood.

From the arch to the vault the step is easy. If the introduction of the principle of the arch was an advance of grave significance, the vault, which followed as a necessary corollary, was destined to bear in the future even a rich harvest. The first progressive step was the invention of the groin vault, formed by the intersection of two equal barrel vaults meeting at right angles. From this came the cloistered vault, which can be constructed on a polygonal quite as well as on a square plan. If the number of sides be increased a circular plan is arrived at and the vault becomes a dome. Every vault, however, depends for its stability on the principle of the arch. In the dome, on the other hand, each course is complete and self-sustaining in itself, and this important fact allows the introduction in the centre of a dome of a window for lighting.

In no form of vault did the Romans say the last word. It was reserved for future ages to show of what developments the dome, the groin vault, and even the barrel vault were capable. But the credit of first applying these vital principles to architecture is due to Rome.—Stone Trades Journal.

—Twenty months ago the American Metal Hose Company of 173 Lafayette st, New York City, sold to the Pennsylvania Tunnel & Terminal Railroad Company, for use in the Pennsylvania power house, a 50-foot length of 1-inch flexible copper hose, asbestos covered, to be used for blowing out boiler flues daily under a working steam pressure of 250 pounds per square inch. This power house had to buy, before they used such flexible metal hose, a piece of high grade rubber steam hose every month, and now after 20 months, the flexible metal hose is still in good condition, and is used daily by the company with best results.

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THE LEASE recently consummated of the northeast corner of Broadway and Forty-second street by the United Cigar Stores Company is in some respects one of the most remarkable and significant ever signed in New York City. On a five per cent. basis it makes the value of the property, which contains about 12,000 square feet, equal to $165 a square foot, but obviously a lease, assumed by a corporation of such considerable resources and secured by a building which will probably be sixten stories high should be capitalized at a smaller percentage than five per cent. After the building is erected, the ground could certainly be sold on a four and one half per cent. basis and probably on a four per cent. basis. It really implies a capital value nearer $200 a square foot than $165, and this figure, considering the size of the property, is very extraordinary. Yet it has been made by the managers of a corporation that is probably the tenant of more Manhattan real estate than any other corporation in the city. The corporation in question has occupied part of the corner under a temporary lease for a good many years, and it is in the best possible situation to appraise its value. The president of the company has stated that it will be the best business corner in New York City, and if this statement is true, even $200 a square foot would be a cheap price to pay for the property. Most assuredly the statement is plausible, in case the number of people, passing on the street in front of the corner, constitutes any accurate measure of its value. It is more accessible and is passed by more people than is the old Hotel Metropole property, or even the Times Building. Both of these other properties cannot be reached either from the east or the west without crossing crowded thoroughfares, and a casual pedestrian will not take the trouble to make the crossing unless he is obliged to do so. In the same way the north corner of the intersection should be more valuable than the south, because the whole of Long Acre Square lies to the north, and east corners should be more valuable than west corners, because a larger amount of traffic comes from the east. If the Hotel Metropole property and the plot on which the Times Building stands are more valuable per square foot, that is only because they have larger frontages on the streets in proportion to their area. The northeast corner of Broadway and Forty-second street should certainly be the best business corner in that immediate vicinity.

IT MAY BE DOUBTED, however, whether the corner which has just been leased by the United Cigar Stores Company is actually the best business corner in the central part of Manhattan. In all probability this distinction belongs to the corresponding corner of Broadway and Thirty-fourth street. The difficulty at the present time with the neighborhood of Broadway and Forty-second street is that it has remained too much of a hotel and a theatre district. There is not a single retail establishment of the first importance in that vicinity; and the only tall office building thereabouts is that occupied by the Times. On the other hand the vicinity of Thirty-fourth street and Broadway contains five of the largest department stores in the city, and two of the largest clothing stores. It can already boast of three or four office buildings, and it is likely to become a better neighborhood for this class of improvement than is its competitor farther north. A location at Forty-second street may be better for a cigar store, or a drug store, because that district is more lively at night, but it is the money spent during the day which gives the greatest value to well-situated parcels of real estate. The neighborhood of Forty-second street and Broadway has not yet attracted the most substantial and profitable kind of business. The Record and Guide has no doubt that it will do so in the course of time; but hitherto hotels, restaurants and theatres have prevailed, and there is no indication that these will not continue to prevail. Two new hotels, one for Rector's and one for Shanley's, will soon be built. There is talk of another theatre; very little room, consequently, will be left which can be appropriated by more substantial business enterprises. It may also be remarked that in the future traffic conditions will become more favorable for Greeley Square and less favorable to Forty-second street and Broadway. At present Times Square has been much favored by the fact that the Subway turns east at Forty-second street. Greeley Square has reached its present importance without the advantage of the most approved means of transit. But it will not remain long without the best means of communication. Just where a subway will pass through this district is not determined as yet, but manifestly within the next five years subway trains will be running down either Seventh avenue or Broadway or both—an improvement, which will add considerably to the value of property thereabouts, both for business and amusement purposes, and, then, the increased traffic and business resulting from the opening of the Pennsylvania Terminal will have a similar effect. In all probability the neighborhood of Greeley Square will become more popular as a situation both for hotels and theatres. In spite, consequently, of the huge prices which are being paid for real estate at Forty-second street and Broadway, it still looks as if Greeley rather than Times Square would constitute the business centre of the Middle District.

CHAIRMAN WILLCOX has announced that the Public Service Commission is about to lay out a new subway route, which will follow the line of Hudson street and Eighth avenue, and which will supply the East Side with additional means of communication. It is difficult to understand just what the Commission is driving at in planning such a route. Is it intended as a substitute for a Seventh avenue subway or a supplement thereto? But in either event one cannot understand why such a route should be laid out at the present time. If it is intended as a substitute for a Seventh avenue subway, the answer is that it is a very inferior substitute. The first lower West Side route should run as near to the central ridge of the Island as possible. The line of densest traffic is to the west of Sixth avenue and Broadway. A Seventh avenue-Varick street subway would serve the retail shops on Sixth avenue south of Twenty-third street, and the wholesale district to the west of Broadway. Whereas a Hudson street-Eighth avenue subway would lie too far west to perform such services properly. Such a route, consequently, could not be substituted for a lower Seventh avenue subway with any advantage. On the other hand, if it were added to a Seventh avene subway it would simply establish a partial competitor for that line, before business had been developed sufficiently to warrant competition. In all probability the Interborough Company would refuse to build a Seventh avenue tunnel in case a competitive route were immediately to be built one block to the west. The time is undoubtedly fast approaching when the construction of a Hudson street-Eighth avenue-West Side subway will be justified; but such construction should not be commenced until after a Seventh avenue subway has been in operation for a long enough period to warrant accurate estimates as to the amount of traffic it will develop. The most plausible explanation of this announcement of the Rapid Transit Commission seems to be that the Seventh avenue subway is to be entirely side-tracked. It looks, at present, as if a plan was being hatched for subway development along the following lines: The Interborough Company will bid on the Lexington avenue-Broadway route, and in case it obtains the franchise, a connection will be arranged between Forty-second street and Broadway and Fourteenth street and Broadway. In case such a connection is made it would probably follow the line recently suggested by the property-owners' association of Twenty-third street. That is, it would probably run down Seventh avenue to the Pennsylvania Terminal and then turn east to Broadway; but it might avoid Seventh avenue entirely. Then at a later date the

Hudson street-Eighth avenue-West Side subway would be constructed, also, by the Interborough Company. Of course, the foregoing is only a supposition; and it does not seem credible that the Interborough Company would lend itself to a plan of a subway development, such as the one proposed, which implies a maximum of competition with the existing subway and a minimum of additional service to the public. Neither does it seem credible that the contracting syndicate, which has proposed to bid for the Broadway-Lexington avenue subway will get out of the way without a fight. But it should be added that such a fight would be so expensive that some sort of an agreement will eventually be reached. What the agreement will be, however, remains a mystery. The situation becomes more confused every day, and the Public Service Commission is exhibiting a positive genius for adding to the confusion.

INDIRECT BUSINESS BENEFITS will accrue to the real estate and building interests from the inpouring of American citizens that we have seen this week, even if the direct fruits are not easily discernible from where one stands. Of course, whatever benefits the hotel, theatre and transportation interests benefits building and real estate also, and this is one reason why the men in these lines are filling a good citizen's part in presenting the open hand, the smiling face and the hospitable board and bed to their brothers from all over the land. Thousands of people from other States have been looking forward for months to this time, and will combine much business with their pleasure. Most Western families count on coming East at least once a year. As travelers and runabouts they outwing Eastern people far. One reason is because there is so much for them to see in the East. The first question an outsider asks on seeing New York's stupendous buildings is, "Where did 'he' find the money to build it?" The corporation method is one that the man from a small city or town has difficulty in comprehending. He is depressed by the evidences of vast wealth as invested in real estate, and by his own small financial ability in comparison. It is difficult for him to get away from the old idea of individualism, of single-handed effort and the lone-hand game that young men in small cities must rely upon in making their way. When he understands that skyscrapers are financed much after the same plan as the railroads, electric light works and trolley lines out his way, he recovers from his depression and begins to wonder if New York City real estate is not a better and a safer form of investment for his surplus than some of his Western securities. ONCE A STRANGER COMPREHENDS FUNDAMENTAL FINANCIAL METHODS IN THE METROPOLIS HE GENERALLY IS FIRED WITH THE DESIRE TO SOMEHOW PARTICIPATE IN THE BENEFITS RESULTING FROM THE RAPID GROWTH OF VALUES HERE. Thus, more and more New York is attracting investors from other cities, and if the Hudson-Fulton celebration, which begins to-day with a great marine parade, does nothing better for the real estate and allied interests of New York than to charm thrifty and ambitious men from the South and West and lead them to a better comprehension of our city, as a field of investment, it will be worth whatever it costs.

THIS IS THE WEEK for the traditional equinoctial storms and we have had them in reality. Outside building work has consequently been intermittent, and the sales of material much lessened. Besides the weather, the building trades are contending with the Hudson-Fulton celebrations, and consequently the situation must be judged, for the time being, on general principles. There is a large and very general activity, when the whole city is taken into account. In Manhattan an exception must be made for a decline in the construction of five-story non-fireproof tenements. The minimum standard of apartment house construction at the present time in Manhattan is the six-story elevator house. Why this is so is the subject of an important discussion elsewhere in this paper by the best authorities in the matter. Some extremely valuable inside facts are disclosed for the guidance of Record and Guide readers by men who KNOW. Apart from this exception, the projects on file are very large, though for a long time the filings have been running numerically low. There are some present signs of a slowing up in actual construction, "to let the real estate market catch up," but these signs may disappear when the returns from the current renting season are in. Conditions in the renting department being somewhat confused and disturbed by the Hudson-Fulton celebration, the percentage of occupancy will not be altogether plain for some weeks yet. But, looking beyond temporary circumstances, there will be found a general agreement of opinion that the city has really entered upon an era which will prove to be the grandest and most uplifting, in real estate and building, that history tells of.

—If money can be had at 3 per cent. on call and 4 per cent. on time while the crops are being moved, what will the rate be in January when the demand for that purpose is ended? Wall street looks forward to a financial freshet next Spring. —New York American.

CONTRACT AND DAY LABOR SYSTEMS

A Notable Report on Their Relative Merits—Where the Contractor Wins Out.

The report of Metcalf & Eddy, of Boston, Mass., consulting engineers to the Boston Finance Commission, is a document of unusual character and profoundly instructive. The economic efficiency of a municipal department is rarely the subject of a report made by engineers not connected with that department. It is instructive in a high degree because of the thoroughness of the investigation as to unit costs under the contract and the day labor systems in New England cities.

While no engineer who has had wide experience doubts that the contract system is much more economic than the day labor system, it is seldom that an array of statistics is produced to prove the fact. In a recent issue data were given from the Metcalf & Eddy report showing that the cost of sewer work in Boston done by day labor is more than double the average contract price for precisely similar work.

Of late years there has been a very marked tendency among New England cities to adopt the day labor system for municipal work. This is well brought out by the fact that of 18 cities in Massachusefts that replied to the inquiries of Metcalf & Eddy, only one was found to be doing its sewer construction by contract! This astonishing condition of affairs has doubtless come about largely because of the general freedom from political graft that has characterized New England.

Taxpayers had been taught to believe that not only could the contractors' profits be saved by day labor, but that better work could be secured. The shock that this illusion now receives is likely to cause a marked change in municipal construction practice wherever the contract system had been, or was being, exterminated. Metcalf & Eddy find that in the cities of Brookline, Portland, Providence and Somerville, the average employee of a contractor does as much sewer work in two days as the average city laborer does in three days.

In their admirable summary of the disadvantages of performing municipal work by day labor, Metcalf & Eddy emphasize the political influences that result not only in the employment of inefficient workers, but in keeping them on the payroll during winter months when out-of-door work can be done only at an excessive cost. Important as such political factors are in causing high costs where the day labor system prevails, a factor of much greater importance, in our judgment, is the lack of incentive to reduce costs and increase daily outputs when men are employed by any government at fixed salaries, or at fixed wages.

A contractor's salary is paid in the form of profits. Hence he has the strongest sort of an incentive to secure competent men and to stimulate them to the greatest activity. By the payment of bonuses, by increases in salaries, and otherwise, the contractor gives his superintendents a stimulus that "strikes them where they live"—in the pocketbook.

"Why," it may be asked, "cannot a city government do likewise? What is to prevent a city from paying bonuses to its superintendents of construction?" Graft? Conditions are bad enough now, but imagine what would follow a departure from civil service rules fixing the salaries of superintendents and foremen.—Engineering-Contracting.

When a flat is more costly than people can afford to live in, it is called an apartment. A flat in its primitive state consists of a small bathroom, almost completely surrounded by total darkness. A flat is a substitute for home, at one time a popular winter and summer resort, where traditions were allowed to grow up carelessly. Now in every well conducted flat the traditions are drawn out every morning through a tube by the pneumatic cleaning process.—Tom L. Mason in Success Magazine.

Anyone who does not like living in New York within a few minutes' ride of his place of business, near to the heart of great things, with interesting surroundings and associations, freedom of action and with plenty of ways to fill leisure hours, can, of course, move out into the country, put his capital into a fine house, spend three hours every day going to and from the city, and have the pleasure of sitting on his own piazza for a few minutes at night before going to bed in some raw and lonely inland settlement, far from any club, church, theatre or social interest, and also have the felicity of buying commutation tickets for himself and family, the cost of which added to his interest and taxes more than equals what a flat in the city once cost him.

The flat is after all only the symbol of city life—merely the means to an end, and for its inconvenience there are many compensations in city comforts, and social and business opportunities. Too often the detached dwelling represents a dreary, narrow and aimless life except for the satisfaction of having a spacious and quiet house.

GERMAN IMMIGRATION to New York City cannot be counted on any longer by New York real estate interests. Less than 20,000 Germans emigrated from the mother country last year. This is the smallest number since the German empire was founded. And by no means did all come to America. New York City's portion was probably comparatively very small. Of 12 European countries the emigration returns from Germany are now the smallest.

CONSTRUCTION

THE BUILDING UNIT ON MANHATTAN ISLAND

Is the Six Story Elevator House the Minimum Standard of the Future in Speculative Residential Work? —Why Five Story Houses Are Not Being Erected at Present

SINCE no five-story tenement houses are being erected on Manhattan Island at the present time, the investing public are asking why. There are exceptions—here and there a lone five-story operation can be found—but it is the general rule at the present time for Manhattan Island construction which is under consideration here. The six-story elevator semi-fireproof house is almost the only kind now under construction.

Does this fact indicate that the six-story elevator house is to be the minimum standard of construction in the future? Does it mean that, as the normal renting rate for elevator apartments must be ten to twelve dollars a room as the minimum, families not prepared to meet this obligation must gradually find homes in the suburbs? Questions like these were put before three of the highest authorities in apartment house development, and each representing a different phase of the work. They differed in their views in some respects, but in reality conceded the general proposition, while emphasizing more or less the exceptions which seemed probable to each.

THE FACTS.

Hundreds of six-story houses have been finished within a comparatively recent period on Washington Heights. In one large district concessions are being made by the builders to tenants which bring the average rental rate down to nine dollars a room, and even to seven dollars a room in some houses. And there are still many vacancies in that section, but the houses are new and builders understand that it takes time to populate fully so many as have been provided there. Moreover, the Hudson-Fulton celebrations have had the effect of persuading families to postpone for a few weeks contemplated residential changes. The sales market for new apartment houses is also perceived to be in a backward condition.

But while these conditions are recognized, it is at the same time perceived that they are near an end, and that the market is soon to recover its normal brilliancy. The builder's opportunity came a little in advance of the times. He took advantage of low building costs and in due time will get his full reward. Under these surface conditions, however, are others which concern relations existing between the contractors and their principals in the smaller tenement house work. These relations and interests are now believed to be in a fair way to be harmonized, and the effect will be to further stimulate building in Manhattan Borough.

Exceptions Which Prove the Rule.

Charles Griffith Moses, of 141 Broadway and 1960 Amsterdam av, says the 6-sty elevator house covering a plot, 100x100, has certainly become the minimum standard of improvement for the greater part of the residential area still vacant in the Borough of Manhattan, and that there can be no doubt of it.

The speculative building of the past two years on Washington Heights and the upper West Side has proved this fact to his mind beyond peradventure. Of course, as Mr. Moses said to the Record and Guide, a general statement of this kind, affecting a large and varied territory, requires some explanation and qualification. Hence he remarked:

"ECONOMIC CONDITIONS, chiefly the laws of supply and demand, have made this situation a reasonable one. In residence sections it is safe to say that when the price of vacant lots rises above, say $12,000 each for 2,500 sq. ft., it is necessary to improve such lots with buildings producing a greater rental than can be obtained from a non-elevator apartment house.

"THIS IS JUST the condition which prevails throughout the Borough of Manhattan, excepting at its northern and northwestern extremities," continued Mr. Moses. "While it is true that there are other parts of this borough where lot values are below the $12,000 standard, notably along the extreme East Side and in some parts of Harlem, the small number of vacant lots, as compared with the balance of Manhattan, makes these sections UNIMPORTANT FACTORS in the consideration of so comprehensive a matter.

"THESE EXCEPTIONS just mentioned include part of the lands lying along Broadway and Riverside Drive, which are most likely to be improved by fireproof apartments more pretentious and expensive than the 6-sty standard; the irregular lands on the ridge of Fort Washington and Inwood, which are best adapted for detached dwellings and Institutions, and finally the land lying north of Fort George (Dyckman and Ellwood sts) and between Broadway and Seaman av on the west, and the Harlem River on the east."

"What is to be expected from the last section you named?" Mr. Moses was asked.

AN INTERESTING CALCULATION FOR BUILDERS.

"In this section there are some 2,500 lots (not including plots suitable for factories, etc., along the Harlem River front east of 9th av) which can still be bought at prices which make it possible for the builder to put up five or six-story walk-up houses that can be rented with profit for $5 or $6 a room. Inasmuch as 2,500 lots will house 110,000 people (based on 44 persons to the lot, averaged on five and six-story walk-up houses with and without stores) and as our population increases at the rate of about 150,000 persons a year, the preponderant proportion of whom must perforce live in walk-up houses at low rents, it will not be long before the family unable to pay more than $5 or $6 per room rent will be forced to seek a home somewhere else than on Manhattan Island.

ONE OF THE EXCEPTIONS—THE DYCKMAN TRACT.

"IF THE MANNER in which a neighborhood starts to build up is any indication of its ultimate development, then this section surely has a bright future, for such high-class builders as the Coburn-Gahren Co. and the Balmford Construction Co. started to build walk-up houses this summer at 213th st and 205th st respectively, obtaining building loans from the Title Guarantee & Trust Company, and though barely under roof have been overrun with applications to rent by an exceptionally good class of tenants.

"IF LOT VALUES remain at their present level in this section, the whole territory will be improved by walk-up flats in a very short time; but taking the up-building and development of other parts of the city as a criterion, WHAT IS MOST LIKELY TO HAPPEN is this:

"After the first half dozen operations, land values will increase and cause builders to put up moderate priced 6-sty elevator houses, which, being built on land somewhat lower in cost than that farther south, can be rented for less per room than those built on more valuable land; and as that all determining factor in renting on Manhattan Island, quick, convenient transit, is the same here as two or three miles nearer 'down-town,' this part of the borough will probably build up even more rapidly than some of those sections of Washington Heights which still cause the student of Real Estate Conditions to stand in wonder and amazement at the magic of their development.

"IF THIS BE SO, then it would seem that it is no haphazard statement to say that the building unit for the greater part of unbuilt Manhattan is the Six-Story Elevator House.

Views of a Big Operator.

In response to the question as to whether he considered the 6-sty elevator apartment house the minimum standard of construction for speculative resident work, Mr. Elias A. Cohen, of Golde & Cohen, 171 Broadway, prominent building operators, and secretary of the new association of builders and operators, expressed the opinion that the great majority of New York residents cannot afford to pay more than $5 or $6 per room, per month, and therefore the problem of working out a profitable investment under these conditions absolutely precludes the possibility of elevator apartment house construction, especially at the price of Manhattan land, which would certainly not go lower in the future.

"NO 6-STY ELEVATOR APARTMENT HOUSE CAN BE BUILT ON THIS ISLAND AND BE A PROFITABLE INVESTMENT, unless the rents are at least from $10 to $12 per room," said Mr. Cohen emphatically. "While the buildings lately erected in the Heights seem to be filled fairly well, the rents there are higher than for similar accommodations in older portions of the West Side, and that, it seems to me, is not a permanent condition.

"For the present the 5-sty tenement or apartment house is not being built. This, however, is not due to a lack of demand, but is entirely due to the financial embarassment of those engaged in that class of construction during the late panic; nor is IT LIKELY THEY WILL RESUME THE BUILDING OF SUCH HOUSES in the very near future, especially in view of the attitude of the contracting associations which insist that the building loan operators shall make good the losses to the individual contractor caused by the foreclosures of last year and the year before.

ARBITRATION AGREEMENTS UNDER DISCUSSION.

"Under these circumstances, when the Supreme Court of this State is absolutely defied, and the law set at naught, none of the regular building loan operators are willing to again embark on so hazardous an enterprise. However, arbitration agreements are being discussed by various associations and by the Realty Operators and Builders' Association, and much progress is being made in some directions. Within a few months the situation will be pretty well cleared up and the ROAD WILL BE OPEN FOR A RESUMPTION OF TENEMENT HOUSE BUILDING.

"Out of the thirty-two tenements our firm has, there are only TWO PER CENT. OF VACANCIES, and the new buildings we have finished and are finishing are completely rented, almost before the paint is dry, and this condition is true of not alone on the East Side, but also on the West Side, in Harlem and in the Heights; what is more, the rents are being paid by the tenement dweller punctually, and there is every evidence that the people of New York are busily at work, and have the money with which to pay their rent.

"The portions of the Bronx easily accessible by Subway or "L" are well populated, and new five and six-story, so-called 'walk-ups' rent as soon as completed.

"There is at present NO SELLING MARKET. That, of course, being due to the scare of the last two years, and the proverbially slow recovery of real estate in the confidence of the general buying public.

"However, as the mercantile houses are all engaging their quarters, and are doing a progressively larger business and accumulating a surplus, this money will again find, as it has in the past, an outlet for investment in the purchase of real estate.

"Tenements have held their own throughout the panic, especially in well centred locations; by which I mean neighborhoods having a distinctly local 'neighborhood' color, where people are largely of one nationality, and have their own churches, or synagogues, clubs or associations. Neighborhoods which are not so distinctly local have suffered, and have suffered severely, and people have moved from them into boarding houses, or have doubled up, as times became harder.

A RECESSION IN SIX-STORY APARTMENTS PREDICTED.

"It appears to me that there will be a recession in the building of tenements or of 6-sty apartments in the next six or eight months, as the buildings erected in the last year have been sold in only very rare cases; the investments being made in real cash, not by speculative builders, but mostly by speculative operators, and operating companies, who, finding themselves with vacant land on their hands, and the material market in a reasonable frame of mind, decided to improve their property.

"This accounted largely for the building movement of last year which has now almost completely run its course. I do not see any possibility of a resumption in a large degree in the near future, and any forced growth beyond the normal will only tend to retard the healthy growth which is bound to come soon, and it will bring the real estate market a bigger boom than it has ever enjoyed before, in the next year or two.

WHAT LOFT BUILDINGS MEAN TO LABOR AND REAL ESTATE.

"Every new loft building being erected in New York City means the employment of from six hundred to one thousand hands, and necessitates new housing provisions for at least 300 families.

"We New Yorkers hardly realize how rapidly we are growing and what a tremendous commercial city we are becoming. With a record of 48,000 marriages, and about 111,000 births and constant incursion of country dwellers and out of town offices to the city, we are rapidly falling behind in living accommodations, and with the passing of another year of tenement building inactivity, we will again be facing the conditions of 1904.

"The tunnels, subways, bridges, etc., have not affected the tenements of New York City. Our own experience shows that the entire city is retaining its population in spite of all the drains upon it, and IF THE BUILDING MATERIAL AND CONTRACTING INTERESTS will RETAIN THEIR SANITY and not push up prices, to the 1905 and 1906 level, merely because there happens to be some apartment house and office building construction now, the reign of easy money and a better feeling all around, things will resume their normal tendencies soon."

Mr. G. Richard Davis, secretary of A. L. Mordecai & Son (Inc.), a house long active and prominent as owners and operators in real estate, said:

"I believe that the six-story tenement of the type that exists under the present Tenement House law of the lower East Side and elsewhere, will remain as a standard type in Manhattan in tenement house districts with the exception that this class of building will eventually be built fireproof and that the courts will also be enlarged. It is possible also that the height of such buildings will be restricted to five stories.

"I believe that in all other dwelling house districts that the minimum type of residential dwelling will be the six-story elevator house, and that in the future this type will be supplanted by the fireproof building of greater height, of, say, eight to twelve stories.

"Fireproof construction is infinitely more satisfactory for builder, owner and tenant, being more substantial and reducing the risk of loss by fire to a minimum. The prevailing sentiment among speculative builders to-day tends to this form of construction and of buildings ten to twelve stories in height.

"It would appear to me that TEN DOLLARS A ROOM IS THE MINIMUM RENT that can be charged for an elevator apartment house in any reasonably good location, and to bring a reasonable return of income to the owner. There are a number of locations, however, where elevator houses have been erected where the rents are as low as $7 a room.

"The cost of fireproof building to-day is such as to make it impossible to build a fireproof building and rent the rooms for less than $15 per room. IF SOME OF THE RESTRICTIONS PLACED ON BUILDINGS BY THE PRESENT BUILDING CODE were removed, the cost of fireproof construction could be reduced.

"To sum up, I am in favor of fireproof construction of the permanent type for future speculative building, but it will be many years before the six-story non-fireproof building which is now typical will be eliminated, if it ever is."

GRANDSTAND LUMBER DRAINS SUPPLY,

LUMBER dealers estimate that between 1,500,000 and 2,000,000 ft. of spruce, hemlock short leaf yellow pine and North Carolina roofing will be used in the construction of grandstands in this city.

Most of the stands are already up and over a million and a half feet have been taken. Up to yesterday morning orders continued to come in to the lumber companies, for 3x8s, 6x6s, 4x6s and 2x10s. Never before have the lumber yards had the demand that has been made upon their stocks this week, but the wholesalers and retailers were ready for it, having foreseen the contingency months ago. Even so, some second-hand lumber was used and passed by the Building Department.

All lumber used on grandstands is bought outright. As grandstand construction is speculative in character, most dealers have demanded cash at regular market quotations. Builders known to lumber firms had no trouble in getting material as long as it lasted. When the celebration is over the grandstands will be sold to wreckers as they stand. They in turn will dispose of it in the second-hand market.

Collins & Lavery and Cross, Austin & Ireland did a large part of the business in supplying material for the stands.

As the material used is in short lengths it will not find much sale for building operations of any size. Most of it is undressed or dressed only on one side. The roofers may be used for underflooring. Some of the heavier beams might be used for sheet piling and some of the selects without many nail holes may be used for concrete moulds.

BUILDING INSPECTORS KEPT JUMPING.

The Building Department has been deluged with applications for permits and almost its entire force of inspectors is at work inspecting proposed sites, grandstands in process of contruction and finished structures. While there have been occasions when there have been more applications for grandstands, it was said, never before have the operations been on such an extensive scale as in this instance. Almost the entire length of Central Park West from 110th st to 59th st has been given over to grandstand construction. This is said to be the most extensive grandstand operation ever attempted in this city.

Carpenters were at a premium. Every unemployed man who could handle a saw, hammer and nail had no trouble in finding a day's work during the week. Couriers were out in the Bowery and in the parks offering work to the idle. Unemployed men from New Jersey and Westchester county came in and found work, according to contractors, on several stands. In no cases were wages paid over the union scale, however, as skilled men were not essential.

A representative of Cross, Austin & Ireland and Collins & Lavery assured a Record and Guide man that the demand for grandstand material would not affect the lumber market, because not only have the lumber men requisitioned for more stock but because most of the lumber used, excepting roofers, was 14 and 15-ft. lengths. This is too short for spans, and therefore it is quite natural that regular business will not suffer as a result of the raid on stocks. Quick deliveries have been the demand and in consequence every kind of available vehicle that could take a load of lumber was pressed into service.

A great deal of the second-hand material will be sent to New Jersey and Long Island for distribution. Even before the stands were fully completed, Newark, Hoboken, Jersey City, Long Island City, Astoria and Bronx contractors were receiving overtures by mail and 'phone to take the material.

THE GROSS AND NET COST OF OPERATING.

Office, Loft and Apartment Buildings, as Compared to Gross Rental Income—Calculations of High Value to Building Managers.

By CLARENCE T. COLEY, M. E.

Here are some inside figures on the cost of running or maintaining buildings in New York City. They were compiled by the supervising engineer for one of the leading firms of real estate agents, Mr. Clarence T. Coley, of Douglas Robinson, Charles S. Brown Company. Figures like these are esteemed of such high value that they are rarely obtainable for publication. These were prepared for presentation to the Convention of Building Managers and Owners at Detroit last week by Mr. Coley, and are reproduced in the Record and Guide with his special permission.

WHEN your energetic secretary, Mr. Patterson, saw fit to assign to me the subject, "The gross and net cost of operating, to gross rents, of office, loft and apartment buildings in New York City," I realized that I would have difficulty in making the subject interesting while talking to you upon it, but I hope the tabulated calculations which I have made, when they appear in print, will prove very beneficial reading and serve many interested in the subject, as permanent, reliable data, upon the cost of operating city real estate.

When I took up my present work, five years ago, with Douglas Robinson, Charles S. Brown Company, New York City, and was told that my business was to operate the buildings in their charge for management with the highest degree of efficiency, I saw that the best tool with which to accomplish the desired results would be the "deadly parallel," or comparison of figures, derived from carefully kept sub-divided accounts. Our system of bookkeeping was changed so that our accounts are subdivided under twenty different headings.

By carefully watching the operation of each building and the classification of charges, I am able to give you the following percentages of cost to gross rents, and costs per square foot, or room, of rentable area, besides interesting figures on cost of heating per season, elevator power, and repairs.

SO FAR AS I KNOW, THE INFORMATION WHICH MY FIGURES GIVE IS THE FIRST OF ITS KIND WHICH HAS EVER BEEN COMPILED, OR AT LEAST GIVEN OUT AS PUBLIC INFORMATION.

I wish to warn you against the use of my figures in estimating upon the probable cost of operating any building which may come before you. They cannot be used accurately unless the person doing so knows exactly the conditions under which they were made, and the property under consideration corresponds in detail with the original. I have had the satisfaction of estimating upon the cost of operating proposed buildings from the plans by the use of similar figures—backed up by my experience—and seeing the actual cost of operating the finished building follow my estimate very closely.

I also use such figures extensively in estimating upon the proper cost of operating old buildings which have been extravagantly run, and the results obtained after my recommendations were put into effect, proved very gratifying to the owners, as well as to myself. My success in the use of figures derived from actual economic operation of buildings is developing a new branch of business for us in the appraisal of costs of building operation.

ALL OF THE FOLLOWING FIGURES GIVEN ARE AVERAGES OF THE ACTUAL COSTS OF OPERATION DURING THE LAST THREE FISCAL YEARS, UNDER OUR MANAGEMENT. All of the buildings are over eight years old, so that all newness has worn off and the repairs are at their normal working point. No selection was made with regard to favorable results, but with regard as being typical of a class or type of building. I do not consider these as figures showing extraordinary records, but as figures obtained from the results of actual, unpretentious operation.

We will consider the subject under the three classifications, namely: (1) Office Buildings, (2) Loft Buildings and (3) Tenement or Apartment Houses.

Under the first class I have considered two distinct types: First, large, high-class, financial Office Buildings, and, second, small modern (Insurance and General) Office Buildings.

The second general class includes: High-grade Semi-fireproof Loft Buildings, and Medium-sized Non-fireproof Loft Buildings.

The third class (tenement houses) includes: Old-style non-fireproof, high-class Apartment Houses, modern semi-fireproof, medium-grade Apartments, and good grade Non-fireproof Flats.

LARGE, HIGH CLASS, FINANCIAL.

For the first calculation take the highest type of office building in New York. There is heavy duty for elevators, as it is over twenty stories high; a very liberal supply of electric light; hot, cold and refrigerated water; a large quantity of marble and glass to polish; cement floors in offices, a complete mechanical plant; the building to be kept up to a high state of repair and reliability of operation; the tenants are bankers, stock brokers and lawyers.

Cost of Operating a Large Financial Office Building.

Rentable Area, 111,022 Square Feet. Cubical Contents, 2,600,000 Cubic Feet.

Gross Rents	$316,841.65
Vacancies and Loss of Rents	0.0
Engine Room labor, repairs and supplies to gross rents	6%
Coal and removing ashes to gross rents	5.37%
Elevator labor, repairs and supplies to gross rents	3.1%
Janitor's labor and supplies to gross rents	5.2%
Electrician's labor and supplies to gross rents	6.25%
Supervision (Supt. and Agent's comn.) to gross rents	3.2%
Building, repairs and improvements to gross rents	5.3%
Insurance, fire, boiler, accident, plate to gross rents	.46%
Water Tax to gross rents	7.8%
City General Taxes to gross rents	18.1%
Sundries to gross rents	.25%
Gross cost of operation to gross rents	49.33%
Net cost of operation (gross taxes) to gross rents	31.23%
Engine Room repairs and supplies to coal bill	57%
Cost of repairs and supplies per Elev. per annum	$589.86
Janitor's supplies to Janitor's labor	8.8%
Electrician's labor to electrical supplies	33.6%
Average gross rent per square foot of rentable area	$2.85
Cost of Engine Room labor, supplies and repairs per sq. ft. of rentable area	$.173
Cost of coal per square foot of rentable area	.153
Cost of elevator labor, supplies and repairs, per sq. foot of rentable area	.08¾
Cost of janitor's labor and supplies per sq. ft. of rentable area	.149
Cost of electrician's labor and supplies per sq. ft. of rentable area	.017
Cost of supervision per sq. ft. of rentable area	.093
Cost of building repairs and improvements per sq. ft.	.15
Cost of insurance per sq. ft. of rentable area	$.013
Cost of water per sq. ft. of rentable area	.023
Cost of taxes per sq. ft. of rentable area	.516
Cost of sundries per sq. ft. of rentable area	.008
Total cost of operation per sq. ft. of rentable area	1.382
Return to owner per sq. ft. of rentable area	1.468
Per cent. net return to book value of investment	3.62%

COST OF OPERATING TWO SMALL, MODERN OFFICE BUILDINGS.

The next table gives a financial report on two small office buildings. They have no local power plants, except that in No. 2 there is a heating equipment. All the electric elevator and light power is purchased from the street supply. They contain more than twelve stories, and under fifteen. Both have electric elevators. Building No. 1 has more people per unit area than Building No. 2, and consequently higher elevator and water costs. A medium supply of electric light is sufficient. Building No. 1 has hot and cold water all the year, and Building No. 2 has hot water in the winter only. The buildings are kept up to a good state of repair. They have wooden floors, fireproof construction, and the tenants are insurance brokers, lawyers and general business men. No superintendent's living quarters are provided.

Small Modern Office Buildings.

	I.	II.
Rentable area in square feet	25,700	34,500
Cubical contents in cubic feet	537,300	826,700
Gross rents	47,300	67,200
Vacancies and loss of rents to gross rents	4.2%	7.4%
Cost of heat, repairs, supplies, etc., to gross rents	3.8%	1.7%
Cost of elev. service (power, repairs and labor to gross rents	9.1%	7.2%
Cost of janitors, labor and supplies to gross rents	7.3%	6.4%
Cost of electricity and supplies for light to gross rents	6.4%	6.3%
Cost of supervision to gross rents	5.3%	4.2%
Cost of building, repairs and improvements to gross rents	2.4%	4.3%
Cost of insurance to gross rents	.7%	1.6%
Cost of water to gross rents	.6%	.3%
Cost of taxes to gross rents	11.8%	17.2%
Cost of sundries to gross rents	.1%	.2%
Cost of operation to gross rents	51.7%	56.8%
Net cost of operation (taxes and vacancies) to gross rents	35.7%	32.2%
Average gross rent per sq. ft. rentable area	$1.84	$1.95
Cost of heat per sq. ft. rentable area	.075	.032
Cost of elevator service per sq. ft. rentable area	.168	.142
Cost of janitor's service per sq. ft. rentable area	.133	.116
Cost of light per sq. ft. rentable area	.117	.116
Cost of supervision per sq. ft. rentable area	.098	.077
Cost of building repairs and improvements per sq. ft. rentable area	.044	.073
Cost of insurance per sq. ft. rentable area	.012	.028
Cost of water per sq. ft. rentable area	.012	.006
Cost of city taxes per sq. ft. rentable area	.217	.31
Cost of sundries per sq. ft. rentable area	.003	.003
Cost of vacancies per sq. ft. rentable area	.042	.145
Total cost of operation per sq. ft. rentable area	$.921	$1.045
Return to owner per sq. ft. rentable area	.919	.905
Per cent. net return to books value of property	4.5%	4.8%
Cost of heat per 1,000 cubic ft. per season	$3.29	$1.32
Cost of repairs and supplies per elev. car per annum	61.00	157.00
Cost for electric power per car per annum	955.00	743.00
Janitor's supplies to cost of janitor's labor	6%	5.5%
Electric supplies to electric light power	5%	9.8%

HIGH GRADE, SEMI-FIREPROOF LOFT BUILDINGS.

Take the case of two high grade semi-fireproof loft buildings. They represent a good grade of building, and have separate freight and passenger elevator service at different entrances. Building No. 1 has both elevators electric, and Building No. 2 has passenger elevators of the electric type and freight elevators of the steam engine type. They are ten stories high, have wooden floors and large open lofts. Both buildings are in their proper business zone. No. 1 is much more expensive to operate than No. 2, because the character of the tenancy needs more attention, due to smaller size of lofts. Building No. 1 has a local low-pressure heating plant, and Building No. 2 is heated by exhaust steam from freight elevator engines and high-pressure throttled steam. The tenants are clothing manufacturers, and there are salesrooms for general merchandise.

High Grade Semi-Fireproof Loft Buildings—Freight and Passenger Elevators.

	I.	II.
Gross rentable area in square feet	40,000	140,000
Cubical contents in cubic feet	461,760	1,822,000
Gross rents	21,000	58,538
Vacancies and loss of rents to gross rents	2.4%	1.7%
Cost of engine room labor, repairs and supplies to gross rents		3.48%
Cost of coal and removing ashes to gross rents		2.25%
Cost of heat to gross rents	3.24%	
Cost of elevator labor, repairs and supplies to gross rents	6.1%	4.3%
		2 Elev.
Cost of elevator power to gross rents	5.2%	1.87%
Cost of janitor's labor and supplies to gross rents	.25%	.24%
Cost of lighting and supplies to gross rents	1.4%	.29%
Cost of supervision to gross rents	5.82%	2.95%
Cost of building repairs to gross rents	3.2%	4.00%
Cost of insurance to gross rents	.55%	1.79%
Cost of water to gross rents	.94%	.57%
Cost of taxes to gross rents	.19%	15.1%
Cost of sundries to gross rents	.82%	
Gross cost of operation	49.92%	28.54%
Net cost of operation	28.52%	11.74%
Cost of heat per 1,000 cu. ft. of building volume	$1.48	
Cost of repairs and supplies per elevator per annum	160.00	$68.00
Cost of electric power per elevator per annum	544.50	547.00
Gross rent per sq. ft. gross rental area	$.525	$.418
Cost of vacancies per sq. ft. gross rentable area	.0125	.0071
Cost of engine room labor, repairs and supplies gross rentable area per sq. ft.		.0145
Cost of coal and removing ashes gross rentable area per sq. ft.		.0093
Cost of heat gross rentable area per sq. ft.	.017	
Cost of elevator labor, repairs and supplies per sq. ft. gross rentable area	$.033	$.0185
		2 Elev.
Cost of elevator power per sq. ft. gross rentable area	.0272	.0078
Cost of janitor's labor and supplies per sq. ft. gross rentable area	.0013	.001
Cost of public lighting and supplies per sq. ft. gross rentable area	.0073	.0012
Cost of supervision per sq. ft. gross rentable area	.0304	.0123
Cost of building repairs per sq. ft. gross rentable area	.0165	.0167
Cost of insurance per sq. ft. gross rentable area	.0081	.0075
Cost of water per sq. ft. gross rentable area	.0049	.0024
Cost of taxes per sq. ft. gross rentable area	.10	.0632
Gross cost of sundries per sq. ft. gross rentable area	.0043	—
Gross cost of operation per sq. ft. gross rentable area	.2616	.1615
Net return to owner per sq. ft. gross rentable area	.2634	.2565
Per cent. net return to book value of property	3.5%	5.26%

MEDIUM SIZED, NON-FIREPROOF LOFT BUILDINGS.

I will next give the record of two 6-sty non-fireproof loft buildings. They have separate freight and passenger elevators at separate entrances and are situated on corners of streets. Building No. 2 is situated in a better neighborhood for loft demand than is No. 1. Both sets of elevators are of the electric type, and the buildings are kept in good condition. The tenants are clothing manufacturers. All the power used by the tenants is purchased by themselves from the street service. Each building has a local low-pressure steam-heating plant in each.

Medium Non-Fireproof Loft Building on Corner of Street, Both Passenger and Freight Elevators, Six Stories High.

	I.	II.
Gross rental area	25,700	36,000
Gross rents	$15,600	$22,700
Vacancies and loss of rents to gross rents	19.25%	6.60%
Cost of heat to gross rents	4.76%	3.34%
Cost of elevator service to gross rents	9.35%	7.40%
Cost of public lighting, halls, &c, to gross rents	.58%	.21%
Cost of supervision to gross rents	1.68%	1.92%
Cost of building repairs to gross rents	1.56%	4.13%
Cost of all insurance to gross rents	2.89%	4.32%
Cost of water to gross rents	.78%	.31%
Cost of taxes to gross rents	14.10%	20.15%
Cost of sundries to gross rents	.25%	1.10%
Gross cost of operation to gross rents	55.20%	49.48%
Net cost of operation to gross rents	21.85%	22.73%
Cost of heat per 1,000 cu. ft. in bldg. per season	$1.99	$1.54
Cost of elevator repairs per elevator per year	49.50	190.00
Cost of power per electric elevator per year	177.00	138.80
Cost of engine room labor, repairs and supplies to cost coal	8.2%	43.4%
Gross rents per sq. ft. of gross area	$.608	$.632
Cost of heat per sq. ft. of gross area	.0289	.021
Cost of elevator service per sq. ft. of gross area	.0568	.0468
Cost of public lighting per sq. ft. of gross area	.0035	.0013
Cost of supervision per sq. ft. of gross area	.01	.0120
Cost of building repairs per sq. ft. of gross area	.0094	.0262
Cost of all insurance per sq. ft. of gross area	.0175	.0271
Cost of water per sq. ft. of gross area	.0047	.002
Cost of taxes per sq. ft. of gross area	.0855	.1271
Cost of sundries per sq. ft. of gross area	.0016	.007
Cost of loss of rents and vacants per sq. ft. of gross area	.1170	.0417
Total cost of oper. per sq. ft. of rentable area	.3349	.3122
Net return to owner per sq. ft. of rentable area	.2731	.3198
Per cent. net return to book value of property	4.4%	3.55%

OLD-LAW ELEVATOR APARTMENT HOUSES.

Take for comparison two old-style non-fireproof, high class apartment houses, each having seven stories. They are well-built brick buildings on corners. They have large well-lighted rooms with high ceilings, and are finished in birch, cherry and mahogany wood trim. The hall service is of the best grade, and there is white help throughout. The elevators in Building No. 1 are hydraulic and in No. 2 electric. (Converted from steam.) Building No. 1 has a high-pressure boiler steam in winter and electricity in summer. It furnishes power, heat, exhaust and high-pressure steam. Building No. 2 is equipped with low-pressure boiler. Both buildings are kept in the highest state of repair and the service is first-class throughout. The management and help cater to the tenants. Every reasonable wish is satisfied, and the tenants remain a long time. They are a very reliable, substantial class. The servants' rooms are all grouped together on the top floor.

Old Style Non-Fireproof High Class Apartment House.

	I.	II.
No. of rentable rooms (exclu. baths and closets)	96	158
Cubical contents in cubic ft	337,900	682,700
Gross rents	$17,670	$28,200
Vacancies and loss of rent	0.0	1.77%
Cost of heat and hot water	...	6.50%
Cost of heat, power and mechanical repairs to gross rents	8.02%	...
Cost of fuel for heat, power and removing ashes to gross rents	7.10%	...
Cost of elevator service to gross rents	...	4.80%
Cost of elevator labor, repairs and supplies to gross rents	5.46%	...
Cost of janitor's labor and supplies to gross rents	3.78%	5.97%
Cost of public lighting and supplies to gross rents	1.23%	1.80%
Cost of supervision to gross rents	3.00%	6.02%
Cost of building repairs to gross rents	11.80%	8.05%
Cost of insurance to gross rents	1.44%	1.59%
Cost of water to gross rents	.99%	1.24%
Cost of taxes to gross rents	9.48%	16.70%
Cost of sundries to gross rents	2.89%	3.01%
Gross cost of operation to gross rents	55.19%	57.45%
Net cost of operation to gross rents	45.71%	38.98%
Cost of heat and hot water per 1,000 cu. ft. per season	...	$2.69
Cost of repairs and supplies per elevator per annum	$180.00	100.00
Cost of janitor's supplies to janitor's labor	...	7.3%
Cost of electric power per elevator per annum	...	504.00
Cost of mechanical repairs and supplies to coal bill	...	38%
Gross rent per rentable room per annum	$184.00	$178.50
Cost of heat, power, repairs and supplies per r. r. r. p. a	27.80	11.58
Cost of elevator service (labor, repair and supply) per r. r. r. p. a	10.00	8.60
Cost of janitor service per rentable room per annum	6.95	10.70
	I.	II.
Cost of public lighting per rentable room per annum	$2.26	$3.21
Cost of supervision per rentable room per annum	5.50	10.70
Cost of building repairs per rentable room per annum	21.60	14.40
Cost of insurance per rentable room per annum	2.66	2.82
Cost of water per rentable room per annum	1.83	2.21
Cost of taxes per rentable room per annum	15.55	29.80
Cost of sundries per rentable room per annum	4.96	5.38
Cost of vacancies per rentable room per annum	...	3.16
Gross cost of operation per rentable room per annum	99.11	102.56
Net return to owner per rentable room per annum	84.89	75.94
Per cent. net return to book value of property	3.95%	5.34%

MODERN SEMI-FIREPROOF, MEDIUM GRADE APARTMENTS.

Another class of houses I will refer to are modern semi-fireproof medium grade apartments, seven to eight stories. They have electric elevators, two baths per apartment. They have colored hall and elevator boys, and night and day service. Each building is in charge of a janitor living in the house. They are heated by low-pressure steam, and have marble and gilt entrance halls. The class of construction is such as is used for speculative purposes. Tenants are somewhat shiftless and showy, and live up to their income. They are compelled to move when business is bad. Building No. 2 is situated on the corner of a street, with an entrance on the side street, and stores on the avenue The store rents bring up rent average per room.

Modern Medium Grade Apartments

	I.	II.
Number of rentable rooms	110	248
Cubical contents of building in cubic feet	345,920	701.000
Gross rents	$15,800	$35,200
Vacancies and loss of rent to gross rents	...	14.40%
Cost of heat and hot water to gross rents	10.45%	5.02%
Cost of elevator service to gross rents	6.88%	5.94%
Cost of janitor's service to gross rents	2.07%	2.04%
Cost of public lighting to gross rents	2.11%	3.48%
Cost of supervision to gross rents	2.72%	2.59%
Cost of building repairs to gross rents	10.10%	11.30%
Cost of insurance to gross rents	1.59%	75%
Cost of water to gross rents	2.44%	1.09%
Cost of taxes to gross rents	9.70%	13.00%
Gross cost of operation to gross rents	48.06%	59.61%
Net cost of operation (taxes) to gross rents	38.36%	32.21%
Cost of heat and hot water per 1,000 cu. ft. of building per season	$4.80	$2.52
Cost of heating repairs and supplies to cost of coal	37.1%	13%
Cost of repairs and supplies per elevator per annum	$155.00	$143.50
Cost of elevator and house pump power per elevator per annum	330.00	415.00
Cost of janitor's supplies to janitor's labor	14.1%	19.7%
Gross rent per rentable room per annum	$143.50	$144.00
Heat per rentable room per annum	15.05	7.12
Elev. service per rentable room per annum	9.87	8.42
Janitor's service per rentable room per annum	2.94	2.89
Public lighting per rentable room per annum	3.02	4.90
Supervision per rentable room per annum	3.90	3.68
Cost of bldg. repairs per rentable room per annum	14.46	14.88
Cost of insurance per rentable room per annum.	2.83	1.25
	Meter	Front charge
Cost of water per rentable room per annum	3.49	1.16
Cost of taxes per rentable room per annum	13.86	19.60
	I.	II.
Cost of Loss of rent and vacancies per rentable room per annum	...	20.15
Gross cost of operation per rentable room per annum	$69.42	$84.05
Net return to owner per rentable room per annum	74.08	59.95
Per cent. net return to book value of property	6.78%	5.95%

GOOD GRADE NON-FIREPROOF FLATS.

Next we shall consider two 5-sty non-fireproof flats, of a good grade of brick construction, with baths and toilets, and cold water, but no elevator service. They have stores on the ground floors which bring up the rent average per room. There is janitor service for halls, and the buildings are kept in a good state of repair. The flats rent well to a good class of mechanics and tradesmen.

Good Grade Non-Fireproof Tenements.

	No. 309	No. 719
Number of rentable rooms, equivalent	120	111
Gross rents	$7,661	$7,000
Vacancies and loss of rents to gross rents	...	7.1%
Cost of janitor's service to gross rents	4.7%	6%
Cost of public lighting to gross rents	1.9%	1.5%
Cost of building repairs to gross rents	12.5%	14.8%
Cost of insurance to gross rents	1.1%	1.5%
Cost of water to gross rents	2.4%	2.1%
Cost of taxes to gross rents	15%	13.5%
Cost of sundries to gross rents	.2%	.41%
Cost of supervision to gross rents	5%	5%
Gross cost of operation to gross rents	42.8%	52%
Net cost of operation to gross rents	27.8%	31.4%
Gross rents per rentable room per annum	64.00	$63.10
Cost of janitor service per rentable room per annum	3.00	3.78
Cost of public lighting per rentable room per annum	1.20	1.00
Cost of building repairs per rentable room per annum	8.05	9.38
Cost of insurance per rentable room per annum.	.70	.94
Cost of water per rentable room per annum	1.56	1.32
Cost of taxes per rentable room per annum	9.60	8.54
Cost of sundries per rentable room per annum	.12	.25
Cost of supervision per rentable room per annum	3.24	3.14
Cost of vacancies per rentable room per annum	...	4.50
Gross cost of operation per rentable room per annum	27.47	32.85
Net cost of operation per rentable room per annum	36.53	30.25
Per cent. net return to appraised value of property	4.87%	5.15%

FAULTY PLANNING OF TERMINALS AND STATIONS.

Their Full Capacity Not Utilized, Though City is Hard Pressed for Transit Facilities—Express and Local Trains Could be Operated on the Same Track.

Is the City of New York getting full value from its subways, elevated roads and bridges by the present method of using them? Mr. Nils Poulson, of Brooklyn, president of the Hecla Iron Works and an expert in transportation problems, makes here a startling answer. He explains how the trains could be used much more efficiently, and calls on the Mayor to break up a certain combination.

To the Editor of the Record and Guide:

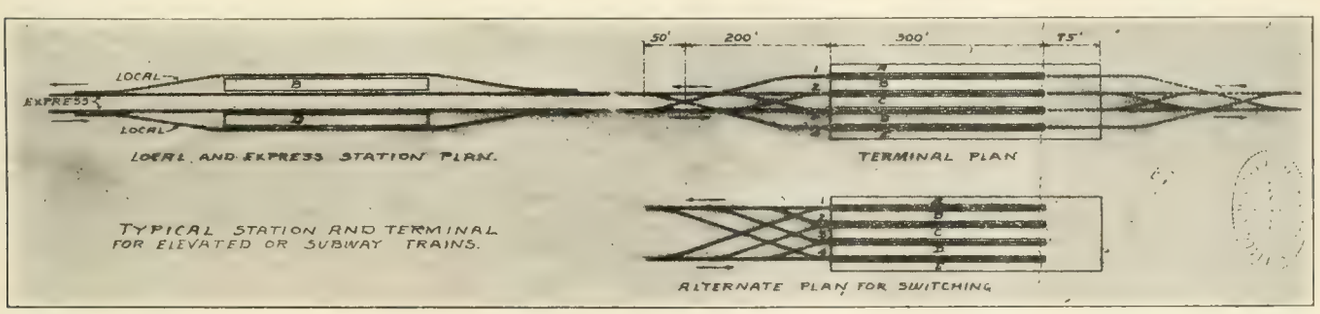
FOR a number of years I have been much before the public, advocating plans for transit relief, but as I have, so to speak, come to the end of my rope, a few words on the subject might not be amiss.

During ex-Mayor Van Wyck's term a public call was made for suggestions as to how to remedy the conditions at the Manhattan end of the Brooklyn Bridge, and, as I have had much experience in transit problems, I took the matter up and gave it a thorough study. At first it seemed an almost hopeless task, but as soon as I found that the disagreeable conditions existing at the bridge were not caused so much by the great crowd as by the faulty planning, I made plans showing how the difficulties could be remedied, and those plans were thoroughly examined by the Manufacturers' Association and recommended by them to the city authorities for their consideration and adoption.

At that time Mr. Gustav Lindenthal was Bridge Commissioner, and, when the plans were submitted to him, he at once declared them to be dangerous, impossible and unworthy of consideration. It must be remembered, however, that Commissioner Lindenthal had his own plan to advocate and, as the plan I suggested interfered with his schemes, nothing came of it, notwithstanding the fact that ex-Mayor Low, before he took his office, promised, that if elected, the difficulties would be remedied. His Bridge Commissioner prevented him from fulfilling his promise.

Mayor McClellan, when he was nominated for office, promised that if elected, he would remedy the difficulties. His Bridge Commissioner, like Mr. Lindenthal, pronounced the plan I proposed to be dangerous (on account of head-on collision) where the trains come and go as fast as they do on the Brooklyn Bridge; and he also said the plan would not accommodate as many trains as required. If that were true, the plan should not, of course, be considered; but it is far from true, for the fact is that with the plan proposed the danger of head-on collision is entirely eliminated, as the incoming and the outgoing trains would never meet, and the number of trains that can be accommodated is limited only by the capacity of the main track.

These are the facts in the case, but the real objection to the plan is that it admits of through traffic between the boroughs, or at least that the trains from the two boroughs can meet at opposite sides of the same platform, so that passengers who wish to continue their journey from one borough to the other,



need only step across the platform from one train to the other. This the Brooklyn Rapid Transit Company is utterly opposed to, and the Interborough Company is not over-anxious for.

THIS IS THE REASON WHY THE CITY HAS BEEN HELD UP SO MANY YEARS AND THE PUBLIC HAS BEEN SUBJECTED TO SUCH UNREASONABLE HARDSHIP.

I have, for years, spent a great deal of time and money to get the truth of this matter to the surface, and together with others, I have spent a great deal of time and energy to get Mayor McClellan to give this matter his personal attention, especially as he has promised to give relief. About two years ago he personally investigated the matter, and at his request I appeared before him with plans and models, which I explained. His Bridge Commissioner had to admit, before the Board of Estimate, that the plan which they had adopted for permament relief was MY PLAN IN A MODIFIED FORM! The only reason he could give for this modification was that the plan as pro-

Mr. Real Estate Man and Messrs. Architect–Owner–Agent

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posed by me would not accommodate as many trains as required, and this is not true.

After that investigation was over the Mayor was kind enough to write me a letter saying that as my plan was to be included in the permanent alteration of the terminal, he wished to thank me in behalf of the city for the assistance I had given them; this was very nice, but rather unsatisfactory. The plan adopted for the permanent improvement is a wicked plan, as it shuts off all chance of through service between the two boroughs, it imposes even more stair-climbing and hardship on the passengers than they have now, and, altogether, it is a piece of deviltry and the real promoter of it knows it.

For the last two years I have asked the Mayor, over and over again, to allow me to meet his Bridge Commissioner and his Chief Engineer in his presence, and, within five minutes' time they will admit that they have been mistaken; for the best way to nail a lie is to bring it right up against the facts. Off and on, for two years, the Mayor has promised to take the matter up, but has always postponed it, and as I have about given up hope that he will do something in the matter, I am making this exposure. The Mayor has lost a good opportunity to do a great service to the city by breaking up one of the most hurtful combinations that the city has ever suffered from.

I hope this exposure will have the effect of bringing about a thorough investigation of this matter, and, in conclusion, I would like to say a few words about

TRANSPORTATION IN GENERAL.

None of our elevated railroads or subways is used to more than one-half its capacity, because of the faulty planning of the stations and terminals. When the stations and terminals are correctly planned, the roads can be used to their full capacity, and express and local service can be operated on the same track, and as the city is so hard pressed for transit facilities, many of the stations can easily be altered, thereby increasing their capacity. IN BROOKLYN IT WOULD BE A COMPARATIVELY SMALL MATTER TO MAKE THESE ALTERATIONS, and the result would be that the present capacity would be doubled, long-distance or express riders would be separated from short-distance or local riders, and the former would arrive at their destination in about half the time they do now. Furthermore, as the city is about to spend many millions of dollars in new roads, the stations and terminals should be so planned that the roads can be used to their full capacity.

It is such a simple problem that when the difference between a correctly-planned station and an incorrectly-planned station is pointed out, anyone with ordinary common sense can see and judge for himself. I have, therefore, prepared a diagram showing the present system and the proposed system.

The black lines on the terminal plan show a terminal as now used and, as a train moves about 300 ft. in 20 seconds, it takes a train 20 seconds to move out of its pocket and an additional 20 seconds to pass the cross-over; a train coming in takes as long as one going out, so two trains can exchange places in 1 min. 20 sec., which is equivalent to 45 trains per hour; but THERE IS A CONSTANT DANGER OF HEAD-ON COLLISION between the incoming and the outgoing trains, and, where the trains come and go as fast as they do at the Brooklyn Bridge, it is quite an element of danger.

To make a perfect terminal, all that it is necessary to do is to put in an additional cross-over, as shown by the dotted lines; then, as train No. 4 enters its pocket train No. 3 starts to leave; but the two trains do not meet, and, as No. 3 goes in, No. 2 goes out, and so on, which is equivalent to 180 trains per hour, or twice as many trains as the main track can accommodate, and that is accomplished WITHOUT ANY DANGER OF A HEAD-ON COLLISION. That cross-over, with the running of the trains in routine (from right to left), is the only difference between an imperfect and a perfect plan. The dotted lines at the other end of the plan show how it can be turned into a union station for the two companies, with two tracks for each company; when the trains stop, those passengers who wish to continue their journey need only cross the platform to another train. But that is what the Brooklyn Rapid Transit Company objects to.

In the plan for local and express stations the black lines show an ordinary elevated station as they are all over the city where the trains stop to unload and load, and then go on again, and the capacity is 30 trains per hour. If, however, the dotted lines are added, forming sidings, the trains alternate; that is, one train stops at one side and the next train stops on the opposite side. It doubles the capacity to sixty trains per hour. Again, if the straight tracks are used for express trains only, and the dotted line for local trains, thirty local and sixty express trains can be operated per hour, and the two do not interfere with each other, as each has its own track and no switching is required, as the local will take the siding of its own account, and the express will go straight through. If a local is ahead of an express train, the motorman of the express train will know that the local will disappear at the next station of its own accord.

That, in a few words, is the only difference between the present and the proposed systems, and where stations and terminals are planned as here shown the roads can be used to their full capacity, whatever that might be. Yours truly,

N. POULSON.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

HAVEN AV, s e cor 181st st, 6-sty brick and stone apartment house, 114.4x 101.11, plastic slate roof; cost, $180,000; owner, Fort View Const. Co., 320 5th av; architect, Max G. Heidelberg, 320 5th av. Plan No. 705.

Robert E. Chamberlain, 5 West 31st st, president; John V. Schafer, 5 West 31st st, secretary; M. G. Heidelberg, treasurer. J. V. Schaefer & Co. have contract.

ST. NICHOLAS AV, n w 174th st, 6-sty brick tenement, 100x114.8; cost, $150,000; owner, Henry Gutman Co., 127 West 24th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 703.

RIVERSIDE DRIVE, e s, 107.6 n 116th st, two 12-sty brick and stone apartments, ,58.9x99.1, slag roof; cost, $600,000; owners, Paterno Bros., Inc., 510 West 114th st; architects, Schwartz & Gross, 347 5th av. Plan No. 710.

Joseph Paterno, president; Charles V. Paterno, secretary and treasurer; owners, build.

Stores, Offices and Lofts.

17TH ST, No. 43 West, 6-sty brick and stone loft and restaurant building, 25x92, slag and plastic slate roof; cost, $20,000; owner, Samuel P. Tull, Allenhurst, N. J.; architect, Ernest A. Arend, 170 5th av. Plan No. 700.

Alexander Brown, Jr., 33 East 20th st, has contract.

93D ST, Nos. 417–419 East, 6-sty brick and stone loft, 50x90, tar and gravel roof; cost, $40,000; owner, Theodore Riehl Const. Co., 408 East 93d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 702.

Theodore Riehl Const. Co., 408 East 93d st, has contract.

Dwellings.

65TH ST, No. 41 East, 6-sty brick and stone dwelling, 28x82; slate and gravel roof; cost, $60,000; owner, Benson B. Sloan, 141 East 36th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 701.

TERRACE VIEW AV, s s, 211.79 w Jansen av, 2-sty and attic frame and stone dwelling, 20x36; cost, $4,500; owner, Max Polsenski, 5568 Broadway; architect, John Brandt, 271 West 125th st. Plan No. 708.

Miscellaneous.

41ST ST, s s, 200 w 8th av, 3-sty and basement brick and stone convertor station, 50x98.9, Griffen notile roofing; cost, $115,000; owner, Henry J. Hemmens, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 707.

Stables and Garages.

BROOME ST, No. 23, 7-sty brick and stone stable, 25x75, slate roof; cost, $25,000; owner, L. Rooney, 23 Broome st; architect, Thomas W. Lamb, 224 5th av. Plan No. 709.

1ST AV, No. 1108, 2-sty brick and stone stable, 25x100, slag roof; cost, $6,500; owner, Julius Levy, 1046 2d av; architect, Geo. Werner, 657 Vanderbilt st, Brooklyn. Plan No. 706.

Fleischmann Bros. Co., 507 5th av, have contract.

Theatres.

99TH ST, n s, 100 w Columbus av, 1-sty brick and stone theatre, 55x90, plastic slate roof; cost, $25,000; owners, Wm. Mumbrauer & Bro., 238 West 116th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 704.

MANHATTAN ALTERATIONS.

BROOME ST, Nos. 453–455, erect tank to 6-sty brick store and loft; cost, $950; owner, C. K. Billings, New Haven, Conn.; architect and builder, The Rusling Co., 39 Cortland st. Plan No. 2129.

CHURCH ST, No. 50, erect sign to 24-sty brick and stone office building; cost, $475; owner, Hudson & Manhattan Ry. Co., 50 Church st; architect and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2142.

CHURCH ST, No. 30, erect sign to 24-sty brick office building; cost, $475; owner, Hudson & Manhattan Ry. Co., 50 Church st; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2144.

GRAND ST, No. 203, alter store fronts, partitions, windows, to 7-sty brick tenement; cost, $1,200; owner, Michael Del Papa, on premises; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2133.

GRAND ST, No. 449, partitions, windows, fire-escapes, to 4-sty brick and stone tenement; cost, $500; owner, John Overbeck, 441 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2116.

HOUSTON ST, No. 158 West, partitions, show windows, windows, to 4-sty brick tenement; cost, $158; owner, Estate N. Low, 208 Bleecker st; architect, J. McDonough, 47 Morton st. Plan No. 2125.

HOUSTON ST, Nos. 105–107 West, show windows to 5-sty brick tenement; cost, $250; owner, Estate L. F. Von Ohlsen, 1511 3d av; architect, O. Reissmann, 30 1st st. Plan No. 2138.

MONROE ST, No. 259, windows to 5-sty brick store and tenement; cost, $700; owner, Abraham Lefkowitz, 25 Bayard st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2137.

STANTON ST, No. 124, partitions, toilets, windows, piers, to 4-sty brick tenement; cost, $1,500; owner, A. Waxenbaum, 124 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 2114.

THOMAS ST, No. 83, partition, windows, fire-escapes, to 5-sty brick store and tenement; cost, $700; owners, Mary E. McKimmin and Caroline Graham, 230 West 76th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2123.

WATER ST, Nos. 352–354, erect tank to 5-sty brick store; cost, $650; owner, Ogden Goelet Estate, 9 West 17th st; architect and builder, The Rusling Co., 39 Cortland st. Plan No. 2130.

3D ST, No. 244 East, partitions, toilets, windows, to two 6-sty brick and stone tenement; cost, $2,500; owner, Magdaline Sieke, Jamaica, L. I.; architect, C. W. Dietrich, 25 West 42d st. Plan No. 2140.

5TH ST, No. 619 East, partitions, toilets, windows, to two 3 and 4-sty brick stores and tenements; cost, $1,000; owner, A. Lieb, 619 East 5th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2145.

6TH ST, No. 237 East, partitions, windows, to 5-sty brick tenement; cost, $1,200; owner, Lillie Adolphi, 217 2d av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2135.

10TH ST, No. 261 East, shaft, partitions, windows, to 5-sty brick tenement; cost, $1,200; owner, J. T. Hilderbrandt, 131 West 69th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2146.

12TH ST, No. 629 East, skylight, toilets, partitions, windows, to 4-sty brick store and tenement; cost, $1,000; owner, Margaret Dorsey, 629 East 12th st; architect, E. Rossbach, 2010 Broadway. Plan No. 2149.

18TH ST, Nos, 224–230 West, partitions, toilets, windows, to four 5-sty brick tenement; cost, $5,000; owner, Daniel R. Kendall, 1 East 60th st; architect, W. J. Conway, 400 Union st, Brooklyn. Plan No. 2132.

25TH ST, Nos. 18–20 West, fireproof floors, roof, to 12-sty brick and stone hotel; cost, $5,000; owner, Grace Denis Litchfield, 44 Wall st; architect, Thomas W. Lamb, 224 5th av. Plan No. 2136.

25TH ST, No. 241 East, partitions to 5-sty brick tenement; cost, $25; owner, Thomas Rothman, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 2131.

27TH ST, No. 138 East, partitions to 3-sty brick lodge rooms; cost, $200; owner, John Martin, 473 West 145th st; architect, A. H. Davenport Co., 150 Madison av. Plan No. 2139.

39TH ST, No. 146 East, partitions to 5-sty brick and stone tenement; cost, $150; owner, Wm. B. Nesbet, 146 East 39th st; architect, T. C. Visscher, 425 5th av. Plan No. 2152.

40TH ST, No. 134 East, partitions, dumwaiter, to 3-sty brick dwelling; cost, $2,000; owner, Mrs. Mary L. Tonetti, 135 East 40th st; architect, T. C. Visscher, 425 5th av. Plan No. 2153.

40TH ST, No. 28 East, alter partitions, beams, to 3-sty brick stable; cost, $1,000; owner, Mrs. Joseph Milbank, 27 East 41st st; architect, A. W. Hartman, 123 East 23d st. Plan No. 2117.

A. J. Robinson Co., 123 East 23d st, has general contract.

41ST ST, Nos. 220-224 West, alter walls to 2 and 3-sty brick garage; cost, $1,500; owner, S. A. Ludin, care architect; architect, E. Rossbach, 2010 Broadway. Plan No. 2147.

44TH ST, No. 354 West, toilets, partitions, windows, to 4-sty brick tenement; cost, $5,000; owner, Jacob Schmalhauben, 294 Prospect av, Bronx; architect, James W. Cole, 403 West 51st st. Plan No. 2118.

46TH ST, No. 451 West, toilets, windows, to 5-sty brick tenement; cost, $2,000; owner and architect, Joseph Bossong, 429 80th st, Brooklyn. Plan No. 2126.

52D ST, No. 556 West, 1-sty brick and stone rear extension, 50x15.5, elevator shaft, to 5-sty brick and stone factory; cost, $2,000; owner, Robert Wick, 556 West 52d st; architect, Theodore C. Visscher, 425 5th av. Plan No. 2119.

54TH ST, No. 347 West, toilets, bathrooms, columns, to 3-sty brick tenement; cost, $1,500; owner, Thomas F. Murtha, care J. H. Scheier, 344 Madison av; archi-

tects, Thain & Thain, 4 East 42d st. Plan No. 2124.

John H. Scheier, 314 Madison av, lessee.

55TH ST, No. 210 West, erect sign to 12-sty brick and stone hotel; cost, $600; owner, Henry Smith, on premises; architects and builders, Betts & Betts, Inc., 1358 Broadway. Plan No. 2143.

76TH ST, No. 46 East, 1-sty brick rear extension, 15x6.6, partitions, stairs, to 4-sty brick dwelling; cost, $4,500; owner, Joseph Loewi, 46 East 76th st; architects, Taylor & Levi, 24 East 23d st. Plan No. 2148.

77TH ST, No. 339 East, skylight to 4-sty brick tenement; cost, $50; owner, H. Grossman, 20 Av C; architect, Harry Zlot, 1400 5th av. Plan No. 2150 .

83D ST, Nos. 317-321 West, partitions, toilets, to 6-sty brick tenement; cost, $150; owner, Rachel Kohn, 344 West 72d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 2127.

AV D, s e cor 14th st, 2-sty brick side extension, 12x24.6, chimney, to 2-sty brick dwelling and office; cost, $800; owner, J. Rheinfrank Coal Co., 800 East 14th st; architect, J. E. Nitchie, 150 Nassau st. Plan No. 2120.

BOWERY, No. 16, alter store front, floors, to 4-sty brick store and loft; cost, $800; owner, S. Kutinsky, 32 Henry st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2151.

LEXINGTON AV, Nos. 657-659, partitions, alter elevator, to 8-sty brick and stone hospital; cost, $10,000; owner, Babies Hospital of the City of New York, Lexington av and 55th st; architects, York & Sawyer, 156 5th av. Plan No. 2115.

W. L. Crow Const. Co., 289 4th av, has contract.

1ST AV, No. 2016, partition, windows, to 4-sty brick stores and tenements; cost, $250; owner, A. H. Levine, 20 Wooster st; architect, Frank Straub, 122 Bowery. Plan No. 2141.

2D AV, s w cor 79th st, partitions, alter show windows, to 2-sty brick and stone moving picture show and shop; cost, $250; owner, Louis Kardos, care L. Levine, 1758 Lexington av; architect, L. Levine, 1758 Lexington av. Plan No. 2122.

2D AV, No. 203, partitions, skylights, alter walls, to 4-sty and basement brick and stone dwelling; cost, $15,000; owner, The Peoples Hospital, 402 East 136th st; architect, A. Balschun, 402 East 136th st. Plan No. 2121.

Wm. L. McElreavy, 255 West 57th st, has plumbing.

2D AV, No. 853, bake shop to 5-sty brick tenement; cost, $300; owner, S. Koch, 781 East 176th st; architect, A. E. Nast, 147 4th av. Plan No. 2128.

3D AV, No. 31, partitions, windows, stairs, skylight, to 3 and 4-sty brick hotel; cost, $5,000; owner, Wm. J. Morris, 303 East 9th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2134.

Geo. Ringler & Co., 203 East 92d st, is lessee.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

BALCOM AV, e s, 50 n Marrin st, five 2-sty brick dwellings, tin roof, 20x48; total cost, $25,000; owner, Wm. A. Mallett, Westchester; architect, B. Ebeling, 1136 Walker av. Plan No. 1028.

MANIDA ST, w s, 232.7 s Spoffard av, two 2-sty brick dwellings, tin roof, 20x52; total cost, $12,000; owner, John B. Dosso, Adams st and Morris Park av; architect, B. Ebeling, 1136 Walker av. Plan No. 1029.

OAKLY ST, e s, 275 n Fish av, 2-sty frame dwelling, tin roof, 21x50; cost, $5,000; owners, Pellegrino & Celli, 556 Morris av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 1030.

MANIDA ST, w s, 300 s Spoffard av, two 2-sty brick dwellings, tin roof, 20x52; total cost, $10,000; owner and architect, A. Rezzano, 41 Adams av. Plan No. 1032.

181ST ST, n s, 41.2 e Belmont av, two 2-sty brick dwellings, tin roof, 20.6x53; total cost, $12,000; owner, John Violante, 33 Hyatt av, Yonkers; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1024.

GLOVER ST, n s, 142.4 w Westchester av, three 2-sty brick dwellings, tin roof, 20x55; total cost, $18,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, president; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 1023.

232D ST, s s, 400 w 7th st or av, 2-sty frame dwelling, tin roof, 20x46.6; cost, $4,000; owner, Rose Knobloch, 4111 Gunther av; architect, Robt. Hehner Scarsdale. Plan No. 1026.

MULINER AV, e s, 261 s Neil av, 2½-sty brick dwelling, slate roof, 20x35; cost, $5,000; owner, Racheal Bailey, Van Nest av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 1041.

INTERVALE AV, e s, 92 s Freeman st, 1-sty frame store and dwelling, tin roof, 30.7x25.68; cost, $3,500; owner, Robt. J. Rooney, 1245 Simpson st; architect, Chas. A. Hunter, 1445 Boston road. Plan No. 1037.

BARNES AV, e s, 165 n Briggs av, three 2-sty frame dwellings, tin roof, 20x50; total cost, $10,500; owners, Germansky Con. Co.; architect, John J. Zuelch, Williamsbridge. Plan No. 1036.

Max Germansky, No. 261 Broadway, is president.

WATERBURY AV, n s, 105 e Crosby av, 2-sty frame dwelling, tin roof, irregular size; cost, $4,500; owner, Miss Grace Goodbody, 474 East 134th st; architect, B. Ebeling, 1136 Walker av. Plan No. 1039.

Apartments, Flats and Tenements.

187TH ST, n s, 160 w Bathgate av, two 3-sty brick tenements, tin roof, 20x55; total cost, $25,000; owners, Mountain Const. Co.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1027.

Jacob Frankel, Bathgate av and 188th st, is president.

HOME ST, n s, 61 w Prospect av, 5-sty brick tenement, plastic slate roof, size, irregular; cost, $35,000; owners, Ittner Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1022.

LORILLARD PL, s w cor 187th st, three 4-sty brick tenements, plastic slate roof, 41.10x78.11, 41.11x81; total cost, $108,000; owner, Richard Furlong, Orchard pl, New Rochelle; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1025.

BATHGATE AV, s e cor 187th st, four 4-sty brick tenements, tin roof, 38.8¼x79.81, 38.6x79.81; total cost, $143,000; owner, Richard Furlong, Orchard pl, New Rochelle; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1034.

FULTON AV, w s, 93 s 175th st, 5-sty brick tenement, tin roof, 41x88; cost, $35,000; owner and architect, J. H. La Velli, 795 East 176th st. Plan No. 1035.

FRANKLIN AV, n e cor 168th st, 5-sty brick tenement, 35x90, slag roof; cost, $30,000; owners, Moorehead Realty & Con. Co., 415 East 140th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1040.

MARION AV, n e cor 189th st, 5-sty brk tenement, plastic slate roof, 50.3x87.5; cost, $45,000; owner, Stephen McBride, 2079 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1043.

152D ST, No. 378, 5-sty brick tenement, tin or plastic slate roof, 25x103.1; cost, $25,000; owners, Tannebaum Const. Co.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1044.

S. Tannebaum, 116 University pl, president.

Stores, Offices and Lofts.

AQUEDUCT AV, e s, 103.2 s Fordham road, 1-sty brick store, tar and slag roof, 27x86.10; cost, $2,500; owner, Frederick Lunstedt, 570 West 183d st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1031.

BOSTON ROAD, w s, 232.11 n 169th st, 1-sty brick stores and garage, tar and gravel roof, 142.7x200.6; cost, $50,000; owners, Boston Road Realty & Garage Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1033.

G. H. Hill, 1073 Union av, president.

HULL AV, w s, 101 n Woodlawn road, 1-sty frame store, tin roof, 35x25; cost, $600; owners, Riley & Loughney, 3280 Perry av; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 1045.

Miscellaneous.

WASHINGTON AV, e s, 161 s 164th st, 5-sty brick club house, plastic slate and tile roof, 59.4x172.10; cost, $200,000; owners, Workingmen's Education Assoc., Inc.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1038.

Joseph Feured, No. 3668 Park av, is president.

Stables and Garages.

161ST ST, No. 288, 1-sty frame garage, tin roof, 18x20; cost, $250; owner, Joseph Henschel, on premises; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 1042.

BRONX ALTERATIONS.

DELAFIELD LANE, s s, 1,110 w Riverdale av, two 2-sty brick extension, 35.8x41.4, 24x23.4, to 2½-sty brick dwelling; cost, $25,000; owner, C. H. Dodge, Riverdale; architects, Paris & Schroeder, 12 West 31st st. Plan No. 412.

THOMAS ST, s w cor West Farms road, move 2½-sty frame dwelling and office; cost, $600; owner, T. B. Watson, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 411.

148TH ST, No. 225, 1-sty frame extension, 20x15, to 2½-sty frame dwelling and storage; cost, $300; owner and architect, Frederick A. Brusius, 308 Willis av. Plan No. 410.

150TH ST, s w cor Tinton av, move 2-sty frame dwelling; cost, $200; owner, E. M. Lignori, on premises; architect, E. M. Glasser, 70 Manhattan st. Plan No. 415.

155TH ST, No. 394, new windows, etc., to 3-sty frame tenement; cost, $100; owner, Jos. Hoetzel, 297 East 156th st; architect, Fred Hammond, on premises. Plan No. 406.

169TH ST, No. 31, 3-sty frame extension, 12x18, to 2-sty frame dwelling; cost, $1,200; owner, Eugene Rabbeitt, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 414.

194TH ST, No. 351, add ½-sty to 1½-sty frame dwelling; cost, $1,000; owner, W. T. B. Whitten, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 409.

BAINBRIDGE AV, e s, 132.3 n 194th st, add 1-sty to 1-sty frame shed; cost, $200; owner, Osvaldo Ros, 2564 Bainbridge av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 419.

BLONDELL AV, n s, 250 e Evadna st, move 2½-sty frame dwelling; cost, $300; owner, Jos. Polchinski, Willett av; architect, J. Melville Lawrence, Pleasantville, N. Y. Plan No. 407.

BROOK AV, No. 1062, new partitions, etc., to 3-sty brick store and dwelling; cost, $100; owner, Mrs. May Wellbrook, on premises; architect, Louis Falk, 2756 3d av. Plan No. 418.

BLONDELL AV, n s, 282 e Evadna st, move 2½-sty frame dwelling; cost, $300; owner, Jos. Polchinski, Willett av; architect, J. Melville Lawrence, Pleasantville, N. Y. Plan No. 408.

CRESTON AV, w s, 325 s 198th st, 1-sty frame extension, 12x6, to 1½-sty

frame garage; cost, $150; owner and architect, Henry H. Plough, 2805 Creston av. Plan No. 421.

UNION AV, e s, 75 n Ritter pl, ½-sty added, move and new partitions, etc., to 2½-sty frame dwelling; cost, $3,000; owner, Jos. Hollerith Const. Co., 1181 Fulton av; architect, Louis Falk, 2756 3d av. Plan No. 417.

UNION AV, No. 726, new door, new window, etc., to 2-sty frame dwelling; cost, $250; owner, Lizzie Cohn, on premises; architect, Michael J. Garvin, 3307 3d av. Plan No. 422.

WALKER AV, s s, 83 e Commonwealth av, raise to grade two 2-sty frame dwellings and storage; cost, $1,500; owner, Herman Kuhl, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 423.

WALKER AV, s s, 55.4 e Commonwealth av, raise to grade 2½-sty frame store and dwelling; cost, $1,000; owner, Carl Stelzner, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 416.

WASHINGTON AV, e s, 41.10 s 176th st, new partitions to 1-sty brick school; cost, $1,500; owners, St. Joseph R. C. Church; architect, John E. Kerby, 481 5th av. Plan No. 413.

Rev. Peter Farrell, No. 1852 Washington av, is pastor.

3D AV, w s, 200 s 169th st, 1-sty frame extension, 10x13.6, to 3-sty brick shop; cost, $100; owners, The Eichler Brew Co., 169th st and 3d av; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 420.

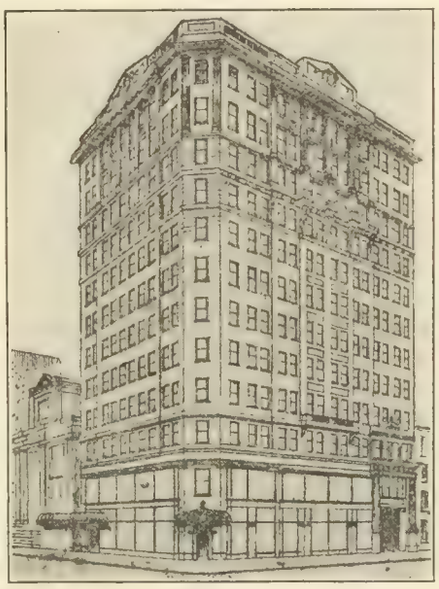
ADVANCE REPORTS.

Henry Corn to Put Up a Skyscraper on the Clarendon Hotel Site.

4TH AV.—The old Clarendon Hotel, located at the southeast corner of 4th av and 18th st, purchased about a year ago by Henry Corn, of 341 5th av, is to be torn down and immediately replaced with a 20-sty high-class office building of the best modern type. The site takes in a large plot fronting 78 ft. on 4th av and 175 ft. in East 18th st. The upper stories of the structure will be divided into offices, while the lower floors will be left open and later partitioned to suit tenants. There will be, in all, seven high-speed electric passenger elevators of generous proportions. The contract for furnishing the structural steel has already been awarded to the Hay Foundry & Iron Works, 114 East 28th st. No other contract has yet been awarded. The estimated cost of the building, not including the cost of the land, is approximated at between $1,200,000 and $1,500,000. Messrs. Maynicke & Franke, 298 5th av, are making the plans. The old Clarendon was erected about the year 1850, and is the only remaining hotel left in the group at this point, being one of the oldest landmarks of the City of New York. The premises are situated directly opposite the old Florence House site, about to be improved with a 12-sty office and loft building by the "Pocono" Building Co., from plans by R. H. Robertson & Son, and is diagonally opposite the site of the old Belvedere House, now being replaced with a 12-sty loft and office building by Klein & Jackson, from plans by William L. Rouse, Oddie & Stafford, 30 Church st, being the general contractors. The estimated cost of building operations on the three corners alone totals in the neighborhood of $4,000,000.

Improvements at Broadway and 43d St. Long Under Contemplation, Assured.

BROADWAY.—The Forty-Third Street Building Co., to be organized at once, under the laws of the State, with a capital of $1,200,000, it is announced, will begin within the next sixty days the erection of a 12-sty office building and theatre on the Fitzgerald holdings at the southeast corner of Broadway and 43d st. The syndicate that will erect the building consists of Frank R. Tate, theatrical manager of St. Louis, Mo., associated with clients of Herbert T. Jennings, of 204 Broadway, this city. Plans have been prepared by George Keister, architect, of 12 West 31st st, for a building with two tiers below the level of the street, covering the entire Broadway frontage and extending back about 90 feet in 43d st. A theatre building will occupy the rear of the plot in 43d st, fronting in that street. The design for the exterior will be classic Renaissance. The business and office structure on Broadway will have three stories of white granite and limestone, and above that will be semi-glazed, tool-faced and white terra cotta. The theatre front will be of the same materials as the Broadway front, with a similar facade, crowned with a classic cornice and balustrade. The main entrance to both theatre and office



building will be at the southerly end on Broadway, with a spacious entrance vestibule to both, and a separate lobby for each.

The lessees have let the contract for the construction of the building to the C. L. Gray Construction Co., of 42 Broadway. The cost is estimated approximately at $1,050,000. The architectural treatment of the interior of the theatre will be of the richest and most elaborate kind, with heavy plastic relief ornamentation and modeling.

It will be recalled that plans were prepared about a year ago for a similar improvement on this site for Harry Levey, through Architect V. Hugo Koehler, but building contracts were withheld, and later the idea was abandoned. (See issue of March 21, 1908.)

Improvements on Beverly Road.

BROOKLYN.—The Abels Gold Realty Co., 44 Court st, Brooklyn, will begin, within a few days, the erection of two 4-sty high-class apartment houses at the northwest corner of Beverly rd and East 21st st, Brooklyn. The facades will be designed in an Elizabethian style of architecture, trimmed with blue Indiana limestone and a Hanover red brick background, laid in a Flemish bond, with one-half white raked joints. The entrance court from Beverly rd will be richly ornamented with a fountain, flowers and shrubbery. Each floor will be arranged for four families, having modern improvements, such as steam heat, water supply, electric and gas combination, telephone service, garbage and refrigerator closets. The rooms will be trimmed with hardwood and parquette floors. Shampan & Shampan, 772 Broadway, Brooklyn, are the architects.

F. M. Andrews & Co. to Plan New Haven Hotel.

NEW HAVEN, CONN.—At New Haven it is announced that Frank M. Andrews & Co., architects, of the Waldorf-Astoria, N. Y., will prepare plans for the proposed $800,000 hotel to be erected on the site of the present New Haven House at New Haven, and that preliminary plans will be submitted to the board of directors in two weeks. The general contract will be given to V. J. Hedden & Sons Co., of Manhattan, who will award the sub-contracts to local contractors as far as it is possible to do so. Charles P. Taft, of New Haven, is interested in the project and the hotel will be called Hotel Taft.

Particulars of Big Broadway Apartment.

BROADWAY.—Plans are now nearing completion for the 12-sty fireproof elevator apartment house which George F. Johnson & Sons, Westchester and Prospect avs, Bronx, are to erect at the northwest corner of Broadway and 113th st, to cost in the neighborhood of $1,500,000. The building will measure 175x125 ft., containing apartments for 48 families. The owners will have charge of all contracts, awarding all the work. P. R. Moses, 45 West 34th st, will be the steam and electrical engineer. George and Edward Blum, 505 5th av, are the architects. (See issue Aug. 14, 1909.)

Plans for Gillette Razor Factory.

NEWARK, N. J.—Howes & Morse, architects, 19 West 38th st, Manhattan, are completing plans for the new factory building which the Gillette Safety Razor Co., 18 Tremont st, Boston, Mass., is soon to erect at Evergreen and Frelinghuysen avs, Newark, to cost between $100,000 and $200,000. There will be several buildings, measuring 200x50 feet, brick, fireproof, 1-sty. The site has a ground area of 1000x900 feet. Leonard Walde, 49 Wall st, Manhattan, is engineer. No contracts have yet been issued. Grading is now under way.

E. E. Paul Co's. Long Island Contract.

LONG ISLAND CITY.—The general contract for the fireproof 5-sty brick and limestone office building, 75x100 feet, which Stuard Hirschmann, 200 Broadway, Manhattan, is to erect on Court Square, Long Island City, has been awarded to the E. E. Paul Co., of 289 4th av, Manhattan. The building is to cost approximately $125,000, and has been leased by the City of New York as the tax headquarters of Queens County. Floyd Y. Parsons, 1135 Broadway, prepared the plans.

$500,000 Hospital at Woodhaven, L. I.

WOODHAVEN, L. I.—A new hospital, costing $500,000, is to be erected by the Sisters of the Poor of St. Francis, a religious corporation controlling several hospitals, including St. Peter's, of Brooklyn, St. Elizabeth's, of Manhattan, and St. Joseph's, of the Bronx. The building will be erected at Woodhaven av and Fulton st, Woodhaven, where the sisters own eight acres. No contracts have yet been placed.

Seven Two-Family Dwellings.

235TH ST.—Messrs Moore & Landsiedel, architects, 3d av and 148th st, state that they will complete plans in about a week for a row of seven 2-sty 2-family brick and limestone dwellings, 20x55 ft. each, to be erected at the northeast corner of 235th st and Viereo av, Bronx, to cost in the neighborhood of $7,000 each. P. Auletta & Co., 2777 Webster av, are the owners and will do the building.

Ten-Story House for Broadway.

BROADWAY—The Escallon Company, 2050 Amsterdam av, has plans under way for the improvement of the southeast corner of Broadway and 165th st, with a 10-sty high-class elevator apartment house to measure 110.11x90.4 ft. Messrs. Neville & Bagge, 217 West 125th st, are preparing the plans. The cost is approximated at about $425,000.

Apartments, Flats and Tenements.

TREMONT AV.—At the northeast corner of Tremont and Mapes avs, Bronx, John W. Comish, of 466 East 138th st, will erect four 5-sty flats, 50x90 ft. Total cost, $175,000. Harry T. Howell, 3d av and 149th st, has plans.

BASSFORD AV.—Martin Tully, 565 Walton av, will build a 5-sty tenement at the northeast corner of Bassford av and 184th st, 55x81 ft., all improvements, to cost $50,000. Harry T. Howell, 3d av and 149th st, has prepared plans.

ST. ANN'S AV.—Edward J. Byrne, 3029 3d av, is preparing plans for the erection of four 5-sty flat buildings for the Moorehead Realty and Construction Co., to be erected at the southwest corner of St. Ann's av and 149th st, on plot 150x85 ft.

EDGECOMBE AV.—Harry T. Howell, 3d av and 149th st, has plans for a 6-sty tenement, with stores, to be erected on the west side of Edgecombe av, 202.7 ft. north of 141st st, for Jacob Hirsch, of 1665 Park av. Size, 31x96.10. Cost, $40,000.

BROOKLYN—C. B. Meyers, 1 Union sq, Manhattan, has plans for a 6-sty flat, 80x87 ft., for the Fein-Ball Realty & Const. Co., 862 Flushing av, to be erected on the west side of Clinton av, 54 ft. north of Fulton st, Brooklyn, to cost $80,000.

167TH ST.—Isaac Brown, 829 East 167th st, owner and builder, will erect two 5-sty brick tenements, 37.6x99 ft., in the south side of 167th st, 113 ft. west of Hall pl, Bronx, to cost $40,000 each. Moore & Landsiedel, 3d av and 148th st, will have plans ready in one week.

SOUTHERN BOULEVARD.—At the southwest corner of Southern Boulevard and Av St. Johns, Picone & Aliva, 343 East 118th st, owners and builders, will erect a 5-sty brick tenement, 30x95 ft., to cost $35,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

180TH ST.—Plans are being prepared by Albert Morris, architect, 103 Park av, for four 5-sty flat houses to be erected on and adjacent to the southeast corner of 180th st and Clinton av, for the Brook Construction Co. The houses will have a frontage of 259 ft. and will cost about $150,000.

139TH ST.—Young & Gronenberg, 1328 Broadway, have prepared plans for a 6-sty flat building, 125x86.11 ft., for the One Hundred and Thirty-ninth Street Realty Co., 685 Willoughby av, Brooklyn, to be erected in the north side of 139th st, 175 ft. west of Broadway, to cost $175,000.

MORTON PL.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 4-sty brick tenement, 25x88 ft., for the Teichman Engineering & Construction Co., 148th st and 3d av, owner and builder, to be erected at the northwest corner of Morton pl and Harrison av, Bronx, to cost $25,000.

SOUTHERN BOULEVARD.—Picone & Aliva, 343 East 118th st, owner and builder, will erect two 5-sty brick tenements, 35x93 ft., on the west side of the Southern Boulevard, 30 ft. south of Av St. Johns, Bronx, to cost together $60,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

EAST ORANGE, N. J.—Peter Broderson, of East Orange, is getting estimates on a 3-sty brick building to be erected at 304 and 306 Central av, at a cost of between $15,000 and $20,000. It will have dimensions of 42x70 ft., and afford room for two stores on the ground floor and three apartments above.

FOX ST.—Albert Morris, architect, 103 Park av, is preparing plans for the Aqueduct Construction Co. for a 5-sty apartment house to be erected on the triangular plot in the north side of Fox st, 122.94 ft. east of Prospect av. The building will have a frontage of 77 ft. and an average depth of about 40 ft. and will cost $50,000.

Banks.

BLOOMFIELD, N. J.—John F. Capen, architect, Newark, N. J., has plans for a 1-sty bank, 25x55 ft., for the Bloomfield Savings Institution, Bloomfield, to cost $20,000.

AKRON, OHIO.—Geo. B. Post & Sons, 347 5th av, Manhattan, have been commissioned to prepare plans for a bank and office building for the Second National Bank at Akron, Ohio, to cost approximately $300,000.

CAPE MAY, N. J.—The H. B. Deal Co., builders, 1112 Chestnut st, Philadelphia, Pa., are estimating on a new bank building, to be built at the northwest corner of Main and Mechanic sts, Cape May, N. J., for the First National Bank.

CHARLESTON, S. C.—Thompson & Frohling, 114 East 28th st, Manhattan, will receive estimates until Oct. 11, for an 8-sty office and bank building, to be erected by the Bank of Charleston, at Charleston, S. C., to cost about $300,000. The building will measure 75x120 ft.

NORWICH, CONN.—The contract for the erection of a banking house for the Thames National Bank has been awarded to Angus McDonald & Co., of Boston, who will award all the sub-contracts. The plans show a handsome structure, 112x50 ft., 1-sty, of granite, with marble trimmings. The structure is to be fitted up with marble counters, hard wood, cork and terrazzo floorings, interior telephone system, electric lights and bells; heated by steam. The cost will be about $100,000. Rowe & Keyes, 161 Devonshire st, Boston, are the architects.

Churches.

NEW BRUNSWICK, N. J.—The Presbytery of New Brunswick is contemplating the erection of a new church. Rev. W. W. Knox is pastor.

HADDON HEIGHTS, N. J.—Clyde S. Adams, architect, 1233 Arch st, Philadelphia, Pa., has plans on boards for a 1-sty frame church, to be built at Haddon Heights, N. J., to cost about $5,000, for St. Mary's Protestant Episcopal congregation.

CORTLAND, N. Y.—St. Mary's R. C. Church (Rev. Father Donohoe, pastor) will receive bids about Nov. 1 for a church at Cortland, 66x160, granite, from plans of Wm. P. Ginter, Akron, Ohio. Estimated cost, $100,000. Bids for foundation have already been taken.

BUFFALO, N. Y.—At a meeting of the building committee of the Moderate Reformed Jewish Church progress has been made for the construction of a new edifice. Plans for the new church, to cost $100,000, have been considered by the committee. The new temple will be ready before next year.

BUFFALO, N. Y.—Members of the parish of St. Stephen's Evangelical Church, Peckham and Adam sts, are preparing plans and raising funds for the erection of a new edifice on the site of the present structure, which has been standing for 56 years. Work will be started within a short time. Rev. Gustave Rueckert is pastor.

ROCHESTER, N. Y.—A. Friedrichs & Sons Co., 106 Mill st, Rochester, has received the general contract to erect a stone and brick 1-sty and basement synagogue and assembly hall, 80x120 ft., at Rochester, for the Temple Berith Kodesh, to cost about $65,000. Leon Stern, 1017 Chamber of Commerce Bldg., Rochester, is the architect. Rev. Dr. Max Landsberg, rabbi.

SPRINGFIELD, MASS.—B. Hammett Seabury, of Springfield, has completed plans for a new church to be erected at Union and Hancock sts for St. John's Congregational Church, Rev. Wm. N. De Berry, pastor. It will be of frame construction, about 60 ft. square, with a stone tower. There will be steam heat, electric lights and all conveniences. Work will probably not be started until next spring.

JAMESTOWN, N. Y.—Action has been taken by the Grace United Brethren Congregation to erect a modern brick structure, twice the size of the present edifice. It was decided to leave the construction in the hands of a building committee consisting of the trustees, O. H. Swanson, F. B. Smith and Lee Trimm, and two members of the congregation, Byron Bartlett and B. S. Howe. It is expected that work will be started this fall. Rev. Oliver E. Williams, pastor.

MERIDEN, CONN.—Architect David Bloomfield, of Meriden, has been commissioned to prepare plans for extensive changes and additions to the First Baptist Church, Broad st, of which Rev. Robert A. Ashworth is pastor. An addition, 65x68 ft., will be erected. Many improvements will also be made in the church, including a copper baptistry and robing rooms, art glass windows and a new pipe organ. The heating will be by steam. About $25,000 has been pledged for the improvements.

Competitions.

FLEMINGTON, N. J.—The Board of Village Trustees will receive competiitve plans for a new library building. Address C. S. Alester, Flemington, N. J.

ELKINS, W. VA.—Competitive plans will be received by the county court of Randolph County until Oct. 12 for a jail building and jailer's residence. The building is to be fireproof and to provide for 48 prisoners, and the cost is not to exceed $30,000. Information furnished on application to S. A. Rowan, clerk, Elkins, W. Va.

Court Houses.

HACKENSACK, N. J.—Bids will be received until Sept. 30, for the 4-sty court house, 200x135 ft., at Hackensack, from plans by James Riely Gordon, 402 5th av, Manhattan. Estimated cost, $300,000.

WATERBURY, CONN.—Griggs & Hunt, of Waterbury, have received bids for alterations to the Waterbury court house. There will be a 1-sty addition, 60x83 ft.; an addition on the rear, 24x60 ft., and an addition of 1-sty on the whole building. There will be a new asphalt roof, terra cotta trim, new plunger elevator, steam heat.

Dwellings.

BAYSIDE PARK, L. I.—Carl P. Johnson, 8 East 42d st, Manhattan, has completed plans for a frame residence, 32x22 ft., for C. A. Hollberg, 146 East 34th st, at Bayside, L. I.

SHORT HILLS, N. J.—Wm. K. Benedict, 1133 Broadway, Manhattan, has taken bids for a 2½-sty tile and stucco residence, 27x46 ft., for Wm. Nesbit, at Short Hills, to cost $8,000.

ORANGE, N. J.—At Orange, P. T. MacLagan, architect, of Newark, is engaged on plans for five 2-sty 2-family dwellings, measuring 24x40 ft., to be built on Glenwood av, for P. J. Bowers & Co.

HALL AV.—E. J. Byrne, architect, 3029 3d av, has completed plans for four 2-sty

frame dwellings (two family), 20x55 ft., for the Fairmount Const Co., 1353 Boston road, to be erected on the west side of Hall av, 266 ft. south of 205th st, Bronx.

65TH ST.—Wm. Crawford, 5 East 42d st, has the general contract and the E. & J. Marrin Co., 520 East 18th st, the excavating for the new residence, 5 stys, 28x100 ft., to be erected at 41 East 65th st, for B. B. Sloan, of 38 Wall st, to cost $70,000. Messrs. Trowbridge & Livingston, 527 5th av, Manhattan, are the architects.

NEW ROCHELLE, N. Y.—S. S. Calafati & Co., 38 1st st, New Rochelle, have received the general contract to erect a 2½-sty frame and stucco residence, 33x60 ft., at the southeast corner of Webster and Winyah avs, to cost $15,000. L. S. Madure, Drake av and Pelham road, New Rochelle, is the owner, and Chas. Luprian, 180 Main st, is architect.

Factories and Warehouses.

BUFFALO, N. Y.—The Cataract Refining Co., No. 916 Mutual Life Building, Buffalo, will erect a 1-sty and basement addition to its oil and grease refinery at Gilbert and Manitoba sts, 45x170 ft. The structure will be of brick with stone trimmings.

ILION, N. Y.—The Remington Typewriter Co., 325 Broadway, Manhattan, is arranging for an extensive addition to its factory at Ilion, N. Y. The machinery requirements will include an additional power unit of a capacity not yet decided upon and machine tool equipment which will amount to about $50,000. The details are in the hands of the factory superintendent.

BUFFALO, N. Y.—The Pierce Arrow Motor Car Co., Buffalo, N. Y., has placed a contract for three additional buildings in its manufacturing plant with the Aberthaw Construction Co., of Boston, Mass. The buildings, as are all the other buildings of this plant, will be of reinforced concrete of high class, fireproof factory construction. They are to be completed this fall, and will enable the company to increase its output of cars. The Pierce Arrow plant is located on the old Exposition grounds, and the new buildings for which the Aberthaw Construction Co. has the contract, will be located on the site of the old Midway.

Halls and Clubs.

WEST HAVEN, CONN.—In competition the plans of Architects Foote & Townsend have been accepted for the proposed new building to be erected in Center st, West Haven, for Annawon Lodge, F. A. & A. M., of which John Wilkinson is secretary. Brick, 2-stys, 38x52 ft. Details have not been full decided.

NEWARK.—The building committee of the Newark branch of the Young Women's Christian Association, of which Miss Annie M. Grinnell, of 183 Mt. Prospect av, Newark, is chairman, reports encouraging progress in the work of raising $350,000 for plot, building and equipment for the new headquarters of the association in that city. The 7-sty structure will stand at 562 Broad st, directly opposite Washington pl. No contracts have been let. Address Miss C. M. Adams, general secretary, 14 East Park st, or Miss Grinnell at above address. The committee makes no announcement as to the amount of money so far collected.

Miscellaneous.

HOMER, N. Y.—The Public Service Comn. at Albany has granted permission to the Homer & Cortland Gas Light Co. to issue a $250,000 mortgage. Improvements and additions are to be made to the plant and distributing system.

ORANGE, N. J.—Wells Fargo & Co. are planning to build a $6,000 brick stable in South Jefferson st, Orange, and a small frame and concrete office building at the West Orange station of the Erie Railroad. The latter will cost $2,500.

NEWARK, N. J.—The Grand Amusement Co., 71-73 16th av, Newark, has taken bids for the 3-sty and basement amusement hall, 47x100 ft., containing a cafe, moving picture theatre, meeting rooms, dance hall, to be erected at Nos. 83-85 16th av, Newark, at a cost of about $25,000. Wm. E. Lehman, 738 Broad st, Newark, is the architect.

MIDDLETOWN, CONN.—W. D. Johnson, Inc., architect, of Hartford, Conn., are preparing plans for the nurses' home to be erected for the insane in Middletown. It will be about 34x175 ft., 3-stys, fireproof, with brownstone and limestone trim, slate roof and steam heat. There will be 68 rooms, besides parlor and reception room. The appropriation is $75,000.

Municipal Work.

MANHATTAN.—Estimates will be received by the Commissioner of Bridges, Park Row Building, Wednesday, Sept. 29, for the construction of drip pans under the Manhattan approach of the Williamsburgh Bridge.

WAVERLEY, N. Y.—Williams, Proctor & Potts, 17 Battery pl, Manhattan, have prepared plans for a sewage disposal plant and system of sewers for this town; total estimated cost, $150,000. Project to be submitted to vote this month.

OTISVILLE, N. Y.—Bids will be received by the Board of Health, 6th av and 55th st, Manhattan, Friday, Oct. 1, for installing steam heating apparatus in certain buildings at the tuberculosis sanatorium at Otisville, Orange County, N. Y.

MANHATTAN.—Bids will be received by the Commissioner of Street Cleaning, Tuesday, Oct. 5, for furnishing and installing a rubbish conveyor at the West 47th st incinerating plant of the Department of Street Cleaning, and also for there installing a baling press.

BROOKLYN.—On Tuesday, Sept. 28, the Department of Public Charities will open bids for the erection and completion of annex on west side of main building, Kings County Hospital, Brooklyn. Also for the erection and entire completion of new Bradford St. Hospital, Brooklyn.

MANHATTAN.—Until Sept. 29, the Department of Public Charities will receive bids for the erection of an addition to the laundry at the New York City Home for the Aged and Infirm, Blackwell's Island. Also for the complete remodeling of the building No. 124 East 59th st, Manhattan.

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Wednesday, Sept. 29, for preparing for and laying granite and iron slag block pavement on portions of the marginal street between Whitehall and Broad sts, East River, under Class 1, and granite block pavement between Albany and Liberty sts, North River, under class 2, and between West 30th and West 33d sts, North River; and for laying a granite crosswalk along the southerly line of West 22d st, North River.

Office and Loft Buildings.

3D AV.—E. I. Shire and L. R. Kaufman, architects, 110 East 23d st, are taking bids this week for the 4-sty brick store and loft building, 30x78 ft., which Sanders Gutman, 452 Broadway, will erect at 2174 3d av, at a cost of $30,000.

SARATOGA, N. Y.—Mark P. Wells, builder, Witherspoon Building, Philadelphia, Pa., has been awarded the contract to erect a marble and granite post office building, 70x100 ft., at Saratoga, N. Y., to cost $80,000.

CAMDEN, N. J.—James A. Bradin, 2036 Sansom st, Philadelphia, Pa., has obtained the contract to build a 3-sty brick store and office building, 50x51 ft., at 6th and Federal sts, Camden, N. J., for Thomas S. Wilson. Plans are by Thomas Bennett, of Philadelphia.

NORWICH, CONN.—Work will soon be started on the annex to the new Shannon building in Main st. The structure will


OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

RAYMOND CONCRETE PILE COMPANY

NEW YORK, . 140 Cedar Street
CHICAGO, . 135 Adams Street
PITTSBURGH, Union Bank Building
PHILADELPHIA, Land Title Building
BALTIMORE, Pratt and Concord Sts.
ST. LOUIS, . 620 Chestnut Street
NEW ORLEANS, . 204 Perrin Bldg.

HOUGHTALING & WITTPENN

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NEW YORK BLOWER CO.
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Revolving Doors

For Mechanical Equipment, Power Plants, Heating, Ventilating, Plumbing.

HALF THE WORRY OF A CONTRACTOR
IS IN WAITING FOR LUMBER AND MATERIALS
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
SAW, PLANING AND MOULDING MILLS
F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J

FIRE!
We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice.
Complete line of T. H. D. Law Supplies. Prices right.
FRED. C. SUMNER, 246-248 Canal Street
WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

be 4-stys, of brick, steel and concrete, and will be arranged for stores and offices. The Concrete Steel Co., 29 Broadway, Manhattan, will have the contract. C. H. Preston, of Norwich, is the architect.

Schools and Colleges.

LYNBROOK, L. I.—Wm. H. Spaulding, of Jamaica, has been engaged to prepare plans for a $35,000 high school, brick, to contain 8 rooms.

OAKLYN, N. J.—The H. B. Deal Co., 1112 Chestnut st, Philadelphia, Pa., have prepared plans for a new school building, to be erected at Oaklyn, N. J.

NEW BRUNSWICK, N. J.—The Board of Education has decided to erect a new $40,000 school in the First Ward, to replace the wornout Carman Street School.

BLOOMFIELD, N. J.—Chas. G. Jones, 280 Broadway, Manhattan, has taken bids for a 3-sty school, 67x97 ft., for the Board of Education, Bloomfield, N. J., to cost $35,000.

EAST RUTHERFORD, N. J.—Ernest Sibley, Grantwood, N. J., is making plans for a 12-room brick school for the Board of Education, at East Rutherford, to cost approximately $70,000.

BINGHAMTON, N. Y.—Squires & Wynkoop, 44 Cortland st, Manhattan, are preparing plans for a 3-sty brick and stone school, 200x200 ft., to accommodate 1,400, for the Board of Education, Binghamton.

NEW BEDFORD, MASS.—Plans will be ready to figure about Oct. 1 for a school in North End Bowditch st, New Bedford. Brick, cost, $125,000. Louis E. Destremps, Masonic Building, New Bedford, architect.

PEEKSKILL, N. Y.—The Sisters of St. Mary are having plans prepared by Cram, Goodhue & Ferguson, 170 5th av, Manhattan, for a school building. Asbury Barker, Peekskill, N. Y., will superintend construction.

OCCUM, CONN.—It is probable that plans for the new school to be erected by the town of Occum will be ready for estimates in about a week. The structure will contain eight rooms. C. H. Preston, of Norwich, is preparing plans.

HACKENSACK, N. J.—It developed at a meeting of the Hackensack Board of Education this week that the proposed new High School will probably cost $250,000, exclusive of land. Wm. Shepherd Lowndes, 15 West 38th st, Manhattan, is the architect.

PLAINFIELD, N. J.—James G. Rogers, architect, 11 East 24th st, Manhattan, is preparing sketches and will receive estimates about Oct. 1 for a 2-sty brick and concrete fireproof school, 8 rooms, 62x100 ft., for the Board of Education at Plainfield, to cost about $45,000.

MOUNT MORRIS, N. Y.—Gordon & Madden, 300 Sibley Building, Rochester, N. Y., have been selected to prepare plans for a 2-sty parochial school, 42x100 ft., for St. Patrick's Roman Catholic Church, to be erected at Murray and Stanley sts, Mount Morris, N. Y. M. C. Mahoney, Mt. Morris, will be in charge of the work. Rev. Father A. E. Breen is pastor.

RIDGEWOOD, N. J.—At Ridgewood the Board of Education are ready for figures for the erection of a 2-sty reinforced concrete school, 50x142 ft., to seat about 800. Herman Fritz, News Building, Passaic, N. J., is the architect. Estimated cost, $50,000. J. W. Pearsall is president, and E. A. Lane, secretary, of the board. George Knowlton, Everett Zabriskie and C. P. Courter, of Ridgewood, compose the building committee.

SOUTH ORANGE, N. J.—Taylor & Mosley, 1 Nassau st, Manhattan, are preparing plans for a 3-sty fireproof school, brick and limestone, 120x120 ft., 8 class rooms, auditorium to seat 650, to be erected in Academy st, from 1st st to Irvington av, South Orange, at a cost of $120,000. Frank Sutton, 91 Wall st, Manhattan, is steam and electrical engineer. Bids will be taken about October 15. W. B. Yereance, 418 Centre st, South Orange, is chairman building committee.

Bids Opened.

WASHINGTON, D. C.—Bids were received Sept. 20 by the Commissioners of the District of Columbia for the construction of a 12-room school building, No. 156, at the southwest corner of 12th and L sts, N. W., Washington. R. T. Humphrey, Washington, $109,000, low bid. Other bidders were: W. H. McCray, Burgess & Parsons, John MacGregor, Milton C. Davis, of Baltimore; George E. Wyne.

WASHINGTON, D. C.—At Washington, D. C., bids were received by the Secretary of the Interior for the construction of the science hall, Howard University, at Washington. The Boyle-Robertson Const. Co., of Washington, $95,983, was lowest bidder. Other bidders were: Frank L. Wagner, Newman & Smith, Thomas H. Melton, Thompson-Starrett Co., William H. McCray, Page Construction Co., Gormley Pointing Co., all of Washington, D. C.

The Board of Education opened bids on Monday, Sept 20, for installing electric equipment in vocational school at P. S. 100, Manhattan. Griffin & Co., $3,807 (low bid). Other bidders were: T. Frederick Jackson, Inc., Reis & O'Donovan, Inc., Cowden & DeYoung, Inc. No. 2. For wardrobes at Stuyvesant High School, Manhattan. Gustave Thomerson, $2,760 (low bid). No. 3. For manual training equipment of vocational school for boys at P. S. 100, Manhattan. All bids were laid over.

Contracts Awarded.

43D ST.—P. F. Kenny Co., 2291 Broadway, has received the plumbing work on the new 12-sty Elks club house, Nos. 108 to 116 West 43d st, from plans by James Riely Gordon, 402 5th av.

WHITE PLAINS, N. Y.—The Carlin Construction Co., 16 East 23d st, Manhat-

(Continued on page 592.)

Brief and Personal.

Mr. Frank H. Sheppard, formerly with Hildreth & Co., is now connected with the Detroit Graphite Company, paint makers, 135 Broadway, New York.

Frederick C. Zobel, the architect, has removed to "The 28th Street Arcade," 118 East 28th st, the new office building recently erected from plans drawn by him.

The offices of the Ansonia Manufacturing Company, makers of sewage ejectors and controls, have been moved to offices in the Terminal Building, No. 30 Church st.

The United Revolving Door Co., Trenton, N. J., manufacturers of several types of revolving doors, has recently issued an illustrated pamphlet which can be had on request.

Watch the Gothamite swell with pride as he sees the multitude of visitors admire his city! But who did it? The real estate man and builder. They're the living heroes of the day.

The Otis Elevator Company is moving its inspection and repair shop to 11th av and 26th st, where it is in a position to answer both night and day calls for general repair work.

Two million strangers! This is a first-rate chance for the New Yorker to get an idea of the difficulties of handling traffic in this city a quarter of a century hence. That's why we need more subways, and need them now.

The Hedden Construction Co. has the steel skeleton of the Prudential Insurance Company's annex, Newark, up to the seventh floor. The Whitney-Steen Co. is receiving steel for the New Firemen's Insurance Company's building across Broad st in the same city.

After it is all over, what? Back, back to the grind, but with a greater appreciation of our own city. We're too busy, ordinarily, to admire it, but when we do we do it on a scale that makes the world admire it too! It's the generations of grind, grind, grind that has done it.

The Edison Portland Cement Co., 1133 Broadway, has issued a very pretty program of the Hudson-Fulton Celebration, in a shape suitable for the pocket and for handy reference. It is for distribution among its customers and friends. No doubt Mr. Marsh would be pleased to send you one in answer to a postal card.

The International Association for Testing Materials has voted to hold its next congress in the United States with Dr. Charles B. Dudley as president, probably in 1912. The United States has more representatives on the list of members of the Association than any other country with the single exception of Germany.

Mr. David Cowlin, formerly with the Charles Lehman Company, layers of artificial stone for sidewalks, yards and cellars, has opened a yard at 524 West 130th st, with an office at 214 West 133d st. Mr. Cowlin is well known in the building trades, and all contracts entrusted to his care receive his personal supervision.

With the steelwork being assembled as fast as delivered by Post & McCord, the erection of the Fidelity and Casualty Company's annex at Liberty st and Temple pl is being further hastened by the deliveries of the 400,000 buff pressed brick by the Harbison-Walker Refractories Company. Brick has been laid up to the fourth story.

The structural steel work is now going ahead for the new Belvidere Building, which Klein & Jackson (lawyers), of 36 Wall st, are erecting at the northwest corner of 4th av and 18th st, to cost $400,000. William A. Rouse, 12 West 32d st, is architect. Oddie & Stafford, 30 Church st, have the general contract. The ground floor tier of beams are about in place.

S. C. Jackson, of Seattle, Wash., is in this city, stopping at the Imperial, en route to London, where he expects to complete transactions relating to the purchase by the Northern Canadian Lumber Company of 2,000,000,000 ft. of timber, or about 60,000 acres of land in the Northwest. He expects to be back in this city on October 15. In London he will stop at the Savoye.

H. Hope & Sons, Ltd., in co-operation with the Winslow Brothers Co., of Chicago, have opened an office in the Terminal Building, 103 Park av, Manhattan, where a complete line of samples of metal casements made by them may be seen. They invite inspection by architects and builders, and will send on request a recently published illustrated pamphlet fully describing their line.

Mr. T. J. Steen, vice-president of the Whitney-Steen Co., engineers, contractors and builders, of 135 Broadway, returned to this city this week from the West, where his company has a number of important building contracts. He has been away since June 28, during part of which time he has been on the Pacific Coast, Salt Lake City, Colorado Springs and other cities. A more detailed account of this company's activities will appear hereafter.

General Smith, head of the Candee, Smith & Howland Company, masons' materials, qualified as "distinguished expert" (the highest grade of marksmanship in a single string) at the Coldenham range recently. Colonel E. E. Austen, of the Eighth Artillery, Major Alfred H. Avell, Inspector General on General Smith's staff, and Major George Hallock, engineer of General Smith's staff, were shooting at the same time, and were General Smith's guests at luncheon, as we note in the Hudson River papers.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Small Sales Feature, Weak Market.

The building material market was weak and nervous during the last five days. Sales were unimportant excepting that brick dealers showed a disposition to cover to avoid delays of incoming cargoes attendant upon the Hudson-Fulton Celebration. Pig iron was active, important inquiries being in hand. There were some sales of large tonnages. Structural shapes and sheets moved slowly. Following the recent advance in price, sales were not as numerous nor in such large quantities as a fortnight ago. Lumber forged ahead with a demand for rough 2-inch material for grand stands for the river and land fete that begins to-day. Stone was dull. Slate moved strong, showing that the recent advance is well sustained. Cement had another uneventful week. Lime and plaster continue in good demand, and sales were somewhat above normal. The most important feature of the week was the announcement that iron importations had been resumed, the specific contract being for 100,000 tons, with indications of more foreign ore being placed. This is coming in for something like $17.50, duty paid. The demand for quick basic is increasing. The attitude of building material men was that of regret that the Hudson-Fulton Celebration had come at this time when business was getting on its feet after a dull summer. The brick people, particularly, were mournful. A public demonstration of the magnitude of that which begins to-day, always upsets business more or less for a week or more, and the situation was further complicated by the proximity of the equinoctial. While the prospects of a busy October are fairly good, the celebration is not likely to help it any.

Brick Dealers Covering.

The fact that at the first of this week there were only ten holdover cargoes of brick at West 52d st, as compared with 19 on Monday, Sept. 13, showed that sales were somewhat better and seemed to indicate that most of the dealers intended to provide for celebration delays.

Thirty-four cargoes came in on Monday of this week. Tuesday there were three, and on Wednesday seven came in. These were being taken up rapidly as the week wore on. This was because a good many contractors informed the dealers that they would continue work as usual next week, and in some instances even to-day. Those jobs that lie in sections of the city where it is not necessary to truck across 8th or 5th avs were loading heavily, as a precaution in case enough men report for duty to warrant continuing work. Jobs in the Bronx and in the lower section of the city and on the extreme east or west side of the city probably will not halt.

PRICES DROP A HALF.

Prices for Hudson River commons dropped early in the week, and yesterday were quoted at $5 to $5.50. Some selects went at $5.75, but such sales were straggling and exceptional. The same might be said for the $5 figures, most of the sales being between a quarter and three-eighths. Raritan Rivers sold for $5.25 to $5.75, with $5.50 ruling. While the Hudson River yards are running under difficulties, with a scarcity of help, the Raritan River yards are not experiencing this trouble, using all its regular Summer complement to meet the remarkable market it has had this Fall. Transactions for Hudson Rivers for the week ending Sept. 18 follow: Holdovers, Sept. 11, 19; arrivals, 73; sales, 82; holdovers, Sept. 20, 10.

INCOMING BRICK SITUATION DUBIOUS.

The agents are more concerned than the dealers regarding the possibility of a hold-up in brick deliveries from the yards to this city next week. Some of the agents are going to try to run, it was hinted; one of the largest firms intimating that it would get brick to this city during the celebration, if it was a possible thing.

Another company announced that it would send a tow up the river, distributing barges to its various yards, and that it expected to bring down a loaded tow.

There is a dearth of barges up river, all the available ones having been sent down loaded within the last week or two. It has been suggested to one or two agents that if the Cornell Towing Company did not run its tugs, that private tugs be engaged for this purpose. The agents' reply to this was that there was too much risk attendant upon sending a tow down by a captain unfamiliar with handling brick tows.

The attitude of the Cornell Towing Co. is: "Don't expect tows; but we'll bring some down if it is a possible thing." There was nothing more definite than that up to the hour of going to press.

DEALERS NOT WORRIED OVER SITUATION.

As a rule the dealers are taking things easy, and do not tremble at the fear of a brick famine. Many of them have been sending out letters to contractors seeking information as to whether work on jobs will be continued. One big company, which makes and deals in Hudson commons, believes that the situation will equalize itself, that consumption will be light, and this company is working toward the solution of the present problem on that hypothesis.

BRICK. (Cargo quotations at the wharf.)*

		Per M.
Hudson River, Common	$5.00@	$5.50
Hudson River, Light Hard	3.75	4.00
Raritan River, Hard	5.25	5.75
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00

Enameled:

English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels		
250 lbs.	...	1.25
In barrels, 320 lbs.	....	1.60
In bags, per ton	**$8.50**	**10.00**
Calcined, city casting, in barrels,		
250 lbs.	...	**1.45**
In barrels, 320 lbs.	...	**1.65**
Neat wall plaster, in bags, per ton	...	**9.25**
Wall plaster, with sand, per ton	...	**5.25**
Browning, in bags, per ton	...	**4.25**
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Interests Optimistic.

The situation as regards prices and terms in the cement field remains unchanged. Prices current remain at $1.43 to $1.53, with a thirty-day limit as to shipments. An official of one of the big companies made the statement this week that he believed that October would bring better business than any other month this Summer. The demand is getting better and steadier all the time, he said. Some big sales have been made of late for local jobs, and there is an encouraging suburban business.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.80

panies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.43
Dyckerhoff (German) Portland	....	2.43

Importing Pig Iron Now.

With a demand sufficient to stand continued advances in prices of from a quarter to a half a dollar a ton, conditions have reached such a pass that importations have been resorted to to make a sufficient supply available. A cargo went to New England at $17.50 duty paid. The cargo is consigned from a British market. This is not the only instance, for during the week German scrap steel was engaged and German Bessemer was in demand. Early week contracts aggregated 100,000 tons of a foreign ore for shipment over the remainder of this year and the first part of next. The ocean freight market has advanced, and in consequence there have been some delays.

Eastern Pennsylvania pig iron went up 70 cents this week, the biggest jump of the year, and yet the demand did not diminish. There is a big call for quick basic in the Eastern territory. Because the supply is scarce it has resulted in redoubled efforts in some quarters to get enough heavy steel melting scrap. There are between 10,000 and 15,000 tons of basic iron still available for this year's deliveries at Eastern furnaces, at $18.25 delivered. The buying of foundry iron continues active in all Eastern markets. A manufacturer of plumbers' supplies in New Jersey took 2,000 tons. A large portion of the sales early in the week to New England and New Jersey at $16 to $16.50 were from Buffalo furnaces.

BIG NON-COMPETITIVE CONTRACTS.

Several fabricating contracts were closed in this city this week without calling for competitive bidding. Notable among these were two to the Hay Foundry and Iron Co., of Newark. One was for furnishing the fabricated steel for the Brander, to be erected at the site of the Sinclair Hotel, at 4th av and 24th st, and the Korn Building, on 5th av, which contracts together embody about 9,000 tons. The local dock department has asked for tenders for about 2,000 tons for Pier 53, South Brooklyn. The American Bridge Co. shipped over 40,000 tons during August, and during this month expects to send out 48,000 tons. It expects to send out 55,000 tons in October, and keep up that record for the remainder of the season.

Structural steel held its own well this week, as did sheets. Copper was strong, local consumers placing orders for October, November and December, but a large majority of this was for electrolytic.

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 Foundry x Jersey City	18.70	19.20
No. 2 plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	18.75	19.25
No. 2 foundry, spot	18.25	18.75
No. 3 foundry	17.75	18.25

STRUCTURAL STEEL.
Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price		1.80
¾ and ⅞ in.		1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price		1.90
1½ to 4 x ¼ x 5-16		2-10c extra
2 to 4 in. x 1⅝ to 2 in		5-10c extra
4¼ to 6 in. x 1¼ to 1½		4-10c extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S	$2.95	base
Machinery Steel, Iron Finish, base		1.90
Soft Steel Bars, base or ordy. sizes		1.90
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.20
3-16	...	2.30
No. 8	...	2.30
Blue Annealed.		
No. 8	...	2.30
No. 10	...	2.30
No. 12	...	2.35
No. 14	...	2.40
No. 16	...	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.40	$3.30
No. 18	2.70	3.35
No. 20		
No. 22	2.75	3.40
No. 24		
No. 26	2.80	3.45
No. 27	2.90	3.50
No. 28		

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.85
" 18 and 20	" "	3.00
" 22 and 24	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40

No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

FABRICATED SLAB REINFORCEMENT.
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

TERNE PLATES.
N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.10
About 30-lb. coating	....	15.00
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.70	11.25
About 8-lb. coating	....	8.70

PIG LEAD.

Ton lots	4⅞@5	
Less	5	5⅛

ZINC.

Sheet, cask lots	per lb.	8
Sheet	per lb.	8½

COPPER.

Sheet Copper, hot rolled, 16 oz.	per lb.	18@19
Sheet Copper, hot rolled, 14 oz.	per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Nearly All Lumber Moving Up.

Nearly all grades of lumber are moving up. Within the last month spruce has advanced from ten to fifteen per cent. Hemlock from 50 cents to $1 in randoms, and in some cases $3, according to lengths and sizes. North Carolina pine has moved ahead from five to ten per cent, and poplar, chestnut and oak has led hardwoods in jumps from 10 to 15 per cent. White pine in upper grades is high and scarce. The lower grades have not advanced. Further advances are not unlikely.

General business conditions continue good, and carpenters this and last week have been exceptionally well employed, owing to grand stand construction for the celebration. There does not seem to be any let-up in the Fall activity in the principal lumber yards.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$25.00@	$27.00
6 to 9 inch cargoes	26.00	28.00
10 to 12 inch cargoes	29.00	31.00

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50 00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. I GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.56

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

SHINGLES.
(New York Lighterage Limits.)

	Per M. pieces.	
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

Stone Had Dull Week.

While the week in stone was dull, as regards new contracts of importance, there was considerable activity in the suburbs. Slate moved strong, in nearly all grades, showing that the recent advance is being well sustained. Structural slate fell away, but as the week wore on the demand seemed to pick up somewhat. Marble is somewhat more active. The majority of orders are for interior work, most of the exterior contracts at present being in the suburbs. Speaking of the latter the Rutland Florence Marble Co. has the contract for the Union County Trust Company's new building in Elizabeth, N. J., the home of Congressman Charles N. Fowler, president of the marble company; the Vermont Marble Co. got the contract for the First National Bank at New Brunswick, N. J., and Poletto Bros., of Brooklyn, the interior marble for the same structure, while B. A. & G. N. Williams will supply granite and marble for the new Montclair Trust Company's building, at Montclair, N. J. Save for the New Brunswick job no contracts for interior marble have been let so far. Further details of these operations will be found elsewhere in this issue.

STONE MEN ALL AT SEA.

One of the few joys of being a stone man is found in the courtesies extended to that fraternity every once in a while by the Merritt-Chapman Wrecking Company. The latest evidence of that company's thoughtfulness was the receipt by wholesalers and dealers a few days ago of invitations to be guests of the company on one of its fine ships, during the naval parade to-day. The guests, probably a couple of hundred of them, for the invitation includes the "silent partners" of the stone men, will be entertained from noon until the close of the evening fireworks display.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	...

The Fraser Lock Bar Pipe Co. has recently incorporated in New Jersey with a capitalization of $500,000. The company proposes to manufacture lock-bar pipe. It has headquarters at Room 1774, 50 Church st, Manhattan.

Demurrage and Receiver's Rights.

A suit at law involving the right of the Erie Railroad Company or any other to levy and force payment of demurrage, pending adjustment of differences as to whether the charge is rightfully and legally made, is in the New Jersey courts and probably will be carried higher as a result of a jury verdict recently handed down in Newark in favor of Bailey & Alling, Clay and Ogden sts, Newark, lumber dealers, members of the New Jersey Lumber Dealers' Association. The application of the ultimate ruling of the court of last resort will be equally applicable to brick, stone, cement and other building material interests who ship or receive goods on any railroad having membership in the New York and New Jersey Car Demurrage Bureau of 143 Liberty st, or, as it was until recently called, "the N. Y. & N. J. Car Service Association."

This bureau is composed of the following named railroads: The Baltimore & Ohio, Central Railroad of N. J., Delaware, Lackawanna & Western, Erie, Hoboken Manufacturers' Railroad Co., Lehigh Valley, Lehigh & Hudson River Railroad Co., Lehigh & New England Railroad Co., Morristown & Erie, New York & Greenwood Lake, New York, Susquehanna & Western, New York Central & Hudson River Railroad, New York & Long Branch Railroad, New York, Ontario & Western, New Jersey & New York Railroad, Pennsylvania, Philadelphia & Reading, Rahway Valley Railroad, Staten Island Rapid Transit Co., South Brooklyn R. R., West Shore Railroad and the Wallkill Valley Railroad.

The present contract had its origin several years ago when the New Jersey Lumber Dealers' Association obtained the passage of a bill in the Legislature at Trenton, which extended the time of free use of freight cars from 48 to 72 hours. The railroad interests made a pretense of a fight against the measure.

When it came time to enforce the law, it was found that the measure contained a joker which practically nullified the new legislation. The railroads fell back on the Interstate Commerce Commission by filing its rules which, the railroad claimed, immediately became law permitting the new legislation to become operative only on freight from points within New Jersey, as is the case here.

The present suit originated out of the holding of a car over the prescribed time and the levying upon it demurrage for two days amounting to $2 or $1 a day. The car was consigned to Messrs. Bailey & Alling and contained kiln-dried sash. The day it arrived and the day afterward were rainy. It was therefore impossible to unload. The following day was fair and in two days the car was empty.

When the demurrage bill came in it was protested, the lumber firm holding that the N. Y. & N. J. Car Demurrage Bureau had no right to levy on them when the weather barred unloading.

The Bureau's reply was that it was not responsible for the rain, that it needed its cars. The lumber firm said that it was not able to control weather conditions and that to have moved the cargo would have meant a loss. The Car Demurrage Bureau demanded payment. Bailey & Alling refused to pay.

The contention of the Demurrage Bureau was that the lumber company should have paid the $2 and settled the points at issue later. Then if the claim was allowed by the manager of the Bureau a rebate would be made. Bailey & Alling aver that the Bureau has no right to compel payment until after the protest has been met and decided. The railroad sued.

A jury in the First District Court of Newark last week awarded the defendants a favorable verdict, but owing to the principles involved further court action may be taken.

"Stepping Stones" for Cement.

In the new book of the Lawrence ("Dragon") Portland Cement Company there is given an interesting compilation of the chronology of cement production, which represents an extended research by somebody. It is one of the things a builder wants for his scrapbook.

Ancient: Egyptians, Mexicans, Peruvians and the Greek colonists in Italy, used lime, more or less hydraulic in nature in much of their work.
500 B. C. Traces of Roman works using cementing materials, lime and puzzolona.
27 B. C. Dome of Pantheon, 142 feet in diameter, built by Agrippa, is of concrete, using lime and puzzolona.
1100 A. D. Foundations of Salisbury Cathedral built of concrete, using lime and other cementing materials.
1485 Alberti describes mortar.
1568 Phillibert de L'Orme describes use of lime with river sand.
1570 Palladio describes uses of forms, cement, etc.
1756 Smeaton used hydraulic lime in building the Eddystone Lighthouse.
1791-6 Patents granted Parker in England for "Roman Cement," (a highly limed natural cement).
1796 The manufacture of natural cement commenced in England.
1802 Natural cement produced in small quantities in France.
1810 Patent granted Dobbs in England for Roman cement.
1813 Vicat commenced extensive manufacture from clayey limestone of artificial hydraulic cement in France.
1818 Discovery in United States of suitable rock for making natural cement during construction of Erie Canal. This was manufactured by White and sold for 20 cents a bushel.
1821-1829 Discovery at Siegfried's Bridge, Northampton County, Pa., of suitable rock for making natural cement.
1822 Frost commenced manufacture of artificial hydraulic cement in England.
1825 Cement rock discovered in Ulster County, New York, and natural cement manufactured there during the next year.
1828 Thames tunnel constructed using Portland cement.
1828 A cement mill was built at Rosendale, New York.
1829 Rock discovered near Louisville, Ky., and almost immediately thereafter manufacture commenced.
1832 The Lawrence Cement Company commenced producing natural cement at Creek Locks in a converted grist mill.
1845 About this date manufacture of cement established on a scientific basis.
1846 Discovery at Boulogne-sur-Mer of natural rock suitable for cement.
1850 Cement manufactured at Siegfried's Bridge.
1852 Mill for manufacture of Portland cement erected at Stettin, Germany.
1866 Saylor commenced manufacture of cement at Coplay, Pa., near Siegfried's Bridge, and commenced experimenting on methods of improving the quality of the output.
1872 Portland cement manufactured from marl and clay near Kalamazoo, Michigan.
1875 First true Portland cement produced in Lehigh District, United States, by Saylor.
1875 A mill started at Washington, Pa., to use limestone and clay.
1887 Manufacture of "Dragon" Portland cement commenced.
1899 Over 100 cement plants producing in Germany.
1902 Establishment of the Association of American Portland Cement Manufacturers.

Western Electric Reflects the Industrial Improvement.

While there has been no great expansive movement in the electric business, this branch of industrial activity has kept well abreast with the gains shown in other industrial lines. The Western Electric Co. has shown considerable and steady growth during the nine months of its fiscal year which have elapsed, and which will go to make the year 1908-9, ending November 30, loom large in comparison with the preceding fiscal year.

Returns for August show that the month ran 60 per cent. ahead of August, 1908; also showing a gain of about 5 per cent. over July. August, 1909, was 10 per cent. ahead of August, 1907, the year in which the Western Electric's sales reached $53,000,000, the second largest total in the history of the corporation. At the rate of the August increase the business for the current year would run in excess of $53,000,000.

The three quarters of the fiscal year which have elapsed indicate gross sales for the year of about $47,000,000. While this figure is far below the $69,000,000 total for 1906, and the $53,000,000 for 1907, it is eminently satisfactory, as compared with last year, representing, as it does, a gain of $14,000,000, or 42 per cent. over the total gross sales in 1907-8 of approximately $33,000,000.

In the United States, outside of the Bell system, there are about sixteen thousand so-called independent telephone companies. Of the "outside" operating companies, 6,000, or 37½ per cent., are customers of the Western Electric Co., although the company has followed the policy of selling to outside companies not longer than two years. The company's business with the Bell companies is reported as showing a satisfactory rate of increase. In discussing the situation for the Wall Street Journal an officer of the Western Electric Co. said:

"Affairs are running normally and in a satisfactory manner. There is no 'boom,' but there has been a decided stimulus to industrial conditions. There is much greater interest and activity on the part of purchasers, and much new work is already under way, or projected. The fact that a boom is not now in full swing is largely due, in my opinion, to two causes; first, to the success the stock market has attained in attracting capital for speculative purposes, and secondly, the damper which recent crop reports have placed upon those who are inclined to be over-optimistic. It is perhaps as well that the country has not progressed too rapidly, since a slower but more certain progress is, in the long run, far more stable and satisfactory."

The year to date has been marked by especially good sales in cable, electric machinery, and general electric light supplies, and in these lines many records of other years have been broken.

Canadian Cement Industry.

In reporting upon the development of the cement industry in Canada, Consul James M. Shepard, of Hamilton, states that from a government bulletin it appears that the use of domestic-made cement has increased from 600,000 barrels in 1903 to 2,600,000 barrels in 1908. Previous to 1904 the imports of Portland cement were larger than the total Canadian production. For 1909 they are estimated at 14 per cent. of the total consumption. Hamilton has some 150 miles of sidewalk and several fine buildings constructed of American cement, which when supplied was of better quality and lower in price than Canadian manufacturers were willing to offer. This year the city's need has been small and American competition less earnest, so that a contract for 12,000 barrels, of 350 pounds each, was awarded to a Canadian company at $1.23½ per barrel.

In 1908, 23 cement plants were in operation in Canada, with a total daily capacity of 27,500 barrels, or an annual output of some 8,250,000 barrels if all were running full time. The price of cement was considerably lower in 1908 than in 1907; sales were greater, but cash returns less. The value of cement sold in 1908 was $3,709,139; average price per barrel, $1.39; wages paid, $1,275,638; number of men employed, 3,029.

Window Glass in Argentina.

In answer to an inquiry, Consul-General R. M. Bartleman, of Buenos Aires, reports that there is but one glass factory in Argentina, which turns out floor and skylight glass, and that there is a favorable opportunity for the introduction into that market of American glass products. The imports of glass in 1908 were as follows: Glass and flat crystal, $1,273,230; floor and skylight glass, $119,139. Most of the imported glass is from England, France, Belgium and Germany. A list of Buenos Aires window-glass importers is on file in the Bureau of Manufacturers.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

MUNICIPAL IMPROVEMENTS

HEARINGS FOR COMING WEEK AT 90-92 WEST BROADWAY.

MONDAY, Sept. 27, 1909.

Morris av.—Closing, from the N. Y. & H. R. R. to the Grand Boulevard and Concourse; 12 m.

Teller av.—Opening, from East 170th st to Morris av; 11 a. m.

Gun Hill road.—Opening, from Jerome av to Mosholu Park North; 12 m.

Chittenden av.—Opening, from Northern av to Riverside Drive and the Branch st leading to Northern av near Fort Washington av; 11 a. m.

Depew pl.—Closing, bet 42d st and 43d st; 10 a. m.

Austin pl.—Opening, from St. Joseph st to 149th st; 10 a. m.

The Triangular Area.—Opening, bounded by Lafontaine av and Quarry road and the south side of Oak Tree pl; 12 m.

West Farms road.—Opening, from Bronx River to Westchester Creek; 3 p. m.

East 180th st.—Assessments for opening, from Bronx River to West Farms road; 3 p. m.

St Nicholas Park.—Opening, from West 128th st to 130th st; 12 a. m.

TUESDAY, SEPT. 28, 1909.

East 214th st.—Opening, from White Plains road to 4th av, now Barnes av; 11 a. m.

Sewer Easement.—At the foot of Elizabeth st, Richmond; 1 p. m.

THURSDAY, SEPT. 30, 1909.

Unnamed St.—Opening, located about 1,500 ft. north of West 181st st, extending from Fort Washington av to Northern av; 11 a. m.

Tremont av.—Opening, from Eastern Boulevard to Fort Schuyler road; 2 p. m.

FRIDAY, OCT. 1, 1909.

East 161st st.—Opening, from 3d av to Brook av; 1 p. m.

BOARD OF ASSESSORS.

The following assessments have been completed and deposited with the Board of Assessors for examination. Objections must be presented at the office of the board, 320 Broadway, on or before October 19.

REGULATING AND GRADING.

148th st, from point 225.7 w of Broadway to easterly side of Riverside Drive.

177th st, from Sedgwick av to easterly line of Cedar av.

SEWERS.

Mohegan av, from 176th st to 175th st.

RECEIVING BASINS.

Walton av, at southeast and northeast corners of 169th st.

142d st, northeast, southeast, northwest and southwest corners of Robbins av.

ASSESSMENTS DUE AND PAYABLE.

Assessments for the following work are payable to the Bureau for the Collection of Assessments and Arrears, 280 Broadway, on or before November 19:

RESTORING PAVEMENT.

Baxter st, Nos 83 and 85, in front of.

86th st, No 232 East, in front of.

CITY BUDGET FOR NEXT YEAR.

The Board of Estimate announced this week the dates for the first of the hearings on the tentative budget for next year. The requests from the various city departments have all been submitted, totaling something over $184,000,000. It is now the duty of the board to take up the several items and after suitable consideration make such reductions as it sees fit. Last year's tentative budget was cut to $156,000,000.

The hearings will be held at 10.30 A. M. in the Council Chamber at City Hall, the appropriations for the different departments being taken up on the days named:

Monday, Oct. 4.—Aldermen, City Clerk, Mayoralty, Law Department, Department of Bridges, Department of Water Supply, Gas and Electricity, Department of Parks, (Park Board); Department of Parks, Manhattan and Richmond; Department of Parks, Brooklyn and Queens; Department of Parks, the Bronx; Department of Public Charities, Bellevue and Allied Hospitals, Department of Correction, and Board of Parole.

Wednesday, Oct. 6.—Department of Health, Tenement House Department, Department of Taxes and Assessments, Board of Assessors, Police Department and Board of Elections.

Thursday, Oct. 7.—Department of Street Cleaning, Fire Department, Municipal Explosives Commission, Department of Docks and Ferries, Armory Board, National Guard, Department of Education, City College, and Normal College.

Friday, Oct. 8.—Coroners, Manhattan, the Bronx, Brooklyn, Queens and Richmond, Commissioners of Accounts, Commissioner of Licenses, Civil Service Commission, Board of City Record, Examining Board of Plumbers, Building Examiners, United States Volunteer Life Saving Corps, Inspectors of Weights and Measures, Staten Island Association of Arts and Sciences.

Monday, Oct. 11.—Public Library, Brooklyn Public Library, Queens Library, Brooklyn Disciplinary Training School, Art Commission, Sheriffs of New York, Kings, Queens, and Richmond Counties, Registers of New York and Kings Counties, Public Administrators, County Clerks, District Attorneys, Commissioners of Jurors and Records, City Court, Municipal Courts, Special Sessions, Children's Court, Magistrates' Courts, Supreme Court, General Sessions, Surrogates' Courts, County Court, Kings; Supreme and County Court, Queens, and County Court and Surrogate's Court, Richmond.

Wednesday, Oct. 13.—Presidents of Manhattan, Brooklyn, the Bronx, Queens, and Richmond, Department of Finance, City Chamberlin, Bonded Indebtedness, State Taxes, Rents, Charitable Institutions, Miscellaneous, and all other public offices.

PLANS FOR LARGE MORTGAGE COMPANY COMPLETED.

THE special committee of the New Jersey-New York Real Estate Exchange in charge of the preparation of a plan for facilitating the loaning of money for New Jersey real estate operations held a prolonged session during the past week, and practically agreed upon a plan of action. Assurances of financial support were received from responsible sources, so that the committee feels that in recommending the formation of a new corporation with a half million capitalization, they are acting conservatively. The following report concerning the subject of their deliberations was adopted:

To the Board of Governors of the New Jersey-New York Real Estate Exchange: On behalf of the Special Committee entrusted with the consideration of the problem of providing ways and means for better loaning facilities in the interest of New Jersey real estate operations, we beg leave to make the following report, supplementary to our report of September 15th, submitted to the convention held on "Real Estate Men's Day" in the Hudson Terminal Building:

1. Your committee is strongly of the opinion that to provide adequately for the rapidly-growing population of the Counties of Bergen, Essex, Hudson, Passaic and Union, a much larger amount of capital must be procured for mortgage and building loans, than the existing financial institutions of those counties will be able to supply, or will be willing to exert extra effort to obtain.

2. That the prevailing business customs with respect to the granting of mortgage loans in New Jersey are antiquated and illiberal, and that a more generous policy of appraisement than is now generally practiced would be justified in view of the steadily rising real estate values in Northern New Jersey.

3. That unless measures are promptly taken to meet the urgent needs of the real estate business, the opportunities produced by the Hudson Tunnel System for the growth and proseprity of the counties aforementioned, will be materially reduced and wasted.

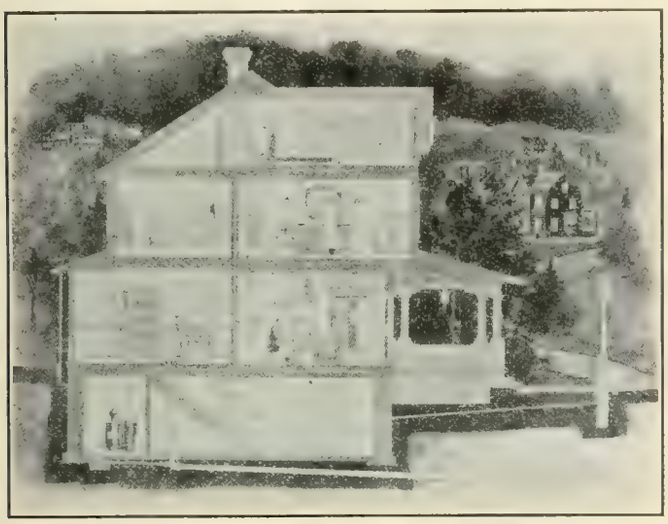
For the reasons stated, your committee favors the immediate formation of a mortgage investment corporation, as a measure of self-protection prompted by existing conditions. Your committee believes that while such an organization must of necessity be of the nature of a private business concern, yet in view of the obvious need of relieving the present situation, upon the New Jersey-New York Real Estate Exchange rests the duty of aiding in the preliminary steps required towards the consummation of the project herein proposed. Your committee therefore, recommends that it be continued, with power to effect the incorporation of a mortgage company with a capitalization of at least $500,000, and that a special meeting of the Board of Governors be called for the purpose of acting on this report.

PIPING FOR GAS.

There are many sections of the outlying districts through which the service pipes of the gas companies have not yet been laid. Owners of property in these parts frequently complain of the inconvenience caused by the absence of this necessary improvement, and advance the argument that it is difficult to market their holdings under such conditions. There is a way out of the dilemma, however, for modern lighting service with the convenience of gas for cooking is now possible for buildings of all kinds, new and old, no matter where located, through the medium of calcium carbide, from which acetylene gas is manufactured.

Comparatively few persons are acquainted with calcium carbide, a product which has been known since 1862, and which has been manufactured on a commercial scale since 1892. To-day millions of dollars are invested in producing this material, and it is one of the important and rapidly growing industries of our country. Calcium carbide is made by melting together in an electric furnace, under intense heat, ordinary lime and coke. After cooling, the carbide is crushed in heavy machines to the proper size for use in a generator. The pieces of crushed carbide are usually about the size of a pea. The substance is hard and dry, resembling crushed granite. Until brought into contact with water it is absolutely actionless. It cannot explode or be exploded, and due to the fact that it will not burn is the safest lighting material known.

The cost of calcium carbide generally, freight included, in most sections of the United States, is $4 per 100 pounds. One hundred pounds of carbide makes from 400 to 500 cubic feet of gas, equal in illuminating value to 4,000 and 5,000 cubic feet



SECTION PLAN, SHOWING PIPING.

of the best city gas. By means of acetylene gas light, with all its advantages in increased safety to property and life, its advantages in healthfulness (and in a place lighted by kerosene), its great value as a labor saver, does not entail increased lighting cost, for acetylene light by a reliable generator costs less than would equal illumination from oil.

The value of an improved property, although remotely situated, can always be enhanced by the introduction of gas. Moreover, where gas is used for illuminating there is less likelihood of loss by fire. In respect to the latter insurance statistics prove lighting by lamps the less safe of any form of lighting save candles. The same statistics also show that gas lighting is much safer than a system of wires charged with electricity. Gas is at all times under control of the user's intelligence.

The piping for acetylene is the same as for ordinary gas. The only instructions necessary to a competent gas fitter are: "Pipe building on regular city gas schedule." The only difference between piping for city gas and for acetylene is that acetylene burners are used in place of the ordinary gas tips in use with city gas service. Then you must purchase a generator of some approved type. Such a plant as the one referred to may be placed in the cellar or at any convenient point. The user of an acetylene outfit has only three things to do when refilling his producer with carbide and water: (1) Open the flushout gate and let the used water run out; (2) fill with fresh water; (3) fill the carbide holder with carbide. The rest is accomplished automatically.

The National Board of Fire Underwriters permit the use of generators installed in the cellar of a building. This generally is the easiest and handiest location. To conform to insurance rules, the generator should be placed 15 feet from the furnace or heater and 10 feet distance from the nearest gas jet. Should the generator be installed where water may freeze, it should be protected. Frequently the generator can be placed in a corner of a shed or barn, or in a small gas house or in a dug out.

It may truly be said that in difference between the price of public lighting service, which in several ways is less desirable and service from a good acetylene generator, the latter pays for itself. And after it pays for itself, the dividends it earns because of producing light at actual cost are clear gain to the owner.

The generator now on the market has four principal parts, viz.: Generator tank and carbide holder, gasometer tank, with its upper or movable portion, known as gasometer bell, and the filter. Both tanks are nearly full of water. The gas is made in the generator tank and passes into the gasometer through the large pipe. The pressure is low—but 1¾ ounces to the square inch. When gas is taken out by use of same at the jets, the upper or movable part of the gasometer (known as the gasometer bell) descends. This descent of the gasometer bell pulls down the connecting lever, and at the other end of the lever the valve or stopper of the feed mechanism inside the carbide holder is lifted up allowing carbide to drop into the water beneath. This makes gas, which, as described, passes into the generator tank and causes the upper or movable portion to rise, shutting off the feeding of carbide. The operation of the generator is based upon the unfailing and natural law of gravitation or gravity. The valve or stopper, above mentioned, operates also upon this positive law. The positive operation and reliability of the generator because of gravity accomplishes: First, an absolutely simple generator; second, the making of gas in exact proportion to the use of light, i. e., the gas is made as used—no more, no less; third, due to the reliability of action, and the simplicity—all of which result from the employment of the gravity principle—each and every part of the generator is heavy and strong. The whole is so easily looked after that the service can be kept up by any intelligent boy, or by any man who can shovel coal into a furnace.

CITY MAY CLAIM WATERFRONT LAND.

According to the old records of the city it is shown that made lands on the river front were once municipal property. Assistant Corporation Counsel George L. Sterling confirmed recently the report that New York City, through its Law Department, is examining the titles of real estate on the East and North River water fronts, to find out whether much of this land, now worth millions of dollars, does not belong to the city. The old Dutch and English records in this country and in England and Holland are being searched, as are also all the deeds referring to the land that are still in existence in this country.

The land in Manhattan, the ownership of which is being investigated, is the made land between the southern end of Pearl st and the East River, and the land, also made, between Greenwich st and the North River. All this land may be proved to be the rightful property of those in whose names it is recorded now, and no assertion is made now that any of it is the property of the city. But under the old charters all of the land in question belonged to the city, and the present investigation is to learn whether any of it may still belong to the city.

Some of the most prominent realty owners in the city are represented among the property holders in the sections affected by the investigation, among them being the Rhinelanders, the Elys, the Gerrys, the Goelets, the De Forests, the Gallatins, the Chesebroughs, the Sons of the American Revolution, the Sailors' Snug Harbor Corporation, Trinity Corporation, the Lorillards, the Spencers, the Roosevelts, the Arbuckles, and the Schermerhorns.

The investigation of the deeds and the original grants has been quietly in progress for several years, and Mr. Sterling said that thousands of dollars had been expended. Some of the old maps and deeds that figure in the search were found in Europe and others in various parts of this country, particularly in Washington. Some valuable material was also found in an old book store in this city.

PROPERTY OWNERS' MEETINGS.

The first regular monthly meeting of the North Side Board of Trade for the season 1909-10 was held in the board rooms, Carr Building, 138th st and 3d av, Wednesday evening, Sept. 22, at 8 o'clock. President John F. Steeves spoke on the coming Hudson-Fulton celebration. He appealed to the residents of the Bronx to decorate their residences and places of business, and to participate in the military and civic parade to be held on Wednesday, Sept. 29. He also requested the members to attend the Bronx dinner to be held at Ebling's Casino on Tuesday evening, Sept. 28, at which Governor Hughes, Mayor McClellan, Hon. Herman Ridder and other prominent speakers will make addresses. Congressman Joseph A. Goulden on behalf of Congress presented a silver life saving medal to Mr. James Owens, a hero of the Slocum disaster.

The question of sending a delegation of five members to the State Waterway Convention to be held at Albany, Oct. 28, was approved, and the following were appointed delegates: Hon. James L. Wells, Hon. Joseph A. Goulden, Chas. E. Reid, John F. Steeves and George Amory. A resolution was adopted asking the Board of Education to allow school children to be dismissed at 10.30 a. m., so that they can attend the different parades. The board went on record as favoring the granting of an additional $3,000,000 for increasing the salary of women school teachers. The second resolution to co-operate with the Taxpayers' Alliance of Highbridge to abate the smoke nuisance was carried. The board also approved the extension of the 3d av elevated road up to and through White Plains av and Gun Hill road to the city line.

The regular monthly meeting of Greenwich Village Public Service Committe was held at 276 West 11th st. on Wednesday evening, Sept. 22, at 8 p. m. President Edwin Zimmerman presided. A committee of seven was delegated to call upon Mayor McClellan and lay before him the extension of 7th av, from West 11th st to Varick st. This matter was brought before the Board of Estimate and Apportionment in July, and was laid over until October, when it will be passed upon. President Zimmerman says that Borough President Ahern and Comptroller Metz are both in favor of this improvement. A committee was appointed to call upon the Public Service Commission and request them to compel the traction companies to remove railway tracks that are not in use. A committee will also call upon the Dock Commissioner and demand that this section of the city be given at least one public dock. There is not at the present time an open dock between Canal and 30th st.

The annual election of the Harlem Property Owners' Association was held on Thursday evening, Sept. 23, at 147 East 125th st. The following officers were elected: President, Dr. Abraham Korn; First Vice-President, Mortimer C. Foster; Second Vice-President, Dr. Bernard Gordon; Treasurer, C. Schildwachter; Secretary, S. L. Kahn. This is the seventh term that Dr. Korn has been elected as president of this organization. A committee was appointed to attend the budget hearing before the Board of Estimate and Apportionment and to oppose the increasing of the salaries of any city official or employee.

BUILDING MANAGERS AND OWNERS.

Notes from the Detroit Convention—New Yorkers Say It Was Worth the While.

MY, but the office building tenants in Chicago are a lot of unappreciative people. Other large cities also have a great many of the same class of people and they are so unappreciative that they open their office water faucets and allow several gallons of ice water to run to waste before they take their drink.

And that's why the managers of large office buildings in Chicago have shut off the ice water system.

This developed from a talk given before the Building Managers' convention in the Cadillac Hotel at Detroit last week, by J. E. Randall, of Chicago, discussing "Systematic Office Management."

"Do the Detroit tenants appreciate it? You bet they do," said Albert Kern, of Detroit, discussing Randall's talk. "You see here we have to cater to our tenants. There, they have a waiting list. See the difference? Moreover, the building managers in Chicago charge the ice companies for delivering ice in the building for the individual tenants. Some of them are also interested in water supply companies. From those sources they have a substantial revenue of several thousand dollars a year. Do you see now why the tenants in those cities don't 'appreciate' ice water service."

Another interesting point brought up at the convention was how to take care of sick or disabled janitors, engineers, janitresses or other building employees.

One speaker declared it was a shame that men should be employed for years, men who give faithful service, and should then be turned out without warning. Speakers also deprecated the fact that when sickness overtakes some employees, their families suffer because their wages stop, even though the employee becomes ill in the service. Others pointed out that courts are maintained at an expense of thousands each year to try damage suits, and not a cent of those thousands goes to the injured and disabled.

All sorts of regrets were expressed for the poor building employee and then the convention passed on to the next subject.

FOR THE AMALGAMATION OF BUILDING MANAGERS.

A strong argument for the amalgamation of the building managers with the National Association of Real Estate Exchanges was made by W. W. Hannan, president of the real estate organization.

Mr. Hannan pointed out that building managers could join the larger body and still maintain their identity under the name of building managers' section of the National Association of Real Estate Exchanges. He argued that this should be done because many of its objects are similar to those of the real estate body, and because there are men in both organizations who could thus attend both conventions each year, whereas they are forced to cut out one now.

Albert Kern, a Detroit manager, delivered a paper on "Efficiency and Cost of Janitor Service." He presented statistics from 17 cities, showing a preference for janitresses over janitors, while in Chicago the preference is just the opposite. A committee was appointed to consider the matter.

Mr. C. T. Coley, with Douglas Robinson, Charles S. Brown Company, New York City, delivered an address on "The Relation of Operating Expenses to Gross and Net Income of Office, Loft and Apartment Buildings."

On Tuesday afternoon the members of the convention were taken on an excursion on the steamer Sappho. Luncheon was served on the boat and dinner at the casino on Belle Isle in the evening.

The New York men in attendance at the convention were Clarence T. Coley, supervising engineer for Douglas Robinson, Charles S. Brown Company; Mr. Fedler, manager for the Produce Exchange Building; William T. Ropes, of Horace S. Ely's office; Mr. C. M. Ripley, of the Engineering Supervision Company; Joseph F. Hines, of the Cruickshank Company; Reginald P. Bolton, C. E., and Mr. Knight of the Metropolitan Life Building. Mr. Thomas of the Prudential Life Building at Newark was also present. They say that the meeting was a very interesting and profitable one.

Next meeting will be at Washington next September. It is understood that the Detroit building managers contributed $3,000 toward the expenses of the convention. The object of the conferences might be stated as an attempt to standardize building management, so as to find the best way of doing the things required of building owners.

There is no organization of building managers in New York City, but there are some in other cities. One of its benefits is that it operates to protect owners against tenants who do not make good when the rent is due.

LAW DEPARTMENT

INSURANCE COMPANY CAN COLLECT.

To the Editor of the Record and Guide:

Will you kindly let me know through your Law Department Column if a title insurance company can collect their charges in full in a case where deed cannot be received for property in question? The case is this: The buyer gave contract to insurance company to search and guarantee policy. At time appointed seller cannot give deed. Title company is not asked to guarantee policy, but claim full charges.

A SUBSCRIBER.

Answer.—The title company was employed by you and is entitled to its fee for searching the title. This you are in turn able to collect from the seller, if the title offered you was not up to the requirements of the contract of sale.

In everyday occurrence, the title company will await your recovering this charge, together with your binding-money, or, as often arranged, take care of the whole matter for you.—Ed.

MORTGAGE NOT PAID.

To the Editor of the Record and Guide:

In 1875 my husband bought two lots in Westchester County. He paid the taxes until 1883. In making an exchange of property he gave a mortgage on the lots. What I would like to know is if I pay the back taxes will the mortgage still be on file against it, as it is 26 years since the mortgage was given, or will the paying of taxes cancel this mortgage?

Hoping you will answer this in the Law Column of your paper, I remain, A WIDOW.

Answer.—Payment of taxes would not be a payment by which the presumed payment of the mortgage from lapse of time would be changed.—Ed.

RESTRICTIONS.

To the Editor of the Record and Guide:

A owns a city block of land. He conveys to B twenty lots, restricting them to a single-family dwelling on each lot. Seven such dwellings are erected. B sells the remaining thirteen lots to C with same restrictions. Query: Should C convey one lot to D, could C have the restrictions removed from the balance of the lots, allowing a subsequent buyer to erect apartment houses thereon, provided he obtained consent from both A and B?

Answer.—No; unless the restrictions were in the nature of conditions rather than covenants.

To the Editor of the Record and Guide:

Will you kindly advise me what rules govern the repair of line fences in yards. Are the adjoining owners compelled to share the cost, or is it a matter to be arranged between them?

Answer.—Various statutes have been passed providing for municipal ordinances on the subject, but we know of no actual operative legal control exercised or to which resort may be had. The subject is most always regulated as you hint, by agreement between the parties, or by a fence built on his own side of the line by any property owner desiring it.

To the Editor of the Record and Guide:

Dear Sir—Kindly inform me in next Saturday's Record and Guide, "whether an owner can make a tenant move who has a ten (10) year lease, and who has not had same recorded and had occupied the premises for over three (3) years?"

(Signed) F.

P. S.—Also, whether a lease for over three years must be recorded.

Answer.—1. Not if he has performed his part of the lease. 2. Only to save some purchaser of the land buying the land free from notice of the existence of the lease, and thus being able to ignore its existence if he so desire.—Ed.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Sept. 17 to 23, inc.		1908. Sept. 18 to 24, inc.
Total No. for Manhattan	128	Total No. for Manhattan	141
No. with consideration	4	No. with consideration	11
Amount involved	$256,500	Amount involved	$374,250
Number nominal	124	Number nominal	130

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	8,049	7,029
No. with consideration, Manhattan, Jan. 1 to date	658	492
Total Amt. Manhattan, Jan. 1 to date	$37,852,671	$27,429,842

	1909. Sept. 17 to 23, inc.		1908. Sept. 18 to 24, inc.
Total No. for the Bronx	107	Total No. for the Bronx	122
No. with consideration	11	No. with consideration	5
Amount involved	$144,625	Amount involved	$30,525
Number nominal	96	Number nominal	117

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	5,317	5,668
Total Amt., The Bronx, Jan. 1 to date	$3,022,963	$4,057,801
Total No. Manhattan and The Bronx, Jan. 1 to date	**13,426**	**12,697**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$40,875,634**	**$31,487,443**

Assessed Value Manhattan.

	1909. Sept. 17 to 23, inc.	1908. Sept. 18 to 24, inc.
Total No. with consideration	4	11
Amount involved	$256,500	$374,250
Assessed value	$250,500	$361,500
Total No. nominal	124	130
Assessed value	$5,547,000	$6,553,200
Total No. with consid., from Jan. 1 to date	653	492
Amount involved " "	$37,852,671	$27,429,842
Assessed value " "	$30,526,200	$21,744,100
Total No. nominal " "	7,486	5,537
Assessed value " "	$403,751,220	$333,678,400

MORTGAGES.

	1909. —Sept. 17 to 23, inc.— Manhattan.	Bronx.	1908. —Sept. 18 to 24, inc.— Manhattan.	Bronx.
Total number	128	132	189	128
Amount involved	$3,555,419	$1,027,900	$4,778,827	$804,338
No. at 6%	44	46	59	49
Amount involved	$503,364	$195,900	$1,109,097	$212,911
No. at 5½%	3	10	12	22
Amount involved	$23,500	$84,535	$259,400	$195,810
No. at 5%	22	30	36	28
Amount involved	$571,000	$369,915	$1,088,000	$162,517
No. at 4¾%	1	.....	.....	.....
Amount involved	$4,000	.....	.....	.....
No. at 4½%	26	2	4	.....
Amount involved	$873,000	$32,000	$2,047,000	.....
No. at 4%	.....	.....	.....	1
Amount involved	.....	.....	.....	$3,850
No. with interest not given	32	44	28	28
Amount involved	$1,580,555	$345,550	$275,330	$229,250
No. above to Bank, Trust and Insurance Companies	42	21	39	17
Amount involved	$1,801,000	$245,350	$3,742,300	$205,900

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	6,977	6,342
Total Amt., Manhattan, Jan. 1 to date	$234,185,910	$212,565,023
Total No., The Bronx, Jan. 1 to date	5,645	5,224
Total Amt., The Bronx, Jan 1 to date	$48,227,711	$28,144,828
Total No., Manhattan and The Bronx, Jan. 1 to date	**12,622**	**11,566**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$282,413,621**	**$240,709,851**

EXTENDED MORTGAGES.

	1909. — Sept. 17 to 23, inc.— Manhattan.	Bronx.	1908. — Sept. 18 to 24, inc.— Manhattan.	Bronx.
Total number	27	4	.....	.....
Amount involved	$528,750	$34,750	.....	.....
No. at 6%	3	.....	.....	.....
Amount involved	$17,250	.....	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	12	3	.....	.....
Amount involved	$259,500	$30,750	.....	.....
No. at 4½%	11	.....	.....	.....
Amount involved	$242,000	.....	.....	.....
No. at 4¼%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	1	1	.....	.....
Amount involved	$10,000	$4,000	.....	.....
No. above to Bank, Trust and Insurance Companies	9	1	.....	.....
Amount involved	$208,000	$5,750	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,343	.....
Total Amt., Manhattan, Jan. 1 to date	$64,694,357	.....
Total No., The Bronx, Jan. 1 to date	415	.....
Total Amt., The Bronx, Jan. 1 to date	$3,361,685	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,758**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$68,056,042**	.....

PROJECTED BUILDINGS.

	1909. Sept. 18 to 24, inc.	1908. Sept. 19 to 25, inc.
Total No. New Buildings:		
Manhattan	12	13
The Bronx	39	41
Grand total	51	54
Total Amt. New Buildings:		
Manhattan	$1,226,000	$1,607,700
The Bronx	812,850	328,875
Grand total	$2,038,850	$1,936,575
Total Amt. Alterations:		
Manhattan	$77,633	$130,825
The Bronx	54,800	5,300
Grand total	$132,433	$136,125
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	799	469
The Bronx, Jan. 1 to date	1,812	1,242
Mnhtn-Bronx, Jan. 1 to date	**2,611**	**1,711**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$104,453,297	$58,605,521
The Bronx, Jan. 1 to date	29,185,435	11,544,150
Mnhtn-Bronx, Jan. 1 to date	**$133,638,732**	**$70,149,671**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$10,030,062**	**$9,043,592**

BROOKLYN.

CONVEYANCES.

	1909. Sept. 16 to 22, inc.	1908. Sept. 17 to 23, inc.
Total number	465	513
No. with consideration	16	27
Amount involved	$150,234	$300,041
Number nominal	449	486
Total number of conveyances, Jan. 1 to date	**20,038**	**19,596**
Total amount of conveyances, Jan. 1 to date	**$10,074,307**	**$13,936,771**

MORTGAGES.

Total number	474	464
Amount involved	$1,632,145	$1,761,846
No. at 6%	267	317
Amount involved	$778,155	$925,593
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	48	115
Amount involved	$201,375	$746,491
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	138	22
Amount involved	$601,930	$71,192
No. at 4½%	1	.....
Amount involved	$2,400	.....
No. at 4%	1	.....
Amount involved	$2,000	.....
No. at 3%	1	.....
Amount involved	$1,000	.....
No. with interest not given	18	10
Amount involved	$45,285	$18,570
Total number of Mortgages, Jan. 1 to date	**19,592**	**18,763**
Total amount of Mortgages, Jan. 1 to date	**$78,414,821**	**$69,331,896**

PROJECTED BUILDINGS.

No. of New Buildings	357	243
Estimated cost	$1,873,075	$1,588,725
Total Amount of Alterations	$86,838	$300,626
Total No. of New Buildings, Jan. 1 to date	**8,000**	**3,977**
Total Amt. of New Buildings, Jan. 1 to date	**$43,529,866**	**$24,106,608**
Total Amount of Alterations, Jan. 1 to date	**$3,471,366**	**$4,440,703**

QUEENS.

PROJECTED BUILDINGS

	1909 Sept. 17 to 23, inc.	1908 Sept. 18 to 24, inc.
No. of New Buildings	88	92
Estimated cost	$483,345	$350,100
Total Amount of Alterations	$23,675	$13,495
Total No. of New Buildings, Jan. 1 to date	**3,449**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$12,536,380**	.....
Total Amount of Alterations, Jan. 1 to date	**$564,346**	

THE WEEK.

THE proposal of the Interborough Company, submitted this week to the Public Service Commission, for a subway under Madison av, leaving the Broadway-Lexington av route for a new system, brings us much nearer to additional transit facilities and cannot help but benefit real estate in the whole section north of 42d st and east of the Park.

Sales in this whole district have been few and far between in the past two years, and now that the Central's improvement is nearing completion and there is a reasonable certainty of East Side transit improvement, a resumption of activity may be confidentially looked forward to.

The leasing of the Fitzgerald property at the southeast corner of Broadway and 43d st for twenty-one years for improve-

ment with a 12-sty theatre and office building removes one of the few remaining large plots in the Times square district from the market.

Announcement was made this week of an apartment house to be built at St. Nicholas av and 190th st, opposite to the subway station, now in course of construction. Considering the fact that the new houses between 164th and 181st sts are not well rented, it might be wise for builders to go slowly in the northern end of the Washington Heights section.

THE AUCTION MARKET

THIS week's auction offerings consisted of twenty-four sales by orders of the court and two voluntary offerings, one of these being acreage plots at Oakdale, L. I., offered by Bryan L. Kennelly, and disposed of as follows:

Along Oakland boulevard prices averaged from $60 to $200, the last named being paid by William J. Howard for a plot near the railroad station.

In Oakland road nine plots were sold, a corner one bringing $135 and inside prices from $60 to $100. The northeast and northwest corners of Waterford and Oakland roads brought $254 and $126, respectively. The buyers included E. Wolff, Julius Goldberg, W. M. Burrows, James S. Hubbard, I. Driscoll, J. F. Navotony, F. Terle, John H. Allen and Henry Kelly.

For the coming week there are two voluntary offerings by Joseph P. Day, one a 4-sty tenement at 541 West 29th st and the other a plot, 75x155, with frame building, at the northwest corner of Eastern boulevard and Middleton road.

SUBWAY LINE FOR MADISON AVENUE.

The Interborough Company on Wednesday submitted to the Public Service Commission a proposition for a line under Madison av. The commission thus retains control of Lexington av for a new system, and is assured of the extension of the present lines.

Theodore P. Shonts, in a letter to the commission, made known the decision of the Interborough Company to relinquish Lexington av and build a line in Madison av. Mr. Shonts wrote:

"While a renewed consideration of the subject persuades us that the construction of the subways up Lexington and 3d avs best combines the advantages of the public and the Interborough Company, our further calculations now show us that the advantage to the company is not so great that it cannot be surrendered in view of our fixed purpose to meet, as far as due regard to the interests of the Interborough Company will permit us, the suggestions of your board.

"We, therefore, modify the proposition submitted to your board in our letter of June 30, by eliminating therefrom the construction of subways upon Lexington and 3d avs and by substituting, in lieu thereof, a four-track subway upon Madison av, with spurs to develop new territory in the Bronx, such as you suggest in your letter of August 27 may be desirable, pursuing the following route:

"Starting from the present subway at or about 38th st, running as a four-track subway under public streets and private property to Madison av at 45th st; thence up Madison av to the Harlem River at about 138th st; across the Harlem River to 146th st; dividing, with two tracks to a connection with the West Farms Division of the subway at or about 149th st and Girard av, and two tracks from about 146th st up River av to a connection with the proposed Macomb's Dam extension of the 6th av elevated railway modified to meet this connection at about 161st st and River av, the said proposed elevated extension to continue the line up River and Jerome avs to 194th st as a three-track elevated road.

"This route will give the desired local and express service to the section of Manhattan between Lexington and 5th avs; it will increase the service to the Lenox av section; it will tap the very areas of the Bronx that have already occurred to your board as desirable sections to reach; and, so far as we are able to perceive, meets with your own views of a logical, practicable and systematic development of the rapid transit facilities.

"We invite your attention, moreover, to an additional circumstance of considerable importance, so far as the undeveloped sections of the Bronx are concerned. Should our proposition to extend the 6th av line of the Manhattan Elevated Railway, from 149th st, across Macomb's Dam Bridge, via River and Jerome avs, to 194th st, as herein proposed, be accepted, and should our proposal to third-track the 2d and 3d avs elevated lines be approved and covered by appropriate franchises, it would lie within our power to give rapid transit service in connection with the 6th av elevated line from the Jerome Park Reservoir section to lower Manhattan, and in connection with the existing subway and the 2d and 3d av elevated lines, from Pelham Bay Park to lower Manhattan, pending the actual opening of the new Madison av subway, and within a considerably shorter time than would be possible under any other project."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

GREENWICH ST.—Horace S. Ely & Co. have sold for J. Pierpont Morgan as trustee 176 Greenwich st, adjoining the southwest cor of Dey st, a 5-sty building on lot 24.6x64x irregular.

17TH ST.—Herman Wronkow has bought from Catherine S. Farr 110 East 17th st, a 4-sty and basement dwelling, on lot 24x92. Mr. Wronkow recently purchased the Fanwood apartment adjoining, and now controls a plot 74x92 bet Union sq and Irving pl.

18TH ST.—Philip Jeselson has sold for Mrs. Dina Maier 316 East 18th st, a 3-sty and basement high stoop brownstone front dwelling, on lot 20x78. The purchaser will occupy the house.

37TH ST.—I. Randolph Jacobs has purchased from various owners 251 to 255 West 37th st, three 3-sty and basement dwellings on plot 48.8x98.9, about 180 ft. east of 8th av.

39TH ST.—Lizzie T. Marion has sold 262 West 39th st, a 3-sty and basement dwelling on lot 20.6x98.9, near 8th av.

47TH ST.—Jacob J. Tabolt has sold for John B. Ross of Madison, Ind., the 3-sty frame dwelling 506 West 47th st, on lot 15.4x100. This property has been in the hands of the seller for more than 20 years.

A Bowery Hotel Sold.

BOWERY.—Jacob Finkelstein has sold for the Segal Realty Co. to the Lewis Realty & Investing Co. the 10-sty fireproof hotel in course of construction at 223½ and 225 Bowery, on plot 38x184. The same broker recently leased the property to a Chicago hotel concern. The price involved in the sale is reported by the broker as about $275,000.

Becar Estate Sells.

BROADWAY.—According to a report published this week, the 5-sty building at 185 and 187 Broadway, 25.6x100, owned by the Becar estate, has been sold. From a representative of the estate neither confirmation nor denial of the report could be obtained. The property adjoins the City Investing Co.'s holdings, at the southwest cor of Broadway and Dey st, formerly owned by the Mercantile National Bank. It contains 2,543 sq. ft. and was purchased by the bank in 1899 for $350,000, being at the rate of $137.63 a sq. ft.

MADISON AV.—Horace Barnard has resold to Geo. H. Shaffer, proprietor of the Bridgeport Market, the 4-sty dwelling at 673 Madison av, northeast cor of 61st st, on lot 25x85. The buyer will remove his business from 472 4th av to the Madison av house, which is to be altered for this purpose.

New Theatre on Broadway.

A Syndicate of St. Louis real estate men, composed of the C. L. Gray Construction Co., Frank R. Tait and Moses Underwood, Jr., has taken a long term lease of the southeast cor of Broadway and 43d st and has had plans drawn by Geo. W. Keister for a 12-sty theatre and office building to be erected there at a cost of nearly $1,000,000. The proposed building will front 103 ft. on Broadway and will run back 193 ft. on 43d st. The Broadway frontage of the plot is now encubbered with four 1-sty "taxpayers," surmounted by lofty advertising signs. A row of old fashioned brownstone houses occupies the street frontage. The lease is for a period of 21 years, with renewal privileges, which raise the full term to 105 years. The rental is graduated. For the first year the syndicate will pay $50,000; for the second year, $70,000, and for the ensuing 19 years $100,000 a year. For the second period of 21 years a yearly rental of $115,000 will be demanded. For the remainder of the term the rent is to be based upon a yearly 4 per cent. valuation of the realty. Mrs. Mary E. Fitzgerald, who owns the land to be occupied by the new building, is now in Paris. The lease was closed during her absence by Winthrop E. Dwight, as attorney, and the papers were sent to Mrs. Fitzgerald yesterday for her signature. The Douglas Robinson, Chas. S. Brown Co. represented the St. Louis syndicate.

NORTH OF 59TH STREET.

80TH ST.—J. Levy & Co. have sold 176 and 178 East 80th st, two 4-sty flats on plot 44x102.2.

90TH ST.—L. J. Phillips & Co. have sold for Mrs. Oscar M. Arnold to Mrs. L. W. Wise 23 West 90th st, a 5-sty American basement dwelling, on lot 16.5x100.8.

95TH ST.—Mrs. Emily L. Landon has sold 39 West 95th st, a 3-sty dwelling on lot 16.6x100.8.

107TH ST.—Shaw & Co. have sold for Emile Utard 8 and 10 East 107th st, a 6-sty triple apartment, 42x100.

115TH ST.—Enrico V. Pescia & Co. have sold for a client to S. Savenio the 5-sty double flat 63 East 115th st, on plot 25x100.

135TH ST.—Manheimer Bros., in conjunction with John M. Royall, have sold to a client for the Solmax Realty Co. the 6-sty apartment house 65 and 67 West 135th st, on plot 37.6x99.11.

142D ST.—C. F. Heitmann has sold for Mrs. Annie Reckhart 212 West 142d st, a 3-sty and basement dwelling, on lot 17x99.11.

148TH ST.—Du Bois & Taylor have sold for Annie E. and Harrett J. Neidlinger to a client for occupancy the 3-sty and basement brownstone trimmed dwelling 517 West 148th st, on lot 18x99.11.

153D ST.—Robert Levers has sold for J. W. Brandt to L. McCord 269 West 153d st, adjoining the northeast cor of 8th av, a 5-sty new law plot, on plot 37.6x99.11.

LEXINGTON AV.—Philip Jeselson has sold for Anthony F. Koelble 1943 to 1947 Lexington av, and 143 to 147 East 120th st, a group of four 3-sty buildings on plot 100.11x50, at the northeast cor of Lexington av and 120th st. The purchaser will improve the plot with a 6-sty apartment house with stores.

PARK AV.—Herbert A. Sherman, in conjunction with Douglas Robinson, Chas. S. Brown & Co., has sold for the estate of Austin Corbin to Geo. W. Perkins, of J. P. Morgan & Co., 76 Park av, bet 38th and 39th sts, a 5-sty American basement dwelling, on lot 25x100. Mr. Sherman sold the lot on which the house was built to the Corbin estate in 1891.

ST NICHOLAS AV.—The Braude-Papae Co. has sold for a client to the Dakota Realty Co. the plot, 33.6x100, at the northwest cor of St. Nicholas av and 190th st. This plot is located immediately at the subway station now in course of construction.

WADSWORTH AV.—Philip Jeselson sold for John Volz to a client for investment 143 and 145 Wadsworth av, bet 180th and 181st sts, two 5-sty apartment houses, each on plot 37.6x100.

STH AV.—C. F. Heitmann has sold for Frank Tozzi 2443 8th av, a 5-sty flat, on lot 26.4x100.

BRONX.

GARDEN ST.—Irving Construction Co. sold the 2-sty frame 2-family house 781 Garden st, 265 ft. west of Southern Boulevard, on a lot 25x100. Edward Polak was the broker.

GROTE ST.—John A. Steinmetz sold for Michael Roos estate to a client a plot of 8 lots, 100 ft., fronting on Grote st, running through to Garden st, 6 ft. west of Prospect av, with a 1-family dwelling thereon.

149TH ST.—Smith & Phelps have sold for Louis Grimm the vacant plot, 150x85, situate at the southwest cor of 149th st and St. Anns av. The seller takes in part payment from the Moorehead Realty & Construction Co. the plot 45x79 with a 2-sty frame house at the northwest cor of 147th st and Concord av; also the 4-sty double flat, size 33x56x67, on the west side of Minford pl, 34 ft. north of 172d st, and the 4-sty double flat, size 33x56x100, on the north side of 172d st, 67 ft. west of Minford pl. The total amount involved in the transaction is $120,000.

173D ST.—Edward Polak sold 509 East 173d st, 100 ft. east of 3d av, a 4-sty double flat, on a lot 28x75.

ARTHUR AV.—The McQuade estate is reported to have sold the northeast cor of Arthur av and 175th st, a plot 90x125x irregular.

CROTONA AV.—F. J. Wood sold for a client to a builder the plot 50x100 on the east side of Crotona av, 50 ft. north of 178th st.

EASTERN BOULEVARD.—John R. Peterson sold through Edward Polak lot No 5, Waring estate, on Eastern Boulevard.

OGDEN AV.—Philip Jeselson has sold for Anthony F. Koelble to a builder for improvement a plot 43.9x95 on the west side of Ogden av, 112.5 ft. south of 166th st; also the same buyer a plot 43.9x 95 on the east side of Summit av, 112.5 ft. south of 166th st.

SEABURY PL.—Barry Bros. bought from a Mr. Wilners a plot on the east side of Seabury pl, 200 ft. south of 172d st, The buyers now control a plot 225x100, which will be improved immediately by them.

TOPPING AV.—Edward Polak sold for Henry C. Gerhards 1665 Topping av, 115 ft. south of 173d st, a 3-sty brick 2-family dwelling, on a lot 20x100.

VYSE AV.—Jas. J. Haggerty sold for S. B. Steinmetz Co. to Chas. Bohan the 2-sty and basement 2-family brick dwelling on lot 25x 100, on the west side of Vyse av, 225 ft. north of 172d st, and known as 1545 Vyse av.

WHITE PLAINS ROAD.—Cahn & Cahn have sold for A. Enslin 4436 and 4438 White Plains road, two 3-family houses, on plot 50x 83, to Geo. H. Taylor. The property was given in part payment for the Happy farm, consisting of 85 acres and buildings at Coldbrook, Ulster Co., N. Y.

LEASES.

Philip Jeselson leased for Louis Auerbach for a term of years to August Wenzel the 4-sty building 20 East 13th st.

Folsom Bros. have leased for Jerome Alexandre the fully furnished dwelling 44 East 61st st, to William B. Spader.

Senior & Stout have leased for Auguste Rosenberg the 4-sty dwelling 122 West 58th st to Annie L. Henning for a term of years.

Willard S. Burrows Co. have leased for the Shole Hotel Co. the store 954 Broadway in the Hotel Bartholdi building to Julius Krainin of this city.

Folsom Bros. have leased in conjunction with Horace S. Ely & Co. for the Stokes estate the private dwelling 64 West 12th st to a client for a term of years.

S. B. Goodale & Son have leased for a term of years for Francis Glover to the United States School of Music 39 East 30th st, to be used as a conservatory of music.

Louis Becker leased for a term of years for James Rahill 561 West 169th st, on a lot 25x100, to Mrs. Rose M. Tobin, who will occupy the same as her residence.

J. B. English has leased for B. Merrihew the 4-sty dwelling 103 West 69th st, for Beatrice Lawrence the 4-sty dwelling 230 West 48th st, for J. Liebler 110 West 44th st.

Robt. S. Smith, Saml. W. Steel and Albert Smith have leased the 6-sty building 46 West 14th st to Morrison Bros. for a long term of years for use as a dry goods store.

Manheimer Bros. have leased for the Two Twenty-four West Thirty-fourth St. Co. the property at that address, and for Mrs. Rebecca Creacen the building 243 West 34th st.

Walter E. Maynard has leased the property at 431 5th av, for 21 years, at $20,000 per year net. It is a 5-sty building on lot 21.10x 100, and $20,000 will be spent by the owner in alterations. Pease & Elliman were the brokers.

Daniel H. Renton & Son have leased for Agnes A. McGirr to Wm. E. Power the 3-sty private dwelling 510 West 143d st; and for Caroline J. Wells to Alfred K. Barker, the 4-sty dwelling 451 Convent av.

The Realty Holding Co. has leased through M. & L. Hess the 7 upper lofts, 35,000 sq. ft., in its building at 22 and 24 West 27th st; also through Frederick Fox & Co. the 3 upper lofts in 40 and 42 West 27th st, containing 13,500 sq. ft.

The Gross & Gross Co. have leased for Otto Strack to the O. R. Weiss Realty Co. the 8-sty building to be erected on plot 60x100 at 351-5 West 52d st, for a term of years. The aggregate rental amounts to $250,000. The lessees have sublet, from the plans, 6 out of 8 floors.

The Chas. F. Noyes Co. has leased the building 119 West 43d st to B. M. Hotten; the store 337 Water st for W. C. Storey to M. Hanshaft, and floors in 232 Fulton st to the Weeks-Numan Co., 245 Pearl st to Wolf Liebers; 59 Ann st to the Franklin Co. and in 130-132 Worth st to T. S. Coale.

Duross Co. have leased for Conron Bros. Co. the store and basement at 451 West 13th st, to Alfred Buggeln for a term of years. Also leased for Mrs. Lahey the 3-sty and basement dwelling 63 Barrow st to Mary Voorher, and the 3-sty and basement dwelling 227 West 12th st to Thomas Bunsain.

Denzer Bros. have sub-leased for S. Steinfeld & Co. to L. Loewy & Son the entire 5-sty and basement building at 447-449 Broadway, through to 50-52 Mercer st, containing 60,000 sq. ft., for a term of years, at an aggregate rental of about $150,000, and have succeded in having the Rhinelander Real Estate Co.

William McDonald has sold his lease on the property at the southwest cor of 6th av and 32d st, 3 and 4-sty buildings, fronting 49.5 ft. on the av and 75 ft. on the st. Mr. McDonald is said to have received a figure close to $100,000 for his lease, which has 14 years more to run. The lease also contains the privilege of two renewals of 21 years each, which virtually makes it a 55-year lease. Mr. McDonald pays on an average $12,500 a year for the property and sub-leases it to various tenants at an average of $18,000 a year. It is not known definitely who purchased the lease, but it is the opinion of many that the Hoffman estate, which owns the fee of the property, are the buyers. The property is directly opposite the site on which Gimbel Bros. are erecting their store, and is one block east of the new Pennsylvania depot.

SUBURBAN.

Joseph Maloy purchased of A. Bailleys through Cornelius G. Kolff the cor lot 100x100 on the southeast cor of Greenleaf av and Post av, West New Brighton.

Maurice B. and Daniel W. Blumenthal report the sale of 5 lots at Rockaway Park, bet Ocean av and Washington av, for Mrs. Josephine Zimmermann to Emma Wolper.

The Lewis H. May Co. has sold for Henry Hart his two corner properties at Arverne, L. I., fronting 206 ft. on Ocean av and 100 ft. on Meredith and Ameriman avs, to Max Gold, who will erect 2-family brick dwellings.

Auctioneer Geo. W. Bard's auction sale of 74 lots at Mt. Vernon, near the Columbus av station of the New Haven road, was largely attended. All the lots were sold for a total of $46,425. Prices ranged from $360 to $475 a lot.

Pease & Elliman have sold for Frank H. Keen his country place at the cor of Glenville road and Brookside drive, in the Rock Ridge section of Greenwich, Conn., to C. W. Post. The property contains about 2½ acres, a dwelling and a stable.

Charles Goldsmith has sold for Daniel W. Blumenthal 3 lots on 20th st, bet 3d av and Av C, College Point, L. I., to H. Webb. Ernest Turner has sold for Mr. Blumenthal 10 lots on Av C, bet 22d and 23d sts, to a new company, as a site for a button factory. Mr. Blumenthal's property adjoins that of the Auto Press Co.

The Columbia Investment & Real Estate Co. held a successful sale on Saturday of lots in the Highland av addition to Grantwood, on the Palisades. One hundred and five lots were sold for $75,990. The satisfactory results of the offering are attributed largely to the amount of money expended by the company in opening up and improving this section.

Acreage Sale at Yorktown.

Mrs. C. L. Francisco, widow of the former superintendent of the Grand Central station, sold to O. E. Wader, representative of the Standard Oil Co. in Germany, a large house with 115 acres in Yorktown, Westchester Co. Mr. Wader will make his summer home there. The consideration is said to have been about $25,000.

New Owners for Jamaica Sites.

The Wm. P. Rae Co. reports the following sales at Hillcrest of Jamaica: A plot 60x100 on Union av, 40 ft. east of Inglee av, to Gerhard Fuerste and Otto Cramer; a plot 40x100 on Inglee av, south of Union av, to Chas. J. Thornton; a plot 40x100 on Moritz av, south of Van Sicklen st, to Jos. J. Hart; and a plot 40x100 on Ackroyd av, south of Union av, to Jas. F. Harvey.

Moore & Wyckoff have sold Windymore, the homestead of the Field family, of Stockbridge, Mass., which has been occupied by the Field family for several generations, to Miss King, of this city. Lady Jeanie Lucinda Musgrave, of East Grimstead, Sussex Co., Eng., was the owner of Windymore, having purchased it in June of this year from a relative, Mrs. Frances Dwight Field. Lady Musgrave is the daughter of the late David Dudley Field, of Stockbridge.

The New York & Westchester Town Site Co., Jacob Leitner, president, is about to subdivide the Clark-Davis farm in North av, New Rochelle. The property contains about 175 acres and has a frontage of more than one-half mile in North av. At the st the property lies about 15 ft. above the curb and slopes gradually to a height of approximately 50 ft., at a distance of 200 ft. from North av. The development has been called Bonniecrest. Engineers are also at work on a tract of land containing about 200 acres located in Quaker Ridge road and Palmer av, owned by the same company. Each of these developments will have a station of the New York & Westchester and Boston Railroad on the property.

Hoboken Factory Brings $300,000.

Chas. W. Trembley, a specialist in water front properties, of 171 Broadway, has sold for the Colls Realty Co., of Cleveland, O., a 5-sty brick semi-fireproof 150x90 ft. factory at 8th and Grand sts, Hoboken, to the W. H. Miner Coffee & Chocolate Co. of San Francisco. The property brought $300,000. It is considered a desirable industrial building. It was only recently constructed, and contains an expensive sprinkler system. The company will probably begin operations on Feb. 1, in the meantime importing its machinery equipment from Germany. The company was incorporated under the laws of New Jersey for $1,350,000 last week. W. H. Miner is president, and Wm. C. Sherwood, secretary. McDermott & Fisk, Jersey City, are counsel.

COMPARISON OF SALES AND MORTGAGES.

The total number of mortgages recorded for Manhattan this week was 128, as against 137 last week, and in the Bronx 132, as against 115 last week. The total amount involved is $4,583,319, as against $5,149,887 last week.

The amount involved in the auction sales this week was $535,082, and since January 1, $48,259,216. Last year the total for the week was $812,566, and from January 1, $43,125,698.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street N. Y., or West End, N. J

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Phone, 4430 Madison Square

CORPORATION TAX LAW ASSAILED.

In an address before the International Tax Conference, held at Louisville, Ky., on Wednesday, Mr. Lawson Purdy attacked the federal corporation tax as unworkable. He called the levy a disguised income tax.

At a conference between several of the leading delegates to the International Tax Conference it was decided to offer a resolution calling for the repeal of the corporation tax law and express the disapproval of the conference with President Taft's views of this law.

Mr. Purdy, in his address, in part said:

"While the tax based on corporation income is called an 'excise tax' in the apparent hope that the phrase will disguise it when it is presented to the Supreme Court, it is in reality a partial income tax, Congress has endeavored to follow the latest decisions of the Supreme Court, and in so doing has enacted a law which has all the defects of the most poorly devised income tax and other defects peculiar to itself.

"The form of this tax on corporation income renders necessary a most inquisitorial procedure. The States have the power to tax corporations without prying into their business secrets, and some of them do this now with marked success, so far as revenue is concerned.

"It has been suggested that the power to tax incomes should be reserved to the States. This suggestion must be made in derision or in profound ignorance. Several States have tried to impose income taxes and failed utterly, as they must fail. The only income tax law which has a chance of success must be patterned after the British income tax, which taxes all incomes and uses corporations as tax collectors. This requires nation-wide jurisdiction.

"From whatever point of view the federal corporation tax is studied, it is unworkable and unjust; it encroaches upon the powers of the States; it is not productive of revenue; it is needlessly inquisitorial; the publicity required is rash and dangerous in the extreme. Its name is a subterfuge, it is an income tax and not an excise tax. It has the vices of income taxes without the merits of an income tax law scientifically framed.

"The States cannot frame income tax laws that are workable because they lack jurisdiction of the sources of income and incomes must be reached at source to be taxed effectively. If incomes are to be taxed the United States must tax them. In any event, the United States should have the power."

Professor E. R. A. Seligman, of Columbia University, New York, and James W. Noel, of Indianapolis, also spoke.

REAL ESTATE NOTES

The fifth and sixth lofts, each 50x100, of the Hollander Building, 550 and 552 5th av, are for rent. Ernestus Gulick Company, 334 5th av, are the agents.

The Allenel Construction Co. has made a building loan of $75,000 to Julius Weinstein on the property, 200x99.11, on the south side of 157th st, 275 ft. east of Broadway.

The Munden Construction Co. has secured a building loan of $109,000 from the North American Mortgage Co. on the southeast corner of Audubon av and 176th st, 101.1x95.

Charles T. Mehltretter, real estate broker of 703 Tremont av, near Crotona av, has succeded to the firm of Mehltretter & Karges. The business will be continued at the same location, and all the late firm's obligations will be assumed by him.

Wm. A. White & Sons have negotiated for the Rutgers Construction Company two loans of $210,000 each at 4½ per cent. for five years on two 6-sty elevator apartment houses, with stores, comprising the block front on the east side of Lenox av, between 113th and 114th sts. The buildings are now in course of construction, and will be finished in about six weks.

St. John the Baptist Foundation has been granted leave by Justice Amend of the Supreme Court to sell 311 East 4th st, a 3-sty dwelling, on lot 21.5x96, to Simon Ehrlich for $17,500. The proceeds of the sale will be applied toward the construction of the building known as the St. Marguerite Home, Mendham, N. J.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
EDGAR J. LEVEY President
JOHN D. CRIMMINS, CLINTON R. JAMES, Vice-Presidents.
CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated

Sept. 25.

No Legal Sales advertised for this day.

Sept. 27.

135th st, No 592, s s, 250 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Sidney W Allen agt Chas L Ullman exr et al; Miller & Bretzfelder, att'ys; Warren Leslie, ref. (Amt due, $5,594.75; taxes, &c, $252.69.) Mort recorded April 14, 1902. By Joseph P Day.

135th st, No 594, s s, 266.8 e St Ann's av, 16.8x100, 2-sty and basement brk dwelling. William Moeller et al, trustees, agt Chas L Ullman exr et al; action No 2; Miller & Bretzfelder, att'ys; Robert W Maloney, ref. (Amt due, $5,580.14; taxes, &c, $258.03.) Mort recorded Dec 10, 1900. By Joseph P Day.

135th st, No 596, s s, 283.4 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. Same agt same; action No 3; same att'ys; same ref. (Amt due, $5,580.14; taxes, &c, $341.75.) Mort recorded Dec 10, 1900. By Joseph P Day.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

113th st, No 73, n s, 197.1 e Madison av, 26.3x100.11, 5-sty brk tenement and store. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys, 20 Vesey st; Frank Moss, ref. (Amt due, $3,084.64; taxes, &c, $100; sub to a prior mort of $19,000.) Mort recorded July 17, 1906. By Joseph P Day.

Sept. 28.

29th st, No 210, s s, 151.5 w 7th av, 24.10x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. Sophia Beer agt Joseph Orthaus et al; Samuel Widder, att'y, 221 Havemeyer st, Brooklyn; Philip Carpenter, ref. (Partition.) By Herbert A Sherman.

202d st, Summit av, n s, 964.3 w Wiliamsbridge rd, 25x100, 2-sty frame dwelling. James A Woolf agt Edna J Klinder et al; James A Deering, att'y, 135 Broadway; James T Brady, ref. (Amt due, $6,618.97; taxes, &c, $86.08.) Mort recorded Nov 3, 1905. By Joseph P Day.

55th st, No 157, n s, 95 w 3d av, 20x100.5, 3-sty and basement stone front dwelling. Amy A C Montague agt Anna M Groge et al; Earle & Russell, att'y, 1 Nassau st; Chas L Denks, ref. (Amt due, $2,912.47; taxes, &c, $10; sub to a first mort of $13,000.) Mort recorded Sept 11, 1908. By Joseph P Day.

Sept. 29.

No Legal Sales advertised for this day.

Sept. 30.

60th st, No 251, n s, 100 e 11th av, 25x100.5, 4-sty brk tenement. James P Clarendon exr agt Moss Realty Co et al; Chas E Lydecker, att'y, 2 Rector st; Lowen E Ginn, ref. (Amt due, $8,535.85; taxes, &c, $382.47.) Mort recorded Nov 18, 1905. By Joseph P Day.

Oct. 1.

Convent av, No 311, e s, 419.6 n 141st st, 20x100, 3 and 4-sty brk dwelling. Anne D Thomson agt Mamie R Cottrell et al; Robinson, Biddle & Benedict, att'ys, 79 Wall st; John T Dooling, ref. (Amt due, $14,997.70; taxes, &c, $13.) Mort recorded April 20, 1906. By Joseph P Day.

Lorillard av, Central av, n w cor Central av, 50x98x—x110.

Baychester av, Central av, n e cor Central av, 50x80.

Seaview av, Central av, s w cor Central av, runs w 50 x s 200 to Agnes av, x e 25 x n 100 x e 25 x n 100.

Briggs av, Baychester av, n s, lot 14, map Pelham Park, 29 x 44.5 x 25 x 29.8.

Baychester av, Westchester av, s w cor Westchester av, runs w 50 x s 80 x e 25 x s 1 0 to beg.

Lawrence av, Baychester av, Lawrence av, x e 25 x n 180 to beg.

Seaview av, n s, 50 w Central av, 125x100.

Seaview av, n s, 75 e Westchester av, 225x100

Lawrence av, Baychester av, n s, 225 e Central av, 25x200 to

Lawrence av, Agnes av, n s, 25 w Central av, 25x100 to

Lawrence av, Agnes av, n s, 75 w Central av, 25x100 to

Lawrence av, Agnes av, n s, 100 w Central av, runs w 75 x n 63.8 to Briggs av, x n e 71.6

Briggs av, to Agnes av, x e 13.5 x s 100 to beg.

Seaview av, n s, 25 e Central av, 25x100.

Walter W Taylor agt Geo P Shirmer et al; De La Mare & Morrison, at'ys, 299 Broadway; Henry G K Heath, ref. (Amt due, $9,767.44; taxes, &c, $1,700.) By Henry G K Heath, at Municipal Bldg., Bronx, at 12 o'clock noon.

Oct. 2.

No Legal Sales advertised for this day.

Oct. 4.

Clay av, No 1381 w s, 897.5 n 169th st, 16.8x100 x16.9x98.6, 2 and 3-sty brk dwelling. Jacob Rusch agt Isaac Brown et al; Feltenstein & Rosenstein, att'ys, 309 Broadway; James Kearney, ref. (Amt due, $1,219.95; taxes, &c $103; sub to a prior mort of $5,500.) By Chas A Berrian

PUBLIC NOTICES.

Department of Finance, Bureau for the Collection of Taxes, New York, September 1, 1909.

NOTICE TO TAXPAYERS.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, **AND WITH RETURN POSTAGE, PREPAID.**

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner of Third and Tremont avenues, Borough of The Bronx, New York.

Thomas J. Drennan, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner of Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever Borough the property is located.

NO REBATES ALLOWED.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street NEW YORK
Tel., 1085 Murray Hill

RECEIVERS' SALE.

The undersigned, Receivers of the property of the Bartlett Brick Company, will, on the 9th day of October, 1909, at 12 o'clock noon, sell at the front door of the Court House, in the City of Newburgh, N. Y., the following property of said corporation:

Brick Yard at Hudson, N. Y., known as the "Bartlett Brick Works," containing 75 acres of land, together with docks, filling, sheds, all buildings thereon situated, engines and all yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

Also lease of yard at Roseton, N. Y., from D. H. & J. W. Armstrong, Lessors, for term ending 1921. This yard contains about 24¼ acres of land, together with docks, filling, sheds and all buildings thereon situated. Also all engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

TERMS OF SALE:—10 per cent. of purchase price at time of sale and balance on or before the 9th day of November, 1909.

Further particulars furnished on application.

EDWARD J. COLLINS,
SEWARD U. ROUND,
Receivers.

C. L. WARING,
Attorney for Receivers,
Newburgh, N. Y.

W. B CASSEDY,
Attorney for certain stockholders,
Newburgh, N. Y.

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN

List 382, No. 1. Regrading, regrading, recurbing and reflagging West One Hundred and Forty-eighth street, from a point 225.7 feet west of Broadway to the easterly line of the Riverside drive, together with a list of awards for damages caused by a change of grade

BOROUGH OF THE BRONX

List 632, No 2. Sewers and appurtenances in Mohegan avenue, from East One Hundred and Seventy-sixth street to East One Hundred and Seventy-fifth street.

List 634, No. 3. Receiving basins at the northeast and southeast corners of Walton avenue and East One Hundred and Sixty-ninth street.

List 633, No. 4. Receiving basins and appurtenances at the northeast, southeast, northwest and southwest corners of East One Hundred and Forty-second street and Robbins avenue

List 3543, No 5 Regulating, grading, curbing, erecting fences and constructing steps and drains in West One Hundred and Seventy-seventh street, from Sedgwick avenue to the easterly line of Cedar avenue, and paving between Cedar avenue and a point about 160 feet easterly therefrom

All persons whose interests are affected by the above named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 19, 1909, at 11 A .M., at which time and place the said objections will be heard, and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors

William H. Jasper, Secretary, No. 320 Boradway, City of New York, Borough of Manhattan, September 17, 1909. (13365)

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 24, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

*Pinehurst av (proposed), 181st st, s w cor 181st st, 20.6x—x26.1, vacant, gore. (Partition.) Fort Washington Syndicate..$6,000

Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29.9x75, 5-sty brk tenement and store. (Amt due, $1,209.80; taxes, &c, $500; sub to prior morts aggregating $28,000.) A A Silberberg 30,500

152d st, No 759, n s, 100 w Wales av, 25x100.10x28.9x86.7, 4-sty brk tenement. (Amt due, $4,708.07; taxes, &c, $350; sub to a mort of $10,500.) Jacob B Kaplan 15,859

129th st, No 70, s s, 48.6 w Park av, 17.3x99.11x irreg, 3-sty dwelling (voluntary). Thomas Collins 8,850

133d st, No 54, s s, 277 e Lenox av, 16x98.9, 3-sty and basement brk dwelling. (Amt due, $6,754.51; taxes, &c, $316.25.) I L Carbonell..7,400

*2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. (Amt due, $9,226.09; taxes, &c, $47.25; sub to prior mort of $20,000.) Bernard Mayer 26,354

*2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. (Amt due, $9,233.59; taxes, &c, $47.25; sub to prior mort of $20,000.) Bernard Mayer 26,354

*132d st, Nos 52 to 60, s s, 297.6 e Lenox av, 87.6x99.11, five 3-sty frame dwellings. (Amt due, $5,627.49; taxes, &c, $1,350.35; sub to prior mort of $31,000.) Hugo E Distelhurst 33,503

*Lafontaine av, w s, 97.6 s 179th st, 75x100, vacant. (Amt due, $8,626.29; taxes, &c, $418.24.) Mutual Life Ins Co..... 9,250

148th st, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty and basement brk dwelling. (Amt due, $9,679.50; taxes, &c, $8.) Alexander McCann 10,750

Longfellow av, 172d st, n e cor 172d st, 300x100, vacant. (Amt due, $1,891.24; taxes, &c, $4,776.50; sub to a mort of $20,900.) Gertrude Hotto 25,290

*Clinton av, No 1392, 170th st, s e cor 170th st, 31.6x100.2x42.6x95, 5-sty brk tenement. (Amt due, $10,064.43; taxes, &c, $0.27; sub to a first mort of $36,000.) Marie L Worch 44,605

BRYAN L. KENNELLY.

Willett av, w s, 100 s 216th st, 200x100, Wakefield. (Amt due, $7,636.04; taxes, &c, $365.60.) James B Kilsheimer 8,300

Bank st, No 130, s s, 67.1 e Washington st, 17.10x94.7x17.10x94.6, 2-sty brk dwelling (voluntary). Bid in at $9,100..... —

Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, 4-sty frame brk front tenement and store and 4-sty brk tenement in rear. (Amt due, $13,483.37; taxes, &c, $736.64.) Albert Hinz 15,000

*138th st, No 628, s s, 214.6 w Cypress av, 37.6x100, 6-sty brk tenement and store. (Amt due, $9,449.66; taxes, &c, $940; sub to prior mort of $28,000.) Theresa Kummel 34,770

CHAS. A. BERRIAN.

*72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. (Amt due, $9,720.13; taxes, &c, $——; sub to a first mort of $62,000.) Henry T Carey 70,000

SAMUEL MARX.

*61st st, No 241, n s, 240 e West End av, 25x100.5, 5-sty tene front tenement. (Amt due, $2,579.99; taxes, &c, $154.35; sub to a prior mort of $12,000.) Jacob Low et al 13,683

*Broome st, No 35, Goerck st, s w cor Goerck st, 25.2x100x25.3x100, 5-sty brk tenement and stores. (Amt due, $15,958.95; taxes, &c, $——; sub to a first mort of $25,000.) Hannah Straus et al....39,150

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MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Canal st, No 73'n w cor Allen st, 22.6x75, 7-sty brk loft and store build-
Allen st | ing. (Amt due, $8,109.04; taxes, &c, $40.) Withdrawn.——
*3d av, No 4070, e s, 464.10 n 174th st, 25x100, 4-sty brk tenement and store. (Amt due, $5,381.26; taxes, &c, $416.39; sub to a mort of $12,-000.) Max Cohen 17,560
*13th st, Nos 346 & 348, s s, 128 w 1st av, 42x103.3, 6-sty brk tenement and stores. (Amt due, $16,434.29; taxes, &c, $3,634.83; sub to a first mort of $47,000.) Caroline Gottlieb.....52,938

HERBERT A. SHERMAN.

*185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. (Amt due, $2,271.03; taxes, &c, $1,043.60.) Maggie F Tucker. 3,400

*Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store., (Amt due, $6,584.27; taxes, &c, $556.71; sub to a first mort of $12,000.) Wm A Weber 16,566
*Manhattan st, No 5, w s, 92.5 n Houston st, 25.1x62, 5-sty brk tenement. (Amt due, $18,080.96; taxes, &c, $398.81.) Pauline Neustaedter. 19,000

Total	$535,082
Corresponding week, 1908	812,566
Jan. 1st, 1909, to date	48,259,216
Corresponding period, 1908	43,125,698

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Sept. 17, 18, 20, 21, 22 and 23. (No. 91.)

BOROUGH OF MANHATTAN.

Bleecker st, Nos 317 to 321 Grove st, Nos 49 to 53½ | n e cor Grove st, runs e 117.9 x n 47 | x w 36.7 x n e 29.4 x w 88.6 to e s Bleecker st x s 73.4 to beginning, three 6-sty brk tenements and stores. FORECLOS, Sept 8, 1909. Joseph R Truesdale referee to Rosalie Hyams and Isidore Hammerslough. Sept 13. Sept 20, 1909. 2:591—40 and 42. A $74,500—$150,000. 10,000

Beekman st, No 59 Ann st, No 89 | s s, 23.9 w Gold st, 23.9x109.7 to n s Ann st | x23.2x103.9, 5-sty stone front loft and store building. Lawrence Foot of Canton, Miss, to Katharine Foot. 1-3 of ¼ part. B & S. Sept 7. Sept 17, 1909. 1:93—35. A $45,000—$65,000. nom

Same property. Same to Euphemia Whitlredge of Summit, N J. 1-3 of ¼ part. B & S. Sept 7. Sept 17, 1909. 1:93. nom

Bedford st, Nos 14 and 16, e s, 58.10 s Downing st, runs e 75.1 x s 17.6 x e 24.1 x s 13.3 x w 99.8 to Bedford st x n 38.11 to beginning, 6-sty brk tenement and stores. Antonio Ferrara to Marietta Bagarozy. B & S. Aug 25. Sept 17, 1909. 2:527—7. A $15,000—$41,000. other consid and 100

Broome st, No 35, Goerck St, Nos 13 to 19. | s w cor Goerck st, 25.2x100x25.3x100, 5-sty brk tenement and stores. FORECLOS, Sept 23, 1909. Patrick J Dobson, ref, to Hannah Straus, Bernhard, Ferdinand, Samuel and Fanny Rosenstock. Mort $25,000 and all liens. Sept 23, 1909. 2:326—47. A $20,000—$45,000. 14,000 over and above first mort for $25,000

Chrystie st, Nos 195 and 197, w s, 100 s Stanton st, 50x196, one 3 and one 5-sty brk loft and store buildings. Martin Engel to Max D Steuer. 1-6 part. Sept 17. Sept 18, 1909. 2:426—29 and 30. A $56,000—$70,000. nom

Chrystie st, No 54, e s, 99.2 n Canal st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Wm H Carpenter of Mamaroneck, N Y, to Rebecca G Carpenter of Mamaroneck, N Y. Mort $20,000. Sept 14, 1905. Sept 20, 1909. 1:302—4. A $23,000—$38,000. nom

Downing st, No 23, n s, 125 e Bedford st, 18x70, 3-sty frame (brk front) tenement. Giovanni B Sarti to J W Moyer of Pottsville, Pa. Mort $7,200. July 28. Sept 21, 1909. 2:527—89. A $6,-500—$9,000. nom

Elizabeth st, No 192, e s, 114 n Spring st, 25x98, 2-sty brk stable and 5-sty brk tenement in rear. Antonio Ferrara to Marietta Bagarozy. B & S. Aug 25. Sept 17, 1909. 2:492—2. A $17,-500—$20,000. other consid and 100

Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 6-sty brk tenement and store. FORECLOS, Aug 26, 1909. Cambridge Livingston referee to Antonio Ferrara. Mort $32,000. Sept 21, 1909. 1:239—11. A $19,000—$39,000. 3,200

Grand st, Nos 444 and 446 Ridge st, Nos 16 to 20 | n e cor Ridge st, 43.10x100, 6-sty brk | tenement and stores. FORECLOS, Sept 10, 1909. Edmund J Tinsdale referee to J William Nathanson. Sept 20, 1909. 2:341—67. A $70,000—$125,000. 28,200 over and above 1st mort of 72,000

Hamilton st, No 13, n s, 151.4 e Catherine st, 25x31, 5-sty brk tenement and store. Carlo Molinelli to Gaspare and Enrico Molinelli. 1-3 part. Mort $7,000. Sept 22. Sept 23, 1909. 1:253—70. A $5,000—$10,000. nom

Hester st, Nos 197 and 199, n s, 100 e Baxter st, 50x100, 6-sty brk tenement and stores. Frank Pittelli to John Oliva. All liens. Aug 20. Sept 17, 1909. 1:236—33. A $36,000—$85,000. nom

Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87, 2-sty brk tenement and store. Release judgment. Edouard, a corpn, to Thos H Baskerville as referee in partition suit of Jenkins vs Pearsall. Sept 20. Sept 23, 1909. 1:298—24. A $15,000—$17,000. nom

Madison st, No 227. Jefferson st, No 33. | n e cor Jefferson st, 23.10x80, 3-sty brk tene- | ment and 2-sty brk tenement. Nathan Dietz to The Louis Shulsky Company. Morts $25,000. Sept 20. Sept 22, 1909. 1:270—32. A $23,000—$27,000. other consid and 100

Monroe st, No 218, s s, 25 w Scammel st, 25x71.6x25x73.3, 5-sty brk tenement and store. John and Patrick McKigney to Elizabeth Casey. B & S and C a G. Aug 5. Sept 18, 1909. 1:261—71. A $14,000—$23,000. other consid and 100

Mott st, Nos 123 and 125, w s, 49.10 n Hester st, 50x62.8x49.9x 62.8, 6-sty brk tenement and stores. Marshall Realty Co to Herman B Goodstein. All title. Mort $57,000. Sept 18. Sept 20, 1909. 1:237—28. A $28,000—$65,000 and 238; 2:470. nom

Oak st, No 49, s s, 53.10 e Oliver st, 24.3x53.5x24.5x53.7, 5-sty brk tenement and store. Frank Pittelli to John Oliva. Aug 20. Sept 17, 1909. 1:252—62. A $10,000—$14,000. nom

Oak st, Nos 45 and 47 Oliver st, Nos 60 and 62 | s e cor Oliver st, 53.10x53.10x51.3x54.2, 6-sty brk tenement and store. Frank Pittelli to John Oliva. Aug 20. Sept 17, 1909. 1:252—63. A $35,000—$65,000. nom

Oak st, No 29, s s, abt 105 e New Chambers st, 25.6x62, 3-sty frame tenement and store. Morris Barron to Daniel Sand. 1-3 part. All liens. Sept 10. Sept 23, 1909. 1:111—48. A $9,000—$11,000. nom

Oliver st, No 13½, s s, 142.3 e Bowery, 17.2x40, 4-sty brk tenement and store. Howard H Henry EXR &c James H Strong to James H W Strong of Babylon, L I. 1-3 part. Sept 16. Sept 17, 1909. 1:279—12. A $4,500—$7,000. 4,000

Same property. Same to Silvie L Post of Babylon, L I. 2-3 parts. Sept 16. Sept 17, 1909. 1:279. 8,000

Prospect pl, No 45 42d st, No 349 | n e cor 42d st, 17.1x58, 4-sty stone front tenement and store. Stephen H Jackson to Harry Schlessinger. Mort $17,100. Sept 7. Sept 21, 1909. 5:1335—22. A $7,000—$13,000. other consid and 100

Sheriff st, No 58, e s, 200 n Delancey st, 25x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. Jennie Cypress to Samuel Greenwald of Brooklyn. Undivided interest. Q C. All liens. Sept 1. Sept 21, 1909. 2:333—6. A $18,000—$22,-000. nom

Water st, No 428, n s, abt 70 w Market slip, 20x60, 5-sty brk tenement and store. Morris Barron to Daniel Sand. ¼ part. All liens. Sept 10. Sept 23, 1909. 1:250—59. A $4,000—$9,000. nom

3d st E, No 11, n s, 300 w 2d av, 25x83.9, 5-sty brk tenement and store. Mayer Reiss to Stephen Barker. Mort $33,000. Sept 18. Sept 22, 1909. 2:459—44. A $17,000—$30,000. nom

3d st E, No 13, n s, 275 w 2d av, 25x87.6, 5-sty brk tenement and store. Jennie Alexander to Stephen Barker. Morts $33,000. Sept 18. Sept 22, 1909. 2:459—43. A $17,000—$30,000. nom

8th st E, No 315, n s, 280.4 e Av B, 20.7x69.10, 4-sty brk tenement and store. Charles Schimmer to Morris Simon. Mort $11,000. Sept 1. Sept 23, 1909. 2:391—52. A $11,000—$13,000. other consid and 100

8th st E, No 317, n s, 301 e Av B, 20.7x69.10, 4-sty brk tenement and store. Charles Schimmer to Cong Leches Iasher Bnei Horowitz, a corpn. Mort $11,000. Sept 1. Sept 23, 1909. 2:391—51. A $11,000—$13,000. other consid and 100

12th st E, No 528, the business. Power of attorney. Minnie Reichman to Fred Weinberg. Aug 16. Sept 22, 1909. P A. ——

14th st W, Nos 344 and 346, s s, 550 w 8th av, runs w 50 x s 46.1 x e 0.3¼ x s — x w 0.1¾ x s — x e 50 x n 103.1½ to beginning, 6-sty brk tenement and stores. Rebecca Rosenthal to Ig Roth, Inc, a corpn. Morts $84,000. Sept 22, 1909. 2:629—13. A $40,-000—$90,000. other consid and 100

16th st E, No 108, s s, 171 e 4th av or Union sq E, 33x103.3, 6-sty brk loft building. Rudolph E Schirmer, et al HEIRS, &c, Gustav Schirmer to Ristori Leerburger and Daisy C Metzler. Mort $50,000. Sept 20, 1909. 3:871—78. A $33,000—$80,000. other consid and 100

17th st W, No 228, s s, 337 w 7th av, 25x84, 5-sty brk tenement. Emile Latil to Anna Jackson. Sept 20, 1909. 3:766—60. A $11,000—$23,500. other consid and 100

19th st W, No 37, n s, 545 w 5th av, 25x92, 7-sty brk loft and store building. Louie D Barnewall et al to Mevon Realty Co. Mort $60,000. Sept 16. Sept 17, 1909. 3:821—19. A $52,500—$78,-000. other consid and 100

25th st W, No 253, n s, 539.2 w 7th av, 20.6x98.9, 4-sty brk dwelling. Mort $7,500.

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Mary J O'Brien to Alfred L Brown. Sept 16. Sept 17, 1909. 3:775—12. A $11,000 -$14,000. other consid and 100

31st st W, Nos 450 to 454, s s, 141.8 e 10th av, 50x104.3x50.2x 108.8, three 4-sty brk tenements. Samuel Blumenstock to Anna Blumenstock. Mort $23,000. June 12. Sept 20, 1909. 3:728 —64 to 66. A $16,500—$25,500. other consid and 100

35th st E, No 103, n s, 80 e Park av, 25x98.9, 4-sty stone front dwelling. Edward H Ladd Jr et al EXRS Theo P Nichols to Edward F Whitney. May 15. Sept 21, 1909. 3:891—5. A $42,-000—$51,000. 80,800

37th st W, No 5, n s, 195 w 5th av, 24.6x98.9. Power of attorney. Cornelia G Chapin to John H Judge. May 27. Sept 22, 1909.

37th st W, No 5, n s, 195 w 5th av, 24.6x98.9, 4-sty stone front dwelling. Cornelia G Chapin to Henry Corn. C a G. All liens. Sept 20. Sept 22, 1909. 3:839—36. A $79,500—$89,500. nom

37th st W, Nos 7 and 9, n s, 219.6 w 5th av, 50.6x98.9, two 4-sty stone front dwellings. Geo C Clark to Henry Corn. All liens. Sept 20. Sept 22, 1909. 3:839—34 and 35. A $164,000—$190,-500. nom

37th st W, Nos 5 to 9, n s, 195 w 5th av, 75x98.9, three 4-sty stone front dwellings. Henry Corn to Samuel K Jacobs. Morts $290,-000. Sept 20. Sept 22, 1909. 3:839—34 to 36. A $243,500—$280,000. 100

Same property. Saml K Jacobs to Wesley Thorn of Plainfield, N J. Mort $290,000. Sept 21. Sept 22, 1909. 3:839. other consid and 100

37th st W, Nos 5 to 9, n s, 195 w 5th av, 75x98.9, three 4-sty stone front dwellings. Wesley Thorn to James Carlew. Morts $345,000. Sept 21. Sept 22, 1909. 3:839—34 to 36. A $243,-500—$280,000. other consid and 100

37th st W, No 437, n s, 300 e 10th av, 25x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. Charles Dinkel to George Kern. Morts $12,000. Sept 15. Sept 20, 1909. 3:735 —14. A $9,000—$11,000. nom

38th st W, No 19, n s, 335 w 5th av, 25x98.9, 5-sty brk and stone building and store. John E Parmly to Dalton Parmly of Oceanic, N J. All title. B & S. Aug 16. Sept 18, 1909. 3:840—30. A $80,000—$100,000. nom

Same property. Dalton Parmly to Eleazar Parmly, Borough of Rumson, Monmouth Co, N J. ½ part of all title. B & S. Sept 9. Sept 18, 1909. 3:840. nom

40th st E, No 40, s s, 80 w Park av, 25x98.9, 4 and 5-sty brk dwelling. James O'Conor to Emery L Ferris. Oct 12, 1908. Sept 21, 1909. 3:869—45. A $52,000—$100,000. nom

42d st W, No 533, n s, 325 e 11th av, 25x100.5, 4-sty brk tenement and store and 4-sty brk tenement in rear. Caroline L Foley to Mary A Willis of Baldwin, L I. Mort $15,000. Sept 14. Sept 17, 1909. 4:1071—14. A $14,000—$17,000. nom

44th st W, No 443, n s, 260 e 10th av, 20x100.4, 4-sty brk dwelling. Benjamin Crum to Henry B Riecke. Sept 20. Sept 21, 1909. 4:1054—11½. A $10,000—$12,000. other consid and 100

47th st W, Nos 114 and 116, s s, 193.9 w 6th av, 37.6x100.5, 5-sty brk tenement.
Bond st, No 33, s w s, abt 195 e Lafayette st, 25x114.2x25.5x119.1 n w s, 3-sty brk loft and store building.
Cath Taylor to Bridget M Connell of Jersey City, N J. All liens. Sept 16. Sept 17, 1909. 4:999—41. A $65,000—$80,000; 2:529 —26. A $29,000—$33,000. nom

49th st W, No 114, s s, 207 w 6th av, 21.4x100, 4-sty stone front dwelling. Richard A Henriquez et al HEIRS, EXRS &c Louis N Henriquez to Saml K Jacobs. Mort $35,000. Aug 18. Sept 21, 1909. 4:1001—41½. A $27,500—$32,000. nom

57th st W, No 358, s s, 100 e 9th av, 17.2x100.5, 4-sty and basement stone front dwelling. Eliz F MacArthur to Ida M Haslett. Mort $10,000. Sept 20, 1909. 4:1047—60. A $14,000—$21,000. other consid and 100

58th st E, No 445, n s, 126.5 w Av A, 20x100.6x20x100.4, 4-sty and basement stone front tenement. Charles Cohen to Maurice B Rich. Mort $10,500. Apr 21. Sept 22, 1909. 5:1370—19. A $7,000—$$11,500. nom

58th st E, No 445, n s, 126.5 w Av A, 20x100.6x20x100.4, 4-sty and basement stone front tenement. Maurice B Rich to James A Dalton. Mort $10,500. Sept 22, 1909. 5:1370—19. A $7,000—$11,500. nom

65th st W, No 236, s s, 350 e West End av, 25x100.5, 4-sty brk tenement and 1-sty frame tenement in rear. Julia E Shotland to Peter Docherty. B & S. Mort $6,500. Sept 21, 1909. 4:1156 —50. A $7,000—$11,000. other consid and 100

66th st W, No 245, n s, 150 e West End av, 25x100.5, 5-sty brk tenement. Robert Greenberg to Bernard Gordon. Mort $13,-000. Sept 21, 1909. 4:1158—7. A $7,000—$17,000. other consid and 100

70th st W, No 340, s s, 443.6 w West End av, 21x100.5, 2-sty brk loft building. Eliza W Edson and ano TRUSTEES under deed of trust to Marmont Edson. July 1. Sept 18, 1909. 4:1181 —51. A $8,500—$16,000. nom

71st st W, No 114, s s, 136.1 w Columbus av, 19x100.5, 4-sty and basement stone front dwelling. Annie McGimpsey of Jersey City, N J, to Chas W Crozier of New Jersey. Mort $25,000. Sept 20. Sept 21, 1909. 4:1142—38. A $14,500—$27,000. nom

72d st E, No 136, s s, 40 w Lexington av, 20x84.2, 4-sty and basement brk dwelling. Thos E Crimmins Real Estate & Construction Co to Lyttleton Fox. Mort $35,000. Sept 15. Sept 18, 1909. 5:1406—60. A $32,000—$40,000. other consid and 100

73d st W, Nos 302 and 304, s s, 95 w West End av, runs s 24.4 x w 20 x s 77.10 x w 20 x n 102.2 to st x e 40 to beginning, two 4-sty and basement stone front dwellings. John Townshend to Mary T Rennard. B & S. June 21, 1898. Sept 22, 1909. 4:1184 —21. A $32,000—$50,000. nom

81st st E, No 416, s s, 181.6 e 1st av, 25x102.2, 5-sty brk tenement. Tillie Heicklen to Morris Peckar. Mort $17,500. Sept 13. Sept 23, 1909. 5:1560—41. A $8,500—$18,000. other consid and 100

81st st E, Nos 507 and 509, n s, 123 e Av A, 50x102.2, two 5-sty brk tenements and stores. Ida Machiz to Sophia Mayer. Mort $30,500. July 15. Sept 23, 1909. 5:1578—6 and 7. A $16,000— $38,000. other consid and 100

82d st W, Nos 103 and 105, n s, 50 w Columbus av, 50x25.8, 4-sty brk bath. Monmouth Realty Co to Gardiner S Dresser. Mort $20,000. Sept 17, 1909. 4:1213—28¼. A $16,000—$25,000. nom

82d st W, No 11, n s, 198 w Central Park West, 23x102.2, 4-sty and basement stone front dwelling. Joseph Kaufmann et al EXRS &c Abraham Kaufmann to Julius Janowitz. Mort $24,-000. Sept 14. Sept 20, 1909. 4:1196—24. A $16,000—$29,500. 36,500

85th st W, No 45, n s, 412 w Central Park West, 20x102.2, 5-sty stone front dwelling. Emma C Linson to Helen Reichenbach. Mort $35,000. Sept 22, 1909. 4:1199—16. A $15,000—$40,-000. other consid and 100

85th st E, No 347, n s, 125 w 1st av, 25x102.2, 4-sty brk tenement and 2-sty brk tenement in rear. Cath J Leonard et al to Herbert J Dahn. Sept 23, 1909. 5:1548—21. A $9,000 -$14,500. 100

85th st E, No 347, n s, 125 w 1st av, 25x102.2, 4-sty brk tenement and 2-sty brk tenement in rear. Herbert J Dahn to John F Gerken. Sept 23, 1909. 5:1548—21. A $9,000—$14,500. 100

86th st W, No 50, s s, 100 e Columbus av, 25x102.2, 4-sty and basement stone front dwelling. Release mort. Hyman and Henry Sonn to Sarah Harris. Sept 20. Sept 22, 1909. 4:1199—60. A $25,000—$48,000. other consid and 100

88th st E, No 437, n s, 235 w Av A, 22x100.8, 3-sty brk tenement. Frank Schmitt to John Hasselberger. Mort $6,000. Sept 17, 1909. 5:1568—15. A $7,500 -$10,000. other consid and 100

92d st W, No 64, s s, 204.4 e Columbus av, 20.4x100.8, 3-sty and basement brk dwelling. Henry L Herbert and Susanne C his wife to Emma L Hebert. Mort $17,000. Sept 16. Sept 20, 1909. 4:1205—56. A $11,500—$19,000. nom

92d st W, No 64, s s, 204.4 e Columbus av, 20.4x100.8, 3-sty and basement brk dwelling. Release judgment. James Thedford to Henry L Herbert. Sept 17. Sept 21, 1909. 4:1205—56. A $11,500—$19,000. nom

95th st E, Nos 233 and 235, n s, 100 w 2d av, 50x100.8, two 5-sty brk tenements and stores. Herman Klein et al to Leah K Ray. Aug 31. Sept 17, 1909. 5:1541—19 and 20. A $18,000—$37,000. nom

101st st E, Nos 326 and 328, s s, 200 w 1st av, 39.1x100.11, 6-sty brk tenement and stores. Feny Herbst to Mollie Priefer. All liens. Sept 21. Sept 22, 1909. 6:1672—35. A $12,000—$43,000. other consid and 100

103d st W, No 305, n s, 120 w West End av, 20x100.11, 3-sty and basement stone front dwelling. Jessie D Blake to Rosa wife Michl Hyman. Sept 14. Sept 20, 1909. 7:1890—51½. A $13,600—$26,000. other consid and 100

105th st E, Nos 161 and 163, n s, 145 e Lexington av, 36.6x100.11, two 4-sty brk tenements. Osias Kestenbaum to Annie wife Osias Kestenbaum. Mort $16,000. Sept 11. Sept 20, 1909. 6:1633—26 and 27. A $15,000—$25,000. other consid and 100

107th st E, Nos 12 and 14, s s, 141.2 w Madison av, 41.1x100.11, 6-sty brk tenement. Jacob Weintraub to Louis Lefkowitz. Mort $50,500. Sept 20. Sept 21, 1909. 6:1612—62. A $21,500—$56,000. other consid and 100

113th st W, Nos 502 to 508, s s, abt 88 w Amsterdam av, —x—, two 6-sty brk tenements. Thos F Taylor to Mary S Taylor. Mort $182,000. June 17, 1908. Sept 21, 1909. 7:1884—39 and 40. A $56,000 -$190,000. nom

114th st W, No 34, s s, 334.4 w 5th av, 17.6x100, 4-sty and basement brk tenement and store. Eliz G Frooks to Edward L Montgomery Jr. Sept 15. Sept 17, 1909. 6:1597—49. A $9,000—$12,500. nom

115th st E, n s, 160 e Madison av, strip, 0.½x100.11. Release mort. Emil E Gabler to Sundel Hyman. Sept 3. Sept 20, 1909. 6:1621. nom

118th st E, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. Irving S Dorf to Henrietta Dorf. Mort $41,000. Sept 18, 1909. 6:1645—59. A $16,000—$48,000. nom

118th st W, No 19, n s, 560 e Lenox av, 25x100.11, 5-sty brk tenement. Gustav Cohen to Irene Parker. Mort $28,000. Sept 21. Sept 22, 1909. 6:1717—24. A $14,000—$31,000. other consid and 100

119th st E, No 512, s s, 188 e Pleasant av, 20x100.10, 4-sty stone front tenement. Catharine Rowley widow to Elizabeth S Harvie of Jersey City, N J. Mort $4,500. Sept 17, 1909. 6:1815—45. A $4,500—$10,000. nom

121st st W, No 107, n s, 132.6 w Lenox av, 17.6x100.11, 3-sty and basement stone front dwelling. John A Peck EXR Janie B Peck to Wm H Peck. Sept 17. Sept 21, 1909. 7:1906—26. A $8,400 —$17,000. other consid and 16,000

Same property. John A Peck and Agnes E his wife to same. B & S. Sept 17. Sept 21, 1909. 7:1906. nom

123d st W, No 215, n s, 184.3 w 7th av, 15.9x100, with all title to strip in rear, 15.9x0.11, 3-sty and basement stone front dwelling. Ada L Haviland to John H Springer Realty Co. Mort $9,000. Sept 10. Sept 21, 1909. 7:1929—24. A $7,500—$10,000. nom

125th st, Nos 451 to 455 Manhattan st, No 50 | n s, 100 e Amsterdam av, runs n 59.2 x s w 6.1 x n e 81.1 to s s Manhattan st x s e 25 x s w 81.4 x s e 68.5 x s w 15.9 to n s 125th st x w 79 to beginning, 5-sty brk loft building and store. Thomas F Cushing and Teresa A his wife to Teresa Realty Co. Morts $35,-000. Sept 14. Sept 20, 1909. 7:1966—5. A $24,000—$50,000. nom

125th st W, No 549, n s, 100 e Broadway, 25x99.11, 5-sty brk tenement and store. Thos J Costello to James J Costello. Morts $21,000. Sept 22, 1909. 7:1980—6. A $11,000—$23,000. other consid and 100

131st st W, No 145, n s, 285 e 7th av, 20x99.11, 3-sty and basement stone front dwelling. Rebecca Steinfelder to Enrico Casabianca, of Brooklyn. Mort $10,000. Sept 23, 1909. 7:1916— 13½. A $8,800—$15,000. nom

132d st W, Nos 52 to 60, s s, 297.6 e Lenox av, 87.6x99.11, five 3-sty frame dwellings. FORECLOS, Sept 22, 1909. Moses R Ryttenberg, ref, to Hugo E Distelhurst, of Bklyn. Sept 23, 1909. 6:1729—57 to 60. A $34,500—$42,000. 1,000 over and above all liens

132d st W, No 202, s s, 75 w 7th av, 16.8x99.11, 3-sty and basement stone front dwelling. Madeleine E Claussen to Paul Meyer. Mort $9,000. Sept 20. Sept 21, 1909. 7:1937—37. A $7,300 —$11,000. nom

133d st W, No 310, s s, 125 w 8th av, 25x75.4x—x56.6, 2-sty brk shop. Annie Bambay to Gustave G Baer. ½ part. All title. B & S. Sept 16. Sept 20, 1909. 7:1958—36. A $10,000—$12,-000. other consid and 100

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135th st W, Nos 65 and 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. FORECLOS, Sept 3, 1909. Henry J Goldsmith to Solmax Realty Co. Mort $35,000. Sept 3. Sept 21, 1909. 6:1733—8. A $18,500—$50,000. 11,000

141st st W, No 475, n s, 35 e Amsterdam av, 17x99.11, 4-sty brk dwelling. Leo M Klein et al to 192d St & Aqueduct Co, a corpn. Mort $20,000. Mar 30. Sept 22, 1909. 7:2058—2. A $4,400—$14,000. nom

142d st W, No 528, s s, 295 e Broadway, 20x99.11, 3-sty and basement stone front dwelling. Louise Ruprecht to Josephine M Carney. Mort $9,000. Aug 20. Sept 22, 1909. 7:2073—51. A $6,800—$14,500. other consid and 100

142d st W, No 524, s s, 330 e Broadway, old line, 15x99.11, 3-sty and basement stone front dwelling. Frank H Kirmayer to May R O'Connell. Mort $10,000. Sept 20. Sept 21, 1909. 7:2073—50. A $5,000—$12,000. other consid and 100

143d st W, No 114 and 116, s s, 225 w Lenox av, 41.8x99.11, 6-sty brk tenement. Matilda Epstein widow to Cora B Foster. Mort $52,000. Sept 17, 1909. 7:2011—43. A $15,000—$48,000. other consid and 100

144th st W, s s, 375 e Broadway, 87.6x99.11, 6-sty brk tenement. Release mort. Colored Orphan Asylum & Assoc for the Benefit of Colored Children in City of N Y to Young Realty & Construction Co. Sept 17. Sept 20, 1909. 7:2075—part lot 39. A $—$—. 27,500

146th st W, Nos 234 to 240, s s, 287.6 e 8th av, 75x99.11, two 6-sty brk tenements and stores. Henry Adler et al to Edward D MacMannus. Morts $64,000. Sept 15. Sept 22, 1909. 7:2031—51 and 53. A $24,000—$81,000. other consid and 100

Same property. Edward D MacMannus to Chas W and Geo H Schumann. Morts $84,000. Sept 20. Sept 22, 1909. 7:2031. other consid and 100

148th st W, No 413, n s, 155 e Convent av, 20x99.11, 3-sty and basement stone front dwelling. Harriet B wife Herbert G Squiers to Herbert G Squiers. Mort $10,000. Sept 21, 1909. 7:2063—24. A $5,000—$17,000. nom

158th st W | n s, 150 w Broadway, runs n 115 x w 75
Riverside Drive, No 810 | x s 97.7 to e s Riverside Drive x s 23.3 to n s 158th st x e 59.7 to beginning, vacant. Arnold H E Schramm to James J Molloy. Mort $45,500. Sept 18. Sept 20, 1909. 8:2136—part lot 7. A $—$—. other consid and 100

Same property. James J Molloy to Annie Brown. Mort $45,500. Sept 18. Sept 20, 1909. 8:2136. nom

180th st W, Nos 708 and 710, s s, 169 e Fort Washington av, 116.8x100, two 5-sty brk tenements. Release mort. New York Trust Co to Ferguson Bros & Forshay, a corpn. Sept 23, 1909. 8:2176—part lot 39. A $—$—. 70,900

188th st W, s s, 100 w Amsterdam av, 175x95, vacant. Charles Brogan to Cabot Investing Co. All liens. June 21. Sept 17, 1909. 8:2159—9 and 11. A $35,000—$35,000. nom

Same property. Cabot Investing Co to Charles Brogan, Inc. All liens. Sept 2. Sept 17, 1909. 8:2159. nom

Av A, No 1444, e s, 52 s 77th st, 25.1x98, 5-sty stone front tenement and store. Bessie Shweitzer to Harry Shwitzer. Mort $24,150. Sept 17. Sept 21 1909. 5:1488—51. A $8,000—$23,000. other consid and 100

Av A, No 109 | s w cor 7th st, 22.11x100, 7-sty brk loft
7th st, Nos 130 and 132 | and store building. Max J Kramer Co to Yatty Kramer, Q C. Mort $70,000. Sept 23, 1909. 2:434—29. A $34,000—P $36,000. other consid and 100

Av A, No 1325, w s, 20.4 s 71st st, 25x87, 5-sty brk tenement and store. Eleanor Tobiesen to Anton Schuster, B of Q. Sept 23, 1909. 5:1465—27. A $7,000—$20,000. 100

Av B, No 287, e s, 42 s 17th st, 20x68, 5-sty brk tenement and store. Henrietta Biloon to Thos J Keane. Mort $10,000. Sept 20. Sept 21, 1909. 3:984—58. A $7,000—$10,500. other consid and 100

Av B, No 24, w s, 67.1 n 2d st, 24.2x80, 5-sty brk tenement and store. David Strausz to Mollie Strausz. Mort $33,500. Sept 21. Sept 22, 1909. 2:398—35. A $20,000—$35,000. nom

Av C, No 210, e s, 29 s 13th st, 25x62.3, 4-sty brk tenement and stores. Fannie Lefkowitz to Dora Pressman. Morts $21,500 on this and other property. Sept 20. Sept 22, 1909. 2:382—7. A $10,500—$14,000. other consid and 100

Broadway, No 595 | n w s, 152 s w Houston st, 25x200 to e s Mer-
Mercer st, No 168 | cer st, 5-sty brk loft and store building. Simon Uhlfelder et al to Van Schaick Realty Co. Morts $145,000 and all liens. Sept 14. Sept 20, 1909. 2:512—14. A $125,000—$135,000. other consid and 100

East End av, No 91 | e s, 51.4 s 84th st, 25.4x89, 4-sty brk tene-
Av B, No 1625 | ment and store. Charles Tobaben to Chas Hellmann. Mort $10,000. Sept 21. Sept 22, 1909. 5:1590—41. A $8,500—$15,000. other consid and 100

Lenox av, No 511, w s, 99.5 n 135th st, runs w 56 x n 0.6 x w 19 x n 25 x e 75 to av x s 25.6 to beginning, 5-sty brk tenement and store. Charles Tschanett to Henry Benjamin. Mort $19,000. Aug 30. Sept 21, 1909. 7:1920—33. A $15,000—$25,000. other consid and 100

Lenox av, Nos 162 to 168, e s, 25.2 n 118th st, 75.9x85, 6-sty brk tenement and stores. Release dower. Ida Doernberg to Poughkeepsie Savings Bank. Sept 20. Sept 23, 1909. 6:1717—2. A $60,000—$153,000. nom

Lexington av, No 1645 | s e cor 104th st, 25.11x95, 4-sty stone front
104th st, No 162 | tenement and store.

Lexington av, No 1643, e s, 25.11 s 104th st, 25x95, 4-sty stone front tenement.
Moritz Jurkovitz to Jakob Herskovitz. Mort $40,000. Sept 15, Sept 21, 1909. 6:1631—50 and 51. A $29,000—$43,000. other consid and 500

Lexington av, No 1998, w s, 50.11 s 122d st, 16.8x81.8, 3-sty brk dwelling. Walter E Thompson EXR Hannah Brooks to Martha A Viele, Chas F and John B Brown. Mort $5,500. Sept 21, 1909. 6:1770—57. A $7,000—$10,500. 5,500

Same property. Amanda M Tompkins et al HEIRS &c Hannah Brooks to same. C a G. Mort $5,500. July 9. Sept 21, 1909. 6:1770. 5,500

Lexington av, No 2131 | n e cor 128th st, 99.11x30, 5-sty brk
128th st, Nos 143 and 145 | tenement and stores. Morris L and Carl Ernst to Ignatz Margareten. Mort $46,000. June 30, 1905. Rerecorded from July 22, 1905. Sept 22, 1909. 6:1777—21. A $22,000—$50,000. other consid and 100

Madison av, No 1881 | s e cor 122d st, 19x100, 3-sty stone front
122d st, No 50 | dwelling. Robert Greenberg to Bernard Gordon. Mort $18,000. Sept 21, 1909. 6:1747—72. A $20,000—$26,000. other consid and 100

Madison av | s e cor 96th st, runs e 100 x s 100.8 x w 20 x n 25
96th st, No 50 | x w 80 to e s Madison av x n 75.8 to beginning, 6-sty brk tenement. Van Schaick Realty Co to Simon Uhlfelder and Abraham Weinberg. Mort $201,500. Sept 20, 1909. 5:1507—50. A $110,000—$195,000. nom

Park av, No 1132, w s, 25.2 s 91st st, 25.2x82.2, 5-sty brk tenement and store. William Dietz to Jas P Pierson. Mort $10,000. Oct 9, 1908. Sept 21, 1909. 5:1502—39. A $19,000—$27,500. other consid and 1,000

Park av, Nos 1697 and 1699 | n e cor 119th st, 75.7x36, 6-sty brk
119th st, Nos 101 and 103 | tenement and stores. Israel Lewis to David Lewis. ½ part. All liens. Sept 22. Sept 23, 1909. 6:1768—1. A $16,000—$45,000. other consid and 100

Riverside Drive | s w cor 161st st, 100.9x109.5x100x100, vacant.
161st st |

161st st, s s, 100 w Riverside Drive, 168.5 to e s land N Y C & H R R R Co x101.6x150.9x100, vacant.

Riverside Drive | n w cor 161st st, 106.1x169.5x100x135, vacant.
161st st |

161st st, n s, 185 w Riverside Drive, 100 to e s land N Y C & H R R R Co x101x114.4x100, vacant.

Plot begins at point where s s 162d st, if extended would intersect e s N Y C & H R R R Co, runs e along s s 162d st if extended 100 x s 34.11 x s w — to point 100 n 161st st x w — to said railroad x n — to beginning, probable error as to beginning line, vacant.
Leo M Klein et al to 161st St & Riverside Co, a corpn. Morts $180,000. Mar 30. Sept 22, 1909. 8:2135—96 and 116 and part lot 120. A $—$—. nom

Riverside Drive, e s, 165 n 116th st, 60x134.7 to c l Old Bloomingdale road x61.11x123.9, vacant. Edward Early EXR Owen McCrorken to Paterno Bros, a corpn. Mort $10,000. Aug 2. Sept 22, 1909. 7:1990—64. A $60,000—$60,000. 100

Riverside Drive, No 413, e s, 52.7 n 113th st, 51x111.9x50x98.7, 2-sty and attic stone front dwelling. FORECLOS, Sept 7, 1909. Henry A Braun referee to Augustus L Hayes. Mort $40,000. Sept 20. Sept 21, 1909. 7:1895—41. A $52,000—$52,000. 15,400

Riverside Drive, No 140 | n e cor 86th st, 26.5x100, 5-sty brk and
86th st, No 353 | stone dwelling. Jessie E Koewing to Josephine M Brown. Morts $100,000. Sept 15. Sept 21, 1909. 4:1248—1. A $50,000—$105,000. other consid and 100

Same property. Josephine M Brown to Wm H Cooper. Mort $100,000. Sept 16. Sept 21, 1909. 4:1248. nom

Riverside Drive, e s, 125 s 122d st, 100x100, vacant. Clinton W Kinsella to Kinsella Construction Co. Mort $161,000. Sept 7. Sept 17, 1909. 7:1991—37 to 40. A $92,000—$92,000. other consid and 100

Riverside Drive, e s, 175 s 122d st, 50x100, vacant. Release mort. Wm S Patten to Kinsella Construction Co. Sept 8. Sept 17, 1909. 7:1991—39 and 40. A $46,000—$46,000. nom

St Nicholas av | n e cor 181st st. Station of Manhattan-Bronx
181 st | Rapid Transit R R. Agreement modifying agreement as to easements for elevators, entrances, &c, dated Apr 21, 1909. Leo M Klein and Samuel Jackson with City of N Y and Interborough Rapid Transit Co. Aug 3. Sept 17, 1909. 8:2154. nom

St Nicholas av, Nos 1420 to 1426 | n e cor 181st st, 100x175, 1 and
181st st, No 565 | 2-sty brk store. Leo M Klein et al to 181st St & St Nicholas Co. Mort $165,000. Mar 24. Sept 22, 1909. 8:2154—1 and 28. A $94,000—$—. nom

2d av, No 2413, w s, 25.5 s 124th st, 25.2x90, 5-sty brk tenement and store. FORECLOS, Sept 15, 1909. Frank Moss referee to The Oestreicher Realty Co. Mort $18,000. Sept 15. Sept 22, 1909. 6:1788—28. A $10,500—$25,000. 2,500

2d av, No 327 | n w s, at s w s 19th st, 28x75, 4-sty brk dwelling.
19th st, No 248 |

19th st E, No 246, s w s, 75 n w 2d av, 25x28, 4-sty brk dwelling. Bridget C Duffy to Cath E McKenna. July 7. Sept 22, 1909. 3:899—32 and 33. A $35,000—$43,000. nom

2d av, No 2154, e s, 75.5 s 111th st, 25x100. Release claims, &c, for station platform extension. Max Obshtein to the Interborough Rapid Transit Co et al. June 24. Sept 21, 1909. 6:1682. 500

5th av, No 1321 | n e cor 111th st, 25.2x100, 5-sty brk tenement.
111th st, No 1 | John H Boschen to Jacob Horowitz. Mort $35,000. Sept 16. Sept 20, 1909. 6:1617—1. A $27,000—$42,000. other consid and 100

5th av, e s, 82.2 n 78th st, 20x100, vacant. Release mort. Elihu Root and ano as TRUSTEES Henry H Cook to James B Duke. Sept 10. Sept 23, 1909. 5:1393—part lot 1. A $—$—. 85,000

9th av, No 750, e s, 75.5 s 51st st, 25x100. Release claims, &c, for station platform extension. Herman A Prum to Interborough Rapid Transit Co et al. June 14. Sept 21, 1909. 4:1041. 300

10th av, No 508, e s, 98.9 s 39th st, 24.8x100, 5-sty brk tenement and store. Samuel Blumenstock to Anna Blumenstock. Mort $98 000. June 12. Sept 20, 1909. 3:736—4. A $15,000—$23,500. other consid and 100

11th av, No 557, w s, 40.9 n 42d st, 19.9x70, 4-sty brk tenement and store. Margaretha C Muller to Harry Hirschfeld and Morris Beck firm Hirschfeld & Beck. Mort $9,000. Sept 18. Sept 20, 1909. 4:1090—30½. A $6,500—$8,500. 100

Interior strip at c l blk bet 152d and 153d sts, 250 w Broadway, runs s 75.5 x w 0.6 x n 75.5 x e 0.6 to beginning. James F McGarry to Celia Uhlfelder and Emma Weinberg. All liens. Aug 20. Sept 23, 1909. 7:2099. other consid and 100

MISCELLANEOUS.

Certified copy of last will of Bruno Webber. July 26, 1900. Sept 23, 1909. Wills also in 5:1414 and 1434. —

Power of attorney. Harry P A Clausen to Wm H Schmidt. May 28. Sept 20, 1909. —

Power of attorney. Helen M Schramm to Arnold O Schramm. June 19, 1908. Sept 20, 1909. —

Power of attorney. Raffaele Celentano to Angelo A Pinto. May 15, 1908. Sept 18, 1909. P A. —

Power of attorney. Irma Schoenberg to Mark I Schoenberg. May 12. Sept 18, 1909. P A. —

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BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Byron st, e s, 225 n Kossuth av, 25x98.11x25x100.5, South Mt Vernon. James F Moore to Andrew F Lilly. Mort $3,750. Sept 17. Sept 21, 1909. other consid and 100

Beck st / Intervale av / Beck st, e s, adj above on south. s e cor Intervale av, 137x—. Party wall agreement. Winnie Realty & Construction Co with Moritz L and Carl Ernst. Aug 18. Sept 21, 1909. 10:2709. nom

Buchanan pl / 183d st. n s, 100 w Grand av, 50x200 to s s 183d st, vacant. Asher Simon Realty Co to Chas S Carrington, of Brooklyn. Mort $9,550. Aug 23. Sept 23, 1909. 11:3208. other consid and 100

*Cedar st, e s, 133 n Boston Post road and being lots 100 to 105 revised map of Seneca Park, 150x90. Amand Durieux to Joseph McCrain. Sept 22. Sept 23, 1909. other consid and 100

Chisholm st, No 1304 / Freeman st, Nos 854 and 856. e s, 113.11 n Stebbins av, 28 to Freeman st, x55.7, 3-sty frame tenement and store and 1-sty frame store. Frederick Meyer and Christiane Meyer his wife to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. 11:2972. nom

Crotona Park East, n s, 125 w Southern Boulevard, 45.2x100, vacant. Frederick Meyer and Christiane his wife to the Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. 11:2942. nom

Elm pl, No 2488, e s, 189.11 s Kingsbridge road, 25.5x81.1x25x81.11, 2-sty frame dwelling. Antonia Morgan to Heinrich Amos. Mort $4,000. Sept 1. Sept 21, 1909. 11:3023-3026. other consid and 100

*Elm st. / Beech av. n w cor Beech av, two lots, each 25x100, Laconia Park. Arthur J Mace and ano, EXRS Malinda G Mace to Melrose Realty Co. Mort $450. Sept 22. Sept 23, 1909. 968.14

Fox st, w s, 125 n 163d st, 120x106.8x120x107.11, owned by party 2d part.
Fox st, w s, adj above on north, owned by party 1st part. Party wall agreement. American Real Estate Co with Bates & Oesting Jr Co. Sept 16. Sept 20, 1909. 10:2714. nom

Grote st, No 998 / Garden st. s s, 6 w Prospect av, deed reads Fordham to West Farms road, s w s, lots 81, 82 and 103 map South Belmont, 120.9x196.3 to n e s Garden st or av x100x128, except part for Grote st, with all title to land bet old line of said road and new line of Grote st, 2-sty frame dwelling and vacant. John G Roos, EXR Michael Roos to Okke Jacobs. Mort $4,000. Sept 1. Sept 22, 1909. 11:3100. 16,500

Same property. John G Roos et al to same. B & S. Mort $4,000. Sept 1. Sept 22, 1909. 11:3100. other consid and 100

Kelly st, w s, 186.11 n Westchester av, 25x100, vacant. Stephen J Reagan to William Nelson. Sept —, 1909. Sept 21, 1909. 10:2704. nom

*Lincoln st, w s, 309.8 n West Farms road, 16.11x100. Elda E Shaffer to Margt A and Mary J Healy. Mort $500. Sept 22. Sept 23, 1909. other consid and 100

*Lincoln st, e s, 13.2 n e from s w s lot 53, runs n w 13.2 x s e 5.10 x s w 11.10 to beginning, being part lot 53 map (No 1097 in Westchester County) of Lott G Hunt Estate near Van Nest. Louisa S Van Winkle to Emily A Scott. B & S. June 19. Sept 23, 1909. nom

*Marvin pl, s w s, 125 n w 4th st, and being lot 31 map 37 lots of Nellie Marvin at Westchester, 25x75x22.7x75. Frank E Field to Wm H Field of Portchester, N Y. Mort $2,500. Sept 16. Sept 21, 1909. other consid and 100

*Poplar st, n s, 113 e Bear Swamp road, 50x100, and being lot 7 map (No 286) of Wells and ano vs Storer et al. Jay A McCarrick to John Wholey. Sept 22. Sept 23, 1909. nom

*Prospect st, n s, 140 w Main st, 35x110, City Island. John F Boland to Samuel S Miller. Mort $1,000. July 15. Sept 20, 1909. nom

Rogers pl, No 967, w s, 508.10 n Westchester av, 17.5x70.10x17.6x71, 3-sty frame tenement.
Rogers pl, No 969, w s, 526.3 n Westchester av, 17x70.9x17.7x70.10, 3-sty frame tenement. FORECLOS, Sept 8, 1909. Wallace S Fraser, ref, to Victorine Curnick. Sept 20. Sept 22, 1909. 10:2698. 4,000

*Rose st, w s, 100 s Columbus av, —x—, and being lot 391 map portion Hunt Estate. Katharina Ackermann to Teasdale Realty Co and Lena Ernst. Mort $1,200. Sept 20. Sept 22, 1909. other consid and 100

*St Ouens pl, s w cor of a lane running from St Ouens pl to Bronx pl, 150x100, being lots 41 to 45 map No 1 of South Vernon Park. Wm W Penfield to Chas A Lieb. Mort $6,000. Sept 3. Sept 17, 1909. 100

*St Ouens pl, s s, lots 40 and 41 map No 1 of South Vernon Park, South Mt Vernon, 50x100. Wm A Langdon to Wm W Penfield. All liens. July 20, 1906. Sept 18, 1909. other consid and 100

*St Ouens pl, s s, lots 42 to 45 same map, 100x100. Chas A Lieb to Wm W Penfield. B & S. All liens. Aug 25, 1909. Sept 18, 1909. nom

*Seminole st, s s, 140.9 e Eastchester road, and being lot 153 map (No 1130) of 327 lots of Hunter estate, 25x100. Michael Murray to Mary Wimsey. All liens. Sept 15. Sept 17, 1909. nom

Tiffany st, w s, at e s Burnet pl, 104.6x92x75.6.
Tiffany st, w s, 129.6 n Burnet pl, 149.5x7x—x4 and being part lots 218 and 224 to 230 map (No 601 in Westchester Co) of Edward T Young at Springhurst, except parts for Burnett pl and Tiffany st, vacant. York Realty Co to Helen Hartmann, of Brooklyn. Mort $1,500 and all liens. Sept 14. Sept 21, 1909. 10:2737. nom

*Van Buren st, w s, 80 n Columbus av, 23.6x100. Robert Adelmann to Joshua A Best. Mort $3,800. Sept 21. Sept 22, 1909. other consid and 100

*3d st, s s, 149 w Av C, 25x103, Unionport. Release mort. Regent Realty Co to David L Gluck. Sept 9. Sept 20, 1909. 83

*Same property. David L Gluck to Patrick Condon. Sept 13. Sept 20, 1909. other consid and 100

135th st, No 444, s s, 450 e Willis av, 16.6x100, 3-sty and basement brk dwelling. John E McParlan and ano EXRS Thomas McParlan to Max Mayer. Sept 22, 1909. 9:2279. 6,500

137th st, s s, 850 w Home av and 501.11 w Cypress av, 50x100, vacant. Benjamin and Maurice Levy to Isidore Kauffmann. 1-3 part. All liens. Sept 15, 1908. Sept 23, 1909. 10:2549. nom

138th st, Nos 602 and 604 (874), s s, 476.11 w Cypress av, 37.6x100, 5-sty brk tenement and stores.
138th st, Nos 606 and 608 (876), s s, 439.5 w Cypress av, 37.6x100, 5-sty brk tenement and stores. Sylvain Werdenschlag to Martin H Cohen. Morts $79,000. Nov 27, 1908. Sept 20, 1909. 10:2550. other consid and 100

138th st, No 628, s s, 214.5 w Cypress av, 37.6x100, 6-sty brk tenement and stores. FORECLOS, Sept 20, 1909. Alexander Brough referee to Victor Zeman. Sept 21, 1909. 10:2550. 6,000 over and above 1st mort of 28,000

142d st, No 434, s s, 320 e Willis av, 15x100, 2-sty and basement brk dwelling. Minnie Mazziotta to Hyman Spindel. Mort $4,000. Sept 18. Sept 21, 1909. 9:2286. other consid and 100

143d st, Nos 482 and 486, s w s, 140 n w Brook av, 50x99.10, 1-sty frame dwelling, 2-sty frame dwelling and 2-sty frame dwelling in rear. Belwood Realty Co to The City of N Y. Sept 20. Sept 21, 1909. 9:2287. 14,000

156th st, No 859, or Leggett av, n s, 125 e Prospect av, 25x164.11, 3-sty frame tenement and store and 2-sty frame building in rear. Albion Realty Co to Carrie Lazar. Mort $11,000. Mar 3. Sept 21, 1909. 10:2688 and 2695. other consid and 100

159th st, No 388, s s, 375 e Courtlandt av, 25x100, except part for st, 2-sty frame dwelling. FORECLOS, June 23, 1909. Daniel E Seybel, ref to Jessie M Onderdonk. July 23. Sept 23, 1909. 9:2405. 5,100

159th st, No 388, s s, 375 e Courtlandt av, 25x100, except part for st, 2-sty frame dwelling. Jessie M Onderdonk to Jacob Cohen. Mort $4,500. Sept 22. Sept 23, 1909. nom

161st st, No 764, s s, 148.6 e Forrest av, 24.3x101.2x24.3x101.2, 3-sty frame tenement and store. Harry Overington to Bronx Development Co. Mort $6,000. Aug 1. Sept 22, 1909. 10:2657. 100

167th st, s s, 113.3 w Hall pl, runs s 145.2 x w 25 x s 21.5 x w 25 x n 18.8 x w 25 x n 146.11 to st x e 75 to beginning, vacant. Irvine Realty Co to Isaac Brown. Mort $8,500. Sept 20. Sept 21, 1909. 10:2691. other consid and 100

168th st, No 800 / Union av. s w cor Union av, —x—. Release assign rents. Moses S Shill to Anniren Realty Co. Sept 7. Sept 21, 1909. 10:2672. nom

173d st, No 509, n s, 87.6 e Bathgate av, 28x75, 4-sty brk tenement. Benjamin Polak to Henry C Gerhards. Mot $12,000. Sept 15. Sept 20, 1909. 11:2921. other consid and 100

177th st, No 45 West / Tremont av. begins Tremont av, e s, at e s West 177th st, runs s along e s 177th st on curve 80.4 x e 45 x n 49 x w 104.5, 4-sty brk dwelling. Release mort. Irving W Dimelow to John Massimino. Aug 5. Sept 18, 1909. 11:2862. nom

Same property. John Massimino Co to Emma R Ball. Mort $10,000. Sept 17. Sept 18, 1909. 11:2862. other consid and 100

180th st, No 779, n s, 97.2 w Mapes av, 24x117.2, 4-sty brk tenement and store. Christiane Meyer to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. 11:3110. nom

183d st, No 741 (1017), n s, 71 w Prospect av, 24x75, 2-sty frame dwelling. Jacques Pollatschek to Frieda wife Jacques Pollatschek. Mort $3,800. Sept 20. Sept 21, 1909. 11:3102. other consid and 100

*205th st, n e cor Timpson av, 100x100. Release mort. Emily A Hall to David G and John J O'Hara. Sept 11. Sept 22, 1909. 1,500

*215th st (1st st), s s, 300 w 6th av, and being lot 630 map Laconia Park, 25x100. Raffaelo Giaffoni and Madelina M his wife to Francesco Giaffoni. Aug 4. Sept 20, 1909. nom

*222d st, s s, 155 w Barnes av, 50x89. Christiane Meyer to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. nom

*224th st, s s, 291.7 e Paulding av. 25x109.6, and being lot 282 map (No 1114A) of 329 lots part Schieffelin estate. Release mort. Robert N Quinn to The Brownhill Co. July 10. Sept 17, 1909. 437.50

*227th st, s s, about 115 w Laconia av, 75x109.6.
Bronxwood av, e s, 85 n 225th st, 25x121.7. Helen A Dexter to Solomon Cohen. Morts $3,047.50 and all liens. Sept 21. Sept 22, 1909. nom

*229th st, late 15th av, n s, 255 e 2d st and being east ½ of lot 984 map Wakefield, 50x114. Laura C Phelan to Phelan Bros Construction Co. Mort $2,000. Apr 23. Sept 23, 1909. 100

231st st or Park Drive, n s, 150.9 from tangent point in n s 231st st near n w cor said st and Independence av, runs n 105 x e 164.7 to w s Independence av x s on curve 104.8 and 17.1 to st x — 150.9 to beginning, contains 17,267.90 sq ft, vacant. Along the Hudson Co to Frank D Wilsey. Mort $15,000. Sept 1. Sept 18, 1909. 13:3411. other consid and 100

*239th st / Fulton st. s w cor Fulton st, 150x100, South Washingtonville. Clara Hillebrand to Herman Menaker. All liens. Sept 21. Sept 23, 1909. 100

241st st, n s, 135 e Katonah av, 25x100.
241st st, n s, 185 e Katonah av, 25x100.
241st st, n s, 235 e Katonah av, 25x100.
241st st, n s, 285 e Katonah av, 50x100.
five 2-sty frame dwellings. FORECLOS, Sept 14, 1909. William Klein, ref, to Howard L Bell, of Brooklyn. All liens. Sept 21. Sept 22, 1909. 12:3390. 19,500

Anthony av, No 1756, e s, 75 s Prospect pl, 25x99.5x25x100, 2-sty frame dwelling. Louisa B Diener to Jessie C and Christina A Bussey. Mort $5,500. Sept 1. Sept 22, 1909. 11:2890. other consid and 100

Aqueduct av / 192d st. e s, 150 n 190th st, 497.9 to s s 192d st, x 228.9 to w s old Croton Aqueduct x497.9x225.6, 1 and 2-sty stone front dwelling and vacant. Zachariah Zacharias to 192d Street & Aqueduct Company, a corpn. Mort $75,000. Mar 30. Sept 22, 1909. 11:3214. nom

Bainbridge av, No 3040, e s, 333.2 s Woodlawn road, 16.10x100, 2-sty brk dwelling. Release mort. William Hodgson to Annie M J Muller and Annie Sponheimer. Sept 17. Sept 20, 1909. 12:-3334. nom

*Beech av, n s, 50 w Elm st and being lots 142 and 143 map Laconia Park, 50x100. Arthur J Mace and ano, EXRS Malinda G Mace to Melrose Realty Co. Mort $450. Sept 23, 1909. 957.57

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Barker av | s e cor Bridge st, runs s e along Bridge st 349 to
Bridge st | Elliott av x s 285 to Union st x w 287 to Barker
Union st | av x n 284 to beginning, Westchester. Bessie
Elliott av | Shweitzer to Harry Shwitzer. ½ part. All liens.
Sept 17. Sept 21, 1909. other consid and 100

*Beach av, w s, 40.4 s Randall av, runs s 59.8 x w 67.3 x n e 89.11 to beginning.

Randall av, n s, 75.9 e Beach av, runs n e 32.4 x s 21.5 to av x w 24.2 to beginning, Classons Point.
Clarence W Beach to The Classon Realty Co, a corpn. Sept 21. Sept 23, 1909. nom

*Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x50x150.

Bronx and Pelham Parkway | s w cor Muliner av, 25x155.10x25x
Muliner av | 157.4.
Fidelity Development Co to Harold B Weaver, of New Rochelle, N Y. Sept 3. Sept 21, 1909. 100

*Bogart av, w s, 322.5 s Bronx and Pelham Parkway, 75x100.

Bogart av, w s, 222.5 s Bronx and Pelham Parkway, 50x100.
Fidelity Development Co to Theodore Werner. Sept 3. Sept 21, 1909. 100

*Bogart av, w s, 397.5 s Bronx and Pelham Parkway, 50x100.
Fidelity Development Co to Theodore Werner. Sept 3. Sept 21, 1909. 100

Brook av, No 1512, e s, 75 n 171st st, 25x100.10, 4-sty brk tenement. Louis and Samuel Aronowitz to Solomon Reiner. 2-3 parts. All title. Sept 18. Sept 20, 1909. 11:2895. 100

*Classons Point road, s w s, 51.5 n w Taylor av, runs s w 100.10 x n 78.6 x e 69.1 to road x s e 13.3 to beginning.

Interior lot at c l blk bet St Lawrence and Beach av and 128.11 s Randall av, runs n 28.11 x e 32.8 x s w 43.8 to beginning, Classons Point.
Release mort. Wooster Beach et al to The Classon Realty Co, a corpn. Sept 21. Sept 23, 1909. nom

*Cedar av, s s, and being lot 267 map (No 981 in Westchester Co) of Laconia Park. Release mort. Sound Realty Co to Giovanni De Blasio. Sept 13. Sept 23, 1909. 250

*Commonwealth av | s w cor Mansion st, 75x100. Henry De Vivo to
Mansion st | Church of St Anthony, Van Nest, New York City. B & S. Sept 17, 1909. other consid and 100

Clinton av, e s, 38.10 n 175th st, strip, 0.6x90.2x—x90.2. Release mort. Lawyers Title Ins & Trust Co to Holyoke Realty & Construction Co. Q C. Sept 17, 1909. 11:2949. nom

Cambreleng av | e s, 125 n e 188th st, late Bayard st, 25x152.8 to
late Pyne st | Beaumont av x25x151.1, except part for Beau-
Beaumont av | mont av, vacant.

Cambreleng av | e s, 150 n e 188th st, late Bayard st, 25x154.2 to
Beaumont av | Beaumont av x25x152.8, except part for Beaumont av, vacant.

Cambreleng av, late Pyne st, e s, 175 n e 188th st, late Bayard st, 25x155.10 to Beaumont av x25.1x154.2, except part for Beaumont av, vacant.
Charles Brogan to Cabot Investing Co. June 21. Sept 17, 1909. 11:3090. nom

Same property. Cabot Investing Co to Charles Brogan, Inc. Sept 2. Sept 17, 1909. 11:3090. nom

*Clasons Point road, s w s, 51.5 n w Taylor av, 13.3x69.1x78.6x100.10.

Plot begins at c l blk bet St Lawrence and Beach avs, at point 128.11 s Randall av, runs n 28.11 x e 32.8 x s w 43.8 to beginning, Clasons Point.
The Classon Realty Co to Clarence W Beach. Sept 16. Sept 20, 1909. nom

Creston av, Nos 2270 and 2272, e s, 93 s 183d st, 33.4x89.6, two 2-sty brk dwellings. Eureka Realty Co to Hannah Lynch. Mort $10,000. Sept 15. Sept 22, 1909. 11:3163. 100

Daly av or | e s, 166.8 n 176th st, 85.11x150.11x95.7x
Woodruff pl, Nos 1 to 4 | 152.7, four 2-sty frame dwellings. Release mort. David Daly to John R Peterson. Sept 16. Sept 17, 1909. 11:2992. nom

*Duncomb av, e s, 300 s 208th st, 100x125, Olinville. Christiane Meyer to The Christiane Realty & Construction Co. Sept 21. Sept 22, 1909. nom

*Ellis av (13th st), s s, 380 w Castle Hill av (Av C), 25x103. Geo Costar to James Freeman. Mort $4,700. Sept 15. Sept 17, 1909. other consid and 100

*Eastchester road, e s, abt 555 s Saratoga av, and being lot 7 map (No 1130) of 327 lots Hunter estate, 25x122.6x25x123. Hudson P Rose Co to Maria D Sabatino. All liens. Sept 15. Sept 21, 1909. nom

Fulton av, No 1555, w s, 42.9 n Wendover av, 39x100, 5-sty brk tenement. Jacob Harris to Isaac H Feinberg. Mort $32,500. Sept 13. Sept 20, 1909. 11:2929. other consid and 100

Garrison av, s s, 28.7 e Faile st, and being lots 101 and 102 map (No 1273) of 369 lots of Hunts Point Realty Co, 57.2x145.2x50x117.1, vacant. Albion Realty Co to Leopold Lowy. Mort $6,250. May 29. Sept 21, 1909. 10:2761. other consid and 100

Grand av, w s, 128.3 s Tremont av, 192.10x83x190x75, vacant.

Tremont av, e s, at s w s 177th st, runs s w along Tremont av — to e s Grand av, x — to c l 176th st, x e — to point 103.3 w Jerome av, x n 694.11 to s s 177th st, x w — to beginning, 2-sty frame dwelling and vacant.
Leo M Klein to Tremont-Grand Company, a corpn. Mort $86,100. Apr 7. Sept 22, 1909. 11:2861, 2862, 2867. nom

Grand av, No 2621, w s, 300 n 192d st, 50x100 to e s old Croton Aqueduct, 2-sty frame dwelling. John E Eustis to John R Eustis. June 23. Sept 23, 1909. 11:3215. other consid and 1,000

Marmion av. | s e cor 176th st, 100x35.6x100x35, 2-sty frame
176th st, No 840. | dwelling. Blanche S Durell to Elvire C Durell. Sept 21. Sept 23, 1909. 11:2958. nom

Heath av, e s, — n 230th st, also 283.1 n land Tecca N Reed, 125x100.7. James T Doyle to Leah K Ray. Morts $9,000. Sept 20. Sept 22, 1909. 12:3256. other consid and 100

Same property. Leah K Ray to Alexander Anderson. Mort $9,000. Sept 21. Sept 22, 1909. 12:3256. other consid and 100

Hoe av or st, w s, 37.3 s Home st, 30x68.5x30x71.11, vacant. Nathan Passman to Berkeley Estates, a corpn. Morts $4,300. Sept 7. Sept 20, 1909. 10:2745. nom

Jerome av, e s, 194.1 n 165th st, runs n 214.4 x e 198.11 x s e 51 x s 163.10 x w 198.9 to beginning, 1 and 2-sty frame buildings and vacant.

Cromwell av, w s, 357.9 n 165th st, runs n 51 x e 3 to av x s — to beginning, vacant.
Frank Pittelli to John Oliva. Aug 20. Sept 17, 1909. 9:2503. nom

*Kossuth av | n w cor Matilda st, 25x100, and being e ½ of lot 59
Matilda st | map South Washingtonville. PARTITION, June 29, 1909. Algernon S Norton referee to Jos L O'Brien. July 16. Sept 21, 1909. 1,600

*Same property. Chas F Terhune to same. Q C. Sept 20. Sept 21, 1909. nom

*Same property. Release dower. Margaret wife Michael Collins to same. All title. Q C. Sept 4. Sept 21, 1909. nom

*Kossuth av, n s, 25 w Matilda st, and being west ½ of lot 59 same map, 25x100. Chas F Terhune to Patrick O'Rourke. Q C. Sept 20. Sept 21, 1909. nom

*Same property. Release dower. Margaret wife Michael Collins to same. All title. Q C. Sept 4. Sept 21, 1909. nom

Kingsbridge av, No 3724, w s, 228 n 234th st, 50x100, 2-sty frame dwelling. Mary Smith to Esther Davis. Mort $3,500. Sept 21. Sept 22, 1909. 13:3406. other consid and 100

Lafontaine av, w s, 150 n 178th st, 75x100, vacant. Release mort. Emanuel Arnstein et al to Francesca La Sala and John and Peter La Spina. Sept 7. Sept 17, 1909. 11:3061. nom

*Lydig av | n e cor Muliner av, 200 to Bogart av, x150. Fidelity
Muliner av | Development Co to Thos F Murphy. Sept 3. Sept
Bogart av | 21, 1909. 100

*Matthews av, w s, 150 s Lydig av, 50x100. Fidelity Development Co to Alice M Cade, of Galilee, Wayne Co, Pa. Sept 17. Sept 21, 1909. 100

Melrose av, No 620 | n e cor 151st st, 114.6x20x114.5x20, except
151st st, No 401 | strip on e s, —x—, two 3-sty frame tenements and stores. Ettie Goldberg to Manuel Goldberg. ½ part. All liens. June 15. Sept 20, 1909. 9:2374. other consid and 100

*Paulding av, w s, 59.6 s 225th st, 25x106.11x25x108.3, and being lot 250 map 329 lots part Schieffelin estate. Melrose Realty Co to Michele Vetere. Mort $1,500 on this and other premises. Sept 17. Sept 21, 1909. other consid and 100

*Paulding av, w s, 84.6 s 225th st, 25x105.7x25x106.11, and being lot 251 same map. Same to Antonio Salzone. Mort $1,500 on this and other premises. Sept 17. Sept 21, 1909. other consid and 100

Park av, e s, bet 178th and 179th sts, —x—. Party wall agreement. Henry Cleland with Noble & Gauss Construction Co. Feb 2, 1909. Sept 21, 1909. 11:3035. nom

*Post av, e s, 100 s 205th st, 350x100.

Post av, w s, 100 s 205th st, 350x100.
Frederick Meyer and Christiane his wife to The Christiane Realty & Construction Co. All liens. Sept 21. Sept 22, 1909. nom

Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8, four 3-sty frame dwellings. FORECLOS, Aug 19, 1909. Augustine R McMahon, ref, to Fairmount Realty Co. Sept 20. Sept 22, 1909. 11:3163. 1,600

Riverdale av, No 5900 | n e cor 259th st, 20x100, except part for
259th st | st, 3-sty frame tenement and store. Mary V Sheridan to John K Collins. Sept 21, 1909. 13:3423. nom

Ryer av, e s, — n 181st st, and being part lot 198 map Prospect Hill estate at Fordham, begins at n s lot 199 and 130 e Ryer av, late Av C, runs e 145 x n 25.1 x w 147.5 x s 25 to beginning. Amelia Q Landsiedel to Kate S Murphy. ½ right, title and interest. B & S. Sept 22. Sept 23, 1909. 11:3157. other consid and 100

*St Peters av, n s, 248.4 e Walker av, 75x98x75x97.1, Westchester. John A Zambetti to Walter Hallahan. Sept 21. Sept 23, 1909. nom

Southern Boulevard, No 520, s e s, 195 s w 149th st, 50x100, 2-sty frame stable and vacant. Release dower. Minnie Greilsheimer widow to Julius Greilsheimer, N Y, and Heinrich and Therese Greilsheimer, of Friesenheim, Germany. Sept 21. Sept 23, 1909. 10:2600. 1,059.52

Spofford av | s s, extends from e s Coster st to w s Faile st, 200x
Coster st | 200, vacant. Hunts Point Estates to The City of
Faile st | N Y. July 27. Sept 17, 1909. 10:2764. 37,500

Southern Boulevard, No 553, n s, 500 w Av St John, 50x115, 6-sty brk tenement and stores. Charles Hauk et al to Julius Walerstein. All liens. June 14. Sept 21, 1909. 10:2683. other consid and 100

*Tremont av | s e cor Taylor av, and being lots 137 to 139 map 370
Taylor av | lots McGraw estate, 85.6x35 to McGraw av x75x
McGraw av | 76.2, except part for av. Katharina Tipple to Anton Landgrebe. All liens. Sept 16. Sept 17, 1909. other consid and 100

Topping av, No 1655, w s, 115 s 173d st, 20x95, 3-sty brk dwelling. Minnie M Gerhards to Benj Polak. Mort $6,500. Sept 15. Sept 21, 1909. 11:2791. other consid and 100

*Unionport road, w s, 110 s Walker av, late road from Westchester to West Farms, 51.11x129.8x50x115.5.
Also release lot 31 blk A on map of Park Versailles, Westchester, as to covenants of restriction.
John S Mapes et al to Pauline A wife William Mackay. B & S and correction deed. All liens. Aug 9. Sept 21, 1909. nom

*Unionport road, w s, 110 s Walker av, late road from Westchester to West Farms road, 25.11x122.7x25x115.5. Release mort. Ella M Mapes to Pauline A Mackay of Brooklyn. Aug 9. Sept 21, 1909. nom

Valentine av, Nos 2104 to 2110, e s, 225 n 180th st, runs e 93.10 x n 2.10 x w 5 x n 68.8 x w 98.2 to av x s 74.10 to beginning, four 2-sty frame dwellings. Henry Benjamin to Charles Tschanett. Mort $13,600. Aug 30. Sept 21, 1909. 11:3144. other consid and 100

Valentine av, No 2856 | s e s at n e s 198th st, 105.9x24.5x—x—, 3-
198th st | sty frame tenement. Francesco La Sala to John and Peter La Spina. ½ part. Mort $9,000. Sept 20. Sept 22, 1909. 12:3302. nom

Vyse av, No 1149, w s, 280 n 167th st, 20x100, 3-sty brk dwelling. FORECLOS, Aug 25, 1909. Louis F Doyle referee to Alice Powell. Sept 16. Sept 17, 1909. 10:2752. 8,000

Walton av, No 2153, w s, 19.8 n 181st st, 19x75, 2-sty brk dwelling. Release mort. Cameron Realty Co to Camton Construction Co. Sept 17, 1909. 11:3185. 2,000

Same property. Camton Construction Co to Julia Krausman. Mort $4,800. Sept 16. Sept 17, 1909. 11:3185. other consid and 100

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Washington av, No 1521, w s, 100 n 171st st, 25x145, 4-sty brk tenement. Adam E Majewski to Anthony Majewski. All title. Mort $13,500. Sept 22. Sept 23, 1909. 11:2903. nom

Webb av, No 2470, late Tee Taw av, e s, 297.8 s 190th st, 24.11x91.11x24.8x84.10, 2-sty frame dwelling. Release 2 morts. Wm D Cameron and Henry D Patton to Edna A Patton. Sept 16. Sept 17, 1909. 11:3219. nom

Same property. Release 2 morts. Henry D Patton to same. Sept 16. Sept 17, 1909. 11:3219. nom

Webster av, No 1357, w s, 286.5 s 170th st, 25x90, 4-sty brk tenement and stores. Wm F Schneider and Lisetta his wife to Sophia Schneider. Mort $8,000. Sept 18. Sept 20, 1909. 11:2887. 100

*West Farms road| s e cor Bronx Park av, 106.5x143.2 to 178th st
Bronx Park av | x100x104, and being lots 16 to 19 map Neill
178th st | estate. Charles Brogan to Cabot Investing Co. 1-3 part. All liens. June 21. Sept 17, 1909. nom

*Same property. Cabot Investing Co to Charles Brogan, Inc. All liens. Sept 2. Sept 17, 1909. nom

Westchester av or |in front of lot 35 on tax map. Release title to
Intervale av | roadway and consent to construction of railroad station, &c. Geo F Johnson to The City of N Y. Q C. May 27. Sept 17, 1909. 10:2697. nom

Westchester av, in front of, lots 1, 4, 5, 6, 7, 8, 9, 10 and 62 to 65 on tax map. Release as above. Title Guarantee & Trust Co mortgagee to same. Q C. June 14. Sept 17, 1909. 10:2699. nom

Westchester av, in front of, lots 4 and 62 to 65 on tax map. Release as above. Geo F Johnson et al to same. Q C. May 27. Sept 17, 1909. 10:2699. nom

Westchester av, No 929, in front of. Release as above. Jacob Ruppert to same. Q C. June 7. Sept 17, 1909. 10:2699. nom

Westchester av, No 927, in front of. Release as above. Mary K Norz to same. Q C. June 9. Sept 17, 1909. 10:2699. nom

Westchester av or |in front of lot 33 blk 2703 and lot 38 blk 2697.
Intervale av | Release as above. Broadway & Cathedral Parkway Co to same. Q C. June 7. Sept 17, 1909. 10:2703. nom

Westchester av, No 1255, in front of. Release as above. Bernard Risse and ano to same. Q C. June 4. Sept 17, 1909. 10:2704. nom

Same property. Release as above. Bernardina F E Hoke and ano to same. Q C. July 8. Sept 17, 1909. 10:2704. nom

Westchester av, Nos 953 to 959, in front of. Release as above. Ira H Brainerd TRUSTEE James White to same. Q C. June 4. Sept 17, 1909. 10:2704. nom

Westchester av, in front of, lot 4 tax map. Release as above. Henry Morgenthau Co to same. Q C. June 4. Sept 17, 1909. 10:2704. nom

Westchester av, in front of lot 1 tax map. Release as above. Same to same. Q C. May 26. Sept 17, 1909. 10:2704. nom

Westchester av, in front of lots 39 and 41 on tax map. Release as above. Same to same. Q C. Sept 17, 1909. 10:2704. nom

Westchester av, in front of lots 42 and 43 tax map. Release as above. Phillipina Zinsmeister to same. Q C. Sept 17, 1909. 10:2704. nom

Westchester av, in front of lot 1 tax map. Release as above. Bertha Reinig mortgagee to same. Q C. June 22. Sept 17, 1909. 10:2704 nom

*Westchester av | s w cor Main st, and being lots 6 to
West Farms road (Main st)| 9, partition map heirs Capt Cornell Ferris at Westchester, except parts for sts. Wm H Field to Frank E Field. Mort $6,000. Sept 11. Sept 21, 1909. other consid and 100

*White Plains road, e s, 43.9 s 1st st, 25x66.3x25x64.3, Williamsbridge. Catherina Heinrich widow to Katherine Loerwald. Mort $1,500 and all liens. Sept 21, 1909. nom

Woodycrest av, No 1019, w s, 251.11 n 164th st, late Kemp pl, 25.2 x79.2x25.2x78.2, 3-sty frame tenement. Louis Meckes to Lena Crowley. Mort $5,000. Sept 20. Sept 21, 1909. 9:2512. other consid and 100

3d av |e s, 77.11 s 136th st, 51.3x128.10 to w s Lincoln av x50
Lincoln av| x117.3, vacant. Thos J Keane to Leo Schafran. Morts $20,000 and all liens. Sept 20. Sept 21, 1909. 9:2318. other consid and 100

3d av, No 3106, e s, 74.11 s 159th st, 25x156x24.9x151.11, 5-sty brk tenement and store. Hannah Lynch to Eureka Realty Co. Mort $34,000. Sept 14. Sept 22, 1909. 9:2364. other consid and 100

3d av, No 4070, e s, 464.10 n 174th st, 25x100, 4-sty brk tenement and store. FORECLOS, Sept 21, 1909. Jos D Edelson, ref, to Max Cohen. Mort $12,000. Sept 21. Sept 22, 1909. 11:2930. 5,500

*N ½ of s ½ of plot No 9.
Plot 20.
N ½ of plot 26.
Plot 28.
W ½ plot 40.
S ¼ of plot 48 map Arden property, Westchester.
Release mort. Annie V Taylor to Walter W Taylor. Sept 23, 1909. nom

*Plot begins 490 e White Plains road at point 1209.2 n along same from Morris Park av, runs n 77.11 x e 5.10 x n 34.6 x e 81.1 x s 102.1 x w 102.1 to beginning and being w ½ of plot 370 map Bronxwood Park. Edward W Bowne to Emily A Scott. Mar 18, 1907. Sept 23, 1909. other consid and 100

*Release of any strips within bounds of lots 1 to 4 and to the n line separating said lots from lot 31 on map of Park Versailles, Westchester. William Mackay and Pauline A his wife to Park Versailles Realty Co. All title. Q C. Aug 9. Sept 21, 1909. nom

MISCELLANEOUS.

Certified copy of power of attorney recorded in Kings Co June 22, 1909. Henry Moeller to Henry Weismann. May 17. Sept 21, 1909. 10:2717.

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Sept. 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Baxter st, No 44. Surrender lease. Giuseppe Rinaldi and ano to Alessandro Simonetti. All title. Sept 20. Sept 23, 1909. 1:166 nom

Baxter st, No 46. Surrender lease. Same to same. All title. Sept 20. Sept 23, 1909. 1:166 nom

Chrystie st, No 216, south store and basement. Orazio La Cagnina as agent to Salvatore Miceli; 4 years from Apr 1, 1909 Sept 23, 1909. 2:422 600 and 660

Division st, No 97, 2 west and south stores and rooms on 1st floor above south store. Sophie Maas to Herman Gertner; 6 years, from May 1, 1909. Sept 21, 1909. 1:282 2,160 and 2,400

Houston st, No 128 West. Assign amendment of lease, rent reduced from $8,000 to $7,500. Raffaele Gianninoto to Nicola Iscro. Sept 20. Sept 21, 1909. 2:526 nom

Same property. Consent to above. Cristina wife of and Carmine Minetti to same. Sept 20. Sept 21, 1909. 2:526 nom

Monroe st, No 117.| n w cor store and basement. Hyman Spek-
Rutgers st, No 50.| torsky to Michael Kuku; 5 years from May 1, 1910. Sept 23, 1909. 1:272 for term 8,220

Pearl st, Nos 462 and 464 | stores, &c. Frank Lewis to Sadie Capi-
Park Row, Nos 165 to 169| tano; 5 years, from Oct 1, 1908. Sept 22, 1909. 1:118 3,020 and 3,500

St Marks pl, Nos 115 to 119, all. Meyer H Wolf to David L Falig and Hyman Siegal; 3 years, from Sept 1, 1909. Sept 21, 1909. 2:436 10,414

Suffolk st, No 104, basement. Silver Realty Co to Yettie Zweben; 5 years, from Aug 15, 1909. Sept 20, 1909. 2:348 1,020

11th st, No 64 West, all. Helen A Mowbray to Paul Paglieri; 5 years, from Oct 1, 1909. Sept 21, 1909. 2:574 1,500

12th st, No 528 East, east store. Asher Shapiro et al to Fred Weinberg; 5 years, from Apr 1, 1910. Sept 22, 1909. 2:405. 456 and 480

20th st, No 212 West, all. Patrick Hart and ano to Gottfried Radke; 3 years, from May 1, 1909. Sept 22, 1909. 3:769. 1,200

26th st, No 36 West, all. Paul Shotland to Edgar Lehman; 21 years, from Feb 1, 1910. Sept 22, 1909. 3:827. 3,250 and 3,500

37th st, No 406 West. Surrender lease. Frederick Schaefer to William Sauter. Sept 10. Sept 21, 1909. 3:734 nom

42d st, No 118½ East, store. Patrick J Flannery to Bertha Altman; 4 10-12 years, from Oct 1, 1909. Sept 21, 1909. 5:1296. 2,500

46th st, No 1 W |n w cor 5th av, Consent to lease. Harper Silli-
5th av | man HEIR Jos W Harper to Charles Thorley, a corpn. July 12. Sept 18, 1909. 5:1262 nom

Same property. Consent to lease. Henry S Harper HEIR as above to same. July 30. Sept 18, 1909. 5:1262 nom

Same property. Consent to lease. Josephine H Fiske HEIR as above to same. Sept 2. Sept 18, 1909. 5:1262 nom

Same property. Consent to lease. Wm A Harper HEIR as above to same. June 30. Sept 18, 1909. 5:1262 nom

48th st, No 153 West, all. Edw G Glennon to Nora Sullivan; 2 years, from Oct 1, 1909. Sept 22, 1909. 4:1001. 2,250

50th st, No 70 West, all. Ernest M Schaffner and ano TRUSTEES of estate P J Schaffner to Mary A Daw; 5 years, from Sept 1, 1909. Sept 17, 1909. 5:1265 3,000

50th st, No 530 West, store, &c. Loewer Realty Co to Joseph Schmitzberger; 5 years, from July 1, 1909. Sept 21, 1909. 4:1078 420

51st st, No 348 West, all. J Emile Ergers to Chas W Lynn; 3 yrs, from May 1, 1909. Sept 21, 1909. 4:1041 1,000

52d st, Nos 351 to 355, n s, 245 e 9th av, 60x100.5, all. Otto Strack to O R Weiss Realty Co; 21 years, from Feb 1, 1910. Sept 20, 1909. 4:1043 taxes, &c, and gold 10,000

57th st, No 150 West, all. Eberhard L Pupke and ano EXRS, &c, John F Pupke to Patk T Wall and Nellie H Wall; 5 years, from Nov 1, 1909. Sept 20, 1909. 4:1109 3,000 to 5,000

69th st, No 70 West, all Alice J Murray to Max Adler; 5 yrs, from Oct 1, 1909. Sept 20, 1909. 4:1121 2,400

96th st, No 50 East, 4th floor. Van Schaick Realty Co to Isaac Harris; 2 years, from Oct 1, 1909. Sept 20, 1909. 5:1507 900

102d st, No 100, s e cor Park av, assign lease. John McDonald to John D Haase. Mort $3,000. Sept 23, 1909. 6:1629 nom

102d st, No 100 East, s e cor Park av, store. Louis Harris and ano to John McDonald; 4 7-12 years from Oct 1, 1909. Sept 23, 1909. 6:1629 660

108th st, Nos 103 to 107 West, all. Abraham P Krakaur to Richard H Fenker and Oscar Hausen; 5 years, from Dec 1, 1909, with 5 years renewal at $3,800. Sept 21, 1909. 7:1863. 2,800 and 3,000

145th st, No 507 West, store and hall. Martha B Mosher to H Rosenbloom; 5 years, from Oct 1, 1909. Sept 20, 1909. 7:2077. for term, 5,460

Av B, No 40, store, &c. Fannie Frankel to Max Marcus; 5 7-12 years, from Oct 1, 1909. Sept 22, 1909. 2:399 2,400

Amsterdam av, s w cor 126th st, —x—. Assign lease. Patrick J and John Kennedy to Wm B Cunningham. All title. Sept 13. Sept 22, 1909. 7:1980 nom

Same property. Assign lease. Wm B Cunningham to Arthur Jost. Sept 13. Sept 22, 1909. 7:1980 nom

Amsterdam av, No 1018, s w cor Cathedral Parkway, store, &c. Commonwealth Holding Co to I Newton Dallin; 10 5-12 yrs, from Dec 1, 1909. Sept 17, 1909. 7:1881 for term, 23,250

Amsterdam av, No 61, n e cor 62d st, store, &c. Louis Schortmeier to M Grohs Sons, a corpn; 5 years, from May 1, 1910. Sept 17, 1909. 4:1134 2,700

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS.

Broadway n w cor 97th st, 25x100, all. Eliz C Stillgebauer to 97th st Gustav Stillgebauer; 8 2-12 years and 15 days, from Feb 15, 1909. Sept 17, 1909. 7:1869. Taxes in excess of year 1909 and ..... 7,000 to 8,500

Broadway s w cor 46th st, —x—. Assign lease. James Churchill 46th st to Frank J Gerety and Wm F La Hiff. Sept 9. Sept 18, 1909. 4:1017..... .....nom

Broadway, No 3766, store No 3. Gross & Herbener, Inc, to August D Ritterhoff; 5 years, from Oct 1, 1909. Sept 20, 1909. 8:2115. 2,000

Broadway, n w cor 97th st, "Unter Den Linden," all. Gustav Stillgebauer to Alfred Nickel; 8 2-12 years and 15 days, from Feb 15, 1909. Sept 21, 1909. 7:1869. Taxes in excess of 984 and 7,000

Same property. Assign lease. Alfred Nickel to Gustav Stillgebauer. Feb 15. Sept 21, 1909. 7:1869... ...other consid and 100

Broadway, No 3161, store, &c. Florence N Silverman to Albert Kraus; 5 years, from Sept 1, 1909. Sept 22, 1909. 7:1993..1,200

Broadway, No 1553, assign lease. James Churchill to Geo Rector Co. Aug 14. Sept 23, 1909. 4:1018.....other consid and 100

Broadway n w cor 46th st, 103.3x23.3x94.7x23.10. Assign lease. 46th st James Churchill to Geo Rector Co. Aug 14. Sept 23, 1909. 4:1018..... .....other consid and 100

Lexington av, No 1669, all. Herman Hoyns to Carl F Weidig; 10 years, from Sept 1, 1909. Sept 20, 1909. 6:1632...780 and 900

Madison av, No 1695, n e cor 112th st. Assign lease. Louis Baron to John D Haase. Sept 20, 1909. 6:1618.....nom

Madison av, No 1695, all. Michael L Flank to Louis Baron; 5 years, from Oct 1, 1909. Sept 20, 1909. 6:1618..3,000 to 3,400

Madison av, No 1695, n e cor 112th st, Reassign lease. John D Haase to Louis Baron. Mort $2,000. Sept 21, 1909. 6:1618..nom

Madison av, No 1695, n e cor 112th st. Assignment of money to become due on surrender of lease. Louis Baron to Bernheimer & Schwartz Pilsener Brewing Co. Sept 20. Sept 22, 1909. 6:1618 .....nom

Madison av, No 1458, s w cor 100th st, store and cellar. Charles Laue to Morris Singer; 5 years from Dec 1, 1909. Sept 23, 1909. 6:1605 .....900 to 1,200

Park Row, Nos 165 to 169. Pearl st, Nos 462 and 464. Re-assign lease. John D Haase to Sadie Capitano. All title. Morts $2,850. Sept 23, 1909. 1:118.....nom

Park Row, Nos 165 to 169. Pearl st, Nos 462 and 464. Assign lease. Sadie Capitano to John D Haase. Mort $2,850. Sept 22, 1909. 1:118 .....nom

Park av, No 1234, s w cor 96th st, cor store, &c. Lambert S Quackenbush to Isidor Streiffer; 3 years, from Oct 1, 1909. Sept 20, 1909. 5:1507..... 1,500

1st av, No 2251, store, &c. Vito Farrelli to Peter Kombis; 5 years, from Sept 1, 1908. Sept 20, 1909. 6:1687....600 and 720

1st av, No 2386, store floor. Amelia F Berg to Henry Wiegand; 8 5-12 years, from Dec 1, 1908. Sept 21, 1909. 6:1810.....780

Same property. Assign lease. Henry Wiegand to The Ebling Brewing Co. Sept 14. Sept 21, 1909. 6:1810.....nom

1st av, No 131, store, &c. Joseph Greenwald to Bernhard Borchardt; 1 year, from Oct 1, 1909. Sept 20, 1909. 2:449..... .....1,500 and 1,620

1st av, No 934, store, &c. Ignatz Krawiec to Bertha Stepihan; 10 years, from Oct 1 ,1909. Sept 20, 1909. 5:1363..... ..... 1,200 to 1,320

1st av, No 1474, store and basement. Rosa Haft et al to Fisher Backer; 3 3-12 years, from Oct 1, 1909. Sept 20, 1909. 5:1469. 2,100

1st av, No 145, s w cor 9th st, store, &c. Bridget Hare to Jacob Goodman; 5 years, from May 1, 1909. Sept 20, 1909. 2:450..1,500

1st av, No 178, all. Margt Murphy to Thomas Cassese; 5 years, from May 1, 1908. Sept 17, 1909. 2:438..... 1,500

1st av, No 1347, store and basement. John G Gillig to Sigmund G Schwabach and ano; 3 years, from May 1, 1910. Sept 18, 1909. 5:1447..... 1,320

1st av, No 58, store and basement. Louis Geissler to Jacob Hauben; 3 years from May 1, 1909. Sept 23, 1909. 2:431..1,224

Same property. Assign lease. Jacob Hauben to The Ebling Brewing Co. Sept 18. Sept 23, 1909. 2:431.....nom

2d av, No 1735, assign lease. Otto T Haas to Valentine Fries. Sept 23, 1909. 5:1535..... .....nom

2d av, No 869, 1st and 2d floors. John J Frielingsdorf to Timothy O'Keeffe; 4 11-12 years, from June 1, 1909. Sept 20, 1909. 5:1320..... 1,500 and 1,800

2d av, No 869. Assign lease. Jere J Meade and ano to Wm Zoll. Mort $1,000. Sept 20, 1909. 5:1320..... nom

2d av, No 869. Reassign lease. William Zoll to Jere J Meade and ano. All title. Mort $1,000. Sept 21, 1909. 5:1320..... nom

3d av, Nos 705 and 707. Subordination of lease to mort for $26,000. J Edgar Leaycraft & Co and Edward V Kraus with Lawyers Title Ins & Trust Co. Aug 21. Sept 23, 1909. 5:1318. .....nom

4th av, No 370. Assign lease. John G Nugent to James Everards Breweries. Sept 14. Sept 22, 1909. 3:882.....nom

4th av, No 379, all. Eliz A Cuskley and ano to John G Nugent; 10 years, from Aug 1, 1909. Sept 22, 1909. 3:882..... .....taxes, &c, and 4,200

5th av n w cor 46th st, —x—. Consent to lease. Harper Silliman 46th st HEIR Joseph W Harper to Charles Thorley, a corpn. July 12. Sept 18, 1909. 5:1262..... nom

Same property. Consent to lease. Henry S Harper HEIR as above to same. July 30. Sept 18, 1909. 5:1262..... nom

Same property. Consent to lease. Josephine H Fiske HEIR as above to same. Sept 2. Sept 18, 1909. 5:1262..... nom

Same property. Consent to lease. Wm A Harper HEIR as above to same. June 30. Sept 18, 1909. 5:1262..... nom

5th av, No 527, cor 44th st, 1st floor and basement. Forty-fourth Street and Fifth Avenue Building Corporation to The Night and Day Bank; 5 years from May 1, 1906, with renewals at $40,000 to May 1, 1932. Sept 23, 1909. 5:1278.....25,000 to 40,000

7th av, No 1964, south store. S B Heine to Louis M Goldsmith; 5 years from Jan 1, 1908. Sept 23, 1909. 7:1924.....744

7th av, w s, 49.4 s 42d st, 49.4x100. Subordination of lease to mort. Aug 11, 1909. Sept 23, 1909. 4:1013.....nom

8th av, No 364, n e cor 28th st, all. Catherine Aspell et al EXRS &c Mary R Brennan to George and Frank Sievers; 5 years, from May 1, 1910. Sept 20, 1909. 3:778..... 2,500

8th av, No 630, all. Adolph Altman to Arthur Razzetti and ano; from Sept 18, 1909, to Aug 15, 1914. Sept 21, 1909. 4:1012. ..... 4,200 and 5,000

8th av, No 791, n w cor 48th st. Assign lease and certificate as to payment of 60 notes, &c. Joseph Wannop to Andrew Finnegan. All title. Sept 20. Sept 22, 1909. 4:1039.....nom

BOROUGH OF THE BRONX.

Arthur av, No 2331, store, &c. Felice Sergio to Pasquale Manfredo; 5 years, from Aug 1, 1909. Sept 22, 1909. 11:3065. .....420 and 480

Arthur av, No 2352, store, &c. Mariangela Morelli et al to Isaac Hellman; 3 8-12 years, from Sept 1, 1909. Sept 21, 1909. 11:3073. 420

Brook av, s e cor 136th st, —x—. Assign lease. Carl Hochstein to August Reiner. Sept 20. Sept 21, 1909. 9:2263..... nom

Courtlandt av, No 669. Assign lease. Louis Sauter and ano to The Ebling Brewing Co. Sept 17. Sept 21, 1909. 9:2413....nom

Morris av, s e cor 153d st, —x—. Assign lease. Luigi Fusco to Frank Giordano. Sept 10. Sept 18, 1909. 9:2412..... nom

Prospect av, cor Westchester av. Consent to assign or transfer of lease dated Apr 30, 1905. Pabst Brewing Co with Emil Singer and Louis Fleischmann. Dec 29, 1908. Sept 22, 1909. 10:2666. .....nom

Southern Boulevard, No 1015, south store. The Gaines-Roberts Co to Anton Engel; 3 years, from Aug 1, 1909. Sept 21, 1909. 10:2725... ..... 900 to 1,020

*Westchester sq or West Farms road, property formerly of Jas T Lane, 3-sty brk building, and plot 59.6x84.8 on s s, 4 ft in rear and 82.5 on n s. Emma A Lane to Wm Krumsiek; 10 years, from Nov 1, 1909. Sept 20, 1909 .....1,200 to 2,400

Westchester av, No 777, store. Francis X Kelly to Charles Freeman; 7 months from Oct 1, 1909 (with 2 years renewal at 660). Sept 23, 1909. 10:2655 .....jer annum 600

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Sept. 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Acker, Emma B wife of and Franklin, of Rutherford, N J, to UNION SQ SAVINGS BANK. 77th st, No 151, n s, 506 w Columbus av, 20.8x102.3x15.11x102.2. Prior mort $13,500. Sept 21, 1909, 1 year, 4½%. 4:1149. 4,000

Ahearn, Catharine and Mary Conaghan to EMIGRANT INDUSTRIAL SAVINGS BANK. 153d st, No 459, n s, 175 e Amsterdam av, 19x99.11. Sept 21, 1909, 3 years, 4½%. 7:2068. 2,000

Alexander, Emma C, of Brooklyn to Chas M Davidson, of Brooklyn. Attorney st, w s, 250 s Houston st, 50x100. ¼ part. Sept 18, 1 year, 6%. Sept 23, 1909. 2:345. 500

Astor, John J et al exrs Caroline W Astor with Jos J Mackey. 78th st, No 151, n s, 250.2 e Amsterdam av, 19.9x102.2x19.10x102.2. Extension of $16,000 mort until Oct 1, 1914, at 4½%. Sept 23, 1909. 4:1150. nom

Astor, John J et al exrs Caroline W Astor with Leontine, Edw L and William Platky exrs Adolph Platky. 92d st, No 46, s s, 400 e Columbus av, 18x100.8. Extension of $16,000 mort until July 1, 1914, 4½%. Sept 14. Sept 23, 1909. 4:1205. nom

Blake & Williams, a corpn to GREENWICH SAVINGS BANK. Barrow st, No 24, n s, abt 75 e Bleecker st, 25x90. Sept 23, 1909, due, &c, as per bond. 2:591. 25,000

Same to same. Same property. Consent to above mortgage. Sept 23, 1909. 2:591.

Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 2:591.

Birnbaum, Saml to Max Moskowitz. Madison st, No 328, s w cor Scammel st, Nos 25 and 27, 25x89x24.11x90.5; Madison st, No 352, s s, 240.2 e Scammel st, 23.3x94.10x23.3x95.1. Prior mort $——. Sept 22, 3 years, 6% Sept 23, 1909. 1:266. 5,000

Brazier, Thos J heir Thomas Brazier to Jacob Baum. Barrow st, No 27, s s, abt 115 e Bleecker st, 37.6x80. 1-5 right, title and interest. Prior mort $——. Sept 22, 1909, 1 year, 6%. 2:590. 750

Brazier, Amos T heir Thomas Brazier to Jacob Baum. Barrow st, No 27, s s, abt 115 e Bleecker st, 37.6x80. 1-5 right, title and interest. Prior mort $——. Sept 22 ,1909, 1 year, 6%. 2:590. 425

Bleiman, Mary to Saml Frankenheim et al exrs &c Max Frankenheim. Greenwich st, No 132, w s, abt 25 s Cedar st, 25.6x59x25.10x59. Sept 20, 2 years, 4¾%. Sept 21, 1909. 1:54. 4,000

Bishop, Hutchens Co to FARMERS LOAN & TRUST CO. 134th st, Nos 210 to 214, s s, 153 w 7th av, 54x99.11; 133d st, Nos 213 to 217, n s, 160 w 7th av, 60.2x99.11. Sept 18, 3 years, interest as per bond. Sept 21, 1909. 7:1939. 32,000

Benjamin, Henry to Charles Tschanett. Lenox av, No 511, w s, 99.5 n 135th st, runs w 56 x n 0.6 x w 19 x n 25 x e 75 to Lenox av x s 25.6 to beginning. P M. Prior mort $19,000. Aug 30, due May 1, 1914, 6%. Sept 21, 1909. 7:1920. 8,600

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Burke, Honora A wife of and Thomas to EMIGRANT INDUSTRIAL SAVINGS BANK. 48th st, No 310, s s, 133.4 w 8th av, 16.8x100.5. Sept 17, 1909, 3 years, 4½%. 4:1038. 10,000

Brown, Josephine M to Jessie E Koewing. Riverside Drive, No 140, n e cor 86th st, No 353, 26.5x100. Prior mort $70,000. Sept 15, installs, 6%. Sept 17, 1909. 4:1248. 30,000

Broun, Demetria S wife of Dr Le Roy Broun to Helen N wife J Mortimer Townley of Elizabeth, N J. 77th st, No 148, s s, 464 w Columbus av, 18x102.2. Sept 17, 1909, 5 years, 6%. 4:1148. 12,000

Briganti, Michele to Bronx Investment Co. Lafayette st, No 176, w s, 125 n Grand st, 25.1x100.6. Sept 17, 3 years, 5%. Sept 18, 1909. 2:473. 30,000

Same and Frank Capobianco with same. Same property. Subordination agreement. Sept 16. Sept 18, 1909. 2:473. nom

Briganti, Michele and Max L Schallek et al with Bronx Investment Co. Lafayette st, No 176. Subordination agreement. Sept 17. Sept 18, 1909. 2:473. nom

Bagarozy, Marietta to Nellie Morgan. Elizabeth st, No 192, e s, 114 n Spring st, 25x98. Prior mort $20,000. Sept 14, due Apr 1, 1910, —%. Sept 20, 1909. 2:192. 500

Buckley, James P of Yonkers, N Y, and Catherine and Annie Buckley of N Y heirs &c Jeremiah Buckley dec'd to WESTCHESTER TRUST CO. 49th st, No 529, n s, 400 w 10th av, 25x100.5. Sept 18, due Oct 1, 1912, 5½%. Sept 20, 1909. 4:1078. 2,500

Braun, Henry to TITLE GUARANTEE & TRUST CO. 1st av, No 1548, e s, 101.7 s 81st st, 25x106.6. Sept 20, 1909, due &c as per bond. 5:1560. 24,000

Baldwin (L D & A J) Co, a corpn, to Jos D Carroll. 5th av, Nos 35 and 37, n e cor 10th st, 80.8x100. Prior mort $340,000. Sept 15, 1 year, 6%. Sept 20, 1909. 2:568. 100,000

Budke, Josephine A of Clarkstown, N Y, to N Y SAVINGS BANK. Charles st, or Van Nest pl, No 9, n s, 222.1 e Bleecker st, 20x94.9 x20x94.10. Sept 13, due &c as per bond. Sept 15, 1909. 2:621. Corrects error in last issue as to property, which was Charles st, No 9. 9,000

Corn, Henry to Cornelia G Chapin. 37th st, No 5, n s, 195 w 5th av, 24.6x98.9. P M. Sept 2, 3 years, 4½%. Sept 22, 1909. 3:839. 90,000

Corn, Henry to Geo L Clark. 37th st, Nos 7and 9, n s, 219.6 w 5th av, 50.6x98.9. P M. Sept 20, due &c as per bond. Sept 22, 1909. 3:839. 200,000

Cohen, Louis to Sadie Wiener. Madison st, s s, 138 e Market st, 25x100, except part taken by City of N Y. Prior mort $——. Sept 22, 1 year, 6%. Sept 22, 1909. 1:274. 3,000

Cohen, Ray and Minnie Siegel to Ray Levy and ano. 2d av, No 1565, w s, 42.2 n 81st st, 20x60. Prior mort $12,000. Sept 23, 1909, 3 years, 6%. 5:1527. 1,500

Caggiano, Antonio to Lion Brewery of N Y City. 107th st, No 324, s s, 275 w 1st av, 25x100.11. Sept 22, demand, 6%. Sept 23, 1909. 6:1678. 3,550

Childs Real Estate Co to GUARDIAN TRUST CO of N Y as trustee. Certificate as to deed of trust dated Sept 1, 1909. Sept 23, 1909. General morts. ——

Cong Leches Iasher Bnei Horowitz, a corpn to Chas Schimmer. 8th st, No 317, n s, 301 e Av B, 20.7x69.10x20.7x69.10. P M. Sept 1, 2 years, 6%. Sept 23, 1909. 2:391. 2,200

Cowen (Charles A) & Co to GREENWICH SAVINGS BANK. 7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100. Sept 23, 1909, due, &c, as per bond. 4:1013. 375,000

Same to same. Same property. Consent to above mortgage. Sept 23, 1909. 4:1013. ——

Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 4:1013. ——

Carney, Josephine M to Louise Ruprecht. 142d st, No 528, s s, 295 e Broadway, 20x99.11. P M. Prior mort $9,000. Sept 21, due, &c, as per bond. Sept 22, 1909. 7:2073. 5,000

Capo, Sabato to CENTRAL TRUST CO of N Y. 99th st, No 171, n s, 100 w 3d av, 25x100.11. Sept 20, 5 years, 5%. Sept 21, 1909. 6:1627. 16,000

Same and De Witt Bailey as exr Saml Schendel with same. Same property. Subordination agreement. Sept 20. Sept 21, 1909. 6:1627. nom

Cronson, Harriet to TITLE GUARANTEE & TRUST CO. 116th st, No 225, n s, 310 w 2d av, 20x100.10. Sept 17, 1909, due, &c, as per bond. 6:1666. 7,500

Cedarhurst Park Land & Impt Co to Josephine W Drexel Emmet. Consent to mort for $67,500 covering land in Nassau Co, N Y. Aug 28. Sept 17, 1909. ——

Day, Arthur M to DRY DOCK SAVINGS INSTN. 68th st, No 243, n s, 475 w Amsterdam av, 25x100.5. Sept 16, due &c as per bond. Sept 17, 1909. 4:1160. 11,000

Denner, Leonhard to EMIGRANT INDUSTRIAL SAVINGS BANK. 52d st, No 366, s s, 100 e 9th av, 25x100.5. Sept 17, 1909, 5 years, 4½%. 4:1042. 20,000

Dreyfoos, Amalia with TITLE GUARANTEE & TRUST CO. 1st av, No 1548, e s, 101.7 s 81st st, 25x106.6. Subordination agreement. Sept 20, 1909. 5:1560. nom

Davis, Annie wife Albert J of Spring Lake, N J, to Albert J Davis of Spring Lake, N J. 2d av, No 1901, n w cor 98th st, 26x75; Cherry st, No 376, n e cor Gouverneur st, 23.8x51.7x23.7x53.3. Prior morts $——. Sept 20, 1909, 1 year, 6%. 1:261, 6:1648. 3,200

Dowsey, Jennie A wife of and Frederic A of Manhasset, N Y, to Almy C Casey. Bowery, Nos 85 and 85½, on map No 85, e s, abt 105 s Hester st, 25x112; Bowery, No 83, e s, abt 130 s Hester st, 25x112.10. All title. Sept 15, 1 year, 5%. Sept 20, 1909. 1:303. 500

Docherty, Peter to Alexander Henderson. 65th st, No 236, s s, 350 e West End av, 25x100.5. P M. Prior mort $6,500. Sept 21, 1909, 2 years, 5½%. 4:1156. 3,000

De Voti, Ceserina, Mary Annunziata, John Dondero, Anthony Dondero, Catarina Dondero widow and Julia Dondero to TITLE GUARANTEE & TRUST CO. James st, Nos 31 and 33, w s, 35.8 n Madison st, 43.11x24.9. Sept 20, due &c as per bond. Sept 21, 1909. 1:116. 10,000

Deutsch, Lottie to TITLE GUARANTEE & TRUST CO. 2d av, No 953, w s, 80.5 s 51st st, 20x80. Sept 22, 1909, due &c as per bond. 5:1324. 12,000

Dahn, Herbert J to Cordt H Helmers and ano, exrs Lender F Von Ohlsen. 85th st, No 347, n s, 125 w 1st av, 25x102.2. P M. Sept 23, 1909, 5 years, 5%. 5:1548. 12,000

Dobroczynski, Oscar with Gerald R Brown and ano, trustee Hannah M Corbin. 6th st, No 415, n s, 178.7 e 1st av, 21.10x90.10. Extension of $10,000 mort until Oct 1, 1914, at —%. Sept 22, 1909. 2:434. nom

Equitable Realty Co to Myron I and Sidney C Borg exrs &c Simon Borg. 14th st, No 231, n s, 261 w 2d av, 26x103.3. Certificate as to mort for $23,500. Sept 10. Sept 22, 1909. 3:896. ——

Equitable Realty Co to Myron I Borg and ano exrs &c Simon Borg. 14th st, No 231, n e s, 261 n w 2d av, 26x103.3. Sept 14, 5 years, 5%. Sept 22, 1909. 3:896. 23,500

Esskreis, Jacob and David Rothbaum and Sam Gottesman to Marcy M Plum. 119th st, No 64, s s, 222.6 w Park av, 27.6x100.11. Prior mort $——. Sept 23, 1909, 5 years, 5%. 6:1745. 25,000

Farrell, Katherine G and Mary A O'Brien to N Y SAVINGS BANK. 8th av, Nos 764 and 766, s e cor 47th st, Nos 264 and 266, 50.5x100. Sept 10, due &c as per bond. Sept 22, 1909. 4:1018. 95,000

Same to Leah Cohn. Same property. Prior mort $95,000. Sept 16, 2 years, 6%. Sept 22, 1909. 4:1018. 5,000

Friend, Banned with Rebecca Davis. 99th st, No 65 East. Extension of $3,000 mort until Sept 7, 1914, at 6%. Sept 7. Sept 21, 1909. 6:1605. nom

Friedlander, Jacob H to August Zinsser. 164th st, Nos 442-444, s s, 225 e Amsterdam av, 50x112.4. Sept 21, 1909, 5 years, 5%. 8:2110. 50,000

Flagg, Ernest of Borough of Richmond, N Y, to MUTUAL LIFE INS CO of N Y. 10th av, Nos 561 and 563, w s, 43.3 n 41st st, 37x100. Sept 13, due &c as per bond. Sept 17, 1909. 4:1070. 15,000

Ferguson Bros & Forshay, a corpn to Mary U Strong. 180th st, No 710, s s, 169 e Fort Washington av, 58.4x100. Sept 23, 1909, 5 years, 5%. 8:2176. 55,000

Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 8:2176. ——

Ferguson Bros & Forshay, a corpn to Agnes Carpenter. 180th st, No 718, s s, 227.4 e Fort Washington av, 58.4x100. Sept 25, 5 years, 5%. Sept 23, 1909. 8:2176. 55,000

Same to same. Same property. Certificate as to above mortgage. Sept 23, 1909. 8:2176. ——

Goodstein, Harris N to EMIGRANT INDUSTRIAL SAVINGS BANK. East Broadway, No 52, n s, abt 245 w Market st, 25x81.10x25x81.11, w s. Sept 23, 1909, 5 years, 4½%. 1:281. 16,000

Gerety, Frank J and Wm F La Hiff to Lion Brewery. Broadway, s w cor 46th st, Saloon lease. Sept 9, demand, 6%. Sept 18, 1909. 4:1017. 5,000

Gluck, Isidore and Louis E to THE METROPOLITAN SAVINGS BANK. 7th st, No 191, n s, 173 s e Av B, 20x57.5x21.5x49.7. Sept 20, 1909, 5 years, 5%. 2:390. 8,000

Goetze, Theodor with Kark Hildenbrand. 107th st, Nos 10 and 12, West. Extension of 2 morts for $25,000 each until Nov 1, 1915, at 4½%. Sept 15. Sept 20, 1909. 7:1842. nom

Hasselberger, John to EMIGRANT INDUSTRIAL SAVINGS BANK. 88th st, No 437, n s, 235 w Av A, 22x100.8. P M. Sept 17, 1909, 3 years, 4½%. 5:1568. 6,000

Harnett, Wm F to Andrew Sheridan. 45th st, No 236, s s, 172 w 2d av, runs w 22 x s 70.3 x s e 25 x n 80.2 to beginning. Sept 17, 1909, due &c as per bond. 5:1318. 1,500

Hastorf, William with Charlotte Hastorf. Av D, Nos 29 and 31. Subordination agreement. Sept 20. Sept 23, 1909. nom

Helene Realty & Construction Co to Leon Tuchman. 170th st, No 507 West. Certificate as to mort for $7,500. Sept 7. Sept 20, 1909. 8:2127. —

Helene Realty & Construction Co to Loen Tuchman. 170th st, No 503 West. Certificate as to mort for $7,500. Sept 7. Sept 20, 1909. 8:2127. ——

Hirsch, Robt B et al trustees Adolphe Openhym with Harrison A Searle. 131st st, No 163, n s, 125 e 7th av, 16x99.11. Extension of $9,000 mort until June 30, 1914, at 5%. July 3. Sept 23, 1909. 7:1916. nom

Hoag, Lena K to Thomas F Mulligan. 43d st, Nos 6 and 8, s s, 158 e 5th av, 41x100.5. Prior mort $185,000. Sept 21, 1909, 1 year, 6%. 5:1277. 35,000

Hess, John H and Peter Wm to TITLE GUARANTEE & TRUST CO. 10th av, No 565, w s, 80.3 n 41st st, 18.6x100. Sept 21, 1909, due &c as per bond. 4:1070. 13,000

Herzfeld, Abraham and Samuel Wiener to Samuel Rosenberg. Rivington st, No 186, n e s, 77 s e Attorney st, 26x100. Prior mort $22,000. Sept 21, due June 15, 1912, 6%. Sept 22, 1909. 2:344. 3,000

Same and Lean Wiener with same. Same property. Subordination agreement. Sept 21. Sept 22, 1909. 2:344. nom

Harris, Sarah to Alfred M Heinsheimer et al trustees Louis A Heinsheimer for benefit of Alfred M Heinsheimer and remaindermen. 86th st, No 50, s s, 100 e Columbus av, 25x102.2. Sept 15, due &c as per bond. Sept 22, 1909. 4:1199. 48,000

Hellmann, Charles to Charles Tobaben. East End av, No 91, or 1625 Av B, e s, 51.4 s 84th st, 25.4x89. P M. Sept 21, 5 years, 4½%. Sept 22, 1909. 5:1590. 10,000

Isaacs, Reuben to LAWYERS TITLE INS & TRUST CO. 11th st, No 63, n s, 248.9 w Broadway, 27x103.3. Sept 21, 1909, 3 years, 4½%. 2:563. 40,000

Jacobs, Saml K to Richard A Henriquez et al. 49th st, No 114, s s, 207 w 6th av, 21.4x100. P M. Prior mort $——. Aug 18, due Sept 21, 1910, 5½%. Sept 21, 1909. 4:1001. 18,000

Jackson, Anna to Harriet A Boyd. 17th st, No 228, s s, 337 w 7th av, 25x84. Prior mort $20,000. Sept 20, 1909, due &c as per bond. 3:766. 3,000

Jackson, Anna to Stephen Duncan. 17th st, No 228, s s, 337 w 7th av, 25x84. P M. Sept 20, 1909, due Oct 10, 1914, 4½%. 3:766. 20,000

Klein, Amelia to TITLE INS CO of N Y. 71st st, No 528, s s, 423 e Av A, 25x100.4. Sept 17, 1909, 5 years, 5%. 5:1482. 4,000

Keane, Thos J to Henrietta Biloon. Av B, No 287, e s, 42 s 17th st, 20x68. P M. Prior mort $——. Sept 30, 1 year, 6%. Sept 21, 1909. 3:984. 500

Krumwiede, Johannah wife of and Charles to FRANKLIN SAVINGS BANK. Columbus av, No 790, w s, 50.11 s 99th st, 25x75. Sept 21, 1909, 5 years, 4½%. 7:1853. 15,000

Kanzer, Esther to David Neuburger. Eldridge st, No 116, e s, 87.6 s Broome st, 25x87.6. Prior mort $21,000. Sept 22, 1909, 5 years, 6%. 2:413. 5,500

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BANK WORK A SPECIALTY

CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Kinsella Construction Co to GERMANIA LIFE INS CO. Riverside Drive, e s, 125 s 122d st, 100x100. Sept 16, due &c as per bond. Sept 17, 1909. 7:1991 375,000

Same to same. Same property. Certificate as to above mort. Sept 8. Sept 17, 1909. 7:1991. —

Kuku, Michael to H Koehler & Co. Rutgers st, No 50, and Monroe st, No 117. Saloon lease. Sept 22, demand, 6%. Sept 23, 1909. 1:272. 3,834.30

Krellman, Max to Alfred Hahn. Grand st, No 379 (old Nos 353, 353½ and 379 and 379½), s s, 50 e Norfolk st, 25x100. Prior mort $ —. Sept 21, 3 years, 6%. Sept 23, 1909. 1:312. 4,000

Laufer, Julia A widow to Sarah Gans. Greenwich st, No 68, w s, 299.6 s w Rector st, 25.1x100.5x25.3x100. Sept 20, 5 years, 5%. Sept 22, 1909. 1:18. 1,000

Liberti, Vitaliano to CITIZENS SAVINGS BANK. Mulberry st, No 126, e s, 50 s Hester st, 16x50. Sept 22, 1909, due Nov 15, 1914, 5%. 1:205. 13,000

Same and Faust D Malzone with CITIZENS SAVINGS BANK. Subordination agreement. Sept 22, 1909. nom

Leaycraft (J Edgar) & Co to LAWYERS TITLE INS & TRUST CO. 3d av, Nos 705 and 707, e s, 20.1 n 44th st, 40.2x80. Sept 22, 1909, 5 years, 4½%. 5:1318. 26,000

Same to same. Same property. Certificate as to above mort. Sept 22, 1909. 5:1318. —

Linder, Charles to Central Brewing Co. 8th av, No 2785, s w cor 148th st, No 300, 25x75. Prior mort $20,000. Sept 20, demand, 6%. Sept 21, 1909. 7:2045. 5,000

Lesster, Josephine E to Walter O Beaton. 52d st, Nos 230 and 232, s s, 370 e 8th av, runs s 118 x e 60 x n 17.7 x w 30 x n 100.5 to st x w 30 to beginning. Prior mort $ —. Sept 15, due Sept 1, 1911, 6%. Sept 20, 1909. 4:1023. 10,000

Lawyers Mortgage Co with John Lowden and ano. 93d st, Nos 300 and 302, s e cor 2d av, No 1780, 100x26. Extension of $19,000 mort until Aug 2, 1914, at 5%. 5:1555. nom

Lawyers Mortgage Co with James B Smith. Hamilton Terrace, No 18, w s, 238 n 141st st, 16x100. Extension of mort for $8,000 to June 30, 1914, at 4½%. Aug 21. Sept 17, 1909. 7:2050. nom

Lawyers Mortgage Co with John C West. Hudson st, No 580, e s, 75.9 s Bank st, 25.6x61.1x22.11x56.2. Extension of mort for $6,500 to Aug 11, 1910, at 5%. July 26. Sept 17, 1909. 2:623. nom

LAWYERS TITLE INS & TRUST CO with Leo M Klein, Samuel Jackson and Interborough Rapid Transit Co and City of N Y. St Nicholas av, Nos 1420 to 1426, n e cor 181st st, No 565, 100 x175. Subordination of mort to easement agreement. Sept 14, Sept 20, 1909. 8:2154. nom

LAWYERS TITLE INS & TRUST CO with Berry B Simons. 150th st, No 287, n s, 495.5 w 7th av, 40.10x99.11. Extension of mort for $30,000 to Jan 1, 1915, at 5%. Sept 10. Sept 18, 1909. 7:2036. nom

LAWYERS TITLE INS & TRUST CO with Martha J Goerlitz. 99th st, No 251, n s, 150 w Broadway, 14x100.11. Extension of $14,000 mort until Oct 31, 1912, at 5%. Sept 14. Sept 23, 1909. 7:1871. nom

LAWYERS TITLE INS & TRUST CO with Jacob Loewer. 87th st, No 163, n s, 270 e Amsterdam av, 17x100.8. Extension of $16,000 mort until Sept 30, 1912, at 4½%. Aug 4. Sept 23, 1909. 4:1218. nom

LAWYERS TITLE INS & TRUST CO with Martha Wolfman. 5th st, No 220, s s, 328.10 w 2d av, 21.2x92.1. Extension of $13,500 mort until Sept 6, 1914, at 5%. Aug 4. Sept 23, 1909. 2:460. nom

Lowe, William to BOWERY SAVINGS BANK. 70th st, Nos 523 to 533, n s, 373 e Av A, 150x100.4. Sept 20, 1909, 5 years, 4½%. 5:1482. 33,000

Leerburger, Ristori and Daisy C Metzler to EQUITABLE LIFE ASSUR SOC of the U S. Houston st, No 69, s s, 50 w Wooster st, 25x95. Sept 17, 1909, 5 years, 4½%. 2:515 35,000

Lesk Realty Co to Libman Contracting Co. Madison av, No 413, n e cor 48th st, 22x100. Leasehold. July 15, 3 years, 6%. Sept 23, 1909. 5:1284. 7,000

Same to same. Same property. Certificate as to above mortgage. Sept 20. Sept 23, 1909. 5:1284. —

Lynch, Margaret M to THE ROYAL BANK. 42d st, No 350 East. Assignment of rents for $1,080. Sept 20, 4 months, —%. Sept 23, 1909. 5:1134. nom

MERCANTILE TRUST CO, trustee Oliver S Carter with James B Dickson. 54th st, No 15 West. Extension of $100,000 mort until Sept 30, 1912, at 4½%. Sept 22. Sept 23, 1909. 5:1270. nom

Merchants Distributing Co to Wm Crawford. Certificate as to chattel mort for $8,600. Sept 22. Sept 23, 1909. Genl morts. —

Morewood Realty Holding Co to GUARDIAN TRUST CO of N Y. 211th st, n e cor Broadway, 139.3x99.11x50x99.11; 10th av, n w cor 211th st, 99.11x500. Certificate as to mort for $85,000. Sept 17. Sept 23, 1909. 8:2229 —

Mevon Realty Co to Louie D Barnewall et al. 19th st, No 37, n s, 545 w 5th av, 25x92. P M. Prior mort $60,000. Sept 16, due &c as per bond. Sept 17, 1909. 3:821. 15,000

Malone, Peter to TITLE GUARANTEE & TRUST CO. 42d st, No 414, s s, 175 w 9th av, 24.9x98.9. Sept 17, 1909, due &c as per bond. 4:1051. 25,000

Murray, Alice J to BOWERY SAVINGS BANK. 69th st, No 70, s s, 100 e Columbus av, 20x100.5. Sept 17, 1909, 1 year, 4½%. 4:1121. 10,000

Molloy, Jas J to Arnold H E Schramm. 158th st, n s, 150 w Broadway, runs n 115 x w 75 x s 97.7 to e s Riverside Drive, No 810, x s 23.3 to st x e 59.7 to beginning. P M. Sept 18, 2 years, 4½%. Sept 20, 1909. 8:2136. 45,500

Margareten, Ignatz to EXCELSIOR SAVINGS BANK of City N Y. Lexington av, No 2131, n e cor 128th st, Nos 143 and 145, 99.11 x30. Sept 14, 5 years, 5%. Sept 20, 1909. 6:1777. 38,000

Same and Lillian L Doelger with same. Same property. Subordination agreement. Sept 18. Sept 20, 1909. 6:1777. nom

Michelson, Abraham, of Coytesville, N J, to General Theological Seminary of the Protestant Episcopal Church in U S. 127th st, Nos 78 and 80, s s, 75 w Park av, 40x99.11. Sept 20, 5 years, 4½%. Sept 21, 1909. 6:1751. 40,000

Michelson, Abraham of Coytesville, N J, to Isaac Michelson. 127th st, Nos 78 and 80, s s, 75 w Park av, 40x99.11. Prior mort $40,000. Sept 20, due Sept 20, 1914, 6%. Sept 21, 1909. 6:1751. 8,000

Morewood Realty Holding Co to GUARDIAN TRUST CO of N Y. Broadway, n e cor 211th st, 133.11x50x99.11x139.3; 10th av, n w cor 211th st, 99.11x500. Sept 17, due &c as per bond. Sept 21, 1909. 8:2229. 85,000

Mehaffey, Sarah E to Geo M Ehrgott (who assigned his interest on Sept 20, 1909, to Packard & Co as security of notes for $400). West End av, No 195. Assignment of rents of $925 to pay interest on 1st mort. July 20. Sept 21, 1909. 4:1180. nom

Munden Construction Co to North American Mortgage Co. Audubon av, e s, 98.9 n 175th st, 100 to 176th st, x95x110.1x95.5. Building loan. Sept 21, 1909, 1 year, 6%. 8:2132. 109,000

Same to same. Same property. Certificate as to above mort. Sept 21, 1909. 8:2132. —

Same and Fleischmann Realty & Construction Co with same. Same property. Subordination agreement. Sept 21, 1909. 8:2132. nom

Mitow Realty Co to George Isaacs. Broadway, No 3101, w s, 221.10 n 122d st, 80.5x78.11 to c l Old Bloomingdale road x s 2.3 x w — to point 100 w Broadway x s 78.2 x e 100 to beginning. Prior mort $140,000. Sept 20, due Dec 20, 1909, 6%. Sept 21, 1909. 7:1993. 3,420

Same to same. Same property. Certificate as to above mort. Sept 20. Sept 21, 1909. 7:1993. —

Mitow Realty Co to George Isaacs. Broadway, No 3101, w s, 221.10 n 122d st, —x—. Consent to mort for $3,420. Sept 20. Sept 21, 1909. 7:1993. —

McManus, Chas E to E Matilda Ziegler et al exrs &c William Ziegler. 85th st, Nos 353 and 355, n s, 125 e Riverside Drive, 75x102.2. Sept 16, due July 1, 1914, 4½%. Sept 22, 1909. 4:1247. 200,000

MacMannus, Edward D to Asher Holzman. 146th st, Nos 234 to 240, s s, 287.6 e 8th av, 2 plots each 37.6x99.11. 2 P M morts, each $10,000; prior mort $32,000 on each. Sept 15, 3 years, 6%. Sept 22, 1909. 7:2031. 20,000

MUTUAL LIFE INS CO of N Y with Amanda M Tompkins, Emma J Velders and Anna M Thompson individ and Walter E Thompson exr &c Hannah Brooks. Lexington av, No 1908, w s, 50.11 s 122d st, 16.8x81.8. Extension of mort for $5,500 to Sept 1, 1910, at 5%. Dec 11, 1907. Sept 21, 1909. 6:1770. nom

New Netherlands Theatre Co to John P Shafer. 48th st, Nos 139 and 143, n s, 400 w 6th av, 80x100.10. Sept 16, 1 year, 6%. Sept 17, 1909. 4:1001. 1,000

N Y LIFE INS CO with Anne Bergin. 176th st, No 506, s s, 144 w Amsterdam av, 43.6x99.11. Participation agreement. Aug 24. Sept 18, 1909. 8:2132. nom

Pressman, Dora and Louis J Lefkowitz to Eliz Sippelius admrx George Heinrich. Av C, No 210, e s, 29 s 13th st, 25x62.3. Subordination agreement. Sept 21. Sept 22, 1909. 2:382. nom

Pressman, Dora to Eliz Sippelius admrx Geo A Heinrich. Av C, No 210, e s, 29 s 13th st, 25x62.3. Sept 21, 5 years, 5%. Sept 22, 1909. 2:382. 13,000

Prudential Real Estate Corporation to Caroline M Child and Eliz G Wheelwright trustees Benj F Wheelwright. 29th st, No 237, n s, abt 350 e 8th av, 22.5x98.9. Sept 22, 1909, due Nov 1, 1914, 5%. 3:779. 17,500

Post, Lena wife Franklin Post to American Mortgage Co. 113th st, No 544, s s, 268.9 e Broadway, 18.9x100.11. Sept 21, 1909, 5 years, 5%. 7:1884. 18,000

Perriere, Emile to Frederic R Coudert and ano. 97th st, No 173, n s, 154 e Amsterdam av, 14x100.11. Aug 14, due &c as per bond. Sept 20, 1909. 7:1852. 1,000

Parlato, Raffaela to Salvatore Imperato. 112th st, No 311, n s, 150 e 2d av, 25x100.11. Prior mort $15,000. Sept 16, 3 years, 6%. Sept 18, 1909. 6:1684. 1,500

Peet, Walter B, of Yonkers, N Y, to Five Boroughs Realty Co. Hawthorne st, n e s, 125 n w Broadway, 75x100. Sept 16, due &c as per bond. Sept 17, 1909. 8:2241. 3,000

Park Av Realty Co to Anna M Hoes. Lexington av, No 787, e s, 40.5 n 61st st, 20x80. Prior mort $15,000. Sept 17, 1909, due Mar 17, 1912, 6%. 5:1396. 5,000

Same to Ernest P Hoes. Same property. Prior mort $20,000. Sept 17, 1909, due Mar 17, 1912, 6%. 5:1396. 3,785

Same to Anna M Hoes and ano. Same property. Certificate as to 2 morts for $5,000 and $3,750 respectively. Sept 17, 1909. 5:1396. —

Punchard, Henry of State of N J to Henry T Nichols and ano. Leroy st or St Luke's pl, No 16, n s, 340.5 e Hudson st, runs n 100 x e 18.10 x s e 13.10 x s 86.6 to Leroy st x w 22.1 to beginning. Prior mort $7,000. Sept 1, 1 year, 5%. Sept 23, 1909. 2:583. 5,000

Realty Co of America to Franklin Pettit. Wadsworth av, n e cor 177th st, 89.10x100. Prior mort $40,000. Feb 25, due, &c, as per bond. Sept 23, 1909. 8:2144. 8,500

Rosenblum, Jacob with American Mortgage Co. 65th st, No 29, n s, 293.9 e Columbus av, 31.3x100.5. Subordination agreement. Sept 23, 1909. 4:1118. nom

Rosenblum, Rachel to American Mortgage Co. 65th st, No 29, n s, 293.9 e Columbus av, 31.3x100.5. Sept 23, 1909, 5 years, 4½%. 4:1118. 32,000

Rindlaub, Conrad to LAWYERS TITLE INS & TRUST CO. 37th st, No 311, n s, 167 e 2d av, 25x98.9. Sept 21, 3 years, 4½%. Sept 23, 1909. 3:943. 8,000

Rupp, August to UNION DIME SAVINGS BANK. Hamilton terrace, No 14, w s, 206 n 141st st, 16x100. Sept 21, due &c as per bond. Sept 22, 1909. 7:2050. 10,000

Rector, &c, of Church of the Ascension in City N Y. Hamilton terrace, No 10, w s, 174 n 141st st, 16x100. Extension of $9,000 mort until June 30, 1912, at 4½%. July 30. Sept 23, 1909. 7:2050. nom

Republic of Panama with Morris Shapiro. Av D, Nos 107 and 109, s w cor 8th st, 60x50. Extension of $48,000 mort until Oct 12, 1912, at 5%. Sept 23, 1909. 2:377. nom

Ruff, August and Moses Hochster with Frieda Hart. Houston st, No 119 East, and Chrystie st, No 232. Certificate as to payment of $4,500 on account of mort. Sept 10. Sept 21, 1909. 2:422. —

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Republic of Panama with Abraham Levenstein and Mark Tarshes. Carmine st, Nos 54 to 58, s e cor Bedford st, No 28, 45x80. Extension of $50,000 mort until May 26, 1914, 5%. May 11. Sept 23, 1909. 2:527. nom

Reich, Max K R of Berlin, Germany, to MUTUAL LIFE INS CO of N Y. Lenox av, Nos 348 and 350, e s, 49.11 s 128th st, 50x100, with right of way over alley 4 ft wide in rear. Sept 8, due &c as per bond. Sept 22, 1909. 6:1725. 54,000

R & M Realty Co to Carrie Weil. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Prior mort $37,500. Sept 21, demand, 6%. Sept 22, 1909. 7:2011. 3,000

Same to same. Same property. Certificate as to above mort. Sept 21. Sept 22, 1909. 7:2011. —

Rubinger, Charles to Joseph L Buttenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x s 20 x w 30 x n 98.9 to st x e 45 to beginning. Prior mort $——. Sept 4, due Aug 1, 1910, 6%. Sept 21, 1909. 3:774. 10,000

Riecke, Henry B to Fredk Doscher. 44th st, No 443, n s, 260 e 10th av, 20x100.4. P M. Sept 20, 4 years, 5%. Sept 21, 1909. 4:1054. 9,000

Rauch, Israel and Benj Brettler to METROPOLITAN SAVINGS BANK. 48th st, No 307, n s, 100 e 2d av, 25x100.5. Sept 13, 5 years, % as per bond. Sept 21, 1909. 5:1341. 11,000

Rosenthal, Joseph and Jacob Grotta to Mary McMahon et al trustees William McMahon. 135th st, No 602, s s, 100 w Broadway, 38.7x99.11. Sept 20, due &c as per bond. Sept 21, 1909. 7:2001. 42,000

Rosenthal, Joseph and Jacob Grotta to Mary McMahon et al trustees William McMahon. 135th st, No 608, s s, 215.10 w Broadway, 38.7x99.11. Sept 20, due &c as per bond. Sept 21, 1909. 7:2001. 42,000

Richter, Fredk W of Larkfield, N Y, to GERMAN SAVINGS BANK in City of N Y. Amsterdam av, No 848, w s, 75.11 n 101st st, 25x93.1x25x93.3. Sept 21, 1909, 3 years, 4½%. 7:1873. 14,000

Rosenblum, Rachel to Jacob Rosenblum. 65th st, No 29, n s, 293.9 e Columbus av, 31.3x100.5. Prior mort $——. Sept 1, 2 years, 6%. Sept 21, 1909. 4:1118. 7,000

Sayer, Charles to BANK FOR SAVINGS in City N Y. 88th st, No 515 East. Extension of $10,000 mort until Sept 16, 1914, at 4½%. Sept 21, 1909. 5:1585. nom

Stacey, J Lewis to William O'Hanlon. Front st, No 41, s e cor Coenties slip, No 20, 25x50; Coenties slip, No 12, n e s, 87.8 e Front st, 20.4x51x20.9x51. 1-8 part. Sept 9, 1 year, 6%. Sept 21, 1909. 1:34. 500

Squires, Harriet B wife Herbert G to Chas G Koss. 148th st, No 413, n s, 155 e Convent av, 20x99.11. Sept 21, 1909, 3 years, 5%. 7:2063. 10,000

Smith, Chas H with William Moller. Amsterdam av, No 2192. Extension of $45,000 mort until Nov 1, 1912 ,at 5%. Sept 21, 1909. 8:2125. nom

Schlessinger, Harry to Stephen H Jackson. 50th st, No 554, s s, 100 e 11th av, 28.2x93.6. Prior mort $20,000. Sept 14, 2 yrs, 6%. Sept 21, 1909. 4:1078. 6,500

Simon, Morris to Chas Schimmer. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10. P M. Sept 1, due July 1, 1911, 6%. Sept 23, 1909. 2:391. 2,000

Sferra, Gennaro and Bernardo to EMIGRANT INDUSTRIAL SAVINGS BANK. Macdougal st, No 52, e s, abt 240 s Houston st, 25x100. Sept 13, 4 years, 4½%. Sept 23, 1909. 2:518. 20,000

Same and Maria D or Mamie Sferra with same. Same property. Subordination agreement. Sept 13. Sept 23, 1909. 2:518. nom

Schneller, Bernhard with METROPOLITAN LIFE INS CO. 114th st, n s, 200 e Amsterdam av, 100x100.11. Subordination agreement. Sept 16. Sept 23, 1909. 7:1867. nom

Sinnott, Frank J to A Gertrude Cutter. 60th st, No 223, n s, 275 e 3d av, 20x100.5. Sept 22, 1909, 5 years, 4½%. 5:1415. 15,000

Shine, Thos J to EMIGRANT INDUSTRIAL SAVINGS BANK. 81st st, No 240, s s, 80 w 2d av, 24x76.7. Sept 22, 1909, 3 years, 4½%. 5:1526. 2,000

Salinitro, Fannie to Peter Kombis. 1st av, No 2251, store lease. Sept 15, 20 notes as per chattel mort, —%. Sept 20, 1909. 6:1687. 555

Shulsky (Louis) Co to Nathan Deitz and ano. Madison st, No 227, n e cor Jefferson st, No 33, 23.10x80. P M. Prior mort $20,000. Sept 20, 5 years, 6%. Sept 22, 1909. 1:270. 5,000

Segelbohm, Louis to Charlotte Hastorf. Av D, Nos 29 and 31, w s, 70.4 s 4th st, runs w 81 x s 17.7 x w 19 x s 22 x e 100 to Av D x n 39.7 to beginning. Sept 20, 5 years, 5%. Sept 22, 1909. 2:373. 42,500

TITLE GUARANTEE & TRUST CO with Barbara Flettner individ and as extrzx Jacob H Flettner and Barbara M. Rudolph, Henry J and Anna M Flettner. Columbia st, No 128. Extension of $7,000 mort until May 21, 1912, at 4½%. May 8. Sept 22, 1909. 2:335. nom

Thorn, Wesley of Plainfield, N J, to Saml K Jacobs. 37th st, No 5, n s, 195 w 5th av, 24.6x98.9; 37th st, Nos 7 and 9, n s, 219.6 w 5th av, 50.6x98.9. P M. Prior mort $290,000. Sept 21, 1 year, 6%. Sept 22, 1909. 3:839. 55,000

Trevor, Henry G of Southampton, L I, to TITLE GUARANTEE & TRUST CO. 77th st, No 325, n s, 263 w West End av, 19x102.2. Sept 21, due &c as per bond. Sept 22, 1909. 4:1186. 20,000

Timer, Katie to Emil Lazansky. 80th st, No 171 East; 78th st, No 179 East, and 3d av, No 1096, All title. Sept 21, 1909, 3 years, 6%. 5:1509-1413 and 1399. 2,500

Timme, Edward F as trustee with John Lowden. 2d av, No 1772, e s, 101 s 93d st, 25.5x100. Extension of $14,000 mort until Aug 2, 1912, at 5%. Aug 3. Sept 23, 1909. 5:1555. nom

Tripler, Caroline to Chas R Blundell. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. Prior mort $11,000. Sept 20, 1909, 3 years, 6%. 2:432. 2,600

Same and Nellie Cawley with same. Same property. Subordination agreement. Sept 20, 1909. 2:432. nom

Tombacher, Israel J and Louis Eisenberg to TITLE GUARANTEE & TRUST CO. 111th st, No 116, s s, 138.4 e Park av, 16.8x100.11. Sept 22, due, &c, as per bond. Sept 23, 1909. 6:1638. 11,000

UNION SQUARE SAVINGS BANK with Emma B wife of and Franklin Acker. 77th st, No 151 West. Extension of $10,000 mort until Sept 21, 1910, at 4½%. Sept 21. Sept 22, 1909. 4:1149. nom

Vogel, Leo W with John Rollmann. Amsterdam av, Nos 1529 and 1535. Extension of $6,250 mort until Nov 1, 1911, at 6%. Aug 17. Sept 21, 1909. 7:1972. nom

Volz, Frank to FRANKLIN SAVINGS BANK in City N Y. Audubon av, No 255, e s, 41.10 s 178th st, 40x100.2x46.5x100. Sept 23, 1909, 5 years, 4½%. 8:2132. 35,000

Wilkenfeld, Hirsch to Jacob Blauner. 94th st, No 219, n s, 275 e 3d av, runs n 98.8 x s e 10.6 x n 12 x e 14.9 x s 100.8 to st x w 24.9 to beginning. Prior mort $18,000. Sept 20, 3 years, 6%. Sept 21, 1909. 5:1540. 3,000

Watt, Thomas L with Fredk F Brueck, Saml H Wilson, William Hoegg and Richard Cole. 7th av, Nos 711 to 715, and 48th st, Nos 168 to 176. Agreement modifying covenant in mort. Aug 31. Sept 21, 1909. 4:1000. nom

Werner, Julius with Louis Oppenheim and Theo J Jacobus. 9th av, Nos 855 and 857, w s, 55.5 s 56th st, 45x100. Extension of $8,000 mort until Aug 1, 1911, at 6%. Sept 2. Sept 20, 1909. 4:1065. nom

Weingart, Samuel and Ida Doernberg exrs &c Julius Doernberg to POUGHKEEPSIE SAVINGS BANK. Lenox av, Nos 162 to 168, e s, 25.2 n 118th st, 75.9x85. Sept 20, 5 years, 4½%. Sept 22, 1909. 6:1717. 125,000

Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 312.6 w Hamilton pl, 87.6x99.11 Sept 20, 1909, 5 years, 5%. 7:2075. 125,000

Same to same. Same property. Certificate as to above mort. Sept 20, 1909. 7:2075. —

Ziegel, Beatrice S B with Eliz and John Kuck. 117th st, No 546, s s, 456.2 e Pleasant av or Av A, 16.10x100.11. Extension of $5,000 mort until Sept 5, 1912, at 5%. Sept 8. Sept 21, 1909. 6:1715. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Ahrens, Sophie K to TITLE GUARANTEE & TRUST CO. Anthony av, No 2088, e s, 101.3 n 180th st, 24.8x97.1x24.5x95.11. Sept 16, due &c as per bond. Sept 17, 1909. 11:3156. 3,800

AMSTERDAM SAVINGS BANK with Eliz M O'Reilly. Lincoln av, s e cor 138th st, 25x100. Extension of $20,000 mort until Sept 5, 1914, at 5%. Aug 31. Sept 17, 1909. 9:2313. nom

Amos, Heinrich to Antonia Morgan. Elm pl, No 2488, e s, 189.11 s Kingsbridge road, 25.5x81.1x25x81.11. P M. Sept 1, 3 years, 6%. Sept 21, 1909. 11:3023 and 3026. 1,800

Anniren Realty Co to Louis Stern. Union av, s w cor 168th st, 41x91.1. Aug 31, 5 years, 5%. Sept 21, 1909. 10:2672. 38,000

Same to same. Same property. Certificate as to above mortgage. Aug 31. Sept 21, 1909. 10:2672.

Same and Chas Flaum and Moses S Shill with same. Same property. Subordination agreement. Aug 31. Sept 21, 1909. 10:2672. nom

Anniren Realty Co and VAN NORDEN TRUST CO with same. Same property. Subordination agreement. Sept 7. Sept 21, 1909. 10:2672 nom

Anderson, Alex to Leah K Ray. Heath av, e s, — n 230th st, also 283.1 n lands now formerly Tecca N Reed, 125x100.7. P M. Sept 21, 1 year, 6%. Sept 22, 1909. 12:3256. 5,000

Bussey, Jessie C and Christina A Bussey to Christiana E Bussey. Anthony av, e s, 75 s Prospect pl, 25x99.5x25x100. Prior mort $5,500. Sept 23, 1909, due, &c, as per bond. 11:2890. 2,000

Bird, Constant M with Jos Bird. Nelson av, e s, 150.5 n 164th st, —x—. Agreement as to share ownership in mort. Sept 20. Sept 23, 1909. 9:2512. nom

Brown, Isaac to Greenwood Cemetery. Prospect av, n w cor 167th st, 50x100. Sept 20, due Oct 1, 1914, 5%. Sept 23, 1909. 10:2680. 60,000

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*Boland, John F to Emma B Corsa. Prospect st, n s, 140 w Main st, 35x110, City Island. June 3, 5 years, 6%. Sept 20, 1909. 1,000

*Best, Joshua A to Robt Adelmann. Van Buren st, w s, 80 n Columbus av, 23.6x100. P M. Prior mort $3,800. Sept 21, installs, 6%. Sept 22, 1909. 1,200

Bell, Howard L, of Brooklyn, to Marie L and Joseph Hall exrs Thos H Hall. 241st st, n s, 135 e Katonah av, 25x100; 241st st, n s, 185 e Katonah av, 25x100; 241st st, n s, 235 e Katonah av, 25x100; 241st st, n s, 285 e Katonah av, 50x100. Five morts, each $4,000. Sept 21, 3 years, interest as per bond. Sept 22, 1909. 12:3390. 20,000

Bell, Howard Le Roy to Bronx Heights Land Co. 241st st, n s, 150 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 12:3390. 1,250

Same to same. 241st st, n s, 200 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 12:3390. 1,250

Same to same. 241st st, n s, 250 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 12:3390. 1,250

Same to same. 241st st, n s, 300 e Katonah av, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 12:3390. 1,250

Same to same. 5th av, n s, 325 e 2d st, 25x100. Sept 21, 2 years, 6%. Sept 23, 1909. 12:3390. 1,250

*Bennardo, Pietro to Melrose Realty Co (Inc). 216th st, s s, 250 w Tilden av, 25x100. Sept 4, due May 28, 1910, without interest. Sept 21, 1909. 200

Brown, Isaac to Irvine Realty Co. 167th st, s s, 113.3 w Hall pl, runs s 145.2 x w 25 x s 21.5 x w 25 x n 18.8 x w 25 x n 146.11 to st, x e 75 to beginning. P M. Prior mort $8,500. Sept 20, due, &c, as per bond. Sept 21, 1909. 10:2691. 2,700

Bowe, John J to Frederick Meyer and ano exrs John C Engel. Jennings st, No 748 (1048), s s, 58.11 e Prospect av, runs s 78.2 x e 9.4 x n 6 x e 11.1 x n 75 to st x w 21 to beginning. Sept 15, due &c as per bond. Sept 17, 1909. 11:2971. 7,000

Same to Charles Spieller. Same property. Prior mort $7,000. Sept 15, due &c as per bond. Sept 17, 1909. 11:2971. 1,000

*Buckley, Daniel to Pierre W Wildey. Amethyst av, e s, 100 n Morris Park av, 15x100. Sept 15, due Oct 22, 1910, 6%. Sept 17, 1909. 1,000

Carucci, Checchina to American Mortgage Co. Hughes av, s e cor 181st st, 127.9x50x115x51.7. Building loan. Sept 17, 1909, 1 year, 5½%. 11:3081. 36,000

Cioffi, Carmine and C W H Arnold with POUGHKEEPSIE TRUST CO. Vyse av, w s, 143.9 s 173d st, 3 lots, each 18.9x100. Subordination agreement. Sept 16. Sept 17, 1909. 11:2989. nom

Cioffi, Carmine and C W H Arnold with Commercial Finance Co of Poughkeepsie, N Y. Vyse av, w s, 143.9 s 173d st, 3 lots, each 18.9x100. Subordination of 3 morts. Sept 16. Sept 17, 1909. 11:2989. nom

Cioffi, Carmine to POUGHKEEPSIE TRUST CO. Vyse av, w s, 143.9 s 173d st, 3 lots, each 18.9x100. 3 building loan morts, each $7,500. Sept 16, 3 years, 5%. Sept 17, 1909. 11:2989. 22,500

Same to Commercial Finance Co of Poughkeepsie, N Y. Same property. 3 building loan morts, each $2,000. 3 prior morts, each $7,500. Sept 16, 3 years, 6%. Sept 17, 1909. 11:2989. 6,000

Crawford, Robert to John L Sauervein. Webster av, s e s, at s w s Woodlawn road, late Scott av, 25x100. Mar 10, given to secure performance of lease covering 882 8th av, —%. Sept 17, 1909. 12:3380. 1,000

Cohen and Eckman Corporation with DOLLAR SAVINGS BANK, N Y. Brook av, w s, 50 n 170th st, 37.6x90; Brook av, w s, 87.6 n 170th st, 37.6x90. Agreement apportioning of $50,000 mortgage so that $25,000 will be on each parcel and extension of same to Dec 1, 1912, and interest reduced from 6% to 5%. Sept 21, 1909. 11:2896. nom

Collins, John K to Mary V Sheridan. Riverdale av, No 5900, n e cor 259th st, 20x100. P M. Sept 21, 1909, 3 years, 5%. 13,-3423. 4,200

Cioffi, Carmine and C W H Arnold with POUGHKEEPSIE TRUST CO. Vyse av, w s, 143.9 s 173d st, 18.9x100; Vyse av, w s, 162.6 s 173d st, 18.9x100; Vyse av, w s, 181.3 s 173d st, 18.9x100. Subordination agreement. Sept 16. Sept 21, 1909. 11:-2989. nom

Same with Commercial Finance Co. Same property. Subordination agreement. Sept 16. Sept 21, 1909. 11:2989. nom

Cohen, Jacob to Jessie M Onderdonk. 159th st, s s, 375 e Courtlandt av, 25x100, except part for st. P M. Sept 22, 1909, 3 years, 5%. 9:2405. 4,500

*Cade, Alice M, of Galilee, Pa, to Fidelity Development Co. Matthews av, w s, 150 s Lydig av, 50x100. P M. Sept 17, 3 years, % as per bond. Sept 21, 1909. 2,520

*Chester Improvement Co to Frank Gass. 217th st, late 3d av, n s, 205 e 4th av, and being lot 363 map Wakefield, 100x114. Sept 18, 3 years, 6%. Sept 22, 1909. 2,500

*D'Arrigo, Giuseppe to Hudson P Rose Co. Cheriot st, e s, 43.5 n Meadow Drive, 25x100. P M. Aug 18, 3 years, 5½%. Sept 23, 1909. 165

Damm, Emma T to TITLE GUARANTEE & TRUST CO. Chisholm st, No 1340, e s, 58.4 s Jennings st, 16.8x75. Sept 17, 1909, due, &c, as per bond. 11:2972. 2,750

Eureka Realty Co with Hannah Lynch. Creston av, Nos 2270 and 2272. Agreement as to release from any liability for any deficiency judgment. Sept 15. Sept 22, 1909. 11:3163. nom

Ekwanok Realty Co and Vingenzo Conforti with Lizzie Van Riper. Anthony av, Nos 1733 and 1735, w s, 90.4 n 174th st, —x—. 2 subordination agreements. Sept 9. Sept 10, 1909. 11:2890 and 2891. nom

Same with same. Anthony av, No 1727, n w cor 174th st, —x—. Subordination agreement. Sept 9. Sept 10, 1909. 11:2890 and 2891. Corrects error in last issue, when property in 2d parcel was Anthony av, No 1727, n e cor 174th st. nom

Eckstein, Frank to TITLE GUARANTEE & TRUST CO. Union av, No 1054, e s, 274 n 165th st, late Wall st, 50x175, except part for av. Sept 17, 1909, due &c as per bond. 10:2679. 5,000

*Freeman, James to George Costar. Ellis av (13th st), s s, 380 w Castle Hill av (Av C), 25x103. P M. Prior mort $3,500. Sept 15, 2 years, 6%. Sept 17, 1909. 1,200

Ford, Thos J with Dora M Schrenkeisen. Perry av, No 3259, w s, 50 s Holt pl, 25x—. Agreement modifying terms of mort. July 22. Sept 17, 1909. 12:3343. nom

Flatiron Realty Co to Constant M Bird. Nelson av, e s, 150.5 n 164th st, runs e 67 x n 25.2 x w 68.3 to av, x s 25 to beginning. Sept 20, due, &c, as per bond. Sept 21, 1909. 9:2512. 5,500

Same to same. Same property. Certificate as to above mortgage. Sept 20. Sept 21, 1909. 9:2512. —

*Fetyk, Charles to Martha A Arnow. Cottage Grove av, e s, 271.5 s Guerlin pl, 25x110. Sept 20, 3 years, 6%. Sept 22, 1909. 2,000

Fleischmann, Martha L wife of and Clarence E and Sigmund J Spiehler to DOLLAR SAVINGS BANK of City N Y. Courtlandt av, No 770, e s, 48.6 s 157th st, 25x100. Sept 20, due June 1, 1910, 5%. Sept 22 1909. 9:2403. 4,300

Ford-Webster Construction Co to GERMAN SAVINGS BANK. Park av, s w cor 178th st, 41.6x79.10. Sept 22, 1909, 5 years, 5%. 11:3027. 25,000

Same to same. Same property. Certificate as to above mortgage. Sept 22, 1909. 11.3027. —

*Fischer, Geo N to Oswald Uhlmann. Bronxdale av, n e s, 26.10 s e of a 17.2 st and being lot 10 blk 48 map (No 1138) of Morris Park, 26.10x132.4x25x122.6. July 1, 3 years, 5½%. Sept 22, 1909. 500

Freund, Adolph to Edgar S Appleby and ano, trustee. Webster av, e s, 138.7 n Tremont av, 75x158.11. Sept 22, 5 years, 5%. Sept 23, 1909. 11:3027. 27,500

Goff, Patrick F with Philip J Dunn. Agreement as to probate of heirship of party 1st part as heir Mary A Peterson, decd, and to make arrangements to negotiate a mort on property of party 1st part, etc. June 1. Sept 18, 1909. 11:2839. for services 3,000

Gaines-Roberts Company to DRY DOCK SAVINGS INSTITUTION. Southern Boulevard, w s, 523 s Westchester av, 40x132.7x40x 131.1. Sept 23, 1909, due, &c, as per bond. 10:2725. 30,000

Same to same. Southern Boulevard, w s, 563 s Westchester av, 40x134.1x40x132.7. Sept 23, 1909, due, &c, as per bond. 10:2725. 30,000

Same to same. Southern Boulevard, w s, 523 s Westchester av, 40x132.7x40x131.1; Southern Boulevard, w s, 563 s Westchester av, 40x134.1x40x132. Certificate as to two morts for $30,000 each. Sept 23, 1909. 10:2725. —

Same to Fredk K Keller. Southern Boulevard, w s, 603 s Westchester av, runs w 134.1 x s 39.8 x e 8.5 and 127.1 to st x n 40 to beginning. Sept 23, 1909, 3 years, 5%. 10:2725. 30,000

Same to same. Southern Boulevard, w s, 483 s Westchester av, 40 x131.1x40x129.8. Sept 23, 1909, 5 years, 5%. 10:2725. 30,000

Same to same. Certificate as to above two morts for $30,000 each. Sept 23, 1909. 10:2725. —

*Gleason, James F to Harriet M Cokeley. Oak st, e s, 100 s Kingston av, 100x100, and being lot 116 map No 1106 of Arden property, 100x100. Sept 21, 1909, 3 years, 6%. 1,000

*Gamache, Joseph to Wm Peters. Bronxdale av, w s, 285 n Morris Park av, 50x99. Prior mort $2,000. Sept 18, due Mar 18, 1910, 6%. Sept 21, 1909. 1,000

Gerhards, Henry C to Benj Polak. 173d st, No 509, n s, 87.6 e Bathgate av, 28x75. P M. Prior mort $12,000. Sept 15, 2 years, 6%. Sept 21, 1909. 11:2921. 2,000

*Giaffoni, Francesco to Mary Bahrenburg. 215th (1st) st, s s, 300 w 6th av, and being lot 630 map Laconia Park, 25x100. Aug 30, 3 years, 6%. Sept 20, 1909. 1,000

Giugliano, Antonetta wife of and Francesco to John Haffen and ano. Villa av, n e cor 204th st, 82.6x50x81.7x50. Sept 14, 1 year, 6%. Sept 18, 1909. 12:3311. 15,000

Guggolz (William) Construction Co to Manhattan Mortgage Co. Park av, e s, 150 s 182d st, 50x141. Prior mort $——. Sept 16, due &c as per bond. Sept 17, 1909. 11:3037. 28,000

Same to same. Same property. Certificate as to above mort. Sept 16. Sept 17, 1909. 11:3037. —

Holyoke Realty & Construction Co to Ella H Holgate. Clinton av, n e cor 175th st, 19.5x90.2. Sept 15, 3 years, 5%. Sept 17, 1909. 11:2949. 14,000

Same to same. Same property. Consent to above mort. Sept 15. Sept 17, 1909. 11:2949. —

Same to same. Same property. Certificate as to above mort. Sept 15. Sept 17, 1909. 11:2949. —

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Sept 15. Sept 17, 1909. 11:2949. nom

Holyoke Realty & Construction Co to same. Clinton av, e s, 19.5 n 175th st, 19.5x90.2. Sept 15, 3 years, 5%. Sept 17, 1909. 11:2949. 8,500

Same to same. Same property. Consent to above mort. Sept 15. Sept 17, 1909. 11:2949. —

Same to same. Same property. Certificate as to above mort. Sept 15. Sept 17, 1909. 11:2949. —

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Subordination agreement. Sept 15. Sept 17, 1909. 11:2949. nom

Hunneke, Henry to Gustav F Amthor. Boston road, s e s, 3.4 s w Vyse av, 117.3x62.5 to Vyse av x116.4x1.11. Sept 20, 1909, 3 years, 5%. 11:2991. 8,000

Hein, Loretta H L to NORTH SIDE SAVINGS BANK. Southern Boulevard, w s, 318.11 n 187th st, 18.8x80.11x18.6x83.10. Sept 20, 1 year, 5%. Sept 21, 1909. 11:3115. 6,000

*Horan, Helen M to Eliz G Hafley. Broadway, w s, 265.7 n Tremont road, 29.6x87.6x25x103.2, Tremont Terrace. Sept 9, 3 years, 6%. Sept 22, 1909. 500

Hartmann, Helen to York Realty Co. Tiffany st, w s, at e s Burnet pl, 104.6x92x75.6 and being lot 218 map No 601 Westchester Co Prop of Edw T Young, Springhurst, N Y, except part for Burnett pl and Tiffany st. Sept 14, 3 years, 6%. Sept 21, 1909. 10:2737. 1,500

Haase, Martin and Geo J Lippmann and Abram Bachrach with Ferdinand G Kneer. Brook av, Nos 282 and 284. Subordination agreement. Sept 22. Sept 23, 1909. 9:2267. nom

Haase-Lippman Construction Co to Annie L Kneer. Brook av, e s, 25.1 n 139th st, 37.8x103.7x37.6x100. Prior mort $32,000. Sept 22, 4 years, 6%. Sept 23, 1909. 9:2267. 7,500

Same to same. Same property. Certificate as to above mortgage. Sept 22. Sept 23, 1909. 9:2267. —

Same to Ferdinand G Kneer. Brook av, e s, 62.9 n 139th st, 37.8x107.2x37.6x103.7. Prior mort $32,000. Sept 22, 4 years, 6%. Sept 23, 1909. 9:2267. 7,500

Same to same. Same property. Certificate as to above mortgage. Sept 22. Sept 23, 1909. 9:2267. —

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*Hallanan, Walter to John Zambetti. St Peters av, n s, 248.4 e Walker av, 75x98x75x97.1. P M. Sept 21, due, &c, as per bond. Sept 23, 1909. 4,000

Kelly St Construction Co to TITLE GUARANTEE & TRUST CO. Kelly st, w s, 180.3 n 165th st, 100x100. Building loan. Sept 22, demand, 6%. Sept 23, 1909. 10:2705. 36,000

Same to same. Same property. Certificate as to above mortgage. Sept 22. Sept 23, 1909. 10:2705. nom

Krumdieck, Wm F and Fredk C Jr to EMIGRANT INDUSTRIAL SAVINGS BANK. Fox st, n w cor 165th st, runs w 50.2 x n 89.9 x w 43.8 x n 25 x e 100 to Fox st, x s 111 to beginning. Sept 21, 1909, 3 years, 4½%. 10:2717. 7,000

Same to Geo W Kraatz. Same property. Prior mort $42,000. Sept 21, 1909, 5 years, 6%. 10:2717. 7,500

Kaplan, Israel with James W B Rockwell exr Wm B Rockwell. 146th st, No 681, n s, 225 e Willis av, 25x100. Extension of $5,000 mort until Jan 1, 1913, at 5%. Sept 21, 1909. 9:2291. nom

Karl, John to TITLE INS CO of N Y. Road leading from Highbridge to Fordham, e s, at n s Croton Aqueduct Appropriation, runs n e 80.9 x s e 211.2 x s w 66 x — x n w 70 to road x n e 201.10 to beginning, contains 1 4-100 acres, except part for Sedgwick av, Undercliff av, Lind av and Aqueduct av; Aqueduct av, w s, 300 s land formerly Mrs Wheeler, runs w 199.1 to e s Undercliff av, thence on angle 164 thence on angle to left 205.6 to Aqueduct av x n 114.2 to beginning, contains 611-1,000 acres, except part for Sedgwick, Undercliff, Lind and Aqueduct avs. Sept 20, 1909, 3 years, 5½%. 9:2533. 8,000

Luke, Jos C to Rowena M Southworth. Prospect av, w s, 84 n Oakland pl, 19.9x100x22.9x100. Sept 10, due &c as per bond. Sept 17, 1909. 11:3094. 4,500

*Landgrebe, Anton to Katharina Tipple. Tremont av, s e cor Taylor av, and being lots 137 to 139 map 370 lots McGraw estate, 85.6x35 to McGraw av x75x76.2, except part for av. P M. Sept 16, 3 years, 5½%. Sept 17, 1909. 1,800

Lee, Wm R to Chas J Lane. 166th st, No 834, s s, 31.6 e Franklin av, 37.6x100.3. Sept 17, due &c as per bond. Sept 18, 1909. 10:2609. 4,000

*Langdon, Mina with Augusta A Jefferis. Lots 44 and 45 map No 1 South Vernon Park, Cranford property. Subordination agreement. Sept 7. Sept 18, 1909. nom

*Lilly, Andrew F to James F Moore. Byron st, e s, 225 n Kossuth av, 25x98.11x25x100.5. P M. Prior mort $3,750. Sept 18, 2 years, 6%. Sept 21, 1909. 750

LAWYERS TITLE INS & TRUST CO with Steinmetz Construction Co. Vyse av, w s, 225 n 172d st, 25x100. Extension of $5,750 mort until Aug 20, 1912, at 5%. Aug 20. Sept 20, 1909. 11:2989. nom

Lynch, Hannah to Eureka Realty Co. Creston av, No 2272, e s, 93 s 183d st, 16.8x89.6. P M. Prior mort $——. Sept 15, 3 years, 5%. Sept 22, 1909. 11:3163. 1,500

Same to same. Creston av, No 2270, e s, 109.8 s 183d st, 16.8x 89.6. P M. Prior mort $——. Sept 15, 3 years, 5%. Sept 22, 1909. 11:3163. 1,500

Mosholu Realty Co to Jas B Kilsheimer Jr. 168th st, n s, 95 w Grand Boulevard and Concourse, 100x124x101x138. Aug 10, 2 years, % as per bond. Sept 17, 1909. 9:2466. 1,000

Same to same. Same property. Consent as to above mort. Aug 10. Sept 17, 1909. 9:2466. ——

Same to same. Same property. Certificate as to above mort. Aug 10. Sept 17, 1909. 9:2466. ——

Same to same. Same property. Secretarys certificate as to above mort. Aug 10. Sept 17, 1909. 9:2466. ——

Mountain Construction Co to Mary S Croxson. College av, s e cor 165th st, runs e 192.11 to Findlay av x s 90.5 x w 191.5 to College av x n 77.3 to beginning. Sept 15, 1 year, 6%. Sept 17, 1909. 9:2432. 45,500

Same to same. Same property. Consent to above mort. Sept 15. Sept 17, 1909. 9:2432. ——

Same to same. Same property. Certificate as to above mort. Sept 15. Sept 17, 1909. 9:2432. ——

Malcolm (Thomas D) Construction Co to Annie Malcolm. Woodycrest av, s e cor 166th st, 50x100x62.6x100.9. Sept 17, 1909, 2 years, 6%. 9:2509. 6,000

*Murphy, Thos F to Fidelity Development Co. Lydig av, n e cor Muliner av, 200 to Bogart av x150. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 19,200

*McGregor, James R of Boston, Mass, to Pierre W Wildey. 173d st, e s, 225 n Gleason av, 25x100. Sept 3, 3 years, 6%. Sept 17, 1909. 1,000

*Melrose Realty Co to Arthur J Mace and ano, exrs Malinda G Mace. Elm st, n w cor Beech av, 50x100, Laconia Park. P M. Sept 22, 3 years, 6%. Sept 23, 1909. 450

*Same to same. Beech av, n s, lots 142 and 143 map Laconia Park, 50x100. P M. Sept 22, 3 years, 6%. Sept 23, 1909. 450

*McCrain, Joseph to Amand Durieux. Cedar st, e s, 133 n Boston Post road and being lots 100 to 105 revised map Seneca Park, 150x90. P M. Sept 22, 3 years, 5½%. Sept 23, 1909. 1,500

Miller, Stephen and Chas and Henry G Uhlig and Wm and August E Busing and Emil J Fuhrman with LAWYERS TITLE INS & TRUST CO. Alexander av, No 223. Subordination agreement. Sept 16. Sept 18, 1909. 9:2313. nom

Miller, Stephen to LAWYERS TITLE INS & TRUST CO. Alexander av, No 223, w s, 20 n 137th st, 26.8x75. Sept 15, 5 years, 5%. Sept 18, 1909. 9:2313. 11,000

Malcolm (Thos D) Construction Co to Annie Malcolm. Woodycrest av, s e cor 166th st, 50x100.9. Certificate as to above mort. Sept 17. Sept 18, 1909. 9:2509. ——

*Mackay, Pauline A, of Brooklyn, to Kath L Butler. Unionport road, late road to Unionport, w s, 110 s Walker av, late road from Westchester to West Farms, runs w 115.6 x s 25 x e 122.7 to road, x n 25.11 to beginning. Sept 20, 5 years, 6%. Sept 21, 1909. 2,000

Mayer, Max to LAWYERS TITLE INS & TRUST CO. 135th st, No 444, s s, 450 e Willis av, 16.6x100. Sept 22, 1909, 5 years, 5%. 9:2279. 4,000

Mountain Construction Co to Fredk N Du Bois and ano. 188th (Bayard) st, s s, 32 w Bathgate av, 20x89.6, except strip 0.1½. Prior mort $——. Sept 3, 3 years, 6%. Sept 22, 1909. 11:3057. 3,000

Same to same. 188th st, s s, 52 w Bathgate av, 20x89.6, except strip 0.1½. Prior mort $——. Sept 3, 3 years, 6%. Sept 22, 1909. 11:3057. 3,000

Muller, Annie M J to Gabriel Fensterer. Bainbridge av, No 3040, e s, 333.2 s Woodlawn road, 16.10x100. Sept 18, 3 years, 5%. Sept 20, 1909. 12:3334. 4,500

Manfredo, Pasquale to Henry Elias Brewing Co. Arthur av, No 2331. Saloon lease. Sept 17, demand, 6%. Sept 22, 1909. 11:3065. 500

*MOUNT VERNON TRUST CO and Adelaide Burlando with Goodwin Brown as committee Madeline Nilles. Barnes av, w s, 127.5 s 215th st, 25.6x53.2x25x48.3. Subordination agreement. Sept 10. Sept 22, 1909. nom

*Same with same as committee Annie Kearns. Barnes av, w s, 152.11 s 215th st, 34.6x60.3x27.3x53.2. Subordination agreement. Sept 10. Sept 22, 1909. nom

*Murphy, Thos F to Fidelity Development Co. Lydig av, n e cor Muliner av, 200 to Bogart av, x150. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 19,200

*Noack, Ernst to Jacob Rust. Columbus av, s s, 424 w Bronxdale av, 36.2x41.10x39.7x47.6. Sept 15, due July 1, 1910, 5%. Sept 20, 1909. 250

*O'Hara, David G and John J to Julia L Gerding. 205th st, n e cor Timpson st, 100x100, Adee Park. Sept 22, 1909, 3 years, 6%. 3,500

*Penfield, Wm W to Augusta A Jefferis. St Ouens pl, s s, at w s lane running from St Ouens pl to Bronx pl, 100x100; St Ouens pl, s s, lots 40 and 41 map No 1 South Vernon Park, Cranford property, 50x100. Sept 1, 3 years, 5½%. Sept 18, 1909. 6,000

*Same to Mina Langdon, St Ouens pl, s s, lots 40 to 43 same map. 100x100. Prior mort $6,000. Sept 7, due Oct 1, 1910, 6%. Sept 18, 1909. 2,300

*Penfield, Wm W to Phebe Crawford and ano, admrs Mary E Van Zandt. Marian st, w s, 217 n 241st st, lots 308 and 309 map Washingtonville, 100x100, except part for sts. Sept 20, due July 1, 1912, 5%. Sept 23, 1909. 2,500

*Same to Sarah A Wright, 241st st, s s, 50 w Mathilda st and being lot 203 same map, 50x100. July 1, 3 years, 6%. Sept 23, 1909. 1,500

Peterson, John R to TITLE GUARANTEE & TRUST CO. Daly av, e s, 200 n 176th st, 25.3x150.11. Sept 16, due &c as per bond. Sept 17, 1909. 11:2992. 7,000

Same to same. Daly av, e s, 225.3 n 176th st, 25.4x150.11. Sept 16, due &c as per bond. Sept 17, 1909. 11:2992. 7,000

Peterson, John R to TITLE GUARANTEE & TRUST CO. Daly av, e s, 166.8 n 176th st, 33.4x150.11x43x152.7. Sept 16, due &c as per bond. Sept 17, 1909. 11:2992. 8,000

Patton, Edna A to Wm J Hoe. Tee Taw now Webb av, e s, 297.8 s 190th st, 24.11x91.11x24.7x84.10. Sept 16, 3 years, 5%. Sept 17, 1909. 11:3219. 5,000

Quinlan, Ellen M to Kath D Arnold. Austin pl, n w s, 231.2 s w 147th st, 100x100. Sept 17, 3 years, 5½%. Sept 23, 1909. 10:2600. 2,000

Rosenwasser, Harry and Morris to TITLE INS CO of N Y. Jackson av, No 1155, n w cor Home st, 27.6x89.5 to Boston road x29.11x101.5. Sept 20, 1909, 5 years, 4½%. 10:2652. 25,000

*Reiner, Nathan to Louis L Kahn. Plot begins 490 e White Plains road at point 375 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Sept 20, 1909, 3 years, 6%. 500

Rosenberg, Ike to Isaac H Rosenberg. Wendover av, No 778, s s, 137.6 e 3d av, 37.6x131x37.6x131.9. Sept 17, 3 years, 5%. Sept 18, 1909. 11:2928. 33,000

Same to same. Wendover av, No 776, s s, 100 e 3d av, 37.6x 131.9x37.6x132.5. Sept 17, 3 years, 5%. Sept 18, 1909. 11:2928. 33,000

Roos, John G, Annie A Bucknam and Lillie D Krummell, Sophie F Young and Sophia Roos with Emily Roos. Grote st, No 998, s w s, abt 6 w Prospect av, 120.9x196.3 to n e s Garden st or av, x100x128, except part for Grote st. Extension of $4,000 mort until Sept 22, 1914, at % as per bond. Sept 22, 1909. 11:3100. nom

Schneider, Sophia to Wm F Schneider. Webster av, No 1357, w s, 286.5 s 170th st, 25x90, and being lot 54 map property of Wm E M Zborowski. P M. Prior mort $8,000. Sept 18, 3 years, 6%. Sept 20, 1909. 11:2887. 5,000

Stransky, Maurice to DOLLAR SAVINGS BANK. Walton av, e s, 117.1 s Burnside av, 75x100. Sept 20, due Dec 1, 1912, 5½%. Sept 23, 1909. 11:2829. 5,000

Streeter (Chas T) Construction Co to Greenwich Mortgage Co. 182d st, n s, 100 e Park av, late Railroad av, 100x100. Certificate as to mort for $32,450. Sept 10. Sept 18, 1909. 11:3038. ——

Sheridan, Frank J to AMERICAN SAVINGS BANK. Sedgwick av, n w s, 490.1 n e Perot st, runs n w 80.1 x n e 25.7 x n e 49 x s e 50.4 x s 14 to av x s w 37.11 to beginning. Sept 17, 5 years, 5%. Sept 18, 1909. 12:3254. 5,000

Steinmetz Construction Co to John Pagendorn. Vyse av, No 1547, w s, 250 n 172d st, 25x100. Sept 16, 2 years, 6%. Sept 17, 1909. 11:2989. 1,500

Simon, Mary to Edgar S and John S Appleby as trustees. Pelham (Union) av, n e cor Hughes av (Frederick st), runs n 232.5 x e 87.6 x s 75 x e 12.6 x s 137.7 to n s of av x w 101.10 to beginning. Sept 20, 1909, 3 years, 5½%. 12:3273. 20,000

Spindel, Hyman to Minnie Mazziotta. 142d st, No 434, s s, 320 e Willis av, 15x100. P M. Prior mort $4,000. Sept 18, installs, 6%. Sept 21, 1909. 9:2286. 1,000

*Sabatino, Maria D to Hudson P Rose Co. Eastchester road, e s, about 555 s Saratoga av, 25x122.6x25x123, and being lot 7 map (No 1130) of 327 lots of Hunter Estate. P M. Sept 15, 3 years, 5½%. Sept 21, 1909. 735

Smith, Mary to Andrew J Provost, exr, &c, John Hillyard. Kingsbridge av, No 3724, w s, 228 n 234th st, 50x100. Sept 18, due, &c, as per bond. Sept 22, 1909. 13:3406. 3,500

Thorn, Thomas H to James H Grace. Grand av, n e cor 192d st, 50x100. Sept 23, 1909, due, &c, as per bond. 11:3205. 10,000

Tulare Realty Co to Oliver E Davis. Intervale av, e s, 212.5 n Freeman st, 50x88.9x50x100.3. Sept 21, due, &c, as per bond. Sept 22, 1909. 11:2976. 1,500

Same to same. Same property. Certificate as to above mortgage. Sept 21. Sept 22, 1909. 11:2976. ——

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*Taylor, Fanchon wife of Wm H, of Brooklyn, N Y, to Howard O Wood. Road leading to Sillicks Landing, — s at stone marked "E," running along road to Eastchester Creek x — to stone marked "A" x s — to beginning, contains 21 acres, except part taken for proposed improvement of Eastchester Creek, contains 1 1-10 acres. Sept 21, 3 years, 6%. Sept 22, 1909. 7,500

Winnie Realty & Construction Co to Jacob Leitner. Fox st,s w cor Intervale av, 33.3x70.3x65x74.9. Certificate as to mort for $25,000. Sept 15. Sept 22, 1909. 10:2709.

Same to same. Intervale av, s s, 74.9 w Fox st, 40.3x123.6x irreg x70.3. Certificate as to mort for $19,000. Sept 20. Sept 22, 1909. 10:2709.

Winnie Realty & Construction Co to Abraham Jacobi. Fox st, s w cor Intervale av, 33.3x65x70.3x74.9. Sept 15, 5 years, 5%. Sept 22, 1909. 10:2709. 25,000

Same to same. Intervale av, s s, 74.9 w Fox st, runs w 40.3 x s 123.6 x e 7 x n 33.4 x e 28 x n 70.3 to beginning. Sept 21, 5 years, 5%. Sept 22, 1909. 10:2709. 19,000

*Werner, Theo to Fidelity Development Co. Bogart av, w s, 322.5 s Bronx and Pelham Parkway, 75x100. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 5,000

*Same to same. Bogart av, w s, 397.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 2,650

Same to same. Bogart av, w s, 222.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, % as per bond. Sept 21, 1909. 3,500

*Weaver, Harold B, of New Rochelle, N Y, to Fidelity Development Co. Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x50x150. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 8,000

*Same to same. Bronx and Pelham Parkway, s w cor Muliner av, 25x155.10x25x157.4. P M. Sept 3, 3 years, % as per bond. Re-recorded from Sept 18, 1909. Sept 21, 1909. 5,500

*Warwick Realty & Construction Co to Alexandrina Robertson. Odell av, w s, 100 s 205th st, 25x100. July 9, due Jan 9, 1910, 6%. Sept 20, 1909. 500

Weinberg, Fanny to Myron Sulzberger. 134th st, No 370, s s, 206.6 w Willis av, 25x100. Prior mort $6,250. Sept 15, due Dec 18, 1909, 6%. Sept 20, 1909. 9:2296. 500

*Weaver, Harold B of New Rochelle, N Y, to Fidelity Development Co. Bronx and Pelham Parkway, s w cor Muliner av, 25x 155.10x25x157.4. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 5,500

*Same to same. Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x50x150. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 8,000

*Werner, Theodore to Fidelity Development Co. Bogart av, w s, 222.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 3,500

*Same to same. Bogart av, w s, 322.5 s Bronx and Pelham Parkway, 75x100. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 5,000

*Same to same. Bogart av, w s, 397.5 s Bronx and Pelham Parkway, 50x100. P M. Sept 3, 3 years, interest as per bond. Sept 18, 1909. 2,650

White, Eliz M to Wm F Mattes. Valentine av, e s, 34.11 s 184th st, 28x90, with all title to land in Clark st in front of above. Prior mort $——. Aug 27, 3 years, 6%. Sept 17, 1909. 11:3146. 1,000

Wendover Hall Co to John S Appleby. Wendover av, s s, 26 e Brook av, 75x104.3x75x104.8. Prior mort $32,500. Sept 16, due Nov 6, 1914, 5½%. Sept 17, 1909. 11:2895. 5,000

Same to same. Same property. Certificate as to above mort. Sept 16. Sept 17, 1909. 11:2895.

*Zuelch, George to Goodwin Brown as committee Madeline Nilles. Barnes av, w s, 127.5 s 215th st, 25.5x53.2x25x48.3, Wakefield. Sept 17, 1909, due &c as per bond. 2,880

*Same to same as committee Annie Kearns. Barnes av, w s, 152.11 s 215th st, 34.6x60.3x27.3x53.2. Sept 17, 1909, due &c as per bond. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 16.

113th st, No 310 West. Mary J Kissam agt Annie Fay; Gannon, Seibert & Riggs, att'ys; Alexander Brough, ref. (Amt due, $7,806.21.)

Pearl st, Nos 187 & 189. Mabel R Cushing agt Julia D Martin; W Irving Taylor, att'y; Percival H Gregory, ref. (Amt due, $13,208.02.)

Sept. 17.

No Judgments in Foreclosure Suits filed this day.

Sept. 18.

158th st, n s, 375 w Amsterdam av, 50x99.11. Johanna Seft agt Jennie Lyman; Spiro & Wasservogel, att'ys; Noah A Stancliffe, ref. (Amt due, $5,514.72.)

Sept. 20.

Mangin st, No 29. Annie Koplik agt Isaac Levy, Max Silverstein, att'y; Edw D Dowling, ref. (Amt due, $14,363.48.)

Morris av, w s, 250 s 184th st, 75x204.5 to Walton av, x75x203.9. Samuel A Archibald agt Michael E Foody; Henry D Patton, att'y; Vincent Millaney, ref. (Amt due, $3,032.50.)

Brook av, Nos 1102 & 1104. Cartherine E Neher agt Nicolaus Blum; Wm H Seibrecht, Jr, att'y; James Kearney, ref. (Amt due, $1,593.81.)

Same property. Same agt Jacob Blum; same att'y; same ref. (Amt due, $2,097.25.)

Grant av, n s, 205 w Unionport rd, 25x100. Michael Policastro agt Giovanni Puppo et al; Adolph & Henry Bloch, att'ys; John C Hoenninger, ref. (Amt due, $2,464.55.)

97th st, No 329 East. Henry L Goldin agt Abram Spanner et al; Simon & Asher, att'ys; Adolph Stern, ref. (Amt due, $2,407.73.)

St Anns av, No 427. Bernard Vogel agt Simon Nachemson; Strasbourger, Eschwege & Schallek, att'ys; Edw L Parris, ref. (Amt due, $11,232.05.)

Sept. 21.

Lots 79 to 83, map of Village of Williamsbridge. Title Guarantee & Trust Co agt Sound View Realty Co; Harold Swain, att'y; Stephen Callaghan, ref. (Amt due, $9,143.17.)

Sept. 22.

148th st, n s, 100 e Courtlandt av, 25x105.3. Wm W Moore agt Wm M Small; Scharps & Scharps, att'ys; Morris Koenig ,ref. (Amt due, $1,537.)

106th st, No 311 East. Gertrude K Brenner agt Michele Lasala et al; Alfred L Bullowa, att'y; James Kearney, ref. (Amt due, $4,583.66.)

LIS PENDENS.

Sept. 18 and 20.

No Lis Pendens filed these days.

Sept. 22.

Chrystie st, No 232.

Houston st, No 119 East.
Orazio La Cagnina agt Max Hart et al; action to foreclose mechanics lien; att'ys, Frankenthaler & Sapinsky.

63d st, No 105 East. Eugene Glucksman agt Emma B Lyman et al; action to foreclose mechanics lien; att'y, J Friedman.

Sept. 23.

62d st, s s, 100 w 3d av, 20x100.5.

Topping st, e s, lot 94, map of Village of Mount Hope, Bronx.
Samuel E A Stern et al agt Emma J Lichtenberg et al; partition; att'y, H B Singer.

156th st, n s, 200 e Broadway, 275x95.11. Nathan Reisler et al agt Louis Meryash et al; action to foreclose mechanics lien; att'ys, Wilkenfeld & Abrams.

14th st, No 250 West. John Potterfield agt Victoria E Manzenedo et al; action to foreclose mechanics lien; att'y, W R Hill.

35th st, Nos 247 & 249 East.

100th st, No 156 East.
Mark J Kelashen agt Max M Pullman et al; action to set aside deed; att'ys, Bogart & Bogart.

Sept. 24.

20th st, No 321 East.

6th st, — s Lot 49, map of Estate of Nicholas J Stuyvesant, Bronx.

3d av, w s, 25 s 16th st, 52x100.

20th st, s s, 119.6 e 1st av, 80x92.

87th st, No 341 West.
Joseph S Woodhouse et al agt Claiborne O Woodhouse, Jr, et al; partition; att'y, I B Stewart.

Mapes av, s w cor 179th st, 75x145. Minor O Russ agt John B Westervelt; specific performance; att'y, S Mork.

18th st, n s, 188 e Av B, 25x95 and property in Kings County. Sigmund Semmel agt Mendel Pollack et al; action to set aside deed; att'y, J Gans.

FORECLOSURE SUITS.

Sept. 18.

123d st, No 425 East. Annie Draper agt Annie Friedman et al; att'ys, Wesselman & Kraus.

3d av, No 807. National Academy of Design agt Frank B Morehouse et al; amended; att'ys, Phelps, Evans & East.

Sept. 20.

100th st, n s, 137.6 w 1st av, 37.6x100.11. State Bank agt Samuel Kadin et al; att'y, J A Kohn.

Stanton st, s s, 82.11 e Chrystie st, 17.9x75.1x 17.9x75.3. Karl M Wallach agt Chain W Dicker et al; amended; att'y, S J Lieebskind.

149th st, No 400 West. Germania Life Ins Co agt John F Cockerill et al; att'ys, Dulon & Roe.

Mott st, Nos 302 & 304. Lawyers Mortgage Co agt Michael Brigante Co et al; att'y, G Cary.

Sept. 22.

124th st, n s, 80.6 w 2d av, 28x100.11. Lillie B Lilienthal agt Mary A Costello et al; att'y, S Wechsler.

39th st, No 56 West. Warren McConihe agt Benjamin B Davenport et al; att'y, W McConihe.

133d st, n s, 550 e Cypress av, 100x103.6. Michael Trenberger agt Louis Bornstein et al; att'y, F Schaeffler.

Av St Nicholas, Nos 945 to 949. Empire City Savings Bank agt Edw R Cohn Realty Operating Co et al; att'y, C W Dayton, Jr.

12th st, s s, 180 s e 2d av, 22x103.3.

12th st, s s, 210 s e 2d av, 33x103.3.

12th st, s s, 243 s e 2d av, 33x103.3.

12th st, s s, 276 s e 2d av, 17.9x94.

12th st, Nos 310 to 316 East.
Catharina Ernst et al agt Simon Uhlfelder et al; att'y, M C Gross.

102d st, No 60 East. Leo H Klughers admr agt Moritz Adler et al; att'ys, Strouse & Strauss.

Brook av, w s, 75 s 144th st, 50x90.

Brook av, w s, 125 s 144th st, 25x90.
Julia McLaughlin agt Hugh Colwell et al; att'ys, Earley & Carstarphen.

103d st, No 231 East. State Bank agt Barbara Tischler et al; att'y, W T Kohn.

137th st, No 610 East. Max Schrier agt Doctor Herzl Assn; att'y, H Kuntz.

185th st, n s, w ½ of lot 59, map of Bassford Estate, Bronx. Stephen J Twohig agt Olga M Herrmann et al; att'y, E F Moran.

182d st, s s, 156.3 e Washington av, 18x89.5x irreg. Eva Bschaidner agt Hillside Realty & Construction Co et al; att'y, R C Schaider.

127th st, No 307 West. Rachel Newman agt Joseph Ettlinger et al; amended; att'ys, Aaronstamm & Chorosh.

Sept. 23.

Park av, No 1691. Rosalie J Kumpf agt Katie M Soles et al; att'y, T W Butts.

185th st, s s, 150 e Amsterdam av, 50x79.11. Seitz Realty Co agt Harry L Hill et al; att'y, M H Hayman.

Cherry st, No 222. Jacob Scheer et al agt Max Wolfer et al; att'y, L A Jaffer.

Cannon st, e s, 75 s Stanton st, 34.4x100. Gustav Lange agt Max Friedman et al; att'y, G Lange, Jr.

Main st, e s, adj land of William Cooper, 29.7x 185. Max Aronson et al agt Geo H Ehrgott et al; att'y, H G Loew.

Sept. 24.

127th st, No 70 East. Edw D McManus et al agt Simon Wolk et al; att'y, W B Marx.

121st st, s s, 100 e 1st av, 25x100.11. Thomas F Marks et al agt Jacob Boss; att'ys, Wells & Snedeker.

Lispenard st, Nos 23 & 25. Chas E Manierre agt Chas F Linde et al; att'y, H Swain.

Washington av, n e cor 188th st, runs n 352.11 to 189th st, x e 230 x s 352.11 x w 230 to beg. City Real Estate Co agt Archibald J McFarland et al; amended; att'y, H Swain.

Madison st, No 239. Louis Pades agt Sarah Krieger et al; att'y, S N Freedman.

133d st, No 171 West. Daniel Houlihan agt Mirror Realty Co; amended; att'y, W E Morris.

Mulberry st, Nos 280 & 282. Lawyers Mortgage Co agt Michael Brigante Co et al; att'y, G Cary.

Henry st, Nos 287 & 289. Jacob Fischel agt Isidore Cuba et al; att'y, H M Flateau.

Lots 158 & 159, map of part of Schieffelin Estate, Bronx. Robert N Quinn agt Helen A Dexter et al; att'y, E Sweeney.

Lots 98 to 100, 105 to 107, map of a part of Schieffelin Estate, Bronx. Robert N Quinn agt Louis Weinstock; att'y, E Sweeney.

Lots 190, 183, 68, 153 & 154, map of part of Schieffelin Estate, Bronx; five actions. Robert N Quinn agt A Shatzkin & Sons, Inc; att'y, E Sweeney.

Lots 117 & 118, map of property of Sisters of Charity on So Boulevard opposite Country Club, Bronx. Chas V Gabriel agt Jacob Kamholz et al; att'y, B E Rabell.

138th st, No 613 East. Henry H Jackson agt Esther Schein; att'y, S H Jackson.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Sept.

21 Altschuler, Simon J et al—L Schneider. 3,620.62

21 Abate, Annie et al—C Jacobs 192.41

22 Arlitz, Oscar C—Ben Spier Co.....64.66

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

23 Arnstein, Max C—A Levy et al.....52.91
23 Arendt, Frederick J—Frederick Holiender & Co 265.21
23 Arthur, David—Brown Green Co.....13.58
23 Alexander, Louis——the same 10.31
24 Arthur, David Jr—Edward Thompson Co. 337.58
18 Bachrach, William—Press Pub Co.....$35.59
18 Bennett, Harry W—M Maas 366.91
18 Banker, Pansy D & Albert A—M E Cooke. 454.42
20 Boyes, Wm H—D A Schulte 74.65
20 Brown, Wm W—Nathan & Hurst Co, Inc. 92.01
20 Becker, Joseph et al—Manhattan Rolling Mill 214.74
20 Baker, Benjamin I—F H Brown et al.31.11
20 Borden, Glenworth D—Barnes & Smits.46.00
20 Blum, Henry—J Well.....60.58
20 Berger, Emil—J Fleischauer 902.00
20 Braun, Herman E—H Kramer et al.....83.14
20 Biloon, Louis et al—R Raskin et al....169.84
21 Braaf, Morris—D J Allen Co.....115.81
21 Bassinger, Bella—G K Moore 347.91
21 Barnard, Oliver H—McCready Beals Co.91.81
21 Borgenski, Leon J—R Meyer.....126.86
21 Burgoyne, Henry D—R W Bernard.....89.91
21 Braun, Nettie et al—Thornton Bros Co..61.91
22 Bible, Harry W—Landay Bros 46.27
22 Bell, Robert P—W J Kinsley.....59.41
22 Blitman, Max—M Zimmerman Co.....123.49
22 the same——the same 483.79
22 Ball, Sarah—J Sebel 40.10
22*Beach, Edw A et al—A Phyfe 172.71
22 Brittingham, Beverly M—C Weinberg et al. 68.68
22 Beihoff, George L B Meyer 78.41
22 Balch, Howard K—Burnham & Phillips.79.41
22 Barry, Richard—B F Mundy.....231.07
23*Berkowitz, Harry et al—S Kaplan.....169.65
23 Barrett, Wm J—S Hellinger 84.96
23 Berriman, Nathan E—Robert Reis & Co. 176.41
23*Brainin, Harry et al—S Wasinsky.....26.15
23 Barone, Antonio—H B Rosenson.....117.32
23 Boyle, Agnes G* & James T—Judkins & McCormick Co 183.17
23 Berel, Arthur—S Post 532.97
24 Barnett, Louis—J E Bates et al.....133.16
24 Beerman, Daniel C—Edward Thompson Co. 174.32
24 Boeck, Alfred A—J J Weiss et al.....64.72
24 Boegli, Gottlieb—Frank Richards Laundry & Supply Co.....64.24
24 Braisted, Samuel V—F Ohmeis 146.82
24 Barnett, Abraham M—M Oppenheimer et al 24.31
24 Blum, Eugene et al—F N Du Bois et al.211.02
18 Carington, Henry O—N McBride.....110.59
18 Churchill, Chas E—A M Goodwin.....172.43
20*Clark, Chas A et al—S C Dickinson....140.40
20 Cohen, Aaron—H Kramer et al.....127.75
21 Conti, Thomas O et al—J N Francolini.65.87
21 Chegnay, Arthur T—A Tischer.....65.90
21 Campagna, Louis—M Reader et al.....249.84
21 Caird, Jennie L—G Evans 130.15
21 Clarke, Chas L—P Hano 195.47
21 Cascio, Salvatore—G B D'Alessio et al. 280.51
21 Cooper, James—G Yoerser 193.40
21 Cohen, Kopple—Schwarzschild & Sulzberger Co.....34.72
21 Cohn, Bessie—L Goldberg 401.89
21 Cornish, Geo H—Chas W Aschenback Co. 60.39
22 Cohen, Samuel et al—I Lickumovitz.....71.61
22 Cooperman, Philip S—H Talansky.....92.65
22 Cohn, Abraham—E K Browd.....86.71
22 Cohen, Max—M F Clemmons.....60.72
22 Cady, James C & John C Jr—M Goldstein. 99.48
22 Cary, Harry L—Burnham & Phillips....59.66
23 Conrie, Arthur J—Adelphia Silver Co..191.01
23 Cunningham, Symphoriam—A Hausen ..38.67
23 Coe, Wm H-H M Blackmer 2,288.93
23 Cortelyou, Chas F—W J King.....44.65
23 Chanavas, Paul J & Paul E—S H Baer.292.62
24 Cascone, Carolina—G Perazzo.....106.41
24*Cullison, Webster et al—A F Wainwright. 1,115.10
24 Cothern, Frank H—Edward Thompson Co. 94.03
24 Cohen, Louis—M Swirsky.....87.91
18 Diosy, Helene—Electrical Accessaries Co. 31.41
18 Dempewolff, Augustus F—G L Bieger..103.60
20 Duncan, Henry S et al—S C Dickinson.140.14
20 Dellon, George—A Palmer 256.11
20 Duran, Fernando et al—L Loos et al..113.21
20 Doyne, Simon et al—R Raskin et al....169.84
21 Doe, John et al—Beaver National Bank.680.03
21 Downing, Chas J—Seamless Rubber Co. 217.58
22 Doggers, Alice L et al—A Phyfe 172.71
22 Delaney, James—N Brogen 42.65
22*De Giers, Francis J et al—J G Baker..324.60
22 the same——the same 625.19
22 Domenico, Mariano—Lorenzo G Bozzo & Co. 53.21
23 Dunlop, Mrs Hilda L—F I Kunkelman et al. 219.91
23*Daus, Adolph et al—George F Moore, Inc. 239.83
23 Docktor, Benjamin—S Strauss 57.64
24 Davidson, Mattie—S Leavitt.....93.11
24*Doe, John et al—N N Finkelstein.....29.51
24 Dresser, D Le Roy—L C Weinstock...440.17
24 De Carlo, Filomena—G Squires 169.45
24 Duncan, Walter J—A Powell et al.....57.56
18 Eichner, Nathan—M A Lawson.....692.85
20 Earl, Joseph D—F H Brown et al.....86.47
20 Eagone, Frank & Cornelia—L S Gotthelf. 161.91
20 Eisenberg, Isidor et al—D J Allen Co..27.56
21 Essig, Geo J—German Grobb & Son.....77.41
22 Entine, Samuel & Jacob—J Brand et al. 142.67
23 Eaton, Geo F—Crown Ribbon & Carbon Mfg Co 66.12
23 Eysler, Jacob—A Levy et al.....33.18
24 Ernst, Walter J—M Speiser.....39.49
24 Euell, Geo R—D Brown 60.31
24 Eppley, Francis M—Edward Thompson Co. 129.98
24*Etherington, et al—Cross ,Austin & Ireland Lumber Co.....495.65
20 Falke, Herbert—Mann Bros Jewelry Mfg Co. 149.06
20*Fauth, Alfred et al—Henry Glass & Co.408.33
20 Fraser, Thomas H et al—Peoples Trust Co. 617.51
20 the same——the same 626.21
20 Feinstein, Jennie—M Rose et al.....204.94
20 Fitspatrick, William—W J Quinlan....75.82
21 Freedman, Jacob S—Press Pub Co....17.56
23 Friedman, Benie—J Maryanov 83.07
23 Farret, Helga D—T J Maxwell.....2,172.41
23 Fein, Littman* & Meyer* et al—H Simon et al 65.40
23 Field, Lemuel E—A P Smith.....155.35
23*Federico, Baldassare et al—N Rao.....62.81
24 Fellows, Sarah L—G Hinrichs 89.81
24 Freese, John H—Edward Thompson Co.99.58
24 Finger, Samuel—W Karp et al.....84.56
18 Graf, Benne* & Charles—T M McCarthy et al. 36.71
18 Griesemar, John A—H J Mason.....236.46
18 Gray, Edw F—Columbia College Dramatic Society 312.52
20*Goldman, Abraham & Louis—P I Farber. 147.87
20 Giffan, Abraham—B Burgheimer et al..72.62
20 Goldberg, Louis—Manhattan Rolling Mill. 214.74
20 Gaertner, Jacob or Gartnet—W F Clemmons 66.08
20*Grether, Wm W et al—Henry Glass & Co. 408.33
20 Glendenning, Georgiena—H G Khouri..202.84
20 Gubitosi, James—A Marous.....39.64
20 Gottesgen, Louis—J M Gans et al.....39.91
20 Gomzales, Ricardo et al—L Loos et al.113.21
21 Galbreth, Alfred—J Knoll 62.08
21 Greff, Harry et al—L Schneider....3,620.62
21 Goldman, Sarah et al—D London 1,860.80
21 Gallagher, Margaret J—Gerstendorfer Bros. 148.81
22 Gilroy, Eugene C—Acker, Merrall & Condit Co.... .....240.87
22 Ginsberg, Samuel—S Berman et al.....123.81
22 Geduldiger, Richard—S G Salomon....691.87
22 Gutterman, Abraham—R Reichenthal..269.71
22 Goldstein, Chas et al—S E Ackerman.60.52
23 Geiser, Chas J—Hirsh Lumber Co.....540.17
23 Granville, Chas N—C Bookman et al....31.66
23 Goldstein, Abraham et al—H Simon et al. 65.40
23 Calgano, Nicholas or Nicola—F Barnes..295.10
23*Guzzard, Joseph—R W Hebberd.....34.72
23 Greenberg, Jacob—C N Halsey.....134.44
23 Gasparino, Frank—P Gascone et al.....20.45
24 Graw, Herman J—Amsterdam Rubber Co. 89.61
24 Gerakes, Angelus et al—B Weiss 99.67
24 Gorham, John M—Edward Thompson Co. 248.73
24 Giesler, John C——the same 133.39
24 Gainsburg, Isidor et al——the same ...216.52
24 Glassberg, Otto A——the same 306.45
24 Greenwald, Morris M—J H Siebold et al.30.87
24 Grammas, George—Hess Bros, Inc....44.56
24 Gronet, Isaac et al—I Weiss 39.40
24 Greenbaum, Samuel—Manhattan Collecting Co..... .....154.96
24 Greenstien, Simon et al—H Pomerantz.126.61
18 Haines, Lida—S J Brown 386.16
18 Honig, Benjamin—Wachusett Shirt Co..56.83
20 Hollander, Herman & David—Patterson Gottfried & Hunter, Ltd 95.75
20 Heumann, Geo M—W Kellner 46.23
20 Hansen, Andrew P—C J Kraener et al...66.72
20 Horowitz, Bernard—A Druckman 161.07
21 Heidenheimer, Louis—E Hunter 38.37
21 Hallen, James D—Brentanos 64.22
21 Heineman, Henry—M C Meyer et al..456.91
21 Handerson, Chas A—Park & Tilford..305.97
21 Hurley, Bartholomew J—I Heineman...260.10
22 Hannigan, Elizabeth et al—D J Allen Co. 101.31
22 Heyman, Albert & Ida et al—I Lickumovitz 71.61
22 Haas, Julius H—A Link 1,349.21
22 Haas, Harry L—J A Stevenson.....61.41
22*Harris, Sam et al—S E Ackerman.....60.52
22 Hare, Louis—H Lavers 37.81
23 Hinrichs, Wm J—N Hutkoff.....208.86
23 Hoffman, Barnet et al—S Kaplan.....169.65
23 Hacker, Max et al—J Bayer.....127.15
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Principles of City Land Values

By RICHARD M. HURD, President of the Lawyers' Mortgage Insurance Co., of New York

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ADVANCE REPORTS.

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Contracts Awarded.

tan, has received the contract for constructing a sub-station at White Plains for the New York Central & Hudson River R. R. Co.

WHITLOCK AV.—George L. Hiltl Co., 1 Madison av, Manhattan, has received the general contract to erect the 4-sty brick factory, 40x100 ft., on the west side of Whitlock av, 100 ft. north of 156th st, Bronx, for Henry Keller, 141 Rider av, to cost about $25,000. A. Mertin, 33 Union sq, has prepared plans.

COLD SPRING HARBOR, L. I.—F. G. Stewart, 103 Park av, Manhattan, has awarded to J. Odell Whitenack, 231 West 18th st, Manhattan, the general contract to erect a 2½-sty fireproof residence, brick and stone, 100x40 ft., at Cold Spring Harbor, L. I., for A. W. Stewart, of 45 Wall st, Manhattan, to cost $50,000.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received contracts for waterproofing and roof work on the new Brewster Carriage Co.'s factory, Long Island City, Borden's Condensed Milk Co.'s new stable, Long Island City, and roofing and sheet metal work on the Packard Motor Car building, Long Island City.

4TH AV.—The Hay Foundry & Iron Works have received contracts for 9,000 tons of steel material required for the new office and loft building which Philip Braender, owner and builder, is to erect at the southeast corner of 4th av and 24th st, on the site of the old Ashland House, from plans by Wm. C. Frohne, 38 East 21st st, and for the new Corn Building to be erected on the site of the Clarendon Hotel, 4th av, southeast corner 18th st, from plans by Maynicke & Franke, 298 5th av.

KENT AV, BROOKLYN.—The Hennebique Construction Co., 1170 Broadway, has received the general contract for the construction of an 11-sty power and office building for the Kent Building Co., of 2 Wall st, to be situated in South 11th st, corner Kent av, Brooklyn. The building will have ground dimensions of 125x130 ft. and the estimated cost is $250,000. Dodge & Day, of Philadelphia, are the architects. Mr. L. H. Wood, of Kirby & Wood, of 2 Wall st, represents the owners. The building will be constructed of reinforced concrete throughout.

Government Work.

The contract for installing two electric elevators and one hydraulic freight lift in the U. S. public building at Grand Rapids, Mich., has been awarded to the Otis Elevator Co., 17 Battery pl, Manhattan, at $9,784.

The contract for furnishing one 1,000 K. W. and two 1,500 K. W. turbo alternators for the New York, Philadelphia and Boston navy yards has been awarded to the Westinghouse Machine Co., 165 Broadway, Manhattan, at $64,750.

FT. SLOCUM, N. Y.—Office of the Constructing Q. M., Recruit Depot, Fort Slocum, N. Y.—Sealed proposals will be received Oct. 10 for installing window and door screens in additions to post hospital, isolation hospital, and hospital corps sergeants' quarters at this post.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received until Monday, Oct. 4, for the construction of an additional wing to the Freedmen's Hospital at Washington, D. C. Address Frank Pierce, Acting Secretary, Washington, D. C.

FT. TERRY, N. Y.—Office of the Constructing Q. M., New London, Conn.—Sealed proposals for constructing a garbage crematory complete at Fort Terry, N. Y., will be received Oct. 8. Plans may be seen at the office of Chief Q. M., Department of the East, Governors Island, N. Y.—Address Constructing Q. M., New London, Conn.

WASHINGTON, D. C.—Department of the Interior, Washington, D. C.—Sealed proposals will be received until Wednesday, Oct. 6, for the construction of an addition to the boiler house of the central heating power plant at the Government Hospital for the Insane, Washington, D. C. Address, Frank Pierce, Acting Secretary, Washington, D. C.

HINGHAM, MASS.—Sealed proposals, for Barracks, will be received at the Bureau of Yards and Docks, Washington, Oct. 16 for a marine barracks at the naval magazine, Hingham, Mass. Plans and

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Morris, Chas B et al—C M Durland et al. 1909. .....107.85
Morgan, Terance F—M N Clement. 1909.1,824.47
Nadler, Aaron et al—I Loshiasky et al. 1901. .....131.40
Neuberger, David M—J Tannenbaum. 1900. .....35.77
Niebuhr, John H—W McAdoo. 1905.....74.95
Paddelford, Jesse F—M Greenfield. 1909...220.90
Perlman, David et al—A R Bass et al. 1907. .....227.46
Rader, Adolf & Jacob—A Leiman. 1909...34.65
Revel, Helena et al—City of N Y. 1907...136.50
Russo, Antonio—D Girardo et al. 1909...26.13
Rollins, Elisha W—A J Heine. 1893.....96.33
Raulett, Albert S—Mente & Co. 1909.....1,189.54
Regan, Peter J—L Lazarowitz. 1907.....27.26
Rothbaum, David et al—H Cohn. 1909....154.86
Rodgers, Robert M—Associated Merchants of N Y. 1908 .....88.20
[6]Ratigan, Patrick—Hotel Netherland Co. 1908. .....108.18
Shannon, J Bland et al—E L Sykes. 1909..320.17
Sickels, Chas R & Marie B et al——the same. 1909 .....320.17
Schwartz, Abraham E—J S Jacobs et al. 1901. .....694.87

(Continued on page 594.)

specifications can be obtained on application to the bureau or to the commandant of the navy yard, Boston, Mass. Wm. M. Smith, Acting Chief of Bureau.

HOBOKEN, N. J.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received the 21st day of October for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Hoboken, N. J. James Knox Taylor, Supervising Architect.

PITTSFIELD, MASS.—Sealed proposals will be received on the 25th day of October for all the labor and materials required for the construction of the U. S. Post Office at Pittsfield, Mass., in accordance with the drawings and specifications, copies of which may be had at the office of the postmaster at Pittsfield, Mass., or at the office of James Knox Taylor, Supervising Architect, Washington, D. C.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at Bureau of Manufacturers. In applying for addresses refer to file number.)

No. 3831. Cold-storage Plant.—An American consul in Latin America reports that the Government of the country in which he is located has entered into a contract with a local business man for the establishment of a plant for the preparation of meats in cold storage and their exportation. Work must be commenced on the plant before April 1, 1910, and after its completion the concessionaries may establish like plants at other parts of the Republic. The Government concedes to the parties free importation of all material necessary for the construction of warehouses, abattoirs, etc., cloth, oiled paper, etc., for wrapping meats, hoops and staves for barrels, chemicals for producing cold air, and all other supplies required.

No. 3833. Electric Supplies.—A Canadian street railway company, which furnishes electric light for a certain city, has at present 228 direct-current motors with an average of 5 h. p. each, according to the report of an American consul in that country. He also states that this company is contemplating the installation within a few months of alternating currents and abandoning direct-current transmission.

Wall Radiators.

Wall radiation is superseding pipe coils for heating churches, schools, stores, factories and all buildings requiring extended heating surfaces and where floor space is valuable. The principle as followed in the Fowler & Wolfe system is applicable to either one or two-pipe steam or hot-water system.

It can be assembled in units to provide for distribution of heat at special locations in a manner which is claimed to be more economical, more convenient and effective than coils. It is equally desirable installed upon side walls, between windows, about columns or hung from ceiling. Its durability, as against wrought iron or steel pipes, is said to be about as 5 is to 1. It is more rigid, withstands pressure better, avoids water hammer and telephoning of noise.

A new catalogue from the Fowler & Wolfe Mfg. Co., 668-672 Bourse Building, Philadelphia, wall radiator specialists, contains much information for architects and builders. It is freely illustrated with both photographs and diagrams.

Window Glass Prices Higher.

Twenty window glass manufacturers of the United States in conference at Columbus, O., have decided on a 10 per cent. increase in price, to take effect immediately.

This action was made necessary, said Myron L. Case, chairman, by an eight per cent increase in wages and increase in the prices of materials. Discounts on single strength glass were changed from 90 and 40 per cent. to 90 and 30 per cent. and on double strength from 90 and 46 per cent. to 90 and 35. Manufacturers present represented glass industries in Ohio, Kansas, West Virginia and Pennsylvania.

Luxfer

The saving in light bills will usually pay all the cost of an equipment of Luxfer prisms within one year.

AMERICAN LUXFER PRISM CO.
Tel. 8257 Spring 8258 507-509 West Broadway N.Y.



Shapiro, David et al—City of N Y. 1907..136.05
Starr, Frederick P Reddy. 1909.....22.31
Straus, Isidor & Nathan—American Publishers Assn. 1908 .....84.87
Shatzkin, Abraham—M Michaelson. 1909..22.72
Sullivan, John J—J M Leonhardt. 1906...43.09
Talcott, James—Wabash R R Co. 1904....1,206.03
Same——same. 1907 .....117.71
Same same. 1906 .....138.00
Voccali, Michael—J A McCarthy. 1909...508.09
Wallach, Wiliam—F H Lockwood et al. 1909. .....80.96
Wendel, Pauline, Louis, Nicholas et al—City of N Y. 1907.....136.05
Weisler, Max et al—I Loshiasky et al. 1901.131.40
Xiques, Julian—J H H Van Hoven. 1909...95.51
Zibelli, Gaetano & Guiseppe—H M Toch et al. 1909 .....100.94
Zita, Michili B Pernetti. 1902 .....27.50

CORPORATIONS.

Brighton Beach Racing Assn et al—A L Aste. 1909 .....463.47
N Y Edison Co—C Levy. 1909 .....10.91
Prospect Investing Co—M Rosenzweig et al. 1909 .....57.30
[1]Rubin, Blankfort Co—J Rubin. 1909.....937.75
San Domingo Improvement Co of N Y—C S Chittenden. 1909 .....35,000.00
Muss, Faris & Walker Co—N Edelman. 1909. .....67.71
E Weingreen & Co—E N Elmore. 1908...38.92
[1]Broadway Safe Deposit Co City of N Y. 1908. .....585.00
Brighton Beach Racing Assn et al—C R Fischmann. 1909 .....806.90

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Sept. 18.

112—181st st, s s, 100 w Audubon av, 25x119. Rudolf Gersmann agt William H Bingham Plumbing & Contracting Co and Wm H Bingham (renewal) $1,415.45
113—Broadway, No 3130. Smith, Schellhaas Co agt Peter Doelger & G Uhlig.....22.50
114—Satisfied.
115—Irving pl, n e cor 14th st, 100x150. Arthur C Jacobson & Sons agt Italian Grand Opera Co & John Fraser 99.77
116—Grand Boulevard & Concourse, s e cor 178th st, 100x100. Jas McBride Co agt Hageman Construction Co.....410.00

Sept. 20.

117—Park av, No 1563. Modern Fireproofing & Reconstruction Co agt Max Woldowsky. 485.00
118—Eastburn av, e s, 150 n 174th st, 50x100. Isidore Samet et al agt Solomon David and Abraham Gordon 100.00
119—Satisfied.

Sept. 21.

120—Clinton av, Nos 1810 to 1828. Max Goldstein agt Holyoke Contracting & Realty Co & Louis Holzberg 108.36
121—156th st, Nos 531 to 545 West. John Morton agt Louis Meryash (renewal)..4,750.00
122—Crescent av, No 2785. August Van L Hohenstein agt John & Margaret Quinn & Robert O Trainor 51.00
123—2d av, No 2124. Sam Fruchster agt Mary Siragusa & Vincenzo Siragusa.....30.00
124—143d st, No 237 West. Max Josman agt Leonard Frazin & Albert S Meyer.....90.00
125—Broadway, Nos 3099 & 4001. Isidore Horn agt Mitow Realty Co 400.00
126—Audubon av, s e cor 176th st, 100x100. Isidore W Horn agt Mintow Realty Co & Barnard Hamburger 1,600.00
127—114th st, No 307 West. Joseph Steigerwald agt Harriet Wolbach & Leopold M Wolbach. 85.00
128—158th st, Nos 437 East. Same agt same 16.00
129 Anthony av, n w cor 174th st, 135.7x59.5. G Schaile & Son agt Ekwanok Realty Co.60.00
130—145th st, s s, 200 e 8th av, 75x99.11. Tager & Katz agt Henry Morgenthau Co & Martin Meyer 6,687.00
131—189th st, s s, whole front between Belmont and Hughes avs, 175x100. John Bell Co agt Erst 189th Street Building & Construction Co..... .....2,596.00

Sept. 22.

132—Southern Boulevard, w s, 225 s Penfold av, 42.4x128.8. Joseph Cooke agt Emil S Levi, John B Devlin & Chas W O'Shea.192.12
133—189th st, s s, whole front between Belmont and Hughes avs, 175x100. Church E Gates & Co agt East 189th Street Building & Construction Co..... .....1,040.57
134—Clinton av, Nos 1810 to 1828. Max Goldstein agt Holyoke Contracting & Realty Co and Louis Holzberg 108.36
135—81st st, No 231 East. David Mark agt Isaac Kahn & Philip Berman 28.00
136—122d st, No 231 East. David Mark agt same 49.00
137—28th st, Nos 146 and 148 West. Kruly & Co agt Quin & Smith 300.00
138—Crosby st, No 49. Otis Elevator Co agt Estate of Robert Gibson & Henry Holding, ear 30.95

Sept. 23.

139—Broadway, Nos 1874 to 1880. Belden J Rogers et al agt Mary E A, Rebecca A D & Ella V V E Wendel and Thos T Finn (R) 179.13
140—61st st, No 110 West. Same agt Anna T Duross and John T Finn.....(R) 62.15
141—Broadway, w s, 221 n 122d st, 80x95. Geo H Storm agt Mitow Realty Co....1,363.85
142—Madison av, No 777. Sanitary Devices Mfg Co agt Parkview Co.....(R) 1,250.00
143—188th st, s s, Bathgate av & Willman pl, 195x87.11. Thos B Bowne & Son Co agt Mountain Construction Co.....870.75
144—17th st, No 111 West. John F Cronin agt Osterweis Bros and Salkin & Slepian. 139.96
145—Broadway, w s, 42 n 122d st, 80x96. Geo H Storm et al agt Mitow Realty Co....1,363.85
146—Grand Boulevard & Concourse, s e cor 178th st, 100x100. Geo A Kuhner agt Hagerman Construction Co.....240.00

Sept. 24.

147—Charles st, s w cor Washington st, extending to West 10th st. Same agt Beadleston & Woerz and Betts & Betts.....675.00
148—Amsterdam av, No 90. Reid, King & Co agt William Stewart & John Winterling. 190.00
149—217th st, n s, 100 w Paulding av, 25x114. Henry G Silleck, Jr, agt Louis & Marie Berninger and Charles Peterson.....428.92
150—17th st, No 111 West. Charles Appel agt Osterweass Bros and Salkin & Slepian...114.45
151—2d av, No 2166. Jacob Plotkin et al agt Vito Fortannascere or Fortunato.....175.00
152—Lexington av, No 1699. Marion J Ross et al agt Maria Uffenheimer & Albert M Baumann and George Sellheim & Sons.....95.00
153—181st st, s s, 100 w Audubon av, 125x119. Standard Plumbing Supply Co agt Wm H Bingham Plumbing & Construction Co and Wm H Bingham 2,798.67
154—134th st, No 539 East. Elias Neiberg agt John Doe & Richard Roe, Morris Zimmerman, Louis Singer & Herman Knepper 1,350.00
155—Hudson st, s w cor Van Dam st, 107.9x 199.10. G & W Mfg Co agt Henry Deide and Betts & Betts 655.00
156—217th st, w s, 100 s Paulding av, 25x 114. George Lanardi agt Louis Berninger & Mary Berninger and Charles Peterson...144.00

September 22, 1909.

Editor Record & Guide

Indelli & Conforti Co., who are named as contractors in the lien filed by Isaac Lipschitz on Sept 14th, 1909, affecting property at the northwest corner of 174th st and Anthony av, desire to state that they have no connection with said building either as owner or contractor.

Respectfully,
FREYER & HYMAN.

BUILDING LOAN CONTRACTS.

Sept. 18.

No Building Loan Contracts filed this day.

Sept. 20.

215th st, s s, 300 w Paulding av, —x—. Marv Bahrenburg loans Carmela & Francesco Biaffoni to erect a one-family dwelling; 2 payments $1,200

Sept. 21.

157th st, s s, 275 e Broadway, 200x199.11. Allenel Construction Co loans Julius Weinstein to erect a — sty building; — payments. 75,000
Audubon av, s e cor 176th st, 101.1x95. North American Mortgage Co loans Munden Construction Co to erect a 6-sty apartment; 17 payments 109,000

Sept. 24.

Norfolk st, e s, 225.11 s Rivington av, 75.3x 100.3. Delia G Levy loans Max J Kramer Co to erect a — sty building; — payments. 30,000
182d st, n s, 102 w 3d av, 40x140. James G Wentz loans Di Benedetto Realty Co to erect a 5-sty apartment; 9 payments.....28,000
Kelly st, w s, 180.3 n 165th st, 100x100. Title Guarantee & Trust Co loans Kelly Street Construction Co to erect three 4-sty flats; 6 payments 36,000
Elm st, w s, 125 n Locust av, 25x—. Anne P Kirk loans Corti Building Co to erect a — sty building; — payments.....4,500
240th st, n s, 100 e Martha av, 75x100. Central Mortgage Co loans Ernst Keller to erect a — sty building; — payments 12,000
Heath av, e s, 175 s 230th st, —x—. Emanuel Glauber loans Alexander Anderson to erect six 3-sty buildings; 9 payments.....26,100

SATISFIED MECHANICS' LIENS.

Sept. 18.

Kingsbridge Terrace, w s, 225 n Mendham pl. Anthony Morelli agt Henry L C Recorden et al. (Sept 9, 1909) $391.33
Kingsbridge Terrace, w s, 150 n Mendham pl. Same agt Henry Kroener et al. (Sept 9, 1909) 479.27
East Houston st, No 119.....
[2]Chrystie st, No 232.....
Orazio La Cagnina agt Frieda Hart et al. (July 8, 1909) 1,218.70
[3]Same property. Isaac Silverman agt same. (July 10, 1909) 240.00

Sept. 20.

Quimby st, n s, 130 w Olmstead av. Thos B Bowne & Son agt Emma Uhl et al. (July 14, 1909) 245.87
Bathgate av, s w cor 188th st. Houghtaling & Wittpen agt Mountain Construction Co et al. (Sept 18, 1909) 215.00
[2]Kingsbridge Terrace, No 2749. Geo B Tyndall agt Harold E Vreeland Building Co et al. (Sept 1, 1909) 200.00
Kingsbridge Terrace, No 2743. Gustavus M Roden agt Henry Koerner et al. (Sept 11, 1909) 124.50
Parker av, w s, 100 n Westchester av. Unionport Lumber & Mfg Co agt Henry Nerenberg et al. (March 18, 1909) 525.20
Kingsbridge Terrace, No 2749. Gustavus M Roden agt Henry L C Recorden et al. (Sept. 8, 1909) 728.75
Same property. Same agt same. (Sept 14, 1909) 133.53
147th st, Nos 536 & 538 East. Louis Schemitz et al agt Herman Heidenreich et al. (June 2, 1909) 19.01
[2]Houston st, No 119 East.....
Chrystie st, No 232.....
James M Sulpaugh agt Frieda Hart et al. (July 14, 1909) 473.58

Sept. 21.

[1]177th st, n s, whole front between Tremont and Davidson avs. D H McLaury Marble Co agt Long & Trenholm Co et al. (Sept 1, 1909) 561.90
20th st, No 508 West. Rheinfrank House Wrecking Co agt Frederick S Myers et al. (Aug 12, 1909) 257.04
8th av, No 2707. Michael Brady agt Henry Steger et al. (July 13, 1909).....75.00
Bronxdale av, n s, 250 w Matthews av. Michael Eanuzelli agt Anthony Fischer et al. (Aug 12, 1909).....9.75
[2]Nelson av, e s, 44 n Boscobel av. James Lista agt George Hansen et al. (May 3, 1909) 328.78
[2]Same property. James Lista et al agt same. (May 3, 1909) 325.00
[2]Reservoir pl, e s, 57 n Reservoir Oval. A Marx agt Jacob Cohen et al. (Sept 10, 1909) 108.16

Sept. 22.

61st st, No 106 West. Arthur Prinz agt Agnes T Adams et al. (July 24, 1908).....98.70
5th av, s e cor 39th st. Chas F Albert agt William Knabe & Co et al. (Sept 17, 1909) 282.00
135th st, Nos 41 & 43 West. William Baily agt David Angerman et al. (Sept 14, 1909) 45.15

Sept. 23.

36th st, No 23 West. Simons & Mayer agt Albert Friedlander et al. (Nov 1, 1907).....1,631.85
Same property. Kertscher & Co agt same. (Nov 1, 1907).....820.00
Same property. Cosgrove Bros agt same. (Oct 31, 1907).....431.00
Same property. Thomas C Edmonds & Co agt same. (Nov 2, 1907).....395.00
Same property. Samuel S Palmer agt same. (Nov 1, 1907).....420.00
55th st, No 125 East. Wm M White agt Mrs M H Cunningham et al. (March 8, 1909). 206.86
86th st, No 50 West. Benson & Carlson agt Sarah Harris et al. (April 27, 1908)...214.50
40th st, No 317 East. Andrew O'Neill agt Wm J Whitaker et al. (April 8, 1909)..250.00
Same property. Dominick Guarino agt same. (June 12, 1909).....165.00
Same property. Harry Rakofsky agt same. (June 9, 1909).....130.05
Same property. Louis Pennsick agt same. (July 17, 1909).....448.00
Same property. Aeolian Plastic Slate & Roofing Co agt same. (July 12, 1909).....110.00
Same property. Harris Hainken agt Gaffney's Express Co et al. (May 2, 1909).....78.00
Broadway, w s, — n 190th st. Aaron Schanberger agt Henry C Naumann et al. (June 10, 1909) 150.00
36th st, No 23 West. Aldhous Construction Co agt Elizabeth D Robbins et al. (Jan 6, 1908) 7,427.00
Same property. Henry H Meise agt Elizabeth D Robbins et al.....390.00
Marion av, No 2512. Adolph Weisz et al agt Church of Our Lady of Mercy et al. (Aug 27, 1909) 500.00

Sept. 24.

110th st, Nos 509 to 515 West. John Steron Co agt Carlyle Realty Co et al. (Sept 20, 1909) 180.00

ATTACHMENTS.

Sept. 16 and 17.

No Attachments filed these days.

Sept. 18.

Elverson, James; Franklin H Kalbfleisch; $1,000; Bergen & Prindergast.
Malba Land Co; International Contract Co; $5,000; Beard & Paret.

Sept. 20.

No Attachments filed this day.

Sept. 21.

Kline Bros & Co; Robert R Singer; $5,428.80; Townsend & Wynn.

Sept. 22.

Riese, Geo H; John H St Hilens; $334.04; Files & Reese.

CHATTEL MORTGAGES.

Sept. 17, 18, 20, 21, 22 and 23.

AFFECTING REAL ESTATE.

Ament, I..S Cohen. Boiler, &c. $200
Chester Const Co. 3025 3d av..New England M & T Co. Mantels. 150

REAL ESTATE RECORD AND BUILDERS GUIDE.
ESTABLISHED MARCH 21st 1868.
DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION, BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

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THE recent purchase of the Night and Day Bank Building by the American Real Estate Company is referred to by one of the daily newspapers as evidence of the fact that the "investment idea is growing among realty corporations." Perhaps it is, but that is a very large inference from a very small number of corroborative transactions. The plain fact is that the investment idea is not growing among real estate corporations to such an extent as might have been anticipated. In 1901, when corporations controlling considerable amounts of capital first began to be organized for the purpose of operating in New York real estate, it looked as if huge real estate investment corporations were bound to be the result of the innovation. These companies were indeed formed to OPERATE in real estate rather than to INVEST therein; but the scale and purpose of their operations were such that they seemed bound to become investment companies. In many cases they would buy property only to resell it before or after improvement, but their speculative transactions involved so much capital that they could not expect as a rule to sell the buildings they erected to any one investor. On the other hand, they might be able to sell them to a number of investors by the indirect method of the sale of stock or debenture bonds, and that was apparently the one method, whereby they could turn over the money sunk in big building enterprises. But while this process was carried on to a certain extent it has not been carried at all as far as was anticipated. The largest of these corporations, for instance, the U. S. Realty Company, exercised for a number of years a dominant influence in the development of centrally situated Manhattan real estate. It purchased a large number of the best business sites in the Borough, a few of which it sold, but the great majority of which it improved and retained as an investment. In this way it became the owner of the Trinity Building and its half-brother, the Flat-iron Building, the Plaza Hotel, the Merchants' Realty Building on the southwest corner of Fourth avenue and 23d street, the Hippodrome and several other hotels and office buildings. But there its activity stopped. For four or five years it has almost ceased to be a purchaser of Manhattan real estate, and since 1907 it has not embarked in any large projects of improvement. The large number of new buildings in the course of erection in the middle district of Manhattan are all being put up either by individual investors or operators, or by corporations representing either individual owners or the tenants of the building. In the same way the City Investing Company has since 1907 figured in the real estate market chiefly as a seller. For the time being at least these two corporations are contributing nothing to the improvement of Manhattan or to the activity of the real estate market.

THE INACTIVITY of the two large corporations named is not likely to continue indefinitely. The time will come when they will again contribute to the real estate development of Manhattan. It remains true, however, that during the past few years the share of large corporations in the ownership of Manhattan real estate has relatively diminished; and the question may well be asked whether they will ever become as dominant an influence as was at one time expected. One would hardly dare to answer this question with any confidence; but it certainly looks as if the conditions which appeared to justify the existence and activity of large investment companies have become more rather than less important. The ordinary building operation in the central part of Manhattan demands the expenditure every year of a larger rather than smaller amount of money. It is the big office and loft building which is most economically constructed and operated and most quickly rented. The number of individual investors who can afford to put up the large sums required to purchase apartment houses, loft and office buildings of the largest size are and must remain comparatively few. The ownership of these structures must in some way be divided or shared. The corporation that owns only one building is frequently a convenience, but it is rather a convenience to men who both own and occupy a large building than it is to an investor. The investor may want to be able to realize on this investment; and this is difficult when he shares the ownership of only one building. On the other hand if the company owns many buildings and possesses a large enough stock to justify its purchase and sale on an exchange, a machinery has been created for the conversion of the value represented by these large buildings into a realizable security. It is extremely probable, consequently that in spite of the fact that the real estate investment company has not been growing as fast as might have been anticipated, it has more of a future than it has of a past. Since its inception in 1901 business conditions have favored speculation rather than investment. Except for short periods following on a business reaction, capital has commanded a high price, and conservative investments have not had a fair chance. It remains to be seen what a period of comparatively cheap money will do. There is a good chance that such a period would improve the relative standing of real estate as an investment both in the form of individual and in the form of divided ownership. At any rate the policy which the American Real Estate Company is pursuing of buying improved rather than unimproved property is an interesting variation upon the policy pursued by other large real estate corporations; and its future development will be watched with lively interest.

IN THE LAST ISSUE of the Record & Guide Mr. Charles Griffith Moses, made an interesting argument in favor of the contention that hereafter the six-story elevator apartment house, 100x100 in size, would constitute the unit of Manhattan building. His reasoning is based upon, the fact that the five or six story "walk-up" flat is not profitable on lots costing over $12,000; and he sees the day approaching when there will practically be no lots left in Manhattan which can be sold as cheap as that. Owing to the increase in the value of land, the elevator apartment-house has come to prevail on Washington Heights. There are some thousands of lots in the Dyckman tract that can still be bought cheap enough for improvement with non-elevator buildings; but Mr. Moses predicts that as soon as the building movement in that neighborhood obtains a fair start, prices will rise, just as they did on Washington Heights, until elevator buildings of considerable size become necessary. There can be no doubt that Mr. Moses is substantially right in making this prediction. The fact that five and six story tenements are not just at present being erected at all in Manhattan does not, of course, warrant the conclusion that they will never be erected again. The cessation of this class of building is due to temporary rather than permanent causes; but when it revives, as it will during the coming spring, the revival will be of brief duration. Land is becoming too expensive in Manhattan for non-elevator building; and families who wish to live in that class of building will be obliged in increasing numbers to journey to the Bronx or Long Island. Within a few years six-story elevator apartments will constitute the cheapest and most popular type of Manhattan building; but it must be remembered that even their day will be comparatively short. Some time within the next five or ten years, practically all the vacant sites in Manhattan available for this class of improvement will have been occupied; and in that case residential improvement in Manhattan will be narrowed down to the fire-proof apartment house, erected on the site of former private dwellings. When that time does come, some modification of the tenement house and building laws will be necessary, in order to permit the erection of eight or nine story tenements on 60 foot streets, tenements which will offer more resistance to fire than do the existing six story buildings without being thoroughly fire-proofed. The cheapening, that is, of fire-proof construction will be essential to the interest of the residents and the real estate of Manhattan.

THE announcement that the property at the southeast cor- of Broadway and 43d street is to be improved with a theatre or office-building constitutes an interesting innovation in types of building in Manhattan. In Chicago, beginning with the auditorium, it has long been customary to build office buildings over theatres, while in London the space above many places of amusement has been occupied by restaurants. In New York, however, a theatre has been a theatre, an office-building an office-building, and a restaurant usually the ground floor of a hotel. A few Broadway theatres have found accommodation for one or two offices between the auditorium and the street frontage, but usually the owners of theatres have been denied even such an increase of the yield of their buildings. The trouble has been that in Manhattan the theatre and office building sections, instead of being united, as in Chicago, have been separated. The sites on which theatres were erected were not usually advantageous for office-buildings. At the present time, however, real estate on Times Square has become so valuable that the occupation of a large plot by a theatre alone would not pay. At the same time it constitutes the best location for a theatre in the whole Borough, and real estate owners are naturally tempted to try a combination of theatre and office building. There is no reason why such a combination should not be more profitable than any other use to which the land could be put. The property which Mr. Felix Isman has recently leased to the north of the Square will probably be improved by a similar building; and if these experiments are successful, the combination of theatre and office building may become a recognized type of improvement for certain locations on Broadway between 34th and 50th streets.

ALL that Fulton did, as a plain matter of fact, was to start the first steamboat line. All the essentials of the steamboat were in existence, and the idea of a regular line was not new, either. What was lacking until his time was capital with business nerve, and these Livingston and Fulton together, supplied. If they hadn't, somebody else would soon have done so. Romance has worked overtime for Fulton's fame, and in that he has an advantage over the heroes of our own time, when brainy, ingenious men do things as truly great, but which pass unnoticed. Maybe some future generation will suddenly come to a realization that some one of them was a fine achievement, and then fame will scatter her laurels upon an almost forgotten grave. Years ago the writer had the privilege of being one of the party which was taken for a sail on the first boat ever run by electricity. This was on the Hudson River. James Bigler was the Fulton of the occasion. His demonstration with electricity was in no respect different as a historical fact from Robert Fulton's demonstration with steam, except that Fulton continued his trips regularly, and Bigler did not. Some day when the Hudson River Day Line and the Central Hudson flyers have been electrically driven long enough to give occasion for a celebration, the name of James Bigler will be dug up and a replica of his electric boat will be escorted up the river by submarines and aeroplanes. Hundreds of things as grand as Fulton's 'scoop"—and that's all it was—evoke in our age merely a momentary notice—because they are so numerous. It is the extremely wonderful thing only that wins the world-wide cheer that Wilber and Orville Wright, Dr. Cook and Commander Peary are hearing. So many books are written, so many pictures painted, so many bridges built, and giant towers reared, and useful inventions patented, that many really extraordinary things are considered almost commonplace.

BUSINESS was more or less interfered with, or quite upset, by the celebrations of the week and the several half-holidays, especially in the outdoor building trades. It was difficult to keep at work amid so many distractions. After a busy summer, which had seen a large measure of revival of normal business conditions, the holidays were welcome and were greatly enjoyed. We have rarely seen people enjoy themselves so thoroughly and sanely. Certainly the crowds in the streets were unprecedented for size. Fundamentals in the building trades are reported to be on a good basis. Some of the anticipations for the present Fall season will not be realized; there has not yet been a full resumption in all lines, but the total quantity of work is still large, and in all the trades employment continues to be termed "fair" to "good." After making due allowances for the celebrations, there remains indications of a slowing-down in apartment house construction, which is not entirely offset by the new work on commercial buildings. The later class of work is, however, steadily increasing and will continue far into or quite through the winter. "The real boom in building construction will come next Spring," is a general opinion; but it must be said that the times the builders are having now are far from being unsatisfactory, though for speculative work the sales market has not been as favorable as could be desired, and there is a disposition to wait for the market to catch up.

THE HUDSON MONUMENT at Spuyten Duyvil will cost $100,000. A bronze statue of the explorer will surmount a granite shaft 100 ft. high. There will be a beautiful approach, with steps, of granite, and stone pedestals for eight electric lamps, with standards set around the base of the shaft. The corner stone was laid on Tuesday, Sept. 28. Gov. Hughes delivered the principal address. With the assistance of four white-robed little girls, the Misses Hope Johnson, Dorothy Radley, Helena Cox and Jane McKelvey, who held the trowels and mallets for him, Gov. Hughes then spread the mortar under the big granite rock, which all this time had been suspended over the brick foundation by a pulley. The pulley was released and the corner stone was let down into place. The sculptors are Karl Bitter and Henry M. Schrady and the architect Walter Cook. The site is at the northerly approach of the projected Hudson Memorial Bridge, 200 ft. above tidewater. It will be one of the tangible souvenirs of the present celebration. The replicas of the "Half Moon" and "Clermont" will be the other lasting souvenirs.

FULTON AND THE ENGINEERS.—In the rooms of the American Society of Mechanical Engineers at 29 West 39th st there is an exhibition peculiarly appropriate to the present time. It illustrates the connection between Fulton and the mechanical engineers of our time. The exhibit includes the "Clermont"; the "Phoenix," built by John Stevens, and one of John Fitch's early types. Original drawings by Fulton, an oil portrait of Fulton painted by himself, Fulton's dining table, oil portraits and bronze bust of John Ericsson, models of the Monitor, all owned by the Society, and Ericsson's personal exhibit at the Centennial Exposition, are also exhibited. Through the courtesy of the Hamburg-American line, a beautiful model of the "Deutschland" shows the highest type of the development of steam navigation.

A SOLUTION FOR THE SUBWAY PROBLEM.

To the Editor of the Record and Guide:

So many suggestions have been made regarding subways that I presume the following plan has been considered and rejected, but I have not seen a mention of it:

Continue the present subway down 7th av and Hudson st, for express trains only below 42d st, sending the local trains to the Grand Central and down 4th av. Continue the present subway up Madison or Lexington av from 42d st, for express and local service on the East Side.

Then the West Side would have express service in an almost direct line down the West Side, the East Side would have express and local service in a direct line down the East Side, and both would connect for local service, thus connecting the East and West sides better than they are at present.

Sept. 25, 1909. WILLIAM FLOYD.

NEW BUILDING STARTED ON THE GRAND CONCOURSE.

The new club house that has been planned for a site at the Concourse and Burnside av, by the Bronx Order of Elks, will have a facade of Italian Renaissance, with limestone below and light colored brick and stone trimmings above the first story. As planned by Architect James Riely Gordon, 402 5th av, the building will be very attractive, and something on the



BRONX ELKS CLUB HOUSE.
Concourse and Burnside av. James Riely Gordon, Architect.

style of a similar club house recently completed in Queens Borough. It will have three stories and a sub-story, exclusive of a roof-garden and pergola.

In the sub-story will be bowling alleys, a rathskeller and the necessary equipment, with billiard and poolrooms, lounging room, library and secretary's office, on the first story. On the second floor will be a large lodge room, with gallery, occupying a height of two stories. At the rear will be a foyer and on either side a restaurant or cafe. The seating capacity will be about 670, including foyer and gallery. William H. Fissell & Co., 1133 Broadway, have the general contract, and the construction work has just been started. The estimated cost is about $50,000.

CONSTRUCTION

CANONS OF TASTE IN STREET ARCHITECTURE.

The Rights of Property and the Beauty and Effectiveness of Buildings, as Viewed by Hon. James Bryce—American, French and British Thoroughfares Compared.

THE Right Hon. James Bryce, British Ambassador at Washington, who is not only a distinguished publicist and man of letters, but has also a very pretty taste in the arts, was invited to address a convention of the National Academy of Art at Washington, and a portion of his speech dealt in a very interesting way with certain points of architectural interest. Mr. Bryce said:

I was asked, some days ago, to tell you what has been done in Great Britain in the way of bringing general canons of architectural taste to bear upon public buildings, and especially what statutes, or local regulations, existed preventing the unfortunate results which arise from erecting side by side buildings in different styles and of different heights, each marring the effect of the other. There was very little time to ascertain what our laws in Great Britain were on the subject.

However, I wrote at once to a friend there, and I received, by cable, the answer which I expected, namely, that we have not got those statutes and regulations. This is very melancholy, because I should have been in a very strong position if I had been able to come before you and tell you what we had done in England, holding it up as a model for you! It would have been a beautiful thing for the old country, which claims to have done something in originating institutions which have been developed further in this country, if it had been able to pose as a leader and standard-bearer in the cultivation of art in its public aspects and in the bringing of legal weight to bear upon the artistic growth of cities. Unfortunately, that is not so.

I will tell you, Mr. President, as far as my recollection goes, what are the only ways in which we do incidentally prevent the disfiguring of cities by improper buildings, but meantime, let me tell you that those who love art and taste in England, and in particular the organizations of architects themselves, have for a long time past been endeavoring to obtain some public regulation of streets and buildings. So far they have failed.

They have failed for an obvious reason, which no doubt would be operative here also. They have supposed that regulations by public authority would infringe what are called the sacred rights of property. Now, property is a very good thing in its way, but property sometimes carries its demands a little too far, and that, because the right of ownership of a piece of land is vested in an individual he should therefore have the right to put up buildings, which may not only destroy the general beauty of a street or square, but may also destroy the beauty and effectiveness of buildings directly adjoining them which some man of better taste and higher public spirit has erected, with a view to the public enjoyment, as well as his own, would seem to be going a little too far.

You may recall the words of Madame Roland at the time of the French Revolution, who said, "O, Liberty, what crimes are committed in thy name!" And I feel sometimes inclined, when I see the extravagant demands that are made in the name of property, to say, "O property, what atrocities are justified in thy name!"

It seems unlikely that for some time to come we can, at any rate by public authority, secure that which we may call the censorship or supervision of the erection, style, design and size of buildings to be erected in streets and squares, which I understand the members of this association desire. But one must not despair of the future. After all, there is some progress marked by this mere fact that many more people desire the thing now than desired it formerly.

There is, furthermore, this consolation, which we may apply to our minds, when we regret the absence of legal regulation—that if legal regulation had existed in former times we might have had things done which we should now regret. We might have had the whole lines of streets, of large squares and circles built in styles which we should now think uninteresting and monotonous, merely because they represent the particular dominant taste and tendency of a particular time.

Note, for instance, what was done by Baron Haussmann when he built so large a part of the great thoroughfares of Paris in the day of Louis Napoleon. Most of us would now feel that those long lines of boulevards are monotonous and, indeed, many people would call them dull and soulless. Certainly there is far too much of that sort of thing in Paris.

That was the style of the time. Haussmann was able to carry out the ideas which he, or somebody else for him, endeavored to apply, and the consequence was that the picturesqueness and charm of old Paris vanished. A great many of its quaint, winding streets, which carried one back to the days of the Renaissance, and which we would gladly have preserved, then made way for the tame and conventionally ornate, but essentially wearisome, style which Haussmann applied to those great Parisian thoroughfares.

We cannot be too sure that something of the same kind would not happen again; and, therefore, perhaps, we must not too much lament the unchartered freedom, the unqualified and absolute license which is now enjoyed, because it, at any rate, does preserve a certain measure of variety. And when taste grows better it may be that every one putting up a building in a street will think a little more than he has hitherto thought of its harmony with the adjoining buildings.

As you know, there is one difference between the condition in London and the condition here. In your American cities, as a rule, the man owns his own land and puts his own house upon it; or even if the builder builds the house upon speculation and afterwards sells it, it is generally not done in large stretches of houses.

In London, on the other hand, the existence of large estates, each owned by a great landlord, has led to the erection of long stretches of houses, sometimes perhaps half a quarter of a mile or even a quarter of a mile, all upon some uniform plan. The architect of the estate controls the whole affair, and what is erected follows the designs he sugests or approves.

You have not that here, and therefore you see the results in the fact that in London many of the streets belonging to these large estates are exceedingly monotonous, and such streets as Gower st or Harley st, for instance, are as dull as can be. Here, and in Washington, in particular, on the other hand, you have the very opposite extreme. Everybody does what is right in his own eyes. He builds his own house in his own way, and you very often have the most incongruous styles or sizes close together. At the same time you have a certain amount of variety, which, on the whole, is better than dreary uniformity.

A BUILDER'S OPINION.

Why High Grade Apartments Pay in Manhattan—Considered Preferable to Maintaining a Private House.

FEW houses of the 5-sty apartment type are being erected on Manhattan Island at the present time, and the real estate world is waiting to see if operations in this line are only temporarily suspended, or have permanently ceased, particularly in the sections yet unimproved.

Mr. Bernard Crystal, of the firm of B. Crystal & Son, builders, who are prominent in the splendid development of Broadway, Washington Heights, is of the opinion that for future speculative building, for residential purposes on Manhattan Island, the 6-sty elevator apartment houses will be the minimum standard of construction:

"I am of the opinion that the future speculative market will be, principally, if not almost entirely, the 6-sty to the 12-sty elevator apartment dwellings, equipped with the most advanced accommodations," said Mr. Crystal. "In part the explanation of this is to be found in the rapid and steady increase of land values arising from the growth of population, and in part because of the tremendous improvement in our transit facilities.

"The present subway and tunnel arteries, connecting not only different counties of the city, but also the neighboring State of New Jersey, have diverted and is diverting the stream of migration of the middle class away from Manhattan Island.

"Long Island and New Jersey will most likely be the future homes of the great masses, leaving the island of Manhattan for business and high-class residential purposes.

"The inconvenience incident to the maintaing of a private dwelling house have created great demands for apartments of the very highest grade, for which rent to almost any amount can be obtained."

—The building operations that have been going on in Jersey City during the Summer have been little less than remarkable, and the fact that the total thus far is over a million and a half dollars above last year shows plainly that all records may be beaten if the increase keeps on.

ARTISTIC BRICKWORK.

Fiske & Company, of New York and Boston, have done a fine thing for the brick trade in publishing a book on brickwork, for a publication possessing the new interest and quality of this one exerts an influence which cannot be entirely localized. The general title is "Tapestry Brickwork." The printing is in colors on coated paper, tinted; and the volume contains 40 quarto pages.

While it must be considered as a business publication, it is yet a work having a high literary quality, and is printed in a beautiful and costly style. It contains, besides numerous engravings of photographs taken expressly for the book, six pages of pictures illuminated in colors, in order to show the precise colors of the brick in the houses and buildings that are the subject of the illustrations. The headings to the chapters are on plates expressly engraved.

The contents comprises chapters entitled "Artistic Brickwork, Its Achievements and Possibilities," by Claude Bragdon, F. A. I. A.; "The Cost and Advantages of Using Brick"; "Bonds and Mortar Joints," and "Tapestry Brick in Buildings of Monumental Character." The book is copyrighted by J. Parker B. Fiske, S. B., who was the editor.

In his efforts for more beautiful brickwork Mr. Fiske has performed not only a public service but has also seen his reward in the very general interest which the architects and owners of the country is now taking in the subject. A fine improvement in city architecture is resulting. For many years his firm has labored to improve the art of clay-working and to make bricks, tiles, terra cotta and other clay products that would be more beautiful. One of their products is "Tapestry Brick," the colors of which are soft and rich. Starting with Indian red they run through coppers, olive greens, and purple browns to deep blue. With another clay they produce a light brownish gray, running into cream and coffee shades, deep russets and even tobacco brown, giving in mass the effect of old ivory. From still another clay they burn a series of rich old buffs, ranging from a soft delicate chamois color to a deep golden brown.

Besides its rare colors, "Tapestry Brick" has a peculiar rough texture. Its reflecting power is slight. The play of sunlight upon it does not develop the high lights which mar the conventional brick wall. It is to ordinary brick what Arts and Crafts furniture is to the gilt and velvet of the last century; what burlap and bookbinder's linen are to a shiny wall paper.

As good brickwork largely depends on good workmanship, the bonds and mortar joints must correspond with the nature and quality of the bricks themselves. By simple changes from the conventional running bond with narrow joints the whole appearance of a wall can be transformed. For example, the mere rearrangement of the stretchers which the Dutch employ throws continuous diagonal lines across the face of the wall, producing a diaper pattern, the strength of which is dependent upon the width and color of the mortar joint and, without adding a penny to the cost, gives just that touch of art which is so necessary to the relief of the blank wall spaces.

Mr. Fiske says it is refreshing to notice that the brick-designers of our country are availing themselves of this simple and delightful means of decorating wall surfaces which otherwise would lack beauty and interest, and that they are accomplishing these results by a legitimate use of the constructive material itself without the injection of any material the only function of which is decorative.

THE BRICKWORK IN THE NEW LOTOS CLUB.

The Lotos Club Building at 110 West 57th st, is an interesting study in brickwork and of ornamental masonry generally.

The ground story is of limestone, treated with arched openings in a rusticated field, and surrounded with a stone balcony. Heavy groups of metal lanterns flank the entrance and an outer vestibule of ornamental cast iron leads to the main doorway. The facade above the ground floor is built up of very rough Tapestry brick. These brick are 12½ ins. long by 2⅝ ins. thick and 4 ins. deep. The surface is rough and varies in color from a creamish white to a light brown, the general color effect being a light tan. The texture of the brick, being rough, absorbs the light and gives a soft and beautiful tone.

The mortar is made of a coarse gravel, Portland cement and a small quantity of lime, giving a warm gray tone. The joints are five-eighths of an inch wide. The headers forming the diagonal lines throughout the main facade measure four inches by two and five-eighths inches, and are of cream white, standing out in a brownish gray field with considerable distinctness without making too great a contrast.

At the intersection of the white lines thus formed is a Greek cross, made by four square bricks and a yellow tile in the centre, each square brick of the brownish background having a white lotos flower cast upon it in low relief. The brick pattern-work panels forming a frieze underneath the sixth floor balcony have a color combination of brownish gray, straw colored cream and white brick. The spandrels of the arched panels are enriched with colored terra cotta and gray and white brick mosaics.

Above the sixth-floor balcony, which is of wrought iron, the picture gallery wall is enriched in treatment by three large arched panels. The impost courses of these arches consist of a distinctly brownish red brick laid in a chain work pattern, with light brownish gray used in the field. The field above these arched panels is made up all of headers, in which a lotos flower alternates with the brownish gray of the field, and with single and double crosses in darker reddish color, as shown in the photograph of the exterior.



From "The Brick Builder."

THE NEW LOTOS CLUB.

110 West 57th Street. Donn Barber, Architect.

This facade is beautiful for its brickwork, having an attractive color scheme with a design that is modestly adapted to it.

Altogether there are SIXTEEN DIFFERENT KINDS OF BRICK in the facade, but the drawings were so worked out that no cutting or grinding of the brick was necessary. The brick joints of the wall surface have been treated variously, in some portions being raked out and in other portions being flush. The joints of certain patterns are picked out in different colored mortar.

REMOVING OLD PAINT.—The ordinary process of scraping old paint, or burning it off, is hardly expedient and is also laborious. Soda and quicklime are far more thorough, and the paint is more quickly removed. The solution of half soda and half quicklime is thus made: The soda is dissolved in water, the lime is then added, and the solution can be applied with a brush to the old paint. A few minutes is sufficient to remove the coat of paint, which may be washed off with hot water. Afterwards a coating of vinegar or acid should be used to cleanse the surface before repainting.

BANKS ARCHITECTURAL LEADERS IN NEW JERSEY.

With Building Money Tight, Fiduciary Institutions Are Spending Over $3,000,000 for Business Palaces.

A GREAT deal is heard nowadays about the development of Northern New Jersey in building and investment circles, yet there is some influence that is apparently acting as a damper upon the development in that territory. Whether it is timidity on the part of the investor, reluctance on the part of banks to loan money in the large sums asked for, or over-optimism on the part of the developer that causes other landowners to hold back in expectation of reaping some fabulous profit from his holdings, is hard to determine.

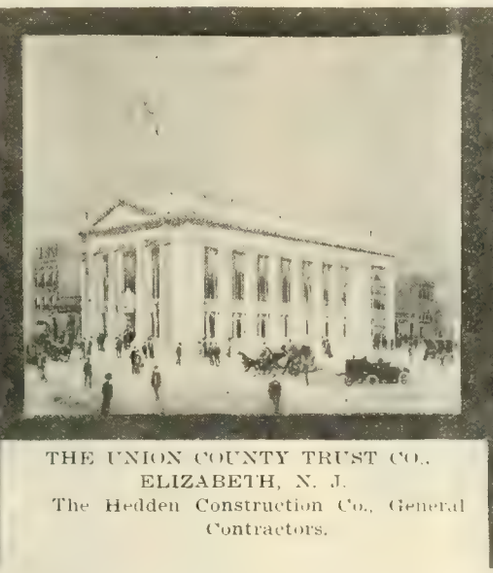
But whatever the cause, real estate promoters have perfected plans for organizing a mortgage or trust company to more fully serve these interests in conducting building operations. The New York-New Jersey Real Estate Exchange has endorsed the project.

In spite of these existing conditions, it is interesting to note that the banks of Northern New Jersey are the leaders in building operations, at least so far as architecture is concerned. Furthermore, we find the latest achievements in art in bank building construction in three of the counties where construction capital has been tightest—in Essex, Union and Middlesex counties.

Over $400,000 is represented in bank building construction in these three counties alone, and almost twice that amount is to be expended by the Union Trust Co. of Jersey City and a Hoboken institution. If the two insurance buildings in Newark, the Prudential Life and the Firemen's, are included as bank buildings, almost $3,000,000 is being expended in this kind of development in New Jersey at present. This is unusual in that the bank usually grows up to the town, while in these cases it might be said that banks are setting the architectural pace for the future commercial development of the cities in which they are located.



THE FIRST NATIONAL BANK, NEW BRUNSWICK, N. J.
E. T. Nesbit & Co., New York, General Contractors.



THE UNION COUNTY TRUST CO., ELIZABETH, N. J.
The Hedden Construction Co., General Contractors.

Mowbray & Uffinger, New York, Architects.



THE MONTCLAIR TRUST CO., MONTCLAIR, N. J.
The E. M. Waldron Co., Newark, General Contractors.

The big operations in Newark have been fully described. Architecturally they are much like our local bank and office buildings. It is the architecture of the new bank buildings in the smaller towns that concerns this article. The classic designs of these institutions were in each case planned by Mowbray & Uffinger, architects, specializing in bank construction, at 56 Liberty st.

THE MONTCLAIR TRUST.

The Montclair Trust Co. building offers an example of Greek while that of the Union County Trust Co. follows the straight Greek Ionic lines. On the other hand, the First National Bank of New Jersey at New Brunswick suggests the Renaissance. In each case every modern improvement suitable for bank buildings will be installed.

The E. M. Waldron Co., of 84 South 6th st, Newark, is general contractor for the Montclair Trust Co.'s new building, which will cost $100,000. B. A. & G. N. Williams will supply the white marble for exterior and marble base; steam heat, the Fentzloff Heating & Plumbing Co., of New York; furring and lathing, The C. A. Burr Co., New York; painting, staining and varnishing, Braun & Chamberlain, of East Orange; waterproofing, R. Hampton & Co.; the plumbing and gas fitting, W. P. Dunn, Inc.; bluestone, The Newark Bluestone Company; electric wiring, The Browe Co., of Newark; steel and iron, V. J. Heddon & Sons Co., Newark; and the roofing and sheet metal, Jacob Ringle & Son. No interior contracts have been awarded yet. The building will be completed June 1. The columns seen in front will be of 3 ft. drums. The interior height will be 35 ft., with mezzanine floor and gallery. A skylight will be the sole means of natural illumination. Between the columns will be copper facia and mullions containing stained glass. The front will be smooth finished pilasters and columns.

THE UNION COUNTY TRUST.

The Hedden Construction Co., of No. 1 Madison av, is general contractor for the Union County Trust Co., of which Charles H. K. Halsey is president. This structure will cost $125,000 and will be ready for occupancy within ten months. Jacob Gordon, of Elizabeth, is now tearing down the company's 4-sty former home and a building adjoining, to give the new structure a frontage of 50 ft. and a depth of 120. The sub-contractors as far as awards have been made are: Exterior marble, Rutland Florence Marble Co., 30 West st, Manhattan; granite, John Hynes, Brooklyn; plumbing, George J. Tobin, Plainfield, N. J.; waterproofing, H. A. Davis Co., Manhattan; heating, the Read Co., of Newark; elevators, sidewalk lift and interior electric passenger, Otis Elevator Co.; kalamein doors and windows, John W. Rapp, No. 1 Madison av, Manhattan.

The building will be one story high in front and for about three-quarters of its depth. In the rear, facing on West Grand street, will be three stories, containing offices, to accommodate former tenants in the old building and to provide for growth should the present quarters prove too small in the future. No contracts for the interior have been awarded.

THE NEW BRUNSWICK BANK.

F. T. Nesbit & Co., of 116 Nassau st, are general contractors for the $200,000 new 8-sty bank and office building of the First National Bank at New Brunswick. The sub-contractors follow: Steel and iron, Receivers of Passaic Steel Co.; terra cotta partitions and floors, Great Eastern Clay Co.; architectural terra cotta, South Amboy Terra Cotta Co.; excavating and back filling, P. J. Moran, New Brunswick, N. J.; granite, Booth Bros.; ornamental iron, Irving Iron Works, Long Island City; metal window frames, John W. Rapp, New York; tiling, the E. Bradley Currier Co., 119 West 23d st, Manhattan; roofing and sheet metal work, Jacob Ringle & Son, 83 Newark av, Jersey City; plumbing and gas fitting, Charles H. Darmstadt, New York; plain and ornamental plastering, P. J. Durcan, New York.; metal furring and lathing, National Metal Bead Co.; steam heating, the Stehlin Miller Co., New York; marble, the Vermont Marble Co., New York; hoisting apparatus, Clarkson Hoisting Co., Brooklyn; trap rock, James Hughes, New Brunswick, N. J.; lumber, the Howell Lumber Co., New Brunswick, N. J.; interior marble Poletto Bros., Brooklyn. Other contracts have not yet been awarded.

In all these buildings the latest safe deposit devices are being installed. Heretofore only the largest banking institutions in the country have been able to install the round door steel vaults. These will go into these buildings and will have mechanical raising and lowering stages.

THE INVENTOR AND MODERN BUILDING PROBLEMS.

THE important part that the inventor plays in modern building construction could not better be illustrated than by citing some of the problems that have confronted the Whitney-Steen Company, engineers, constructors and builders, of 135 Broadway, this city, in the erection of the Firemen's Insurance Company's 16-sty office building in Newark, the plans for which were drawn by Marvin, Davis & Turton, architects, of 1133 Broadway. The average person frequently forgets the engineer in his laudation of the creator and perfector of new ideas and methods and overlooks the fact that without scientific application of the inventor's appliances, they would count for naught. After a struggle that has lasted practically all summer, the Whitney-Steen Company has got the upper hand of conditions and within a few weeks the steel tiers will begin to rise above the street level to an altitude higher than any other structure in New Jersey.



THE FIREMEN'S INSURANCE COMPANY'S BUILDING.
Newark, N. J. Marvin, Davis & Turton, New York, Architects.
The Whitney-Steen Co., General Contractors and Builders.

The northeast corner of Broad and Market st, where this building will stand, is within a few blocks of the Passaic River. The ground stratas are of great variety, first coming consecutively layers of earth, sand, clay, quicksand, then "Bull's Liver," or a kind of clayey quicksand heavier and with far greater sucking qualities than ordinary quicksand; gravel, containing bowlders, and finally rock. Through this material caissons had to be sunk deeper than any that had hitherto been sunk in Newark, so that advantage could be taken of the splendid layer of hardpan that lies from 30 to 40 feet below the surface. It can therefore be seen that the excavation presented unusual difficulties, inasmuch as open caissons were used.

Three types of steel sheath piling were utilized, the Wemlinger, the United States and the Freestock, according to different locations and conditions. Extra heavy sheaths had to be used, because of the layer of gravel and large bowlders it contained, the whole lying just above hardpan. This layer had to be penetrated before excavation, and to accomplish this unusually heavy work steam hammers were employed. One was a 1,250-lb. Arnett, two were 2,200-lb. Arnett, one a 4,000-lb. Arnett and another was a 3,000-lb. Hamilton-Pierce. The repair bills for hammers were large, but, according to a representative of the engineering company, the sheathing passed through the bowlders containing as much as three cubic feet of rock.

Once the caisson was driven a tremendous head of water, that rose and fell with the tide, one to two feet either way, had to be figured with. In some cases the water was fifteen feet deep, while in others it was considerably more than that. Even under these conditions the Whitney-Steen Co. has made wonderful headway and expects to have the building ready for occupancy by May 1.

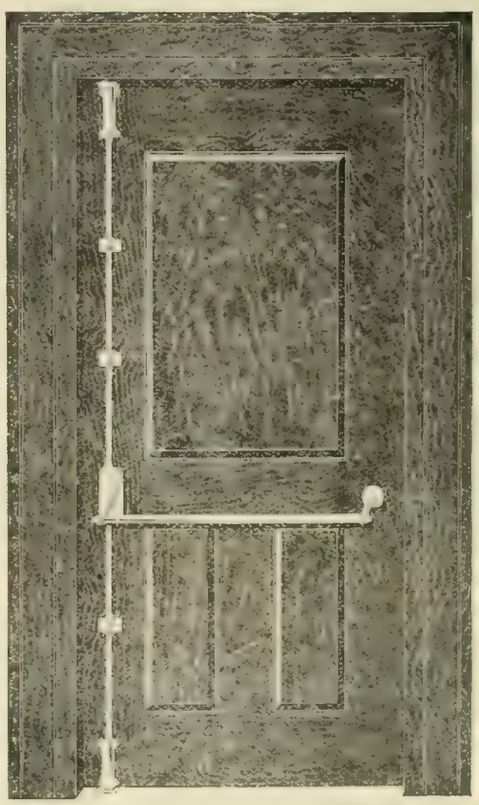
The building will have a basement and sub-basement, the latter being four feet below water level. The entire sidewalk area will be built under for vaults in both basements. The facades will be of South Dover marble, which will be supplied by J. J. Spurr, as sub-contractor, and architectural terra cotta, which will be supplied by the South Amboy Terra Cotta Co. Terrazzo floors will be used and the elevators will be of the Standard Plunger type. The total cost of this building will be about $500,000. Not all of the contracts have been awarded yet.

The Whitney-Steen Co. will this month complete the 16-sty Cameron Building, at 34th st and Madison av, which cost about $400,000, and the 9-sty Exchange National Bank at Colorado Springs, which cost about $300,000. The 6-sty Vermont Building, at Salt Lake City, costing $175,000, will also be finished this month. The 8-sty concrete floor and frame building that this company is erecting for Clinton & Russell, the architects, in Watertown, N. Y., will be ready for occupancy by December, and the 6-sty steel frame Felt Building, in Salt Lake City, is rapidly nearing completion. The company finished the 6-sty Kohler & Campbell piano factory at 51st st and 11th av last month. Among the new contracts recently taken was one for the construction of the residence of Arthur Curtiss James, Esq., at Newport, which, when completed, promises to be one of the show places of that city.

A PANIC EXIT.

The Russwin Panic-Exit Bolt, as the name implies, is intended for use on school house, theatre, assembly hall and public building entrance and exit doors. The construction of this bolt is such that the slightest touch on the bar, which extends horizontally across the face of the door, cannot fail to release the bolting members and open the door. In the various types of locking mechanism now ordinarily in use on entrance and exit doors, the pressure against the door by a panic-stricken crowd will almost invariably produce a binding of bolts which makes it impossible to release them and open the way to safety. With the Russwin Panic-Exit Bolt any pressure upon the door only accelerates the unlocking action.

This device is sensitive in action yet most substantial in construction, all parts being built of solid bronze metal castings,



THIS BOLT FOR A PANIC.

with the exception of the bolt heads, which are hardened steel, and each part is machined and carefully fitted.

Various types of this bolt are made to meet various requirements. For fire exits a bolt allowing exit at all times but permitting no entrance. For double entrance doors the bolting mechanism on the dummy half of the door and a Russwin Unit Lock set on the active half; in case of necessity both doors are thrown open by pressure upon the bar extending across the face of the dummy half. For class room or entrance doors the bolt has a side latching mechanism operated from the outside by a knob, inside by the usual bar across the face of the door. All types while operating in different ways accomplish one purpose—the instant releasing and opening of the door. Delay or failure to act is impossible; instant action may be depended upon.

FIRST OFFICE BUILDING FOR MADISON AV.

Madison av, at the northwest corner, and 38th st will soon be a corner of building activity, the site having been made ready for the new 20-sty office and loft building which Frederick Johnson, of 165 Broadway, is to erect from plans by Messrs. Buchman & Fox, 11 East 59th st, costing between $650,000 and $700,000. As seen by the perspective herewith, the building will be one of the highest type for business use in this city. The exterior will be ornamental, with the four lower stories of stone, above this a special faced brick, and the upper five stories of ornamental terra cotta and architectural iron-



MADISON AVENUE BUILDING.
Buchman & Fox, Architects.
Brown-Ketcham Co., Steel; Clarence L. Smith Co., Excavating; Frederick Johnson, Owner.

work. The group of large columns at the entrance will be of solid granite. The interior equipment will include a sub-basement, boiler and engineer rooms, five electric high-speed elevators, and two sidewalk lifts, mail chutes, electric lights and toilet rooms. There will be two entrances in both streets. The only contract on the building so far awarded is that for the structural steel to the Brown-Ketcham Company. The Clarence L. Smith Co. did the excavating. The architects will receive figures on all branches of material and construction.

A RIVERSIDE DRIVE CHANGE.—The James C. McGuire Company, engineering and contracting, is clearing the site for a 12-sty apartment house at the south corner of 103d st and Riverside Drive, where for twenty years has stood the Deering mansion which shares with the Foster residence the whole block front. Both have lawns around them and belong to a type of residential improvement of which but a few examples remain on Manhattan Island. The Deering house was built of red pressed brick, with brownstone trimmings, and vines climbed up its southern walls. To-day it is being torn down, and by next week not a vestige of it will remain. Riverside Drive was once dominated by private mansions, but the high-grade apartment house is now invading its choicest precincts. The James C. McGuire Company, which has offices at 50 Church st, has just completed a large apartment house on the Drive north of 116th st. Mr. McGuire was a member of the last Building Code Commission.

YONKERS BUILDING APARTMENTS.

While thinking of Long Island and New Jersey, don't neglect Westchester County. Nor lose sight of the probability that around and north of Van Courtland Park and along the Hudson River and the Sound, New York in time is certain to have its finest residential suburbs. Westchester County will be another Brooklyn, but more modern and more artistic; and, as Brooklyn becomes more city-like and congested, Westchester will seem the more interesting in comparison.

Apartment house construction has commenced in Yonkers. At least ten apartment buildings, accommodating ten families each, have been erected this season in Lawrence st. New apartments have also been built on Broadway, near Ashburton av, containing suites of seven large rooms and bath.

Edward Gerbereux's firm is building an elevator apartment house at Post st and Hamilton av, and recently completed some three-family apartments of a very desirable type, having only one family on a floor. They have also completed two two-family houses. Their development is near the city line.

REMOVES MANY BATH TUB ANNOYANCES.

Here is a single device that removes half a dozen objectionable features in connection with the bath tub. First and most important, it prevents scalding because with one combination control it gives cold, warm or hot water as desired. One twist brings the former, two brings warm water and three, hot. The overflow vent is in the water control, as shown in illustration; and avoids possibility of leak where the vent pipe formerly pierced the end wall of the tub. A curve in the water discharge directs the stream against the end wall of the tub, thus permitting water to be drawn silently and making splashing and consequent scalding of bather impossible. No part of the nickleplated piping is visible, yet it is all exposed. This part is hidden by the roll of the tub. The device is neat and compact, has no sharp corners or points, is easily installed and cannot get out of order, as there is no rubber ball within to work loose. This novelty should prove of especial merit in an apartment house where water being drawn in a tub in the apartment above is frequently heard by those below. If this be at night or when there is sickness in an adjoining suite, it is sometimes annoying.

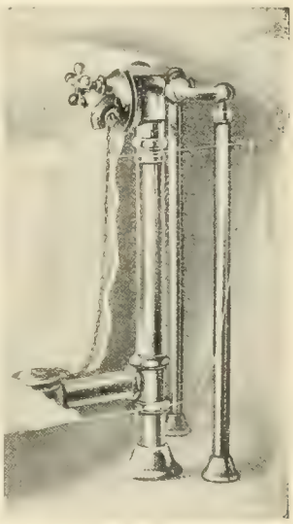


FIG. 1.

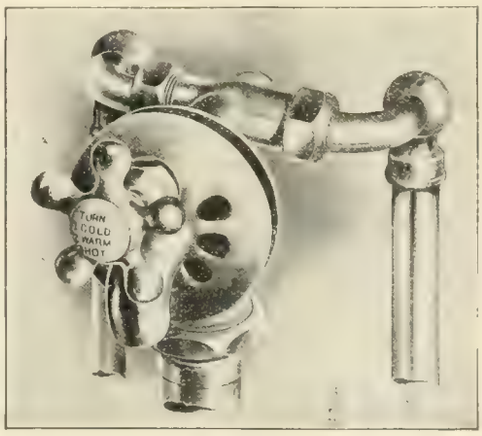


FIG. 2.

The working parts are removable through the stuffing box opening. Fig. 1 shows the pipes in places and illustrates method of making them invisible, and Fig. 2 shows the device in detail.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

ST. NICHOLAS AV, e s, 308.9 s 145th st, 6-sty brick and stone tenement, 120x87, tin roof; cost, $150,000; owner, Kirby Const. Co., 299 Broadway; architect, B. W. Levitan, 20 West 31st st. Plan No. 713.

Charles Weschler, 299 Broadway, is president of company.

LAFAYETTE ST, No. 218, 6-sty brick and stone store and tenement, 25x91, tar and gravel roof; cost, $25,000; owner, Michael Briganti, 184 Lafayette st; architect, Charles M. Straub, 147 4th av. Plan No. 714.

CONVENT AV, s e corner 149th st, 6-sty brick and stone apartment house, 94.11x90, slag roof; cost, $200,000; owner, E. M. Kruelwitch, 695 St. Nicholas av; architects, Neville & Bagge, 217 West 125th st. Plan No. 715.

The owner builds.

RIVERSIDE DRIVE, e s, 100 s 119th st, two 12-sty brick and stone apartment houses, 62.6x81, slate roof; total cost, $360,000; owner, M. E. Paterno Realty Co., 15 Claremont av; architects, Schwartz & Gross, 347 5th av. Plan No. 717.

The owner builds.

BROADWAY, s e corner 77th st, 12-sty brick and stone apartment house 160x92, slate roof; cost, $650,000; owner, Charter Construction Co., 198 Broadway; architects, Janes & Leo., 124 West 45th st. Plan No. 712.

Stores, Offices and Lofts.

LUDLOW ST, No. 19, 6-sty brick and stone loft and store building, 19x80.6, tar and gravel roof; cost, $25,000; owner, Kate Frank, 114 East 118th st; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 711.

Owner builds.

HOUSTON ST, Nos. 139-145 East, 7-sty brick and stone store and loft building, 100.2x94, tin roof; cost, $100,000; owners, Louis Minsky and Martin Engel, 236 Eldridge st; architect, F. A. Minuth, 425 5th av. Plan No. 721.

Stables and Garages.

AV A, Nos. 316-322, two 3-sty brick and stone stables and warehouses, 46.6x90.6, felt and gravel roof; cost, $24,000; owner, John A. Bookman, 88 Wall st; architect, G. Howard Chamberlin, 10 Getty sq, Yonkers, N. Y. Plan No. 716.

Frank L. Wheatland, 511 West 138th st, mason work; Paul Hellmann, 160 East 66th st, carpenter work.

Factories and Warehouses.

GREENWICH ST, No. 547, 6-sty brick and stone warehouse and loft building, 25x71, plastic slate roof; cost, $25,000; owner, Becker Realty Co., 206 Broadday; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 720.

Julius Becker, president; Martin D. Becker, secretary.

Schools and Colleges.

CLAREMONT AV, n e corner 122d st, 4-sty brick and stone school of music, 100x50.9x100, tile and slate roof; cost, $225,000; owner, Institute of Musical Art of City of New York, 53 5th av; architect, Donn Barber, 24 East 23d st. Plan No. 719.

Marc Eidlitz & Son, 489 5th av, have general contract.

Miscellaneous.

22D ST, No. 314 West, 3-sty brick and stone store and dwelling, 16.10x83.10, tin roof; cost, $10,500; owner, Mrs. Mary M. Burchell, 210 8th av; architect, H. O. Litchfield, 161 West 62d st. Plan No. 718.

MANHATTAN ALTERATIONS.

ALLEN ST, No. 24, partitions, cut openings, to 5-sty brick tenement; cost, $100; owner, Louis Sackin, 35 Allen st; architect, Max Muller, 115 Nassau st. Plan No. 2179.

DIVISION ST, Nos. 62-68, 1-sty brick rear extension, 32x19.5, skylights, toilets, partitions, to 6-sty brick store and tenement; cost, $20,000; owner, Eliza A. Pease, 61 West 74th st; architect, Max Muller, 115 Nassau st. Plan No. 2159.

EXTRA PL, No. 5, fireproof shaft, windows, tank, piers, to 5-sty brick tenement; cost, $2,500; owner, Estate J. Weeks Cornwell, 59 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 2154.

EXTRA PLACE, No. 7, fireproof shaft, toilets, partitions, windows, to 6-sty brick tenement; cost, $2,500; owner, Estate J. Weeks Cornwell, 59 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 2168.

GRAND ST, No. 205, partitions, fire-escapes, windows, to 5-sty brick and stone store and tenement; cost, $1,000; owner, Mary J. Allan, 1 West 81st st; architect, Richard Rohl, 128 Bible House. Plan No. 2166.

GREENWICH ST, Nos. 534-536, 1-sty brick rear extension, 42.8x38.2, partitions,

stairways, to two 3 sty brick tenements; cost, $6,500; owner, Peter M. Ohmeis, 538 Greenwich st; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 2192.

GREENWICH ST, No. 426, windows to 4-sty brick tenement; cost, $700; owner, Louis Kennard, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2180.

HENRY ST, No. 267, 1-sty basement brick rear extension, 18x11, to 3-sty brick Settlement Club; cost, $1,275; owner, Henry Street Settlement, 267 Henry st; architect, John H. Duncan, 208 5th av. Plan No. 2189.

HESTER ST, Nos. 126-128, toilets, alter windows to two 6-sty brick tenements; cost, $800; owner, F. Southack, Broadway and Walker st; architect, J. S. Glaser, 102 Woodruff av, Brooklyn. Plan No. 2196.

J. S. Glaser, 102 Woodruff av, Brooklyn, has contract.

ORCHARD ST, No. 23, partitions, toilets, windows, to two 5-sty brick tenements; cost, $2,000; owner, I. D. Schlahetsky, 37 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2163..

VARICK ST, No. 18, toilets, partitions, windows, skylights, to 4-sty brick tenement; cost, $500; owner, Estate John H. Miller, 205 Hewes st, Brooklyn; architect, Charles H. Richter, 68 Broad st. Plan No. 2171.

WATER ST, No. 325, partitions, windows, to 5-sty brick tenement; cost, $5,000; owner, Charles R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2169.

1ST ST, No. 72, partitions, show windows, to 5-sty brick tenement; cost, $800; owner, Louis Rathowit, 165 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 2194.

2D ST, No. 282, 1-sty brick rear extension, 22.3x50, to 3-sty brick dwelling and store; cost, $6,000; owner, Wyckoff Estate, Broadway and 17th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2164.

7TH ST, No. 237 East, dumbwaiter shaft, stairs, to 3-sty brick dwelling; cost, $800; owner, Samuel S. Hoenig, on premises; architect, E. Rossbach, 2010 Broadway. Plan No. 2158.

26TH ST, Nos, 217-225 West, alter floors, walls, to 4-sty brick and stone printing plant; cost, $1,600; owner, Metropolitan Printing Co., 213 West 26th st; architect, H. H. Rice, 150 Nassau st. Plan No. 2190.

27TH ST, 238 West, toilets, partitions, windows, to 4-sty brick and stone store and dwelling; cost, $1,045; owner, Henry Schriever, 236 West 27th st; architect, F. L. Fraser, 255 West 29th st. Plan No. 2186.

28TH ST, No. 34 East, 2 and 4-sty front and rear extension, partitions, stairs, floors, plumbing fixtures, to 4-sty brick and stone dwelling; cost, $5,500; owners, Leo & Abraham Schwab, 13 West 24th st; architects, Gross & Kleinberger, Bible House. Plan No. 2170.

39TH ST, No. 69 West, partitions, windows, store fronts, toilets, to 4-sty brick and stone dwelling and store; cost, $1,300; owner, T. J. Shine, 71 West 36th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2183.

42D ST, No. 30 East, 41st st, Nos. 41-43 East, 6-sty brick rear extension, 29.9x69.2, to 5-sty brick and stone hotel; cost, $80,000; owner, Athens Hotel Co., 30 East 42d st; architect, N. C. Mellen, 45 West 34th st. Plan No. 2195.

Demeter Polymero, president; Apollo Ringo, treasurer; T. Delmage Trimble, of Greenwich, Conn., secretary. No contract has yet been issued.

43D ST, No. 351 West, alter windows, partitions, toilets, to two 3 and 4-sty brick stores and tenements; cost, $700; owners, Peter & Martin A. Talor, 150 East 70th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2162.

47TH ST, No. 216 East, partitions, toilets, windows, to 5-sty brick tenement; cost, $1,000; owner, Emma R. Harbough, 571 Park av; architect, P. F. Brogan, 119 East 23d st. Plan No. 2187.

47TH ST, No. 218 East, bathrooms, fire-escapes, partitions, to 5-sty brick tenement; cost, $2,000; owner, Emma P. Harbough, 571 Park av; architect, P. F. Brogan, 119 East 23d st. Plan No. 2188.

54TH ST, Nos. 318-324 East, partitions, plumbing, windows, to four 5-sty brick stores and tenements; cost, $5,000; owner, Estate Richard Riker, 778 Madison av; architect, Frank Straub, 122 Bowery. Plan No. 2167.

89TH ST, No. 4 East, erect pent house to 5-sty dwelling; cost, $800; owner, Mrs. Harry S. Bower, 4 East 89th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 2157.

90TH ST, No. 2 West, elevator shaft, steam-heating plant, to 6-sty brick stable; cost, $4,000; owner, Carnegie Hall Livery & Motor Co., 2 West 90th st; architect, Henry Fulle, 495 East 173d st. Plan No. 2174.

98TH ST, No. 105 West, shafts, windows, fire-escapes, to 5-sty brick tenement; cost, $1,500; owner, Mrs. Mary Rosenberg, 112 Prince st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2173.

103D ST, No. 210 East, 5-sty brick rear extension, 10.4x8, toilets, partitions, to 5-sty brick store and tenement; cost, $2,500; owner, D. C. Moynihan, 121 East 126th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2191.

108TH ST, No. 220 East, partitions, windows, to 4-sty brick tenement; cost, $1,200; owner, Filippo Pippo, 220 East 108th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2182.

135TH ST, Nos. 249-251 West, 1-sty brick rear extension, 23.6x4, to two 6-sty brick tenements; cost, $500; owner, S. E. Bernheimer, 2339 7th av; architect, Anthony Zink, 304 West 109th st. Plan No. 2185.

Aldhouse & Co., 2339 8th av, have contract.

BROADWAY, No. 2546, partitions, windows, to 1-sty brick and frame dwelling and store; cost, $500; owner, Weber Bunkz, Lane Coal Co., on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2176.

BROADWAY, w s, 47.8 n 46th st, 1-sty brick rear extension, 23.3x3.5, floors, metal cornice, to 4-sty brick store and tenement; cost, $10,500; owner, The Dillingham Theatre Co., 1402 Broadway; architects, Carrere & Hastings, 225 5th av. Plan No. 2175.

PARK AV, n w corner 100th st, toilets, plumbing, to 5-sty brick tenement; cost, $100; owner, Albert J. Schwarzler, 1340 Brook av; architect, Charles Schaefer, Jr., 461 Tremont av. Plan No. 2165.

WEST END AV, No. 880, partitions, windows, toilets, to 4-sty brick and stone dwelling; cost, $5,500; owner, Margaret F. Smith, on premises; architect, J. H. Freedlander, 244 5th av. Plan No. 2177.

1ST AV, No. 2403, partitions, toilets, windows, doors, to 4-sty brick store and tenement; cost, $2,500; owner, Adam Boettiger, on premises; architect, J. Hoffmann, 318 West 121st st. Plan No. 2178.

Andrew Brose, 1 Madison av, has contract.

1ST AV, s e corner 7th st, alter toilets to 4-sty brick hotel and saloon; cost, $300; owner, Gebhardt Zeller, on premises; architect, O. Reissmann, 30 1st st. Plan No. 2160.

2D AV, No. 1442, alter piers, windows, to 5-sty brick tenements and stores; cost, $1,000; owner, Solomon Schwartz, 165 East 64th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2161.

3D AV, s w corner 55th st, partitions, moving picture show, to 4-sty brick and stone hall and dwelling; cost, $1,500; owner, Allen Leyow, 262 West 40th st; architect, Charles Richter, 68 Broad st. Plan No. 2172.

5TH AV, No. 503, alter windows, front walls, to 5½-sty brick and stone store and office building; cost, $200; owner, Levi P. Morton, 503 5th av; architects, Hedman & Schoen, 25 West 42d st. Plan No. 2181.

503 Fifth Avenue Company, 17 West 42d st, is lessee.

6TH AV, No. 670, alter store fronts to —-sty brick store and tenement; cost, $500; owner, Anna M. Wright, Boston, Mass; architect, A. H. Zacharius, 402 Columbus av. Plan No. 2184.

6TH AV, n w cor 52d st, cut doors, windows, to 5-sty brick store and tenement; cost, $500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2156.

7TH AV, s w cor 50th st, partitions, windows, stairways, to 5-sty brick hotel and restaurant; cost, $8,000; owner, Chelsea Hotel Co., 202 West 50th st; architects, S. B. Eisendrath & B. Horwitz, 500 5th av. Plan No. 2155.

Potter & Foubister, 103 Park av, has contract.

10TH AV, No. 415, toilets, windows, to 4-sty brick tenement; cost, $1,500; owner, Joseph Wenner, 353 West 46th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2193.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

231ST ST, n s, 240 w Independence av, 2½-sty brick dwelling, tile roof, 42.2x26.4; cost, $9,000; owner, Chas. A. Ayres, 27 William st; architect, Robt. W. Gardiner, 122 West 29th st. Plan No. 1047.

EDGE HILL AV, w s, 242 s 230th st, 2-sty brick dwelling, tin roof, 24x27.8; cost, $4,000; owners, Edgehill Terrace Co., 84 William st; architects, Tiffany & Bartoo, Spuyten Duyvil. Plan No. 1051.

POWELL AV, n s, 355 w Av B, two 2-sty brick dwellings, tin roof, 20x55; cost, $12,000; owner, Edw. A. Schill, 860 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 1052.

218TH ST, 200 w Bronxwood av, 2-sty brick dwelling, Barreto 5-ply gravel roof, 21x50; cost, $8,000; owners, Coletto & De Polo, 3767 White Plains av; architect, Louis Falk, 2756 3d av. Plan No. 1053.

CROSBY AV, w s, 105 s Schuyler av, 2-sty frame dwelling, tin roof, 20x44; cost, $5,500; owner, Dominico Breglio, 421 East 116th st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1062.

242D ST, n s, 200 w Carpenter av, two 2-sty frame dwellings, tin roof, 16.6x60; total cost, $5,000; owner, Fred W. Horne, Matilda st; architect, M. Hirdhaugh, 60 Pearl st, Mt. Vernon. Plan No. 1063.

WALKER AV, n s, 100 w Chauncey st, two 2-sty frame dwellings, tin roof, 25x56; total cost, $12,000; owner, Philip Krauech, 1427 Bryant st; architect, B. Ebeling, 1136 Walker av. Plan No. 1064.

LANE AV, w s, 160 s Frisby st, two 1-sty stores and dwellings, tin roof, total size, 79.8x79; total cost, $10,000; owner, Joseph Polchinski, Willett av; architect, J. Melville Lawrence, Pleasantville. Plan No. 1059.

Apartments, Flats and Tenements.

AQUEDUCT AV, e s, 435.9 s Brandt pl, 4-sty brick tenement, tin or slag roof, 42.1x94; cost, $20,000; owner, Julius Schorck, 1985 Vyse av; architect, Gustav Schwarz, 302 East 158th st. Plan No. 1046.

INTERVALE AV, s w cor Beck st, 5-sty brick tenement, plastic or slate roof, size irregular; cost, $45,000; owners, Win-

nie Realty & Const. Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1048.

Maurice Muller, 836 Westchester av, is president.

INTERVALE AV, s s, 69 w Beck st, 5-sty brick tenement, plastic slate roof; size irregular; cost, $35,000; owners, Winnie Realty & Const. Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1049.

Maurice Muller, 836 Westchester av, is president.

VYSE AV, e s, 150 s 172d st, two 3-sty brick tenements, tin roof, 20x55; total cost, $20,000; owners, Casco Building Co., 2243 1st av; architect, Robt. E. La Velle, 1284 So. Boulevard. Plan No. 1054.

MORRIS AV, w s, 50 n 153d st, 6-sty brick tenement, slag roof, 50x87; cost, $50,000; owner, Jas. A. Cunningham, 324 East 116th st; architect, Nicholas Conforti, Park av & 151st st. Plan No. 1057.

BASSFORD AV, n e cor 184th st, 5-sty brick tenement, tin roof, 55x82; cost, $50,000; owner, Martin Tully, 565 Walton av; architect, Harry T. Howell, 149th st & 3d av. Plan No. 1058.

TINTON AV, e s, 151.6 n Westchester av, two 5-sty brick tenements, plastic slate roof, 37.6x63 and 83; total cost, $70,000; owner, Katie Roth, 2255 Gleason av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1061.

Stores, Offices and Lofts.

SIMPSON ST, e s, 101 n Westchester av, 1-sty brick store, plastic slate roof, 20.9x39.6; cost, $3,000; owners, H. Morgenthau Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1050.

Robt. E. Simon, 165 Broadway, is vice-president.

Theatres.

BROOK AV, w s, 64.7 s 156th st, 1-sty brick theatre, plastic slate roof, 105x9x116; cost, $150,000; owners, Acme Theatre Co.; architect, Geo. Keister, 12 West 31st st. Plan No. 1055.

Henry Clay Miner, 1402 Broadway, is president.

Miscellaneous.

WALTON AV, w s, 68 s 183d st, 1-sty frame and glass house, 17x12; cost, $100; owners, Bedford Park Const. Co., 3071 Villa av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1056.

Stables and Garages.

BENSON AV, e s, 59 s St. Raymonds av, 1-sty frame garage, tar roof, 16x22; cost, $800; owner, Mrs. J. M. Rogers, 2700 Walker av; architect, Samuel Butler, 402 2d st, Brooklyn. Plan No. 1060.

BRONX ALTERATIONS.

OGDEN AV, e s, 25 s 164th st, 1-sty frame extension, 16.11x11.11, to 3-sty frame store and dwelling; cost, $400; owner, Mary M. Timony, on premises; architect, Harry T. Howell, 3d av & 149th st. Plan No. 426.

SO. BOULEVARD, n w cor Longwood av, new show windows to 5-sty brick store and tenement; cost, $500; owners, Daly & Carloin, 44 New Bowery; architect, Louis Falk, 2756 3d av. Plan No. 425.

WEBSTER AV, n w cor 168th st, new girders, new partitions, etc., to 5-sty brick stores and tenement; cost, $1,500; owner, Lillian E. Morrison, 546 West 163d st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 424.

ADVANCE REPORTS.

Store and Office Building for 6th Avenue and 32d Street Corner.

6TH AV.—The executors of the estate of Frank B. McDonald, who hold a long-term lease of the premises at the southwest corner of 6th av and 32d st, extending about 50 ft. on the avenue and about 75 ft. in 32d st, will, in the early future, improve the plot with a store and loft building of not less than twelve stories in height. It is also announced that the entire building has practically already been rented from the plans. The site is closely situated to the new Pennsylvania and Hudson Terminal stations, and it is said that recently the estate refused an offer of $200,000 for the lease of the site in question. James E. McDonald, lawyer, of 60 Wall st, is executor. No building contracts have yet been awarded.

New School at Chatham, N. J.

CHATHAM, N. J.—Plans have just been approved for a new school for Chatham borough by the Board of Education, to be located on Fairmount av. The building will be 115 ft. in length, fronting on Fairmount av, and 75 ft. deep. It is to be built of dark red brick, with Indiana limestone trimmings. There will be eight classrooms, each accommodating forty-five pupils, and a large kindergarten on the ground floor, assembly hall, with a 16-ft. ceiling, seating over 400. On the first floor there will be a board room, principal's office and teachers' retiring room. The basement will contain two large playgrounds, one for boys and one for girls, boys' and girls' toilets, with mod-



ern sanitary appliances, manual training room and laboratory. The building will be heated and ventilated by the most approved and modern combination pan system, with auxiliary steam heat for the corridors. The heat in the classrooms will be regulated by automatic thermostatic control apparatus. The classrooms and assembly hall are to be trimmed in red gulf cypress, the corridors and entrance in quartered oak. Each classroom will be provided with a lavatory, and in the first story corridor will be placed two sanitary drinking fountains. This corridor will also contain foot-warmers for the younger children. The entire building is to be wired for electric light and call bell system. The building is to cost $40,000. Estimates are also being secured for the carrying out of this plan with reinforced concrete construction instead of brick. Richard S. Shapter, of Summit, is the architect.

Work on Musical Art Building to Start.

CLAREMONT AV.—Excavating is to be started immediately for the new 5-sty building to be used by the Institute of Musical Art of the City of New York, of which Frank Damrosch is director. The new structure will be erected at the northeast corner of Claremont av and 122d st, covering a plot 100x50.9x100 ft. The school has been located since its endowment in the remodeled dwelling at 53 5th av. Marc Eidlitz & Son, 489 5th av, have received the general contract, and it is expected that work will be completed by July, 1910. The cost is estimated at about $225,000. Donn Barber, 24 East 23d st, is the architect.

A Chain of Hospitals.

HEMPSTEAD, L. I.—Mrs. O. H. P. Belmont is heading a movement to erect a brick hospital here. The building will cost about $36,000 and contain 30 beds. Mrs. Belmont is the president of the South Shore Hospital Association; Mrs. Arthur Hewitt, vice-president; Mrs. W. C. Ferguson, of Garden City, secretary; Mrs. A. J. Cordier, of Woodhaven, treasurer. Mrs. Belmont has long contended that large hospitals in such communities as Long Island, cannot be maintained on a self-supporting basis, but that small ones are soon self-supporting. Her plan is to erect a number.

Masonic Temple for Far Rockaway.

FAR ROCKAWAY.—A Masonic temple is about to be erected by Olympia Lodge, No. 808, F. and A. M., of Far Rockaway, on North av. The structure will have a frontage of 40 ft., a depth of 94 ft., with an extension of 42 ft. It will be built of composition stone, 3-stys, to cost about $25,000. The building committee having the erection of the temple in charge consists of Dr. Francis A. Lowe, H. A. Porter, Dr. J. Carl Schmuck, Valentine W. Smith, F. R. Merrall, William Willett, Jr., Morrell Smith, Wilbur Wood, Philip P. Scott and L. B. Sharp.

Contracts for 334 4th Av Building.

4TH AV.—George B. Post & Sons, the architects, have awarded some of the sub-contracts for the 334 Fourth av building at the s. w. corner of 4th av and 25th st. Those so far let are: plumbing, Thomas Swain; iron, Richey, Brown & Donald; steel, Post & McCord; electric wiring, L. K. Comstock; granite, J. E. Dutton; excavating, Clarence L. Smith; waterproofing, the T. New Manufacturing Co.; terra cotta, furring, partition blocks, etc., The National Fireproofing Company, and concrete slabs, The White Fireproofing Company.

Contract for 78th Street Residence.

78TH ST.—The general contract has just been awarded to the Libman-Lewine Co., of 1968 Broadway, for the new residence to be erected by the Satz Company, 135 Broadway, at No. 116 East 78th st, from plans by Wm. L. Rouse and L. A. Goldstone, 12 East 32d st. The building will have an exterior of light brick and limestone, containing 4-stys and measuring 18x55 ft. The general contractors state that they are prepared to receive bids on all sub-contracts at once.

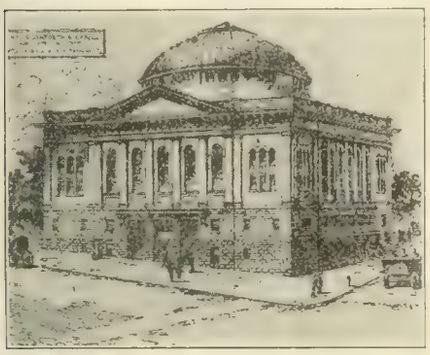
Red Men to Build at Bayonne.

BAYONNE, N. J.—The Pam-Ra-Paugh tribe of the Improved Order of Red Men of Bayonne have appointed a committee to purchase a building site on Broadway for the purpose of erecting a home for the lodge, which is in a most prosperous condition. It is the intention of the members to erect a structure fitted out as a club and lodge building. The committee consists of Oliver J. Shiner, I. J. Hatton, M. B. Spofford, V. D. Irwin, Thomas F. Ryan and Clarence E. James.

Church Construction in Frisco.

SAN FRANCISCO.—Contracts have just been awarded for one of the best examples of church construction since the fire by the members of the First Baptist Church of this city. The site is at the intersection of Octavia and Waller sts, facing Market st. The architects have adopted a classic design freely treated. The exterior will have a base of quarry-faced Colusa sandstone, the upper part being finished on the two street fronts and returns with pressed brick and stone trimmings, and the remaining walls will be of brick and concrete. The building will have a frontage of 102 ft. on Octavia st and 90 ft. in Waller st. Rising from the centre, and surmounting the whole structure, will be a dome 56 ft. in diameter and about 85 ft. high, with windows around the base giving light to the upper part of the auditorium, the main portion being well lighted by windows at the sides. The main entrance, 24 ft. wide, which has been placed in Waller st, opens into spacious vestibules from which the main auditorium is entered, whilst wide

and well-lighted staircases lead to the galleries above. A side entrance with vestibules has been placed on Octavia st giving easy access to the auditorium, the gallery, choir rooms, etc. Ample exits with doors opening outwards are provided. Great care has been taken in planning the seating arrangements of auditorium and galleries so that every seat will command an unobstructed view of the rostrum, and it is believed that the acoustic properties will be perfect. The auditorium is 85x60, with a gallery around three sides, the former seating 725 and the latter 525 persons. In the basement is a lecture room 32x48; ladies' room 35x24; baraca room 24x36; philathea clubroom, 14x20; beginners' room 27x25; primary room 14x25; baraca club 13x19; boys' club, committee room, library, kitchens, etc. The pastor's study, robing rooms, choir are adjacent to the baptistry and rostrum, and space is provided for an organ, which is to be one of the finest instruments on the coast. The in-



side finish will be of Oregon pine specially selected for beauty of grain. Hot water and hot air systems of heating have been provided. Dedicatory ground was broken with religious services on Monday last, conducted by the pastor, the Reverend George E. Burlingame. The president of the Board of Church Trustees is George H. Moore; H. K. H. Mitchell being the secretary of the board and A. S. Weaver the secretary of the building committee. Bids on the entire work have been received. The total cost of the work at present undertaken will be in the neighborhood of $70,000. The following contracts have already been awarded, viz.: Excavation and concrete to Foster & Vogt, $7,244; brickwork, Butcher & Hadley, $14,796; stonework, Colusa Sandstone Co., $6,081; plumbing, James E. Stewart, $1,815. The remaining contracts will be let shortly. The architects are Wright, Rushforth & Cahill, of San Francisco.

Apartments, Flats and Tenements.

NEWARK, N. J.—Hyman Rosensohn, architect, of Newark, has plans for a 4-sty brick apartment house that will be erected at Mt. Prospect and Bloomfield avs by the Progressive Investment Co. The exterior will be trimmed in limestone. There will be a store on the first floor, facing Bloomfield av. These apartments will have modern improvements, including steam heat, electric light and janitor service. The estimated cost is $65,000.

Dwellings.

GREENWICH, CONN.—Ray B. Thompson, who recently purchased 30 acres of land on Ridgeview av, Greenwich, is arranging to erect a fine residence, the cost of which will be in the neighborhood of $35,000.

NEW HAVEN, CONN.—E. B. Hunn, with C. S. Mersick & Co., of New Haven, has purchased a building site on Whitney av, north of Canner st, New Haven. At some future time Mr. Hunn will erect a residence on the site. No architect has been selected as yet.

WEST NEW YORK, N. J.—Architect William E. Borries, of Jersey City, has completed plans for the erection of a 2-family residence for West New York, which will have all modern improvements, including open plumbing, cabinet mantels, gas fixtures and hot air furnaces, and will cost about $6,000.

NEWARK, N. J.—A New York builder has purchased from Lowy & Berger ten lots on Woodside av, between Heller Parkway and Grafton av, part of the tract owned by that firm, and will shortly begin the erection of ten 2-family houses. It is stated that the investment will represent almost $100,000, and that the houses will be of entirely different character from any erected in the Forrest Hill section so far. In design the buildings will greatly resemble single-family dwellings and the interiors will be very roomy.

Factories and Warehouses.

ROCHESTER, N. Y.—The Menihan Shoe Co., of Rochester, will erect through Architect Leon Stern, a brick, mill construction shoe factory, 150x235 ft., on Clifford av, near Portland, at an estimated cost of $25,000.

MERIDEN, CONN.—The contract for building an addition to the factory of the Kelsey Press Co., planned by D. Bloomfield, has been awarded to the H. Wales Lines Co. The building will be of brick, 30 ft. square, and will include a 3-sty fireproof vault.

JEWETT CITY, CONN.—The general contract has been awarded to the Flynt Const. Co., of Palmer, Mass., for the proposed addition to the plant of the Ashland Cotton Co. The building was planned by Engineers Lockwood & Green, of Boston, and will be of brick, 100x200 ft.

WATERTOWN, N. Y.—The management of Shaughnessy Knitting Mills, Amsterdam, will move to Watertown. The concern will construct a new plant as soon as possible on land donated to the company by the Watertown Light & Power Co. The new mill will be 50x150 ft.

BURLINGTON, N. J.—Martin L. Cohn, Pres. and Treas. of the Burlington Silk Mill, will erect a new factory to cost $50,000. These will be the beginning of a large plant to be erected by the company whereby goods formerly imported from China and Japan will be manufactured here.

HARTFORD, CONN.—The B. H. Hibbard Co., of New Britain, will erect a factory in Pliney st, Hartford, for the Sachs Co. It will be brick, heavy mill construction, 48x153 ft., 2-stys. The plumbing, heating and electric work will be ready for estimates in about two weeks. George B. Allen is architect and engineer.

Hospitals and Asylums.

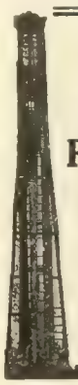
HEMPSTEAD, L. I.—It was decided on Friday, Sept. 24, that a hospital building costing $36,000 will be erected here. Mrs. O. H. P. Belmont is interested.

MIDDLETOWN, CONN.—W. D. Johnson, Inc., Hartford, will receive estimates until Oct. 6 for the construction of the Nurses' Home at the Connecticut Hospital for the Insane. Plans may be seen at the office of the architects or the hospital.

BATH, N. Y.—Bids will be received by Gen. Clinton D. MacDougall, president of the board of trustees of the New York State Soldiers' and Sailors' Home, until Oct. 18, for alterations to hospital and equipment at said home. Drawings can be consulted at said home and at office of Franklin B. Ware, state architect, Capitol, Albany. Wm. H. Nichols, secretary.

Hotels.

SPRINGFIELD, MASS. — Architects Esenwein & Johnson, of Buffalo, N. Y., have plans ready for figuring for the new hotel to be erected at Bridge st and Broadway for the Springfield Hotel Corporation.



OUR engineering department will co operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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FRED. C. SUMNER, 246-248 Canal Street
WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

It will be a 10-sty brick building, 118x 140 ft., containing 270 rooms, of fireproof construction, with all modern improvements. The officers of the company are Stanford L. Haynes, president; William H. Brooks, vice-president; Herbert Myrick, treasurer.

Municipal Work.

BROOKLYN.—The Park Board will open bids Thursday, Oct. 7, for furnishing, delivering and setting up eighteen flag poles in the parks of the Boroughs of Brooklyn and Queens.

MANHATTAN.—On Tuesday, Oct. 5, the Fire Commissioner will open bids for furnishing and delivering 21,000 feet of underground lead covered cable for fire alarm telegraph.

HART'S ISLAND.—The Commissioner of Correction will open bids Oct. 7 for materials required for the erection and completion of a 1-sty fireproof isolation building on Hart's Island.

NEW HAVEN, CONN.—City Engineer C. W. Kelley will soon advertise for bids for the construction of a bridge over West River on Edgewood av, New Haven. It will be built of reinforced concrete, costing about $50,000.

MANHATTAN.—Bids will be received by the Commissioner of Street Cleaning, Tuesday, Oct. 5, for furnishing and installing a rubbish conveyor at the West 47th st incinerating plant of the Department of Street Cleaning.

BROOKLYN.—The Commissioner of Docks will open bids, Oct. 4, for preparing for and building a new steel freight shed with appurtenances on the pier between 31st and 32d sts, Brooklyn, to be known as the "Thirty-first Street Pier Shed."

MANHATTAN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, Oct. 13, for furnishing, delivering and laying high-pressure fire service mains and appurtenances in 17th, 18th, 19th, 20th, 21st and 22d sts.

BLACKWELL'S ISLAND.—Estimates will be received by the Commissioner of Correction, Thursday, Oct. 7. No. 1. For furnishing labor and materials required to install a new steam heating system in the buildings comprising the workhouse, Blackwell's Island.

BROOKLYN.—The President of the Borough of Brooklyn will open bids Wednesday, Oct. 6, for the erection and completion of a 2-sty brick building for the Bureau of Sewers, Borough of Brooklyn, on the property of the city known as the Corporation Yard, north side of 38th st, 200 ft. west of 5th av, Brooklyn.

MANHATTAN.—Bids will be received by the Police Commissioner Thursday, Oct. 7, for materials necessary to paint and tint the walls and ceilings in the new building being erected on the block bounded by Grand, Centre and Broome sts and Centre Market pl, Manhattan, for headquarters for the Police Department.

Schools and Colleges.

BOGOTA, N. J.—The Bogota Board of Education has asked for an additional appropriation of $10,000 to erect a 12-room school. The original amount, $48,500, is not sufficient to purchase a site, erect the building and thoroughly equip it.

GREENPORT, L. I.—The Greenport Board of Education has awarded the contract for the eight-room brick school in this village to John Lowrey, Jr., of New York City, for $18,330, being the lowest bidder. Work will be begun at once on the foundation.

STRATFORD, CONN.—At a special meeting it was voted to purchase property on Hollister heights as the site for an eight-room school, competitive sketches for which were submitted some time ago. The special committee will hold a meeting soon to decide upon an architect. Dr. W. G. Coggswell is chairman of the committee.

NEW BRUNSWICK, N. J.—As a result of the meeting of the Board of Estimate New Brunswick will have two new eight-room school buildings, one in the Sixth Ward and the other in the First Ward, where the Carman St. School now stands, to be erected at a cost of $40,000 each. Address Secretary Board of Education.

Contracts Awarded.

MEMPHIS, TENN.—The contract for placing concrete piles in the foundations of the building to be erected for the Central Bank & Trust Company, at Memphis, Tenn., has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. Murch Bros. Construction Company, contractors; James Gamble Rogers, architect; Gunwald Aus, engineer.

Government Work.

ALBANY, GA.—Sealed proposals will be received Nov. 30 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring and standard clock system) of the U. S. Post Office and Court House building at Albany, Ga. James Knox Taylor, Supervising Architect, Washington, D. C.

NORTH ADAMS, MASS.—Office of the Supervising Architect, Washington, D. C. —Sealed proposals will be received until the 4th day of November for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at North Adams, Mass. Drawings and specifications may be had from the custodian of site at North Adams, Mass., or at the office of the Supervising Architect, James Knox Taylor.

Brief and Personal.

Business is pretty well upset by the celebrations.

New Yorkers have seen parades before, but such crowds!

The real building boom will come next year. But 1909 is doing pretty well.

The dull gray dawn of next Monday will hear the voice of Duty saying, "Get busy."

Preserve the Clermont and Half Moon, but put them where everybody can see them—in the Museum of Natural History.

But, say, what are we living for if we can't celebrate something or other once in awhile. Why not a real estate celebration next?

George M. Bartlett, architect, formerly of Ernest Flagg's office, has opened an office at 103 Park av for the general practice of architecture.

Some of the Hudson River barges used in the building material trade made, when fitted up with tiers of seats, admirable "grandstands" for the naval parade.

The American Woolen Company, which is erecting a building at 4th av and 18th st, is the owner of the largest woolen mills in the world. It has several mills at Lawrence, Mass., and many others in New England and New York State. William M. Wood is the head of the concern.

The plant of the American Enameled Brick & Tile Co., South River, N. J., is running to its full capacity with more than 150 men busy. The town enjoys both rail and water transportation, a fact which contributes much to the success and profit of the brick-making establishments.

Evidence that the fall season has been reached is manifest to those who visit the Beekman and Water st district. A great deal of activity is reported. Manhattan is still an enormous buyer of coal stoves, notwithstanding the vogue of the steam radiator and the gas stove. Dealers report an especially large demand for furnaces from Brooklyn, Queens and New Jersey.

A new company known as the Union Sheet & Tin Plate Company has been organized at Marietta, Ohio, with a capital stock of $800,000, to operate the steel mill in that city built some five years ago, and which has been practically idle ever since. The officers of the new company are: W. D. Park, Asbury Park, N. J., president, P. F. Hogan, New York, vice-president; F. M. Stephenson, Pittsburgh, treasurer; W. C. Park, Asbury Park, N. J., auditor, and George I. Stanford, Milford, Conn., general manager.

During the naval parade last Saturday, the Shamrock Towing Company, of West 52d st, placed the tug "Patrick McGurl" at the disposal of Messrs. Harold Hammond, son of William K. Hammond, president of the Brick Manufacturers' Association, and Frank L. Holmes. Both these gentlemen invited guests numbering eighteen or twenty brick men and their wives, and cruised about the battleships in the river from 9.30 A. M. until 10.30 in the evening. The Shamrock Towing Company extended its hospitality even to the extent of providing an elaborate luncheon for its guests.

Alfred J. Thompson, 71 Broadway, who, prior to 1893, was in the laboratory of Thomas A. Edison for four years, and since then has devoted his entire time to the sale, installation and operation of American machinery in Latin American countries, has formed a selling organization for business in that rapidly developing section. During the past 16 years he has lived in and traveled extensively through Cuba and South America. In order to handle a line of mechanical goods efficiently Mr. Thompson has, it is understood, associated with him in each of the capital cities, a graduate engineer who makes his home there, and who knows the conditions of service and technical requirements of the market.

The Standard Company (35 West 31st st) has purchased a site at Toronto, Can., on which the company proposes to build a modern plant for the manufacture of enameled iron sanitary goods to supply the Canadian trade. For the present the Standard Sanitary Mfg. Company will spend between $250,000 to $300,000 for buildings and equipment, and the experience of its organization will be employed to make it the most complete and economical plant in the country, and the management of the new concern will be composed of men from its various plants in this country. The Standard Company has at present a large jobbing house in Toronto, which it will continue in addition to its new plant. No contracts for equipment or buildings have yet been placed.

John C. Rodgers & Son, the contractors, are making good progress with the Madison av bridge over the Harlem. Some of the big works which Mr. Rodgers has put through in his time are: The Guard Lock at Lachine, Canada; the South Penn Railroad Sideling Tuunel, which is the longest on the line; the new Croton Aqueduct, which supplies Croton water to the city of New York, and of which Mr. Rodgers, with others, built five miles; the tunnel in connection with the power plant at Niagara Falls, which Messrs. Rodgers and Clement built. It is fifty-seven hundred feet in length. The firm also built the Speedway from High Bridge north; the Willis av bridge across the Harlem River at First av, and the bridge at 145th st and Lenox av across the Harlem, in the building of which Messrs. McMullen and McBean were associated. The firm recently completed the approaches to the Manhattan Bridge across the East River, having previously built the tower foundations for the same some years ago.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Celebration Upsets Material Market.

The week-end brings a sense of relief to the building material men. They entered into the spirit of the celebration unflinchingly and generously, even enthusiastically, but "the cold gray dawn" of Monday is expected to put business on its feet again, with more aggressiveness than before. The week was too crowded with events of distracting natures, and the two extra half holidays (Tuesday and Thursday), with Monday an off day, practically robbed the sales forces of any opportunity to do business. Consequently, all markets excepting that for pig iron were dull and inactive. There was scarcely any inquiry; contracts were held over until next week and buyers were few. Pig iron was exceedingly active and its market was strong. Southern advanced a quarter. Sheet metals were quiet. An advance is expected for next week. Structural steel behaved fairly well, but was weak. Hudson River brick advanced a quarter. Raritans stood firm. Lumber was steady and showed no signs of weakening for the big influx of second-hand material that will come in in another two weeks. This is taken as proof that the material has been disposed of. Stone was practically at a standstill. Cement prices are unchanged. The building material market expects a favorable reaction during October, conditions pointing to a brisk business.

Celebration Cripples Brick Market.

Brick has had a bad week. Sales were few and many jobs, particularly those in the parade zone, moved unsteadily. Uptown the situation was about normal, as far as consumption was concerned. Few shipments moved during the week from the yards, but the situation was not as critical as was expected. The Cornell Company brought down some tows on Sunday and Monday. Owing to the fact that manufacturers strained every nerve to get as many cargoes as possible down here last week, only a few came in this week. Figures will show this better. Holdovers, Sept. 20, 10; arrivals, 89; sales, 80; holdovers, Sept. 27, 19. A comparison of the transactions for the first two days of this week and the first two days of the week before shows what effect the celebration had upon the brick market here. It is enlightening because the same holds true for every other department of the building material market, except pig iron.

Holdovers, Monday, Sept. 20	10
Holdovers, Monday, Sept. 27	19
Holdovers, Tuesday, Sept. 21	19
Holdovers, Tuesday, Sept, 28	24

Allowance must be made for a rainy Monday, this week, but the figures nevertheless show how the fete has disturbed building operations.

PRICES MOVE UP A QUARTER.

Toward the week end, however, conditions changed a little and the situation was described as being only a little below normal. Contractors reported that their men were returning to work in better numbers and operations moved with more accord. One contractor prepared to continue, and expected his one hundred bricklayers to report for work on Monday. Twenty-five came in. As it was a rainy day, he stopped, and tried again on Tuesday. Five reported for work. Wednesday he had all his men on hand, and on Thursday he gave up trying to operate during parade days. Other contractors in the downtown section had the same trouble, excepting those along 5th av. In some of those operations the men remained at work so as to take advantage of their lofty perches to see the parades.

DEALERS READY FOR SEASON'S END.

As far as could be learned, no formal action has been taken by any of the manufacturers on the date for closing down their yards. It is, nevertheless, to be supposed that the manufacturing season will not last much more than another fortnight, or three weeks at the most. If good weather rules, it is possible that some of the yards will remain in operation until November first, which will be a month later than the majority of the yards hold on. On the whole, the season has been better for the dealers than for the manufacturers.

Labor is very scarce and most of the Hudson River manufacturers would like to quit as soon as possible. Even the Fall has been a disappointment to the manufacturers, when it had been fully expected that something like a boom was due. Instead, building operations seemed to fall backward. Asked why, in his opinion the boom failed to materialize, the president of one of the leading manufacturing companies said:

DEFEAT OF BUILDING CODE TO BLAME.

"While the revision of the Building Code was in the public eye a great many plans were filed and a great amount of work went ahead. Everybody expected a drastic enactment, and they wanted to get under cover. The vetoing of that measure brought a reaction. Work that would have gone ahead, had the measure gone into effect either late in the Fall or the first of the year, would have brought about the busy Autumn that had been expected. If the measure had gone into effect immediately, as it originally contemplated, there would have been an effect similar to that which now obtains. The real boom will come next year."

This view represents the opinion of a majority of leaders in the building material business. Some think it may come yet, but the season is undoubtedly too late for any decided impetus.

BARTLETT SALE NEXT SATURDAY.

Edward J. Collins and Seward U. Round, receivers for the Bartlett Brick Company of Roseton and Hudson, N. Y., will offer the property of that company for sale next Saturday at noon at the front door of the courthouse at Newburgh, N. Y. The reason for the sale is a disagreement among the partners. The plant at Hudson comprises 75 acres of land with docks, sheds, all buildings, engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, horses and harness, etc.

The purchaser of the Roseton yard will take over the lease held by D. H. & J. W. Armstrong, which terminates in 1921. This yard contains 24¼ acres, including docks and buildings similar to that at Hudson. The terms of the sale will be 10 per cent. cash and the balance on or before November 9.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5 25@	$5 75
Hudson River, Light Hard	3.75	4.00
Raritan River, Hard	5.25	5.75
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00

Enameled:

English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.		@$0.75
Rockland-Rockport, Com., per bbl.		.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.		1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.		1.40
New Milford Lime		1.30
New Milford (small barrel)		1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.		1.25
In barrels, 320 lbs.		1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.		1.45
In barrels, 320 lbs.		1.65
Neat wall plaster, in bags, per ton		9.25
Wall plaster, with sand, per ton		5.25
Browning, in bags, per ton		4.25
Scratch, in bags, per ton		....

Note—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement More Active—Prices Firm.

While the price of Portland cement remains at $1.43 the quotations for Rosendale or Natural are 80 cents, instead of 90, as heretofore. The demand is somewhat improved for Portland, it is said, and there is an expectancy for a speedy readjustment of prices. No conspicuous sales marked this week, owing largely to the effect of the celebration upon business in general and building operations in particular. The activity that has featured the suburban business during the Fall shows no abatement, one operation of some consequence, in this class of construction, being the Courier-News building in Plainfield, N. J., which will be constructed entirely of reinforced concrete, of extra heavy design and reinforcement.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.80

panies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.43
Dyckerhoff (German) Portland	....	2.43

Iron Active—Steel Sluggish.

Iron held itself well this week and was about the only part of the building material market that did not seem to be affected by the celebration. Southern is higher, with No. 1 Foundry dock, $19.25 to $19.50; No. 2 Foundry, spot, $18.75 and $19, and No. 3 Foundry, $18.25 to $18.50. This is a quarter advance around. Southern and Eastern Pennsylvania are selling for shipments over the first quarter, while Buffalo is taking first half business. The inquiry for New Jersey and New England continues good and sales are in good proportion. Rogers Brown and other important jobbers say they are overwhelmed with business, and that they are straining every nerve to take care of the constantly increasing volume.

The largest tonnage that has been sold in over two years, this firm reports, was disposed of during the last fortnight which closed a week ago. This week's business showed no abatement. This

statement applies alike to pig iron and coke. Pig iron men complain that while they are glad to see the improvement come for which they have been looking for many months, it has come upon them almost too suddenly.

Less steel making iron is being sold in the East, but this is to be expected inasmuch as large sales have been the rule within the recent past.

CELEBRATION HITS STEEL.

The structural steel and sheet metal stores felt the effects of the celebration. Last Saturday afternoon was a holiday. Monday rained and business was dull. Tuesday and Thursday were half holidays, so that but little business was done in this material. Eggleston Brothers, Bruce & Cook and other houses reported business only "fair." The suburbs went ahead as usual, but the business in the Hudson River towns was poor.

SHEETS TO ADVANCE NEXT WEEK.

While the mills have announced an advance in the prices of various sheet metals, the local stores will not advance until next week. This is partly due to the fact that the celebration has upset business generally and because the advance would be better sustained then than last week.

Lead was dull but steady. Tin is advancing. Copper is strong and active.

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 Foundry x Jersey City	18.70	19.20
No. 2 plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50

STRUCTURAL STEEL.
Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1 71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price		1.90
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price		1.90
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		1.90
Soft Steel Bars, base or ordy. sizes		1.90
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

FABRICATED SLAB REINFORCEMENT.
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

TERNE PLATES.
N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. 1X is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating		@$17.10
About 30-lb. coating		15.00
About 20-lb. coating		13.50
About 15-lb. coating	$10.70	11.25
About 8-lb. coating		8.70

PIG LEAD.

Ton lots	4⅞@5	
Less	5	5⅜

ZINC.

Sheet, cask lots	per lb.	8
Sheet	per lb.	8½

COPPER.
Sheet Copper, hot rolled, 16 oz. per lb. 18@19
Sheet Copper, hot rolled, 14 oz. per lb. 19@20
Sheet Copper, cold rolled, 1c per lb above hot rolled.
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Car Shortage and the Lumber Men.

Most of the largest local wholesale lumber men took advantage of the mid Summer slump and ordered heavily. In consequence, their yards to-day are well stocked and are receiving cargoes every day, despite the fact that the car shortage problem bobs up every year at this time. It was natural to expect that there would be low piles of spruce and other material used in the erection of grandstands, but such did not seem to be the case in the yards visited by the Record and Guide man. Collins & Lavery and Cross, Austin & Ireland, which two firms supplied a very large part of the lumber used in this construction, are still equipped to handle orders in this material in any size. They were wholly prepared to meet the demand, and they have since received new shipments.

LUMBER BUSINESS FAIR.

There was a noticeable falling off in business this week. Those lumber firms who are obliged to use ferries or barges for making deliveries were hampered somewhat owing to the extra large number of pleasure craft in the streams. If anything, business seemed to go from fair to poor as the week wore on except in the suburbs, where it held at fair. It is expected that the September incoming cargoes will bring more than 37,730,451 ft. that came in for August. It is said that competition is still very keen and this has been responsible for the low prices of lumber, although advances have been made from time to time, prices are not at the highest notch. Speaking of competition, there was comparatively little of it for the Hudson-Fulton grandstand operations among the big firms. They took what business that came to them and had all they could do to handle it. Among the smaller companies there was competition, but this was conducted mostly through conditions of sale and not in price cutting.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$25.00@	$27.00
6 to 9 inch cargoes	26.00	28.00
10 to 12 inch cargoes	29.00	31.00

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. I GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.56
QUARTER SAWN:	
4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00
PLAIN SAWN:	
4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

SHINGLES.
(New York Lighterage Limits.)

	Per M.	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

Stone Greatest Sufferer from Celebration.

Stone perhaps suffered more than any of the other building materials, and, furthermore, got the least out of it, perhaps. Lumber was liberally utilized, sheet metals were used to a considerable extent, lime and plaster were used to some extent in making the decorations, and brick had some consumption during the week, but stone was out of it. The cutters and setters on the jobs were scarce and the festival spirit that took hold of the entire city upset business so that few contracts were closed and very few inquiries came in. Big contracts that were to have been let this week were not awarded, for one reason or another, and some of the contractors gave up trying to set stone while the parades were on. They had no trouble in getting material, as most of the yards are on the East River. Prices remained unchanged.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	....

An Additional Elevator Safety.

The Welsh Machine Works, of 276 West st, for which E. Marshall is sales manager, is installing an elevator in the garage of W. C. Martin, 1934 Broadway, that has a new feature in control. The device is said to make the car, which is designed to take a load of 6,000 pounds, as safe as an elevator of that type and built for that kind of work can be made. Incidently, the device which is merely an addtional safety is said to be the first that has been installed on any machine.

Should all the magnetic fields in the electric control become grounded, and the brake shoes become heated and expand so that they will grip the pulley, and the slack cable safety fail to work, this device will still hold the car.

On the side of the drum is a cam on a worm gear which rises as the car ascends, in about 2 per cent. of the car speed. Should the car begin to race the cam would throw out a switch which connects with the armature. By throwing in the resistance the armature itself is made a brake which would hold the car as long as the power lasted. The device was perfected by Mr. Marshall and is said to cover all danger points in electric elevator control.

Welsh Machine Works elevators have been intsalled in the following recent operations: The Hendrick Hudson apartments, 110th st and Riverside Drive, one sidewalk, 2,000 lbs.; the New York Improved Realty Co., 322 Church st, one sidewalk machine, 2,000 lbs.; B. House & Co., 8 West 39th st, one sidewalk machine, 1,000 lbs.; W. P. Bernagozzi, 88 Watts, one freight, 2,000 lbs; W. C. Martin, 1934 Broadway, one freight, 6,000 lbs.; Methodist Episcopal Church, 6th st, between 7th and 8th avs, Brooklyn, one sidewalk, 2,000 lbs.; George I. Roberts & Brother, 471 4th av, one passenger, 2,000 lbs.; same, one sidewalk, 2,000 lbs.; Newtown Construction Company, Laight and Vestry sts, two freights, 3,000 lbs. each; M. Hallman, 190 West 4th st, one freight, 4,500 lbs.; same, one passenger, 2,500 lbs.; Thomas C. Corvan, 124 West 54th st, two freights, 6,000 lbs. each; Gustav Seaburg, Clark and Hicks sts, Brooklyn, one passenger, 2,000 lbs., and same at Putnam av and Broadway, one passenger, 2,000 lbs.; Bryant Motor Company, 41 West 63d st, one freight, 6,000 lbs.; Bottsford-Dickinson Co., 1170 Broadway, two passengers, 4,000 lbs. each; same, two electric dumbwaiters, 800 lbs. each, and James E. Robinson, South and Jefferson sts, Newark, N. J., 1 freight elevator, 1,500 lbs.

Started With Small Capital.

It will surprise most readers to know that the big bridge building firm of Terry & Tench began business with a capital of but $2,000. Maybe there is a suggestion here for other men who may hesitate at going into business for themselves because of having only a small capital. The firm's capital is now $75,000, after having conducted successfully bridge construction work for fourteen years, in addition to being large manufacturers of patent derrick irons.

This concern employs regularly from four hundred to six hundred men in its construction work, building principally steel bridges, steel buildings, tunnels, etc. The only products sold by it are patent irons for derrick and bridge builders' plants. Among the large contracts the firm has successfully handled are the construction of the New York Central's four-track draw across the Harlem River, the New York end of the Williamsburgh Bridge and footbridge across the East River, and the Manhattan Bridge across the East River. The company accomplished the last mentioned contract in a remarkably short time, the suspended trusses of this bridge being erected from abutment to abutment in 51 working days. It built the elevated railroad section of the subway, including the drawbridge at Kingsbridge and the steel arch across the Manhattan Valley. It also built most of the elevated railroad system of Boston.

Hunting Sheet Metal Business by Letter.

An interesting method of developing business by means of a general form of letter is being followed by P. Feiner, the sheet metal contractor of 712 9th av, Manhattan, making a specialty of cornices, skylights and roofing, and heating and ventilation in that connection. It is a mark of resourcefulness in taking advantage of the publishing of names of architects and building contractors in the Record and Guide when plans for buildings are projected, and when they are filed with the Building Department and Tenement House Department. It is a practice which can be followed or modified by contractors in other lines and in other cities, and it will doubtless be interesting to reproduce the wording of the circular letter, which is as follows:

Through plans filed with the "Tenement House Department" I see that you are contemplating building operations and therefore desire to call to your attention that I can furnish your house or houses with new roofs, cornices, skylights, gutters, leaders, metal ceilings, ventilating systems, and, in fact, anything that is made of sheet metal. Would be pleased to call and give you my estimate on any sheet metal work that you may have. Plans and detailed drawings furnished whenever required.

Hoping that you will please give me a trial I beg to remain, Very truly yours, &c.

P. S. Inclosed please find some blotters to bear me in mind.

This is but one of the many uses that can be made of the valuable information contained in the Record and Guide (and nowhere else in as complete a form) by the business interests of this city.

"Instructions to Inspectors on Reinforced Concrete Construction."

This is a pocket edition of a hundred or more pages by George P. Carver, Assoc. M. Am. Soc. C. E., and consulting engineer. The author was division engineer on the Key West extension of the Florida East Coast Railway and engineer on the construction of the United Show Machinery Co., plant, Beverly, Mass. Part of the contents of the book is made up of instructions to inspectors in these important operations and, therefore, based upon the author's practical experience. The first pages relate to the inspection of cement and subsequent chapters include instructions in general, mixing and placing of concrete, cost data on details of construction, including reinforcement, form work, etc. The book is illustrated with half-tones of work under way in addition to drawings and tables covering the text. Publisher: George P. Carver, 53 State st, Boston, Mass.

The Carrara Marble Industry.

The magnitude of the trade in Carrara marble will be appreciated from the following figures of export for the last three years:

Country.	1906. Tons.	1907. Tons.	1908. Tons.
United States	54,567	58,441	47,431
United Kingdom	34,624	36,946	33,474
Belgium	24,668	30,239	30,439
France	22,599	19,070	21,824
Germany	16,866	29,579	27,945
Argentina	15,979	17,540	15,870
Austria-Hungary	9,782	9,939	10,072
Egypt	7,607	9,947	7,028
Netherlands	4,401	4,953	6,263
Brazil	4,354	5,373	5,472
Spain	4,837	5,917	5,234
Switzerland	5,883	6,737	4,539
Tunis	2,366	1,108	2,159
Russia	934	1,856	2,440
British India	1,917	1,887	2,229
Turkey	2,836	2,997	2,137
Australia	1,536	2,972	1,719
Other countries	16,540	16,945	17,986

These figures are taken from the statistics issued by the Minister of Finance.

Fall Painting Stands Best.

Some who make a specialty of roofing and outside work find more or less spare time in the fall season which can be occupied profitably if the necessary effort is made to possess the right information as to the best time to do painting to insure durable service, and then the energy is expended to bring it to the attention of property owners so as to secure orders for painting. The Paint Manufacturers' Association has prepared five reasons for having painting done in the fall and they are as follows:

In the fall the surface is thoroughly dry. During the spring a surface which needs repainting is sure to contain moisture and dampness or frost, and it cannot be successfully painted until it has thoroughly dried out.

When the wood is dry it absorbs more of the paint; the paint penetrates deeper into the wood, therefore gets a firmer hold on it, giving the paint coating greater tenacity or holding qualities.

Paint cannot be as successfully applied in damp, cloudy or unsettled weather as in warm, sunny weather. In the fall the weather is more settled and uniform and is warmer, therefore it is an execellent time for painting.

A house needs its protecting coat of paint more in the winter months than at any other time. A house in need of painting should never be allowed to go over the winter without this protection.

It is easier to keep the winter's moisture and dampness out by applying a coat of paint in the fall, when the surface is dry and receives the oil and pigment so as to cover and protect the surface.

These reasons apply as properly to metal work, whether roof, conductors, ease troughs or flashings, as they do to wood work, and if they are brought to the attention of property owners a corps of painters may be kept at work to the profit of the enterprising man who finds the work and also has the energy to see that the painters do the work right.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at Bureau of Manufactures. In applying for addresses refer to file number.)

NO. 3910. TENDERS FOR 60-TON ELECTRIC WHARF CRANE. — An American consul in Africa has forwarded specifications and blueprints, issued by the local government, for one 50 or 60-ton electric crane to be used on a wharf. The supply of this crane is considered very urgent and the time limit is set for tendering at October 15. The detailed tender must also be received on or before November 5, 1909. Full particulars and blueprints can be obtained by interested firms upon application to the Bureau of Manufactures.

NO. 3917. TENDERS FOR CERTAIN PUBLIC WORKS.—A report has been received from an American consular officer inclosing a report, in which it is stated that the local government, through one of its branches, has invited tenders for certain public works to be undertaken. Offers will be received until October 14 for the construction of a port and bids for certain irrigation works must be submitted within the same time. For the first undertaking a deposit of $1,760 is required and for the second a deposit of $880. Name of the official who should be addressed is given in the report.

NO. 3912. TELEPHONE CONCESSION OFFERED BY FOREIGN GOVERNMENT.—A report has been received from an American consular officer, accompanied by the conditions of the convention, concerning a concession for a telephone system to be installed. Tenders will be received October 1, 1909, and the copy of the conditions can be obtained by American firms upon application to the Bureau of Manufactures.

THE PROBLEM OF BUILDING A SUBURBAN HOUSE.

What it Costs in Various Sections and the Financial Arrangements That Can Be Made—Qualms of the Inexperienced.

By WILLIAM A. LAMBERT.

The prospective builder or buyer of a home in the country is usually beset by doubts. He questions the advisability of investing a large sum where it might not be a quick asset in case he should meet with reverses, forgetting the ancient philosopher's counsel that a man should never hesitate to take an improved position in the world for fear of afterward losing it. There are also questions as to cost and mortgages that he wants answers for. An architect of this city, experienced in suburban work, contributed information on these subjects to a book issued by the New Jersey and New York Real Estate Exchange, entitled "New Jersey to the Front," which is reproduced here for the benefit of the city man who is yet to make his first essay as a suburban home builder.

WHEN home building and home owning become synonymous terms, and transportation to and from the metropolis reaches a truly modern pinnacle of improvement, then will the home lover hail the millennium.

Thousands of houses are now being erected in the environs of New York City, which, of course, especially include the north Jersey and Long Island district, but the proportion of these that in the end will be entitled to classification as homes, is an open question. Naturally, much depends upon the point of view.

One man is content to pay rent indefinitely while rusticating in the bottom part of a two-family house in the suburbs, and calls himself happy, because it is his "home," and another man is only half satisfied owning a whole house, with large grounds, because his nearby neighbor owns a bigger house and ampler grounds.

Our ideal home owner, however, stands midway between these two, because, in the first place, he doesn't consider a rented house a home, and, in the second, he has the sanity to strive for the attainable. This being secured, he thanks his lucky stars that he is able to show something for his effort, and rises superior to that envy of another's prosperity, which is so clearly the infirmity of many minds. To that vast body of intelligent men and women who find themselves whirled about in the malestrom of city life, but who fight worthily to lift their heads toward the clear sunshine and pure atmosphere of the country, let it be said that their ambitions may be realized much easier than they imagine, provided they go about it in the right way.

While it is true that most operators and builders erect homes for the people only as a business proposition, it is a fact that any person equipped with reasonable judgment, a very few hundred dollars and some nerve, or, better still, initiative, may, with little trouble and risk, lay the foundation of a "real home" in the suburbs. One of the qualms experienced by the prospective suburban home owner is his fear that he may make a mistake in putting his savings into a house in the country without any assurance or guarantee that he will be satisfied with his surroundings.

THE TIMID MAN'S FEARS.

"What," reflects he, "will I do with a house on my hands in case I want to go back to the city?" There are several answers to this question. Of course, the most pertinent that comes to mind is this: "Nothing ventured, nothing won." A man who is too timid to let go of one thing until he has more than its equivalent double-locked in his own safe is apt to be too conservative to believe he will ever get enough money to pay taxes, let alone interest on a mortgage. In the meantime, he probably forgets that his landlord comes around with remarkable regularity to collect the $30, $40 or $50 monthly stipend and the unfortunate rentpayer doesn't have any chance of dodging, either. Occasionally a bona-fide home buyer gets into the hands of unscrupulous builders or promoters, and comes to grief. But take it all in all, the chances of loss in a home-buying proposition, where ordinary judgment is used by the buyer, have proved to be smaller than in any other kind of business transaction.

Let us assume that the house buyer has found the house and lot that suits him in a restricted residential locality in New Jersey, the house being valued at $4,000, and situated on a plot 50x125 ft. in size, costing $1,000, a total of $5,000. Such a house, containing seven or eight rooms and bath, including all modern improvements, can easily be obtained at the price. The general plan in vogue on the part of the building operator in selling a house of this character is to require the payment down of about $1,000, and the placing of two mortgages, a first and a second, upon the property. The first mortgage runs usually for a term of three years, while the second is payable in monthly installments. On the property described the first mortgage would be about $3,000, bearing interest at 5½ per cent., and the second $1,000, at a rate of 6 per cent. A monthly payment of $40, including interest on both mortgages, would work out as follows:

Interest 5½ per cent. on $3,000	$165.00
Interest 6 per cent. on $1,000	60.00
	$225.00

or approximately $19 per month for total interest payable at the outset; $21, or $252 per year, applies to payment of second mortgage. The latter mortgage is in reality being reduced more rapidly than this, as the amount of annual interest is steadily diminishing. Thus in a period of about three and one-half years the second mortgage is paid off, the owner enjoying a clear equity of $2,000 in his property.

The mortgage of $3,000 has in the meanwhile been renewed, so that at this stage the owner is paying $165 per year interest, taxes (approximately) $50 and insurance $5, a total of $20. Practical experience has proved that the plan of purchase and sale as outlined above is the safest, fairest and most satisfactory that has yet been devised.

It must not be overlooked that price of building is dependent upon locality, as, for instance, to build the house mentioned above would cost approximately 10 per cent. more in Westchester County and 20 per cent more on Long Island. In buying a new house, properly built, a decided advantage is gained in the saving on repairs, painting, etc. As a general thing, it is never good policy or economy to buy an old house, even though it seems at first sight cheap. A single exterior coat of paint and a few minor repairs are all that is ordinarily required during the first five years' occupancy of a new house honestly built. And as a controlling offset to this the value of the property will probably have increased from 25 to 40 per cent. in the same period.

A HELPING HAND.

The building and loan plan has appealed for many years to those of saving instincts who desire to own their homes. Those using this method of gaining a home, first purchase outright the plot, and the association furnishes the amount required to build, or, where necessary, pays the money toward a ready-built house, the equity of the purchaser being satisfactory. The association takes a single mortgage on the whole property, the amount advanced being, say, $4,000. A premium of from $40 to $100 is deducted from the loan. The home buyer pays $40 per month, including interest on the loan at 6 per cent. per annum, keeping up these payments until the full loan is repaid. He is also entitled to share in the profits of the association, which aids to reduce the period of his payments. These usually terminate in eleven to twelve years, and he then receives a cancelation of the mortgage.

In the State of New Jersey several of the title companies make what is known as installment mortgage loans. These loans are limited to 60 per cent. of the value of the combined house and lot. They are payable in a manner similar to the building and loan plan, with this exception, that the earlier payments are somewhat larger, but decrease month by month as the principal is reduced. These loans are usually arranged to be liquidated in a period of about ten years.

A FINAL WORD OF ADVICE.

A word must be said regarding the general architecture side of this subject. Of late years the magazines and periodicals of the country have published considerable on the question of home building, and have undoubtedly created much interest in building and home owning from an artistic standpoint. Unfortunately, a vast deal of these writings have been unintentionally misleading. Reproductions of handsome plans and exterior designs have been submitted to the public, which, to its credit be it said, has snapped quickly at the chance to secure a model home at an estimated cost of perhaps one-half what it would actually cost. A bungalow craze also has been developed, simply because the magazines have shown such beautiful models at so remarkably low a cost. Bungalows have their uses, but, as a matter of fact, as all-year-round domiciles they are more expensive to build and far less desirable than the standard style of suburban residence. These latter, built on simple, practical lines of the old colonial or in the modern Spanish treatment of cement or stucco, with spacious rooms and celler and attic, offer certainly a better suburban combination for both summer and winter in this climate, which the bungalow was never intended to furnish.

AN OFF WEEK.—Property owners' associations have not been active this week. The celebrations have monopolized public attention almost completely. But the Fall promises to be a busy one.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

MUNICIPAL IMPROVEMENTS

HEARINGS FOR THE COMING WEEK AT 90 AND 92 WEST BROADWAY.

MONDAY, OCTOBER 4.

Pleasant av, opening, from Gun Hill road to East 219th st; 2 p. m.
Pleasant av, opening from Gun Hill road to East 219th st; 3 p. m.
141st st, opening from Park av to Rider av; 10 a. m.
Rosedale av, opening from Gleason av to West Farms road; 12 a. m.
Spofford av, opening from Longwood av to Bronx River; 11 a. m.
Kingsbridge av, opening from West 230th st to Broadway; 4 p. m.
Castle Hill av, opening from West Farms rd to Public pl; 11 a. m.
Garrison av, opening from Longwood av to Leggett av; 2 p. m.
174th, 175th, 176th sts, opening from Aqueduct av to Undercliff av; 2 p. m.
Rochambeau av, opening from East 212th st to Van Cortlandt av; 2 p. m.
Rochambeau av, opening from East 212th st to Van Cortlandt av; 3 p. m.
Morris av, closing from N. Y. & H. R. R. to the Concourse; 12 a. m.
Depew pl, closing bet 42d and 43d sts; 10 a. m.
Austin pl, opening from St Joseph st to East 149th st; 4 p. m.
Main st, City Island, opening from the easterly approach of the City Island Bridge to Long Island Sound; 3 p. m.
West Farms road, opening from Westchester Creek to Bronx River; 3 p. m.
Teller av, opening from East 170th st to Morris av; 11 a. m.
Gun Hill road, opening from Jerome av to Mosholu Parkway North; 12 a. m.
180th st, opening from Bronx River to West Farms road. 2 p. m.

TUESDAY, OCTOBER 5.

231st st, opening from Bailey av to Riverdale av; 2 p. m.
Zerega av, opening from Castle Hill av to Castle Hill av, Bronx; 1 p. m.
Cruger av, opening from Williamsbridge road to South Oak Drive; 11 a. m.
Boston road, opening from White Plains road to northern boundary of city; 1 p. m.
214th st, opening from White Plains road to Barnes av; 11 a. m.
2d and 3d New sts, opening from Broadway to Overlook terrace, north of 181st st; 10 a. m.
4th av, opening from Monroe av to Tompkins av, Richmond; 11 a. m.
St Nicholas av, opening from Hamilton terrace to West 141st st; 2 p. m.
Sewer easement at the foot of Elizabeth st, Richmond; 2 p. m.
East 210th st, opening from Tyron av to Wayne av; 3 p. m.
210th st, opening from Tyron av to Wayne av, Bronx; 4 p. m.

WEDNESDAY, OCTOBER 6.

178th st and 179th st, opening from Haven av to Buena Vista av; 3 p. m.
Sewer easement at the foot of Maple av, Richmond; 3 p. m.
West 184th st, opening from Broadway to the unnamed st; 12 a. m.
Tremont av, opening from Eastern Boulevard to Fort Schuyler road; 2 p. m.

THURSDAY, OCTOBER 7.

225th st, opening from Broadway to the line dividing the Bronx from Manhattan; 11 a. m.
Benson av, opening from West Farms road to Lane av; 3 p. m.
Stuyvesant pl, Richmond; 1 p. m.
Riverside Drive, widening from 139th to 142d st; 1 p. m.

FRIDAY, OCTOBER 8.

Van Courtlandt av, opening from Sedgwick av to Van Cortlandt Park, Bronx; 11 a. m.

HEARINGS FOR THE COMING WEEK.
By Board of Estimate and Apportionment.

Change of Grade.

Truxton st, Worthen st and Eastern Boulevard.
Eastern Boulevard, Worthern st and Tiffany st.

Sewer Easement.

South of 169th st, from Haven av to Riverside Drive.

Street Opening.

Mosholu av and Broadway, extending public place.
211th st, from Woodlawn rd to Perry av.
212th st, from Jerome av to Woodlawn rd.

Closing.

65th st, between Av A and Exterior st.
The Board will consider the proposed areas of assessment for the above Oct. 8 at 10.30 a. m.

Assessment Completed.

Unnamed st, running parallel to Broadway, 200 ft. westerly therefrom, commencing at 181st st and ending at westerly side of Broadway nearly opposite Nagle av; estimate and assessment completed and deposited with the Bureau of Street Openings for inspection. Objection must be filed on or before Oct. 16. Hearings begin Oct. 18. Report will be presented to the Supreme Court for confirmation Dec. 21. Area of assessment: Beginning at a point formed by the intersection of the westerly line of Broadway with a line parallel to and distant one hundred (100) ft. southerly from the southerly line of Bennett av; thence westerly and southerly, always parallel to and distant one hundred (100) ft. easterly from the easterly line of Bennett av and its southerly prolongation, to its intersection with a line parallel to and distant one hundred (100) ft. southerly from the southerly line of West 181st st; thence westerly along said last mentioned parallel line to its intersection with the southerly prolongation of a line parallel to and distant one hundred (100) ft. westerly from the westerly line of Bennett av; thence northely along said last mentioned prolongation and parallel line and along a line parallel to and distant 100 ft. northerly from the northerly side of Bennett av to its intersection with the westerly line of Broadway; thence southerly along said westerly line of Broadway to the point or place of beginning.

BOARD OF ASSESSORS.

The following proposed assessments have been completed and lodged in the office of the Board of Assessors for examination. Objections must be filed on or before Nov. 3.

Fencing Vacant Lots.

110th st, 308 to 328 East.
136th st, Nos. 5 to 13 West.
140th st, south side, 445 w 5th av, 100 ft.
174th st, south side, 70 west of Amsterdam av.
75th st, north side, 175 east of Av A.

Repairing Sidewalks.

Grand av, east side, 100 north Tremont av.
181st st, southeast cor Jerome av.

Receiving Basins.

Jerome av, northeast cor Kingsbridge rd.
188th st, n w and s w cors Grand av.
189th st, n w cor Valentine av.
203d st, n w and s w cors Valentine av.

Assessments Due and Payable.

118th st, 76 and 78 East, in front of.

Regulating and Grading.

192d st, from Broadway to Bennett av. Area of assessment: Both sides of 192d st, from Broadway to Bennett av, and to the extent of half the block at the intersecting streets—that the same were confirmed by the Board of Revision of Assessments on Sept. 23, 1909, and entered Sept. 23, 1909, in the Record of Titles of Assessments. The above assessment is payable on or before Nov. 22.

THE WIDENING OF 32D ST.

Stand on 5th av, at 32d st, looking west, and the facade of the Pennsylvania Depot rises before you as distinctly as if it were much nearer than it is, owing to its size and the straight and unobstructed line of vision. Thirty-second street is perceived to be a natural line of approach to the terminal, and the only object is the narrowness of that approach. Henry Hellman, who has specialized in the section, is one of those who does not believe the widening should be at the city's taxpayers' evpense:

"Railroads have their undoubted uses and should be encouraged," says Mr. Hellman, "but not so much that it must provide approaches to their property. A very nice widening could be made for both 32d and 33d sts if the railroads would slice off 15 feet on each side. As a matter of civic pride, the whole city might consider paying 10 to 20 per cent. of these damages, provided that the valuation of the property is limited to the price paid by the companies when they acquired the property several years ago."

This is the first evidence of public feeling in opposition to the City paying the whole cost of this improvement. Public attention has not been very specifically called to the subject, but when it is the taxpayers will certainly ask to be "shown" how the case stands, and why the Pennsylvania Railroad should not clear the path to its own doorsteps, especially when the taxpayer's back is so heavily weighed down as it is now.

TAXPAYERS COMPLAIN OF THE HARLEM RAILROAD SERVICE.

The Taxpayers' Alliance of the Borough of the Bronx has lodged a complaint with the Public Service Commission against the New York & Harlem Railroad Company and the New York Central Railroad Company because of the alleged inadequate train service given to the stations in the Bronx. The northern suburbs have long complained of the treatment they have received in this respect from the Harlem and New York Central.

The present complaint on the part of the Alliance is signed by President W. W. Niles, and by Harry Robitzek as attorney. It is hoped by the taxpayers that the Harlem and the Central can be persuaded to give better accommodations to Bronx commuters. The complaint, which was drawn up in detail by Lawyer Robitzek, sets forth in substance:

That the line of the New York & Harlem Railroad Company, instead of being managed and operated so as to furnish rapid transit facilities for the sections of the city of New York which it traverses, is managed and operated with practically the sole purpose of furnishing to the New York Central & Hudson River Railroad and the New York, New Haven & Hartford Railroad means of access to the Grand Central Station; whereas its charter was granted for the purpose of securing rapid transit between sections now comprised with the Boroughs of Manhattan and the Bronx.

Consequently, the train service granted by the Harlem Railroad between the Grand Central Depot and the stations in the Bronx is of the "most illogical, insufficient and unreasonable sort." With respect to the frequency of trains and quickness of transit, it is stated that the service has improved little since the time of the lease of the Harlem to the New York Central Railroad Company, in 1873, despite the immense improvements in railroad facilities elsewhere in the country.

Further, it is charged that the passenger tariff is unreasonably high, unequal and unfair, as is set forth in and appears from the table of rates annexed to the complaint. Both train schedule and passenger tariff are calculated to lessen instead of maintain the passenger traffic originating in the Borough of the Bronx, and to force residents of that borough to Manhattan by overtaxed and distant lines of the Elevated and Subway.

The Public Service Commission is asked to direct the New York & Harlem Railroad Company to increase the number of its trains running between its stations in the Borough of the Bronx and the Grand Central Station to at least thirty-five each way in each direction, in order to fully meet the requirements of travel and to furnish adequate accommodations to those desiring to travel on the road, and give the same service with respect to number of trains as it now gives to the City of Mount Vernon, and further to amend and reduce its rates of fare so that they will be just and uniform.

MAPPING RICHMOND BOROUGH.

IN reporting upon the progress of the topographical survey of Staten Island, William R. Hillyer, the Assistant Commissioner of Public Works, says in a report printed this week, that the work covers nearly all of the built up or urban portions of the borough, including, generally speaking, all of the territory which was previously included within the limits of the incorporated villages prior to their consolidation with the City of New York. In that portion of the former village of Port Richmond which lies west of the Morning Star road, some field work had been done from time to time in former years, but only so far as was necessary to get out drainage plans which were needed at once. That work is now being gone over and the territory included being systematically surveyed and mapped to completion. In other parts of the borough similar surveys for the same purpose had been made covering smaller areas. About 60 per cent. of the island remained to be surveyed.

The work of the topographical division naturally divides into two parts. The first comprises the topographic survey proper, which consists of portraying upon the topographic sheets, on a scale of 50 feet to an inch, existing condiions, including both horizontal and vertical measurements. The second part consists of the study and preparation of official lay out plans with grades for adoption by the Board of Estimate and Apportionment, and to constitute the official map and plan of this borough of the City of New York, and the prepartion of maps required in street opening proceedings.

The Commissioner of Public Works, Mr. Tribus, adds to the foregoing that the first requirement for local developments, as fixed by the Charter of the city, has been an accurate topographical map, and the survey in progress, through ignorance of the subject on the part of many, and wilful perversion of facts by others, has latterly come in for some criticism. Unavoidably, in the prosecution of such an enterprise, with frequent changes in the personnel of assistants, errors arise, causing some work to be done over again, but in general the survey has been well conducted; a large amount of valuable data have been secured, already of great value to improvements carried out and under way, as well as being the base for all future ones. Two years more should see it completed.

"The 'construction' division of the engineer corps uses the topographical sheets to aid in designing drainage and sewer systems and making plans for the physical improvement of such streets as are widened, straightened, extended or opened, through legal or voluntary proceedings, with but little further preliminary work, except to tie in to established points, a saving to local interests of many thousands of dollars which otherwise would have to be included in the assessments.

"It may not be generally known that the money for the survey has been chiefly provided from the sale of fifty-year bonds, chargeable to the whole city; the interest and sinking fund charges alone being included in the annual budget. This reduces the annual burden to a minimum, the charge to the "Borough" being almost trifling, while the enhanced value of real estate should in the fifty years' life of the bonds, exceed the aggregate total expense, fifty-fold."

ROAD PRESERVATION.

The almost universal use of automobiles has developed a new issue in macadam road maintenance and even construction. A well-cared for broken stone road surface, occasionally sprinkled with water so as to prevent disintegration, and kept fairly clean to prevent the accumulation of dust and mud, has in former years been quite easy to keep in satisfactory condition, even under moderately heavy travel; but the passage of high-speed, heavy automobiles, with the tremendous suction power of their big rubber tires, creates an effect that sprinkling does not remedy, for the bond betweeen stones is appreciably destroyed, so that excessive mud prevails when wet, and clouds of dust are raised when dry.

To cure this condition, the last three or four years have seen many experiments, made with numerous materials; first, as "dust layers," and second, as "binding materials," for road building; asphalt, oil and various gummy substances being tried, each exploited vigorously by interested contracting or supply houses.

New York has been perhaps a little slow in experimenting, yet about six miles of main thoroughfare in Richmond Borough were last year swept free from surface debris and treated, in about equal sections, with heavy crude oil, with liquid asphalt and with specially prepared tar, all giving excellent results on the score of dust laying. The general results indicate the desirability of extensive work being carried out on this line, as it seems to be a great improvement over water sprinkling, for the dust-laying feature at any rate, the dust being laid all the time, instead of part time, while it is probable also that the gross cost will be no greater than for water. There will be some constructive work carried on with oil or asphalt as the binder to test the question of durability.

THE DYCKMAN VALLEY.—After Washington Heights will come the turn of the Dyckman valley beyond, as a building scene. The attractiveness of the situation may not be fully appreciated on the first visit, but subsequent acquaintance with the landscape features and the adjacent rivers strengthens the hold which the place obtains upon the affections. Dyckman st is destined to be a great thoroughfare. Hudson River steamboats will land at its western terminus, the same as at 129th st at the present time. Not wholly "country" or wholly "city," the locality combines the good parts of both. The presence of the Hudson and the Harlem rivers and the Ship Canal, and their pleasant opposite shores, make the location exceptionally picturesque. A few years hence and it will be the home of a large population. Streets are being cut through now and building operations for apartment houses have commenced. It will be an ideal home site for those who love to boat, to drive and to walk afield. There are bridges to the Bronx and a motor-boat ferry to the Jersey shore. A number of motor boat clubs have been established in the vicinity, both on the Hudson and on the Harlem sides. The trend of population northward on the West Side makes certain that the Dyckman tract and Kingsbridge sections will be a building field of the near future.

STREET CLEANING IN SAN FRANCISCO.—The Merchants' Association of San Francisco has been conducting a study of street cleaning and sprinkling in that city. A report has been published, reviewing the situation and making recommendations. The wages for laborers are $3 to $3.50 per day. There are 2,735 blocks of paved streets to clean; 33.6 per cent. of which is cleaned by block system, 53.1 per cent. by hand and 13.3 per cent. by machine sweepers. The city is divided into four districts, but the schedule is considered by Engineer H. A. Campbell, who writes the report, as to be "too ambitious," involving an "attempt to cover approximately two-thirds of the city weekly, and the balance more frequently." Sweeping by hand cost 40 cts. per 1,000 sq. yds.; block system, $1.20; by machine and gang pilers, 30 cts.; and by flushing, $1. He recommends putting the force in uniform and under civil service; reducing wages to $2.25; reducing the schedule; detailing special men for paper and litter work; use of a deliquescent salt in sprinkling; and the use of daily, weekly and monthly reports on a regular form.

THE MANAGER'S PERSONALITY.

As a Factor in Successful Superintendency of Buildings—The Relations Between Owners, Managers and Tenants.

CLAUDE B. RICKETTS.*

HAVE you ever stopped to ask of yourselves the question: To what extent does my personality affect the operation of the property under my charge? And if this particular property were destroyed, would my personality carry the same atmosphere of success with it elsewhere? Is it not the "personal" or human element that enters into each and all of these achievements, and contributes largely to the success or failure of them?

What does personality mean? To my way of thinking, personality means the physical and mental attributes with which nature and experience have endowed an individual. This includes disposition, temper, temperament, manner, tact, character—in short, all that goes to make up individualism. It has been well said that "disposition is permanent and settled; temper is transitory and fluctuating. A good disposition will go far toward correcting the errors of temper; but where there is a bad disposition, there are no hopes of amendment."

TACT TOWARD TENANTS.

First of all, what are the manager's relations to his tenants? Right here it is that tact, which has been aptly defined as the sixth sense, comes into play. So essential is this quality to the success of a manager that the lack of it is absolutely fatal. Dealing, as he does, with a mass of ever-shifting, assorted humanity, hailing from the four quarters of the globe, with different standards of judgment and of different temperaments, training and ideals, he must exercise infinite patience and tact in order to reconcile these naturally antagonistic elements and reshape them into a harmonious whole.

Next in order come his relations to his employees. Like master, like man. Does he make them feel that he reposes confidence in them? Does perfect harmony reign? If so, he can command service that no amount of money can purchase. Does he respect them and do they respect him? Will they turn to him in times of trouble, knowing that he will stand by them?

We all know of men of fine reputation as to character and attainments who fly into a passion with an employee and address him in language that is only endured by the unfortunate victim because his position stands between him and privation and poverty. To such an employer service is doled out grudgingly, and it would be difficult to estimate the ultimate harm resulting therefrom, to him.

SWIMMING WITH THE CURRENT.

I further desire to say that office building managers, above all other classes of men holding important positions in the business world, should bear constantly in mind the axiom, that the proper study of mankind is man. In matters of principle it may be well to stand firm, but in trifles, swimming with the current surely involves no sacrifice of self-respect, as so many appear to think. Diplomacy and hypocracy are by no means synonymous terms. For instance: when a tenant remarks that his office is dark, why not say, "Yes, this is a dark room," especially when it is the case. Your sympathy will enable him to bear up under the affliction until better quarters can be secured.

Or, should a tenant complain of poor service, why insist that the service is excellent, when one has but to say, "My dear sir, you cannot imagine how such service embarrasses me! I shall give the matter my immediate attention." Here is where the soft answer that turneth away wrath comes in. Fine words may butter no parsnips, but they certainly grease the wheels of social intercourse to a very appreciable extent.

EVERY BUILDING A PROBLEM.

The fact of the matter is, that every office building and its manager, like every married couple, is a problem to itself, which requires a different solution and must be worked out individually to ensure the smooth running thereof. But there are a few general principles which should be adhered to by us all.

PERSONAL MANNERS.

Our manners should leave nothing to be desired. I recently read an article describing the system pursued by a manager of a certain retail business, having branches in several States. One night this manager telegraphed to each of his clerks: Did you say "Thank you" to every customer to-day? If in the last month you did not say to all of your customers, "Thank you," did you make them feel as if you had? If we cannot attain absolute perfection in that respect, we can at least strive toward this goal. Even the prophet of old did not reach the Promised Land, but died in sight of it.

And, most of all, we must practice self-control, for he who ruleth his spirit is better than he that taketh a city; and often of infinitely greater service to mankind. We have all felt at times that we would give anything in the world to possess the strength and training of a Corbett or a Sullivan and to let go, be the consequences what they may. But sober second thought convinced us of the folly of these desires. The man who keeps his hand on the throttle, the man who is the Captain of his temper is the man who wins. And difficult as the task may be for most of us, it is not impossible. As a wise man once remarked, "Every one can control himself before the Emperor."

And lastly, we can all be gentlemen in the best sense of that much-abused word, considerate and polite to our inferiors, faithful and just to our equals; neither servile nor impertinent to our superiors, if any such there be; keeping watch and ward on our tongues; loth to believe evil, charitable and humane toward all men. If we respect ourselves, others are bound to respect us. Self-reverence, self-knowledge, self-control—these three alone lead life to soverign power.

*Mr. Ricketts is a prominent building manager at St. Louis, and this paper was read before the National Convention of Building Managers at Detroit.

OFFICIAL RECORD OF THE TOWN OF HAAR LAEM DATING BACK TO 1662.

Much interest has been aroused by the exhibition, by the National Arts Club and the American Scenic and Historical Preservation Society, at the National Arts Club in Gramercy Park, of a collection of historical paintings loaned by the Title Guarantee and Trust Company, these including E. L. Henry's "Minuet Purchase of Manhattan Island"; "Fort Amsterdam, 1643"; "Surrender of Mayor Dyer," and John Ward Dunsmore's "Purchase of the Bronx by Jonas Bronck"; "Willett's Capture of Arms in Broad Street," and "Council of War After the Battle of Long Island."

A picture of the company's Broadway building is also shown, together with a map of New York, according to Duke's plan, in 1665. The company also loaned the official records of the old Town of Haarlaem, translated from the original Dutch, and going back to 1662. These records, which are shown in a glass case, are an important part of New York real estate records.

STREET LAMPS COMPARED.

In an effort to end the controversy started by the Market Street Business Men's Improvement Association in Newark over the relative illuminating efficiency of the Toering flaming arc lamps in Market st and the Scott lamps in Broad st, a test of the two was made in public by electrical experts employed by the Public Service Corporation of the Board of Works. After the tests Farley Osgood, superintendent of the Lighting Department of the Public Service Corporation, declared that the entire difficulty could be remedied by a change of globe, and that, when this was done, the Market st lights would measure up to the wishes of the merchants. P. C. Carey, representing the city, agreed that this seemed to be the solution of the difficulty, and expressed the opinion that the change would terminate the controversy. It was a case where the globe made all the difference. The lesson is, be sure that your globe is of a kind to distribute the full power of the electric flame.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25	43	$430	25x 25	43	$430
2d, 25x25	24	240	25x 50	67	670
3d, 25x25	19	196	25x 75	86	860
4th, 25x25	14	140	25x100	100	1,000
Total, 25x100	100	$1,000			

*$1,000 is taken as the value of a full lot.

LAW DEPARTMENT

To the Editor of the Record and Guide:

Gentlemen—Being a subscriber for your valuable paper, I would be very glad if you will favor me with the following information through the columns of your valuable publication.

1. In case of a deficiency judgment, could a mortgagee attach personality such as mortgages held by the judgment debtor?

2. Are not satisfaction pieces part of the public records, and are they not open for inspection?

3. In case a borrower makes an untrue statement in an affidavit of title resulting in loss to the lender, how can he be proceeded against?

4. What is meant by "Sueing on the Covenant" in a mortgage?

H. A. TANNENHER.

Answer.—Yes, to first two queries. As to third you can proceed either by civil suit for damages, or criminally for false representation. Sueing on the covenant is a technical legal phrase referring to an old common law form of action, long since abolished in our practice. It was defined as "a form of action which lies to recover damages for breach of a contract under seal."—Ed.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Sept. 24 to 30, inc.		1908. Sept. 25-Oct. 1, inc.	
Total No. for Manhattan	189	Total No. for Manhattan	178
No. with consideration	15	No. with consideration	19
Amount involved	$342,160	Amount involved	$584,475
Number nominal	174	Number nominal	154

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	8,238	7,202
No. with consideration, Manhattan, Jan. 1 to date	668	511
Total Amt. Manhattan, Jan. 1 to date	$33,194,831	$28,014,317

1909. Sept. 24 to 30, inc.		1908. Sept. 25-Oct. 1, inc.	
Total No. for the Bronx	128	Total No. for the Bronx	133
No. with consideration	19	No. with consideration	9
Amount involved	$65,475	Amount involved	$109,450
Number nominal	109	Number nominal	124

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	5,505	5,801
Total Amt., The Bronx, Jan. 1 to date	$3,088,438	$4,167,951
Total No. Manhattan and The Bronx, Jan. 1 to date	**13,743**	**13,003**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$41,283,269**	**$32,181,368**
Total No. for Manhattan, for Sept.	**694**	**630**
Total Amt. for Manhattan for Sept.	**$2,586,031**	**$3,045,910**
Total No. Nominal	**635**	**583**
Total No. for The Bronx, for Sept.	**524**	**502**
Total Amt. for The Bronx, for Sept.	**$268,850**	**$289,431**
Total No. Nominal	**485**	**474**

Assessed Value Manhattan.

	1909. Sept. 24 to 30, inc.	1908. Sept. 25-Oct. 1, inc.
Total No. with consideration	15	19
Amount involved	$342,160	$584,475
Assessed value	$333,000	$542,500
Total No. nominal	174	154
Assessed value	$19,839,700	$6,782,100
Total No. with consid., from Jan. 1 to date	668	511
Amount involved " "	$38,194,831	$28,014,317
Assessed value " "	$30,859,200	$22,286,600
Total No. nominal " "	7,660	5,691
Assessed value " "	$414,590,920	$340,460,500

MORTGAGES.

	1909. Sept. 24 to 30, inc.		1908. Sept. 25-Oct. 1, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	118	110	161	151
Amount involved	$2,627,266	$719,895	$4,714,020	$1,035,315
No. at 6%	46	37	64	66
Amount involved	$506,675	$232,780	$1,082,375	$410,605
No. at 5½%	2	24	10	31
Amount involved	$73,000	$123,750	$220,000	$258,900
No. at 5%	36	21	49	22
Amount involved	$1,086,250	$203,165	$2,282,750	$171,880
No. at 4¾%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	16	.....	3	1
Amount involved	$658,500	.....	$438,000	$8,000
No. at 4%	2	.....	2	.....
Amount involved	$25,841	.....	$35,000	.....
No. with interest not given	16	28	33	31
Amount involved	$277,200	$160,200	$655,895	$185,930
No. above to Bank, Trust and Insurance Companies	25	15	38	18
Amount involved	$682,500	$196,450	$2,375,900	$195,300

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	7,095	6,503
Total Amt., Manhattan, Jan. 1 to date	$236,813,176	$217,279,043
Total No., The Bronx, Jan. 1 to date	5,755	5,375
Total Amt., The Bronx, Jan 1 to date	$48,947,606	$29,180,148
Total No., Manhattan and The Bronx, Jan. 1 to date	**12,850**	**11,878**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$285,760,782**	**$246,459,236**
Total No. for Manhattan for Sept.	**552**	**610**
Total Amt. for Manhattan for Sept.	**$16,581,899**	**$20,255,524**
Total No. for The Bronx, for Sept.	**565**	**518**
Total Amt. for The Bronx, for Sept.	**$4,340,938**	**3,592,314**

EXTENDED MORTGAGES.

	1909. Sept. 24 to 30, inc.		1908. Sept. 25-Oct. 1, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	25	7	.....	.....
Amount involved	$1,095,500	$69,360	.....	.....
No. at 6%	1	1	.....	.....
Amount involved	$10,500	$3,600	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	11	4	.....	.....
Amount involved	$697,500	$27,760	.....	.....
No. at 4½%	10	1	.....	.....
Amount involved	$339,000	$35,000	.....	.....
No. at 4¼%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4%	1	.....	.....	.....
Amount involved	$17,000	.....	.....	.....
No. with interest not given	2	1	.....	.....
Amount involved	$31,500	$3,000	.....	.....
No. above to Bank, Trust and Insurance Companies	11	1	.....	.....
Amount involved	$756,000	$35,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,368	.....
Total Amt., Manhattan, Jan. 1 to date	$65,789,857	.....
Total No., The Bronx, Jan. 1 to date	422	.....
Total Amt., The Bronx, Jan. 1 to date	$3,431,045	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,790**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$69,220,902**	.....
Total No. for Manhattan, for Sept.	**105**	.....
Total Amt. for Manhattan, for Sept.	**$8,330,500**	.....
Total No. for The Bronx, for Sept.	**28**	.....
Total Amt. for The Bronx, for Sept.	**$260,860**	.....

PROJECTED BUILDINGS.

	1909. Sept. 25-Oct. 1, inc.	1908. Sept. 26-Oct. 2 inc.
Total No. New Buildings:		
Manhattan	13	11
The Bronx	25	62
Grand total	38	73
Total Amt. New Buildings:		
Manhattan	$1,794,500	$1,265,000
The Bronx	509,400	460,425
Grand total	$2,303,900	$1,725,425
Total Amt. Alterations:		
Manhattan	$184,345	$131,435
The Bronx	2,400	10,610
Grand total	$186,745	$142,045
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	812	480
The Bronx, Jan. 1 to date	1,837	1,304
Mnhtn-Bronx, Jan. 1 to date	**2,649**	**1,784**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$106,247,797	$59,870,521
The Bronx, Jan. 1 to date	29,694,835	12,004,575
Mnhtn-Bronx, Jan. 1 to date	**$135,942,632**	**$71,875,096**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$10,216,807**	**$9,185,637**
Total No. New Bldgs., Manhattan, for Sept.	**55**	**48**
Total Amt. New Bldgs., Manhattan, for Sept.	**$4,660,700**	**$4,489,200**
Total No. New Bldgs., The Bronx, for Sept.	**126**	**198**
Total Amt. New Bldgs., The Bronx, for Sept.	**$1,980,175**	**$1,889,200**

BROOKLYN.

CONVEYANCES.

	1909. Sept. 23 to 29, inc.	1908. Sept. 24 to 30, inc.
Total number	588	462
No. with consideration	20	18
Amount involved	$490,587	$125,770
Number nominal	568	444
Total number of conveyances. Jan. 1 to date	**20,626**	**20,058**
Total amount of conveyances, Jan. 1 to date	**$10,564,894**	**$14,062,541**

MORTGAGES.

Total number	483	384
Amount involved	$1,600,413	$1,316,611
No. at 6%	284	287
Amount involved	$850,434	$680,295
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	60	99
Amount involved	$243,785	$411,446
No. at 5¼%	.....	1
Amount involved	.....	$1,500
No. at 5%	121	29
Amount involved	$473,044	$109,270
No. at 4½%	.....	.....
Amount involved	.....	.....
No. at 4%	3	.....
Amount involved	$5,500	.....
No. at 3%	.....	.....
Amount involved	.....	.....
No. with interest not given	15	18
Amount involved	$27,650	$114,100
Total number of Mortgages, Jan. 1 to date	**20,075**	**19,147**
Total amount of Mortgages, Jan. 1 to date	**$80,015,234**	**$70,648,507**

PROJECTED BUILDINGS.

No. of New Buildings	195	216
Estimated cost	$1,111,970	$1,163,688
Total Amount of Alterations	$44,930	$102,106
Total No. of New Buildings, Jan. 1 to date	**8,195**	**4,193**
Total Amt. of New Buildings, Jan. 1 to date	**$44,641,836**	**$25,270,296**
Total Amount of Alterations, Jan. 1 to date	**$3,516,296**	**$4,542,809**

QUEENS.

PROJECTED BUILDINGS

	1909 Sept. 24 to 30, inc.	1908 Sept. 25-Oct. 1, inc.
No. of New Buildings	48	70
Estimated cost	$178,060	$367,667
Total Amount of Alterations	$10,670	$15,331
Total No. of New Buildings, Jan. 1 to date	**3,497**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$12,714,440**	.....
Total Amount of Alterations, Jan. 1 to date	**$575,016**	
Total No. of New Buildings for Sept.	**408**	.....
Total Amount of New Buildings for Sept.	**$1,669,120**	**$1,928,842**

THE WEEK.

THE brokerage business of the week was mainly of the commonplace kind, mostly flats, with a few trades of vacant for improved properties.

In the section south of 59th st, the sale of 6 and 8 West 20th st to Gordon Cunard, the purchase by the Century Holding Co. of 1604 and 1606 Broadway, running through to 732 7th av, and the leasing by Archibald D. Russell and Percy R. Pyne of the former home of the Old Guard at the northwest corner of Broadway and 49th st, the latter to be used by the lessee for his business, are the most interesting transactions of the week.

The announcement by James E. McDonald, executor of the estate of Frank B. McDonald, that the leasehold premises owned by the estate at the southwest corner of 6th av and 32d st had not been sold, was one of the interesting announcements of the week, in that it states that $200,000 had been refused for the leasehold in question, and that with the opening of the Pennsylvania and McAdoo tunnel stations values in Herald Square will advance beyond present day belief. He also states that the property will be immediately improved.

THE AUCTION MARKET

THERE were only thirteen parcels offered at auction this week, all but two being by order of the Court. On Monday Joseph P. Day offered six of the thirteen, two being adjourned to October 4, the other four being bought by parties in interest. On Tuesday Herbert A. Sherman's offering of 210 West 29th st was adjourned to October 5, and Mr. Day sold two to interested parties. Wednesday's offerings were 541 West 29th st and Middletown road, northwest corner of Eastern Boulevard. They were sold for $6,400 and $10,700 respectively.

On Tuesday next Joseph P. Day will offer the Samler estate, lots located on Broadway, at 254th st and opposite Van Cortlandt Park. They are on the direct line of development, a great number of them at or below grade, and together with the liberal terms offered should make the sale a great success.

Y. M. C. A. REALTY CLASS, WEST SIDE BRANCH.

The evening real estate courses of the West Side Young Men's Christian Association will begin their sixth year in an open meeting on the evening of Tuesday, October 12, in the auditorium, 320 West 57th st, at 8 o'clock. The speakers and their subjects on this evening will be: Joseph P. Day, president of the Board of Brokers, "Real Estate Brokerage as a Business"; E. A. Treadwell, "Management of Real Estate as a Business"; Robert E. Simon, vice-president Henry Morgenthau Co., "Real Estate Operating as a Business," and E. B. Boynton, president American Real Estate Co., "Development of Real Estate as a Business." Francis E. Ward will preside. The courses to be opened at this meeting will be those on general real estate by realty specialists, Henry F. Miller's course on Real Estate Law, and Ronald C. Lee's course on Practical Office Management. All interested are invited to attend the opening session, invitations for which will be sent without charge on request to the Educational Director.

THE JAMES ESTATE PROPERTIES ARE AGAIN INVOLVED IN LITIGATION.

A lis pendens was filed in the County Clerk's office on Thursday against the property at the northeast corner of 56th st and Broadway, known as the Rockingham apartment house, the northwest corner of 6th av and 30th st, and several parcels on 12th st, between 5th and 6th avs. A suit has been begun in the United States Circuit Court for the Southern District of New York by Cornelia A. James and Judith C. Prescott against Charles H. Dow, the City Investment Company and the Central Realty, Bond & Trust Company, to have declared void a deed recorded on Oct. 3, 1903, and an alleged ratification of it recorded on Nov. 2, 1903. Holmes & Rogers and Oliver C. Carpenter are the attorneys for the plaintiffs.

Edmund L. Mooney, a lawyer, who with his associates controls a two-thirds interest in the Rockingham property and a half interest in the 30th st and 6th av corner, said that he had not been notified of the suit and knew nothing about it.

BOARD OF BROKERS ELECTION.

There is a contest on in the Real Estate Board of Brokers for the election of a board of governors which is scheduled for Tuesday, October 19.

There are three persons to be elected to the board, and, as is customary, the nominating committee named six members as candidates, namely: Robert R. Rainey, J. W. Mooyer, J. C. R. Eckerson, Irving Ruland, Elisha Sniffin and Charles E. Duross.

Joseph T. Mulligan has been put forward as an independent candidate.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

VANDEWATER ST.—E. Sharum sold to the Armor Realty Co., 36 Vandewater st, a 3-sty business building, 17.4x50.2, near Brooklyn Bridge; 367 and 369 E. 29th st, Brooklyn, two 2-family brick houses, 20x100 each, were taken as part payment.

3D ST.—Isaac Goldblatt sold No. 233 and 235 East 3d st, a 6-sty tenement, on lot 40.10x90.

First Sale in Seventy Years.

18TH ST.—Henry M. Weill sold for the Pinner estate the 4-sty building 167 West 18th st to P. J. Ryan. The property has not been sold in about seventy years. It will be altered in the near future for business.

20TH ST.—John H. Berry has sold for the 6 and 8 West 20th St. Co. (Edward Friedman, President), to Gordon Cunard, of London, Eng., the new 11-sty fireproof mercantile building, on plot 50x92, adjoining the northwest cor 5th av and 20th st. Mr. Cunard gives in part payment the plot at the southwest cor Cedar and Pearl sts, containing about 5,000 sq. ft., with 6-sty building fronting on Pearl st and 4-sty building known as 6 Cedar st, the total consideration being $600,000. Gordon Cunard was represented in the transaction by Jacob Neadle as attorney.

20TH ST.—The Wallace estate has sold to a client of S. B. Goodale & Son 40 West 20th st, a 4-sty and basement building, on lot 25x92.6. Application has been made to the courts by the heirs for a confirmation of the sale.

36TH ST.—William R. Mason sold for Hugh Reilly the 5-sty brownstone triple flat 315 West 36th st, on a lot 24x100.

Ernest Flagg to Build Model Tenement.

47TH ST.—Jacob J. Talbot has sold for Peter J. Brennan to Ernest Flagg the 3 frame dwellings 508, 514 and 516 West 47th st, on lots 15.4x100 each. These, with 506, 510 and 512 West 47th st, which Mr. Flagg recently purchased, gives him a plot 100x100, on which he intends to erect model tenements. The plot is well located and adjoins the cor of 10th av, and is directly opposite property owned by the Astor estate.

49TH ST.T—Henry Crawford has sold 49 East 49th st, a 5-sty American basement dwelling, on lot 21x100.5.

Grannis Estate Sells.

BROADWAY.—The Century Holding Co. (Lee & Fleischmann) purchased 1604 and 1606 Broadway, running through to and including 732 7th av. The purchasers own the adjoining property at the southeast cor of Broadway and 49th st, and with the addition of this piece they now control a plot of about 7,500 sq. ft., fronting 89.1 ft. in Broadway, 65 ft. in 49th st and 22 ft. on 7th av. The property adjoins the Studebaker Building and has a further advantage by reason of the fact that the "L" extending through to 7th av has for its neighbor on the north the low structure recently put up by the Provident Loan Society. The buyers have no immediate plans for the development of the site, but it is not unlikely that some improvement will be undertaken in the near future. Pease & Elliman and George Backer were the brokers in the deal.

NORTH OF 59TH STREET.

82D ST.—McVickar, Gaillard Realty Co. sold for Annie Davis 26 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 18 x100, to a client for occupancy.

82D ST.—T. Scott & Son have sold for Julia Lang to Julius Scott 165 East 82d st, a 3-sty and basement dwelling, on lot 19.2x82.

84TH ST.—H. Hornstein has sold for the J. Male estate the 5-sty double flat at 449 East 84th st, to a Mrs. Cohen, of Asbury Park.

The Lancashire Sold.

85TH ST.—F. R. Wood & Co. sold for Chas. E. McManus to a client for investment the Lancashire, at 351 to 355 West 85th st, a new 8-sty fireproof apartment house, on a plot 75x100. A loan of $200,000 at 4½% was placed on this property last week through the same broker. The Lancashire is one of the best constructed houses on the West Side, and is laid out in suites of 7 and 8 rooms.

87TH ST.—John Lucker sold for A. B. Schmitt to Herman H. Rippe the 5-sty flat 505 East 87th st, on a lot 25x100.8.

93D ST.—J. W. Fiske sold 151 West 93d st, a 3-sty dwelling, on a lot 17x101.1.

99TH ST.—Harold W. Peck, of Dalzell, Lamson & Co., in conjunction with E. E. Meacham & Son, has sold for Elizey E. Meacham the 4-sty American basement residence 256 West 99th st.

Ninety-Ninth Street Dwelling Sold.

99TH ST.—Harold W. Peck, of Dalzell, Lamson & Co., in conjunction with E. E. Meacham & Son, has sold for Elizey E. Meacham the 4-sty American basement residence, 256 West 99th st.

103D ST.—Abraham Nussbaum sold for Moses H. Harris to a client the 5-sty and basement brick tenement 150 East 103d st, east of Lexington av, on a lot 20x106.10.

107TH ST.—I. Randolph Jacobs purchased from Harry E. Baer the 7-sty elevator apartment house 66 West 107th st, on a plot 50x100, between Manhattan and Columbus avs. The brokers were Salomon & Greenbaum. There are 4 apartments of 4 and 5 rooms each on a floor. The building has a depth of 87 ft.

118TH ST.—Peter Axelrod & Co. sold for Celie Levy to Otto Horwitz, 405 West 118th st, a 6-sty elevator apartment house, on a plot 60x100, adjoining the northwest corner of Morningside Park West. This and the corner house were built by the West Side Construction Co., Peter Axelrod, president.

121ST ST.—Meister & Bache sold to Samuel C. Baum 440 East 121st st, a 6-sty new law flat, on a lot 25x100.11.

131ST ST.—Porter & Co. have sold for Louis Steinfelder the 3-sty dwelling at 145 West 131st st, on lot 20x99.11.

139TH ST.—Jacob F. Zinser has sold for Frederick Lang to clients the two 5-sty double flats 424 and 426 East 139th st, each on lot 25x100. These houses have been in the hands of Mr. Lang for the last 12 years, since the buildings were erected.

158TH ST.—Speedway Realty Company sold to Nathan Loewy the plot 150x100.11, in the south side of 158th st, 125 feet east of Broadway, for improvement.

Isaac Schlesinger sold 1627 to 1631 Amsterdam av, southeast corner of 141st st, a 7-sty elevator apartment house, on plot 99.11x35. The 7-sty house adjoining, at the northeast corner of Amsterdam av and 140th st, was sold by Mr. Schlesinger this week.

E. Fellman sold a plot 100x75 at the southeast corner of Broadway and 126th st to Samuel McMillan, Jr. The property will be improved with a 7-sty fireproof storage warehouse.

E. Fellman sold for John H. Springer to C. M. Rosenthal a plot 78x110 in the west side of Fort Washington av, 100 feet south of 170th st.

Twelve Story House for the Drive.

RIVERSIDE DRIVE.—Silverson & London bought from Chas. M. Rosenthal the plot of about 6½ lots at the northeast cor of Riverside Drive and 151st st. The buyers intend erecting a 12-sty elevator apartment house. The property has a frontage of 104 ft. in the drive and 145 ft. in 151st st, with northerly and easterly lines measuring 174 and 100 ft., respectively. Riverside Drive at this point is laid out at a height of about 100 ft. above the Hudson River and commands splendid views of the Palisades. Another 12-sty structure is being erected in the drive, in the block front between 156th and 157th sts, by the Riviera Construction Co.

RIVERSIDE DRIVE.—Silverson & London have sold the new 6-sty elevator apartment house on plot 75x174.4x irregular, on Riverside Drive, 86.6 ft. north of 127th st.

ST. NICHOLAS AV.—Moore & Rowe Co. sold for E. M. Van Buren 738 St. Nicholas av, a 3-sty brownstone dwelling on a plot 17x100, to a client for occupancy.

ST. NICHOLAS AV.—Bert G. Faulhaber & Co. have sold for the Broad Construction Co., composed of Louis Cohen and Robert Altman, the new 6-sty elevator apartment house occupying the block front on the west side of St. Nicholas av from 158th to 159th st. The property has frontage of 203.3 feet on St. Nicholas av, 78.3 feet on 158th st and 41.1 feet on 159th st, with a rear line measuring 200 feet.

2D AV.—Henry A. Knabenschuh has sold the 4-sty tenement 2074 2d av, on lot 25x100.

2D AV.—Robert Levers sold 2428 2d av, a 4-sty house on a lot 21x80 feet, for Simon & Harris.

5TH AV.—Shaw & Co. sold for Emilie Utard Hawarden Hall, the northwest cor of 129th st and 5th av, a 6-sty elevator apartment, with stores, on a plot 100x110, to an investor.

7TH AV.—Chas. M. Rosenthal has bought from Silverson & London the southwest cor of 7th av and 146th st, a 6-sty flat, on plot 40x100. This property was taken in exchange for the plot at the northeast cor of Riverside Drive and 151st st.

BRONX.

136TH ST.—John A. Clarke sold for Sophie Gerlich 469 and 471 East 136th st, a 5-sty apartment on a plot 50x100, to Mrs. Nellie B. Bogart, who gives in part payment a dwelling on a plot 55x78 at the cor of Fletcher av and White Plains road, Chester Hill, Mount Vernon, N. Y.

163D ST.—Kirkpatrick & Urquhart sold for John Yule to Henry Kroger the southwest cor of 163d st and Grant av, a 5-sty apartment house on a plot 49x115. The 5-sty 684 East 136th st, on a plot 32x138, was given in exchange.

165TH ST.—Geo. E. Baldwin sold for Charles Hebron to Mrs. Hannah E. Kelly, of Atlantic City, N. J., the block front of vacant property in East 165th st, bet Morris and Grant avs. On the property, which has a frontage of 200.8 ft. in 165th st and is 80 ft. in depth, Mrs. Kelly will erect two 80x100-foot 5-sty apartment houses at an estimated cost of $200,000, with accommodations for 60 families.

BYRON AV.—Thos. S. Burke and George Schaefer sold for Jas. F. Moore to Andrew F. Lilley the 2-family house in Byron av, 225 ft. north of 239th st.

ELTON AV.—Kurz & Uren sold for the Jefferson Construction Co. a plot of about 5 lots at the southwest cor of 159th st and Elton av.

HOFFMAN ST.—Chas. H. Cronin has sold 2454 Hoffman st, a frame dwelling, on lot 25x115.

Apartment House for Intervale Avenue.

INTERVALE AV.—Henry Morgenthau Co. sold to David Herman, a builder, a triangular plot 352.2x311.1x180.6, at the intersection of Wilkins and Intervale avs. There are about 11 city lots in the plot, though the street frontage equals about 26 city lots. It is located one block north of the Freeman st and Southern Boulevard subway station. The buyer will improve the property with five 5-sty apartment houses. The sellers held the property at $150,000.

STEBBINS AV.—Eugene J. Busher has sold for Edward A. Bell a plot of lots on the east side of Stebbins av, 278 feet north of Westchester av, 75x80, to a builder who will erect two 4-sty brick houses. Also sold for Albert Tag a plot of lots on the east side of Park av running through to Canal Place about 250 feet north of East 138th st, to an investor, who will improve in the near future.

LEASES.

Duffor Brown Co. have leased for Judge Olmsend No. 615 W. 145th st, a 3-sty dwelling.

The following have leased offices in the Fifth Avenue Building: C. J. Hudson & Co., Jerome J. Danzig & Co., and W. L. Lyons & Co.

Ludwig C. Traube leased for a term of years for Charles E. Popp to Augusta T. Crane the 3-sty brick private dwelling, 129 E. 93d st.

No. 9 East 42d st, a 6-sty building on a lot 25x100 feet, between 5th and Madison av, has been leased by John Caswell and others to the Codington Co. for twenty-one years at $10,000 net per annum.

Harold W. Peck, of Dalzell, Lamson & Co., represented Annie L. Henning in the leasing of the 4-sty dwelling, 122 West 58th st, for Auguste Rosenberg, and leased for a term of years the 4-sty dwelling, 106 West 79th st.

L. B. Preston has leased stores to the following in the building on the west side of Broadway from 86th to 87th sts: Hygrade Wine Co.; Hartford Lunch Co.; McDermert Dairy Co.; Rees & Rees; Ridley's Candy Store; Harrison & Leo; Victor Estephe, and Samuel Kuper.

William J. Roome & Co. have leased to Gustav Schabrick for a term of years the store and basement in the building 2200 Broadway, northeast corner of 78th st, and the second loft in the building at 33 East 32d st for the George Mulligan Co. to Draper Housen Co.

J. Arthur Fischer and F. C. Reed leased for Mrs. Ada Howe, of Paris, France, the premises entire, 32, 34 West 29th st, on plot 44x98.9, for the term of 21 years from Oct. 1, 1909. Mr. Samuel Paul will utilize the premises after making extensive alterations as a first-class restaurant and cafe.

Duross Co. have leased for the estate of Henry Berli, Eugene Gavard, exr, the property 316 West 18th st, a 4-sty and basement high stoop dwelling on lot 20x92, for a term of years. Also for Leon Realty Co. the 3-sty and basement dwelling 109 Bedford st, to Mrs. L. King for a term of years.

Duross Company have leased for Edward F. Caldwell & Co. the tenth loft in their new 12-sty building, 36 West 15th st, to A. Haight for a term of years. Also subleased for Lavinia Armstrong to Otto Krist the 3-sty house, 40 7th av; also for John J. Danahar to John Brennan the 4-sty building, 824 Greenwich st, for a term of years.

Pease & Elliman has leased offices in 45 Liberty st to Robert L. Gray, Henry Edwards, Messrs. Morgan & Moon; store in 161 Greenwich st to Alexander Sigura; o..ces in 123 Liberty st to Emil Meyer, Charles H. Burton, Boulevard Engraving Co., George B. Cobb, N. Y. Oilless Bearing Co., and a loft in 48 Warren st to U. S. Flag Company.

Lease Perpetuity.

Archibald D. Russell and Percy R. Pyne leased to Brill Brothers the northwest corner of Broadway and 49th st. The lease is in perpetuity. The property, which is composed of five old buildings, the upper portion of which was remodeled into an armory for the Old Guard, is to be improved with a 10-sty structure, to be used exclusively by the lessees as a central supply house for their many stores in this city. The street floor will be used as a store by the lessees.

The plot measures 125 feet in Broadway and 103 feet in 49th st, and is valued at $800,000. The lease becomes operative on May 1, 1910, when the new building will be started.

For the first twenty-one years the rent averages $40,000 per annum, and for each succeeding period of twenty-one years the rental is to be determined by reappraisal, on which value a rental at the rate of 4½ per cent. will be charged.

Frederick Fox & Co. have leased for the Realty Holding Co. from the plans, the ninth, tenth and eleventh lofts, containing 13,500 sq. ft. of space, at 40-42 West 27th st for a long term of years, to Hall & Arbes and Lipman & Meyers; also for Charles Kaye, from the plans, 5,000 sq. ft. at 22-24 West 26th st, for a long term of years to A. Schwartz & Co.; for the Marmac Construction Co., from the plans, 6,000 sq. ft. of space at 104-106-108 West 27th st, for a long term of years to Henry Eshborn; for George C. Beach, in conjunction with Webster B. Mabie & Co., from the plans, 5,000 sq. ft. of space at 43-5 West 27th st, for a long term of years to E. Gelbwaks; and for George H. Pigueron 5,000 sq. ft. of space, from the plans, at 129-131 West 22d st, for a term of years to the Liberal Waist Co.

McDonald Executors to Build—Lease Not Sold.

Referring to an item published in these columns last Saturday regarding the sale of the lease of the premises southwest cor of 6th av and 32d st at a price in the neighborhood of $100,000, the executors of the Estate of Frank B. McDonald, owners of the lease, deny that any transfer of same has taken place. The late Frank B. McDonald, who was a director in the Hudson Trust Company, in 1894 secured a long lease of the northwest cor of Broadway and 32d, and a little later purchased the adjoining premises, 1277 Broadway. In 1902 he was unsuccessful in purchasing the southwest cor of 32d st and 6th av, but secured a long lease of the premises, which run about 50 ft. on the av and about 75 ft. on the st. Along with the Herald he was one of the pioneers of the section and had the utmost confidence in its future. In fact, he refused an offer of $200,000 for the lease of the premises in question. This belief is shared by the executors, who are about to erect a large store and office building on the premises, and the entire building has been practically rented from the plans at prices believed to be topnotchers in that neighborhood. They believe that property in this section has not nearly approached its highest possible point, but that with the opening of the Pennsylvania Terminal and the Hudson Terminal, values will advance beyond belief.

Samler Estate Sales.

More than a thousand inquiries have been received by Joseph P. Day for information about the Samler estate lots in Broadway at 254th st, opposite Van Cortlandt Park, which will be sold at auction next Tuesday in the salesrooms at No. 14 Vesey st.

This is the first important lot sale of the autumn season, and judging by the general interest shown in the sale from the requests for booklets and the great number of visitors to the property, Mr. Day said yesterday that there is a strong demand for good investment property in the line of immediate developments. It has been several years since a large holding of Broadway property has been subdivided, and it will be a great many more probably before such another event in the real estate market takes place, as the few remaining tracts are held by wealthy estates. The terms of sale will enable a buyer to take title to a lot for 20% cash. The city is now finishing the paving of Broadway from Kingsbridge to the city line. The easterly side is finished and the work is well along on the westerly side.

SUBURBAN.

STATEN ISLAND.—Two Westerleigh Plots at Richmond, Staten Island, have been sold by J. Sterling Drake for immediate improvement as follows: For the Chalmers Estate of Richmond, Va., to Titus Challiner, of Bayonne, N. J., size 45x75. For the Layton Estate of Carlisle, O., to Sarah E. Warford, of Brooklyn, N. Y., corner 40x75.

PLAINFIELD, N. J.—William Jeffery, of Plainfield, N. J., has secured the Darby farm of 248 acres, near Plainfield, also the Palmer tract of about twenty-five acres, in Plainfield, and the old Baldwin farm of 100 acres in the Warrenville Boulevard. He has also sold fifteen plots at Mountain View Park, Bound Brook, to Shirley & Johnson, and one plot to H. V. Lough; also two plots to Allen B. Laing, all residents of Plainfield; also thirty-two bungalow plots at Berkeley Heights to Dr. Sidonia Weiss, of New York.

HOKOKUS, N. J.—The old De Vore homestead at Hokokus, N. J., comprising more than sixty acres, has been acquired by the Saddle River Estates, a corporation, of which J. W. Platten is president and J. E. Packer secretary and treasurer. It is understood that George F. Brownell, vice-president of the Erie Railroad, is also interested in the corporation. The property is well located on high ground within a short distance of the station and includes the very attractive woodland near the Ho-Ho-Kus Driving Club. The question of whether or not these new interests are going to develop the property immediately has not yet been determined, although the impression is that development of a high order is contemplated.

WANTS AND OFFERS

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

SALESMAN WANTED.—A first class trade paper in New York desires the services of a good salesman to solicit advertising from the building trade in Greater New York; Salary, with permanent position to a really good man; to fill this vacancy it is not necessary that applicant has been in the advertising business but it is indispensable that he should be a thoroughly equipped salesman, a man of good address and keenly alert; no attention will be given to applications that do not state full particulars and references of undoubted character. Address Box 60 c|o Record & Guide.

BRIGHT YOUNG MAN, NEAT APPEARANCE, OF WEALTHY FAMILY, WANTS TO CONNECT WITH REAL ESTATE FIRM, OWNERS OR BROKERS. ADDRESS "SHREWD," CARE OF RECORD AND GUIDE.

Water Front to Lease.
Foot East 37th St.
Apply WM. A. KANE, 417 East 46th Street.

Will invest with services $1000 in a well established and solvent real estate business. Must be active and stand strictest investigation. Box 80 Record and Guide.

WANTED—Young man with some experience in renting; section Canal to 34th streets; want a hard worker who can show results; correspondence confidential. Box 90, Record & Guide.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS $9,500,000

$5,000,000 added to surplus in last 17 years

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

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BROKER WANTED.

Familiar with Business Property in Fifth Avenue Section. Liberal arrangement will be made with experienced capable man.

S. OSGOOD PELL & CO.,
537 Fifth Avenue.

WANTED man who thoroughly understands mortgage loans, to take charge of loan department of established real estate office. Central. Box 85, Record & Guide.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

***ONE GOOD ORDER* in the course of a year will more than pay the cost of advertising. The Record and Guide reaches practically all interested in the Real Estate and Building fields.**

Phone, 4430 Madison Square

DOUGLASTON, L. I.—Plans for a new actors' colony are disclosed in a deed that has been filed in the County Clerk's office in Jamaica. By the deed Frank Daniels and wife, Bessie; William De Wolf Hopper and wife, Nella Bergen, and William Harris, all of Manhattan, convey to the Daniels-Hopper Realty Company for the sum of $55,500 sixty-five lots at Douglas Manor, Douglaston, L. I.

According to the provisions of the deed, no house is to be built on the land for less than $5,000, and there must be no flat-roof building and no two-family houses. No building shall be erected less than twenty feet from the front or side of a lot. No fences will be allowed, hedges and shrubbery being used in their stead. No stable or garage may be built nearer than sixty feet from the street line.

Record Price For Lawrence.

LAWRENCE, L. I.—Franklin L. Partridge and Joseph Fried sold for the Lord estate ten and three-quarter acres at Lawrence, L. I., fronting on Central and Lawrence avs and Broadway, to Henry A. Kayser. There are included in the transaction three cottages, barns and outbuildings; one of the houses, the family home, will be occupied by the purchaser.

The price paid, according to Mr. Partridge, is $225,000, and the fact that it was given by a resident of the town is all the more valuable as a criterion of the manner in which values have increased. Allowing $25,000 for the buildings, the price equals more than $18,000 an acre, there being no record of a higher valuation ever having been given for land in Lawrence, which has developed very rapidly.

REAL ESTATE NOTES

Norman Denzer, 3860 Broadway, has opened a new office. He makes renting in the Audubon section a specialty.

The Charles F. Noyes Company is distributing bound copies of the 1909 assessed valuations for the area south of Grand st. The book is convenient for reference.

Harold W. Peck, formerly associated with the firm of Cahen & Co., is now connected with Dalzell, Lamson & Co., of the Singer Building, as manager of their city department.

Mrs. M. E. Alexander has moved from 10 West 40th st to larger quarters at No. 12 West 40th st, and will continue to make a specialty of renting and selling residential property.

Wm. A. White & Sons have placed with a savings bank for the De Leon Realty Co. a loan of $160,000 at five per cent. interest for five years on the 6-sty and basement elevator apartment house on the east side of St. Nicholas av, 25 ft. north of 159th st.

Justice Platzek, of the Supreme Court, has appointed William B. Logan receiver of rents of a tenement in the south side of 125th st, 100 ft. east of 1st av, 25x100.11, pending a suit brought by Thomas F. Marks and others against Jacob Boss and others to foreclose a second mortgage of $4,000. The prior mortgage is $12,000.

Suit has been begun in the Supreme Court by Arlington C. Hall and Harvey M. Hall against the Eighty-sixth Street Theatre Company, Leopold Sondheim, as executor of the estate of Meyer R. Bimberg, Bernard R. Bimberg and others to foreclose a mortgage of $40,000 on the property Nos. 157, 159 and 161 East 86th st, a plot 76.8x100.8. The mortgage was made on Oct. 1, 1904.

A newly formed corporation, known as the Fifty-eighth Street and Seventh Avenue Company, will shortly take over the Alwyn Court apartment house, at the southeast corner of the above mentioned thoroughfares. The new concern is capitalized at $500,000, and the incorporators include Franklin H. Mellinger, of Rutherford, N. J.; Frederick H. Martin, of Plainfield, N. J.; Louis A. Hakes, of West Brighton, and Frederick N. Hyndman and Lionel N. Kohler, of Manhattan.

The Title Guarantee & Trust Company announces with regret the resignation of Mr. Arthur Terry as treasurer, the resignation taking effect to-day. Mr. Terry, who was secretary of the City Trust Company form its organization in 1899 until 1905, becomes a general partner in the firm of Atwood, Vollett & Co., 20 Broad st, New York, members of the New York Stock Exchange and New York and New Orleans Cotton Exchange. Mr. Terry is also treasurer of the Leslie-Judge Company and president of the Universal Audit Company. He is a half brother of the late Marion Crawford, and executor of the latter's estate. Mr. Campbell W. Steward joins the firm of Atwood, Violett & Co. at the same time.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Oct. 2.

No Legal Sales advertised for this day.

Oct. 4.

Clay av, No 1381, w s, 897.5 n 169th st, 16.8x100 x16.9x98.6, 2 and 3-sty brk dwelling. Jacob Rusch agt Isaac Brown et al; Feltenstein & Rosenstein, att'ys, 309 Broadway; James Kearney, ref. (Amt due, $1,219.95; taxes, &c, $103; sub to a prior mort of $5,500.) By Chas A Berrian.

Oct. 5.

Sherman av|n w cor 166th st, 100x100, three
166th st | 3-sty frame dwellings. Northern Bank of N Y agt John Monaghan et al; Gifford, Hobbs & Beard, att'ys, 5 Nassau st; Francis W Pollock, ref. (Amt due, $3,206.77; taxes, &c, $5,855; sub to a first mort of $8,500.) Mort recorded May 23, 1906. By Joseph P Day.

137th st, No 626, s s, 214.5 w Cypress av, 37.6x100, 5-sty brk tenement and stores. Josephine E Carpenter, trustee, &c, agt James Reynolds et al; W B & G F Chamberlin, att'ys, 31 Nassau st; James Kearney, ref. (Amt due, $30,395.50; taxes, &c, $143.75.) Mort recorded June 21, 1906. By Chas A Berrian.

2d av, Nos 907 & 909 |n w cor 48th st, 70.5x40,
48th st, Nos 257 & 259| 6-sty brk tenement and stores. Merida Realty Co agt Harris Cohen et al; Henry H Kaufman, att'y, 115 Broadway; Geo M S Schulz, ref. (Amt due, $15,587.52; taxes, &c, $839.02.) Mort recorded June 1, 1906. By Joseph P Day.

2d av, Nos 898 & 900 |s e cor 48th st, 50.3x100,
48th st, Nos 300 & 302| 6-sty brk tenement and stores. Merida Realty Co agt Kalman Shapiro et al; Henry H Kaufman, att'y, 115 Broadway; G Welles Wheeler, ref. (Amt due, $19,834.82; taxes, &c, $1,510.23.) Mort recorded March 6, 1906. By Joseph P Day.

12th st, No 336, s s, 83 w Greenwich st, 24x80, 3-sty brk tenement. Edwin Ferdon agt Bridget E Phelan et al; Doremus, Lecour & Seaman, att'ys, 120 Broadway; Wilson L Cannon, ref. (Amt due, $9,302.41; taxes, &c, $——.) Mort recorded April 7, 1893. By Joseph P Day.

Convent av, No 311, e s, 419.6 n 141st st, 20x100, 3 and 4-sty and basement stone front dwelling. Anne D Thomson agt Mamie R Cotrell et al; Robinson, Biddle & Benedict; att'ys, 79 Wall st; John T Dooling, ref. (Amt due, $14,997.70; taxes, &c, $13.) Mort recorded April 20, 1906. By Joseph P Day.

Broadway|n w cor 131st st, runs w 100 x n
131st st | 199.10 to 132d st, x e 100 x s 199.10,
132d st |1-sty frame shed and vacant. City Real Estate Co agt John O Baker et al; Harold Swain, att'y, 176 Broadway; Geo W Clune, ref. (Amt due, $43,404.25; taxes, &c, $1,900.) Mort recorded April 3, 1897. By Joseph P Day.

Washington av|s e cor 164th st, 101.9x181.2x
164th st | 101.9x200, vacant. Christina Trefz agt Samuel Williams et al; Dorman & Dana, att'ys, 48 Wall st; Alexander Brough, ref. (Amt due, $31,559.39; taxes, &c, $——.) By Joseph P Day.

51st st, No 504, s s, 100 w 10th av, 25x100.5, 3-sty frame tenement and store and 4-sty brk tenement in rear. Emil Reibstein agt Joseph L Weber et al; Manheim & Manheim, att'ys, 302 Broadway; John A McEveety, ref. (Amt due, $3,872.29; taxes, &c, $200; sub to a mort of $7,000.) Mort recorded June 13, 1905. By Samuel Marx.

29th st, No 210, s s, 151.5 w 7th av, 24.10x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. Sophia Beer agt Joseph Orthaus et al; Samuel Widder, att'y, 221 Havemeyer st, Brooklyn; Philip Carpenter, ref. (Partition.) By Herbert A Sherman.

Oct. 6.

Grand st, No 48, n s, 28.4 w West Broadway, 20x60, 5-sty brk tenement and store. Amelia A Purdy agt Esther Rawak et al; Lambert S Quackenbush, att'y, 25 Broad st; Francis W Pollock, ref. (Amt due, $16,000.11; taxes, &c, $6,000.) By Joseph P Day.

Mercer st, No 235, w s, 125 s 3d st, 25x100, 6-sty brk loft and store building. Amanda A Tiger agt Union Mutual Real Estate Co; Edw A Isaacs, att'y, 27 William st; Francis W Pollock, ref. (Amt due, $16,179.15; taxes, &c, $——.) Mort recorded July 20, 1909. By Joseph P Day.

135th st, No 536, on map Nos 536 & 538, s s, 83 w St Anns av, 39x100, 6-sty brk tenement. David H Hyman agt Leopold Goldstein et al; Horwitz & Wiener, att'y, 346 Broadway; S Howard Cohen, ref. (Amt due, $12,440.65; taxes, &c, $912.25; sub to a first mort of $27,000.) Mort recorded April 30, 1907. By Joseph P Day.

Oct. 7.

218th st, Nos 32 & 34, n s, 405 e White Plains rd, 50x114, Wakefield. John Popp agt Nellie F O'Connor et al; Stephen J Stilwell, att'y, 261 Broadway; Theodore K McCarthy, ref. (Amt due, $640.13; taxes, &c, $130; sub to three morts aggregating $9,500.) Mort recorded Nov 12, 1908. By Joseph P Day.

De Milt av, |n w cor Sound View pl, 100x100,
Sound View pl| Wakefield. Eugene L Brisach agt Edw D Smith et al; Stephen J Stilwell, att'y, 261 Broadway; James T Brady, ref. (Amt due, $2,452.60; taxes, &c, $203.99; sub to a mort of $1,200.) By Joseph P Day.

169th st, No 142, s s, 33 w Grand Boulevard & Concourse, 26x70.8x26.4x65.6, 2-sty fr dwelling. James F McGovern agt Mary McGovern et al; Phillips & Samuels, att'ys, 99 Nassau st; Ezra P Prentice, ref. (Partition.) By Herbert A Sherman.

150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. Chas E Sands et al, trustees, agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas W Dayton, Jr, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. Same agt David Weingarten et al; same att'ys; Geo S Mittendorf, ref. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Mort recorded March 7, 1906. By Joseph P Day.

Oct. 8.

Pearl st, Nos 187 & 189|n w cor Cedar st, runs n
Cedar st, No 1 | 35.6 x w 59.11 x s .06 x w 12.8 x s 29.4 x e 71.6 to beg, two 4-sty brk loft and store buildings. Mabel R Cushing agt Freybell Realty Co et al; W Irving Taylor, att'y, Produce Exchange Bldg., N. Y.; Percival H Gregory, ref. (Amt due, $13,554.64; taxes, &c, $——; sub to a first mort of $47,000.) Mort recorded July 25, 1909. By Joseph P Day.

Oct. 9 and 11.

No Legal Sales advertised for these days.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 8, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23RD WARD, SECTION 9. WEST 165TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS. BUILDING APPROACHES, & PLACING FENCES, from Sedgwick to Ogden avenues. 24TH WARD, SECTION 11. HONEYWELL AVENUE—PAVING THE ROADWAY & SETTING CURB, from Tremont avenue to East 182nd Street. 24TH WARD, ANNEXED TERRITORY. MORRIS STREET—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES, & PLACING FENCES, from White Plains Road to Boston Road.

HERMAN A. METZ, Comptroller.
City of New York, September 23, 1909. 13614

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET, NEW YORK
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Tel., 1085 Murray Hill

RECEIVERS' SALE.

The undersigned, Receivers of the property of the Bartlett Brick Company, will, on the 9th day of October, 1909, at 12 o'clock noon, sell at the front door of the Court House, in the City of Newburgh, N. Y., the following property of said corporation:

Brick Yard at Hudson, N. Y., known as the "Bartlett Brick Works," containing 75 acres of land, together with docks, filling, sheds, all buildings thereon situated, engines and all yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

Also lease of yard at Roseton, N. Y., from D. H. & J. W. Armstrong, Lessors, for term ending 1921. This yard contains about 24¼ acres of land, together with docks, filling, sheds and all buildings thereon situated. Also all engines and yard equipment, including battons and saddles, planking, cars, barrows, trucks, kiln grates, irons and arch irons, horses, carts, harness, etc., there owned by said corporation at the time of its dissolution.

TERMS OF SALE:—10 per cent. of purchase price at time of sale and balance on or before the 9th day of November, 1909.

Further particulars furnished on application.

EDWARD J. COLLINS,
SEWARD U. ROUND,
Receivers.

C. L. WARING,
Attorney for Receivers,
Newburgh, N. Y.

W. B. CASSEDY,
Attorney for certain stockholders,
Newburgh, N. Y.

PUBLIC NOTICES.

Department of Finance, Bureau for the Collection of Taxes, No. 57 Chambers street, Borough of Manhattan, New York, September 25, 1909.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT THE assessment rolls of real estate and personal property in The City of New York for the year 1909, and the warrants for the collection of taxes, have been delivered to the undersigned, and that all the taxes on said assessment rolls are due and payable on

MONDAY, OCTOBER 4, 1909,

at the office of the Receiver of Taxes in the Borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.

Borough of The Bronx, corner of Third and Tremont avenues, The Bronx, N. Y.

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn N. Y.

Borough of Queens, corner of Jackson avenue and Fifth street, Long Island City, N. Y.

Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.

All taxes become liens on the day due and payable.

TO AVOID PENALTY TAXES MUST BE PAID IN OCTOBER. NO REBATES ARE ALLOWED.

Under the provisions of Section 916 of the Charter, as amended by Chapter 447, Laws of 1908, it is provided, "If any tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax interest upon the amount thereof at the rate of seven per centum per annum to be calculated from the day on which the taxes become due and payable (October 4), as provided in Section 914."

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes WITH POSTAGE PREPAID in order to insure return of receipted bills by mail.

Checks dated October 4 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

DRAW CHECKS ONLY TO THE ORDER OF THE RECEIVER OF TAXES.

DAVID E. AUSTEN,
Receiver of Taxes.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 1, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*135th st, No 592, s s, 250 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. (Amt due, $5,594.75; taxes, &c, $252.69.) Sidney W Allen $5,200

*135th st, No 594, s s, 266.8 e St Ann's av, 16.8x100, 2-sty and basement brk dwelling. (Amt due, $5,580.14; taxes, &c, $258.03.) Wm Moeller et al, trustees 5,200

*135th st, No 596, s s, 283.4 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. (Amt due, $5,580.14; taxes, &c, $341.75.) Wm Moeller et al, trustees 5,000

113th st, No 73, n s, 197.1 e Madison av, 26.3x100.11, 5-sty brk tenement and store. (Amt due, $3,084.64; taxes, &c, $100; sub to a prior mort of $19,000.) A Jacobs, party in interest 22,681

*202d st |n s, 964.3 w Williamsbridge rd, 25x100, 2-sty frame dwelling.
Summit av| (Amt due, $6,618.97; taxes, &c, $86.08.) James A Woolf. 6,948

55th st, No 157, n s, 95 w 3d av, 20x100.5, 3-sty and basement stone front dwelling. (Amt due, $2,912.47; taxes, &c, $10; sub to a first mort of $13,000.) George W Short 16,960

29th st, No 541, n s, 241.8 e 11th av, 16.8x98.9, 4-sty brk tenement (voluntary). H Langer 6,400

Middletown rd, n w cor Eastern Boulevard, 75x155, 2-sty frame building (partition). Snow and Aschermann 10,700

Convent av, No 311, e s, 419.6 n 141st st, 20x100, 3 and 4-sty brk dwelling. (Amt due, $14,997.70; taxes, &c, $13.) Readvertised for Oct 5 .....

60th st, No 251, n s, 100 e 11th av, 25x100.5, 4-sty brk tenement. (Amt due, $8,535.85; taxes, &c, $382.47.) Isaac Sakolski 9,000

Total	$88,089
Corresponding week, 1908	418,657
Jan. 1st, 1909, to date	48,347,305
Corresponding period, 1908	43,544,355

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REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Sept. 24, 25, 27, 28, 29 and 30. (No. 92.)

BOROUGH OF MANHATTAN.

Bleecker st, No 361, e s, 37 s Charles st, 17x70x17.3x70, 3-sty brk tenement and store.

Bleecker st, No 371, e s, 49 n Charles st, 19x61.11x19x62, 5-sty brk tenement and store. Mort $8,000.

Fulton av, No 1330, e s, 308 n 169th st (7th st), 24x211, except part for av, 2-sty frame dwelling. Mort $3,000.
Henry F Lippold INDIVID and TRUSTEE to Charles Mau in trust. All title. B & S. Sept 23. Sept 24, 1909. 2:620—47. A $9,000—$10,500; 621-35. A $9,000—$12,500; 11:2931. nom

Broome st, No 553, s s, 112 e Varick st, 21x81 to alley, 2-sty frame (brk front) tenement and 3-sty brk stable in rear. James Heatherton to Elizabeth Heatherton. 1-7 part. All title. Sept 27, 1909. 2:477—46. A $9,500—$11,000. 2,100

Broome st, No 35 / Goerck st, Nos 13 to 19 / Cannon st, No 19 — s w cor Goerck st, 25.2x100x25.3x100, 5-sty brk tenement and stores. Hannah Strauss et al to Isaac Male. Mort $25,000. Sept 27. Sept 29, 1909. 2:326—47. A $20,000—$45,000. nom

Broome st, Nos 65 to 69 / on map Nos 65 and 67 — s w cor Cannon st, 50.4x56, two 4-sty brk tenements and stores. Jacob T Hildebrant to Easter Realty Co. Mort $——. Sept 22. Sept 29, 1909. 2:331—43. A $35,000—$55,000. nom

Crosby st, No 49, e s, 187.4 n Broome st, 25x100, 6-sty brk loft and store building. Samuel Williams et al to Meyer Gellman. Mort $32,000. Sept 29, 1909. 2:482—5. A $25,000—$46,000. nom

Centre Market pl, Nos 6 and 6½, on map No 6, e s, abt 175 n Grand st, 24.10x46.1x25x49.8, 4-sty brk tenement and store. Carlo Abarno to Antonio Abarno. 1-6 part. All title. Mort $7,000. Sept 27. Sept 29, 1909. 2:471—6. A $6,000—$10,000. other consid and 1,500

Canal st, No 247, n s, 22 e Elm st, as in year 1892, now 1.5 e Lafayette st, 23x93x23.6x92, 6-sty brk loft building. Sarah E Kipp et al to Julius Braun. Q C and C a G. Sept 29, 1909. 1:208—22. A $35,000—$50,000. nom

Same property. Josephine E Bard widow et al HEIRS &c Robert W Bard to same. Q C and C a G. June 29. Sept 29, 1909. 1:208. nom

Canal st, No 247, n s, 1.5 e Lafayette st, 22.10x101.9x23.2x97.4, 6-sty brk loft building. Chas W Bard and ano EXRS James M Bard to Julius Braun. Sept 24. Sept 29, 1909. 1:208—22. A $35,000—$50,000. 47,500

Same property. Julius Braun to Alfred Seton of Tuxedo Park, N Y, and Henry G Barbey of Katonah, N Y. Sept 28. Sept 29, 1909. 1:208. other consid and 100

Canal st / Lafayette st, Nos 119 and 121 — n e cor Lafayette st, 1.5x97.4x13.5x95.8, 1-sty frame store and vacant. John H Gerdes to Alfred Seton of Tuxedo Park, N Y, and Henry G Barbey of Katonah, N Y. B & S. Mort $6,000. Sept 29, 1909. 1:208—1. A $13,000—$13,000. other consid and 100

Canal st, No 73 / Allen st, No 17 — n w cor Allen st, 22.6x75, 7-sty brk loft and store building. FORECLOS, Sept 7, 1909. Fredk R Rich referee to Charles Enderle of Brooklyn. Sept 29, 1909. 1:300—29. A $34,000—$60,000. 10,500

Chrystie st, Nos 195 and 197, w s, 100 s Stanton st, 50x196, one 3 and one 5-sty brk loft and store buildings. The Minsker Realty Co to Max D Steuer. 1-6 part. Mort $79,000. Sept 28, 1909. 2:426—29 and 30. A $56,000—$70,000. nom

Gramercy Park East, No 40 / 21st st, Nos 146 to 150 E — s e cor 21st st, runs e 125 x s 78.10 x w 45 x n 59.2 x w 80 to st x n 19.8 to beginning, three 5-sty stone front tenements. Release mort. Hudson Mortgage Co to Charles Buek Construction Co. Aug 23. Sept 27, 1909. 3:876—26 to 28. A $69,000—$90,000. nom

Same property. Consent to above release and certificate that following premises bears mort for $50,000:
Gramercy Park East, Nos 35 to 38, e s, 39.5 s 21st st, runs e 80 x s 39.5 x e 2.11 x s 44 x w 82.11 to st x n 83.5 to beginning, 12-sty stone front tenement.
Gramercy Park Construction Co to Hudson Mortgage Co. Aug 23. Sept 27, 1909. 3:876—21. A $100,000—$——. nom

Same property. Consent to release as above and certificate that mort for $60,000 on 2d parcel is subject and subordinate to said mort for $50,000. Waterford W Smith to Hudson Mortgage Co. Aug 23. Sept 27, 1909. 3:876. nom

Greene st, No 85 / Spring st, No 128 — s w cor Spring st, 28x50.

Greene st, No 83, w s, 51 s Spring st, runs n 23 x w 50 x n 2 x w 50 x s 25 x e 100 to beginning.

Spring st, Nos 130 and 132, s s, abt 50 w Greene st, 46.11x26.4 x46.11x26.3 w s.
6-sty brk loft and store building.
Jennie Bohm widow, Cincinnati, Ohio, as HEIR &c Jacob Seasongood to Alice B Oppenheimer, Laura B Guiterman, Emma B Marks and Madeline B Sachs. All title. Sept 23. Sept 27, 1909. 2:486—17. A $70,000—$120,000. gift

Greene st, Nos 58 and 60, e s, abt 100 n Broome st, 50x100, 5-sty brk loft and store building. Jennie Bohm widow, Cincinnati, Ohio as HEIR Jacob Seasongood to Alice B Oppenheimer, Laura B Guiterman, Emma B Marks and Madeline B Sachs. All title. Sept 23. Sept 27, 1909. 2:485—1 and 2. A $50,000—$90,000. gift

Gouverneur st, No 48 / Monroe st, Nos 215 and 217 — n e cor Monroe st, 27x101.6x22.8x 101.6, 6-sty brk tenement and stores. Solomon Silberblatt to Katie Cohen. All liens. Sept 27. Sept 29, 1909. 1:266—1. A $25,000—$55,000. other consid and 100

Grand st, No 147, s s, 43.2 w Lafayette st, old line of Elm st, 17.9 x80.4x18.2x80.4, 4-sty brk loft and store building. Leonard and Chas E Keil et al HEIRS, &c, Christina Keil to Jacob Franz. All liens. Aug 14. Sept 25, 1909. 1:233—15. A $17,500—$21,500. nom

Henry st, No 293, n s, abt 70 e Scammel st, 24x77.11x24x78.3 w s, 5-sty brk tenement. Isaac Male to Max Male. Morts $28,500. Sept 14. Sept 29, 1909. 1:288—18. A $13,000—$27,000. other consid and 100

Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87, 2-sty brk tenement and store. Leonard Weill to Kate Frank. Mort $11,000. Sept 24. Sept 30, 1909. 1:298—24. A $15,000—$17,000. other consid and 100

Ludlow st, No 23, n w s, abt 120 s Hester st, 19x87.6, 5-sty brk tenement and store. Louis D Waxberg and ano to Cyclops Realty Co. Mort $17,000. Sept 24, 1909. 1:298—22. A $16,000—$23,000. other consid and 100

Manhattan st, No 5, w s, 92.5 n Houston st, 25.1x62, 5-sty brk tenement. FORECLOS, Sept 23, 1909. James Oliver ref to Pauline Neustaedter. Sept 24. Sept 25, 1909. 2:357—16. A $10,000—$20,000. 19,000

Orchard st, No 74, e s, 137.6 n Grand st, 25x87.6, 5-sty brk tenement and store. Morris Goldstein to Philip Goldstein. Mort $30,500. Sept 28, 1909. 2:408—4. A $19,000—$30,000. other consid and 100

Prince st, No 181, n s, 50 e Sullivan st, 25x95.6, 6-sty brk tenement and store. Chas R Faruolo and ano to John A Gardella, of N Y, and Charles Raffetto, of Manasquan, N J. Morts $34,000. Sept 30, 1909. 2:517—42. A $17,000—P $29,000. other consid and 100

Rivington st, No 62, n s, 66.3 w Allen st, 22.1x75, 3-sty brk tenement and store. Bernard Frankel to Joseph and Esther Wasserman. Mort $22,000. Sept 27. Sept 28, 1909. 2:416—35. A $15,000—$20,000. nom

St Nicholas terrace, No 6, e s, 78.9 n 127th st, 38.7x80, 5-sty brk tenement. Thos S Mumford to Nathan S Jarvis. Sept 17. Sept 29, 1909. 7:1954—14. A $12,000—$32,000. nom

Stanton st, No 121 / Essex st, Nos 154 and 156 — s e cor Essex st, 25x75, two 6-sty brk tenements and stores. Edith M wife Arthur C Rollwagen to Emily S Garside. Q C, dower right, &c. June 23. Sept 28, 1909. 2:354—12. A $30,000—$50,000. nom

Stanton st, No 33, s s, 82.11 e Chrystie st, 17.9x75.1x17.9x75.3, 5-sty stone front tenement and store. Sheindelman & Parshelsky to Sidney Wallach. Morts $26,000 and all liens. Sept 28. Sept 30, 1909. 2:421—17. A $17,000—$23,000. nom

Stanton st, No 319. / Goerck st, Nos 111 to 117. — s w cor Goerck st, 50x75, 6-sty brk tenement and stores. Herman Schiff to Max Schiff. 1-3 part. Morts $90,250. Sept 27. Sept 30, 1909. 2:329—54. A $40,000—$80,000. nom

Spring st, No 129 (117), n s, abt 25 w Greene st, 23.2x95.6 to alley x23.9x95.6, with rights to alley, 3-sty brk tenement and store with 1-sty brk extension. Adam Priester to Anna Priester. All liens. Sept 27. Sept 28, 1909. 2:500—35. A $27,000—$30,000. nom

South st, Nos 288 and 290 / Water st, Nos 569 and 571 — n s, 90 e Clinton st, 93.4x145.10 to Water st; also all title to land lying bet above and East River, together with all bulkhead wharves, &c, two 5-sty brk storage buildings. Henry Bedlow to Eliz Bayliss. All title. June 2. Sept 28, 1909. 1:242 and 245—4. A $35,000—$70,000. nom

Water st, No 433. / Market slip, Nos 92 to 98. — s e cor Market slip, 26x80, 5-sty brk tenement and store. Martin Goldfarb to Julius Rosenberg. Mort $28,000. Sept 17. Sept 30, 1909. 1:249 44. A $20,000—$33,000. nom

Same property. Julius Rosenberg to Marcus Rosenthal. Mort $33,500. Sept 18. Sept 30, 1909. 1:249. nom

William st / Spruce st — n w cor Spruce st,

Spruce st, n s, adj above on west.
Declaration as to encroachment of cornice, &c. The N Y Press Club to William Zinsser. Sept 21. Sept 24, 1909. 1:102.

MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

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Willett st, No 84, e s, abt 125 n Rivington st, 25x100, 6-sty brk tenement and stores. Samuel Eckert to Fannie Roossin. Mort $34,500. Sept 29. Sept 30, 1909. 2:339—44. A $18,000—$36,000. other consid and 100

3d st E, No 186, s s, 200.7 w Av B, 24x106, 5-sty brk tenement and store. Louis D Waxberg and ano to Cyclops Realty Co. Mort $32,000. Sept 24, 1909. 2:398—23. A $18,000—$33,000. other consid and 100

4th st E, No 254, s s, 140 e Av B, 24.9x96.2, 6-sty brk tenement and store. Louis D Waxberg and ano to Cyclops Realty Co. Mort $26,000. Sept 24, 1909. 2:386—13. A $17,000—$36,000. other consid and 100

7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty brk tenement and store. David Goodman to Hyman Thumen. ½ part. All liens. Sept 24. Sept 27, 1909. 2:377—67. A $15,000—$36,000. other consid and 100

9th st E, No 624, s s, 313 e Av B, 20x76, 4-sty brk tenement and store. Morris Kaplan to Annie Golden. Mort $10,000. Sept 24, 1909. 2:391—19. A $12,000—$14,000. other consid and 100

10th st E, No 237, n s, 125 w 1st av, 25x94.10, 6-sty brk tenement. Louis D Waxberg and ano to Cyclops Realty Co. Mort $30,500. Sept 24, 1909. 2:452—39. A $17,500—$38,000. other consid and 100

10th st E, No 261, n e s, 344 n w Av A, 25x94.8, 5-sty brk tenement and store. Jacob T Hildebrant to Easter Realty Co. Mort $——. Sept 22. Sept 29, 1909. 2:438—47. A $17,500—$35,000. nom

13th st E, No 122, s s, 275 w 3d av, 25x103.3, 5-sty brk loft building. Margaret Daub to James A Donegan. B & S. All liens. July 14. Sept 24, 1909. 2:558—18. A $17,500—$26,000. nom

13th st E, Nos 346 and 348, s s, 128 w 1st av, 42x103.3, 6-sty brk tenement and stores. FORECLOS, Sept 24, 1909. Wm J A Caffrey referee to Caroline Gottlieb. Sept 24, 1909. 2:454—32. A $33,000—$65,000. 5,000

13th st E, No 122, s s, 275 w 3d av, 25x103.3, 5-sty brk loft building. James A Donegan to Fredk W Daub and Margaret his wife tenants by entirety. B & S. All liens. July 14. Sept 24, 1909. 2:558—18. A $17,500—$26,000. nom

13th st E, Nos 508 and 510, on map No 510, s s, 133.6 e Av A, 37.6x103.3, 6-sty brk tenement and stores. Salvatore Schillizzi to Lillian Vickers. All liens. Sept 27. Sept 29, 1909. 2:406—11. A $24,000—$60,000. other consid and 100

17th st W, No 411, n s, 125 w 9th av, 25x92, 4-sty brk stable. John L Bassett to Anna L Egan. Sept 29, 1909. 3:715—27. A $9,500—$20,000. nom

17th st E, No 237, n s, 178.6 w 2d av, 29x104, 3-sty and basement stone front dwelling. Eliz S Howard to Saint Andrews Convalescent Hospital. 1-6 part. July 24. Sept 30, 1909. 3:898—21. A $21,000—$35,000. omitted

Same property. Edwin B King TRUSTEE Susan L King, dec'd, for John N King to same. Life interest in 1-12 part. All title. B & S. Sept 18. Sept 30, 1909. 3:898. 3,958.33

Same property. Margt B Keith and ano to same. All of C a G. Aug 5. Sept 30, 1909. 3:898. nom

Same property. Marion C H Powel et al, EXRS Mary N Neilson to same. 1-6 part. June 21. Sept 30, 1909. 3:898. 7,916.67

Same property. Marion C H Powel to same. Q C. July 24. Sept 30, 1909. 3:898. nom

Same property. Edwin B King to same. 1-12 part. All title. Also all right, title and interest to 1-12 part, which party 1st part holds as trustee for his brother, John N King, during his life. Sept 18. Sept 30, 1909. 3:898. nom

Same property. Nicholas G Rutgers and ano, TRUSTEES Meta Neilson, decd, et al to same. 2-6 parts. B & S. July 21, Sept 30, 1909. 3:898. 7,835.04

Same property. Helen N Armstrong to same. 1-6 part. B & S. July 21. Sept 30, 1909. 3:898. 7,835.04

18th st W, No 167, n s, 80 e 7th av, 20x51x20x50.6, 3-sty brk tenement. Matilda Pinner to Patk J Ryan. June 14. Sept 28, 1909. 3:794—5. A $6,500—$9,000. nom

20th st E, No 245, n e s, 79 n w 2d av, 21x92, 3-sty brk tenement. Maria Sharkey to Margaret Nixon. Mar 6. Sept 24, 1909. 3:901—25. A $10,500—$13,000. nom

23d st E, Nos 424 and 426, s s, 344 e 1st av, 50x98.9, 1 and 2-sty brk building.

22d st E, Nos 427 and 429, n s, 354.7 e 1st av, 46.10x98.9, vacant.
Margaret Daub to James E Donegan. B & S. All liens. July 14. Sept 24, 1909. 3:954—19 and 40. A $46,000—$47,500. nom

23d st E, Nos 424 and 426, s s, 344 e 1st av, 50x98.9, 1 and 2-sty brk building.

22d st E, Nos 427 and 429, n s, 354.7 e 1st av, 46.10x98.9, vacant.
James A Donegan to Fredk W Daub and Margaret his wife tenants by entirety. B & S. All liens. July 14. Sept 24, 1909. 3:954—19 and 40. A $46,000—$47,500. nom

24th st W, No 37, n s, 304.2 e 6th av, 20.10x98.9, 5-sty stone front building and store. Clement Guion 2d to Geo G Guion. 1-3 part. Mort $11,000. Sept 23. Sept 24, 1909. 3:826—18. A $34,000—$40,000. 15,000

25th st W, No 315, n e s, 154 w 8th av, 22x98.9.

25th st W, No 317, n e s, 176 w 8th av, 24x98.9.
two 4-sty brk tenements, stores in No 315, and two 4-sty brk tenements in rear.
Charles Conlon and ano EXRS Patrick Dunn to Sarah J Lyddy, of Bridgeport, Conn. Sept 15. Sept 29, 1909. 3:749—29 and 30. A $19,000—$27,000. 34,000

29th st E, Nos 315 to 321, n s, 200 e 2d av, 75x98.9, three 3 and one 4-sty brk tenements, store in No 321. Mary E Julian to East Twenty-ninth St Co. Mort $17,500. Sept 22. Sept 24, 1909. 3:935—13 to 16. A $29,500—$38,500. other consid and 100

39th st W, Nos 438 and 440, s s, 250 e 10th av, 50x98.9, 5-sty brk tenement and 4-sty brk tenement and store. Christie Becker et al DEVISEES Joseph Becker to August Becker. 1-3 part. Nov 16, 1908. Sept 28, 1909. 3:736—55 and 56. A $20,000—$33,000. nom

Same property. Same to Sophie Boyle. 1-3 part. Nov 16, 1908. Sept 28, 1909. 3:736. nom

Same property. Same to Christie Becker. 1-3 part. Nov 16, 1908. Sept 28, 1909. 3:736. nom

Same property. Agreement not to sell or mortgage above during their lives, &c. Christie Becker, August Becker and Sophie Boyle each with the other. Nov 17, 1908. Sept 28, 1909. 3:736. mutual agreement

41st st W, No 131, n s, 280.4 w 6th av, 19.8x98.9, 5-sty brk loft and store building. Mary E Hanigan to Gertrude Hanigan. 1-5 part. Sept 23. Sept 24, 1909. 4:994—21. A $43,000—$55,000. nom

Same property. Same to Josephine Hanigan. 1-5 part. Sept 23. Sept 24, 1909. 4:994. nom

Same property. Same to Henry A Hanigan. 1-5 part. Sept 23. Sept 24, 1909. nom

43d st E, No 203, n s, 80 e 3d av, 25x100.5, 5-sty brk tenement. Annie G wife Frank McKenna to Agnes V Moran. 1-3 part. Mort $10,000. Sept 27. Sept 28, 1909. 5:1317—4½. A $10,000—$20,000. 5,000

44th st W, Nos 120 to 126, s s, 243.9 w 6th av, 75x100.4, four 4-sty brk dwellings. Medcef Eden Realty Corporation to Peter Zucker trustee. Mort $120,000. Sept 27, 1909. 4:996—43 to 45. A $148,000—$156,000. other consid and 100

45th st W, No 17, n s, 233.6 w 5th av, 16.6x100.5.

45th st W, No 19, n s, 250 w 5th av, 25x100.5.
two 4-sty stone front dwellings.
Samuel Frank to Albert F Jammes. Mort $125,000. Aug 24. Sept 28, 1909. 5:1261—27 and 28. A $112,000—$126,000. other consid and 100

47th st W, Nos 514 and 516, s s, 169 w 10th av, 30.8x100.4, two 2-sty frame tenements.

47th st W, No 508, s s, 115.4 w 10th av, 15.4x100.4, 2-sty frame tenement.
Peter J Bresnan to Ernest Flagg. Sept 27. Sept 30, 1909. 4:1075—37, 39½ and 40. A $11,700—$11,700. 100

47th st W, Nos 514 and 516, s s, 169.4 w 10th av, 30.8x100.4, two 2-sty frame tenements.

47th st W, No 508, s s, 115.4 w 10th av, 15.4x100.4, 2-sty frame tenement.
Ellen M Bresnan by Michael F Dee to Ernest Flagg. 1-8 part. All title. Sept 30, 1909. 4:1075—37½, 39½ and 40. A $11,700—$11,700. 2,062.50

47th st W, Nos 510 and 512, s s, 130.8 w 10th av, 38.8x100.4, two 2-sty frame tenements. Richard Fitzpatrick to Ernest Flagg. Sept 27. Sept 30, 1909. 4:1075—38 and 39. A $9,400—$9,400. other consid and 100

47th st W, No 506, s s, 100 w 10th av, 15.4x100.4, 2-sty frame tenement and store. John B Ross to Ernest Flagg. Sept 28. Sept 30, 1909. 4:1075—37. A $3,900—$3,900. 100

48th st W, No 554, s s, 100 e 11th av, 25x100.5, 2-sty brk stable. Maurice Black to Bertha Levy. Mort $10,000. Sept 28. Sept 29, 1909. 4:1076—60. A $9,000—$13,500. nom

55th st W, No 122, s s, 250 w 6th av, 25x100.5, 2-sty brk stable. Wm R H and Frank B Martin EXRS John T Martin to Wm N Cromwell. Sept 1. Sept 24, 1909. 4:1007—43. A $30,000—$32,000. 35,000

55th st W, No 122, s s, 250 w 6th av, 25x100.5, 2-sty brk stable. Wm R H Martin et al HEIRS &c John T Martin to Wm N Cromwell. Q C. Sept 1. Sept 24, 1909. 4:1007—43. A $30,000—$32,000. nom

56th st E, No 14, s s, 147.6 w Madison av, 23x100.5, 5 and 6-sty brk and stone dwelling. Lilla Gilbert to Arthur Gibb of Glen Cove, L I. Mort $125,000. Sept 27, 1909. 5:1290—62. A $60,000—$140,000. other consid and 100

58th st E, No 348, s s, 73 w 1st av, 27x100.4, 5-sty stone front tenement. Frank Casper to Michael Kirschner. Mort $16,000. Sept 29. Sept 30, 1909. 5:1350—30½. A $11,000—$26,500. nom

62d st W, No 208, s s, 150 w Amsterdam av, 25x100.5, 5-sty brk tenement and store.

62d st W, No 224, s s, 350 w Amsterdam av, 25x100.5.
5-sty brk tenement.
Jacob T Hildebrant to Easter Realty Co. All liens. Sept 22. Sept 29, 1909. 4:1153—39 and 47. A $12,000—$32,000. nom

66th st W, No 38, s s, 325.5 w Central Park West, 24.7x100.5, 3-sty brk dwelling and garage. Alex S Cochran to Isaac E Emerson. Sept 22. Sept 28, 1909. 4:1118—46. A $20,000—$27,500. other consid and 100

66th st W, No 132, s s, 123.1 w Broadway, 25x100.5, 5-sty stone front tenement. Annie T Murray to Joseph Solomon. Mort $20,000. Sept 29. Sept 30, 1909. 4:1137—47. A $16,000—$24,000. other consid and 100

68th st W, No 47, n s, 475 w Central Park West, 24.11x100.5, 4-sty and basement stone front dwelling. Eliza C Farrelly to Joseph J. Little. Mort $33,000. Sept 27. Sept 30, 1909. 4:1121—13. A $20,000—$42,000. other consid and 100

69th st E, No 322, s s, 175 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Lena Woytisek to Bina Beer. Morts $8,800. Sept 29. Sept 30, 1909. 5:1443—45. A $5,000—$8,000. other consid and 100

70th st E, n s, 201 e 5th av, 41x100.5, vacant. N Y Public Library Astor, Lenox & Tilden Foundations to Henry D Lawton. June 9. Sept 28, 1909. 5:1385—10. A $170,000—$170,000. other consid and 100

70th st E, n s, 21 w Madison av, 22x100.5, vacant. The N Y Public Library, Astor, Lenox & Tilden Foundations to Edward W Humphreys. June 9. Sept 29, 1909. 5:1385—16. A $100,000—$100,000. other consid and 100

70th st W, n s, 123 w Madison av, 25x100.5, vacant. N Y Public Library-Astor-Lenox-Tilden Foundations to Cornelius W Luyster, Jr. June 5. Sept 30, 1909. 5:1385 -12. A $100,000—$——. other consid and 100

71st st E, s s, 250 e 5th av, 25x100.5, vacant. N Y Public Library, Astor, Lenox and Tilden Foundations to Rosamond S Auchincloss. B & S. June 5. Sept 30, 1909. 5:1385-62. A $100,000—$100,000. other consid and 100

73d st E, Nos 149 and 151, Lexington av, Nos 1025 and 1027. n s, 369 w 3d av, 51 to Lexington av x 102.2, two 5-sty brk tenements and stores. The Realty Securities Co to The D A Cushman Realty Corporation. Morts $75,000. Sept 30, 1909. 5:1408—20. A $48,000—$95,000. nom

Same property. Release mort. Title Guarantee & Trust Co to same. Sept 30, 1909. 5:1408. nom

73d st E, No 167, n s, 215 w 3d av, 25x102.2, 2-sty brk stable. Henry H Benedict to 73d St Realty Co. B & S. Sept 29, 1909. 5:1408—27. A $17,500—$30,000. other consid and 100

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74th st W, No 35, n s, 340 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Emma S Weil to Abraham Weil. May 26, 1896. Sept 24, 1909. 4:1127—14. A $19,000—$42,000 nom

75th st W, No 31, n s, 368 e Columbus av, 20.1x102.2, 4-sty and basement stone front dwelling. Samuel D Styles to Moses Tanenbaum. Sept 22. Sept 24, 1909. 4:1128—15½. A $19,000—$38,000. other consid and 100

77th st W, No 133, n s, 335 w Columbus av, 20x108.10x20x108.5, 4-sty and basement brk dwelling. Ada E wife Henry Mote to Moritz Gross. Aug 23. Sept 30, 1909. 4:1149—19. A $14,000—$27,000. other consid and 100

78th st W, No 157, n s, 191 e Amsterdam av, 19x102.2, 4-sty and basement stone front dwelling. Flora C Bolan to Minnie A Brooks. Nov 19, 1908. Sept 27, 1909. 4:1150—8½. A $12,500—$24,000. other consid and 100

79th st W, No 163, old No 185, n s, 121 e Amsterdam av, 17x102.2, 4 and 5-sty stone front dwelling. Juan Cortada to W Virginia Hill. Mort $17,000. Sept 28. Sept 29, 1909. 4:1210—6. A $13,500—$24,500. other consid and 100

80th st E, No 216, s s, 225 e 3d av, 25x102.2, 4-sty brk tenement and store. Morris Kaplan to Annie Golden. Mort $13,500. Sept 24, 1909. 5:1525—39. A $11,000—$16,000. other consid and 100

80th st E, No 177, n s, 150 w 3d av, 16.8x100, 3-sty stone front dwelling. Chas B Gumb to Eliz K Dooling. Mort $9,000. Sept 29. Sept 30, 1909. 5:1509—30. A $8,500—$13,500. other consid and 100

80th st E, No 179, n s, 133.4 w 3d av, 16.8x100, 3-sty stone front dwelling. Adele Gumb to Eliz K Dooling. Mort $9,000. Sept 29. Sept 30, 1909. 5:1509—31. A $8,500—$13,500. other consid and 100

84th st E, Nos 158 to 162, s s, 93.6 w 3d av, 81x102.2, three 5-sty brk tenements. Jacob T Hildebrant to Easter Realty Co. Mort $——. Sept 22. Sept 29, 1909. 5:1512—41 to 43. A $42,000—$84,000. nom

85th st E, No 430, s s, 375 e 1st av, 25x102.2, 5-sty brk tenement. Phillip Gerlich to Sophie Gerlich. Mort $——. Sept 27. Sept 28, 1909. 5:1564—35. A $8,500—$18,500. other consid and 100

85th st W, No 45, n s, 412 w Central Park West, 20x102.2, 5-sty stone front dwelling. James Carlew Construction Co to Emma C Linson. B & S. June 1. Sept 25, 1909. 4:1199—16. A $15,000—$40,000. other consid and 100

87th st W, No 34, s s, 390 w Central Park W, 20x100.8, 4-sty and basement stone front dwelling. Alfred Steckler to Hattie W Goodhart. Sept 27. Sept 28, 1909. 4:1200—49. A $13,500—$28,000. nom

87th st E, Nos 16 and 18, s s, 63.2 w Madison av, 50.2x100.8, two 5-sty brk tenements. Charles Gulden to Wm H Turrell, of South Orange, N J. Sept 14. Sept 29, 1909. 5:1498—59 and 60. A $89,500—$102,000. other consid and 100

87th st W, No 45, n s, 250 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Chas R Hubert to Edwin B Curtiss. Mort $28,000. Sept 28. Sept 29, 1909. 4:1201—11. A $13,500—$32,000. omitted

87th st W, No 109, n s, 75 w Columbus av, 16.8x100.8½, 3-sty and basement stone front dwelling. Raphael L Jackson to Ora M Russell. Mort $10,000. Sept 30, 1909. 4:1218—28½. A $9,000—$15,500. other consid and 100

93d st E, No 16, s s, 124.5 w Madison av, 20x100.8, 4-sty stone front dwelling. Hattie Berliner to Sender Jarmulowsky. Mort $20,000. Sept 28, 1909. 5:1504—61. A $40,000—$50,000. other consid and 100

95th st W, No 39, n s, 394 w Central Park West, 16.6x100.8, 3-sty and basement brk dwelling. Emily L Landon to Richard H Thomas and Martha his wife tenants by entirety. Mort $14,000. Sept 24. Sept 27, 1909. 4:1209—16½. A $9,000—$14,500. other consid and 100

97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Otto J Bueb and ano EXRS Louisa M Bueb to Karl R Finestone. Sept 30, 1909. 6:1669—17. A $7,000—$23,000. 16,000

97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Karl R Finestone to Lottie L Wasserman. Mort $13,000. Sept 30, 1909. 6:1669—17. A $7,000—$23,000. other consid and 100

99th st W, No 72, s s, 74 e Columbus av, 26x100.11, 5-sty brk tenement and store. Virginia L Humphrey to Fredk Behr. B & S. Mort $30,600. Sept 28, 1909. 7:1834—60½. A $12,500—$23,000. 100

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Butler & Herrman Co to Geo W Smith. Mort $39,000. Sept 24. Sept 27, 1909. 6:1672—37. A $12,000—$43,000. other consid and 100

103d st E, No 150, s s, 29.6 e Lexington av, 20x106.10, 5-sty brk tenement. Moses H Harris to Jacob Vogelfanger of Brooklyn. Mort $14,500. Sept 27. Sept 29, 1909. 6:1630—52. A $8,000—$18,000. nom

103d st E, No 62, s s, 62.6 w Park av, 37.6x100.11, 6-sty brk tenement and stores. Wolf Parker to Joseph Goldner. Q C. Sept 29. Sept 30, 1909. 6:1608—42. A $16,500—$47,000. nom

109th st E, Nos 208 and 210, s s, 147.6 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Wolf Parker to Joseph Goldner. Q C. Sept 29. Sept 30, 1909. 6:1658—42. A $13,000—$44,000. nom

110th st E, Nos 161 to 171, n s, 100 w 3d av, 150x100.11, six 4-sty brk tenements and stores. Jacob T Hildebrant to Easter Realty Co. Mort $——. Sept 22. Sept 29, 1909. 6:1638—28 to 32. A $66,000—$96,000. nom

113th st W, No 315, on map Nos 311 and 315, n s, 95 e Manhattan av, 75x100.11, 6-sty brk tenement. Benjamin Klinger to Marie Verhaeren. Morts $112,000. Sept 30, 1909. 7:1847—46. A $36,000—$125,000. other consid and 100

Same property. Badt-Mayer Company to Benjamin Klinger. Morts $112,000. Sept 30, 1909. 7:1847. other consid and 100

116th st W, Nos 121 and 123, n s, 241.8 w Lenox av, 41.8x100.11, 6-sty brk tenement and stores. Emily G Painter of Mamaroneck, N Y, to S G Painter Realty & Securities Co. Mort $68,500. Sept 21. Sept 24, 1909. 7:1901—21. A $30,000—$65,000. 100

117th st E, Nos 446 and 448, s s, 122.11 w Pleasant av, 41.11x100.11, 6-sty brk tenement and stores. Chas B Ammerman to Alema Realty Exchange Co, a corpn. Morts $40,000. Sept 9. Sept 30, 1909. 6:1710—31. A $10,500—$46,000. nom

118th st W, No 19, n s, 560 e Lenox av, 25x100.11, 5-sty brk tenement. Irene Parker to Bella Schapiro. Mort $28,000. Sept 28 1909. 6:1717—24. A $14,000—$31,000. 100

122d st W, No 134, s s, 356.7 w Lenox av, 18x100.11x18.1x100.11, 4-sty and basement stone front dwelling. Gertrude W Woelffel HEIR George and Andrew B Williams to Fannie Williams widow of Andrew B Williams. All title. B & S. June 16. Sept 25, 1909. 7:1906—48. A $8,600—$19,500. nom

Same property. Carrie F Williams HEIR as above to same. All title. B & S. July 19. Sept 25, 1909. 7:1906. nom

122d st E, No 60, s s, 201 w Park av, 21x100.11, 5-sty stone front dwelling. Pincus Winter to Mary Solomon. Mort $19,700. Sept 27. Sept 28, 1909. 6:1747—67. A $8,500—$21,000. other consid and 100

123d st W, No 523, n s, 266.10 w Amsterdam av, 33.2x100.11, 5-sty brk tenement. Eli Younghem to Carrie Younghem his wife. Mort $28,000. Sept 16. Sept 28, 1909. 7:1978—21. A $14,500—$33,000. other consid and 100

129th st W, Nos 126 and 128, s s, 250 w Lenox av, as widened, 50x99.11, 4-sty brk dwelling.

129th st W, No 130, s s, 425 e 7th av, as widened, 25x99.11, 3-sty and basement frame dwelling.
Alexander S Cochran et al EXRS, &c, Eva S Cochran to Fannie D Welch, of Baltimore, Md. Sept 24. Sept 30, 1909. 7:1913—44 and 46. A $33,000—$53,000. other consid and 100

131st st W, Nos 35 and 37, on map No 35, n s, 410 w 5th av, 50x99.11, 6-sty brk tenement. Louis Silverman to Emile Utard. Mort $60,000. Sept 29. Sept 30, 1909. 6:1729—19. A $33,000—$80,000. nom

133d st W, No 209, n s, 120 w 7th av, 20x99.11, 3-sty and basement brk dwelling. Pauline Doctor to Monie Klein. Mort $9,600. Sept 24. Sept 28, 1909. 7:1939—26. A $8,800—$10,000. other consid and 100

133d st W, No 254, s s, 200 e 8th av, 29.2x99.11, 4-sty brk tenement. Morts $17,000.

East End av, No 170, w s, 50.8 s 88th st, 25x96, 5-sty stone front tenement. Mort $16,000.

East End av, No 190, w s, 50.8 s 89th st, 25x96, 5-sty brk tenement. Mort $16,000.
Edward Bornhoeft to Dorothy M Hilbert. Sept 22. Sept 24, 1909. 7:1938—56. A $12,800—$24,000; 5:1584—28. A $10,000—$22,000; 5:1585—28. A $10,000—$22,000. nom

135th st W, No 487, n s, 100 e Amsterdam av, 36x99.11, 6-sty brk tenement. Aaron M Janpole et al to Janpole & Werner Construction Co. Mort $35,000. Sept 28. Sept 30, 1909. 7:1972—5. A $15,500—$47,000. other consid and 100

135th st W, Nos 65 and 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and stores. Solmax Realty Co to Morris Manheimer. Mort $30,000. Sept 30, 1909. 6:1733—8. A $18,500—$50,000. other consid and 100

139th st W, No 306, s s, 108.4 w 8th av, 16.8x99.11, 3-sty brk dwelling. 7:2041—59. A $4,200—$9,500.

138th st W, No 307, n s, 108.4 w 8th av, 16.8x99.11, 3-sty brk dwelling. 7:2041—44. A $4,300—$9,500.

70th st W, No 119, n s, 175 w Columbus av, 20x100.5, 4-sty and basement stone front dwelling. 4:1142—25. A $14,000—$25,000.

41st st E, Nos 136 and 138, s s, 148.3 e Lexington av, runs s w 75 x s e 22.9 x n e 11.11 x s e 19.3 x n e 70.10 to st x n w 40 to beginning, 4-sty brk stable. 5:1295—46. A $22,000—$32,000.

2d st E, Nos 79 and 81, s s, 150 w 1st av, 50x73.8x50.3x80, 2-sty brk garage and 2-sty brk tenement. 2:443—26 and 27. A $22,000—$26,000.

Also land at Cornwall, Orange Co, N Y.
Henry J Hanigan TRUSTEE Phillips Weeks to Philip J, Mary E, Henry A, Josephine and Gertrude Hanigan. Sept 23. Sept 24, 1909. nom

139th st W, Nos 602 and 604, s s, 100 w Broadway, 75x99.11, 6-sty brk tenement and stores. Wm L O'Connell to Joseph H Davis Building Co, a corpn. Morts $102,500. Sept 29, 1909. 7:2087—38. A $27,000—$103,000. other consid and 100

144th st W, No 228, s s, 150 w 7th av, 25x99.11.

144th st W, No 230, s s, 175 w 7th av, 25x99.11.

144th st W, No 232, s s, 200 w 7th av, 25x99.11.
three 5-sty brk tenements.
Jacob T Hildebrant to Easter Realty Co. Mort $——. Sept 22. Sept 29, 1909. 7:2029—40 to 42. A $24,500—$51,000. nom

145th st W ,Nos 505 to 509, n s, 160 w Amsterdam av, 40x99.11, 2-sty brk store. Henrietta M Brown to Thomas F McAvoy. Mort $25,000. Sept 17. Sept 28, 1909. 7:2077—74. A $19,000—$27,000. nom

Same property. Thomas F McAvoy to Marcy Holding Co. Mort $25,000. Sept 27. Sept 28, 1909. 7:2077. nom

148th st W, No 517, n s, 243 w Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Annie E Neidlinger and ano to Katherine Mullins and Carlos M Sarria. Mort $8,000. Sept 23. Sept 27, 1909. 7:2080—22. A $7,000—$12,500. other consid and 100

153d st W, No 269, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. Julius W Brandt et al to Louis McCord. Mort $36,000. Sept 20. Sept 24, 1909. 7:2039—5. A $10,500—$33,000. other consid and 100

157th st W, s s, 101.9 w Broadway, 112.6x99.11, 2-sty frame dwelling and vacant. Sound Realty Co to Hyman and Henry Sonn. Morts $45,000 and all liens. Sept 15. Sept 24, 1909. 8:2134—part lot 80. A $——$——. other consid and 100

157th st W, n s, 500 w Amsterdam av, 150x99.11, vacant. Speedway Realty Co to Nathan Loewy. Mort $30,000. Sept 24. Sept 27, 1909. 8:2116—part lot 11. A $——$——. other consid and 100

162d st W, No 436, s s, 61 w Jumel terrace, 19.6x98, 3-sty and basement stone front dwelling. Adam Priester to Anna Priester. All liens. Sept 27. Sept 28, 1909. 8:2109—95. A $5,800—$15,000. nom

172d st W, No 508, s s, 173.4 w Amsterdam av, 48.4x95, 5-sty brk tenement. Release mort. The Estates Settlement Co to One Hundred & Seventy-first St Realty Co. Sept 24, 1909. 8:2128—40 A $12,000—$43,000. 8,500

178th st W, No 657, n s, 112.6 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Harry F Farrington to Chas J Smith. Sept 20. Sept 27, 1909. 8:2163—20½. A $3,600—$7,000. other consid and 100

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178th st W, Nos 511 and 513, n s, 127.6 e Audubon av, 42.6x100, 5-sty brk tenement. Heights Town Construction Co to Alonzo L Tuska. Mort $47,500. Sept 30, 1909. 8:2152—28. A $——
$ —. other consid and 100
Av B, Nos 97 and 99, e s, 40.5 n 6th st, 37x93, 6-sty brk tenement and stores. Isaac Male to Eva Male. Mort $56,500. Sept 8. Sept 29, 1909. 2:389—3. A $30,000—$60,000. nom
Av D, Nos 113 to 117, 8th st. n w cor 8th st, 46.11x51.3x—x50.10, 6-sty brk tenement and store. FORECLOS, June 2, 1909. Frank A Spencer, Jr, ref to Barnett Levy. Sept 29. Sept 30, 1909. 2:378-39. A $24,000—$48,000.
4,400 over and above morts for 41,800
Amsterdam av|n w cor 94th st, 40.8x100.
94th st |
Amsterdam av, adj above on north.
Party wall agreement, &c. Thos S Doyle with Selma Stahl et al. May 8, 1906. Sept 30, 1909. 4:1242. nom
Amsterdam av, No 1459, e s, 225 s 133d st, 25x100, 5-sty brk tenement and store. Gussie Buechler to Theresa Weiss. Sept 27. Sept 28, 1909. 7:1970—70. A $12,000—$26,000.
other consid and 100
Amsterdam av, Nos 702 and 704.| n w cor 94th st, 40.8½x100, 5-
94th st, Nos 201 and 203. | sty brk tenement and stores.
Selma Stahl to Nathan Grabenheimer and Daniel Katz. Mort $75,000. Sept 30, 1909. 4:1242—29. A $52,000—$86,000.
other consid and 100
Audubon av, No 395.| s e cor 185th st, 26.11x95, 5-sty brk tene-
185th st. | ment. John Robertson et al to Herman H Kahrs. Mort $30,000. Sept 29. Sept 30, 1909. 8:2156—8. A $12,000—$21,000. 100
Broadway, Nos 649 and 651, w s, 81.2 n Bleecker st, runs n w 75.1 x n e 2.9 to c l former Amity lane x n w 26 x n e 30.3 x s e 100 to Broadway x s w 40 to beginning, 5-sty stone front loft and store building.
Broadway, No 655 |w s, 320 s 3d st, runs s 30 x w 100 x s
Mercer st, Nos 216 to 222 | 60 to c l Old Amity lane x n w 20 x s 11.11 x w 89.6 to Mercer st x n 94 x e 200 to beginning.
Broadway, No 653, w s, 121.6 n Bleecker st, 25x100, one 5 and two 6-sty brk and stone loft and store buildings.
J Sidney Stone to Louis Hecht Jr and Simon E and Summit L Hecht all of Boston, Mass. Aug 25. Sept 28, 1909. 2:532—20 to 22. A $480,000—$585,000. nom
Same property. Louis Hecht Jr to Simon E Hecht and J Sidney Stone of Boston, Mass. Aug 25. Sept 28, 1909. 2:532. nom
Broadway, Nos 610 to 618|n e cor Houston st, 109.5x196.8 to w s
Houston st, Nos 2 to 18 | Crosby st x95.5 to n s Houston st
Crosby st, Nos 150 and 152 | x197.7 to beginning, two 6-sty brk and stone loft and store buildings. Nathan Seeley TRUSTEE for and Herbert B Seeley to Emma W Wingate of Brooklyn. 1-25 part. Sub to mort of $14,000 and to life estate of widow of Phineas T Barnum dec'd and to lease. Sept 23. Sept 24, 1909. 2:522—1. A $560,000—$680,000. 1,600
Central Park West, Nos 296 and 297| s w cor 90th st, 50.4x100,
90th st, No 2 | 7-sty brk tenement. Michael Nugent to Mary C McLoughlin and The Trust Co, of America as EXRS and TRUSTEES David Nugent in trust. All title. Q C. Dec 12, 1907. Sept 25, 1909. 4:1203—35. A $85,000—$180,000. 5,000
Same property. Eliz H Delaney HEIR David Nugent to same. All title. Q C. Sept 25, 1909. 4:1203. 2,000
Same property. Mary Nugent to David Nugent in trust. All title. Q C. Feb 1, 1908. Sept 25, 1909. 4:1203. nom
Colonial Parkway, late Edgecombe av, w s, 229.10 n 145th st, 129.11x100, 6-sty brk tenement. Joseph H Davis Building Co to Wm L O'Connell. Morts $182,500. Sept 29, 1909. 7:2053—14 to 18. A $21,000—$——. other consid and 100
Columbus av, Nos 783 and 785, e s, abt 25 n 98th st, —x—, two 5-sty brk tenements and stores.
Amsterdam av, No 2107, e s, abt 72 n 164th st, —x—, 4-sty brk tenement and store.
8th av, No 2837, w s, abt 25 n 151st st, —x—, 5-sty brk tenement and store.
Wm Otten to Chester A Luff of Newark, N J. B & S. All title. Sept 28, 1909. 7:1834—2 and 3. A $32,800—$50,000; 8:2111—4. A $12,000—$21,000; 7:2046—29. A $7,500—$19,000. nom
Madison av, No 1441, e s, 81.10 n 99th st, 19.1x100, 5-sty brk tenement and store. Harris Schwartz to Annie Holland. Mort $19,800. Sept 29, 1909. 6:1605—21. A $15,000—$22,000. 100
Park av, No 1548 |s w cor 112th st, 75.11x26.3, 5-sty stone front
112th st, No 74 | tenement and store. Abram Spanner et al to Aron Kramer. Mort $28,000. May 20. Sept 29, 1909. 6:1617—38. A $15,000—$25,000. other consid and 100
Park av, Nos 588 to 596, w s, 20.5 s 64th st, 100x75, except part conveyed by Asinari to Reed recorded Sept 27, 1886, five 4-sty stone front tenements and stores. Helena L G Asinari to Brookfield Construction Co. Mort $130,000. Sept 28. Sept 30, 1909. 5:1378—36 to 39½. A $135,000—$160,000.
other consid and 100
Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tenement and store. Harry Levin to Harry Rosengold. ½ part. Sept 27. Sept 28, 1909. 6:1815—3. A $7,000—$18,000.
other consid and 100
Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75, 3-sty stone front dwelling. FORECLOS, Aug 24, 1909. Wm H Hirsh ref to Stephen H Jackson. Sept 24. Sept 25, 1909. 6:1806—25½. A $4,500—$7,000. 6,410
Pleasant av, No 367 (Av A), w s, 40.11 n 119th st, 20x75, 3-sty stone front dwelling. Philip H Smith to Gherardo Ferrante. Mort $6,000. Sept 25. Sept 27, 1909. 6:1807—23½. A $5,500—$7,500. 9,000
Pleasant av, No 369, w s, 60.11 n 119th st, 20x75, 3-sty stone front dwelling. Mary Manning to Gherardo Ferrante. Mort $5,500. Sept 25. Sept 27, 1909. 6:1807—24. A $5,500—$7,500. 9,000
Park av, No 1680| n w cor 118th st, 25.11x90, 5-sty brk tenement
118th st, No 77 | and store. A Fred Silverstone to Israe M Cohen. All liens. April 19. Sept 25, 1909. 6:1745—33. A $13,000—$32,000. other consid and 100
Riverside Drive, No 450, e s, 225 n 116th st, 84x100, 10-sty brk and stone tenement. Brookfield Construction Co to Helena L G Asinari. Mort $270,000. Sept 29. Sept 30, 1909. 7:1990—61. A $81,000—$——. other consid and 100
St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, 77.8x82.7x74.10x61.11, 5-sty brk tenement. Carl W Bliss to Hugh Jones, of Weehawken, N J. Mort $75,000. Sept 30, 1909. 8:2108—65. A $24,000—$65,000. nom
St Nicholas av, w s, 61 s 191st st, runs w 44 x n 10 x w 44 x s 48 x e 44 x n 10 x e 44 toav,x n 28 to beginning. Agreement perpetual easement and right of way for R R Station. Morgenthau Realty Co with the City of N Y and Interborough Rapid Transit Co. Sept 17. Sept 25, 1909. 8:2169. nom
St Nicholas av| s w cor 191st st, 100x300 to e s Wadsworth av.
191st st | Agreement and the right, privilege and easement to use surface for and during construction of a station, shaft, for elevators, etc, said easement shall cease upon completion of said improvements. Morgenthau Realty Co to The City of New York. Sept 17. Sept 25, 1909. 8:2169. nom
West End av.| s w cor 100th st, 201.10 to 99th st x 175, vacant.
99th st. | Sophia R C Furniss, Lenox, Mass, et al to Guide
100th st. | Realty Co. C a G. May 5, 1908. Sept 30, 1909. 7:1888—67 to 74. A $172,000—$172,000. other consid and 1,000
1st av, No 2199, w s, 50.11 s 113th st, 25x100, 6-sty brk tenement and store. Jennie Lande to Gaspare Parlato and Raphael Vanacore. Mort $23,000. Sept 30, 1909. 6:1684—30. A $10,000—$34,000. other consid and 100
1st av, No 2199, w s, 50.11 s 113th st, 25x100, 6-sty brk tenement and store. Joseph Rubano to Jennie Lande. Morts $23,000. Sept 30, 1909. 6:1684—30. A $10,000—$34,000.
other consid and 100
1st av, Nos 1689 and 1691, w s, 70.8 s 88th st, 40x100, two 5-sty brk tenements and stores. Mort $35,000.
72d st E, Nos 351 and 353, n s, 110 w 1st av, 56x102.2, two 4-sty brk tenements. Mort $36,000.
Fredk Lesser to Ninety-first St Realty Co. Sept 23. Sept 28, 1909. 5:1550—27. A $20,000—$44,000; and 1447—20 and 21. A $23,000—$43,600. other consid and 100
1st av, No 1438, e s, 51 s 75th st, 25.6x88, 4-sty brk tenement and store. Samuel Steuer to Esther B Littman. Mort $18,500. Sept 27, 1909. 5:1469—48. A $10,000—$18,000.
other consid and 100
2d av, No 2302|n e cor 118th st, 27x80, 5-sty brk tenement and
118th st, No 301| stores. Mabel L Port to Easter Realty Co. B & S. Sept 22. Sept 29, 1909. 6:1795—1. A $15,000—$31,500.
other consid and 100
2d av, No 1824 |n e cor 94th st ,25.8x79.9, 5-sty brk tenement
94th st, No 301 | and store. David Armm to Adolph Messer. Mort $38,000 and all liens. Sept 27. Sept 29, 1909. 5:1557—1. A $17,500—$31,000. other consid and 100
2d av, No 351, n w s, 62 n e 20th st, 20x79, 3-sty brk tenement and store. Maria Sharkey to Margaret Nixon. Apr 21. Sept 24, 1909. 3:901—29. A $13,000—$15,000. nom
2d av, Nos 323 and 325, w s, 28 s 19th st, 52x100, one 3 and one 4-sty brk dwellings. Chas G Trautwein and ano EXRS Chas A L Amend to Cath E McKenna. Sept 23. Sept 28, 1909. 3:899—30 and 31. A $42,000—$54,500. other consid and 10,000
2d av, No 2093 |s w cor 108th st, 25.10x75, 4-sty brk tenement
108th st, No 242 | and store. Benjamin Abraham to Gussie Rosenberg. All liens. Sept 8. Sept 28, 1909. 6:1657—28. A $14,000—$23,500. 100
2d av, No 2428, e s, 80.11 n 124th st, 20x80, 3-sty stone front tenement. Monie Klein to Pauline Doctor. Mort $8,000. Sept 27. Sept 28, 1909. 6:1801—4. A $8,000—$10,500.
other consid and 100
2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. FORECLOS, Sept 22, 1909. Alfred Steckler, ref, to Bernhard Mayer. Sept 28. Sept 30, 1909. 5:1558—52. A $13,000—$23,000.
6,000 over and above 1st mort for 20,000
2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. FORECLOS, Sept 22, 1909. Jacob Fromme, ref, to Bernhard Mayer. Sept 29. Sept 30, 1909. 5:1558:51. A $13,000—$23,000. 6,000 over 1st mort of 20,000
3d av, Nos 760 to 774 |n w cor 47th st, 200.10 to s s 48th st
47th st, Nos 149 to 161 | x145, eight 5-sty stone front tene-
48th st, Nos 154 to 162 | ments and stores and eight 4-sty stone front tenements in sts. Jennie Bohm widow, Cincinnati, Ohio, as HEIR Jacob Seasongood to Alice B Oppenheimer, Laura B Guiterman, Emma B Marks and Madeline B Sachs. All title. Sept 23. Sept 27, 1909. 5:1302—31 to 42½. A $243,000—$368,000. gift
5th av, No 1045, e s, 69.6 s 86th st, 22x100, 4-sty stone front dwelling.
5th av, No 261, e s, 24.9 s 29th st, 24.8x100, 5-sty stone front building and store.
Susan G Turner of Lenox, Mass, to Florine T Dana of same place. May 24, 1904. Sept 28, 1909. 5:1497—74. A $66,000—$82,000; 3:858—79. A $185,000—$200,000. nom
5th av, No 2212, w s, 74.11 s 135th st, 25x90, 5-sty brk tenement and stores. Henry F Boehringer to Karl Wohlfahrt. Mort $17,000. Sept 29, 1909. 6:1732—37. A $13,000—$26,000.
other consid and 100
5th av, Nos 667 to 671.| s e cor 53d st, runs e 125 x s 100.5 x w
53d st, No 2. | 25 x n 40 x w 100 to e s 5th av x n 60.5 to beginning, three 4-sty and basement stone front and one 4-sty and basement brk dwellings. Harry J Luce to Edward Holbrook. Mort $600,000. Sept 7, 1907. (Re-recorded from Sept 10, 1907.) Sept 30, 1909. 5:1288—68 to 70½. A $639,000—$692,000. nom
5th av, No 2100.| n w cor 129th st, 99.11x110, 6-sty brk tene-
129th st, No 1. | ment. Emile Utard to Louis Silverman. Mort $220,000. Sept 29. Sept 30, 1909. 6:1727—33. A $90,000—$250,000. nom
5th av, No 1399.| s e cor 115th st, 23.11x100, 5-sty brk tenement
115th st. | and store. Morris Wolf to Emanuel Neuman. ½ right, title and interest. All title. Morts $50,750. Sept 29. Sept 30, 1909. 6:1620—69. A $28,000—$45,000. nom
10th av, No 513, w s, 74.3 s 39th st, 24.6x75, 5-sty brk tenement and store. Peter Helferich et al EXRS &c Margaret Linder to Harry N Kohn. Mort $14,000. Aug 12. Sept 30, 1909. 3:710—33. A $12,000—$17,500. 22,500
10th av, No 453, w s, 24.8 n 37th st, 24.8x100, 4-sty brk tenement and store. PARTITION, Sept 2, 1909. Algernon S Norton to Theo C Boenau, Amelia C Green, Charlotte Brown and August and Charles Boenau, of Brooklyn. Mort $5,000. Sept 24, 1909. 3:707—32. A $15,000—$21,000. 16,800

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10th av, No 337, n w s, abt 70 s 30th st, 24.8x100, 4-sty brk tenement and store. PARTITION, Sept 2, 1909. Algernon S Norton referee to Theo C Boenau, Amelia C Green, Charlotte Brown and August and Charles Boenau all of Brooklyn. Mort $4,000. Sept 24, 1909. Sept 25, 1909. 3:701—39. A $12,000—$15,000. 14,700

10th av, No 253, w s, 20 s 25th st, 19.6x75, 4-sty brk tenement and store. PARTITION, Sept 2, 1909. Algernon S Norton referee to Theo C Boenau, Amelia C Green, Charlotte Brown and August and Charles Boenau all of Brooklyn. Sept 24, 1909. 3:696—37. A $8,500—$12,000. 14,050

11th av, No 582, e s, 60.5 s 44th st, 20x65, 4-sty brk tenement and store. Philip Lockley to May Feeney. Mort $10,000. Sept 30, 1909. 4:1072 63½. A $6,000 $9,000. other consid and 100

Plot begins 75.6 n 106th st and 74 w 1st av, runs w 11.6 x n 25.6 x e 11.6 x s 25.6 to beginning, vacant. Release mort. Title Guarantee & Trust Co to Filomena Sorge. Sept 17. Sept 28, 1909. 6:1078 -part lot 23¼. A $—$—. nom

MISCELLANEOUS.

General release. Chas V Paterno et al to Carolina T Paterno and ano EXRS &c John Paterno. Aug 18. Sept 29, 1909. nom

Power of attorney. Louis Frankel to Joseph Frankel. July 21, 1909. Sept 28, 1909. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Bartholdi st, n s, lot 94, map (No 426) of lots near Williamsbridge, 25x100. Romualdo Tancredi to Pasquale Sammartino. Sept 29, 1909. other consid and 100

Brown pl, Nos 3 and 5, on map Nos 133 and 135, w s, 60 s 134th st, 40x100, 4-sty brk tenement. John Haut to Gustav Haut, of Dallas, Tex. Mort $18,000. Aug 27. Sept 30, 1909. 9:2278. other consid and 100

*Cemetery lane, s s, 222.6 w Lafayette av, 100x94x100x93.10, City Island. Gordon E Ward to Robert Jacob. Mort $1,200. Sept 25. Sept 27, 1909. other consid and 100

*Elm st, w s, 125 n Locust av, 25x100. Release mort. Wm D Cameron to Corti Building Co. Sept 23. Sept 24, 1909. 250

*Same property. Release mort. Fannie Cannon to same. Sept 15. Sept 24, 1909. 800

Faile st, No 1031, w s, 329.6 s Bancroft st, 20x100, 3-sty brk dwelling. Orlando Heerwagen to Sophia C Kapp. Mort $10,100. Sept 24, 1909. 10:2749. 100

Irvine st, No 895, w s, 109.4 s Garrison av, 20x50, 3-sty brk dwelling. Broad Realty Co to William Padernacht. Mort $6,750. Sept 24. Sept 29, 1909. 10:2761. other consid and 100

Irvine st, No 897, w s, 89.4 s Garrison av, 20x50, 3-sty brk dwelling. Broad Realty Co to Samuel Jaretski. Mort $7,000. Sept 24. Sept 29, 1909. 10:2761. other consid and 100

Jennings st, No 1050 | s w cor Chisholm st, 76.5x25. Re-assign-
Chisholm st | ment of rents recorded Mar 5, 1909. Nathan J and Moses Packard to Adelina Gollubier. Sept 3. Sept 24, 1909. 11:2971. nom

*John st, s s, 174 w Grant av, —x—, and being lots 69 and 70 map No 1 Buhre Estate. Wm Brenneisen to Lena Brenneisen. Sept 4. Sept 24, 1909. nom

Kingsbridge terrace, e s, — s Kingsbridge road, 26.9x146.7x25x 137.2, and being lot 75 map (No 1187) of 272 lots Bailey Estate, vacant. Release mort. Knickerbocker Trust Co to Kingsbridge Real Estate Co. Sept 28. Sept 29, 1909. 11:3237. 1,000

Same property. Kingsbridge Real Estate Co to Elizabeth Sweeney. Sept 21. Sept 29, 1909. 11:3237. other consid and 100

*Main st, w s, 125 n c l Cross st, if extended, lots 658 to 660 map (No 651 in Westchester Co) of Eliz R B King at City Island, except part for Main st or City Island av, 75x69x—x57. Release mort. Henry D Carey Jr to Louisa A Pell. Q C. Sept 20. Sept 24, 1909. 400

*Main st, w s, 125 n c l Cross st, if extended, and being lots 658 to 660 map (No 651 in Westchester Co) of Eliz R B King at City Island, except part for Main st or City Island av, 75x69x—x57. Land under water of L I Sound or Eastchester Bay on n s of City or Minniford Island, begins at n line of lot 658 map Eliz R B King at high water mark, runs s 75 to s s lot 660 x w into Bay 400 x n 75 x e 400 to beginning. Louisa A Pell to Henry Hunneke of City Island. Mort $3,000 and all liens. Sept 24, 1909. other consid and 100

Oak Terrace, n s, 100 w Beekman av, 25x100, vacant. Henry Uhl to Barbara wife Henry Uhl. Sept 22. Sept 27, 1909. 10:2555. nom

*Orchard st, n s, at w s land Bridget C Ryan, 35x100x32.9x100, City Island. Maria C Stamp to Wm F Attrill. Sept 24. Sept 28, 1909. other consid and 100

*Schofield st, n s, adj land now of N Y City formerly of James Lockyer, runs n 119 to land Samuel Pillar x e 50 x s 119 to st x w — to beginning, City Island. Rebecca wife of and Wm H Roberts to Truman A Jewell. Sept 25. Sept 27, 1909. nom

Simpson st, No 1069, w s, 335 n Westchester av, 25x100, 3-sty brk tenement. Margaret Wenner to Josephine Trube. Mort $7,500. Sept 15. Sept 30, 1909. 10:2726. other consid and 100

*Willow lane, | n w cor Elliott av, 102x176.6x90x158, Schuyler-
Elliott av. | ville. FORECLOS, Aug 9, 1909. E Mortimer Boyle, ref, to Susan E Laytin. Sept 29. Sept 30, 1909. 3,000

*Wright st, e s, 400 s 187th st, and being lot 65 map 107 lots Hudson Park, 20x100.

Wright st, e s, 420 s 187th st, and being lot 66 same map, 23.10 x100x11.2x100.9 s s.

Wright st, w s, and being lot 106 same map, 25x100.

Saml Maltagliati HEIR Saverio Maltagliati to Giuseppe Maltagliati also HEIR Saverio Maltagliati. An undivided interest. Sept 11. Sept 27, 1909. nom

*1st st, e s, 153 n 219th st, and being lots 1280 and 1281 map of Wakefield, 190x122x—x116. Arthur J Mace and ano EXRS Malinda G Mace to Alois Geiszler. Mort $2,000 and all liens. Sept 20. Sept 27, 1909. 3,525.03

136th st, Nos 469 and 471, n s, 95 w Brown pl, 50x100, 5-sty brk tenement. Sophie Gerlich to Nellie B Bogart, of Mt Vernon, N Y. Mort $50,000. Sept 27. Sept 28, 1909. 9:2281. other consid and 100

136th st, No 246, s s, 150 w 3d av, 25x100, 5-sty brk tenement.

136th st, No 248, s s, 125 w 3d av, 25x100, 5-sty brk tenement. | Wolf Parker to Leon Schrager. All liens. 1-3 part. Sept 29. Sept 30, 1909. 9:2320. nom

152d st, Nos 381 and 383, n s, 250 e Courtlandt av, 50x100, 5-sty brk tenement. Benjamin Benenson to Christian Haist. Mort $32,000. Sept 29. Sept 30, 1909. 9:2399. other consid and 100

171st st, No 442, old No 706, s s, 25 e Park av, 25x90, 4-sty brk tenement. Wm J Diamond to Jennie Tackney. Mort $10,000. Sept 23. Sept 24, 1909. 11:2902. other consid and 100

Same property. Jennie Tackney to John M Haffen. Morts $12,500. Sept 23. Sept 24, 1909. 11:2902. 100

*173d st (Hammond av), w s, 100 n Gleason av, 25x100. Henry Uhl to Barbara wife Henry Uhl. Mort $3,500. Sept 22. Sept 27, 1909. nom

181st st, n s, 11 e Mohegan av, deed reads West st, s e s, being lot 14 map Wardsville, 50x126x50.1x129, except part for 181st st, vacant.

181st st, n e cor Mohegan av, deed reads West st, s s, old line at e s Mohegan av, 28.4x117.5 to n s 181st st x 11.3 to av x — to beginning, vacant.

J C Julius Langbein to Wirth Realty Co. Mort $5,000. Sept 15. Sept 28, 1909. 11:3124. other consid and 100

184th st, No 58, s s, 90 w Grand av, 20.2x59.10, 2-sty frame dwelling. Jessie Batton to Eliz M Blasbery. Mort $—. Dec 6, 1908. Sept 27, 1909. 11:3209. nom

186th st, No 458, s s, 180 e Park av, late Vanderbilt av East, 20x 100, 4-sty brk tenement. Lemuel R Alexander to Mary Poldow. Mort $9,200. Sept 27, 1909. 11:3039. other consid and 100

198th st, No 363, n s, 77.7 w. Decatur av, 19.11x86.2x19.9x86.10, 3-sty brk dwelling. Fredrika Wedemeyer to Rosa Kappenberg. Mort $5,500. Sept 28, 1909. 12:3284. other consid and 100

*205th st, n w cor Timpson av, 25x100, and being lot 18 amended map (No 1131) of Adee Park. David G O'Hara to John J O'Hara. ½ part. All title. Sept 17. Sept 24, 1909. nom

*214th st, No 32 East, n s, 28.8x109.6. Release judgment. Title Guarantee & Trust Co to Sophia M Woessner. Sept 22. Sept 28, 1909. 50

*214th st (Shiel st), No 32, n s, 28.8x109.6, Wakefield. A Shatzkin & Sons to Sophia M Woessner. Mort $3,350 and all liens. Sept 23. Sept 25, 1909. other consid and 50

*216th st, s s, 200 w Tilden av, and being lot 524 map (No 1041 in Westchester Co) of Laconia Park, 25x100. Melrose Realty Co to Raffaela Cacace. Mort $625. July 15. Sept 27, 1909. other consid and 100

235th st, No 223, n s, 200 e Keppler av, 25x100, 2-sty frame dwelling. Geo W Edmondson to Annie wife Wm J O'Donnell. Mort $4,200. Mar 31. Sept 27, 1909. 12:3376. nom

236th st, No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. Albert W Brown to David V Cahill of Brooklyn. Q C. Sept 13. Sept 27, 1909. 12:3370. nom

236th st, No 106, s s, 75 e Oneida av, 25x100, 2-sty frame dwelling. David V Cahill to John N Wilford. Mort $5,000. Sept 15. Sept 27, 1909. 12:3370. other consid and 100

241st st, n s, 135 e Katonah av, 25x100.

241st st, n s, 185 e Katonah av, 25x100.

241st st, n s, 235 e Katonah av, 25x100.

241st st, n s, 285 e Katonah av, 50x100.

five 2-sty frame dwellings.

Howard L Bell to Edward Riegelmann. Morts $26,250. Sept 22. Sept 27, 1909. 12:3330. other consid and 100

*Arnow av, s s, 402 e Pelham road, 50x75, Westchester. The Warranty-Realty Co to Wm J Hyland, of Westchester, N Y. July 22. Sept 24, 1909. 1,900

Aqueduct av, No 2206 | e s, 350 s 183d st, 37.6x102.6 to w s Mac-
Macombs Dam road | ombs Dam road, 37.6x102.7, with all title to said road, 2-sty frame dwelling. Wm C Bergen to Fred Lunstedt. Mort $11,500. Sept 24, 1909. 11:3211. other consid and 100

Aqueduct av, No 2202 | e s, 387.6 s 183d st, 37.6x102.5 to w s Ma-
Macombs Dam road | combs Dam road, x37.6x102.6, with all title to Macombs Dam road, 2-sty frame dwelling. Wm C Bergen to Frederick A Budde. Mort $7,500. Sept 23. Sept 24, 1909. 11:3211. other consid and 100

Aqueduct av, w s, about 103 s Fordham road, and being lot 3 amended may of Cammann Estate at Fordham Heights, 27x87.8x 25x77.3, vacant. Franklin S Mathews to Fred Lunstedt. Mort $1,500. Sept 25. Sept 27, 1909. 11:3212. other consid and 100

*Beech av, n w cor Elm st, 100x100, and being lots 140 to 143 map Laconia Park. Melrose Realty Co to Antonio Bracco. Mort $1,400. Sept 23. Sept 25, 1909. other consid and 100

Belmont av, Nos 2149 and 2151, w s, 167.11 n 181st st, 35.9x86.2x 35.9x85.9, two 2-sty frame dwellings. Annie A Hill to Frank Knauer. Morts $11,500. Sept 27. Sept 30, 1909. 11:3082. nom

Brook av, No 1407, w s, 50 n 170th st, 37.6x90, 5-sty brk tenement and stores. Cohen & Eckman Corpn to Albion Realty Co. Mort $25,000. Sept 23. Sept 24, 1909. 11:2896. other consid and 100

*Boyd av, e s, 250 n Edenwald av, 50x100.

Boyd av, e s, 150 n Edenwald av, 75x100.

Fox av, w s, 200 n Edenwald av, 25x100, Edenwald. FORECLOS, July 7, 1909. Geo L Donnellan referee to Hugh D Smyth. Sept 22. Sept 27, 1909. 2,250

Bathgate av, w s, 100 n Wendover av, and being lot 140 map Central Morrisania, part Bathgate farm, 50x120, except part for av, 2-sty frame dwelling. Maria Habermann to Oliver E Davis. Sept 24, 1909. 11:2913. other consid and 100

Same property. Oliver E Davis to Christian Vorndran's Sons. Mort $3,500. Sept 24, 1909. 11:2913. nom

Bryant av, No 1327, w s, 300 s Jennings st, 25x100, 3-sty frame dwelling and 2-sty frame building in rear. Release dower. Ida wife John Nilsson to Philip H Krausch. Sept 24 Sept 29, 1909. 11:2994. nom

Same property. Philip H Krausch to Henry Burdewik. Mort $7,500. Sept 27. Sept 29, 1909. 11:2994. other consid and 100

*Bracken av, e s, 275 n Jefferson av, 50x100. Land Co "A" of Edenwald to Isidor Friedman, of Patterson, N J. All liens. Sept 23. Sept 29, 1909. nom

*Burke av, e s, 325 s Jefferson av, 25x100, Edenwald. Malkom Nordstrom to John Swenson. Aug 24. Sept 29, 1909. nom

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*Burke av, e s, 250 s Jefferson av, 50x102x39x100, Edenwald. Malkom Nordstrom to John and Nels Swenson. Oct 4, 1906. Sept 29, 1909. nom

Bryant av, w s, 140.3 s Garrison av, and being lot 95 map (No 1273) of 369 lots Hunts Point Realty Co, 25x100. Release mort. Enoch C Bell to Chester Construction Co. Sept 29. Sept 30, 1909. 10:2761. nom

*Bassett av, w s, abt 245 s McDonald st, and being lot 114 map (No 1130) of 327 lots Hunter estate, 24.7x100. Hudson P Rose Co to Bendikte S Gundersen. Sept 17. Sept 30, 1909. nom

*Classons Point road, s w s, lot 5 map Classons Point, except part for road, contains 1 51-100 acres. Michael F Lyons to Oscar H Baumann and Selma I A Eher. Morts $10,224. Sept 28. Sept 29, 1909. 100

*Classons Point rd, w s, at e s Metcalf av, 65.4x44.7 to Metcalf av, x69.2x10, and being lot 113 map (No 1274) of 567 lots Trask Estate at Classons Point. Henry I Henning to Mary A McIntyre. Mort $511. Sept 7. Sept 28, 1909. other consid and 100

College av, Nos 476 and 480, 146th st, Nos 327 and 331 | n e cor 146th st, runs n 109.8 x e 168.9 x s w 150.2 to 146th st, x n w 23.4 to an angle, x again w 59.6 to beginning, except any land as may lie in Cottage st, two 5-sty brk tenements and stores. FORECLOS, Aug 6, 1909. Arthur M Levy ref to Max Silverstein. Sept 23. Sept 24, 1909. 9:2329. 2,600

Courtlandt av, 161st st. | n w cor 161st st, 51.6x88, vacant. Christina Bohmer to John Weiser. Mort $5,000. Sept 24. Sept 30, 1909. 9:2418 and 2419. other consid and 100

*Crosby av, w s, 51.6 n Waterbury av, 75.9x115.11x25x109.10. Release mort. Hudson P Rose Co to Michele Zito. Aug 2. Sept 24, 1909. nom

Crotona av, 187th st | n e cor 187th st, 100x200, vacant. John G Donovan by Herman D Levino, guardian to James J Donovan. 2-9 parts. Sept 30, 1909. 11:3104. 3,000

Crotona av, 187th st | n e cor 187th st, 100x200, vacant. Margaret Donovan HEIR John J Donovan to James J Donovan. 2-9 parts. Sept 27. Sept 30, 1909. 11:3104. other consid and 10

*Duncomb av, w s, s ½ of lot 107a map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Daniel O'Brien. Sept 29, 1909. 750

*Duncomb av, w s, s ½ of lot 107B map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 775

*Duncomb av, w s, n ½ of lot 107B same map, 25x125. FORECLOS, Sept 8, 1909. Same to same. Sept 29. Sept 30, 1909. 850

*Duncomb av, w s, n ½ of lot 107A same map, 25x125. FORECLOS, Sept 8, 1909. Same to same. Sept 29. Sept 30, 1909. 750

*Ellison av, w s, 175 n Marrin st, and being lots 299 and 300 map No 299 Westchester Co of 368 lots Seton homestead, 50x100. Jas B Greey to Agnes V Greey of Yonkers, N Y. Mort $950. Sept 27, 1909. nom

Edgewater road, Bronx River | e s, 228.11 s Garrison av, 100x145.7 to Bronx River, x100x143.11, and being lots 351 to 354 map No 1273 of 369 lots, Hunts Point Realty Co with all title to land bet high water mark Bronx River and part of Bronx River formerly known as the "Canal" lands under water and right of way across lots 317 to 322, vacant. Hunts Point Realty Co to John Gallagher. B & S. Sept 22. Sept 24, 1909. 10:2761 and 2762. other consid and 100

*Ft Schuyler road, w s, 330 n Marrin st, 30x109x—x—, Westchester. L D Crossmond to Edward J Bernholz. Sept 15. Sept 24, 1909. nom

Findlay av, No 1308, e s, 175.7 n 169th st, 20x100, 2-sty frame dwelling. Thornton Brothers Co to Alfred D Senftner. Mort $4,000. Sept 28. Sept 30, 1909. 11:2783. other consid and 100

Forest av, Jackson av, No 842. | begins Forest av, n w s, 197.6 s w 161st st, 24x175 to e s Jackson av, 2-sty frame dwelling and 3-sty frame tenement and store. Max Cohen et al to Emma M S Mestaniz. June 1. Sept 30, 1909. 10:2647. other consid and 100

*Fort Schuyler road, La Salle av | s e cor La Salle av, 50x122.6x49.11x124. Wm J Hyland to Alex F Walsh. ½ part. Mort $7,500. Sept 28. Sept 29, 1909. other consid and 100

Findlay av, No 1310, e s, 195.7 n 169th st, 20x100, 2-sty frame dwelling. Thornton Brothers Co to Peter Weber and Anselm Roth Jr. Mort $4,000. Sept 28. Sept 29, 1909. 11:2783. other consid and 100

Findlay av, No 1270, e s, 156.8 s 169th st, 16.8x100, 2-sty frame dwelling. Thornton Bros Co to Louis Beck. Mort $3,000. Sept 27. Sept 28, 1909. 9:2436. other consid and 100

Forest av, No 1004, e s, 90 s 165th st, 17.8x100, 3-sty frame tenement. Jacob Helbig and ano to Katie Hahn and Charlotte Brucher. Q C. Sept 27. Sept 28, 1909. 10:2659. nom

Forest av, Tinton av | e s, 370.2 n 161st st, runs e — to point on w s Tinton av, distant 371.10 n 161st st, x n 7 .11 x w — to Forest av, x s 8 to beginning, vacant. Frank D Hadley INDIVID &c, ADMRX Robt H Elton et al to John W Decker. Q C. July 1. Sept 24, 1909. 10:2658. 100

Franklin av, w s, 309.9 s 170th st, 30.3 n from s e cor lot 89, runs n w parallel with 169th st, 211 x n e 80.3 x s e 211 to av x s w 80.3 to beginning, except part for av, being part lot 89 map Morrisania, 2-sty frame dwelling. Albion Realty Co to Cohen & Eckman Corpn. Mort $8,000. Sept 23. Sept 24, 1909. 11:2931. other consid and 100

Franklin av, w s, 228.6 s 170th st and 110.6 n of s s lot 89 same map, runs n w 207.6 x s along w s lot 89 to point 110.6 n of s s lot 89 x s e 208 to beginning, gore being part lot 89 same map, vacant. Same to same. All title. B & S. All liens. Sept 23. Sept 24, 1909. 11:2931. other consid and 100

Fulton av, w s, 82.8 s Wendover av, 100x173x100.9x160.6, vacant. Louis E Kleban to Fulton-Wendover Construction Co. Mort $21,000. Sept 14. Sept 24, 1909. 11:2928. other consid and 100

*Gifford av, s s, 478.10 e Balcom av, 25x100, Westchester. Harry Metzler to Bessie Kienitz. Mort $2,000. Sept 29. Sept 30, 1909. other consid and 100

*Gleason av, No 2141, n s, 380 w Castle Hill av, 25x103. John J Welsh to Margaretha M Brohmer. Mort $3,750. Sept 28. Sept 29, 1909. other consid and 100

Grand Boulevard and Concourse, w s, 300 n 192d st, 50x111.5x50x110.10. Same to same. Sept 24. Sept 27, 1909. 11:3168. nom

Grand Boulevard and Concourse, w s, 250 n 192d st, 100x111.5x100x110.3, vacant. Michl J Dowd to John P Dunn. Sept 23. Sept 27, 1909. 11:3168. nom

Grand Boulevard and Concourse, w s, 250 n 192d st, 50x110.10x50x110.3, vacant. John P Dunn to Michl J Dowd. Sept 24. Sept 27, 1909. 11:3168. nom

Grand av, No 2316, e s, 125 n North st, 19.1x103.3x44.11x100, 2-sty brk dwelling and 2-sty frame stable in rear. Ida L Perry to Geo I Treyz, of Cooks Falls, Delaware Co, N Y. Mort $5,500 and all liens. Sept 1. Sept 30, 1909. 11:3198. nom

Greystone av, e s, 275 s 238th st, and being lots 118 and 119 map (No 1345) Waldo Hutchins Estate, 50x65x—x70, vacant. Edw J Duggan to Bessie E Sharkey. Mort $1,225. Sept 27. Sept 28, 1909. 13:3414. other consid and 100

Hull av, No 3212, s e s, 232.4 n e 205th st, 25x100, 2-sty frame dwelling. John W Willson to Carl Eichhorst. Mort $4,000. Sept 24, 1909. 12:33350. 100

Heath av, No 2675 Knox av | n w cor Knox pl, 25x100, 2-sty frame dwelling. Fordham Realty Co to Frank H Bishop. Mort $6,500. Sept 28, 1909. 11:3239. other consid and 100

Hoe av, No 1050, e s, 310 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Company to Adolf Schutz. Mort $24,000. Sept 27. Sept 28, 1909. 10:2749. other consid and 100

Hoe av, No 1038, e s, 230 s Bancroft st, 40x100, 5-sty brk dwelling. The Gaines-Roberts Co to J Frederick Muller. Mort $24,000. Sept 29. Sept 30, 1909. 10:2749. 100

Independence av, w s, — n Kappock st, deed reads plot begins at s e line land for Hudson Memorial Bridge at s w line of right of way leading into land of City of N Y and land E M Radley, 15 s w of a stake of land for said bridge, and at n w cor land of Peter Naylor, runs s e 215.1 to w s Independence av x s 33.10 to an angle x s w along av 27.9 x n w — to e s lands of N Y City x n e 60 to beginning, with all title to c l of a right of way 15 ft wide x 210.3 on n s x 215.1 on s s said right of way and above property contains 16,518.65 sq ft, said right of way being the s w ½ of lot 425 on blk 3411. Release mort. Myron J Brown to Chas R Demarest, of Nyack, N Y. Q C. Sept 7. Sept 25, 1909. 13:3411. nom

Same property. Chas R Demarest to The City of N Y. July 29. Sept 25, 1909. 13:3411. 12,000

Jackson av, w s, 100 n 158th st, 25x75.11x25x76, vacant. Walter Grant to Joseph Stolz and John Stash. Sept 25. Sept 27, 1909. 10:2637. other consid and 100

Lawrence av, Graham sq | e s at w s Graham sq, and being lots 139 to 142 map of 160 lots property of Maximilian Morgenthau, 211.7 on Lawrence av x — to Graham sq, x 202.3, gore, vacant. Herman Schmidt to Samuel W Ehrich. Mort $3,750. Apr 16. Sept 28, 1909. 9:2527. nom

Marion av, No 2681, w s, 439 n 194th st, 33x178x33.1x185.8, 2-sty frame dwelling. Josiah A Briggs and ano EXRS &c John V Briggs to Forrest C Hirleman. Mort $2,000. Sept 22. Sept 25, 1909. 12:3287. 7,000

*Mayflower av, w s, 925.5 n Pelham road, being lots 39 to 43 map 473 lots Haight estate, Westchester, 125x100. Max Bernstein to Wm J Hyland, of Westchester, N Y. Mort $1,680. Sept 15. Sept 24, 1909. nom

*Mayflower av, e s, 74 s Liberty st and being lots 123 and 124 map of 473 lots Haight estate, 50x100. Carl H Rumenapp to Henry Storck. Sept 16. Sept 24, 1909. nom

Mt Hope av, No 1820, late Monroe av, e s, 69.9 s Orchard st, runs e 90 x s 24.9 x w 41 x w 35.3 x w 15.5 to av, x n 31.6 to beginning, 2-sty frame dwelling.

Monroe av, e s, at s s land now or late of W Edson Andrews, distant 60.9 s Orchard st, runs e 11.8 x s 1.11 x w 11.10 to beginning.

Thos L Servoss as TRUSTEE to Annie Reich. Mort $3,500. Sept 21. Sept 28, 1909. 11:2800. 4,600

Same property. Consent to sell above. Eleanor S Carpenter to Thomas L Servoss as TRUSTEE. Sept 21. Sept 28, 1909. 11:2800. —

Same property. Similar consent. Kenneth K Servoss to same. Sept 11. Sept 28, 1909. 11:2800. —

Same property. Similiar consent. Mary McKenzie Servoss to same. Sept 21. Sept 28, 1909. 11:2800. —

Same property. Similar consent. Thos L Servoss to same. Sept 21. Sept 28, 1909. 11.2800. —

*Matilda av, n w s, 250 s 239th st, and being lot 72 map South Washingtonville, 50x100. Anton Soukup to Frank Schwartz and Mathias Potuzak. Mort $1,500. Sept 28. Sept 29, 1909. other consid and 100

*Middletown road, n s, adj lot 4 on map Fredk Baxter at Westchester, runs n 178.9 x e 42.8 x s 157.6 to road, x w 44.7 to beginning, and known as lot 5 on said map. Edgar M Baxter et al HEIRS, &c, Lewis H Baxter to Richard W Shaw. Sept 27. Sept 29, 1909. other consid and 100

Nelson av, w s, 150 n Boscobel av, 50x95.6x55.6x71.7, and being lots 5 and 6 parcel 18 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, vacant. Release mort. Excelsior Mortgage Co to Edmondson Construction Co. Sept 24. Sept 25, 1909. 11:2874. 8,000

*Newell av, e s, s ½ of n ½ of lot 129 map No 2 of Olinville, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 800

*Newell av, e s, n 25 ft of lot 129, same map, 25x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 825

*Newell av, e s, s 50 ft of lot 129 map No 2 of Olinville, 50x125. FORECLOS, Sept 8, 1909. Horace D Byrnes, ref, to Michael Murtha. Sept 29. Sept 30, 1909. 2,400

Park av, 187th st, Nos 412 to 416. | s w cor 187th st, 107.8x115x107.9x120.4, four 4-sty brk tenements. Release two morts. Bronx Borough Bank to John Rendall. Sept 29. Sept 30, 1909. 11:3031. nom

Pelham (Union) av, s s, 150.3 e Cambreling av, and being lot 131 map S Cambreleng et al at Fordham, 25.5x141.8x25x136.9, w s, vacant. Thos F Wheeler to Ferdinando Corsi, of Brooklyn. Sept 25. Sept 27, 1909. 11:3091. other consid and 100

Pelham av, 191st st | n s, 50 w Hughes av, 76x157 to 191st st, x75x140, vacant. Hugh Doon to John J Donovan. Sept 11. Sept 28, 1909. 12:3273. nom

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Tinton av, No 719, late Beach av, w s, 192.7 s 156th st, 25x96.5x 26.1x82.6, 4-sty brk tenement. Max Trager to Esther Weinberger. Mort $14,500. June 21. Sept 24, 1909. 10:2654. nom

Trinity av, No 883, w s, 100 n 161st st, runs w 100 x s 50 x e 15 x n 22.6 x e 85 to av, x n 27.6 to beginning, 3-sty brk dwelling. Margaret Lopard to Rosie Lopard. Mort $9,000. Sept 22. Sept 24, 1909. 10:2631. nom

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. The Wirth Realty & Construction Co to J C Julius Langbein. Mort $6,000. Sept 27, 1909. 11:2782. 100

Tinton av, No 1056, e s, 259.1 s 166th st, 16.8x100, 2-sty frame dwelling. Emil P Wendler to Meta M and Emil A E Wendler. Mort $3,000. Jan 7, 1902. Sept 28, 1909. 10:2670. nom

Same property. Meta M wife Emil A E Wendler to Emil P Wendler. Mort $3,000. Jan 7. Sept 28, 1909. 10:2670. nom

*Tremont av | s s, 146.3 w Westchester av, 28.4x143.10 to West-
Westchester av | chester av, x25.7x124.5. Sinclair H Kirby et al to Wm Landgrebe. Sept 27. Sept 28, 1909. other consid and 100

Union av, e s, 323 from former s s Morse now Boston av, runs s e along av 25 x e 100 x n 25 x s w 100 to beginning, 2-sty frame dwelling. Jacob Mendelsohn and Gussie W Mendelsohn to "Joseph Hollerith," a corpn. Mort $2,000. Sept 30, 1909. 11:2969. other consid and 100

Union av, No 688, e s, 312.6 n 152d st, 18.9x95, 2-sty and basement brk dwelling. Rose L Dibble to Wm P Hennessy. Mort $4,750. Sept 29. Sept 30, 1909. 10:2675. other consid and 100

Valentine av, No 2088, e s, 75.7 n 180th st, 18.11x97.7x18.9x95.3, 3-sty frame tenement. Henry Bauer to Sarah Blauvelt. Sept 23. Sept 24, 1909. 11:3144 and 3143. other consid and 100

Walton av, e s, 221 s 184th st, 25x95, vacant. Magdalena Kaicher to Daniel B Coffey and Julia B Hourigan. Sept 24. Sept 27, 1909. 11:3183. nom

Walton av | s e cor 179th st, 50x100, vacant. FORECLOS, Aug 27,
179th st | 1909. Myron Sulzberger referee to James Welton. Sept 27, 1909. 11:2829. 8,000

Webster av, w s, 325.4 n 179th st, 25x110, vacant. FORECLOS, Sept 16, 1909. Gilbert H Montague ref to Bronx Borough Bank. Sept 23. Sept 24, 1909. 11:3142. 2,500

Webster av, w s, 300.4 n 179th st, 25x110, vacant. FORECLOS, Sept 16, 1909. Same to same. Sept 23. Sept 24, 1909. 11:3142. 2,500

Webster av, w s, 350.4 n 179th st, 25x110, vacant. FORECLOS, Sept 16, 1909. Same to same. Sept 23. Sept 24, 1909. 11:-3142. 2,500

Webster av | n w cor 181st st, 100.1x75, vacant. Mary B Slevin
181st st | to Wm D Cameron. Sept 27. Sept 28, 1909. 11:-3143. other consid and 100

*Walker av | n s, 100 w Chauncey st, and being lots 49 and 50
Poplar st | map No 286. Action Wells et al vs Storer et al, 50x168 to Poplar st, x50x178, except part for West Farms road, now Walker av. Henry Burdewik to Philip H Krausch. Mort $2,000. Sept 24. Sept 28, 1909. other consid and 100

*Washington av, w s, 50 s Butler pl, and being lot 61 map Cebrie Park. Ehrich Peterson to Mary A G Killgallon. Mort $3,500. Sept 27. Sept 28, 1909. other consid and 100

Washington av, n w cor Independence av, runs n e 672.6 to Public road, x n w 245.5 x s w 490.6 to Washington av, x — to beginning, except part for sts and avs, 2-sty frame dwelling and vacant. Chas R Demarest to Wm McKinny. Mort $50,000. Aug 1, 1906. Sept 28, 1909. 13:3411. nom

*Interior lot, begins 108.10 e Eastchester road, at s line land of Longin P Fries and in rear of land of Louisa Mensch, runs e 53.5 to edge of salt meadow —x to n s of an old narrow lane x w — x n — to beginning. Fredk M Weiss to Longin P Fries. B & S. Sept 24. Sept 27, 1909. nom

*Same property. Thomas C Arnow et al EXRS &c Longin Fries to Fredk M Weiss. Sept 14. Sept 27, 1909. 410

*Lots 7 to 13 blk 5 Sec A. |
Lots 56 to 58 blk 22 Sec A. |
Lot 61 blk 26 Sec A |
Lots 30 to 39 and 55 to 57 blk 27 Sec C map No 393 of Edenwald. Release mort. Jefferson M Levy to Everybody's Land Co. July 9. Sept 30, 1909. 7,200

*Lots 7 to 13 blk 5 Sec A. |
Lots 56 to 58 blk 22 Sec A. |
Lots 30 to 39 and 55 to 57 blk 27 Sec C map (No 393) of Edenwold. |
Everybody's Land Co to Abraham Mann. Sept 21. Sept 30, 1909. 100

*Lots 83 to 90 map No 396 of Adee Park. Stern-Wolf Realty Co to Russel Mack. Mort $3,500. May 26. Sept 29, 1909. other consid and 100

*Plot begins at land of Anderson in Eastchester, runs n 1 chain x n e 1 ch 34 links x n e 1 ch 31 links x n e 1 ch 7 links x s 8 chs to Reeds Mill Pond x s 1 ch 70 links x s w — ch x s w 60 links x n 2 ch 85 links to Reeds Mill Dam x n w 50 links x s w 1 ch 24 links x n w 5 ch 28 links to beginning, contains 2.88-100 acres. Thos L Reynolds Co to Spencer-Blake Realty Co. Sept 24. Sept 30, 1909. other consid and 100

Plot begins at s e line land of Hudson Memorial Bridge at s s Public road mentioned in deed by Cox to Richardson in L 323 c p 190 in Westchester County, runs s e along s w s of said road 215.1 to w s Indenpendence av x s 33.10 to an angle x s again along av 27.9 x w — to land of City N Y x n 60 to beginning. Release mort. Sarah D Naylor, widow, INDIVID and EXTRX Geo P Naylor and ADMRX of Peter Naylor and GUARDIAN of Mary G Naylor to Chas R Demarest. Q C. July 22. Sept 25, 1909. 13.3411. 10,000

Strip of land lying in front of and adj lots 1, 2 and 3 map No 995 Westchester County of estate Hariet Bates. Bethoven Englander to Gussie Englander. Sept 18. Sept 24, 1909. 11;3006. nom

Old Creek, c l at former n w line of the Hyatt farm and 100 e Martha av and 57 n e 240th st, runs n e 84 to c l blk bet 240th and 241st sts x w 65 x s 56 to beginning, being parcels 254 and 255 map by Peter E Nostrand now in possession of L T I & T Co. Joseph Feldmann to Ernest Keller. All liens. Sept 24, 1909. 12:3394. other consid and 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Sept. 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Bayard st, No 104. Assign lease. Andrea Antoniazzi to Domenico Tommaso. Sept 22. Sept 28, 1909. 1:164..... nom

Madison st, No 116. Assign lease. John D Haase to David Pomeranz. All title. Sept 28, 1909. 1:276..... nom

Madison st, No 116. Assign lease. David Pomeranz to John D Haase. Mort $615. Sept 27, 1909. 1:276..... nom

Mulberry st, No 147, store. Julia W Hay to Antonio De Martino; 5 years, from Oct 1, 1909. Sept 24, 1909. 1:236.....1,080

Same property. Power of attorney. Julia W Hay to T A Hay. July 22, 1896. Sept 24, 1909. 1:236.....

University pl, No 18, part above store. Cesare Razzetti AGENT to Gottfield F Wilhelm; 3 years, from Feb 1, 1910. Sept 29, 1909. 2:550 1,800

Washington st, No 121, all. Harris Mandelbaum and ano to P N Varnavelias; 5 8-12 years, from Oct 1, 1909. Sept 27, 1909. 1:53.....780

4th st, Nos 48 to 52 W | 5th loft. Louis Stern to Samuel Brook-
3d st, Nos 39 and 41 W | stone et al; 5 years, from Feb 1,
Wooster st, Nos 236 to 250 | 1910. Sept 24, 1909. 2:535.....5,400

6th st, No 441, n s, 100 w Av A, 25x90.10. Assign lease. Wm Stein to Zerline Stein. Sept 27. Sept 28, 1909. 2:434..... .....other consid and 100

18th st, No 229, n e s, 234 n w 2d av, 23x92, the lot. Rutherfurd Stuyvesant by Henry L Morris ATTY to Emilie Hofmann; 21 yrs, from Nov 1, 1907. Sept 30, 1909. 3:899.....taxes, &c, and 850

21st st, No 37 West, store, &c. John Schreyer to George Schmitt; 10 years, from Sept 1, 1909. Sept 27, 1909. 3:823..... .....2,500 to 3,500

Same property. Assign lease. George Schmitt to Hudson County Consumers Brewing Co. Sept 8. Sept 27, 1909. 3:823.....nom

30th st, No 4 East, all. Marguerite A Pepper to Paul De B Laighton; 10 years, from Oct 1, 1903. Sept 28, 1909. 3:860..... .....3,300 to 3,600

41st st, Nos 220 to 224 West, all.....|
41st st, No 226 West, rear of..... |
Ludin Realty Co to Wm A Murphy and John T Quinlan firm Hudson Garage; 5 years, from Jan 1, 1910. Sept 27, 1909. 4:1012. 8,750

42d st, No 9, n s, 165 w Madison av, 22x100.5, all. John Caswell et al to Codington Co; 21 years, from Sept 1, 1909. Sept 27, 1909. 5:1277..... taxes, &c, and 6,500 and 10,000

42d st, No 206 West, basement store. Castle Co, a corpn, to Frank Grieco; 4 11-12 years, from June 1, 1909. Sept 27, 1909. 4:1013..... 1,500

84th st, No 152 East. Assign lease. Mary Smith to Winifred Smith et al. Sept 21. Sept 28, 1909. 5:1512..... nom

102d st, No 100, s e cor Park av. Reassign lease. John D Haase to John McDonald. Mort $3,000. Sept 24. Sept 27, 1909. 6:1629.....nom

110th st, No 157 East. Assign lease. William Kersting to Marie Rath. All liens. Sept 24. Sept 27, 1909. 6:1638..... .nom

114th st, No 429 East, west store, &c. Camillo Ubriaco to Pasquale Marmo; 5 years, from Oct 1, 1909. Sept 29, 1909. 6:1708. 480

172d st, Nos 506 to 510 West, 3 houses. One Hundred & Seventy-first St Realty Co to Charles Schimmer; 3 years, from Oct 1, 1909. Sept 24, 1909. 8:2128.....11,550

Av A, No 381, s w cor 23d st. Marx Ottinger and ano to Diederich Brand and August Moller; 5 4-12 years, from Jan 1, 1909. Sept 27, 1909. 3:980..... 1,800 and 2,000

Same property. Assign lease. Diederich Brand and ano to Henry Blume. Aug 28. Sept 27, 1909. 3:980..... nom

Same property. Assign lease. Henry Blume to Hudson County Consumers Brewing Co. Aug 28. Sept 27, 1909. 3:980....nom

Same property. Consent to assign lease. Marx Ottinger and ano to Diederich Brand and ano. Aug 28. Sept 27, 1909. 3:980. ..... nom

Same property. Consent to assign lease. Same to Henry Blume. Aug 26. Sept 27, 1909. 3:980..... nom

Broadway, No 2369, store and basement. Barney Estate Co to A F Hoffmeir; 5 years, from Oct 1, 1909. Sept 29, 1909. 4:1234. 2,500

Central Park West, No 348, 5th flat, n s. Albert S Richey et al to Leslie Graff; 3 years, fr m Oct 1, 1909. Sept 29, 1909. 4:1208.....1,000

Claremont av, n w cor 120th st, runs w 53.6 x n 115.4 x e 54.1 to av x s to beginning, all Lucy A Morris et al to Students Inn, a corpn; 21 years, from Oct 1, 1909, with privilege of renewal of 21 years. Sept 24, 1909. 7:1991....taxes, &c, and 2,100

St Nicholas av, No 885, w s, 3-sty brk dwelling. Mary C Van Cott to David E Austen; 3 years, from Oct 1, 1909. Sept 24, 1909. 7:2008.....1,100

St Nicholas av, No 1365, all. Lamont McLoughlin to James J Cashman and ano; 5 years from Oct 1, 1909. Sept 30, 1909. 8:2162.....1,380 and 1,500

1st av, No 148, store, &c. Martin King to Sam'l Miller; 5 years, from Oct 1, 1909. Sept 29, 1909. 2:436.....1,740

1st av, No 2233, store, &c. Giuseppi Labriola to Giacinto Bizzarri; 2 10-12 years, from Dec 1, 1909. Sept 29, 1909. 6:1686.....786

3d av, No 1600, store, &c. Sophia Mayer to Christ Grimbilas; 5 years, from Oct 1, 1909. Sept 29, 1909. 5:1518....1,620 to 1,800

3d av, No 943, store and basement. Henry Block to Solomon Miriman; 4 9-12 years, from Aug 1, 1906. Rerecorded from Feb 19, 1909. Sept 28, 1909. 5:4329..... .....840 and 900

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5th av, No 2190, s e cor 134th st. Assign lease. Hannah M Wilson ADMRX James Wilson to Angelo Marino. Mort $3,000. Jan 1, 1908. Sept 24, 1909. 6:1758..... nom

6th av, No 476, 2d, 3d and 4th floors. Geo J Humphrys to Dimitrios Bat statos and ano; 5 years from May 1, 1909. Sept 30, 1909. 3:830..... 1,800

9th av, No 448. Assign lease. The Ebling Brewing Co to Thos A Larkin. Sept 20. Sept 24, 1909. 3:758..... nom

9th av, No 448. Assign lease. Thos A Larkin to Ferdinand Munch Brewery. Sept 17. Sept 24, 1909. 3:758..... nom

9th av, No 467. Assign lease and consent to same. Theresa Sommer to William Cahill EXR Thomas Cahill and Wm A Mc Devitt. Sept 20, 1909. Sept 28, 1909. 3:733..... nom

9th av, No 351, s w cor 30th st. Assign lease. Mary Shcroeder or Schroeder INDIVID & EXTRX Charles Schroeder to Herman F Weber. All title. Sept 28. Sept 29, 1909. 3:727.....nom

BOROUGH OF THE BRONX.

Intervale av, s e cor Kelly st, store and basement. Winnie Realty & Construction Co to Joseph Altman; 5 years, from Nov 1, 1909. Sept 29, 1909. 10:2710.....660 to 840

Southern Boulevard, No 1121, n w cor 167th st. Assign lease. John S Leahy to Geo C Kienzle. Morts $4,643.20. Sept 28. Sept 29, 1909. 10:2728 .....nom

3d av, Nos 4784 and 4786, s e cor Pelham av. Assign lease. Chas A Sheidy to Mark Simons. Morts $9,500. Sept 27, 1909. 11:3033..... nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Sept. 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Alcazar Realty Co to Geo Baum. 178th st, Nos 605 and 607, n s, 100 w St Nicholas av, 50x100. Certificate as to mort for $10,000. Sept 9. Sept 25, 1909. 8:2162.

Auchincloss, Rosamond S wife of Charles C to New York Public Library, Astor, Lenox and Tilden Foundations. 71st st, s s, 250 e 5th av, 25x100.5. P M. Sept 24, 3 years, 4½%. Sept 30, 1909. 5:1385. 90,000

Beer, Bina to Lena Woytisek, of Rockland County, N Y. 69th st, No 322, s s, 175 e 2d av, 16.8x77.4. P M. Prior mort $5,000. Sept 29, 5 years, 6%. Sept 30, 1909. 5:1443. 3,800

Blumenstock, Samuel to Samuel A Singerman and Mortimer Laski. 10th av, No 508, e s, 98.9 s 39th st, 24.8x100. Prior mort $28,000. Sept 21, due &c as per bond. Sept 24, 1909. 3:736. 1,000

Boenau, Theo C, August and Charles, Amelia C Green and Charlotte Brown to EMIGRANT INDUSTRIAL SAVINGS BANK. 10th av, No 453, w s, 24.8 n 35th st, 24.8x100. P M. Sept 24, 1909, 3 years, 4½%. 3:707. 10,000

Boenau, Theo C, August and Charles, Amelia C Green and Charlotte Brown all of Brooklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 10th av, No 253, w s, 20 s 25th st, 19.6x75. P M. Sept 24, 1909, 3 years, 4½%. 3:696. 9,000

Briganti, Michele to Bronx Investment Co. Lafayette st, No 178, w s, 150.1 n Grand st, 25.1x100. Sept 17, 3 years, 5%. Sept 27, 1909. 2:473. 34,000

Same and Max L Schallek, Rachel Jonas and Clementine Merzbach individ and as extrx and devisee Louis Merzbach with same. Same property. Subordination agreement. Sept 15. Sept 27, 1909. 2:473. nom

Briganti, Michele and ITALIAN AMERICAN TRUST CO with Bronx Investment Co. Lafayette st, No 178. Subordination agreement. Sept 17. Sept 27, 1909. 2:473. nom

Brown, John and John M Fimian to Anna B wife Frank Dobson. 148th st, n s, 275 w Broadway (Boulevard), 16.8x99.11. Sept 27, 1909, 3 years, 5%. 7:2095. 10,000

Boenau, Theo C, August and Charles, Amelia C Green and Charlotte Brown to EMIGRANT INDUSTRIAL SAVINGS BANK. 10th av, No 337, n w s, abt 70 s 30th st, 24.8x100. P M. Sept 24, 1909, 3 years, 4½%. 3:701. 9,000

Bobrick, Bessie to Moritz Gruenstein. 45th st, Nos 522 and 524, s s, 325 w 10th av, 2 lots, each 25x100.5. 2 morts, each $2,500; 2 prior morts, $17,000 each. July 1 ,3 years, 6%. Sept 28, 1909. 4:1073. 5,000

Brenner, Louis to Lillie B Lilienthal. 121st st, No 356, s s, 120 w 1st av, 20x100.11. Sept 27, 5 years, 5%. Sept 28, 1909. 6:1797. 7,000

Beth Hakneses Anshei Slutzk to Esperanto Mortgage Co. Pike st, No 34, w s, about 75 n Madison st, 27x85. Aug 12, 5 years, 5%. Sept 29, 1909. 1:275. 25,000

Bushwick Junction Real Estate Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for $30,000 covering land at Fresh Pond, Borough of Queens. Sept 10. Sept 30, 1909.

Bloch, Belle with FRANKLIN SAVINGS BANK in City N Y. 111th st, No 86, s s, 98 w Park av, 16x100.11. Extension of $6,500 mort until Sept 24, 1914, % as per bond. Sept 30, 1909. 6:1616. 6:1616. nom

Cavagnaro, Victoria M, Ridgewood, N Y, and Anna M Pisarra to IRVING SAVINGS INSTITUTION. Thompson st, Nos 210, 212, 214, e s, 125 n Bleecker st, 75x100. Sept 30, 1909, due, &c, as per bond. 2:537. 3,000

Christie, Robt and Robt, Jr, with UNION DIME SAVINGS BANK 29th st, Nos 142 and 144, s s, 500 w 6th av, 32.6x—x31x98.9. Extension of $25,000 mort until May 1, 1912, at 4½%. Sept 29, 1909. 3:804. nom

Curry, Eliz F to Kate Mallon. 41st st, No 313, n s, 150 e 2d av, 20x98.9. Prior mort $6,000. Sept 27, 5 years, 5%. Sept 29, 1909. 5:1334. 2,500

Clifford, Edward to Charles Schwank. Amsterdam av, No 2141, e s, 25 n 166th st, 25x100. Sept 28, 1 year, 6%. Sept 29, 1909. 8:2111. 200

Carter, Fanny L of Montclair, N J, to Mary Kidde. Worth st, No 7, n s, 105.3 e Hudson st, 25x100. Sept 27, 3 years, 5½%. Sept 28, 1909. 1:179. 3,000

Coleman, Chrisencia C wife Geo A to N Y SAVINGS BANK. 7th av, No 2311, e s, 94.11 n 135th st, 17x75. Sept 28, 1909, due &c as per bond. 7:1920. 6,000

Cohen, Israel M to THE EXCELSIOR SAVINGS BANK of N Y. Park av, No 1680, n w cor 118th st, No 77, 25.11x90. P M. Sept 27, 1909, 5 years, 5%. 6:1745. 25,500

Same and Joseph Simerman with same. Same property. Subordination agreement. Sept 27, 1909. 6:1745. nom

Del Genio, Gennaro and Maria A with American Mortgage Co. 123d st, No 414, s s, 212 e 1st av, 25x100.11. Subordination agreement. Sept 24. Sept 25, 1909. 6:1810. nom

D'Amico, Nicholas and Antoinette A Delgieno to American Mortgage Co. 123d st, No 414, s s, 212 e 1st av, 25x100.11. Sept 24, 5 years, 5%. Sept 25, 1909. 6:1810. 11,000

Egan, Anna L to John L Bassett. 17th st, No 411, n s, 125 w 9th av, 25x92. P M. Sept 29, 1909, 5 years, 5%. 3:715. 7,000

Eckert, Samuel to Samuel Groszman. Av D, No 25, w s, 32.6 n 3d st, 27.5x100. Prior mort $38,000. Sept 28, 1909, 3 years, 6%. 2:373. 2,000

Ettinger, Caecilie with One Hundred & Seventy-first St Realty Co. 172d st, No 506 West. Extension of mort for $10,500 to Sept 24, 1912, at 6%. Sept 24. Sept 30, 1909. 8:2128. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Harris N Goodstein. East Broadway, No 52. Extension mort $14,000 to Sept 23, 1914, at 4½%. Sept 23. Sept 30, 1909. 1:281. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Meyer H Wolf. St Marks pl, No 115, or 8th st, n s, 150.6 w Av A, 37.6x94. Extension of $40,000 mort until Sept 30, 1914, at 4½%. Sept 8. Sept 25, 1909. 2:436. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Meyer H Wolf. St Marks pl, No 119, or 8th st, n s, 113 w Av A, runs n 93.10 x w 25 x n 0.2 x w 12.6 x s 94 to pl x e 37.6 to beginning. Extension of $40,000 mort until Sept 30, 1914, at 4½%. Sept 25, 1909. 2:436. nom

Enderle, Chas, of Brooklyn, N Y, to Louis D Livingston and ano. Allen st, No 17, n w cor Canal st, No 73, 75x22.6. P M. Prior mort $—. Sept 29, due July 20, 1910, 6%. Sept 30, 1909. 1:300. 8,000

EAST RIVER SAVINGS INSTITUTION with Benj Aufses. 5th st, No 717, n s, 208 e Av C, 25x97. Extension of $20,000 mort until Nov 1, 1910, at 5%. Sept 29, 1909. 2:375. nom

East Twenty-Ninth St Co to City Mortgage Co. 29th st, Nos 315 to 321, n s, 200 e 2d av, 75x98.9. Building loan. Sept 22, demand, 6%. Sept 24, 1909. 3:935. 60,000

Same to same. Same property. Certificate as to above mort. Sept 24, 1909. 3:935.

Fohlin, Teresa to Agnes J Sherry. 45th st, No 130, s s, 56.3 e Lexington av, 18.9x70. Sept 22, 3 years, 6%. Sept 24, 1909. 5:1299. 2,000

Freeman, Julia B as trustee with Nathan H Cohan, Meyer A and David Goldstein. 9th st, No 312, s s, 150 e 2d av, 25x87.10. Extension of $26,000 mort until June 1, 1911, at 5%. Aug 10. Sept 24, 1909. 2:450. nom

Franz, Jacob to Montgomery S Sandford et al exrs Samuel K Nester. Grand st, No 147, s s, 43.2 w Lafayette st, old line, 17.9x80.4x18.2x80.4. P M. Aug 14, due, &c, as per bond. Sept 25, 1909. 1:233. 22,000

Franbro Realty Co to Simon W Rosendale et al exrs Isidor Wormser. 32d st, Nos 344 and 346, s s, 135 w 1st av, 35x98.9. Sept 27, 1909, 5 years, 5%. 3:937. 55,000

Fitzell, John to EMIGRANT INDUSTRIAL SAVINGS BANK. 51st st, No 345, n s, 285 e 9th av, 20x100.5. Sept 27, 1909, 3 years, 4½%. 4:1042. 1,000

Ferrante, Gherardo to Mary Manning. Pleasant av, No 369 (Av A), w s, 60.11 n 119th st, 20x75. Sept 25, 3 years, 5%. Sept 27, 1909. 6:1807. 5,500

Ferrante, Gherardo to Philip H Smith. Pleasant av, No 367, (Av A), w s, 40.11 n 119th st, 20x75. Sept 25, 3 years, 5%. Sept 27, 1909. 6:1807. 6,000

Finestone, Karl R to Otto J Bueb and ano, trustees Louis M Bueb. 97th st, No 327, n s, 225 w 1st av, 25x100.11. P M. Sept 30, 1909, 3 years, 5%. 6:1669. 13,000

Foot, Lawrence of Canton, Miss, Euphemia Whittredge of Summit, N J, to TITLE GUARANTEE & TRUST CO. Beekman st, No 59, s s, 23.9 w Gold st, 23.9x109.7 to Ann st, No 89, x23.2x103.9. Sept 8, due, &c, as per bond. Sept 28, 1909. 1:93. 28,000

Franbro Realty Co to Estate of Isidore Wormser. 32d st, Nos 344 and 346, s s, 135 w 1st av, 35x98.9. Certificate as to mort for $55,000. Sept 27. Sept 28, 1909. 3:937

Franbro Realty Co and Louis Frankel with Isidore Wormser Jr et al exrs Isidore Wormser. 32d st, Nos 344 and 346, s s, 135 w 1st av, 35x98.9. Subordination agreement. Sept 27. Sept 28, 1909. 3:937. nom

Frank, Kate to Leonard Weill. Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87. P M. Prior mort $—. Sept 24, 1 year, 6%. Sept 30, 1909. 1:298. 3,600

Friedman, Jacob to Charles Rohe exr Chas Fessler. 10th av, No 286, e s, 74 s 27th st, 24.8x75. Sept 28, 5 years, 5%. Sept 29, 1909. 3:724. 11,000

Same to Julie Muller. Prior mort $11,000. Sept 28, 5 years, 6%. Sept 29, 1909. 3:724. 2,000

Gruher, Aaron or Aron and Herman to Esperanto Mortgage Co. Columbia st, No 86, e s, 150 n Rivington st, 25x100. Prior mort $—. Sept 23, 5 years, 5%. Sept 24, 1909. 2:334. 29,000

GREENWICH SAVINGS BANK with Rebecca Steinfelder widow. 131st st, No 145 West. Extension of $10,000 mort until Sept 23, 1912, at 4½%. Sept 3. Sept 24, 1909. 7:1916. nom

Garofalo, Domenico to Wm Emlen Roosevelt and ano. Downing st, Nos 55 and 55½, n s, 182.2 w Bedford st, 38.9x90. Sept 24, 5 years, 5%. Sept 25, 1909. 2:528. 28,000

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E. THIELE, Sole Agent,
99 John St., New York.

Golden, Annie to Abraham Golden. 9th st, No 624, s s, 313 e Av B, 20x76. Prior mort $——. Sept 27, 1909, 2 years, 6%. 2:391. 1,200

GREENWICH SAVINGS BANK with Wilbur F Bakeman. 24th st, Nos 111 and 113 East. Extension of $33,000 mort until Sept 29, 1912, at 4½%. Sept 30, 1909. 3:880. nom

Garside, Emily S to WASHINGTON TRUST CO of N Y. Stanton st, No 121, s e cor Essex st, Nos 154 and 156, 25x75. Sept 28, 1909, 5 years, 5%. 2:354. 32,000

Gerlich, Sophie to Gottfried Escher. Fletcher av, n e cor White Plains road, 55x75.11x55x77.9; 85th st, No 430, s s, 375 e 1st av, 25x102.2. Prior mort $——. Sept 27, 2 years, 6%. Sept 28, 1909. 5:1564. 3,000

Gerlich, Sophie to Emily Bryan. 85th st, No 430, s s, 375 e 1st av, 25x102.2. Prior mort $20,800. Sept 27, installs, 4%. Sept 28, 1909. 5:1564. 641.80

Gellman, Meyer to Saml Williams et al. Crosby st, No 49, e s, 187.4 n Broome st, 25x100. Prior mort $35,000. Sept 27, 2 years, 6%. Sept 29, 1909. 2:482. 15,000

Griggs, James L trustee Annie M Snyder with Thomas Hinton. 17th st, No 240, s s, 310.6 e 8th av, 17.6x84. Extension of $7,000 mort until Sept 10, 1912, at 5%. Sept 21. Sept 28, 1909. 3:766. nom

Gross, Moritz to Ada E wife Henry Mote. 77th st, No 133, n s, 335 w Columbus av, 20x108.10x20x108.5. P M. Aug 23, due, &c, as per bond. Sept 30, 1909. 4:1149. 28,000

Guide Realty Co to Sophia R C Furniss et al. 100th st, s s, 125 w West End av, 50x100.11. P M. May 5, 1908, 2 years, 5%. 7:1888. 32,000

Guide Realty Co to Sophia R C Furniss et al. West End av, s w cor 100th st, 100.11x125. P M. May 5, 1908, 2 years, 5%. Sept 30, 1909. 7:1888. 120,000

Guide Realty Co to Sophia R C Furniss et al. West End av, n w cor w 99th st, 100.11x125. P M. May 5, 1908, 2 years, 5%. Sept 30, 1909. 7:1888. 120,000

Guide Realty Co to Sophia R C Furniss et al. 99th st, n s, 125 w West End av, 50x100.11. P M. May 5, 1908, 2 years, 5%. Sept 30, 1909. 7:1888. 28,000

Gutmann, Christian with Clement Le Boutillier. 2d av, No 2269. Subordination agreement. Sept 29, 1909. 6:1666. nom

Hyman, Gertrude H to Mack H Roth. 85th st, No 340, s s, 400 e 2d av, 25x102.2. Prior mort $22,000. 100th st, s s, 98.3 w Park av, 25x100.11. Prior mort $16,000. Sept 23, 2 years, 6%. Sept 24, 1909. 5:1547. 5,000

Hanigan, Gertrude to Elizabeth Horgan. 139th st, No 306, s s, 108.4 w 8th av, 16.8x99.11; 138th st, No 307, n s, 108.4 w 8th av, 16.8x99.11; 41st st, Nos 136 and 138, s s, 148.3 e Lexington av, runs s w 75 x s e 22.9 x n e 11.11 x s e 19.3 x n e 70.10 to st x n w 40 to beginning; 41st st, No 131, n s, 280.4 w 6th av, 19.8x98.9; 2d st, Nos 79 and 81, s s, 150 w 1st av, 50x73.8x50.3x 80.1; 70th st, No 119, n s, 175 w Columbus av, 20x100.5, 1-5 part. All title. Sept 23, 3 years, 6%. Sept 24, 1909. 5:1295, 7:2041. 4:994 and 1142. 2:443. 8,000

Hanigan, Philip J to Gertrude Hanigan. 139th st, No 306, s s, 108.4 w 8th av, 16.8x99.11; 138th st, No 307, n s, 108.4 w 8th av, 16.8x99.11; 41st st, Nos 136 and 138, s s, 148.3 e Lexington av, runs s w 75 x s e 22.9 x n e 11.11 x s e 19.3 x n e 70.10 to st x n w 40 to beginning; 41st st, No 131, n s, 280.4 w 6th av, 19.8x98.9; 2d st, Nos 79 and 81, s s, 150 w 1st av, 50x73.8x50.3x 80.1; 70th st, No 119, n s, 75 w Columbus av, 20x100.5. All title. Aug 26, 3 years, 6%. Sept 24, 1909. 5:1295, 7:2041. 4:994, 2:443, 4:1142. 12,000

Hennessy Realty Co to BROOKLYN SAVINGS BANK. 112th st, n s, 225 e Broadway, 100x100.11. Sept 24, 1909, 5 years, 5%. 7:1884. 220,000

Same to same. Same property. Certificate as to above mort. Sept 24, 1909. 7:1884. ——

Same and Jos Polstein with BROOKLYN SAVINGS BANK. Same property. Subordination agreement. Sept 24, 1909. 7:1884. nom

Humphreys, Edw W to New York Public Library. Astor, Lenox & Tilden Foundations. 70th st, n s, 21 w Madison av, 22x100.5. P M. Sept 29, 1909, 3 years, 4½%. 5:1385. gold, 67,500

Hayden, Catharine with MUTUAL LIFE INSURANCE CO OF N Y. 87th st, Nos 203 and 205 West. Two estoppel certificates. Sept 27. Sept 29, 1909. 4:1235. ——

Hempstead Greens Land Co to whom it may concern. Certificate as to mort for $25,000. Sept 20. Sept 28, 1909. ——

Haist, Christian to EMIGRANT INDUSTRIAL SAVINGS BANK. Park av, No 1690, w s, 50.5 s 119th st, 25x90. Sept 28, 1909, 3 years, 4½%. 6:1745. 14,000

Hofmann, Emilie to Henry Wacker. 19th st, No 229, n e s, 234 n w 2d av, 23x92. Leasehold. Sept 30, 1909, 5 years, 6%. 3:899. 4,000

HUDSON CITY SAVINGS INSTN with Ida M Drake. 52d st, No 245, n s, 254 e 8th av, 14x100.5. Extension of mort for $7,000 to July 8, 1912, at 4½%. Sept 3. Sept 30, 1909. 4:1024. nom

Ivy Courts Realty Co with METROPOLITAN LIFE INS CO. 107th st, No 220, s s, 226 w Amsterdam av, 125x100.11. Extension of $170,000 mort until Sept 1, 1912, at 5%. Sept 16. Sept 29, 1909. 7:1878. nom

Ivy Courts Realty Co with METROPOLITAN LIFE INS CO. 107th st, No 210, s s, 101 w Amsterdam av, 125x100.11. Extension of $167,500 mort until Sept 1, 1912, at 5%. Sept 16. Sept 29, 1909. 7:1878. nom

Ivy Courts Realty Co with METROPOLITAN LIFE INS CO. 107th st, No 230, s s 351 w Amsterdam av, 125x100.11. Extension of $170,000 mort until Sept 1, 1912, at 5%. Sept 16. Sept 29, 1909. 7:1878. nom

Israel, Jennie to American Mortgage Co. 77th st, Nos 248 and 250, s s, 100 w 2d av, 50x100. Sept 27, 1909, 5 years, 5%. 5:1431. 23,000

Josephson, Lizzie wife Abraham to METROPOLITAN SAVINGS BANK. Allen st, No 183, w s, 50 n Stanton st, 25x75. Sept 28, 1909, 5 years, 5%. 2:417. 21,000

Same to Paul Hellinger. Same property. Prior mort $21,000. Sept 28, 1909, 2 years, 6%. 2:417. 1,000

Jammes, Albert F to Samuel Frank. 45th st, No 17, n s, 233.6 w 5th av, 16.6x100.5; 45th st, No 19, n s, 250 w 5th av, 25x100.5. P M. Aug 24, due May 11, 1912, 6%. Sept 28, 1909. 5:1261. 38,000

Johnson, Francis E and Josephine A, and Mary R Reed as trustees Jos I West and Isidor Blumenkrohn and Leo W Vogel with New York Mortgage and Security Co. 53d st, No 316, s s, 171 e 2d av, 29x100.5. Agreement as to consent to remove so much of 1 and 2-sty stables covered by mort for $12,000 covering above premises. Aug 24. Sept 24, 1909. 5:1345. nom

Kramer (Max J) Co to Delia G Levy. Norfolk st, Nos 102 to 106, e s, 225.11 s Rivington st, 75.3x100.4x75.3x100.3. Building loan. Sept 23, due June 1, 1910, 6%. Sept 24, 1909. 2:353. 30,000

Same to same. Same property. Certificate as to above mort. Sept 23. Sept 24, 1909. 2:353. ——

Kenedy, Eliz individ and as extrx Patk J Kenedy to EMIGRANT INDUSTRIAL SAVINGS BANK. 3d av, No 779, e s, 25.5 n 48th st, 25.5x95. Sept 27, 1909, 5 years, 4½%. 5:1322. 5,000

Klausner, Samuel to Adolf Prince. 4th st, No 96, s e s, 175 n e 2d av, 25x96.2. Sept 8, due Oct 6, 1910, 6%. Sept 27, 1909. 2:445. 300

Kirschner, Michael to Frank Casper. 58th st, No 348, s s, 73 w 1st av, 27x100.4. P M. Prior mort $16,000. Sept 29, due Oct 1, 1914, 5%. Sept 30, 1909. 5:1350. 5,250

Lazarus, Morris to Louis Lazarus. Market st, No 25, w s, 25 s Henry st, 25.1x113.3x25.1x113.2. Collateral to mort for $4,000 on No 66 East 113th st. Sept 14, due, &c, as per bond. Sept 29, 1909. 1:277. 4,000

Lehrer, Oscar, Philip Brennan and Hyman Thumen to David Goodman. 7th st, No 241, n s, 544.2 w Av D, 24.5x97.6. Prior mort $28,000. Sept 27, 1909, 5 years, 6%. 2:377. 8,000

Lawton, Henry D to N Y Public Library Astor, Lenox & Tilden Foundations. 70th st, n s, 201 e 5th av, 41x100.5. P M. Sept 28, 1909, 3 years, 4½%. 5:1385. gold, 150,000

Loewy, Nathan to Speedway Realty Co. 157th st, n s, 500 w Amsterdam av, 2 lots, each 75x99.11. 2 P M morts, each $28,500; 2 prior morts $30,000 each. Sept 24, 2 years, 6%. Sept 27, 1909. 8:2116. 57,000

Luyster Cornelius W, Jr, to N Y Public Library, Astor, Lenox and Tilden Foundations. 70th st, n s, 123 w Madison av, 25x 100.5 P M. Sept 30, 1909, 3 years, 4½%. 5:1385. gold 100,000

Lewy, Sigmund to Benjamin Klinger. 113th st, No 315 West. Certificate as to reduction of mort by payment of $8,000. Sept 30, 1909. 7:1847. ——

Mahony, John J with Moritz Weil. 97th st, No 104 East. Extension of $25,000 mort until Nov 1, 1912, at —%. Dec 23, 1907. Sept 30, 1909. 6:1624. nom

Manheimer, Morris to Solmax Realty Co. 135th st, Nos 65 and 67, n s, 147.6 e Lenox av, 37.6x99.11. P M. Prior mort $30,000. Sept 30, 1909, due June 30, 1911, 6%. 6:1733. 5,000

Mendelsohn, Moses and Sigmund with Samuel and Lena Gordon. 110th st, No 62 East. Extension of mort for $19,000 to Oct 21, 1910, at 5%. Oct 8, 1907. Sept 24, 1909. 6:1615. nom

Middlebrook, Frederic J with American Mortgage Co. 77th st, Nos 248 and 250 East. Subordination agreement. Sept 27, 1909. 5:1431. nom

Mullins, Katherine and Carlos M Sarria to Annie E Neidlinger and ano. 148th st, No 517, n s, 243 w Amsterdam av, 18x99.11. Prior mort $8,000. Sept 23, 3 years, 6%. Sept 27, 1909. 7:2080. 2,000

Morgenthau Realty Co and TITLE GUARANTEE & TRUST CO with Interborough Rapid Transit Co and City of N Y. St Nicholas av, w s, 61 s 191st st, runs w 44 x n 10 x w 44 x s 48 x e 44 x n 10 x e 44 x n 28 to beginning. Subordination of mort to easement agreement. Sept 17. Sept 27, 1909. 8:2169. nom

Maynard, Mary E to Nelson S Murray. 52d st, No 322, s s, 266.4 w 8th av, 16.7x100.5. Prior mort $10,000. Sept 27, due &c as per bond. Sept 28, 1909. 4:1042. 2,000

Mooney, Christopher to Henry A Casson. 93d st, No 35, n s, 375 e Columbus av, 19.1x100.8. Sept 15, due &c as per bond. Sept 28, 1909. 4:1207. 2,000

McKenna, Cath E to TITLE GUARANTEE & TRUST CO. 2d av, Nos 323 to 327, s w cor 19th st, No 246, 80x100. P M. Sept 23, due &c as per bond. Sept 28, 1909. 3:899. 70,000

Menschel, Max to John Mitterholzer. 2d av, Nos 140 and 142, e s, 26.10 s 9th st, 53.8x125. Prior mort $75,000. Sept 27, due Jan 1, 1912, 6%. Sept 28, 1909. 2:450. 16,500

Male, Isaac to Hannah Straus et al. Broome st, No 35, s w cor Goerck st, Nos 13 to 19, 25.2x100x25.3x100. P M. Prior mort $25,000. Sept 27, due Oct 1, 1912, 6%. Sept 29, 1909. 2:326. 14,250

Male, Isaac to Mary Cherwitz. Broome st, No 35, s w cor Goerck st, Nos 13 to 19, 25.2x100x25.3x100. P M. Prior mort $39,250. Sept 27, 1 year, 6%. Sept 29, 1909. 2:326. 1,000

Newcomb, Marietta to Eliz Aymar. 71st st, No 206, s s, 115 w Amsterdam av, 20x100.5. Sept 29, 1909, 5 years, 4½%. 4:1162. 17,000

New York Protestant Episcopal Public School with Margt B Sloane 53d st, No 64 West. Extension of $17,000 mort until Aug 30, 1912, at 4%. Sept 25, 1909. 5:1268. nom

O'Brien, Marie A to Wm I Young. 109th st, No 242, s s, 500.1 w Amsterdam av, 37.6x100.11. Prior mort $42,000. Sept 28, 1909, 2 years, 6%. 7:1880. 10,000

O'Brien, Marie A to Henry G Selleck and ano trustees. 109th st, No 242, s s, 500.1 w Amsterdam av, 37.6x100.11. Sept 2, due Oct 1, 1914, 5%. Sept 28, 1909. 7:1880. 42,000

One Hundred and Sixty-Fourth St Co with UNION DIME SAVINGS BANK. St Nicholas av, s w cor 164th st, 106.7x91x99.11x53.9. Extension of $100,000 mort until Nov 1, 1914, at 4½%. Sept 24, 1909. 8:2122. nom

One Hundred & Seventy-first St Realty Co to William Hastorf. 172d st, No 510, s s, 100 e Audubon av, 48.4x95. Prior mort $40,000. Sept 24, 1909, 3 years, 6%. 8:2128. 6,500

Same to same. Same property. Certificate as to above mort. Sept 24, 1909. 8:2128. ——

One Hundred & Seventy-first St Realty Co to Albert Hastorf. 172d st, No 508, s s, 173.4 w Amsterdam av, 48.4x95. Prior mort $38,000. Sept 24, 1909, 3 years, 6%. 8:2128. 8,500

Same to same. Same property. Certificate as to above mort. Sept 24, 1909. 8:2128. ——

One Hundred & Sixty-fourth St Co to John Bolinger. St Nicholas av, s w cor 164th st, 106.7x91x99x53.1. Prior mort $100,000. Sept 18, 3 years, 6%. Sept 24, 1909. 8:2122. 45,000

Same to same. Same property. Certificate as to above mort. Sept 16. Sept 24, 1909. 8:2122. ——

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One Hundred & Seventy-first St Realty Co to Charles Schimmer. 172d st, No 506, s s, 125 w Amsterdam av, 48.4x95; 172d st, No 508, s s, 173 w Amsterdam av, 48.4x95; 172d st, No 510, s s, 100 e Audubon av, 48.4x95. Prior mort $139,500. Sept 24, 1909, installs. 6%. 8:2128. 4,075

Same to same. Same property. Certificate as to above mort. Sept 24, 1909. 8:2128. —

Painter (S G) Realty & Securities Co to Ira E Miller. 116th st, Nos 121 and 123, n s, 241.8 w Lenox av, 41.8x100.11; 99th st, n s, 150 e Amsterdam av, 45x100.11; also property in Westchester Co, N Y. Sept 24, 1909, due Feb 1, 1910, 6%. 7:1854 and 1901. 16,000

Pegram, Lou to EQUITABLE LIFE ASSUR SOC of the U S. Madison av, No 710, n w cor 63d st, No 23, 20x70. Sept 27, 1909, due May 1, 1910, 5%. 5:1378. 3,000

Price, Sabina with Chas H Young and Chas T Dunning trustees George Bell. 114th st, No 51, n s, 670 w 5th av, 25x100.11. Extension of $20,000 mort until Nov 8, 1914, at 4½%. Sept 27, 1909. 6:1598. nom

Pinehurst Realty Co to NATIONAL SAVINGS BANK of City of Albany. 180th st, s s, 175 w Amsterdam av, 2 lots, each 50x100. 2 morts, each $45,000. Sept 27, due &c as per bond. Sept 28, 1909. 8:2152. 90,000

Same to same. Same property. 2 certificates as to above mort. Sept 27. Sept 28, 1909. 8:2152. —

Perry, Alvan W to Walter M Keck as trustee. 72d st, No 167, n s, 118 e Amsterdam av, 18x102.2. Sept 27, 5 years, 4½%. Sept 29, 1909. 4:1144. 55,000

Pipe Trucking Co to Geo W K Taylor. Consent to mort for $700 covering truck, horses, &c. Sept 29, 1909. —

Same to same. Certificate as to mort for $700. Sept 29, 1909. —

General mortgages.

Paterno (Michl E) Realty Co with Joseph Paterno. Claremont av, w s, 500.6 s 119th st, runs w 61.6 x s w 119.9¼ x e 69.4¼ x n e 119.11 to beginning. Certificate of stockholders to consent to mort for $30,000. Aug 17. Sept 30, 1909. 7:1990. —

Rothbaum, David, Jacob Esskreis and Sam Gottesman to Nathan J Gumbiner. 119th st, No 64, s s, 222.6 w Park av, 27.6x100.11. Prior mort $25,000. Sept 23, 3 yrs, 6%. Sept 24, 1909. 6:1745. 3,000

Reiley, Robert J with Jacob Moersfelder. 113th st, Nos 127 and 129, n s, 213.4 e Park av, 36.8x100.11. Extension of mort for $35,000 to Sept 28, 1912, at 5%. Sept 24, 1909. 6:1641. nom

Rosborg, Jacob to Harry H Holbert. Marble Hill av (Kingsbridge av), e s, 236.2 s w 228th st (Terrace View av), 50x100. Sept 24, 1 year, 6%. Sept 25, 1909. 13:3402. 1,250

Rennard, Mary T wife John C to BOWERY SAVINGS BANK. 73d st, Nos 302 and 304, s s, 90 w West End av, runs s 24.4 x w 20 x s 77.10 x w 20 x n 102.2 to st x e 40 to beginning. Sept 27, 1909, 5 years, 4½%. 4:1184. 10,000

Ryan, Patrick J to Matilda Pinner. 18th st, No 167, n s, 80 e 7th av, 20x51x20x50.6. P M. June 14, 3 years, 5%. Sept 28, 1909. 3:794. 7,000

Russell, Selma M with Lillie B Lilienthal. 121st st, No 356 East. Subordination agreement. Sept 25. Sept 28, 1909. 6:1797. nom

Republic of Panama with Saml Feinberg. 4th st, Nos 251 and 253, n s, 100 e Av B, 40x95.10. Extension of $45,000 mort until Aug 9, 1914, at 5%. Aug 2. Sept 29, 1909. 2:387. nom

Russell, Ora M to Evelyn A Mossman. 87th st, No 109, n s, 75 w Columbus av, 16.8x100.8½. Sept 30, 1909, 5 years, 5%. 4:1218. 15,000

Richardson, Emma B to Georgiana Maclay. 56th st, No 54, s s, 81.6 e Madison av, 18.6x89. Prior mort $35,000. Sept 29, due, &c, as per bond. Sept 30, 1909. 5:1291. 12,000

Rosenthal, Joseph and Jacob Grotta to Century Mortgage Co. 135th st, No 601, s s, 138.7 w Broadway, 38.7x99.11. Sept 28, 3 years, 5%. Sept 30, 1909. 7:2001. 42,000

Rosenberg, Julius to Martin Goldfarb. Water st, No 433, s e cor Market slip, Nos 92 to 98, 26x80. P M. Sept 17, 2 years, 6%. Sept 30, 1909. 1:249. 5,500

Solomon, Jos to UNION TRUST CO of N Y. 66th st, No 132, s s, 123.1 w Broadway, 25x100.5. P M. Sept 29, 5 years, 4½%. Sept 30, 1909. 4:1137. 26,000

St Andrews Convalescent Hospital to LAWYERS TITLE INS & TRUST CO. 17th st, No 237, n s, 178.6 w 2d av, 20x104. P M. Sept 30, 1909, 5 years, 5%. 3:898. 33,000

Siebert, Marie and Charles to Robert L Siebert. Bleecker st, No 245, e s, 83.8 s Cornelia st, runs e 66 x s 8.8 x e 34 x s 12.3 x w 100 x n 20.11 to beginning. P M. Sept 9, 3 years, 6%. Sept 30, 1909. 2:589. 2,000

Sisti, Giuseppe to Clement Le Boutillier. 2d av, No 2269, w s, 80.10 n 116th st, 20x90. Sept 29, 1909, 5 years, 5%. 6:1666. 9,000

Schmidt, Fredk C to Emma Brandt. 141st st, No 150, s s, 406 e 7th av, 28x99.11. Prior mort $21,000. Sept 29, 1909, due, &c, as per bond. 7:2069. 4,000

Segal Realty Co to Oscar Englander as trustee. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 23.10 to alley 10 ft wide x n 24.1 x w 184.3 to Bowery, x s 38.11 to beginning. Prior mort $110,000. Sept 23, demand, 6%. Sept 29, 1909. 2:426. 6,500

Same to same. Same property. Certificate as to above mortgage. Sept 21. Sept 29, 1909. 2:426. —

Seton, Alfred of Tuxedo Park, N Y, and Henry G Barbey of Katonah, N Y, to Henry A C Taylor. Canal st, No 247, n e cor Lafayette st, runs n 95.8 x e 36.7 x s 101.9 to Canal st, x w 24.3 to beginning. P M. Sept 29, 1909, 3 years, 4½%. 1:208. 70,000

Smith, Chas J to BROADWAY SAVINGS INSTN of N Y. 178th st, No 657, n s, 112.6 w Wadsworth av, 12.6x100. P M. Sept 20, due Nov 1, 1912, 5%. Sept 27, 1909. 8:2163. 7,000

Smith, Cornelia to Chas W Mix. 99th st, No 162, s s, 171.1 e Amsterdam av, 15.4x76.1x15.4x75.4. Sept 23, due, &c, as per bond. Sept 25, 1909. 7:1853. 200

Sharff, H man of Brooklyn, N Y, with John A Brown Jr. 23d st, Nos 219 and 221 East. Extension of $50,000 mort until Oct 17, 1914, at 4½%. Sept 15. Sept 24, 1909. 3:901. nom

Strack, Otto to Jacob Wicks Jr. 52d st, Nos 351 and 355, n s, 245 e 9th av, 60x100.5. Building loan. Sept 23, due Mar 15, 1910, 6%. Sept 24, 1909. 4:1043. 80,000

Taves, Sarah J with John R Hegeman et al trustees Metropolitan Staff Savings Fund. 85th st, No 34, s s, 317 w Central Park West, 17x102.2. Extension of $18,000 mort until Aug 1, 1912, at 5%. Sept 22. Sept 29, 1909. 4:1198. nom

Topping, Chas H to Robert L Morrell. 30th st, No 231, n s, 318.6 w 7th av, 21.6x98.9; 30th st, No 229, n s, 297 w 7th av, 21.6x98.9. Prior morts $35,000. Sept 29, 1909, 1 year, 6%. 3:780. 8,000

Turrell, Wm H to Chas Gulden. 87th st, Nos 16 and 18, s s, 63.2 w Madison av, 50.2x100.8. P M. Sept 14, due Oct 1, 1912, 4½%. Sept 29, 1909. 5:1498. 80,000

Tanenbaum, Moses to Samuel D Styles. 75th st, No 31, n s, 368 e Columbus av, 20.1x102.2. P M. Sept 23, 5 years, 4%. Sept 24, 1909. 4:1128. 25,000

Same to same. Same property. P M. Prior mort $25,000. Sept 23, 2 years, 5%. Sept 24, 1909. 4:1128. 7,500

Trustees Theological Seminary of Presbyterian Church, Princeton, N J, to Michael Murtha. Hudson st, No 163. Certificate as to reduction of mort by payment of $5,000. Aug 1. Sept 30, 1909. 1:215. —

Utard, Emile to Louis Silverman. 131st st, Nos 35 and 37, n s, 410 w 5th av, 50x99.11. P M. Sept 29, due July 1, 1913, 6%. Sept 30, 1909. 6:1729. 5,000

Vanacore, Raphael and Gaspare Parlato to Salvatore Imperato. 1st av, No 2199, w s, 50.11 s 113th st, 25x100. Sept 30, 1909, 5 years, 6%. 6:1684. 12,000

Vicario, John of North Hempstead, N Y, to Roswell Eldridge. Worth st, Nos 130 and 132, s s, 43 w Centre st, 41.9x54.11x41.9 x54.8, except part for Worth st. Sept 23, 1 year, 5%. Sept 24, 1909. 1:168. 10,000

Vanacoroe, Raphael to Gottlieb F Sewing. 113th st, No 306, s s, 100 e 2d av, 25x100.10. Prior mort $25,000. Sept 24, due May 7, 1911, 6%. Sept 28, 1909. 6:1598. 1,000

Wray, Emma M to EQUITABLE LIFE ASSUR SOC of the U S. 38th st, Nos 310 to 328, s s, 175 w 8th av, runs s 98.9 x w 150 x s 98.9 to 37th st, Nos 327 and 329, x w 50 x n 98.9 x w 50 x n 98 to 38th st x e 250 to beginning. Prior mort $185,000. Sept 28, 1909, due Jan 1, 1911, 4½%. 3:761. 15,000

Wakeman, Wilbur F to GREENWICH SAVINGS BANK. 24th st, Nos 111 and 113, n s, 144 e 4th av, 39.8x98.9. Sept 29, 1909, due, &c, as per bond. 3:880. 5,000

Welch, Fannie D, of Baltimore, Md to GERMAN SAVINGS BANK. 129th st, Nos 126 and 128, s s, 250 w Lenox av, as widened, 50x99.11. Sept 24, 5 years, 5%. Sept 30, 1909. 7:1913. 30,000

Welch, Fannie D, of Baltimore, Md, to GERMAN SAVINGS BANK. 129th st, No 130, s s, 425 e 7th av, as widened, 25x99.11. Sept 24, 5 years, 5%. Sept 30, 1909. 7:1913. 10,000

Wohlfahrt, Karl to Henry F Boehringer. 5th av, No 2212, w s, 74.11 s 135th st, 25x90. P M. Sept 27, 3 years, 6%. Sept 29, 1909. 6:1732. 5,000

Young, Geo W exr Charles Young with Herman Behrens. Av B, No 182, w s, 63.3 n 11th st, 30x90.6. Extension of $20,000 mort until Oct 1, 1912, 5%. Sept 29, 1909. 2:202. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Anderson, Alexander to Emanuel Glauber. Heath av, e s, — n 230th st and 283.1 n land now or formerly of Tecca N Reed, runs e 100.7 x n 125 x w 100.7 to av, x s 125 to beginning. Building loan. Sept 21, 1 year, 6%. Sept 24, 1909. 12:3256. 26,100

Broad Realty Co to Chas H Friedrich. Irvine st, No 899, w s, 69.4 s Garrison av, 20x50. Sept 21, 3 years, 6%. Sept 24, 1909. 10:2761. 1,500

Same to same. Certificate as to above mort. Sept 21. Sept 24, 1909. 10:2761. —

Same to same. Irvine st, No 901, w s, 49.4 s Garrison av, 20x50. Sept 21, 3 years, 6%. Sept 24, 1909. 10:2761. 1,750

Same to same. Certificate as to above mort. Sept 21. Sept 24, 1909. 10:2761. —

Blauvelt, Sarah to Henry Bauer. Valentine av, No 2088, e s, 75.7 n 180th st, 18.11x97.7x18.9x95.3. P M. Sept 23, 5 years, 5%. Sept 24, 1909. 11:3144 and 3143. 6,000

Beck, Louise to Thornton Bros Co. Findlay av, No 1270, e s, 156.8 s 169th st, 16.8x100. Prior mort $3,000. Sept 27, due, &c, as per bond. Sept 28, 1909. 9:2436. 1,900

Bishop, Frank H to Fordham Realty Co. Heath av, No 2675, n w cor Knox pl, 25x100. P M. Prior mort $6,500. Sept 28, 1909, due, &c, as per bond. 11:3239. 2,000

Bloch, Bernard to Edgar S Appleby and ano. Webster av, s w cor 182d st, 200 to Ford st, x100. Sept 24, 5 years, 5½%. Sept 28, 1909. 11:3143. 20,000

*Baumann, Oscar H and Selma I A Ehler to Michl F Lyons. Clason Point road or public road leading to Clasons Point, being lot 5 map Clasons Point, except part for road, contains 1 51-100 acres. P M. Prior mort $7,500. Sept 28, due &c as per bond. Sept 29, 1909. 900

Becker, C Adelbert with Chas P Buckley et al. 187th st, s w cor Park av, runs w 20.5 x s 107.9 x e 15.2 x n 107.8 to beginning. Subordination agreement. Sept 22. Sept 30, 1909. 11:3031. nom

Bronxland Realty Co with Alfred H Tompkins. Bryant av, w s, 140.3 s Garrison av, 25x100. Subordination agreement. Sept 29. Sept 30, 1909. 10:2761. nom

Cohn, Dora wife Nathan to Agnes G W Bertieri. Plympton av, w s, 100 n 170th st, 25x100. Sept 29, 3 years, 5½%. Sept 30, 1909. 9:2522. 5,000

Same nd Geo E Buckbee with sme. Same property. Subordination agreement. Sept 29. Sept 30, 1909. 9:2522. nom

Cohn, Dora wife of and Nathan to Agnes G W Bertieri. Plympton av, w s, 125 n 170th st, 25x100. Sept 29, 3 years, 5½%. Sept 30, 1909. 9:2522. 5,000

Same and Geo E Buckbee with same. Same property. Subordination agreement. Sept 29. Sept 30, 1909. 9:2522. nom

Chester Construction Co to Alfred H Tompkins. Bryant av, w s, 140.3 s Garrison av, 25x100. Certificate as to mort for $7,000. Sept 29. Sept 30, 1909. 10:2761. —

Corsi, Ferdinando to Thos F Wheeler. Pelham av, s s, 150.3 e Cambreleng av, and being lot 131 map property S Cambreleng et al at Fordham, 25x141.8x25x136.9. P M. Sept 25, due &c as per bond. Sept 27, 1909. 11:3091. 4,000

Corbett, James C to Carl F Spaney. 143d st, n s, 240 w Brook av, 25x100. Prior mort $20,000. Sept 27, 2 years, 6%. Sept 28, 1909. 9:2288. 4,000

Cameron, Wm D to Mary B Slevin. Webster av, n w cor 181st st, 100.1x75. P M. Sept 27, 3 years, 5%. Sept 28, 1909. 11:3143. 8,200

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*Corti Building Co to Annie P Kirk. Elm st, w s, 125 n Locust av, 25x100. Prior mort $——. Sept 2, 1 year, 6%. Sept 24, 1909. 4,500

*Same to same. Same property. Certificate as to above mort. Sept 2. Sept 24, 1909. ——

*Cacace, Raffaela to Melrose Realty Co. 216th st, s s, 200 w Tilden av, 25x100, and being lot 524 map (No 1041 in Westchester Co) of Laconia Park. P M. July 15, 2 years, 6%. Sept 27, 1909. 275

*Costar, Geo to Thos Keitel. Ellis av (13th st), s s, 355 w Castle Hill av (Av C), 25x103. Prior mort $3,500. Sept 18, 2 years, 6%. Sept 24, 1909. 1,200

Cohen & Eckman Corpn to Morris Bregman. Brook av, w s, 87.6 n 170th st, 37.6x90. Prior mort $——. Sept 29, due, &c, as per bond. Sept 30, 1909. 11:2896. 6,000

Same to same. Same property. Certificate as to above mortgage. Sept 29. Sept 30, 1909. 11:2896. ——

Chester Construction Co to Alfred H Tompkins, of Brooklyn. Bryant av, w s, 500 n Seneca av, 25x100. Sept 29, 3 years, 5%. Sept 30, 1909. 10:2761. 7,000

*Droste, Geo F with Michl F Lyons. Road leading to Classons Point, s w s lot 5 map (LXXVI in Westchester Co), contains 1 51-100 acres. Extension of $7,500 mort until May 12, 1912, at 5%. July 16. Sept 29, 1909. nom

Donovan, James J to DOLLAR SAVINGS BANK, N Y. Crotona av, n e cor 187th st, 200x100. Sept 30, 1909, due, Dec 1, 1910, 6%. 11:3104. 13,000

Davis, Matilda S to TITLE GUARANTEE & TRUST CO. Jackson av, No 825, w s, 216.5 n 158th st, 20.1x75. Sept 29, 1909, due &c as per bond. 10:2637. 3,500

Davis, Oliver E to Maria Habermann. Bathgate av, w s, 100 n Wendover av, and being lot 140 map No 140 (Westchester Co) of Central Morrisania, 50x120, except part for Bathgate av. P M. Sept 24, 1909, due &c as per bond. 11:2913. 3,500

Donovan, John J to Hugh Doon. Pelham av, n s, 50 w Hughes av, 76x157 to 191st st, x75x140. P M. Sept 11, due, &c, as per bond. Sept 28, 1909. 12:3273. 12,460

*Devermann, Chas E to Thomas Keitel and Margaret his wife. Blackrock av (8th st), s s, 280 w Olmstead av (Av D), 25x108, Unionport. Sept 25, 3 years, 5½%. Sept 27, 1909. 3,000

EMIGRANT INDUSTRIAL SAVINGS BANK with Herman Bullwinckel. Prospect av, n w cor 163d st, 33.10x106. Extension of $35,000 mort until Nov 14, 1914, at 4½%. Sept 8. Sept 25, 1909. 10:2678. nom

Eichhorst, Carl to John W Willson. Hull av, No 3212, s e s, 232.4 n e 205th st, 25x100. P M. Prior mort $——. Sept 24, 1909, 3 years, 6%. 12:3350. 2,500

Edmondson Construction Co and Geo E Buckbee with Agnes G W Bertieri. Nelson av, w s, 150 n Boscobel av, 16.8x79.7x18.5x71.8. Subordination agreement. Sept 24. Sept 25, 1909. 11:2874. nom

Edmondson Construction Co and Geo E Buckbee with Agnes G W Bertieri. Nelson av, w s, 166.8 n Boscobel av, 16.8x87.7x18.5x79.7. Subordination agreement. Sept 24. Sept 25, 1909. 11:2874. nom

Edmondson Construction Co to Agnes G W Bertieri. Nelson av, w s, 183.4 n Boscobel av, 18.8x95.6x18.5x87.7; Nelson av, w s, 150 n Boscobel av, 16.8x79.7x18.5x71.8; Nelson av, w s, 166.8 n Boscobel av, 16.8x87.7x18.5x79.7. Certificate as to three morts for $3,500 each. Sept 23. Sept 25, 1909. 11:2874. ——

Edmondson Construction Co and Geo E Buckbee with Agnes G W Bertieri. Nelson av, w s, 183.4 n Boscobel av, 16.8x95.5x18.5x87.7. Subordination agreement. Sept 24. Sept 25, 1909. 11:2874. nom

Edmondson Construction Co to Agnes G W Bertieri. Nelson av, w s, 150 n Boscobel av, 16.8x79.7x18.5x71.8. Sept 24, 3 years, 5½%. Sept 25, 1909. 11:2874. 3,500

Edmondson Construction Co to Agnes G W Bertieri. Nelson av, w s, 166.8 n Boscobel av, 16.8x87.7x18.5x79.7. Sept 24, 3 years, 5½%. Sept 25, 1909. 11:2871. 3,500

Edmondson Construction Co to Agnes G W Bertieri. Nelson av, w s, 183.4 n Boscobel av, 16.8x92.6x18.5x87.7. Sept 24, 3 years, 5½%. Sept 25, 1909. 11:2874. 3,500

Fey, Ferdinand W to Christopher J Doody. Jennings st, No 806, s s, 75 e Chisholm st, 50x95. Prior mort $6,000. Sept 27, 1909, demand, 5%. 11:2972. 2,000

Field, Phebe E to Fannie E Brooker. Clay av, No 1699, w s, 130 s 174th st, late Spring st, and 30 s from s s lot 100 map Mt Hope, runs w 100 x s 19.2 x e 100 to av x n 19.2 to beginning, being part of lot 99 same map except part for av. P M. July 16, 2 years, 6%. Sept 24, 1909. 11:2790. 1,500

Fulton-Wendover Construction Co to City Mortgage Co. Fulton av, w s, 82.8 s Wendover av, 100x173x100.9x160.6. Building loan. Sept 14, demand, 6%. Sept 24, 1909. 11:2928. 70,000

Same to same. Same property. Certificate as to above mort. Sept 14. Sept 24, 1909. 11:2928. ——

Florio, Ida wife Felix to John McClure. 169th st, s w cor Stebbins av, 19x80. Sept 29, 5 years, 5%. Sept 30, 1909. 10:2694. 11,000

*Field, Frank E to TITLE INS CO of N Y. Lots 6, 7, 8 and 9 map (No 1116 in Westchester Co) heirs Capt Cornell Ferris, Westchester, except parts for Westchester av and West Farms road or Main st. Sept 29, 3 years, 5½%. Sept 30, 1909. 9,000

*Gleason, Wm F of New Britain, Conn, to Antonio Morgan. Compton av, s s, 250 e Newman av, and being lots 253 and 254 map lands estate Jos Husson at Clasons Point, 62.6x150x50x150. Sept 21, 3 years, 6%. Sept 24, 1909. 1,800

Gallagher, John to Hunts Point Realty Co. Edgewater road, e s, 328.11 s Garrison av, 100x145.7 to Bronx River, x100x143.11. P M. Sept 22, 2 years, 5%. Sept 24, 1909. 10:2761 and 2762. 5,000

*Gresch, John with Anna Kodet. Taylor av, e s, 275 s Columbus av, 25x95. Extension of $3,000 mort until Sept 6, 1914, at 6%. Sept 7. Sept 25, 1909. nom

*Gass, Frank and Katharina his wife to Mary E and Annie C Foote. 9th st, n s, 205 e Av C, 50x108, Unionport, except part for Tremont av. Sept 24, due Oct 1, 1912, 5½%. Sept 27, 1909. 4,500

*Geiszler, Alois to Arthur J Mace and ano exrs Malinda G Mace. 1st st, e s, 153 n 219th st, and being lots 1280 and 1281 map Wakefield, 190x122x—x116. P M. Sept 20, 3 years, 6%. Sept 27, 1909. 2,000

Gaines-Roberts Co to DRY DOCK SAVINGS INSTN. Hoe av, e s, 310 s Bancroft st, 3 lots, each 40x100. 3 morts, each $24,000. Sept 27, 1909, due &c as per bond. 10:2749. 72,000

Same to same. Hoe av, e s, 310 s Bancroft st, 40x100; Hoe av, e s, 350 s Bancroft st, 40x100; Hoe av, e s, 390 s Bancroft st, 40x100. Certificate as to 3 morts for $24,000 each. Sept 27, 1909. 10:2749. ——

*Gundersen, Bendikte S to T Emory Clocke. Bassett av, w s, abt 245 s McDonald st, 24.7x100, and being lot 114 map (No 1130) of 327 lots Hunter estate. Sept 29, due &c as per bond. Sept 30, 1909. 3,250

*Same to Hudson P Rose. Same property. Prior mort $3,250. Sept 17, 3 years, 5½%. Sept 30, 1909. 500

Hirleman, Forrest Co to Josiah A Briggs and ano trustees John V Briggs. Marion av, No 2681, w s, 439.3 n 194th st, 33x178x 33.1x185.8. P M. Sept 22, 3 yrs, 5%. Sept 25, 1909. 12:3287. 2,965

*Hyland, Wm J to Nellie G Byrnes. Mayflower av, w s, 925.5 n Pelham road and being lots 39 to 43 map 473 lots Haight estate, 125x100; Arnow av, s s, 402 e Pelham road and being lots 42 and 43 map 143 lots Paul estate, 50x75. Sept 25, due Sept 1, 1912, 6%. Sept 24, 1909. 5,000

Hahn, Katie and Charlotte Brucher to Carl Klug. Forest av, No 1004, e s, 90 s 165th st, 17.8x100. Prior mort $4,000. Sept 27, 2 years, 6%. Sept 28, 1909. 10:2659. 2,000

Hollerith (Joseph), a corpn to Jacob Mendelsohn. Union av, e s, 323 from former s s Morse now Boston av, runs s e along av 25 x e 100 x n 25 x s w 100 to beginning. P M. Prior mort $2,000. Sept 30, 1909, due Dec 30, 1909, 6%. 11:2969. 2,300

Hennessy, Wm P to Rose L Dibble. Union av, e s, 312.6 n 152d st, 18.9x95. P M. Prior mort $4,750. Sept 29, installs, 6%. Sept 30, 1909. 10:2675. 4,750

Jaretski, Samuel to Broad Realty Co. Irvine st, No 897, w s, 89.4 s Garrison av, 20x50. P M. Prior mort $7,000. Sept 24, 1 year, 6%. Sept 29, 1909. 10:2761. 800

Kingsbridge Real Estate Co with Fordham Realty Co. Lot 28 blk 3239 map Bailey estate. Agreement modifying terms of mort. Sept 28, 1909. 11:3239. nom

Keller, Ernst to Central Mortgage Co. 240th st, n s, 100 e Martha av, 3 lots, each 25x100. 3 morts, each $4,000. Sept 1, 3 years, 5½%. Sept 24, 1909. 12:3394. gold, 12,000

Krupp (Felix) Construction Co to Julia wife Felix Krupp. Grand av, s w cor Buchanan pl, No 50, 50x100. Prior mort $45,000. Sept 2, 2 years, 6%. Sept 27, 1909. 11:3208. 3,500

*Kienitz, Bessie wife Karl to Harry Metzler. Gifford av, s s, 478.10 e Balcom av, 25x100, Westchester. Prior mort $2,000. P M. Sept 28, due, &c, as per bond. Sept 30, 1909. 500

*Keitel, Thomas with Nicholas J Tonner. Av D, w s, — s 14th st, and being part lot 366 map Unionport, 50x105. Extension of $3,000 mort until Nov 1, 1912, at 6%. Sept 29, 1909. nom

*Lo Monte, Jerome to Frank Gass. Union av, e s, 51 n 4th st, 50x 100, and being lots 21 and 22, Westchester. Sept 24, due &c as per bond. Sept 24, 1909. 1,000

Loring Realty Co to Edna A Patton. Loring pl, e s, 351.11 n 183d st, 44x110. Prior mort $11,000. Sept 25, 1909, due, &c, as per bond. 11:3225. 1,000

Lohse, Katie J to James Carlew. Gerard av, No 1249, w s, 264.7 n 167th st, 25x125. Prior mort $7,000. Sept 24, 1909, 3 years, 5%. 9:2489. 500

*Landgrebe, William to Sinclair H Kirby and ano. Tremont av, s s, 146.3 w Westchester av, 28.4x143.10 to Westchester av x25.7x 124.5 and being lot 20 map No 1128A of 30 lots Michl McCormick. P M. Prior mort $2,765. Sept 27, due &c as per bond. Sept 28, 1909. 2,000

Mountain Construction Co and Hyman Cohen and Morris Bernstein with Mary S Croxson. 165th st, s s, extends from College to Findlay av —x77.3 on College av x—x90.5 on Findlay av. Subordination agreement. Sept 15. Sept 27, 1909. 9:2432. nom

Mountain Construction Co and Hyman Cohen and Morris Bernstein with Mary S Croxson. 165th st, s s, whole front from College and Findlay avs, —x77.3 on College av x—x90.5 on Findlay av. Subordination agreement. Sept 15. Sept 27, 1909. 9:2432. nom

Merksamer, Saml and Isaac Sakolski with Max Cohen and Emanuel Glauber. Ryer av, e s, 125 n 180th st, 75x100. Subordination agreement. Sept 24. Sept 27, 1909. 11:3149. nom

*Maurer, Rosa wife of and Ludwig Maurer to BRONX BOROUGH BANK. Unionport road, w s, 78 s Columbus av, 52x—, and being lots 503 and 504 map Van Nest Park. Sept 4, due &c as per bond. Sept 27 1909. 4,450

Michel, Emma to TITLE GUARANTEE AND TRUST CO. 198th st Travers st), w s, 30.8 n Bainbridge av, 50x98. Sept 25, 1909, due, &c, as per bond. 12:3295. 2,500

*Maita, Rosina or Rosina Lo Bue to Eliz K Dooling. Ash av, n s, — e 216th st, 35x100x—x—, and being lot 51 map Laconia Park Sept 9, 3 years, 5½%. Sept 25, 1909. 4,000

Mintz, Harriet to Wm Sussdorf. Walton av, e s, 264.2 s Fordham road, 25x80x25.11x79.8. Prior mort $——. Sept 23, 2 yrs, 6%. Sept 24, 1909. 11:3184. 1,000

*Mink, Adam and Hugo C Cook to Henry Dannenfelser. Grace av, w s, 178.1 n Westchester av, 25x100, Westchester. July 1, 1909, 5 years, 5½%. Re-recorded from July 8, 1909. Sept 25, 1909. 5,000

*Melrose Realty Co to Nicola Galante. Beech av, n w cor Elm st, 100x100, and being lots 140 to 143, map Laconia Park. Sept 23, due May 24, 1911, 5%. Sept 25, 1909. 500

*Miller, Samuel S to DOLLAR SAVINGS BANK of N Y. Orchard st, s s, 88 e City Island av (Main st), 25x103, City Island. Sept 29, 1909, due Dec 1, 1910, 5%. 3,000

*Mascia, Jos A and Bronxwood Realty Co with Andrew Tietjen. Lot 21 map No 1039 supplementary map Bronxwood Park. Subordination agreement. Sept 21. Sept 29, 1909. nom

*Mann, Abraham to Jefferson M Levy. Lots 7 to 13 blk 5 Sec A; lots 56 to 58 blk 22 Sec A; lot 61 blk 26 Sec A; lots 30 to 39 and 55 to 57 blk 27 Sec C map (No 393) of Edenwald. P M. Sept 29, due Mar 29, 1912, 6%. Sept 30, 1909. 7,200

Muller, J Fredrich to The Gaines-Roberts Co. Hoe av, No 1038, e s, 230 s Bancroft st, 40x100. Prior mort $24,000. Sept 29, due Oct 1, 1912, 6%. Sept 30, 1909. 10:2749. 6,000

Mestaniz, Emma M S to Max Cohen and Samuel Glauber. Forest av, n w s, 197.6 s w 161st st, 24x175 to e s Jackson av, No 842. P M. June 1, 1 year, 5½%. Sept 30, 1909. 10:2647. 11,250

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McIntee & Kelly Co with Geo F Johnson. Beck st, w s, 310 n Longwood av, 40x100. Subordination agreement. Sept 1. Sept 30, 1909. 10:2740. nom

*McCormick, Michael with Sinclair H Kirby and ano. Tremont av, s s, 146.3 w Westchester av, 28.4x143.10 to Westchester av x25.7 x124.4. Extension of $2,760 mort until June 11, 1912, at 5%. Aug 31. Sept 28, 1909. nom

*Melrose Realty Co with J Charles Grasmuk. 216th st, n w cor Bronxwood av, 55x89. Agreement apportioning mort. Sept 30, 1909. nom

*Nebeling, Magdalena to Cath T White. Taylor av, No 1737, w s, — s Morris Park av, lot 206 map Van Nest Park. Prior mort $3,250. Sept 29, 1 year, 6%. Sept 30, 1909. 675

*Nugent, John to Margt Gibson. 226th st, late 12th av, n s, 205 w 5th av, and being e ½ lot 240 map Wakefield, 50x114. Sept 18, 3 years, 5½%. Sept 29, 1909. 500

Nonpareil Realty Co to Emma H S Merrill. Lafayette av, n s, 230 e Whittier st, runs n 305.2 x e 92.3 x e 171.7 x e 163.10 x e 66 x s 76 to av x s w and w 451.1 to beginning; Lafayette av, s e cor Whittier st, runs s 99.4 x e 200 x n 95.3 x w 200 to beginning. Sept 29, 1909, 2 years, 5½%. 10:2762-2764 and 2765. 14,000

Same to same. Same property. Certificate as to above mort. Sept 29, 1909. 10:2762-2764 and 2765. —

O'Donnell, Annie wife Wm J to Geo W Edmondson. 235th st, No 223, n s, 200 e Keppler av, 25x100. P M. Mar 31, 1 year, 6%. Sept 27, 1909. 12:3376. 800

Osmansky, Morris with The City Mortgage Co. Fulton av, w s, 82.8 s Wendover av, 100x173x100.9x160.6. Subordination agreement. Sept 14. Sept 24, 1909. 11:2928. nom

152d St Construction Co to Greenwich Mortgage Co. Tinton av, n w cor 152d st, runs w 155.8 to Wales av x n 36.6 x e 85.9 x s 24.10 x e 100 to av x s 49.10 to beginning. Building loan. Sept 29, 1909, 1 year, 6%. 10:2654. 48,250

Same to same. Same property. Certificate as to above mort. Sept 29, 1909. 10:2654. —

Ott, Fredk J to Bronx Security & Brokerage Co. 162d st, n s, 162.9 w 3d av, 25x100. ¼ part. All title. Sept 29, 1 year, 6%. Sept 30, 1909. 9:2367. 630

*Pfaffmann or Pfoffmann, Chas F to James A Donegan. Gleason av, s s, 100 e 174th st, 50x100. Sept 30, 1909, 2 years, 6%. 1,000

Padernacht, William to Broad Realty Co. Irvine st, No 895, w s, 109.4 s Garrison av, 26x50. P M. Prior mort $6,750. Sept 24, 1 year, 6%. Sept 29, 1909. 10:2761. 1,050

Ryan, James J to Mary M Baab. Grand av, No 2314, e s, 100 n North st, 25x100. Sept 27, 5 years, 5%. Sept 28, 1909. 11:3198. 5,000

Same and August Todebush with same. Same property. Subordination agreement. Sept 27. Sept 28, 1909. 11:3198. nom

Riley & Loughney Realty Co to E S Prince Co. Prospect av, s e cor Grote st, runs e 38.7 x s w 99.9 x n w 1.1 to av, x n 94.10 to beginning, except part for st and av. Prior mort $8,500. Sept 28, 1909, demand, 6%. 11:3100. 3,000

Same to same. Same property. Certificate as to above mortgage. Sept 28, 1909. 11:3100. —

Reilly, or O'Reilly or Reilley, Susan, widow, and Delia White to Rudolph Brojer. Stebbins av, e s, 133.9 n Freeman st, 25x127.2x25x126.11. Prior mort $700. Sept 27, due, &c, as per bond. Sept 28, 1909. 11:2965. 1,100

Raphael, Ralph L with Geo B Mead, Jr, trustee Anna W Ferris. Fairmount pl, No 718. Extension of $12,500 mort until Nov 1, 1913, at 5%. Sept 24, 1909. 11:2950. nom

*Rosow, David A to Christina Hess. Av C, e s, 58 n 12th st, 50x105, Unionport. Sept 15, 3 years, 6%. Sept 24, 1909. 2,000

Robben, Henry to TITLE GUARANTEE & TRUST CO. 160th st, No 368 (612), s s, 150 e Courtlandt av, 25x100, except part for st. Sept 27, 1909, due &c as per bond. 9:2406. 5,500

Rendall, John to Chas P Buckley and ano, trustee Saml I Hunt. Park av, s w cor 187th st, 107.8x15x107.9x20.5. Sept 22, due Sept 1, 1912, 5%. Sept 30, 1909. 11:3031. 16,000

Same to Fanny C wife John B Simpson. 187th st, s s, 20.5 w Park av, 33.4x107.9. Sept 22, due Sept 1, 1912, 5%. Sept 30, 1909. 11:3031. 16,000

Same to Sarah M Mygatt, trustee Jacob A Robertson. 187th st, s s, 87.2 w Park av, 33.1x107.9. Sept 22, due Nov 1, 1912, 5%. Sept 30, 1909. 11:3031. 16,000

Same to Augusta E Reese. 187th st, s s, 53.10 w Park av, 33.4x107.9. Sept 22, due Sept 1, 1912, 5%. Sept 30, 1909. 11:3031. 16,000

Shanske & Mondschein to Home Title Ins Co of N Y. Consent of stockholders to mort for $66,000 on Brooklyn property. Sept 27. Sept 30, 1909. —

Senftner, Alfred D to Thornton Brothers Co. Findlay av, No 1308, e s, 175.7 n 169th st, 20x100. P M. Prior mort $4,000. Sept 28, due, &c, as per bond. Sept 30, 1909. 11:2783. 1,900

Smith, Annie to Fannie McGay. Creston av, late Av B, e s, 250 s Irving st, 25x100, except part for Creston av. Sept 16, 1 year, 6%. Sept 24, 1909. 11:3165. 3,000

Schutz, Adolf to Gaines-Roberts Co. Hoe av, No 1030, e s, 310 s Bancroft st, 40x100. P M. Prior mort $24,000. Sept 27, due, &c, as per bond. Sept 28, 1909. 10:2749. 10,000

*Sammartino, Pasquale to Romualdo Tancredi. Bartholdi st, n s, lot 94 map No 426 of building lots near Williamsbridge Station, 25x100. P M. Sept 29, 1909, installs, 6%. 700

Sweeney, Eliz to EMIGRANT INDUSTRIAL SAVINGS BANK. Emmerich pl, s s, 141.11 s w Kingsbridge road, 26.3x154.7x25x146.7; Emmerich pl, s s, 115.2 w Kingsbridge road, 27.9x146.7x25x137.1. Sept 23, 1 year, 5% Sept 29, 1909. 11:3237. 5,500

Schillinger, Emilie S with Charles Bopp. Jefferson st, n s, 129.4 e Clinton av, 20x120. Extension of $5,000 mort until Sept 26, 1914, at 5%. Sept 27, 1909. Sept 28, 1909. 11:2935. nom

Sweeney, Eliz to Louis Gates. Kingsbridge terrace, s s, 115.2 s w Kingsbridge road, 53x154.7x50x137.1. Prior mort $5,500. Sept 29, 1909, 3 years, 6%. 11:3237. 1,500

Sears, Charles to Wm H Hays and ano exrs &c Eliz A Quackenbush. Park View pl, — s, being lot 58 map 112 lots of estate Moses Devoe, 25x90. Sept 29, 1909, 3 years, 5%. 11:3219. 6,000

*Shaw, Richard W to John H Bruning. Middletown road, n s, adj lot No 4 map Fredk Baxter, runs n 158.9 x e 42.8 x s 157.6 to road x w 44 to beginning, being lot 5 same map. P M. Sept 27, 3 years, 5½%. Sept 29, 1909. 2,000

*Schwartz, Frank and Mathias Potuzak to Anton Soukup. Matilda av, n w s, 250 s 239th st, and being plot 72 map South Washingtonville, 50x100. Sept 28, due July 10, 1912, 5½%. Sept 29, 1909. 2,000

*Smith, Geo W and Wm H Springstead to Cath J Gallagher. Rose pl, s s, 100 e Grace av, and being lot 84 map St Raymonds Park, 20x100. Sept 27, 3 years, 5½%. Sept 29, 1909. 2,500

Tackney, Jennie to Wm L Washbourne. 171st st, No 442, s s, 25 e Park av, 25x90. P M. Prior mort $10,000. Sept 23, due, &c, as per bond. Sept 24, 1909. 11:2902. 2,500

Turner, Sarah L, of East Orange, N J, to Thomas Bolton. 175th st, s s, 98 w Bathgate av, 27x108, except part for 175th st. Sept 23, 2 years, 5%. Sept 24, 1909. 11:2916. 3,500

Tully (Martin) Construction Co to LAWYERS TITLE INS & TRUST CO. Belmont av, w s, 182.9 n 179th st, 50.6x65.6x50.2x59.3. Sept 27, 1909, 5 years, 5%. 11:3080. 19,000

Same to same. Belmont av, w s, 233.3 n 179th st, 50.6x71.10x50.2x65.6. Sept 27, 1909, 5 years, 5%. 11:3080. 18,000

Same to same. Belmont av, w s, 182.9 n 179th st, 101.1x58.11x100.4x71.10 n s. Certificate as to 2 morts, aggregating $37,000. Sept 27, 1909. 11:3080. —

Tessier, Edw M to Edna A Patton. Webb av, Nos 2466 and 2468, e s, 474.3 n Parkview pl, runs e 102.9 x n e 17.9 x n 30.4 x w 91.11 to av x s 49.4 to beginning. Prior mort $9,000. Sept 29, due Apr 15, 1910, 6%. Sept 30, 1909. 11:3219. 1,300

Trube, Josephine to Margaret Wenner. Simpson st, w s, 335 n w Westchester av, 25x100. Sept 30, 1909, 4 years, 5½%. 10:2726. 1,500

University Heights Realty Co to Loring Realty Co. Andrews av, e s, 223.11 s Fordham road, 75x100. Prior mort $22,632. Sept 25, 1909, due, &c, as per bond. 11:3218. 500

*Valerius, Anna B to Henrietta Shotten. Matilda st, w s, 145.3 n Kossuth av, 45.3x101.3x61.3x100. Sept 29, installs, 6%. Sept 30, 1909. 600

*Vento, Nicholas and Leonard and Felix A Palumbo to Concesio De Simone. Lot 92 map lots in Williamsbridge property Wm S Duncan. Aug 17, 1 year, 6%. Sept 30, 1909. 1,000

Wirth Realty Co to J C Julius Langbein. 181st st, n s, 11 e Mohegan av, deeds reads West st, s e s, being lot 14 map Wardville, 50x126x50.1x129, except part for 181st st; 181st st, n e cor Mohegan av, deed reads West st, s s, old line at e s Mohegan av, 28.4x117.5 to n s 181st st x 11.3 x — to beginning. P M. Sept 15, 1 year, 5½%. Sept 28, 1909. 11:3124. 6,500

Weber, Peter and Anselm Roth, Jr to Thornton Brothers Co. Findlay av, No 1310, e s, 195.7 n 169th st, 20x100. P M. Prior mort $4,000. Sept 28, due, &c, as per bond. Sept 30, 1909. 11:2783. 1,800

Weiser, John to Christina Bohmer. Courtlandt av, n w cor 161st st, 51.6x88. P M. Sept 24, installs, without interest. Sept 30, 1909. 9:2418 and 2419. 8,700

Wendel, Pauline, Mary R Schmid, Wilhelmina B Gillhaus and Wm H Schmid individ and as exrs, &c, Wm Deckenbach to DOLLAR SAVINGS BANK City N Y. Echo pl, s e cor Anthony av, 42x100. Sept 24, 1909, due June 1, 1912, 5%. 11:2814. 36,000

*Williams, Lillian M wife of and Richard D to Smith Williamson. Bryant av, s w cor 179th st, 21.3x126.5x21x117, except part for av. Sept 25, due Jan 1, 1913, 5½%. Sept 27, 1909. 11:3131. 5,000

Wexler, Adolph to BRONX BOROUGH BANK. Webster av, e s, 175 n 179th st, 25x127.10x24.11x129; *Oak st, w s, 275 n Cornell av, 25x100, Westchester; Rock st, s s, 325 e Hill st, 25x86.1x27.5x97.6. Oct 1, 1908, collateral security for debts, —%. Sept 27, 1909. 11:3029 and A T and 13:3423. 5,000

Wilson, Isabella and Martin Haase and Geo J Lippmann with Annie L Kneer. Brook av, Nos 278 and 280. Subordination agreement. Sept 21. Sept 28, 1909. 9:2267. nom

*Walsh, Alexander F to Mary E Hyland. Fort Schuyler road, s e cor La Salle av, 50x122.6x49.11x124. Sept 28, 3 years, 6%. Sept 29, 1909. 2,900

*Zito, Michele to Geo Hauser. Crosby av, w s, 51.6 n Waterbury av, 25.9x115.11x25x109.10, and being lot 32 map 108 lots Coster estate. Sept 23, 3 years, 6%. Sept 24, 1909. 4,000

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 23.

138th st, n s, 231.7 e Southern Boulevard, 37.6 x100. Samuel J Gutter agt Max Walther David E Goldfarb, att'y; Frank A Spencer, Jr, ref. (Amt due, $2,153.32

Attorney st, No 122. Harris B Greenberg agt Joseph L Weber et al; Kantrowitz & Esberg, att'ys; Chas M Beattie, ref. (Amt due, $4,154.74.)

Timpson pl, n e cor 144th st, runs e 93.3 to Austin pl, x n 72.8 x n w 71 x w — x s 100 to beg.

Whitlock av, n w cor 144th st, runs w 181.8 x n 56.11 x e 84.11 x e 141.8 x s 20.6 to beg | Westchester County Savings Bank agt Land Co No 1 et al; Hugh A Thornton, att'y; Hubert A McNally, ref. (Amt due, $17,327.50.)

Madison st, No 350. Edmund Bittner agt Samuel Lippman et al; Aaron Morris, att'y; Meyer Auerbach, ref. (Amt due, $5,717.40.)

Sept. 24.

138th st, s s, 176.11 w Cypress av, 37.6x100. Charles Wynne agt Ignazio Lupo et al; Allen & Sabine, att'ys; James Oliver, ref. (Amt due, $9,187.54.)

1st av, w s, 72.1 n 4th st, 24.2x100.1. Tillie Klingenstein agt Meyer Frankel; M S & I S Isaacs, att'ys; Percival H Gregory, ref. (Amt due, $12,511.25.)

Villa av, w s, 138.4 s Van Courtlandt av, 50x100. Emanuel Arnstein agt Agnese Pistone; Samuel Levy, att'y; Percival Wilds, ref. (Amt due, $4,121.65.)

Sept. 25.

No Judgments in Foreclosure Suits filed this day.

Sept. 27.

Goerck st, e s, 125 s Broome st, 25x100. Thomas W Jeralds agt Isadore M Levy; Crane & Lockwood, att'ys; Geo W Collins, ref. (Amt due, $20,219.45.)

Madison st, No 397. Edmond Bittner agt Pauline Cahn et al; Aaron Morris, att'y; Benno Lewinson, ref. (Amt due, $2,641.78.)

Sept. 28.

Robbins av, w s, 375 s Lexington av, 25x147x25.3x151. Napthalie Widow & Orphan Benevolent Society agt Eugene Hess et al; Jacob Gordon, att'y; Dudley F Malone, ref. (Amt due, $6,208.08.)

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Van Courtlandt av, n e cor Grand Boulevard and Concourse, runs s 251.3 to Moshula Parkway, x n w 369.11 to Grand Boulevard and Concourse, x s 255.11 to beg. B Aymar Sands agt Jacob Leitner; Bowers & Sands, att'ys, Geo W Collins, ref. (Amt due, $8,224 14.)

Sept. 29.

102d st, No 102 East. Elizabeth Silberhorn agt Josef Gertner; Geo H Hyde, att'y; Chas M Beattie, ref. (Amt due, $15,679.17.)

97th st, s s, 100 e Madison av, 100x100 11. Mutual Life Ins Co agt Simon Myers et al; James McKeen, att'y; Daniel E Seybel, ref. (Amt due, $42,661 11.)

108th st, No 217 East Mary McMahon agt Oscar Oestreicher; Wetherhorn & Link, att'ys; Samuel S Koenig, ref. (Amt due, $14,491 93.)

LIS PENDENS.

Sept. 25.

No Lis Pendens filed this day.

Sept. 27.

151st st, No 304 East. William Lemler agt Eugene T Hawkins; specific performance; att'y, H Swain.

Sept. 28.

Cromwell av, No 1448. Thomas J Bowden agt John Bowden et al; partition; att'y, J O'Grady.

Main st, n e cor Westchester av, 14.1x31.3. Neil A Flannery agt George Joseph; specific performance; att'y, E Miehling.

Richardson av, n s, lot 91, map of Jacksonville Estate, 50x100. Thomas Kelly agt Ellen Kelly et al; amended partition; att'y, A H Wadick.

Sept. 29.

Av St Nicholas, w s, 51.9 s 158th st, 27.8x82.7x irreg. Isaac J Silberstein et al exrs, &c, agt Eleanor A Capstick et al; att'y, J Rosenzweig.

Lot 458, map of Sec A, Vyse Estate, Bronx. Alfred Howey agt Magdalena Mencke et al; att'y, J M Rider.

74th st, No 103 West. Isaac L Kip trustee agt Ora M Russell; att'ys, Miller & Hartcorn.

118th st, No 407 East. Louis De W Hollub agt John Carucci et al; amended; att'y, G H Corey.

101st st, Nos 326 & 328 East. Samuel King agt Feny Herbst et al; att'ys, Stroock & Stroock.

Sept 30.

137th st, No 11 West. Sarah Adler agt Max Rosh et al; action for an injunction; att'y, M Jacobs.

Parcel of land beg at a point 198 w Amsterdam av and 92.3 s 103d st, runs w 20 x n 9.5 x e 20 x s 8.7 to beg. Clendening Co agt John Koenig; ejectment proceedings; att'y, W R Brinckerhoff.

Parcel of land beginning at a point 118 w Amsterdam av and 82.3 s 103d st, runs w 20 x n 6.1 x e 20 x e 20 x s 5.2 to beg. Same agt Lizzie Kilbride; ejectment proceedings; att'y, W R Brinckerhoff.

Parcel of land beg at a point 138 w Amsterdam av, and 82.3 s 103d st, runs w 60 x n 8.7 x e 60 x s 6.1 to beg. Same agt Alexander Finelite; ejectment proceedings; att'y, W R Brinckerhoff.

West Broadway, e s, 99 n Spring st, 51x100.

92d st, No 37 West.
Mary A Fitzgerald agt Mary Fitzgerald et al, partition; att'y, F T Fitzgerald.

189th st, s w cor Belmont av, runs w 175 to Hughes av, x s 100 x e 175 x n 100 to beg. Joseph Weixelbaum agt The East 189th Street Building & Construction Co et al; action to foreclose mechanics lien; att'y, M J Katz.

30th st, Nos 103 to 109 West.

6th av, No 501.

Broadway, s e cor 56th st, 131.9x90.2x120.2x 122.7.

12th st, Nos 44 & 48 West.

12th st, Nos 39, 41, 43 & 47 West.
Cornelia A James et al agt City Investing Co et al; action to declare deed void; att'ys, Homes & Rogers and Oliver C Carpenter.

26th st, No 15 West, ½ part.

26th st, No 17 West.
Realty Holding Co agt Edith L Bailey; specific performance; att'ys, Rose & Putzel.

Oct. 1.

82d st, Nos 167 to 173 East. Joseph Minsky agt Maria Foerster et al; action to declare conveyance void; att'y, J Frank.

2d av, Nos 912 & 914. Moritz Mandel agt Michale Voccoli; amended action to enjoin, &c; att'y, A B Jaworower.

FORECLOSURE SUITS.

Sept. 25.

Brook av, No 1458. Solomon Moses et al exrs agt Emil Berger et al; att'y, E Menocal.

78th st, No 26 East. Frederick A Clark agt Julius Jungmann et al; att'ys, Young, Ver Planck, Prince & Flanders.

105th st, Nos 219 & 221 East. Italian Savings Bank of the City of N Y agt Barnet Sundelevich et al; att'y, J E Wayland.

Sept. 27.

119th st, Nos 226 to 232 East; two actions Moses Mendelsohn et al agt Maurice Caspe et al; att'y, A L Strasser.

Lot 45, Mortgage Map of Arden property, Bronx. Walter W Taylor agt Geo P Shirmer et al; amended; att'ys, De La Mare & Morrison.

Walton av, w s, 210.8 s 150th st, 17.7x102.10. Security Co as trustee agt Jane Adams; att'y, J S Greves.

Mulberry st, No 88. Knickerbocker Savings & Loan Co agt Annie J McCormick et al; att'y, N H Gibbs.

169th st, s w cor Broadway, 150x90. Frederick T Street agt Bingham Realty Co et al; att'y, M W Solomon.

13th st, Nos 636 & 638 East. Herman Segal agt Ignatz Gottlieb et al; att'y, S N Tuckman.

8th av, n e cor 27th st, 24.6x81.10. Augustine C Smith agt Mary Archer et al; att'y, R K Prentice.

Sept. 28.

Kingsbridge rd, s s, 25.1 e Oakes av, 50.1x94.10 x5 1x92.3x irreg. Andrew W McCann, Jr, agt Clarence E Willis et al; att'y, W A Keating.

117th st, n s, 132.11 w St Nicholas av, 25x25.2. Kathryn O'Connell agt John Doherty et al; att'ys, Schreiter & Mathews.

3d av, No 1831. Franz Lenz agt Lena Kannensohn et al; att'ys, A & H Bloch.

74th st, n s, 160 e 2d av, 20x102.2. Stephen D Pringle agt Benjamin Rodesky et al; att'y, C Wood.

Sept. 29.

No Foreclosure Suits filed this day.

Sept. 30.

Forest av, s w cor 168th st, 40x82. Ida Taylor agt Joseph Roberts et al; amended; att'ys, McLaughlin & Stern.

86th st, Nos 157 to 161 East. Arlington C Hall agt The Eighty-sixth Street Theatre Co et al; att'y, T C Ennever.

Oct. 1.

Belmont av, e s, 235 n 181st st, 24.2x172.11x 24x170. John Twiname agt Rowland W Thomas et al; att'ys, Berry & Davis.

84th st, s s, 452.1 w West End av, 22.11x102.2. Franklin Savings Bank in the City of N Y agt Pauline A MacArthur et al; att'y, W M Powell.

97th st, s s, 433.4 e Amsterdam av, 16.8x100.11. Chas T Dotter agt Margretto or Margretta Todd (Estate of) et al; att'ys, F W & A E Hinrichs.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

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30 Whitenack, Isaac H et al—J W Buzzell. 1,040.37
1 Wilson, Kate—R J Hickson.....252.91
1 Wilson, Clay et al—R J Hickson.....252.91
1 Werbowsky, Simon—E D Depew et al..42.57
1 Wicker, Cassius M—Sheffield-Farms Slawson Decker Co.....164.83
1 Wertheim, Herman et al—E H Mooney.412.22
1 Weiss, Annie—Princess Corset Co....98.74
1 Wainberg, George—L F Wolfe.....82.41
1 Woodbury, Cora—Mme Krauss Co....101.75
30 Yanacopouls, Amelia G—J Jaburg et al.38.66
25 Zimbardi, Salvatore—J Landherr.....17.72

CORPORATIONS.

25 General Structural Material Co et al—Frederick S Lamond Co.....380.11
25 the same——the same 383.79
25 the same——the same 381.79
27 Manhattan Plastering Co et al—W C Rittenberg 520.41
27 M B Toch Tiling Co—German Grob & Son. 128.63
27 Acme Metal Mfg Co—Broschart & Braun 51.00
27 Charles J Anderson Co—Thomas C Edmonds & Co.....520.46
27 Phipps Munds Realty Co—W B McGarvey .....costs, 47.63
27 Massachusetts Bonding & Insurance Co—D Marks 89.41
27 the same——the same .....costs, 59.76
27 N Y, N H & H R R Co—J G Coburn.1,259.00
27 Gentlewoman's Business Corp—M B Arnold 373.80
27 Artistic Post Card & Novelty Co—E O'Neil 167.23
28 Smokeless Locomotive & Furnace Co—C McC Chapman 430.21
28 Acme Metal Mfg Co—L Popper et al..75.56
28 Bituminous Coal Co of America—E J Reed 3,650.80
28 Standard Ice Cream Co—Dairymens Mfg Co.....34.17
29 Frank T Morrill & Co—H J Linder....231.87
29 Harlem Plumbers & Tinsmith Supply Co—T R Allen 419.68
30 Weisberg Co—Charles Praitsching et al.114.65
30 New York & Bridgeport Transportation Co - Wynkoop Hallenbeck Crawford Co..173.71
30 Meridan Building Co—Scientific Waterproofing Engineering Co.....313.21
30 Holme Co et al—J W Buzzell 1,040.37
30 Equitable Engineering Co—A S Westervelt 106.31
1 Sovereign Electric Mfg Co et al—L L Loeb. 166.73
1 C L Partee Music Co et al—H H Baker. 164.20
1 Meriden Building Co—S B Hady et al..269.91
1 Grace Court Con Co et al—E H Mooney. 412.22
1 Grace Court Con Co——the same....120.21
1 Chapman-Waller Co—W S Van Clief..347.58
1 Ekwanok Realty Co—R F Henry.....742.01
1 United States Calculating Machine Co—R Golla 119.16
1 Berliner & Greenberg, Inc, et al—Niagara Wood Working Co.....4,384.56
1 the same——Rutland Florence Marble Co.....241.08
1 the same——Kertscher & Co.....362.58
1 Hudson Grant View Realty Co—M L Berliner 434.26
1 the same —Railer Heating Co...446.79

SATISFIED JUDGMENTS.

Sept. 25, 27, 28, 29, 30 and Oct. 1.

[1]Boynton, Julia—P Nathan. 1909.....1,102.64
Bandouine, John F—P O'Hare. 1909.....164.41
Brooks, Frederick W—J W Masters et al. 1908 .....12,777.73
Bennett, Harry W—M Maas. 1909.....366.91
Barry, Z David et al—E E Johnson. 1908.534.41
Birkson, Henry—City of N Y. 1908.....27.61
Condict, Silas A—W I McCoy 1909.....112.56
Cline, Adolphus—S Price. 1909.....46.07
Damm, Frederick—Westchester Hardwood Co. 1903 .....72.22
[1]Duffy, Bridget—Department of Health. 1904. .....264.41
Firestone, Charles—M J Waldheimer. 1908. .....64.79
Same— B Wasserman. 1908 .....44.86
Gagliano, Angelo—L Badalato. 1908.....184.60
Green, John E—M E Stone. 1908.....708.77
Greenfield, Philip et al—W E Remy et al. 1902 .....155.96
Gropper, Samuel et al—L Owiter. 1909...1,144.35
Hyams, Sadie—J B Low. 1909.....61.01
Hussey, Levi—B T Norris. 1904.....1,985.94
Kassower, Abraham et al—F Braun. 1909.161.91
Katz, Sam et al—H Brust. 1909.....519.65
Levy, Julius et al—L Owiter 1909.....1,144.35
Limbacher, Philip C—Hanlon & Goodman. 1908. .....45.85
Lyons, James—R H Overton & Son. 1901.280.24
Same——same. 1903 .....432.60
Lipschitz, Jacob—Encyclopaedia Britannica Co. 1909 .....66.41
Landauer, Max et al—C A Gould. 1907...10.00
[1]Liotti, Pietro et al—People, &c. 1909....200.00
Maresca, John—B K Bloch. 1908.....137.89
Moskowitz, David—G F Vietor et al. 1909.143.93
Michelbacher, Solomon et al—C A Gould. 1907 .....10.00
Marstatt, Valentine—City of N Y. 1908...37.08
McGinley, William—P W Engs & Sons. 1909. .....78.19
Marcuson, Samuel—I Goldman. 1909.....62.21
Moore, Archibald J—Harlem Supply Co. 1909. .....59.77
*Nelson, Jacob F et al—M H Harris. 1909.528.03
Nelson, Peter J et al—M H Harris. 1909...528.03
Olsen, John G—M Sullivan. 1909.....79.28
Oshinsky, Abraham—N H Cohan et al. 1907. .....68.78
Prival, Nanny—J H Van Hoven. 1909.....50.91
Pelletreau, Vannette F et al—E E Johnson et al. 1908 .....534.41
Perlman, Louis—William A Thomas Co. 1907. .....279.49
[1]Plimpton, Mary M—City of N Y. 1909....453.02
[1]Pino, Calogero et al—People, &c. 1909...200.00
Risbey, Stillman W—H J Risbey. 1907....84.41
Risbey, Stillman W—H J Risbey. 1907....230.72
Rokofsky, Harey—Simpson Foundry Co. 1909. .....206.86
Roletter, Mary E et al—M H Harris. 1909. .....528.03
Rosenthal, Samuel—F B Keene. 1909.....70.66
Simmis, William, Jr—P Lamprinopulos. 1906. .....1,273.37
Same——same. 1906 .....1,328.71
Smart, Isaiah—Boston Ins Co. 1909.....41.41
Sass, Bernard et al—C N Gray. 1899.....192.50
Seiler, Louis et al——same. 1899.....192.50
Schwartz, Philip—S Silverstein. 1909.....90.86
Schafran, Bernard & Isidor—N Y Edison Co. 1902 .....93.53
Simis, Wm R—Sol Bloom, Inc. 1908.....214.41
Simis, William & Ada—C Harbor. 1908....34.41
Shaughnessy, John F—K O'Connell. 1901..334.61
Shea, Christopher A—P W England. 1908.484.41
Sonkin, Louis—H Newbury & Co. 1908...114.44
Simis, William Jr—N Y Taxicab Co. 1908. .....155.07
Shattuck, Chas E—J W Kennedy et al. 1908. .....98.17
Same——same. 1906 .....167.95
Vick, Walter W—L Meyer. 1903.....38.39
Vingut, Geo F—H Willoughby. 1909.....817.45
Welch, Ellen—A H Joline et al. 1908.....107.88
*Weisler, Max—M Streicher. 1901.....46.09
*Same——W M McCormick. 1900.....26.47
*Same——N B Handley. 1900.....30.28
*Same——F H Sadler et al. 1901.....84.08
*Same——A Pearlman. 1900 .....37.65
Weinstock, Sam et al—H Brust. 1909.....519.65
Weinstein, Bessie et al—H Brust. 1909....519.65
Weitz, Nettie A—Bergen Realty Co. 1909.118.54
Ward, Martin J et al—J W Kennedy. 1908.98.17
Same——same. 1906 .....167.95
Weil, Gertrude—S R C Furniss et al. 1909.178.95

CORPORATIONS.

Hegeman Hardware Co—Standard Oil Co of N Y. 1909 .....19.41
Riccadonna Hotel Co—C Conti. 1909.....448.03
Dean Holding Co et al—F Braun. 1909 ...161.91
Thomas B Bowne & Son Co—Rockland Rockport Lime Co. 1909 .....1,423.07
City of N Y & Consolidated Electrical Subway Co—T Antonucci. 1909 .....2,135.20
Greenway Brewery—American Malting Co. 1908 .....4,485.03
Hudson Navigation Co—A H Warren. 1909. .....1,316.07
Queen of the Moulin Rouge Co Inc—T J Hayes Printing Co. 1909 .....105.41

MECHANICS' LIENS

Sept. 25.

157—Satisfied.

Sept. 27.

158—Trinity av, Nos 992 & 994. William David agt Mary Hinchman & Mrs William Hinchman 130.00
159—Bristow av, s w cor 170th st, 105x50x irreg. Samuel E Graham agt Chas H Sproessig, Jr.....453.00
160—3d av, No 1577. Mark Strompf agt John H Gray and Dumstadler & Klein 57.62
161—Grand Boulevard and Concourse, e s, 150 n Burnside av, 50x100. Wm J Hargrave agt Congregational Gates of Mercy or Tremont Temple and Gurlitt-Manning Co.....254.32
162—157th st, n s, 300 w Amsterdam av, 50x100. A L Horn Co agt Archibald M Shrady & Eugene O'Toole 55.00

Sept. 28.

163—Satisfied.
164—121st st, No 503 West. Moritz Doklauer agt Norman Realty Co & Thomas J O'Reilly agent 790.02
165—111th st, No 503 West. Same agt Alfred & Hannah Blumenthal & Thomas J O'Reilly, agent 253.10
166—Claremont av, No 47. Same agt John J Dillon & Thomas J O'Reilly, agent.....77.41
167—Madison av, n e cor 66th st, 105.5x100. Henry Huber Co agt Parkview Co & John J Kun (renewal) 2,769.69
168—33d st, No 32 East. Max Koppel agt Chas A Wheelock & Lillian French....172.50
169—Broome st, No 318. Same agt Rosa M Sonnenberg & Louis Sonnenberg 48.75
170—50th st, No 134 East. Same agt Ignatz Goldstein & Louis Sonnenberg.....62.50
171—223d st, n s, 180 e White Plains rd, 25x 100. Emilio Magaldi agt Mary Vaccaro & Frank Vaccaro, agent (renewal).....36.86
172—Walton av, w s, whole front between 181st st and Cameron pl, —x—. Aaron Bartelstone et al agt William Wainwright et al & Canton Construction Co.....256.86
173—138th st, No 529 West. Joseph Tino & Co agt Tautog Realty Co & Luciano Muntillo 111.55
174—Irvine st, w s, 125 n Seneca av, 25x100. Louis Siegel agt Anna M Pacher & Franz A Pacher 50.00

Sept. 29.

175—Grand Boulevard and Concourse, s e cor 178th st, 100x100. Louis E Gunset agt Hegeman Construction Co.....195.00
176—176th st, No 253 East. Unionport Lumber & Mfg Co agt Mrs John Cronin & Robert A Trainor 121.45
177—Creston av, w s, 175 s 198th st, 25x100. Same agt John & Jane Quinn and Robert A Trainor 236.00
178—26th st, Nos 22 & 24 West. Manhattan Sand Co agt Charles Kaye & Dillman Fireproof Construction Co.....178.00
179—Greenwich st, Nos 483 to 487. Same agt James H Cruikshank & Dillman Fireproof Construction Co.....455.60
180—64th st, No 101 West. Alfred H Lee agt Abraham Lichtenstein, Ernest Boggs Iron Works & Hygrade Iron Works 65.00
181—Tinton av, w s, 100 n 150th st, 75x95.2x 75x94.11. J Rosenblum & Co, Inc, agt Tinton Avenue Construction Co.....200.00
182—Same property. Same agt Tinton Avenue Construction Co & R H Mathews Co...55.80
183—7th av, n e cor 19th st, 23x60. Purcell & Gilfeather, Inc, agt Richard J Lewis & Gerald E Fountain 105.70

Sept. 30.

184—99th st, No 203 East. David Klenert agt Joseph Tuerkel 90.00
185—236th st, s s, 50 e Oneida av, 50x100. Graff Furnace Co agt Cushing Realty Co.38.50
186—Satisfied.
187—Broadway, w s, 222.11 n 122d st, 80x75. Nathaniel Wise Co agt Mitow Realty Co. 1,227.38

Oct. 1.

1—Tinton av, w s, 100 n 150th st, 75x95. Port Morris Marble & Tile Co agt Tinton Avenue Construction Co.....420.00
2—48th st, No 229 East. Herman Steinbuehler agt Clara Jacobson & Leonard Jacobson.138.00
3—Bracken av, w s, 175 n Randall av, 50x100. I G Pisanelli agt George Erlacher.....724.60
4—233d st, s s, 80.4 w Carpenter av, 50x100. Francesco Cerbone agt William Lechnyr. 23.00

BUILDING LOAN CONTRACTS.

Sept. 25.

Riverside Drive, e s, 125 s 122d st, 100x100. Germania Life Ins Co loans Kinsella Construction Co to erect a — sty building; 8 payments $375,000

Sept. 27.

No Building Loan Contracts filed this day.

Sept. 28.

No Building Loan Contracts filed this day.

Sept. 29.

Tinton av, n w cor 152d st, 49.10x100.1 Greenwich Mortgage Co loans 152d Street Construction Co to erect a — sty building; — payments 48,250

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AMERICAN LUXFER PRISM CO.
Tel. 8257 Spring 8258 507-509 West Broadway N.Y.



Sept. 30.

Bassett av, n w s, 246 s w McDonald st, 25x100. T Emory Clocke loans Bendikte S Gundersen to erect a 2-sty dwelling; 3 payments 3,250

Oct. 1.

Forest av, w s, 67.6 n Walker av, 25x100. Herbert S Ogden, atty, loans James F Clancy to erect a 2-sty dwelling; — payments..4,000
Riverside Drive, s e cor 103d st, 100.11x125. Metropolitan Life Ins Co loans Brookfield Construction Co to erect a 12-sty apartment; 11 payments 640,000
Vyse av, w s, 239.3 s 180th st, 39.3x100.1. American Mortgage Co loans Marie Krabo & Johanna R Ernst to erect a 4-sty tenement; 13 payments 18,500
Vyse av, w s, 201.3 s 180th st, 38x100.1. Same loans same to erect a 4-sty tenement; 13 payments 18,500

SATISFIED MECHANICS' LIENS.

Sept. 25.

No Satisfied Mechanics' Liens filed this day

Sept. 27.

Madison av, No 158. Starratt & Jones Co agt Caroline S McLanahan et al. (July 19, 1909) 848.20
39th st, Nos 107 to 113 West. Chas H Darm agt Elliott Theatre Co. (July 7, 1909)..2,088.62
3d av, s w cor 127th st. Morris F Finkelstein agt Leopold Linsheimer et al. (Aug 28, 1909) 450.00
[2]Bergen av, s w cor Westchester av. Rock Plaster Mfg Co agt J Clarence Davies et al. (Sept 16, 1909) 129.90

Sept. 28.

188th st, s s, between Bathgate av and Willman pl. Thos B Bowne & Son Co agt Mountain Construction Co. (Sept 23, 1909)...870.75
[2]28th st, Nos 146 & 148 West. Kruly & Co agt Quinn & Smith et al. (Sept 22, 1909) 300.00

Sept. 29.

170th st, n s, 100 w 7th av. John Lever agt Bisch-Hoef Realty & Construction Co et al. (Sept 8, 1909) 221.00

Sept 30.

Riverside Drive, No 528. New England Mantel & Tile Co agt St Paul's Construction Co et al. (Aug 23, 1909) 345.00
Audubon av, s e cor 176th st. Isidore W Horn agt Mitow Realty Co et al. (Sept 21, 1909) 1,600.00
[2]Unionport rd, w s, 76 n Grant av. Jakob Schneider agt Rosa Maurer et al. (Sept 15, 1909) 530.00
[2]Brook av, Nos 1407 & 1409. Geo E Sealey agt Cohen & Eckman Corp et al. (Sept 28, 1909) 175.00

Oct. 1.

Riverside Drive, e s, 452 s 127th st. Raphael Garfein agt Saint Pauls Construction Co. (Aug 25, 1909) 200.00
Nassau st, Nos 82 & 84. Frank Straub agt Rowland & Whiting et al. (June 25, 1909) 1,000
Gramercy Park East, Nos 35 to 38. Fredenburg & Lounsbury agt Gramercy Park Construction Co et al. (Sept 30, 1909)...65.50
[2]31st st, Nos 5 to 9 East.....
32d st, Nos 6 to 10 East.....
A P Dienst Co agt Stockton Realty Co et al. (Sept 25, 1909) 160.46
[1]81st st, No 40 East. Wm J Ryan agt Samuel Martland et al. (July 12, 1909)..... 16.50

ATTACHMENTS.

Sept. 23 & 24.

No Attachments filed these days.

Sept. 25.

Scandella, Filipe; Daniel Bacon; $3,288.62; R J M Bullowa.

Sept. 27.

Swissonia Knitting Mills; John R Tolar, Jr; $2,720.40; Ely, Billings & Chester.

Sept. 28.

L H Goodwin Co; Levi H Goodwin & Ira G Goodwin; John J Gleason; $1,055.94.

Sept. 29.

Kalcheim, Henry; Brown & Rittenhouse; $7,076; R S Nichols.

CHATTEL MORTGAGES.

Sept. 24, 25, 27, 28, 29 and 30.

AFFECTING REAL ESTATE.

Anderson Co, Chas J. Intervale av and Freeman st..Iroquois D Co. Doors, &c. agreement
Hamilton, C & G Lifrieri..J Beggs & Co. Boiler. 448
Mitow R Co. 3099-3101-3103 Broadway..B Bravin Tile & M Co. Contract, Tile. 2,000
Rosenberg, I & Solomon. 171 Clinton..Hudson M & M Co. Mantels. 216
Smith, L & M Hendel. 319-21 Grand..N Y French R Co. Range, &c. 179
Tishman. 216-18 E 10th..W Kerby. Ranges. 500
Wainwright, W. 181st st and Walton av.. Albert G F Co. Gas Fixtures. 493

WHITE LEAD IN PAINTING.

French Congress Passes a Law Prohibiting Its Use after the Expiration of Three Years.

Concerning the final action of the French Congress on the question of the use of white lead in painting, Consul John C. Covert writes from Lyons:

Six months ago this consulate reported that the labor unions of France had unanimously petitioned the Congress to prohibit the use of white lead in paint, alleging that it was very injurious to health. The Congress referred the question to a special committee, which made a thorough investigation of the subject in 86 of the 88 departments of France, as well as in Algeria and Tunis, and reported that of 194 journeymen painters who were sick in the hospitals investigated in 1904 only 27 were sick from diseases caused by the use of white lead. The report said: "The committee has not been able to discover any of the ravages from the use of white lead attributed to it by the labor unions. The death rate among house painters is very low, averaging only 1 in every 7,000 or 8,000 painters." The report declared that the mortality among house painters was large only where there was an excessive use of alcohol.

The bill to prohibit the use of white lead introduced in 1906 was defeated, but another bill for the same purpose was introduced at once. It was enacted by the lower house of the French Congress in 1907 and was discussed in the Senate and by joint committee from time to time until July 13, 1909, when it became a law.

The point upon which the two houses differed was whether an indemnity should be allowed to manufacturers of white lead for damages they might sustain from the loss of a market for the goods they had on hand. The law as finally passed prohibits the use of white lead in painting of buildings, inside or outside, after the expiration of three years. It is calculated that within that time the manufacturers will be able to dispose of their product on hand so that no loss will accrue.

WATERPROOFING OF CONCRETE.

Except for mass concrete foundations, all work should be made as waterproof as possible. Experiment has shown that rich concrete is practically impervious to water, according to the text-book of the Lawrence Portland Cement Co. Mixtures poorer than one to four are apt to be very pervious. Concrete made with larger aggregate is much more impervious than that containing only smaller sizes. Two-and-a-half inch stone, for instance, is far superior to three-quarter inch. Gravel is superior to broken stone in producing imperviousness.

Again, the thicker the wall the less water will flow through it in proportion, and the older the concrete the less pervious it is. Usually, after the flow of water has continued for a few hours, it is found to diminish rapidly in quantity, apparently due to the filling of the pores with the very fine particles carried in suspension by the water. If this action takes place at all, it is produced very rapidly.

On the other hand, if it is not thus rapidly produced, the effect of the water is apt to be injurious, because it and the chemicals it contains will dissolve certain parts of the concrete which will then be carried away and the whole mass become honey-combed, even to the point of failure. The denser the concrete, the less pervious it is; so that the usual line along which experimenters work, is to find means and materials for filling the minute pores which form in the concrete as it hardens. As has been said, extra cement will do this. Hydrate of lime is an exceedingly impalpable material and is often employed. Pure silica or alumina in the form of silt or clay is also effective to a certain extent, and when such clay happens to have the property of slightly swelling when damp, the imperviousness is supposed to be increased.

Certain chemicals are also sometimes added to the cement or the mortar. Some of them are entirely inert and simply act as resisters of flow, because they produce in connection with water a capillary phenomena of a negative variety, similar to that which exists between mercury and glass or between oil and water. Others are supposed to form insoluble precipitates as soon as extra water is encountered, these precipitates filling the voids as does the silt or extra cement above described.

Moisture is prevented from getting below the surface of a concrete structure in many cases by special treatment of that surface. Long continued trowelling will produce a dense condition such as is found in a sidewalk, which is practically impervious to water.

All methods of surface treatment have the disadvantage that they prevent further hardening of the concrete as soon as they are installed, because no more moisture can penetrate to the interior, and it is moisture which is essential to further hardening.

COTTON SUBSTITUTED FOR LEATHER IN BELTING.—So diversified is the builder's and architect's profession that anything new in any department of building equipment is of interest to him. Therefore an improvement even in a power belt commands some attention at least from the owner. Perhaps there have been excessive belt repairs on a fan, a pump, an elevator, an automatic stoker, etc. A local firm is on the market with a solid woven cotton belt made from long fibre, hard twisted yarn, especially selected with due regard to tensile strength, uniformity and durability. The belting is impregnated with a dressing by a secret process. It is waterproof, alkali acids, gas fumes, cold, heat or steam will not effect it. It has no plies, laps, stitches, or cemented parts and therefore cannot peel or curl up. Either side can be run on the pulley, permitting the reversing of the belting. It can be laced in the same manner as leather belting with rawhide or wire. Its arc of contact is said to be greater on the pulley than other types of belting, hence it will transmit more power. It is a belting that should give especially good results in excavating machinery or portable pumps.

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THE increase in the rates for call money, which has prevailed in Wall Street of late, is probably only a temporary disturbance, and its effect upon the stock market has been distinctly wholesome. It is wholly improbable that the real estate and building market will during the coming year be disturbed by any embarrassing scarcity of loanable capital, because if for no other reason, the dominant financial interests will not allow the speculative campaign for higher prices in securities to tie up too large a percentage of the available supply of floating capital. At the same time it must always be remembered that the inelastic currency system of the United States distinctly encourages alternate periods of excessive ease in the money market and excessive stringency, and one can never be quite sure that an accumulation of speculative and legitimate business demands on the money market may not suddenly snatch the situation out of the hands of the controlling financial interests. Those interests need to keep money comparatively easy, because of the large amounts of new securities, which they will be obliged to float during the coming year; but there are certain factors in the situation which they cannot control—in spite of the object lesson in the necessity for control, which they received two years ago. They have no way of adapting the supply of loanable capital to the business needs of the country; and they can have none, until some kind of a central bank is organized, with a power of note issue, which can be properly regulated. There is no branch of business in the country that would be more benefitted by an effective regulation of the money market than the real estate and building interest. That interest suffers far more from periods of tight money than it gains from periods of easy money. During periods of easy money the interest rate even on thoroughly good mortgages never falls below a certain figure, whereas in periods of tight money the speculators, the manufacturers and the merchants almost crowd the real estate borrower out of the market. A sound regulation of the supply of loanable capital would consequently help the real estate borrower in periods of stringency without doing him any harm in periods of ease. It is only speculators in stocks and in general business who benefit from very low rates for call money.

THERE is every evidence that the current municipal campaign will not arouse as much excitement among the voters as the last three municipal campaigns have done. The contest will lack the sharp personal moral interest which it had on those former occasions. The most prominent issue discussed by the campaign speakers will necessarily be that of municipal economy, and it is at the present time very difficult to make the New Yorker take a very eager interest in an issue of that description. When taxes are being increased the immediate burden falls upon a few thousand tax-payers, and the hundreds of thousands of tenants who constitute the voting population of the city do not have the fact of the increase brought home to them in any tangible way. Of course they will be obliged to pay most of the increase eventually, but when they pay they will not know it, and it usually takes a good many years to distribute the increasing burdens among the actual tenants of the buildings. This is one of the reasons why in England, where the tenants pay the taxes, the municipal voters take so much more interest in questions of municipal economy. It would be politically impossible, however, to introduce the English system into New York, and it may be hoped that little by little the local voters will come to take more of an interest in questions of municipal economy. The current campaign, however it comes, out, will at least have the merit of familiarizing the voters with certain important aspects of the business administration of New York City. During three elections these purely business questions have been subordinated to moral and personal issues, which, however important and interesting in themselves, tended to obscure the fact that the city of New York is primarily a business corporation. The prominence which these business questions will obtain during the campaign will at least enable the voters to estimate with more knowledge and accuracy the success or failure of any administration that may be elected.

LAST SPRING it looked as if the proposed constitutional amendment of permitting the city to issue as much stock as it wants for subway construction would bulk large in the campaign; but events have since reduced this matter to one of subordinate importance. It is true that the platforms of the several municipal parties all of them favor subway construction with the funds of the city, and that consequently, the party voters will in all probability be instructed to vote for the amendment. Inasmuch, however, as the funds of the city will not be required for the construction of new subways, it is unimportant whether the amendment is or is not passed. At least two responsible bidders have agreed to construct new subways with their own money under the indefinite franchises provided for by the new Rapid Transit Act, and it would of course be foolish for the city to use its credit for the building of new lines, unless it were necessary to do so. No doubt it is still on the whole advisable to adopt the constitutional amendment, because it is possible that the attitude of these bidders might change in case they saw that the city was physically disqualified from protecting its own interest in a municipal subway system. But we do not believe that even though the amendment were defeated, the Interborough Co. and the Gaffney syndicate would refuse to make their bids under the existing law. They must realize that local public opinion is absolutely agreed upon demanding the effective municipal control of the subway system, and that the people of New York would submit to even further delays, rather than consent to any alteration in the existing Rapid Transit Act. They want new subways badly, but they have decided that these means of communication shall not be alienated by the city even for so long a period as has the existing subway.

IN CONNECTION with the subway it is only fair to point out that the anti-Tammany speakers are wholly unjust to the existing Board of Estimate in criticizing it for not having appropriated more money for subway construction. The Board has cordially co-operated with the old and the new Rapid Transit Commission in all their plans for subway construction except one. It promptly approved the plans of the old Board, and if those plans went astray it was only because private capitalists would not and the city could not carry them out. Neither would it have been possible for the Board of Estimate to have authorized the construction of the Broadway-Lexington avenue route. The debt limit was absolutely prohibitive of any such action. The only subway which the Board of Estimate refused to finance which it could have financed was the Fourth avenue subway in Brooklyn, and in this refusal the Board was wholly justified. Moreover it has received its justification at the hands of that very body which criticized it most virulently for its refusal—the Public Service Commission. Under the new law the cost of the Fourth Avenue Subway will be levied on the property benefitted by its construction; and the city will be spared the expense which the Public Service commission wished to impose upon it, and which the Board of Estimate rightly refused to sanction.

THERE can be no doubt that during the past few months Times Square has been the location of the most interesting real estate developments. Indications are accumulative that the long expected business development of the Square is destined to take place during the next few years. It is true that the proposed improvements include two new hotels, and two new theatres, which will tend to keep the Square restricted to its existing employment. But, on the

other hand four new office buildings are also either planned or are under construction. One retail clothing concern is already situated on the Square, and another has leased a site a couple of blocks to the north. Hence it looks as if a good class retail trade would gradually take possession of Broadway and 7th avenue between 47th street and the Park, and that the automobile industry would gradually become somewhat less conspicuous in that particular region. On the other hand, the remaining sites available for improvement on the Square will eventually be occupied by office buildings, with the lower floors devoted either to theatres, stores or both. Among the sites still available for improvement must be included not only the old Brewster carriage warehouse, but also the Victoria and the New York Theatre. The sites on which these theatres stand have become so valuable that they will not in the long run be used exclusively for theatrical purposes. A theatre alone cannot earn any sufficient interest on the value of the property. In all probability the improvement of these sites will be postponed for some years; but eventually both of these buildings, which were the first visible evidences of the future awaiting Long Acre Square, are bound to be superseded. Mr. Oscar Hammerstein assuredly proved his foresight in building these two theatres; but he has also shown by the location of the Manhattan Opera House that it is really unnecessary to situate places of amusement on very expensive pieces of property.

THE recession which has occurred in brick-building is now well defined. An estimate from the bricklayers' headquarters to the Record and Guide is that about forty-five per cent of the machanics in that line are idle. Much of the work that was in hand has now been topped out, and new work has not yet come forward to take its place. It will be recalled that in the Spring and early Summer the bricklayers were busy when some other trades were still idle; and now the reverse is true. From the headquarters of the Building Trades Departpartment of the Central Federated Union the Record and Guide is informed that the state of employment in all the trades represented there (which is exclusive of the bricklayers) is "good." All the building trades are busy except the bricklayers. It is not altogether owing to a falling off in the total amount of construction that the brick men are not all employed, but, as a high officer in the consolidated trades says, rival materials, such as concrete, are in part responsible. Later on in the Fall the brick masons expect a full resumption of work in their line. Their judgment is based mainly on the number of plans filed that have not yet been put under contract. This expectation accords with the prevailing public belief that the steady gain in activity in general business throughout the country must in varied ways and through diverse channels produce but one ultimate result, the complete revival of the real estate market for which the builders are now waiting. While plan-filing continues at a low rate, compared with the great number filed during the first part of the year, those plans which are coming in are of good variety and of good quality in their respective classes. Mr. George F. Johnson has filed plans for a twelve-story house at the northwest corner of Broadway and 113th st that is estimated to cost $1,500,000. Some of the costliest apartments in the city have come from Mr. Johnson's hands. This will be another. Morningside Heights, where it is to stand, is the scene of the finest residential development on the island at the present time. Nothing in real estate development could be more certain than the bright future of this section, dominated as it will always be by Columbia University and the Episcopal Cathedral, with the constant uplifting influences radiating from them.

THE SAMLER FARM at Riverdale was an instance where lots regarded as suitable for improvement with a good sort of cottage have brought high prices at auction. The opportunities of obtaining an exclusive home site, at a price not regarded as too costly for a dwelling, are becoming rare in New York for the average home-seeker. This was the second sale this year in the Riverdale section, and it will be interesting to note how long a time elapses before building operations become general at Riverdale, on the properties that have been opened, compared to the length of time required to develop other sections in the city.

HELL GATE BRIDGE.—The engineers of the New York Connecting Railroad Company are working on revised plans for the Hell Gate Bridge, which they hope will meet the approval of the Municipal Art Commission. The construction of the roadbed of the connecting railway will be begun simultaneously with the bridge work.

—President L. T. Miller, of the New York, Westchester & Boston Railroad, says he is pushing forward the construction of the road with all possible speed. It is to be a high-speed electric line with four tracks. President Miller denies that he is paying as much as $6,000 an acre for right of way.

BUILDING STATISTICS.

MANHATTAN

Plans and specifications for new buildings filed and acted upon during the quarter ending September 30, compared with the corresponding quarter last year as prepared by Mr. James Spencer, Statistician:

Classification.	No. of Bldgs.	1908. Estimated Cost.	No. of Bldgs.	1909. Estimated Cost.
Dwelling houses:				
cost over $50,000	2	$245,000	5	$533,382
bet. $20,000 and $50,000	2	85,000	3	120,000
cost under $20,000	4	36,000	2	15,000
Tenement houses	56	5,961,000	90	17,832,000
Hotel	1	2,000,000	..	.....
Stores:				
cost over $30,000	13	80,000	30	6,255,000
bet $15,000 and $30,000	5	92,000	12	209,000
under $15,000	23	7,148,750	4	27,350
Office buildings	13	497,500	2	1,000,000
Manufactories and workshops	6	65,000	5	540,000
Schoolhouses	1	335,000	1	65,000
Churches	2	290,000	4	250,000
Public buildings:				
municipal	2	763,000	2	30,000
places of amusement	9	816,500	8	925,000
Stables	10	70,400	8	172,000
Other structures	39	.....	34	88,690
Total	188	$20,707,650	210	$28,062,422
			188	20,707,650
Net gain quarter ending Sept. 30, 1909			22	$7,354,772

Plans and specifications for alterations to buildings filed and acted upon during the quarter ending Sept. 30, compared with the corresponding quarter last year:

Classification.	No. of Bldgs.	1908. Estimated Cost.	No. of Bldgs.	1909. Estimated Cost.
Dwelling houses	105	$338,775	121	$342,819
Tenements	303	477,243	364	547,823
Hotels	16	58,300	16	58,000
Stores	92	703,930	89	667,810
Office buildings	30	275,755	34	260,730
Manufactories and workshops	17	45,850	23	132,575
Schoolhouses	28	127,800	2	3,960
Churches	8	24,900	4	187,600
Public buildings	37	265,195	37	146,050
Stables	22	138,375	24	265,180
Total	658	$2,456,123	714	$2,612,547
			658	2,456,123
Net gain quarter ending Sept. 30, 1909			56	$156,424

BOROUGH OF THE BRONX.

Comparative Statement of Plans for NEW BUILDINGS Filed and Acted Upon During the Quarter Ending September 30th, 1908, and September 30th, 1909.

Classification.	1908 No. of Bldgs.	1908 Estimated Cost.	1909 No. of Bldgs.	1909 Estimated Cost.
Dwelling houses, estimated cost over $50,000	..	.....	..	.....
Dwelling houses, estimated cost bet $50,000 and $20,000	1	$25,000	1	$30,000
Dwelling houses, estimated cost less than $20,000	129	869,000	119	730,500
Brick tenements, estimated cost over $15,000	84	2,581,500	156	5,347,500
Brick tenements, estimated cost less than $15,000	31	348,500	20	224,500
Frame tenements	2	15,500	1	7,000
Hotels	..	.....	1	15,000
Stores, estimated cost over $30,000	..	.....	1	35,000
Stores, estimated cost between $30,000 and $15,000	..	.....	4	73,000
Stores, estimated cost less than $15,000	16	25,650	24	94,700
Office buildings	2	9,000	..	.....
Manufactories and workshops	4	13,100	8	130,000
School houses	1	21,500	..	.....
Churches	3	123,000	4	44,500
Public buildings—Municipal	3	76,500	1	7,500
Public buildings—places of amusement, etc.	1	1,550	3	358,000
Stables and garages	21	80,750	17	134,950
Frame dwellings	198	851,850	143	709,800
Other structures	24	7,700	14	6,775
Totals	520	$5,050,100	517	$7,948,725
			520	5,050,100
Net gain quarter ending Sept. 30, 1909				$2,898,625

PATRICK J. REVILLE, Supt. of Buildings.

Ebb and Flow in Building.

Bradstreet's, October 9, will say: Returns to Bradstreet's from 86 cities of the United States show an aggregate expenditure for building during September this year of $57,931,459, as against $65,988,028 in August, and $50,191,974 in September a year ago. There is here indicated a decrease of 12.2 per cent. from August, but a gain of 15.4 per cent. over September a year ago. Sixty out of 86 cities show increases over September last year.

WHO WILL PAY FOR THE TESTS?—When Chief Engineer Lewis asked the Board of Estimate for an appropraition of $20,000, with which to carry forward tests of fireproofing materials, the Comptroller moved that he be requested to apply to the Board of Aldermen to issue special revenue bonds. The motion being carried, the matter comes before the Building Committee of the Board of Aldermen.

CONSTRUCTION

EVOLUTION IN DWELLING CONSTRUCTION

Growing Preference For Homes Mainly Fireproof, as Illustrated in Newark—The Structural Process Described.

THE interest aroused in London architectural and building journals over American fireproof houses is responsible for this article. It is an amusing circumstance that a country which produces such impracticable (though picturesque) dwellings should show so great an interest in an intensely practical form of building. What has been a matter of so much conjecture on the other side may still be comparatively unknown to some of the very Americans who are producing it. It is to those that this article is directed.

The illustrations show unburnable homes of the terra cotta type. They would be equally true to their name had their walls been of concrete or brick, but probably would not then have been so novel to the casual reader. The photographs and plans show to what an extent artistic results can be obtained in the new material and how readily it permits of arrangement in plan. The architect will recognize immediately that he can obtain results as readily as in his usual forms of masonry and almost as varied forms as in frame.

But it is not to the architect particularly we wish to appeal, but to the land owner and the builder. The questions which arise in their minds are questions of cost. The real estate man must know the cost before he can form an opinion as to whether or not certain localities will stand certain types of houses. The builder must know how the work goes together before he can figure what it will cost him to put it together. To both of these we will say right on the start that the unburnable house is not the cheapest proposition. If their clients are not people of foresight and people who recognize and are willing to pay for permanence and solidity in their homes, they should stick to the cheaper forms of construction.

The fireproof house is apt to be from the very seriousness of its materials a simpler house than the same plan executed in frame, and this simplicity, while it appeals to the person of taste, looks like barrenness to the uncultivated. If an improved property can only be sold for a fixed sum, the frame building will be larger and more pretentious than its fireproof neighbor and it would be folly to claim that in the market the majority would desire the smaller building. In the nature of things the man who builds his own home is apt to do it better than the man who builds a house to sell and so it follows that in general the home builder will have to educate the public rather than the speculative builder. But he must follow public taste and this will soon demand that he build fireproof houses.



House "A." House "B." Squires & Wyncoop, Architects.

HOUSES FOR MR. J. WILLIAM CLARK AT NEWARK.

Examples of hollow tile construction, with roof and attic floors of wood.

The photographs show nothing of the structural process so a little description of it will not be out of place.

The foundations are in general of concrete up to the first floor beams and, like all concrete, this should be waterproofed. Interior basement walls are of tile set end on end and reinforced by grouting with concrete after setting ⅜-in. reinforcing rods vertically in the openings. On top of the bearing walls so



FRONT OF HOUSE "A," FOR J. W. CLARK.



FRONT OF HOUSE "B," FOR J. W. CLARK.

formed are set the alternating concrete beams and tile filling, both being supported from beneath with wood forms. The floor extends to the outside of the outside walls all around and the upper walls are begun right on top of these floors. When the second story lever is reached the forms are set in place again and the process of laying floor tile and pouring the floor beams is repeated.

In the usual case the roof is not thoroughly fireproof largely because of the difficulty of pouring concrete on sloping surfaces. Some daring designers have considered a frame roof to be illogical on an otherwise fireproof house and have built the only



HOUSE FOR CHARLES A. O'MALLEY.
Squires & Wynkoop, Architects

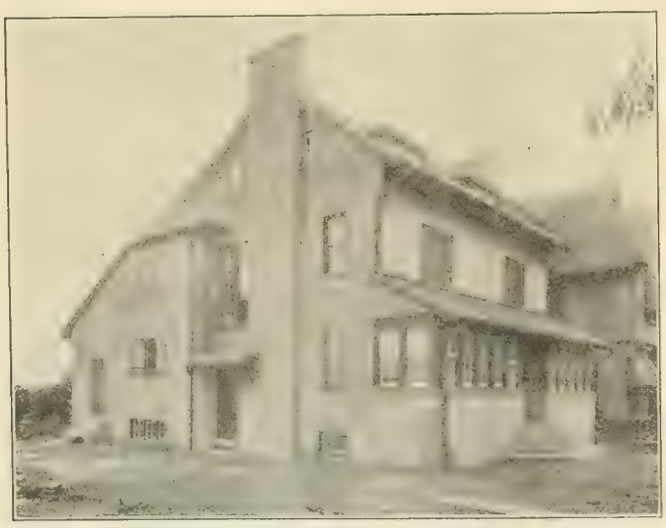
This house is at Hedden Terrace, Newark. It has tile floors, side and bearing walls, and a tile roof on wood beams and sheathing. The building is expensively finished and cost twenty-six cents per cubic foot. The design is one easily constructible in tile.

type of fireproof roof possible, a flat one. Public taste is not educated to this type and such a building must be treated with the greatest charm to overcome the prejudice against the oddity of its appearance. To further elucidate the problem of building a terra-cotta house we are giving a part of the specification of one of them.

Concrete floor beams.—All floor beams to be 4 x 8 in., of concrete, 1, 2, 4 and reinforced with one ⅝-in. twisted ironrod secured in place 1 in. from bottom by nailing to blocks in form. These rods to be bent up at 45 degrees at a point 6 in. from their bearing, and to run to within 1 in. of the top of the beam and to continue parallel with the top of the beam to the outside of its bearing. All beams to follow framing plans provided by architects, which plans will show sizes of girders, lintels and all structural concrete members.

On top of floors lay sleepers at right angles to beams and bed in cinder concrete.

All lintels that carry ends of floor beams to be 12 ins. deep by the thickness of the wall and to be 12 ins. longer than the



SIDE VIEW OF THE O'MALLEY HOUSE.

width of the opening and reinforced as specified for floor beams.

Sills.—All sills to be of concrete cast on the ground, and to have a drip and to be detailed on top to fit a rebated wooden sill.

Terra Cotta Tile.—No bearing wall, outside wall or floor to be built of tile less than 8 ins. thick. Non-bearing partitions to be built of 3-in. tile. Window and outside door frames to be detailed with a strip on the outside which will bed in the lintel at the top, and will fit between 4 and 3-in. tile, which will form the jambs. Frames to be provided with a beveled strip on outside casing, which will be removed after stucco has been applied, the space caulked with oakum and the joint covered with a mold. The sills to be rebated on the bottom to cover the rebate in the cast concrete sill and for a weatherproof joint.

The question of waterproofing is a troublesome one and will cause considerable annoyance unless it is properly answered.

Good workmanship in laying the tile and applying the stucco are the surest waterproofing methods, but since this is not an insurable condition it is well to waterproof or furr the inside of the tile wall and paint or apply a waterproofing compound to the stucco. Each is comparatively inexpensive and together they insure results.

All the foregoing will prove the assertion that a fireproof house is not the cheapest method of enclosing a living space but will leave no doubt that it is a valuable and permanent way of doing so. The fact that there is an element in America of sufficient taste and appreciation to want simple, safe and durable homes is attested by the great activity in building unburnable homes. That real estate interests are appreciating this is proved by the fact that six of the best class of developments around New York have adopted fireproof methods and have sold their houses. To the man who builds for renting there is no need to discuss the advisability of an indestructible building.

SUPERINTENDENT MURPHY AND THE GRANDSTANDS.

TO safely provide seating accommodations for more than a million persons and not have one accident reported as due to faulty construction is the accomplishment of Superintendent of Buildings, Edward S. Murphy, immediately preceding and during the late Hudson-Fulton Celebration. So heroic was the unprecedented task and so successful was its execution that the Board of Aldermen, the chairman of the Public Safety Committee of the Hudson-Fulton Celebration Commission, builders and civilians are voicing their appreciation of the work of the man who presides over the Bureau of Buildings at 4th av and 18th st. This is a brief outline of what a tremendous task devolved upon one man.



HON. EDWARD S. MURPHY.

Permits were issued for 900 reviewing stands, seating 500,000 persons. On two days last week every one of those grandstands were filled. For each one of these stands, plans had to be inspected, all the lumber that was proposed to be used in their construction had to be up to the same stress standards maintained in the construction of frame buildings. For two weeks before the opening of the fete Mr. Murphy was at work from early morning steadily until 1 o'clock the following morning. Every stand that was erected in this city had his personal supervision. Responsibility for the safety of the people who were to witness the big parades devolved upon no one else but him.

Twice a day he made tours of the parade route. When he found lumber being used of insufficient strength, out it went. He watched the construction of each stand from the laying of foundation beams to the placing of facing slabs. During the parades he had twenty inspectors watching the stands, to note the first sign of collapse, to check with promptness any attempt on the part of those sitting in the temporary structures to start "swing cheering" as they do at the college foot and baseball games; to prevent any unforeseen accident. Then when it was all over, it was Superintendent Murphy that was responsible for the safe removal of these structures, and when the last stand came down this week, there was not a single charge against the department of carelessness or negligence, and the blotter was free from the reports of accidents.

On Thursday morning William McCarroll, chairman of the Committee on Public Safety of the Hudson-Fulton Celebration Commission, sent this note:

"The fact that the Hudson-Fulton celebration has passed without accident to mar it indicates the watchfulness and efficiency of your department in regulating the construction of reviewing stands.

"As chairman of the Public Safety Committee I desire to express our gratification and appreciation which the citizens at large must feel in view of the fact that notwithstanding the great number of stands and the demands made upon them, all proved themselves up to the standard of safety."

Letters have come from many sources, and builders seen this week by a representative of the Record and Guide voluntarily commended Mr. Murphy upon his signal success in safeguarding the public in this department.

—In many European cities the street architecture is much enlivened by the high coloring and artistic ceramic decorations on the large stone, brick and especially the concrete buildings.

CONCRETE IN RAILROAD CONSTRUCTION.

The New Standard Platforms and Signal Towers in the New York Central's Electric Zone—Other New Standard Forms in the Metropolitan District.

RAILROADS, impelled by some general feeling of remorse for past neglect and low standards, have begun an architectural Renaissance. Buildings, bridges and platforms of a temporary or poor character are being replaced by durable and more handsome ones. Formerly the standard for a railroad way station was a low red frame building, with plank platforms. In those cities where the law required fireproof walls the "low, red frame building" became a red brick one of like dimensions. Bridge abutments were built of stone masonry, and signal towers were called "shanties," being of rude construction, and nearly always a disfigurement.

Concrete has been a material which has helped along these improvements, by reason of its cheapness, adaptability and lasting qualities. The Atlas Portland Cement Company, of 30 Broad st, has published a book, "Concrete in Railroad Construction" (232 pages, illustrated) which groups together a large number of examples of the use of concrete in various forms by railroads. Concrete has been wonderfully adaptable to the purposes of the big lines. It has become in fact their principal building material, replacing stone, wood and steel in many of their functions, and performing other functions for which they never were employed. From the many examples given in the book, the following notes are taken in relation to concrete work in the Metropolitan district.



KINGSBRIDGE SIGNAL TOWER, N. Y. C. & H. R. R. R.

PLATFORMS.

While plain concrete has been used for many years in the construction of low platforms at main stations the adoption of high platforms on rapid transit and suburban lines during the past few years has opened up a new field for reinforced concrete. The engineering department of the Hudson River Railroad, under the supervision of Chief Engineer George A. Harwood, has designed a standard system of platforms for the stations in the electric zone. The material of which they will be constructed is concrete, and the type comprises two longitudinal reinforced 8-inch walls with a 6-inch reinforced deck or floor plate spanning the walls and overhanging 2 feet 6 inches on either side. The width varies from 12 to 15 feet.

Expansion joints are provided every 25 feet, and all the exposed edges are rounded to a 1-inch radius. The concrete is 1:3:6, surfaced with half an inch of cement finish mixed in the proportion of 1 of cement to 1½ of sand. The suburban stations have two high platforms—one on each side of the group of four tracks, and one low platform in the middle. All stations are provided with overhead bridges or subways, which connect the platforms.

The Avenue J platform of the B. R. T. Company, designed by the engineering department of the system, under the supervision of W. S. Menden, and constructed by Thomas G. Carlin, of Brooklyn, in the year 1907, is another instance of the new style of concrete railroad platforms. Expansion joints are provided every 60 feet by separating the construction entirely with tarred paper. Clinton wire cloth was used for reinforcement.

FIRST AVENUE VIADUCT, BROOKLYN.

A viaduct 788 ft. long, designed by the engineering department of the Bay Ridge Improvement Company, under the supervision of Chief Engineer L. V. Morris, was completed this Summer by W. H. Gahagan, contracting engineer, at Brooklyn, for the First avenue crossing over the Long Island Railroad tracks. The width of 68 ft. 10 ins. is divided by the main girders into two roadways and two sidewalks. For half the length of the viaduct the main girders are supported on concrete piers, and the floor system consists of reinforced concrete floor slabs supported by cross beams encased in concrete. The sidewalks have a granolithic finish one inch thick, consisting of 1 part cement to two parts of trap rock screenings. The pavement for the roadways consists of a 1-inch binder course, with a 2-inch wearing surface of concrete.

THE NEW STYLE IN TRAINSHEDS.

The trainshed for the Lackawanna's new passenger terminal at Hoboken, N. J., was an entirely new departure from the hitherto considered standard type of structure. Instead of comprising a series of high arches, it consists essentially of a low-arched short-span longitudinal sections, just high enough to clear the largest locomotive in use on the line, with smoke ducts of reinforced concrete, through which the locomotive gases are discharged into the open air. Each low-arched section covers two tracks, and the sides of the smoke ducts are built high enough to prevent driving rain or snow from reaching the platforms. In addition to the smoke ducts, the roof, platforms and fence footings are of cinder and reinforced concrete construction. The shed was designed and patented by Chief Engineer Lincoln Bush, of the D., L. & W. R. R., and was erected under his supervision by the company's forces. The same type of shed has been used since for the Scranton station on the same road, and by the Chicago & Northwestern Railway Co. at its new terminal in Chicago.

THE NEW SIGNAL TOWERS.

The standard signal towers of the New York Central and Hudson River Railroad, within the electric zone, are now built of a combination of brick and concrete. They are two storied and four-sided, and have a overhanging bay window in the second story. The walls are brick, on a concrete base, with sills, lintels, cornice, coping and the bay window with supporting brackets of reinforced concrete.

The excellent finish of this work was obtained by floating the green concrete with water and rubbing it with a mortar brick composed of 1 part cement to 2 parts sand. The floor and roof construction consists of 1:2:4 concrete slabs, reinforced with ½-inch round rods, supported by steel I-beams.

The Grove street signal tower on the Delaware, Lackawanna & Western at Hoboken is built entirely of reinforced concrete, from designs by Chief Engineer Lincoln Bush. The side walls rest on creosoted piles spaced 2 feet 8 inches apart, while the front and rear walls are carried by reinforced concrete girders spanning from side wall to side wall. At the first floor level there is a concrete platform leading to the iron stairs in the rear which is supported on reinforced concrete brackets cantilevering 3 feet from the side wall of the building. The roof, which overhangs 1 foot 10 inches, is a reinforced concrete slab.

POWER PLANTS AND SHOPS.

The new power plant of the New Haven Road at Cos Cob, three miles west from Stamford, was designed after the Spanish Mission style of architecture for the exterior. The foundations,



HOBOKEN PIERSHED, D., L. & W. R. R.

column footings and walls up to the water table are monolithic concrete. For the water-table, window arches, coping and window sills, monolithic blocks are used, and the walls above the water-table are of hollow concrete blocks, 10 ins. by 12 ins. by 24 ins. With the exception of the basement floor, which is 1:3:5 concrete laid directly upon the foundation rock, the floor system consists of concrete slabs, reinforced with twisted steel rods, carried on the top flanges of I-beams. The plant was designed, erected and equipped by the Westinghouse-Church-Kerr Company under the direction of Mr. E. H. McHenry, vice-president of the New York, New Haven and Hartford Railroad.

The Mott Haven car shops of the New York Central Railroad, erected last year, consist structurally of 2½-in. cement mortar curtain walls reinforced with metal lath, resting on a concrete foundation wall.

METROPOLITAN ELEVATORS TURNED OVER.

The Otis Elevator Company a few days ago officially turned over to the Metropolitan Life Insurance Company the six elevators installed in the 700-ft. tower. While some of the lifts have been in operation since the tower was thrown open to tenants by the Hedden Construction Co. almost a year ago, the elevator company has been responsible for the operation of these cars ever since. By its act of relinquishment the installation is officially completed.

These elevators are the most remarkable of any ever installed in any structure, it is said. They travel a greater height than do those in any other structure, five having a rise of forty-one stories and one continues to the forty-fourth story, or 585.6 ft. above the sidewalk. This elevator ascends to the observation platform directly under the lantern in one continuous trip. The type of elevator is mechanically similar to that in the Singer Building, the pioneer in fast high-climbing traction elevator equipment. In that building the highest rise is 550 ft., or from sidewalk to the fortieth floor. The Metropolitan tower has two more elevators than the Singer.

Improved safety appliances have been installed on the Metropolitan elevators. They have the new Otis spring return oil buffer, the regulation safeties, the three-point drive eliminating end thrust on worm shaft, the Cruickshank safety and other devices. Each car is equipped with an electric switch control and an emergency wheel which, should an accident occur despite all automatic safeties, the operator can use to stop his car and thus lower it from a possible position between floors to the nearest gate.

The absence of balancing chains is a notable feature with these elevators. A special cable was designed to overcome the nerve wracking clanking of chains against the side of a descending car. This cable is 3⅝ ins. wide and ½ in. thick and hangs from the bottom of the car to the bottom of the counterweight. The cars travel somewhat less than 600 ft. a minute, the legal rate. Each car is held by six ⅝ in. ropes of copper and steel and will withstand a weight of 20,000 lbs.

The Otis Elevator Company has installed its general superintendent and construction, repair and emergency equipments in a building on 11th av, between 26th and 27th sts, where an automobile emergency service for both day and night will be maintained. The telephone call will be Chelsea 6400 or Rector 700. The company made this extension so as to save as little time as possible in reaching the scene of elevator trouble, whether it be in a lift of its own make or that of some other company. Its executive office will continue to be at 17 Battery pl.

A WINNING COMBINATION.—The working plans for the new office and theatre building at Times square, southeast corner of 43d st, are practically finished and the site will be cleared as soon as the tenants are out, which Greenwood & Co., the agents in the leasing of the site, say will be within thirty days. The new owners of the lease are styled the "Forty-Third Street Building Company," and Frank R. Tate, of St. Louis, is president. The combination of theatre and office building is expected to be a solution of the problem of making a building pay on such a costly site. It has been tried in several cases in other choice localities, of late years, and each time with apparent success.

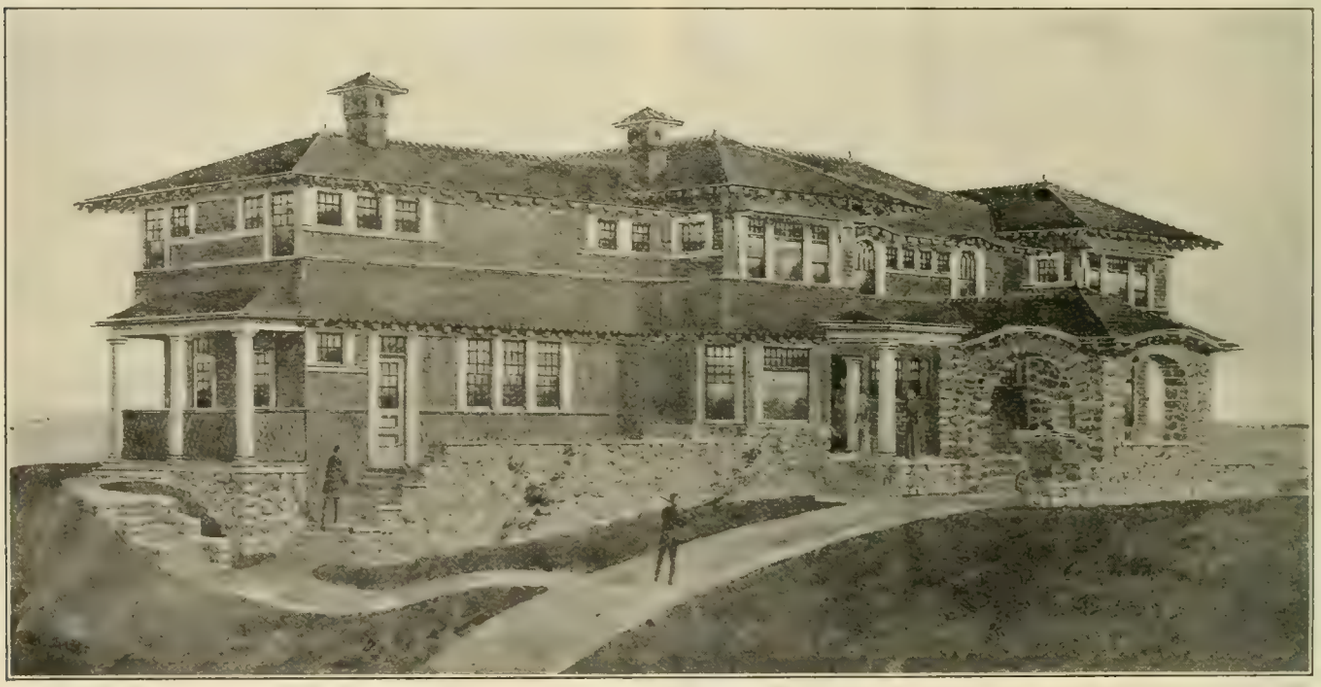
NEW HOME AT WEST HAMPTON.

Foster Crampton Building One That Overlooks Both the Bay and Ocean.

WORK is well under way on the new country home of Foster Crampton, at West Hampton, L. I., overlooking Moriches and Quantuck bays, and the ocean beyond. Work has progressed to the first floor. The following features are noted from the plans:

Two stories in height, the house is of rough stone on the first story, with a porte cochere of the same material on the front, supported by Doric columns. The upper part of the facade is of California redwood shingles, as is also the roof. With a breadth of 97.4 feet, the house has a depth of 50.2 feet. There is a front piazza of stone 56.2 feet long and a rear piazza of 32.2 feet in length. At one end is a stone servant's porch, 16.10 feet long. The house has chimneys of light colored brick, surmounted by blue terra cotta tile coverings.

The central feature of this house is a living and observation room in the middle of the first floor, 31.10½x20 feet, with windows and doors affording a sweeping view of the water. Adjoining is a well-arranged reception room, 15.2x15.2 feet, while a wing surrounding one end of the veranda has a sun parlor 15.3x23.6 feet in area. Adjoining the other side of the living room is a spacious dining-room, 15.2x24 feet, while a butler's pantry, 12x8.2 feet, divides it from the kitchen, 16.2x14.2 feet. Beyond the kitchen is a large laundry and a back stairway leading to the servants' rooms above. On the second floor are five large bed chambers, four bathrooms and two servants' rooms, with bath.



A HOME BY THE SEA.
NEW RESIDENCE FOR FOSTER CRAMPTON AT WEST HAMPTON, L. I.
J. Sarsfield Kennedy, Architect.

A broad stairway in the centre of the house is finished in chestnut. Most of the other interior trim is whitewood, while the floors of the upper story are of yellow pine and of the lower story oak.

J. Sarsfield Kennedy, 44 Court st, Brooklyn, is the architect, and Rufus H. Brown, 1357 Rogers av, Brooklyn, is the general contractor. Mr. Crampton, the owner, is a lawyer at 60 Wall st, Manhattan.

COST OF ROCK EXCAVATION.—A method which the late H. Waller Brinckerhoff used in his calculations is given in the Engineering Record by a friend to whom Mr. Brinckerhoff dictated it years ago. "He said this method had been developed by the late John F. Ward and was as accurate as anything of such an approximate nature could be. I wrote the method out in my notebook at the time, and tested it on several occasions, but have not thought of it for 10 years, at least, so I do not know how applicable it may be at present. Possibly some of your readers may like to compare its results with their experience. For open cuts, the rule is to multiply the cubic yards of rock to be excavated by 60 and add to the result the product of 20 times the area in square feet of the bottom and sides of the cut. The sum divided by the cubic yards of excavation will give the approximate probable cost of the work per cubic yard. For example, a cut 30 ft. wide and 15 ft. deep has a volume of about 17 cu. yds. and a surface area of 60 sq. ft. per foot of length. Hence $(17 \times 60) \div (60 \times 20) \div 17 =$ about $1.30 per cubic yard. If the excavation is in tunnel the cost will be twice the amount in open cut, and if in shafts it will be three times as much."

SOUTH BROOKLYN DOCK IMPROVEMENT.

Bids have gone in for the erection of the shed on the first of the six piers to be built at South Brooklyn. These piers will range from 1,300 to 1,600 ft. in length, with a beam of 150 ft., to compare with a length of 829 ft. and a beam of 92 ft., which are the dimensions of the longest Chelsea pier. But the latter are double decked, whereas the South Brooklyn piers will have but one floor; and in respect to magnitude and cost it may be well to state at the outset that the South Brooklyn will not equal the Chelsea improvement.

The longest pier ever constructed in this vicinity was on the Hudson, for the first tide-water terminal of the Erie Railroad. This was a mile long and was built fifty years ago at Piermont. It was abandoned when the Erie bored through Bergen Hill and came out at Jersey City. The South Brooklyn piers will be built on wood spiles capped with concrete, and will have a reinforced concrete floor. The sheds will be of steel-frame. Included in the plans is a seawall to extend from 28th to 36th st, the space inside to be filled and used as a plaza in front of the piers. The depth of water will be 35 ft. Railroad tracks will be installed on all. Estimated cost of piers is $226,000 each. The contracts for the first pier shed have just been advertised. The Morris & Cummings Dredge Company has the contract for all the dredging, at 46.8 cents per cubic yard.



SHOWING SITE OF MUNICIPAL DOCK IMPROVEMENT AT SOUTH BROOKLYN.

COMMON SENSE IN DECORATION.

By ROYAL CORTISSOZ.

WE have got into a queer way of thinking that there is nothing between the full dress performance of the stately mural decorator and the commonplace stencil of the journeyman, who will put a room in shape by day's work.* There are, of course, any number of interesting and charming effects to be developed between those two extremes if only we would use common sense and make practical use of the modest opportunities that lie all around us, and employ the talent that is everywhere to be found.

As it is with painting, so it is with sculpture. We are fond of erecting statues in our public squares. We set a good many of them every year in front of our public buildings or on the buildings themselves. It is a splendid thing that we should do this, but what of our architectural sculpture generally, the ornamental details in stone or terra cotta which may not be individually so conspicuous as a statue, but which are actually of immense importance to the beauty of a building? Look around you in any city, and you will see that even on the facades of some of our most imposing edifices this work is without any special character, without any artistic value. Why is it? Because we do not use common sense. Our greatest sculptors are rightly kept busy on statues. Why does it not occur to us to occupy their clever juniors on these details? In the renaissance such work was not always left to the journeyman. Go into the old palace at Urbino, into the Certosa at Pavia, or into any other of a hundred buildings in Italy, you will see door frames and mantelpieces that were carved by sculptors, by artists in the fullest sense of the term.

The American who is building a gorgeous house for himself thinks nothing of paying a large sum for a mantelpiece extracted from one of those old palaces. Why has he not the courage to tell his architect to get hold of some young sculptor, and for the two of them to put their heads together and make him a work of art in the shape of a mantelpiece or a door frame? And here again I would point out there are many opportunities for the use of sculpture lying between the great statue and decorative architectural carving. In the Piazza of St. Mark at Venice there are three flagstaffs set upon bronze pedestals, and in all Venice there is nothing more artistic than those very pedestals, which a sculptor, Alessandro Leopardi, modeled. What village in the United States is without its flagstaff, and how often is that flagstaff enhanced by even a hint of beauty? Wouldn't it be wise, wouldn't it be the part of common sense, to spend a compartively small sum of money on a handsome pedestal in lasting bronze? Nay, if you could not afford even that, could you not take pains over something in a cheaper material? An artist can do wonderful things in wood if only he will give his mind to it—and if only we will all get the habit of valuing beauty for its own sake and not make a fetish of its cost.

*From a paper read before the American Federation of Arts, at Washington.

RAISING CORNICES.

The sheet metal sub-contractors have their own problems to solve when the building is going up. One of them is raising cornices when they are very large. Seldom are two jobs alike, which precludes the use of precedent as an instructor. Henry Hall, in reply to a request for his experiences in this line, stated in the Metal Worker that on very high buildings the derrick is often used, substituting a light steel cable for the rope.

"Naturally it is very slow work to wind twenty or twenty-five stories of cable, and as there is most always a hoisting machine, similar to a freight or passenger elevator, we generally plan to make cornice so that it can be carried or taken up on the elevator. I have known of very large cornices hoisted this way, but 16 ft. seems to be the limit of length.

"Now these elevators by reason of the tremendous amount of material required in the construction of a high building are rushed to their absolute capacity, and the superintendent of the building is adverse to lending it to 'mere roofers.' However, by the liberal use of 'oil' the attendants of the elevator work willingly and smoothly, and by a lot of coaxing and offering to pay well for its use, the superintendent allows the corniceman to have the hoisting machine, stipulating that it be after working hours.

"It pays, though, rather than essaying to hoist by the hand derrick. Still, we must use a hand derrick to set the cornice on the wall, for in most cases there are structural steel lookouts, making it necessary to swing the cornice quite some distance out, and it won't do to take chances of letting the cornice fall or throwing a man from the roof."

"THE CAMPANILE OF ST. MARK'S has now reached such a height as to make an almost startling object-lesson on the terribly prosaic state of hardness, tightness, smoothness, novelty and rigid repair in which the ages of antiquity possessed the buildings we hold venerable," says the London Chronicle. 'It is a perfect facsimile of the original belfry tower of which the fall gave a shock to all hearts," it continues, "and that beautiful tower, before it fell, had a surface, a sweetness, an imperceptible disintegration which was the bloom of time. A random touch of green lodged between its bricks, thanks to the birds or the winds. Its successor is an almost hideous disappointment, and looks like nothing but a part of some monstrous factory."

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Dwellings.

BROADWAY, Nos. 2505-2507, two 2-sty brick and stone stores and dwellings, 29.6 and 30x90, tin roof; cost, $18,600; owner, Henry Langer, 2503 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 725.

Stores, Offices and Lofts.

WHITE ST, No. 116, 3-sty brick and frame store and loft, 54.10x19, tar and gravel roof; cost, $6,000; owner, Henry Knabe, 306 West 98th st; architect, B. H. Simonson, 315 5th av. Plan No. 723.

Architect states that no contract has yet been awarded.

54TH ST, Nos. 244-252 West, 13-sty brick and stone loft building, 125x84.10, tile roof; cost, $400,000; owner, Albert R. Shattuck, Lenox, Mass.; architect, Percy Griffin, 30 Church st. Plan No. 728.

Thompson-Starrett Co., 49 Wall st, has general contract.

Apartments, Flats and Tenements.

35TH ST, Nos. 141-147 East, 8-sty brick and stone apartment, 77x83.9, gravel roof; cost, $261,000; owner, Porterfield Const. Co., 50 Church st; architects, Lawlor & Haase, 69 Wall st. Plan No. 722.

Henry W. Hodge, 51 East 82d st, president; Pierce Roche, 50 Church st, treasurer and secretary.

BROADWAY, n w cor 113th st, 12-sty brick and stone apartment house, 100x165.11, slag roof; cost, $1,500,000; owner, Geo. F. Johnson, 344 West 72d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 724.

EDGECOMBE AV, w s, 202.7½ n 141st st, 6-sty brick and stone tenement, 30.5x91.3, tin roof; cost, $40,000; owner, Jacob Hirsch, 1665 Park av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 727.

Building will be erected by day's work.

Miscellaneous.

33D ST, No. 507 West, 1-sty brick outhouse, 23x7.6; cost, $800; owner, Louis E. Carlton, Gardner, Mass.; architect, E. Wilbur, 120 Liberty st. Plan No. 726.

MANHATTAN ALTERATIONS.

BLEECKER ST, No. 300, partitions, plumbing, entrance, to 4-sty brick dwelling and store; cost, $1,000; owner, Villege Realty Co., 16 8th av; architect, Eli Benedict, 1947 Broadway. Plan No. 2214.

DIVISION ST, No. 31, alter stairs, skylights, toilets, to 5-sty brick store and loft; cost, $1,000; owner, I. Spingarn, on premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2204.

DIVISION ST, Nos. 46-52, store fronts, walls, to two 5-sty brick factory; cost, $1,500; owner, Albert Stevans, 52 Division st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2238.

ELDRIDGE ST, No. 39, stairs, piers, to 5-sty brick tenement; cost, $1,000; owner, Morris Kulock, 39 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 2223.

GRAND ST, Nos. 411-413, toilets, alter shafts, to two 5-sty brick tenements; cost, $1,200; owners, Goldberg & Goldstein, 411 Grand st; architects, Schwartz & Gross, 347 5th av. Plan No. 2206.

GROVE ST, No. 82, alter walls, floors, partitions, to 3-sty brick dwelling; cost, $400; owner, Annie L. G. Smith, Valentine lane, Yonkers, N. Y.; arcritect, Henry G. Otto, 49 Jackson st, Tompkinsville, S. I. Plan No. 2236.

Christopher Campbell, 10 East 33d st, has contract.

HOUSTON ST, No. 136 East, partitions, skylights, to 5-sty brick tenement; cost, $2,000; owner, Mrs. Anna Schindler, 1010 Washington st; architect, Henry Regelmann, 133 7th st. Plan No. 2216.

HENRY ST, No. 259, partitions, show windows, to 5-sty brick store and tenement; cost, $800; owner, Morris Lefkowitz, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2218.

HUDSON ST, No. 405, alter plumbing to 3-sty brick tenement; cost, $450; owner, Corporation of Trinity Church, 187 Fulton st; architect, James E. Connelly, 45 East 128th st. Plan No. 2201.

LEONARD ST, No. 130, partitions, alter piers, store fronts, to 5-sty brick tenement; cost, $1,000; owner, New York Life Insurance Co., 346 Broadway; architect, David M. Ach, 1 Madison av. Plan No. 2197.

Hughes Bros., 162 West 27th st, have contract.

MINETTA LANE, Nos. 23-25, toilets, windows, to two 3-sty brick tenements; cost, $2,600; owner, Mr. & Mrs. Ciorgio Scala, on premises; architect, Nathan Korn, 149 West 119th st. Plan No. 2232.

MONROE ST, No. 49, partitions, windows, skylights, toilets, to 4-sty brick tenement; cost, $200; owner, Pierce Brenan, 78 East 92d st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2200.

STATE ST, No. 8, concrete floor toilets, to 5-sty brick and stone Synod; cost, $100; owner, Rev. O. H. Restin, 8 State st; architect, James X. Cahill, 4446 Turman av, Wakefield, N. Y. Plan No. 2230.

WASHINGTON ST, s w cor Morton st, add 2-stys, elevator, partitions to two 2 and 4-sty brick and stone stores and offices; cost, $10,000; owners, Ann White, 3 East 57th st, Campbell Steward, 34 West 39th st, Catherine E. Stuyvesant, 3 East 57th st; architect, J. B. Snook's Sons, 73 Nassau st. Plan No. 2240.

No contracts has yet been issued.

WATER ST, No. 329, partitions, toilets, windows, show windows, to 5-sty brick tenement; cost, $2,000; owner, Chas. R. Faruolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2225.

4TH ST, Nos. 138-140 East, partitions, windows, toilets, to two 5-sty brick tenements; cost, $2,500; owner, I. Schenker, 343 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2234.

17TH ST, No. 437 West, plumbing, partitions, windows, skylights, to 5-sty brick tenement; cost, $3,500; owner, Rachel Lederer, 57 West 139th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2228.

9TH ST, No. 340 East, 5-sty brick rear extension, 13x10.6, partitions, walls, skylights, to 5-sty brick tenement; cost, $5,000; owner, John Becker, 55 East 123d st; architect, Henry Regelmann, 133 7th st. Plan No. 2215.

12TH ST, No. 351 East, 1-sty brick rear extension, 24x10x23, steps, to 4-sty brick tenement; cost, $3,000; owner, Geo. W. Folsom, Lenox, Mass.; architect, M. Zipkes, 353 5th av. Plan No. 2205.

29TH ST, Nos. 32-34 West, stairs, partitions, windows, piers to two 3-sty brick restaurant; cost, $3,000; owner, Louis Buchler, 193 2d av; architect, O. Reissmann, 30 1st st. Plan No. 2229.

33D ST, No. 524 West, elevator shaft, doorways, to 7-sty brick brewery; cost, $6,000; owners, Howard & Childs, 524 West 33d st; architect, Robert T. Lyons, 1493 Broadway. Plan No. 2203.

39TH ST, No. 318 West, toilets, partitions, windows, to 4-sty brick tenements; cost, $500; owner, August Finck, 315 West 57th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2207.

45TH ST, Nos. 11-15 East, partitions, alter plumbing fixtures, to 9-sty brick and stone hotel; cost, $2,000; owner, Home Club Co., on premises; architects, Tracy, Swartwout & Litchfield, 244 5th av. Plan No. 2220.

53D ST, No. 127 East, partitions, to 3-sty brick garage; cost, $500; owner, J. Hebron, 121 West 45th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2239.

63D ST, No. 421 East, shaft, toilets, partitions, to 5-sty brick tenement; cost, $4,000; owner, F. Sulzberger, 1st av and 45th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2237.

67TH ST, Nos. 149-151 East, partitions, toilets, windows, to 6-sty brick hospital; cost, $2,000; owner, Philmont Realty Co., 430 West 119th st; architect, John Oakman, 27 East 22d st. Plan No. 2224.

77TH ST, No. 148 West, 1-sty brick rear extension, 14x20, to 4-sty brick dwelling; cost, $1,500; owner, Le Roy Brown, 148 West 77th st; architect, Alfred Ericson, 2585 Sedgwick av. Plan No. 2222.

108TH ST, No. 202 East, toilets, partitions, plumbing, windows, skylights, to 4-sty brick and stone store and tenement; cost, $1,800; owner, S. Kahmus, 206 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2213.

115TH ST, No. 203 East, new stairs, partitions, store fronts, to 3-sty brick dwelling and meeting rooms; cost, $1,500; owner, Mrs. Mary Israel, 203 East 115th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2202.

116TH ST, Nos. 2-4 West, toilets, partitions, windows, store fronts, to 5-sty brick tenements and stores; cost, $2,000; owner, Jacob F. Goldsoll, Europe; architect, Frank Hausle, 81 East 125th st. Plan No. 2198.

119TH ST, No. 313 East, 1-sty brick rear extension, 18.9x27.4, to —-sty brick and stone residence; cost, $500; owner, O. Colasuouno, 313 East 119th st; architect, G. Ajello, 1 West 34th st. Plan No. 2226.

127TH ST, No. 126 West, partitions, windows, baths, to 6-sty brick tenement; cost, $500; owner, Mrs. Emma Barnett, 126 West 127th st; architect, Walter H. C. Hornum, 36 West 125th st. Plan No. 2221.

John McKee, 372 Lenox av, has contract.

AV A, No. 73, alter openings to 4-sty brick tenement; cost, $100; owner, Soloman Berliner, 16 East 93d st; architect, O. Reissmann, 30 1st st. Plan No. 2209.

BROADWAY, Nos. 512-514, erect gallery to 6-sty brick and stone sample rooms; cost, $850; owner, Estate Elizabeth W. Perkins, 41 Union sq; architect, C. F. Biele, 381 West 12th st. Plan No. 2219.

BROADWAY, No. 2503, 2-sty brick rear extension, 15.6x20, add 1-sty to 1-sty brick store; cost, $5,500; owner, Henry Langer, 2503 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 2217.

BROADWAY, No. 2360, partitions, windows, to 12-sty brick store and tenement;

cost, $490; owner, Belnord Realty Co., 165 Broadway; architect, John B. Fischer, 11 East 137th st. Plan No. 2227.

Fiebiger & Heinrich, 21 East 137th st, have contract.

LEXINGTON AV, No. 140, bathroom fixtures, walls, to 4-sty brick store and dwelling; cost, $4,800; owner, Morris Steinheimer, 501 2d av; architect, Thomas Rowe, 237 Lexington av. Plan No. 2233.

Jacob Muller, 1218 3d av, has contract.

WEST BROADWAY, Nos. 387-389, tank, steel beams, to 5-sty brick and stone store and loft; cost, $375; owner, Lorillard Estate, 146 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 2212.

1ST AV, 26th, 28th sts, East River, 1-sty brick end extension, 56x16.4, partitions, toilets, baths, to 2-sty brick and stone hospitals; cost, $8,000; owner, Bellevue and Allied Hospitals, 1st av and 26th st; architects, McKim, Mead & White, 160 5th av. Plan No. 2210.

2D AV, No. 474, partitions, skylights, windows, to 4-sty brick store and tenement; cost, $800; owner, Mrs. B. C. M. Johnston, Roselle Park, N. J.; architect, J. Spence, 131 East 18th st. Plan No. 2199.

Hugh McGowan, 238 3d av, has plumbing.

3D AV, No. 1317, elevator shaft, partitions, walls, to 7-sty brick store and loft; cost, $1,000; owner, Ernest N. Adler, 1506 1st av; architect, F. Leisersdorfer, 346 East 65th st. Plan No. 2211.

3D AV, No. 2028, erect stage to 1-sty brick theatre; cost, $500; owner, Regal Amusement Co., 1511-13 3d av; architect, John B. Mooney, 1511 3d av. Plan No. 2235.

3D AV, No. 369, alter stairways, elevator shaft, walls, cornice, store fronts, to 7-sty brick factory; cost, $2,500; owner, Eureka Realty Co., 401 Greenwich st; architect, Richard Berger, 309 Broadway. Plan No. 2231.

P. B. McEntyre & Son, 401 Greenwich st, have contract.

10TH AV, No. 513, partitions, windows, toilets, to 5-sty brick tenement; cost, $2,000; owner, Margaret Linder, on premises; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2208.

H. N. Kohn, 55 Broadway, has contract.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

180TH ST, s e cor Clinton av, three 5-sty brick tenements, slag roof, 40x97, 40.6 x95; total cost, $115,000; owner, Brook Const. Co.; architect, Albert Morris, 103 Park av. Plan No. 1072.

John Wynne, 60 Liberty st, president.

187TH ST, n s, 23.4 w Park av, three 4-sty brick tenements, plastic slate roof, 33.4x66; total cost, $60,000; owner, John Rendall, 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 1065.

FREEMAN ST, n w cor Longfellow st, 5-sty brick tenement, 25x90, tin roof; cost, $25,000; owner and architect, Albert Gerhard, 725A Manida st. Plan No. 1066.

MAPES AV, e s, 100 n Tremont av, two 5-sty brick tenements, tin roof, 45.1x80.7; total cost, $100,000; owners, John W. Cornish Const. Co., 466 East 138th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1067.

CLINTON AV, e s, 107 s 180th st, 5-sty brick tenement, slag roof, 41x96; cost, $35,000; owners, Brook Const. Co.; architect, Albert Morris, 103 Park av. Plan No. 1073.

John Wynne, 60 Liberty st, is president.

PARKER AV, e s, 25 n Glebe av, 2-sty dwelling, tin roof, 21x50; cost, $5,000; owner, Chas. Ringlestein, 445 Unionport road; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1074.

MACY PL, s w cor Hewitt pl, 5-sty brick tenement, plastic slate roof, 25x85; cost, $28,000; owners, Higgins & Stanton, 878 Macy pl; architects, Koppe & Daube, 830 Westchester av. Plan No. 1075.

BAILEY AV, e s, 74.4 s 238th st, 4-sty brick tenement, tar and gravel roof, 33x67; cost, $16,000; owner and architect, E. M. Tessier, 2468 Webb av. Plan No. 1076.

UNION AV, w s, 251.7 n 166th st, 5-sty brick tenement, tin roof, 25x104; cost, $25,000; owners, Herbst & Co., 25 West 42d st; architects, Young & Gronenberger, 1328 Broadway. Plan No. 1086.

CROTONA PARKWAY, s e cor Tremont av, 6-sty brick stores and tenement, tin roof, 109.9½x116.10¾; cost, $150,000; owners, The Rosa Realty Co.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1078.

Jerry Altieri, 1567 Wilkins av, president.

CLINTON AV, n w cor 179th st, 5-sty brick tenement, slag roof, 25x89.10; cost, $25,000; owner, Christian Kronenberger, 1454 Seabury pl; architect, John E. Kerby, 481 5th av. Plan No. 1087.

MORTON PL, n w cor Harrison av, 4-sty brick tenement, plastic slate roof, 25x88; cost, $25,000; owners, Leichman Eng. & Const Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1088.

Edw. B. Yeichman, 1300 Broadway, president.

187TH ST, n w cor Park av, 4-sty brick tenement, plastic slate roof, 23.4⅜x90; cost, $24,000; owner, John Rendall, 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 1089.

Dwellings.

DE VOE TERRACE, n s, 375.9 w 190th st, two 2-sty and attic frame dwellings, shingle roof, 21x37; total cost, $9,000; owner, Philip Cahill, 1980 Daley av; architects, Knockenhaur & Smyth, Tremont and Bathgate avs. Plan No. 1068.

VALENTINE AV, e s, 405 n 198th st, two 2-sty brick dwellings, tin roof, 21x55; total cost, $16,000; owner, Mrs. K. V. Brady, 383 East 200th st; architect, Wm. Kenny, 2600 Decatur av. Plan No. 1069.

ANTHONY AV, e s, 125 s Prospect pl, four 2-sty frame dwellings, tin roof, 18.9x55; total cost, $20,000; owner, Louisa Diener, 172d st and Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 1077.

MATTHEWS AV, w s, 275 n Rhinelander av, 2-sty brick dwelling, tin roof, 20x52; cost. $5,000; owner, Jos. Follini, Matthews av; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 1082.

GRAND AV, e s, 250 n 192d st, 2½-sty frame dwelling, shingle roof, 32x38; cost, $8,000; owner, Thomas H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1083.

Miscellaneous.

Factories and Warehouses.

WEST FARMS ROAD, s e cor Tremont av (centre of plot), 1-sty frame storage, plastic slate roof, 50x75; cost, $2,500; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 1081.

EASTERN BOULEVARD, s s, 375 w Truxton st, 1-sty frame shed, 60x32; cost, $1,000; owner, Church E. Gates & Co., 227 Mott av; architect, John Bergesen, 212 West 123d st. Plan No. 1071.

HARTS ISLAND, 1-sty brick prison, asphalt, slag and tile roof, 50x50; cost, $13,000; owners, City of New York; architect, Joseph Wolf, 103 Park av. Plan No. 1085.

Stables and Garages.

VINEYARD PL, e s, 40 s 176th st, 1-sty frame stable, 13x11; cost, $50; owner, Elizabeth Berger, on premises; architect, L. C. Berger, on premises. Plan No. 1079.

GRAND AV, e s, 250 n 192d st (rear), 1-sty frame garage, shingle roof, 15x20; cost, $400; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1084.

Churches.

HOE AV, w s, 37 s Home st, 2-sty brick church and rectory, slag roof, 25x62; cost, $11,000; owners, Danske Lutheran Church; architects, Arthur Arctander Co., 368 East 149th st. Plan No. 1070.

Walter E. Bang, Floral Park, L. I., president.

Stores, Offices and Lofts.

HULL AV, w s, 101 n Woodlawn road, 1-sty brick store, slag roof, 25x25; cost, $1,500; owners, Riley & Loughney, 3280 Perry av; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 1080.

BRONX ALTERATIONS.

GARFIELD ST, w s, 250 s Morris Park av, new partitions to 2-sty frame dwelling; cost, $150; owner, Peter Stumpf, on premises; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 434.

GROTE ST, No. 1017, 3-sty frame extension, 22.6x11, new partitions, to 2-sty frame dwelling; cost, $1,500; owner, Francesca Farracci, 541 East 182d st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 432.

149TH ST, s s, 192 w Brook av, new partitions, to 3-sty brick and frame dwelling; cost, $25; owner, Elizabeth Bee, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 428.

165TH ST, No. 431, new feed bin built upon roof of 2-sty brick grain storage; cost, $1,500; owners, Farmers Feed Co., 532 East 76th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 429.

170TH ST, s s, 50 e 3d av, new balcony to 1-sty frame ball roof; cost, $1,000; owner, Maurice Feist, 2 Rector st; lessee, B. K. Bimberg, 260 West 83d st; architect, M. J. Garvin, 3307 3d av. Plan No. 431.

BATHGATE AV, No. 1835, ½-sty added and change from peak to flat roof, 2½-sty frame dwelling; cost, $250; owner, Jerome Healy, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 435.

LIND AV, Nos. 1198 and 1200, 2-sty brick extension, 15.8x46, to 2-sty brick dwelling and bakery; cost, $1,500; owner, Wm. Huesner, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 427.

PROSPECT AV, No. 900, new partitions, etc., to 2-sty frame dwelling, photo gallery; cost, $400; owner, Jennie F. Byrne, 878 Prospect av; lessee H. Levelin, 842 Myrtle av, Brooklyn; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 436.

WALKER AV, n s, 128.7 e Grant av, new partitions, etc., to 3-sty brick store and dwelling; cost, $1,200; owner, Wm. Krumsick, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 430.

WILLIS AV, No. 247, new stairs, new brick partitions, to 5-sty brick tenement; cost, $500; owner, Wm. Battenfeld, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 433.

ADVANCE REPORTS.

Figuring for $1,500,000 Apartment House.

RIVERSIDE DRIVE. — The Riviera Realty Co., 3 Audubon pl, Mark Ash, president, 92 William st; Max Gratzner, superintendent, is taking estimates for the 12-sty elevatir apartment house now in course of construction on Riverside Drive, between 156th and 157th st, on plot 200x185x100 ft. The company will let all its own contracts. Rouse & Goldstone, 12 West 32d st, are the architects; Myron E. Falk, 50 Church st, is consulting engineer on ironwork. The building will be one of the largest apartment houses so far erected on the Drive north of 125th st. It is the aim of the owners

to have the building complete ready for occupancy by October, 1910. The estimatel cost of construction alone will approximate more than a million and a half dollars. Max Marx is treasurer, and H. Sonn, vice-president. (See issue June 5, 1909.)

Modern Tenement Building at Newark.

NEWARK, N. J.—A tenement constructed along model lines now in vogue in Manhattan, which gives to the dwellers conveniences heretofore confined more generally to high-class apartments, is to be erected at the southeast corner of Academy and Summit sts, Newark. The plans are by Architect Nathan Myers, of Newark. The structure will be 99x65 ft, 4 stys high, containing accommodations for 28 families, besides janitor's quarters. The interior will be divided by three fire walls



running the height of the building, separating each floor into four sections and preventing fire from penetrating from one to the other. Fireproof dumb-waiter equipment and sanitary garbage closets are part of the accessories. The exterior construction will be bluestone at the base, light brick for the first story and underneath the metal cornice. The main building will be of red brick. Flower balconies will be placed at the first story level. The roof will be arranged so that the tenants may resort to it for air and for clothes-drying, etc. The yards and sidewalks will be cemented. Estimates for the building have been received at the architect's office and the work will probably begin this fall. The cost will approximate $40,000. The James Manning Estate is the owner.

Club House in the Bronx.

WASHINGTON AV.—Progress is being made on plans for the new club house which the Workingmen's Educational Association, Inc., 3309 3d av, is soon to establish on the east side of Washington av, 161 ft south of 164th st, the Bronx, at a cost of nearly $200,000. The building will be fireproof, 5-stys in height, 59x172 ft in size, and will contain billiard and pool rooms, reading rooms and cafe. The exterior materials will be light brick, stone and terra cotta. The architects, Messrs. Schaefer & Jaeger, 461 Tremont av, will receive bids on the general and separate contracts about the 15th of Oct. Officers of the association are: Joseph Fuerer, 3668 Park av, president; G. Marks, 1304 Brook av, secretary, and Philip Hampel, Garfield st, Van Nest, treasurer.

Rumor of 134 New Dwellings at Hunt's Point.

GARRISON AV.—It was reported during the week that a large number of 2-family dwellings are soon to be erected on Garrison av and Hunts Point road, in the Borough of the Bronx, in the vicinity of the proposed new American Bank Note Company's new buildings. The structures will in all probability be of brick construction. One hundred and thrity-four houses is said to be the total number to be erected. Further details cannot be announced in this issue. The Hunt's Point Improvement Company, in which Henry Morgenthau and James T. Meehan are interested, is understood to be the owner and builder.

Latest Greeley Square Improvement.

6TH AV.—George Keister, 12 West 31st st, has been commissioned to prepare plans for the new store and loft building which the executors of the estate of Frank B. McDonald are to erect at the southwest corner of 6th av and 32d st, extending about 50 ft. on the av and about 75 ft. in 32d st. James E. McDonald, lawyer, of 60 Wall st, is executor. No building contract has yet been awarded, and it is learned that definite plans will not be determined upon until the question of the widening of 32d st has been settled.

Plans for Vanderbilt Hotel.

PARK AV.—Final plans will be completed about Nov. 1 for 21-sty hotel building which Alfred Gwynne Vanderbilt is to erect at the southwest cor of Park av and 34th st, between 33d ad 34th sts, fronting 197.6 ft. on Park av and 80 ft. on both 33d and 34th sts. The contract for steel has been awarded. The City Leasing Co., 54 Wall st, of which Joseph W. Welch is president, is the lessee. Warren & Wetmore, 3 East 33d st, the architects, estimate the building and equipment at about $2,000,000.

Oakleigh Thorne to Build.

PARK AV.—The plot at the northeast corner of Park av and 73d st has been purchased by Oakleigh Thorne, president of the Trust Company of America, 37 Wall st, on which it is reported Mr. Thorne will erect a new residence. The plot measures 27x96 ft., and at present is part of the site of the Brandon apartments. The Record and Guide was informed on Friday that Mr. Thorne was out of town on an extended vacation, and that nothing definite regarding plans has yet been determined.

Plans for Ridley Memorial Church.

BROOKLYN.—Plans will be completed about Oct. 15, by Brown, McAghon & Strassle, 31-33 East 27th st, Manhattan, for the Ridley Memorial Methodist Episcopal Church to be erected on Ocean Parkway and Foster av, Brooklyn, at a cost of $50,000. The building planned for will be 1½-stys brick and limestone, measuring 80x100 ft, having a seating capacity of 1,600. The Rev. T. T. Martin, 190 Lawrence av, Brooklyn, is pastor. No building contracts have yet been awarded.

Cramp & Co. to Erect Bronx Theatre.

BROOK AV.—The general contract for the new theater building to be erected by the Acme Theatre Co., of which Henry C. Miner, 1402 Broadway, is president, on the west side of Brook av, 50 ft. south of 156th st, the Bronx, has been awarded to Cramp & Co., 36 East 23d st, and Commonwealth Bldg., Philadelphia, Pa. The structure is to be fireproof, with offices over the 3d av entrance, and will cost approximately $200,000. George Keister, 12 West 31st st, is the architect.

Another Theatre for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans for a 2-sty and cellar brick theatre, to be erected on the block bounded by Broadway, Leonard and Moore sts, Brooklyn. The facades of the building will be designed in a Spanish Mission style of architecture. The interior will consist of an auditorium and balcony, finished in the most modern design. Work will be started immediately.

Bids Invited for Bronx Apartments.

TIFFANY ST.—Maximilian Zipkes, No. 353 5th av, reports that he has completed plans for a 6-sty elevator apartment house to be erected at the southeast corner of Tiffany and 163d sts, Bronx. The building will be equipped with all modern improvements and will have a stone and brick front. The cost is estimated at $150,000. The Zipkes Construction Co., owner, will take estimates beginning Monday, Oct. 11, at the office of the architect.

E. E. Paul Co., Get 89th St. Contract.

89TH ST.—The general contract for the Riverside Exchange Telephone Building, No. 112 West 89th st, which is to be enlarged with two or more additional stories and other important changes, at a cost of about $100,000, has been awarded to the E. E. Paul Company of 289 4th av, from plans by Eidlitz & McKenzie, 1123 Broadway. R. M. Ferris is Chief engineer for the New York Telephone Co., 15 Dey st.

Improvements to Fire Headquarters Building.

67TH ST.—Nicholas J. Hayes, Fire Commissioner, will open bids on Oct. 20, for furnishing labor and materials required for the completion of a new annex and additions and alterations to the present fire headquarters building located in East 68th and East 67th sts, between Lexington and 3d avs, Manhattan.

Eight Story Apartment for 156th St.

156TH ST.—Messrs. Neville & Bagge, 217 West 125th st, architects, have prepared plans for an 8-sty high class elevator apartment house, 65x84.11 ft., to be erected by the Bagge Construction Co., 217 West 125th st, in the norh side of 156th st, 185 east of Riverside Drive, to cost in the neighborhood of $250,000.

Apartments, Flats and Tenements.

143D ST.—Edward J. Byrne is preparing plans for a 6-sty flat house, 50x87 ft., to be erected in the south side of 143d st, 550 ft. east of Willis av, for Henry S. Gamp. Cost, $52,000.

47TH ST.—Ernest Flagg, 35 Wall st, owner and architect, has completed plans for the 6-sty flat building, 100x88.5 ft, which he will erect at Nos 506-516 West 47th st, costing $95,000.

182D ST.—The Gerard Operating Co., 1423 St Nicholas av, will erect in the north side of 182d st, 125 ft. east of St. Nicholas av, a 5-sty flat building, 75x67.9 ft., to cost $65,000. Geo. Fred Pelham, 507 5th av, is preparing plans.

BROADWAY.—The Levine & Levine Contracting Co. has purchased the plot, 100x150 ft., at the southwest corner of Broadway and 153d st, on which they will erect a 6-sty high-class elevator apartment house, to cost about $250,000.

SYRACUSE, N. Y.—Merrick & Randall, architects, of Syracuse, are preparing plans for two 4-sty brick apartments, 70x75 ft., for Mrs. Charlotte E. Leonard, 406 West Onondaga st, Syracuse, costing $40,000 each. No bids will be taken before next spring.

ST. ANN'S AV.—Edward J. Byrne, architect, 3029 3d av, is preparing plans for four 5-sty flat houses, 40x76 ft. and 37x72 ft., to be erected at the southwest corner of St. Ann's av and 149th st, Bronx, for the Moorehead Realty & Construction Co., Cost, $125,000.

Churches.

ROCHESTER, N. J.—Contracts were signed last week for the erection of the new East Side Presbyterian Church at Parsells av and Denver st. The estimated cost will be $20,000. Rev. A. D. D. Fraser is pastor of the church. James J. Ernisse is chairman of the building committee.

JAMESTOWN, N. Y.—Ground has been broken for the new brick edifice of the Grace United Brethren Church. Andrew Wilcox, of Jamestown, has the work of excavating in charge, but the contract for the building has not yet been awarded. Address chairman building committee.

BRIDGEPORT, CONN.—Plans for the heating system in the new church on

North av for St. Patrick's R. C. parish have been about completed by the Hartford Steam Boiler Inspection & Insurance Co. It is expected that estimates will be called for soon. Dwyer & McMahon, of Hartford, were the architects.

SCHENECTADY, N. Y.—A. G. Lindley Co., architects, Parker Building, Schenectady, are preparing plans and expect to take bids about Oct. 25 for a brick and stone church, 1½-sty and basement, 70x135 ft., for the First Congregational Church, Schenectady, to cost about $40,000. Rev. G. F. Prentiss, 16 Jay st, Schenectady, is pastor.

SOUTH NORWALK, CONN.—The general contract for the erection of the new church for the Hungarian Catholic Society has been given to M. A. Durrschmidt, of Derby. The sub-contracts will be let soon. The plans by Joseph A. Jackson, 1133 Broadway, New York, call for a brick edifice, 45x120 ft., with slate roof, terra cotta and limestone trimmings. The seating capacity will be about 500; heated by steam. Rev. S. F. Chernitsky is pastor in charge.

Competitions.

FLEMINGTON, N. J. — Competitive plans will be received by the board of village trustees for a new library building, at Flemington. Address Chas. S. Alvater for information.

NEW HAVEN, CONN.—Plans of Philip Sellers have been selected, in competition, for the new building at the Connecticut Agricultural Experiment Station. It will be 42x64 ft., of fireproof construction. The plans will be out in about three weeks. Estimated cost, about $30,000.

HONOLULU, H. I.—Architects York & Sawyer, 156 5th av, Manhattan, have been selected, in competition, to furnish plans and specifications for the new United States Post Office Building at Honolulu, to cost $850,000. James Knox Taylor, Washington, D. C., is supervising architect.

Court Houses.

WATERBURY, CONN.—Chatfield & Chatfield have received the general contract for the addition to the Court House for New Haven County. Their bid was $126,350. Other bidders were: J. W. Gaffney & Son, the Tracy Bros. Co., Louis A. Miller, of Meriden; and Sperry & Treat, of New Haven. George A. Upham has the contract for the carpenter work. The plans were drawn by Griggs & Hunt, of Waterbury.

Dwellings.

RYE, N. Y.—N. C. Mellen, architect, 45 West 34th st, Manhattan, has completed plans for a $10,000 residence, 60x25 ft., for H. D. Montgomery, to be erected at Rye.

YONKERS, N. Y.—Chas. E. Birge, 29 West 34th st, Manhattan, has plans ready for the 2½-sty residence, 50x38 ft., for E. J. Morrison, to be erected at Yonkers.

BROOKLYN.—The Ginsberg Construction Co., 45 West 34th st, Manhattan, will erect a row of twenty dwellings, 2½-stys, 18x36 ft., in the east side of 8th st, near Av T, Brooklyn. R. I. Dodge, 383 4th av, Manhattan, is the architect.

Factories and Warehouses.

JAMESTOWN, N. Y.—The American Carving Works, Jamestown, N. Y., is preparing for the erection of a 2-sty brick factory, 32x64 ft. It will require machine equipment.

OSWEGO, N. Y.—W. H. Ives, Oswego, N. Y., will build an automobile factory in East Main st, 40x190 ft., with wing 40x93 ft. Considerable machinery equipment will be installed.

HOLYOKE, MASS.—Wm. B. Tubby, architect, 81 Fulton st, Manhattan, has completed plans and taken figures for a 3-sty factory, 60x80 ft., for Geo. W. Prentiss & Co., at Holyoke.

BUFFALO, N. Y.—Fredk. Z. Phelps, manufacturer of automobile tops and accessories, 1251 Niagara st, Buffalo, will build and equip a 3-sty and basement factory, of brick and steel, at 1292 Niagara st.

STONEVILLE, MASS.—Lewis A. Miller, of Meriden, Conn., received the contract to erect the new factory for the C. Elmer Pope Co. It will be a 2-sty brick factory, 55x182 ft., with two ells, 30x40 ft. Samuel M. Green, Inc., of Springfield, are the architects.

29TH ST.—James B. Baker, architect, 156 5th av, is completing plans for the 10-sty brick warehouse, 125x100 ft., to be erected at Nos. 557-561 West 29th st and Nos. 306-310 11th av, at a cost of about $150,000. No figures have yet been taken or contracts let.

JERSEY CITY, N. J.—Building operations will be commenced immediately on the two fireproof warehouses which Manning, Maxwell & Moore, of Manhattan, will erect at Communipaw av and the Morris Canal. The buildings are to cost $90,000. It is understood that the contract is let.

OSWEGO, N. Y.—The officers of the Diamond Match Co. announce that they will build an addition to their local plant 69x125 ft., 2-stys. It will be of brick, steel and concrete, as nearly fireproof as possible. Plans are in the hands of contractors, who must agree to have the building inclosed by Thanksgiving.

SCHENECTADY, N. Y.—Shear & Wilson, of Schenectady, have received the general contract to erect the fireproof brick, steel and concrete foundry buildings on Albany road, Schenectady, for the Climax Specialty Co., of Seneca Falls, N. Y., to cost about $50,000. Oren Finch, 437 State st, Schenectady, is the architect.

NIAGARA FALLS, N. Y.—Work has started on rebuilding the plant of the Niagara Pulp Board Co. Braas Brothers, of Niagara Falls, have the contract. Including the price of some machinery which the company will have to purchase, the contract involves an expenditure of about $40,000. The plant will be in operation by December 1.

GLENS FALLS, N. Y.—The American Safety Lantern Co. has broken ground for one of the most modern factories ever erected in this vicinity. All supporting members, the roof, girders, beams, foundation wall and floor will be of reinforced concrete. The Gabriel Concrete Reinforcement Co., of Detroit, is supplying the steel and also furnished the plans.

Hospitals and Asylums.

CAMDEN, N. J.—The Board of Health has appointed Dr. Marcus K. Mines, Dr. H. H. Davis and Reuben H. Gaskill a special committee to look after plans for a $100,000 municipal hospital building. The City Council has already purchased a site near Woodlynne, provision has been made for a building to cost $50,000.

NEW BRITAIN, CONN.—At a meeting of the executive committee of the New Britain hospital board of directors the following building committee was appointed on erecting the new operating room: Fred'k G. Platt (chairman), William H. Hart, Geo. W. Traut and E. H. Davison. The preliminary plans have already been prepared by Architect W. H. Cadwell.

WATERBURY, CONN.—Bids are all in for the new hospital to be erected for the Waterbury Hospital Corporation. The re-



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vised plans provide for an administration building, laundry building and power plant. Among those that submitted estimates were: Horton & Hemingway, of Boston, Mass.; the Tidewater Building Co., of Manhattan; H. Wales Lines Co., of Meriden; the Torrington Building Co., of Torrington; the Tracy Bros. Co., John W. Gaffney & Son, and the Macauley Construction Co. Henry Bacon, of New York, is the architect.

Bids Opened.

Bids were opened by the Board of Education Monday, Oct. 4: No. 1, for structural alterations at P. S. 100 (vocational school), Manhattan. Julius Haas, $3,692 (low bid). No. 2, for manual training equipment of vocational school for boys at P. S. 100, Manhattan. Tracy Bros., $18,770 (low bid). No. 3, for alterations, repairs, at P. S. 30, and dumbwaiter shaft, car, etc., at Manual Training High School, Brooklyn. Cornelius J. Horgan, P. S. 30, $6,259; Manual Training High School, Joseph Ohlhausen, $985 (low bid).

BROOKLYN.—Bids were received Sept. 29 by Bird S. Coler, Borough President Brooklyn, for furnishing labor and materials required for constructing a sewer in Neptune av, from West 33d st to the pump well at Cassion No. 2, near 12th st, together with an intermediate pumping station and appurtenances at the intersection of Neptune av and West 29th st.: James Kelley, $105,884 (low bid). Other bidders were: Newman & Carey, 215 Montague st, Brooklyn; Litchfield Construction Co., Chester A. Dady, Dominick Bannaco, Thomas P. Murphy, Donegan Redmond Co.

MANHATTAN. — Commissioner of Bridges J. W. Stevenson opened bids Sept. 29 for the construction of drip pans under the Manhattan approach of the Williamsburgh Bridge: Akani Construction Co., 215 West 125th st, $18,675 (low bidder). Other bidders were: Eagle Iron Works, 403 East 117th st; Turl's Sons Co., 70 Cortlandt st; Lafferty & Wier, 723 Lexington av; N. E. Construction Co., 225 5th av; Snare & Triest, 143 Liberty st; H. E. Fox, 81 East 125th st; Cooper & Evans, 220 Broadway; Charles Meade & Co., G. & W. Mfg. Co., C. B. Nicholson & Co., 90 West st.

WASHINGTON, D. C.—Bids were received by the Secretary of the Interior for the construction of a wing to the Freedman's Hospital, Washington. Page Construction Co., Washington, D. C., $68,000 (low bid). Other bidders were: Thomas H. Melton, Washington; H. Probst, New York; Boyle-Robinson Construction Co., Washington; Gormley-Boynton Co., Cramp & Co., Philadelphia; W. P. Lipscomb, Washington; W. H. McCray, Washington; Oscawana Building Co., New York; Newport Constructing & Engineering Co., Inc., Newport News, Va.; George W. Wyne, Washington; David M. Andrews Co., Baltimore.

WOONSOCKET, R. I.—The following bids were opened on Sept. 28 by the supervising architect of the Treasury Department for constructing a U. S. Post Office at Woonsocket, R. I.: Wm. Williams, Providence, R. I., $80,000; A. E. Stevens Co., Binghamton, N. Y., $75,800; the Norcross Bro. Co., Worcester, Mass., $82,800; Oscawana Building Co., New York City, $69,700; W. H. Fissell & Co., New York City, $72,500; E. K. Watson Co., Warren, R. I., $84,975; Wills & Marvin Co., New York City, $69,933; the Conners Bros. Co., Lowell, Mass., $78,000; J. W. Buhoplo, Providence, R. I., $73,221; Woodbury-Leighton Co., Boston, Mass., $80,000.

BROOKLYN—The following bids were received by the Department of Public Charities on Sept. 28, for the erection and completion of an annex on the west side of main building, Kings County Hospital, Brooklyn: George Vassar's Sons & Co., 1170 Broadway, Manhattan, $137,500 (low bid). Other bidders were: Albert Winternitx, George Hildebrand, Louis Wechsler, J. F. Walsh Construction Co., Ormond & O'Brien, P. J. Collin, Thomas B. Leahy Building Co., Clarke & Stowe, Thomas McKeown, Thomas J. Buckley Construction Co., Swift Building Co., John Kennedy Co., Charles H. Peckworth, Luke a Burke & Sons, James McArthur, United Plumbing & Construction Co., Bottsford Dickinson Co., George F. Driscoll.

Contracts Awarded.

NEW ORLEANS, LA.—The Wells Bros. Co., 160 5th av, Manhattan, have received the general contract to erect the New Orleans post office, 3-stys, 321x197 ft., from plans by Hale & Rogers, 11 East 24th st, Manhattan, to cost $817,000.

19TH ST.—The Amsterdam Building Co., 43 West 27th st, recently received the general contract for rebuilding at a cost of $20,000 the 4-sty residence No. 135 East 19th st, for Joseph B. Thomas, of Hartford, Conn. F. J. Sterner, 164 5th av, is the architect.

4TH AV.—J. F. Blanchard Co., Fuller Building, 23d st, has received the contract for furnishing fireproof trim for the new 16-sty store and loft building at the southwest corner of 4th av and 25th sts, for Joseph Milbank. The Andrew J. Robinson Co. has the general contract. Geo. B. Post & Sons, 345 5th av, are the architects.

BELMAR, N. J.—The Borough of Belmar, Chas. O. Hudnut, clerk, has awarded to the Wormser-Goodman Co., 2 Rector st, Manhattan, the general contract, including a reinforced concrete pump house 1-sty, 22x22 ft., sewer and disposal system, at Belmar, Monmouth Co., to cost about $30,000. The City Waste Disposal Co., 156 5th av, Manhattan, are engineers.

CENTRAL PARK WEST.—C. W. Klapperts' Sons, Inc., 328 East 25th st, have received the carpentry, and Milton Schnaier & Co., 347 Columbus av, the plumbing, on the 12-sty apartment house Central Park West and 93d st, northwest corner, for the Sturtevant Realty Co. Estimated cost, $750,000. Wm. J. Taylor, 5 East 42d st, general contractor; A. J. Bodker, 25 West 32d st, architect.

4TH AV.—The A. G. Pierce Co., 103 Park av, has received the contract for reinforced concrete work, Raisler Heating Co., 1966 Broadway, heating, Thomas F. Gaynor Co., 550 Columbus av, plumbing, and L. Livingstone, Jr., & Co., 13 East 22d st, the electric work on the new 12-sty loft building now under course of construction at the northwest corner of 4th av and 18th st, for the Belvidere Building Co. Estimated cost of building is $450,000. Oddie & Stafford, 30 Church st, are the general contractors.

MANHATTAN.—Among the important installation contracts recently received by the Otis Elevator Co., 17 Battery pl, are the following. For the 12-sty elevator apartment house, northwest corner Central Park West and 93d st. The Sturtevant Realty Co., owner, two electric passenger elevators, four electric service elevators, one electric freight elevator and one sidewalk elevator. For the new Hotel Martinique annex, Broadway and 32d st, three W. G. Traction electric passenger, one W. G. Traction electric service, and a signal system, etc.

CHICAGO, ILL.—The Foundation Co., 115 Broadway, Manhattan, is now at work on a contract covering the installation of four additional pneumatic caissons for the foundations in connection with the terminal of the Chicago & Northwestern R. R. Co. at Chicago. These caissons will be sunk to a depth of 110 feet below the curb and are for the support of a large smokestack connected with the power house at the railroad station. This is the second contract the Foundation Co. has had for this building. They have but recently finished a contract involving the installation of 87 caissons for the support of the main building of the terminal station.

(Continued on page 649.)

Brief and Personal.

The city authorities expect the Manhattan Bridge to be finished next year.

Francis W. Collins, M. Am. Inst. M. E., is now associated with the Construction Service Co., 15 William st.

The American Bridge Company is planning to build a central fabricating plant at Gary, which will take the place of the present plants at Detroit, Milwaukee and Chicago.

Henry S. Black, president of the U. S. Realty Company, recently returned from a trip to London. He says that while there are good opportunities for investment in London, improvements are curtailed because of ancient light laws, archaic building laws, and difficulty in securing title to the fee of the land, the general custom there being to give long leases rather than selling outright.

A thorough inspection of New York's and South Brooklyn's terminal and shipping facilities, by the State Barge Canal Terminal Commission, will be made during the month of October, and the shortcomings and advantages of the local port will go far towards determining the policy to be followed in the laying out of the State terminals for the State canals. Beginning Tuesday, Oct. 12, at 10 A. M., the Commission will hold hearings at the Chamber of Commerce.

The Paternos are active again this year on Morningside Heights. Their largest single operation on hand is at the north corner of 116th. st and Riverside Drive, a 14-sty house. In past seasons they have erected a number of fine houses on the south side of 116th st, between Riverside Drive and Broadway. The same brothers are also building four 12-sty houses on adjacent plots, and a 10-sty house on Claremont av. There are now two firms composed of members of the Paterno family active in Building on Morningside Heights.

The United States Realty and Improvement Company declared a quarterly dividend of 1¼ per cent., which is an increase of 1 per cent annually, bringing the dividend back to within 1 per cent of the rate in force during 1907 and up to the second quarter of 1908. In announcing the increase, President Black said that the business of the last five months, which shows a surplus of $647,320, warranted the higher rate and meant a distribution to stockholders of only about half of the net earnings.

An examination will be held by the U. S. Civil Service Comission on Oct. 27 to secure eligibles from which to make certification to fill a vacancy in the position of engineer of power plant, $1,200 a year, United States Military Academy, West Point, N. Y., and vacancies requiring similar qualifications as they may occur, unless it shall be decided in the interests of the service to fill the vacancy by promotion, reinstatement, or transfer. Age limit, 20 years or over. Application Form 1093 from the Commission, Washington, D. C.

Further evidence of the generosity of the Shamrock Towing Co. of West 52d st during the Hudson-Fulton Celebration is found in the fact that it extended the use of its tug, the "Patrick McGurl," to James H. Saunders of the John P. Kane Co. of 303 Park av for the purpose of taking a party around the battleships anchored in the Hudson. Mr. Saunders had as guests the members of his family and a few friends and relatives. Refreshments were supplied by the towing company, in compliment to its guests. Those who were entertained by Messrs. Harold Hammond and Frank L. Holmes on the tug when the towing company extended the courtesy to them, were: Mr. and Mrs. Frank L. Holmes, Mr. and Mrs. Albert Terry, Mr. and Mrs. Jay Terry, Miss Katherine Ostrander, Mrs. James K. Holmes, Miss Katherine Pollock, sister of Channing Pollock, the playwright, and Robert M. Holmes.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material Recovering Slowly.

Building materials continued to feel the effects of the celebration this week. The market was weak, except in steel sheets and shapes. The demand in these two departments was barely sufficient to sustain the ten and twenty cent advance made by jobbers following similar action by the mills two weeks ago.

Brick was steady. Cement was weak up to Wednesday, when it showed a disposition to recover. Pig iron stands at last week's quotation. Lumber had a fair market. Stone will not move at normal pace until next week. Slate has a good demand in the city but was not as brisk in other parts of the district east of Pittsburgh. The quarries, in roofing material, are hard pushed to meet demand. Structural slate is not as active.

Building material men expect a good Fall if favorable weather prevails. They understand that a large number of big operations are in sight, which will hardly begin this Fall, however, but which will be ready to go ahead early in the Spring. They note that operators are showing a disposition to finish up work now in hand and to hold new work, particularly if it is sizable, until next year. For this two reasons are given; first, that a large quantity of the available money is being used in the West to move the crops, and second, that by Spring the local election will be over and business will have nothing to disturb it. Materials undoubtedly will be higher next year, but this does not seem to be a deterent factor. Collections are good.

Brick Steady—Sales Light.

Hudson River brick met a light market at $5.25 to $5.75 per M. This is because most of the dealers stored liberally to forestall a possible celebration blockade and were working off their stock. Raritans had practically no market, but prices held firm in expectation of better demand next week. Sayre & Fisher Co. has taken no action as to time of closing its yards, but it probably will not be before Nov. 1. The yards are well filled. Labor is not as scarce along the Raritan as in Hudson yards. Some boats are still being chartered for long trips. Transactions on the Exchange were light this week, there being not more than half a dozen buyers on the floor on Monday. Most of the brick transactions were in small lots.

The dealers expect a good October, although it is too late to look for a boom. All interests report that business was better in June than in September and so far in October, except, of course, iron and steel. As far as can be learned most of the dealers look for a good deal of winter work. Operations that are going ahead now will carry over three or four months any way, with fair working weather conditions.

Dealers are not stacking this year to any extent. One firm last October had 1,500,000 in yard, while this year it has about one-third of that amount. This is fairly true throughout the city. The Hudson yards have an excellent supply of of good brick and are so fixed that they can send down a few cargoes during the winter and still be in shape to handle early spring business.

YARDS WILL DROP OUT FROM NOW ON.

Three or four consecutive days of rain will cause any number of yards to cease operations. The fair weather that has ruled this week had much to do with keeping the kilns going.

Less than 50 per cent. of the hands are still at work, and those that remain are, for the most part, not skilled men. Last week the incoming cargoes were light and this week they promised to be even lighter. Many barges are looking for freights, showing that manufacturers are not shipping.

The frost that fell upon the yards this week was not serious, but brick at this time of the year dry slowly, and the fact that snow has been reported not very much further up-State bodes well for early closing. Transactions for the week ending Oct. 2 follow: Holdovers, Sept. 27, 19; arrivals, 51; sold, 54, and left over Monday, Oct. 4, 16. Sales were quick and regular boats were given good dispatch.

RESUME OF THE PRESENT SEASON.

On the whole the year has been good for dealers, but not quite so favorable for the manufacturer. The demand has been good, but the low prices that prevailed are chargeable directly to over-production caused by the drought. Few of the yards will make very costly improvements this year because the year's business did not warrant a large expenditure of money. Some yards contemplated installing electrical plants, but as this entails a big expenditure, this improvement will carry over, probably for another year. Some manufacturers, however, are keeping their own counsel regarding contemplated improvements. These are they who are making themselves ready to handle the big business that 1910 is expected to bring.

BRICK. (Cargo quotations at the wharf.)*

	Per M	
Hudson River, Common	$5.25@	$5.75
Hudson River, Light Hard	3.75	4.00
Raritan River, Hard	5.25	5.75
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0 75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1 60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	1.25
In barrels, 320 lbs.	....	1.60
In bags, per ton	**$8.50**	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	2.25
Wall plaster, with sand, per ton	...	5.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Conflicting Cement Price Reports.

Cement had a fair market this week, considering that it immediately followed the celebration before which all dealers stacked heavily to be prepared for contingencies. One of the companies reported that it had practically all it could handle in business, but most of this was outside of New York City. There is no doubt that conditions are gradually evening up and that interests that have been most strenuous in their desire to maintain the present cut are relenting.

This came out at a conference in Philadelphia recently. It led to two reports being placed in circulation this week; first, that no price readjustment need be expected until early Spring, and the other was that the price in cargo lots would be $1.53 in this city within a month or two.

There is no doubt that conditions are equalizing themselves, and that a change will come about shortly. At $1.43 cement can be made and sold at a profit, which was not so true when the price was $1.33, in July. Cement at $1.43 does not give the margin that it should. Therefore, it would be well were cement to move back to the $1.53 mark or even higher. When a fair profit is permitted, all the companies can afford to maintain careful analysis of rock, can maintain its system of screening and its general supervision from working breast to barrel. It is, therefore, desirable to give all manufacturers a price fair enough to permit them to give the same high standards that prevail when they can sell at a fair figure.

CEMENT.

Portland, Domestic, in cloth*	**$1.43**
Rosendale or Natural, per bbl.	.80

panies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43	....
Atlantic brand	1.43	....
Atlas Portland	1 43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.43
Dyckerhoff (German) Portland	....	2.43

Iron Strong, But Less Active.

For the first time in almost eight weeks, no change in the price of either Northern or Southern pig iron is reported. This is due to a slight falling off in demand, and in some degree to the recent importation of foreign ore. There is, nevertheless, persistency in the report that $20 pig iron will rule before the end of the year and that coke will jump up to $3. Importations amount of almost 300,000 tons, but a large part of it is Spanish ore. Among iron people there is a question whether the foreign mines can produce that amount of ore within the time specified for deliveries, the amount available being well known here to be limited under present conditions, which, by the way, neutralizes the present slight advantage that foreign ore has over domestic.

Most of the present buying is to cover shorts. Mills usually buy their year's supplies in February and March. Owing to the remarkably steady drain on the mines and the heavy call from rail and structural mills during last summer, the mills find themselves short and they have to cover. In consequence jobbers here have been besieged with business during the last eight weeks. Some have stopped taking business for this year's deliveries and most of them are selling into the first quarter and first half. Some even have feelers out for the third quarter.

The fact that basic figures largely in pig iron inquiries is the most trustworthy indicator of building tendency next spring. Basic is used in making structural steel, and a large part of the probable supply is already spoken for by fabricators and structural rolling mills in this vicinity.

ADVANCE IN SHEETS AND SHAPES.

Important changes were announced this week by jobbers in sheets and shapes. Prices are up 10c. and 20c. around. This is due not so much to demand as in the increasing prices of raw material. We have referred to the prediction of $20 pig iron and $3 coke. The demand is sufficient to sustain the upward shift, but in the causes leading up to higher prices the advance in raw materials is primary. Further, the mills are three months behind in their deliveries. Orders placed now cannot be expected at jobs before Jan. 1 without premium. Some mills are not taking business until they catch up.

FABRICATED STEEL QUIET.

Fabricators report business in small lots only. This has ruled for two months. One future is that from the Dock Commission, which is expected to ask for bids for a steel viaduct; the exact tonnage of which has not yet been announced. Levering & Garrigues have been supplying these jobs, among others: a loft building at 15-17 East 32d st, 500 tons; the Townsend apartment house, 91st st and Riverside Drive, 800 tons; the New York Edison Company's new 44th st station, 600 tons; the Hensler Brewing Co., Newark, 300 tons; loft building at Hudson and Vestry sts, 250 tons; the Queensboro Building, 250 tons. These show the general size of contracts being taken. During the week, however, there was an improvement when Post & McCord took a 2,000-ton contract for the Arbuckle Brothers coffee warehouse. The Hinkle Iron Works took one for 500 tons.

FABRICATING COMPETITION.

Fabricators say that competition is still keen. Prices have been low, but they are now getting back somewhere near normal figures. Slow mill deliveries hold up shopwork, and in consequence other construction business is retarded. October is expected to show up well, but 1910 is expected to be a banner year, business picking up early and continuing late. New prices follow:

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 Foundry x Jersey City	18.70	19.20
No. 2 plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50

STRUCTURAL STEEL.
Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price		1.90
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price		1.90
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		1.90
Soft Steel Bars, base or ordy. sizes		1.90
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.20
3-16	...	2.30
No. 8	....	2.40
Blue Annealed.		
No. 8	....	2.40
No. 10	....	2.40
No. 12	....	2.45
No. 14	....	2.50
No. 16	....	2.60

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.60	$3.40
No. 18	2.75	3.45
No. 20	2.80	3.50
No. 22		
No. 24		
No. 26	.....	.....
No. 27	2.90	3.55
No. 28	3.00	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.95
" 18 and 20	" "	3.10
" 22 and 24	" "	3.30
" 26	" "	3.50
" 27	" "	3.70
" 28	" "	3.85
" 30	" "	4.50

No. 20 and lighter, 36 ins. wide, 35c. higher.

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.90

PIG LEAD.

Ton lots	4⅞@5	
Less	5	5⅜

ZINC.

Sheet, cask lots	per lb.	8
Sheet	per lb.	8½

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb. 18@19

Sheet Copper, hot rolled, 14 oz. per lb. 19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Lumber Market Weak.

Lumber was weak with only a fair demand. Spruce coming in in irregular sizes met a ready sale. In fact, spruce has fared better since yellow pine moved up than it did all Summer. Still, there is not a great deal of spruce coming in, only just sufficient for actual needs. Prices continue good. Shipments will cease on or about November 15, and it will be about December 15 or January 15 before the last boat loads will arrive here. Yellow pine moved well, but there was a falling off in roofers.

A great deal of the grandstand lumber, used during the celebration, is finding its way into some of the extreme downtown sash mills and to wholesale houses, which can use roofers for making heavy packing cases.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@	$25.00
6 to 9 inch cargoes	23.00	25.00
10 to 12 inch cargoes	26.00	28.00

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.
(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅜-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

Slate Leads Dull Stone Market.

Slate was the most active feature of the stone market this week. There was a better demand for roofing. Structural lagged. Prices remained firm and conditions are holding right for another advance on or about December or January 1. Most of this demand, however, was from out of the city, in the territory lying east of Pittsburgh. The inquiry in this city was better than it has been in two weeks. Structural has been dull for a month, but shows signs of awakening.

Marble was active outside of the city. The Woodbury Granite Company, of No. 1 Madison av, closed for the Amityville, N. Y., bank, which will take $7,000 worth of Woodbury gray, and the contract has practically been closed for the Navy Memorial obelisk to be erected at a cost of $105,000 at Vicksburgh. It will be 200 ft. high and 20 ft. square at the base. Cutting will soon begin. This will also be Woodbury gray.

Some of the big stone men are looking ahead for some fine contracts that are about to be let soon. The John Pierce Company expects soon to get out of the receivers hands and will be ready for new business. Really good conditions are not expected to arrive until early Spring.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	...

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$5.00@	$6.00
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	5.00	6.25

Architectural Iron Firms Merge.

The Wells Architectural Iron Company, located at 144th st near Park av, is gradually establishing a business of manufacturing the better grade of ornamental iron work. It is already closely connected with and represents the well-known firm of James McKinney & Son of Albany, N. Y., which has long been famed as manufacturers of fine architectural cast iron work. The combination of the Wells Company and McKinney & Son has proved to be a satisfactory one; the superior work, prompt service and close attention to details having made it so.

The James McKinney & Sons' plant is one of the most completely equipped in the country and has the capacity of producing a very large volume of business. It stands preeminent in the manufacture of fine and intricate cast work. The Wells Company's factory is also thoroughly equipped for the manufacture of wrought work in iron and bronze, Mr. James Wells, the proprietor, having been formerly connected with the Jackson Architectural Works and the American Bridge Co. of New York.

Some of the work recently done by this combination can be seen in the School of Mines, Pittsburg, J. L. Stuart, contractor, Palmer & Hornbostel, architects; Hamburg-American Bldg., C. T. Wills, Inc., contractor, R. L. Daus, architect; Union Dime Savings Institution, Crow Construction Company, contractor, A. H. Taylor, architect; Garfield National Bank, C. T. Wills, Inc., contractor, James B. Baker, architect; Saranac Hotel, H. C. Pelton, architect; St. Luke's Hospital, Ernest Flagg, architect; Provident Loan, C. T. Wills, Inc., contractor, Renwick, Aspinwell & Tucker, architect; Rogers, Peet & Co., C. T. Wills, Inc., contractor, Townsend, Steinle & Haskell, architect, and Municipal Palace; National Theatre, Panama.

Son Continues Construction Business.

Since the death on July 17 of William L. Crow, founder and developer of the Crow Construction Company, of 287 4th av, the organization which practically carried on the business for three or four years previous to the demise of its originator, has been continuing it at the same address under the supervision of Mr. R. L. Crow, the founder's son. Associated with him is a staff which has been identified with the company for many years. The company has had a remarkable growth within the last half-decade.

One of the most important operations now in hand is the Union Dime Savings Bank at 40th st and 6th av, which will cost $250,000 and which will be completed within a month or two. Also, the Tilden building adjoining it at 105 to 111 40th st, costing $300,000, built of steel, stone and terra cotta; the Babies' Hospital, a remodeling and extension job, costing $75,000; two factory buildings for the American Type Founders Co. in Jersey City and the Terminal building at Hoboken, which will cost $100,000. Among the residences that this company has in hand now is that of Peter W. Rouse, in Garfield pl, Brooklyn. This company is doing the concrete flooring.

There are some novel features connected with the buildings now being erected by the Crow Construction Company. In the case of the Tilden building all four sides will have full daylight. The side adjoining the Union Dime Savings Bank is being treated the same as the front elevation, with gable wall and light face brick and terra cotta trim. On the sides facing Mendelssohn Hall and the Comedy Theatre all the offices will have full daylight. In the case of the Babies' Hospital the old building at 55th st and Lexington av will be remodeled and an extension 20x50 and 8 stories high will be constructed.

The Crow Construction Company has just completed two buildings for the American Type Founders' Company and have been awarded the contracts for the two additional ones mentioned. The Terminal building in Hoboken is the tallest office building along the Jersey water front. In addition to its eight stories the Prudential Insurance company will lease the top floor, and on the roof will erect a sign 100x75 ft., from which will flash at night a reproduction of the Rock of Gibraltar, the company's trade mark, in electric light. It will be the largest sign of its kind on the Hudson river.

Have Shelves in Your Houses.

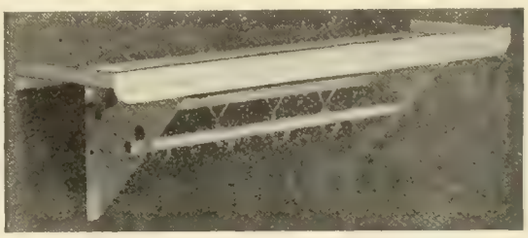
The white enameled metal shelf that was recently patented by Albert Dahl is now being manufactured by the Dahl Manufacturing Company, of 302 West 144th st. Albert Dahl is president, William Schaefer is vice-president and treasurer, and Henry Harknett is secretary of the company.

The White Enameled Metal Shelf is made of sheet metal enameled and baked. It will not rust. With folding brackets, it is so constructed as to fold flat; and with the screw holes in the flanges, it can be screwed into studs in the wall.

The rod in front is to hang towels on, while the hooks on the rod behind are to hold toilet articles, shaving and toothbrush mugs, drinking cups, sponges, and bathroom and kitchen accessories.

The shelf has the strength and durability of iron, is fireproof and neat in appearance. It costs less than a shelf made of wood and put up by a mechanic, and is one of the most economical and attractive shelves that can be introduced in newly built houses by the building trade.

For shipment the shelves fold flat. Nickel-plated screws come with every shelf. Several different styles are made. One with an upturned edge is adapted to vessels.



STYLE C, WITH UPTURNED EDGE.

A Consolidation in the Plaster Board Trade.

Announcement is made of a consolidation of interests by the Sackett Plaster Board Company and the United States Gypsum Company. By this amalgamation, the plastic board industry is assured, in perpetuity, of the most economic conditions of production and distribution; owns its mines, makes its own plaster, and has immediately available for general distribution throughout the United States, the full force of the fine sales organization of the United States Gypsum Company; also, full control of the manufacture of wall plaster, with which to finish our product on the wall, to the tumost satisfactio of the ultimate consumer.

The office of the Sackett Plaster Board Company will be conducted, for the present, as heretofore, with Fred L. Kane as manager.

ADVANCE REPORTS.

(Continued from page 646.)

Power Houses.

IRVINGTON, N. J.—The Town Council has adopted a resolution authorizing the Lighting Committee, George W. Wells, chairman, to have plans prepared for a municipal lighting plant to invite estimates for same.

PAULING, N. Y.—The Pawling Electric Light & Power Co., Pauling, N. Y., will be in the market before long for an engine or turbine and an electric generator, exciter, etc. A new power plant is to be erected.

Office and Loft Buildings.

52D ST.—Schwartz & Gross, 347 5th av, have taken bids for the 12-sty brick, limestone and terra cotta loft building, 50x90 ft., which Michael Coleman, 120 Broadway, will erect in the south side of 52d st, 150 ft. east of 7th av, costing about $600,000.

93D ST.—Adam Happel, 408 East 93d st, owner, has taken figures on the general contract for the 6-sty fireproof loft building, 50x100 ft., which he will erect in the northside of 93d st, 100 ft. west of Av A, costing about $40,000. Chas. Stegmayer, 168 East 91st st, is the architect.

Hotels.

EDGEMERE, L. I.—Bids are about to be taken by Architect Wm. K. Benedict, 1133 Broadway, Manhattan, for the brick and stucco hotel building, 4-stys, 72x190 ft., about to be constructed at Edgemere, at a cost of $65,000.

WEST HAVEN, CONN.—Brown & Von Beren are drawing plans for a new hotel to be built at West Haven for Pasquale Valente, the builder. The structure will be 60x120 ft., of brick, 4-stys. A passenger elevator will be installed and dumb waiters required. The heating system has not been decided upon as yet.

SYRACUSE, N. Y.—The Burns Estate, E. P. Lyman, 601 Kirk Building, Syracuse, in charge, will remodel the St. Cloud Hotel, No. 201 West Fayette st, at a cost of $30,000. Messrs. Gaggin & Gaggin, University Building, Syracuse, the architects, will take figures on separate contracts soon.

Schools and Colleges.

MILLBURN, N. J.—Bids will be taken about Oct. 15, by the Board of Education, Millburn, for a 2-sty common brick, limestone and terra cotta school, 90x40 ft., at Millburn. R. C. Hutchinson, 126 Liberty st, Manhattan, is the architect.

PLAINFIELD, N. J.—James Gamble Rogers, 11 East 24th st, Manhattan, has completed plans for the brick and reinforced concrete school, 2-stys, 88x60 ft., for Plainfield, to cost about $50,000. No contracts have yet been issued.

Theatres.

48TH ST.—R. N. Anderson, architect, 63 5th av, has completed plans and will soon award contracts for the theatre to be erected in the north side of 48th st, near Broadway, for the new Netherland Theatre Co., to cost about $200,000.

JERSEY CITY, N. J.—W. H. McElfatrick, 1402 Broadway, Manhattan, is ready for bids for the 3-sty theatre, 71x171 ft., to be erected by the Phoenix Realty Co., of 591 Summit av, at Summit av and Cottage st, Jersey City, to cost approximately $125,000. No contracts have yet been signed.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

MUNICIPAL IMPROVEMENTS

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, October 11.

Grote st, closing, from East 182d st to the Southern Boulevard; 1 p. m.
West 234th st, opening, from Albany road to Kingsbridge av; 2 p. m.
Chittendon av, opening, from Northern av to Riverside Drive; 11 a. m.
Garrison av, opening, from Longwood av to Leggett av, Bronx; 2 p. m.
Spofford av, opening, from Longwood av to Bronx River; 11 a. m.
St. Nicholas Park, opening, from Hamilton terrace to West 141st st; 2 p. m.
Rochambeau av, opening, from East 212th st to Van Cortlandt av; 11 a. m.
178th and 179th sts, opening, from Haven av to Buena Vista av; 3 p. m.
Castle Hill av, opening, from West Farms road to Public pl; 11 a. m.
Rosedale av, opening, from Gleason av to West Farms road; 12 a. m.
Ludlow av, opening, from Tremont av near Av A to Witlock av; 11 a. m.
4th av, opening, from Tompkins av to Monroe av, Richmond; 11 a. m.
West Farms road, opening, from Bronx River to Westchester av; 3 p. m.

Wednesday, October 13.

Baker av, opening, from Baychester av to City Line; 10 a. m.
2d and 3d (new) sts, opening, north of West 181st st, from Overlook terrace to Broadway; 10 a. m.
Depew pl, closing from 42d st to 43d st; 10 a. m.
Triangular area, opening, bounded by Lafontaine av, Quarry road and south side of Oak Tree pl; 3 p. m.
West 184th st, opening, from Broadway to unnamed st; 12 a. m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler road; 2 p. m.
Unnamed st, opening, north of 181st st, extending from Fort Washington av to Northern av; 11 a. m.
Cruger av, opening, from Williamsbridge road to South Oak Drive; 11 a. m.

Thursday, October 14.

Zerega av, opening, from Castle Hill av to Castle Hill av; 1 p. m.
Boston road, opening, from White Plains road to northern boundary city; 1 p. m.
Austin pl, opening, from St. Josephs st to East 149th st; 4 p. m.
The Parkway, opening, from Grand Boulevard and Concourse to Claremont Park; 2 p. m.

AT 258 BROADWAY.

Monday, October 11.

Westchester av, rapid transit; 11 a. m.
Bulkhead bet piers 52 and 53, East River; 11 a. m.

Wednesday, October 13.

Pier 36, East River; 10.30 a. m.
Loop 2, rapid transit; 12 a. m.
Pier 15th to 18th st, North River; 2.30 p. m.

Thursday, October 14.

Fort George, rapid transit; 10 a. m.
Loop 5, rapid transit; 11 a. m.
Loop 1, rapid transit; 2 p. m.
Brooklyn Bridge arches; 2.30 p. m.

Friday, October 15.

Chicago av, school site, Queens; 2 p. m.

CONDEMNATION PROCEEDINGS.

THAYER ST.—Opening of Thayer st, from Broadway to Nagle av, and Arden st, from Broadway to Nagle av. Commissioners P. J. Casey and Max Bab give notice that the final reports of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation on Oct. 14.

136TH ST.—Opening and extending 136th st, from Locust av to East River. George Stark and Anthony McOwen, Commissioners of Estimate and Assessment, give notice that their final and amended report will be presented to the Supreme Court for confirmation Oct. 14.

THE PARKWAY.—Opening and extending, bet Grand Boulevard and Concourse and Claremont Park. Commissioners T. Channon Press, Frank A. Spencer, Jr., and Stanislaus J. Vanecek give notice that the bill of costs in this proceeding will be presented to the Supreme Court for taxation Oct. 18.

EDGEWATER ROAD.—Opening and extending Edgewater road, from Garrison (or Mohawk av) to Seneca av. Commissioners Wm. H. Keating, Michael J. Egan and Jas. F. Delaney give notice that the supplemental bill of costs in the above proceeding will be presented to the Supreme Court for taxation Oct. 13.

141ST ST.—School site, 141st st, north side, bet Cypress and Powers avs. The Supreme Court on Sept. 29 appointed Wm. E. Morris, Jos. F. Ahearn and Geo. M. S. Schulz Commissioners of Estimate and Appraisal in the above proceeding for the acquisition of a school site.

ASSESSMENTS.

165TH ST.—Owners of real estate in the following area of assessment are notified that the assessment for regulating, grading, &c, in 165th st, from Sedgwick av to Ogden av, was confirmed by the Board of Assessors Sept. 23, and on the same day entered in the Record of Titles of Assessments, and unless the amount assessed for benefit on any person or property shall be paid within 60 days after the date of said entry, interest will be collected thereon at the rate of 7 per cent. per annum to be calculated to the date of payment. Area of assessment: East side of Sedgwick av, from its intersection with Lind av to a point about 614 ft. north of 165th st; both sides of Lind av, from a point about 662 ft. south of 165th to 166th st; both sides of Lawrence av, extending about 170 ft. north of Lind av; both sides of Summit av, from 164th to 166th st; west side of Summit av, extending about 250 ft. south of 164th st; both sides of Ogden av, from 164th to 166th st; both sides of 165th st, from Sedgwick av to Nelson av. Payment of the above must be made to the Collector of Assessments and Arrears, in the Municipal Building, corner of 177th st and 3d av, on or before Nov. 22.

MORRIS ST.—Regulating, grading, &c, Morris st, from White Plains road to Boston road. Area of assesment: Both sides of Morris st, from White Plains road to Boston road, and to the extent of half the block at intersecting sts. Owners of property in the above described area of assessment are notified that the assessment was confirmed by the Board of Assessors Sept 23, and on the same day entered in the Record of Titles of Assessments. Unless the amount assessed for benefit is paid within 60 days after date of said entry, interest will be collected thereon at the rate of 7 per cent. per annum. Payment must be made to the Collector of Assessments and Arrears in the Municipal Building, cor of 177th st and 3d av, on or before Nov. 22.

HONEYWELL AV.—Paving and setting curb, from Tremont av to 182d st. Area of assessment: Both sides of Honeywell av, from Tremont av to 182d st and to the extent of half the block at the intersecting sts. This assessment was confirmed by the Board of Assessors and entered in the Record of Titles of Assessment on Sept. 23. Unless the amount assessed for benefit is paid on or before Nov. 22 to the Collector of Assessments and Arrears in the Municipal Building, cor of 177th st and 3d av, on or before Nov. 22, interest will be charged at the rate of 7 per cent. per annum.

NEW REAL ESTATE FIRM.

Herbert Gulick and Louis J. Halle have incorporated the Gulick-Halle Co. and opened offices in the "Devonshire," 2872 Broadway, at 111th st, for the transaction of a general real estate brokerage business. Mr. Gulick has been handling real estate in Manhattan, Long Island and Brooklyn for the past eight years. His offices heretofore have been in the Lawyers' Title Co. Building, 160 Broadway. Prior to that he was manager of the Long Island department for the McVicar-Gaillard Realty Co. Mr. Gulick's sales this year have included the Latham, 122d st and Morningside av; the Hudson-Grant View, Claremont av and 122d st; the Bellehaven, 515 West 124st, sold and resold, and other properties on the upper West Side. Also, 40 East 80th st, corner of Madison av; 1045 Madison av, adjoining; three large dwellings at Belle Harbor, L. I. The total valuation of these transactions is well over a million and one-half dollars, and as the dealings of an individual broker during part of a rather dull year augur well for the success of the Gulick-Halle Co. Mr. Halle is a newcomer in the active brokerage field, although he has had a wide experience in real estate investments, while conducting a large import and export business at 66 Wall st, with branches in London and Paris. He is a director of the new Audubon National Bank, and is especially interested in that section as well as the West Side in general.

ALLIANCE REALTY CO. DIVIDEND.—At a meeting of the Directors of the Alliance Realty Company, a quarterly dividend of 2 per cent. was declared, payable Oct. 15, to stockholders of record on Oct. 9. The capital of the company is $2,000,000, the net earnings for the nine months ending Sept. 30, 1909, were $177,026, and the undivided profits on the same date were $1,103,706.

THE BUILDING AND LOAN IDEA.

When building and loan associations are purely mutual and co-operative they are a help to men of small means having steady employment and reasonably certain of being able to meet the monthly payments that are required of them. We heard of an instance this week from an authentic source. A young man bought from a builder three two-family houses situated in a west side section of Jersey City, at the price of $7,000 *each. In payment he gave only* $500 *of his own money on each house. The balance he borrowed from his building and loan association. After paying his monthly installment to the association, including interest and dues, and also his taxes, insurance and water rates, he has left out of the rents he receives from the three houses a balance each month of* $26, *which is sufficient to defray the cost of keeping the houses in repair. At the end of ten years, if he meets with no reverses, he will own the houses free and clear, as the fruits of an original investment of only* $1,500.

To the Editor of the Record and Guide:

The matter below is sent out by the New York State and Metropolitan Leagues of Co-operative Savings and Loan Associations. Its object is to call attention to the underlying principles of the associations which these Leagues represent. The principles are: (1) To promote the ownership of homes among self-respecting men and women through a plain, simple business method of co-operation that has stood the test of time ($800,000,000 assets, 2,000,000 members in the United States); (2) to promote systematic thrift, by receiving small amounts of money weekly or monthly.

You will agree that these institutions are alone in their objects, and that, properly managed, their plan is synonymous with good citizenship. The committee has no ulterior purpose in urging that you print this matter; its members are actuated only by the highest motives, and there are no hidden axes to grind. Yours respectfully for the Committee on Propaganda,

ARCHIBALD W. McEWAN, Secretary.

2161 Bathgate av, Bronx.

"Co-operative savings and loan associations are steadily growing in the United States, the latest statistics, prepared by H. F. Cellarius, secretary of the United States League of these organizations, showing a membership of nearly 2,000,000 and assets of $800,000,000. In some sections expansion of purely co-operative organizations has been retarded by the confusion of names of institutions which had nothing in common with them. Most of these concerns have failed or have gone out of business, which has 'cleared the air,' and the average person now knows the purposes of real co-operative savings and loan associations.

"There are in this State 235 associations of the co-operative type, with assets of $39,000,000 and 168,500 members—a good showing, when it is remembered that here the schemes of concerns which masqueraded under the name 'savings and loan' or 'building loan,' had their highest development, and their failures gave the co-operative movement a decided setback for a time.

"The true co-operative building and loan association, wisely managed, rests on as secure a business system as any other financial institution. Its money received from saving members is loaned to borrowing members, and the security is first mortgages on borrowing members' homes. The association lends its members perhaps as high as 80 per cent. of the value of their property, and the members pay off their mortgages in monthly instalments. The fact that the members are buying modest homes (the average mortgage of these associations in this State is $3,000), and that the character of the applicant and his ability to make the monthly payments are the principal factors in granting the loan, coupled with the sentiment of owning a real home, add to the stability of the assets.

"That these co-operative institutions are doing a great amount of good without any flourish of trumpets is well known to every person who keeps in touch with good citizenship movements. There are thousands of homes in this State now occupied by their owners and paid for through these associations, that would not have been acquired in any other way. Those who are unfamiliar with the movement should investigate the co-operative associations in their own neighborhood (either for home-getting or saving), as officers welcome inquiries and all business is transacted in open meetings."

Supplementing Secretary McEwan's statement, the Record and Guide notes that a large interest in building and loan associations is being taken in the State of New Jersey. The local papers contain numerous announcements of their meetings. The following information is typical:

At the recent annual meeting of the Consolidated Association, of Harrison, the annual report of Secretary John J. Willey was presented and adopted, and printed copies of it were distributed. It shows a prosperous condition of its affairs and profits exceeding 13 per cent. for the last year on the average and amount of investments of its members. The assets are given as $15,206.36, and consist of the following items: Bonds and mortgages, $14,520; stockholders in arrears, $103.50; personal property, $72.50; balance in bank, $510.36. The liabilities, in addition to the present worth of the stock of all series, are as follows: Due on loans granted, $3,217.20; advance payments, $61. Other facts and figures in connection with the affairs of the association are contained in the following share summary:

Series.	No. shares.	Paid in.	Present value.	Withdrawal value.
1	847	$12	$12.88	$12.39
2	162½	6	6.23	6.00

At the annual meeting of the Olympic Association, last Friday night, in Hosp's Hall, Springfield av and 43d st, Newark, the following officers were elected for another year: President, Major Isaac Shoenthal; vice-president, James Underwood; treasurer, Henry Sonderegger. A new series of stock was opened for subscriptions and about two hundred shares were subscribed for. The fourth annual report of the secretary was adopted. It shows assets amounting to $48,459.65, consisting of the following items: Bonds and mortgages, $46,000; loan on shares, $1,505; installments in arrears, $367; interest in arrears, $255.50; premiums in arrears, $8.56; fines in arrears, $89.57; insurance advanced, $33.50; furniture and fixtures, $188.46; cash in bank, $11.46. The liabilities, besides the present worth of the shares in all the series, are as follows: Prepaid shares and accrued interest, $9,075; borrowed money, $2,050; due borrowers, $4,000; trust account, $56.87; surplus, $4,062.18. Other items of interest are contained in the following share summary:

Series.	No. shares.	Paid in.	Present value.	Withdrawal value.
1	339	$48	$56.50	$52.25
2	42	42	48.38	44.55
3	60	36	40.60	37.84
4	36	33	36.83	34.15
5	25	30	33.14	30.94
6	20	27	29.52	27.76
7	71	24	25.98	24.59
8	35	21	22.50	21.30
9	77	18	19.09	18.22
10	23	15	15.76	15.15
11	112	12	12.48	12.10
12	34	9	9.27	9.00
13	85	6	6.12	6.00
14	67	3	3.03	3.00

SUBWAY ADDITION FOR HEIGHTS.

Plans for the extension of the subway by means of a tunnel from 191st st and St. Nicholas av westward a distance of 1,900 feet to Broadway, Fort Washington av and Riverside Drive, thereby bringing one of the most desirable parts of the city within easy reach of the City Hall and involving improvements worth many millions of dollars, were approved by the local Board of Improvements of the Washington Heights district this week.

The importance of this step will be appreciated when it is known that more than ten miles of frontage of property will be easy of access by the end of 1910. This section of land, which is traversed by Riverside Drive, Fort Washington av, Chittenden av, Overlook Terrace, Broadway, Broadway Terrace and many other thoroughfares, is the choicest in New York for residential purposes and has been called "the Transvaal of Manhattan," because of its charming topography.

Chief among the property owners in the section west of St. Nicholas av, between 180th and 202d sts, who petitioned the local board for the extension of the subway westward by means of a tunnel in which cars may be operated, are the Hayes estate, W. H. Fischer, B. Loth, J. M. Libbey, H. W. Boettger, G. A. Feld, Loyal S. Smith, James A. Lynch, the G. S. Bedford heirs and many others.

The plans for the tunnel were provided by J. O. B. Webster, engineer of the Highways Department, and they provide for a commodious tunnel of the same dimensions as that of the subway, which will run for a distance of 1,900 feet, or about one-third of a mile. Three outlets are designed, one at Broadway, another by an elevator with two cars at Fort Washington av and a third at grade on Riverside Drive. It is thought likely that an outlet will be provided for each point named.

The work of constructing the tunnel will be started as soon as provision for payment of the cost, which will aggregate some $350,000, has been made by the Board of Estimate and Apportionment, which is expected to take action at an early date. The tunnel will be bored from both ends, one crew working from 191st st and St. Nicholas av, the other from Riverside Drive. Competent engineers estimate that the work can easily be completed within fourteen months.

The Interborough Company is now constructing a station at 191st st and St. Nicholas av. An excavation 50 feet square has been made to a depth of 100 feet or thereabouts, and its total depth will be 140 feet. This station will break the present long ride from 181st st to Dyckman station and provide residents living midway between the stations named with easy transportation facilities, besides opening up a wide residential territory to improvement and settlement.

Justice Blanchard, of the Supreme Court, appointed Charles Buermann receiver of the rents of 807 3d av, a 6-sty tenement, pending a suit brought by Robert Main against Herman Von Wien and others to foreclose a second montgage for $10,000.

POINTS ON BUILDING MANAGEMENT.

NEITHER the superintendent nor chief engineer should be allowed to purchase anything for use in the building. When supplies are needed, a requisition should be made to the manager on blanks supplied for that purpose. Nothing can then be purchased without the knowledge of the manager, and he has an opportunity to inquire regarding the items. All purchasing should be done by one man in the manager's office who can keep his price cards carefully posted and placed where they can be referred to at all times by any one in the office.

WORK FOR TENANTS.

It is sometimes necessary to change partitions and do other work for new tenants. The cost of all work other than the janitor service done in each room should be entered daily upon cards for that purpose arranged by room numbers in a file. This enables the manager to know at a glance if a tenant is asking too many favors and gives excuse for refusal to do more work except at the expense of the lessee.

RECORD OF CLEANING.

A tabulated book should be kept on which the dates of all cleaning work can be entered, such as floors scrubbed, windows washed, furniture cleaned, vacuum system used, woodwork washed, etc. All that needs to be entered under each heading is the date the work was done. The report of work done should be turned in to the superintendent daily by the day and night foremen on forms for that purpose.

STOCK ROOM.

There is no place where expenses can roll up as quickly as in the stock room. If a card system stock inventory is kept in the manager's office where the stock clerk never sees it and no supplies are given out by the stock clerk except on an order and receipt from a foreman, and the receipts are turned in to the superintendent every day for entry on the stock cards, there can be no leakage without its becoming instantly apparent. The stock cards can be taken to the stock room and the goods checked at any time. In this way the stock clerk cannot regulate or change the entries on the cards, and a shortage must show at once. The manager, of course, could appoint some one other than the superintendent to check the stock so that a collusion of any party with the stock clerk would be shown easily.—J. E. Randell (St. Louis) in the "Building Management."

TAXPAYERS WANT PLENTY OF WATER.

Supreme Court Justice Bischoff reserved decision on Wednesday on the argument of counsel for James H. Killough, suing as a taxpayer, for an injunction restraining Aqueduct Commissioners John F. Cowan, William H. Ten Eyck, John P. Windolph and John J. Ryan, from taking further proceedings in the construction of the Patterson Reservoir in the upper part of Croton River Valley.

J. Hampton Dougherty, counsel for Mr. Killough, argued that the proposed reservoir was an attempt of the Commissioners to prolong their official life. This was denied by the Commissioners' attorney, Morgan J. O'Brien.

Allied with Mr. Killough is the Merchants' Association.

Mr. O'Brien asserted that his clients had acted in good faith in advising the construction of the reservoir. He asked the court not to substitute itself for the Aqueduct Commissioners, 'upon whom rests the obligation of developing the Croton system to its capacity in order to avert danger of a water famine from the city."

The United Real Estate Owners' Associations and other taxpayers' associations claim that it is necessary to provide additional reservoirs for storage and also to save the waste water in our Croton Watersheds. Further, they believe that the Aqueduct Commissioners have not proceeded contrary to law. It is of record that the Aqueduct Commissioners requested Commissioner O'Brien, of the Water Department, to submit plans for the Patterson reservoir as long ago as June, 1908; and if plans had been submitted at that time, a contract could have been awarded then, and water collected behind the dam at this time. Instead of acting promptly, however, Commissioner O'Brien failed to submit plans at all, according to the officers of the associations.

A committee of the United Real Estate Associations finds that public bodies and the majority of citizens believe it wisest to save the waste by building extra reservoirs in our Croton Watershed. The United Real Estate Owners' Associations is one of the largest incorporated organized bodies of taxpayers' associations in the Borough of Manhattan, consisting of the following associations:

West Side Taxpayers' Association, Harlem Property Owners' Association, House and Real Estate Owners' Association of 12th and 19th Wards, Taxpayers Association of the 10th, 11th and 17th Wards, 18th and 21st Ward Taxpayers' Association, Real Estate Owners' Protective Associations of 12th and 22d Wards. All approve of the building of the Patterson reservoir.

The United Real Estate Owners' Associations believe that the move on the part of the Merchants' Association to tie the hands of the Aqueduct Commissioners and stopping them from providing additional storage reservoirs to save and store the overflow at Croton, is unwise. In a recent letter to this paper, Mr. Louis Schrag and others said that if the injunction is sustained, it will give the politicians an opportunity to keep on telling the public that there is a shortage of our city supply, in order to install water meters in every house, even for private use; this would be a hard blow to the over-burdened taxpayer, especially the apartment and tenement house owners, where the owner cannot control the water consumed by the tenants, nor is IT RIGHT TO RESTRICT THE TENANTS TO THE FREE USE OF WATER FOR DOMESTIC PURPOSES.

REAL ESTATE BROKER NOMINATED.

John J. Boylan, secretary of the 22d Ward Taxpayers' Association, has been nominated by the Democrats of the 11th Assembly District to succeed Owen W. Bohan as member of the Assembly from this district. Mr. Boylan, who is engaged in the real estate business, has been active in taxpayers' movements



JOHN J. BOYLAN, SECRETARY OF THE 22D WARD TAXPAYERS' ASSOCIATION.

of the middle West Side for many years. It was largely through his efforts that the present ambulance system was established in the 22d Ward. He was also instrumental in getting the Mayor to approve the repaving of Columbus av for its entire length.

BIG BUDGET REQUESTS.

Requests for more than $56,000,000 were entered at this week's hearing of the Board of Estimate and Apportionment. These requests include increases of about $8,758,000 above the appropriations for 1909.

The Board of Education increase includes $3,500,000 for a new salary schedule, which does not recognize the "equal pay for equal work" principle, but which does embody the results of a summer study by the Board of Education. The Public Education Association asked a large number of citizens to write to the Mayor, the Comptroller and the President of the Board of Aldermen at their homes before this week's meeting, urging that school requests be granted.

This is the first time that the Department of Docks and Ferries has been represented at budget hearings. Because it "paid its way" it has not heretofore told in advance how much it wanted to pay. Perhaps the most surprising feature of the hearing was the small requested increase for the Fire Department, only $192,000. At least $500,000 increase was expected.

The requests and the increases over the previous year are:

	Request for 1910.	Increase over 1909.
Department of Street Cleaning (Commissioner Edwards)	$8,631,932.75	$1,189,733.55
Fire Department (Commissioner Hays)	8,232,556.02	192,990.52
Municipal Explosives Commission (P. A. Whitney)	4,000.00	....
Department of Docks and Ferries (Commissioner Spooner)	3,248,609.08	....
Armory Board	113,250.00	3,300.00
National Guard and Naval Militia	322,630.00	....
Department of Education (President Winthrop)	34,740,485.08	7,269,748.28
College of the City of New York (President Finley)	653,088.25	68,276.96
Normal College (President Davis)	386,829.00	33,830.00
Totals	$56,333,371.18	$8,757,879.31

MAYOR McCLELLAN IN A NEW CITY HOME.

Mayor McClellan has moved his town house from Washington Square North to an apartment at 37 Madison av, in the Madison Square Apartments. It is understood that he has done so on the grounds that it was impossible to stay after Oct. 1 in the Washington Square house he has rented for so long without signing a long lease.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Oct. 1 to 7, inc.		1908. Oct. 2 to 8, inc.
Total No. for Manhattan	142	Total No. for Manhattan	157
No. with consideration	8	No. with consideration	18
Amount involved	$1,463,000	Amount involved	$504,854
Number nominal	134	Number nominal	139

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	8,380	7,359
No. with consideration, Manhattan, Jan. 1 to date	676	529
Total Amt. Manhattan, Jan. 1 to date	$39,657,831	$28,519,171

	1909. Oct. 1 to 7, inc.		1908. Oct. 2 to 8, inc.
Total No. for the Bronx	133	Total No. for the Bronx	124
No. with consideration	5	No. with consideration	2
Amount involved	$29,434	Amount involved	$17,900
Number nominal	128	Number nominal	122

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	5,638	5,925
Total Amt., The Bronx, Jan. 1 to date	$3,117,872	$4,184,951
Total No. Manhattan and The Bronx, Jan. 1 to date	**14,018**	**13,284**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$42,775,703**	**$32,704,122**

Assessed Value Manhattan.

	1909. Oct. 1 to 7, inc.	1908. Oct. 2 to 8, inc.
Total No. with consideration	8	18
Amount involved	$1,463,000	$504,854
Assessed value	$1,212,000	$518,000
Total No. nominal	134	139
Assessed value	$6,552,500	$6,426,800
Total No. with consid., from Jan. 1 to date	676	529
Amount involved " "	$39,657,831	$28,519,171
Assessed value " "	$32,071,200	$22,804,600
Total No. nominal " "	7,794	5,830
Assessed value " "	$421,143,420	$346,887,300

MORTGAGES.

	1909. —Oct. 1 to 7, inc.— Manhattan.	Bronx.	1908. —Oct. 2 to 8, inc.— Manhattan.	Bronx.
Total number	149	141	141	125
Amount involved	*$4,740 217	$1,171,296	$3,331,480	$838,649
No. at 6%	49	51	62	67
Amount involved	$742,717	$472,570	$822,580	$447,751
No. at 5½%	2	24	9	19
Amount involved	$4,000	$125,301	$153,000	$148,050
No. at 5%	30	22	42	19
Amount involved	$2,475,700	$298,800	$1,607,500	$116,385
No. at 4¾%	2	.....	.....	.....
Amount involved	$25,000	.....	.....	.....
No. at 4½%	23	1	4	.....
Amount involved	$683,500	$25,000	$74,000	.....
No. at 4%	.....	5	.....	.....
Amount involved	.....	$17,000	.....	.....
No. with interest not given	34	38	24	20
Amount involved	$809,300	$232,625	$674,400	$126,463
No. above to Bank, Trust and Insurance Companies	45	17	36	19
Amount involved	$2,901,500	$251,500	$1,563,600	$290,750

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	7,244	6,644
Total Amt., Manhattan, Jan. 1 to date	*$241,553,393	$220,610,523
Total No., The Bronx, Jan. 1 to date	5,896	5,500
Total Amt., The Bronx, Jan 1 to date	$50,118,902	$30,018,842
Total No., Manhattan and The Bronx, Jan. 1 to date	**13,140**	**12,144**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	***$291,672,295**	**$250,629,365**

*Does not include mort of $75,000,000 given by N. Y. Telephone Co. to Farmers' Loan & Trust Co., covering privileges, franchises, real estate, etc.

EXTENDED MORTGAGES.

	1909. —Oct. 1 to 7, inc.— Manhattan.	Bronx.	1908. —Oct. 2 to 8, inc.— Manhattan.	Bronx.
Total number	42	10	.....	.....
Amount involved	$1,712,200	$105,200	.....	.....
No. at 6%	7	.....	.....	.....
Amount involved	$45,750	.....	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	17	7	.....	.....
Amount involved	$581,200	$89,400	.....	.....
No. at 4½%	12	.....	.....	.....
Amount involved	$283,000	.....	.....	.....
No. at 4¼%	1	.....	.....	.....
Amount involved	$10,000	.....	.....	.....
No. at 4%	2	.....	.....	.....
Amount involved	$64,000	.....	.....	.....
No. with interest not given	3	3	.....	.....
Amount involved	$728,250	$15,800	.....	.....
No. above to Bank, Trust and Insurance Companies	13	.....	.....	.....
Amount involved	$1,021,000	.....	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,410	.....
Total Amt., Manhattan, Jan. 1 to date	$67,502,057	.....
Total No., The Bronx, Jan. 1 to date	432	.....
Total Amt., The Bronx, Jan. 1 to date	$3,536,245	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,842**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$71,038,302**	

PROJECTED BUILDINGS.

	1909. Oct. 2 to 8, inc.	1908. Oct. 3 to 9 inc.
Total No. New Buildings:		
Manhattan	8	19
The Bronx	35	36
Grand total	43	55
Total Amt. New Buildings:		
Manhattan	$2,225,800	$1,335,750
The Bronx	710,450	422,550
Grand total	$2,936,250	$1,758,300

Total Amt. Alterations:		
Manhattan	$64,865	$129,300
The Bronx	8,025	13,595
Grand total	$72,890	$142,895
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	820	489
The Bronx, Jan. 1 to date	1,872	1,340
Mnhtn-Bronx, Jan. 1 to date	**2,692**	**1,839**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$108,473,597	$61,206,271
The Bronx, Jan. 1 to date	30,405,285	12,427,125
Mnhtn-Bronx, Jan. 1 to date	**$138,878,882**	**$73,633,396**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$10,289,697**	**$9,328,532**

BROOKLYN.

CONVEYANCES.

	1909. Sept. 30-Oct. 6, inc.	1908. Oct. 1 to 7, inc.
Total number	561	583
No. with consideration	30	38
Amount involved	$245,409	$351,825
Number nominal	531	545
Total number of conveyances. Jan. 1 to date	**21,187**	**20,641**
Total amount of conveyances, Jan. 1 to date	**$10,810,303**	**$14,414,366**
Total No. of Conveyances for Sept.	**1,645**	**2,156**
Total Amt. of Conveyances for Sept.	**$500,239**	**$762,256**
Total No. of Nominal Conveyances for Sept.	**1,575**	**2,065**

MORTGAGES.

Total number	555	524
Amount involved	*$2,188,176	$1,829,506
No. at 6%	288	329
Amount involved	$821,696	$892,083
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	56	149
Amount involved	$453,375	$674,544
No. at 5¼%	1	.....
Amount involved	$3,500	.....
No. at 5%	186	33
Amount involved	$844,275	$196,479
No. at 4½%	.....	2
Amount involved	.....	$11,000
No. at 4%	.....	2
Amount involved	.....	$4,500
No. at 3%	.....	.....
Amount involved	.....	.....
No. with interest not given	24	9
Amount involved	$65,330	$50,900
Total number of Mortgages, Jan. 1 to date	**20,630**	**19,671**
Total amount of Mortgages, Jan. 1 to date	***$82,203,410**	**$72,478,013**
Total No. of Mortgages for Sept.	**1,669**	**1,769**
Total Amt. of Mortgages for Sept.	**$6,181,567**	**$6,343,369**

*Does not include mortgage of $75,000,000 given by N. Y. Telephone Co. to Farmers' Loan & Trust Co. of N. Y. covering privileges, franchises, real estate, &c.

PROJECTED BUILDINGS.

No. of New Buildings	140	166
Estimated cost	$894,475	$757,390
Total Amount of Alterations	$49,665	$74,305
Total No. of New Buildings, Jan. 1 to date	**8,335**	**4,359**
Total Amt. of New Buildings, Jan. 1 to date	**$45,536,311**	**$26,027,686**
Total Amount of Alterations, Jan. 1 to date	**$3,565,961**	**$4,617,114**
Total No. of New Bldgs. for Sept.	**758**	**815**
Total Amt. of New Bldgs. for Sept.	**$4,021,230**	**$4,829,733**

QUEENS.

PROJECTED BUILDINGS

	1909 Oct. 1 to 7, inc.	1908 Oct. 2 to 8, inc.
No. of New Buildings	53	111
Estimated cost	$152,690	$297,685
Total Amount of Alterations	$19,650	$14,015
Total No. of New Buildings, Jan. 1 to date	**3,550**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$12,867,130**	.....
Total Amount of Alterations, Jan. 1 to date	**$594,666**	

THE WEEK.

THE brokers this week reported a fair amount of business. The demand included dwellings, apartment houses, flats and lots, most of the deals being north of 59th st, with more than the usual number in the Bronx. Of the apartment houses which changed ownership, 507 to 513 West 113th st, the St. Catherine, at Madison av and 53d st, and 945 to 951 St. Nicholas av, were the most important. The St. Catherine is assessed at $240,000. Park av is to have another private dwelling, Oakleigh Thorne, president of the Trust Co. of America, having bought the northeast corner of 73d st for the purpose of building a residence for his own use. A number of dwellings, both east and west of the park, changed hands, that purchased by Joseph Fox, president of the Columbia Bank, of 18 East 55th st, being the only high-priced one.

THE AUCTION MARKET

THE lot sale held in the Vesey Street Salesroom on Tuesday by Joseph P. Day realized a total of $260,700, and was one of the most successful held in recent years, the sellers making a profit of close to $100,000. The property consisted of 240 lots known as the Samler estate, at Riverdale, opposite Van Cortlandt Park, between 254th and 256th sts.

The crowd at the sale was made up entirely of small investors and they paid, with few exceptions, high prices for the property. The lots on Broadway, which sold from $3,800 to $4,125 for inside lots, were cheap, and are certainly worth at the present time $5,000. The offerings by Mr. Day on Thursday of a miscellaneous lot of property was well taken, all but four of the parcels being sold.

BROKER GETS COMMISSION.

In a suit tried on Tuesday in the Supreme Court before Justice Brady and a jury, Isaac Goldstein, a real estate broker, testified that he had been employed by Maas & Meyers to sell the property 14-16 East 118th st, that he submitted the property to Elias Kullman, and that he went back and forth between these parties submitting various offers. After a four-weeks' illness, preventing his giving attention to the matter, he found that Kullman had bought the property for $61,000. Kullman refused to pay the commission to Goldstein, who assigned his claim to his wife, who brought suit.

The defendants denied the broker's testimony, claiming that the sale had been made through another broker, and produced as witnesses the buyer, a friend of his named Adler, and the other broker, to whom the defendants said they paid $363.50 commission.

Mrs. Goldstein's attorney, Jacob Friedman, claimed that there was collusion between these witnesses to deprive Goldstein of the commission, and in cross-examination elicited evidence tending to support this contention. The jury rendered a verdict for the plaintiff for the full amount, $610, and $87.20 interest.

SUCCESSFUL DEFENCE BY THE REALTY LEAGUE.

The Realty League has scored one more victory in protecting a member of its organization from an unwarranted prosecution, a thing for which this organization was largely formed.

Webster B. Mabie, of the well-known firm of Webster B. Mabie & Co., 1178 Broadway, was charged by the Commissioner of Labor through the local bureau, of which the Chief Factory Inspector is William W. Walling, with having failed to supply suitable toilets in a factory loft at No. 34 East 12th st.

The building is a new 10-sty fireproof up-to-date building with two toilets, one for men and one for women in each loft.

The Factory Inspector, through one of his deputies, obtained a warrant against Mr. Mabie, who was brought before Magistrate Finn in the Jefferson Market Court on the 7th inst., and after hearing the case for the Factory Inspector, and without any witnesses being called for the defense, the Magistrate dismissed the proceeding. The case was defended by the Realty League through its counsel, Carlisle Norwood.

WHAT DO YOU OBJECT TO IN THE PRESENT CHARTER?

The regular monthly meeting of the Taxpayers' Alliance of the Bronx will be held on Wednesday, Oct. 13, at Masonic Temple, 1931 Washington av. This will be an open meeting and all property holders in the Bronx are asked to attend, as all of the candidates for nomination on the various tickets have been invited to attend this meeting, which will give taxpayers an opportunity to find out where the candidates for office stand in the coming campaign.

The Legislative Committee of the Alliance, consisting of Harry Robitzek, chairman; A. C. Hottenroth, Douglas Mathewson, J. D. Powers and J. H. Hildreth, have requested all taxpayers of this section to submit to them before Oct. 20, 1909, in concise form their objections to the proposed Charter and Administrative Code submitted to the last Legislature by the Charter Revision Committee so that the committee can submit the same to the Legislative Charter Committee appointed by Gov. Hughes.

UNITED REAL ESTATE OWNERS.

The regular monthly meeting of the United Real Estate Owners' Associations of the City of New York will be held in parlor A of the Grand Union Hotel on Tuesday, Oct. 12. Among the important matters to be taken up will be the nomination of officers for the ensuing year, the budget and the Patterson dam.

Hearing by the Board of Estimate on the proposal to widen 32d st from 7th av to Broadway, which was to have been held Tuesday morning was adjourned to Wednesday, Oct. 13, at ten o'clock in the forenoon.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

13TH ST.—Van Vliet & Place sold for Charles Rubinger the newly remodeled 4-sty and basement flats 213 and 215 West 13th st, on a plot 42x75.

Twenty-Second Street Sale.

22D ST.—Geo. R. Read & Co. sold for the Lillienthal estate 41 East 22d st, a 4-sty and basement dwelling on a lot 25x98.9, and the similar property adjoining known as 43, for Walter L. Suydam. The edifice of the 4th Av Presbyterian Church is removed from the plot just sold by one lot, owned by the Island Realty Co., which also controls the big building on abutting property at the southwest cor of 4th av and 23d st.

28TH ST.—Abraham Schwab has sold to A. L. D. Realty Co. the property at 34 East 28th st. E. A. Turner was the broker.

53D ST.—Charles Wirsing has resold to the Frank Dolson Co. 316 East 53d st, a 4-sty tenement, on plot 29x100.5.

55TH ST.—Henry D. Winans & May have sold for C. A. Fowler and others to Joseph Fox, president of the Columbia Bank, 18 East 55th st, a 5-story American basement dwelling, on lot 22x100.5. The property has been held at $100,000.

57TH ST.—The Mullins Estate has sold Nos. 322 and 324 East 54th st, two 4-sty tenements, with a 2-story stable in rear, on plot 42x100.10.

MADISON AV.—The estate of W. H. Burgess has sold the St. Catherine, an 8-story elevator apartment house on plot 100.5x47.9, at the southeast corner of Madison av and 53d st. The property is assessed by the city at $240,000.

6TH AV.—Peter P. Sherry has sold for the estate of Samuel Blakely 31 6th av, running through to 10 Cornelia st, to a client, who will erect a 9-sty loft building on the site.

Seventh Avenue Sale.

7TH AV.—Ferdinand Neumer bought the northeast cor of 7th av and 20th st, 46x80, from the Brune estate through Louis Schrag. Mr. Neumer owns the adjoining property, 149 to 161 West 20th st, and now controls a plot fronting 80 ft. on 7th av and 223 ft. on the st.

NORTH OF 59TH STREET.

76TH ST.—McVickar, Gaillard Realty Co. sold for Chas. A. Stadler to J. Freeman 160 West 76th st, a 4-sty brownstone high stoop dwelling, on a lot 21x100. The new owner will occupy.

85TH ST.—Pease & Elliman have sold for the estate of Adolph Platky 335 West 85th st, a 3-sty and basement dwelling, on lot 20x102.2, between West End av and Riverside Drive, to a client for occupancy.

107TH ST.—McKee, Hayward & Co. sold for Wm. J. Casey to a client for occupancy 306 West 107th st, a 5-sty American basement dwelling, 19x100. This is one of the row of high class residences Mr. Casey has just completed and was held at $65,000.

Apartments Traded.

113TH ST.—The Waldeck Realty Co. and the Landlords' Realty Co. bought the three 8-sty apartment houses recently completed by Paterno Bros. at 507 to 517 West 113th st. In exchange for the Paterno houses the realty companies give the 6-sty apartment house 24 to 28 West 140th st, on a plot 41.8x88.11; the two 5-sty flats on a plot 50x99.11 at 65 and 67 West 134th st, and the three 6-sty apartment houses on a plot 100x100 at 2227 to 2233 5th av. The purchasers were represented in the exchange by Frederick A. Snow and Hawkins & Delafield represented Paterno Bros. The Landlords' Realty Co. is composed of N. Beckan, M. Friedberg and Charles Cohn, and the Waldeck Co. by J. W. Rutter, S. W. Wallace and H. C. Meyer.

115TH ST.—Isaac Hattenbach has sold for Mark Aaron 215 West 115th st, a 5-sty single flat, 20x100.

130TH ST.—Herman Katz sold to Alma Werner 53 to 55 East 130th st, a new 6-sty apartment house, on plot 38x100. The buyer gives in exchange 122 West 135th st, a 5-sty flat, with stores, on a lot 25x99.11.

131ST ST.—Shaw & Co. sold for Edward J. Welling 240 West 131st st, a 2-sty frame dwelling on a lot 17.9x45x99.11.

134TH ST.—Dr. Marvin D. Hubbel sold to Alma Werner 77 and 79 West 134th st, two 3-sty and basement dwellings, on a plot 35x99.11. Dr. Hubbell takes in exchange 53 and 55 East 130th st, a 6-sty apartment house, on a plot 38x100.

139TH ST.—Charles I. Fleck & Co. have sold for Jackson & Stern to a builder for improvement with an elevator apartment house a plot 100x100 on the south side of 139th st, near Hamilton pl.

143D ST.—W. Alanson Alexander sold 309 West 143d st, a 5-sty double flat, on a lot 25x100, for the Hoffman Realty Co. to George A. Sipp.

147TH ST.—The Scheer-Ginsberg Realty & Construction Co. is reported to have sold 555 West 147th st, a new 6-sty elevator apartment house, on plot 100x99.11, 125 ft. east of Broadway.

158TH ST.—The Graaf estate sold a plot 50x99.11 in the south side of 158th st, 75 ft. east of Broadway, to an investor. David Stewart is said to have been the broker in the transaction.

177TH ST.—Wm. A. Darling sold for Kuhn & Lawson 655 West 177th st, a new 5-sty apartment house on a plot 70x89.10, between Broadway and Wadsworth av, to Max Marx, who gave in exchange the plot 112.6x99.11, south side of 157th st, 100 ft. east of Riverside Drive, which will be improved with a 6-sty elevator apartment house. This deal completes the resale of the Audubon Park tract to builders.

180TH ST.—James K. Holly has sold for Ferguson Bros. Engineering Co. to a client for investment the "Thornleigh," 707-709 West 180th st, a 5-sty apartment on plot 50x110, 175 ft. west of Broadway. It has been held at $85,000.

219TH ST.—Jos. P. Day has sold for the Independent Impt. Co. to a builder the plot 50x114 on the south side of 219th st, 401 ft. east of White Plains road.

AMSTERDAM AV.—Chas. I. Fleck & Co. in conjunction with Emanuel Joachin sold the 5-sty apartment house, on a plot 100x45, at the southeast cor of Amsterdam av and 163d st, for Mrs. Henry Glass, who took in part payment from T. Clement, the buyer, the 5-sty apartment house on a plot 40x100 at the northeast cor of Franklin av and Jefferson pl, Borough of the Bronx.

BRADHURST AV.—Brown Realty Co. bought the southeast cor of Bradhurst av and 147th st, a 6-sty apartment house, opposite St. Nicholas Park.

BROADWAY.—H. D. Baker & Bro. sold for Jacob Hirsh to the Levine & Levine Contracting Co. the plot 100x150 at the southwest cor of Broadway and 153d st, The buyers will immediately begin the erection of a 6-sty elevator apartment house, containing 47 apartments and estimated to cost $250,000.

EAST END AV.—The F. Dornberger Realty Co. in conjunction with A. Cohn sold for a client to L. Wolf the 5-sty double flat 82 East End av, bet 83d and 84th sts, on a lot 25.3x80.

EDGECOMBE AV.—The McVickar-Gaillard Realty Co. has sold for Frederick A. de Peyster 42 Edgecombe av, a 3-sty dwelling, on lot 17.6x100. The buyer will occupy the house.

MANHATTAN AV.—Mrs. Louis Movel has sold 443 Manhattan av, a 5-sty flat, on lot 25x100, 50 ft. south of 119th st.

Residence for Park Avenue.

PARK AV.—The Alliance Realty Co. has sold the lot 27x96 at the northeast cor of Park av and 73d st, part of the site now occupied by the Brandon apartment house. The new owner intends to build a private dwelling on the lot. This is taken to mean that the Alliance Realty Co. will devote the remainder of its holdings at that point to similar improvement, so that the operation may have an important bearing upon the further rebuilding of that part of Park av with fine residences. Oakleigh Thorne, president of the Trust Co. of America, is the buyer.

ST. NICHOLAS AV.—W. D. Morgan has sold for W. T. Wardwell to Stephen J. Egan the northeast cor of St. Nicholas av and 190th st, a plot fronting 90.3 ft. on Broadway and 130 ft. on the st, and measuring 97.6 ft. along the rear line. This property is within a few feet of the entrance to the new Subway station at Fort George, work on which is now progressing rapidly. The northwest corner of St. Nicholas av and 190th st was also reported sold about two weeks ago to the Dakota Realty Co.

ST. NICHOLAS AV.—C. S. Johnston, of De Selding Bros.; in conjunction with Joseph Burke sold for a client of Duross Co. the Buena Vista, 945-951 St. Nicholas av, price $100,000, and took in part payment the Waywanda Hotel at Liberty, Sullivan Co.; about $300,000 was involved in the transaction.

WEST END AV.—Pease & Elliman have sold for Charles Mayne to Joseph Dillon 785 West End av, a 3-sty and basement dwelling, on lot 18x80.

BRONX.

143D ST.—Henry S. Gamp bought through Paul Bultmann plot 50x100 on the south side of 143d st, 550 ft. east of Willis av, for immediate improvement with a 6-sty modern apartment house.

143D ST.—Paul Bultmann has sold 458 to 462 East 143d st, three frame houses, on plot 50x100, to a builder, who will erect an apartment house on the site.

Hugo Wabst sold for Mr. Shanley the plot 33x114 on the south side of 221st st, about 450 ft. west of White Plains road.

BAILEY AV.—S. Edmund McRickard & Co. have sold for a client the plot in the Bailey estate property at the intersection of Bailey and Sedgwick avs.

CLAY AV.—R. I. Browns' Sons sold for Flora M. Clark the 1-family frame dwelling at 1341 Clay av.

CLAY AV.—R. I. Brown's Sons have sold for Mrs. Augusta Morris de Puyster the entire block front of 568 ft. on the east side of Clay av, bet 166th and 167th sts. It is the intention of the buyer to improve the plot by the erection of a row of 5-sty apartment houses.

CRESTON AV.—R. I. Brown's Sons have sold for Catherine T. Greer the plot 100x123, on the west side of Creston av, 93 ft. south of 183d st. The buyer will improve the property immediately with 3-sty brick houses.

HAIGHT AV.—F. M. Weiss has sold for Elda Shaffer the dwelling 1531 Haight av to Margaret A. and Mary J. Healy; also for Joseph Papesca to Archibald G. Buckenham the lot on the east side of Cooper av, 100 ft. south of Grant st.

HONEYWELL AV.—Warch & White have sold for the Melvin Realty Co. the northeast cor of 178th st and Honeywell av, a 4-sty tenement, on lot 25x88, and for M. Koester a plot 44x131 on Crotona Parkway, running to Mohegan av.

LAFAYETTE AV.—Chas. A. Rosenthal & Sons have sold for a client to Jacob Hirsch the plot 50x92 on the south side of Lafayette av, 310 ft. east of Whittier st.

MOSHOLU PARKWAY.—Joshua L. Evans has sold a plot 50x100 on Mosholu Parkway North, 225 ft. east of Kossuth pl.

OGDEN AV.—Harold H. Harding sold for Mrs. Mary M. Timoney the 3-sty frame dwelling 996 Ogden av. The buyer will alter the grade floor into stores.

PERRY AV.—Ernst & Cahn have sold for the Irving Construction Co. the five 2-family houses known as 3321-23-25-31 Perry av.

POWELL AV.—John A. Steinmetz sold for George Bickelhaupt to a client 2311, 2515, 1319 Powell av, Unionport, plot 100x108, with three 1-family houses thereon. Also for George Bickelhaupt to same client 1168 Havemeyer av, Unionport, with 1-family house and store thereon, lot 25x100.

ROGERS PL.—Joshua L. Evans sold for Nelson Smith to a client a lot 25x73 in the west side of Rogers pl, 383 ft. north of Westchester av.

UNION AV.—Hugo Wabst sold for Albert Taubert the 6-sty apartment house with stores, plot 60x90, at the southwest cor of Union av and Home st, to investors, who have given as part payment a large plot of lots.

WALTON AV.—Fleischman Realty & Construction Co. sold 13 lots in the west side of Walton av, 70 ft. north of 184th st, to a builder, who will immediately improve the plot with private dwellings.

WEBSTER AV,—Thos. S. Burke and George Schaefer have sold for Jacob Weber the 4-sty tenement 1355 Webster av, on lot 25x90. The seller took in part payment a plot of 12 lots at White Plains.

WHITE PLAINS ROAD.—Ernst & Cahn have sold for the Metropolitan & Suburban Realty Co. the plot 100x103 on the northwest cor of White Plains road and 208th st.

ZEREGA AV.—Frank Gass has sold for Alexander F. Walsh the southwest cor of Chatterton and Zerega avs, a plot 108x105, to Chas. E. Nance, who gave in exchange the 2-family concrete house on the west side of Edwards av, south of Latting st, on lot 25x108; also for a client a plot 107x54x105x108 at Tremont, Olmstead and Powell avs, to a buyer, who will erect a business building on the site; also for Annie F. McKenzie to Amelia B. Paff the 2-family house on lot 25x108, on the north side of Ellis av, 305 ft. west of Castle Hill av.

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The Realty Records Co.
11 East 24th Street - - - NEW YORK

LEASES.

S. B. Goodale & Son have leased for Maria S. Simpson 3 upper floors of 206 West 23d st; also for H. A. Hollaman 4th loft 131 West 24th st to Henry A. Wise-Wood Co.

The U. S. Realty & Impt. Co. has rented to Wells, Fargo & Co. the entire 21st floor in the U. S. Realty Building at 115 Broadway, to be occupied as their executive offices.

A. J. Robertson has leased for Sadie S. Dearborn the 7-sty apartment hotel known as the Holland, at 66 and 68 West 46th st, to Geo. W. Hanna for a term of years.

M. & L. Hess have leased for the Realty Holding Co. to G. Gaudig & Blum the 100-ft. store and basement in the building now in the course of construction at 119 to 133 West 27th st, for a term of 10 years; also about 60,000 sq. ft. of loft space in the same building to various tenants.

The Chas. F. Noyes Co. has leased for a term of years for Samuel Wasserman, attorney, the store and basement at 121 East 23d st to Ernest W. Johnson, and the store and basement at 89 Maiden lane for W. I. Clark to George Jacquins. This firm has also leased the 2d loft at 59 Ann st to K. Yoshime & Co., and the 2d floor at 60 Beekman st to Golding & Nova.

Louis Schrag has leased for the Wilbur Realty Co. the southerly store in the building 461 6th av to M. V. Adamo, for a term of years; for Jos. W. Cushman & Co. the store and basement in the building 244 and 246 West 23d st, to the National Cloak & Suit Co., and for the Angle Mfg. Co. the top loft in the building 159 and 161 West 24th st to the Multispeed Shutter Co., for a term of years.

Frederick Zittel & Sons have leased the following dwellings: No. 53 West 84th st, for James C. Madigan; 168 West 87th st, in conjunction with the Douglas Robinson, Charles S. Brown Co., for the James estate; 164 West 92d st, for Peter D. Strauch; 183 West 88th st, for Grace T. Hoagland; 306 West 86th st, for Thos. J. McGuire; 363 West 68th st, for Fredk. C. Beach; 47 West 88th st, for Clara Furth; 305 West 75th st, for Henry W. J. Bucknall; 131 West 69th st, for Pauline Schroeder, and 172 West 86th st, for Heilner & Wolf and N. L. & L. Ottinger.

Frederick Fox & Co. have leased for Heilner & Wolf 7,000 sq. ft. of space at 5 East 17th st, running through to 6 East 18th st, for a long term of years to Bayer, Pretzfelder Co., Inc.; for T. H. Sperry 5,800 sq. ft. of space at 28-30-32 West 27th st, for a term of years to Jalkoif & Abrams; for Mamie Landauer 5,000 sq. ft. of space at 129-133 Wooster st, cor of Prince st, for a long term of years to Levy Bros.; for A. Abrahams 2,500 sq. ft. of space at 38 West 28th st for a term of years to J. A. Kondell; for the New York Manufacturers' Real Estate Co. the ground floor at 5 West 43d st for a term of years to S. Slimowitz; and for Samuel Hyman the store and basement at 50 East 9th st.

Goodwin & Goodwin have leased the following private dwellings: For Dr. F. J. Quinlan 257 Lenox av to Dr. Otto Knoth; for Daniel Blumenthal 149 West 118th st to Dr. Louis Jacobs; for Tillie Berger et al 150 West 120th st to Leopold Iglick; for Mrs. George tSarr 154 West 121st st to James McAveigh; for Frederick P. Forster 164 West 121st st to Chas. Loeber; for E. Forgotston 221 West 122d st to Homer H. Willett, and for Jos. L. O'Brien 202 West 131st st to Jacob Weinstein. Also the following stores: For Carl H. Ahrens 274 Lenox av to J. Isler; for Paul Koning 2615 8th av to Ernst Buschel and A. Schemple, and for the Braender Building Co. 3582 Broadway to H. Winter.

Denzor Bros. have leased for a term of years for David A. Schulte to Harris Bros. the store and basement at 175 Broadway, adjoining the cor of Cortlandt st; for the same owner to Thos. A. Jacobs the store and basement at 50 Nassau st; for the Aetna Realty Co. to Max

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IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

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WANTED—On first-class unencumbered factory property situated on Pennsylvania Railroad Tunnel in Jersey City, only five minutes from Broadway, $30,000 on first mortgage for three years. Address "J. C.," Box 50, Record and Guide.

A WELL-KNOWN real estate concern wishes a competent loan broker to manage loan department on commission basis; state qualifications. Address "A. A.," Box 40, Record and Guide.

YOUNG MAN (24), with 4 years experience, desires position with a progressive real estate office. Address "COMPETENT," BOX 10, Record and Guide.

MAPS for sale—Vols. 1, 2, 3. Bromley's, 1906. Manhattan maps, on paper; used very little, at a big discount. DONALD W. BROWN, 141 Broadway.

WANTED—Record and Guides, 1868 to 1885, inclusives; state lowest price. BOX 92, care of Record and Guide.

Water Front to Lease.
Foot East 37th St.
Apply WM. A. KANE, 417 East 46th Street.

SALESMAN and renting clerk desires position with high-class house; salary and commission. BOX 20, Record and Guide.

DRAUGHTSMTN student (21), wishes position in architect's office. "V. J.," 238 12th St., Bk'lyn.

THE RECORD AND GUIDE

Is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches of industry.

Ackerman the store at 156 West 34th st; for the estate of Maria I. Schermerhorn 10,000 sq. ft. at 43-5 Walker st; for Wm. H. Flattau to Kaplan, Frank & Dunn 5,000 sq. ft. at the southeast cor of University pl and 13th st; for the Marmac Construction Co, 6,000 sq. ft. at 104-8 West 27th st; for Jacob Einsheimer 5,000 sq. ft. at 28-30 West Houston st, and for Abner T. Bowen to Cohen & Benjamin 5,000 sq. ft. at 155-7 Wooster st.

REAL ESTATE NOTES

Lawrence & Wolff have removed their office from 579 Madison av to 95 Liberty st.

Louis Kempner has removed from 255 West 42d st to Broadway, corner of 89th st.

C. F. Bedell Company have removed their offices from Sherman square to the northwest corner of Broadway and 87th st.

W. H. Dolson & Co. have removed their office from 527 Columbus av to 2364 Broadway in the Belnord apartment house, for which they are agents.

The Columbia Mortgage Company has opened new offices at No. 115 Broadway. Harold A. Graff, formerly of Harold A. Graff Co., is its president. They will make a specialty of handling first mortgages.

Gibbs & Kirby removed their Washington Heights office to Heatherdell Court Building, 4223 Broadway, northwest corner of 179th st. This building has just been completed by the McDowell Construction Company.

Mr. W. H. Britigan has joined the office force of Joseph P. Day. He resigned from the Metropolitan Life Insurance Company, where he was associated with Mr. Walter Stabler, the comptroller. Mr. Britigan has made his mark in the real estate field, not alone through his association with the Metropolitan Life, but his methods of organization have succeeded in making the real estate course at the West Side branch of the Young Men's Christian Association the best real estate course in the United States. He was educational director of this branch of the Y. M. C. A. for four years before he associated himself with the Metropolitan Life. Mr. Britigan is one of two editors of the book, "Practical Real Estate Methods for Broker, Operator and Owner," recently published with the co-operation of thirty of New York's leading experts in real estate, building and insurance.

The West Side Y. M. C. A.'s book, "Practical Real Estate Methods for Broker, Operator and Owner," which was previously endorsed by the New York Real Estate Board of Brokers, has just received the following endorsement from the New Jersey real estate men: "Of all the books published on the subject of real estate, I consider 'Practical Real Estate Methods' by far the best. The articles are by the experts in their line, and both the beginner and the old timer can profit by their experience."

(Continued on page 676.)

UNCLASSIFIED SALES

The total number of sales reported is 56, of which 9 were below 59th st, 28 above and 19 in the Bronx. The sales reported for the corresponding week of last year were 60, of which 9 were below 59th st, 21 above and 30 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 149, as against 118 last week, and in the Bronx 141, as against 110 last week. The total amount involved is $5,911,513, as against $3,347,161 last week.

The amount involved in the auction sales this week was $940,033, and since January 1, $49,287,338. Last year the total for the week was $418,657, and from January 1, $43,544,355.

129TH ST.—Hugh Colwell has sold 17 East 129th st, a 3-sty and basement dwelling on lot 16.8x99.11.

180TH ST.—Ferguson Bros. & Forshay have sold to E. H. Kruse, 720 and 722 West 180th st, a new 5-sty apartment house on plot 58.4 x100. It was held at $88,000. This is one of a row of three similar houses recently completed by the sellers at this point.

206TH ST.—Charles Griffith Moses & Bro. have sold for Albert C. Poirey, the 4 lots on the south side of 206th st, 100 ft. west of 9th av, 100x99.11.

ST. NICHOLAS AV.—J. J. Plummer has sold for William Reynolds Brown the northeast cor of St. Nicholas av and 186th st, a plot 100 x100, to a builder for improvement with apartment houses.

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VOLUNTARY AUCTION SALES.

Oct. 13.

BRYAN L. KENNELLY.

Union av, w s, 26 n 168th st, 40x96.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated

Oct. 9.

Central av|s e cor St Agnes av, 100x100. | St, Agnes av|

Seaview av, w s, 175 s Central av, 25x100.

Briggs av s w cor Westchester av, runs Westchester av| 145.1 x w 181.2 to Western av, Western av | x n 125 to Westchester av, x e 108.6 to beg.

Central av |n e cor Lorillard av, 110x475 to Lorillard av| Pelham River, x 465, Baychester.

Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,-934.86, taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Syracuse av|s e cor Walnut st, runs s 492 x e Walnut st | 250 to Chestnut st, x n 250 x w Chestnut st 100 x n 325 to Syracuse av, x w 100 to beg, Edenwald. Annie V Taylor agt Lillian G Armstrong et al, De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $4,128.40; taxes, &c, $956.) By Cromwell G Macy, Jr, on the premises, at 10 o'clock a. m.

Syracuse av|s e cor Chestnut st, 100x100, Eden-Chestnut st wald. Marjorie M Flynn agt Thomas Gilleran et al; De La Mare & Morrison, att'ys, 299 Broadway, Cromwell G Macy, Jr, ref. (Amt due, $907.39; taxes, &c, $176.) By Cromwell G Macy, Jr, on premises, at 11 o'clock a m.

Oct. 11.

No Legal Sales advertised for this day.

Oct. 12.

113th st, No 310, s s, 150 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Mary J Kissam agt Annie Fay et al; Gannon, Seibert & Riggs, att'y, 2 Rector st; Alexander Brough, ref. (Amt due, $8,146.57; taxes, &c, $19.35.) Mort recorded Nov 29, 1901. By Samuel Marx.

Oct. 14.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8 x100, 5 and 6-sty brk dwelling. Martin D Wylly agt Archibald G Loomis et al; Spier & Bartlett, att'ys, 52 Wall st; Richard H Clarke, ref. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Mort recorded Feb 9, 1900. By Joseph P Day.

St Anns av, Nos 202 & 204, e s, 85 s 137th st, runs e 102.8 x s 10 x w — x s 30 x w 101.7 x n 40 to beg, 6-sty brk tenement and stores. Geo S Runk agt Jacob Wieler et al; Action No 1 Adolph & Henry Bloch, att'ys, 99 Nassau st; Algernon S Norton, ref. (Amt due, $8,-279.55; taxes, &c, $3,242.21; sub to a mort of $35,000.) Mort recorded Feb 26, 1906. By Joseph P Day.

St Anns av, Nos 206 & 208, e s, 45 s 137th st, 40x102.8x40x103.10, 6-sty brk tenement and stores. Same agt same; Action No 2; same att'ys; same ref. (Amt due, $8,271.04; taxes, &c, $3,243.13; sub to a first mort of $35,000.) Mort recorded Feb 26, 1906. By Joseph P Day.

St Anns av, No 210|s e cor 137th st, 45x103.10x— 137th st, No 570 | x105.1, 6-sty brk tenement and stores. Same agt same; Action No 3; same att'ys; same ref. (Amt due, $14,612.12; taxes, &c, $4,635.23; sub to a first mort of $50,000.) Mort recorded Feb 26, 1906. By Joseph P Day.

Morris av, No 2349 w s, 250 s 184th st, 75x204.1 Walton av | to Walton av, x75x203.9, 3-sty frame dwelling and 1-sty frame stable and vacant. Samuel A Archibald agt Michael E Foody et al; Henry D Patton, att'y, 48 Wall st; Vincent Nellaney, ref. (Amt due, $3,218.51; taxes, &c, $900; sub to two mortgages aggregating $10,000.) Mort recorded July 11, 1908. By Joseph P Day.

1st av, No 14, e s, 24.6 n 1st st, 32.6x70, 5-sty brk tenement and stores. Marks Kirshbaum agt Paul Shalet et al; Joseph Gans, att'y, 140 Nassau st; Maurice S Cohen, ref. (Amt due, $11,583.58; taxes, &c, $645.02; sub to morts aggregating $40,000.) By L J Phillips & Co.

4th st, No 76, or Washington sq, No 54| s w cor Wooster st, No 247 | Wooster st, 14x56.5, 3-sty brk tenement and store. Philip J Holland agt Mary C Barry et al; Watson & Kristeller, att'ys, 100 William st; James T Brady, ref. (Partition.) By Joseph P Day.

Clay av, No 1773|w s, 145 s 175th st, runs s 50 Topping av x w 190 to Topping av, x n 49.6 x e 45 x n .06 x e 145 to beg, 2 and 3-sty frame dwelling, 2-sty frame stable and vacant. Henry R Sutphen et al, trustees, agt Joseph McDonald et al; John V Irwin, att'y, 203 Broadway; Samuel Hellinger, ref. (Amt due, $11,624.33; taxes, &c, $400.77.) Mort recorded April 4, 1905. By Joseph P Day.

106th st, No 311, n s, 200 e 2d av, 25x100.11, 4-sty brk tenement and store. Gertrude K Brennan agt Michele La Sala et al; Alfred L M Bullowa, att'y, 31 Nassau st; James Kearney, ref. (Amt due, $4,892.19; taxes, &c, $700.) Mort recorded March 28, 1907. By Chas A Berrian.

Mead av, No 633, n s, 205.2 w Unionport rd, 25 x100, Van Nest. Michel Policastro agt Giovanni Puppo et al; Adolph & Henry Bloch, att'ys, 99 Nassau st; John C Hoenninger, ref. (Amt due, $2,721.60; taxes, &c, $551.93; sub to a first mort of $4,500.) Mort recorded July 29, 1908. By Joseph P Day.

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Oct. 15.

Mangin st, No 29, w s, 150 n Broome st, 25x100, 7-sty brk loft and store building. Annie Koplik agt Isdac Levy et al; Max Silverstein, att'y, 309 Broadway; Edw D Dowling, ref. (Amt due, $14,717.50; taxes, &c, $575; sub to a first mort of $20,000.) Mort recorded Feb 3, 1909. By Bryan L Kennelly.

213th st, n s, 200 w Maple av, 100x100. | 213th st, n s, 100 e White Plains rd, 19x100, Wakefield.

Title Guarantee & Trust Co agt Irene Cappiello et al; Harold Swain, att'y, 176 Broadwry; Stephen Callaghan, ref. (Amt due, $9,550.15; taxes, &c, $4,522.47.) Mort recorded April 16, 1906. By Herbert A Sherman.

97th st, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. Harry L Goldin, gdn, &c, agt Harvey D Giles et al; Simon & Asher, att'y, 277 Broadway; Adolph Stern, ref. (Amt due, $2,816.13; taxes, &c, $1,183.29; sub to a first mort of $17,000.) Mort recorded May 6, 1905. By Joseph P Day.

Oct. 16.

No Legal Sales advertised for this day.

Oct. 18.

148th st, No 367, n s, 100 e Courtlandt av, 25x 105.3, 6-sty brk tenement and store. Wm W Moore agt Wm M Small et al; Scharps & Scharps, att'ys, 32 Broadway; Morris Koenig, ref. (Amt due, $1,673.36; taxes, &c, $921.50; sub to a mort of $30,.00.) Mort recorded Oct 15, 1906. By James L Wells.

1st av, No 73, w s, 72.1 n 4th st, 24.2x100.1x24.1 x100, 5-sty brk tenement and store. Tillie Klingenstein et al, exrs, &c, agt Meyer Frankel et al; M S & I S Isaacs, att'ys, 52 William st; Percival H Gregory, ref. (Amt due, $13,-012.52; taxes, &c, $579.40.) By Joseph P Day.

Madison st, No 350, s s, 216.5 e Scammel st, 23.6x95.1, 5-sty brk tenement and store. Edmund Bittiner agt Samuel Lippman et al; Aaron Morris, att'y, 234 Broadway; Meyer Auerbach, ref. (Amt due, $5,996.64; taxes, &c, $884; sub to a mort of $18,000.) By Joseph P Day.

De Milt av, |n w cor Sound View pl, 100x100, Sound View pl| Wakefield. Eugene L Brisach agt Edw D Smith et al; Stephen J Stilwell, att'y, 261 Broadway; James T Brady, ref. (Amt due, $2,452.60; taxes, &c, $203.99; sub to a mort of $1,200.) By Joseph P Day.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 8, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD SECTION 6. EAST 118TH STREET—REPAIRING SIDEWALK, in front of Nos. 76 and 78. 12TH WARD, SECTION 8. 192D STREET REGULATING, GRADING, CURBING, FLAGGING AND CONSTRUCTING NECESSARY RETAINING WALL, CULVERT AND GUARD-RAILS, from Broadway to first new avenue west of Broadway, Bennett avenue.

HERMAN A. METZ, Comptroller.
City of New York, September 23, 1909. (13675)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 8, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. RADDE STREET—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Fourteenth avenue to Jane street. 1ST AVENUE—PAVING, from Broadway to Washington avenue. WASHINGTON AVENUE—REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND CROSSWALKS, from Academy street to Jackson avenue.

HERMAN A. METZ, Comptroller
City of New York, September 23, 1909. (13686)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 2 to 17, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named streets in the BOROUGH OF BROOKLYN

27TH WARD, SECTIONS 10 AND 11. FORREST STREET—OPENING, from Central avenue to Flushing avenue. Confirmed July 10, 1909; entered September 29, 1909. 30TH WARD, SECTION 18. ACQUIRING TRIANGULAR PARCEL OF LAND bounded by 94th street, 4th and 5th avenues. Confirmed June 3, 1909; entered September 29, 1909.

HERMAN A. METZ, Comptroller.
City of New York, September 29, 1909. (13775)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 8, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3 AND 30TH WARD, SECTION 17. LAYING CEMENT SIDEWALKS on 50TH STREET, both sides, between 8th and Fort Hamilton avenues; on 51ST STREET, both sides, between 1st and 2d avenues; on 57TH STREET, north side, between 5th and 6th avenues; on 50TH STREET, south side, between 5th and 6th avenues. 40TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 6th and New Utrecht avenues. 26TH WARD, SECTIONS 12 AND 13. LAYING CEMENT SIDEWALKS on JAMAICA AVENUE, between Georgia and New Jersey avenues; northwest side, between Vermont and Miller avenues; southeast corner of MILLER AND JAMAICA AVENUES; northwest side, between Hendrix and Barbey streets; southeast side, between Force Tube and Norwood avenues; between Richmond and Chestnut streets; between Chestnut street and Euclid avenue; between Crescent street and Railroad avenue; between Railroad avenue and Nichols avenue; and between Grant avenue and Elderts Lane. 29TH WARD, SECTION 16. BEVERLY ROAD—SEWER BASIN, at the northeast corner of Flatbush avenue and at the northwest and southwest corners of East 22d street. 29TH AND 30TH WARDS, SECTIONS 16 AND 17. 14TH AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, from 39th to 60th streets. 30TH WARD, SECTION 17. 48TH STREET—SEWER, between 13th avenue and the summit between 14th and 15th avenues, and 49TH STREET—SEWER, between 14th and 15th avenues. 30TH WARD, SECTION 18. 87TH STREET—SEWER, between Narrows and 2d avenues.

HERMAN A. METZ, Comptroller.
City of New York, September 23, 1909. (13689)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF QUEENS.

List 161, No. 1. Regulating, grading, curbing, laying crosswalks and laying sidewalks on Freeman avenue, from Jackson avenue to Academy street, First Ward.

List 579, No. 2. Regulating, grading, curbing, flagging and paving Hunter avenue, from Jane street to Harris avenue, First Ward.

List 581, No. 3. Regulating, grading, curbing, and paving Onderdonk avenue, from Elm street to Stanhope street, Second Ward.

List 629, No. 4. Temporary sewer in Eighth avenue, from Seventeenth street to Eighteenth street, Whitestone, Third Ward.

List 690, No. 5. Sewer in Eighth avenue, from a point 125 feet north of Graham avenue to Broadway, First Ward.

List 692, No. 6. Sewer in Graham avenue, from Vernon avenue to Hancock street, and from Boulevard to Sherman street, First Ward.

List 694, No. 7. Sewer in Twelfth avenue (Winans street), from Broadway to Jamaica avenue, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 25, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan, September 24, 1909. (13643)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 585. Opening, extending, laying out and improving Bedford avenue, from Eastern Parkway to Flatbush avenue, pursuant to the provisions of Chapter 764, Laws of 1900, as amended by Chapter 590, Laws of 1901, and by Chapter 498, Laws of 1903.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 26, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For further particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.

No. 320 Broadway, City of New York, Borough of Manhattan, September 24, 1909. (13637)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 699, No. 1. Fencing vacant lots at Nos. 308 to 328 East One Hundred and Tenth street.

List 701, No. 2. Fencing vacant lots at Nos. 5 to 13 West One Hundred and Thirty-sixth street.

List 702, No. 3. Fencing vacant lot on the south side of One Hundred and Fortieth street, commencing 145 feet west of Fifth avenue and running 100 feet.

List 705, No. 4. Fencing vacant lot on the south side of One Hundred and Seventy-fourth street, commencing 70 feet west of Amsterdam avenue.

List 706, No. 5. Fencing vacant lot on the north side of Seventy-fifth street, commencing 175 feet east of Avenue A.

BOROUGH OF THE BRONX.

List 710, No. 6. Furnishing labor and material for repairing and adjusting sidewalks on the east side of Grand avenue, 100 feet north of Tremont avenue.

List 711, No. 7. Receiving basins and appurtenances at the northeast corner of Jerome avenue and Kingsbridge road.

List 715, No. 8. Building a retaining wall, placing necessary filling to bring the sidewalks to its proper grade, relaying sidewalks where necessary and erecting guard-rail on the south side of East One Hundred and Seventieth street, between Harlem Railroad and Brook avenue.

List 716, No. 9. Furnishing labor and materials for repairing sidewalks at the southeast corner of One Hundred and Eighty-first street and Jerome avenue, and placing guard-rail where necessary.

List 718, No. 10. Receiving basins and appurtenances at the northwest and southwest corners of West One Hundred and Eighty-eighth street and Grand avenue and at the northwest and southwest corners of East One Hundred and Eighty-ninth street and Valentine avenue.

List 721, No. 11. Receiving basins at the northwest and southwest corners of East Two Hundred and Third street and Valentine avenue.

List 722, No. 12. Erecting a guard-rail at the westerly side of Walton avenue, 50 feet south of One Hundred and Fiftieth street and extending southerly 50 feet.

BOROUGH OF QUEENS.

List 182, No. 13. Regulating, grading, curbing, flagging and bridging Third avenue, from Broadway to Jamaica avenue, First Ward.

List 577, No. 14. Paving with asphalt block pavement Fifteenth avenue (Luyster street), from Broadway to Newtown road, First Ward.

List 582, No. 15. Temporary sewer in Seventeenth street, from Eleventh avenue to Seventh avenue, First Ward.

List 583, No. 16. Sewer in Wilbur avenue, from Crescent to William street, and in William street, from the crown north of Wilbur avenue to Harris avenue, First Ward.

List 630, No. 17. Sewer in William street, from the crown north of Wilbur avenue to Payntar avenue, First Ward.

List 635, No. 18. Paving with asphalt block pavement Academy street, from Freeman avenue to Wilbur avenue, First Ward.

List 689, No. 19. Sewer in Bodine street, from Vernon avenue to Hamilton avenue; in Hamilton street, from Bodine street to Harris avenue; in Bodine street, from Hamilton street to the Boulevard; in Hancock street, from Bodine street to Harris avenue, and in Bodine street, from the Boulevard to Sherman avenue, and in the Boulevard, from Bodine street to Harris avenue, First Ward.

List 693, No. 20. Sewer in Twelfth avenue (Winans street), from Broadway to Graham avenue, to connect with the Broadway sewer, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 3, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For further particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.

No. 320 Broadway, City of New York, Borough of Manhattan, September 30, 1909. (13739)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF LEASE.

CORPORATION SALE BY SEALED BIDS OF THE LEASE OF CERTAIN CITY REAL ESTATE AND APPURTENANCES THERETO.

Upon the authorization of the Commissioners of the Sinking Fund, and pursuant to a resolution adopted by them at a meeting held September 22, 1909, the Comptroller of the City of New York will sell by sealed bids, on

MONDAY, OCTOBER 25, 1909,

at 11.00 A. M., in Room 141, No. 280 Broadway, Borough of Manhattan, the lease, for a period of six years and six months, from November 1, 1909, with the privilege of renewal for an additional ten years, upon the same terms and conditions, of the land and buildings and appurtenances thereunto belonging, situated on the northerly side of West One Hundred and Fifty-first Street, distant two hundred feet easterly from the northeasterly corner of West One Hundred and Fifty-first Street and Amsterdam Avenue, size one hundred feet front, with a depth of ninety-nine feet eleven inches, in the Borough of Manhattan.

The Comptroller will receive sealed bids for the lease of the said parcel of land for said period at the minimum or upset price of five hundred dollars ($500.00) per annum, payable quarterly in advance, and the said sale will be made upon the following terms and conditions:

The highest bidder will be required to pay 25 per cent. of the amount of the yearly rental at the time and place of sale; the amount so paid for one quarter's rent shall be forfeited if the successful bidder does not execute the lease when notified that it is ready for execution. He will also be required to give a bond in double the amount of the annual rental bid, with two sufficient sureties to be approved by the Comptroller, conditioned for the payment of the rent quarterly in advance, and for the performance and fulfillment of the covenants and terms of the lease. The City of New York will not be liable for any damages for failure of the purchaser at the sale to obtain a permit from the Bureau of Buildings of the City of New York for the erection of the building on the site, in view of the fact that an aqueduct is constructed beneath said property. No building shall be erected upon said site except approval shall have been first obtained from the Commissioners of the Sinking Fund, and plans and specifications of said building shall be presented to said Board and approval in writing obtained. No person shall be received as lessee or surety who is a delinquent on any former lease from the corporation, and no bid shall be accepted from any person who is in arrears to the corporation upon debt or contract, or who is a defaulter as surety, or otherwise, upon any obligation to the corporation, as provided by law. The lease will be in the usual form of leases of like property, and will contain, in addition to other terms, covenants and conditions as follows

1. A clause providing that the lessee shall pay the usual rates for water per meter measurement and comply with the rules and regulations of the Department of Water Supply, Gas and Electricity.

2. A clause providing that the lessee shall not make any alterations or improvements of the property except with the consent and approval of the Comptroller.

The Comptroller shall have the right to reject any or all bids if deemed to be for the best interests of the City of New York.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 5, 1909. (13773)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for street opening and park purposes in the

BOROUGHS OF MANHATTAN, BROOKLYN AND THE BRONX,

BEING all the buildings, parts of buildings, etc., standing within the lines of the various proceedings named below, all of which are more particularly described on certain maps on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, the sale, by sealed bids, of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue at 11.00 A. M. each day on the following-named days

WEDNESDAY, OCTOBER 15, 1909.

Encroachments within the lines of Forrest Street, from Central Avenue to Flushing Avenue, in the Borough of Brooklyn.

THURSDAY, OCTOBER 14, 1909.

Encroachments within the lines of Scott Avenue, from St. Nicholas Avenue to Johnson Avenue, in the Borough of Brooklyn.

FRIDAY, OCTOBER 15, 1909.

Encroachments within the lines of Richard Street, from King Street to Morris Street, in the Borough of The Bronx.

TUESDAY, OCTOBER 19, 1909.

Encroachments within the lines of Commonwealth Avenue, from Westchester Avenue to West Farms Road, in the Borough of The Bronx.

WEDNESDAY, OCTOBER 20, 1909.

Encroachments within the lines of Seddon Street, from St. Raymonds Avenue to West Farms Road, in the Borough of The Bronx.

FRIDAY, OCTOBER 22, 1909.

Encroachments within the lines of Astor Avenue, from Olinville Avenue to White Plains Road, in the Borough of The Bronx.

TUESDAY, OCTOBER 26, 1909.

Encroachments within the lines of High Bridge Park, in the Borough of Manhattan.

For full particulars see "City Record," or apply at Room 141, No. 280 Broadway, Borough of Manhattan.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, September 25, 1909. (13779)

Department of Finance, Bureau for the Collection of Taxes, No. 57 Chambers street, Borough of Manhattan, New York, September 25, 1909.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT THE assessment rolls of real estate and personal property in The City of New York for the year 1909, and the warrants for the collection of taxes, have been delivered to the undersigned, and that all the taxes on said assessment rolls are due and payable on

MONDAY, OCTOBER 4, 1909,

at the office of the Receiver of Taxes in the Borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.

Borough of The Bronx, corner of Third and Tremont avenues, The Bronx, N. Y.

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn N. Y.

Borough of Queens, corner of Jackson avenue and Fifth street, Long Island City, N. Y.

Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.

All taxes become liens on the day due and payable.

TO AVOID PENALTY TAXES MUST BE PAID IN OCTOBER. NO REBATES ARE ALLOWED.

Under the provisions of Section 916 of the Charter, as amended by Chapter 447, Laws of 1908, it is provided, "If any tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax interest upon the amount thereof at the rate of seven per centum per annum to be calculated from the day on which the taxes become due and payable (October 4), as provided in Section 914."

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes WITH POSTAGE PREPAID in order to insure return of receipted bills by mail.

Checks dated October 4 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

DRAW CHECKS ONLY TO THE ORDER OF THE RECEIVER OF TAXES.

DAVID E. AUSTEN,
Receiver of Taxes

After 41 Years of Service

devoted to your cause

¶ You must have discovered the usefulness of the RECORD AND GUIDE. Would it not be well to keep your name before

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Telephone, 4430 Madison Sq. NEW YORK

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 8, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Grand st, No 48, n s, 28.4 w West Broadway, 20x60, 5-sty brk tenement and store. (Amt due, $16,000.11; taxes, &c, $6,000.) Amelia A Purdy $12,000

*Mercer st, No 235, w s, 125 s 3d st, 25x100, 6-sty brk loft and store building. (Amt due, $16,179.15; taxes, &c, $——; sub to prior mort of $45,000.) Amanda A Tiger 49,500

*135th st, No 536, on map Nos 536 & 538, s s, 83 w St Anns av, 39x100, 6-sty brk tenement. (Amt due, $12,440.65; taxes, &c, $912.25; sub to a first mort of $27,000.) David H. Hyman..... 35,900

Sherman av|n w cor 166th st, 100x100, three 3-sty frame dwellings. 166th st | (Amt due, $3,206.77; taxes, &c, $5,855; sub to a first mort of $8,500.) Adj sine die.....

*2d av, Nos 907 & 909 |n w cor 48th st, 70.5x40, 6-sty brk tenement and 48th st, Nos 257 & 259| stores. (Amt due, $15,587.52; taxes, &c, $839.02.) Merida Realty Co 69,623

*2d av, Nos 898 & 900 |s e cor 48th st, 50.3x100, 6-sty brk tenement and 48th st, Nos 300 & 302| stores. (Amt due, $19,834.82; taxes, &c, $1,510.23.) Merida Realty Co 103,455

12th st, No 336, s s, 83 w Greenwich st, 24x80, 3-sty brk tenement. (Amt due, $9,302.41; taxes, &c, $——.) Wm H McCarthy..... 10,500

Convent av, No 311, e s, 419.6 n 141st st, 20x100, 3 and 4-sty and basement stone front dwelling. (Amt due, $14,997.70; taxes, &c, $13.) Myron Sulzberger as att'y..... 18,400

*Broadway|n w cor 131st st, runs w 100 x n 199.10 to 132d st, x e 100 131st st | x s 199.10, 1-sty frame shed and vacant. (Amt due, $43,- 132d st | 404.25; taxes, &c, $1,900.) City Real Estate Co..... 45,000

Washington av|s e cor 164th st, 101.9x181.2x101.9x200, vacant. (Amt 164th st | due, $31,559.39; taxes, &c, $——.) Louis S Davis..40,000

54th st, No 537, n s, 425 w 10th av, 25x100.5, 5-sty brk tenement. (Exr's Sale.) M F Luneberg 17,300

28th st, Nos 316 & 318, s s, 225 w 8th av, 25x98.9, two 4-sty stone front dwellings. (Exr's Sale.) Dr Sidonia Weiss.....22,400
133d st, No 208, s s, 217.6 w 7th av, 37.6x99.11, 5-sty brk and stone tenement. (Voluntary.) John T McCrain.....33,000
73d st, Nos 503 to 513, n s, 98 e Av A, 150x102, four 6-sty brk tenements with stores. (Voluntary:) Withdrawn; to be readvertised.—
92d st, No 8, s s, 158 e 5th av, 18.11x100.8, 4-sty stone front dwelling. (Voluntary.) Bid in at.....—.....53,750
Riverside Drive, 158th st | s w s, 136.2 n w 158th st, 19x70 to 158th st, x18x72.8, 3-sty brk and stone dwelling. (Voluntary.) Bid in at $20,000.....—
Webster av, No 1406, e s, 75 n 170th st, 25x90, 4-sty brk tenement. (Voluntary.) Elizabeth D Jeynes.....16,750
Morris av, No 984, e s, 100 n 164th st, 37.5x104.9, 5-sty brk and stone tenement. (Voluntary.) Geo Price for a client.....35,000
Cherry st, Nos 105½ & 107, s s, 50.2 e Oliver st, 33.4x60, two 4-sty brk buildings with store. (Voluntary.) Francis McKiernan.....16,000
Lexington av, No 1196, w s, about 51.2 n 81st st, 17x55, 3-sty stone front dwelling. (Voluntary.) M H Brown.....12,900
Edgecombe rd, s s, 65.2 n w Jumel pl, runs n w & w 65.2 x s 172 x e Jumel pl | 100 to Jumel pl, x n 25 x w x n 105.6 to beg.....
Jumel pl, e s, 238.7 s Edgecombe rd, 50x90, 3-sty frame dwelling and vacant.....
Withdrawn; to be readvertised for Oct. 14.....—
*218th st, Nos 32 & 34, n s, 405 e White Plains rd, 50x114, Wakefield. (Amt due, $640.13; taxes, &c, $130; sub to three morts aggregating $9,500.) John Popp.....10,860
150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Withdrawn.....—
150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, $24,826.13; taxes, &c, $1,012.50.) Withdrawn.....—
*Pearl st, Nos 187 & 189 | n w cor Cedar st, runs n 35.6 x w 59.11 x s .06 Cedar st, No 1 | x w 12.8 x s 29.4 x e 71.6 to beg, two 4-sty brk loft and store buildings. (Amt due, $13,554.64; taxes, &c, $—; sub to a first mort of $47,000.) Mabel R Cushing.....57,749

(Voluntary Sale of 240 Lots of the Samler Estate.)

256th st, s w cor Newton av, 50x102x50.2x98.7. Geo Form.....3,975
Sylvan av, e s, 87.3 s 256th st, 25x100. Anna McDonald.....1,300
256th st, s s, 50 w Newton av, 50x105.5x50x102. Edw Thzsnay.....3,000
Sylvan av, e s, 212.2 s 256th st, 50x100. Michael McNaeara.....2,050
Sylvan av, e s, 175 n 254th st, 25x100. Chas Freshman.....850
Sylvan av, e s, 375 n 254th st, 50x100. J J Wigger.....1,900
Sylvan av, e s, 112.2 s 256th st, 50x100. Pasquale Manano.....2,300
Sylvan, av, e s, 350 n 254th st, 25x100. Thaddeus P Duffy.....850
254th st, n w cor Newton av, 25x100. Geo Form.....2,250
Sylvan av, e s, 100 n 254th st, 75x100. Terrence J McManus.....2,400
Sylvan av, e s, 162.2 s 256th st, 50x100. Theresa C Fitz.....2,000
Newton av, w s, 125 s 254th st, 21.10x101.10x2x100. Geo Heawe....1,100
Newton av, w s, 50 s 254th st, 75x100. A H Frankel.....6,000
254th st, s s, 100 w Newton av, 25x100. Wm J Malloy.....1,475
Sylvan av, e s, 100 s 254th st, 7.1x101.11x27x100. Roberta F Frank..375
254th st, s s, 75 w Sylvan av, 25x75.8x25.5x80.7. Hans Riesenhonig..750
254th st, s s, 50 e Valles av, 50x75.7x50.10x65.11. Hy H Giese.....1,550
254th st, n s, 50 w Valles av,25x100. Fred L Burgy.....1,200
254th st, n s, 25 w Valles av, 25x100. John Rudolf.....1,225
254th st, n w cor Valles av, 25x100. Emil Herz.....1,400
254th st, n w cor Sylvan av, 50x100. A Fiegenheimer.....3,050
254th st, s e cor Valles av, 50x65.10x51.10x56. McLoughlin & Stern.1,800
254th st, n s, 175 w Valles av, 25x100. C Giblin.....825
254th st, s e cor Sylvan av, 75x100. Joseph Levi.....4,850
254th st, n s, 200 w Valles av, 31.11x101.4x14.5x100. May Loftus....750
254th st, n s, 25 w Newton av, 75x100. J Romaine Brown.....3,825
Newton av, s w cor 254th st, 50x100. Mary C Therry.....4,825
254th st, s w cor Sylvan av, 75x80.7x76.4x95.4. Mary C Therry.....3,375
Sylvan av, e s, 200 n 254th st, 150x100. Louis Bry.....4,800
256th st, s e cor Sylvan av, 100x80.4x100x87.3. Louis Bry.....5,450
254th st, n e cor Sylvan av, 100x100. Louis Bry.....5,525
254th st, n e cor Valles av, 150x100. Louis Bry.....6,950
254th st, n s, 75 w Valles av, 100x100. Jeanette M Ockenden.....3,925
Broadway, s w cor 256th st, 31x99x37.9x100. Mary C Therry.....11,700
Valles av, s w cor 254th st, 34.2x249.10 to 254th st x 249.2 gore. McLoughlin & Stern.....2,975
Broadway, w s, 31 s 256th st, 25x100. Mary C Therry.....5,000
Albany Post road, w s, 261.7 s 254th st, 26.8x95.7x26.3x97.3. Mary C Therry.....4,575
Albany Post road, w s, 156 s 256th st, 52x98.5x52.4x97. Wm C Schmidt.....9,025
Albany Post road, w s, 263.2 s 256th st, 26.11x92.2x26.2x94. J C Abrahams.....4,050
Albany Post road, w s, 246.4 s 256th st, 26.8x94x27.3x95.7. August Saraefer.....4,125
Albany Post road, w s, 208 s 256th st, 52x98.8x52.4x97.7. Leopoldina Weil.....8,950
Albany Post road, w s, 299.9 n 254th st, 54.3x92.2x52.5x87.3. Unah Harris.....7,600
Broadway, w s, 56 s 256th st, 100x97x100x100. Unah Harris.....16,250
Albany Post road, w s, 264 n 254th st, 26.9x87.3x26.3x85.7. Clifton Construction Co.....2,500
Newton av, e s, 150 n 254th st, 50x97 to Albany Post road, x 53.10x78.8. Emil Herz.....4,000
Newton av, e s, 75 n 254th st, 50x69.1 to Albany Post road, x 53.10x49. A M Kuig.....3,000
256th st, s s, 100 w Broadway, 24.5x89.7x24.4x87.10. Joseph Levi..1,825
Newton av, e s, 125 n 254th st, 25x97 to Albany Post road, x 26.10x 69.1. Joseph Levi.....1,500
256th st, s e cor Newton av, 48.8x91.3x48.8x94.6. Thos H Friend....4,350
256th st, s s, 48.8 e Newton av, 24.4x89.7x24.4x91.3. Wm Pfrender.1,700
Newton av, e s, 169.6 s 256th st, 50x85.7x52.5x97.7. H Kress.....2,200
Newton av, e s, 219.6 s 256th st, 25x78.6x26.3x85.7. Leopoldina Weil.1,000
Newton av, e s, 94.6 s 256th st, 75x97.6. Frieda Langen.....4,300
Newton av, e s, 250 n 254th st, 50x42.6x52.4x28.3. Joseph Levi.....950
Newton av, e s, 325 n 254th st, 25x57x26.3x49.8. J L Abrahams.....650
Newton av, e s, 300 n 254th st, 25x49.8x26.3x42.7. Joseph Levi.....400
Newton av, e s, 350 n 254th st, 25x64.2x26.3x57. August Stroege.....875
Valles av, w s, 100 n 254th st, 25x210x26x214.5. Paul S Hayes.....950
Valles av, w s, 125 n 254th st, 50x195.7x26x210. Pasquale Manaco..1,500
Velles av, w s, 175 n 254th st, 25x188.7x26x195.7. John S Aroian....675
Valles av, w s, 200 n 254th st, 25x181.4x26x188.7. Patrick McGuire..575
Valles av, w s, 225 n 254th st, 100x152x104x181.4. Clifton Construction Co.....2,025
Valles av, w s, 325 n 254th st, 75x125x78x152. Wm Eppinger.....1,300
Valles av, w s, 400 n 254th st, 50x114.3x50x125. Christian Gaul....750
Valles av, w s, 450 n 254th st, 25x108.2x25x114.4. Frank O Brunett..350
Valles av, w s, 475 n 254th st, 25x101.4x25x108.2. Amelia Cheneau..300
Valles av, w s, 500 n 254th st, 25x95.11x25x101.4. James J McDonnell.250
Valles av, w s, 525 n 254th st, 50x86.6x50x95.11. Max J Gilet.....450
Valles av, w s, 575 n 254th st, 52.2x75.6x50x86.6. Clifton Construction Co.....375
Valles av, w s, 627.2 n 254th st, 50x64.3x50x75.6. May Loftus.....300
Valles av, w s, 677.2 n 254th st, 26.2x58.7x25x64.3. Amelia Cheneau..175
Valles av, w s, 703.4 n 254th st, 24.7x40.7x16.6x58.7. John S Aroian..150
Valles av, e s, 500 n 254th st, 75x100.3x78.4x105.3. Clement Swain...825
Valles av, e s, 575 n 254th st, 157x100. Wm H McDonald.....1,050
Valles av, e s, 732 n 254th st, 8.6x101x13x100. James Segrave.....125
Valles av, e s, 100 n 254th st, 25x100. Wm F Klinkerfuss Jr.....750
Valles av, e s, 125 n 254th st, 25x100. T S Partlan.....750
Valles av, e s, 150 n 254th st, 25x100. Mary Casey.....700
Valles av, e s, 175 n 254th st, 25x101.10x25x101.10. Patrick McGinn..625
Valles av, e s, 200 n 254th st, 50x103.7x50x101.10. James J McDonald.1,200
Valles av, e s, 250 n 254th st, 100x109.2x100x103.7. David F Murphy.2,400
Valles av, e s, 350 n 254th st, 50x115.2x50x109.2. James F Coleman..1,200
Valles av, e s, 400 n 254th st, 25x119x25x115.2. Edward R Dowling...550
Valles av, e s, 425 n 254th st, 50x128x50x119. John J Kennedy....1,000
Valles av, e s, 475 n 254th st, 25x134.3x25x128.6. Wm Beck.....500
Sylvan av, w s, 100 n 254th st, 25x100. F Wichelns.....825
Sylvan av, w s, 125 n 254th st, 25x100. Stephen W Smith.....675
Sylvan av, w s, 150 n 254th st, 50x100. C G Bothner.....1,400
Sylvan av, w s, 200 n 254th st, 50x100. John J Sheridan.....1,250
Sylvan av, w s, 250 n 254th st, 100x100. Thos Lynch.....2,500
Sylvan av, w s, 350 n 254th st, 25x100. F A Kurtzman.....625
Sylvan av, w s, 375 n 254th st, 125x100. G Kurtzman.....3,250
Sylvan av, w s, 500 n 254th st, 50x146.4x52.4x129.1. Geo E Brown..1,450
Sylvan av, w s, 550 n 254th st, 25x155x26.2x146.4. Chas Ferschman..675
Sylvan av, w s, 575 n 254th st, 25x163.7x26.2x155. John Bertsch.....650
Sylvan av, w s, 600 n 254th st, 50x181x52.4x163.7. James K Wilzen.1,400
Sylvan av, w s, 650 n 254th st, 50x198.3x52.4x189.7. P J Donohue..1,525
Sylvan av, w s, 700 n 254th st, 23.10x111.2x40x198.3. Chas Ferschman.....1,050
Newton av, w s, 100 n 254th st, 50x100. Jeanette M Ockendon.....1,325
Newton av, w s, 150 n 254th st, 50x100. Amelia Cheneau.....1,100
Newton av, w s, 200 n 254th st, 25x100. R H Massack.....500
Newton av, w s, 225 n 254th st, 25x100. W W Hedrick.....450
Newton av, w s, 250 n 254th st, 50x100. Christian Gaul.....800
Newton av, w s, 300 n 254th st, 50x100. Wilhelmina K Becker.....1,200
Newton av, w s, 350 n 254th st, 25x100. Wm Ryan.....700
Newton av, w s, 375 n 254th st, 50x100. C G Bothner.....1,650
Newton av, w s, 425 n 254th st, 50x100. J Irving Brewer.....2,150
Newton av, w s, 475 n 254th st, 50x100. James F Coleman.....2,350
Newton av, w s, 525 n 254th st, 50x100. M Fozonsky.....2,300
254th st, s e cor Newton av, 10.7 to Albany Post road, x 48.3x47.2 gore. H Ulman.....545
Newton av, e s, 375 n 254th st, 50x78.6x52.4x64.2. James F Coleman.1,800
Newton av, e s, 200 n 254th st, 50x114 to Albany Post road, x53.2x97. Joseph Levi.....5,800
Newton av, n e cor 254th st, 25 to Albany Post road, x 78.7x49x75. Mr. Conway.....6,900

CHAS. A. BERRIAN.

Clay av, No 1381, w s, 897.5 n 169th st, 16.8x100x16.9x98.6, 2 and 3-sty brk dwelling. (Amt due, $1,219.95; taxes, &c, $103; sub to a prior mort of $5,500.) Sarah Brown, party in interest.....5,813
137th st, No 626, s s, 214.5 w Cypress av, 37.6x100, 5-sty brk tenement and stores. (Amt due, $30,395.50; taxes, &c, $143.75.) William Thompson.....32,000

SAMUEL MARX.

*51st st, No 504, s s, 100 w 10th av, 25x100.5, 3-sty frame tenement and store and 4-sty brk tenement in rear. (Amt due, $3,872.29; taxes, &c, $200; sub to a mort of $7,000.) Emil Reibstein.....9,108

HERBERT A. SHERMAN.

29th st, No 210, s s, 151.5 w 7th av, 24.10x98.9, 3-sty brk tenement and store and 2-sty brk tenement in rear. (Partition.) German Society of New York as trustee.....19,000
169th st, No 142, s s, 33 w Grand Boulevard & Concourse, 26x70.8x 26.4x65.6, 2-sty frame dwelling. (Partition.) Andrew J Seibel....2,300

REFEREE'S SALE.

(At Municipal Building, Bronx.)

*Lorrillard av | n w cor Central av, 50x98x—x110.....
Central av | .....
Baychester av | n e cor Central av, 50x80.....
Central av | .....
Seaview av | s w cor Central av, runs w 50 x s 200 to Agnes av, x e 25
Central av | x n 100 x e 25 x n 100.....
Agnes av | .....
Briggs av | n s, lot 14, map Pelham Park, 29x44.5x25x29.8.....
Baychester av | .....
Baychester av | s w cor Westchester av, runs w 50 x s 80 x e 25 x s 100
Westchester av | to Lawrence av, x e 25 x n 180 to beg.....
Lawrence av | .....
Seaview av, n s, 50 w Central av, 125x100.....
Seaview av, n s, 75 e Westchester av, 225x100.....
Lawrence av | n s, 225 e Central av, 25x200 to Baychester av.....
Baychester av | .....
Lawrence av | n s, 25 w Central av, 25x100 to Agnes av.....
Agnes av | .....
Lawrence av | n s, 75 w Central av, 25x100 to Agnes av.....
Agnes av | .....
Lawrence av | n s, 100 w Central av, runs w 75 x n 63.8 to Briggs av, x
Agnes av | n e 71.6 to Agnes av, x e 13.5 x s 100 to beg.....
Briggs av | .....
Seaview av, n s, 25 e Central av, 25x100.....
(Amt due, $9,767.44; taxes, $1,700.) Walter W Taylor.....5,400

Total*	$940,033
Corresponding week, 1908	726,534
Jan. 1st 1909, to date	49,287,338
Corresponding period, 1908	44,270,889

REAL ESTATE RECORDS

CONVEYANCES

Oct. 1, 2, 4, 5, 6 and 7. (No. 93.)

BOROUGH OF MANHATTAN.

Barrow st, Nos 26 and 28 | n e cor Bleecker st, runs n 39 x Bleecker st, Nos 297 and 299 | e 25 x n 26 x e 50 x s 65 to st, x w 75 to beginning, 6-sty brk tenement and stores. Wm J Leonard to Abraham H Levy. ½ right, title and interest. Mort $83,000. July 16. Oct 7, 1909. 2:591—1. A $32,000—$77,000. nom

Cannon st, No 133, w s, 80 s Houston st, 20x100, 6-sty brk loft building. Peretz Sobel to Martin Goldfarb. Sept 29. Oct 4, 1909. 2:335—67. A $10,000—$22,000. other consid and 100
Cherry st, No 105½, s s, 50.2 e Oliver st, runs s 60 x e 6.9 x s 0.4 | x e 10.5 x n 60.6 to Cherry st x w 16.8 to beginning.
Cherry st, No 107, s s, 66.10 e Oliver st, 16.8x60, two 4-sty brk tenements and stores. Release mort. Bernheimer & Schwartz Pilsener Brewing Co to Thos F Connery Jr. Oct 5. Oct 6, 1909. 1:251—68. A $10,000—$14,000. 2,000
Cherry st, No 216, n s, 59.6 e Pike st, 25x117.7x24.7x118.8, 6-sty brk tenement and store. Abe Goldberg to Louis Rosenthal, Q C. All liens. Sept 30. Oct 4, 1909. 1:255—4. A $18,000—$40,000. nom

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Division st, Nos 9 and 9½ East Broadway, No 22 | s s, abt 95 e Catharine st, 25x140 to s s East Broadway, 3-sty brk tenement and store and 3-sty brk loft and store building in East Broadway. Wm H Carpenter to Rebecca G Carpenter. Aug 1. 1903. Oct 2, 1909. 1:281—9 and 61. A $35,000—$41,000. nom

Frankfort st, Nos 27 to 29, s s, 88.9 e William st, 58.9x104.5x 48.7x103.6, one 5 and one 6-sty brk tenements and stores and one 4 and one 5-sty brk tenements in rear. Herman de Selding et al to John S Melcher. ½ part. All title. Morts $63,500 and all liens. July 29. Oct 6, 1909. 1:103—13 and 14. A $61,600 $79,000. 6,500

Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to st x w 36.10 to beginning, 6-sty brk tenement and stores. Sarah Goldstein to Issac Polansky. Mort $91,300. Oct 1. Oct 2, 1909. 1:307—10. A $45,000—$95,000. other consid and 100

Houston st, No 331, s s, abt 25 w Ridge st, adj lands of Hughes & McLaughlin, 25x80, 5-sty brk tenement and store. Pincus Lowenfeld et al to Leopold Hellinger. Mort $21,000. Sept 29. Oct 4, 1909. 2:345—17. A $18,000—$25,000. other consid and 100

Macdougal st, No 125 3d st, No 119 | n w cor 3d st, 20x65.9, 4-sty brk tenement and store. Robert A R Brown to Gertrude H Hillenbrand of Freeport, L I. ¼ part. Mort $16,500 and all liens. Sept 29. Oct 1, 1909. 2:543—60. A $15,000—$21,000. nom

Same property. Gertrude H Hillenbrand to Margaret E Hughes, of Freeport, L I, all of. Mort $16,500 and all liens. Sept 29. Oct 1, 1909. 2:543. nom

Madison st, No 227 Jefferson st, No 33 | n e cor Jefferson st, 23.10x80, one 2 and one 3-sty brk tenements. Louis Shulsky Co to Louis Shulsky, Barnet Smits, Joseph Goldberg and Samuel Rokowitz as TRUSTEES of Anshe Sholum Kaidnower. All liens. Oct 6. Oct 7, 1909. 1:270—32. A $23,000—$27,000. nom

West st, Nos 350 to 352 Clarkson st, Nos 66 to 72 | s e cor Clarkson st, runs s 75 x e 105.1 x s 25 x e 25 x n 100 to s s Clarkson st x w 131.10 to beginning, 1-sty brk store and 2 and 3-sty brk loft buildings. Release mort. David and Giraud F Thomson TRUSTEES Clara H Jerome to Mary Ehrmann. Oct 5, 1909. 2:600—6 to 9. A $83,000—$92,000. 55,000

4th st E, Nos 310 and 312, s s, 102 e Av C, 44x96.2, 6-sty brk tenement and stores. Sarah Goldstein to Louis Borowitz. Mort $48,000 and all liens. Oct 4. Oct 5, 1909. 2:373—8. A $26,000—$63,000. other consid and 100

5th st E, No 748, s s, 80 w Av D, 22x96, 4-sty brk dwelling. Lena Landsman to John Manheimer. All liens. Sept 28. Oct 5, 1909. 2:374—32. A $14,000—$17,000. nom

Same property. John Manheimer to Arthur A Landsman and Lena his wife tenants by entirety. All liens. Sept 28. Oct 5, 1909. 2:374. nom

6th st E, No 425. Declaration by Chas A Friedenberg that he holds an 2-3 interest in above in trust for Samuel D Lasdon and Berel Ludwak. May 29, 1906. Oct 7, 1909. 2:434. nom

9th st E, No 310, s w s, 125 e 2d av, 25x80.6, 4-sty stone front tenement. Mechtilda Burkart widow to Max Friedman. Oct 1, 1909. 2:450—10. A $18,000—$25,000. other consid and 100

9th st E, No 421, n s, 275 e 1st av, 25x88.6, 5-sty brk tenement. The Newton Investing Co to Jacob Schaus. All liens. Oct 4, 1909. 2:437—42. A $17,000—$29,000. other consid and 100

11th st E, No 508, s s, 120.6 e Av A, runs e 29 x s 94.8 x w 54 x n 19.8 x e 25 x n 75 to beginning.

11th st E, No 504, s s, 94.6 e Av A, 26x75.

5-sty brk tenement and store and 4-sty brk tenement in rear.

11th st E, No 510, s s, 149.6 e Av A, 21x74.10, 4-sty brk tenement.

Reuben Satenstein to Pine-Moon Realty Co, a corpn. ½ part. All title. Mort $56,000 on whole. Sept 29. Oct 1, 1909. 2:404 6 to 9. A $49,000—$65,000. other consid and 100

14th st E, Nos 116 and 118 (86 and 88), s s, 279 e 4th av, 50x106.6, 5-sty brk loft and store building. Samuel W Bridgham et al EXRS. &c, Wm C Schermerhorn to August Luchow. All liens. Aug 20. Oct 2, 1909. 2:559—17 and 18. A $92,000—$112,000. other consid and 100

16th st E, No 619, n s, 288 e Av B, 25x92, 5-sty brk tenement and store. Marx Taylor et al to Minnie Schmidt. Mort $17,000. Oct 4. Oct 5, 1909. 3:984—14. A $7,500—$21,000. other consid and 100

17th st E, Nos 112 and 114, s s, 250 e 4th av, or Union sq E, 50x92, 6-sty brk tenement. Alex P W Kinnan to Herman Wronkow. Mort $95,000. Sept 22. Oct 6, 1909. 3:872—69. A $52,000 $120,000. 100

18th st E, No 345, n s, 145 w 1st av, 20x92, 5-sty brk tenement and store. Edith Whitfield Van Blarcom et al to Lizzie Whitfield. P M Confirmation deed. Sept 29. Oct 4, 1909. 3:924—27. A $9,500—$13,500. nom

18th st W, No 329, n s, 350 w 8th av, 21.10x92, 3-sty brk dwelling. Eva G wife of and G Harry Abbott to Lillie J Mott. Mort $7,000. Oct 5, 1909. 3:742—20. A $10,500—$15,000. nom

19th st W, Nos 438 and 440, s s, 275 e 10th av, 50x92, two 3-sty brk tenements and 2-sty brk stable in rear. Malcolm McIlhargy to Leonard Weill. Morts $22,000. Sept 22. Oct 4, 1909. 3:716—57 and 58. A $19,000—$21,000. other consid and 100

19th st W, No 133, n s, 376.6 w 6th av, 20.5x92.

19th st W, No 135, n s, 396.11 w 6th av, 20.5x92.

two 3-sty frame (brk front) tenements, and 2-sty brk tenement in rear No 135.

Alphonse H Kursheedt et al TRUSTEES Frederic A Kursheedt to 133 West 19th St, a corpn. Mort $33,000. Oct 1, 1909. 3:795—20 and 21. A $42,000—$46,000. 45,000

19th st W, Nos 428 and 430, s s, abt 350 w 9th av, 50x92, two 2-sty frame (brk front) tenements and 1 and 2-sty brk stable in rear. James P Conlan to McKeon Realty Co. Mort $24,250. Sept 27. Oct 2, 1909. 3:716—52 and 53. A $19,000—$——. other consid and 100

24th st E, Nos 108 to 114, s s, 100 e 4th av, 50x87.6, part 3-sty brk hotel, Ashland House. Horace H Brockway to Henry Corn. Sept 30. Oct 2, 1909. 3:879—75 to 78. A $42,000—$54,000. nom

25th st E, No 130, s s, 53.8 w Lexington av, 15.4x49.4, 4-sty brk dwelling. Edward R Sandford and Ellen A his wife to Cath W Sandford. Mort $4,700. Dec 5, 1906. Oct 5, 1909. 3:880—75. A $8,500—$11,500. nom

28th st E, No 215, n s, 155.10 e 3d av, 37.6x98.9, 6-sty brk tenement and stores. Katie Caesar to Jacob Schwartz. Oct 1, 1909. 3:909—8. A $16,500—$48,000. other consid and 100

28th st E, No 34, s s, 191.8 e Madison av, 20.10x84, 3-sty brk dwelling. Mary L Olmstead to Abraham Schwab. Oct 1. Oct 6, 1909. 3:857—53. A $30,500—$33,000. nom

29th st W, No 561, n s, 55.3 e 11th av, 22.6x49.4.

29th st W, No 559, n s, 77.9 e 11th av, 22x49.4.

two 4-sty brk tenements and stores

Prudential Real Estate Corpn to Geo G Kane of Mt Vernon, N Y. Mort $10,000 and all liens. Oct 4. Oct 5, 1909. 3:701—5 and 6. A $10,500—$15,500. nom

29th st W, Nos 559 and 561. Assign CONTRACT recorded Oct 23, 1905. John J Clarke to Prudential Real Estate Corpn. All title. Sept 16. Oct 5, 1909. 3:701. nom

29th st W, Nos 559 and 561, n s, 55.3 e 11th av, 44.6x49.4, two 4-sty brk tenements and stores. Eliz K Finck and ano HEIRS George Gebhardt to Geo G Kane of Mt Vernon, N Y. Q C. Sept 27. Oct 5, 1909. 3:701—5 and 6. A $10,500—$15,500. nom

33d st W, No 128. Consent to construction of tunnel for railroad in 33d st, bet 6th and 7th avs. Thomas Dimond to Pennsylvania Tunnel & Terminal R R Co. Feb 1, 1908. Oct 2, 1909. 3:808.

34th st W, No 406, s s, 80 w 9th av, 20x98.9, 3-sty brk dwelling. Alfred Bernhauer to Edward J and Michl F Loughman. Sept 30. Oct 6, 1909. 3:731—50. A $14,500—$17,500. other consid and 100

36th st E, No 118, s s, 230 e Park av, 25x98.9, 4-sty stone front dwelling. Mort $25,000 3:891—79. A $42,500—$52,500.

27th st E, Nos 203 and 205, n s, 70 e 3d av, 53.4x98.9, 7-sty brk tenement and store. Mort $60,000. 3:908—6. A $27,000—$87,000.

4th av, Nos 456 to 460 31st st, No 54 | s w cor 31st st, 63.2x60, three 4-sty brk tenements and stores. 3:860—43 to 45. A $133,500—$154,500.

31st st E, No 52, s s, 60 w 4th av, 20x63.2, 3-sty stone front dwelling. 3:860—46. A $28,000—$34,000.

30th st E, Nos 49 and 51, n s, 48.6 w 4th av, runs n 74 x w 31.6 x n 24.8 x w 6.8 x s 98.9 to st x e 38.2 to beginning, two 4-sty brk dwellings. 3:860—35 and 36. A $61,000—$67,500; also

Land at Southampton, L I, known as Sunnyside.

Shepherd K de Forest et al TRUSTEES Josephine L de Forest to de Forest Estate Corporation. Sept 30. Oct 7, 1909. 5:1296. 320,500

42d st E, No 302, s s, 70 e 2d av, 15x98.9, 4-sty brk tenement. Louis Nordlinger to Abraham E Nordlinger. ½ part. Mort $7,000. May 22. Oct 4, 1909. 5:1334—49½. A $6,000—$8,000. nom

43d st W, No 248, s s, 320 e 8th av, 20x100.5, 5-sty stone front tenement. James R Grigg and Laura F Grigg his wife to Edward P Orrell Jr. B & S. Mort $10,000. Oct 2. Oct 4, 1909. 4:1014—51. A $24,000—$34,000. nom

Same property. Edward P Orrell Jr and May N his wife to James R Grigg and Laura F his wife. B & S. Mort $10,000. Oct 2. Oct 4, 1909. 4:1014. nom

45th st W, Nos 109 to 113, n s, 120 w 6th av, 60x100.5, 12-sty brk and stone hotel. Bertfield Realty Co to Edward H Litchfield of Brooklyn. B & S. Aug 31. Oct 5, 1909. 4:998—26. A $130,000—$375,000. nom

48th st W, No 127, n s, 306.3 w 6th av, 18.9x58.2x18.10x55.9, 3-sty stone front dwelling. James McG Emmons to Maria L Emmons. Oct 5, 1909. 4:1001—20. A $20,000—$21,000. nom

48th st W, No 4, s s, 92 w 5th av, runs s w — x s 92.5 x w 25 x n 100.5 to st x e 33 to beginning, 4-sty stone front dwelling. Levantia W Boardman to Black, Starr & Frost, Inc. Sept 30. Oct 1, 1909. 5:1263—42. A $85,000—92,000. other consid and 100

49th st W, No 546, s s, 150 e 11th av, 25x100.4, 5-sty brk storage building. Isaac H Peller to Wm H and Frederick Hussey. Mort $18,000. Sept 29. Oct 1, 1909. 4:1077—58. A $9,000—$24,000. other consid and 100

51st st W, No 556, s s, 80 e 11th av, 20x75.3, 4-sty brk tenement and store. William Jung to Harry M Jung his son. All title. B & S. Sept 21. Oct 4, 1909. 4:1079—61. A $6,500—$9,000. nom

51st st W, No 504, s s, 700 w 10th av, 25x100.5, 3-sty frame tenement and store and 4-sty brk tenement in rear. FORECLOS, Oct 5, 1909. John A McEveety referee to Emil Reibstein. Oct 5. Oct 6, 1909. 4:1079—37. A $9,000—$9,500. 2,000

53d st W, Nos 108 and 110, s s, 150 w 6th av, 50x100.5, 4-sty brk stable. 4:1005—39 and 40. A $40,000—$54,000.

58th st E, No 34, s s, 20 e Madison av, 20x50.5, 4-sty and basement stone front dwelling. 5:1293—49¾. A $28,000—$32,000.

58th st E, No 36, s s, 40 e Madison av, 20x50.5, 4-sty and basement stone front dwelling. 5:1293—49½. $27,000—$31,000.

58th st E, No 40, s s, 80 e Madison av, 20x50.5, 4-sty and basement stone front dwelling. 5:1293—49. A $25,000—$29,000.

Release dower. Charlotte G wife Henry Van Schaick to Union Life Ins Co. Sept 25. Oct 5, 1909. nom

54th st W, Nos 244 to 252, on map Nos 242 to 252, s s, 175 e 8th av, runs e 125 x s 84.10 x w 50 x s 15.7 x w 75 x n 100.5 to beginning, two 3-sty brk dwellings, 3-sty brk building and 1-sty frame stable. Albert R Shattuck et al to 54th St Realty Co, a corpn. All liens. Sept 27. Oct 6, 1909. 4:1025—54 to 57. A $166,000—$169,000. nom

56th st W, No 363, n s, 83.4 e 9th av, 16.8x100.5, 4-sty and basement stone front dwelling. Agnes L Lester to Abraham M Lasser. Mort $13,000. Sept 30. Oct 1, 1909. 4:1047—4. A $10,500—$15,000. other consid and 100

57th st W, No 344, s s, 228.7 e 9th av, 21.5x100.5, 4-sty and basement stone front dwelling. John R Van Wormer to Lillian W Cooke. All liens. Mar 8, 1905. Oct 5, 1909. 4:1047—55. A $17,500—$28,000. nom

58th st E, No 325, n s, 256 e 2d av, 23.6x100.5, 5-sty stone front tenement. Annie Hasen ADMRX Ann Phillips to Olaya Serra de Roig. Oct 1, 1909. 5:1351—11. A $9,200—$18,000. 18,000

65th st E, No 429, n s, 212.7 w Av A, 37.7x100.5, 6-sty brk tenement. Isaacs Realty Co to Rachel Silverman. Sept 29. Oct 2, 1909. 5:1460—16. A $13,500—$44,000. other consid and 100

65th st E, No 110, s s, 104.8 e Park av, 20x100.5, 5-sty stone front dwelling. Martin Erdmann EXR Sarah Erdmann to Bella Prince. May 5. Oct 7, 1909. 5:1399—68. A $30,000—$50,000. 72,500

70th st E, n s, 148 w Madison av, 30x100.5, vacant. The N Y Public Library, Astor, Lenox & Tilden Foundations, to Wm T Hyde, of Greenwich, Conn. All liens. June 5. Oct 4, 1909. 5:1385—11. A $——$——. other consid and 100

75th st E, No 167, n s, 210 w 3d av, 20x102.2, 4-sty stone front tenement. Jonas V Spero to Jacob Spero of Brooklyn. 1-5 part. Sept —, 1909. Oct 7, 1909. 5:1410—28. A $12,000—$17,000. nom

77th st W, No 150, s s, 299 e Amsterdam av, 19x102.2.

77th st W, No 154, s s, 259 e Amsterdam av, 20x100.2.

77th st W, Nos 158 and 160, s s, 200 e Amsterdam av, 39x100.2.

four 4-sty and basement stone front dwellings.

Trust agreement and assignment of sum of $125,000 for investment, &c. Annie T H Heise of New Rochelle, N Y, to Frank M Wells of New Rochelle, N Y. Jan 8, 1909. Oct 2, 1909. 4:1148—52 54, 55½ and 56. A $54,000—$100,000 nom

Same property. Trust agreement; the sum of $125,000 for investment, &c. Annie T H Heise to Frank M Wells. Nov 18, 1905. Oct 1, 1909. 4:1148. nom

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

82d st W, No 26, s s, 319 w Central Park West, 18x102.2, 4-sty and basement stone front dwelling. Annie Davis to Cecilia E Warner. Mort $17,500. Oct 4, 1909. 4:1195—46. A $12,500—$26,000. 100

85th st W, No 36, s s, 334 w Central Park West, 16x102.2, 5-sty brk dwelling. Noah W Taussig to Constance G Taussig. Mort $18,000. Jan 23, 1905. Oct 4, 1909. 4:1198—46. A $11,500—$26,000. 100

85th st E, No 339, n s, 400 e 2d av, 25x102.2, 4-sty stone front tenement. Annie Huber to Fredericka Buhler widow. Correction deed. Mort $8,000. Sept 30. Oct 2, 1909. 5:1548—17. A $9,000—$15,500. other consid and 100

87th st E, No 505, n s, 124.11 e Av A, 24.11x100.8, 5-sty stone front tenement. Anton B Schmidt to Herman H Rippe. Mort $12,000. Sept 30. Oct 1, 1909. 5:1584—6. A $8,000—$22,000. other consid and 100

87th st E, No 118, s s, 169.5 w Lexington av, 21.2x100.8, 3-sty brk tenement and store. Geo D von Hofe to Hannah von Hofe. Sept 30. Oct 4, 1909. 5:1515—63. A $11,500—$14,000. other consid and 100

93d st W, No 21, n s, 268 w Central Park West, 20x100.8, 4-sty and basement brk dwelling. Lawyers Title Ins & Trust Co to Helen G Topping. B & S. Oct 4. Oct 7, 1909. 4:1207—21¼. A $10,000—$14,000. other consid and 100

94th st E, No 132, s s, 270 e Park av, 20x100.8.
94th st E, No 130, s s, 250 e Park av, 20x100.8.
two 4-sty stone front tenements.
Chas J McGilvray to Alex S Fisher of N Y. Q C. Sept 30. Oct 1, 1909. 5:1522—60½ and 61. A $22,000—$32,000. no n

95th st E, Nos 304 to 310, s s, 100 e 2d av, 100x100.8, 1-sty brk shop. Benj Menschel to Israel Newman. All liens. Oct 1. Oct 2, 1909. 5:1557—45. A $35,000—$35,500. other consid and 100

97th st E, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty brk tenement. Rachel Levine to Hedwig Rothschild. All liens. Oct 5. Oct 7, 1909. 6:1647—6. A $9,000—$19,000. other consid and 100

98th st W, Nos 52 and 54, s s, 225 e Columbus av, 50x100.11, two 5-sty stone front tenements. Jacob Jablons to Ellen Musgrave. B & S. All liens. Sept 30. Oct 4, 1909. 7:1833—54 and 55. A $24,000—$52,000. nom

99th st W, No 72, s s, 74 e Columbus av, 26x100.11, 5-sty brk tenement and store. Frederick Behr to Samuel Herbst. Mort $30,000 and all liens. Sept 29. Oct 5, 1909. 7:1834—60½. A $12,500—$23,000. 100

102d st E, No 115, n s, 177 e Park av, 25x100.11, 5-sty brk tenement. Annie McGovern to Alice E O'Grady. Mort $13,000. Sept 30. Oct 2, 1909. 6:1639—8. A $9,000—$18,000. other consid and 100

102d st E, Nos 422 and 424, s s, 345 e 1st av, 50x100.11, two 2-sty brk tenements and stores. Mariangiola Mennella to Simon Epstein. Mort $24,500. Sept 29. Oct 6, 1909. 6:1695—35. A $12,000—$19,000. 100

107th st E, Nos 8 and 10, s s, 182.5 w Madison av, 41.2x100.11, 6-sty brk tenement. Emile Utard to Tillie Wacht. Mort $50,500. Sept 30. Oct 1, 1909. 6:1612—63. A $21,500—$56,000. nom

109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty brk tenement and store. Konrad Guhring and ano to Charles Henry. Mort $22,000. Oct 4. Oct 5, 1909. 6:1658—34. A $8,000—$23,000. nom

109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty brk tenement and store. Julia Sherowitz to Wm H Mayer. Mort $31,500. Oct 1. Oct 2, 1909. 6:1681—18. A $7,000—$30,000. nom

109th st E, No 64, s s, 204 w Park av, 17x100.11.
109th st E, No 62, s s, 221 w Park av, 17x100.11.
two 4-sty stone front tenements.
Herman Schapierer to Annie Kayes. Mort $21,000. Sept 30. Oct 1, 1909. 6:1614—44½ and 45. A $15,000—$22,000. other consid and 100

111th st W, No 603, n s, 75 w Broadway, 50x100.11, 8-sty brk and stone tenement. Harvard Realty Construction Co to Selma Stahl. Mort $125,000. Sept 30. Oct 1, 1909. 7:1894—43. A $32,000—P $40,000. other consid and 100

112th st E, No 74 | s w cor Park av, 75.11x26.3, 5-sty stone front
Park av, No 1548 | tenement and store. Aron Kramer to Jennie Spanner and Sophie Salzman. Mort $28,000. Oct 6. Oct 7, 1909. 6:1617—38. A $15,000—$25,000. other consid and 100

113th st W, No 560, s s, 125 e Broadway, 19x100.11, 4-sty and basement brk dwelling. Martha M wife of Chas H Dederer to C N Shurman Investing Co. Mort $16,500. Oct 1. Oct 7, 1909. 7:1884—58. A $10,000—$22,000. nom

113th st E, No 73, n s, 177.2 w Park av, 26.3x100.11, 5-sty brk tenement and store. FORECLOS, Sept 27, 1909. Frank Moss referee to Abraham Jacobs. Mort $19,000. Oct 1, 1909. 6:1619—28. A $11,500—$21,500. 3,515

114th st W, No 273, n s, 150 e 8th av, 25x100.11, 5-sty stone front tenement. John Klein to Anton B Schmidt. Mort $16,000. Oct 4, 1909. 7:1830—7. A $12,000—$23,000. other consid and 100

115th st E, No 460, s s, 74 w Pleasant av, 20x100.11, 4-sty brk tenement. Martha E Baum and ano to Esther Schulman. Mort $9,000. Sept 30. Oct 1, 1909. 6:1708—28½. A $5,000—$12,500. 100

Same property. Samuel C Baum to same. Q C. Oct 1, 1909. 6:1708. 100

115th st E, No 460, s s, 74 e (?) from w s Pleasant av, runs s 100.11 x w 20 x n 100.11 to st, x e 20 to beginning, probable error, 4-sty brk tenement. Esther Schulman to Minnie Weinreich of Raritan, N J. Mort $9,000. Oct 4, 1909. 6:1708—28½ A $5,000—$12,500. 100

119th st E, No 530, s s, 390.10 e Pleasant av, 17.10x100.11, 3-sty stone front dwelling. Robert Bader to William and Julius Bachrach. Mort $4,000. Oct 5. Oct 7, 1906. 6:1815—36. A $4,000—$5,500. other consid and 100

119th st E, No 530, s s, 390.10 e Pleasant av, 17.10x100.11, 3-sty stone front dwelling. William and Julius Bachrach to Robert Bader. Mort $4,000. Oct 5. Oct 6, 1909. 6:1815—36. A $4,000—$5,500. other consid and 100

121st st W, No 221, n s, 275 w 7th av, 25x100.11, 5-sty brk tenement. Bruno Steinel to Patrick A and John Gallagher. Mort $20,000. Sept 30. Oct 1, 1909. 7:1927—20. A $12,000—$25,000. other consid and 100

121st st E, No 440, s s, 150 w Pleasant av, 25x100.11, 6-sty brk tenement and store. Louis Starr to Martha E Baum and Fannie Strauss. Mort $23,000. Oct 1, 1909. 6:1808—33. A $——$——. other consid and 100

121st st E, No 229, n s, 325 e 3d av, 25x100.11, 6-sty brk tenement and store. Henry H Korn to Maxwell Halperin. All liens Sept 8. Oct 7, 1909. 6:1786—14. A $10,000—$31,000. nom

122d st E, Nos 247 to 251, n s, 100.6 w 2d av, 42x100.11, 6-sty brk tenement. Sunflower Realty & Security Corpn to Kremruf Realty Co, Jogert Realty Co and Eva Weltfisch. Mort $45,000. Oct 1. Oct 2, 1909. 6:1787—19. A $17,500—$52,000. other consid and 100

129th st W, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Phoebe Minzie to Clarence Wollner. Mort $23,500. Feb 14, 1908. Oct 1, 1909. 7:1955—19. A $10,000—$20,000. nom

132d st W, No 114, s s, 175 w Lenox av, 25x99.11, 5-sty stone front tenement. Winifred I Turner to Bernard A Ottenberg. Mort $24,000. Oct 1, 1909. 7:1916—41. A $11,000—$26,000. other consid and 100

133d st W, No 144, s s, 300 e 7th av, runs e 24.9 x s 27.4 and 72.6 x w 24.10 x n 99.11, 6-sty brk tenement and store. Sarah Stein widow to Rosie Heyman. ½ part. Sept —, 1909. Oct 4, 1909. 7:1917—51. A $11,000—$34,000. nom

133d st W, Nos 138 to 142, s s, 324.10 e 7th av, 75x99.11, three 4-sty stone front tenements. Fredericka Meyer to Pinckney Marks. All liens. Sept 10. Oct 7, 1909. 7:1917—48 to 50. A $33,000—$54,000. other consid and 100

134th st W, No 253, n s, 270 e 8th av, 15x99.11, 3-sty and basement brk dwelling. Rachel E Cox to John M Rudiger of Brooklyn. Aug 26. Oct 7, 1909. 7:1940—12½. A $6,600—$7,500. nom

134th st W, No 60, s s, 543.3 w 5th av, 16.9x99.11, 3-sty and basement brk tenement and store. Sol Heiman to Annie Heilpern. Morts $8,500 and all liens. June 5, 1908: Oct 5, 1909. 6:1731—58. A $6,500—$8,500. other consid and 100

136th st W, No 121, n s, 493.6 e 7th av, 15.6x99.11, 4-sty brk dwelling. Carrie A wife Frank B Tinelli to Jennie G Whitehead, of New Rochelle, N Y. Mort $9,700. Oct 2. Oct 4, 1909. 7:1921—22. A $6,800—$11,000. nom

136th st W, Nos 528 and 530, s s, 105 e Broadway, 70x99.11, 6-sty brk tenement. Release mort. Realty Mortgage Co to Belgrade Realty Co. Oct 5. Oct 6, 1909. 7:1988—part lot 134. A $——$——. other consid and 100

143d st W, No 309, n s, 150 w 8th av, 25x99.11, 5-sty brk tenement. Hoffman Realty Co to Mary E Sipp. Mort $16,000. Oct 1. Oct 4, 1909. 7:2044—6. A $5,500—$16,500. nom

144th st W, No 311, n s, 175 w 8th av, 24.6x99.11, 5-sty brk tenement. Francis H Ross Jr to Edward J O'Dea. Mort $18,500. Sept 29. Oct 6, 1909. 7:2044—25. A $5,400—$15,500. 100

155th st W | n s, 525 w Broadway, runs w 150 x n 74.7 to e s
Riverside Drive | Riverside Drive x n 31.3 x e 131.7 x s 99.11 to beg, 2-sty frame stable and vacant. Sound Realty Co to Adolph M Bendheim. Mort $40,000. Sept 15. Oct 4, 1909. 8:2134—190 and part lot 19. A $——$——. other consid and 100

157th st W, n s, 575 w Amsterdam av, 75x99.11, vacant. Nathan Loewy to 157th St Realty Co. Mort $58,500. Sept 28. Oct 5, 1909. 8:2116—part of lot 11. A $——$——. other consid and 100

166th st W, No 458, s s, 125.4 w Colonial Parkway, late Edgecomb av, runs s 113.8 x w 25 x n w 12.7 x n 111.10 to st x e 37.6 to beginning, 5-sty brk tenement. Sol Tekulsky to Mary Ashton of Brooklyn. Mort $37,500. Apr 30. Oct 6, 1909. 8:2111—57. A $12,000—$45,000. other consid and 100

Av A, Nos 1301 and 1303, w s, 50.5 s 70th st, 50x85, 6-sty brk tenement and stores. Jos Feldmann et al to Zenas U Dodge. Mort $55,250. Oct 1. Oct 4, 1909. 5:1464—25. A $14,000—$48,000. 100

Av A, No 311, w s, 23 n 19th st, 26x93.10, 5-sty brk tenement and store. 3:951—27. A $12,500—$24,500.

29th st E, No 121, n s, 100 w Lexington av, 25x98.9, 5-sty brk tenement. 3:885—16. A $22,500—$44,000.

87th st E, No 152, s s, 35.2 e Lexington av, 27x100.8, 5-sty brk tenement. 5:1515—51. A $13,000—$27,000.

10th st E, No 426, s s, 306 w Av D, 15.4x92.3, 5-sty brk tenement and store. 2:379—22. A $7,000—$15,000.

114th st E, Nos 162 and 164, s s, 118.8 e Lexington av, runs s 100.11 x e 31.4 x n 0.1 x e 9.4 x n 100.10 to st x w 40.8 to beginning, 6-sty brk tenement and stores. 6:1641—46. A $16,000—$48,500.

All of above and ½ part of following:
Terrace pl | n s, 150 e Eagle av, runs e crossing Park st 70 x n e
Park st | still along pl 139.4 x w 167 x s 100 to beginning, except parts for sts, vacant. 10:2623.
Parties of 1st, 3d and 4th parts convey above to Wm H Schmohl and parties 1st, 2d and 4th parts convey to Elizabeth Reed the following:
Av A, Nos 276 to 282 | n e cor 17th st, 95.6x92, two 6-sty brk tene-
17th st, No 501 | ments and stores. 3:975—1 and 3. A $50,000—$120,000.

Av A, No 313, w s, 49 n 19th st, 20x93.10, 5-sty brk tenement and store. 3:951—28. A $9,500—$19,000.
Wm H Schmohl and Elizabeth Reed EXRS and TRUSTEES Chas H Reed dec'd party 1st part, Wm H Schmohl and Elizabeth his wife parties 2d part, Elizabeth Reed INDIVID party 3d part, Henry C, Wm M and Fredk G Reed and Lucille Kurtz all of N Y, and Amelia Hanford of Fairfield Co, Conn, and Walter and Edwin Reed of N Y, parties 4th part. Oct 1. Oct 4, 1909. nom

Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. FORECLOS, Sept 10, 1909. Gilbert H Montague referee to Sarah Burnstone. Sept 17. Oct 4, 1909. 3:974—3. A $9,250—$13,500. 500

Amsterdam av | s w cor 109th st, 100.11x100, 1-sty frame building
109th st | and vacant. J Roosevelt Roosevelt et al TRUSTEES Wm Astor dec'd for benefit John J Astor to Lloyd Construction Co. Oct 5. Oct 6, 1909. 7:1880—33 to 36. A $81,000—$81,000. other consid and 100

Amsterdam av, Nos 2176 and 2178 | s w cor 168th st, 50x100, two
168th st, No 500 | 2-sty frame tenements and stores. Augusta H Beyer to Emilie Schorn. Mort $34,750. Oct 4. Oct 5, 1909. 8:2123—94. A $30,000—$36,000. other consid and 100

Amsterdam av, Nos 226 to 230 | n w cor 70th st, 100.5x100, 12-sty
70th st, No 201 | brk Hotel Regent. Richard L Howell to Edward C Burns. C a G. Aug 20. Oct 2, 1909. 4:1162—29. A $200,000—$675,000. other consid and 100

Bowery, Nos 266½ and 268, on map No 268, w s, 223.3 s Houston st, runs w 98.2 x n 31.8 x e 7.8 x n 0.4 x e 89.5 to st at point 190.5 s Houston st x s 32.10 to beginning, 5-sty stone front loft and store building. Emanuel Moses EXR Bernard Cohen to William H Lyons. ½ part. All liens. Sept 30. Oct 1, 1909. 2:507—30. A $29,000—$40,000. 38,000

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WATER-FRONT PROPERTIES
FACTORIES, FACTORY SITES
Telephone 1094 Rector
FLOYD S. CORBIN, 10 Wall St.

Same property. Samuel Bookman to same. ½ part. All liens. Sept 30 Oct 1, 1909. 2:707. other consid and 100

Bowery, Nos 360 to 364.
11th st, Nos 40 and 42 East.
Power of attorney. Mary Defendorf, of Nyack, N Y. to John D Roche. May 24, 1907. Oct 7, 1909. —

Broadway, s w cor 124th st, closed, and 271.10 s 125th st, 25.2x124th st, 91.7 to c l Bloomingdale road, closed, x n 25.10 to s s of 124th st x again n 30 to c l 124th st x e 97.6 to Broadway x s 30 to beginning, vacant. Jette and Charles Dittman and ano to Morris Steinheimer. Sept 27. Oct 5, 1909. 7:1993—20 and 21. A $31,000—$31,000. other consid and 100

Broadway, Nos 3660 to 3666, 151st st, n e cor 151st st, 99.11x150, 3-sty frame dwelling and vacant. Central Building Improvement & Investment Co to Castleton Construction Co. Mort $67,500. Oct 1. Oct 5, 1909. 7:2083 1 to 6. A $108,000—$108,000. other consid and 100

Broadway, s e cor 136th st, 99.11x175.
136th st,
136th st, s s, adj above on east.
Party wall and encroachment agreement. Belgrade Realty Co with Anaconda Realty & Construction Co. Oct 6, 1909. 7:1988. nom

Bradhurst av, 147th st, Nos 308 and 310, s e cor 147th st, 49.11x100, 6-sty brk tenement. Solomon Solovinsky to Rose Brown. Mort $56,250. Sept 30. Oct 6, 1909. 7:2045—38. A $14,000—$66,000. other consid and 100

Edgecombe av, No 123, w s, 74.11 s 141st st, 25x90, 5-sty brk tenement. Magdalena O Heckman INDIVID and as TRUSTEE and Henry M Oeters et al HEIRS John H Oeters dec'd to William Oeters. Mort $20,000. Sept 15. Oct 4, 1909. 7:2048—part lot 37. A $——$—— nom

Edgecombe av, No 125, w s, 49.11 s 141st st, 25x90, 5-sty brk tenement. Magdalena O Heckman as TRUSTEE et al HEIRS &c John H Oeters dec'd to Magdalena O Heckman. Mort $20,000. Sept 15. Oct 4, 1909. 7:2048—part lot 37. A $——$——. nom

Edgecombe av, No 127, w s, 24.11 s 141st st, 25x90, 5-sty brk tenement. Magdalena O Heckman INDIVID and as TRUSTEE under deed of trust and ano HEIRS John H Oeters to Henry M Oeters. Mort $20,000. Sept 15. Oct 7, 1909. 7:2048—part lot 37. A $——$—— nom

Lexington av, No 1947, 120th st, Nos 143 to 147, n e cor 120th st, 100.11x49.11, three 3-sty brk tenements and stores and 2-sty brk tenement and store on av. Anthony F Koelble to John Volz. B & S. Mort $47,000. Sept 30. Oct 2, 1909. 6:1769—21 and 22. A $31,500—$44,500. other consid and 100

Lexington av, 130th st, 131st st, n w cor 130th st, 199.10 to s s 131st st x80, four 6-sty brk tenements, stores on cors. Theodore Crohn to Isaac Sakolski. Q C. All liens. Oct 4. Oct 5, 1909. 6:1779—15 and 56. A $70,000—$100,000. other consid and 100

Lexington av, No 445, e s, 80.11 n 44th st, 19.6x75, 3-sty stone front dwelling. Edward R Sandford and Ellen A his wife to Cath W Sandford. Dec 5, 1906. Oct 5, 1909. 5:1299—19. A $13,000—$18,000. nom

Lexington av, No 1713, e s, 17.7 n 107th st, 16.8x65, 4-sty stone front tenement and store. Henry Schmeidler to Chas W Person. All liens. Oct 4. Oct 6, 1909. 6:1635—23. A $6,500—$11,000. other consid and 100

Lexington av, No 1715, e s, 34.3 n 107th st, 16.8x65, 4-sty stone front tenement and store. Henry Schmeidler to Chas A Person. All liens. Oct 4. Oct 6, 1909. 6:1635—22½. A $6,500—$11,000. other consid and 100

Morningside av E, Nos 20 to 23, 116th st, n e cor 116th st, 100.10x100, two 6-sty brk tenements.; also property at Atlantic City, N J. Release assignment of rents recorded Mar 29, 1909. The Royal Bank of N Y to Bartram Realty Co. Q C. Sept 30. Oct 1, 1909. 7:1943—1 and 4. A $86,000—$225,000. nom

Park av, Nos 1332 and 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. Bessie Spritzer to Myron Ritter. All liens. Sept 23. Oct 6, 1909. 6:1606—38. A $13,000—$13,000. other consid and 100

Same property. Myron Ritter to Golde & Cohen. Oct 4. Oct 6, 1909. 6:1606. other consid and 100

Park av, Nos 1332 and 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. FORECLOS, Sept 9, 1909. Joseph N Edelson referee to Golde & Cohen, a corpn. Mort $35,000. Oct 4. Oct 5, 1909. 6:1606 38. A $13,000—$13,000. 5,000

Pleasant av, No 378, 120th st, No 501, n e cor 120th st, 16.9x71.3, 4-sty stone tenement. Sunflower Realty & Security Corpn to Kremruf Realty Co, Jogert Realty Co and Eva Weltfisch. Mort $10,000. Oct 1. Oct 2, 1909. 6:1817—1. A $5,500—11,000. other consid and 100

Riverside Drive, Nos 544 to 547, 127th st, s e cor 127th st, 116x95, 6-sty brk tenement. Ada L Bennett and ano to Wm H Bennett. Morts $255,000. Feb 3. Oct 4, 1909. 7:1994—81. A $100,000—$255,000. 100

Riverside Drive, No 539, old No 547, e s, 224 s 127th st, runs s 108.2 x e 86 x n 32 x e 9 x n 76.2 x w 95 to Drive at beginning, 6-sty brk tenement, "Hague Dwellings." FORECLOS, Sept 2, 1909. Edgar J Nathan ref to the Hague Realty Co. All liens. Oct 6. Oct 7, 1909. 7:1994—88. A $85,000—$195,000. 40,000

St Nicholas av, Nos 945 to 949, w s, 51.9 s 158th st, 77.8x82.7x74.10 x61.11, 5-sty brk tenement. Eleanor A Capstick to Carl W Bliss. Mort $75,000. Sept 29. Oct 1, 1909. 8:2108—65. A $24,000—$65,000. other consid and 100

Wadsworth av, e s, 44.6 n 180th st, 75x100, two 5-sty brk tenements. John Volz to Julia D Bernard of Brooklyn, N Y. Mort $50,000. Oct 1. Oct 2, 1909. 8:2162—51 and 52. A $27,000—$77,000. other consid and 100

Wadsworth av, e s, 44.6 n 180th st, 75x100, two 5-sty brk tenements. Julia D Bernard to Anthony F Koelble. Mort $80,000. Oct 1. Oct 2, 1909. 8:2162—51 and 52. A $27,000—$77,000. other consid and 100

West End av, No 520, 85th st, n e cor 85th st, 27.2x100, 4-sty and basement dwelling. Mary W Somerville to James O Winston. All liens. July 22. Oct 7, 1909. 4:1233—1. A $30,000—$50,000. other consid and 100

1st av, No 997, w s, 60.5 s 55th st, 20x80, 4-sty brk tenement and store. Sam Harris to Max Rosen of Brooklyn. Mort $9,000. Sept 30. Oct 1, 1909. 5:1347—28. A $8,000—$11,000. other consid and 100

1st av, Nos 1729 and 1731, w s, 50.8 s 90th st, 50x100, two 5-sty brk tenements and stores. Isaac Haft et al to Helene Ornstein. Mort $35,750. Sept 29. Oct 2, 1909. 5:1552—27 and 28. A $22,000—$44,000. other consid and 100

1st av, Nos 185 and 187, w s, 68.9 n 11th st, 45.10x100, 4-sty brk building. Wm H Schmohl and ano as EXRS and TRUSTEES Chas H Reed and Eliz Reed and Lucille Kurtz to Henry C, Wm M and Fredk G Reed. Oct 1. Oct 4, 1909. 2:453—38. A $38,000—$50,000. nom

1st av, No 275, w s, 43.3 s 16th st, 20x80.
1st av, No 277, w s, 23.3 s 16th st, 20x80.
two 4-sty brk tenements and stores.
Morris Lewkowitz to Max Canno. Mort $10,000. Oct 5. Oct 6, 1909. 3:922—25 and 26. A $22,000—$27,000. 100

2d av, No 2148, e s, 25.11 n 110th st, 25x100, 5-sty brk tenement and store. Esther Frank to Joseph Levine. All liens. Sept 27. Oct 6, 1909. 6:1682—2. A $10,000—$25,000. 100

2d av, No 836, e s, 109.5 n 44th st, 18x70, 4-sty brk tenement and store. Louis Nordlinger to Abraham E Nordlinger. ½ part. All liens. Jan 29. Oct 4, 1909. 5:1337—52. A $9,000—$12,500. nom

2d av, No 975, w s, 60.5 s 52d st, 20x70, 4-sty stone front tenement and store. Sarah Wolfsheimer to Sophia H Wolfsheimer. Oct 4, 1909. 5:1325—29. A $10,000—$14,000. 1,500

2d av, No 2269, w s, 80.10 n 116th st, 20x90, 4-sty stone front tenement and stores. Giuseppe Sisti to Pasqualina wife Giuseppe Sisti. Mort $11,000. Oct 1. Oct 2, 1909. 6:1666—23. A $7,000—$11,000. other consid and 100

2d av, Nos 907 and 909, 48th st, Nos 257 and 259, n w cor 48th st, 70.5x40, 6-sty brk tenement and stores. FORECLOS, Oct 5, 1909. Geo M S Schulz ref to Merida Realty Co. Oct 7, 1909. 5:1322—24. A $19,000—$50,000. $500 over incumbrances

2d av, Nos 898 and 900, 48th st, Nos 300 and 302, s e cor 48th st, 50.3x100, 6-sty brk tenement and stores. FORECLOS, Oct 5, 1909. G Welles Wheeler ref to Merida Realty Co. Oct 6. Oct 7, 1909. 5:1340—49. A $40,000—$90,000. $500 over incumbrances

4th av, Nos 313 to 321, 24th st, Nos 100 to 106, s e cor 24th st, 98.9x100, 4 and 5-sty brk hotel, Ashland House. Daniel M Stimson et al TRUSTEES Willard Parker dec'd and ano to Henry Corn. All liens. Apr 2. Oct 2, 1909. 3:879—79 to 81. A $189,000—$269,000. 400,000

4th av, Nos 313 to 321, 24th st, Nos 100 to 114, s e cor 24th st, runs e 150 x s 87.6 x w 50 x s 11.3 x w 100 to e s 4th av x n 98.9 to beginning, three 4 and 5-sty brk hotel, Ashland House. Henry Corn to Phillip Braender. Mort $421,000. Oct 1. Oct 2, 1909. 3:879—75 to 81. A $231,000—$323,000. other consid and 100

4th av, No 251, 20th st, No 101, n e cor 20th st, 23x90, 4-sty brk tenement and store. Moritz and Isaac N Walter EXRS &c Emanuel Walter to Holland Holding Co. July 22. Oct 1, 1909. 3:876—1. A $61,000—$67,000. other consid and 100

Same property. Edwin J Walter to same. B & S. July 22. Oct 1, 1909. 3:876. other consid and 100

4th av, Nos 215 to 219, 18th st, Nos 100 to 106, s e cor 18th st, runs s 78.6 x e 115 x n 25.6 x e 10 x s 41 x e 50 x n 2 x e 0.2 x n 92 to s s 18th st x w 175.2 to beginning, 4, 5 and 6-sty brk and stone Hotel Clarendon. With all right, title and interest to alley from 17th st, 10 ft wide. Alice D Weekes widow et al EXRS &c John A Weekes to Henry Corn. Oct 4. Oct 5, 1909. 3:873—67 and 73. A $285,000—$378,000. 550,000

5th av, No 1046, e s, 47.6 s 86th st, 22x100, 5-sty brk and stone dwelling. Elma Dows Thaw of Pittsburg, Pa, to Michael Dreicer. Morts $115,000. Sept 24. Oct 1, 1909. 5:1497—73. A $66,000—$125,000. other consid and 100

5th av, s w cor 48th st, —x92.
48th st,
48th st, No 4 West, s s, adj above on west.
Boundary line agreement. Chas T Cook with Levantia W Boardman. Apr 24. 1905. Oct 1, 1909. 5:1263. nom

7th av, No 346, w s, 39.9 n 29th st, 19x64, 4-sty brk tenement and store. Michael J Savage to John Bergin. June 1. Re-recorded from June 8, 1909. Oct 7, 1909. 3:779—38. A $29,000—$32,000. nom

7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100, two 5-sty brk tenements and stores. Frederic Bierhoff et al to Edward A Boon. Mort $70,000. Sept 27. Oct 7, 1909. 7:1915—63 and 64. A $36,000—$78,000. other consid and 100

8th av, No 2350, 126th st, No 271, n e cor 126th st, 24.11x100, 5-sty brk tenement and stores. Catherine Hoey et al to Daniel Meenan. Mort $40,000. Oct 6. Oct 7, 1909. 7:1932—1. A $28,000—$47,000. other consid and 100

10th av, No 581, w s, 100.5 s 43d st, 25x100, vacant. Conrad Oderwald ADMR Catherine Oderwald to Angelino Sartirana. Correction and confimation deed. Sept 29. Oct 2, 1909. 4:1071—32. A $15,000—$16,000. 19,000

10th av, No 581, w s, abt 75 n 42d st, —x—, vacant. Release all claims as to above. John Jordan to Conrad Oderwald and Angelino Sartirana. Oct 2. Oct 4, 1909. 4:1071—32. A $15,000—$15,000. nom

11th av, No 623, 46th st, Nos 600 and 602, s w cor 46th st, 25.1x100, one 3 and one 4-sty brk tenements, store on av. Annie L and John Gallagher to Bruno Steinel. Mort $10,500. Sept 30. Oct 1, 1909. 4:1093—36. A $14,000—$18,000. other consid and 100

MISCELLANEOUS.

Power of attorney. Cath C Middleton to Austin D Middleton. Sept 18. Oct 1, 1909. P A. —

Power of attorney. De Lancey Kane to Eleanora I Kane. Sept 10. Oct 5, 1909. P A. —

Power of attorney. Alfred E Weller to Alanson Y Weller. Oct 8, 1906. Oct 6, 1909. P A. —

Power of attorney. Florence C de Jonghe to Thos S Ormiston. Sept 10. Oct 6, 1909. P A. —

Power of attorney. Chas Aaronson to Leon Aaronson. Oct 4. Oct 7, 1909. —

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BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Coster st, w s, 125 n Randall av, 25x100, vacant. East Bay Land & Impt Co to Chas P Blewett. Oct 5, 1909. 10:2768. other consid and 100

Coster st, w s, 150 n Randall av, 25x100, vacant. East Bay Land & Impt Co to Emma Dunford. Oct 5, 1909. 10:2768. other consid and 100

Coster st, w s, 125 n Randall av, 50x100, vacant. Release mort. The Trust Co of America to East Bay Land & Impt Co. Oct 5, 1909. 10:2768. nom

*Fulton st, w s, 200 n Becker av, 25x100, Washingtonville. Chas Seiferd et al to Minnie Mazziotta. B & S. Mort $5,000. Sept 30. Oct 1, 1909. other consid and 100

*Garfield st, w s, 230 n Columbus av, 25x100. Louis Mortz to Peretz Krauss. Mort $5,200. Sept 29. Oct 1, 1909. other consid and 100

Kingsbridge terrace Boston av Heath av | s w cor Boston av, runs s 121.2 x w 97 x s 55 x w 25.1 x s 5 x w 100.4 to e s Heath av x n 94.10 to s s Boston av x n e 258.5 to beginning, vacant. Benjamin T Fairchild to Samuel Bitterman. Q C. Sept 29. Oct 2, 1909. 12:3256. nom

Kingsbridge terrace, w s, 121.2 s Boston av, 20x95.11x20x97, vacant. Emily T Fairchild to Samuel Bitterman. Q C. Sept 29. Oct 2, 1909. 12:3256. nom

Kingsbridge terrace, w s, 121.2 s Boston av, 20.1x96x20x97, and being plot 2 map (No 1362) of subdivision of blk 3256 at Kingsbridge, vacant. Samuel Bitterman to Emily T Fairchild. Q C. Sept 30. Oct 2, 1909. 12:3256. other consid and 100

*Lincoln st, w s, 376.8 n West Farms road, 32.3x101.8x13.10x100, Westchester. The Peoples Trust Co of Brooklyn as TRUSTEE for Joseph J Gleason to William Bronner. B & S. Oct 1, 1909. 2,017.08

*Main st, e s, 98.1 n Eastchester road, and being lot 9 blk I map (No 969 in Westchester Co) of Matson S Arnow estate at Westchester, 25x95. Marcus Nathan to John F Calder. Mort $2,000. Sept 30. Oct 5, 1909. other consid and 100

Manida st, w s, 250 s Spofford av, 25x100, vacant. Release mort. Cornelia G Chapin to Empire Development Co. Sept 29. Oct 5, 1909. 10:2768. 585

Minford pl, Nos 1544 and 1546, e s, 255 n 172d st, 60x100, two 4-sty brk tenements. Edward A Barry et al to August Wieners. Morts $31,000. Oct 1, 1909. 11:2977. nom

Minford pl, No 1529, on map No 1527, w s, 67 n 172d st, 33x67, 4-sty brk tenement. Moorhead Realty & Construction Co to Jeremiah Costello. Mort $12,000. Oct 2. Oct 4, 1909. 11:2967. other consid and 100

*Newman st, w s ,100 s 150th st, or O'Brien av, 100x111.6, Clasons Point. Wm F Gleason to Filomena Salvatore. Oct 6, 1909. other consid and 100

*Prospect or Carroll st, s s, adj land Amelia McLeannan, runs s 100 to land William Robert x w 24 to land Saml F Billar x n 100 to st x e 24 to beginning, City Island. Truman J Jewell to Rebecca Roberts. Sept 25. Oct 1, 1909. nom

*Ruskin st, n s, 101.1 w 4th st, 60.3x121.4x25x—, Williamsbridge. James Martinelli to Vito Vitagliano. Mort $3,500. Sept 25. Oct 5, 1909. other consid and 100

Seabury pl, e s, 200 s 172d st, 75x100, and being lots 127 to 129 map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. August Wieners to James T Barry. Oct 1, 1909. 11:2977. nom

*2d st 1st st | s s, 205 w Av B, and being lot 9 map Unionport, 50x216 to n s 1st st. John H W Sehlmeyer to John J Lutz. Mort $3,500. Oct 1. Oct 2, 1909. other consid and 100

*5th st, s s, 205 e Av C, 100x108, Unionport. Lawrence R Boyd exr Emma C Sawyer to Chas E Devermann. Oct 4. Oct 5, 1909. 2,600

136th st, No 615, old No 879, n s, 750 w Home av, also about 400 w Cypress av, 25x100, 4-sty brk tenement. Elias Gussaroff to Louis Rosenheim. Mort $12,000. Sept 30. Oct 6, 1909. 10:2549. 100

136th st, No 599, old No 867, n s, abt 275 e St Anns av, and 900 w Home av, 25x100, 4-sty brk tenement. Louis Baumgarten et al to Joseph Hahn. Mort $16,000. Oct 4. Oct 6, 1909. 10:2549.

138th st, No 613, n s, 425 e St Anns av, 37.6x100, 6-sty brk tenement and stores. Esther Schein to Henry H Jackson. Mort $50,000. Sept 30. Oct 1, 1909. 10:2552. other consid and 100

138th st, n s, 231.8 e Southern Boulevard, —x—. Assignment of judgment of foreclosure and sale recovered in action Gutter vs Walther. Sept 22, 1909. Samuel J Gutter to Colby M Chester, Jr, of Greenwich, Conn. Sept 30. Oct 4, 1909. 10:2590. nom

139th st, No 424, s s, 200 e Willis av, 25x100, 5-sty brk tenement. Frederick Lange to Henry F Hilker. Mort $10,000. Oct 4. Oct 7, 1909. 9:2283. other consid and 100

145th st, No 426, old No 680, s s, 250 e Willis av, old line, 25x100, 2-sty and basement brk dwelling. Raffaele Pavero to Nicola Ferrante. Mort $5,000. Oct 1. Oct 2, 1909. 9:2289. nom

146th st, No 339, n e s, 226.10 n w Courtlandt av, 50x154x50x153.5, 2-sty frame dwelling and vacant. CONTRACT. Reuben, James and Clara Budington HEIRS, &c, Ann Budington with Rockland Realty Co. Apr 15. Oct 5, 1909. 9:2329 and contracts. 12,000

160th st, No 795, old No 967, on map Nos 795 and 797, n s, 100 w Union av, 44x145.2, 5-sty brk tenement. Westchester Avenue Realty Co to Jacob B and Joseph Kaplan. B & S. All liens. Sept 30. Oct 6, 1909. 10:2667. other consid and 100

163d st Tiffany st | s e cor Tiffany st, 108.1x100, vacant. Release mort. Lawyers Title Ins and Trust Co to Henry Morgenthau Co. Oct 5. Oct 7, 1909. 10:2712. 20,000

Same property. Henry Morgenthau Co to Zipkes Construction Co. B & S. Oct 7. 1909. 10:2712. other consid and 100

167th st, No 829, n s, 100 w Prospect av, 40x125, 5-sty brk tenement. Isaac Brown to Abraham Brown. All liens. Oct 6. Oct 7, 1909. 10:2680. nom

169th st, Nos 301 and 303 College av | n e cor College av, 41.8x80, two 2-sty frame dwellings. Wm E Stiehler to The Thornton Bros Co. Mort $8,300 and all liens. Sept 15. Oct 5, 1909. 11:2783 and 2785. 100

169th st, No 359, n s, 79.11 e Findlay av, 20x90, 2-sty frame dwelling. FORECLOS, Sept 10, 1909. Wm J McCormick referee to Thornton Bros Co. Mort $4,000. Sept 13. Oct 5, 1909. 11:2783. 6,250

169th st, No 273, n s, 22.6 e Morris av, 20x90.5, 2-sty frame dwelling. Orestes H Sparks to Thornton Bros Co. Mort $4,000. Sept 22. Oct 5, 1909. 11:2785. other consid and 100

169th st, Nos 301 and 303 College av | n e cor College av, 41.8x80, two 2-sty frame dwellings. William Loewenthal to Wm E Stiehler. Mort $8,300 and all liens. July 28, 1908. Oct 5, 1909. 11:2783 and 2785. nom

169th st, Nos 301 and 303 College av | n e cor College av, 41.8x80, two 2-sty frame dwellings. Release dower. Eva wife William Loewenthal to Thornton Bros Co. Oct 1. Oct 5, 1909. 11:2783 and 2785. nom

*175th st, e s, 317.9 s Westchester av, 25x100. Annie F Mackenzie to Katie Hannon. Mort $4,000. Oct 1. Oct 5, 1909. other cons'd and 100

*176th st, e s, 225 n Gleason av, 25x100, and being lot 295 map of Gleason property, dated June 24, 1897. Release mort. Henry B Platt EXR Grace P Platt to Blanche B Terrill. Oct 2. Oct 6, 1909. nom

*179th st, late Clover st, s w cor Bronx st, deed reads s w s, adj lot of First Dutch Reformed Church, runs s e 80 to n w s Bronx st, x s w 77.6 x n w 80 x n e — to beginning, being lots 18 and 19 map John Mapes, except part for 179th st, two 2-sty frame dwellings. Saml Cohen to Siegfried Koppel 4-10 part and Edwin L Kalish 2-10 part. B & S. Sept 13. Oct 4, 1909. 11:-3193. nom

190th st, No 67, n s, 103.7 e Morris av, 34.4x114, 2-sty frame dwelling. Le Roy Construction Co to Henry Lunsmann. Mort $10,000. Oct 5, 1909. 11:3175. other consid and 100

*216th st, s s, 225 w Tilden av, 25x100, Laconia Park. Melrose Realty Co to Carmela Lavena. Mort $800. Sept 25. Oct 5, 1909. other consid and 100

*230th st, s s, 155 e 2d av, 50x114. Thos Holland to Wm F McCormack. Mort $6,300. Oct 5. Oct 7, 1909. nom

*230th st, s s, 155 e 2d av, 25x114. Wm F McCormack to Thos and Katherine Holland. Mort $3,000. Oct 5. Oct 7, 1909 nom

*230th st, s s, 180 e 2d av, 25x114. Wm F McCormack to Thos J and Frank P Holland. Mort $3,000. Oct 5. Oct 7, 1909. nom

*232d st, late 18th st or av, s s, abt 214 w 5th av, being west 40 ft of lot 229 map of Wakefield, 40x114. Louis Koke to Catherine wife of Louis Koke. ½ part. Aug 24, 1907. Oct 7, 1909. 100

*233d st (19th st or av), s s, 280 e 5th av, 50x114, map of Wakefield, except part for st.

232d st, late 18th st, n s, lot 55 same map, 25x114. Emma N Polak to Leopold Salamon. Mort $500. Oct 1, 1909. other consid and 100

239th st, No 321, n s, 350.1 w Martha av, 24.11x100, 2-sty frame dwelling. Louis Eickwort to Marie R Wood. Mort $3,000 and all liens. Sept 28. Oct 4, 1909. 12:3388. nom

241st st, n s, 350 e Katonah av, 50x100, and being lots 1037 and 1038 map (No 164) Woodlawn Heights, vacant. Bronx Heights Land Co to Vergilio D'Ambrosia of Westchester Co, N Y. Oct 1. Oct 4, 1909. 12:3390. other consid and 100

*Av A 1st st 2d st | e s, whole front from 1st to 2d sts, 216x400 to Westchester Creek x216x431, Unionport. Kingston Securities Co to Northern Bank of N Y. Sept 1. Oct 6, 1909. nom

*Av E 10th st | n e cor 10th st, 108x205, Unionport. Edward Haight, Jr, EXR Edwd Haight to Martha F and Henry Kurz, Henry A Hartmayer and Christina wife of John Hartmayer, Jr. All title. Q C under tax sale, &c. Sept 30. Oct 7, 1909. nom

Anderson av, No 954, e s, 310.9 n Jerome av, 27.2x130.4x27.11x 119.8, 4-sty brk tenement. Kemp-Jones Realty Co to Prudence Mazziotta. Mort $17,500. Sept 25. Oct 4, 1909. 9:2504. other consid and 100

Anthony av 176th st | s w cor 176th st, 45.5x90x52x90.3, vacant. August C Nanz to Wm C Bergen. July 29. Oct 4, 1909. 11:2891. other consid and 100

*Ash av, n s, bet Elm st and Corsa av, 25x100, being lot 19 map Laconia Park. Francesco Meli of Brooklyn, to Ursola wife of Francesco Meli of Brooklyn. Oct 5. Oct 7, 1909. nom

Bathgate av, No 2341 (Madison av) 185th st | s w cor 185th st, deed reads s w s, 78 w Kingsbridge road, runs n w 96.6 x w 25 x s e 96.6 to av x e 25 to beginning, except part for av, 2-sty frame dwelling and store. FORECLOS, Sept 1, 1909. Henry Hopkins Jr referee to Geo F Bruning. Oct 1, 1909. 11:3053. 13,300

Same property. Geo F Bruning to John C Heintz and Jacob Siegel. Mort $8,000. Oct 1, 1909. 11:3053. other consid and 100

Bathgate av, No 2052, e s, 252 n 179th st, 18x70, except part for av, 2-sty frame dwelling. Hannah F Bergsmann to Christian L Abel. Mort $4,000. Oct 5. Oct 7, 1909. 11:3045. other consid and 100

*Becker av, n e s, lot 124 and s e ½ of lot 125 map Washingtonville, 75x100. Nemo Realty Co to Fiss, Doerr & Carroll Horse Co. C a G. Morts $14,670.85. Oct 2. Oct 7, 1909. other consid and 100

Boston av, s s, at e s of n s Baileys right of way to Boston av, runs e along av 316.2 x s e 323.3 to w s Sedgwick av x s e 265.4 x w 392.9 x n 166.11 to beginning, contains 2 802,1,000 acres, vacant. John Claflin EXR Horace B Cliflin to Benj T Fairchild. Confirmation and correction of deed recorded July 26, 1890. Oct 2, 1909. 12:3256 and 3253. nom

Boston av Kingsbridge terrace Heath av | s w cor Kingsbridge terrace, runs s 121.2 x w 97 x s 55 x w 25 x s 5 x w 100 to Heath av x n 94.8 to Boston av x e 258.4 to beginning, and being plot 1 map (No 1362) of subdivision of blk 3256 at Kingsbridge, vacant. Samuel Bitterman to Benj T Fairchild. Sept 30. Oct 2, 1909. 12:3256. other consid and 100

Brook av, No 1251, w s, 237.10 n 168th st, 42x168.6 to c l Old Mill Brook x42.5x157.3, vacant.

Webster av, e s, 237.11 n e 168th st, 42x14.11 to c l Mill Brook x42x17.11 to beginning, vacant.

Vincent C Pepe to Cohen & Eckman Corpn. Mort $9,000 and all liens. Sept 29. Oct 4, 1909. other consid and 100

Brook av, No 1314, e s, 201.3 n 169th st, 43x100.6, 6-sty brk tenement. Emma Kramer to Albert J Schwarzler. All liens. Sept 22. Oct 7, 1909. 11:2894. other consid and 100

*Bogart av, e s, 275 s Lydig av, 25x100. Theodore Werner to Fidelity Development Co. July 6. Oct 7, 1909. nom

Brook av, No 1401 170th st, No 419 | n w cor 170th st, 50x90, 5-sty brk tenement and stores. George H Hill Realty Co to David P Simpson. Mort $51,000. Oct 5. Oct 6, 1909. 11:2896. other consid and 100

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Bryant av, No 1456, e s, 25 s Jennings st, 20x100, 2-sty frame dwelling. Elviel Realty Co to Frederick J Steinbeck. Mort $8,000. Oct 5. Oct 6, 1909. 11:2999. nom

Briggs av, No 2861, n s, 252.4 e 198th st, 25x100, 2-sty frame dwelling. Geo D Kingston to Margt R Cameron. Mort $5,000. Oct 5, 1909. 12:3302. other consid and 100

Belmont av, No 2151, w s, 185.9 n 181st st, 17.10x86.2x17.10x85.11, 2-sty frame dwelling. Frank Knauer to Magdalena wife Frank Knauer. Oct 1. Oct 5, 1909. 11:3082. nom

Belmont av, No 2149, w s, 167.11 n 181st st, 17.10x85.11x17.10x 85.9, 2-sty frame dwelling. Same to same. Oct 1. Oct 5, 1909. 11:3082. nom

Clinton av, No 1978, 178th st, No 730 | s e cor 178th st, 25x100x24.8x100, 5-sty brk tenement and stores. J George Flammer to Sarah McGowan. B & S and C a G. Mort $20,000. Sept 30. Oct 5, 1909. 11:3093. other consid and 100

College av, No 1035, w s, 150 n 165th st, 22x92.5, 3-sty brk dwelling. Clara Zauderer to Maurice Sachs, of Brooklyn. Morts $10,200. Oct 2. Oct 6, 1909. 9:2437. other consid and 100

College av, No 254, s e s, 75 n e 141st st, 25x100, 2-sty frame dwelling and 1-sty frame stable in rear. Mary A wife Michael McCormack to Hugh J Lawler. Mort $7,700. July 21. Oct 6, 1909. 9:2523. nom

*Concord av, w s, 201 s Kossuth av, 49x100, South Mt Vernon. John F Fetzer to Lena Eichner. Morts $3,800. Sept 30. Oct 1, 1909. 100

*Columbus av, n e cor Lincoln st, 25x100, and being lot 235 map portion Hunt estate. Johanna Birnhaupt to Maria M Diedtrich. Mort $10,000. Sept 30. Oct 4, 1909. other consid and 100

Clay av, No 1252, e s, 276 n 168th st, 40.3x80, 5-sty brk tenement. A J Schwarzler Co to Wm V Webb. Mort $21,000. Oct 6. Oct 7, 1909. 9:2427. other consid and 100

Decatur av, No 3151, w s, 270 s 205th st, 25x100, 2-sty frame dwelling. Mary Russhon to John R Lang. Mort $6,000. Sept 15. Oct 4, 1909. 12:3349. nom

*Doon av, e s, 675 s Jefferson av, 25x100. Land Co A of Edenwald to Esther Meyers. All liens. Sept 3. Oct 7, 1909. nom

*Doon av, e s, 250 n Randall av, 25x100. Land Co C of Edenwald to Esther Meyers. All liens. Sept 3. Oct 7, 1909. nom

*Eastern Boulevard, e s, 175 n Fairmount av, 25x100, and being lot 364 map (No 1275) of Lohbauer Park. Emile Coletti to Paul V Coletti. Oct 4. Oct 5, 1909. nom

*Eastchester road, e s, abt 81.9 s Seminole st, and being lot 148 map (No 1130) of 327 lots Hunter estate, 27.3x90x25.7x95. Hudson P Rose Co to Alfred B Shiel. All liens. Oct 1. Oct 4, 1909. nom

*Eastchester road (Silver st), n s, 42.8 e Walker av (West Farms road), runs e 25 x n 156.1 x w 9.6 x s 34.10 and 126.9 to beginning. Cecelia Brennan to John Brennan. Mort $900. Oct 6. Oct 7, 1909. other consid and 100

Edgewater road, No 1361, old No 1503, w s, 672.7 n Westchester av, 25x100, 2-sty brk dwelling. Rose Cohen to Marie E Baumiller. Mort $5,600. Oct 1, 1909. 11:3012. nom

*Ellis av (13th st), s s, 355 w Castle Hill av (Av C), 25x103, Unionport. George Costar to Mary Walsh. Mort $4,700. Oct 5, 1909. other consid and 100

Forest av, No 853, n w s, 172.7 s w 161st st, 25x100, 2-sty frame dwelling. Lawrence Senft to Emma M S Mestaniz. Mort $3,000. Oct 1. Oct 7, 1909. 10:2647. other consid and 100

Forest av, Nos 981 to 985, on map No 981, w s, 289.2 s 165th st, 59.2x100, 5-sty brk tenement. Jonas B Weil to Herrick J Skinner. All liens. Oct 6, 1909. 10:2649. nom

Findlay av, No 1318, e s, 285.5 n 169th st, 20x100, 2-sty frame dwelling. Thornton Brothers Co to John Laurie. Mort $4,000. Oct 6, 1909. 11:2783. other consid and 100

Garrison av, Worthen av, Barry st, 156th st | s w cor Worthen st, late 144th st, runs e 345.2 to w s Barry st x s 302.11 to c l of 156th st x w 338.11 to w s Garrison av x n 338.5 to beginning, vacant. Release mort. Cornelia G Chapin to Empire Development Co. Q C. Sept 20. Oct 5, 1909. 10:2736. 6,000

*Grant av, n s, 130 w Unionport road, and being lot 509 map Van Nest Park, 25x100. Robert Adelmann to Manoog Dambourajian. Mort $3,000. July 30. Oct 2, 1909. other consid and 100

Grant av, Morris av, 165th st | begins Grant av, s e cor 165th st, runs e 207 to w s Morris av x s 79.7 x w 208 to e s Grant av x n 80.8 to beginning, vacant. Charles Helborn to John P Grace of Atlantic City, N J. Mort $19,400. Sept 29. Oct 1, 1909. 9:2447. 100

Grant av, No 1068, e s, 57 s 166th st, 25x100.10x25x100.8, 3-sty brk dwelling. Cohen & Eckman Corpn to Vincent C Pepe. Mort $7,500. Sept 30. Oct 4, 1909. 9:2448. other consid and 100

Grant av, No 927, 163d st | s w cor 163d st, 115x49, 5-sty brk tenement. John Yule to Henry F Kroger. Mort $45,000. Oct 2. Oct 4, 1909. 9:2445. other consid and 100

Heath av, e s, 94.8 s Boston av, 37.6x103, and being plot 7 map (No 1362) of sub-division of blk 3256 at Kingsbridge, vacant. Samuel Bitterman to Margaret M O'Connell. Q C. Sept 28. Oct 2, 1909. 12:3256. other consid and 100

Heath av, e s, 112.6 n 230th st, 37.6x103, vacant. Margaret M O'Connell to Samuel Bitterman. Q C. Sept 27. Oct 2, 1909. 12:3256. nom

Heath av, w s, — s Kingsbridge road, and being lot 46 map (No 1187) of Bailey estate at Kingsbridge, 25.1x103.6x25x106.10, vacant. Mons Johnsen to Anna P Boyle. Mort $4,500. Oct 4. Oct 5, 1909. 11:3239. other consid and 100

Hoe av, No 1315, w s, abt 150 s Jennings st, 25x100. Therese Sorgenfrei to Anna Kaiser. Mort $5,000. Sept 23. Oct 2, 1909. 11:2980. 100

Hughes av, No 2312 (Jefferson av), e s, 200 n 183d st, 25x100, except part for av, 2-sty frame dwelling. Bettino Tarallo to Vincenzo Laporta. Mort $3,500 and all liens. Oct 4. Oct 5, 1909. 11:3087. nom

Hughes av, 178th st | n w cor 178th st, 101.4x28x101.2x28, vacant. Kingston Securities Co to the Northern Bank of N Y. Sept 1. Oct 6, 1909. 11:3068. nom

*Houghton av (5th st), s s, 102.6 e Castle Hill av (Av C), 102.6x108, Unionport. James Reynolds to George Costar. Oct 4. Oct 6, 1909. other consid and 100

*Jefferson av, Doon av | s e cor Doon av, 25x100. Land Co B of Edenwald to Benjamin Volodor. Nov 5, 1908. Oct 5, 1909. nom

*Jones av, e s, 150 n Randall av, 50x100. Land Co C of Edenwald to Esther Meyers. All liens. Sept 3. Oct 7, 1909. nom

*Jones av, e s, 525 s Jefferson av, 50x100. Land Co A of Edenwald to Louis Albert, of Brooklyn. All liens. Sept 3. Oct 7, 1909. nom

*Madison av (Benson av), w s, 212.11 n 2d st, 125x100, Westchester. Catharine wife of and Embree Hill to Sarah H Henderson. Oct 7, 1909. other consid and 100

Marion av, No 2688, 195th st, No 341 | n e cor 195th st, 46.9x102.4x25x102.4, 5-sty brk tenement. Kingston Securities Co to The Northern Bank of N Y. Sept 21. Oct 6, 1909. 12:3283. nom

*Matthews av, w s, 225 s Brady av, 50x100. Alice M Cade to Fidelity Development Co. Morts $2,520. Sept 16. Oct 7, 1909. 100

Melrose av, Nos 775 to 779, 158th st, Nos 384 to 392 | s w cor 158th st, 73.3x99, two 5-sty brk tenements and stores and two 3-sty frame dwellings. Franciska Seiffert to Charles Seiffert. All right, title and interest to ½ part. Mort ½ of $14,750. Jan 13, 1902. Oct 5, 1909. 9:2404. gift

*Morris Park av, No 608, 25x100, except part for av. Louis Schwartz to Minnie wife Louis Schwartz. All title. Mort $7,500. June 9. Oct 5, 1909. other consid and 100

Morris av, No 2818, late Kirkside av, e s, 719.9 n 196th st, late Wellesley st, 25x100.4, 2-sty frame dwelling. Walter T Becker to Anna L Elliott. July 14, 1905. Oct 4, 1909. 12:3318. nom

Same property. Release dower. Rose wife Samuel J Tucker to same. Sept 22, 1909. Oct 4, 1909. 12:3318. 300

Mosholu Parkway, n e s, 339.11 n Steuben av, 50x100, and being Lots 303 and 304 map (No 1104) of 134 lots Varian estate. Fredk A Ahl by Lena Ahl GUARDIAN to Alfred C Bachman. ¼part. B & S. Sept 15. Oct 2, 1909. 12:3326. 1,094.39

Same property. Lena Ahl widow, INDIVID and EXTRX Maurice Ahl to same. ¾ parts. All liens. Sept 15. Oct 2, 1909. 12:3326. 3,975

Same property. Alfred C Bachman to Andrew Quinn. Mort $3,900. Oct 1. Oct 2, 1909. 12:3326. other consid and 100

Same property. Release dower. Lena Ahl widow to Fredk A Ahl. ¼ part. All title. Q C. Aug 2. Oct 2, 1909. 12:3326. 230.61

*Newell av, e s, 240 s Magenta st, 40x125. Release mort. Barnard French to Bronx Development Co. Oct 5. Oct 7, 1909. nom

*Oakes av, e s, 100 n Jefferson av, 25x100, Edenwald. Frances J Tiernan to Wm T Greenhow. Sept 17, 1907. Rerecorded from Oct 3, 1907. Oct 5, 1909. nom

Palisade av, River Drive, 231st st | n w cor 231st st, runs s w along st, 261 to e s River Drive, x n on curve 154.1 x n e 225.11 to w s of said av, x s 150.4 to beginning, contains 14 322-1,000 city lots, vacant. Harry M Merriman to Chas R Demarest Mort $16,000. Sept 24. Oct 7, 1909. 13:3411. nom

Popham av, w s, about 400 n 176th st, 25x108.7x25.3x112, and being lot 19 map of Undercliff Terrace, Morris Heights, vacant. A Lincoln Smith to Edwin F Branning. All liens. Sept 27. Oct 6, 1909. 11:2877. other consid and 100

*Pelham road, w s, and being lots 110 to 120 map (No 1122 in Westchester Co) of lands of Dutchess Land Co on Benson Estate at Throggs Neck. Egan & Hallecy Construction Co to Herman Hartman. B & S. Oct 5. Oct 6, 1909. other consid and 100

Pelham av, No 666, late Union av, s s, about 25 w Cambreleng av, —x—, and being lot 131 map of S Cambreleng et al at Fordham, 2-sty frame dwelling. John J Brady to Thos F Wheeler. Q C. Sept 28. Oct 1, 1909. 11:3091. omitted

*Pleasant (2d av), e s, 60 n 2d st, 40x100, Olinville. Ann M wife Howard D Ganong to John O'Brien. Oct 6, 1909. other consid and 100

Prospect av, Av St John, Kelly st | n e cor Kelly st, runs e 132.7 to w s Av St John x n 185.5 to e s Prospect av x s 228 to beginning, the blk, vacant. Pincus Lowenfeld et al to Mercury Realty Co, a corpn. Sept 14. Oct 5, 1909. 10:2686. other consid and 100

Prospect av, 167th st | n w cor 167th st, 50x100, 6-sty brk tenement and stores. Abraham Brown to Isaac Brown. Mort $70,000. Oct 1. Oct 5, 1909. 10:2680. nom

Prospect av, 167th st | n w cor 167th st, 50x100, 6-sty brk tenement and stores. Isaac Brown to Abraham Brown. Mort $60,000. Sept 30. Oct 1, 1909. 10:2680. nom

Prospect av, Home st | n w cor Home st, runs w 249.6 x n 95.3 x e 4.10 x n 78.8 x e 64 x n 36.3 x e 51 x s 5 x e 105 to av, x s 97 to beginning, vacant. Albert J Schwarzler to Ittner Realty Co. Morts $36,250. Sept 23. Oct 7, 1909. 10:2681. other consid and 100

Prospect av, No 953, w s, 33.10 n 163d st, 37.6x106, 5-sty brk tenement. The Gaines-Roberts Co to George Laemmle. Mort $20,000. Nov 18, 1904. Oct 7, 1909. 10:2678. nom

*Randall av, n s, 25 w Amundson av, 25x100, Edenwald. Christian L Abel to Hannah F Bergsman, of Bayonne, N J. Oct 4. Oct 7, 1909. other consid and 100

St Anns av, w s, 48.2 n 158th st, 40x100, 6-sty brk tenement. Samuel Grossman to Ignatz Rosenbaum. Mort $33,500. Oct 7, 1909. 9:2360. other consid and 100

Southern Boulevard, 136th st | s w cor 136th st, 32.9x119.2x32x137.8, 5-sty brk tenement and stores. Henry F Kroger to John Yule. Mort $40,000. Oct 2. Oct 4 ,1909. 10:2564. nom

Southern Boulevard, No 1007, w s, 483 s Westchester av, 40x131.1 x40x129.8, 5-sty brk tenement. The Gaines-Roberts Co to Anna Kahrs and Mary M Bohling. Mort $30,000. Oct 4. Oct 5, 1909. 10:2725. other consid and 100

Southern Boulevard, No 878, e s, 183.4 n Tiffany st, 33.4x100, 4-sty brk tenement. Jas F Meehan Co to Harry M Fautwasser. Mort $17,500. Oct 5. Oct 6, 1909. 10:2733. nom

Stebbins av, Nos 948 to 954, e s, 278.8 n Westchester av, 75x80, four 3-sty frame tenements. Edward A Bell to Rockland Realty Co. Morts $4,450. Sept 30. Oct 1, 1909. 10:2698. other consid and 100

Summit av, Ogden av | e s, 112.5 s 166th st, 43.9x190 to Ogden av, vacant. Anthony F Koelble to John Volz. B & S. Mort $5,100. Sept 30. Oct 2, 1909. 9:2526. other consid and 100

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HAND POWER ELEVATORS suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Tiebout av, No 2031, w s, 116.8 n 180th st, 16.8x90, 2-sty frame dwelling. August Raible to Henry Bauer. Mort $2,500. Oct 7, 1909. 11:3143 and 3144. other consid and 100

Tinton av, No 1135, w s, 190.6 s Home st, 18.6x110, 3-sty frame tenement. Louisa Raab to Henry Raab. ½ part. Oct 1. Oct 6, 1909. 10:2661. other consid and 100

*Tremont av, or East 177th st, s s, part lot 152 map (No 29 in Westchester Co) of Unionport, 116.9 and bounded e by lot 153 72.7, s by n s Ludlow av 100, and w by lots 150 and 151 132.11. John Cook to Wm H Pound and T Joseph Dunn. Mort $2,000. Sept 30. Oct 5, 1909. other consid and 100

*Tremont road, n s, 75 e Pilgrim av, 20x100, Tremont terrace. Bankers Realty and Security Co to Mary A Gordon. All liens. Sept 15. Oct 7, 1909. 100

Vyse av, e s, 50 s 172d st, 50x100, vacant. Arnold Timmerhans and ano to Gertrude Hotto. Oct 4. Oct 5, 1909. 11:2995. other consid and 100

*Van Nest av / Holland av | n e cor Holland av, 25x100, Hunt estate. Alcazar Realty Co to Johanna Birnhaupl. Mort $10,000. Sept 30. Oct 2, 1909. nom

Vyse av, No 1541, w s, 200 n 172d st, 25x100, 2-sty brk dwelling. Steinmetz Construction Co to Charles Gilfrich and Annie his wife as tenants by entirety. Mort $5,750. Sept 30. Oct 1, 1909. 11:2989. other consid and 100

West Farms road, No 1073, n w s, 23.10 w Hoe av, runs w 87 x s 20 x e 74 to road x n e 23.10 to beginning, 3-sty brk dwelling. Mary A McCarthy Construction Co to Catharina Lohmann. Mort $8,000. Oct 1, 1909. 10:2744. other consid and 100

West Farms road, w s, bet 172d and 173d sts, lots 5, map Daniel Edwards.

West Farms road, w s, lot 4, same map, adj above on south. Agreement that division line between said lots will be West Farms road, w s (year 1889) 90.4 s 173d st, and runs w 204.2 Frank A Becker with Helene Westheimer. Oct 4. Oct 6, 1909. 11:3014. nom

Westchester av, No 758 / Tinton av, No 735 / 156th st | s e cor 156th st, runs s 44.5 x s e 65.8 x e 6.10 to w s Tinton av, late Beach av, x n 71.6 to s s 156th st, x w 13.10 to beginning, 4-sty brk tenement and stores. Joseph Kaplan to Barney Goldman. ½ part. All title. B & S. All liens. Sept 30. Oct 6, 1909. 10:2654. other consid and 100

*2d av, n w cor 5th st, 30x89, Wakefield. Melrose Realty Co to Damiano and Vincenzo Pizzo. Mort $900. Oct 1. Oct 2, 1909. other consid and 100

*5th av, w s, 50 s Nelson av, 71.10x100.6x61.11x100, Edenwald. Land Co D of Edenwald to Esther Meyers. Sept 21. Oct 7, 1909. nom

*6th av, e s, 100 s Shiel st, or 214th st, 35x—x25x100, Laconia Park. Geo W Rose to John J Rose. ½ part. Oct 1. Oct 4, 1909. other consid and 100

9th av (a private st, w s Inwood av, e s / Combs road. | lot 16 map of 25 lots M Schurck estate at Jerome and Inwood avs, 172d st and Mc-

Inwood av / Goble pl | n w cor Goble pl, 25x100, vacant.

Bryant av / 173d st | s w cor 173d st, 50x80.5x51x90.6, vacant.

George Bezold and ano EXRS John Bezold to George, John, Christina and Elizabeth Bezold and Anna Degenhardt. Oct 4. Oct 5, 1909. 11:2859-2865-2996. 5,266.66

*Lots 55, 56, 60 and all right, title and interest in all other lots on revised map of Seneca Park (filed in vol 2 of maps, page 23 in Westchester Co), and also all right, title and interest to all lots on amended map (No 1038 in Westchester Co) of Bronxwood Park, especially lots 52, 65, 66, 67 and 82; also all right, title and interest on map (No 1106 in Westchester Co) of Arden property, Westchester; also all right, title and interest to all lots at Baychester on map (No 599 in Westchester Co) of Pelham Park. Geo P Shirmer and Lily L his wife to M Beth Shirmer. All liens. Sept 30. Oct 4, 1909. other consid and 500

*Lots 66 to 69 map (No 980 in Westchester Co) of 93 lots at South Mt Vernon. Frederick Thomas, Jr, to Eugene Ballweg. All liens. Sept 14. Oct 4, 1909. nom

*Lots 1, 2 and 3 block 49.

*Lots 32 and 33 block 52. map No 1162 Section D of Edenwald. Release mort. The Peoples Trust Co to Land Co D of Edenwald. Sept 28. Oct 7, 1909. 1,000

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Oct. 1, 2, 4, 5, 6 and 7.

BOROUGH OF MANHATTAN.

Catherine st, No 68, all. Eliza A Thorne to Martin Garone; 5 5-12 years, from Aug 1, 1909. Oct 7, 1909. 1:278... 2,100

Catherine st, No 68, all. Martin Garone to Max Friedman; 4 9-12 years, from Nov 1, 1909; 5 years renewal. Oct 7, 1909. 1:278..... 2,100

Forsyth st, No 70, south store, &c. L A Goldstein to Harris Feingold; 2 years, from May 1, 1909. Oct 4, 1909. 1:306.....720

Greenwich st, Nos 206 and 208 / Vesey st, No 72 | n w cor Vesey st, 53.10x22.10x50.5 x41.11, all. Samuel E Jacobs to Richard Mullowney; 21 years, from Sept 10, 1909. Oct 6, 1909. 1:84..... taxes, &c, and 7,500 to 9,500

Lawrence st, No 81. Assign lease. Irwin Potts to Davies J Marshall. Oct 2. Oct 4, 1909. 7:1983..... nom

Lawrence st, Nos 3 and 5, all. West Harlem Realty Co to Motor Delivery Co; June 8, 1909, 4 years, from completion of building, with 4 years renewal. Oct 1, 1909. 7:1967.....2,500

Lawrence st, No 81 / Amsterdam av | n w cor. Reassign lease. Davies J Marshall to Irvin Potts. All title. Morts $6,805.45. Oct 5, 1909. 7:1983..... nom

Pitt st, No 47, all. The estate of Hyman Schnitzer to Jacob Raskin and ano; 5 9-12 years, from Aug 1, 1909. Oct 6, 1909. 2:343..... 3,650

Suffolk st, No 180, store. Asher Siegfried to Louis Siegfried; 5 years, from Oct 1, 1909. Oct 6, 1909. 2:350.....960

Suffolk st, No 180, front and rear buildings. Max I and Harris Aronson to Ascher Siegfried; 10 years, from May 1, 1908. Oct 6, 1909. 2:350..... 2,580

St Marks pl, No 91, parlor floor. Agnes Thomas to Adolph Schermann; 2 7-12 years, from Oct 1, 1909. Oct 6, 1909. 2:436....600

White st, Nos 84 and 86, all. Eugene Higgins to Underhill, Clinch & Co, a corpn; 10 years, from May 1, 1912, with 10 years renewal Oct 5, 1909. 1:195..... 7,000 and 8,000

4th st, Nos 31 to 35 East, all. Anna M Grossman et al TRUSTEES Martin Grossman to Giuseppe Piazza et al; 5 years, from Dec 1, 1909, with 5 years renewal at $6,600. Oct 5, 1909. 2:544. .....5,400 and 6,600

4th st, No 214 East. Assign lease. Frank Uterstaedt to William Uterstaedt. 2-6 parts. All title. Oct 5. Oct 6, 1909. 2:399. .....nom

4th st, No 42 East, all. Mary Deffendorf to Louis Frankel; 5 years, from Aug 1, 1909. Oct 7, 1909. 2:531..... 900

9th st, No 333 East, gangway and rear building. Leon Pizer et al EXRS &c Jacob Pizer to David and Morris Levenson; 5 years, from Oct 1, 1909. Oct 5, 1909. 2:451..... 600 to 780

25th st, Nos 49 and 51 West, store and basement. The Building & Engineering Co to William Eitingon & Co and F G Wright Fur Co; 5 years, from Feb 1, 1910. Oct 5, 1909. 3:827..... 8,500 to 10,000

26th st, Nos 109 to 115 West, 6th loft. John J Geraty to King Davidson and Harry M Rausen firm King, Davidson & Co; 2 years, from Feb 1, 1909. Oct 4, 1909. 3:802..... 2,400

41st st, Nos 108 to 112, s s, 125 w 6th av, 75x98.9, all. Chas E Force & Co to Sam S and Lee Shubert, Inc, a corpn; from May 1, 1909, to July 31, 1928. Oct 4, 1909. 4:993..... taxes, &c, and 22,500 to 30,000

48th st, No 235 East. Assign lease. Susie Kohl to Adolph Kumpfner. Apr 23. Oct 4, 1909. 5:1322..... nom

49th st, No 231 East, all. Esther Cohen to Maria Ohmstede; 5 years, from Aug 1, 1909. Oct 4, 1909. 5:1323.....1,000

72d st, No 448 East, all. Leonhard Greim and ano to John Motzer. 10 years, from May 1, 1908. Oct 7, 1909. 5:1466..1,500 and 1,800

73d st, No 219 East, all. Solomon Judenfreund to Max Gilefsky; 2 years, from Oct 1, 1909. Oct 7, 1909. 5:1428.. 1,700

Same property. Surrender lease. Max Gilefsky to Solomon Judenfreund. Oct 4. Oct 7, 1909. 5:1428.. .....nom

79th st, No 406, s s, 119 e 1st av, 20x50, all. William Connolly Jr to John P Marshall; 3 8-12 years, from Sept 1, 1909. Oct 5, 1909. 5:1473..... 720

103d st, No 336 East, store and basement. Henry Webendorfer to Independent Salt Co; 2 8-12 years, from Sept 1, 1909. Oct 5, 1909. 6:1674..... 960

117th st, Nos 11 and 13 West, all. Hyman Hein to Aaron Rosenstein; 3 years, from Oct 1, 1909, with 2 years renewal. Oct 1, 1909. 6:1601..... 4,400

Av A, No 147, east store and cellar. Barbara Rau to Lina Geallers; 3 years, from May 1, 1906. Oct 1, 1909. 2:437.....480

Av A, No 1022, e s, 75.5 s 56th st, 25x100. Assign lease. August Koenig to Charles Meisezahl. Sept 30. Oct 4, 1909. 5:1371. 2,350

Same property. Consent to assign lease. Mary L Handley to same. Sept 16. Oct 4, 1909. 5:1371..... nom

Av B, No 161, store, &c. Sam Golding to Alex Klein; 3 years, from May 1, 1909. Oct 7, 1909. 2:393.. .....660 to 900

Amsterdam av, No 466, store and basement. Joseph Gluck and ano to Edward Unterman; from Oct 1, 1909, to Sept 28, 1919. Oct 5, 1909. 4:1230..... 1,800

Amsterdam av, No 466, store, &c. Hermina Maier to Joseph and Emil E Gluck; 10 years, from Oct 1, 1909. Oct 5, 1909. 4:1230. 1,800

Amsterdam av, No 466, store and basement. Surrender lease. Joseph and Emil Gluck to Hermina Maier. All title. Oct 1. Oct 5, 1909. 4:1230... nom

Broadway, No 1789, part of ground floor and basement. Wm R Hearst to John Lurie; 5 years, from Dec 1, 1909. Oct 7, 1909. 4:1030..... ...12,500

Bowery, No 23. Assign lease. John W Hahne and ano to John D Haase. Mort $2,540. Oct 6. Oct 7, 1909. 1:289.. .. ....nom

Bowery, No 23, all. R L Moffett ATTY to J Warren Hahne and James Marshall; 5 years, from Oct 1, 1909. Oct 7, 1909. 1:289..... ...1,800 to 4,200

Central Park West, No 390 / 99th st, No 2 West | s w cor 99th st, Subordination of lease to mort for $10,000. Eugenie H Meyer and Fredk S Justice with Chas G Koss. Oct 4, 1909. 7:1834... nom

St Nicholas av, No 1404, n e cor 180th st, 5th store from cor. Susan B Livingston to Robert Metzner; 5 years, from Oct 1, 1910. Oct 5, 1909. 8:2153..... 1,000 and 1,200

6th av, No 344. Assign lease. Joseph H Wichert TRUSTEE of Louis Frazin and Abraham M Oppenheim bankrupts to Abe Schwalbe. All title. Oct 1. Oct 5, 1909. 3:823.....22,600

7th av, No 171, all. Henry B Brunie et al EXRS John M Brunie to Henry La Frenze and ano; 4 8-12 years, from Sept 1, 1909. Oct 5, 1909. 3:796..... 1,020

12th av, n e cor 130th st, Assign lease. John Sammon to John D Haase. Mort $2,000. Oct 5, 1909. 7:1997..... nom

12th av, n e cor 130th st, 24.11x74, all. Catherine A and Mary Tone to John Sammon; 3 years, from May 1, 1909. Oct 5, 1909. 7:1997..... 1,500

12th av, n e cor 130th st. Reassign lease. John D Haase to John Sammon. All title. Mort $2,000. Oct 6, 1909. 7:1997.....nom

BOROUGH OF THE BRONX.

Grand View pl / 167th st | n w cor 167th st, lot 50 in block 2465. The City of N Y to Daniel Eichner; Nov 5, 1908, tax lease 1,000 years, from Oct 10, 1906. Oct 6, 1909. 9:2465.....56.20

Brook av, Nos 561 and 563. Reassign lease. John D Haase to Patrick Noonan. All title. Mort $2,000. Oct 5, 1909. 9:2294. ...nom

Brook av, Nos 561 and 563. Assign lease. Patrick Neonan to John D Haase. Mort $2,000. Oct 1. Oct 4, 1909. 9:2294.....nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

Brook av, w s, 8 s Westchester av, and adj right of way of Interborough Rapid Transit Co on south, premises and store. J Clarence Davies to Patrick Noonan; 10 years, from June 1, 1909. Oct 1, 1909. 9:2294..... 1,200 to 2,100

College av | n e cor 144th st, store. Anna Brautigam to 144th st, No 301 John Haffen; 3 4-12 years, from Jan 1, 1909. Oct 7, 1909. 9:2325..... 330 and 420

Courtlandt av, No 904, all. Jacob D Blume to Karl Heincke; 2 years, from Aug 1, 1909. Oct 1, 1909. 9:2408.....900

Longwood av, No 866, store, &c. Samuel Winters to Charles Bear and ano; 3 years and 6½ months, from Oct 15, 1909. Oct 5, 1909. 10:2688.....1,500 to 1,700

Southern Boulevard, No 1121, n w cor 167th st. Reassign lease. Geo C Kienzle to John S Leahy. All title. Mort $4,643.20. Sept 30 Oct 4, 1909. 10:2728.....nom

*Unionport road, cor Jefferson st, lot 429 map ——, wagon works, wheelwright and dwelling. Eliza Driscoll to Charles Koterba; 3 years, from June 1, 1910. Oct 6, 1909. 300

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Oct. 1, 2, 4, 5, 6 and 7.

BOROUGH OF MANHATTAN.

Alexander, Arthur A as trustee with Hyman Rubin and Louis Seiler. Rivington st, No 120, n s, 60 e Essex st, 20x75. Extension of $16,000 mort until Oct 1, 1914, at 5%. Oct 1, 1909. 2:354. nom

Same with same. Same property. Extension of $4,500 mort until Oct 1, 1914, at 5%. Oct 1, 1909. 2:354. nom

Armstrong, Sarah C to William J Fields. 44th st, No 427, n e s, abt 345 w 9th av, 25x100.5. Oct 7, 1909, due, &c, as per bond 4:1054. 5,000

Bonn, Edward A to FRANKLIN SAVINGS BANK. 7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100. P M. Oct 7, 1909, 5 years, 4½%. 7:1915. 60,000

Belnord Garage, a corpn, to Louis F Levy. 87th st, Nos 266 to 274, s s, 100 e West End av, 125x100.8. Leasehold. Oct 6, 1 year, 6%. Oct 7, 1909. 4:1234. 20,000

Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1909. 4:1234. ——

Brueck, Fredk, William Hoegg, Richard Cole, all of City of N Y, and Samuel H Wilson and Mary T A Wilson of Pelham, N Y, to N Y LIFE INS CO. 7th av, Nos 711 to 715, e s, 50.4 s 48th st, runs e 79 x n 50.4 to s s 48th st, Nos 168 and 170, x e 41 x s 100.4 x w 120 to av x n 50 to beginning. Sept 23, 2 years, 5%. Oct 1, 1909. 4:1000. 45,000

Baer, Simon to EMIGRANT INDUSTRIAL SAVINGS BANK. 91st st, No 309, n s, 150 e 2d av, 25x100.8. Oct 1, 1909, 5 yrs, 4½%. 5:1554. 15,500

Baer, Simon to Emma Hassey. 91st st, No 309, n s, 150 e 2d av, 25x100.8. Prior mort $15,500. Oct 1, 1909, 3 yrs, 6%. 5:1554. 4,500

Boyle, Edw F to Margt Fagan. 51st st, No 322, s s, 237.6 e 2d av, 18.9x70.5. Prior mort $5,000. Sept 23, due &c as per bond. Oct 1, 1909. 5:1343. 1,500

Bahrenburg, Emma W and Caroline Arras of Brooklyn, N Y, to Chas G Koss. 9th av, Nos 524 and 526, n e cor 39th st, Nos 355 to 359, runs e 100 x n 74.1 x w 39.10 x s 36.10 x w 60.2 to 9th av x s 37.2 to beginning. Prior mort $25,000. Oct 1, 1909, 3 years, 5%. 5:763. 5,000

Burns, Edward C to Richard L Howell. Amsterdam av, Nos 226 to 230, n w cor 70th st, No 201, 100.5x100. P M. Prior mort $650,000. Oct 1, 5 years, 5%. Oct 2, 1909. 4:1162. 49,000

Bernard, Julia D of Brooklyn, N Y, to John Volz. Wadsworth av, e s, 44.6 n 180th st, 2 lots, each 37.6x100. 2 P M morts, each $10,000; 2 prior morts, $30,000 each. Oct 1, 4 years, 6%. Oct 2, 1909. 8:2162. 20,000

Borst, Chas A to LAWYERS TITLE INS & TRUST CO. 94th st, No 276, s s, 55 e West End av, 15x63 to Jauncey lane. Sept 30, 5 years, 5%. Oct 4, 1909. 4:1241. 15,000

Borst, Chas A to LAWYERS TITLE INS & TRUST CO. 94th st, No 272, s s, 85 e West End av, 15x64.9 to Jauncey lane x15x64.4. Sept 30, 5 years, 5%. Oct 4, 1909. 4:1241. 15,000

Burton, Oscar A of Albert Lea, Minn, to TITLE GUARANTEE & TRUST CO. 47th st, No 30, s s, 390 w 5th av, 20x100.5. Sept 25, due, &c, as per bond. Oct 4, 1909. 5:1262. 30,000

Berls, Richard E and Herman A to Edith R Lewis. 120th st, No 221, n s, 300 w 7th av, 25x100.11. Oct 4, 1909, 5 years, 4½%. 7:1926. gold, 13,600

Bader, Robert to American Mortgage Co. 119th st, No 530, s s, 390.10 e Pleasant av, 17.10x100.11. P M. Oct 6, 1909, 3 yrs, 5%. 6:1815. 4,000

Blaine, James and John F Schote to Philip Scheyer. 131st st, Nos 28 and 30, s s, 360 w 5th av, 50x99.11. Certificate of reduction and receipt of $3,000 on account of mort. Oct 1. Oct 5, 1909. 6:1728. ——

Belgrade Realty Co to Zengendal Realty Co. 136th st, Nos 528 and 530, s s, 105 e Broadway, 70x99.11. Prior mort $90,000. Oct 6, 1909, 3 years, 5%. 7:1988. 20,000

Belgrade Realty Co to LAWYERS TITLE INS & TRUST CO. 136th st, Nos 528 and 530, s s, 105 e Broadway, 70x99.11. Oct 6, 1909, 5 years, 5%. 7:1988. 90,000

Same to same. Same property. Certificate as to above mort. Oct 5. Oct 6, 1909. 7:1988. ——

Byrnes, William with EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 2245, Subordination agreement. Sept 30. Oct 6, 1909. 6:1687. nom

Browline Realty Co with TITLE GUARANTEE & TRUST CO. 1st av, Nos 2012 and 2014. Subordination agreement. Sept 27. Oct 6, 1909. 6:1697. nom

Same with Sol Sulzberger. Same property. Subordination agreement. Oct 1. Oct 6, 1909. 6:1697. nom

Bizzarri, Giacinto to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 2245, w s, 60 n 115th st, 20x73. Oct 4, 5 years, 4½%. Oct 6, 1909. 6:1687. 8,400

Belgrade Realty Co and Realty Mortgage Co with LAWYERS TITLE INS & TRUST CO. Broadway, s e cor 136th st, 99.11x175. Subordination agreement. Oct 5. Oct 6, 1909. 7:1988. nom

Belgrade Realty Co to LAWYERS TITLE INS & TRUST CO. Broadway, s e cor 136th st, 99.11x105. Oct 6, 1909, 5 years, 5%. 7:1988. 210,000

Same to same. Same property. Certificate as to above mort. Oct 5. Oct 6, 1909. 7:1988. ——

Blessington Co with Arrow Realty Co. Central Park West, Nos 101 to 105, n w cor 70th st, Nos 1 to 7, 100.5x150. Extension of $125,000 mort until Feb 1, 1913, at —%. Sept 30. Oct 5, 1909. 4:1123. nom

Bickelhoupt, Geo Jr to John B Bogner. 47th st, Nos 243 and 245, n s, 325 e 8th av, 50x100.5. Prior mort $27,000. Oct 5, due Jan 1, 1913, 6%. Oct 6, 1909. 4:1019. 6,000

Bancroft, Jenescener M A C of Brooklyn, to TITLE GUARANTEE & TRUST CO. Water st, No 254, n s, abt 40 w Peck slip, 19.3x 51x16.11x50.10 e s. Oct 4, due &c as per bond. Oct 6, 1909. 1:98. 6,500

Bonn, Michael and Morris H Park to Wm J Amend trustee for Eliz Dunsing &c will Christian Schieck. 27th st, No 432, s s, 350 e 10th av, 25x98.9. Oct 6, 1909, 5 years, 5%. 3:724. 23,000

Crow, Clinton W to Agnes Young. Hester st, No 181, n s, abt 60 w Mott st, 20.6x100. ½ part. All title. Oct 1, 1909, due Jan 1, 1912, 6%. 1:237. 3,000

Corn, Henry to MUTUAL LIFE INS CO of N Y. 4th av, Nos 313 to 321, s e cor 24th st, Nos 100 to 106, 98.9x100. Oct 1, due &c as per bond. Oct 2, 1909. 3:879. 275,000

Corn, Henry to Daniel M Stimson and ano. Same property. P M. Prior mort $275,000. Oct 1, due &c as per bond. Oct 2, 1909. 3:879. 75,000

Corn, Henry to Horace H Brockway. 24th st, Nos 108 to 114, s s, 100 e 4th av, 50x87.6. P M. Sept 30, 3 years, 5%. Oct 2, 1909. 3:879. 71,000

Cahill, Susanna V to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 822, s w cor 63d st, 41.11x80. Oct 4, 1909, 3 years, 4½%. 5:1397. 5,000

Castleton Construction Co to Central Building Improvement & Investment Co. Broadway, n e cor 151st st, 99.11x150. Building loan. Prior mort $——. Oct 1, 1 year, 6%. Oct 4, 1909. 7:2083. 117,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 4, 1909. 7:2083. ——

Same to same. Same property. P M. Prior mort $——. Oct 1, 1 year, 6%. Oct 4, 1909. 7:2083. 75,500

Chelsea Methodist Episcopal Church of N Y to BROADWAY SAVINGS INSTN of City N Y. Fort Washington av, n w cor 178th st, 85.1x138.3x85x134.5. Oct 4, 1909, due Nov 1, 1910, 5%. 8:2177. 45,000

Chauvin, Pauline wife Eugene to American Mortgage Co. 48th st, No 252, s s, 69.6 w 2d av, 19.2x100.5. Sept 20, 5 years, 5%. Oct 5, 1909. 5:1321. 8,000

Corn, Henry to METROPOLITAN LIFE INS CO. 4th av, Nos 215 to 219, s e cor 18th st, Nos 100 to 106, runs s 78.6 x e 115 x n 25.6 x e 10 x s 41 x e 50 x n 2 x e 0.2 x n 92 to st x w 175.2 to beginning; also all title to alley 10 ft wide. Oct 5, 1909, 10 years, 6% until 1 year after completion of building, and 5½% until Oct 1, 1914, and thereafter at 5%. 3:873. 1,200,000

Carter, Ada E wife Wm H Carter to John T Prout. Gold st, No 78, s s, abt 190 e Beekman st, 15.3x78x15x78. Prior mort $1,500. Dec 7, 1908, due &c as per bond. Oct 5, 1909. 1:99. 1,500

Carter, Fanny L of Montclair, N J, to Mary Kidde. Worth st, No 7, n s, 105.3 e Hudson st, 25x100. Sept 27, 3 years, 5½%. Rerecorded from Sept 28, 1909. Oct 6, 1909. 1:179. 3,000

Cangro, Minnie to LAWYERS TITLE INS & TRUST CO. 104th st, No 343, n s, 150 w 1st av, 25x100.9. Oct 6, 1909, 5 years, 5%. 6:1676. 9,000

Canno, Max to Marguerite P Siegman. 1st av, No 277, w s, 23.3 s 16th st, 20x80. P M. Oct 6, 1909, 3 years, 5%. 3:922. 15,000

Canno, Max to Samson Lachman and ano exrs Wm J Ehrich. 1st av, No 275, w s, 43.3 s 16th st, 20x80. P M. Oct 6, 1909, 3 years, 5%. 3:922. 15,000

Condit, Caroline E B and Olive W Hall with METROPOLITAN LIFE INS CO. 95th st, Nos 314 and 318, s s, 250 w West End av, 75x100.8. Extension of $120,000 mort until Sept 1, 1912, at 5%. Sept 21. Oct 5, 1909. 4:1253. nom

De Coursey, James J to LAWYERS TITLE INS & TRUST CO. 130th st, No 322, s s, 265 w 7th av, 17.6x99.11. Sept 30, 5 yrs, 5%. Oct 1, 1909. 7:1935. 10,000

de Roig, Olaya Serra to TITLE GUARANTEE & TRUST CO. 58th st, No 325, n s, 256 e 2d av, 23.6x100.5. P M. Oct 1, 1909, due &c as per bond. 5:1351. 10,000

Daniels, Harry to Adele A Fabbricotti trustee O Fabbricottti. Henry st, No 241. Extension of $21,000 mort until Oct 1, 1914, at 5%. Oct 1, 1909. 1:286. nom

Dodge, Zenas U to Joseph Feldmann and ano. Av A, Nos 1301 and 1303, w s, 50.5 s 70th st, 50x85. Prior mort $55,250. Oct 1, due Jan 1, 1910, 6%. Oct 4, 1909. 5:1464. 5,000

Devinney, Edward with RHODE ISLAND HOSPITAL TRUST CO, a corpn of R I. 88th st, No 55 East. Extension of mort for $25,000 to Nov 15, 1912, at 4½%. Sept 24. Oct 5, 1909. 5:1500. nom

de Frece, Minnie to EMIGRANT INDUSTRIAL SAVINGS BANK. 62d st, No 161, n s, 75 e Amsterdam av, 25x100.5. Prior mort $7,500. Oct 5, 1909, 3 years, 4½%. 4:1134. 1,000

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Duffy, Catherine O'F to Loretta E Cosgrove. 54th st, No 355, n s, 125 e 9th av, 25x100.5. Oct 5, 3 years, 6%. Oct 6, 1:00. 4:1045. 2,000

Dittman, Charles with Jennie Israel. 77th st, Nos 248 and 250, s s, 160 w 2d av, 50x100. Extension of mort for $4,000 to Oct 5, 1912, at 6%. Oct 5. Oct 6, 1909. 5:1431. nom

Ehrenreich, Sarah, Moritz Gluck and David Iczkavits to Amelia Wiegand extrx George Wiegand 132d st, No 44, s s, 123 e Madison av, 27x99.11. Oct 6, 5 years, 6%. Oct 7, 1909. 6:-1756. 2,250

Ehrenreich, Sarah to Amelia Wiegand. 101st st, No 69, n s, 100 w Park av, 25x100.11. Oct 6, 6 years, 6%. Oct 7, 1909. 6:1607. 3,800

Ehrenreich, Sarah, Moritz Gluck and David Iczkavits to Natalie R Buser. 132d st, No 42, s s, 96 e Madison av, 27x99.11. Prior mort $. Oct 6, due April 6, 1914, 6%. Oct 7, 1909. 6:-1756. 2,250

EQUITABLE LIFE ASSUR SOC of the U S with Chas S Meyerson. Thompson st, Nos 177 and 179, w s, 173.3 n Houston st, 33.9x100; Thompson st, No 181, w s, 207 n Houston st, 33.11x100. Extension of 2 morts for $35,000 each until Oct 10, 1914, at 5%. Sept 1. Oct 5, 1909. 2:525. nom

Ehrmann, Mary to Elihu Root and ano trustees Henry H Cook. West st, Nos 350 to 352, s e cor Clarkson st, Nos 66 to 72, runs s 75 x e 105.1 x s 25 x e 25 x n 100 to s s Clarkson st x w 131.10 to beginning. Oct 5, 1909, due Oct 1, 1912, 5%. 2:600. 80,000

Eagan, Emma J to Chelsea Realty Co. 35th st, No 17, n s, 275 w 5th av, 22x98.9. Prior mort $54,000. Oct 1, 1909, 3 years, 6%. 3:837. 16,000

Equitable Realty Co to LAWYERS TITLE INS & TRUST CO. 14th st, No 304, s s, 52.6 e 2d av, 19.3x51.6. Oct 1, 1909, 5 years, 5%. 2:455. 12,500

Same to same. Same property. Certificate as to above mort. Sept 10. Oct 1, 1909. 2:455. —

Equitable Realty Co to LAWYERS TITLE INS & TRUST CO. 14th st, No 302, s s, 33 e 2d av, 19.6x51.6. Oct 1, 1909, 5 years, 5%. 2:455. 12,500

Same to same. Same property. Certificate as to above mort. Sept 10. Oct 1, 1909. 2:455. —

Friedman, Max to DRY DOCK SAVINGS INSTN. 9th st, No 310, s w s, 125 e 2d av, 25x80.6. P M. Oct 1, 1909, due &c as per bond. 2:450. 12,000

Frank, Henry to GERMAN SAVINGS BANK in City N Y. Av A, No 1623, w s, 77.2 n 85th st, 25x94. Oct 1, 1909, 3 years, 4½%. 5:1565. 20,000

Feitner, Thos L to Louisa Varet, Macombs pl, late Macombs Dam road, w s, 85.1 s 153d st, 28.1x73.1x25x86. Oct 1, 3 years, 4½%. Oct 4, 1909. 7:2038. 3,500

Feist, Leopold of Pelham Heights, N Y, to Saml D Styles. 37th st, No 134, s s, 94.8 w Broadway, 21x98.9. Oct 4, due &c as per bond. Oct 5, 1909. 3:812. 10,000

Frankel, Sander and Sarah M Epstein to Emanuel Moses exr Bernard Cohen. 82d st, No 335, n s, 267.6 w 1st av, 17.10x102.2. Oct 4, due &c as per bond. Oct 5, 1909. 5:1545. 8,500

Fiore, Elvira T to Dionigi Laura. 97th st, No 218, s s, 285 e 3d av, 25x100. 1-3 part. Oct 1, 1 year, 6%. Oct 6, 1909. 6:1646. 2,500

Fleischmann Realty and Construction Co with LAWYERS TITLE INS AND TRUST CO and Robt Altman and Louis Cohen. Audubon av, n e cor 177th st, 107.11x100. Subordination agreement and consent to same. Aug 10. Oct 7, 1909. 8:2132. nom

GREENWICH SAVINGS BANK with Israel E Pike, Edwin L Kalish and Isaac Peiser trustees under deed of trust. 3d av, Nos 2144 and 2146, n w cor 117th st, No 189 East. Extension of $35,000 mort until May 1, 1914, at 4½%. Oct 2. Oct 6, 1909. 6:1645. nom

Grad, William to David Tawlowitz. 7th av, No 2195, e s, 24.11 s 130th st, 18.9x75. Prior mort $15,000. Aug 4, due July 1, 1912, 6%. Oct 6, 1909. 7:1914. 2,500

Griot, George with American Mortgage Co. 48th st, No 252, s s, 69.6 w 2d av, 19.2x100.5. Subordination agreement. Oct 5, 1909. 5:1321. nom

Gest, Guy M with THE BANK FOR SAVINGS in N Y. Lexington av, No 42. Extension of mort for $12,000 to Sept 19, 1912, at 4½%. Sept 30. Oct 5, 1909. 3:880. nom

Golde & Cohen, a corpn, to Sigmund Adler. Park av, Nos 1332 and 1334, w s, 25.11 s 101st st, 50x80. Prior mort $35,000. Oct 4, 3 years, 6%. Oct 5, 1909. 6:1606. 6,500

Holland Holding Co to Moritz Walter and ano exrs &c Emanuel Walter. 4th av, No 251, n e cor 20th st, No 101, 23x90. P M. Oct 1, 1909, 3 years, 4½%. 3:876. 82,500

Hermitage Co with SEAMENS BANK FOR SAVINGS. 82d st, Nos 115 and 117 East. Extension of mort for $55,000 to Oct 25, 1914, at 4½%. Sept 28, Oct 1, 1909. 5:1511. nom

Humpfner, Adolph to Charlotte Geissler. 18th st, No 227, n e s, 257 n w 2d av, 23x92. Leasehold. Oct 1, 5 years, 6%. Oct 4, 1909. 3:899. 3,500

Hyde, Wm T of Greenwich, Conn, to N Y Public Library, Astor, Lenox & Tilden Foundations. 70th st, n s, 148 w Madison av, 30x100.5. P M. Oct 4, 1909, 3 years, 4½%. 5:1385. 110,000

Harnisch, Fredk R with TITLE GUARANTEE & TRUST CO. Lenox av, No 541. Subordination agreement. Sept 30. Oct 4, 1909. 7:2006. nom

Houlihan, Daniel with THE BANK FOR SAVINGS of N Y. 8th av, No 2307. Extension of mort for $30,000 to Aug 15, 1912, at 4½%. Sept 29. Oct 5, 1909. 7:1950. nom

HUDSON TRUST CO with LAWYERS TITLE INS & TRUST CO. Amsterdam av, Nos 2220 and 2222, n w cor 170th st, No 501, 50x100. Agreement as to share ownership in mort. Dec 28. Oct 5, 1909. 8:2127. nom

Howell, Richard L with METROPOLITAN LIFE INS CO. Amsterdam av, Nos 226 to 230, n w cor 70th st, No 201, 100.5x100. Extension of $600,000 mort until Sept 1, 1914, at % as per bond. Oct 1. Oct 4, 1909. 4:1162. nom

Humbert, George with TITLE GUARANTEE & TRUST CO. 1st av, No 2014. Subordination agreement. Sept 21. Oct 6, 1909. 6:1697. nom

Same with Sol Sulzberger. Same property. Subordination agreement. Sept 21. Oct 6, 1909. 6:1697. nom

Heidelburger, Joseph to THE GERMAN SAVINGS BANK. 44th st, Nos 347 and 349, n s, 145.6 e 9th av, 2 lots, together 54.6x100.5. 2 morts, each $4,000. Oct 5, 3 years, 4½%. Oct 6, 1909. 4:1035. 8,000

Hallanan, Michael to EMIGRANT INDUST SAVINGS BANK. 4th st, Nos 194 and 198, and 200, n w cor Barrow st, No 4, runs w 97.4 x n 90.3 x e 82 to w s 4th st, x s 45.9 x w 71.8 x s 22.7 x e 75.6 to w s 4th st, x s 22.10 to beginning. Oct 7, 1909, 3 years, 4½%. 2:591. 40,000

Hague Realty Co to The Bergen Realty Co. Riverside Drive, No 539, e s, 224 s 127th st, runs s 108.2 x e 86 x n 76.2 x w 95 to beginning. Oct 6, due, &c, as per bond. Oct 7, 1909. 7:1994. 55,000

Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1909. 7:1994. —

Heye, Susie M to Moritz Koppe. 2d st, No 219, s w s, abt 170 e Av B, 24.9x½ block. Oct 7, 1909, due, &c, as per bond. 2:-384. 2,500

Hofmann, Emilie to Henry Wacker. 18th st, No 229, n e s, 234 n w 2d av, 23x92. Leasehold. Sept 30, 1909, 5 years, 6%. 3:899. Corrects error in last issue, when description read 19th st instead of 18th st. 4,000

Josephsohn, Lizzie and Paul Hellinger with METROPOLITAN SAVINGS BANK. Allen st, No 183, w s, 50 n Stanton st, 25x75. Subordination agreement. Sept 28. Oct 4, 1909. 2:417. nom

Jacobs, Abraham to Esther G Solomon. 113th st, No 73, n s, 177.2 w Park av, 26.3x100.11. Prior mort $19,000. Oct 1, 1909, 3 years, 6%. 6:1619 2,000

Kahn, Rachel with FRANKLIN SAVINGS BANK. 7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100. Subordination agreement. Oct 7, 1909. 7:1915. nom

Kelley (H E) Co to Edward Greenebaum. Morningside av E, Nos 20 to 23, n e cor 116th st, 100.10x100. Assignment of rents to secure $29,600 at 6%. Sept 30. Oct 1, 1909. 7:1943. nom

Kennedy, Harvey L to TITLE GUARANTEE & TRUST CO. 32d st, No 138, s s, 60 e Lexington av, 20x58.6. Oct 5, 1909, due &c as per bond. 3 887. 8,000

Kubanyi, Marie wife John to U S TRUST CO of N Y. 48th st, No 244, s s, 119 e 8th av, runs e 22 x s 84.1 x n w — on an oblique line to point 119 e 8th av x n 79.1 to beginning. Oct 5, 1909, 5 years, 4½%. 4:1019. 18,000

Same to Chas A Bayles. Same property. Prior mort $18,000. Oct 5, 1909, 5 years, 6%. 4:1019. 1,000

Koch (Henry) Realty Co to Winifred W Gatling. 180th st, n s, 279 e Fort Washington av, runs n 110 x e 58.7 x s 6.2 x e 12.6 x s 103.3 to 180th st x w 59.10 to beginning. Oct 5, 5 years, 5%. Oct 6, 1909. 8:2176. 65,000

Koch (Henry) Realty Co with Winifred W Gatling. 180th st, Nos 703 to 707, n s, 379.5 w Broadway, —x—, Certificate as to mort for $65,000. Oct 4. Oct 7, 1909. 8:2176. —

Korn, Abraham with Samuel Feingold and Samuel Levine. 116th st, No 8, s s, 260 w Madison av, 25x100.11. Extension of mort for $5,000 to Mar 13, 1912, at 6%. Sept 13. Oct 7, 1909. 6:1621. nom

Leech, David C of Weston, N J, with Wolf Nadler. 21st st, Nos 305 to 309, n s, 125 e 2d av, 50x100. Extension of $52,000 mort until Sept 23, 1914, at 5%. Aug 28. Oct 7, 1909. 3:927. nom

Lincoln Mortgage Co with LAWYERS TITLE INS & TRUST CO. 3d av, No 1763, Agreement as to share ownership in mort. Sept 2, 1908. Oct 1, 1909. 6:1647. nom

Lyons, Wm H to Emanuel Moses exr Bernard Cohen and ano. Bowery, Nos 266½ and 268, on map No 268, w s, 223.3 s Houston st, runs w 98.2 x n 31.8 x e 7.8 x n 0.4 x e 89.5 x s 32.10 to beginning. P M. Sept 30, 5 years, 5%. Oct 1, 1909. 2:507. 53,000

Same to same. Same property. P M. Prior mort $53,000. Sept 30, 2 years, 6%. Oct 1, 1909. 2:507. 8,000

Lefkowitz, Benjamin N to Bertha and Louis Snitman of Philadelphia, Pa. 4th st, No 291, n s, 90 w Av C, 25x96.3. Prior morts $33,500. Oct 1, 1909, 4 years, 6%. 2:387. 4,500

Lederer, Josephine to TITLE GUARANTEE & TRUST CO. Lenox av, No 541, w s, 50 n 137th st, 24.11x75. Sept 30, due, &c, as per bond. Oct 4, 1909. 7:2006. 21,000

Lichtenstein, Julius with Anthony F Koelble. Lexington av, No 1947, n e cor 120th st, Nos 143 to 147, 100.11x49.11. Extension of $40,000 mort until Jan 31, 1911, at 5%. Oct 4, 1909. 6:1769. nom

Lawyers Mortgage Co with Laura B Caldwell. Greenwich st, No 807, s e cor Jane st, No 66, 18.2x irreg x20.4x50.6. Extension of $6,000 mort until Sept 18, 1912, at 4½%. Sept 28. Oct 6, 1909. 2:625. nom

Lawyers Mortgage Co with Alethea Koupal. Lexington av, No 1648, w s, 100.11 n 104th st, 16.8x55. Extension of $6,500 mort until Sept 15, 1914, at 5%. Aug 21. Oct 6, 1909. 6:1632. nom

LAWYERS TITLE INS AND TRUST CO with City Investing Co. 207th st, s s, 100 e 9th av, 50x89.10. Extension of $4,500 mort until Sept 24, 1911, at 4½%. Sept 24. Oct 6, 1909. 8:-2187. nom

LAWYERS TITLE INS AND TRUST CO with City Investing Co. 9th av, s e cor 207th st, 39.10x100. Extension of $8,000 mort until Sept 24, 1911, at 6%. Sept 24. Oct 6, 1909. 8:2187. nom

Lawyers Mortgage Co with Ida Young. 3d st, No 291, n s, 212.8 e Av B, 26.5x96.2x27.10x irreg. Extension of $28,000 mort until July 28, 1914, at 5%. Aug 24. Oct 6, 1909. 2:386. nom

Levin, Annie to ROYAL BANK of N Y. 63d st, Nos 326 and 328, s s, 325 e 2d av, 50x100.5. Assign rents to extent of $2,800. Oct 6. Oct 7, 1909. 5:1437. 2,800

Lawyers Mortgage Co with N Y LIFE INS CO. St Nicholas av, No 1401, n w cor 180th st, No 601, 100x100. Agreement as to share ownership of mort Sept 20. Oct 5, 1909. 8:2162. nom

Lloyd Construction Co to LAWYERS TITLE INS & TRUST CO. Amsterdam av, s w cor 109th st, 100.11x100. Building loan. Oct 5, 1 year, 6%. Oct 6, 1909. 7:1880. 200,000

Same to same. Same property. Certificate as to above mort. Oct 5. Oct 6, 1909. 7:1880. —

Levine, Aaron H with TITLE GUARANTEE & TRUST CO. 1st av, No 2012, Subordination agreement. Sept 21. Oct 6, 1909. 6:1697. nom

Same with Sol Sulzberger. Same property. Subordination agreement. Sept 21. Oct 6, 1909. 6:1697. nom

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Lynch, William to THE BOWERY SAVINGS BANK. 26th st, No 405, n s, 73 w 9th av, runs n 24.9 x e 3 x n 74 x w 17.6 x s 98.9 to st x e 14.6 to beginning. Sept 30, 5 years, 4½%. Oct 6, 1909. 3:724. 6,000

Muller, Louis to John H Marshing and ano exrs John Marshing. 85th st, Nos 333 and 335, n s, 325 e 2d av, 2 lots, each 25x102.2. 2 morts, each $12,500. Sept 28, 5 years, 4¾%. Oct 1, 1909. 5:1548. 25,000

Mulligan, William to The Ebling Brewing Co. 129th st, No 617, n s, 275 w Broadway, late Boulevard, 25x199.10 to s s 130th st, No 622, Collateral security for part of loan of $5,000 on saloon fixtures, lease and chattel mort on No 3220 Broadway. Sept 27, demand, 5%. Oct 1, 1909. 7:1996. 1,500

McKeon Realty Co to North American Mortgage Co. 19th st, Nos 428 and 430, s s, 400 e 10th av, 50x92. Oct 1, 1 year, 6%. Oct 2, 1909. 3:716. 47,500

Same to same. Same property. Certificate as to above mort. Oct 1 Oct 2, 1909. 3:716. ——

Meyer, Eugenie H wife Geo W of Yonkers, N Y, to Chas G Koss. Central Park West, No 330, s w cor 99th st, No 2, 25.2x100. Prior mort $35,000. Oct 4, 1909, 3 years, 6%. 7:1834. 10,000

McNulty, Wm J to Amy A C Montague. Front st, No 126, w s, 90.3 n Wall st, runs w 75 x s 0.8 x w 7.2 x n 18.7 x e 82.2 to st x s 18.6 to beginning. Prior mort $——. Oct 4, 1909, 2 years, 6%. 1:38. 2,500

McNally, Mary F of Jersey City, N J, to Geo Hugo. 19th st, No 213, n s, 470 w 7th av, 15x62. Prior mort $5,500. Oct 4, 2 years, 6%. Oct 5, 1909. 3:769. 1,500

Mullowney, Richard to The F & M Schaefer Brewing Co. Greenwich st, Nos 206 and 208, n w cor Vesey st, Nos 70 and 72. Saloon lease. Oct 6, 1909, demand, 6%. 1:84. 5,000

Moore, Casimir de R with Gertrude K Tilt. 79th st, No 51, n s, 77 e Madison av, 22.10x102.2. Extension of $40,000 mort until Oct 1, 1912, at 4%. Sept 24. Oct 5, 1909. 5:1491. nom

McCormick, Hannah of Brooklyn, N Y, to Francis L Wandell. Wadsworth av, No 225, n w cor 187th st, 23.8x95. Oct 6, 1909. due Jan 28, 1910, 6%. 8:2170. 500

Mazzacano, Ferdinando to TITLE GUARANTEE & TRUST CO. 1st av, Nos 2012 and 2014, e s, 50.11 s 104th st, 2 lots, each 25x69. 2 morts, each $14,000. Sept 27, due &c as per bond. Oct 6, 1909. 6:1697. 28,000

Mazzacano, Ferdinando to Sol Sulzberger. 1st av, Nos 2012 and 2014, e s, 50.11 s 104th st, 2 lots, each 25x69. 2 morts, each $1,000; 2 prior morts, each $14,000. Sept 21, 2 years, 6%. Oct 6, 1909. 6:1697. 2,000

Meenan, Daniel to Geo Ehret. 8th av, No 2350, n e cor 126th st, No 271, 24.11x100. P M. Prior mort $40,000. Oct 6, 3 years, 5%. Oct 7, 1909. 7:1932. 15,000

McKenzie, James B with New York Dispensary. 104th st, No 52 West. Extension of mort for $10,000 to Oct 7, 1914, at 4¼%. Oct 2. Oct 7, 1909. 7:1839. nom

Mazzacano, Ferdinando with Browline Realty Co. 1st av, No 2014, e s, 50.11 s 104th st, 25x69. Extension of $1,250 mort until June 15, 1911, at 6%. Sept 27. Oct 6, 1909. 6:1697. nom

Mann, David to John Tonyes and ano trustees Nicholas F Seebeck. 3d st, No 245, n e s, 164.3 n w Av C, 24.9x96.2. Leasehold. April 1, demand, 6%. Oct 7, 1909. 2:386. 1,200

Manhattan Eye, Ear & Throat Hospital with Lewhenwil Co. Bond st, No 51, s w s, abt 140 w Bowery, 25x74.10x25.3x69.11 s e s. Extension of $17,000 mort until June 30, 1912, at 5%. Oct 7, 1909. 2:529. nom

McKay, Archibald K K as exr Mary C McKay with William Sommer. 54th st, No 245, n s, 212.6 e 8th av, 18.9x100.5. Extension of $13,000 mort until May 20, 1910, at 5%. Oct 7, 1909. 4:1026. nom

McKay, Donald with Louis C Bates. 49th st, No 49, n s, 149 w Park av, 21x100.5. Extension of $40,000 mort until Sept 25, 1912, at 5%. Oct 7, 1909. 5:1285. nom

New York Motor Boat Club, a corpn, to Alfred C Codet. Property at foot of West 147th st, North River. Leasehold. May 1, 3 years, 5%. Oct 7, 1909. 7:2093 and 2094. 1,000

Newman, Morris to DRY DOCK SAVINGS INSTN. 10th st, No 214, s s, 225 e 2d av, 25x92.4. Oct 5, 1909, due &c as per bond. 2:451. 27,500

N Y Telephone Co, a corpn, to THE FARMERS LOAN & TRUST CO trustee and John H Parsons of Montclair, N J, trustee General mortgage of all telephone and telegraph lines and systems in States of N Y and N J, privileges, franchises, real estate, cables, poles, subways, conduits, tools, furniture, patents, rights of way, leases, stocks and bonds of other corporations, &c. The property mortgaged includes all property and franchises formerly belonging to N Y & N J Telep Co, the Bell Telep Co, of Buffalo, and the Central N Y Telephone & Telegraph Co. The property rights, privileges and franchises are reconveyed subject to mortgages of $3,850,000. Oct 1, 1909, due Nov 1, 1939, at interest not exceeding 4½%. General morts. secures gold bonds, 75,000,000

Same to same. Certificate as to consent of stockholders to above mort. Oct 1, 1909. General morts. ——

Oppenheim, Albert and Benj exrs, &c, Herman Oppenheim with Frederic de P Foster. 116th st, Nos 6 and 8 West. Extension of $30,000 mort until June 13, 1914, at 5%. Oct 1, 1909. 6:1599. nom

133 West 19th St, a corpn, to Alphonse H Kursheedt et al. 19th st, No 133, n s, 376.6 w 6th av, 20.5x92; 19th st, No 135, n s, 396.11 w 6th av, 20.5x92. P M. Oct 1, 1909, 3 years, 5%. 3:795. 33,000

133 West 19th St, a corpn, to H Seymour Eisman. 19th st, Nos 133 and 135, n s, 376.6 w 6th av, 40.10x92. P M. Prior mort $33,000. Oct 1, 1909, 1 year, 6%. 3:795. 10,000

Oliva, John to Richd W Horner. Oak st, No 49, s s, 53.10 e Oliver st, 24.3x53.5x24.5x53.7. Prior mort $14,000. Sept 28, due Mar 28, 1910, 6%. Oct 1, 1909. 1:252 3,000

O'Grady, Alice E to Annie McGovern. 102d st, No 115, n s, 177 e Park av, 25x100.11. Prior mort $13,000. Sept 30, 3 years, 5%. Oct 2, 1909. 6:1630. 3,000

Ornstein, Helene to Isaac Haft et al. 1st av, Nos 1729 and 1731, w s, 50.8 s 90th st, 50x100. P M. Prior mort $33,750. Sept 29, 1 year, 6%. Oct 2, 1909. 5:1552. 2,000

Oppenheimer, Julius et al trustees Solomon Rothfeld with Chas Lebenstein. 5th av, No 1334, s w cor 112th st, Nos 2 and 4, 25.11x100. Extension of $44,000 mort until Aug 2, 1914, at 4½%. Aug 2. Oct 7, 1909. 6:1595. nom

Phillips, Sarah to James Cooper and ano trustees Marum Cooper. 50th st, No 359, n s, 45 w 1st av, runs n 67 x w 0.6 x n 7.11 x w 5.6 x n 5.1 x w 14 x s 80 to st x e 20 to beginning. Sept 28, 5 years, 5%. Oct 1, 1909. 5:1343. 11,000

Parmly, Dalton and Eleazar of Oceanic, N J, to John E Parmly. 38th st, No 19, n s, 335 w 5th av, 25x98.9. ¾ right, title and interest. Aug 23, due Sept 8, 1910, 5%. Oct 1, 1909. 3:840. 40,000

Pike, Israel E, Edwin L Kalish and Isaac Peiser trustees under deed of trust to GREENWICH SAVINGS BANK. 3d av, Nos 2144 and 2146, n w cor 117th st, Nos 189 and 191, 50.5x73.6. Oct 2, 1909, due, &c, as per bond. 6:1645. 6,000

Pike, Israel E, Edwin L Kalish and Isaac Peiser trustees Caroline P Sugden to GREENWICH SAVINGS BANK. 3d av, Nos 2144 and 2146, n w cor 117th st, Nos 189 and 191, 50.5x73.6. Declaration that loan of $6,000 to be advanced is to be used for purpose of improvements, &c. Oct 2, 1909. 6:1645. ——

Proops, Lottie of Newark, N J, to Frederic de P Foster. Lenox av, No 543, w s, 74.11 n 137th st, 25x75. Oct 6, 1909, 5 years, 4½%. 7:2006. 20,000

Rosenblum, Jacob and Mary Cohen with METROPOLITAN LIFE INS CO. 54th st, No 151, n s, 167 e Lexington av, 30x100.5. Extension of $34,000 mort until Dec 1, 1912, at 5%. Sept 21, Oct 2, 1909. 5:1309. nom

Rieser, M Gustine and Mamie B to Joseph Bernstein. 10th st, No 211, n s, 49.7 e Bleecker st, 50.5x86x56.5x86.2. Prior mort $58,000. Sept 27, due, &c, as per bond. Oct 4, 1909. 2:620. 8,000

Riverview Construction Co to Caroline M Butterfield et al trustees Fredk Butterfield. 147th st, Nos 507 and 509, n s, 150 w Amsterdam av, 50x99.11. Oct 1, 5 years, 4½%. Oct 4, 1909. 7:2079. 51,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 4, 1909. 7:2079. ——

Rogers (Daniel) Construction Co to EMPIRE CITY SAVINGS BANK. 12th av, c l, 105 n c l 183d st, runs n 50 x e 126.3 to Broadway, Nos 4305-4307, x s 50.5 x w 133.1 to beginning. Oct 5, 1909, 3 years, 5%. 8:2180. 57,500

Same to same. Same property. Certificate as to above mort. Oct 5, 1909. 8:2180. ——

Roses, Jacob with Eliza M Pelgram. 9th st, No 218, s s, 329 w 2d av, 21x75. Extension of mort for $16,000 to Dec 1, 1909, at 6%. Nov 19, 1907. Oct 5, 1909. 2:464. nom

Riegelmann, Rosina with EMIGRANT INDUSTRIAL SAVINGS BANK. Essex st, No 111. Subordination agreement. Oct 5. Oct 6, 1909. 2:410. nom

Riegelmann, Rosina and John, Rosa B Heintz and Maud R Mitchell of N Y, and Wm G Schuster Jr of Mt Vernon, N Y, and Rosina and Frank McCoy Jr, Rosita D Jones and Jos A Wangler, Louis C Riegelmann by Rosina McCoy committee, Fredk W Longfellow guardian to EMIGRANT INDUSTRIAL SAVINGS BANK. Essex st, No 111, w s, abt 200 n Delancey st, 25x87.6. Sept 30, 3 years, 4½%. Oct 6, 1909. 2:410. 14,000

Ryan, Patrick J to Rena P Marshall. 18th st, No 167, n s, 80 e 7th av, 20x51x20x50.6. Prior mort $10,000. Sept 29, due Sept 1, 1910, 6%. Oct 7, 1909. 3:794. 2,250

Riemer, Gustave to Matilda A Beiser. 35th st, No 343, n s, 350 e 9th av, 15x98.9. P M. Prior mort $9,000. Sept 15, due, &c, as per bond. Oct 7, 1909. 3:759. 3,000

Shurman (C N) Investing Co to Carl Ernst. 113th st, No 560, s s, 125 e Broadway, 19x100.11. P M. Prior mort $20,000. Oct 1, 1 year, 6%. Oct 7, 1909. 7:1884. 1,500

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1909. 7:1884. ——

Same to Kate B Sweeney extrx Julius G Schenk. Same property. P M. Oct 1, 5 years, 5%. Oct 7, 1909. 7:1884. 20,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1909. 7:1884. ——

Schmidt, Regina and Augusta Breitwieser with Geo Bickelhoupt, Jr. 47th st, Nos 243 and 245, n s, 325 e 8th av, 50x100.5. Extension of $2,500 mort until Jan 1, 1913, at 6%. Oct 5. Oct 6, 1909. 4:1019. nom

Steinel, Bruno to Patk A Gallagher. 11th av, No 623, s w cor 46th st, Nos 600 and 602, 25.1x100. P M. Sept 30, 3 years, % as per bond. Oct 1, 1909. 4:1093. 4,000

Schutz, Saml M and Wm A, and Sophie S Eisman to LAWYERS TITLE INS & TRUST CO. 90th st, No 51, n s, 267.2 e Columbus av, 17x100.8. Oct 1, 1909, 3 years, 4½%. 4:1204. 17,500

Stratton, Rosa R to GREENWICH SAVINGS BANK. 85th st, Nos 342 and 344, s s, 450 w West End av, 50x102.2. Oct 1, 1909, due &c as per bond. 4:1246. 70,000

Scholle Bros, a copartnership, with Harry M, Florence B and Bernard W Vogel. 80th st, No 73 East. Extension of $24,000 mort until Oct 1, 1913, at 4%. Oct 1, 1909. 5:1492. nom

Stiefel, Gustav to Gerson Mayer. 75th st, No 161, n s, 268.9 w 3d av, 18.9x102.2. Sept 30, 5 years, 4½%. Oct 1, 1909. 5:1410. 11,000

Schoenberg, Irma to Solomon Rogers. St Marks pl, No 42, or 8th st, s s, 87 e 2d av, 19x35. Prior mort $——. Oct 1, 1909, 2 years, 6%. 2:449. 2,000

Sartirana, Angelino to GREENWICH SAVINGS BANK. 10th av, No 581, w s, 100.5 s 43d st, 25x100. Oct 2, 1909, due, &c, as per bond. 4:1071. 25,000

Shkolnikoff, Rebecca owner with Louis Fein contractor. Broome st, No 557. Agreement and contract for alterations, &c. Sept 21, due Dec 1, 1909, —%. Oct 2, 1909. 2:477. 4,700

Seymour, John, of Middletown, Orange Co, N Y, to Fannie P Carstein, of Sea Cliff, N Y. Church st, Nos 286 and 288, n w cor White st, Nos 30 and 32, 50x50x—x—. All title. Oct 2, due, &c, as per bond. Oct 4, 1909. 1:191. 1,500

Schindel, Morris J to Adolph Mandel. 3d st, No 349, n s, 115 e Av D, 20x96. Apr 29, 1 year, 6%. Oct 4, 1909. 2:357. 2,500

Stork, Marie R to Adolph J Vogel. 80th st, No 136 West. All right, title and interest in estate of which Josephine A Lovell died seized. Oct 4, 1909, 1 year, 5½%. 4:1210. 1,000

Stravitz, Sarah to Henry T Molter. 85th st, No 218, s s, 230 e 3d av, 25x102.2. Sept 29, 5 years, 5%. Oct 4, 1909. 5:1530. 22,000

Same and Jacob Koch with same. Same property. Subordination agreement. Sept 29. Oct 4, 1909. 5:1530. nom

Sullivan, Margaret with Henry T Molter. 85th st, No 218, s s, 230 e 3d av, 25x102.2. Subordination agreement. Sept 29. Oct 4, 1909. 5:1530. nom

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Spengler, Charles and Eberhard Faber with GERMAN SAVINGS BANK. 113th st, No 136, s s, 202 e 7th av, 27x100.11. Subordination agreement. Sept 30. Oct 4, 1909. 7:1822. nom

Spengler, Charles to GERMAN SAVINGS BANK in City N Y. 113th st, No 136, s s, 202 e 7th av, 27x100.11. Oct 1, 3 years, 4½%. Oct 4, 1909. 7:1822. 23,000

Siegel, Frank to BROADWAY SAVINGS INSTN of City N Y. 133d st, No 30, s s, 385 w 5th av, 25x99.11. Oct 4, 1909, due Nov 1, 1912, 5%. 6:1730. 17,000

Sipp, Mary E to Hoffman Realty Co. 143d st, No 309, n s, 150 w 8th av, 25x99.11. P M. Oct 1, installs, 6%. Oct 4, 1909. 7:2044. 3,750

Stoops, Marie E wife James C Stoops to BOWERY SAVINGS BANK. 22d st, No 267, n s, 200 e 8th av, 25x98.9. Oct 4, 1909, 5 years, 4½%. 3:772. 10,500

Simonson (T H) & Son Co to Allan Marquand et al exrs Henry G Marquand. 100th st, n s, 322.6 e 1st av, runs e 356.6 to bulkhead line x n 223.11 to 101st st x w 452.6 x s 201.10, except part for sts and avs; all title to land under water in front of and adj above, with all wharfage, &c. Oct 2, 5 years, 4½%. Oct 4, 1909. 6:1694. 145,000

Sme to same. Same property. Certificate as to above mort. Oct 1. Oct 4, 1909. 6:1694. ——

Shrady, Archibald M to FRANKLIN SAVINGS BANK. 157th st, Nos 521 and 523, n s, 300 w Amsterdam av, 50x100. Aug 26, 3 years, 5%. Oct 4, 1909. 8:2116. 28,000

Salmon, Kate with Baruch Kaufmann. 102d st, No 10, s s, 171 w Central Park West, 27x100.11. Extension of $16,000 mort until Oct 21, 1912, at 4½%. Oct 4. Oct 5, 1909. 7:1837. nom

Steinheimer, Morris to Charles Dittman and ano. Broadway, s w cor 124th st, closed, and 271.10 s 125th st, 25.2x91.7 to c l Bloomingdale road, closed, x n 25.10 to s s 124th st x again n 30 to c l 124th st x e 97.6 to Broadway x s 30 to beginning. P M. Prior mort $——. Sept 27, 3 years, 5%. Oct 5, 1909. 7:1993. 24,000

Sweeny, Helen to Lizzie Blake. 78th st, No 157, n s, 307 w 3d av, 18x102.2. Oct 1, due July 1, 1911, 6%. Oct 5, 1909. 5:1413. 3,300

Security Mortgage Co to LAWYERS TITLE INS & TRUST CO. 24th st, Nos 149 to 155, n s, 141.8 e 7th av, runs e 83.4 x n 73.3 x w 8.8 x n 25.6 x w 74.8 x s 98.9 to beginning. Oct 5, 5 years, 5%. Oct 6, 1909. 3:800. 140,000

Same to same. Same property. Certificate as to above mort. Oct 5. Oct 6, 1909. 3:800. ——

Same and Geo H Fletcher, Saml St John McCutchen and Alfred L Brown with same. Same property. Subordination agreement. Oct 4. Oct 6, 1909. 3:800. nom

Schwab, Abraham to Mary L Olmstead of Brooklyn. 28th st, No 34, s s, 191.8 e Madison av, 20.10x84. P M. Oct 1, 5 years, 5%. Oct 6, 1909. 3:857. 43,000

Schwegler, George with Frederic de P Foster. Lenox av, No 543. Subordination agreement. Oct 5. Oct 6, 1909. 7:2006. nom

S & L Construction Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for $14,250 covering land in Queens Co. Sept 29. Oct 6, 1909. Genl mort. ——

Thomson, David and Giraud F trustees Clara H Jerome with Mary Ehrmann. Washington st, Nos 578 to 582, s w cor Clarkson st, Nos 62 to 72, runs s 75 x w 96.3 x s 25 x w 75 x n 25 x w 105 to e s West st, Nos 350 to 352, x n 75 to s s Clarkson st x e 281.10 to beginning. Extension of $70,000 mort until Oct 1, 1912, at 5%. Oct 5, 1909. 2:600. nom

Teresa Realty Co to Edward Joy. 125th st, Nos 451 to 455, n s, 100 e Amsterdam av, runs n 59.2 x s w 6.1 x n e 81.1 to s s Manhattan st, No 50, x s e 25 x s w 81.4 x s e 68.5 x s w 15.9 to st x w 79 to beginning. Oct 2, due, &c, as per notes. Oct 4, 1909. 7:1966. notes, 15,000

Tuska, Alonzo L with Julia Brownold and Emilie Hoffman. 120th st, No 141, n s, 237 e 7th av, 20x99.11. Extension of $3,250 mort until Mar 1, 1912, at % as per bond. Sept 17. Oct 1, 1909. 7:1905. nom

Topping, Helen G to Samuel E Kilner and ano trustees Fredk Billings. 93d st, No 21, n s, 268 w Central Park West, 20x 100.8. P M. Oct 4, 3 years, 5%. Oct 7, 1909. 4:1207. 16,000

TITLE GUARANTEE AND TRUST CO with Lenox Investing Co. Lenox av, No 361, n w cor 128th st, No 101, 24.11x75. Extension of $27,500 mort until Oct 7, 1912, at 4½%. Oct 1. Oct 6, 1909. 7:1913. nom

Tuthill, Susan M with Annie Salomon of Brooklyn. 91st st, No 311, n s, 175 e 2d av, 25x100.8. Extension of mort for $19,200 to Oct 1, 1912, at 5%. Oct 1. Oct 6, 1909. 5:1554. nom

U S MORTGAGE & TRUST CO as trustee to The Delaware & Hudson Co. Certificate as to satisfaction of general mort, lease and conditional sale of railroad equipment, recorded Apr 4, 1899, for $1,500,000. Oct 4. Oct 6, 1909. Genl morts. ——

Unterman, Edward to Joseph and Emil E Gluck. Amsterdam av, No 466. Store lease. All title. Oct 1, due Mar 15, 1911, 6%. Oct 5, 1909. 4:1230. 4,467

U S Restaurant & Realty Co to STANDARD TRUST CO of N Y as trustee. 7th av, Nos 589 to 593, e s, 49.5 s 42d st, runs e 99.11 to Broadway, Nos 1457 to 1461, x s 92 x w 53.3 x s 0.4 x w 71.4 to av x n 89 to beginning; 7th av, No 587, e s, 39.1 n 41st st, 20x71.4x20.2x73.10. Leasehold. June 1, 10 years, 6%. Oct 2, 1909. 4:994. gold bonds, 1[illegible]

Voccoli, Michele to Rosehill Realty Corpn. Mulberry st, No 165, w s, 125.4 n Grand st, 25.1x99.9x25.1x99.4. Prior mort $32,000. Sept 23, 2 years, 6%. Oct 2, 1909. 2:471. 9,600

Voccoli, Michele to CORN EXCHANGE BANK. Mulberry st, w s, 100.4 n Grand st, runs w 102.11 x n e 24.11 x n 25.1 x e 99.9 to Mulberry st, x s 25.1 to beginning. Prior mort $80,100. Sept 29, 1 year, 6%. Oct 2, 1909. 2:471. 1,800

Vallens, Eugene with Isabelle Hasbrouck. 94th st, No 39 West. Extension of $10,000 mort until Oct 26, 1912, at 4½%. Oct 5. Oct 7, 1909. 4:1208. nom

Van Tine, Grace to Julia M Jennings. 126th st, No 145, n s, 300 e 7th av, 15x99.11. Sept 8, due, &c, as per bond. Oct 7, 1909. 7:1911. 12,000

Waunegan Realty Co with METROPOLITAN LIFE INS CO. Broadway, No 3901, n w cor 163d st, No 601, 99.11x125. Subordination agreement. Sept 23. Oct 7, 1909. 8:2137. nom

Wolf, Rosa, of Philadelphia, Pa, to THE ROYAL BANK of N Y. 124th st, No 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st, x e 53 to beginning. Assignment of rents. Oct 6. Oct 7, 1909. 7:1979. 3,000

Wass, Albert as admr and Henry Frank with GERMAN SAVINGS BANK. Av A, No 1623, Subordination agreement. Sept 27. Oct 1, 1909. 5:1565. nom

Winterbottom, Benj V R to Fredk D Mahony. Sullivan st, No 87, e s, 75 s Spring st, 25x75. Prior mort $13,000. Sept 3, due &c as per bond. Oct 1, 1909. 2:489. 4,500

Warner, Cecilia E to Annie Davis. 82d st, No 26, s s, 319 w Central Park West, 18x102.2. P M. Prior mort $17,500. Oct 4, 1909, 3 years, 6%. 4:1195. 8,000

Walter, Helen widow, Bound Brook, N J, to Francis Morris, of Bound Brook, N J. 25th st, No 247, n s, 475 w 7th av, 23.2x98.9 x24.10x98.9. Sept 27, due Oct 1, 1910, 6%. Oct 5, 1909. 3:775. 2,000

Weilerstein, Fannie and Abraham to Jacob Drosin. Madison av, No 1592, w s, 25 s 107th st, 25x100x25x . Prior mort $28,000. Oct 5, 1909, due &c as per bond. 6:1612. 1,100

Winsten, Ray H et al exrs &c Henry H Heert with Adolph Jacobs. Madison av, No 1697. Extension of $18,000 mort until Oct 5, 1914, at 4½%. Oct 5, 1909. 6:1618. nom

Weinreich, Mennie of Raritan, N J, to Illinois Surety Co. 115th st, No 460, s s, 74 w Pleasant av, 20x100.11. Oct 5, 1909, 1 year, 6%. 6:1708. 3,000

Weiner, Robert to Robert A B Dayton. Henry st, No 182, s s, abt 50 e Jefferson st, 23.10x100. Oct 4, installs, 6%. Oct 5, 1909. 1:270. 550

Same and Robert A B Dayton with Charles Rosen. Same property. Subordination agreement. Oct 4. Oct 5, 1909. 1:270. nom

Same to Charles Rosen. Same property. Prior mort $18,000. Oct 4, 4 years, 6%. Oct 5, 1909. 1:270. 5,000

Wessely, Irma F to Elda A Liberty. 127th st, No 239, n s, 310 w 7th av, 15x99.11. Prior mort $5,500. Oct 6, 1909, due &c as per bond. 7:1935. 700

Weiler, Minnie with Wm J Bowe. 6th av, Nos 938 and 940, and 53d st, No 57 West. Extension of $9,000 mort until Oct 8, 1911, at 6%. Oct 1. Oct 6, 1909. 5:1269. nom

Whitehead, Jennie G of New Rochelle, N Y, to Carrie A Tinelli. 136th st, No 121, n s, 493.6 e 7th av, 15.6x99.11. Prior mort $8,000. Oct 2, 2 years, 5%. Oct 6, 1909. 7:1921. 2,700

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Andrews, B Clark trustee Naomi M Andrews with Raffaele Pavero. 145th st, No 680, s s, 250 e Willis av, old line ,25x100. Extension of $4,000 mort until Jan 1, 1915, at 5%. Aug 12. Oct 2, 1909. 9:2289. nom

Altschul, Nettie to David S Altschul. Prospect av, w s, 307.6' s Westchester av, runs s 40 x w 122.4 x n e 50.2 x n w 1 x e 92 to beginning. Oct 5, 3 years, 6%. Oct 6, 1909. 10:2676. 4,500

*Albert, Louis to Land Co A of Edenwald. Jones av, e s, 525 s Jefferson av, 50x100. P M. Oct 1, 3 years, 5½%. Oct 7, 1909 530

*Bronx Development Co to Walter Whewell trustee for Alva Heindl et al will Charlotte Plock. Newell av, e s, 260 s Magenta st, 20x125. Oct 5, due, &c, as per bond. Oct 7, 1909. 3,000

*Same to same. Same property. Certificate as to above mort. Oct 4. Oct 7, 1909. ——

Brown, Abraham to Sarah Brown. 167th st, n s, 100 w Prospect av, 40x125. P M. Prior mort $——. Oct 6, 3 years, 6%. Oct 7, 1909. 10:2680. 8,750

Broad Realty Co to Claude M Hare. Garrison av, s w cor Irvine st, 57.4x21.4x50x49.4. Prior mort $10,000. Sept 30, due Mar 30, 1912, at 6%. Oct 7, 1909. 10:2761. 2,000

Same to same. Same property. Certificate as to above mort. Sept 30. Oct 7, 1909. 10:2761. ——

*Bautz, Frederick to Theresa Milatz. Digney av, e s, 315.11 s Kingsbridge road, 50x100. Oct 6, 3 years, 5½%. Oct 7, 1909. 4,200

Bergman, Morris with Cohen & Eckman Corpn. Brook av, w s, 87.6 n 170th st, 37.6x90. Agreement amending mort for $6,000. Oct 7, 1909. 11:2896. nom

*Bronner, William to Harriet Balcom. Lincoln st, w s, 376.8 n West Farms road, 32.3x101.8x13.10x100. P M. Sept 30, due July 1, 1912, 6%. Oct 1, 1909. 2,100

Brown, Abraham to Sarah Brown. Prospect av, n w cor 167th st, 50x100. Prior mort $——. Sept 30, 3 years, 6%. Oct 1, 1909. 10:2680 10,000

Bruning, Geo F to Leopold Georgi. Bathgate av, No 2341, late Madison av, s w cor 185th st, mort reads s w s, 78 w Kingsbridge road, runs n w 96.6 x w 25 x s e 96.6 to av x e 25 to beginning. P M. Oct 1, 1909, due &c as per bond. 11:3053. 8,000

*Birnhaupl, Johanna to Alcazar Realty Co. Columbus av, n e cor Lincoln st, 25x100, and being lot 235 map portion Hunt estate. P M. Prior mort $8,000. Sept 30, 3 years, 6%. Oct 2, 1909. 2,000

Bloomberg, David to TITLE GUARANTEE & TRUST CO. Prospect av, No 780, e s, 124.9 s Longwood av, 37.6x109.6x24x110.5. Oct 1, due, &c, as per bond. Oct 2, 1909. 10:2688. 28,000

Benline (Harry C) Construction Co to TITLE GUARANTEE & TRUST CO. Vyse av, w s, 75 n 172d st, 4 lots, each 18.9x100 4 morts, each $7,250. Oct 1, due, &c, as per bond. Oct 2, 1909. 11:2989. 29,000

Same to Samuel Harris. Same property. 4 morts, each $1,250; 4 prior mort, each $7,250. Oct 1, due, &c, as per bond. Oct 2, 1909. 11:2989. 5,000

Same to TITLE GUARANTEE & TRUST CO. Vyse av, w s, 75 n 172d st, 75x100. Certificate as to 4 morts for $7,250 each. Oct 1. Oct 2, 1909. 11:2989. ——

Same to Samuel Harris. Same property. Certificate as to 4 morts for $1,250 each. Oct 1. Oct 2, 1909. 11:2989. ——

Bachman, Alfred C to Lena Ahl. Mosholu Parkway North, e s, 339.11 n Steuben av, 50x100, and being lots 303 and 304 map No 1104 of 134 lots remainder Varian estate. P M. Oct 1, 2 years, 5%. Oct 2, 1909. 12:3326. 3,900

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Bergen, Wm C to August C Nanz. Anthony av, s w cor 176th st, 45.5x90x52x90.3. P M. July 29, due &c as per bond. Oct 4, 1909. 11:2891. 8,500

Bergen, Wm C to James M Anderson committee Eugene Anderson. Aqueduct av, e s, 462.6 s 183d st, 37.6x102.3x37.6x102.4. Oct 5, 1909, 3 years, 5%. 11:3211. 11,000

Boyle, Anna P to Mons Johnsen. Heath av, w s, — s Kingsbridge road, and being lot 46 map No 1187 of Bailey estate, 25.1x103.6x25x106.10. P M. Prior mort $4,500. Oct 4, due, &c, as per bond. Oct 5, 1909. 11:3239. 1,500

Broad Realty Co to Claude M Hare. Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x151.4. Prior mort $8,000. Sept 8, due March 30, 1912, 6%. Oct 6, 1909. 10:2761. 1,750

Same to same. Same property. Certficate as to above mortgage. Sept 30. Oct 6, 1909. 10:2761. —

Same to same. Garrison av, s s, 85.11 w Irvine st, 28.8x123.4x25 x137.4. Prior mort $7,500. Sept 30, due Mar 30, 1912, at 6%. Oct 6, 1909. 10:2761 1,750

Same to same. Same property. Certficate as to above mortgage. Sept 30. Oct 6, 1909. 10:2761. —

Becker, Frank A to METROPOLITAN LIFE INS CO. West Farms road, w s, 88.11 s 173d st, runs s w 201.3 x s 9.8 x w 47.9 to e s Boone st, x n 50 to point 150 s 173d st, x e 34.5 x n 8.8 x n e 200.11 to road (as in year 1889), at point 40.4 s 173d st, x s 23.8 to point in road, present line x s 2[illegible].1 to beginning. Oct 4, due Oct 1, 1914, 5½%. Oct 6, [illegible]. 11:3014. 8,000

Branning, Edwin F to A Lincoln Smith, of Washington, D C. Popham av, w s, about 400 n 176th st, 25x100.7x25.3x112. P M. Sept 27, due, &c, as per bond. Oct 6, 1909. 11:2877. 1,000

*Brown, Geo with Otto Wm Gustafson. Jackson av, n s, 25 e Garfield st, 25x100. Extension of $2,800 mortgage until Dec 1, 1914, at % as per bond. Sept 27. Oct 5, 1909. nom

*Brown, Geo with Gerhard Gercken. 173d st, w s, 100 n Gleason av, 25x100. Extension of $3,000 mort until Nov 1, 1912, at % as per bond. Sept 17. Oct 5, 1909. nom

*Clancy, James F to Herbert S Ogden et al exrs Edwin R Butler. Forrest av, w s, 100 n road from Westchester to West Farms, 25x100, Westchester. Sept 20, due Nov 1, 1912, 5½%. Oct 1, 1909. 4,000

Curnick, Victorine to Jas A Donegan. Rogers pl, w s, 508.10 n Westchester av, 17.5x70.10x17.6x71; Rogers pl, w s, 526.3 n Westchester av, 17x70.9x17.7x70.10. Prior mort $9,000. Oct 4, 1909, 2 years, 6%. 10:2694. 3,000

Cahill, Philip to Wm D Cameron and ano. Park View pl, n w s, 375.8 s 190th st, runs n w 70 x s w 52.2 and 3.7 x s e 94.10 to pl, and n e 50 to beginning. Building loan. Oct 4, due Jan 1, 1910, 6%. Oct 5, 1909. 11:3219. 6,500

Cameron, Margt R to Geo D Kingston. Briggs av, No 2861, n s, 252.4 e 198th st, 25x100. P M. Prior mort $5,000. Oct 2, installs, 6%. Oct 5, 1909. 12:3302. 2,500

Crozier, Margt to EMIGRANT INDUSTRIAL SAVINGS BANK. Union av, w s, old line, 261.8 s 168th st, runs w 141.5 x s 17.7 x e 100 x s 1.7 x e — to av, x n 19.3 to beginning, except part for av. Oct 5, 1909, 3 years, 5%. 10:2672. 4,500

*Calder, John F of Borough of Queens, N Y, to Marcus Nathan. Main st, e s, 98.1 n Eastchester road, and being lot 9 blk I, map portion No. 969 (Westchester County) of Matson S Arnow Estate, 25x95. P M. Oct 4, due Aug 20, 1912, 6%. Oct 5, 1909. 600

Carr, Bernard to Daniel J Carr. Anthony av, w s, 50 s 180th st, 25x100. Sept 23, 5 years, 4%. Oct 4, 1909. 11:3156. 1,000

Cochran, Jennie G, of Mt Vernon, N Y, to Dorothea M Keller. Plympton av, w s, 308 s Featherbed lane, 50x90x50.2x87, and being lots 16 and 17, parcel 1, map No 1233, Action Knickerbocker Trust Co et al vs Webster Realty Co. Apr 23, 3 years, 6%. Oct 6, 1909. 11:2875. 750

*Costar, Geo to Thomas Keitel. Houghton av, s s, 102.6 e Castle Hill av, 102.6x108. P M. Oct 4. Oct 6, 1909, 3 years, 6%. 2,000

Carr Building Co to Fredk C Hardy. Ogden av, w s, 367.7 n 167th st, 27.2x95. Oct 6, 1909, 3 years, 6%. 9:2528. 3,000

Same to same. Same property. Certficate as to above mortgage. Oct 6, 1909. 9:2528. —

*Commercial Finance Co with Amory Eliot and ano exrs, &c, Rollin H Lynde. Washington av, w s, — s Butler pl and being lot 62 map No 426 Cebrie Park. Subordination agreement. Oct 4. Oct 7, 1909. nom

Cipriani Realty and Construction Co to Christian G Kuhner. Hughes av, w s, 203 s Pelham av, 50x87.6. Prior mort $23,500. Oct 6, 3 years, 6%. Oct 7, 1909. 11:3078. 4,000

Same to same. Same property. Certificate as to above mort. Oct 5. Oct 7, 1909. 11:3078. —

*Dunnigan, James and John J to Herbert S Ogden et al exrs Edwin R Butler. Plot begins 440 e White Plains road at point 620 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Oct 7, 1909, due Nov 1, 1914, 5%. 4,000

Dressel Railway Lamp Works to LAWYERS TITLE INS & TRUST CO. Park (Railroad) av, e s, about 185 s 172d st, and being lots 28 to 30 and s ½ of lot 27 map Central Morrisania, 175x150. Oct 4, 1909, 3 years, 4½%. 11:2904. 25,000

Same to same. Same property. Certificate as to above mortgage. Oct 4, 1909. 11:2904. —

D'Ambrosio, Vergilio of Yonkers, N Y, to Theodore Wentz. 241st st, n s, 335 e Katonah av, 50x100. Building loan. Oct 1, demand, 6%. Oct 4, 1909. 12:3390. 6,000

Same to Bronx Heights Land Co. Lots 1037 and 1038 map No 164 of property at Woodlawn Heights. P M. Prior mort $6,000. Oct 1, 2 years, 6%. Oct 4, 1909. 12:3390. 1,880

*Diedtrich, Maria M to William Peters. Columbus av, n e cor Lincoln st, 25x100, and being lot 235 map portion Hunt estate. P M. Prior mort $10,000. Sept 30, 2 years, 6%. Oct 4, 1909. 700

*Earley, Martin J to Mary A Stueler. Beach st, s s, whole front from City Island av to Minneford av, being lots 254, 324 and 325 map Eliz R B King, except part for av. Sept 8, 3 years, 6%. Oct 1, 1909. 3,500

Empire Development Co to Edw C Bridgman and ano trustees Daniel Low. 144th st, s s, 80 e from w s Garrison av, runs e 265.2 to w s Barry st, x s 302.11 to c l 156th st, x w 2[illegible].8 to e s Garrison av, x n 330 to beginning. Oct 4, 3 years, 6%. Oct 5, 1909. 10:2736. 20,000

Same to same. Same property. Certificate as to above mortgage. Oct 1. Oct 5, 1909. 10:2736. —

*Eichner, Lena to John F Fetzer. Concord av, w s, 201 s Kossuth av, 49x100. Prior mort $——. Sept 30, due Mar 14, 1911, 6%. Oct 1, 1909. 1,500

Ferrante, Nicola to Raffaele Pavero. 145th st, No 426, old No 680, s s, 250 e Willis av, 25x100. P M. Prior mort $4,000. Oct 1, due, &c, as per bond. Oct 2, 1909. 9:2289. 1,000

*Field, Augustus M to Edwin M Adee. Public road, s s, 466 w road leading from Westchester Landing to Boston Post road, runs e 75 x s 100 x w 25 x s w 12.2 to e s Bear Swamp road x n w 50.8 x n 86 to beginning. Sept 29, 1 year, 6%. Oct 2, 1909. 1,600

Fischer, Wm P J to Fredk Korte. Pelham (Union av), n s, 128.1 e Hoffman st, 28.1x83x27.4x83. Prior mort $3,000. Oct 1, due &c, as per bond. Oct 7, 1909. 12:3273. 3,000

Gussaroff, Elias with Herman Gotthelf. 136th st, No 879, n s, 424.6 e St Anns av, 25x100. Extension of $12,000 mort until Feb 16, 1911, at 5%. Sept 23. Oct 6, 1909. 10:2549. nom

Grasmuck, Theo A to Max Borck. 3d av or Boston road, e s, 84 n 140th st, 28x73.8x25x86.4. Prior mort $——. Sept 30, 1 year, 6%. Oct 1, 1909. 9:2315. 2,500

*Germansky Construction Co to Manhattan Mortgage Co. Barnes av, e s, lot 33 map Briggs estate at Williamsbridge, 60.9x54.6x 94.3x95.6. Prior mort $——. Oct 4, 1909, due &c as per bond. 10,500

*Same to same. Same property. Certificate as to above mort. Oct 4, 1909. —

*Germansky Construction Co and Chas J Mooney with Manhattan Mortgage Co. Barnes av, e s, 165 n Briggs av, 60.9x94.6x54.6x 95.6 n s. Subordination agreement. Oct 4, 1909. nom

*Giuseffi, Giovanni to Raymond Page. Harrison st, e s, 230.4 n Davis st, 50x100, and being lots 35 and 36, map 170 lots Siems Estate. Sept 27, due Jan 1, 1911, 5%. Oct 6, 1909. 500

Green, Morton M to Theresa Staff as life tenant under will Carl Staff. Woodlawn road, No 3059, s w s, 50 s e Perry av, 20x100. Dec 6, 1909, 5 years, 5%. Oct 6, 1909. 12:3333. 7,250

*Hitchcock, Mary to Dora L Schreiber. 12th st, s s, 205 w Av C, 30x108. Sept 11, 3 years, 5½%. Oct 2, 1909. 1,000

Helborn, Charles with Leo Barnett. Grant av, s e cor 165th st, 80.9x208 to Morris av x79.7x207. Extension of $10,000 mort until about 9 months from Apr 1, 1910, at —%. Sept 28. Oct 1, 1909. 9:2447. nom

Hahnel, Mary with Peter Carroll. Clinton av, No 1945. Extension of $3,000 mort until Oct 2, 1912, at 5%. Oct 1. Oct 4, 1909. 11:2959. nom

Hill (George H) Realty Co to Noel B Sanborn et al trustees Isaac G Pearson. Brook av, n w cor 170th st, 50x90. Oct 5, 1909, 5 years, 5%. 11:2896. 40,000

Same to same. Same property. Certificate as to above mortgage. Oct 5, 1909. 11:2896. —

Same to Barney Goldman. Same property. Prior mort $40,000. Oct 5, 1909, due, &c, as per bond. 11:2896. 11,000

Same to same. Same property. Certificate as to above mortgage. Oct 5, 1909. 11:2896. —

Holyoke Realty & Construction Co to Sheldon Hopkins et al trustees Woolsey Hopkins. Clinton av, e s, 155.2 n 175th st, 19.5x 90.2. Oct 4, 3 years, 5%. Oct 5, 1909. 11:2949. 8,500

Same to same. Same property. Certificate as to above mortgage. Oct 4. Oct 5, 1909. 11:2949. —

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Subordination agreement. Oct 4. Oct 5, 1909. 11:2949. nom

Holyoke Realty & Construction Co to same. Clinton av, e s, 174.7 n 175th st. 19.5x90.2x19.9x90.2. Oct 4, 3 years, 5%. Oct 5, 1909. 11:2949. 8,500

Same to same. Same property. Certificate as to above mortgage. Oct 4. Oct 5, 1909. 11:2949. —

Same and Pincus and Morris Shalita and Jacob Spielberg with same Same property. Subordination agreement. Oct 4. Oct 5, 1909. 11:2949. nom

Holto, Gertrude to Arnold Timmerhans. Vyse av, e s, 50 s 172d st, 50x100. P M. Oct 4, 1 year, 5%. Oct 5, 1909. 11:2995. 5,600

Hogenauer & Wesslau Co with Mons Johnsen. Heath av, w s, — s Kingsbridge road, and being lots 45 and 46 map No 1187 Bailey Estate. Agreement as to apportionment of mortgage. Oct 4. Oct 5, 1909. 11:3239. nom

Hansen, Chas C to TITLE GUARANTEE & TRUST CO. Prospect av, No 778, e s, 162.3 s Longwood av, 37.6x128.3x41.11x109.6. Oct 6, 1909, due, &c, as per bond. 10:2688. 28,000

Hilker, Henry F to Fredk Lange. 139th st, s s, 200 e Willis av, 25x100. Prior mort $10,000. Oct 4, 6 years, 5%. Oct 7, 1909. 9:2283. 9,500

*Halperin, Louis to Kate S Bell. Jefferson av, s s, 75 w Mohegan av, 25x100. Sept 28, due Dec 13, 1909, 6%. Oct 7, 1909. 55

*Hill, Cath wife of and Embree to METROPOLITAN LIFE INS CO. White Plains av, e s, at n e s Bear Swamp road, runs s e 222.11 x n e 148.11 x n w 268.7 x n w 81.3 x s w 295 x s e 75.5 x s w 48.7 to road, x s 90 to beginning, except part for road. Oct 7, 1909, 5 years, 6%, until Oct 7, 1911, and 5½% thereafter. 19,000

*Henderson, Sarah H to Catharine Hill. Madison av (Benson av) w s, 212.11 n 2d st, 125x100, Westchester; Jackson st, e s, part lot 419 map Unionport, begins at s w cor lot 420, runs s 109 x e 108 x n 109 x w 108 to beginning. Oct 7, due Sept 30, 1912, 5½%. Oct 7, 1909. 18,000

Ittner Realty Co to The City Mortgage Co. Prospect av, n w cor Home st, runs w 249.6 x n 95.3 x e 4.10 x n 78.8 x e 64 x n 36.3 x e 51 x s 5 x e 105 to av, x s 97 to beginning. Building loan. Sept 23, demand, 6%. Oct 7, 1909. 10:2681. 92,500

Same to same. Same property. Certificate as to above mort. Oct 7, 1909. 10:2681. —

*Inciardi, Calcedonio to Amelia Corse. Beech av, n s, 201 e Elm st, 25x100, Laconia Park. Oct 4. Oct 6, 1909, 3 years, 6%. 3,000

Keller, Henry to Chas Koehler. Freeman st, n s, 124.7 w Chisholm st, 25x107.10x32.1x127.11. Oct 5, 1909, 3 years, 5%. 11:2971. 6,000

Knecht, Augustus S to Mary Kolkebeck. 198th st, n e s, 77.7 n w Briggs av, 25.11x104x25x97.5. Prior mort $——. Oct 5, 1909, 1 year, 6%. 12:3302 4,000

Kingston, Geo D to James Carlew. Briggs av, n s, 227.4 e 198th st, 25x100. Sept 30, due, &c, as per bond. Oct 5, 1909. 12:3302. 6,500

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Same to same. Briggs av, n s, 277.4 e 198th st, 25x100. Sept 30, due, &c, as per bond. Oct 5, 1909. 12:3302. 6,500

Same to same. Briggs av, No 2861, n s, 252.4 e 198th st, 25x100. Sept 30, due, &c, as per bond. Oct 5, 1909. 12:3302. 5,000

Kahrs, Anna and Mary M Bohling to Gaines-Roberts Co. Southern Boulevard, No 1007, w s, 483 s Westchester av, 40x131.1 x40x129.8. P M. Oct 4, 2 years, 6%. Oct 5, 1909. 10:2725. 13,000

Kuntz, Henry with Hyman Hein. **Lots 70 to 73, 61, 62 and 77 to 80** map Undercliff Terrace. Agreement that assignment of mortgage shall be held as security for note of $4,500. Jan 23, 1908. Oct 1, 1909. 11:2877 and 2880. nom

Keane, Mary to Michl A Hoffmann. Jackson av, e s, 235 s Home st, 20x87.6. Prior mort $7,000. Oct 2, due, &c, as per bond. Oct 4, 1909. 10:2657. 3,000

*Kretsch, Augusta to NORTH SIDE SAVINGS BANK. Mapes av, e s, 50 s Green av, 50x100. Oct 4, 1909, 3 years, 5%. 3,000

*Kaysser, Wm F to Paul Quattlander. Pitman av or 236th st, n w cor Hobart st, 100x50. Sept 30, 3 years, 6%. Oct 1, 1909. 3,500

Kilp, Gerard to Annie T Howard. Tremont av, s s, 400 w Marmion av, 50x100. Oct 1, 1909, 5 years, 5½%. 11:2956. 7,000

Krabo, Marie and Johanna R Ernst to American Mortgage Co. Vyse av, w s, 201.2 s 180th st, 38x100.1. Building loan. Oct 1, 1909, 1 year, 5½%. 11:3127. 18,500

Same to same. Vyse av, w s, 239.2 s 180th st, 39.2x100x40.6x 100.1. Building loan. Oct 1, 1909, 1 year, 5½%. 11:3127. 18,500

Lawrie, John to Thornton Brothers Co. Findlay av, No 1318, e s, 285.5 n 169th st, 20x100. P M. Prior mort $4,000. Oct 6, 1909, due, &c, as per bond. 11:2783. 1,650

Lenane, Thomas with Louis E Kleban. 173d st, n e cor Washington av, 110x50.8. Extension of $51,000 mort until Aug 25, 1913, at 5%. Oct 4, 1909. 11:2915. nom

*Lifrieri, Paulina to Frieda M Buehrle. Edison av, e s, 300 s Tremont road, 50x100, Tremont Terrace. Prior mort $5,500. Sept 23, due Dec 23, 1909, 6%. Oct 5, 1909. 300

*Lavena, Carmela to Melrose Realty Co, Inc. 216th st, s s, 225 w Tilden av, 25x100, Laconia Park. P M. Sept 25, due, &c, as per bond. Oct 5, 1909. 100

Lohmann, Catharina to Mary A McCarthy Construction Co. West Farms road, No 1073, n w s, 23.10 w Hoe av, runs w 87 x s 20 x e 74 to road x n e 23.10 to beginning. P M. Prior mort $——. Oct 1, 1909, 3 years, 6%. 10:2744. 1,000

*Leuner, Joseph to Kate S Bell. Murdock av, n e cor Jefferson av, 100x75. Sept 30, due Mar 15, 1910. Oct 7, 1909. 6%. 400

Lawyers Mortgage Co with Magdalena Siemon. Decatur av, n w s, 130 s w 201st st, 37.6x110. Extension of $3,000 mort until Sept 28, 1914, at 5%. Sept 14. Oct 6, 1909. 12:3285. nom

*Mackintosh, Bella to Matthew Waldron. Eastchester road, No 1540, and being lot 297 map No 66 (Westchester Co) partition of estate Wm Adee, Westchester. Oct 2, 3 years, 5½%. Oct 4, 1909. 2,700

Matthes, Johanna F S and Emilio M Rehfeldt to TITLE GUARANTEE & TRUST CO. 148th st, No 528, s s, 233.4 e Brook av, 16.8x100. Oct 5, due, &c, as per bond. Oct 7, 1909. 9:2274. 2,500

*Meyers, Esther to Land Co A of Edenwald. Doon av, e s, 675 s Jefferson av, 25x100, Edenwald. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 300

*Same to Land Co C of Edenwald. Doon av, e s, 250 n Randall av, 25x100. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 300

*Same to same. Jones av, e s, 150 n Randall av, 50x100. P M. Oct 1, 3 years, 5½%. Oct 7, 1909. 550

Same to Land Co D of Edenwald. 5th av, w s, 50 s Nelson av, 71.10x100x61.11x100. Oct 1. 3 years, 5½%. Oct 7, 1909. 1,100

Mestaniz, Emma M S to Lawrence Senft. Forest av, n w s, 172.7 s w 161st st, 25x100. P M. Prior mort $3,000. Oct 1, due, &c, as per bond. Oct 7, 1909. 10:2647. 2,300

Morris, Newbold exr Augustus N Morris with Harry B Davis and Chas Helborn. Grant av, s e cor 165th st, runs e 207 to w s Morris av, x s 79.7 x w 208 to Grant av, x n 80.9 to beginning. Extension of $9,400 mort until Jan 5, 1911, at 5%. Dec 27. Oct 1, 1909. 9:2447. nom

Mazziotta, Prudence to Kemp-Jones Realty Co. Anderson av, No 954, e s, 310.9 n Jerome av, 27.2x130.4x27.11x119.8. P M. Prior mort $17,500. Sept 25, 5 years, 6%. Oct 4, 1909. 9:2504. 5,000

McGowan, Sarah to Michael F Colwell. Clinton av, No 1978, s e cor 178th st, No 730, 25x100x24.8x100. Oct 4, due Sept 25, 1911, 6%. Oct 5, 1909. 11:3093. 5,000

McBride, Daniel to Jacob Bauer. Crotona av, w s, 125.2 s 180th st, late Samuel st, as on map of East Tremont, 25x125. Oct 1, 5 years, 5%. Oct 5, 1909. 11:3080. 5,500

Mercury Realty Co to Pincus Lowenfeld and ano. Prespect av, n e cor Kelly st, runs e 132.7 to w s Av St John, x n 185.5 to Prospect av, x s 228 to beginning. P M. Oct 1, 1 year, 5%. Oct 5, 1909. 10:2686. 41,500

*Melrose Realty Co, a corpn, to Nicola Galante. 216th st, s s, 225 w Tilden av, 25x100, Laconia Park. Sept 25, due, &c, as per bond. Oct 5, 1909. 175

Moser, Mary to Louise F Broomfield. 145th st, n s, 371 w Brook av, runs n 100 x w 40.4 x s 88.2 and 11.11 x e 41.5 to beginning. Oct 6, 1909, due Nov 1, 1914, 5%. 11:2290. 3,500

*Murphy, Mary A, of Westchester, N Y, to Delia M and Margt Cullen. Road from Throggs Point to Westchester Village, n e cor of a st or entrance from the public road to the Public sq, runs n 175 to Haskin st, x e 100 x s 175 x w 100 to beginning, with all title to st or alley, 20 ft wide, Throggs Neck. Oct 4, 3 years, 5½%. Oct 6, 1909. 1,000

Nelson, Wm A to GERMAN SAVINGS BANK in City N Y. 165th st, s s, 96.8 w Washington av, runs s 195.6 x w 117.2 x n 93.6 x e 43.5 x n 102 to st x e 73.9 to beginning. Given as collateral security for additional loan of $7,000 to mort for $32,000. Oct 2, 2 years, 5½%. Oct 4, 1909. 9:2386. 7,000

O'Leary Realty & Construction Co to City Mortgage Co. Hughes av, n w cor 179th st, runs w 186 x n 50.5 x n e 26.1 x e 186.8 to av x s 107.7 to beginning. Building loan. Aug 6, demand, 6%. Oct 1, 1909. 11:3069. 75,000

Same to same. Same property. Certificate as to above mort. Aug 6. Oct 1, 1909. 11:3069.

*O'Neill, Nicholas to Clara B Brophy. Richardson av, e s, 240 s 237th st, 25x120. Oct 1, 1909, 5 years, 6%. 5,000

*O'Hara, John J to Carrie E Sawyer. 205th st, n w cor Timpson av, 25x100. Sept 17, 1 year, 6%. Oct 1, 1909. 2,600

*O'Brien, John to Ann M Ganong. Pleasant av, e s, 60 n 2d st, 40 x100. Oct 6, 1909, 3 years, 5%. 4,250

*Pound, Wm H and T Joseph Dunn to John Cook. Tremont av, or 177th st, s s, being lot 152 map Unionport, 116.9x72.7 to Ludlow av, x100x132.11. P M. Sept 30, 2 years, 6%. Oct 5, 1909. 2,000

Phelan Bros Construction Co to Chas C Beard. College av, w s, 360 s 169th st, 20x85. Prior mort $5,000. Oct 1, due &c as per bond. Oct 4, 1909. 9:2439. 1,000

Same to same. Same property. Certificate and consent to above mort. Oct 4, 1909. 9:2439. ——

Same to Harry W Davis. College av, w s, 320 s 169th st, 2 lots, each 20x85. 2 morts, each $1,000; prior mort $5,000 on each. Oct 1, due, &c, as per bond. Oct 4, 1909. 9:2439. 2,000

Same to same. Same property. Certificate and consent to above morts. Oct 1. Oct 4, 1909. 9:2439. ——

Same to Wentworth Mortgage Co. College av, w s, 380 s 169th st, 2 lots, each 20x85. 2 morts, each $1,000; prior mort $5,000. Oct 1, due &c as per bond. Oct 4, 1909. 9:2439. 2,000

Same to same. Same property. Certificate and consent to above morts. Oct 1. Oct 4, 1909. 9:2439. ——

Pepe, Vincent C to Cohen & Eckman Corpn. Grant av, No 1068, e s, 57 s 166th st, 25x100.10x25x100.8. P M. Prior mort $7,500. Sept 30, due &c as per bond. Oct 4, 1909. 9:2448. 900

*Pizzo, Damiano and Vincenzo to Melrose Realty Co. 2d av, n w cor 5th st, 30x89, Wakefield. P M. Oct 1, installs, 6%. Oct 2, 1909. 360

*Peterson, Ehrich to Amory Eliot and ano exrs, &c, Rollin H Lynde. Washington av, w s, — s Butler pl, —x— and being lot 62 map No 426 Cebrie Park. Oct 7, 1909, due Feb 1, 1913, 5½% 3,500

Patton, Edna A with Richard Fensterer. Webb av, No 2466, 25x 100. Subordination agreement. Oct 4. Oct 7,1909. 11:3219. nom

*Parfitt, Henry to Harry Eising. Bronxdale av, w s, 85 n Morris Park av and being lot 145 map 211 lots part Downing estate, 25x99.5x25x99.4. Oct 5, 1 year, 5%. Oct 7, 1909. 300

Raab, Henry to Louisa Raab. Tinton av, No 1135, w s, 199.6 s Home st, 18.6x110. Prior mort $5,000. Oct 1, 3 years, 6%. Oct 6, 1909. 10:2661. 2,400

*Rosenbaum, Rosalie to Wm Harris. Lots 28, map (No 1128a) 30 lots of Michl McCormick. Prior mort $1,715, given as collateral security to mort covering lots 179 to 182 map McGraw Estate. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000

*Same to same. Lots 29 and 30, same map. Prior mort $3,885, given as collateral security to mortgage covering same. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000

Same to same. Lots 1 to 4 map No 1131a. Property formerly St Joseph's Orphan Asylum. Prior Mort $3,150. Given as collateral security to mort covering same. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000

*Same to same. Westchester av, n w cor Old road, and being lots 179 to 182, map 575 lots, McGraw estate. Oct 5, 3 years, 4%. Oct 6, 1909. 4,000

Reinisch, Caroline widow to Henry L Brant committee Elijah Humphreys. Cambreleng av, No 2315, w s, 201 n 183d st, 49x100. Oct 1, 3 years, 5%. Oct 4, 1909. 11:3088. 5,500

*Reese, Harry F to Henrietta Shotten. 4th st, n s, 155.4 e Green lane, and being lot 176 map No 2 St Raymond Park, 25x100. Oct 6, installs, 6%. Oct 7, 1909. 375

*Salzone, Antonio to Michele Vetere. Paulding av, w s, 84.6 s 225th st, 25x105.7x25x106.11. Sept 18, 3 years, 6%. Oct 7, 1909. 500

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Soeller, Alois to TITLE GUARANTEE & TRUST CO. Lincoln av, n e cor 137th st, 25x100. Oct 4, 1909, due &c as per bond. 9:2313. 8,000

*Shiel, Alfred B to Hudson P Rose Co. Eastchester road, e s, 81.9 s Seminole st, 27.3x90x25.7x90. P M. Oct 1, 3 years, 5½%. Oct 2, 1909. 321.78

Sommer, Marie with TITLE GUARANTEE & TRUST CO. 156th st, s e cor Union av, 25x91. Subordination agreement. Oct 4. Oct 5, 1909. 10:2675. nom

Schober, Marie E to TITLE GUARANTEE & TRUST CO. Union av, s e cor 156th st, 91x25. Oct 5, 1909, due, &c, as per bond. 10:2675. 11,500

Steinbeck, Fredk J to Elviel Realty Co. Bryant av, No 1456, e s, 25 s Jennings st, 20x100. P M. Prior mort $8,000. Oct 5, 2 years, 6%. Oct 6, 1909. 11:2999. 2,000

Simpson David P to Geo H Hill Realty Co. Brook av, No 1401, n w cor 170th st, No 419, 50x90. Prior mort $51,000. Oct 5, due, &c, as per bond. Oct 6, 1909. 11:2896. 3,000

*Salvatore, Filomena to Wm F Gleason of New Britain, Conn. Newman av, w s, 100 s 150th st, now O'Brien av, 2 plots, each 50x111.6, Clasons Point. Two P M morts each $1,000. Oct 6, 5 years, 5½%. Oct 6, 1909. 2,000

Schober, Marie E wife of and Marc F to Henry A Luft of Mt Vernon, N Y. Union av, s e cor 156th st, 91x25. Prior morts $13,900. Oct 4, 1 year or demand, 6%. Oct 6, 1909. 10:2675. Notes 700

Streifler (Jacob) Co to Geo Schwegler. Wilkins pl, e s, 125 s Jennings st, 50x159.7x54x177. Certificate as to mort for $5,000. Oct 7, 1909. 11:2976. nom

Streifler (Jacob) Co to Geo Schwegler. Wilkins pl, e s, 125 s Jennings st, 50x159.7x54x177. Prior mort $48,000. Oct 7, 1909, 2 years, 6%. 11:2976. 5,000

*Strauss, Nina to Christian Biersack. Lincoln st, w s, 100 n road from West Farms to Westchester, 50x100. Oct 5, 3 years, 5½%. Oct 7, 1909. 4,500

Streifler (Jacob) Co to Alphonse H Kursheidt et al trustees Fredk A Kursheidt. Wilkens pl, e s, 125 s Jennings st, 50x159.7x54x177. Oct 7, 1909, 3 years, 5%. 11:2976. 48,000

Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1909. 11:2976. ——

Schwortzreich, Louis to Wm Schwortzreich. Macy pl, No. 871, n s, 231.5 e Prospect av, 25x140. Oct 6, demand, 6%. Oct 7, 1909. 10:2688. 2,000

Sutro, Theo with Eliz Lauter. Mott av, w s, 125 s 150th st, 25x100. Extension of $7,000 mort until July 1, 1912, at 5%. July 20. Oct 6, 1909. 9:2347. nom

Tessier, Edw M to Richd Fensterer. Webb av, e s, 474.4 n Devoe Terrace, 25x100.7x23.11x102.9. Prior mort $4,500. Oct 4, 1 year, 6%. Oct 7, 1909. 11:3219. 1,500

Vale Construction Co to UNION SQUARE SAVINGS BANK. Intervale av, w s, 216 n Freeman st, 2 lots, each 50x105. Two morts, each $39,000. Oct 14, 5 years, 5%. Oct 5, 1909. 11:2965. 78,000

Same to same. Intervale av, w s, 216 n Freeman st, 50x105; Intervale av, w s, 266 n Freeman st, 50x105. Certificate as to two mortgages for $39,000 each. Oct 4. Oct 5, 1909. 11:2965. ——

Same to Manhattan Mortgage Co. Intervale av, w s, 316 n Freeman st, 50x105. Prior mort $——. Oct 4, due, &c, as per bond. Oct 5, 1909. 11:2965. 39,000

Same to same. Same property. Certificate as to above mortgage. Oct 4. Oct 5, 1909. 11:2965. ——

Wood, Marie R to Louis Eickwort. 239th st, No 321, n s, 350.1 w Martha av, 24.11x100. P M. Prior mort $3,000. Sept 28, due Apr 1, 1922, 6%. Oct 4, 1909. 12:3388. 2,500

Zipkes Construction Co to Henry Morgenthau Co. 163d st, s e cor Tiffany st, 108.1x100. Building loan. Oct 7, 1909, 1 year, 6%. 10:2712. 115,000

Same to same. Same property. Certificate as to above mort. Oct 7, 1909. 10:2712. ——

Same to same. Same property. P M. Prior mort $115,000. Oct 7, 1909, 3 years, 6%. 10:2712. 35,000

Zolessi, Carlo to John W Bolton. Vyse av, w s, 39.11 s 179th st, 25x100x25x100. Oct 5, 3 years, 5½%. Oct 7, 1909. 11:3127. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Sept.30.

Mangin st, No 67. Morris Vollman agt Samuel Werner et al; Moses R Ryttenberg, att'y; Chas J Leshe, ref. (Amt due, $8,652.70.)

Amsterdam av, s e cor 214th st, 25x100. Frederick H Ehlen agt Arp Laue; Terry Smith, att'y; James Kearney, ref. (Amt due, $5,899.54.)

228th st, s s, 405 e Barnes av, 75x114.

Parcel of land beg at a point 122 w Union av and 122.11 n 165th st, runs n 74.5 x w 69.5 x s 74.2 x e 69.5 to beg.

James Dowds agt Geo F Schneider; Michael J Sullivan, att'y; Thomas F Grady, ref. (Amt due, $7,509.25.)

Oct. 1.

182d st, s s, 84.3 e Washington av, 18x69.3x 18.3x89.5. Lillian O Shiff agt Hillside Realty & Construction Co; Bloomfield Littell, att'y; Chas L Hoffman, ref. (Amt due, $8,299.85.)

114th st, n s, 100 e Amsterdam av, 50x100.11. Benjamin Parr agt Edward Edgar et al; David B King, att'y; Henry A Friedman, ref. (Amt due, $26,993.06.)

Oct. 2.

Cannon st, No 2. Geo F Anger agt Sam Katz et al; Miller & Bretzfelder, att'ys; Waldeman F Timme, ref. (Amt due, $8,456.34.)

Oct. 4.

40th st, s s, 250 e Madison av, 25x98.9. County Holding Co agt Thos A McIntyre et al; Merril & Rogers, att'ys; Noah A Stancliffe, ref. (Amt due, $106,419.93.)

120th st, n s, 150 w 1st av, 37.6x100.11. Frederick Latner agt Joseph Liebling; Martin H Latner, att'y; Jacob S Strahl, ref. (Amt due, $7,860.)

86th st, No 340 East. Abraham Leipzig agt Joseph Manganaro et al; Jacobs & Livingston, att'ys; R Burnam Moffat, ref. (Amt due, $8,770.94.)

Oct. 5.

Hoe av, No 1165. Geo J Palmer agt Nicholas Hashagen, Jr, et al; J Homer Hildreth, att'y; Harold C Kneeppel, ref. (Amt due, $1,747.50.)

Sheriff st, w s, 120 n Delancey st, 40x90. Julia D Sturges agt Mendel W Greenberg et al; S P Sturges, att'y; Peter L Mullaly, ref. (Amt due, $18,700.55.)

17th st, s s, 288 e Av B, 25x92. Wilson M Powell, Jr ,agt Louis Minsky; Wilson M Powell, att'y; Richard H Clarke, ref. (Amt due, $15,485.63.)

Oct. 6.

Lewis st, Nos 52 & 54. Henry Jones agt Aaron Lieberman et al; Nathaniel H Prager, att'y; J C Julius Langbein, ref. (Amt due, $19,079.60.)

LIS PENDENS.

Oct. 2.

25th st, s s, 375 e 9th av, 25x74.9. Francesco Trapani agt Maria Muscato et al; action to declare sale void; att'y, C Eno.

Oct. 4.

139th st, n s, 100 w 7th av, 20x103. Cornelia K Hunter agt Antonio A Rost et al; partition; att'y, J Worcester.

Story av, No 2159. Josephine Kassler agt Jacob Kassler et al; partition; att'y, M C Gross.

Oct. 5 and 6.

No Lis Pendens filed these days.

Oct. 7.

97th st, No 135 West.
Lexington av, Nos 220 & 222.
50th st, No 248 East.
2d av, No 532.
24th st, No 313 East.
1st av, w s, 50.7 s 102d st, 50x100.
Joseph E Dempsey et al agt Isabella Dempsey et al; partition; att'ys, W F Clare.

8th av, No 2055. Stephen Machinski agt Rivers Estate et al; specific performance; att'ys, Cohen Bros.

97th st, 135 West.
Lexington av, Nos 220 & 222.
50th st, No 248 East.
2d av, No 532.
24th st, No 313 East.
1st av, w s, 50.7 s 102d st, 50.4x100. John M Dempsey agt Isabella Dempsey et al; counterclaim; att'y, W B Marx.

Oct. 8.

Belmont av, e s, 150 n 183d st, 50x100. Max Germansky agt Isaac Brummer; specific performance; att'y, I Scherer.

FORECLOSURE SUITS.

Oct. 2.

Lot 57, map of 160 lots, 23d Ward, property of Maximilian Morgenthau, Bronx. Edwin C Worns agt Emerence K Ager; att'y, J A Kohn.

Wadsworth av, n w cor 183d st, 74.11x50. Mayer S. Auerbach agt Augustus V H Ellis et al; att'y, M Stern.

Oct. 4.

1st st, s s, lots 643 & 644, map of Laconia Park, Bronx. Francis C Elgar agt Benjamin Jaffe; att'y, R A B Dayton.

65th st, No 429 East. Lucius H Beers agt Benjamin Jackerson et al, att'y, H deF Baldwin.

154th st, No 269 West. Wm F Kuntz agt Frank Bach et al; att'ys, Cooper & Baer.

73d st, Nos 511 & 513 East. D Comyn Moran et al recvrs agt Ruben Rubenstein et al; att'ys, Bowers & Sands.

Audubon av, n e cor 182d st, 79.9x70. Frederick S Isaac agt Isaac Marcuson et al; att'y, L F Doyle.

Oct. 5.

9th st, s s, 329 w 2d av, 21x75. Henrietta Lowenstein extrx agt Breslin Realty Co; att'ys, Spiro & Wasservogel.

73d st, n s, 135.6 e Av A, 75x102.2; two actions. Lincoln Trust Co agt Ruben Rubenstein et al; att'ys, Bowers & Sands.

10th st, Nos 412 & 414 East. David Gordon agt Nathan Schwartz et al; att'ys, Engel Bros.

109th st, No 110 East. Martha Blanke agt Sigmund Lissner et al; att'y, M Arens.

Canal st, n s, 55.11 e Sullivan st, 22x82.1x irreg. Henry H Jackson agt Geo W Rumbold; att'y, S H Jackson.

Lexington av, Nos 1584 to 1588. Max Levin agt Tessie Goldberg et al; att'ys, Manheim & Manheim.

5th av, No 2199. Bernheimer & Schwartz Pilsener Brewing Co agt Angelo Marino et al; att'ys, Rose & Putzel.

10th st, No 325 East. Jacob Larchan agt Samuel Tuchfeld et al; att'ys, Engel Bros.

Oct. 6.

66th st, Nos 348 to 352 East.
South st, Nos 218 and 220 East.
Susan Van Praag agt Henry Rockmore et al; att'ys, Eisman, Levy, Corn & Lewine.

Concord av, w s, lot 142, map of East Morrisania, 50x100. Isaac J Brown agt Theresa De Rosa et al (amended); att'y, H Fluegelman.

Anthony av, n w cor 174th st, 135.7x88.11. Vingenzo Conforti agt Ekwanok Realty Co et al; att'ys, Freyer, Hyman & Jarmulowsky.

Lots, C & D, plot 41, map of Arden property, Bronx. Wm W Strasser agt Rose Cleary et al; att'y, A L Strasser.

Sullivan st, Nos 125 and 127. Francis Hoffman agt Julia Piance et al; att'ys, Davis & Kaufmann.

8th st, s s, 130 w Av B, 50x126x irreg, Bronx; two actions; August J Freutel agt Caroline Keller et al; att'y, C P Hallock.

Wadsworth av, n w cor 183d st, 74.11x50;. Mayer S Auerbach agt Augustus V H Ellis et al; att'y, M Stern.

129th st, No 304 West. Lillie B Lilienthal agt Clarence Wollner et al; att'y, S Wechsler.

2d av, w s, 75.6 s 118th st, 25.2x110; Lillie B Lilienthal agt Jacob Sherman et al; att'y, S Wechsler.

115th st, No 460 East. Emanuel Arnstein et al agt Samuel C Baum et al; att'y, S Levy.

Oct. 7.

137th st, n s, 62.6 w 5th av, 37.6x99.11. John Staudt, ex'r agt Samuel Schenker et al; att'y, G Lange, Jr.

Randall av, n s, 50 w Coster st, 50x100. East Bay Land & Improvement Co agt Charles Albrecht; att'y, R C Dorsett.

184th st, s s, 90 w Grand av, 40.2x59.10x irreg; two actions. Henrietta S. Wallace agt Herbert Aldhous et al; att'y, L H Rogers, Jr.

28th st, n s, 155.10 e 3d av, 37.6x98.8. Bella Hillman agt Jacob Schwartz et al; att'ys, Kantrowitz & Esberg.

Intervale av, s e s, intersec w s Fox st, 97.11 x27.1x irreg. Adelia A Carpenter, trustee, agt Ernest F Luhrsen et al; att'y, W M Powell.

20th st, n s, 186.11 w 1st av, 35.8x92. Henry H Jackson agt Max Schein; att'y, S H Jackson.

50th st, n s, 55.7 e 1st av, 19.5x100.5. Julia D Heinemann agt Lena Kaufman et al; att'ys, Heymann & Herman.

Av A, s w cor 18th st, 46x94. Union Trust Co of N Y agt Isaac Portman et al; att'ys, Miller, King, Lane & Trafford.

106th st, Nos 215 & 217 East. Samuel C Wolfstein et al agt Morris S Rubin et al; att'ys, Kantrowitz & Esberg.

3d av, No 807. Robert Main agt Hermance Von Wien et al; att'ys, Alexander & Ash.

Oct. 8.

103d st, Nos 311 & 313 East. Gertrude K Brennan agt Angela M Milano et al; att'y, A L M Bullowa.

51st st, Nos 222 & 224 East. Margaret Jaeger agt Abraham Drimmer et al; amended; att'ys, Davis & Kaufmann.

Lot 275, map of Village of Wakefield, Bronx. Frank E Duffield agt Agnes L Lester; att'y, E Sweeney.

Lots 391 & 396, mortgage map of Arden property, Bronx; two actions. Annie V Taylor agt Wm H Myers et al; att'ys, De La Mare & Morrison.

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Lots Nos 201, 202, 236 & 237, map of 336 lots of property of Sisters of Charity, Bronx. Chas V Gabriel agt Chas E Stahl et al; att'y, B E Rabell.

Hamilton Terrace, w s, 387 n 141st st, 19x100. Elizabeth Hutchinson agt Stephen G Roach et al; att'y, W H Hanford.

132d st, No 57 East. John F Holmes agt Jacob Norwalk et al; att'y, J M Tully.

East Boulevard, — s, lots 117 & 118, map of 336 lots of property of Sisters of Charity, Bronx. Chas V Gabriel agt Jacob Kamholz et al; amended; att'y, B E Rabell.

Varick st, No 220. Vincent C Pepe agt Antonio Bianculli et al; att'ys, Simon & Asher.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Oct.

4 Altman, Henry—F N DuBois et al..1,765.49
4 April, Israel—A Fisher 196.50
4 Abell, James M—Acker, Merrall & Condit Co.....606.31
5 Abel, Ellis—G Flatauer et al.....97.37
5 Ashley, Eugene M—C M Williams..1,429.50
5 Atwood, Earl P—L Bloom.....costs, 23.34
6 Abrams, Isaac et al—J Greenberg..$1,021.53
6 Auslander, Meyer H—T C Buck 410.34
7 Adams, Walter C Jr R Fixel.....88.05
7 Anderson, Theodore C—C L Adams et al.....173.91
8 Anderson, R Napier—T Foxhall 305.66
2 Bohins, Frederick—J D Bunt 29.51
2 Block, Abraham—J W Johnston and others 1,516.41
2 Breslauer, Solomon—A Werthman ...218.96
2 Broadman, Harry & Isidor—L Salomon.....costs, 5.65
4 Billington, Reno R—A Scheps et al..482.03
4 Bergoffen, Samuel—C Arnone....costs, 9.91
4 Buser, Adele—N Y Telephone Co.....45.43
4 Bernstein, Joshua et al—the same...44.04
4 Buser, Henry C—the same 36.55
4 Bohm, Harriet—the same 41.78
4 Brayton, Howard R et al—W D Clark.320.26
4 Breen, Peter J—J M Parker Jr.....69.21
4 Bleitung, Sophia—R Chon.....91.04
4 Borden, Thomas P—S Strauss 816.75
5 Badisch, Jacob C—D J Allen Co.....362.12
5 Baumeister, Harriet—G Barrie et al...65.63
5 Braumann, William et al—P Hellinger.408.41
5 Bogert, John R—A H Peters 172.41
5 Baird, Mary & Wm A—F L Browne..39.65
5 Baumer, Francis—Parke, Davis & Co...912.11
6 Blaney, Joseph & Sarah—Bronx Security & Brokerage Co 32.09
6 Baron, Jennie—N Y Telephone Co 31.68
6 Bennett, Clarence H et al—Title Ins Co.283.17
6 Butterworth, Frank—W Hague 482.37
6 Bolton, Joseph—A Rosenberg....costs, 12.65
7 Besnah, Charles et al—J E Shea.....344.04
7 Berezin, Israel et al—T Sophrim.....166.34
7 Bacci, Amerigo—I Sabel et al.....52.29
7 Barney, Geo D et al—G R Sutherland..117.35
7 Bash, Winfried S—Postal Telegraph Cable Co 65.23
7*Broderick, M F et al—the same.....49.01
7 Becker, Louis—Northern Bank of N Y....costs, 12.41
7 Beavers, Robert, adm—Star Co..costs, 115.49
7 Brunett, Chas W—A H Meyers.....196.55
7 Battey, Arthur H—T H Smart et al...103.15
7 Barstow, Jacob P—J L Phillips.....917.00
7 Brodomsky, Max—H L Judd Co.....177.61
7 Baldanza, Liborio—J Frankfurter 456.03
8 Burkhard, Louis et al—J B Owens....198.67
8 Barnes, Noah E et al—L H Van Duyne et al.....436.41
8 Buff, Emil & Conrad—T D Eisner 17.91
8 Byrnes, Philip—S J Bloomingdale et al.47.97
8 Blitz, Henry—John A Scholz & Co....31.14
8 Berger, Christopher—Press Pub Co.....costs, 142.80
8 Berger, Annie—the same ....costs, 143.11
8 Barlow, E Dudley exr—J A Halley.....365.25
8 Burke, Katherine P—L H Jamison.....324.17
8 Belth, Rudolph et al—M Cohn & Co....290.27
8 Bernstein, Joseph et al—the same....290.27
2 Cohen, Samuel, Morris D Silverstein & Nathan Gordon—J R Roosevelt and others.....275.60
2 Coryell, George H, Jr—F A Corbin....437.95
2 Coffin, John D—A Strauss Printing Co.117.08
2 Calcaterra, Antoine—D Kotler and others.....217.90
2 Craven, Jas B—Tweedie Trading Co...268.41
2 Corso, Thomas or Tomaso—M Guggenheim 167.42
4 Cuccio, Joseph D—C Friedenberg....244.91
4 Converse, Emile—Caesar Misch, Inc....38.21
4 Callan, Thomas—M Powell et al.....90.11
4 Cooper, Robert—N Y Telephone Co...38.22
4 Corcoran, Wm B—Dorsett De Marrais Co.....102.74
4 Case, Rex R—L Rosenberg et al.....27.41
4 Cobb, Geo B Jr—Nason Mfg Co.....475.22
4 Cohen, Ida et al—Public Bank of New York 229.86
4 Chasmar, Alfred E—L E Buster.....88.52
4 Cohen, Samuel—Faerber, Silberman & Co. 278.11
8 Cary, Albert A—J E Michel.....225.67
8 Cohen, Benjamin—A Levy 212.81
8 Carl, John H—H G Grissler.....430.88
8 Cannon, W Frank—S A C & H M Hall Realty Co.....303.81
8 Cooper, Annie & John—I Boehm 374.62
8 Cooper, Annie & Edw R—the same.698.88
8 Carson, Chas G et al—L H Van Duyne et al 436.41
8 Cocke, Webb et al—C W Rogers.....90.56
5 Cohen, Charles—M Isenberg 254.31
5 Cohen, Emanuel—M Weisberg et al....59.65
5 Calisher, Isidore—J Butler et al.....324.86
5*Cohen, Hyman et al—R W Hebberd ..114.22
5 Cannezzar, Dominick et al—J W Collopy, Jr 59.72
6 Carling, Arthur H—N Y Telephone Co..97.72
6 Cohen, Isador—D Robinson et al.....49.81
6 Chapman, Walter—H Frier 33.99
6 Curtiss, Geo B—Bronson & Townsend Co. 43.65
7 Colletti, Vincenzo—D Guarino 745.19
7*Cheever, Geo D et al—G R Sutherland.117.35
7 Curtis, Geo L—Postal Telegraph Cable Co. 35.34
7 Case, Geo W Jr—O M Macmillan, Jr..1,114.45
7 Corliss, Patrick—John Burke Importing Co. 62.58
7 Curley, John J—the same 416.66
2 Dietrich, George and Mathilde Geiger—American Surety Co of N Y.....59.41
2 Dryer, Joseph M—Man Oil Co.....12.16
4 Dohme, John D A Sterling.....3.06
4 Dix, Samuel—T A Keppler 29.72
5 Diamond, Charles—L Maltinsky 134.15
6 Dickerson, Wm H—G A Twele 424.68
6 Daly, Geo A—G A Amos 117.20
7 De Rose, John et al—N Y Telephone Co.48.47
7 Deersi, Caroline R et al—the same...48.47
7 Duberstein, Fanny—American Woolen Co of N Y 6,302.59
7 Dupee, Geo H & Charles* et al—Postal Telegraph Cable Co 49.01
7 Durante, Armand A—Bamberger Stern Co. 175.02
8 Doyne, Simon—W Carroll et al.....320.72
8 Donnelly, Francis J—A G Brown.....35.54
8 Dagneaux, Edouard—H C Copeland....121.41
8 De Giers, Francis J et al—J G Baker..322.15
8 Davidow, Ray et al—J S Conabeer.....580.55
2 Eichler, Herman—Met Tobacco Co.....198.14
4 Epstein, Louis—E E Beardsley.....25.41
5 Etheridge, Ernest L—N Y & N J Telephone Co.....21.80
5 Euell, Geo R—National Blue Print Co. 113.57
5 Epstein, Ida et al—R W Hebberd et al.114.22
6 Erdman, Adolph—Parsons Dyeing & Cleaning Co 1,614.34
4 Ford, Richmond H—E A McAlpin et al. 486.26
4 Fraser, Thomas H et al—Peoples Trust Co.....610.23
4 Freer, Ennis—N Y Telephone Co.....36.27
4 Fein, Annie & Morris—M L Austin..113.65
4 Fabris, John A—M Amrtinich.....137.47
4 Feller, Harry—Colwell Lead Co.....404.04
5 Fraser, Thomas H—N Y & N J Telephone Co.....380.40
5 Fleischner, Albert et al—L Rothschild et al 173.82
5 Fay, Michael A et al—L Rothschild et al 173.82
6 Freystadt, Wm H—C A M Greer 17.78
6 Fullen, Louis O & Dorothy—D Lindenborn 1,603.78
7 Foster, Geo W—J F McNaboes.....996.14
7 Flynn, Charles—B Breu 59.85
7 Faber, Abraham—Leommle Dairy Co...78.41
7 Freyhover, Frank—A Wiltz 391.37
8 Finck, Meta B et al—J S Conabeer....580.55
8 Fowler, Hattie B & Dwight—B B Davis.184.80
2 Gonzalez, Ricardo—D L Goldberg.....278.16
2 Greenfield, Jacob A—H C White Co of N Y 88.50
2 Glinsman, Charles W—M M Clement comr 10.00
2 Gan, Sam P—F A Corbin 266.32
2 Greenspan, Charles—N Dorman 152.30
2 Gianeas, Jacob and George Cerstakes—G Sarantako 150.29
4 Greenebaum, Leo—J B Lippincott Co..25.17
4 Greenberg, Isaac—N Y Butchers Dressed Beef Co.....230.78
5 Garmendia, Peter P—Sister of Mercy of the City of Philadelphia 391.45
5 Glicksman, Louis—B K Bloch 53.38
5 Gerety, John—F T Hopkins.....26.31
5 Geldberg, Abraham* & Israel—N Y Wire & Spring Co.....161.67
5 Gabriel, Abraham—B Phelan 224.41
5 Goldberg, Rose—Candee, Smith & Howland Co.....35.26
5 German, Addie L—A Casey 581.97
6 Grasson, Joseph A—A Lowenberger....160.38
6 Galef, Aaron—J Haber 259.61
6 Gordon, Cora—D Lindenborn 109.35
6 Gallo, Michele et al—H C Kip 881.13
6 Ginsberg, Rae—Burns Bros 341.89
7 Gans, Rosalie et al—Isaac Goldman Co.295.01
7 Gentzle, John—A Engel et al.....65.65
7 Goodwin, Daniel J—J Thorp 2,090.82
7 Gentzle, John—A H Hillman Co.....32.41
8 Gregorie, Eugene T—G L Brodhead..158.52
8 Galbreth, Florence—F J Gottlieb.....104.93
8 Goldblatt, George—K Newman 68.91
8 Geer, Edw W L Leowns 40.72
8 Greenbaum, Isaac—A Perlmutter..costs, 150.59
2 Herman, Emery M—West End Cottages & Casino Co.....184.06
2 Holst, Christ—M Friedman and others.136.91
4 Horowitz, Simon—M Kosman.....264.41
4 Hardy, James T—Empire State Garage.133.99
4 Hochstadter, Adele or Buser—N Y Telephone Co.....45.43
4 Heuman, Geo M—the same 26.33
4 Hamm, Henry—J Dean 122.66
4 Hagerty, John J—Pinelawn Cemetery.....costs, 17.67
5 Hyland, Wm J et al—W H C Hornum.118.31
5 Hammer, Jas et al—Isaac Bros Co....69.41
5 Horn, Michael et al—the same 69.41
5 Homan, H Raymond—Gansevoort Beef & Provision Co.....609.48
5 Horn, George, Jr—B Kreizer 1,294.40
6 Harlan, Louis J—J E Bates et al.....214.41
6 Hardy, Edw L—G H Stratton 117.47
6 Hutcheson, Ralph E—N Y Telephone Co. 76.72
6 Heine, Henriette & Henry—L Brenner.126.26
6 Hild, Arthur E & Alfred M*—M Hild..253.31
7 Hyman, Adolph et al—N Y Telephone Co. 67.86
7 Hine, Chas E—the same 81.34
7 Herriman, James F—Reich, Reinhart & Co. 90.83
7 Horan, William et al—L Hickey.....200.00
7*Hurlbutt, John H et al—Postal Telegraph Cable Co 95.30
7 Horowitz, Herman et al—L Stein 23.67
7*Helfand, Bernard et al—the same.....23.67
7 Hollander, Herman & David—G T Meadow. 96.29
7 Hoffman, Samuel—A Baum 594.00
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Lingard, Katharine G et al—F Wigand. 1909. .....422.06
Lanzet, Max—Frooks Engine Co. 1908...24.66
[1]Lecce, Domenico—Columbia Auditors. 1909. .....35.16
Lamison, Norah L Wise. 1908.....162.69
McCrum, Lloyd G—Lex Realty Co. 1908...263.30
Marinus, Katharine, Geo J, Annie E & Frank et al—F Wigand. 1909.....422.06
McCrum, Lloyd G—C W Frazier. 1907..1,333.47
Maher, Katharine A—P Schulang 1909..118.41
Martin, Frank & Catherine—L T Stowe. 1909. .....12.67
Neef, Joseph N—H W Fairfax. 1908.....135.61
Prudevsky, Jacob N—Kilpatrick Lumber Co. 1909 .....199.55
Parker, Samuel W—R Whitcomb. 1901.1,573.39
Same—same. 1902 .....1,946.06
[1]Parker, Morris et al—M Hirschberg. 1909.455.92
Piciulo, Donato et al—J M Seidenberg. 1909. .....114.78
Rice, Joseph F—Baker, Voorhis & Co. 1909. .....105.10
Robinson, Frank E—S Street. 1909.....30.66
Robinson, Douglas et al—L Hyman. 1909..40.15
Same—J Davidovitz. 1909 .....130.15
Same—C S Vincent. 1909.....204.72
Same—M Simpkins. 1909 .....200.00
Rothstein, Annie et al—M N Clement. 1909. .....1,800.00
Shanski, Joseph et al—J M Seidenberg. 1909. .....114.78
Simmis, Wm Jr—Staines, Bunn & Taber Co. 1907 .....44.25
Tienken, Berthold H—M Lewin. 1905.....52.55
Uhrlaub, John C—G A Barnette et al. 1909. .....29.41
Vidal, Emily—Michelin Tire Co. 1909..120.36
Voccoli, Michele & Maria—Corn Exchange Bank. 1909 .....580.10
[6]Weisler, Max—S Goldstein. 1900 .....470.62
Wolf, Arthur—H Westerman. 1905.....39.49
Wendel, Josephine J S et al—Hudson & Manhattan R R Co. 1906 .....2,070.60
Wright, Wm F—G H Carter. 1908.....313.16
Whitridge, Frederick W—T J Looram. 1909. .....47.20

CORPORATIONS.

[1]Morrill, Frank T & Co—H Linder. 1909...231.87
Bankers Surety Co et al—M N Clement. 1909. .....1,800.00
[1]Darley Engineering Co—Keystone National Bank of Pittsburg 1909 .....63.99
Prospect Investing Co—M B Crook. 1909..57.30
Interborough Rapid Transit Co—G Lahey. 1908 .....5,974.83
Krulewitch Realty Co—O J Stephens. 1907.30.37
Hamilton Dining Rooms—A Worms & Co. 1909 .....113.59
Nichols Construction Co—Brooklyn Bank. 1909 .....191.74
[1]Wilmarth Bldg Co—Duane & Jones Bldg Co. 1909 .....574.78
Katskill Realty Co—City of N Y. 1909...108.49
Manhattan Ry Co & Interborough Rapid Transit Co—M M Goggin et al. 1907.....179.11
Portchester Coal Co—Rockland Rockport Lime Co. 1909 .....74.02
Frasse Co et al—Hudson & Manhattan R R Co. 1906 .....2,070.60
L I Display Advertising Co—C S Terret et al 1909 .....60.29

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Oct. 2.

5—Bristow st, s w cor 170th st, 105x51x130x105. Samuel E Graham agt Charles H Sproessig $343.00
6—Orchard st, No 26. Rubin Fisher & Son agt Albert W Sermon, trustee, and Jacob Sweetman 278.15
7—Cedar av, n w cor 177th st, 127x99.4. Keller & Co agt Patrick J Murphy.....2,778.59
8—Broadway, s e cor 180th st, 102.1x107.4x irreg. New York Architectural Terra Cotta Co agt Barnard Realty Co.....1,950.00

Oct. 4.

9—Herschel st, s s, 101.3 e Halsey pl, 28.4x91.5x28x86.11 .....
Herschel st, s s, 238.11 e Halsey pl, 50.1x103x50x95 .....
Herschel st s s, 304.10 e Halsey pl, 28.4x112.6x16x102 .....
A Mark agt Chas F Gordes 205.00
10—Riverside Drive, e s, 452.2 s 127th st, 85.5x95x irreg. Richard E Thibaut, Inc, agt St Pauls Construction Co.....267.65
11—Whitlock av, Nos 965-969-973-977-981 and 985. Patrick McCormick agt James F Meehan and —— Cavanaugh.....90.00
12—3d av, No 3458. Solomon Siegel agt Dina Y Blumenthal & Morris Simon, Isidore Kaplan & John Hyman 105.00
13—Cauldwell av, Nos 669 & 671. Solomon Siegel agt Leon Wotkowitz & Isidore Kaplan, agent 74.00
14—24th st, No 230 East. Same agt Betsie Wolt & Isidore Kaplan, agent.....25.00

Oct. 5.

15—Satisfied.
16—Wadsworth av, s w cor 180th st, 75x100. Peter Johnson agt Elias Gussaroff Realty Construction Co & Cohen & Grushkin.300.00
17—Gleason av, No 2251. Christian Meurer agt Adam Mink 25.00
18—Hughes av, e s, 40 n 189th st, 25x87.6. Samuel Schaneu agt Michele Pascucci & Antonio Giavanni 50.03
19—Bristow st, s w cor 170th st, 105x51x irreg. Samuel E Graham agt Chas H Sproessig, Jr and Chas H Sproessig 309.00
20—Clinton av, n e cor 175th st, 25x100. Borough Cut Stone Co agt Holeyoke Realty & Construction Co.....287.00
21—Clinton av, e s, 20 n 175th st, 180x100. Same agt same 158.00
22—Lexington av, w s, whole front bet 130th and 131st sts, —x65. D Bravin Tile & Marble Co agt Harris Mandelbaum, Fisher Lewine, Henry Rockmore & Max J Kramer. 760.00

Oct. 6.

23—East Broadway, No 222. David S Greenberg agt Louis Friedenberg and Samuel Fox. 40.00
24—Same property. Jacob Solomon agt same. 135.00
25—Leland av, w s, 200.5 n Davis st. 25x100. Michael Logana agt Speciao Valenti and Constantine Avallone 490.00
26—188th st, s s, whole front between Bathgate av and Willman pl, 195x100. Michael Schippo agt Mountain Construction Co.1,000.00
27—Lexington av, w s, whole front between 130th and 131st sts. Liugi Gerbino agt Keats Co and Henry Rockmore 400.00
28—Same property. Harry Dubroff agt Mandelbaum & Lewine and Henry Rockmore.135.00
29—Lexington av, w s, whole front between 130th and 131st sts, 199.11x80. Theo F Hahn agt John Doe and Henry Rockmore.. .....365.00
30—Central Park West, w s, whole front between 73d and 74th sts, 204.4x100. Ames Iron Works agt Boehm & Coon.....10,312.50
31—7th st, No 241 East. D Bravin Tile & Marble Co agt Philip Brennan, Oscar Lehrer and Nathan Thuman 144.00
32—25th st, No 242 West. Lordi, Pernetti & De Respiris Construction Co agt Catherine E Fitzpatrick and Adelaide Fitzgallen..150.00

Oct. 7.

33—7th av, No 824.....
55d st, No 201 West.....
Frank Boyle agt Ellen Cornell, John G Schoenleber, Henry C Quick and Adolph Doscher 530.00
34—Lexington av, Nos 2170 & 2184. E F Keating Co agt Keats Co, Theodore Krone, Henry Rockmore, Max J Kramer, and George Dellon 620.00
35—Lexington av, w s, whole front between 130th and 131st sts. J P Duffy Co agt Harris Mandelbaum, Fisher Lewine, Max Kramer and Henry Rockmore.....104.56
36—150th st, n s, 175 w 7th av, 75x100. W M Young agt Bisch-Hoff Realty & Construction Co 368.50
37—Broadway, s w cor 169th st, 90x150. Harlem River Lumber & Woodworking Co agt Bingham Realty Co.....1,122.90
38—181st st, s s, 100 w Audubon av, 125x119.6. E Bradley Currier Co agt William H Bingham Plumbing & Contracting Co.....1,500.00
39—Hoe av, w s, 125 n 172d st, 120x100. Royal Plasterers & General Contractors agt Bryant Co 1,860.45
40—97th st, No 307 East. Samuel Shepard agt Henry Allen and Ralph Henry.....64.14
41—96th st, No 206 West. Anna Wersau agt Mary A Cuhningham 74.00
42—Lexington av, w s, whole front between 130th and 131st sts. Luigi Gerbino agt Isaac Sakolski and Henry Rockmore.....400.00
43—Valentine av, No. 2220. Theodore Priebe agt B Alexander Basch Co and William Springhorn 25.00
44—98th st, No 287 East. Harvey Sobel agt David Liebgold 88.00
45—Eastburn av, e s, 188.3 n 174th st, 50x95. Harlem Roofing & Water Proofing Co agt Solomon Navid and A Goodman.....140.00
46—5th av, Nos 2701 & 2703. Noonan & Price Co agt Israel Lippman and R Locurto Co.. .....969.45
47—Lexington av, w s, whole front between 130th and 131st sts. Vincent Valentine & Co agt Isaac Sakolski and Henry Rockmore. 25.00
48—176th st, n s, 240.4 e Prospect av, 50x 108.7x irreg. Vincent Valentine Co agt Pincus Shalita and Shalita Bros 1,729.00

Oct. 8.

49—Trinity av, Nos 964 & 966. Albert Oliver agt Ernest Rodham & William Simpson.96.56
50—West End av, n w cor 77th st, 60x22. William Doellner agt A R Stern & Colgate Decorating Co..... .....89.50
51—Creston av, No 2785. August Van D Hohenstein agt John J & Margaret Quinn and Robert A Trainor 58.40
52—74th st, No 160 East. Alfred Glazer agt Stowe Phelps and C Phillips & Co....85.00
53—Lexington av, w s, whole front between 130th and 131st sts. Dobroff Bros agt Theodore Crohn & Henry Rockmore....135.00

BUILDING LOAN CONTRACTS.

Oct. 2.

29th st, n s, 200 e 2d av, 75x98.9. City Mortgage Co loans East Twenty-ninth Street Company to erect a — sty building; — payments $60,000
19th st, s s, 350 w 9th av, 49.10x92. North American Mortgage Co loans McKeon Realty Co to erect a — sty building; — payments. 47,500.00

Oct. 4.

241st st, n s, 335 e Katonah av, 50x100. Theodore Wentz loans Vergilio D'Ambrosio to erect a 2-sty dwelling; 6 payments 6,000
Broadway, n e cor 151st st, 99.11x150. Central Building Improvement & Investment Co loans Castleton Construction Co to erect a 6-sty apartment; 13 payments 117,000
Holland av, w s, 105 n Barnett pl, 25x100. Herbert S Ogden, att'y loans James & John J Dunnigan to erect a 2-sty dwelling; — payments 4,000
Herschel st, w s, 75 s Butler pl, 25x100. Same loans Ehrich Peterson to erect a 2-sty dwelling; — payments 3,500
Barnes av, e s, 165.1 n Briggs av, 60.9x54.6x irreg. Manhattan Mortgage Co loans Germansky Construction Co to erect a 3-sty dwelling; 8 payments 10,500

Oct. 5.

Park View pl, n w s, 375.7 s 190th st, runs n w 70 x s w 52.3 x s w 3.7 x s e 94.10 x n e 50 to beg. Edna A Patton & Wm D Cameron loan Philip Cahill to erect a — sty building; 6 payments 6,500
4th av, s e cor 18th st, 78.6x115x irreg. Metropolitan Life Ins Co loans Henry Corn to erect a 20-sty building; 12 payments. 1,200,000

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Oct. 6.

Amsterdam av, s w cor 160th st, 100x100. Lawyers Title Ins & Trust Co loans Lloyd Construction Co to erect a 6-sty apartment; — payments 200,000

Oct. 7.

157th st, s s, 214.3 w Broadway, 112.6x99.11. Max Marx loans William Kuhn & John Lawson to erect a —sty building; — payments. 85,000

Tiffany st, s e cor 163d st, 100x108x irreg. Henry Morgenthau Co loans Zipkes Construction Co to erect a 6-sty apartment; 14 payments 115,000

Oct. 8

167th st, s s, 113.4 w Hall pl, 75x146.11x irreg. Prospect Investing Co loans Isaac Brown to erect two 5-sty apartments; 14 payments 60,000

SATISFIED MECHANICS' LIENS.

Oct. 2.

26th st, Nos 22 and 24 East. Manhattan Sand Co agt Charles Kaye et al. (Sept 29, 1909) $178.00

Oct. 4.

55th st, Nos 234 & 236 East. Henry Mock & Co agt Joseph Doelgers Sons et al. (Feb 9, 1909) 210.00

116th st, No 321 West. Benjamin Danker agt Joseph L Buttenwieser et al. (Aug 18, 1909) 24.00

122d st, No 231 East. David Mark agt Isaac Kahn et al. (Sept 22, 1909) 47.00

81st st, n s, 330 e 3d av. David Mark agt Isaac Kahn et al. (Sept 22, 1909).....28.00

[2]174th st, n s, 100 w Amsterdam av. Helene Realty & Construction Co agt Kelsarge Realty Co. (Sept 14, 1909).....134.75

[2]Concourse, e s, 150 n Burnside av. Antonio Cassetta agt Gurlitt-Manning Co et al. (Sept 10, 1909) 420.00

Oct. 5.

28th st, No 34 East. Geo D Hilyard agt Mrs J H Olmstead et al. (Jan 31, 1890)...71.27

48th st, No 246 West. Frank J Tyler agt J Kulamji et al. (June 12, 1909) 19.50

[2]Matilda st, e s, 200 s 239th st. J A Mahlstedt Lumber & Coal Co agt Fox Muller Realty & Construction Co et al. (Aug 25, 1909) 2,598.00

[2]Same property. Same agt same. (Sept 17, 1909) 1,887.52

[2]189th st, s s, whole front between Belmont & Hughes avs. Antonio Spadaccini agt East 189th Street Building & Construction Co et al. (Sept 1, 1909).....2,309.00

[2]86th st, Nos 340 to 346 West. Bockman & Shepard agt Harry Schiff et al. (Sept 15, 1909) 1,924.81

Oct. 6.

Riverside Drive, Nos 534 or 528. Philip Stein agt St Paul Construction Co et al. (Aug 16, 1909) 1,818.00

Oct. 7.

178th st, n s, 100 w St Nicholas av. G H Gerard Son & Co agt Alcazar Realty Co et al. (Oct 5, 1909).....1,325.00

7th st, No 241. Orda & Silk agt David Goodman et al. (Aug 13, 1909).....507.35

[3]5th st, No 327 East. Adolf Goldstein et al agt Marcus Wril et al. (July 18, 1907)..97.00

[2]Edgecombe av, s w cor 150th st. Corrier Construction Co agt Emanuel Doctor et al. (Sept 15, 1909) 1,550.00

Oct. 8.

7th st, No 241 East. Barnet Rosenstein agt David Goodman et al. (Sept 1, 1909)..92.00

Broadway, Nos 3099 & 4001. Isadore W Horn agt Mitow Realty Co et al. (Sept 21, 1909) 400.00

[2]189th st, s s, whole front between Belmont & Hughes av. John Bell Co agt East 189th Street Building & Construction Co et al. (Sept 21, 1909) 2,596.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Sept. 30.

Paul, Frank; Coeur D'Alene North Fork Mining & Smelting Co; $15,000; O B Bergstrom.

Oct. 1.

No Attachments filed this day.

Oct. 2.

Ward, Frederick W; Robert L Linton; $7,935.09; Norman & Kahn.

Oct. 3 and 4.

No Attachments filed these days.

Oct. 5.

Gilbert Transportation Co; Fields S Pendelton; $1,620; H W Goodrich.

Same; Fields S Pendelton et al; $1,080; H W Goodrich.

Same; Edwin S Pendelton et al; $1,753; H W Goodrich.

St John, Harry Maxwell; Egbert B Perry; $2,813; Macdonald & Bostwick.

Oct. 6.

No Attachments filed this day.

CHATTEL MORTGAGES.

Oct. 1, 2, 4, 5, 6 and 7.

AFFECTING REAL ESTATE.

Groenman, M or Gorman. 1278 Lexington av ..H Boas. Electrical Fixtures. $100

Mitow Realty Co. 60 Liberty, Brooklyn.. F S & D Co. Contract. Fireproof Doors. 562

Mortimer, T. 163d st and Broadway..Roeser & Sommer Co. Gas Fixtures. 100

Weisman & Herman. Fox st and 163d st.. Raisler H Co. Heating Plant. 6,150

REAL ESTATE NOTES.

(Continued from Page 656.)

Gibbs & Kirby have removed their Washington Heights office to 4223 Broadway, northwest corner of 179th st.

Max Marx has made a building loan of $85,000 to Kuhn & Lawson on the property on the south side of 157th st, 214.8 ft. west of Broadway, 112.6x99.11.

The first regular fall meeting of the West End Association will be held at Hotel St. Andrew, West 72d st, corner of Broadway, on Monday, Oct. 11, 1909, at 8.30 o'clock P. M.

The City Mortgage Company has made a building loan of $60,000 to the East Twenty-ninth Street Company on its property on the north side of 29th st, 200 feet east of 2d av.

The McKeon Realty Co. has secured a building loan of $47,500 from the North American Mortgage Co. on the property, 49.10x92, on the south side of 19th st, 358 feet west of 9th av.

The Zipker Construction Company has secured from the Henry Morgenthau Company a building loan of $115,000 on the property at the southeast corner of Tiffany and 163d sts, 100x103 and irregular.

The Central Building Improvement Co. has made a building loan of $117,000 to the Castleton Construction Co. on the property, 99.11x150, at the northeast corner of Broadway and 151st st.

The Lloyd Construction Company has secured a building loan of $200,000 from the Lawyers' Title Insurance and Trust Co. on the property at the southwest corner of Amsterdam av and 160th st, 100x100.

Edwin T. Greaves has been appointed receiver of the rents of 218 and 220 East 80th st, tenements, pending a suit brought by Susan Van Praag against Henry Rockmore and others to foreclose a mortgage of $12,000.

William P. Hyde took title on Monday from the New York Public Library, Lenox, Astor and Tilden Foundations, to the plot in the north side of 70th st, 148 feet west of Madison av, 30x100.5. A purchase money mortgage of $110,000 for three years at four and one-half per cent was also recorded.

The New York Press Club obtained permission from Supreme Court Justice Blanchard to mortgage its new club house, at Spruce and William sts, to the Seamen's Bank for Savings for $130,000, the mortgage to run for five years and bear five per cent interest. The club intends to use the money to pay off its outstanding obligations.

At a meeting of the directors of the Alliance Realty Company, held yesterday, a quarterly divident of 2 per cent. was declared, payable Oct. 15, to stockholders of record on Oct. 9. The capital of the company is $2,000,000, the net earnings for the nine months ending Sept. 30, 1909, were $177,026, and the undivided profits on the same date were $1,103,706.

W. H. Britigan has joined the office force of Joseph P. Day. Mr. Britigan has been connected for some time with the Metropolitan Life Insurance Co. in the office of its comptroller, Walter Stabler, and as educational director was largely responsible for the success of the classes in real estate connected with the West Side Branch of the Young Men's Christian Association.

To protect themselves against speculators who buy big tracts of land without putting up a dollar and build rows of houses on nerve, contractors and dealers in building materials organized the Building Contractors' and Materialmen's Association, with headquarters at No. 220 Broadway. Such speculators operate through dummy corporations. The new association will keep a careful record of all such transactions and retain lawyers to prosecute frauds.

Shepard K. De Forrest and others conveyed, this week, to the De Forrest estate, a corporation, for a stated consideration of $320,500, 118 East 36th st, 25x98.9, subject to a mortgage of $25,000; also the property in the north side of 27th st, 70 ft. east of 3d av, 53.4x98.9, subject to a mortgage of $60,000; also the southwest corner of 4th av and 31st st, 63.2x60; also the plot in the south side of 31st, 60 ft. west of 4th av, 20x63.2, and the plot in the north side of 30th st, 48.6 ft. west of 4th av, 74x31.6.

Charles Warren Trembly, the factory and waterfront specialist, of 5 Cortlandt st, in addition to the sale of an industrial building in Hoboken to a Western coffee company, as mentioned in the Record and Guide (Sept. 25, page 575) has just leased for one year, with option to purchase, a 3-sty brick factory, 50x200, and tower, with a large plot of ground, at Asbury Park, N. J., for the M. L. Bamman Co., of 86 Worth st. The company plans to erect additional buildings and install heavy machinery.

For the improvement of the site now occupied by the Clarendon Hotel, at the southeast corner of 4th av and 18th st, with a 20-sty store, office and loft building, Henry Corn has obtained a loan of $1,200,000 from the Metropolitan Life Insurance Co. The loan is for a period of ten years and bears six per cent. interest during the period of construction and five and one-half until October 1, 1914, and five per cent. for the balance of the term. The property was transferred on Monday to Mr. Corn by Alice D. Weekes, as executrix, for a stated consideration of $550,000.

—There are in America many instances of the use of tile or ceramic mosaics on the exterior of concrete buildings, and in every city in which the experiment is tried, it has soon a host of imitators. The same kind of decoration is equally applicable to buildings of brick, stone, or of any other inorganic material.

REAL ESTATE RECORD AND BUILDERS GUIDE.
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NO THINKING MAN could have mixed with the enormous crowds that flooded the streets during the Hudson-Fulton celebration without being struck by the fact that the problem of surface track congestion would during the next ten years become the most critical problem connected with the future growth and prosperity of New York City. It is absolutely essential that steps should be taken in the near future to study this problem from every point of view and to consider the most practical methods of dealing with it. The question is: How can the pressure of vehicular and pedestrian traffic, particularly during a period of public celebration or excitement, be taken care of with safety and without too much expense? The building of Subways will obviously do nothing to make this problem less acute and momentous. On the contrary, improved means of transit will, at least so far as Manhattan is concerned, tend to increase rather than diminish its difficulties. When the whole outlying district within a radius of fifteen miles from the heart of Manhattan is directly connected with the central borough by express trains, the result will be a still greater congestion of traffic, whenever and wherever there is any reason for a crowd to congregate. There are over 5,500,000 people living within this territory at the present time. In another ten years its population will be almost 7,500,000. In another twenty years it will be at least 9,500,000. Manhattan will be the place to which a large increasing proportion of these people will come for a certain proportion of their pleasures and business. In the meantime that borough will be passing through a corresponding process of local growth, in order to provide the necessary facilities to enable this crowd to amuse themselves and to transact their business. An increasingly large number of people from all over the country will be sojourning in its hotels. Its chief avenues and streets will become a solid mass of skyscrapers. The constant process of improvement and cheapening that is taking place in motor-cars will result in an increase in vehicular traffic greater in proportion than the increase in population. If it is difficult for the street system of the city to accommodate this traffic now, what will it be fifteen or twenty years from now, when that traffic will have at least doubled in amount. A man has only to recollect what has been accomplished during the past ten years in the way of building up Manhattan and of increasing the crowds of vehicles and people on its streets to understand that a corresponding process, extending over another ten years will produce a condition of congestion which will gradually become intolerable.

THE PROBLEM of dealing with this present and future congestion has never been really seriously, scientifically and comprehensively studied. Obviously, some means must be adopted to increase the capacity of the streets of Manhattain in certain central and peculiarly congested locations. But what means? Various plans have been proposed to increase the street capacity by cutting through new thoroughfares or by widening existing ones. Some of these plans must eventually be adopted, but it is becoming increasingly obvious that proposals looking towards an increase of street room in the central districts of Manhattan are becoming impracticable, because of the expense. It is still possible for the city to improve its street layout by cutting through Sixth and Seventh avenues to the south, because the property which would have to be acquired for the carrying out of such plans is not prohibitively expensive. But, manifestly, it is no longer possible for the city to increase the area of such centres of congestion as Greeley and Longacre squares by the purchase of abutting private property. Ten years ago the expenditure might not have been prohibitive; but now, when real estate values near the most important centres of congestion, run all the way from $100 to $300 a square foot, it is obvious that not even New York can afford the luxury of such improvements. Yet, it is in precisely such centres of congestion as Longacre and Greeley squares that some increased street room is absolutely necessary. The question remains, then, what can be done; and assuredly this question cannot be answered without a close and comprehensive examination of the problem in all its bearings. The new Board of Estimate should cause such an investigation to be made; and the taxpayers' associations of this city should urge upon the Board the importance of such a step. The report of the Commission appointed by Mayor McClellan did not cover the necessary ground. There is no use at all in laying out a comprehensive scheme of street improvement that would cost hundreds of millions of dollars, and of shifting the responsibility upon the remote future of finding the necessary money. What the city needs to know is what can be done now or within the next fifteen years to meet the immediately critical situation? No plan or part of a plan should be approved without a careful consideration of the probable expense, and without possible means of raising the money. Such a commission is becoming an absolute necessity; and the increasingly intolerable condition of congestion will force its appointment sometime within the next few years.

WHEN SUCH A COMMISSION is appointed it will do well to consider a suggestion recently made by Mr. Theodore Starrett in a letter to The Sun. Mr. Starrett's idea is that the streets in all centres of congestion should be double decked. The idea has, of course, frequently been broached before; but it has never been embodied in what looks like a really practicable method of constructing the double-decked streets. "A continuous elevated sidewalk of glass and iron, forming a balcony at or about the level of the second story window sills, with bridges over the street crossings would," he says, "theoretically double the sidewalk capacity; but owing to the fact that the traffic would be unobstructed the pedestrian capacity of the street would be fully quadrupled." We agree with Mr. Starrett that even the briefest investigation of this idea bestows upon it some surprising advantages. It could be built piecemeal, first for a block or two at such congested points as Broadway and Forty-second street, Fifth avenue and Thirty-fourth street, Fourth avenue and Forty-second street and Broadway and Forty-second street. Gradually the system could be extended to cover the principal arteries of traffic. A balcony attached to the steel frames of the buildings, leaving the lower street level unobstructed would be the most advantageous form of these sidewalks, but in the beginning the balcony in front of old fashioned buildings could be supported by iron posts. When the pedestrian travel is diverted to the upper level, the present footways could be narrowed on all the streets, just as they have recently been narrowed on Fifth avenue. A lower sidewalk ten feet wide would be sufficient for all people who would wish to travel there; and in this way the congestion of vehicular and pedestrian traffic could be relieved at the same time. Mr. Starrett is also right in believing that double-decked sidewalks would be extremely profitable to the property owners in front of whose buildings they were placed. Instead of having only one ground floor, they would have two; and this would be an enormous advantage from the point of view of retail trade. Customers alighting from vehicles would for the most part enter below and pedestrians from above. The circumstance which contributes most to the value of real estate is the number of people who pass by it and to whom it is accessible; and this idea would increase the accessibility of all centrally situated property without in any way injuring the interests of the abutting property owners. The owners of neighboring real estate are always hostile to street widenings and extensions, because such improvements usually cause them great inconvenience and loss, and if they wish to avoid such losses in the future, they will do well to consider very seriously Mr. Starrett's suggestion. It has the unusual advantage of accomplishing a necessary public improvement, not only without hurting any individual property owner, but also with every probability of being as beneficial to the private interests affected as to those of the public.

ANOTHER FAMOUS NEW YORK HOTEL is coming down —the Gilsey House. The "Gilsey House" is a comparatively modern structure. Unlike the "Fifth Avenue" and the "Clarendon" it was not built before the war. It was erected in 1870, and consequently its life has not much exceeded that of one generation. Moreover, inasmuch as it has not been profitable as a hotel during the past five or six years, its prosperous period was limited to only a very little over thirty years. Among the many changes in standards that have taken place in New York during the past fifteen years, none has been more radical than the standard of hotel decoration and equipment. Beginning with the building of the Waldorf-Astoria, one new sumptuous hotel after another has been constructed; and their construction has resulted in the gradual but remorseless crowding out of the older buildings. A modest apartment hotel on a side street is now decorated with more expense and is better equipped than the Gilsey House was a generation ago. One cannot help wondering whether these newer hotels will have a longer life. How will the Waldorf-Astoria compare with the hotels that will be erected in New York twenty-five years from now? How much longer will the neighborhood of Fifth avenue and Thirty-fourth street be considered a desirable location for a hotel? It seems scarcely conceivable at present that a building such as the Waldorf-Astoria can ever be as completely superseded like the present Gilsey House, but stranger things have happened. One cannot help wondering, however, whether in case the Waldorf-Astoria is to be replaced, what kind of a building will be substituted for it? In order to make the operation profitable, it would have to be a building at least thirty-five stories high, and we doubt whether it will be legally possible to erect thirty-five story buildings much longer in New York. But perhaps the Waldorf, like the old Hotel Bristol, will be turned into an office building situated on a double-decked street and containing two tiers of shops. Two tiers of shops in such a location ought to bring in a rental twenty-five years from now equal to the gross rental of the existing building at the present time.

BUILDING OPERATIONS ON A CASH BASIS.—The growth of the amount of work for loft and office buildings, which is apparent to everyone, is offset by the falling off in tenement house construction. Since the first of September there have been few operations of this class started in Manhattan. In part this is owing to the disagreement still existing between the speculative operators and builders, on the one hand, and the contracting mechanics on the other. The mason contractors have made a rule that hereafter they will accept no contract for doing merely the mechanical work on a building, without furnishing any of the material required in the construction. If they cannot supply the brick, lime and cement that are to be used, they will not do the job. Heretofore many owners have been accustomed to contract directly with the dealers for the materials required, and simply to have the mason contractors put them together in the building. To this arrangement the owners or operators have not yielded; they insist on the privilege of dealing directly with the dealers, for one reason because the dealers have been more liberal than the contractors in the matter of credit. The generally liberal attitude of the dealers toward small speculative builders has heretofore encouraged a far larger amount of building than would have been the case had they insisted on business being transacted on a cash basis. If building is to be confined to a cash basis, and the operators interpret the action of the mason contractors to mean practically this, then not one-half, nor even one-quarter, as much building will be done hereafter, the operators declare. If the real-estate market were in a condition to find buyers for new houses as fast as they might be constructed, the public would be better able to weigh the value of this opinion; but as almost the opposite is true of the capacity of the market at present, the strained relations between the contractors and some operators are not of primary importance. We are inclined to believe that when the builders can readily find buyers for their buildings, they and the contractors will not be long in coming to an agreement. But in the meantime both parties are "standing pat." About forty-five per cent. of the bricklayers in New York City are idle. They have topped out all the jobs they had and are waiting for new ones. The mechanical trades which follow them in the order of construction are all still busy, and the general state of the building field is good. Brooklyn is doing twice as much as last year, and plans for between thirty and forty houses are being filed every day. Plans for 408 new buildings were filed in Queens during the month of September. In Manhattan there is marked activity in loft construction. Another new skyscraper was announced this week for 4th av. The transformation of this thoroughfare is proceeding with remarkable rapidity. Riverside Drive and Morningside Heights are getting a number of new apartment houses of the first rank. The building movement on the Heights has been one of the fine distinctions of the year.

A NEW BUILDING MATERIAL NEEDED FOR RESIDENCES.

ON the part of suburban builders there is a pronounced demand for the introduction of lighter forms of fireproof construction than are now available in this territory for dwelling-house work of a speculative nature. The opportunities which would present themselves to builders who could produce a fireproof dwelling that could be marketed for seven or eight thousand dollars were typified to the writer by inquiries made this week by a Newark builder among reinforced concrete engineers and architects here. This builder, who is now well engaged with contracts of the usual order, has had a proposition made to him by a large syndicate to produce a detached dwelling of fireproof construction that can be sold at the average price which homeseekers can pay. This builder informed the Record and Guide that the forms of fireproof construction which he is acquainted are too heavy for the class of small houses which it is desired to build. He is required to show a specimen house, and if he can meet the conditions he will expect a contract to erect hundreds.

The demand seems to be for a fireproof house no more expensive than one constructed of wood. It is not a vain hope. We understand that a process has been invented by a New York engineer by which concrete can be rapidly molded into hollow tile suitable for building purposes of the kind referred to, but which has not yet been publicly offered. Hitherto concrete building blocks have been made of "dry concrete," which does not possess the mechanical strength of or the weatherproof qualities of normal concrete. The new process is said to be revolutionary in the concrete industry, as it is the only method ever devised that permits the delivery of wet-process concrete in hollow shapes from molds with speed and economy.

It can be used for foundations, floors, walls, roofs and partitions, strong, true and light, to which stucco and plaster will adhere and which can be procured at a cost that will bring the dwelling within the limit of cost heretofore mentioned, and it is said to be especially suitable for the application of stucco. Many new textures and colors are now available in stuccos, and in addition there are beautiful effects derivable from the use of color masses in faience, mosaics and other materials which are destined in time under more favorable circumstances to do wonders for suburban architecture.

BRYANT FOUNDATIONS FINISHED.

The Foundation Company, of 115 Broadway, has completed the caisson work for the new 31-sty Bryant building at Nassau and Liberty st. The caissons were sunk to a depth of 95 ft., which is said to be lower than any other building in the city save that of the Mutual Life Insurance Co., the deepest caisson of which went to a depth equal to that just reached for the Bryant structure. The company began work on this operation on May 1 and has continued work night and day. The foundations are of solid concrete without anchor rods. The W. J. Cornell Co. has the plumbing contract for this building.

NEW BRIDGE FOR PARK AVENUE.—In May of last year the New York Central and the Harlem railroad companies were directed to construct for public use a footbridge over its tracks on Park av at 100th st. On July 2, 1909, nothing apparently having been done by the companies looking to the construction of the bridge, the Board of Estimate adopted a resolution directing the Corporation Counsel to take such steps as might be necessary to enforce its action of May 1, 1908, if the bridge were not constructed within the proper time. An inspection by city engineers on July 26, 1909 (two days after the work was required to be completed), showed that outside of a few concrete steps and piers in the roadways, nothing had been done by the companies. In view of this fact, on July 27 the Board put the Corporation Counsel on the trail. The Corporation Counsel wrote to the railroad companies asking to be advised as to what were their intentions in the matter, and under date of August 9, 1909, received a communication from Mr. Alex. S. Lyman, general attorney for the New York Central and Hudson River Railroad Company, who stated that the completion of the structure was delayed owing to the inability of the steel company to deliver the steel necessary; that it was understood that such delivery would be made during the then current month, and that the bridge would be wholly completed and ready for use on or before September 15. In view of these facts the Corporation Counsel left it to the Board to decide whether action should be begun against the company for its failure to construct the bridge within the time stipulated. An extension of time until November 1 has been granted.

SEVENTH AVENUE has begun to participate in the new commercial building movement, and will get its first 12-sty office and loft building as the result of the recent purchase of the southeast corner of 54th st by the Selkirk Realty Company. It is understood that an automobile agency will occupy part of the building, a fact which may be somewhat significant of a future rivalry with Broadway for this line of trade.

CONSTRUCTION

LAYING OUT COUNTRY ESTATES.

Landscape Architects Following in the Footsteps of Downing —Some of the New Places—Mr. Ramsdell's Garden.

A FAMOUS landscape architect, Mr. Downing Vaux, confirms a public impression that there is a decided revival of interest, and of actual operations as well, in the direction of large country estates and the mission of landscape architecture. What is referred to is the reverse of the fashion which for many years drew families of wealth and standing to build houses with large grounds at a limited number of socially approved watering places, as at Newport.

To understand the change aright, the reader should know that in the first half of the century the finest country estates on this continent were in the South. Comparatively few large places in the North were better than ordinary farms until Downing's time. Beyond the work of Andre Parmentier, a



SCENE IN MR. J. A. P. RAMSDELL'S GROUNDS.
Balmville, N. Y. Downing Vaux, Landscape Architect.

French landscape gardener, who had settled in Brooklyn, and a few English gardeners imported by wealthy landowners, there were no precedents in the North for the special architectural profession which Downing founded in America. A prevalent puritanical prejudice, of ancient New England lineage, was opposed to houses and grounds having a very ornamental quality, and this prejudice had to be rooted out.

The fancy for laying out beautiful places, which developed along the Hudson and around Boston in the forties, received encouragement from the literary leaders of the time, notably Nathaniel P. Willis and George William Curtis. The "New York Mirror" and the "Horticulturist" were their allies. Downing was the editor of the "Horticulturist" and Willis of the "Home Journal," and they were near neighbors on the Hudson, whose shores saw some of the best of the early examples of Downing's work. Willis preached that the ideal life was not wholly in the city, nor entirely in the country, but combined both city and country. Around every fair village and town on the river families of wealth and position began to settle, and for many of them Downing and his partner, Calvert Vaux, the father of the Downing Vaux of our time, laid out charming places. The movement peopled the shores of the river with representatives not only of the first families of New York, but in the summer season—this was before the Civil War—many official and ambassadorial families from Washington gravitated there, besides foremost men in the arts, literature and sciences. Thus, in one town there lived permanently the families of no less than ten admirals of the navy, attracted by beautiful surroundings and by the cultivated society to be found there.

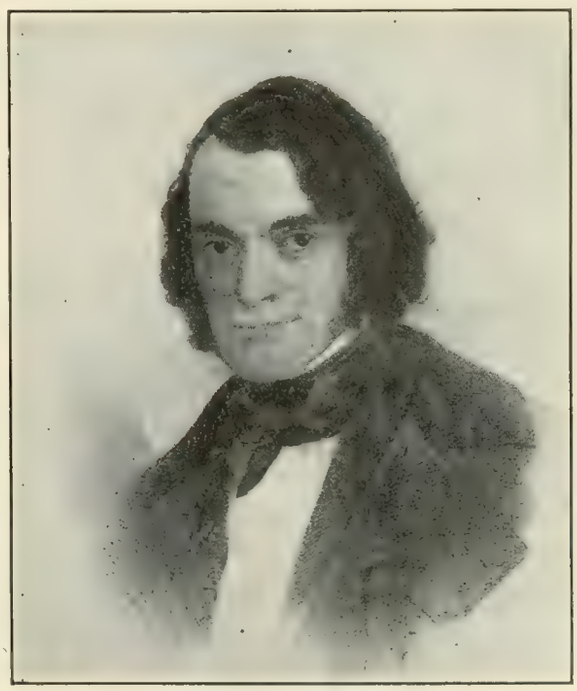
After the war Saratoga, Balston Spa, Long Branch and Newport, chiefly, became the vogue, and the newer generation of well-to-do Americans satisfied their craving for country residence with a villa at some such fashionable resort. These were summer residences merely, palatial no doubt, but still only temporary homes, and set most often on cramped plots. They were much different from the old places, which contained many acres, with the mansions set far back among the trees and approachable only by winding drives and through massive stone gateways.

Taste for mere villas is very evidently being superseded by a new preference for the characteristic occupations of a life combining business in the city with a large estate in the adjacent country. A number of families long prominent in Newport society have made this change, and are back on the old place, it may be where their fathers and grandfathers lived. True, many of our first families never went to Newport, or seceded from the old home.

Indications new and strong are that more families are intending to qualify for the dignity of having suburban homes large enough and graceful enough to be called "estates." When a manor house is erected in a park having an extent of 20 to 500 acres, it is merely an incident in the layout of a whole estate, rather than the supreme thing that the villa on a scanty acre or two is. There must be a sightly outlook, preferably with water in the distance, and a background of foliage, with the conveniences of a thriving town not too far distant; and the well-bred country gentleman and his family take a genuine interest in the choice and improving activities of that town, and to some extent become part of it.

Regions within touching distance of the Metropolis where a stronger interest in country life is to be noted, are the Hudson River counties, the Connecticut shore, the Jersey coast towns, the Palisades and the Montclair region in New Jersey.

"The country spirit is having a great reawakening," remarked Mr. Vaux this week. "There is a new and wider appreciation of life out of doors, which the automobile and the motor-boat are partly responsible for. More and more people of judgment are realizing that the landscape architect is a necessity when they start to improve their grounds, and have ceased to look on him as one useful only in making pretty flower beds. The idea that he is only to be employed by the wealthy is also passing away. And the time is near those who entrust work of importance, that should be done by the landscape architect, to plausible, but untrained foremen, will be laughed at." The new homes of the Harrimans and the Rockfellers are prominent examples of recent work among many which could be mentioned. Landscape archi-



ANDREW J. DOWNING.

tectural practice is not confined to new grounds. Some of the best new work is being done on old estates. Mr. S. D. Coykendall, president of the Ulster & Delaware Railroad, and also president of the Cornell Steamboat Company, has been making fine improvements to his place in the Catskills, and the George Goulds are also taking a new interest in their estate in the same region, where their father's boyhood was spent. Mr. James A. P. Ramsdell has had considerable done to his grounds at Balmville, besides adding thirty acres. On this place is a very famous glen, which is being left in its natural state as far as possible. Mr. Aspinwall is laying out grounds and building an all-the-year house in the same neighborhood.

Calvin Tomkins, president of the Municipal Art Society, is

laying out a new place near Stony Point, and Mr. Foss's new house and grounds in course of erection at Nyack have been heretofore referred to in this paper. Hon. Seth Low, former Mayor of New York, is improving a new place at Bedford, in Westchester County. Stuyvesant Fish at Garrisons, Mr. Stillman at Cornwall, Colonel Astor at Rhinecliff, Mr. John D. Rockefeller at Tarrytown, and Mr. J. Pierpont Morgan at West Point are all taking new interest in their Hudson River homes. Mr. Astor's yacht the Nourmahal and Mr. Morgan's Corsair contributed a large measure of distinction to the up-river celebrations in honor of Hudson and Fulton.

Mrs. Harriman will hereafter make "Arden House" her all-the-year home. She will have the mansion completed from the original plans and the 42,000 acres laid out and maintained as Mr. Harriman wished. Two million dollars more is the estimate of what will be spent in improving the estate, whose payroll averages $18,000 weekly. Carrere & Hastings are the architects.

Richard Schermerhorn, Jr., relates in the "House and Garden" for September some of the incidents in the career of Andrew Jackson Downing. He says that while it is well known that there are many places existing to-day, particularly on the Hudson, which were laid out by Downing, it is very difficult to trace them. The period of sixty years back is beyond the recollection of most persons living to-day and it is a pity that no records of importance were ever kept. Downing's most well-known work, however, was in connection with the Capitol grounds at Washington, the White House and the Smithsonian Institution, for which he made plans in 1851.

Several private estates known to have been laid out by Downing at Newburgh are described by Mr. Schermerhorn. He says of one of these, the David Barclay place: "Here we may recognize Downing's work in the well-placed clusters of large trees that give the very attractive old-fashioned house such a picturesque framing. We may also recognize the judgment with which a thick grouping of spruces was placed on the northwest side of the house to form such a desirable windbreak against the cold winter winds and also help toward the enclosing of an attractive vista from the road. The other large oaks and maples are so arranged that it surely looks as if none but an experienced hand were concerned in this. The winding driveway which approaches the residence from the main road some four hundred feet away, is graceful and picturesque and bears the stamp of professional treatment. Perhaps Downing stopped at this point, however, as there is a scarcity of group planting of shrubbery and low growing trees which is so necessary to bring out variety and enhance the charm of a place. The lawns surrounding the house are well kept and broad, but we miss the gradual blending between the works of nature and man which the landscape architect is accustomed to develop by the judicious use of shrubbery and the various horticultural aids. The character of the design of the house is particularly suggestive of the time of Downing & Vaux, and the interior as well as the exterior is full of old-fashioned charm. Furniture of decided artistic merit and of the style of several generations ago is predominant in every room, and paintings and prints of bygone days cover the wall."

SPEEDING GIMBEL STORE ERECTION.

The Thompson-Starrett Company, 49 Wall st, erected the first column of steel for the big Gimbel store, at 32d, 33d sts and Broadway, on Tuesday. The completed structure, which will be 10 stories above and 3 below grade, will contain 11,000 tons of steel, and it is planned to erect it at the rate of over 1,800 tons per week.

This schedule, of course, will demand terrific pressure and, if adhered to, it will mean that before December 1st, next, or within about six weeks, every pound of steel will have been riveted into place, and his company will have created a new record for rapidity in steel erection. With the setting of steel under way, the numerous other lines of work will follow in logical succession.

W. S. Dinwiddie, 2d vice-president of the Thompson-Starrett Company, who is in charge of all the company's construction work in New York and adjacent cities, said: 'It's pretty early to make forecasts regarding the exact completion date of a building of this magnitude, and we do not care to be committed on the point just yet. But with fair weather conditions, and always barring possible contingencies, the building should be ready for New York to shop at Gimbel's in the Spring, although our contract does not call for completion before the Fall."

The lease to the Gimbels and the contract for the erection of the building were both signed April 23, 1909. At that date Messrs. D. H. Burnham & Co., the architects for this operation, had not started on the working plans. If, therefore, the Gimbel Building is opened to the public during April, 1910, it will mean that the drawings and specifications, and the preparation and assembling of materials for this structure—which covers 80,000 square feet and contains 27 acres of floor space—will have been performed within twelve months. About 120,000 cubic yards of rock had to be removed before the plot was ready for actual building operations. This in itself is held to be a feat in construction accomplishment, but the plans approach the realm of the stupendous when it is considered that the whole operation will be finished in twelve months.

A HOUSE ON UNIVERSITY HEIGHTS.

The new house of Charles E. Dowdall, on University Heights, with a situation as peaceful and suburban-like as its outer form, has attracted pleasant attention from those passing on Aqueduct av. It is built of white pressed brick, and white limestone, laid with the Flemish bond, the mortar joints wide and open.

The roof is of red Spanish tile with moulded corner gutters and valleys—a fine, strong, sturdy roof, covering the house with vigorous lines and extending down below the wall summits, broken only by the chimneys and dormer windows. The broad porch also has a red Spanish tile roof, which is supported on large brick piers, and two plain columns. It has much the general character of an outdoor sitting room. The floors are of red tile.

The entrance hall is divided into two sections by columns. On the left are the library, dining-room and kitchen. The parlor is on the right. The vestibule, hall and stairway are trimmed in quartered white oak, handcraft finish; the library, dining-



RESIDENCE OF CHARLES E. DOWDALL.
Aqueduct avenue. J. C. Niebel, Architect.

room and a den in chestnut, and also finished by the handcraft method. Parlor and bedrooms are in ivory white and old mahogany.

The library contains an ingle-nook, with built-in seats and book-cases, and a brick fireplace. The floor of the ingle-nook is raised six inches above the library floor, and faced with large red Welsh tile measuring six inches by nine inches each. The joints are made with olive green cement. The hearth of the fireplace rises four inches above the tiling, and is in red brick, laid in herring-bone fashion. The mantel is built with common Hudson River brick in large open joints. On each side of the mantel are two art windows, glazed with rondels. The ceiling is beamed and the wall wainscoted with wide boards V jointed.

The dining-room contains a square bay with a built-in seat and a fireplace. The walls are wainscoted. The general treatment of the dining-room is similar to that of the library. The ceiling is beamed.

The den is on the second floor, and is a pronounced example of the craftsman idea. The room is fitted up as an ideal smoking room and den. The rows of small windows on either side admit floods of sunshine. There are four bedrooms, a study and a bathroom.

TRADE JURISDICTION.—Mr. James Kirby, president of the building trades department of the American Federation of Labor, at the convention of that department at Tampa, Fla., on Monday, made a speech in which he showed some of the difficulties which the building trades unions have undergone during the past year. In Denver, he said, the fight between the Amalgamated Society of Carpenters and the Brotherhood of Carpenters had resulted in the almost complete disorganization of one of the best organized cities in the United States. The organization of building trades councils, he reported not to have been very much of a success in a considerable number of places and he recommended that in order to reduce to a minimum the injurious effects of friction in local labor organizations that new rules or laws be adopted to provide that all jurisdictional disputes in local building trades councils be referred at once to the president of the department, and pending his decision no one should be disturbed in the performance of work. The question of jurisdiction has at times been found exceedingly troublesome here in New York. The disputes between the marble workers and the freestone cutters are instances of the fact.

—The first monthly meeting of the American Society of Mechanical Engineers for 1909-10 was held in the Engineers' Building on Tuesday evening, October 12. A paper was presented by Professor R. C. Carpenter, of Cornell University, upon the "High-Pressure Pumping System of New York City."

THE AMERICAN BOY'S CHANCES.

The Restrictions Which Trade Unions Place on the Number of Apprentices—The Reasons Therefor Explained—How a Boy Can Get a Start.

What is to be the future of the American boy? What his means of obtaining a livelihood and discharging the duties which good citizenship imposes? In other days there was no question about a boy being permitted to settle into some good trade; the only question was as to his own preference and his fitness for the trade. We often hear boys advised to learn a trade, but when one applies for work, he finds, in the majority of cases, that no more apprentices can be taken; the union limits the number and the waiting list of applicants is a long one. What is the surplus boy to do? Is it right to deprive the American boy of the right to learn a trade?

The question was submitted by the Record and Guide to the chief executive of the building trades council in New York, Mr. Roswell D. Tompkins, in the form of some remarks by the secretary of an employers' association, and his answer follows:

BY ROSWELL D. TOMPKINS.

IN a recent article on the labor subject, Mr. A. C. Marshall, Secretary of the Dayton (Ohio) Employers' Association, made remarks on the subject of restricting apprentices, and what he says is this: "The restrictions which trades unionism places on the number of apprentices, thereby robbing the youth of the country of their birthright—the right to follow the example of their father by learning a trade and becoming skilled mechanics—are among the abuses and crimes perpetrated in the name of organized labor. 'What can I find for my boy to do?' is the question which is asked thousands of times a day by anxious parents.

"Once a boy could be apprenticed to learn a trade—not so now. Organized Labor works the ruin of hundreds of thousands of young men by preventing them from learning a trade.

"From this class come the inmates of reform schools, workhouses, jails and penitentiaries. Depriving boys of the right to learn a trade drives them into idleness, and idleness leads to crime.

"The time is not far distant when there will be an 'open door' to all such, and it will be the door of the 'open shop.' The time is at hand when an outraged public sentiment will so influence legislation, State and National, that Organized Labor will be compelled to plead to the indictment of crime against God and mankind, preferred against it by the boyhood and motherhood of America."

Now let us go into this and see what Mr. Marshall knows, as he shows only one side of the shield. There is another side, which is seen by organized labor, and that is, "The law of supply and demand." Even in boom times there seem to be in most of the industries MECHANICS ENOUGH FOR ALL THE WORK TO BE DONE, AND OFTENTIMES THERE ARE TOO MANY.

Is there any town in the country where there are not already enough "correspondence and trade school graduates" who have been misguided into the fallacy that bricklaying, plastering, plumbing, carpentry, painting, electrical and other mechanical trades can be learned in a three-months course costing from twenty-five to one hundred dollars per trade?

Imagine a course by mail on "How to carry the Hod," for ten dollars the course. When the Secretary of the Dayton Employers' Association realizes that Organized Labor represents the brawn and muscle of the Building Trades, and that each and every one of the members has seen fit to choose his own profession, studied it as an apprentice, helper and improver, until he is to-day the master of his craft, such remarks will seem unwarranted from any man, no matter what his calling or how he earns his living, whether it be by the sweat of his brow, or by sucking the lifeblood out of unorganized labor. (The latter is generally the way the calamity howlers gets theirs.) An attack of this nature clearly shows to those who know differently that the person who writes such rot understands naught of what he speaks, and cannot be taken seriously by anyone.

HOW TO LEARN A TRADE.

The American Boy in the Building Trades to-day has better conditions and prospects than the mechanic of to-day who twenty-five years ago was himself the "boy." Let us go over the crafts and see how a boy can learn a trade. THE QUESTION ITSELF IS ONE OF THE MOST IMPORTANT OF THE AGE. In old times it was not a question of a boy being able to settle into some good trade; the only question then was as to his preference and fitness. We have the "open door," not the "open shop," for bright, intelligent boys in trades, which imposes from three to five years' apprenticeship, and a helper or improver system. As the supply far exceeds the demand, a limit has to be imposed, just the same as a corporation limits the number of its directors or the Stock Exchanges limit their membership, or the Army and Navy limit their forces to a given number.

The bricklayer, carpenter, cement mason, stone-cutter, sheet-metal worker, tilelayer, marble-cutter, boiler-maker, machinist, elevator constructor, steam-fitter, electrician, plumber and gas-fitter, roofer and waterproofer, painter, lather, mosaic-worker, plasterer, rigger, house-shorer, machine stone worker,, iron-worker, engineer, marble polisher, coppersmith, tinsmith, insulators and others, all start to-day as either "apprentices" or "helpers," and advance to "improvers" or "juniors,' then to full-fledged mechanics or journeymen.

Let me say right here that they are not run out of their trades like a circular off a printing-press, but when their time comes for advancement and the demand is there for their services, they advance and make room for other boys. Anxious parents who themselves never contributed any of their labor to the trades cannot expect the machanic who is the father of one, two or a half dozen boys, to make his own sit idly down while the self-styled "anxious parents' " offspring hops in.

A boy's chances are better to-day in the Building Trades than ever, providing he is fit; but as we see so many unfit ones, who are lazier than mules, and prefer some one else to support them in idleness, what's the use of discussing such?

WHAT A BOY CAN DO.

If a bright, intelligent boy is desirous of entering one of the crafts in the building trades, and no immediate member of the family is connected with organized labor, let this boy seek the acquanitance of any union man on any building under course of erection and ask him what the chances are for a boy entering upon the trade, and you can depend on it that the representative of organized labor will enlighten the boy.

Another aspect of the question is the large number of skilled mechanics entering this country from foreign lands. They have to be considered as a factor, and organized labor attaches them to their ranks upon application.

The phrase, to quote Mr. A. C. Marshall, "Organized Labor works the ruin of young men by preventing them learning a trade, and from this class come the inmates of workhouses, jails, etc.," is out of place; for if any young man or boy so far forgets himself as to violate the laws, it is better for organized labor that this selfsame person never should be a member. He will learn a trade in prison, and then his output will be put in competition with honest labor on the "open shop" plan, as prayed for by such employers as are always looking for cheap labor and never give a thought to "the laborer worthy of his hire." It was always thus, and no doubt will continue.

The time is not far distant when all civilized persons will realize that they are entitled to one hundred cents for one dollar's worth of labor, and not get paid at the rate of fifty cents on the dollar; for organized labor does not go into bankruptcy like many mushroom employers do. A reliable employer respects Organized Labor, and Organized Labor respects the employer and gives its labor for the rate of compensation mutually agreed upon for services rendered on the "closed shop" plan. Competition is beggarly and always has proven itself so under the "open shop" system, and as they sow let them reap.

THE FORT GEORGE STREET RAILWAY COMPANY by Frank Hedley, president, has requested the Board of Estimate and Apportionment to authorize the refunding of certain sums heretofore paid to the City of New York under and pursuant to a contract dated May 31, 1907, granting to the company the right to construct, maintain and operate a street surface railway on St. Nicholas av, from 190th st north along said avenue and across private property to connect with the rapid transit railway station at or near Dyckman st. The particular sums mentioned are the initial payment of $5,000 and the security deposit of $7,000 paid to the city in 1907. It having been determined that a rapid transit station shall be constructed at 191st st and St. Nicholas av, there is no further need for the construction of the Fort George Street Railway Company as planned. The Comptroller now has charge of the case. The Fort George Street Railway Company was organized by the Henry Morgenthau Company, which was the owner of property on both sides of St. Nicholas av, between Fairview av and 190th st. The property is situated on a high hill and the rapid transit railway passes beneath the property at a depth of about 170 feet, and as it lies about midway between the station at 181st st and that at Dyckman st, a distance of nearly a mile, it was not very accessible.

EXCHANGE OF SEWERAGE.—What may prevent litigation between Orange and West Orange, and incidentally make it possible for each municipality to save thousands of dollars, is a plan for an exchange of sewerage privileges which has been suggested by Judge Thomas A. Davis, as acting Town Counsel for West Orange. Eventually the two towns will be consolidated, and in a case like this co-operation would seem to be the part of wisdom.

RESPONSIBILITY OF ARCHITECTS.

The measure of responsibility an architect assumes when he engages to superintend the construction of a building is stated in an opinion just handed down by Justice Gerard of the New York Supreme Court, First Department.

The question in the case is whether it is within the duty of an architect employed to superintend the construction and erection of a building to superintend also the work of the contractors, not merely to the end that the building shall be in accordance with the plans and specifications, but ALSO TO THE END THAT THE OWNER SHALL NOT BE MADE LIABLE FOR DAMAGES sustained by reason of any neglect. The names of the parties do not fully appear in the copy of the paper handed down, and only the principles of law are set forth.

Justice Gerard has overruled the demurer of a firm of architects of this city to the counterclaim set forth in the amended answer in the case in question. The gist of the counterclaim is, briefly, that the defendants, as the owners, employed the plaintiffs as architects to prepare plans and specifications and to superintend the construction and erection of a certain building in the City of New York, and that the plaintiffs negligently suffered and permitted the contractors engaged in the construction of the building to carry on their work contrary to the laws of the State of New York, in that they negligently permitted the openings and shafts through which the hoisting apparatus, elevators and elevating machines were operated to remain unguarded; that the inclosure of such openings is usual and necessary to prevent persons from falling into the same, and it is required by the laws of the State of New York; that one George Henry W., while lawfully on the premises, fell through the shaft or opening on the fifth floor of the building and died at a result of the injuries thereby sustained; that the accident was due to the negligence of the plaintiffs in permitting such opening or shaft to remain unguarded and in permitting the contractors engaged in the construction of the building to carry out their work in a negligent and unlawful manner; that one Charles W.., as administrator of the estate of said George Henry W., brought suit against the owners in the United States Circuit Court for the Southern District of New York and recovered a judgment against them for the sum of $11,656.30, and that the defendants expended the sum of $814.40 for attorneys' fees, witness fees and other expenses incurred by them in the defense of said action.

To this counterclaim the architects, as plaintiffs, demur. A demurrer to the counterclaim contained in the original answer was sustained by Mr. Justice Bischoff, and the plaintiffs claim that under the authority of his decision the counterclaim of the amended answer is likewise demurrable. The original answer seems to have been drawn, says Justice Gerard, as reported in the Law Journal, upon the theory that the plaintiffs had bound themselves that the contractors engaged in the construction of the building would perform their work in conformity with the requirements of the laws of the State of New York, and agreed that such contractors would use ordinary and reasonable care in the performance of their work; that is, as Justice Bischoff said, that the architects had by agreement assumed an obligation to respond to the owners for the negligence of the contractors or other persons engaged in the construction of the building. This the court said was not incidental to the services ordinarily rendered by architects in superintending the construction of a building, and that the plaintiffs in attempting to set forth the agreement, had pleaded only their conclusion.

"The counterclaim of the amended answer, however, is based on negligence. That an architect is liable to his employer for negligence in the performance of his duties is well settled, and the DEMURRER RAISES THE QUESTION WHETHER IT IS WITHIN THE DUTY OF AN ARCHITECT EMPLOYED TO PREPARE PLANS AND SPECIFICATIONS AND TO SUPERINTEND THE CONSTRUCTION AND ERECTION OF A BUILDING, to superintend the work of the contractors, not merely to the end that the building shall when completed be properly erected in accordance with the plans and specifications, but also to the end that THE OWNER SHALL NOT BE MADE LIABLE FOR DAMAGES by reason of the fact that the building is constructed in a manner prohibited by law.

"I can find no authority whatever on this question, except possibly the statement in Hudson on Building Contracts (2d ed., vol. 1, p. 51), that an architect, acting as superintendent, is bound to give all notices required by law to the local and other authorities and to adjoining owners, and that if the contractor binds himself to give all necessary notices the architect is none the less bound, as superintendent of the works, to see that the contractor does what he bargained to do, or to inform the employer if the contractor fails to do so. I do not rely on this statement, but, disregarding it, I think that it is the duty of an architect employed to superintend the construction of the building to generally represent the owner on the premises and in every way protect his interests in relation thereto with reasonable care and diligence, to see to it not only that the building is erected in accordance with the plans and specifications, but also to exercise reasonable care that the owners shall not be made liable to pay damages for personal injuries by reason of failure to comply with the requirements of the law.

"The plaintiffs also claim that the counterclaim fails to state a cause of action for the reason that it contains no allegation that the defendants have paid the judgment recovered against them by the administrator of W——; that it is not the recovery of a judgment, but the payment thereof, which constitutes the foundation of an action for indemnity. This may be true, but it is unnecessary at the present time to decide that question, as the counterclaim alleges the expenditure of $814.40 for the necessary expenses of the defense of the action brought against them by the administrator, and if these expenses were reasonably incurred they form a proper basis for an action (Phoenix Bridge Co. v. Creem, 102 App. Div., 354, aff'd 185 N. Y., 580). Demurrer overruled."

CLAIMS VERIFIED.

Published below is a letter just received from one of our subscribers, which clearly demonstrates what may be accomplished by the employment of aggressive methods in connection with the use of information published in the Record and Guide each week, under the heading "Where Building Materials are Needed."

Steam and Hot Water Heating. Metal and Sheet Iron Worker.

Office of
A. G. BROWN,
Plumber, Steam and Gas Fitter, Sanitary Specialties.
239 East 42d St., Bet. 2d and 3d Avs.,

New York, Oct. 11, 1909.

To the Record and Guide Co., 11 East 24th St., New York City:

Gentlemen—As a regular subscriber to the Record and Guide, it occurred to me that you would be interested to know how successfully I have used the information it contains each week, in getting business.

I recently finished a contract that was worth over $2,000 to me that I obtained through following up a lead given in the Record and Guide under the heading "Where Building Materials are Needed." I would never have heard of this job had it not been for the fact that you publish such information as soon as plans are filed. While at first I was skeptical regarding my ability to get any good out of your paper, I am now thoroughly convinced of its merits.

Yours very truly, A. G. BROWN.

Mr. Brown conducts a general plumbing, steam and gas-fitting business at 239 E. 42d st, and is prepared to give estimates on any contract in his line. His work on the contract referred to in his letter, located at 235 West 46th st, was, we are informed, so satisfactory to the owner, a prominent builder, that future contracts will be given him.

Who can say it did not pay to take a chance on investing $8 covering a year's subscription to the Record and Guide?

Building in Other Cities.

Following will be found the detailed returns of building expenditure at a number of cities for September and August this year, with the percentages of gain or loss in September from the same month a year ago, as reported to Bradstreets:

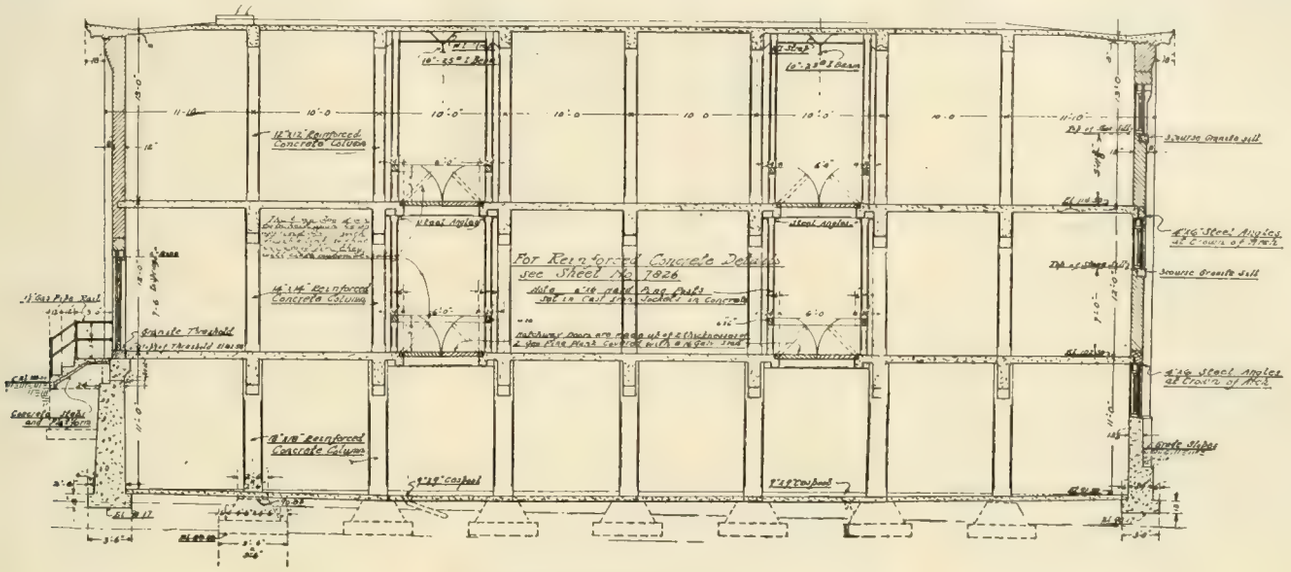
Cities.	Sept., 1909.	Inc. from Sept., 1908.	Dec. from Sept., 1908.	August, 1909.
Altoona, Pa	$66,866	67.0	....	$30,070
Atlanta, Ga	439,791	.6	....	412,259
Augusta, Ga	13,905	....	39.3	21,137
Baltimore, Md	675,721	55.8	....	237,700
Bayonne, N. J	54,665	....	34.8	101,015
Birmingham, Ala	143,982	....	40.7	165,146
Bridgeport, Conn	307,335	58.2	....	373,975
Buffalo, N. Y	581,000	....	9.9	795,000
Chattanooga, Tenn	69,571	13.1	....	71,419
Chicago, Ill	7,720,500	49.9	....	4,801,650
Cincinnati, Ohio	532,420	47.3	....	1,023,630
Cleveland, Ohio	814,405	....	38.8	1,093,130
Detroit, Mich	1,078,970	....	9.6	1,651,760
Duluth, Minn	287,000	....	2.3	293,793
Elizabeth, N. J	257,215	46.1	....	100,638
Galveston, Tex	18,499	....	28.0	8,417
Hartford, Conn	328,555	....	76.1	351,780
Indianapolis, Ind	712,775	49.5	....	1,125,884
Jacksonville, Fla	185,000	6.9	....	180,000
Kansas City, Mo	1,021,345	....	24.7	1,137,135
Knoxville, Tenn	883,545	207.4	....	101,315
Lawrence, Mass	245,600	104.1	....	241,700
Los Angeles, Cal	1,375,909	62.3	....	1,555,199
Louisville, Ky	446,444	74.9	....	253,366
Lynn, Mass	204,205	150.5	....	158,500
Macon, Ga	38,887	....	24.0	57,106
Manchester, N. H	65,150	160.0	....	100,510
Memphis, Tenn	304,504	....	.3	353,311
Milwaukee, Wis	972,490	6.8	....	1,227,735
Minneapolis, Minn	1,125,908	30.6	....	1,312,520
Nashville, Tenn	400,876	23.4	....	136,263
Newark, N. J	751,696	5.7	....	715,888
New Haven, Conn	201,130	21.2	....	247,165
New Orleans, La	596,385	229.3	....	258,180
Norfolk, Va	131,300	....	18.6	138,175
Omaha, Neb	514,275	8.6	....	721,365
Philadelphia, Pa	2,734,540	7.4	....	6,338,875
Pittsburgh, Pa	1,996,261	69.1	....	1,096,301
Portland, Me	73.450	73.8	....	58,000
Richmond, Va	233.871	83.4	....	245,496
Rochester, N. Y	814,889	55.6	....	861,741
Salt Lake City, Utah	817,100	157.7	....	1,715,320
San Francisco, Cal	1,989,114	....	51.8	2,187,079
Scranton, Pa	197,097	74.1	....	395,816
Springfield, O	160,650	1,102.2	....	17,400
St. Louis, Mo	1,784,039	20.2	....	2,962,959
St. Paul, Minn	1,036,716	36.5	....	1,222,056
Syracuse, N. Y	390,985	....	6.6	450,720
Toledo, Ohio	340,170	68.3	....	146,709
Troy, N. Y	87,300	58.0	....	48,250
Washington, D. C	1,252,028	....	3.6	1,194,322
Wheeling, W. Va	127,802	388.2	....	55,542
Wilkes-Barre, Pa	294,138	9.7	....	180,800
Wilmington, Del	100,345	28.2	....	223.068

COMPOSITE BRICK AND CONCRETE BUILDING CONSTRUCTION.

ONE obstacle in the way of securing cheapness in constructing reinforced concrete buildings is the cost of the forms, which frequently cannot be used again. Mr. F. W. Dean, mill engineer and architect, of Boston, has recently designed a number of buildings with brick walls and reinforced concrete floors and roofs which remove this obstacle and overcome the objections frequently urged against the appearance of reinforced concrete buildings unless the owners are prepared to spend sufficient money to finish them up in an attractive manner.

Unfortunately, this is not often done in buildings of the manufacturing type. By the use of brick walls it is, however, possible to obtain the excellent appearance of brickwork, and to do so without the use of forms. In the buildings designed by Mr. Dean the concrete girders and floor slabs are connected to the brickwork without difficulty. The result is that the advantages of a reinforced concrete building are obtained at less cost and without any special knowledge of concrete for the walls.

The accompanying illustrations show the method of construction employed by Mr. Dean. The building, 48 feet 4 inches wide


For Reinforced Concrete Details see Sheet No. 7826
Granite Threshold
Granite Sill
Steel Angles
Steel Pipe Rail
Reinforced Concrete Column
Reinforced Concrete Girder
Steel Angles at Floors and Roof
Steel Angles at Floors and Roof
Steel Angles at Floors and Roof

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

BROADWAY, s e cor 165th st, 10-sty brick and stone store and tenement, 110.11x90, plastic slate roof; cost, $425,000; owner, The Ecallan Co., 2050 Amsterdam av; architects, Neville & Bagge, 217 West 125th st. Plan No. 732.

James G. Wallace, Jr., 45 Columbus av, Far Rockaway, president; Leon C. Wallace, secretary and treasurer. The owners build.

AMSTERDAM AV, s w cor 109th st, 6-sty brick and stone tenement, 100.11x90, tin roof; cost, $175,000; owner, Lloyd Construction Co. 215 West 125th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 733.

BROADWAY, n e cor 108th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, $800,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 729.

BROADWAY, n e cor 151st st, 6-sty brick and stone store and tenement, 99.11x140, tar and gravel roof; cost, $200,000; owner, Castleton Const. Co., 128 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 737.

Miscellaneous.

EAST END AV, s e cor 81st st, 1-sty brick and stone automobile shed, 8x14; cost, $375; owner, Fleischmann Vienna Model Bakery, premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 731.

HESTER ST, No. 188, 1-sty brick and stone outhouse, 10.11x9.4; cost, $400; owner, Henrietta L. Rowen Estate, 8772 Bay 16th st, Bath Beach; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 730.

206TH ST, n s, 100 e 9th av, two 1-sty brick lumber sheds, 100x49.4; total cost, $4,000; owner, S. E. Kellar & Co., 56th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 735.

43D ST, s s, 100 e 1st av, 1-sty frame temporary storehouse, 24x100; cost, $2,000; owner and builder, Degnon Contracting Co., 60 Wall st. Plan No. 736.

RIVINGTON ST, No. 184, 1-sty brick coal and wood shed, 2.9x20.6; cost, $500; owner, Max Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 738.

Dwellings.

5TH AV, n e cor 78th st, 3-sty and basement brick and stone residence, 72x140, slate, tile and copper roof; cost, $365,000; owner, James B. Duke, 1009 5th av; architect, Horace Trumbauer, 57 Park av. Plan No. 734.

John T. Brady Co., 103 Park av, has contract.

Stables and Garages.

102D ST, Nos. 182-184 West, 1-sty concrete and brick garage, 40x96; cost, $3,000; owner, Eugene Higgins, 1 Madison av; architect, M. Zipkes, 353 5th av. Plan No. 739.

MANHATTAN ALTERATIONS.

DIVISION ST, Nos. 11-11½, add 1-sty to extension, partitions, plumbing, elevator lift, to 3-sty brick dwelling and loft; cost, $2,000; owner, Mr. Levinski, on premises; architect, David Bleier, 1768 Broadway. Plan No. 2246.

ELIZABETH ST, No. 86, alter girders, piers, to 6-sty brick tenement; cost, $500; owner, Barnet Michalover, 65 Mott st; architect, O. Reismann, 30 1st st. Plan No. 265.

GREENWICH ST, No. 398, windows to 4-sty brick tenement; cost, $500; owner, Bartow S. Weeks, 240 West 73d st; architect, O. Reissmann, 30 1st st. Plan No. 2264.

HENRY ST, No. 223, partitions, windows, floor beams, show windows to 3-sty brick tenement; cost, $5,000; owner, John McClure, 22 William st; architect, O. Reissmann, 30 1st st. Plan No. 2263.

HENRY ST, No. 134, partitions, toilets, to 4-sty brick and stone tenement; cost, $550; owner, Mrs. A. Campbell, care James Power, 482 Pearl st; architect, not given. Plan No. 2274.

James Power, 482 Pearl st, has contract.

HOUSTON ST, No. 175 East, erect tank, piers to 4-sty brick factory; cost, $300; owner, Ershowsky Bros., 200 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 2269.

JANE ST, No. 49, partitions, to 4-sty brick tenement; cost, $1,000; owner, Jennie Schiff, 475 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2243.

NORFOLK ST, No. 100, partitions, windows, toilets, to 5-sty brick store and tenement; cost, $1,500; owner, Wm. T. Horn Estate, 149 Broadway; architects, Ambrosius & Hess, 5-7 East 42d st. Plan No. 2261.

RIDGE ST, No. 136, partitions, windows, bathrooms, to 5-sty brick tenement; cost, $3,000; owner, S. H. Schlanger, 105 Ridge st; architect, O. Reissmann, 30 1st st. Plan No. 2244.

WALL ST, Nos. 64-66, vault, partitions, marble floor, to 12-sty brick and stone office and bank building; cost, $75,000; owner, Hochelaga Realty & Development Co., 31 Pine st; architects, McKim, Mead & White, 160 5th av. Plan No. 2254.

Norcross Bros. have general contract.

WORTH ST, Nos. 35-37, fireproof stairs, windows, to 4-sty brick and stone warehouse; cost, $2,500; owner, New York Real Estate Association, 309 Broadway; architect, Richard Berger, 309 Broadway. Plan No. 2559.

T. Sullivan, 417 West Broadway, has plumbing; List & Rose have general contract.

4TH ST, No. 79 East, 2-sty brick rear extension, 15.6x12, add 2-stys to extension, partitions, fire-escapes, to 3-sty brick store and dwelling; cost, $1,500; owner, J. Bauman & Son, 79 East 4th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2240.

14TH ST, Nos. 316-318 East, partitions, toilets, to 7-sty brick tenement; cost, $2,500; owner, H. Rosenstein, 118 Park Row; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2252.

14TH ST, No. 608 East, partitions, toilets, skylights, plumbing, to two 4 and 5-sty brick tenements; cost, $3,000; owner, H. Kagel, 18 East 16th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2266.

22D ST, No. 155 East, 1-sty brick rear extension, 10x6.10, windows, to 5-sty brick tenement; cost, $2,000; owner, George W. O. Weinstock, 155 East 22d st; architect, Chas. E. Reid, 105 East 14th st. Plan No. 2242.

A. G. Imhof, 249 West 18th st, has contract.

28TH ST, Nos. 241-243 West, alter floor, runway, windows, to 4-sty brick stable; cost, $20,000; owner, New York Transfer Co., 1354 Broadway; architect, Adolph Mertin, 33 Union sq. Plan No. 2250.

29TH ST, No. 412 West, partitions, windows, toilets, to 4-sty brick tenement; cost, $1,500; owner, James Shanny, 416 West 147th st; architect, O. Reissmann, 30 1st st. Plan No. 2256.

33D ST, No. 173 East, partitions, store fronts, to 4-sty brick store and tenement; cost, $5,000; owner, Frank J. Breslin, 114 East 70th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2255.

Barr & Gruber, 210 Bowery, have contract.

34TH ST, No. 406 West, partitions, stores, to 3-sty brick dwelling; cost, $3,000; owner, Edward Loughman, 406 West 34th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2558.

36TH ST, s s, 289.6 w 10th av, 1-sty brick side extension, 33.6x42, to 1-sty brick garage; cost, $750; owner, Ludin Realty Co., 259 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 2268.

38TH ST, No. 402 West, toilets, partitions, to 5-sty brick tenement; cost, $100; owner, Mary McGrane O'Brien, 17 West 27th st; architect, Eli Benedict, 1947 Broadway. Plan No. 2251.

Chas. Lymn, 131 Columbus av, has plumbing work.

43D ST, No. 352 West, alter beams, store fronts, to 1-sty brick plumbing shop; cost, $1,000; owner, Chas. H. Darmstadt, 352 West 43d st; architect, Henry A. Kapp, 203 Elm st, New Rochelle, N. Y. Plan No. 2247.

51ST ST, Nos. 451-453 West, 1 and 2-sty brick and basement extensions, windows, to 2 and 4-sty brick and stone parish house and hall; cost, $7,500; owner, Church of Sacred Heart, 457 West 51st st; architect, James W. Cole, 403 West 51st st. Plan No. 2245.

65TH ST, No. 131 East, 1-sty brick and stone rear extension, 5.8x18.4, add ½-sty, windows, to 3-sty brick and stone residence; cost, $5,000; owner, F. J. Landon, 131 East 65th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2241.

Rossell & Pfeffer, 1 Madison av, have contract.

66TH ST, No. 6 East, alter partitions, walls, bath fixtures, to 4-sty brick and stone dwelling; cost, $9,000; owner, Grant B. Schley, 147 5th av; architect, Wm. C. Lewis, 200 5th av. Plan No. 2271.

Oscawana Building Co., 200 5th av, has contract.

69TH ST, Nos. 306-308 West, alter vent shaft, partitions, to two 5-sty brick tenements; cost, $2,000; owner, J. Barsky, 203 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2253.

77TH ST, No. 329 East, skylights, to 4-sty brick tenement; cost, $600; owner, Herman Grossman, 329 East 77th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2275.

128TH ST, No. 45 East, partitions, toilets, windows, to 5-sty brick and stone tenement; cost, $900; owner, Corporation of Trinity Church, 187 Fulton st; archi-

tect, James E. Connelly, 45 East 128th st. Plan No. 2262.

James E. Connelly, 45 East 128th st, has contract.

AV A, n w cor 12th st, toilets, partitions, to 6-sty brick tenement; cost, $50; owner, Louis Solinsky, 45 West 25th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2273.

BOWERY, n w cor Bayard st, partitions to 1-sty brick and stone cable station; cost, $500; owner, 3d Av. R. R. Co., 130th st and 3d av; architect, Benj. F. Hudson, 2 Ocean Parkway, Brooklyn. Plan No. 2267.

Wm. H. Markgraf, 2805 Ft. Hamilton av, Brooklyn, is lessee.

COLUMBUS AV, No. 789, alter walls to 5-sty brick and stone store and tenement; cost, $200; owner, A. Sandberg, 2 West 117th st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2270.

LEXINGTON AV, No. 123, stairs, store fronts, entrance, to 4-sty brick garage; cost, $800; owner, Wm. Randolph Hearst, 238 William st; architect, Henry Davidson, 255 West 69th st. Plan No. 2257.

Archibald Aimers, Arch 14, Brooklyn Bridge, New York, has contract.

ST. MARKS PL, No. 14, partitions to 5-sty brick tenement; cost, $75; owner, Ezekiel Plonsky, 374 Broadway; architect, Henry Klein, 505 East 15th st. Plan No. 2248.

3D AV, No. 2273, 1-sty brick front extension, 15x15, to 4-sty brick restaurant and meeting hall; cost, $800; owner, Estate Wm. Jacobs, 255 West 34th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2272.

5TH AV, No. 1053, add 1-sty to extension, to 5-sty brick and stone dwelling; cost, $3,500; owner, Geo. Leary, premises; architect, James E. Brooks, 45 Broadway. Plan No. 2260.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

HEATH AV, w s, 25 s 230th st, seven 2-sty frame dwellings, 17.10x55, tin roof; total cost, $38,500; owners, Metzler Building & Construction Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1096.

Harry Metzler, 66 Swinton st, President.

BOSCOBEL AV, s s, 11.9 e Plympton av, two 2-sty brick dwellings, 21x51.6, tin roof; total cost, $6,000; owner, J. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1097.

PLYMPTON AV, e s, 123.4 s Boscobel av, two 2-sty brick dwellings, 21x51.6, tin roof; total cost, $6,000; owner, J. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1098.

TILDEN ST, n s, 125 e Barnes av, 2-sty frame dwelling, 21x53, fireproofing roof; cost, $5,000; owner, Deiudicibus Building & Construction Co.; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 1099

Sal Deiudicibus 1323 Clinton pl, president.

BOGART AV, w s, 125 n Rhinelander av, 2½-sty frame dwelling, shingle roof, 21x56; cost, $6,500; owner, Wm. L. Schaaf, 2157 8th av; architect, B. Ebeling, 1136 Walker av. Plan No. 1091.

TAYLOR AV, w s, 150 s McGraw av, 2-sty frame dwelling, tin roof, 21x52; cost, $5,000; owner, Thomas Hansford, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 1092.

HEATH AV, e s, 175.7 s 230th st, six 3-sty brick dwellings, tin roof, 20.10x35; total cost, $27,000; owner, Alex. Anderson, 100 East 126th st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1093.

WALTON AV, e s, 196.10 s 184th st, 2-sty frame dwelling, tin roof, 21x50; cost, $5,000; owner and architect, Frank Flood, 180 Cruger av. Plan No. 1094.

GRAND AV, w s, 250 s 192d st, 2½-sty frame dwelling, shingle roof, 32x38; cost, $8,500; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1102.

EASTERN BOULEVARD, w s, 25 s Quincy st, two 2-sty frame dwellings, tin roof, 20x46; total cost, $9,000; owner, Anna Behrens, Quincy st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1103.

PLYMOUTH AV, e s, 175 s Middletown road, 2½-sty frame dwelling, slate roof, 21x44; cost, $5,000; owner, Wm. Koch, Westchester; architect, Chas. R. Baxter, 3099 Middletown road. Plan No. 1105.

Apartments, Flats and Tenements.

PELHAM AV, n s, 50 w Hughes av, two 5-sty brick tenements, tin roof, 38.1½ x89; total cost, $90,000; owners, Livoli Const. Co.; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1095.

Jos. Livoli, 1811 Amethyst st, president.

WASHINGTON AV, e s, 56 n Wendover av, two 6-sty brick tenements, 50x96.6, slag roof; cost, $120,000; owner, H. M. Goldberg, 309 Broadway; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1101.

TREMONT AV, n e cor Mapes av, two 5-sty brick tenements, tin roof, 42.7x88.1, 50x90; total cost, $125,000; owners, John W. Cornish Const. Co., 466 East 138th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1090.

187TH ST, n s, 140 w Bathgate av, 3-sty brick tenement, tin roof, 20x55; cost, $15,000; owners, The Mountain Const. Co.; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1104.

Jacob S. Frankel, Bathgate av and 188th st, president.

Miscellaneous.

156TH ST, n e cor Eagle av, 1-sty frame shed, 18x108.10; cost, $2,000; owners, The Ebling Brewing Co., 760 St. Anns av; architect, Fred Hammond, 396 East 155th st. Plan No. 1100.

Stables and Garages.

SEDGWICK AV, w s, 141 n Bailey av, 1-sty brick garage, copper roof, 20x20; cost, $1,200; owner, Wm. Forger, on premises; architect, Geo. W. Flagg, 347 East 195th st. Plan No. 1106.

BRONX ALTERATIONS.

EXTERIOR ST, w s, 160 n 138th st, raise to grade 2-sty brick office and shed; cost, $1,000; owners, S. Trimmer & Sons, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 442.

FREEMAN ST, No. 813, 2-sty frame extension, 7x16, new partitions, &c, to 2-sty frame store and dwelling; cost, $1,500; owner, Adolph Zankel, on premises; architect, Louis Falk, 2756 3d av. Plan No. 444.

149TH ST, No. 147, new bay window to 3-sty brick store and dwelling; cost, $300; owner, J. P. Poir, 557 Walton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 441.

161ST ST, No. 775, 2-sty frame extension, 10x28, to 2-sty frame dwelling; cost, $350; owner, H. Koehn, on premises; architect, L. M. Neckermann, 1339 Bristow st. Plan No. 438.

169TH ST, s s, 49.10 e Clark av, move 2-sty frame dwelling; cost, $1,500; owner, Mary Mulcahyon, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 440.

FULTON AV, No. 1723, 1-sty brick extension, 25x18.84, to 2-sty brick store and dwelling; cost, $2,500; owner, David Kraus, 246 West 129th st; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 447.

MOTT AV, No. 1044, new brick front wall, etc., to 3-sty brick and frame dwelling; cost, $300; owner, Edw. J. Dillon, on premises; architects, Holmes & Barry, 1757 Undercliff av. Plan No. 445.

PARKER AV, w s, 56 n Westchester av, 2-sty frame extension, 18x13, and raise to grade 2½-sty dwelling and shop; cost, $500; owner, Niccola Zaccola, 780 8th av; architect, H. W. Howard, Jr., 39 East 42d st. Plan No. 437.

POWELL AV, s s, 350 e Castle Hill av, add 1-sty on extension of 2½-sty frame dwelling; cost, $300; owner, Kasimir Lofink, on premises; architect, Fred Hammond, 396 East 155th st. Plan No. 443.

RICHARDSON AV, n w cor 241st st, new stairs, new partitions to 1 and 2-sty frame photo studio; cost, $1,000; owners, Fiss, Doerr & Carroll, East 24th st; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 446.

Lessees, The Powers Co., Patrick A. Powers, on premises, president.

WASHINGTON AV, Nos. 1932-1934, 2-sty brick extension, 20x18.6, to 1 and 2-sty brick garage; cost, $3,000; owner, Alex. L. Seadale, 1929 Washington av; architect, L. Howard, 1861 Carter av. Plan No. 439.

ADVANCE REPORTS.

Manhattan Builders Bid for Bergen County Court House.

HACKENSACK, N. J.—Bids were opened at Hackensack, the county seat of Bergen county, last week, for one of the finest court houses in the United States. As designed by James Riely Gordon, architect, of 402 5th av, Manhattan, the building will be of classic style, after the Italian school—massive, graceful and conspicuous for simplicity and beauty. From an historic standpoint, the site selected has several things in its favor. It will face the "Village Green" and the First Dutch Reformed Church, long known as the "old church on the green," being the oldest church building in New Jersey. The bids submitted from four firms for the new building were lengthy affairs and had numerous items on the different parts of



the work. All submitted bids for three kinds of stone—granite, white sandstone and marble. The contestants are all well-known Manhattan contractors: Wm. H. Fissell & Co., 1133 Broadway, Manhattan, at $497,300, were the lowest bidders. Other bidders were: The Brady Construction Co., New York, $564,840; W. H. & F. W. Cane, New York, $594,309; Hedden Construction Co., New York, $626,396. Each bid was accompanied by a certified check for $75,000. It was explained by the committee that these figures do not include grading, foundation work, sculpture nor interior finishing of different descriptions. In all probability the bid of Fissell & Co., which is for work from the lowest floor up, will bring the total cost of the new buildings up to at least $800,000. Many of the items which are included in the base bids will be cut out or will be altered. Judging from the figures submitted, Fissell & Co. will get the contract. The building committee includes James M. Gulnac, George M. Brewster and Walter Christie, all of Hackensack. (See issue Feb. 27, 1909.)

Proposed Hackensack High School.

HACKENSACK, N. J.—Plans have been prepared by the Board of Education at Hackensack for a modern fireproof high school building, to contain in the basement, two classrooms, one recitation room, manual training room with instructor's room, storeroom, domestic science room with kitchen and pantry, gymnasium with shower baths, locker-room with 300 steel lockers, toilets, divided for boys and girls, pupils' lunchroom, a heating and ventilating plant and a janitor's room. The main floor will provide for seven classrooms, auditorium, stage and ante-rooms, reception room, principal's offices, board room, toilets. On the second floor will be contained eight classrooms, two recitation rooms, library, teachers' rooms, toilets. The third floor will consist of eight classrooms, physical and chemical laboratories, lecture room, instructors' room, teachers' room, storerooms, toilets. The plans show a building of brick and terra cotta with steel columns and girders to be finished with faced brick, stone and terra cotta. The cost is placed at $285,000. No building contract has yet been awarded.

James Riely Gordon to Plan Building for Gilsey House Site.

BROADWAY.—James Riely Gordon, architect, of 402 5th av, has been commissioned to design the plans for the new twenty-story office building, which John E. Olson, 39 East 28th st, the well-known engineer and builder, is to construct on the site of the old Gilsey House, at the northeast corner of Broadway and 29th st. The hotel occupies a plot fronting 64.5 ft. on Broadway and 148.8 ft. in 29th st. Its northerly line runs irregularly, measuring about 186 ft., while on the easterly end it is 98.9 ft. There are more than 14,000 sq. ft. or five and three-fifths lots in the plot, which will easily permit of the proposed improvement. Mr. Olson will be the general contractor, awarding all subcontracts. The old 7-sty hotel structure was erected in 1870, and has done service for more than forty years. The amount paid for the property is said to be $1,500,000. Among the recent buildings erected by Mr. Olson is the 9-sty fireproof office building at Nos. 37-39 East 28th st, and the 12-sty elevator apartment house now building at 35-38 Gramercy Park.

Plans for New Public Schools.

MANHATTAN.—Plans have been completed by Architect C. B. J. Snyder, 500 Park av, for the following new school buildings in Manhattan, Bronx and Brooklyn: Public School No. 60, 5-stys, 116x181 ft., containing 64 class rooms, gymnasium, auditorium, playroom, etc., to be erected at Manhattan, Clinton, Cherry and Water sts, Manhattan. Estimated cost, $450,000. School No. 74 (addition), containing 32 classrooms, at the northeast corner of Pleasant av and 119th st; estimated cost, $200,000. School No. 46, 5-stys, 200x200 ft., containing 48 classrooms, at 196th st, Briggs and Bainbridge avs, Bronx, estimated cost, $350,000. School No. 102, 5-stys, 200x100 ft., containing 44 classrooms, at Nos. 305-325 East 113th st, estimated cost, $325,000. School No. 136 (addition) 5-stys, containing 32 class rooms, at 4th av, 40th and 41st sts, Brooklyn; estimated cost, $200,000. Bids will be advertised for in the usual way as soon as the necessary appropriation has been granted for the work.

Contract for Big Apartment.

PARK AV.—Wm. J. Taylor, 5-7 East 42d st, has received the general contract to erect the 12-sty fireproof elevator apartment house, 107x100 ft., which the Eight Hundred and Twenty-Nine Park Avenue Co.., Matthew K. Miller, president, and George P. Walker, secretary, 103 Park av, is to erect at the southeast corner of Park av and 76th st. The structure will be on the co-operative plan, and will be one of the finest in this city. The proposed building will not cover the whole plot, which fronts 177.2 ft. on Park av and 100 ft. in 76th st. The present houses at Nos. 823-825 are to remain, so as to provide a light and air court. The Metropolitan Life Insurance Company recently made a building loan of $625,000 on the property. Pickering & Walker, 103 Park av are the architects, and R. F. Bolton, 527 5th av, steam, electrical and sanitary engineer. There will be apartments for forty-eight families.

The Duke House.

5TH AV.—Modified plans for the house to be erected for James B. Duke, at the northeast corner of Fifth av and 78th st, have been filed by the architect, Horace Trumbauer of Philadelphia. The architecture is to be of the Renaissance type, with facades of ornamental brick trimmed with granite and limestone. It will have a spacious central entrance and Ionic columns at the second and third stories crowned with a decorated pediment. It will have tall casement windows finished with ornamental railings at the different stories and courts around the entrance. The main floor will be divided by a large central hall opening on one side to the dining room and library and on the other into the drawing room and music room. The revised cost of the building is $365,000, J. T. Brady & Co., 103 Park av, have the general contract.

Contract for Fiat Auto Plant.

POUGHKEEPSIE, N. Y.—The contract for the erection of the plant of the Fiat Automobile Co. of 1786 Broadway, Manhattan, at Poughkeepsie, has been given to the Torrington Building and Construction Co., of Torrington, Conn. The work must be completed by January 1 and the contract calls for everything but steam heating and the sprinkler. A number of changes have been made in the plans. Instead of a 2-sty structure, the buildings have been given more ground space. However, the walls will be made of sufficient strength to support two more stories when the volume of business demands the expansion. As it is there will be nearly 3,000 square feet more of space than originally planned for. Messrs. Hedman & Schoen, 25 West 42d st, Manhattan, are the architects.

Fourth Avenue's Latest Skyscraper.

4TH AV.—The next commercial building improvement to be added to Fourth av, will be put up at the northeast corner of 4th av and 20th st. The plot measures 69 ft on the avenue and 90 ft in the street, taking in Nos. 251 to 255 4th av. The new structure will contain sixteen stories, made up of stores, offices and lofts and will have side light on both street fronts. Chas. Brogan, (Inc.,) No. 27 West 20th st, is the owner and he will erect the building from plans which are now in preparation by Architects Neville & Bagge, of 217 West 125th st. The cost is estimated in the neighborhood of $400,000. The State Realty & Mortgage Company, has made a building loan of $281,500. Work is to be undertaken immediately.

Eighty-Two Bungalows for Greenport.

GREENPORT, L. I.—Plans will soon be completed by Louis Chas. Maurer, architect, 1495 Broadway, Manhattan, for 82 concrete bungalows, of which ten will be erected at once. Each building will be 22 x50 ft., six rooms and bath, large veranda, wood porch columns with shingle roof. The location overlooks Gardiner's Bay and is opposite Shelter Island. A landing dock and pier will be erected for the accommodation of prospective buyers on the company's property. The entire operation will involve a cost of about $250,000. The Hudson-Fulton Construction Co., of 1493 Broadway, will erect the buildings.

New Synagogue on Washington Heights.

161ST ST.—The Washington Heights Hebrew Congregation has purchased a plot, 50x100 ft., at Nos. 508-510 West 161st st, now covered with two dwellings. The buildings will be demolished and on the site will be erected a $50,600 synagogue, the first structure of this type to be built on the heights. Officers of the congregation are Israel Kuttle, president; Louis Maryash, vice-president; Joseph Gottlieb, treasurer, and J. Fein, secretary. William Weiss, Alexander Gruber and Rudolph Baum are trustees.

Big Apartment House on the Drive.

RIVERSIDE DRIVE.—The Ferguson Brothers & Forshay Engineering and Construction Company, Broadway, 180th st, will erect a 12-sty elevator apartment house at the northeast corner of Riverside Drive and 93d st, on a plot measuring 114 x152 ft. The approximate cost will total about $1,000,000. So far as could be learned no architect has yet been selected. The same builders have put up a building at Broadway and 180th st.

New York Architects Commissioned to Design New Fort William Henry Hotel.

LAKE GEORGE, N. Y.—The firms of H. J. Hardenburgh, of New York, and Ludlow & Peabody, of New York, have been appointed in association, to design the new fireproof hotel to take the place of the old Ft. William Henry Hotel at Lake George, which was recently destroyed by fire.

Apartments, Flats and Tenements.

WILLIAMSBURG.—The Wechsler Construction Co. of Manhattan, has purchased a plot front of 200x100, on the west side of Lewis av, between Willoughby and Vernon av, Williamsburg. Apartment houses will be erected.

NEWARK, N. J.—Alfred Peter, architect, 238 Washington st, Newark, has prepared plans for a 4-sty brick store and flat building, to be erected at Orange and Eagle sts, Newark, for the A. Leary Co., of 3 Orange place, Newark. Estimated cost, about $20,000.

McCOMBS DAM ROAD.—Plans will be ready by October 25, for a 4-sty flat, 25x75 ft., brick and limestone, to be erected on McCombs Dam road, north of Anderson av, by the Jerome Building & Improvement Co., 28 Clark place, to cost $20,000. Moore & Landsiedel, 3d av and 148th st, are making plans.

PROSPECT AV.—Moore & Landseidel, 3d av and 148th st, state that plans are ready for two 4-sty brick flats, 40x67.6, for the Frank A. Wahlig Co., 149th st and 3d av, to be erected at the southeast corner of Prospect av and 179th st, costing $55,000; also two 4-sty flats, 37.6x68 ft., for the same owners, in the south side of 179th st, 67.6 ft. east of Prospect av, costing $50,000. The owner builds.

Churches.

CLINTON, N. Y.—Mallison & Soucie, of Medina, have secured the contract to erect the Roman Catholic Church at Clinton, to cost $50,000.

BUFFALO, N. Y.—It is reported that an edifice is to be erected for the members of the St. Gerald's Church at Bailey and Delavan avs. Rev. Wm. H. Schreck is pastor. Estimated cost, $150,000.

BUFFALO, N. Y.—The St. Stephen's Evangelical Church Society, of Buffalo, Rev. Gustave Reuckert, pastor, 308 Adams st, will build a church of stone

and brick at the corner of Peckham and Adams st. Plans are in preparation.

ATHENS, GA.—The firm of Ludlow & Peabody, 12 West 31st st, New York, has been selected as architects of the new building for the St. Paul's Memorial Church at the University of Georgia, Athens, Ga. The edifice will be designed in the Colonial style.

BROOKLYN.—The United Presbyterian Church of East Brooklyn, has awarded to R. M. Van Gaasbeek, 126 Carlton av, Brooklyn, the general contract to erect its new church edifice, 1-sty and basement, 41x85 ft., brick, terra cotta and bluestone, at the northeast corner of Enfield st and Etna av. Plans are by La Vello & McGlashan, 28 East 23d st. Seating capacity, about 500; cost, $20,000.

BROOKLYN.—Peter Guthy, 924 Broadway, Brooklyn, has received the general contract to erect the 2-sty brick and limestone synagogue, 50x100 ft., on the north side of Putnam av, near Reid av, for the Schaare Zodek Congregation. Hedman & Schoen, 25 West 42d st, Manhattan, are the architects. Seating capacity, 1,000; estimated cost, about $30,000. Max Riess, of Stuyvesant av and Van Buren st, Brooklyn, is president.

Dwellings.

PATCHOGUE, L. I.—C. T. Hawkins, Rose, av, Patchogue, has received the contract to erect a 2-sty frame residence, 20x35 ft., for S. Gottlieb, at Patchogue.

BAYSHORE, L. I.—Euell & Euell, architects, 36 Manhattan st, Manhattan, have prepared plans for ten bungalows and ten dwellings to be erected by the Reliance Co., of 36 Manhattan st, at Bayshore.

BROOKLYN.—The Newelo Construction Co., of Brooklyn, has purchased a plot of twenty-seven lots on West Fourth and Fifth sts, Broklyn. The property is to be improved immediately with twenty-seven two-family houses.

HEATH AV.—The Metzler Building & Construction Co. will erect seven 2-sty 2-family dwellings, 17.10x55 ft., on the west side of Heath av, 25 ft. south of 230th st, to cost $5,000 each. Moore & Landsiedel, 3d av and 148th st, have completed plans.

HARTFORD, CONN.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a new residence to be erected by Chas. E. Bond. Frame and stucco, 40x75 ft., hardwoods, steam heat, tile roof, gas and electric lights, mantels, fireplaces, etc.

KINGS HIGHWAY.—Contracts have been awarded to a Bronx builder by the New York-Pennsylvania Real Estate Associates for Improvements costing $250,000 on the Van Wyck and Campbell estates, on King's Highway, between Flatbush and Nostrand avenues, Brooklyn, which were purchased by the company a few months ago from interests identified with the United States Realty Company. E. J. McCormack, 38 Park Row, is the secretary of the company.

Factories and Warehouses.

LYONS, N. Y.—The Lyons Printing Co. is said to have closed arrangements for the erection of a large printing plant. The building will be 1-sty, of cement.

HASTINGS-ON-HUDSON.—The Hastings Pavement Co., 25 Broad st, New York City, will erect two fireproof steel and brick factory buildings, 2-stys, 52x200 and 36x60 ft, to cost a total of $25,000, at Hastings.

BROOK AV.—Plans are being prepared by Euell & Euell, architects, 36 Manhattan st, for a 10-sty storage warehouse, 100x100 ft., to be erected at the northeast corner of Brook av and 161st st, Bronx, by a Dr. Nelson Smith.

BETHLEHEM, PA.—It is stated that the Bethlehem Steel Corporation has prepared plans for construction work which will involve an outlay of $6,000,000. The company will build two blast furnaces in addition to the one in course of construction.

BOSTON, MASS.—The Boston Elevated Ry. Co., John W. Corning, Elec. Engr., is planning to build a sub-station in the Forest Hills district, at the interesction of Washington and Bray sts, to be used in supplying power to the Forest Hills elevated railway extension.

BRIDGEPORT, CONN.—The Weidlich Bros. Mfg. Co., of Bridgeport, is having plans prepared for the erection of a new plant on the site which was purchased some time ago. The details will be given out later, but it is reported that the main building will be 2-stys, of brick, about 140 ft. in length.

HARTFORD, CONN.—The B. H. Hibbard Co., 162 Main st, New Britain, will erect a factory in Pliney st, Hartford, for the Sachs Co. Brick, heavy mill construction, 48x153 ft. The plumbing, heating and electric work will be ready for estimates in about a week. George B. Allen is architect.

BUFFALO, N. Y.—H. Osgood Holland, architect, 417 Mutual Life Building, has prepared plans for a 5-sty and basement factory, 45x110 ft., brick and steel, fireproof, with electric elevator, to be erected at 10th, Division and Elm sts by Nathan Gutman & Co., 56-58 Pearl st. The owner will receive bids at once.

SYRACUSE, N. Y.—Danson Bros., 526 Kirk Building, Syracuse, have received the masonry and Henry Funda, 551 North Geddis st, the carpenter work, for the warehouse and factory, including boiler rooms, which John R. Clancy, 819 West Genesee st, Syracuse, is to erect at Sand st and Belden av, at a cost of $50,000.

WINSTED, CONN.—Architect E. E. Benedict, of Waterbury, has prepared plans for an addition to the plant of the Winsted Hosiery Co. The addition will be built of brick, 32x90 ft., 4-stys. D. S. Waldron has the contract for the foundation work. The contract for the superstructure will not be let until spring.

ELIZABETH, N. J.—Capitalists are seeking a site of 60,000 sq. ft. for the establishment of a stove foundry which would employ anywhere from 300 to 600 mechanics. An Eastern concern, through David Neefus, Jr., of Elizabeth, is in quest of a site, having heard of Elizabeth's desirability as a manufacturing centre.

BUFFALO, N. Y.—Robert J. Reidpath, architect, Builders' Exchange, is preparing plans for a wholesale grocery fireproof warehouse, 5-stys, 80x100 ft., of brick and steel or reinforced concrete (fireproof) to be erected at the corner of Perry and Illinois sts, by the S. M. Flickinger Co., S. M. Flickinger, president, 110-116 Michigan st.

NEW HAVEN, CONN.—The three buildings for the Winchester Repeating Arms Co., New Haven, Conn., under construction by the Aberthaw Construction Co., Boston, Mass., are practically completed. The contract for the heating has just been let, and as soon as the windows are hung the buildings will be put under heat and the floors laid as soon as the concrete is dry.

TONAWANDA, N. Y.—The McKinnon Chain Co. is the name of a $1,000,000 concern which has purchased five acres of property on the east bank of the Ellicott Creek south of Fremont st. L. E. McKinnon, of Boston, is president. One large factory, 80x300 ft., is to be constructed immediately. A transformer power plant is to be erected also. Both structures will be of steel and brick with concrete roofs. The company is to manufacture all kinds of chains, using electric power for welding. Morris & Allen, of Buffalo and North Tonawanda, has the contract.

BUFFALO, N. Y.—The Pierce Arrow Motor Car Co., Buffalo, N. Y., having



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sold its output for the year 1910, is using every endeavor to increase its manufacturing facilities. For this purpose it has placed with the Aberthaw Construction Co., Boston, Mass., a rush order for a storage building 300 ft. long by 60 ft. wide, 4-stys, along with a sawtooth addition to manufacturing building and a covered passageway connecting the storage building with the body building. The builders are under contract to deliver this building in short order, and are according sending a large equipment of plant to Buffalo.

Halls and Clubs.

NEWPORT, R. I.—The army and navy committee of the Y. M. C. A. announces that it has received a gift of $250,000, the donor's name not to be given at present. The money is to be used toward building an army and navy building like the one at Brooklyn. Work will be started shortly.

GLEN COVE, L. I.—Jacob Dall Construction Co., 10 East 23d st, Manhattan, has received the general contract to erect the Nassau County Club House at Glen Cove, to cost $100,000. Brick, stone and stucco, 2½-stys, 100x178 ft. Woodruff Leeming, 20 Broad st, Manhattan, has prepared plans.

NEW BRITAIN, CONN.—Preliminary plans have been prepared by Max J. Unkelbach and Delbert K. Perry, associate, of New Britain, for a new club house which the Maple Hill Betterment and Improvement Association contemplates building at Maple Hill. Dr. A. B. Johnson is one of the committee and has given the site.

Hospitals and Asylums.

HOLYOKE, MASS.—The Board of Health is taking steps for the erection of an Isolation Hospital in Cherry st, Holyoke.

CAMDEN, N. J.—Dr. H. H. Davis has been appointed by the Board of Health to recommend an architect to prepare plans for a municipal hospital, to cost about $50,000.

LONG BRANCH, N. J.—The Monmouth Memorial Hospital is to erect a Nurses Home and a steam heating plant independent of the main building. Mrs. William D. Harper is superintendent of the hospital.

WATERBURY, CONN.—The directors of the Waterbury Hospital Association has awarded the general contract for the new Waterbury Hospital to Tracy Bros., of Waterbury. The total cost is $250,000.

ADD SCHOOLS AND COLLEGES.

PEEKSKILL, N. Y.—Cram, Goodhue & Ferguson, architect, 170 5th av, Manhattan, have completed plans and taken estimates on the general contract for the fireproof brick convent school, for the sisters of St. Mary, at Peekskill, to cost $200,000.

NEW HAVEN, CONN.—Arrangements are being made for the installation at the New Haven Hospital of a new refrigerating and power plant. As yet no engineer has been selected for the work, which will be in charge of Dr. H. T. Summersgill, the superintendent. The cost will be about $25,000.

Miscellaneous.

ROCHESTER, N. Y.—Another power plant is to be built by the Rochester Railway & Light Co. in Litchfield st. Leon Stern is architect and Henry Lampert the contractor.

CAMBRIDGE, MASS.—The work of rebuilding the old Cambridge gymnasium destroyed by fire last May, starts soon. Building will be 4-stys, 88x75, and cost over $40,000. Bids will be called for within another week.

NYACK, N. Y.—At a special meeting at Nyack, the proposition to appropriate $10,000 to erect a new building to be occupied by Jackson Hose Co., Jackson Engine Co., Chelsea Hook and Ladder Co., and also as a corporation room, was carried by a vote of 101 to 28.

CHATHAM, N. Y.—The Feeney & Sheehan Building Co., of Albany, N. Y., has received the general contract to erect the Morris Memorial Library, at Chatham, N. Y., to cost about $35,000. Jackson & Rosencrans, 1328 Broadway, Manhattan, are the architects, and Paul J. Piatti, 47 West 34th st, heating engineer. Mrs. George L. Morris, of Chatham, is the donor.

Office and Loft Buildings.

SPRINGFIELD, MASS.—Bids have been received for the new office building to be erected in West State st for the Springfield Gas Light Co. It will be 62x81 ft., of red brick with limestone trim. Winslow, Bigelow & Wadsworth, of Boston, are the architects.

EAST HOUSTON ST.—Bids will be received by Minsky & Engel, owners, 236 Eldridge st, for the 7-sty store and loft building, 100x94 ft., to be erected at Nos. 139-141 East Houston st, at a cost of $100,000. F. A. Minuth, 425 5th av, has prepared plans.

BROOKLYN.—Louis C. Maurer, 1495 Broadway, Manhattan, is preparing plans for alterations to the loft building 713 Herkimer st, Brooklyn, a 3-sty brick extension, 25x75 ft., plastic slate roof and an electric elevator will be installed. Henrietta Hall, care of the architect, is the owner.

52D ST.—Demsler & Stevenson, 225 5th av, have just received the mason work for the 12-sty loft building, 50x90 ft., to be erected in the south side of 52d st, 150 ft. east of 7th av, for Michael Coleman, appraiser, of 120 Broadway. Estimated cost is $600,000. Schwartz & Gross, 347 5th av, are the architects.

NEWARK, N. J.—The 3-sty brick and limestone store, office and hall building, 67x95 ft., which Edward T. Ward, 1 Stratford pl, Newark, will erect at the northwest corner of Orange and 7th sts, Newark, to cost about $40,000, has been awarded to Frederick Kilgus, 13 South 6th st, Newark. P. Charles, Union Bldg., Newark, is the architect. Aaron Ward & Sons, grocers, Broad and Marshall sts, has leased a part.

Schools and Colleges.

NEW BRUNSWICK, N. J.—Plans are now ready by Franklin & Ayres, 156 5th av, Manhattan, for the chemistry building, 2-stys, 35x100 and 50x50 ft, for Rutgers College at New Brunswick, to cost $50,000 Osborn, Rea & Co., 241 West 41st st, Manhattan is steam engineer. No contract has yet been issued.

EAST HARTFORD, CONN.—F. W. Whiton, of Hartford, has completed plans and estimates will be received by J. B. Andross for the addition to the school house in the Second North School District, East Hartford.

PLAINFIELD, N. J.—James G. Rogers, architect, 11 East 24th st, Manhattan, has taken figures from Newark builders on the general contract for the 2-sty 8-room brick and concrete fireproof school, 62x90 ft., for the Board of Education, Plainfield, to cost about $45,000.

JAMESTOWN, N. Y.—The Jamestown Board of Education has purchased a building site on Euclid av, near Lake View av, for the purpose of erecting a new district school house at a cost of about $50,000. Address chairman Board of Education, Jamestown, N. Y.

NEWARK, N. J.—The Board of Education has awarded the contract for building the New East Side Commercial and Manual Training High School to Frederick Kilgus, of Newark, his figure being $245,845. E. F. Guilbert, of 43 Carlton st, Orange, is supervising architect.

STRATFORD, CONN.—The town has voted to appropriate additional funds for the erection of the school in the Centre district, and it is probable that contracts will be awarded at once. The plans are by Beckwith & Jackson, of Bridgeport.

SYRACUSE, N. Y.—Rev. James P. Magee, rector of St. Patrick's Roman Catholic Church, 209 Schuyler st, has let the general contract to Delimonico Bros., 901 Danforth st, for erection of St. Patrick's school in Schuyler st. Cost, $50,000. Norrick & Randall, of Syracuse, are architects.

YORKTOWN, N. Y.—The State is soon to establish a New York Training School for Boys, for which a site has been acquired at Yorktown, Westchester County, on the south shore of Mohansic Lake. The committee is composed of Dennis McCarthy, of Syracuse; Homer Folks and Newbold Morris, of New York. The commission has acquired a 500-acre site. The total estimated cost will be between $1,100,000 and $1,200,000.

LYNBROOK, L. I.—Richard Carman, Myrtle av, Jamaica, L. I., has received the general contract to erect a 2-sty brick and limestone school, 100x60 ft., for the Board of Education of Nassau County, at Lynbrook, to cost about $30,000. W. H. Spaulding, 34 Bergen av, Jamaica, L. I., is the architect. The Mutual Engineering and Construction Co., 548 West 23d st, Manhattan, are the steam and ventilating engineers. There will be eight class rooms and assemly hall, seating 400.

Contracts Awarded.

70TH ST.—The general contract has been awarded to J. B. Acken, 25 West 42d st, for $20,000 worth of alterations to the residence of C. L. Atterbury, of 23 East 62d st, at No. 131 East 70th st. Plans were prepared by G. Atterbury, 20 West 43d st.

TOMPKINSVILLE, S. I.—The Raymond Concrete Pile Company, of New York and Chicago, has the contract for concrete piles and foundations of stores 24 and 25, to be erected at Tompkinsville, S. I., for the American Bank & Trust Company. Concrete Steel Company, engineers.

30TH ST.—Murphy Bros., 489 5th av, have received the general contract for extensive interior changes to the cafe and restaurant Nos. 30-34 West 30th st, through to 1214 Broadway, for August Janssen on premises. B. H. Simonson, 315 5th av, prepared the plans. Estimated cost is $20,000.

BROOKLYN.—The carpenter contract has been awarded to Joseph Kist, 932 Metropolitan av, Brooklyn, for extensive alterations to St. Catherine's Hospital, Bushwick av and Teneycke st, Brooklyn, from plans by F. J. Berlenbach, 260 Graham av. H. Veit, 258 Devoe st, Brooklyn, is general contractor.

LONG ISLAND CITY.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for roofing and metal work on St. Patrick's R. C. Church, Long Island City; also, the waterproofing on the new Lyceum, Leonard st, Brooklyn, for the parish of St. Anthony's R. C. Church.

3D AV.—Wm. Sommerville, 317 East 122d st, has the general contract, and J. H. Deeves & Bro., 103 Park av, the masonry, for the extension to the store and loft building, Nos. 2211-2217 3d av, for Edward Callan, on premises. B. & J. P. Walther, 147 East 125th st, are the architects. Estimated cost, $75,000.

AV A.—Michael Wielandt, 166 East 23d st, has received the mason work for the 3-sty brick stable and warehouse, 90x90 ft., for John N. Brookman, of 88 Wall st, to be erected at 322 Av A, costing

$20,000. C. H. Chamberlain, First National Bank Building, Yonkers, N. Y., is architect. Paul Hollmann, 160 E 66th st, is general contractor.

TACOMA, WASH.—The Thompson-Starrett Co., of 49 Wall st, New York, announces that it has signed contracts for the erection of a 90x100 ft 6-sty and attic bank and office building at Tacoma, Wash. The contract calls for completion by May 15, 1910, at a cost between $200,000 and $225,000. It will be of steel skeleton and reinforced fireproof concrete arch construction. The exterior will be of pressed brick and architectural terra cotta.

EAST BOSTON, MASS.—The Hennebique Construction Co., 1170 Broadway, has obtained the contract, amounting to $300,000, to build two reinforced concrete cotton mills at East Boston, Mass., for the Maverick Mill Corporation. One of the buildings will be 3-stys in height and 530x130 ft. in size, while the other will be 2-stys in height and cover a ground area 230x220 ft. The Hennebique Co. will also build for the same concern an office building and power house. The details of the contract for the latter buildings have not yet been arranged.

Bids Opened.

LANCASTER, O.—The supervising architect opened bids Oct. 6, for constructing a U. S. post office at Lancaster, O. Jas. De Vault & Son, Canton, O., $58,500 (low bid).

FORT TERRY.—Bids were opened in the office of the constructing quartermaster, Oct. 8, for the construction of a crematory and building at Fort Terry, Plum Island. The following bids were submitted: Morse-Boulger Destruction Co., New York, $3,750 (low bid). Other bidders were: The Destructor Co., of New York, Dickson Engineering and Construction Co., of Toledo, O., The G. and W. Manufacturing Co., of New York, C. E. Currier of Boston submitted bid for building only.

FREDERICKSBURGH, VA.—Bids were opened Oct. 4 by the supervising architect of the Treasury Department for reconstructing the U. S. post office at Fredericksburgh, Va.: A. B. Stannard, 1123 Broadway, Manhattan, $49,600, put in the lowest bid. Other bidders were: Fancher & Driscoll, Canastota, N. Y.; Newport Construction and Engineering Co., Newport News, Va.; D. J. Phipps, Newport News, Va.; Jones & Adams, Lynchburgh, Va.; Joseph Seay & Co., Petersburgh, Va.; Wm. M. Seay, Lynchburgh, Va.; E. G. Heflin, Fredericksburgh, Va.

WASHINGTON, D. C.—The following bids were opened Oct. 4 by the secretary of the Interior Department, Washington, D. C., for constructing an additional wing to the Freedmen's Hospital, Washington, D. C.: Page Construction Co., Washington, D. C., $68,000 (low bid). Other bidders were: H. Probst, New York; Boyle Robertson, Washington; Gormley & Pointer, Washington; Cramp & Co., of Philadelphia; W. P. Lipscomb, Washington; W. H. McCray, Washington; Oscawana Building Co., New York; the Newport Contracting and Engineering Co., Newport News, Va.; George E. Wyne, Washington, D. C.; Thos. H. Melton, Washington, D. C.

Municipal Work.

MANHATTAN.—Estimates will be received by the Commissioner of Bridges Thursday, Oct. 21, for furnishing and delivering creosoted yellow pine plank to the Brooklyn Bridge.

MANHATTAN.—The Commissioner of Docks will open bids Monday, Oct. 18, for furnishing and delivering iron, steel, machinery and miscellaneous tools and supplies and divers' supplies.

CHATHAM, N. Y.—Williams, Proctor & Potts, 17 Battery pl, New York, have prepared plans and bids will probably be received in January for a sewer system and disposal works for Chatham.

BRONX.—Bids will be received by the Superintendent of School Buildings, Monday, Oct. 18, for the erection of new iron railings, folding gates, etc., at Public School 27, St. Ann's av, 147th and 148th sts, Bronx.

MANHATTAN.—The President of the Board of Trustees Bellevue and Allied Hospitals, No. 411 East 26th st, will open bids on Tuesday, Oct. 19, for repairs and alterations to the present steam heating apparatus of the Mills Training School of Bellevue Hospital.

OTISVILLE, N. Y.—The Department of Health will open bids on Tuesday, Oct. 19, for labor and materials necessary or required to lay a composition fireproof flooring and wainscoting in the several rooms of the dining hall pavilion at the Tuberculosis Sanatorium at Otisville, Orange County, N. Y.

(Continued on page 716.)

Brief and Personal.

The Building Material Exchange observed Columbus Day and the Vesey st mart was closed all day Tuesday.

Maximilian Zipkes, architect, formerly of 353 5th av, announces the removal of his offices to the Terminal Building, No. 103 Park av, Suite 504.

William J. Tully, who was attorney to the Association of Life Insurance Presidents, was appointed on October 5 to the new office of general solicitor of the Metropolitan Life Insurance Company.

"When the Italians quit work, other nationalities take a day off to see them celebrate." That is what Irvin Cobb said, and Columbus Day in the construction world shows that the jest has some merit in truth.

Mr. A. W. K. Billings, who has been engaged in engineering work in Cuba during the past 10 years, has joined the staff of J. G. White & Company, 43 Exchange Place, as acting manager of the engineering department.

Beverly S. King and Harry L. Walker, architects, have associated under the firm name of King & Walker, and opened offices in the Terminal Building, 41st st and Park av. Mr. King was formerly a member of the firm of Whitfield & King.

The South Carolina Lumber Co., of Marion, S. C., has established an office at No. 1 Madison av. This company is capitalized at $525,000 and Charles E. Gill, of Wausau, Wis., is president and L. D. Lide, of Marion, S. C., is secretary.

Dr. Wiliam H. Tolman, Director of the Museum of Safety and Sanitation, New York City, will deliver, under the auspices of the Liability Insurance Association, an illustrated lecture at the Hotel Astor, New York City, at 2 o'clock in the afternoon of October 20, 1909.

Bricklayers are following closely behind Post & McCord's men in the erection of the steel frame of the new Fidelity & Casualty annex at Temple pl and Liberty st. The steel men were at the 14th floor, with the bricklayers coming into the 13th on Monday. This is another of the Andrew J. Robinson Company jobs.

New lumber companies in town are Caskey & Fisher, of 129 West 125th st, and E. E. Eaton, at No. 1 Madison av. Mr. Caskey of the former concern is a brother of C. R. Caskey of Holcomb & Caskey Lumber Co. Mr. Eaton deals in hardwoods, white pine, short and long leaf yellow pine, hemlock and spruce.

Hildreth & Co., 113 Broadway announce that they have associated with them Mr. Charles S. Landers, Assoc. M. Am. Soc. C. E., formerly with the Foundation Company on the Singer, U. S. Realty, Royal Insurance and other buildings, and that in connection with the inspection of structural steel and cement, will undertake more actively the inspection of important foundations, especially those constructed by the pneumatic method.

Anticipation far exceeded realization in the matter of beacon fires along the Hudson last Saturday night. There is a remarkable unanimity all along the river that the public got "stung" in this particular. The steamer Mary Powell, with a party of friends, searched from Rondout to Haverstraw for gorgeous mountain fires, but found none of consequence. Old-fashioned bonfires would have made a bigger blaze than the peat, which is used for heat, rather than for light.

Mr. Francis Wiley Jones, a past vice-president and charter member of the Institute of Electrical Engineers who resigned from the Postal Telegraph Company two years ago, has recently become a resident of Spring Valley, N. Y., where he is living in retirement after 48 years of active service in the operation of the electric telegraph. Mr. Jones has received about 40 patents in the United States and Canada since 1877, many of them for important improvements in multiplex telegraphy since extensively used.

At the closing session in Philadelphia this week, of the convention of the National Paint, Oil and Varnish Association the railroads were criticised for an alleged movement to raise freight rates. A resolution of protest was adopted. The following officers were elected: President, M. S. Platt, Warren, Ohio; first vice-president, L. T. Minehardt, Denver; second vice-president, George C. Morton, Boston; secretary, L. L. Drake, Chicago; treasurer, J. Gordon Taylor, Cincinnati, and auditor, Edward T. Longstreth, Philadelphia.

"In the New York correspondence in this month's Typographical Journal is a story of the annual outing of the C. J. O'Brien Employes' Co-Operative Association. Mr. O'Brien was one of the organizers and is an active member of the New York branch of the Printers' League of America, and the eminent fairness he displays in dealing with his employes is worthy of emulation by others. He is also a member of Typographical Union No. 6, and has been for twenty years."—Typographical Journal. Mr. O'Brien is the Record and Guide printer.

The first Columbus Day decoration of the Slater Buildings, in 42d st, opposite the New Public Library and the Court of Honor, is helped by the notable Italian frescoes done on the fronts for the Hudson-Fulton celebration. The scheme planned and executed by Joseph P. McHugh & Co., includes a plastic replica of an old Genoese medallion of Columbus as a central feature of the balcony enrichment; Roman palms, laurel wreaths and garlands are outlined against a graceful drapery of antique Spanish damask in dull gold and old red colorings, showing at intervals the flat balustrade of the balcony in laurel green and Roman gold.

Secretary Ralph W. Pope, of the American Institute of Electrical Engineers, accompanied by Past President Charles F. Scott and Vice President Paul M. Lincoln, have returned from a visit to the Pacific coast. He attended a joint meeting of the Seattle Section and the Northwest Electric Light and Power Association at the Alaska-Yukon-Pacific Exposiion on September 7, 8, and 9. On September 11, Mr. Pope visited the Portland, Oregon, Section, on September 15 and 16 the San Francisco Section, and, one week later, the Los Angeles Section. He will visit the St. Louis Section on October 9, stopping en route from Los Angeles at Stanford University, Visalia, Salt Lake City, and Denver. An extended account of this tour will appear in the November Proceedings of the Institute.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Market Brisk and Steady.

Building material men looked upon the effort to make Columbus Day a holiday as an annoyance. They considered that in view of the events of the last few weeks there have been holidays enough. In consequence, operations were not halted to any extent. Skilled laborers continued in most instances while the unskilled men paraded. Good weather helped to make the market brisk and steady. Hudson River brick had a good demand while contracts kept Raritans on the move. Cement was a little easier. Iron stood firm with rising tendency, while structural steel began to follow tin sheets in something like famine conditions. Sheet metals held strong and aimed upward. Lumber was steady at firm prices, the retailers ordering liberally and the wholesalers stacking. Stone was the most optimistic of the materials. An increasing demand has followed the celebration days and retailers no longer find themselves "bumping along on the bottom." Collections, however, are still slow with them. Announcement was made that retailers need look for no increase in prices before Jan. 1. Exchange sales were brisk this week, although only part week could be counted, the doors being closed on Tuesday. Suburban business is holding neighboring material men well and most of them are stacking brick.

Brick Finds Good Demand.

Brick had a good demand. Sales were quick at from $5.25 to $5.75 although three-eighths to a half ruled. Toward the week end trade was brisk. Monday opened fair and Tuesday was a strong day despite the fact that it was a legal holiday. Cargoes unloaded slowly that afternoon because most of the Italian laborers quit work to march. This did not interfere with many jobs as contractors figured on little trucking on account of the blockade of streets and the fact that unskilled labor would not be available; and carted heavily on Monday.

Wednesday consequently fell away in sales, but they improved as the week wore on. That the demand for Hudson rivers is good—no more and no less—is shown by last week's transactions: Holdovers, Oct. 2, 16; arrived, 68; total, 84. Sold, 79. Holdovers Oct. 11, 5. The transactions for this week on the whole were normal.

FROST NIPS SOME YARDS.

Several Haverstraw yards closed and several more will shut down to-day. Ice formed on Tuesday night in Fishkill. Each section is sending in its quota of brick, but this is true mostly in the up-river districts, where the shipments are heavier. Some of the most important yards, such as the Hammond establishment, will remain open for some time. Some of the Haverstraw yards will close down this week.

LITTLE STACKING IN CITY.

Despite the fact that the making season is rapidly drawing to a close, few of the dealers here are stacking to anything like the extent they did a year ago. This is accepted as an indication that the biggest contractors do not expect much work to come out before early spring, March, for instance. Interviews with several leading architects indicated that work in hand will not be ready to go ahead with until the end of January anyway. The dealers report a good demand which they describe as being requirements for average work only. We find that contractors are optimistic and expect next year to be a banner one. Present consumption is fluctuating but the movement is for a good winter.

RARITANS HELD BY CONTRACTS.

With only a slight improvement in the market for Raritan River hards the yards of Sayre & Fisher are being kept busy with contract work. The present quotations are $5.25 to $5.75 with $5.50 ruling. Most of the contracts are for suburban operations in four of the boroughs of New Jersey. Newark is taking large quantities and most of the shipments now are to suburban dealers who are storing in expectation of a busy winter. No announcement is made as to when the Raritan River yards will shut. The disposition is to keep open as long as possible to take care of contracts it has on hand.

BARTLETT SALE POSTPONED.

The eyes of the brick makers all along the Hudson have been rivited upon the Bartlett brick yards which were to have been sold at a receiver's sale on Saturday at noon in Newburgh. At the last moment application was made to postpone the sale for thirty days, which will schedule the transfer to take place at the Newburgh courthouse at noon November 9. It is understood that negotiations are on foot for an amicable adjustment of the difficulties involved.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.25@	$5.75
Hudson River, Light Hard	3.75	4.00
Raritan River, Hard	5.25	5.75
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, ordinary city, in barrels 250 lbs.	...	1.25
In barrels, 320 lbs.	....	1.60
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	...	9.25
Wall plaster, with sand, per ton	...	8.25
Browning, in bags, per ton	...	4.25
Scratch, in bags, per ton	...	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30	cu. yd.
Screened Cow Bay gravel	.50	cu. yd.
White quartz roofing grit	1.50	cu. yd.

Rosendale Business Picking Up.

The reduction in price of Rosendale or Natural cement reported in this department several weeks ago and since continued, has resulted in improved business in the last fortnight. No change has been made in grade nor in manufacture, the cut having been due indirectly to competition with Pennsylvania natural cement. Rosendale has not been as low as 80 cents in many years.

HALTING PLANS HURT CEMENT.

Every passing week there is a greater tendency to hold off new work until spring, or at least until the first of the year, and in consequence there has been a large falling off in volume of local cement business. A possibility of a restoration of better prices by the North American Portland Cement Company is as remote as ever. The opinion was voiced by a member of the Building Material Exchange, on Monday, that while the Fall is showing fair business, the winter will be dull for no other reason than that operators will not go ahead with work for which plans have been filed.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.80

All Standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.43
Dyckerhoff (German) Portland	....	2.43

Pig Iron In Fluctuating Market.

The week in pig iron opened laggardly, but on Tuesday, a quasi-holiday, greater strength developed. This continued during the remainder of the week.

Inquiries were fairly plentiful, but some of the furnaces have reached the stage where they will not take any more business under first half except for those firms who buy prompts, and who are willing to pay the full price asked by holders. Basic is not available for this year's delivery, and only at $18.50 Delaware, for next year's shipments. Buffalo is selling into the first half, but Pennsylvania is taking only first quarter business.

There is still some pig iron being imported, the United States Cast Iron Pipe Co. having two boats on the way from Middleborough, England, at this time. Prices stand on last week's quotations, but it is admitted by well-posted iron men that $20 iron is not far off, despite the advantage at present enjoyed by foreign producers. The demand is best illustrated by the purchase of 46,000 tons of Bessemer by the Cambria Steel Co. last week which cleaned out the valley furnaces of that grade. A shortage that has a leaning toward famine conditions is looked for by Bessemer interests in Pittsburgh. New records are being made in this commodity each month, the situation being quite unprecedented.

GREAT SCARCITY OF TIN PLATES.

There is a continuing scarcity of tin plates, and conditions are bordering upon famine in this product. Many jobbers are out of sizes and cannot fill orders except in odds, and even in these their resources are limited. Some of the larger companies are scouring the country, not to mention the city, for plates. Prices are no object. The Steel Corporation is four months behind its deliveries and is not making much progress in catching up. Some of the big consumers are cutting waste.

The situation is serious, but while it will have a subsequent effect upon building, there is no need for apprehension at present. Flashings come under the head of tern plates upon which deliveries are being made, although slowly, and prices have an upward tendency. Roofing may feel the rub later, but for the present the local jobbers are looking out for them with the supplies they have at their com-

mand, providing, of course, they are regular customers.

BUILDERS SAFE UNTIL DECEMBER.

We warn builders contemplating the use of large quantities of tin to order now; first, because prices will go very much higher after December, and second, because in that month canners will buy their stock for next year's fruit season, and the mills will have all they can do to meet this demand, following the delays and backward deliveries of the first three-quarters of this year.

CAUSE OF PRESENT STRINGENCY.

Present conditions are a fulfillment of the Record and Guide's prophesy made in June just before the big strike at the tin mills. We advised buying then. Some did and are safe now. After the mills shut down, the final revision of the tariff brought returned confidence, and business that had been held back came in with a rush. Prices advanced and still the volume increased. Instead of a Summer lull, as was the case with other building material markets, sheets held firm, sustaining every advance. Even when the quotations were marked up 10 per cent. it failed to check the buying, and the mills were swamped. In consequence the mills to-day have more specifications in hand than they can dispose of before the first of the year at the very earliest.

STRUCTURAL FEELING BOOM.

The first hint of a visitation of sheet-metal conditions upon structural steel is in the present scarcity of soft steel bars. The recent rise has not checked business, but on the other hand the demand is rapidly exceeding the supply. The mills are filled to from 85 per cent. to full capacity and are not making scheduled shipments. There is no question that the present boom will be reflected in early building activity in this city, as nearly all the fabricating plants are filling up with small business, large quantities of which always presage large tonnages to follow.

IMPORTATIONS NOT A MENACE.

While there is no reason to doubt that higher prices in this material will come before Spring, there is little likelihood of importations cutting a wide swath in structural steel. It might be brought in cheaper, but few builders care to take the risks involved. If foreign shapes are not up to specifications, they cannot be shipped back. They are practically unsalable here and duplication cannot be insisted upon for rectification. Delays are costly. It is therefore probable that better prices will prevail and that most of this business will be held in American mills.

Northern:		
No. 1 x Jersey City	$19 20	@$19.70
No. 2 Foundry x Jersey City	18.70	19.20
No. 2 plain	18.20	18.70
Southern.		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.		
1 to 1⅞, base price		1.90
¾ and ⅞ in.	1-10c.	extra
FLAT IRON.		
1½ to 4 in. x ⅝ to 1 in., base price		1.90
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.30	....
Norway Shapes	3.30	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		1.90
Soft Steel Bars, base or ordy. sizes		1.90
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....
SOFT STEEL SHEETS.		
¼ and heavier	....	2.20
3-16	...	2.30
No. 8	....	2.40
Blue Annealed.		
No. 8	....	2.40
No. 10	....	2.40
No. 12	....	2.45
No. 14	....	2.50
No. 16	....	2.60

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.60	$3.40
No. 18	2.75	3.45
No. 20		
No. 22	2.80	3.50
No. 24		
No. 26	....	....
No. 27	2.90	3.55
No. 28	3.00	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.30

PIG LEAD.

Ton lots	4⅞@5
Less	5 5⅛

ZINC.

Sheet, cask lots	per lb.	8¼
Sheet	per lb.	8¾

Lumber Situation Satisfactory.

Lumber, on the whole, is doing well for this season of the year. The yards are replenishing their stocks by schooner and rail and are stacking heavily for the winter. The retailers are busy, they say, and have been drawing heavily on the wholesalers. Hardwoods are holding their own and the mills are hurrying orders as fast as possible, but they are unable to meet the business in the volume it has come in of late. As an indication of the trouble that some of the Southern lumber yards have had in getting water power, which has hampered some of them considerably, the Strasburg Manufacturing Co., which has an office at 12 West 31st st, where E. P. Gebhard is the local representative, is planning to install a water system of its own. Mr. Gebhard has been in Strasburg, West Virginia, all week, looking after the engineering features of the work. Prices for various grades stand as quoted:

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$22.00	@$25.00
6 to 9 inch cargoes	23.00	25.00
10 to 12 inch cargoes	26.00	28.00
LATH.		
1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00	@$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

SHINGLES.

(New York Lighterage Limits.)

	Per M.	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

Stone Shows Great Improvement.

Stone had an active market. Big contracts are about to be let and the disposition this week was that of optimism. Arlando Marine, a wholesaler in building stone and marble, is so confident in what the local market has in store for the stone men next year that he has ordered 50,000 cu. ft. rough stone to be delivered in this quarter. Other stone men have made large requisitions on the quarries but few equal or exceed the above figure.

PRESENT PRICES TO STAY UNTIL JAN. 1.

Although the stone market is improved and has shown a better tendency since the mid-summer slump the Record and Guide is able to assure retailers that they can rely upon present prices remaining until Jan. 1. Conservatism will at that time undoubtedly prevail.

The quarrymen feel that with building material in general moving up and in consideration of the fact that since the panic no material advancement has been made in building stone as has been the case with other materials, they are entitled to some of the boom business that is expected to come next year.

RETAILERS SLOW TO RECOVER.

It has been said that when hard times come, it is always the last man who feels it who gets it the hardest. This is undoubtedly true in the building stone market. The cutters felt the pinch the hardest and while other building material people have gotten out of the slough of despond and have felt the improved building conditions of summer and fall the stone men are just getting back into deep water after a hard fight for nearly eighteen months. Many wholesalers are carrying along accounts which, while perfectly good, are slow, simply because money is tight among the retailers, who find themselves obliged to immediately plunge into the big operations of the pre-boom season after a season of reaction and slow collections.

MERELY FOLLOWING SLATE.

Stone is following the lead of slate. Slate cut first, then stone came down. It was only recently that the Record and Guide announced an advance in the price of roofing slate and since that has been well sustained it is said that the stone quarrymen at their January meeting will take similar action and possibly advance some kinds of slate some more.

MAY SELECT MARBLE.

The Record and Guide is informed that marble will probably be selected as the material of construction for the Bergen County Court House, at Hackensack.

STONE.—Wholesale rates, delivered at New York.		
Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.)	.80	...

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$5.00@	$6.00
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	5.00	6.25

Thatcher Heating Surface Enlarged.

Attention is invited by the Thatcher Furnace Co. to its "Progress" Boiler, in which, through slight changes in formation, the already large heating surface has been materially increased. The result of a careful and scientific test shows, in the 36 different sizes, conservative ratings in direct heating power of from 525 to 15,000 sq. ft. in steam and from 850 to 24,000 in hot water. Special attention is called to its "D" series, ranging in capacity from 6,000 to 24,000 sq. ft., which may be used as a single boiler or by simply closing the proper cut-off valve operated as two separate boilers, each independently of the other. This is a new and economical feature in large boiler construction, and full information will be cheerfully furnished to architects, heating engineers and steam fitters by writing the manufacturers, The Thatcher Frunace Co., 110-116 Beekman st, New York, or 154 Lake st, Chicago.

How Concrete Withstood a Hurricane.

When the daily papers reported the big West Indian hurricane this week railroad men at once inquired what effect the big storm had had upon the concrete spans carrying the Florida East Coast Railway Company's trains from the mainland out to the Keys. Quite as anxious were the officials of that railroad to know how the concrete structure had withstood the battering of the waves and the ramming of wreckage against the structure practically along its entire length. Engineers' reports received by local officials of the road stated that the structure itself was undamaged although the waves swept over it higher than the roofs of the cars.

The great viaducts, built, by the way, with Alsen's American and German Portland cement, upon coral reefs, stood unscathed, while the storm leveled almost every structure in the little town of Key West. There was some loss of life among laborers extending the viaduct over the final stretch to Key West, but the only property loss reported was a tug boat. Reports received by the local officials are still meagre. This is the second severe storm that the structure had withstood. While the viaduct was only half built a storm swept over the Gulf and killed 138 men at work on the moulds and destroyed all equipment, but the structure itself stood fast.

This company is also supplying its cement for the Wallkill syphon that will bring water from the Ashokan dam under the Hudson River to this city. More than 100,000 barrels of Alsens' have been used so far in the work, some idea of which may be gained by the statement that the duct is 17 ft. in circumference and built entire of concrete. Alsens' has more hydraulic work on hand now than any other kind. Its product is known to have exceptional water resisting qualities.

Alpha Cement Purchases Verified.

Positive verification was obtained this week of the purchase recently by the Alpha Portland Cement Company of the plant of the Catskill Portland Cement Co., at Catskill-on-the-Hudson. This places the Alpha in line with the Atlas and Alsen (American) Portland cement companies, which have important properties up the river. There are one or two other companies that have acquired property of late along the tidewater route, but as they are situated some distance from the river itself it is not considered probable that they will build at once.

It was stated that the Catskill plant will continue as heretofore, only under the control of the Alpha Company, which will also continue to operate its Lehigh Valley mills. The movement was said to have been prompted by the general awakening of the Portland cement companies to the desirability of the Hudson valley as a cement-producing district. While the cost of coal will be a little more than from the mines to the Lehigh mills, the saving in freight on the finished product to this market will overbalance that objection.

Another incentive for the general rush into the New York State field is that public works are taking large quantities of Portland cement, which has been supplied almost exclusively heretofore by companies comparatively near the operations, such as the Alsen and the Glens Falls companies.

"Are not the subsidiary companies of the North American Portland Cement Company preparing to develop their export business?" was the question asked a gentleman well posted in cement affairs this week. The fact was suggested that perhaps it had been found desirable to find an outlet for the overproduction at certain mills. It was also asked if perhaps the big companies were preparing to take advantage of the South American and Oriental trade that might be opened up to the American Portland cement companies upon the completion of the Panama Canal five years hence.

"It is possible," was the guarded reply, "but not probable. Home consumption under normal conditions can take care of the output of the American mills, but until recently conditions have not been normal. As for developing the export business, it may come later, but not at present. There is room enough for development here. The advertising being done by various companies indicates that that fact is generally recognized.

"In the Orient the Japanese cement can beat the American product in an open market. In competition with the highest grade of German cement, it holds a lead in quality and price, the latter because of cheaper labor. Some of it is fighting for a foothold on the Pacific slope of our own country to-day, and is giving satisfaction. It is therefore improbable that an outlet for future overproduction in American mills can be found in China or Japan."

In connection with the sale of the Catskill plant, a local cement authority has received a letter from J. W. Kittrell, secretary and treasurer of the retiring concern, which is characteristic of the Annapolis engineer and builder of the big works. Part of the missive follows:

"I shall not butt into the cement business again. I am looking about for something easier that will take a lot of heavy standing around. I hope to have time to visit you once in a while so as to give you an opportunity of singing your song of woe, as I will enjoy it very much hereafter on account of its being a solo and not a duet."

Mr. Kittrell has been a familiar figure and highly respected by every one in cement circles for years because of his quiet, retiring manner and keen humor, yet aggressive in business affairs. He has many friends in this city.

Guarding Against Ice Lawsuits.

The recent cold snap has forcibly brought to property owners' attention the desirability of looking to vestibule approaches, steps exposed to the weather and incline passageways, to guard against lawsuits arising from pedestrians falling and injuring themselves when the ice and snow comes. The Murray and Jacobs Manufacturing Co., of 141 West 36th st, is out with an improved stair tread, made of gray iron in the surface of which is cast a fine grade of corundum, or "Alundum," as it is known in the trade. It has greater strength, it is said, than carborundum, but is equally hard, enabling it to withstand the constant wear of scraping shoes.

It is said that alundum surfaced cast iron is ideal for stair tread use, railway coach door sills, car steps, platforms, running boards for moving machinery and elevator door approaches and, in fact, any place where non-slipping surfaces are desirable. The Murray & Jacobs device is known as the "Perfection" tread. It is distinctive in that the non-slipping feature is flush with the nosing of the step, thus insuring against slipping while descending. This company also makes removable "Alundum" surfaced buttons for use between the glass discs of vault lights.

Activity of the Perlman Iron Works

The Perlman Iron Works (Inc.), manufacturers and designers of high-grade architectural iron doors, windows, cagings, elevator doors and decorative shafts, etc., has been having a remarkably busy Fall and contracts now in hand are sufficient to warrant expectations of a busy Winter and Spring. Some of the recently completed contracts that have been turned out at the shop at 1357 West Farms road, follow:

The 13-sty fireproof elevator apartment house on the northwest corner of 113th st and Riverside Drive, Bing & Bing, owners, and Schwartz & Gross, architects. The 6-sty fireproof elevator apartment, northwest corner 151st st and Broadway, B. Crystal & Son, owners, Gaeton Ajello, architects. And a private residence at 22 West 56th st, S. Fridel, owner; L. Kantor & Co., general contractors, and H. A. Jacobs, architect.

Those that it has now on hand are two 12-sty fireproof elevator apartments on the north side of 110th st, between Broadway and Amsterdam av, Bing & Bing, owners, and Schwartz & Gross, architects. The 8-sty fireproof elevator apartment house, north side of 111th st, between Broadway and Riverside Drive, Harvard Realty Construction Co., owners, and William L. Rouse, architect. The 8-sty fireproof elevator apartment house on the north side of 112th st, between Broadway and Amsterdam av, Hennessey Realty Co., owners; Schwartz & Gross, architects. The 8-sty fireproof elevator apartment house on the north side of 115th st, between Riverside Drive and Broadway, the Alcazar Realty Co., owners, and William L. Rouse, architect. And the 9-sty elevator apartment house, Riverside Drive, north of 116th st, B. Crystal & Son, owners; Gaeton Ajello, architect.

Inspects Water Meters and Saves Money.

The Water Supervision Co., of 3 Park Row, has a proposition to offer owners of buildings, whether they are large or small, that means money in their pocket. It stops leakages and sees that the meter is doing what it should do. The company is in its third year, and the thousands of letters in its files from satisfied customers is proof positive that it does what it agrees to do—save owners money. Only experts are employed, and they keep track of the building's entire water service.

Preserving Blueprints.

In order to preserve blueprints, which are apt to fade when brought into the sunlight, or even in a strong light, without being in the direct sunlight, the following remedy is recommended by the American Machinist: Expose the prints until badly burned and then wash in clear water until all emulsion is removed. While still wet lay prints, with the blue side up, on a smooth surface, and by means of a paint brush cover the print smoothly with peroxide of hydrogen. This will bring out the background very blue and the lines perfectly white, and make a print that will not fade to any extent in the sunshine.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Oct. 8 to 14, inc.		1908. Oct. 9 to 15, inc.
Total No. for Manhattan	115	Total No. for Manhattan	186
No. with consideration	10	No. with consideration	23
Amount involved	$480,900	Amount involved	$1,350,560
Number nominal	105	Number nominal	163
	1909.		1908.
Total No. Manhattan, Jan. 1 to date	8,495		7,545
No. with consideration, Manhattan, Jan. 1 to date	686		552
Total Amt. Manhattan, Jan. 1 to date	$40,138,731		$29,869,731
	1909. Oct. 8 to 14, inc.		1908. Oct. 9 to 15, inc.
Total No. for the Bronx	118	Total No. for the Bronx	128
No. with consideration	12	No. with consideration	5
Amount involved	$114,725	Amount involved	$54,430
Number nominal	106	Number nominal	123
	1909.		1908.
Total No., The Bronx, Jan. 1 to date	5,756		6,053
Total Amt., The Bronx, Jan. 1 to date	$3,232,597		$4,289,381
Total No. Manhattan and The Bronx, Jan. 1 to date	**14,251**		**13,598**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$43,371,328**		**$34,109,112**

Assessed Value Manhattan.

	1909. Oct. 8 to 14, inc.	1908. Oct. 9 to 15, inc.
Total No. with consideration	10	23
Amount involved	$480,900	$1,350,560
Assessed value	$381,000	$1,236,300
Total No. nominal	105	163
Assessed value	$5,621,800	$8,373,800
Total No. with consid., from Jan. 1 to date	686	552
Amount involved " "	$40,138,731	$29,869,731
Assessed value " "	$32,452,200	$24,040,900
Total No. nominal " "	7,889	5,993
Assessed value " "	$425,765,220	$355,261,100

MORTGAGES.

	1909. —Oct. 8 to 18, inc.— Manhattan.	Bronx.	1908. —Oct. 9 to 15, inc.— Manhattan.	Bronx.
Total number	94	125	132	101
Amount involved	$2,916 278	$1,013,957	$2,929,577	$510,503
No. at 6%	41	44	57	49
Amount involved	$1,239,778	$386,762	$564,078	$284,601
No. at 5½%	1	4	4	16
Amount involved	$7,500	$35,000	$61,500	$94,275
No. at 5%	15	33	37	9
Amount involved	$700,500	$289,915	$1,508,000	$29,050
No. at 4¾%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	20	4	3	.....
Amount involved	$665,500	$58,500	$50,999	.....
No. at 4%	1	.....	.....	.....
Amount involved	$8,000	.....	.....	.....
No. with interest not given	16	40	31	27
Amount involved	$295,000	$248,780	$745,000	$102,577
No. above to Bank, Trust and Insurance Companies	32	39	30	9
Amount involved	$771,000	$467,550	$1,190,000	$56,600
		1909.		1908
Total No., Manhattan, Jan. 1 to date		7,338		6,776
Total Amt., Manhattan, Jan. 1 to date		$244,469,671		$223,540,100
Total No., The Bronx, Jan. 1 to date		6,021		5,601
Total Amt., The Bronx, Jan 1 to date		$51,132,859		$30,529,345
Total No., Manhattan and The Bronx, Jan. 1 to date		**13,359**		**12,377**
Total Amt. Manhattan and The Bronx, Jan. 1 to date		**$295,602,530**		**$254,069,445**

EXTENDED MORTGAGES.

	1909. —Oct. 8 to 14, inc.— Manhattan.	Bronx.	1908. —Oct. 9 to 15, inc.— Manhattan.	Bronx.
Total number	27	13	.....	.....
Amount involved	$1,360,500	$136,425	.....	.....
No. at 6%	3	.....	.....	.....
Amount involved	$11,000	.....	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	12	10	.....	.....
Amount involved	$391,500	$125,425	.....	.....
No. at 4¾%	1	.....	.....	.....
Amount involved	$21,000	.....	.....	.....
No. at 4½%	10	.....	.....	.....
Amount involved	$917,000	.....	.....	.....
No. at 4%	1	.....	.....	.....
Amount involved	$20,000	.....	.....	.....
No. with interest not given	.....	3	.....	.....
Amount involved	.....	$11,000	.....	.....
No. above to Bank, Trust and Insurance Companies	8	1	.....	.....
Amount involved	$1,041,500	$15,000	.....	.....
		1909		1908
Total No., Manhattan, Jan. 1 to date		1,437		.....
Total Amt., Manhattan, Jan. 1 to date		$68,862,557		.....
Total No., The Bronx, Jan. 1 to date		445		.....
Total Amt., The Bronx, Jan. 1 to date		$3,672,670		.....
Total No., Manhattan and The Bronx, Jan. 1 to date		**1,882**		.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date		**$72,535,227**		.....

PROJECTED BUILDINGS.

	1909. Oct. 9 to 15, inc.	1908. Oct. 10 to 16 inc.
Total No. New Buildings:		
Manhattan	12	5
The Bronx	27	62
Grand total	39	67
Total Amt. New Buildings:		
Manhattan	$1,975,275	$961,100
The Bronx	474,700	441,950
Grand total	$2,449,975	$1,403,050
Total Amt. Alterations:		
Manhattan	$95,625	$111,910
The Bronx	11,250	12,625
Grand total	$106,875	$124,535
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	832	504
The Bronx, Jan. 1 to date	1,899	1,402
Mnhtn-Bronx, Jan. 1 to date	**2,731**	**1,906**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$110,448,872	$62,167,371
The Bronx, Jan. 1 to date	30,879,985	12,869,075
Mnhtn-Bronx, Jan. 1 to date	**$141,328,857**	**$75,036,446**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$10,396,572**	**$9,453,067**

BROOKLYN.

CONVEYANCES.

	1909. Oct. 7 to 13, inc.	1908. Oct. 8 to 14, inc.
Total number	505	558
No. with consideration	22	20
Amount involved	$330,610	$157,403
Number nominal	483	538
Total number of conveyances, Jan. 1 to date	**21,692**	**21,199**
Total amount of conveyances, Jan. 1 to date	**$11,140,913**	**$14,571,769**

MORTGAGES.

Total number	492	488
Amount involved	$1,937,193	$1,641,608
No. at 6%	256	279
Amount involved	$751,778	$696,494
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	62	166
Amount involved	$293,310	$821,700
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	143	21
Amount involved	$696,530	$64,225
No. at 4½%	2	.....
Amount involved	$90,000	.....
No. at 4%	1	1
Amount involved	$2,700	$2,500
No. at 3%	.....	.....
Amount involved	.....	.....
No. with interest not given	28	21
Amount involved	$132,875	$56,689
Total number of Mortgages, Jan. 1 to date	**21,122**	**20,159**
Total amount of Mortgages, Jan. 1 to date	**$81,170,603**	**$74,119,621**

PROJECTED BUILDINGS.

No. of New Buildings	194	257
Estimated cost	$1,003,675	$1,647,335
Total Amount of Alterations	$94,150	$41,105
Total No. of New Buildings, Jan. 1 to date	**8,529**	**4,616**
Total Amt. of New Buildings, Jan. 1 to date	**$46,539,986**	**$27,675,021**
Total Amount of Alterations, Jan. 1 to date	**$3,660,111**	**$4,658,219**

QUEENS.

PROJECTED BUILDINGS

	1909 Oct. 8 to 14, inc.	1908 Oct. 9 to 15, inc.
No. of New Buildings	76	113
Estimated cost	$291,300	$349,485
Total Amount of Alterations	$20,320	$16,975
Total No. of New Buildings, Jan. 1 to date	**3,626**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$13,158,430**	.....
Total Amount of Alterations, Jan. 1 to date	**$614,986**	.....

THE WEEK.

WHILE the week was very dull, there being a total of only thirty-seven sales reported, there is a distinctly good tone to the market, and there have been a number of transactions closed which the brokers are not at liberty to report, one being a high-class dwelling which sold for close to $400,000. In the midtown section, the Success Building, at 29 and 31 East 22d st, the plot at 24 and 26 West 25th st, and the Gilsey House plot at the northeast corner of Broadway and 29th st, the last two for improvement with modern buildings, were among the sales reported.

The hearing before a committee of the Board of Estimate on Wednesday to consider the project of widening 32d st, from Broadway to 7th av, developed a number of important suggestions which are of interest to the entire midtown section.

Patrick F. McGowan, president of the Board of Alderman, suggested the abandonment of Greeley square, holding that its usefulness as a park was at an end and that the traveling public needed the space. The suggestion in connection with the widening of 32d st is of importance, and property owners in the entire district would do well to give this project a little attention.

The sale of the southeast corner of 7th av and 54th st for improvement with a 12-sty loft and office building, and the announcement that it had been leased from the plans to an Eastern automobile concern, marks the first important move of that industry from the centre established along Broadway. From the West Side and Washington Heights there were several sales, the most important being the sale of the large plot at the north corner of Riverside Drive and 93d st for improvement with a 12-sty apartment house.

THE AUCTION MARKET

LEGAL SALES, with one exception, made up the budget for the week's auction market, these being scheduled for the 12th, 14th and 15th. That by Samuel Marx on the 12th was adjourned for one month. On the 14th Joseph P. Day offered eight parcels, seven of which were sold to parties in interest, and one, Morris av, 2349, was adjourned to November 11. No. 14 1st av, offered by L. Phillips & Co., was sold for $39,500, and Charles A. Berrian sold 311 East 106th st to the plaintiff for $17,725.

AUCTION SALE OF OAKDALE WATER FRONT.

Real property on the South Shore, east of Babylon, close to the railroad station is considered a far better proposition now than in the past—the flow of properous people to the waterfront, located near New York, is strong. Subways and river tunnels have never yet failed to bring tremendous advantages to property along their lines of transit—trains will be running from the Pennsylvania station at 8th av and 34th st in the early part of February, and the running time to Oakdale will be cut down to about 50 minutes. Some of the finest estates are to be found at Oakdale, located amid charming surroundings.

Magnificent in both area and development, all land ownerships in Oakdale are carefully restricted and its character as a high-class residential section can never be destroyed.

Bryan L. Kennelly is to conduct the sale at 14 Vesey street on Thursday, October 21, at noon. The south bound of property is at high water mark—the shore is high, dry and level—interior plots carry shore rights in perpetuity. Sixty per cent of the purchase price may remain on mortgage for three years at 4 per cent, with titles guaranteed.

TAXPAYERS' ALLIANCE.

A regular monthly meeting of the Taxpayers' Alliance of the Bronx was held on Wednesday evening, October 13, in the Bronx Masonic Temple, Washington av and 177th st, President Hottenroth in the chair.

The Committee on Transportation, consisting of W. W. Niles, chairman, Harry Robitzek, Douglas Mathewson and President Hottenroth, reported that the New York Central R. R. Co. and the New York & Harlem R. R. Co. had answered the complaint lodged by this association with the Public Service Commission.

The railroads' defense is that to increase the number of trains at present would interfere with the work being done on their terminals. Also that this matter is not within the jurisdiction of the Public Service Commission, but should be taken before the Interstate Railroad Commission.

Mr. Niles made a plea for subscriptions so that the Alliance would have the necessary funds to prosecute the case when it comes up early in November

The invitations issued by the Alliance to candidates for Borough President on the various tickets to be present at the meeting and declare themselves, was accepted by Cyrus Miller, the Republican candidate, who made an address.

Louis F. Haffen and Arthur F. Murphy sent letters in which they promised to do everything in their power in the interest of the taxpayers in the event of their election.

The Committee on Legislation reported that they would appear before the Charter Legislative Committee in February. They will also attend the hearings on the city budget.

The Committee on Parks reported that they had conferred with the Hudson-Fulton Committee and the Bronx Zoological Society for the purpose of obtaining the Half-Moon and the Clermont for the lake in Bronx Park. Secretary Harry Robitzek read a paper on the "Business and Manufacturing Opportunities of the Borough of the Bronx."

TAXES A LIEN.—Taxes became a lien on property on the first Monday of this month. Certiorari proceedings must be begun before the first day of November.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BARROW ST.—The Duross Company has sold for Elizabeth Lahey to Elizabeth Fehberry, 63 Barrow st, a 3-sty house, on lot 17x26.9.

14TH ST.—Duross Co. have sold 211 West 14th st, a 4-sty and basement high stoop brownstone house on lot 25x120.

22D ST.—N. A. Berwin & Co. and M. J. Coniffe sold for the Brunswick Realty Co. to an investor the 12-sty mercantile building 29 and 31 East 22d st, on a lot 52x100. The entire building is leased to the Success Publishing Co. for a period of 10 years at a rental graduating from $22,500 to $25,000 and taxes per annum. There is also a 10 years' renewal clause in the lease, which calls for a yearly net rental of $27,500. The sellers in the present deal acquired the plot from Albert Cavanagh on May 1, 1907, and built the present building at a cost of $250,000 from plans drawn by Fredk. C. Zobel. On April 9, 1908, the Prudential Ins. Co. of America made a loan of $215,000 for 5 years at 5½%. The property is held at $450,000.

23D ST—The Slavonic Immigrant Society has bought from Mrs. Emma G. Hupfel the dwelling 436 West 23d st, 25x98.9, opposite London Terrace. The Douglas Robinson-Charles S. Brown Company negotiated the deal.

25TH ST.—Benjamin Altman and Moran Bros. have sold 24 and 26 West 25th st, two 4-sty and basement dwellings, on plot 50x98.9, opposite Trinity Chapel. The property is just west of the Arlington Hotel and the Hoffman House, and is understood to have been sold for $170,000. The Realty Holding Co. is reported to have made the purchase for a 12-sty loft building improvement.

37TH ST—Mrs. Caroline Schumacher has sold to Charles Dinkel, of 692 Tenth av, through George Kern, the property No. 437 West 37th st, consisting of two brick buildings, 3-story front and two-story rear, on a plot, 25x98.9. This is the first time the property has been transferred since it was built, which was in the year 1840. The ground floor of the front building and the rear building are used for business purposes, the rest as a dwelling. The price was $16,250. Four years ago this property could have been sold for $18,000 and this price was offered on several occasions.

Gilsey House Site to be Improved.

BROADWAY.—H. H. Fuller Realty Co. have sold to John E. Olson, the plot at the northeast corner of Broadway and 29th st, known as the Gilsey House. This property has a frontage of 65 feet on Broadway, running back 148 feet on 29th st, and is 98.9 feet deep on its easterly line. It is irregular in shape, but contains approximately 14,000 sq. ft.

The Gilsey House, one of the best known hotels in the country and one of New York's old landmarks, was erected some forty years ago, and has been run under various managements since that time.

Mr. Olson, the purchaser, who has operated extensively in this section contemplates improving the property with a 20-story office building from plans by James Riley Gordon. Some of Mr. Olson's recent building operations include the 12-story building at 41-43 West 25th st, the 9-story office building at 37-39 East 28th st, the Gramercy Park Apartments which he has just completed, the 12-story Langsdorf building, 100x100 feet, at the southeast corner of Spring and Crosby sts, and he is also building a 12-story office building on 45th st, between 6th av and Broadway.

The Gilsey House property has been held at $1,500,000, and is considered one of the most desirable and available Broadway corner plots for improvement in this section.

Seventh Avenue Plot Sold.

7TH AV.—Cammann, Voorhees & Floyd and Frank E. Malone sold for the 7th Avenue and 54th Street Corporation, of which Carlisle Norwood is president, to Charles H. Hanson the group of six 3-story and basement dwellings known as 162 and 172 West 54th st, and the 5-story flat house at 829 7th av, comprising a plot 100.5x100 at the southeast corner of 7th av and 54th st. The sellers acquired the property from the Mills estate last July, and have been holding it at $280,000. It is understood the selling price is close to that figure. The land is assessed at $216,000 and land and buildings at $228,000.

9TH AV—Mary H. Wright has sold 465 9th av, a 3-story building, on lot 20 by 65.

9TH AV—Seaman Brothers have sold 511 9th av, a 3-story building on lot 24.8 by 100.

NORTH OF 59TH STREET.

63D ST—Clifford N. Shurman has sold for William Rau to the to the C. N. Shurman Investing Co., 133 West 63d st, a 4-story dwelling, on lot 18.6x100.5. The buyer gives in part payment the Roses, at the corner of Dearborn rd and Bridleway, Palisade, N. J., 150x150.

71ST ST.—Ernest N. Adler has sold for the David Meyer Brewing Co. to Jos. Dudek and others, 341 East 71st st, a 5-sty tenement with store, on lot 25x100.4.

71ST ST.—Ernest N. Adler has sold for the David Meyer Brewing Co. to Joseph Dudek and others 324 East 71st st, a 5-sty tenement with store, on lot 25x100.4.

84TH ST.—James K. Holly has resold for a client to Roane Bros, the 5-sty flat 156 West 84th st, on lot 27.6x102.2, between Columbus and Amsterdam av.

86TH ST.—Philip Jeselson sold for Rodolfo G. Barthold to a client for occupancy 104 West 86th st, a 4-sty and basement high stoop brownstone front dwelling, with 3-sty extension, on lot 20x100.

127TH ST.—Israel Lippman hos bought from John C. Orr & Co., lumber merchants of Greenpoint, a plot of 8 lots on the north side of 127th st in the block bet Broadway and Riverside Drive. The property has a frontage of 200 ft. and a depth of 150 ft. It begins at a point about 192 ft. west of Broadway and runs west almost to the Drive. The site will be improved with two 8-sty elevator apartment houses.

128TH ST—Jacob Bernstein has sold for the Sun Construction Co. (Benjamin Nieberg, President), to John H. Scudder, 64 to 68 East 128th st, a 6-story flat, 56.3 by 99.11.

133D ST.—John M. Royall has sold for Morris Bloch the 5-sty triple flat 123 West 133d st, on lot 27x100.

134TH ST.—Chas. I. Fleck & Co. have sold for Wm. M. Moore 508 West 134th st, a 5-sty new law house, on plot 40x99.11.

146TH ST.—Millard Veit has bought from Abraham Nelson 307 West 146th st, cor of Bradhurst av, a 5-sty triple flat, on lot 25x75.

161ST ST.—Louis Becker sold for George M. Fishel & Son, the two dwellings 508-510 West 161st st, on a plot 50x100. The purchasers who are the Washington Heights Congregation will demolish the buildings and erect on the plot a $50,000 synagogue, plans for which have already been drawn. It will be the first edifice of its kind to be built on Washington Heights. The following are the officers of the congregation: President Israel Kuttle; Vice-President, Louis Meryash; Treasurer, Joseph Gottlieb; Secretary, Jon Fein; Trustees, William Weiss, Rudolph Baum and Alexander Gruber.

180TH ST—A. Reinlieb has sold for Ferguson Brothers & Forshay the 5-story apartment house known as the Kingsley at 712 and 714 West 180th st, to S. Elkin. The sale of the similar adjoining house known as the Stanley, to Mr. Elkin, was reported on Saturday. Ferguson Brothers & Forshay have now closed out the row of three houses which they recently completed on the south side of 180th st, bet Broadway and Fort Washington av.

180TH ST.—Jas. K. Holly has resold for E. H. Kruse the Ardsley, a 5-sty apartment house, on plot 58.4x100, at 720 and 722 West 180th st. Mr. Kruse purchased the property last week from the builders, Ferguson Bros. & Forshay.

206TH ST.—Chas. Griffith Moses & Brother have sold for Albert G. Poirey, the four lots on the south side of 206th st, 100 feet West of 9th av. Size, 100x99.11.

AMSTERDAM AV.—William Kennelly, Jr., has sold to James S. Shea, 471 Amsterdam av, a 5-sty flat, 26 by 100 at the northeast corner of 83d st.

Dacona Hall Sold.

CLAREMONT AV.—Taylor, Sherman Co. have sold the Dacona Hall, southwest corner of Claremont av and 122d st, a new 6-sty elevator apartment building, 100x100, for the Dacorn Realty Co. to an investor, for about $300,000. This building is built on the newest plan, having safes and telephones in each apartment and mail chutes.

LENOX AV—Philip Krauss has bought from the estate of Ann R. Howard 220 Lenox av, a 4-story dwelling, on lot 22.8 by 100, northeast cor of 121st st.

MORNINGSIDE PARK.—The Gem Realty Co. has resold 6 Morningside Park East, a 5-sty apartment house, on plot 43.6x79.2x irreg, bet 114th and 115th sts. The sellers purchased the property about 3 weeks ago from John Colton.

RIVERSIDE DRIVE.—Arnold, Byrne & Baumann have sold for Samuel G. Bayne, President of the Seaboard National Bank, to Ferguson Bros. & Forshay Engineering & Construction Co., the northeast cor of 93d st and Riverside Drive, a plot 114x152. The purchasers will immediately commence the erection of a 12-sty fireproof apartment house, the entire operation involving the expenditure of about $1,000,000.

RIVERSIDE DRIVE—The Ulysses apartment house, a 6-story structure at 532 to 536 Riverside Drive, on plot 80 by 95, has been sold by the St. Paul's Construction Company to Joshua T. Butler, who is said to represent a Boston capitalist.

BRONX.

184TH ST.—The estate of Ellen Cahan sold to Francesco Ferracci the lot 25x125.2x32.1x125, in the north side of 184th st, 245.11 ft. west of Southern Boulevard, for $2,300.

ARTHUR AV—F. J. Wood sold for a client to a Mr. McFadden for occupancy, the one family dwelling with barn on rear, located on the west side of Arthur av, about 62 south of 179th st, on plot 25.6x97.

CAMBRELING AV—E. Lowenthal & Son have sold for James G. Berry to Carl Eichorst the plot, 50 by 100, on the east side of Cambreling av, 100 feet south of Crescent av.

COSTER ST—The Mulhall Realty Co. has sold to James Regan 720 Coster st, a 2-sty frame dwelling, 18.9 by 100, one of a row of eight houses recently completed by the sellers in the Hunt's Point section of the Bronx, near the American Bank Note Company's new plant.

LEASES.

Duross Company have leased for Nelson H. Crane the grade floor of 209 West 14th st, to the George M. Russey Shade Co., who will use same for show and sales room.

Augustus H. Ivins & Co. have leased the property 505 to 513 West 32d st, containing approximately 50,000 sq. ft. to F. Mohr & Co., Furniture Manufacturers, for a term of years at a total rental of $300,000.

The United Merchants' Realty and Improvement Company has leased to the Emerson Shoe Company the store at the northwest cor of 40th st and Broadway for a term of twelve years at an aggregate rental of $135,000.

S. Osgood Pell & Co. have leased to R. Livingston Beeckman for the spring season the Charles T. Barney estate in the Wheatley Hills, Roslyn, L. I. This is the property now occupied by Mrs. W. K. Vanderbilt, Jr., under a lease negotiated by the same brokers.

W. M. Benjamin reports the following leases for the Stevens estate to S. Waxenbaum, 124 Stanton st, for a term of 21 years; 535 West 142d st, for Joseph Walker, Jr., to Dr. Cleveland Ferris and in conjunction with Richard Collins, 137 East 74th st, for Dr. E. L. Keyes.

Taylor, Sherman Company have rented the 23 foot dwelling 9 East 55th st, for a term of years. Also have leased for a term of years the 1st living apartment in the Bowe & Seligman Building, 59 West 53d st. This building has been remodelled. Bowe & Seligman are to occupy the first two floors for their livery tailoring business.

Geo. R. Read & Co. reports the following leases: Parlor floor at 4 East 30th st; for Mrs. Henrietta Constable, the dwelling at 15 East 83d st; for S. C. Henning, 110 East 55th st; for George Nicholas, part of 9 West 35th st; for Shubert-Anderson Co., the cafe in the Hippodrome to William Washer, and for the estate of Geo. W. Bassett, store and basement at 49 Barclay st.

Duross Co. have leased to the "Charles W. Knight Home" a 3-sty and basement, high stoop dwelling, 239 West 4th st, size 20x80, for George Jeremiah for a term of years. The Home will be used as the headquarters for settlement educational work, which has been heretofore carried on in co-operation with the Judson Memorial Baptist Church, at 55 Washington Square South, through the kindness of Dr. Judson.

Michael Coleman has leased from the plans the 12-sty store and loft building which he is erecting on a plot, 150 by 100, at 136 to 146 West 52d st, just east of 7th av. The lessee is Frank M. Randall, a dealer in furniture, who has obtained a lease for a term of twenty years at an aggregate net rental of approximately $1,000,000 for the term. Mr. Randall will occupy three of the upper floors for his business and sublet the store and basement and remaining lofts.

Frederick Fox & Co. report the successful termination of negotiations for the rental of two entire floors, containing about 70,000 sq. f.t, in the Peter Cooper Buildings, which are now in course of construction on the easterly side of 4th av, including both the northeast cor of 27th st and the southeast cor of 28th st. Jas. R. Keiser, speaking for the lessee, Jas. R. Keiser, Inc., has stated that after many months of thorough consideration of the question of locating a large manufacturing business in New York, the conclusion was reached that the Peter Cooper Buildings offered most that was desirable and necessary for this purpose. 4th av, with its great width and convenience to all lines of traffic make an ideal site for a large business building, and the convenience for visiting buyers and the small army or workers who have to reach the building each day, were and had to be considered in the selection of a permanent home.

SUBURBAN.

The C. N. Shurman Investing Company has bought from John B. Gilhooly his property, Edgewood, at Pelham, N. Y., at the corner of Central and Maples avs.

E. Sharum sold for the C. N. Shurman Investing Company, to John F. Fox, the Hotel Kenmore at Saratoga Springs, corner Broadway and Van Dam st, a 3-story structure containing 52 rooms and completely furnished.

The Emma Morrison farm comprising 23 acres and a 10-room house on Fort Hill av at Scarsdale, N. Y., has been sold to New York buyers by Angell & Co. The site commands magnificent views of the sound and the Palisades.

Adolph Weiss has sold the Hotel Monitor at Liberty, N. Y., a 3-sty building, containing about 60 rooms, and surrounded by 3 acres of ground and several outbuildings. The buyer is a New Yorker, who gave in part payment a tract of land in the Jersey suburbs.

REAL ESTATE NOTES

Harry Sugarman and Edward A. Kahn have opened a suite of offices at 302 Broadway, under the firm name of Sugarman & Kahn, where they will transact a general real estate business, making mortgage loans a specialty.

The American Mortgage Company has made two building loans to the Furlong-Tompkins Company—one of $70,000 on the southeast corner of Bathgate av and 187th st, 154.2x90, and another of $55,000 on the southwest corner of Lorillard pl and 187th st, 125.7x90.

The opening of the real estate class for the season of 1909-10, of the Y. M. C. A., was held in the Auditorium, No. 318 West 57th st, on Tuesday, Oct. 12, 1909, at 8 o'clock. Francis E. Ward presided. The speakers of the evening were Joseph P. Day, subject, "Use of Real Estate and Brokerage as a Business;" E. A. Treadwell, "The Management of Real Estate as a Business;" Robert E. Simon, "Real Estate Operating as a Business;" E. B. Boynton, "The Development of Real Estate as a Business."

UNCLASSIFIED SALES

The total number of sales reported is 34, of which 11 were below 59th st, 19 above, and 4 in the Bronx. The sales reported for the corresponding work last year were 57, of which 51 were below 59th st, 22 above, and 13 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 94, as against 149 last week, and in the Bronx 125, as against 141 last week. The total amount involved is $3,930,235, as against $5,911,513 last week.

The amount involved in the auction sales this week was $394,803, and since January 1, $49,682,141. Last year the total for the week was $2,768,643, and from January 1, $47,039,532.

177TH ST.—Max Marx is reported to have resold the 5-sty apartment house at 655 West 177th st, on plot 70x89.11. The house was recently sold by Kuhn & Lawson.

GREAT JONES ST.—E. H. Ludlow & Co. have sold for the Booth estate to clients of Robert Colgate & Co. the two 7-sty loft buildings 46 and 55 Great Jones st, between Lafayette st and Bowery. The buildings are on lots 22.2x90 and 26.10x100, respectively.

ELECTRIC PROTECTION.—The Electric Protection Company of New York, by its president, Mr. Alfred Goldstein, has petitioned the Board of Estimate for the right or franchise to construct and maintain wires and other conductors with necessary poles, pipes, conduits and appliances in the streets and avenues of the city for the purpose of electrical operation of electrical call boxes in connection with telephones, telegraph and other systems for providing calls and signals for electric protection service. This company was incorporated in May, 1909, and as yet possesses no franchise of any description from the city. It has, however, obtained permits from the Fire Commissioner for the right to locate its registers for recording automatic fire alarm signals in the central offices of the Fire Alarm Bureaus in the Boroughs of Manhattan and Brooklyn; such permits, however, being subject to the granting of a franchise for the use of streets to the company by the Board.

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A remarkable opportunity is offered and parties will be greatly repaid in attending the auction sale of attractive water front adjoining "Idle Hour," the home of W. K. VANDERBILT.

Scheduled for Thursday, Oct. 21st, at 12 o'Clock, in 14 Vesey St., New York

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Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

MUNICIPAL IMPROVEMENTS

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, October 18.

Grote st, closing, from East 182d st to the Southern Boulevard; 1 p. m.
178th and 179th sts, opening, from Haven av to Buena Vista av; 3 p. m.
West Farms road, opening, from Bronx River to Westchester Creek; 3 p. m.
Leland av, opening, from Westchester av to Ludlow av; 2 p. m.
Matthews av, opening, from Burke av to the Boston road; 3 p. m.
Castle Hill av, opening, from West Farms road to Public pl; 11 a. m.
Jerome av, opening, from Cameron pl to East 184th st; 11 a. m.
Glebe av, opening, from Westchester av to Overing av; 12 a. m.

Tuesday, October 19.

East 141st st, opening, from Park av to Rider av; 10 a. m.
West 231st st, opening, from Bailey av to Riverdale av; 2 p. m.
Cornell av, opening, from White Plains road to the bulkhead line of Bronx River; 11 a. m.
Rosedale av, opening, from Gleason av to West Farms road; 12 a. m.
Public Park, opening, bounded by Southern Boulevard, Crotona av and Pelham av; 3 p. m.
Cruger av, opening, from Williamsbridge road to South Oak Drive, and from South Oak Drive to Gun Hill road; 11 a. m.

Wednesday, October 20.

Fox st, opening, from Longwood av to Intervale av; 2 p. m.
Benson av, opening, from West Farms road to Lane av; 3 p. m.
2d and 3d (new) sts, opening, north of 181st st, from Broadway to Overlook Terrace; 10 a. m.
Unnamed st, opening, located abt 1,500 ft. north of 181st st, and from Fort Washington av to Northern av; 10 a. m.
Austin pl, opening, from St Josephs st to East 149th st; 4 p. m.

Friday, October 22.

Zerega av, opening, from Castle Hill av near Hart st to Castle Hill av near West Farms road; 1 p. m.
Boston road, opening, from White Plains road to northern boundary of city; 1 p. m.

AT 258 BROADWAY.

Monday, October 18.

Westchester av, rapid transit; 10.30 a. m.
Bulkhead, Piers 52, 53, East River; 11 a. m.

Tuesday, October 19.

Pierce av, school site; 2 p. m.
Loop No. 2, rapid transit; 3 p. m.
Loop No. 1, rapid transit; 4 p. m.

Wednesday, October 20.

Pier 36; 10.30 a. m.
Westchester av, rapid transit; 10.30 a. m.
120th st, dock; 1 p. m.
Onderdonk av, school site; 3 p. m.

Thursday, October 21.

Brooklyn Bridge arches; 2,30 p. m.

Friday, October 22.

Westchester av, rapid transit; 10.30 a. m.
New st, adjoining Manhattan Bridge; 3 p. m.

BY THE BOARD OF ESTIMATE AND APPORTIONMENT IN OLD COUNCIL CHAMBER, CITY HALL.

October 22.

175th st, change of grade, between Monroe av and Topping av, at 10.30 a. m.
253d st, change of lines of street system in area bounded by 253d st, Av Von Humboldt, Mosholu av and Broadway, 10.30 a. m.
Barnes av, opening from Williamsbridge rd to Tilden st, 10.30 a.m.
Bronxwood av, opening from Burke av to Gun Hill rd, 10.30 a. m.
Wallace av, opening from Williamsbridge rd to Gun Hill rd, 10.30 a. m.
The Commissioners of the Sinking Fund, will sell on October 21 at 11 a. m. in Room 141, No. 280 Broadway, the lease of the land on north side of 151st st, 200 ft. east of Amsterdam av, size 100x 99.11. The lease is for six years and six months, from Nov. 1, 1909, and the upset price is $500.

CONDEMNATION PROCEEDINGS.

Gouverneur Slip Pier.—Commissioners George H. Engel, Nathan Fernbacher and Samuel Sanders, give notice that their final report in the above proceeding will be presented to the Supreme Court for confirmation October 20.

St. Nicholas Park.—From its southeast line, n cor 230th st, to southerly line opposite 128th st. Supplemental bill of costs will be presented to the Supreme Court for taxation October 25 by James T. Meehan, George W. O'Brien and Francis O'Neill, Commissioners of Estimate.

180TH ST.—Opening from Bronx River to West Farms rd. The bill of costs in the above entitled proceeding will be presented to the Supreme Court for taxation October 22.

BOARD OF ASSESSORS.

153D ST.—Regulating, etc., from Broadway to Riverside Drive Extension.

153D ST.—Sewer from Broadway to Riverside Drive.

118TH ST.—Sewer, between 3d and Lexington avs.

MARCY PL.—Regulating, etc., from Grand Boulevard and Concourse to Jerome av.

EMMET ST.—Sewer from Pelham av to point 100 feet northerly therefrom.

The Board of Assesors give notice to all persons whose interests are affected by the above proposed assessment, that objections may be made in writing to the Board, No. 320 Broadway, on or before November 9.

RESPONSIBILITY IN APARTMENT HOTELS.

The Appellate Division of the Supreme Court, First Department, is being asked, in the case of Ralph H. Booth vs. Edward H. Litchfield, to decide upon the question of the liability of the proprietor of an apartment hotel for the property of a tenant on quest, as the case may be.

Attorney William C. DeWitt of Brooklyn, counsel for the defendant, asserts that the common-law liability, that of an insurer, existing as to an innkeeper and his guest, was not applicable to the case, inasmuch as the defendants were not inn or hotel keepers and the plaintiff was not a guest.

The plaintiff occupied an apartment, in an apartment hotel, which had been loaned or sublet to him by a friend, the permanent occupant. The clerk of the house took charge of certain valuables for the plaintiff but gave them up to a messenger, who said he came from the plaintiff, but who was in fact a thief.

Further, Counsellor DeWitt contends that Booth is neither a tenant nor a guest of the defendant, having paid nothing for the accommodation of services enjoyed by him, so that at most the proprietor was merely a gratuitous bailee, under the duty of exercising only slight care and liable only for gross negligence.

The decision of the Appellate Division is awaited. The case has just been argued before the Appellate Division of the Supreme Court on an appeal taken by the defendants from a determination of the Appellate Term of the Supreme Court affirming a judgment of the City Court for $764 in favor of the plaintiff.

The final decision will settle a long disputed question. The courts thus far have held in effect in such a case the house accepts responsibility when the trust is accepted.

CONGRESS OF TAXPAYERS.

A regular meeting of the Congress of Taxpayers was held at the association room, No. 165 Broadway, on Wednesday afternoon, Oct. 13, 1909. A resolution was passed recommending the various associations of the Congress to endorse the candidacy of Judge Gaynor for Mayor.

A CALL TO MERCHANTS.

Chas. Reid, secretary of the North Side Board of Trade, Harry Robitzek, secretary of the Taxpayers' Alliance of the Bronx, and John W. Dunn, the merchant, have called a meeting to be held in the rooms of the North Side Board of Trade, Carr Building, 138th st and Mott av, on Tuesday evening, Oct. 19, to form a Retail Merchants' Association in Bronx Borough. The object of the association will be to promote the business interests in the section. All merchants are invited to be present.

WHY SEVENTH AVENUE SHOULD BE EXTENDED.

A SPECIAL MEETING of the Greenwich Village Public Service Committee was held on Wednesday evening, Oct. 13, at 297 West 11th st. The object of the meeting was to start a vigorous campaign in favor of the southerly extension of 7th av. It was decided to send to all taxpayers of the West Side the following letter:

"Look upon the map of Greenwich Village boundary, including from 14th to Canal st, with Hudson st to the west and Broadway to the east. Bearing this in mind, you will at once recognize at a glance how we are hemmed in on all sides without an outlet. A north and south thoroughfare piercing our congested district, where none now exists, with our unfrequented streets following the 'cow paths' as the village was laid out one hundred years ago. We have honestly paid our taxes in improving the city up to us, and then it jumped over us, and we still continued to do our share beyond, and in the outlying boroughs. Not only have we done this, but we have equally contributed to the building of the bridges that span our rivers, staring us in the face as monumental gallows of our suicide to take from us, and sink us, and sink us into further decay.

"The tunnels and subways that we have helped to build, stand forth as sacred emblazoned epithets, over the silent vaults that are burying us, and yet, withal, in our cry of abject despair to do, and stem the tide that is enveloping us, there seems none to help or hear.

"We are asked to bear our burdens alone; why draw the line upon us, and single us out as a helpless target of indifference and humiliation? Does not the Golden Rule work honestly both ways? What man dare rise to say, after what we have done in all those years, to help this and outlying boroughs, that they are not equally bound to help us in return?

"We are the most centrally located section in the Borough of Manhattan, with the business section to the south, the hotel, shopping and life district to the north, and the great steamship docks to the west.

"We ask that 7th av be extended, to give us a north and south outlet, that business can be done, that we may be able to retain and increase our population, for by this improvement we would make room for five hundred thousand more people, a noteworthy fact to be considered. Seventh av is our widest central av, and but little used, winding up against a brick wall at West 11th st. With the Pennsylvania tunnel station at 32d st, within a few months dumping three hundred thousand people upon 7th av, it speaks at once for the imperative and immediate need of extension. Even the smallest of cities see to it that they have open streets and the best car service to accommodate the public.

"What has this city done, what does it offer to relieve this inevitable congestion? What can relieve it but a 7th av extension? We have gone back, and our property value decreased one-quarter, in the past thirty years, whilst most of the other sections have increased from one to a hundred fold. We are overtaxed far more than we can sell for in the open market. Is this discrimination right?

"The extension of 7th av is not a local improvement, but a general one, benefiting the city at large. The cost of this improvement would pay for itself in about five years. The 8th and 9th Wards pay taxes alone on two hundred millions of property. This improvement would be one of the greatest for benefits to be derived in the history of our great city."

RIVERSIDE AND MORNINGSIDE.

The regular monthly meetings of the Riverside and Morningside Heights Association will be held at 8 o'clock Monday evening, Oct. 18, 1909, at the Hotel Marseilles, Broadway and 103d st.

These are very interesting sections of the city, and Morningside Heights especially is having a large development.

Residents of the vicinity are desirous that the city should retain the piers and floats now at the foot of 110th st for a permanent public landing-place for yachts. This refers in part to the "Water-Gate" used during the Hudson-Fulton celebration. A permanent landing-place for small boats, with the connecting bridge over the railroad tracks, would be a fine convenience.

STREET WIDENING PROTEST.

The proposal to widen 32d st from 6th to 7th av on account of the great increase of the traffic expected after the opening of the Pennsylvania terminal in 7th av met with a sudden check this week.

Some 100 property owners or their representatives gathered in the Council Chamber at the City Hall at the adjourned hearing by a sub-committee of the Board of Estimate, consisting of Comptroller Metz, President McGowan, of the Aldermen, and Borough President Ahearn.

It was clear from the start that the proposal was unpopular and many objections were raised. At length Comptroller Metz seized on a suggestion that all that was necessary might be accomplished by revoking on 31st, 32d and 33d sts the stoop and area privileges, as has been done on 5th av, and the hearing was adjourned to permit the sub-committee to visit the locality and determine what proposal was the most feasible.

WHAT CONSTITUTES A WORKING DAY.

Editor of the Record and Guide:

Dear Sir: The legal snag which our association has recently run across is "what constitutes a working day" as it is termed in a contract, between the city and the contractor (oftentimes a favored one), for city work, especially for widening, regulating and grading of the thoroughfares.

The property owners of the East Bronx, due to their small population, are at the mercy of the politicians, who have asked money for improvements to be applied where it will go the most good to their organizations, and oftentimes the least good to the taxpayer, who, after all is said, foots the bills. In order to protect themselves they have asked the borough officials to define for them what is a legal working day, and they have evaded the issue by stating that they do not answer legal questions. The same question was sent to the Corporations Counsel's office, but they have ignored it.

The only attempt to define a legal working day on a proceeding for regulating and grading of a street, was defined as a day on which an inspector on the pay roll of the city of New York has been over the work, and this decision was handed down by the court.

Is it any wonder that nothing can be accomplished, and that every time you bring it home to the delinquent contractors there is always a loophole for their easy escape?

This problem ought to be given due consideration by other property owners' associations.

LEON G. LOSERE,
Chairman Press Committee Mapes Estate Property Owners' Protective Association.

HOUSE AND REAL ESTATE OWNERS.

The regular monthly meeting of the House and Real Estate Owners' Association, 12th and 19th Wards, was held at Central Turn Hall, 85th st and Lexington av, on Friday, Oct. 8. President Beck has appointed a committee to attend all budget hearings. The following members were elected as delegates to represent the association in the United Real Estate Owners' Association for 1910: Adolph Bloch, Henry Bloch, George H. Beck, J. Fred Boss, Michael Carew, Joseph Ceyka, P. M. Clear, Herman Eisenkramer, Edward Engel, Charles W. Eidt, Frank Eberhart, Henry Hersh, Geo. H. Heddesheimer, Jacob Heil, William H. Mehlich, Louis Moeschen, Arthur G. Muhlker, Adolph E. Nast, Charles Sayer, B. H. Strauss, Charles H. Schnelle, Fred Schwegler, Rudolph Troest, John Volz, H. G. Wynn, Samuel Wollheim.

After the written business of the meeting had been disposed of, the chair introduced Deputy Tenement House Commissioner Abbott, who spoke at length on the subject of Tenement Houses.

18TH AND 21ST WARD TAXPAYERS.

The regular monthly meeting of the Taxpayers' Association of the 18th and 21st Wards will be held on Wednesday, Oct. 20, 1909, at 8 P. M., at 192-4 3d av.

THE "HOFMAN" RULE.

ITS APPLICATION IN VALUING A CITY LOT THAT IS CUT.

We are requested so frequently to answer the question, "What is the Hofman Rule?" that we do so now in our columns.

The scale became known as the "Hofman Rule" through Judge Murray Hofman publishing it in his "Digest of the Charters, Statutes and Ordinances of the City of New York" in 1866.

The rule is based on a lot with 25 feet frontage and a depth of 100 feet. The lot is divided into cross strips, the first one ten feet wide and the others five feet each. On this basis the value of the lot by strips would be as follows:

25x 10 feet, 16 per cent. of full lot.
25x 15 feet, 23.50 per cent. of full lot.
25x 20 feet, 31 per cent. of full lot.
25x 25 feet, 37 per cent. of full lot.
25x 30 feet, 44 per cent. of full lot.
25x 35 feet, 50 per cent. of full lot.
25x 40 feet, 56 per cent. of full lot.
25x 45 feet, 61.50 per cent. of full lot.
25x 50 feet, 67 per cent. of full lot.
25x 55 feet, 71.50 per cent. of full lot.
25x 60 feet, 76 per cent. of full lot.
25x 65 feet, 80 per cent. of full lot.
25x 70 feet, 84 per cent. of full lot.
25x 75 feet, 87.50 per cent. of full lot.
25x 80 feet, 91 per cent. of full lot.
25x 85 feet, 93.50 per cent. of full lot.
25x 90 feet, 96 per cent. of full lot.
25x 95 feet, 98 per cent. of full lot.
25x100 feet, 100 per cent. of full lot.

BARGE CANAL TERMINAL.—Lewis Nixon, the ship builder, who is chairman of the canal committee of the Staten Island Chamber of Commerce, suggested the purchase of the waterfront extending from the government reservation at Fort Wadsworth to New Dorp as a terminal for the business of the new State Barge Canal. The barges from the canal will need a place where they can transfer their cargoes to ocean lines. Mr. Nixon believes the land necessary for the development of this plan would not cost more than a million dollars, and that the plan is the simplest one and the location ideal for a terminal to serve the best interests of all concerned.

LAW DEPARTMENT

AN ARCHITECT'S FEE—HOW TO COLLECT.

To the Editor of the Record and Guide:

Which is the best way for an architect to collect his professional fee from an owner or builder? Can he put a mechanic's lien on the building, or should he take the regular course of law, by bringing a suit and recovering by judgment?

Answer.—A mechanic's lien may be filed to cover such services as have enhanced the value, such as overseeing, erection, etc., but not for drawing plans; and a regular suit for value of services rendered can, of course, be brought.—Ed.

"RENT—COUNTERCLAIMS."

To the Editor of the Record and Guide:

Can a tenant put in a counterclaim of failure of landlord to make repairs, as a defense to a dispossess proceeding?

Answer.—This is one of the most difficult of modern lease questions to answer. Of late the habit on the part of defendants to do this very thing has become quite general, and the courts in a seeming change of attitude towards the question, in an effort to try everything at issue between the parties, in one action, have in many cases sustained it. This to us seems a wrong attitude, as the summary process is in the nature of a proceeding, not an action for the trial of issues between the parties,—and depending for its basis on the one simple state of facts—rent due and unpaid.

For the same reason that questions of title involved cannot be settled in such a proceeding, so also should other issues between the parties be relegated to the general courts of adjudication in proper actions.

It seems to us that when a tenant does not pay rent the statutory summary remedy was introduced to restore possession to a landlord, leaving money questions and damages to actions at law for their settlement.

In a summary proceeding brought and defended on much the same points involved in the query, the Appellate Division in reviewing the two defenses put in, one for failure to make alleged promised repairs before beginning of the lease, and the other for similar failure to make repairs afterward during the lease on the occurrence of a fire, approved the refiction of the first as a defense by the trial court upon the ground that the tenant knowing the repairs had not been made, still entered upon the premises and began the lease.

The second defense was also disposed of and refused on the ground that the landlord had not agreed to make any repairs during the term, and if the fire had not caused damage enough to justify the tenant in quitting the premises, as shown by the fact that the tenant did not leave, he could not stay in and refuse to pay rent.—Ed.

"THE REVOLUTIONARY AEROPLANE."

In this somewhat startling title no intent is had to classify the coming air machine with our sister South American republics, nor to cast any slurs upon the early tendencies of the Wright Bros.' and other aeroplanes to "turn turtle."

These preliminaries settled, we turn to our title and its relative definition with respect to a bearing the Record and Guide and its readers are all most interested in: the apparent coming invasion of the rights of ownership in land, and the dominion of its owner—"Cupis est solum, epis est ad coelum," whose is the soil, his is to the heavens," or as Pope would probably translate with freer hand, "whose is the earth, his are the stars." For such was the free-handed interpretation early given in the English law to the lavish grants of the "Conqueror" to his aiding and abetting Barons and "help-me-eats." At all events there is even now no more settled doctrine in the real estate law than that "Land has legally an indefinite extent upwards as well as downwards." (Gerard on "Titles to Real Estate," p. 100.)

And carried to its most ridiculous extent, as in the allegories and parables of some of our later-day reformers, the time is within estimation, if not approximation, when the lucky survivor of the fittest (probably a corporation as most fully realizing the term) shall say to all the rest of his (or its) fellows "Get off my earth."

We had not looked for the coming of the airship before the advent of such a day in history, "necessity being generally the mother of invention," but the issue has been forced upon us, right here and now, for the airship has really come, and apparently to stay! Its early arrival, at any rate, removes from us the dread of the above possible threat, and on the authority of our worthy contemporary, the New York Herald, our "martian" neighbors have already apparently "taken to the air."

We, too, can now less excitedly discuss what we shall do when the timber and coal are all gone, petroleum and "Standard Oil," things of the past, and the world really (as Edward Atkins and other statisticians would long have had us believe), but one day removed from starvation.

But seriatim (seriously), to return to our subject and its present-day applications, the coming of the airship is bound to produce some commotion in land owners the world over, from John Bull who fears invasion of his tight little island, the the German who dreads the French air "ships which pass in the night" his frontiers, Uncle Sam, and Loeb, who fear the failure of higher tariffs to fully protect the Canadian or even ocean boundaries from air-smuggling inventions, down to the simple-life flat owner who may not tolerate with impunity, while a court shall be there to prevent the taking of his wind, light, or sunshine, by any passing airship, without due compensation.

With a reckless disregard of consequences that might later flow from so sweeping an ownership of land, as that at first given to tenures of land, as above quoted, the courts have ever since had to deal; and by "distinguishing" in new cases, from old precepts and decisions (a favorite method with courts, which hate "to retire" other than gracefully), to limit and curtail the sweeping and almost limitless "up and down" of early delimitation of land tenure.

Had the early generosity of grant not been so boundless, and Government really not been construed in such courtly fashion, as giving with the grant of land to the individual more than a right to occupy surface according to his then needs, going beyond, on permission only, and further franchise, the need of a dictator would not have been felt a few years ago to save the coal-barons and their serfs from cutting us off, between them, from the needed coal deposits, or restrain the city corner lot owner from crying out at the really logical injustice under the old theory of restricting him in the number of stories to which he may aspire in his modern tower of Babel!

But the mischief was done in the early court declarations, and as with the old English principle of "every man's house his castle," a similar back track had to be taken in logic, concealed beneath the cloak of Progress.

By the theory and shibboleth that "every man must so use his own as not to injure his neighbor," and under the doctrine of "Police Power," the retreat to a saner basis of ownership and enjoyment of land has been reached.

In this country States have been deprived of their bitterly fought-for sovereignty over navigable waters within their territory, by extended "interstate commerce" and "navigable waters" constructions of the National Constitution; and prices for products may be yet regulated as desired by our growing Socialist brother, through the same first-mentioned doctrine—we wonder how he would like a similar involuntary application of the principle of wages!—Likewise in individual land tenures the restriction of private dominion has been carried along, regulating the depth of building below the surface, the undue absorption first of underground springs of water found there, and later of seeping mineral waters, the appropration as a private right of sloping veins of mineral deposit (even within one's own boundaries), of drifts originating in other property; while the uses to which surface land may be restricted, as well as the height, character and materials of construction thereon are being rapidly provided for by the other court theory and principle, "Police Power."

Once relegated, where it really belongs, to the scrap heap of legal maxims, the municipalities, nations and other forms of governmental control will find no more difficulty in dealing with the private ownership of "air supported by land," than did the United States Supreme Court with the now-seen-to-be ridiculous (but then believed justifiable) claim of the State of New York, just 100 years ago, to issue letters-patent to Robert Fulton and the Livingstons, for the sole rights to traverse the waters of the State (and incidentally of New Jersey, too), in steamboats.

As fared State ownership of land covered by water then, when confronted by the majesty of the National Government, so will fall all claim of private ownership in air above land before the majesty of the law as represented by "Aeroplane Permit No. 91,123, N. J.." of the State or Municipal Licensing Bureau.

In fact the first attempt to put a speed limit on airships in this country was recorded when a young inventor who has built a sixty-foot aeroplane with the aid of local capital, took his machine to the lake shore, where a Justice of the Peace informed him that he would arrest him if in his experiments his aeroplane exceeded twenty miles an hour.

Not that the regulation of them and the holding of them to accountability will not be strict, and probably as in the case of the automobile, at first even harsh, but as regards trespass on the dominion of the owner of private land, as free from responsibility as the bird that flies!

Later, the same transition from municipal to State regulation will follow as the State highway, the farmers' lanes; and by similar process, the public highway of the air, over land, once wrested from the individual through the media of the municipality and the State, will as "Aerial Demesne" follow the theory of "Navigable Waters" into the jurisdiction of Interstate Commerce, and the Supreme Court of the United States. There, like corporations, incomes and successions, the system m readily be connected into a productive support of high-flying administrations and Congress, of which the present woe-begone taxpaying individual has not yet even dreamed!

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VOLUNTARY AUCTION SALES.

Oct. 20.

BRYAN L. KENNELLY.

76th st, No 327 W, 22x102.2, 4-sty brk and stone dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Oct. 16.

No Legal Sales advertised for this day.

Oct. 18.

148th st, No 367, n s, 100 e Courtlandt av, 25x105.3, 6-sty brk tenement and store. Wm W Moore agt Wm M Small et al; Scharps & Scharps, att'ys, 32 Broadway; Morris Koenig, ref. (Amt due, $1,673.36; taxes, &c, $921.50; sub to a mort of $30,000.) Mort recorded Oct 15, 1906. By James L Wells.

1st av, No 73, w s, 72.1 n 4th st, 24.2x100.1x24.1x100, 5-sty brk tenement and store. Tillie Klingenstein et al, exrs, &c, agt Meyer Frankel et al; M S & I S Isaacs, att'ys, 52 William st; Percival H Gregory, ref. (Amt due, $13,012.52; taxes, &c, $579.40.) By Joseph P Day.

Madison st, No 350, s s, 216.5 e Scammel st, 23.6x95.1, 5-sty brk tenement and store. Edmund Bittiner agt Samuel Lippman et al; Aaron Morris, att'y, 234 Broadway; Meyer Auerbach, ref. (Amt due, $5,996.64; taxes, &c, $884; sub to a mort of $18,000.) By Joseph P Day.

De Milt av, [n w cor Sound View pl, 100x100, Sound View pl] Wakefield. Eugene L Brisach agt Edw D Smith et al; Stephen J Stilwell, att'y, 261 Broadway; James T Brady, ref. (Amt due, $2,452.60; taxes, &c, $203.99; sub to a mort of $1,200.) By Joseph P Day.

Oct. 19.

Goerck st, Nos 152 to 158, on map Nos 148 to 162.

Houston st, Nos 488 & 490.

3d st, Nos 396 & 398, on map Nos 490 to 496. n e cor Houston st, runs n 181.1 to 3d st, x e 45.4 x s 94.3 x e 45 x s 81 x w 90 to beg, three 6-sty brk tenements and stores.

Houston st, Nos 496 to 498, on map Nos 502 & 504, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores.

Sada Makler agt M Fine Realty Co et al; Myers & Schwersenski, att'ys, 299 Broadway; Wm B Ellison, ref. (Amt due, $12,630.43; taxes, &c, $4,386; sub to six morts aggregating $231,200.) Mort recorded Oct 16, 1907. By Joseph P Day.

Attorney st, No 122, e s, 100 n Rivington st, 30 x100, 5-sty brk tenement and stores. Harris B Greenberg agt Joseph L Weber et al; Kantrowitz & Esberg, att'ys, 320 Broadway; Chas M Beattie, ref. (Amt due, $4,401.21; taxes, &c, $787.03; sub to a prior mort of $37,000.) Mort recorded Jan 18, 1909. By Joseph P Day.

Gouverneur st, No 60, e s, 78.5 n Cherry st, 25x79.9x25x79.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. John A Weekes agt Annie Cohen et al; Weekes Bros, att'ys, 45 William st; Robert A Maddock, ref. (Amt due, $6,155.63; taxes, &c, $575; sub to a first mort of $15,000.) Mort recorded Aug 24, 1906. By Joseph P Day.

Villa av, No 3185, w s, 138.4 s Van Courtlandt av, 50x100, 3-sty frame dwelling and 2-sty frame building in rear. Emanuel Arnstein et al exrs, &c, agt Agnese Pistone et al; Samuel Levy, att'y, 128 Broadway; Percival Wilds, re f. (Amt due, $4,371.14; taxes, &c, $104.08.) Mort recorded Oct 6, 1908. By Samuel Goldsticker.

113th st, No 310, s s, 150 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Mary J Kissam agt Annie Fay et al; Gannon, Seibert & Riggs, att'y, 2 Rector st; Alexander Brough, ref. (Amt due, $8,146.57; taxes, &c, $19.35.) Mort recorded Nov 29, 1901. By Samuel Marx.

Oct. 20.

Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Thomas W Jeralds agt Isadore M Levy et al; Crane & Lockwood, att'ys, 46 Wall st; Geo W Collins, ref. (Amt due, $21,039.05; taxes, &c, $630.) Mort recorded July 5, 1906. By Chas A Berrian.

Oct. 21.

102d st, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. Elizabeth Silberhorn agt Josef Gertner et al; Geo H Hyde, att'y, 51 Chambers st; Chas M Beattie, ref. (Amt due, $16,040; taxes, &c, $1,075.) Mort recorded Nov 9, 1904. By Edw C Martin.

Oct. 22.

Mangin st, No 67, w s, 125 s Rivington st, 25x99, 5-sty brk tenement. Morris Vollman agt Israel Dachs et al; Moses R Ryttenberg, att'y, 135 Broadway; Chas J Leslie, ref. (Amt due, $10,266.59; taxes, &c, $522.85.) Mort recorded May 29, 1905. By Joseph P Day.

Robbins av, Nos 447 & 449, w s, 375 s 147th st, late Lexington av, 50x144.5x50.6x151, 3-sty frame tenement and store, 2-sty brk tenement in rear and 1-sty frame stable. Napthalie Widow & Orphan Benevolent Society agt Eugene Hess et al; Jacob Gordon, att'y, 346 Broadway; Dudley F Malone, ref. (Amt due, $6,493.43; taxes, &c, $2,500.) Mort recorded Sept 6, 1894. By Joseph P Day.

Oct. 23.

No Legal Sales advertised for this day.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street — NEW YORK
Tel., 1085 Murray Hill

Oct. 25.

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. Edmund Bittiner agt Pauline Cahn et al; Aaron Morris, att'y, 234 Broadway; Benno Lewinson, ref. (Amt due, $2,833.84; taxes, &c, $270; sub to a first mort of $10,000.) Mort recorded Oct. 4, 1905. By Joseph P Day.

PROPOSALS.

Springfield, Mass., October 14, 1909
MUNICIPAL BUILDINGS, SPRINGFIELD, MASSACHUSETTS

SEALED PROPOSALS will be received, in duplicate, by the Municipal Building Commission, in the Common Council Room, Municipal Building, Pynchon Street, Springfield, Massachusetts, until three o'clock P. M., on the 25th day of October, 1909, and thereafter opened, for the excavation, concrete footings, waterproofing, grillage beams; also foundation walls, and steel work of tower, both up to grade, for the Auditorium and Tower of the new Municipal Buildings to be erected by the City of Springfield on Court Street, facing Court Square, in the City of Springfield, State of Massachusetts.

Copies of the drawings and specifications may be seen at the Municipal Building, Springfield, Massachusetts, or at the offices of the architects, Pell & Corbett, No. 122-124 East 25th Street, New York City, or may be obtained by application to either of the above parties.

The Commission reserves the right to reject any or all bids and waive any informalities in any proposal.

A charge of $5.00 will be made on each set of plans and specifications delivered.

A certified check in the sum of five per cent. (5%) of the amount of the proposal, drawn to the order of the Owners, must accompany each proposal, and the proceeds of such check will become the property of the Owners if, for any reason, the bidder, after the bids are opened, withdraws from the competition, or refuses to execute the contract and bond, in the event of the contract being awarded to him. Checks submitted by the unsuccessful bidders will be returned after the signing of the contract and the approval of the bond executed by the successful bidder. The Owners will be responsible for all checks while same are in their possession.

The successful bidder must furnish a satisfactory Corporate bond.

GEORGE DWIGHT PRATT, Chairman;
WALTER H. WESSON,
WILLIAM G. McKECHNIE,
WILLIAM E. SANDERSON,
GEORGE D. CHAMBERLAIN,
FRANK E. STACY,
J. FRANK DRAKE,
Municipal Building Commission.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 30 to October 14, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN.

17TH WARD, SECTION 9. ECKFORD STREET—SEWER, between Engert and Manhattan avenues. HAUSMAN STREET—OUTLET SEWER, between Norman and Nassau avenues. 22D WARD, SECTION 4. SEWER BASIN at the east corner of 10TH STREET AND 2D AVENUE. 24TH WARD, SECTION 5. SEWER BASIN at the southeast corner of ST. MARKS AVENUE AND ROGERS AVENUE. 25TH WARD, SECTION 6. SEWER BASIN at the northeast corner of GATES AND REID AVENUES. SEWER BASIN at the southwest corner of HALSEY STREET AND HOWARD AVENUE. 28TH WARD, SECTION 11. SEWER BASINS at the south and east corners of HAMBURG AVENUE AND GROVE STREET. 29TH WARD, SECTION 16. SEWER BASINS at the northeast and northwest corners of DORCHESTER ROAD AND WESTMINSTER ROAD. 30TH WARD, SECTION 17. SEWER BASINS at the north and east corners of BAY RIDGE AND 10TH AVENUES. 47TH STREET—SEWER, between New Utrecht and 12th avenues, and 47TH STREET—OUTLET SEWER, between 12th and 13th avenues.

HERMAN A. METZ Comptroller.
City of New York, September 28, 1909. (13803)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 246, No. 1. Regulating, grading, curbing and flagging and constructing masonry wall in West One Hundred and Fifty-third street, from Broadway to Riverside drive extension.

List 700, No. 2. Alteration and improvement to sewer in One Hundred and Eighteenth street, between Third and Lexington avenues.

List 704, No. 3. Sewer in West One Hundred and Fifty-third street, between Riverside drive and Broadway.

BOROUGH OF THE BRONX.

List 318, No. 4. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Marcy place, from the Grand Boulevard and Concourse to Jerome avenue; together with a list of awards for damages caused by a change of grade.

List 709, No. 5. Sewer in Emmet street, from Pelham avenue to a point 100 feet northerly therefrom.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 9, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.

No. 320 Broadway, City of New York, Borough of Manhattan, October 8, 1909. (13817)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands, affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF THE BRONX.

List 325, No. 1. Paving with asphalt block pavement and curbing where necessary East One Hundred and Seventieth street, between Franklin avenue and Boston road.

List 707, No. 2. Sewer and appurtenances in Albany road, between West Two Hundred and Thirty-fourth street and West Two Hundred and Thirty-eighth street.

List 712, No. 3. Paving with asphalt blocks and curbing where necessary East One Hundred and Thirty-seventh street, from Southern Boulevard to Willow avenue.

List 717, No. 4. Paving with asphalt blocks and curbing where necessary East One Hundred and Eighty-sixth street, from Third avenue to Park avenue.

List 713, No. 5. Sewer and appurtenances in East One Hundred and Thirty-ninth street, between Cypress avenue and a point about 197 feet westerly therefrom.

List 714, No. 6. Sewer and appurtenances in East One Hundred and Forty-seventh street, between Robbins avenue and St. Marys Park.

BOROUGH OF QUEENS.

List 576, No. 7. Temporary sewer in Flushing avenue, from the Brooklyn Borough line to Atlantic street, Second Ward.

BOROUGH OF RICHMOND.

List 493, No. 8. Temporary combined sewer in Richmond terrace, from Harbor road to a point about 230 feet east of Van Pelt avenue; in Central avenue, from a point about 710 feet south of Erastina place to Richmond terrace; in Union avenue, from a point about 200 feet south of Forest avenue to about low-water mark, with a separate sanitary outlet thence to pier line.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 16, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.

No. 320 Broadway, City of New York, Borough of Manhattan, October 15, 1909. (13904)

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 15, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Riverside Drive, No 149, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk dwelling. (Amt due, $68,282.42; taxes, &c, $3,068.63.) Martin D Wylly.....$62,500

*St Anns av, Nos 202 and 204, e s, 85 s 137th st, runs e 102.8 x s 10 x w — x s 30 x w 101.7 x n 40 to beginning, 6-sty brk tenement and stores. (Amt due, $8,279.55; taxes, &c, $3,242.21; sub to a mort of $35,000.) Geo S Runk.....47,000

*St Anns av, Nos 206 and 208, e s, 45 s 137th st, 40x102.8x40x103.10, 6-sty brk tenement and stores. (Amt due, $8,271.04; taxes, &c, $3,243.13; sub to a first mort of $35,000.) Geo S Runk.....46,400

*St Anns av, No 210 | s e cor 137th st, 45x103.10x—x105.1, 6-sty brk tene-
137th st, No 570 | ment and stores. (Amt due, $14,612.12; taxes, &c, $4,635.23; sub to a first mort of $50,000.) Geo S Runk.....69,200

Morris av, No 2349 | w s, 250 s 184th st, 75x204.1 to Walton av, x75x
Walton av | 203.9, 3-sty frame dwelling and 1-sty frame stable and vacant. (Amt due, $3,218.51; taxes, &c, $900; sub to two mortgages aggregating $10,000.) Adj to Nov 11.....—

4th st, No 76, or Washington sq, No 54 | s w cor Wooster st, 14x56.5, 3-
Wooster st, No 247 | sty brk tenement and store. (Partition.) August Flattau.....18,350

Clay av, No 1773 | w s, 145 s 175th st, runs s 50 x w 190 to Topping
Topping av | av, x n 49.6 x e 45 x n .06 x e 145 to beg, 2 and 3-sty frame dwelling, 2-sty frame stable and vacant. Amt due, $11,624.33; taxes, &c, $400.77.) Frank Gass.....12,500

*Mead av, No 638, n s, 205.2 w Unionport road, 25x100, Van Nest. (Amt due, $2,721.60; taxes, &c, $551.93; sub to a first mort of $4,500.) Michael Policastro.....6,000

Jumel pl, e s, 238.7 s Edgecombe road, 50x90, vacant. (Voluntary.) Adj to Oct 26.....—

Jumel pl | w s, 63.8 s Edgecombe road, runs s 25 x w 100 x n
Edgecombe road | 172 to Edgecombe road, x e and s e 65.2 x s 105.6 x e — to beg, vacant. (Voluntary.) Adj to Oct 26.....—

97th st, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. (Amt due, $2,816.13; taxes, &c., $1,183.29; sub to a first mort of $17,000.) Jacob K Simon, party in interest.....17,733

BRYAN L. KENNELLY.

Union av, w s, 26.7 n 168th st, 40x96, vacant. (Receivers Sale.) Emanuel G Boch.....6,050

*Mangin st, No 29, w s, 150 n Broome st, 25x 100, 7-sty brk loft and store building. (Amt due, $14,717.50; taxes, &c, $575; sub to a first mort of $20,000.) Annie Koplik.....23,415

CHARLES A. BERRIAN.

*106th st, No 311, n s, 200 e 2d av, 25x100.11, 4-sty brk tenement and store. (Amt due, $4,892.19; taxes, &c, $700; sub to mort of $12,000.) Gertrude K Brennan.....17,725

L. J. PHILLIPS & CO.

1st av, No 14, e s, 24.6 n 1st st, 32.6x70, 5-sty brk tenement and stores. Amt due, $11,587.58; taxes, &c, $645.02; sub to morts aggregating $37,500.) Ray Kirshbaum, party in interest.....39,500

HERBERT A. SHERMAN.

213th st, n s, 200 w Maple av, 100x100.....
213th st, n s, 100 e White Plains rd, 19x100, Wakefield.....
(Amt due, $9,550.15; taxes, &c, $4,522.47.) Sound Realty Co..20,000

REFEREE'S SALES.

(On the Premises.)

Syracuse av | s e cor Walnut st, runs s 400 x e 125 x s 96 x e 125 to
Walnut st | Chestnut st, x n 200 x w 125 x n 325 to Syracuse av, x
Chestnut st | w 100 to beg, Edenwald. (Amt due, $——; taxes, &c, $——.) James W McElhinney.....6,180

Walnut st, e s, 400 s Syracuse av, 92x125, Edenwald. (Amt due, $——; taxes, &c, $——.) W W Taylor, party in interest.....1,125

Central av | s e cor St Agnes av, 100x100.....
St Agnes av | .....
Seaview av, w s, 175 s Central av, 25x100.....
Briggs av | s w cor Westchester av, runs s 145.1 x w 181.2 to
Westchester av | Western av, x n 125 to Westchester av, x e 108.6 to
Western av | beginning.....
Central av | n e cor Lorillard av, 110x475 to Pelham River, x 465,
Lorillard av | Baychester.....
(Amt due, $6,904.86; taxes, &c, $900.) Adj to Oct 30, at 11 o'clock a. m.....—

Syracuse av | s e cor Chestnut st, 100x100, Edenwald. (Amt due, $907.39;
Chestnut st | taxes, &c, $170.) W W Taylor.....1,125

Total	$394,803
Corresponding week, 1908	$2,768,643
Jan. 1, 1909, to date	$49,682,141
Corresponding period, 1908	47,039,532

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

October 8, 9, 11, 13 and 14. (No. 94.)

BOROUGH OF MANHATTAN.

Academy st, w s, 100 s Seaman av, 50x157.3x50.7x165.1, 2-sty frame dwelling and 1-sty frame stable in rear. Emma B and John Lever to Augustus Kranich. Oct 7. Oct 8, 1909. 8:2237—38 and 39. A $7,000—$8,800. other consid and 100

Allen st, No 101, w s, abt 50 s Delancey st, 25x87.6, 5-sty brk tenement and store. Aaron Zwerdling to Charles Rubinger. Mt $36,325. Oct 13. Oct 14, 1909. 2:414—20. A $23,000—$36,000. other consid and 100

Broome st, No 99, s s, abt 75 w Sheriff st, 25x75, 5-sty brk tenement and store. Clara H Gettner to Morris Steinberg. ½ right, title and interest. All liens. Sept 16. Oct 9, 1909. 2:336—44. A $16,000—$23,000. nom

Canal st, No 389, n s, about 58 e Thompson st, 21.3x77.2x21.7x77, 4-sty brk tenement and store. John Ranft to Missionary Society of the Most Holy Redeemer in State of N Y. Mort $8,000. Feb 4. Oct 9, 1909. 1:227—5. A $15,000—$19,500. other consid and 100

Division st, Nos 13 and 13½, s s, abt 140 e Catharine st, 25 | x ½ blk, 6-sty brk tenement and stores.

East Broadway, No 26, n s, about 130 e Catharine st, 25x ½ blk, | 6-sty brk tenement and stores.
Chas A Friedenberg to Israel Spingarn. Mort $54,000. Oct 8. Oct 9, 1909. 1:281—11 and 59. A $37,000—$60,000. other consid and 100

Gansevoort st, Nos 94 to 98, s s, 125 e West st, 60x84.6x60x83.6, three 3-sty frame tenements and stores. Abraham DuBois to Henry P and Geo K Kirkham. Mort $17,000. Oct 14, 1909. 2:-643—11 to 13. A $34,500—$36,000. other consid and 100

Houston st, No 74 | n s, 152.6 w Bowery, 20 to Elizabeth
Elizabeth st, Nos 282 and 284 | st x71.11x23.1x74, 6-sty brk tenement and stores. Nicola Sarconi to John Focarile. Mort $46,800. Oct 10, 1908. Oct 8, 1909. 2:521—93. A $25,000—$52,000. other consid and 100

Houston st, No 470, n s, 25 e Lewis st, 25x68, 5-sty brk tenement and store. Emilie Wood and ano to Annie Shifter. Mort $26,050. Oct 11. Oct 13, 1909. 2:356—26. A $16,000—$24,000. other consid and 100

Houston st, Nos 139 to 145, s s, 50 w Eldridge st, runs s 100 x w 84.2 x n 26 x w 16 x n 74 to st x e 100.2 to beginning, 1-sty brk church and one 3 and one 5-sty brk tenements and stores. German Evangelical Mission Church of N Y to Louis Minsky. Sept 4. Oct 13, 1909. 2:422—49, 50 and 53. A $25,500—$32,000 and exempt. 96,000

Houston st, No 470, n s, 25 e Lewis st, 25x68, 5-sty brk tenement and store. Annie Shifter to Eva Walk. All liens. Oct 11. Oct 14, 1909. 2:356—26. A $16,000—$24,000. nom

Mercer st, No 235 (209), w s, abt 125 s 3d st, 25x100, 6-sty brk loft and store building. FORECLOS, Oct 6, 1909. Francis W Pollock referee to Amanda A Tiger. Oct 11, 1909. 2:533—21. A $29,000—$48,500. 2,500 over and above mort for 45,000

Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29.9x75, 5-sty brk tenement and store. FORECLOS, Sept 21, 1909. Paul Crandell referee to Abr A Silberberg. Oct 7. Oct 8, 1909. 1:278—53. A $14,500—$27,000. 1,000

Perry st, No 137, n s, 130.3 e Washington st, 25x98.6x25x98.10, 5-sty brk tenement. Realty Federation of N Y to August Knoepfel. Correction deed. July 13. Oct 8, 1909. 2:633—31. A $11,000—$28,000. exch and 100

Roosevelt st, Nos 71 to 75 | s w cor Oak st, 75.6x76.4x75.5x77.11,
Oak st, Nos 13 and 15 | four 5-sty brk tenements and stores | 1:112—26 to 29. A $46,500—$74,000.

Pearl st, No 432, e s, abt 55 n Madison st, 25x120.11x25x123.9 s | s, 5-sty brk tenement and store. 1:118—3. A $19,000—$38,000. Rosario Lentino, of Brooklyn, to Caterina Lentino of Brooklyn, All liens. Feb 3. Oct 14, 1909. 1:110. nom

Reade st, No 18, on map Nos 16 and 18 | n s, abt 20 w Elm st, 32x
Manhattan pl | — to s s Republican alley or Manhattan pl, 5-sty stone front loft and store building. Josephine A Pfender and Benj C Sears EXRS &c Adolph Pfender to Adolph, Wm S, Josephine, Sarah S and Fredericka Pfender HEIRS &c of Adolph Pfender. B & S. Feb 14, 1889. Oct 13, 1909. 1:154—24. A $55,000—$65,000. nom

Vandewater st, No 36, s s, 107.3 w Pearl st, 17.1x50.2x14.1x n 21.10 x e 2.9 x n 28.2 to beginning, 2-sty brk loft building. Amor Realty Co to Fredk W Crawford of Jersey City, N J. Morts $8,300. Oct 8. Oct 11, 1909. 1:113—14. A $5,000—$7,500. nom

Washington st, No 188, w s, 52.4 s Fulton st, runs s 17.8 x w 48 x n 16.5 x e 8 x e 38 to beginning, 4-sty brk loft and store building. Philip B Cooper to Stuart Cooper, of Pulaski, Va. ¼ part. Feb 23. Oct 14, 1909. 1:82—21. A $12,700—$14,500. nom

Water st, No 641 (565), s s, abt 180 e Gouverneur slip, 24.11x70x 24.10x70, 2-sty brk tenement. Robert Connor to Alfred B Maclay. May 11. Oct 11, 1909. 1:243—110. A $6,000—$7,000. nom

13th st W, Nos 302 and 304, s s, 56.9 e 4th st, 56.6 to point 33.5 w 8th av, x14.4x49.7x41.5, 3-sty brk loft and store building. Hermann or Herman Elkan to Wm R Rose. Morts $26,000 and all liens. Sept 24. Oct 8, 1909. 2:616—44. A $14,000—$19,000. other consid and 100

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

15th st W, No 139, n s, 350 e 7th av, 20x103.3, 3-sty and basement brk dwelling. Mary J M Byrnes to Thos W Tovey. B & S. Aug 31. Oct 11, 1909. 3:791—19. A $13,000—$16,000. 16,000

16th st W, Nos 417 and 419, n s, 200.3 w 9th av, 49.11x92, two 5-sty brk tenements. Mary Healy to Mary Reilly. Mort $25,000. June 2. Oct 8, 1909. 3:714—24 and 25. A $19,000—$32,000. 100

18th st W, No 167, n s, 80 e 7th av, 20x51x20x50.6, 3-sty brk tenement. Patrick J Ryan to Margaret E Weill. Mort $12,250. Sept 30. Oct 9, 1909. 3:794—5. A $6,500—$9,000. 100

18th st E, No 528, s s, 226.9 w Av B, 43.9x92, 6-sty brk tenement and stores. Marcus Rosenthal to Llewellyn Realty Co. Mort $44,500. Sept 28. Oct 11, 1909. 3:975—38. A $10,500—$44,000. nom

22d st E, No 41, n s, 150 w 4th av, 25x98.9, 4-sty stone front dwelling. Benjamin Parr and ano EXRS, &c, Susan P Lilienthal to A Harding Hartshorn. Oct 14, 1909. 3:851—32. A $55,000—$66,000. 70,000

28th st E, No 34, s s, 191.8 e Madison av, 20.10x84, 3-sty brk dwelling. Abraham Schawb to Ald Realty Co. Mort $43,000. Oct 6. Oct 9, 1909. 3:857—53. A $30,500—$33,000. other consid and 100

31st st W, Nos 450 to 454, s s, 141.8 e 10th av, 50x104.3x50.2x108.8, three 4-sty brk tenements. Henry Nechols to Pauline Nechols. 1-3 part. All title. Mort $23,000. Oct 4. Oct 8, 1909. 3:728—64 to 66. A $16,500—$25,500. nom

32d st W, No 144, s s, 455 w 6th av, 20x49.1x20x49, 4-sty brk tenement. Ralph L Spotts to Edgar M Smith. Mort $50,000. Sept 9. Oct 14, 1909. 3:807—65. A $34,000—$36,000. other consid and 100

37th st W, No 255, n s, 166.8 e 8th av, 16.8x98.9, 4-sty brk dwelling. Cornelia C Eaton to Westown Realty Co. Sept 30. Oct 8, 1909. 3:787—15. A $14,500—$18,500. other consid and 100

37th st W, No 140, s s, 196 e 7th av, 14x98.9, with all title to strip 0.8 on west, 2-sty brk stable. John W Barr Jr to Philip Krauss. Mort $10,000. Sept 13. Oct 13, 1909. 3:812—66. A $28,000—$30,000. nom

Same property. Release dower. Sue T wife James W Henning to same. Sept 11. Oct 13, 1909. 3:812. nom

Same property. Philip Krauss to Royal Holding Co. Mort $20,000. Oct 11. Oct 13, 1909. 3:812. other consid and 100

39th st W, No 420, s s, 275 w 9th av, 25x98.9, 5-sty brk tenement and store. Henry Nechols to Pauline wife of Henry Nechols. Mort $22,000. Oct 4. Oct 8, 1909. 3:736—46. A $10,000—$20,000. nom

39th st W, No 418, s s, 250 w 9th av, 25x98.9, 3-sty frame (brk front) tenement and store and 2-sty frame tenement in rear. Henry Nechols to Pauline wife Henry Nechols. Mort $9,000. Oct 4. Oct 11, 1909. 3:736—45. A $10,000—$11,000. nom

44th st W, Nos 120 to 126, s s, 243.9 w 6th av, 75x100.4, four 4-sty brk dwellings. Peter Zucker as TRUSTEE to English-American Realty Co. Mort $120,000. Oct 5. Oct 11, 1909. 3:996—43 to 45. A $148,000—$156,000. other consid and 100

45th st W, No 19, n s, 250 w 5th av, 25x100.5, 4-sty stone front dwelling. Rosina B Palmer to Samuel Frank. Q C. Sept 24. Oct 13, 1909. 5:1261—27. A $69,000—$79,000. nom

46th st W, No 224, s s, abt 290 w Broadway, —x—, 4-sty stone front dwelling. CONTRACT. Mary A Wright with John B English. Mort $20,000. May 4. Oct 8, 1909. 4:1017—47. A $25,000—$28,000. 32,000

Same property. Assign contract. John B English to Gene Hughes. April 5, 1909. Oct 8, 1909. 4:1017. nom

47th st W, No 105, n s, 40 w 6th av, 20x80. 3-sty stone front dwelling. Philipp Silbermann et al to David C Hesse. Morts $30,000. Oct 4. Oct 11, 1909. 4:1000—30. A $30,000—$31,000. other consid and 100

Same property. David C Hesse to Philipp Silbermann, Maurice Kohn and Milton H Wallenstein. Mort $36,000. Oct 11, 1909. 4:1000. other consid and 100

50th st W, Nos 106 to 112 | s s, 100 w 6th av, runs w 75 x s 200.10
49th st W, No 109 | to n s 49th st, x e 25 x n 100.5 x e 50 x n 100.5 to beginning, 4-sty brk stable. The Tailfer Co to The Fiftieth St Co, a corpn. Mort $90,000. Sept 15. Oct 8, 1909 4:1002—26 and 37. A $122,000—$153,000. other consid and 100

51st st W, Nos 526, s s, 430 e 11th av, 20x100.5, 4-sty brk tenement. Charlotte Kay, Jr, to Thomas Tracey. Oct 7. Oct 8, 1909. 4:1079—47. A $7,000—$9,000. other consid and 100

52d st W, No 346, s s, 350 e 9th av, 30x100.5, 5-sty brk tenement and stores. Samuel H Anspacher to Hedwig Anspacher. ½ part. All liens. Oct 8, 1909. 4:1042—50. A $18,000—$29,000. nom

52d st W, Nos 306 to 312, s s, 100 w 8th av, 100x100.5, 2 and 3-sty brk storage. Rodolfo G Barthold et al to Dongan Investing Co, a corpn. Morts $70,500. Oct 8. Oct 11, 1909. 4:1042—37 to 40. A $60,000—$68,000. other consid and 100

53d st E, No 159, n s, 122.4 w 3d av, 27.7x100.5, 4-sty brk tenement and stores. Simon Fabian to Wm B Parsons. Mort $15,000. Oct 7. Oct 11, 1909. 5:1308—31. A $16,500—$23,000. 100

61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. Fredk W Crawford to Armor Realty Co, a corpn. Morts $13,000. Oct 8. Oct 11, 1909. 4:1153—6. A $6,000—$16,000. other consid and 100

62d st W, No 235, n s, 500 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Harry Saltzman to Pauline Breterman. Mort $16,500. Oct 1. Oct 8, 1909. 4:1154—12. A $6,000—$17,000. nom

62d st W, Nos 233 and 235, n s, abt 275 e West End av, —x—, two 5-sty brk tenements and stores. Release mort to extent of $1,500. Geo A Molleson to Harry Saltzman of Brooklyn. May 28, 1908. Oct 8, 1909. 4:1154—12 and 13. A $12,000—$34,000.

62d st W, No 235, n s, 500 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Release mort. Marjorie G Singer to Harry Saltzman, of Brooklyn. Oct 8, 1909. 4:1154—12. A $6,000—$17,000. 250

Same property. Release assignment of rents. Aronson Mercantile Co to same. Oct 7. Oct 8, 1909. 4:1154 nom

65th st E, No 429, n s, 212.7 w Av A, 37.7x100.5, 6-sty brk tenement. Rachel Silverman to Franklin I. Partridge. All liens. Oct 9. Oct 11, 1909. 5:1460—16. A $13,500—$44,000. other consid and 100

72d st W, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. FORECLOS, Sept 23, 1909. Maurice Deiches referee to Henry T Carey. Mort $62,000. Sept 27. Oct 13, 1909. 4:1164—4. A $35,000—$60,000. 70,000

72d st E, No 240, s s, 183.4 w 2d av, 16.8x102.2, 3-sty and basement stone front dwelling. The Slavic Alliance of New York, to Myron Sulzberger. Mort $9,000. Oct 4. Oct 14, 1909. 5:1426—32. A $8,000—$11,500. 15,000

74th st W, No 244, s s, 180 e West End av, 19.6x102.2, 3-sty and basement brk dwelling. Caroline L wife Frank H Platt to Livingston Platt. B & S. June 28. Oct 9, 1909. 4:1165—57. A $15,000—$23,000. nom

84th st W, Nos 14 to 24, s s, abt 205 w Central Park West, —x—, six 4-sty and basement brk dwellings.

121st st W, n s, 225 w Amsterdam av, 125x100, vacant. Maurice S Wormser to Florine R Wormser. All title. Feb 10. Oct 13, 1909. 4:1197—41 to 45. A $87,000—$156,000; 7:1976—19 to 23. A $63,500—$63,500. nom

85th st W, No 335, n s, 335 w West End av, 20x102.2, 3-sty and basement brk dwelling. Leontine Platky et al EXRS, &c, Adolph Platky to Madelaine E Barker, of Huntington, L I. Mort $15,000. Oct 8. Oct 9, 1909. 4:1247—19. A $12,000—$21,000. other consid and 100

87th st E, No 445, n s, 77 w Av A, 22x100, 3-sty stone front dwelling. Margaret Seiz to Thaddeus C Wasserman. Mort $6,000. Oct 1. Oct 8, 1909. 5:1567—21½. A $7,500—$10,500. 100

88th st E, No 525, n s, 270.8 w East End av or Av B, 24.11x100.8, 5-sty brk tenement. Philip Lahr to Henry Lahr. Oct 9. Oct 11, 1909. 5:1585—15. A $8,000—$21,000. other consid and 100

88th st E, No 418, s s, 256 e 1st av, 25x100.8, 5-sty brk tenement. Joseph Leiterer to Edward Muller. B & S. Mort $10,000. Oct 11, 1909. 5:1567—38. A $8,500—$17,500. other consid and 100

88th st E, No 418, s s, 256 e 1st av, 25x100.8, 5-sty brk tenement. Caroline Muller to Joseph Leiterer. Mort $10,000. Oct 11, 1909. 5:1567—38. A $8,500—$17,500. other consid and 100

88th st W, No 120, s s, 178 w Columbus av, 15.6x100.8, 3-sty and basement brk dwelling. Millicent T wife of Alfred Roelker, Jr, to Abraham Schneider. Mort $14,000 and all liens. Oct 14, 1909. 4:1218—39½. A $7,500—$15,000. other consid and 100

89th st W, No 326, s s, 325 w West End av, 20x100.8, 4-sty and basement stone front dwell'g. Susan H wife of and Jacob A Geissenhainer to Anna M wife Chas E Warren. B & S and C a G. July 15, 1896. Oct 11, 1909. 4:1250—52. A $13,000—$32,000. nom

93d st W, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s Apthorps lane x again n 19.10 to c l said lane x w 25.10 x n 35.6 x e 100 x s 19.3 and 20.2 x e 0.8 x s 61.2 to beginning, with all title to said lane, vacant.

93d st W, No 47, n s, 266.8 e Columbus av, runs n — to c l said lane x w — to point 250 e Columbus av x n — to c l of blk x e 25 x s — to c l of said lane x e — to point 283.4 e of Columbus av x s — to st x w 16.8 to beginning, 3-sty and basement brk dwelling.
Julius Tishman to Tourneur Realty Co. Mort $52,000. Oct 13, 1909. 4:1207—11½ and 13 to 15. A $51,000—$54,000. other consid and 100

95th st W, No 171, n s, 100 e Amsterdam av, 50x100.8, 5-sty brk tenement. Marie Hartmann to Henrietta M Braun. Mort $40,000. Sept 11. Oct 14, 1909. 4:1226—5. A $26,000—$54,000. nom

99th st W, No 260, s s, abt 100 e West End av, —x—, 5-sty brk tenement. Peter L Power to Camille C D Power. ½ part. Q C. July 7. Oct 14, 1909. 7:1870—60. A $14,000—$30,000. nom

99th st E, s s, 125 e 5th av, 75x100.11, vacant. Moey K Lindner to Everett Jacobs. Morts $40,000. May 27, 1907. Oct 11, 1909. 6:1604—65 to 67. A $48,000—$48,000. other consid and 100

Same property. Everett Jacobs to Westown Realty Co. Mort $40,000. Sept 29, 1909. Oct 11, 1909. 6:1604. other consid and 100

101st st E, Nos 103 and 105, n s, 16.6 e Park av, 31x75, two 3-sty brk dwellings. Lena Fait to Hermann Elkan. B & S. All liens. Oct 7. Oct 11, 1909. 6:1629—1½ and 2. A $11,000—$14,000. nom

103d st E, No 237, n s, abt 150 w 2d av, —x—, 6-sty brk tenement and store. Release all claims under mort. John Focarile to Abraham Smith and ano. Oct 11. Oct 13, 1909. 6:1653—18. A $9,000—$31,000. nom

105th st W, No 256, s s, 89.11 e West End av, runs s 80.9 x e 10 x s 20.2 x e 5 x n 100.11 to st, x w 15 to beginning, 4 and 5-sty stone front dwelling. Metropolitan Trust Co as GUARDIAN Cath M Sanders to Cath M Sanders. B & S. Oct 6, 1902. Oct 8, 1909. 7:1876—60. A $8,000—$19,000. nom

109th st E, No 328, s s, 357 e 2d av, 25x100, with all title to strip in rear, 25x0.11, 5-sty brk tenement and store. Nicola Zito to Rosina Vingelli. Mort $15,000. Oct 13. Oct 14, 1909. 6:1680—39. A $7,000—$25,000. other consid and 100

110th st E, No 54, s s, 20 e Madison av, 16.8x100.11, 4-sty stone front tenement and store. Mort $8,000.

110th st E, No 56, s s, 36.8 e Madison av, 16.8x100.11, 3-sty stone front dwelling. Mort $7,500.
Frank Marinus et al HEIRS, &c, George Marinus to Katharine Marinus. ¼ part. Oct 7. Oct 8, 1909. 6:1615—50½ and 51. A $16,000—$19,500. other consid and 100

Same property. Geo J Marinus by Edward R Vollmer GUARDIAN to same. ¼ part. B & S. Morts $15,500. Oct 6. Oct 8, 1909. 6:1615. 1,933.49

112th st W, No 536, s s, 175 e Broadway, 75x100.11, 6-sty brk tenement. Meyer Vesell to Philip Krauss. Mort $129,500. Oct 11, 1909. 7:1883—54. A $42,000—$130,000. other consid and 100

117th st W, No 41, n s, 385 e Lenox av, 25x100.11, 5-sty stone front tenement. Millard Veit to Abraham Nelson. ½ part. All title. Mort $24,100. Oct 1. Oct 8 ,1909. 6:1601—17. A $14,000—$27,000. nom

117th st E, No 453, n s, 93 w Pleasant av, 25.11x95.7, 5-sty brk tenement. Edward Wenczel to Rocco J Palazzo, of Kingsland, Bergen Co, N J. Mort $19,000. Oct 6. Oct 8, 1909. 6:1711—20½. A $6,000—$21,000. other consid and 100

119th st E, No 132, s s, 265 e Park av, 20x100.11, 5-sty brk tenement and store. FORECLOS, Sept 1, 1909. Walter A Hirsch ref to the Middle-Town Realty Co. Oct 11. Oct 14, 1909. 6:1767—61. A $7,000—$20,000. 18,000

121st st W, No 146, s s, 232 e 7th av, 18x100.11, 4-sty and basement stone front dwelling. Isaac L Michael to Rachel wife of Isaac L Michael. Mort $15,000. Oct 13. Oct 14, 1909. 7:1905—54. A $8,600—$19,000. other consid and 100

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129th st W, No 58, s s, 110 e Lenox av, 25x99.11.
129th st W, s s, 109.10 e Lenox av, strip, 0.1½x99.11.
5-sty brk tenement.
Oscar Schein to Rebecca Guggenheim. Mort $26,000. Oct 4. Oct 13, 1909. 6:1726-67. A $12,000—$28,500.
other consid and 100

130th st W, No 508, s s, 175 w Amsterdam av, 25x74.11, 5-sty brk tenement. Nathan Siff to Rosie Cohn of Brooklyn. Mort $20,000. Mar 3. Oct 11, 1909. 7:1984—40. A $7,300—$18,000.
other consid and 100

130th st W, No 506, s s, 150 w Amsterdam av, 25x74.11, 5-sty brk tenement. Sarah Polowitz to Abram Arelik of Brooklyn, N Y. Mort $20,000. Feb 2. Oct 11, 1909. 7:1984—39. A $7,300—$18,000.
other consid and 100

131st st W, No 240, s s, 375 e 8th av, 17.10x99.11, 2-sty and basement frame dwelling. Edw J Welling to Emma Chappell. Mort $5,000. Oct 9, 1909. 7:1936—49. A $7,000—$8,000.
other consid and 100

133d st W, No 54, s s, 277 e Lenox av, 16x99.11, 3-sty and basement brk dwelling. FORECLOS, Sept 22, 1909. Elek J Ludvigh ref to Mutual Life Ins Co. Sept 29. Oct 8, 1909. 6:1730—60½. A $6,500—$9,000.
7,400

136th st W, No 161, n s, 175 e 7th av, 12.6x99.11, 4-sty brk dwelling. Metropolitan Trust Co as GUARDIAN Cath M Sanders to Catharine M Sanders. B & S. Oct 6, 1902. Oct 8, 1909. 7:1921—9½. A $5,500—$9,500.
nom

136th st W, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to Simon Gottschall and Henry Kamsler. Morts $45,000. Oct 1. Oct 8, 1909. 7:1988—115. A $15,000—P $45,000.
100

Same property. Release mort. Annie Levy to same. Oct 8, 1909. 7:1988.
nom

139th st W, s s, 175 w Broadway, 125x99.11, vacant. Penco Realty Co to West One Hundred and Thirty-ninth Street Realty Co. Morts $50,000. Oct 14, 1909. 7:2087—41 and 42. A $43,000—$43,000.
nom

151st st W, s s, 125 w Broadway, 100x99.11, 1-sty frame buildings and vacant. Adolph Lewisohn to the Hebrew Sheltering Guardian Society of N Y (Orphan Asylum), a corpn. Oct 14, 1909. 7:2097—40. A $18,000—$18,000.
nom

170th st W, n s, 95 w Fort Washington av, 100x97.6, vacant. Augustus Kranich to Cliff Construction Co. Mort $18,000. Oct 7. Oct 8, 1909. 8:2139—183. A $18,000—$18,000.
other consid and 100

178th st W, Nos 710 to 716 | s s, 136.11 w Broadway, runs s
177th st, Nos 713 to 719 | 129.2 x w 6.10 x s 125.10 to n s 177th st, x w 104.10 x n 125.11 and 129.3 to s s 178th st, x e 100 to beginning, two 6-sty brk tenements. George Schuck et al to The Schuck Realty and Construction Co. B & S. Morts $47,000. Sept 20. Oct 14, 1909. 8:2176—part lot 77. A $——$——.
other consid and 100

179th st W, Nos 531 and 533, n s, 100 w Audubon av, 50x100, 5-sty brk tenement. Hayman Wallach and Nathan Reisler et al to Wallach Reisler & Co, a corpn. Mort $53,500. Sept 18. Oct 8, 1909. 8:2153—55. A $13,000—$——.
nom

187th st W, No 655, n s, 111.8 w Wadsworth av, 16.8x94.11, 3-sty frame dwelling. Rosina Ebner of Brooklyn to Mary Ebner of Brooklyn. Oct 6. Oct 11, 1909. 8:2170—27. A $3,000—$4,500.
nom

187th st W, No 531, n s, 57 e Audubon av, 19x94.10, 3-sty brk dwelling. Jennie B Davis to Ella V Greene of Monmouth Co, N J. Mort $7,500. June 10. Oct 14, 1909. 8:2159—4. A $5,000—$10,000.
6,000

Av B, No 145, e s, 23.3 n 9th st, 23x70, 4-sty brk tenement. Tooby Cisin to the Young Women's Settlement. Mort $15,000. Oct 14, 1909. 2:392—2. A $17,000—$22,000.
other consid and 100

Audubon av | n w cor 180th st, 100x100, vacant. Mabel K White-
180th st | man to Lorenz F J Weiher and Reba E his wife tenants by entirety. All liens. Oct 4. Oct 11, 1909. 8:2153—77 and 80. A $40,000—$40,000.
other consid and 100

Audubon av | n w cor 180th st, 100x100, vacant. Reba E wife Lo-
180th st | renz F J Weiher to Mabel K Whiteman, of Brooklyn. Q C. Oct 4. Oct 8, 1909. 8:2153—77 and 80. A $40,000—$40,000.
nom

Amsterdam av, Nos 1619 to 1625 | n e cor 140th st, 99.11x40, 7-
140th st, No 477 | sty brk tenement and stores. Isaac Schlesinger to Harvey S Johnston. Mort $98,000. Oct 8, 1909. 7:2057—29. A $27,000—$77,000. other consid and 100

Bradhurst av, No 82 | n e cor 146th st, 25x75, 5-sty brk tenem't.
146th st, No 307 | Abraham Nelson to Millard Veit. ½ part. All title. Mort $22,000. Oct 1. Oct 8, 1909. 7:2045—27. A $7,000—$26,000.
other consid and 100

Broadway | s w cor 169th st, 90x150, 6-sty brk tenement.
169th st, No 600 | Bingham Realty Co to Hugh J Lawler. Morts $250,000 and all liens. Oct 5. Oct 13, 1909. 8:2138—part lot 102. A $——$——.
other consid and 100

Broadway, late | n w cor 170th st, runs w 638.10 to e s Fort
Kingsbridge road | Washington av, x n 195.2 to s s 171st st, x e
Ft Washington av | 536.2 to Kingsbridge road, x s 216.4 to begin-
170th st | ning, vacant. Eliz S Potter to Robert S Clark,
171st st | of Cooperstown, N Y. ⅓ part of right, title and interest. C a G. May 25, 1905. Oct 8, 1909. 8:2142—1. A $305,000—$305,000.
other consid and 100

Broadway | n e cor 165th st, runs n 219.6 to s s 166th st, x
St Nicholas av | e 122.8 to w s St Nicholas av, x s 283.10 to n
165th st | s 165th st, x w 268.7 to beginning, vacant. The
166th st | New York Institution for the Blind to The Realty Co of America. B & S. Sept 29. Oct 8, 1909. 8:2124—43. A $170,000—$170,000.
other consid and 100

Claremont av, No 194 | s e cor 127th st, 119.8x100, 6-sty brk tene-
127th st, Nos 604 to 610 | ment and stores. John N Scatherd to Batavia & N Y Woodworking Co. C a G. Oct 8. Oct 13, 1909. 7:1993—96. A $80,000—$235,000.
nom

Madison av, Nos 1440 to 1448 | n w cor 99th st, 100.11x120, 7-sty
99th st, Nos 25 to 33 | brk tenement and stores. Cornelius R Lowe or Love of Brooklyn to Samuel Love of Brooklyn. Morts $240,000. Oct 6. Oct 13, 1909. 6:1605—17. A $110,000—$275,000.
nom

Madison av, No 1841, e s, 17.9 n 120th st, 16x83, 3-sty stone front dwelling. Willy Rieser to Rhoda Rieser. Morts $13,500. Mar 31. Oct 13, 1909. 6:1747—1½. A $11,000—$15,000.
nom

Park av, Nos 1982 to 1986, w s, 24.10 n 133d st, 75.7x86, three 5-sty brk tenements and stores. Julie Fleischman to Samuel Schendel. Q C and correction deed. Oct 6. Oct 8, 1909. 6:1758—34 to 36. A $21,000—$54,000.
nom

Park av, No 76, w s, 98.9 n 38th st, 25x100, 5-sty brk dwelling. Geo S Edgell and Austin Corbin EXRS &c Austin Corbin to Geo W Perkins. Oct 8. Oct 11, 1909. 3:868—40. A $75,000—$108,000.
135,000

St Nicholas av, No 738, e s, 20 s of c l 147th st (closed), 17x70 to c l Old Kingsbridge road (closed).
St Nicholas av, rear of No 738, begins at s e cor of No 738 St Nicholas av, at point 452.8 n 145th st, and at c l of an old road formerly existing, runs e to point 100 e St Nicholas av, x n 17 x w —to n e cor of said No 738 St Nicholas av and 469.8 n 145th st, x s along rear of said premises and along c l said old road, — to beginning, both parcels as above are 17x100, vacant. Effingham M Van Buren to Sarah C Gillingham, of Brooklyn. Mort $10,000. Oct 11. Oct 14, 1909. 7:2053—60. A $6,800—$15,500.
nom

West End av, No 215, w s, 25.5 s 70th st, 25x100, 5-sty brk stable. The Tailfer Co to The Fiftieth Street Co, a corpn. Mort $21,000. Sept 15. Oct 8, 1909. 4:1181—35. A $13,000—$28,000.
nom

West End av, No 355, w s, 158.4 n 76th st, runs w 55.5 x n 9.8 x n e 6.5 x e 11.6 x n 6.6 x e 40 to av x s 21.6 to beginning, 4-sty and basement brk dwelling. Blakeslee Barnes to Aida C Barnes. ¼ part. All title. All liens. Oct 4. Oct 11, 1909. 4:1185—74. A $13,000—$22,000.
nom

West End av, Nos 210 and 212, e s, 125.5 n 69th st, 50x82, two 5-sty brk tenements and stores. Lillian E Selby to Strand Realties. Mort $46,000. Oct 1. Oct 11, 1909. 4:1161—62 and 63. A $24,000—$48,000.
other consid and 100

1st av, No 2157, w s, 125.10 s 112th st, runs w 92.10 x n w 0.11 x n 17.2 x e 100 to av x s 25 to beginning, 3-sty brk tenement and store. Peter Marine to Mary Marine. All liens. Oct 11. Oct 13, 1909. 6:1683—26. A $10,000—$20,000.
other consid and 100

1st av, No 14, e s, 24.6 n 1st st, 32.6x70, 5-sty brk tenement and stores. FORECLOS, Oct 14, 1909. Maurice S Cohen ref to Ray V Kirshbaum. Morts $37,500. Oct 14, 1909. 2:429—2. A $27,000—$40,000.
1,000

2d av, No 742, e s, 24.8 s 40th st, 24.8x100, 5-sty brk tenement and store. Henry W Lein to Irene B Morgan. Mort $30,000. Oct 14, 1909. 3:945—54. A $12,500—$28,000.
other consid and 100

4th av, Nos 253 and 255, e s, 23 n 20th st, 46x90, two 4-sty brk tenements and stores. Adam C King to Holland Holding Co. Mort $69,000. July 31. Oct 8, 1909. 3:876—2 and 3. A $82,000—$90,000.
other consid and 100

4th av, Nos 251 to 255 | n e cor 20th st, 69x90, three 4-sty brk
20th st, No 101 | tenements and stores. Holland Holding Co to Charles Brogan, Inc, a corpn. Morts $206,500. Oct 1. Oct 8, 1909. 3:876—1 to 3. A $143,000—$157,000.
other consid and 100

5th av, No 2040 | s w cor 126th st, 20.10x85, 4-sty and basement
126th st, No 2 | stone front dwelling. Chas M Rosenthal to Minnie Rose. B & S. Mort $34,000 and all liens. Oct 8. Oct 9, 1909. 6:1723—40. A $25,000—$36,000.
other consid and 100

7th av, Nos 2207 and 2209, e s, 45.11 s 131st st, 54x100, two 5-sty brk tenements and stores. Edward A Bonn to Frederic Bierhoff 58-100 parts and L Kelcey Posner 42-100 parts. Morts $70,000. Oct 7. Oct 8, 1909. 7:1915—63 and 64. A $36,000—$78,000.
100

7th av, No 2284, w s, abt 35 n 134th st, —x—, 3-sty brk tenement and store. Edwin A Becker owner authorizes Wm H Lang to sell above for $9,500. Oct 11. Oct 13, 1909. 7:1940—30. A $8,000—$11,000.

7th av, No 2522 | n w cor 146th st, 26.6x100, 5-sty brk tenement
146thst, No 201 | and stores. Patrick F Dickinson to Geo A Andrews of Brooklyn. Mort $30,000. July 13. Re-recorded from July 21, 1909. Oct 14, 1909. 7:2032—29. A $21,000—$42,000.
100

8th av, Nos 2292 and 2294, e s, 25.11 n 123d st, 50x100, two 4-sty brk tenements and stores. Joseph T B Jones to Ottilie M Boschen, Henry O Heuer, Albertine M Melius and Diedrich Heuer EXRS &c Henry Heuer. Mort $54,800. July 30. Oct 13, 1909. 7:1929—2 and 3. A $38,000—$50,000.
other consid and 100

10th av, No 510, e s, 74.1 s 39th st, 24.8x100, 5-sty brk tenement and store. Henry Nechols to Pauline wife Henry Nechols. ½ part. All title. Mort $31,700. Oct 4. Oct 11, 1909. 3:736—67. A $15,000—$23,000.
nom

10th av, No 253, w s, 20 s 25th st, 19.6x75, 4-sty brk tenement and store. Theo C Boenau et al all of Brooklyn to The Boenau Realty Co. All liens. Oct 11. Oct 14, 1909. 3:696—37. A $8,500—$12,000.
other consid and 100

10th av, No 339, n w s, 49.4 s w 30th st, 24.8x100, 4-sty brk tenement and store. Theo C Boenau et al all of Brooklyn to The Boenau Realty Co, a corpn. All liens. Oct 11. Oct 14, 1909. 3:701—40. A $12,000—$15,500.
other consid and 100

10th av, No 453, w s, 24.8 n 35th st, 24.8x100, 4-sty brk tenement and store. Theo C Boenau et al all of Brooklyn to The Boenau Realty Co. All liens. Oct 11. Oct 14, 1909. 3:707—32. A $15,000—$21,000.
other consid and 100

11th av, No 582, e s, 60.5 s 44th st, 20x65, 4-sty brk tenement and store. May Feeney to Julius Bruneman. B & S and C a G. Mort $10,000. Oct 11. Oct 13, 1909. 4:1072—63½. A $6,000—$9,000.
other consid and 100

MISCELLANEOUS.

Assignment of interest in estate of Dyckman Odell, dec'd. Agreement and declaration by Lauretta Odell widow et al, all of Greenburgh, N Y, as HEIRS &c of Dyckman Odell that it was not the intention of Dyckman Odell to dispose of any right, title and interest which he had in property and estate of his sister, Margaret King, dec'd, late of Montgomery, Orange Co, N Y, and that all interests therein shall be administered by the EXRS of the will of Dyckman Odell and shall be distributed as though Dyckman Odell had died intestate. Mar 19, 1907. Oct 13, 1909. ——

Certified copy adjudication of bankruptcy and order of reference in matter of David Shuldiner bankrupt. Aug 10. Oct 13, 1909. Misc. ——

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Order of court approving bond of Francis L Kohlman as TRUSTEE for $30,000 in matter of David Shuldiner bankrupt. Sept 20. Oct 13, 1909.

Power of attorney. Florence H Matthews to John B Pine. Aug 27. Oct 11, 1909. P A.

Power of attorney. Brainard T Norris to Thos K Norris of Cortland, N Y, and Edward Norris of Brooklyn, N Y. Oct 13, 1909.

Power of attorney. Christine J Turney (Beard) to Chas S Mackenzie. Sept 17. Oct 14, 1909.

General release. Jacob Ruppert to August Miller. Sept 27. Oct 13, 1909. 150

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Bronx Terrace, e s, abt 224 s 224th st, and being lot 1171 map Wakefield, 109.6x105. Release mort. N Y Co-operative Building & Loan Assoc to Robt F Johnston. Sept 24. Oct 11, 1909. 1,150

Dawson st, No 668, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5, 2-sty frame dwelling. James B Ryan to Barbara Weber. Mort $3,000. Oct 13. Oct 14, 1909. 10:2686. other consid and 100

German pl, e s, 100.1 n 157th st, all that portion conveyed to party 1st part by party 2d part, which lies n of above line, which line is the s line of premises conveyed by De Hart to Jennings by deed recorded June 30, 1898. Conrad Tisch to Helene Trattner. Q C. Oct 8, 1909. 9:2360. 1

German pl, No 766, e s, 75.1 n 157th st, 25x82.7x25x81.4, 4-sty brk tenement. Conrad Tisch to Gottlieb Sommerhalder. Oct 7. Oct 8, 1909. 9:2360. other consid and 100

German pl, No 766, e s, 79.1 n 157th st, 25x82.6x25x77.9, 4-sty brk tenement. Helene Trattner to Conrad Tisch. B & S. Sept 18. Oct 8, 1909. 9:2362. nom

German pl, No 760 / 157th st, Nos 511, old No 751 | n e cor 157th st, 25x78.11x25x77.9, 4-sty brk tenement and store. Cornelius Daniels et al to Chas Fischel. Mort $18,000. Oct 11. Oct 13, 1909. 9:2360. nom

Jennings st, Nos 902 to 906, s s, 126 w Southern Boulevard, 52x128.8x40x126.4, three 2-sty frame dwellings. Wm R Rose to Wm H Taubert of Mt Vernon, N Y. Sept 30. Oct 14, 1909. 11:2976 and 2977. other consid and 100

*Logan st, n s, 100.10 w Maple av, runs n 50 x e 0.10 x n 50 x w 25 x s 100 to st, x e 24.2, Williamsbridge. Antonio D'Angelo to Maria A wife of Antonio D'Angelo. Morts $10,000. Sept 16. Oct 14, 1909. other consid and 100

Lyman pl / Stebbins av | e s, at n w s Stebbins av, runs n along pl 152.7 x e 129 to Stebbins av x s w 197.9 to beginning, gore, vacant. Lawyers Title Ins & Trust Co to Frank A Ten Brook. Oct 8. Oct 11, 1909. 11:2970. nom

*Leland st, e s, 89.7 n Davis st, and being lot 153 map (No 1097) of 170 lots Siems estate, 25x100. Giuseppe Golio to Felicia Golio. Oct 9, 1900, probably meant for 1909. Oct 11, 1909. nom

Minford pl, No 1525, w s, 34 n 172d st, 33x67, 4-sty brk tenement. Moorehead Realty and Construction Co to Louis Grimm. Mort $14,000. Oct 4. Oct 8, 1909. 11:2977. other consid and 100

*Matilda st, e s, 475 s 237th st, 50x100, Eastchester. Matilda Realty & Construction Co to Charles Dammeyer. Mort $4,630. Oct 5. Oct 11, 1909. other consid and 100

*Ruskin st / Maple av | s e cor Maple av, 58.6x47.7x74.9x51.5, Williamsbridge. Antonio D'Angelo to Maria A wife Antonio D'Angelo. Morts $13,000. Sept 16. Sept 13, 1909. other consid and 100

*Wright st, w s, lot 107, map (No 1064) of 107 lots, Hudson Park, 26.4x100x38.10x96.8. Luigi Torreggiani to Itale De Palma. Mar 8. Oct 13, 1909. nom

*Washington st, e s, — n Railroad av, 25x100, and being lot 228, map (No 222) of sec 4, St Raymond Park, formerly lot 452, map of Unionport. Frank Gregor, Jr to Frank Gregor. All title. B & S. Oct 11. Oct 13, 1909. nom

*Willow lane, w s, 175.5 n Eastern Boulevard, 25.9x100x25x100, Tremont Terrace. Bankers Realty & Security Co to Mary Rosenzweig. All liens. Sept 9. Oct 9, 1909. 100

*2d st, s s, 50 e Av D, 50x152.7x50x154.8, Unionport. / Tremont av, lot 163 map 370 lots McGraw estate near Van Nest Station, except part for av. / Chas E Nance to Rose E Nance. B & S. Oct 4. Oct 8, 1909. other consid and 100

*4th st, s s, 205 e Av C, 50x108. / Av C | n w cor 4th st, 108x100, Unionport. / 4th st | Jacob Kassler to Jacob Koch. Jan 23. Oct 8, 1909. other consid and 100

*4th st, Nos 32 and 34, n s, 50x114, Williamsbridge. John Popp to Frank Gass. Mort $9,500. Oct 11, 1909. other consid and 100

*4th st, Nos 32 and 34, n s, 50x114. FORECLOS, Oct 7, 1909. Theo K McCarthy referee to John Popp. Mort $9,500. Oct 11, 1909. 1,000

137th st, No 373, old No 627, n s, 181.6 w Willis av, 25x100, 5-sty brk tenement. Richard Krother to Frank Krother. Mort $14,250. Oct 2. Oct 11, 1909. 9:2300. other consid and 100

137th st, No 375, old No 629, n s, 156.6 w Willis av, 25x100, 5-sty brk tenement. Richard Krother to Frank Krother. Mort $17,000. Oct 2. Oct 11, 1909. 9:2300. other consid and 100

137th st, No 626, s s, 214.5 w Cypress av, and 562.6 w Home av, 37.6x100, 5-sty brk tenement and stores. FORECLOS, Oct 5, 1909. James Kearney ref to Josephine E Carpenter TRUSTEE Franklin E James. Oct 5. Oct 14, 1909. 10:2549. 32,000

Same property. Josephine E Carpenter TRUSTEE Franklin E James to Wm B Thompson, Boro of Queens. Oct 5. Oct 14, 1909. 10:2549. 32,000

*Same property. Barney Shanley to Otto von Dwingelo and Louise his wife, tenants by entirety. Oct 13. Oct 14, 1909. other consid and 100

139th st, No 426, s s, 225 e Willis av, 25x100, 5-sty brk tenement. Frederick Lange to Herman Leis. Mort $10,000. Oct 4. Oct 13, 1909. 9:2283. other consid and 100

147th st / Concord av, No 495 | n e s, 155 e Robbins av, 75 to Concord av x79, except part for Concord av, 3-sty frame dwelling and vacant. Moorehead Realty and Construction Co to Louis Grimm. Mort $3,000. Oct 4. Oct 8, 1909. 10:2579. other consid and 100

149th st, No 450 (724), s s, 125 w Clifton av and abt 115 w Brook av, 25x100, except part for st, 2-sty frame dwelling. Wilhelmina Zimmermann widow to Albert Zimmermann. B & S. All title. Apr 7. Oct 14, 1909. 9:2293. nom

151st st, Nos 403 and 405, n s, 20 e Melrose av, runs n 12.2 x w 0.3 x n 55.2 x e 0.6 x n 47 x e 50 x s 114.4 to st, x w 50 to beginning, two 3-sty brk dwellings. Magdalena Messerschmitt to William Seitz. ½ part. All liens. July 9, 1907. Oct 8, 1909. 9:2374. other consid and 100

152d st, No 759, n s, 100 w Wales av, runs n 86.7 x n w 28.9 x s 100.10 to st x e 25 to beginning, 4-sty brk tenement. FORECLOS, Sept 21, 1909. J C Julius Langbein referee to Jacob B Kaplan. Oct 11, 1909. 10:2644. 5,025 over and above 1st mort for 10,500

172d st, No 891, n s, 67 w Minford pl, 33x100, 4-sty brk tenement. Moorehead Realty and Construction Co to Louis Grimm. Mort $15,000. Oct 4. Oct 8, 1909. 11.2977. other consid and 100

176th st, Nos 658 and 660 / Belmont av | s e cor Belmont av, runs s 115.5 x e 100 x n 25 x w 25 x n 90.3 to s s 176th st, x w 75 to beginning, except the two frame dwellings thereon to be removed. Alice Titus to John McNulty. Mort $5,000 and all liens. Oct 11. Oct 13, 1909. 11:2945. nom

176th st, late Woodruff av, s s, 100 w Crotona av, late Grove st, 25x100, except part for 176th st, vacant. Bridget Kilkenny to John McNulty. Oct 11. Oct 13, 1909. 11:2945. other consid and 100

179th st No 221, n s, 100 w Anthony av, 50x90, except part for st, one 3 and one 2-sty frame dwellings. Josephine Runde to Eliz J Stancliffe and Ida H Mulgannon. Mort $5,000. Oct 13, 1909. 11:2812. nom

184th st / Fordham road | n w s, 131.4 s w Fordham road, runs s w 75 x n w 56.7 x n 67.9 to Fordham road x e 22.3 x s e 40.8 to beginning, and being lots 202 and 203 amended map Cammann estate at Fordham Heights, except part for 184th st, vacant. FORECLOS, Mar 26, 1909. Henry N Steinert referee to Laura V Woolley. Mort $7,000. Apr 1. Oct 14, 1909. 11:3235. 12,000

184th st, n s, 245.11 w Southern Boulevard, 25x125.2x32.1x125, vacant. CONTRACT. The Estate of Ellen Gahan with Francesca Ferracci. Aug 5. Oct 11, 1909. Contracts. 2,300

187th st, late Jacob st / Bathgate av / Lorillard pl | s e cor Bathgate av, late Elizabeth st, runs e 200 to w s Lorillard pl or st x s 155 x w 100 x s 25 x w 100 to e s Elizabeth st x n 184 to beginning, except parts for 187th st, Lorillard pl and Bathgate av, 3-sty frame dwelling and vacant. Alice C wife Richard Furlong to Furlong-Tompkins Co, a corpn. Oct 2. Oct 11, 1909. 11:3055. nom

188th st, No 446 (718), s s, 51.10 e Park av, 23.2x100, 2-sty frame dwelling. Harry Lotwin to Thomas Cameron. Mort $3,000. Oct 9. Oct 13, 1909. 11:3041. other consid and 100

188th st, No 448, s s, 75 e Park av, late Vanderbilt av, 25x100, 2-sty frame dwelling. Thomas Connolly to Katie A Dunn. Oct 11. Oct 14, 1909. 11:3041. other consid and 100

*216th st / Olinville av / Bronx Boulevard | being strip lying in front of lots 29, 30 and 59 map Olinville. Sarah A Briggs to Maurice Sternbach. Q C. All title. May 6. Oct 11, 1909. nom.

*218th st, No 740 East, s s, 47x114, Wakefield. Bertha Carpenter to Bertha Mayer. Mort $2,500. Oct 11. Oct 13, 1909. nom

*221st st, late 7th st, s s, 305 e 2d st and being west 1-3 of lot 956 map Wakefield, 33.4x114. Agnes F Thompson to Barney Shanley. Q C. Oct 9. Oct 14, 1909. nom

*225th st, s s, 403.2 e Paulding av, 50x109.6. Annie Davis to Melrose Realty Co. Mort $800. Sept 28. Oct 8, 1909. other consid and 100

*225th st, s s, 403.2 e Paulding av, 50x100.6. Melrose Realty Co to Giuseppe Torino. Mort $800. Oct 7. Oct 8, 1909. other consid and 100

*229th st, late 15th av, n s, 255 e 2d st, and being east ½ lot 984 map Wakefield, 50x114. Laura C Phelan to Phelan Bros Construction Co. Mort $2,000. April 23. Re-recorded from Sept 23, 1909. Oct 14, 1909. 100

*230th st (16th av), s s, abt 75 e White Plains road, and being lot 665 and east 5 ft of lot 706 map of Wakefield, 105x114. Stella R Hennekens to Eleanor F O'Connell. Q C. Apr 29. Oct 11, 1909. nom

*233d st, s s, 167.4 w Kingsbridge road, and being lot 18 map (No 876) of 250 lots of Thompson-Rose Estate, 25x100. Henry Rampone, EXR, Carlo or Charles Rampone to Maria Rampone, widow. Oct 9. Oct 13, 1909. 1,000

*235th st (21st st), s s, 165.7 e Carpenter av, 20x114.6. / 235th st, s s, 185.7 e Carpenter av, 21.4x114.6, Wakefield. Germansky Construction Co to Max Krupin. Morts $9,000. Oct 13. Oct 14, 1909. nom

*235th st (21st st), n s, 305 e 2d st and being lot 927 map No 143 in Westchester Co of Wakefield, 100x114. Max Krupin to Germansky Construction Co. Mort $2,600. Oct 13. Oct 14, 1909. nom

241st st, n s, 335 e Katonah av, 50x100, vacant. Release mort. Grace T Ely to Bronx Heights Land Co. Oct 1. Oct 8, 1909. 12:3390. 850

242d st, s s, 85 w Corlear av, runs s along e s of former Free Landing road, 811.1 to c l Tibbitts Brook, near Town Landing Bridge, x w 50 x n w 50 to w s said Free Landing road, x n 590 x w 10 to s e s 242d st, x n e 245 to beginning, contains 89-100 acres, being a strip formerly known as the "Free Landing road," vacant. Augustus Van Cortlandt to Interborough Rapid Transit Co. B & S. Sept 29. Oct 14, 1909. 13:3414. 100

261st st, n s, 25.7 w Fieldston road, 25.7x110.6x25x104.11, vacant. James P Morrison to Emile Brunel. Oct 13. Oct 14, 1909. 13:3423. 100

*Av D / 10th st | s w cor 10th st, 108x105, Unionport. Foreclos, Sept 8, 1909. James Kearney ref to Edward A Schill. Oct 8, 1909. $500 over and above 1st mort of 3,000

*Amundson av, w s, 375 s Nelson av, 50x100. Land Co C of Edenwald to John McNamara of Brooklyn. July 15. Oct 8, 1909. nom

Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store. FORECLOS, Sept 23, 1909. Norman J Marsh ref to Wm A Weber. Mort $12,000 and all liens. Oct 7. Oct 8, 1909. 9:2287. 4,000

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*Bronx Boulevard, 216th st, 2d av — n e cor 216th st, runs n 200 x e 100 x s 100 x e 100 to w s 2d av, x s 100 to n s 216th st, x w 200 to beginning, Olinville. Maurice C Sternbach to Vari Lace Mfg Co, a corpn. B & S. Mort $15,000. Oct 8, 1909. other consid and 100

Bailey av, e s — and being lots 1 and 2 map (No 1187) on 272

Sedgwick av, w s — lots Bailey Estate at Kingsbridge, 55x69.4 to Sedgwick av x41.7x48.6, vacant. August Nelson to Goold H Bull. Mort $10,000. Sept 30. Oct 9, 1909. 11:3237. other consid and 100

*Bronxwood av, s e cor 225th st, —x134.2x55.3x125, and being lot 226 map (No 1114A) of 329 lots part Schieffelin estate. Warren E Sammis to H Francis Jaeckel, Jr. Mort $1,855 and all liens. Oct 7. Oct 8, 1909. other consid and 100

*Carpenter av, e s, 175 n 234th st, 27x105.5, Wakefield. Joseph L Marcus to Chas D Barry. Sept 22. Oct 8, 1909. nom

*Cottage Grove av, w s, 219 s Guerlain pl, 25x100, Van Nest, John S Mapes to Mary Baker of Westchester, N Y. June 25, 1889. Oct 8, 1909. 600

*Cottage Grove av, w s, 169 s Guerlain pl, 50x100, Van Nest. John S Mapes to Annie E Sloane, N Y, and Mary Baker of Westchester, N Y. June 24, 1889. Oct 8, 1909. 1,200

*Crosby av, e s, 150 s Waterbury av, 25x100. William McGrath to Hudson P Rose Co. All liens. June 8. Oct 9, 1909. nom

*Carpenter av, e s, 50 n 234th st, 25x105.5, Wakefield. Joseph L Marcus to Chas D Barry. Sept 22. Oct 11, 1909. nom

College av, No 1027, w s, 62.6 n 165th st, runs n 21.6 x w 92.6 x s 9 x e 7.6 x s 12.6 x e 85 to beginning.

College av, No 1029, w s, 84.n 165th st, 22x92.6.

College av, No 1033, w s, 128 n 165th st, 22x92.6.
three 3-sty brk dwellings.
Everett Jacobs to Westown Realty Co. Mort $26,500. Sept 29. Oct 11, 1909. 9:2437. other consid and 100

College av, No 1045, w s, 260 n 165th st, 22x92.6, 3-sty brk dwelling. Moey K Lindner to Westown Realty Co, a corpn. Sept 18. Oct 11, 1909. 9:2437. other consid and 100

*Castle Hill av, w s, 525 s Green lane, and being lot 91 map (No 957) of 120 lots Daily estate, 25x105.2. Giuseppe Golio to Felicia Golio. All liens. Oct 9, 1900(?), probably meant for 1909. Oct 11, 1909. nom

Clay av — n w cor 165th st, runs n 49.11 x w 100 x n 39.1 x w
Teller av — 107.7 to e s Teller av, x s 89 to 165th st, x e 209 to
165th st — beginning, vacant. Ernest Wenigmann to Wenigmann Construction Co. All liens. Sept 18. Oct 13, 1909. 9:2428. other consid and 100

Clay av — n e cor 166th st, 568.5 to s s 167th st, x80, vacant.
166th st — Augusta M de Peyster to Albert J Schwarzler. All
167th st — liens. Oct 12. Oct 13, 1909. 9:2426. other consid and 100

Same property. Release mort. Augusta M de Peyster to Ella de P Shoemaker. Oct 12. Oct 13, 1909. 9:2426. nom

Same property. Ella de P Shoemaker to Augusta M de Peyster, of Lakewood, N J. Oct 12. Oct 13, 1909. 9:2426. nom

*Clasons Point road, s w s, lot 5 map Clasons Point, except part for road, contains 1 51-100 acres. Michael F Lyons to Oscar H Baumann and Selma I A Ehler. Morts $10,224. Sept 28. Sept 29, 1909. Corrects error in issue of Oct 2, when grantees name was Eher. 100

Creston av, w s, 93 s 183d st, 100x120, vacant. Cath T Greer and ano to Walmaur Realty Co, a corpn. Oct 13. Oct 14, 1909. 11:3171. other consid and 100

*Edwards av, e s, 350 n Marrin st, and being lots 120 to 122 map (No 401) of Seton Homestead at Westchester, 75x100x—x—. Chas E Nance to Mary F McGrail. B & S. All liens. Oct 4. Oct 8, 1909. other consid and 100

*Fort Schuyler road, w s, 165 s of an unnamed st, and being lot 7 map (No 1084 in Westchester Co) of Seton Homestead at Westchester, 25x—. Susan Bannon to Rose A Carraher. All title. Q C. Aug 31. Oct 9, 1909. nom

Fieldston av or road — s w cor 255th st, runs s 100 x w 163.10 to
255th st — stone wall boundary of the old Berrien estate, x n 100 to st x e 153.8 to beginning, 2-sty frame dwelling and vacant. Wm E Berrien et al HEIRS &c Nicholas Berrien to Louis Stone, of Mt Vernon, N Y. Oct 8, 1909. 13:3421. other consid and 100

Fordham road, No 122, s s, 28.8 n and w from s end of a curve the radius of which is 15 w Andrews av, 21.6x102.11x18.4x114.1, 3-sty brk dwelling. Fordham Construction Co to Robert W Maloney. Mort $7,000. Oct 11. Oct 13, 1909. 11:3225. nom

Same property. Release mort. Herman Asher to Fordham Construction Co. Oct 11. Oct 13, 1909. 11:3225. nom

Same property. Release mort. Same to same. Oct 11. Oct 13, 1909. 11:3225. 2,500

Same property Release mort. N Y Trust Co to same. Oct 11. Oct 13, 1909. 11:3225. other consid and 100

Fieldstone road, proposed w s, at s s proposed 256th st, deed reads plot begins at n w cor Berrien estate, conveyed to Nicholas Berrien et al by deed dated Jan 10, 1852, at boundary line bet Berrien estate and Babcock estate with boundary line bet Berrien estate and Thorn & Co estate, runs s 126.1 x e 150 x n along stone wall bet Berrien and Camp estates 144.10 x w 141.1 to beginning. Wm E Berrien et al HEIRS &c Nicholas Berrien to Louis Stone of Mt Vernon, N Y. Oct 8, 1909. 13:3421. other consid and 100

Forest av — e s, 370.2 n 161st st, a strip, runs e — to w s Tinton av
Tinton av — at point 371.11 n 161st st x n 7.11 x w — to Forest av x s 8 to beginning, vacant. Henry L Morris and ano as TRUSTEES &c Gouverneur Morris dec'd to John W Decker. All title. Q C. Oct 4. Oct 11, 1909. 10:2658. 55

Forest av, Nos 1102 and 1104, e s, 125 n 166th st, 37x102.8 with strip in front formerly in bed of Forest av, two 2-sty frame dwellings. T Jennie Buffington to Elmer T Buffington. ½ part. Morts $13,200. Oct 2. Oct 8, 1909. 10:2661. nom

*Gleason av, n e cor 171st st, 100x100.
175th st, w s, 106 s Gleason av, 50x100.
John J Greene to D J Dillon Co. Mort $3,490. Oct 7. Oct 8, 1909. nom

*Grace av, e s, 200 n Lyon av, 50x130, Westchester. Minnie C Coryell to Frank Coryell her husband. Oct 4. Oct 11, 1909. other consid and 100

*Gifford av, n s, 305.8 e Balcom av, 25x100. Harry Metzler to Eugenie M wife Chas Peterson. Mort $2,750. Oct 11. Oct 13, 1909. 100

*Grace av, e s, abt 467 s —2d st, and being lot 94 map (No 1208) of Bronx Terrace, 25x95. Irving Realty Co to Marie Miller. Oct 11. Oct 13, 1909. other consid and 100

*Grace av, w s, 144 n Westchester av, and being lot 32 block B map No 1119 in Westchester County of Dore Lyons property at Westchester, 25x100. Adam Mink to Hugo C Cook. ½ right, title and interest. All liens. Oct 13. Oct 14, 1909. other consid and 100

Heath av, w s, 55 s from c l 230th st, runs w 90 x s 125 x e 90 to av, x n 125 to beginning, vacant. Eugenie M Peterson to Harry Metzler. ½ part. Morts $11,000. Oct 11. Oct 13, 1909. 12:3260. other consid and 100

Jerome av, Nos 2383 to 2387½, w s, 100 n 184th st, 50x100, part 1-sty brk store. Release mort. Anne E Levey et al EXRS &c of Isaac Levy or Levey to Henry U Singhi. Sept 17. Oct 11, 1909. 11:3199. 8,750

*Kossuth av, n s, 25 w Matilda st, and being w ½ lot 59 map South Washingtonville, 25x100. FORECLOS, June 29, 1909. Algernon S Norton referee to Patrick O'Rourke. July 16. Oct 9, 1909. 800

Lafontaine av, w s, 97.6 s 179th st, 75x100, vacant. FORECLOS, Sept 23, 1909. Charles Stein referee to Mutual Life Ins Co of N Y. Oct 7. Oct 9, 1909. 11:3061. 9,250

*Lorillard av — n w cor Central av, 50x98x—x110.
Central av
Balchester av, n e cor Central av, 50x80.
Central av
Seaview av — s w cor Central av, runs w 50 x s 200 to Agnes av,
Central av — x e 25 x n 100 x e 25 x n 100.
Agnes av
Briggs av — n s, lot 14 map Pelham Park, 29x44.5x25x29.8.
Baychester av
Baychester av — s w cor Westchester av, runs w 50 x s 80 x e 25 x
Westchester av — s 100 to Lawrence av, x e 25 x n 180 to beg.
Lawrence av
Seaview av, n s, 50 w Central av, 125x100.
Seaview av, n s, 75 e Westchester av, 225x100.
Lawrence av — n s, 225 e Central av, 25x200 to Baychester av.
Baychester av
Lawrence av — n s, 25 w Central av, 25x100 to Agnes av.
Agnes av
Lawrence av n s, 75 w Central av, 25x100 to Agnes av.
Agnes av
Lawrence av — n s, 100 w Central av, runs w 75 x n 63.8 to Briggs
Agnes av — av, x n e 71.6 to Agnes av, x e 13.5 x s 100 to beg.
Briggs av
Seaview av, n s, 25 e Central av, 25x100.
and being lots 1 and 2 block 30; lots 20 and 21 block 17; lots 2, 5, and 6 block 28; lot 14, block 25; lots 1, 5 and 6 block 33; lots 3, 4, 29 to 37 and 40 to 42 block 29; lots 2, 4, 40 to 42 block 25. lots 10 and 29 block 16; lot 21 block 20 at Baychester on map (No 599 in Westchester Co), of Pelham Park, except parts for sts.
FORECLOS, Oct 1, 1909. Henry G K Heath ref to Walter W Taylor. All liens. Oct 1. Oct 14, 1909. 5,400

Marmion av, No 1883, w s, 100 n 176th st, 46x121x44.6x121, 2-sty frame dwelling. Herman N Freedman to Emily Z Linton. Oct 7. Oct 8, 1909. 11:2954. other consid and 100

Martha av — n e cor 241st st, runs e 141.6 x n w 162.4 to e s of
241st st — av, x s 79.8 to beginning, 1-sty frame building and vacant. Emma Dilberger to Francis P J Moore. Morts $1,661.25. Oct 7. Oct 8, 1909. 12:3394. other consid and 100

*Newell av, e s, 175 n Elizabeth st, 25x125, Olinville. Robt F Johnston to Annie I wife Robt F Johnston. Oct 2. Oct 11, 1909. nom

Plympton av, e s, 98.4 s Boscobel av, runs s 25 x e 49.10 x n e 72.3 to Boscobel av x n 25 x w 59.3 x w 36.11 to beginning, vacant. Anna M Hitsch to Bernhardt C Wenke. Mort $1,500. Oct 6. Oct 9, 1909. 9:2521. 100

Plympton av, e s, 123.4 s Boscobel av, runs s 50 x e 75.10 x n e 12.11 x n 25 x e 12.11 x n 25 x w 49.11 to beginning, vacant.

Boscobel av, w s, 82.9 n Nelson av, runs n 50 x w 72.3 x s 25 x w 12.11 x s 25 x e 85.3 to beginning, vacant.
Whitehall Realty Co to Kemp-Jones Realty Co. Mort $3,360. Oct 8, 1909. 9:2521. other consid and 100

*Plymouth av, e s, 125.10 s Middletown road, 125x100, and being lots 57 to 61 map (No 1354) of 214 lots Koch homestead at Westchester. William Koch to Fredk W Koch. Q C. Oct 9. Oct 11, 1909. nom

Park av, No 4249 — s w cor 178th st, 41.6x79.10, 4-sty brk tene-
178th st, No 422 — ment. Ford-Webster Construction Co to Moser Arndtstein. Mort $25,000. Oct 8. Oct 11, 1909. 11:3027. nom

Plympton av, w s, 80 n 169th st, 25x75x25.5x70.7, and being lot 18 parcel 12 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. PARTITION, Mar 25, 1909. Wilbur Larremore referee to Conrad Alheidt. Oct 13. Oct 14, 1909. 9:2522. 1,450

Pelham av, n s, 1,378 w from Bronx River, and also 146.11 w Southern Boulevard, runs n e 162.8 x n 7.11 x s w 168.7 to av, x s e 5.4 to beginning, vacant. Stephen C Powell to Annie Smith. Q C. Sept 29. Oct 8, 1909. 12:3273. other consid and 100

*Pilgrim av, e s, 86 n Liberty st, 25x100, and being lot 240, map of 473 lots of Haight Estate. Henry Storck to Antonio Lavorerio. Oct 11. Oct 13, 1909. nom

Park av, late Park av West, No 4509, w s, 259.5 s 183d st, 24x81.11x24x81.5 2-sty frame dwelling. Josephine Runde to Eliz J Stancliffe and Ida H Mulgannon. All liens. Oct 8. Oct 13, 1909. 11:3030. nom

Robbins av, No 650, s e s, 50 s w 152d st, 50x105, except part for av, 2-sty brk dwelling, 2-sty frame dwelling in rear and vacant. Joseph Kaplan et al to The Froma Realty Co. Mort $8,500 and all liens. Oct 6. Oct 11, 1909. 10:2643. other consid and 100

Steuben av, c l, 130 n c l 210th st, runs w 130 x n 25 x e 130 to c l Steuben av x s 25 to beginning, except part for av.

Steuben av, c l, 155 n c l 210th st, runs w 130 x n 25 x e 130 to c l Steuben av x s 25 to beginning, except part for av, vacant. James B Powers to Jos A Powers. Mort $6,100. Oct 8. Oct 9, 1909. 12:3327. nom

St Anns av — s w cor 149th st, 84.11x149.4, vacant. Louis Grimm to
149th st — Moorehead Realty and Construction Co. Mort $30,000. Oct 4. Oct 8, 1909. 9:2275. other consid and 100

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Tinton av, late Beach av, 150th st, No 798 | s w cor 150th st, 124.5x19.6, 2-sty frame dwelling. Sincera wife Emanuele Liguori to Belle Robins. Mort $2,000. July 11, 1907. Oct 11, 1909. 10:2653. nom

Tinton av, late Beach av, 150th st, No 798 | s w cor 150th st, 124.5x19.6, 2-sty frame dwelling. Belle Robins to Liguori Realty Co. Oct 9. Oct 11, 1909. 10:2653. other consid and 100

Tremont av, s s, 500 w Jerome av, runs s — to point 375.5 n 176th st, x e 40 x n — to av, x w — to beginning, vacant. Grant and perpetual right of way. Leo M Klein to William R Lowe Co. All liens. Aug 16. Oct 14, 1909. 11:2867. nom

*Town Dock or Eastchester Landing road, n e s, in line of lands J H Hart, runs s e along road 199.2 to land E DeWitt estate, x e 54.6 x n e 18.5 x n 214.4 to centre of ditch and land of Hart, x w 7.2 and 369.3 to beginning. Hannah George et al to Patrick H Whalen. July 20, 1908. Re-recorded from April 23, 1909. Oct 8, 1909. other consid and 50

Vyse av, No 1314, e s, 125 n Freeman st, 25x100, 2-sty frame dwelling and 2-sty frame building in rear. Mort $3,500.

Hoe av, e s, 100 s 172d st, 50x100, vacant. Mort $500. | Minnie C Coryell to Frank Coryell her husband. Oct 4. Oct 11, 1909. 11:2988-2994. other consid and 100

Valentine av, Nos 2896 and 2898, s e s, 455.9 n e 198th st, late Travers st, 50x97.9x50x97.11, two 2-sty brk dwellings. Peter McBride to Stephen McBride. May 19. Oct 11, 1909. 12:3302. other consid and 100

Valentine av, Nos 2900 and 2902, s e s, 505.9 n e 198th st, late Travers st, 50x98.10x66x97.9, two 2-sty brk dwellings. Peter McBride to Stephen McBride. May 19. Oct 11, 1909. 12:3302. other consid and 100

Washington av, No 1719, w s, 100 s 174th st, 50x175, except part for av, 2-sty frame dwelling. James C H White to The Brand & Silverstein Iron Works. All liens. Oct 13. Oct 14, 1909. 11:2906. 100

Washington av, s e s, abt 100 s 183d st, and being lot 113 map in partition of Thomas Bassford at Fordham, 50.9x112.8x50x118, s w s, except part for av, vacant. Edwin C Andrews of Buffalo, N Y, to Builders & Contractors Corpn. Mort $5,000 and all liens. Sept 14. Oct 8, 1909. 11:3050. other consid and 100

Same property. Builders & Contractors Corpn to Michl J Kelly. Mort $5,000. Oct 8, 1909. 11:3050. 100

*Wright av, w s, 400 s Randall av, 25x100. Land Co C of Edenwald to Thos F Connors, Jr. Sept 25, 1908. Oct 8, 1909. nom

Woodycrest av, e s, 50 s 166th st, 50x100, 5-sty brk tenement. Bagot Realty Co to Elizabeth J Bagot 3-8 parts, Mary J Hindley 3-8 parts, and Alice J Harris 2-8 parts. All liens. Aug 12. Oct 8, 1909. 9:2509. other consid and 1,500

Washington av, Nos 1676 and 1678, 173d st, No 481 | n e cor 173d st, 50.8x110, except part for av, 6-sty brk tenement and stores. Louis E Kleban to Wm H Kirchner. Mort $51,000. Oct 8, 1909. 11:2915. other consid and 100

West Farms road, No 1162, s e s, 271.8 s w Longfellow av, runs s w 22.11 x s e 70.8 x e 21.7 x n e 10.4 x n w 90.11 to beginning, 2-sty frame dwelling. Cath A La Velle to Margaret O'Keeffe. Mort $5,250. Oct 13, 1909. 10:2754. nom

West Farms road, No 1162, s e s, 271.8 s w Longfellow av, runs s w 22.11 x s e 70.8 x e 21.7 x n e 10.4 x n w 90.11 to beginning, 2-sty frame dwelling. Release mort. Margaret Knox to Catharine A La Velle. Q C. Oct 9. Oct 13, 1909. 10:2754. 1,000

*Westchester av, s s, 89.4 w Ferris pl, 25x21.9x25x22.11. Marcus Nathan to Thomas Masterson. Sept 29. Oct 13, 1909. nom

*Westchester av, e s, 89.4 s Ferris pl, 25x—x21.9x—. Thomas Masterson to Marcus Nathan. Q C. Sept 29. Oct 13, 1909. nom

Washington av, Nos 1676 and 1678, 173d st, No 481 | n e cor 173d st, 50.8x110, except part for av, 6-sty brk tenement and stores. Wm H Kirchner to Wm A Riley and Lorenzo Scinto. Oct 8. Oct 9, 1909. 11:2915. 100

Williamsbridge road 196th st Briggs av | n e cor 196th st, late Ridge st, 330.10x178.6 to Briggs av, late 1st av, x390 to Ridge st x196 to beginning, vacant. Richard L Howell son and heir of Eliza D and Richard S Howell dec'd to Howard Haviland of Brooklyn. Q C. Oct 5. Oct 14, 1909. 12:3301. nom

3d av, No 2835 149th st, Nos 632 and 634 | s w cor 149th st, 42.11x—. Power of attorney to collect rents of above premises. Henry L Morris to J Clarence Davies. Sept 15. Oct 11, 1909. P A.

3d av, No 3428, e s, 150 n 166th st, 25x104.6x23.6x102.6, 3-sty frame tenement and store. Robt I Brown to Walter E and Wm I Brown. Feb 15, 1905. Re-recorded from Feb 16, 1905. Oct 14, 1909. 10:2608. other consid and 100

*4th av, w s, 254.7 n Randall st, 73.9x44.11x71.8x60.6, Laconia Park. Frank Cardone to Daniel Cardone. Oct 11, 1909. 100

*Lots 6, 7, 11, 12, 50, 61, 62 and 219 map No 1208 of Bronx Terrace. Release mort. Kassel Edelson to Irving Realty Co. Sept 29. Oct 14, 1909. nom

*Lots 9, 10, 48, 49 and 50, 36, 40, 41, 71 to 75, 88, 92, 93, 95, 96, 99, 157, 158, 172 to 174, 153, 154 and 219 same map. Release mort. The Crawford Real Estate and Building Co to same. Sept 15. Oct 14 1909. 8,975

Bronx River, former c l, begins at s e cor lot 11, map (No 281) of Hyatt farm, near Woodlawn Station, runs s w along river, 25.6 x n w 66.6 to present c l of river, x n e 25.5 x s e 68.10 to beginning, contains 1,691 sq. ft. Isidor and Nathan Straus, firm R H Macy & Co to N Y C & H R R R Co. May 7. Oct 11, 1909. 12:3401. nom

Old creek, c l, at n w line of Hyatt farm and 100 e Martha av, and 57 n e 240th st, runs n e 84 to c l of blk bet 240th and 241st sts, x w 65 x s 56 to beginning, vacant. Release mort. Grace T Ely to Bronx Heights Land Co. Sept 30. Oct 11, 1909. 12:3394. 255

LEASES

October 8, 9, 11, 13 and 14.

BOROUGH OF MANHATTAN.

Barrow st, No 24, s s, 25x90. Surrender lease. Carlo Aurora to Blake & Williams. Feb 8, 1909. Rerecorded from Feb 8, 1909. Oct 9, 1909. 2:591..... nom

Delancey st, n e cor Essex st, store and basement. Meyer Vesell and ano to Aris Takis and ano; 10 years, from Oct 1, 1909. Oct 13, 1909. 2:353.....4,000 to 5,500

Same property. Assign lease. Aris Takis and ano to Bill Pappas. 1-3 part. Sept 1. Oct 13, 1909. 2:353.....nom

Elizabeth st, No 237, store and basement. Celestine De Marco to Stefano Leto and ano; 5 years, from Oct 1, 1908. Oct 11, 1909. 2:508.....1,080

Greenwich st Perry st | n w cor Perry st, store, &c. Assign lease. Owen Treanor to H Koehler & Co. Oct 15, 1908. Oct 11, 1909. 2:633..... nom

Same property. Assign lease. H Koehler & Co to Martin P Ryan. Oct 7, 1909. Oct 11, 1909. 2:633..... nom

Hester st, Nos 197 and 199, all. John Oliva to Concetta Gulli; 5 years, from Oct 1, 1909. Oct 8, 1909. 1:236.....8,700

Spring st, No 264, store. Becker Realty Co to Anthracenol Wood Preserving Co; 3 years, from Oct 15, 1909. Oct 14, 1909. 2:579.....1,200

Stanton st, No 124, n w s, 25 from n e cor Essex st, and Stanton st, runs n e 98 x s e 25 x s w 98 x n w along Stanton st 25 to beginning, the lot. Eliz W Stevens and ano to Syma Waxenbaum; 21½ years, from Nov 1, 1909. Oct 8, 1909. 2:355.....taxes, &c, and 1,400

Union sq, No 42, basement. Thos J Powers, Jr, and ano to Peter Neckles and ano; 5 years, from Sept 1, 1908. Oct 14, 1909. 3:871..... 1,500 to 2,100

West st, No 140. Assign lease. John P Bradley to Harvey L Leach. Oct 6. Oct 11, 1909. 1:84..... nom

West st, No 140, all. Catherine Steljes and ano EXRS &c Martin Steljes to John P Bradley; from Sept 10, 1909, to Sept 1, 1914. Oct 11, 1909. 1:84.....1,735 to 2,200

Wooster st, No 220, basement store. Ida Stern to David Jaeger and ano; 2 years, from Oct 1, 1909. Oct 13, 1909. 2:534....600

4th st, No 196, s s, 122.6 e Av A, 22.6x96.2 the lot. James R Roosevelt et al TRUSTEES will Wm Astor for benefit John J Astor to John Baierlein; 20 years, from May 1, 1907. Oct 14, 1909. 2:399.....taxes, &c, and 1,100

4th st, No 196, s s, 122.6 e Av A, 22.6x96.2. Assign lease. John Baierlein to Frederick Benzer. Mar 2. Oct 14, 1909. 2:399 nom

Same property. Assign lease. Frederick Benber to the Missionary Society of the Most Holy Redeemer. Mar 2. Oct 14, 1909. 2:399.....nom

4th st, No 194, s s, 100 e Av A, 22.6x96.2, the lot. James R Roosevelt et al TRUSTEES Wm Astor for John J Astor to John Baierlein; 20 years, from May 1, 1907. Oct 14, 1909. 2:399.. .....taxes, &c, and 900

Same property. Assign lease. John Baierlein to Frederick Benzer. Mar 2, 1909. Oct 14, 1909. 2:399. ....nom

Same property. Assign lease. Frederick Benzer to the Missionary Society of the Most Holy Redeemer. Mar 2. Oct 14, 1909. 2:399..... nom

5th st, No 703 East, n e cor Av C, 7 rooms on 1st floor. Isaac Blumberg to Israel A Backal; 3 years, from Oct 1, 1909. Oct 8, 1909. 2:375 600

18th st, No 225, n e s, 280 n w 2d av, 23x92, the lot. Rutherfurd Stuyvesant to Mary E Henschel; 21 years, from Nov 1, 1907. Oct 13, 1909. 3:899.....taxes, &c, and 850

18th st, Nos 206 to 210 West. Assign lease. Wm Cogswell HEIR Ella C Bindrim to Katherine Thompson. All title. Feb 28, 1908. Oct 13, 1909. 3:767.....nom

19th st, No 422, s s, 281.3 w Av A, 25x92. Assign lease. John L Krauch EXR Jacob Gundacker to Katie Stroh et al and Daniel Gundacker as ADMR Edward Gundacker dec'd. All title. Oct 8. Oct 9, 1909. 3:950..... order of court

19th st, No 420, s s, 306.3 w Av A, 25x92. Assign lease. John L Krauch EXR Jacob Gundacker to Katie Stroh et al and Daniel Gundacker as ADMR Edward Gundacker dec'd. All title. Oct 8. Oct 9, 1909. 3:950..... order of court

24th st, No 480, s w s, 18.6 s e 10th av, 17.6x80, the lot. Kath E Moore to Amelia B Miller; 21 years, from May 1, 1908 (with option of renewal). Oct 8, 1909. 3:721.....taxes, &c, and 300

24th st, No 480, s w s, 18.6 s e 10th av, 17.6x80. Consent to assign lease. Kath E Moore to Amelia B Miller and James E Mitchell. April 30, 1908. Oct 8, 1909.....

Same property. Assign lease. James E Mitchell to Amelia B Miller. Apr 30, 1908. Oct 8, 1909. 3:721.....nom

27th st, No 34 West, all. Alex H Pincus et al to Joseph Naftolowitz; 10½ years, from Nov 1, 1909. Oct 9, 1909. 3:828.....4,200 and 4,500

31st st, No 44 East. Subordination agreement of lease to mort for $70,000. Martha S and Emile J Wittnauer and Annie S Tuthill with N Y Life Ins Co. Aug 19. Oct 11, 1909. 3:860.....nom

36th st, No 309 West, all. Louis Westphal et al EXRS Paul Westphal to Ignatz and Herman Kandel; 3 years, from Oct 1, 1908. Oct 11, 1909. 3:760..... 1,020

44th st, No 237, n s, 300 e 8th av, 20x100.5. Assign lease. Marietta W Hotchkin to Arthur S Williams. B & S. Sept 30. Oct 13, 1909. 4:1016.....other consid and 100

47th st, Nos 124 and 126, s s, 475 e 7th av, 37.6x100.5. Leasehold. Thomas F Foley as Sheriff, sale under execution June 24, 1908, to Pearce & Davis. All title which Eliz G Weidemeyer the defendant had on Mar 30, 1908. Oct 6, 1909. Oct 11, 1909. 4:999. 1,000

48th st, No 520 West, all. National Gum and Mica Co to Illustrated Postal Card and Novelty Co; 5 years, from Feb 1, 1910. Oct 14, 1909. 4:1076.....taxes, &c, and 7,000

52d st, Nos 351 to 355, n s, 245 e 9th av, 60x100.5. Subordination of lease to 2 morts for $90,000. O R Weiss Realty Co to Otto Strack. Sept 24, 1909. Oct 8, 1909. 4:1043.... nom

64th st, No 120 East. Assign lease. Helen Henderson to Chas T Bower. Sept 11. Oct 14, 1909. 5:1398.....20,000

65th st, No 433 East, all. Isaacs Realty Co to Jos Lichtenstein; 3 years, from Oct 1, 1909. Oct 9, 1909. 5:1460.....3,440

65th st, No 421 East, all. Isaacs Realty Co to Joseph Lichtenstein; 3 years, from Oct 1, 1909. Oct 9, 1909. 5:1460.....4,000

65th st, No 425 East, all. Isaacs Realty Co to Joseph Lichtenstein; 3 years, from Oct 1, 1909. Oct 9, 1909. 5:1460....3,344

67th st, No 39 West, part of 4th floor west, with mezzanine floor. Colonial Studios, a corpn, to Fredk V Baker; 20 1-12 years, from Aug 5, 1907. Oct 13, 1909. 4:1120.....1,400

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LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

86th st, n s, bet Lexington and 3d avs, the "Yorkville Theatre," all. The Eighty-sixth Street Theatre Co to International Vaudeville Co; 5 years, from Oct 11, 1909 (5 years renewal at $27,500). Oct 14, 1909. 5:1515.....25,000
96th st, No 330 West, all. Sydney A Williams to Gebhard Ratz; 7 years, from Jan 1, 1909. Oct ..., 1909. 4:1253.....1,800
114th st, No 429 East. Assign lease. Pasquale Marmo to John D Haase. Oct 13, 1909. 6:1708.....nom
114th st, No 429 East. Re-assign lease. John D Haase to Pasquale Marmo. All title. Mort $1,525. Oct 14, 1909. 6:1708.....nom
161st st, Nos 512 and 514 West, all. Mary K Young et al to Nicholas Henry and Geo A Payne; 3 9-12 years, from Aug 1, 1908, privilege of renewal. Oct 14, 1909. 8:2119.....2,500
Av A, No 52, s w cor 4th st, store and basement. Fanny L Levy to Morris Dolgin; 3 years, from May 1, 1909. Oct 14, 1909. 2:399.....1,020
Amsterdam av, No 114 | s w cor 65th st, all. John McGowan to
65th st | Peter J Egan; 5 years, from Oct 1, 1909. Oct 11, 1909. 4:1156.....1,800
Amsterdam av, No 832, store, &c. Edward Marx to Edwin B Webber; 5 1-12 years, from Sept 1, 1909. Oct 9, 1909. 7:1872.....780
Bowery, No 23. Re-assign lease. John D Haase to John W Hahne and James Marshall. Mort $2,540. Oct 8, 1909. 1:289.....nom
Bowery, No 139, north store, also south apartment on 1st and 2d floors. Michele Auleta and ano to Giovanni Mical; 3 years, from May 1, 1909. Oct 13, 1909. 2:423.....1,200
Columbus av, No 934, s w cor 106th st. Reassign lease. Davies J Marshall to Frederick Michaelis. All title. Mort $2,000. Oct 13, 1909. 7:1860.....nom
Columbus av, Nos 884 to 892, rear of 2d floor. Bartholomew M O'Connor to Franklin G Eddy; 4½ years, from Nov 1, 1909. Oct 13, 1909. 7:1858.....1,500 and 1,650
Columbus av, No 805, two stores and 1st floor, n s. Joseph Kopperl and ano EXRS Wm Steiner to Antonio Oneto; 3 years, from May 1, 1910. Oct 8, 1909. 7:1835.....2,040
Columbus av, No 805, north store, &c. Antonio Oneto to Ignatz Hertz; from Feb 1, 1910, to Apr 30, 1913. Oct 11, 1909. 7:1835.....900
Columbus av, No 934, s w cor 106th st. Assign lease. Frederick Sullau to Frederick Michaelis. All title. Mort $3,048.02. Apr 14, 1906. Oct 11, 1909. 7:1860.....nom
Same property. Assign lease. Frederick Michaelis to Davies J Marshall. Mort $2,000. Oct 9, 1909. Oct 11, 1909. 7:1860..nom
Lenox av, e s, 4th store s of 139th st, also basement under same. Meyer Frank to Henry Meyer; 5 years, from Jan 1, 1909. (Re-recorded from Mar 27, 1906.) Oct 8, 1909. 6:1736.1,100 and 1,200
Same property. Assign lease. Henry Meyer to Joseph Einstein. All title. Oct 6. Oct 8, 1909. 6:1736.....nom
Manhattan av | n e cor 109th st, runs n 145.11 to s s Cathed-
109th st | ral Parkway x e 236.10 to the curve x166.4 to
Cathedral Parkway | w s 8th av x s 62 to n s 109th st x w 370 to beginning, all. Helen H Jenkins and ano HEIRS Marcellus Hartley to Martin G Ferguson and Saml I Ferguson; 17 years, from Aug 1, 1909. Oct 11, 1909. 7:1845. Taxes, &c, and $6,500 and $7,000 for 1st 2 years and thereafter.....16,000
West End av, No 204, store. Ernst L Kahn to Chas Krey; 5 years, from Aug 1, 1909. Oct 11, 1909. 4:1161.....1,040 and 1,200
1st av, No 175, all. Chas A Kohl to Joseph Perniciaro; 4 years, from Mar 1, 1909. Oct 13, 1909. 2:452.....1,600
1st av, No 934, store and basement. Ignatz Krawiec to Louis Salomon; 10 years, from Nov 1, 1909. Oct 11, 1909. 5:1363.....1,020 to 1,140
1st av, No 934. Cancellation of lease. Ignatz Krawiec with Bertha Stephan. Oct 9. Oct 11, 1909. 5:1363.....nom
1st av, No 1299, store, &c. Mary McCormick and ano to William Kroupa; 5 years, from Nov 1, 1909. Oct 14, 1909. 5:1444..1,200
2d av, No 105, store and basement. Marks Levy to Abraham Zwecker and ano; from July 30, 1909, to Oct 1, 1912. Oct 14, 1909. 2:462.....1,200 and 1,800
2d av, No 2367, w s, 100.11 s 122d st, 35x82.7. Assign lease. Jacob Beyerle to Peter Geissler. Oct 1. Oct 11, 1909. 6:1786.....nom
2d av | n e cor 10th st, 25x105, leasehold. Aaron Avrutis to Rose
10th st | Trachman. Mort $55,670. Oct 11. Oct 13, 1909. 2:452.....other consid and 100
3d av, No 643, two stores and basement. Francis J Mulvey to Simon Kohn. Oct 15, 1909, to May 1, 1912. Oct 13, 1909. 5:1315.....1,440
3d av | begins 112th st, s s, 53.4 w 3d av, runs w 46.7 x s 100.10
112th st | x e 100.10 to w s 3d av x n 25 x w — x n — to beginning, all. Henry Morris et al to Regal Amusement Co; 5 years, from Nov 1, 1908. Oct 8, 1909. 6:1639.....4,000 to 4,500
4th av, No 431, "Aldine Hotel." Harry C Hallenbeck to Wm H Grosscup, from Dec 1, 1905 to Jan 1, 1911 (5 years renewal at $9,500). Oct 8, 1909. 3:885.....9,000
5th av, Nos 1480 and 1482 | n w cor 119th st, 28x55.6x42.7x53.7,
119th st | Subordination of lease to mort. Henry Daubert with Emigrant Industrial Savings Bank. Oct 8, 1909. 6:1718.....nom
6th av, No 232, all. Andrew Phillips to Arthur L Braus; 5 years, from May 1, 1911. Oct 14, 1909. 3:817.....9,000
7th av, No 740 | s w cor 49th st, all. Anna Rose et al TRUS-
49th st, No 200 West | TEES, &c, of Rosalinda H Moller and ano to James Downey; 5 years, from May 1, 1909. Oct 13, 1909. 4:1020.....3,000 and 3,500
8th av, No 2303, south store and basement. Universal Operating Co to Joe Bayer; 2 8-12 years and 15 days, from Aug 15, 1909. Oct 13, 1909. 7:1950.....1,020
8th av, No 2503, south store, &c. Annie Waters to John Ferri; 3 years, from Sept 1, 1907. Oct 8, 1909. 7:1959.....720
South side and entire surface of pier at foot East 11th st, with right to erect ferry racks along n s of pier at foot of East 10th st. The City of N Y (by Commr of Docks) to Sarah Williams and Anna F Wright ADMRS of Geo Law decd; 10 years, from Aug 1, 1909. Oct 14, 1909. 2:367 and 368.....4,000
South side of pier foot East 32d st, East River. The City of N Y (by Commissioner of Docks) to Burns Bros; 5 years, from July 1, 1909. Oct 14, 1909. 3:963.....1,500
The bulkhead bet 5th and 6th sts, East River; also strip of upland 40 ft wide x 194 in length adj said bulkhead. Nesmith & Constantine Co to Independent Consumers Ice Co, Inc; from Nov 1, 1909, to April 30, 1915. Oct 13, 1909. 2:361.....2,500

BOROUGH OF THE BRONX.

174th st, No 465 East. Subordination of lease to mort. Max Ingerman with Lawyers Title Ins & Trust Co. Oct 2. Oct 11, 1909. 11:2907.....nom
Brook av, No 422, two stores, basement and 4 rooms on 2d floor. Kalman and Jacob Silverman to Louis Epstein; 5 years, from Dec 1, 1909. Oct 13, 1909. 9:2271.....1,200
Courtlandt av, No 766, store. Joseph J Lese to Henry Ehrlich; 3 years and 1 month, from Oct 15, 1908. Oct 14, 1909. 9:2403.....240 and 300
*Fort Schuyler road, No 1615, store. Geo A Cambeis to Giacinto Lagonia; 3 years, from Mar 1, 1909. Oct 11, 1909.....300 to 600
Southern Boulevard, No 1765. Subordination of lease to mort for $22,500. Thos P Concannon with Title Guarantee & Trust Co. Oct 2. Oct 11, 1909. 11:2940.....nom
Southern Boulevard, No 1019, store, &c. The Gaines-Roberts Co to Frederick Haas; 5 years, from Nov 15, 1909. Oct 8, 1909. 10:2725.....780 to 960
Southern Boulevard, No 1765, store, &c. The Moorehead Realty & Construction Co to Thos P Concannon; 6 8-12 years, from Sept 1, 1909. (Re-recorded from Aug 26, 1909.) Oct 13, 1909. 11:2940.....600 to 1,080
Southern Boulevard, No 1765. Assign lease. Thos P Concannon to William Zoll. Mort $4,000. Oct 13, 1909. 11:2940.....nom
Southern Boulevard, No 1765. Re-assign lease. Wm Zoll to Thos P Concannon. Mort $4,000. Oct 14, 1909. 11:2940.....nom
*Lots BB, BC and AQ and lot 421 map of Washingtonville. Assign tax leases of the sale of Oct 1, 1895. John Clarey, Jr, to Wm W Penfield. All title. Oct 8. Oct 14, 1909.....nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

October 8, 9, 11, 13 and 14.

BOROUGH OF MANHATTAN.

Avrutis, Aaron with Anna Newman and Rose Trachman. 10th st, No 201 East. Subordination agreement and consent to same. Oct 11. Oct 13, 1909. 2:452. nom
Avrutis, Aaron with Julius Warshawsky guardian Philip Warshawsky. 10th st, No 201 East. Subordination agreement. Oct 11. Oct 13, 1909. 2:452. nom
Bohemian Real Estate Assoc of Winfield, L I, to Frank Dvorak et al. 1st av, Nos 1841 to 1847, n w cor 95th st, No 339, 100.8x 80x100x—. Oct 8, 3 years, 6%. Oct 11, 1909. 5:1558. 6,500
Bangs, Geo D of Huntington, L I, to Wm A Pinkerton. 162d st, No 431, n s, 375.6 e Amsterdam av, 18.6x112.6. Oct 9, 1909, demand, 5%. Oct 11, 1909. 8:2110. 3,000
Baptist Church of the Redeemer to Edgar S Appleby and ano. 135th st, No 184, s s, 125 e 7th av, 25x99.11. Oct 11, 1909, 3 years, 5%. 7:1919. 16,000
Same to same. Same property. Certificate as to above mort. Oct 11, 1909. 7:1919. —
Barker, Madelaine E of Huntington, L I, to Leontine Platky et al exrs, &c, Adolph Platky. 85th st, No 335, n s, 335 w West End av, 20x102.2. P M. Prior mort $15,000. Oct 8, 2 years, 6%. Oct 9, 1909. 4:1247. 6,500
Brigante (Michael) Co to ITALIAN-AMERICAN TRUST CO of the City N Y. Mulberry st, Nos 186 and 188, e s, 131.3 n Broome st, 48.7x100.1x35.8x99.3. Building loan. Oct 8, demand, 6%. Oct 9, 1909. 2:480. 40,000
Same to same. Same property. Certificate as to above mort. Oct 8. Oct 9, 1909. 2:480. —
Barnes, Aida C to Sara Freudenburg. West Washington pl, No 83, n s, 102.8 e 6th av, 22x97. Prior mort $27,000. Oct 6, 1 year, 6%. Oct 8, 1909. 2:552. 3,500
Bent, Richard M to BANK FOR SAVINGS in City of N Y. 115th st, Nos 56 and 58, s s, 200 e Lenox av, 2 lots, each 27x100.11. Two morts, each $12,000. Oct 8, 1909, 5 years, 4½%. 6:1598. 24,000
Brogan (Charles) Inc, a corpn, to State Realty & Mortgage Co. 4th av, Nos 251 to 255, n e cor 20th st, No 101, 69x90. Oct 1, 1 year, 6%. Oct 8, 1909. 3:876. 200,000
Brogan (Charles) Inc, to State Realty & Mortgage Co. 4th av, Nos 251 to 255, n e cor 20th st, No 101, 69x90. P M. Prior mort $200,000. Oct 1, 1 year, 6%. Oct 8, 1909. 3:876. 81,500
Same to same. Same property. Certificate as to above mortgage. Oct 1. Oct 8, 1909. 3:876. —
Bishop, Sarah A, of Philadelphia, Pa, to MUTUAL LIFE INSURANCE CO of N Y. 123d st, No 131, n s, 345 w Lenox av, 15x 100.11. Prior mort $——. Oct 6, due &c as per bond. Oct 8, 1909. 7:1908. 2,000

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Barnes, Aida C to EQUITABLE LIFE ASSUR SOC of the U S. 20th st, No 261, n s, 95.9 e 8th av, 16x83.10. Oct 9, due Jan 1, 1913, 4½%. Oct 11, 1909. 3:770. 6,500

Boldt, Geo C Jr to Emily A Lawrence. Park av, No 81, n e cor 39th st, 19.9x80. P M. July 1, 3 years, 4½%. July 2, 1909. 3:895. Corrects error in issue of July 10, when description of property was 4th av, n e cor 39th st. 88,000

Beers, John W to TITLE GUARANTEE AND TRUST CO. Manhattan av, No 501, w s, 33.5 s 121st st, 15x80. Prior mort $2,250. Oct 13, due, &c, as per bond. Oct 14, 1909. 7:1947. 7,000

Clemens, Peter and John Rollmann with METROPOLITAN LIFE INS CO. 135th st, No 624, s s, 525 w Broadway, 75x99.11. Extension of $95,000 mort until Nov 1, 1912, at 5%. Oct 4. Oct 13, 1909. 7:2001. nom

Crecco, Antonio to Chas H Voorhees. Sullivan st, No 39, s e s, 202 s Broome st, runs s e 86 to alley 10 ft wide, x n e 34 x n 10.7 x w 11.5 to s s Watts st, x w 71.7 to Sullivan st, x s w 18.3 to beginning. Oct 11, 3 years, 5%. Oct 14, 1909. 2:476. 45,000

Same to Lion Brewery. Same property. Oct 13, demand, 6%. Oct 14, 1909. 2:476. 8,500

Callanan, Laurence J to DRY DOCK SAVINGS INSTITUTION. 11th st, Nos 68 and 70, s s, 143.7 e 6th av, runs e 35.3 x s 94.10 x w 57.8 x n 60.4 x w 4.1 x n e 43.6 to beginning. Oct 8, 1909, due, &c, as per bond. 2:574. 10,000

Cushman, Lorimer A to SEAMEN'S BANK FOR SAVINGS in City N Y. Lawrence st, Nos 34 to 44, s s, 268.6 e Amsterdam av, 122.11x100x122.8x100. Oct 8, 1909, 5 years, 5%. 7:1966. 75,000

Coyle, Catherine A to EMIGRANT INDUSTRIAL SAVINGS BANK. 31st st, No 215, n s, 400 w 2d av, 18.9x98.9. Oct 13, 1909, 4 years, 4½%. 3:912. 8,000

Di Giacomo, Maria A to John Gillespie and ano. Sullivan st, No 136, w s, 100 n Prince st, 25x100. Prior mort $12,250. Oct 11, 1 year, 6%. Oct 13, 1909. 2:518. 600

Drosin, Jacob with Estelle Scholle guardian Norman H Scholle. Madison av, No 1592, Subordination agreement. Oct 9. Oct 13, 1909. 6:1612. nom

Drosin, Jacob to Hannah Silverstone. Madison av, No 1592. Subordination agreement. Oct 9. Oct 11, 1909. 6:1612. nom

Decker, Mabel G to Herbert Raubitschek. 57th st, No 19, n s, 72 w Madison av, 23x100.5. Prior mort $——. Oct 9, 1909, due Apr 9, 1911, 6%. 5:1293. 10,000

Daly, Daniel of Brooklyn, to TITLE GUARANTEE & TRUST CO. 3d av, Nos 427 and 429, s e cor 30th st, Nos 202 and 204, 49.4x110. July 20, due &c as per bond. July 21, 1909. 3:910. Corrects error in issue of July 24, when description of property was 3d av, Nos 427 and 429, s e cor 3d st, &c. 23,000

Eight Twenty Three Park Av Co with Salo Cohn. Park av, Nos 823 and 825. Agreement modifying terms of mortgage. Aug 30. Oct 8, 1909. 5:1410. nom

Earley, Edward to EMIGRANT INDUSTRIAL SAVINGS BANK. 19th st, No 270, s s, 170 e 8th av, 20x93.8. Oct 11, 1909, 3 years, 4½%. 3:768. 11,000

Egan, Peter J to Lion Brewery of N Y City. Amsterdam av, No 114, s w cor 65th st, Saloon lease. Sept 30, demand, 6%. Oct 11, 1909. 4:1156. 4,710.82

EAST RIVER SAVINGS INST with Isidore Broadman. 3d av, No 1753, e s, 25.7 n 97th st, 24.10x90x25.2x90. Extension of $17,000 mort until Nov 1, 1914, at 5%. Oct 13, 1909. 6:1647. nom

Erreger, Geo C with Seymour Realty Co. 118th st, No 17, n s, 285 w 5th av, 25x100.11. Subordination agreement. Sept 28. Oct 14, 1909. 6:1717. nom

Fellman, Anna with Gustav Kaufmann. 87th st, No 19 West. Extension of $22,000 mort until Oct 1, 1912, at 4½%. Oct 13, 1909. 4:1201. nom

Feinberg, Benj with Abraham Winetsky and Risse Glaubman. 103d st, Nos 218 and 220 East. Extension of 2 morts for $4,000 each until May 1, 1915, at 6%. Oct 11. Oct 13, 1909. 6:1652. nom

Frank, Louis with Sarah B Reynolds individ and as committee Cath T Blessing. 127th st, No 28 East. Extension of $7,000 mort until Nov 1, 1914, at 4½%. Sept 29. Oct 13, 1909. 6:1751. nom

Feuerstein, Henry of Malden, Mass, to Maurice Gross. 57th st, No 539, n e s, 450 w 10th av, 25x100. Prior mort $——. Oct 11, 1909, due Apr 15, 1911, 6%. 4:1086. 2,000

Gledhill, Ellen with Harriet S James. 34th st, No 357 West. Extension of $21,000 mortgage until June 22, 1912, at 5% for first year and 4¾% for remaining 2 years. Sept 21. Oct 8, 1909. 3:758. nom

Gatling, Winifred W with Lawyers Mortgage Co. 180th st, Nos 703 to 707 West. Agreement as to share ownership in mort. Oct 5. Oct 11, 1909. 8:2176. nom

Galvin, Margt E to S Charles Welsh. 173d st, No 503, n s, 35 w Amsterdam av, 19x100. Oct 11, due &c as per bond. Oct 13, 1909. 8:2130. 10,000

Goldstein, Bertha wife of Harry to NEW YORK SAVINGS BANK. 137th st, No 117, n s, 250 w Lenox av, 25x99.11. Oct 14, 1909, due, &c, as per bond. 7:2006. 19,000

Gearon, Wm E to W Irving Clark. Madison av, No 2082, n w cor 131st st, No 27, 25x75. Oct 8, 5 years, 5%. Oct 14, 1909. 6:1756. 28,000

Same and Emeline Evans with same. Same property. Subordination agreement. Oct 8. Oct 14, 1909. 6:1756. nom

Hand, Eleanor A M to LAWYERS TITLE INS AND TRUST CO. 78th st, No 307, n s, 83.2 w West End av, 16.4x102.2. Oct 13, 3 years, 4½%. Oct 14, 1909. 4:1186. 8,000

Humphreys, Geo J to Samson Mayer. 6th av, No 476, e s, 43.5 s 29th st, 20x75. Prior mort $75,000. Oct 14, 1909, due Jan 1, 1911, 6%. 3:830. 5,000

Hartshorn, A Harding to Benj Parr and ano trustees Susan P Lilienthal. 22d st, No 41, n s, 150 w 4th av, 25x98.9. P M. Oct 14, 1909, 3 years, 5%. 3:851. 50,000

Healey, John with Geo B Phelps guardian Carter Phelps. 113th st, Nos 245 and 247, n s, 375 w 7th av, 50x100.11. Extension of mortgage for $60,000 to Aug 19, 1912, at 4½%. Oct 5. Oct 8, 1909. 7:1829. nom

Horton, James M with Isaac Schlesinger. Amsterdam av, n e cor 140th st; Amsterdam av, s e cor 141st st. Agreement as to payment of 2 mortgages, &c. Oct 7. Oct 8, 1909. 7:2057. nom

Holland Holding Co to Adam C King. 4th av, Nos 253 and 255, e s, 23 n 20th st, 46x90. Prior mort $69,000. Oct 8, 1909, due Apr 1, 1911, 6%. 3:876. 55,000

Horton, James M to Isaac Schlesinger. Amsterdam av, Nos 1619 to 1625, n e cor 140th st, No 477, 99.11x40; Amsterdam av, Nos 1627 to 1633, s e cor 141st st, No 476, 99.11x35. Certificate as to payment of $2,500 on account of 2 morts. Oct 7. Oct 8, 1909. 7:2057.

Hesse, David C to A Gertrude Cutter. 47th st, No 105, n s, 40 w 6th av, 20x80. Oct 11, 1909, 5 years, 4½%. 4:1000. 36,000

Hallinan, Wm T to Lion Brewery. 6th av, No 483, s w cor 29th st, —x—. Saloon lease. Oct 8, demand, 6%. Oct 13, 1909. 3:804. 4,348

Iroquois Realty Co with UNITED STATES TRUST CO of N Y. 44th st, Nos 47 to 53, n s, 261.8 e 6th av, 70.10x100.5. Extension of mortgage for $275,000 to Nov 1, 1914, at 4½%. July 29. Oct 8, 1909. 5:1260. nom

Jacob, Charles with Frank Valente exr Elise Zanmatti. Bleecker st, No 181. Extension of 2 morts, for $6,000 each until July 7, 1912, at 5%. July 7. Oct 13, 1909. 2:540. nom

Jones (Chas. E) Co to Thos G Field trustee Henry Weil. 134th st, No 524, s s, 524.3 w Amsterdam av, 43.9x99.11. Oct 13, 1909, 5 years, 5%. 7:1987. 48,000

Same to same. Same property. Consent to above mort. Oct 8. Oct 13, 1909. 7:1987.

Same to same. Same property. Certificate as to above mort. Oct 8. Oct 13, 1909. 7:1987.

Same to Abel King and ano. Same property. Prior mort $48,000. Oct 13, 1909, due Feb 20, 1910, 6%. 7:1987. 7,000

Same to same. Same property. Certificate as to above mort. Oct 13, 1909. 7:1987.

Jarvis, Nathan S to EMIGRANT INDUSTRIAL SAVINGS BANK. St Nicholas Terrace, No 6, e s, 78.9 n 127th st, 38.7x80. Oct 13, 5 years, 4½%. Oct 14, 1909. 7:1954. 22,500

Kent, Thomas B to DRY DOCK SAVINGS INST. 65th st, No 52, s s, 260 e Madison av, 20x100.5. Prior mort $30,000. Oct 14, 1909, due, &c, as per bond. 5:1379. 10,000

Kirkham, Henry P and Geo K to American Mortgage Co. Ganse-voort st, Nos 94 to 98, s s, 125 e West st, 60x84.6x60x83.6. P M. Oct 14, 1909, 3 years, 4½%. 2:643. 30,000

Kranich, Augustus to John Lever. Academy st, w s, 100 s Seaman av, 50x157.3x50.7x165.1. P M. Oct 7, 3 years, 5%. Oct 8, 1909. 8:2237. 8,000

Kahn, Barbara widow to N Y Protestant Episcopal Public School. Lispenard st, No 8, s s, 60.2 e West Broadway, 20.9x69x20.6x69. All title to alley on west. Oct 11, 1909, 5 years, 4½%. 1:192. 22,000

Katz, Herman and Ephraim to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 2138, s w cor 166th st, Nos 500 and 502, 25x100. Oct 8, due, &c, as per bond. Oct 11, 1909. 8:2123. 35,000

Krauss, Philip to John W Barr, Jr. 37th st, No 140, s s, 196 e 7th av, 14x98.9, with all title to strip 0.8 on w s. P M. Prior mort $10,000. Oct 11, due Apr 11, 1911, 6%. Oct 13, 1909. 3:812. 10,000

LAWYERS TITLE INS & TRUST CO with Wm M Moore Co. 141st st, s s, 100 w Amsterdam av, 25x99.11. Extension of $25,000 mort until Oct 1, 1914, at 5%. Oct 1. Oct 8, 1909. 7:2072. nom

Love, Samuel of Brooklyn, N Y, to William Crawford. Madison av, Nos 1440 to 1448, n w cor 99th st, Nos 25 to 33, 100.11x120. Oct 11, 4 months, —%. Oct 13, 1909. 6:1605. 35,000

Lowden, Eliza J wife of James M, of Brooklyn, N Y, to GREENWICH SAVINGS BANK. 15th st, Nos 143 and 145, n s, 290 e 7th av, 40x103.3. Building loan. Oct 14, 1909, due, &c, as per bond. 3:791. 55,000

Lawyers Mortgage Co with N Y LIFE INS CO. Broadway, s e cor 136th st, 99.11x105. Agreement as to share ownership in bond and mort. Oct 7. Oct 14, 1909. 7:1988.

Moller, Chas G with Dunham and Candace Wheeler. 27th st, No 124, s s, 125 w Lexington av, 25x98.9. Extension of mort for $3,000 to Oct 14, 1911, at 6%. Oct 14, 1909. 3:882. nom

Meuser, Fredericka with Emanuel S Ullmann. 20th st, No 23, n s, 445 w 5th av, 25x92. Extension of 2 morts for $25,000 and $20,000 respectively until Oct 22, 1912, at 4% and 5%. Oct 13. Oct 14, 1909. 3:822. nom

Morgan, Irene B to Henry W Lein. 2d av, No 742, e s, 24.8 s 40th st, 24.8x100. Oct 14, 1909, due May 15, 1912, 6%. 3:945. 2,750

Middle-Town Realty Co to American Mortgage Co. 119th st, No 132, s s, 265 e Park av, 20x100.11. P M. Oct 11, 3 years, 5%. Oct 14, 1909. 6:1767. 16,500

Same to Candee, Smith & Howland Co. Same property. Prior mort $16,500. Oct 14, 1909, 3 years, 6%. 6:1767. 6,500

Same to same. Same property. Certificate as to above mort. Oct 14, 1909. 6:1767.

Malzone, Faust D, of Brooklyn, N Y, to John Stemme. Mott st, No 133, w s, abt 175 n Hester st, 25x100. Oct 13, 5 years, 5%. Oct 14, 1909. 1:237. 21,000

Murphy, James to EMIGRANT INDUSTRIAL SAVINGS BANK. Bowery, No 116, w s, 56.3 s Grand st, 25x100. Prior mort $15,000. Oct 11, 3 years, 4½%. Oct 14, 1909. 1:239. 3,000

Muller, Chas to New York Bible & Common Prayer Book Society, a corpn. 57th st, No 143, n s, 83 e Lexington av, 17x80.5. Oct 8, 1909, 3 years, 4%. 5:1312. 8,000

Mead, Robert G Jr trustee of Gertrude Mead with The Century Mortgage Co. 135th st, No 604 West. Participation agreement. Oct 8. Oct 9, 1909. 7:2001.

Miller, Adolph S to Henry Hirsch. 40th st, No 336, s s, 150 w 1st av, 25x98.9. Prior mort $16,000. Oct 8, due Dec 1, 1913, 6%. Oct 9, 1909. 3:945. 6,000

Montross Bond & Realty Co with UNION DIME SAVINGS BANK. 77th st, Nos 50 to 58, s s, 50 e Columbus av, 100x102.2. Extension of $450,000 mort until May 1, 1914, at 4½%. Aug 11. Oct 8, 1909. 4:1129. nom

Mann, Frances S to Kezzie Vickers. 64th st, No 149, n s, 336 e Amsterdam av, 18x100.5. Extension of $15,000 mort until Sept 12, 1912, at 5%. Oct 4. Oct 8, 1909. 4:1136. nom

McCabe, Edw J with EMIGRANT INDUSTRIAL SAVINGS BANK. 31st st, No 215, n s, 400 w 2d av, 18.9x98.9. Subordination agreement. Oct 11. Oct 13, 1909. 3:912. nom

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Murray, Mary wife Patk J and U S Mail & General Express Co to METROPOLITAN SAVINGS BANK. 6th st, No 807, n s, 125 e Av D, 24.11x90.10. Oct 9, 5 years, 5%. Oct 11, 1909. 2:363. 14,000

Same and Julius J Kauder and Fanny Henne with same. Same property. Subordination agreement. Oct 9. Oct 11, 1909. 2:363. nom

Minsky, Louis to TITLE INS CO of N Y. Houston st, Nos 139 to 145, s s, 50 e Forsyth st, runs s 74 x e 16 x s 26 x e 84.2 x n 100 to st x w 102.2 to beginning. P M. Oct 11, 1 year, 5½%. Oct 13, 1909. 2:422. 75,000

Moore, Mary to Nathaniel N Shire and ano. 118th st, No 404, s s, 108.2 e 1st av, 14x100.11. June 29, 1909, 1 year, 6%. 6:1711. Corrects error in issue of July 3, when side of st was n s. 1,000

Needham, Chas A to Geo G Needham. 19th st, No 218, s w s, 369 n w 2d av, 20.6x92. July 7, 3 years, 4%. July 8, 1909. 3:899. Corrects error in issue of July 10, as to description of property and blk. 3,000

Nethul Realty Co with METROPOLITAN LIFE INS CO. Claremont av, No 180, n e cor 125th st, 100x100. Extension of $155,000 mort until Nov 1, 1914, at 5%. Oct 11, 1909. 7:1993. nom

Noone, Philip J to Milton Mayer. 7th av, No 431. Leasehold. Sept 14, demand, 6%. Oct 13, 1909. 3:800. 1,300

Oakley, Robert H as trustee Thos F Cock with Sigmund Ashner. 94th st, Nos 341 and 343 East. Extension of mort for $27,000 to Oct 13, 1910, at 5%. Oct 13. Oct 14, 1909. 5:1557. nom

Pope, Sylvester et al trustees Josephine L Peyton with Larimer A Cushman Baking Co. Amsterdam av, No 856, s w cor 102d st, No 200 W, 25.11x82.7 to e s Old Bloomingdale road, x28x93.4. Extension of $35,000 mort until Aug 11, 1912, at 4½%. Sept 24. Oct 13, 1909. 7:1873. no n

Paterno Brcs, a corpn, to City Mortgage Co. Rivedside Drive, No 440, n e cor 116th st, 107.6x181.7 to Claremont av, x s and w — to tangent point in n s 116th st, x w 62.5 to beginning. Building loan. June 10, demand, 6%. Oct 8, 1909. 7:1990. 550,000

Same to same. Same property. Certificate as to above mortgage. June 11. Oct 8, 1909. 7:1990. —

Prime, Fredk Jr and LAWYERS TITLE INS & TRUST CO trustee Fredk Prime with Gertrude Isaacs. Mott st, No 12, e s, 146.7 n Park row, 12.6x26.4x16.6x30.6. Extension of $4,500 mort until Sept 1, 1914, at 5%. Oct 9, 1909. 1:162. nom

Rennard, Mary T wife John C with BOWERY SAVINGS BANK. 73d st, No 302 West. Extension of $20,000 mort until Sept 27, 1914, at 4½%. Sept 27. Oct 8, 1909. 4:1184. nom

Realty Co of America to Franklin Pettit. Broadway, n e cor 165th st 219.6 to 166th st x122.8 to St Nicholas av x283.10 to 165th st, x 268.7 to beginning. P M. Prior mort $300,000. Oct 8, 1909, due Dec 1, 1910, 6%. 8:2124. 50,000

Realty Co of America to N Y Institution for the Blind. Broadway, n e cor 165th st, 219.6 to 166th st, x 122.8 to St Nicholas av, x 283.10 to 165th st, x 268.7 to beginning. P M. Sept 29, due Sept 1, 1912, 5%. Oct 8, 1909. 8:2124. 300,000

Ripley, Mary B guardian Henry B H Ripley with John McKee. 2d av, No 2389. Extension of $15,000 mort until Mar 1, 1912, at 5%. Oct 8, 1909. 6:1787. nom

Roeser, Louis to TITLE GUARANTEE & TRUST CO. 9th av, No 117, w s, 52.10 n 17th st, 26.1x100. Oct 8, 1909, due, &c, as per bond. 3:715. 20,000

Robertson, Donald with TITLE GUARANTEE & TRUST CO. Amsterdam av, No 2138, s w cor 166th st, Nos 500 and 502, 25x100. Subordination agreement. Oct 11, 1909. 8:2123. nom

Rothman, Jacob of Brooklyn to Tobias Dann. 11th st, No 537, n e s, 445.6 s e Av A, 25x103.3. Prior mort $28,000. Oct 11, 3 yrs, 6%. Oct 13, 1909. 2:404 and 405. 7,000

Ratz, Gebhard to Lion Brewery. 96th st, No 330 West. Saloon lease. Oct 9, demand, 6%. Oct 13, 1909. 4:1253. 5,280.23

Rosenbluth, Emma to Josephine Stein. 1st av, No 1035, w s, 30.2 s 57th st, 28x75. Oct 11, due, &c, as per bond. Oct 14, 1909. 5:1349. 23,000

Rosenfeld Realty Co to POUGHKEEPSIE SAVINGS BANK. 2d av, Nos 156 to 160, s e cor 10th st, Nos 198 to 204, 65.7x125. Prior mort $85,000. Oct 11, due, &c, as per bond. Oct 14, 1909. 2:451. 30,000

Same to same. Same property. Certificate as to above mort. Oct 11. Oct 14, 1909. 2:451. —

Same and Jacob Horowitz and Ignatz H Rosenfeld with same. Same property. Subordination agreement. Oct 11. Oct 14, 1909. 2:451. nom

Rosenfeld Realty Co to POUGHKEEPSIE SAVINGS BANK. 2d av, No 158½, s e cor 10th st, No 196, 13.3x41. Supplemental to mort for $85,000 made by Rosenfeld to TITLE GUARANTEE AND TRUST CO. Recorded Sept 15, 1904. Oct 11. Oct 14, 1909. 2:451. nom

Sulzberger, Myron to Alfred M Heinsheimer et al as trustees of Louis A Heinsheimer for Natalie Heinsheimer. 72d st, No 240, s s, 183.4 w 2d av, 16.8x102.2. P M. Oct 4, due Oct 1, 1914, 4½%. Oct 14, 1909. 5:1426. 10,000

Same to the Slavic Alliance of New York. Same property. P M. Prior mort $10,000. Oct 4, 3 years, 6%. Oct 14, 1909. 5:1426. 4,000

Smith, Edgar M to Ralph L Spotts. 32d st, No 144, s s, 455 w 6th av, 20x49.1x20x49. P M. Prior mort $30,000. Sept 9, due Jan 30, 1911, 6%. Oct 14, 1909. 3:807. 20,000

Strayer, John W, of Morsemere, N J, to Seymour Realty Co. 118th st, No 17, n s, 285 w 5th av, 25x100.11. Sept 28, 5 years, 4½%. Oct 14, 1909. 6:1717. 22,000

Schnugg, Francis J, Anna M Klemann and Maria A Koch, exrs, &c, John Schnugg to Trustees of Columbia College in City N Y. Lenox av, Nos 134 to 142, s e cor 117th st, No 68, 100.11x125. Oct 8, 1909, 5 years, 4½%. 6:1600. 200,000

Stark, Isaac with Mine Goldsmith. 5th st, No 433 East. Extension of mort for $16,000 to Nov 4, 1914, at 4½%. Oct 5. Oct 8, 1909. 2:433. nom

Simon, Louise wife of and Julius with Ferdinand Munch Brewery. Eldridge st, No 201, w s, 150 n Rivington st, 25x100. Agreement to execute two indemnity agreements for $1,800 each to procure liquor tax certificates for Jacob Simon at 98 Lexington av and the other for Geo E Pieris at 200 St Nicholas av. Sept 11, Oct 8, 1909. 2:421. nom

Sellew, Frederic S to Edwin R Holden. 79th st, No 78, s s, 41 w Park av, 17x92.2. Oct 8, 1 year, 6%. Oct 9, 1909. 5:1393. 10,000

Schmidt, Chas V to GERMAN SAVINGS BANK. St Nicholas av, Nos 1381 and 1383, n w cor 179th st, No 601, 50x100. Oct 11, 1909, due Nov 1, 1914, 4½%. 8:2162. 70,000

Six & Eight West Twentieth St Co with Wm L Condit. 20th st, Nos 6 and 8 West. Agreement modifying rate of interest. Feb 20, 1908. Oct 13, 1909. 3:821. nom

Stewart, Mary C to Eliz J Webb. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Oct 1, due Nov 1, 1909, 6%. Oct 13, 1909. 4:998. 10,000

St Regis House to EMIGRANT INDUSTRIAL SAVINGS BANK. 140th st, Nos 620 and 622, s s, 200 w Broadway, 125x99.11. Prior morts $20,000. Oct 8, 1909, 3 years, 4½%. 7:2087. 15,000

Segelbohm, Louis to STATE BANK. Av D, Nos 29 and 31, w s, 70.4 s 4th st, runs s 39.7 x w 100 x n 22 x e 19 x n 17.7 x e 81 to beginning. Prior mort $——. Sept 20, due Mar 20, 1911, 6%. Oct 11, 1909. 2:373. 3,500

Thedford, Geo W to NEW YORK SAVINGS BANK. 109th st, No 144, s s, 150 e Amsterdam av, 25x100.11. Oct 8, 1909, due, &c, as per bond. 7:1863. 21,000

Tyrrell, Eliz and Mary of Rahway, N J, to EMIGRANT INDUSTRIAL SAVINGS BANK. 119th st, n w cor 5th av, Nos 1480 and 1482, 53.7x42.7x55.6x28. Oct 8, 1909, 5 years, 4½%. 6:1718. 8,500

Twenty-Nine Union Square Co to BANK FOR SAVINGS in City N Y. Union sq W, No 29, s w cor 16th st, 32.6x144.10. Prior mort $187,000. Oct 8, 1909, due, &c, as per bond. 3:843. 8,000

Same to same. Same property. Certificate as to above mortgage. Oct 8, 1909. 3:843. —

Toplitz, Harry L to Wm A Campbell. 59th st, Nos 15 to 19, n s, 250 e 5th av, 75x100.5. Prior mort $200,000. Oct 11, 1909, 1 year, 6%. 5:1374. 20,000

Trachman, Rose to Aaron Avrutis. 2d av, No 158, n e cor 10th st, Nos 201 and 203, 25x105. Leasehold. All title. P M. Prior mort $——. Oct 11, due Feb 1, 1910, 6%. Oct 13, 1909. 2:452. 1,590

Trustees of The Elberon Memorial Presbyterian Church of Elberon, N J, with Conrad and Sophie Ludwig. 2d av, No 1573. Extension of $9,000 mort until Oct 3, 1914, at 5%. Aug 6. Oct 14, 1909. 5:1527. nom

Trustees of the Elberon Memorial Presbyterian Church of Elberon, N J, with Thos J Fogarty. 71st st, No 251 West. Extension of $15,000 mort until Sept 10, 1914, at 4½%. July 26. Oct 14, 1909. 4:1163. nom

Tomakawk Realty Co to Robt M Silverman. Broadway, s e cor 163d st, 99.11x100. Prior mort $170,000. Oct 11, 3 years, 6%. Oct 14, 1909. 8:2122. 35,000

Same to same. Same property. Certificate as to above mort. Oct 13. Oct 14, 1909. 8:2122. —

Trustees of The Elberon Memorial Presbyterian Church of Elberon, N J, with Gottfried Piel. 90th st, No 72 West. Extension of $17,000 mort until Sept 13, 1913, at 4½%. Sept 22. Oct 14, 1909. 4:1203. nom

U S Restaurant & Realty Co to STANDARD TRUST CO of N Y as trustee. 7th av, Nos 589 to 593, e s, 49.5 s 42d st, runs e 99.11 to Broadway, Nos 1457 to 1461, x s 92 x w 53.3 x s 0.4 x w 71.4 to av x n 89 to beginning; 7th av, No 587, e s, 39.1 n 41st st, 20x71.4x20.2x73.10. Leasehold. June 1, 10 years, 6%. Oct 2, 1909. 4:994. Reprinted from last issue, when amount of mortgage was indistinct. gold bonds, 100,000

Urban, Adolph H to Johanna H Seebeck. 85th st, No 65, n s, 210 w Park av, 25.6x102.2. Prior mort $22,000. Oct 11, 1909, 2 years, 6%. 5:1497. 5,000

U S Mail & General Express Co to METROPOLITAN SAVINGS BANK. 6th st, No 807, n s, 125 e Av D, 24.11x90.10. Certificate as to mort for $14,000. Sept 20. Oct 11, 1909. 2:363. —

Vickers, Kezzie to Henry A Casson. 64th st, No 149, n s, 336 e Amsterdam av, 18x100.5. Prior mort $——. Oct 1, due, Feb 1, 1911, 6%. Oct 8, 1909. 4:1136. 2,300

Veit, Millard to Valentine Gumprecht. Bradhurst av, No 82, n e cor 146th st, No 307, 25x75. Prior mort $22,000. Oct 1, 2 years, 6%. Oct 8, 1909. 7:2045. 1,900

Vanderbilt Tile Co to Aurelia Boland. 160th st, No 558, s s, 125 e Broadway, 50x99.11. Prior mort $50,000. Oct 11, 3 years, 6%. Oct 13, 1909. 8:2118. 10,000

Von Inten, Rebecca W with Benj Harris and Edw A Isaacs. Park av, No 1648, w s, 100.10 n 116th st, 24.10x90. Extension of $17,000 mort until Aug 25, 1914, at 5%. May 27. Oct 11, 1909. 6:1622. nom

Vogel, Frederick to N Y SAVINGS BANK. 31st st, No 324, s s, 305 w 1st av, 20x98.9. Oct 13, 1909, due &c as per bond. 3:936. 8,000

Vigilant Development Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for $6,000 on property at Valley Stream, Nassau Co, N Y. Oct 11. Oct 14, 1909. —

Van Bergen, Chas to U S TRUST CO of N Y. Washington pl, No 5, n e s, 52 s e Mercer st, —x91.7x52x91.8. Oct 2, 3 years, 4½%. Oct 14, 1909. 2:547. 75,000

Vingelli, Rosina to American Mortgage Co. 109th st, No 328, s s, 357 e 2d av, 25x100, with all title to strip between above and c l of block. Oct 13, 5 years, 5%. Oct 14, 1909. 6:1680. 16,000

Wheeler, Dunham and Candace to Chas G Moller. 27th st, No 124, s w s, 125 w Lexington av, 25x98.9. Prior mort $13,000. Oct 14, 1909, 2 years, 6%. 3:882. 2,500

West One Hundred and Thirty-ninth Street Realty Co to Penco Realty Co. 139th st, s s, 175 w Broadway, 125x99.11. P M Prior mort $50,000. Oct 14, 1909, demand, 6%. 7:2087. 25,000

Wittnauer, Emile J and Martha S to N Y LIFE INS CO. 31st st, No 46, s s, 115 w 4th av, 17.6x98.9; 31st st, No 44, s s, 132.6 w 4th av, 17.6x98.9. Aug 5, due June 1, 1914, 4½%. 3:860. 70,000

Same to John Ingle Jr. Same property. Prior mort $70,000. Aug 5, due Apr 5, 1911, 6%. Oct 8, 1909. 3:860. 7,500

Westown Realty Co to TITLE INSURANCE CO of N Y. 37th st, No 255, n s, 166.8 e 8th av, 16.8x98.9; 37th st, No 257, n s, 150 e 8th av, 16.8x98.9. Prior mort $14,000. Oct 1, 3 years, 5%. Oct 8, 1909. 3:787. 15,000

Same to same. Same property. Certificate as to above mortgage. Sept 30. Oct 8, 1909. 3:787. —

Wallach, Reisler & Co to Eliz H Gates. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Oct 7, 5 years, 5%. Oct 8, 1909. 8:2153. 45,000

Same to same. Same property. Certificate as to above mortgage. Oct 7. Oct 8, 1909. 8:2153. —

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Wallach, Reisler & Co and STATE BANK with Eliz H Gates. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Subordination agreement. Oct 2. Oct 11, 1909. 8:2153. nom

Wallach, Reisler & Co to London Realty Co. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. Prior mort $54,000. Oct 1, 3 years, 6%. Oct 11, 1909. 8:2153. 3,500

Weilerstein, Fannie to Estelle Scholle guardian for Norman H Scholle. Madison av, No 1592, w s, 25.11 s 107th st, 25x100. Oct 5, 5 years, 4½%. Oct 11, 1909. 6:1612. 24,000

Same to Hannah Silverstone. Same property. Prior mort $24,000. Oct 11, 1909, 4 years, 6%. 6:1612. 4,000

Wagner, Katharina widow to DRY DOCK SAVINGS INSTN. 1st av, No 40, e s, 83.9 s 3d st, 20.1x81.1x20.9x84.5. Oct 13, 1909, due &c as per bond. 2:430. 2,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Ament, Robert S to BRONX SAVINGS BANK. Bush st, s s, 116 w Grand Boulevard and Concourse, 2 lots, each 23.6x75. Two morts, each $5,000. Oct 8, 1909, due &c as per bond. 11:2808. 10,000

Alheidt, Conrad to Wilbur Larremore referee. Plympton av, w s, 80 n 169th st, 25x75x25.5x70.7, and being lot 18 parcel 12 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Oct 13, 2 years, 5%. Oct 14, 1909. 9:2522. 1,015

Bull, Goold H to August Nelson. Bailey av, e s, Sedgwick av, w s, and being lots 1 and 2 map 1187 of Bailey estate, 55x69.4 to Sedgwick av x41.7x48.6. P M. Prior mort $10,000. Oct 6, due &c as per bond. Oct 9, 1909. 11:3237. 2,500

Buckbee, Geo E with BRONX SAVINGS BANK. Bush st, s s, 116 w Grand Boulevard and Concourse, 2 lots, each 23.6x75. Two subordination agreements. Oct 8, 1909. 11:2808. nom

Bronxland Realty Co with Martha C Tiemann. Bryant av, w s, 165.3 s Garrison av, 25x100. Subordination agreement. Oct 8. Oct 11, 1909. 10:2761. nom

Same with Julia A Tiemann. Bryant av, w s, 190.3 s Garrison av, 25x100. Subordination agreement. Oct 8. Oct 11, 1909. 10:2761. nom

BRONX BOROUGH BANK with FARMERS LOAN & TRUST CO. Van Cortlandt av, n s, at s e s Grand Boulevard and Concourse, 251.2 to Mosholu Parkway, x n w 369.11 to Concourse, x s w 235.11 to beginning. Subordination agreement. Oct 8. Oct 11, 1909. 12:3323. nom

Brunel, Emile to James P Morrison. 261st st, n s, 26.7 w Fieldston road, 25.7x104.11x25x110.6 w s. P M. Oct 13, 3 years, 5%. Oct 14, 1909. 13:3423. 500

Brand & Silverstein Iron Works, a corpn, to Jas C H White. Washington av, w s, 100 s 174th (12th) st, 50x175, except part for av. P M. Oct 13, due Oct 5, 1912, 5%. Oct 14, 1909. 11:2906. 9,000

Bornhoeft, Edw to EMIGRANT INDUST SAVINGS BANK. Forest av, e s, 196 s Home st, runs e 107.3 x n 57 x e 49.11 x s 117 x w 157.3 to av, x n 60 to beginning. Oct 14, 1909, 3 years, 5%. 10:2661. 12,000

Baum, Ludwig H to Chas Liede. Katonah av, w s, 75 n 237th st, 25x85. Oct 13, 2 years, 6%. Oct 14, 1909. 12:3378. 800

Bruner, Bella individ and as guardian Fredk Bruner with Antonie Eichelberg. 169th st, Nos 924 and 926 East. Extension of $7,625 mort until Nov 1, 1914, 5%. Oct 11. Oct 14, 1909. 10:2718. nom

Corbett, James C to Sarah E Furnald and ano exrs, &c, Francis P Furnald. Elton av, n s, 63.8 w 162d st, runs w 31.10 x n w 105.4 x n e 25 x s e 124.8 to beginning. Oct 14, 1909, 5 years, 5%. 9:2383. 5,000

Chester Construction Co to Julia A Tiemann. Bryant av, w s, 190.3 s Garrison av, 25x100. Certificate as to mort for $7,000. Oct 5. Oct 11, 1909. 10:2761. —

Same to Martha C Tiemann. Bryant av, w s, 165.3 s Garrison av, 25x100. Certificate as to mort for $7,000. Oct 5. Oct 11, 1909. 10:2761. —

Chester Construction Co to Julia A Tiemann. Bryant av, w s, 450 n Seneca av, 25x100. Oct 8, 1909, 5 years, 5%. 10:2761. 7,000

Same to Martha C Tiemann. Bryant av, w s, 475 n Seneca av, 25x100. Oct 8, 1909, 5 years, 5%. 10:2761. 7,000

Central Bronx Realty Co to Addie B Clark. Tiebout av, e s, 103.3 n 189th st, 3 lots, each 31x100. Three morts, each $4,000. Three prior morts $12,000 each. Oct 7, due Apr 1, 1912, 6%. Oct 8, 1909. 11:3023. 12,000

Same to same. Same property. Three certificates as to above morts. Oct 7. Oct 8, 1909. 11:3023. —

Cameron, Thomas to Sadie Nelson. 188th st, No 446, s s, 51.10 e Park av, 23.2x100. P M. Prior mort $3,000. Oct 9, due, &c, as per bond. Oct 13, 1909. 11:3041. 3,400

*Dillon (D J) Co to Mathias Haffen. Gleason av, n s, 75 e 171st st, 25x100; Gleason av, n e cor 171st st, 50x100. Oct 7, due &c as per bond. Oct 8, 1909. 2,000

*Same to same. Same property. Certificate as to above mort. Sept 2. Oct 8, 1909. —

*Decker, Bridget A and Emma A Wolfrath to Louis Diebold exr Friedericke Diebold. 8th st, s s, 230 w Av C, 25x100. Oct 7, 3 years, 6%. Oct 8, 1909. 1,500

*Dammeyer, Charles to Matilda Realty & Construction Co. Matilda st, e s, 475 s 237th st, 50x100. P M. Prior mort $4,000. Oct 5, due &c as per bond. Oct 11, 1909. 3,370

De Blasi, Alfonso to Emilie Meese. Honeywell av, w s, 142.2 n 180th st, 42x140.3; Honeywell av, n w s, 221 n 180th st, late Samuel st, 22x150. Prior mort $——. Oct 7, due Sept 18, 1914, 5%. Oct 11, 1909. 11:3124. 2,500

Drechsler, Abraham to LAWYERS TITLE INS & TRUST CO. Prospect av, e s, 87.3 s Longwood av, 37.6x110.5x40x124.6. Oct 11, 1909, 5 years, 5%. 10:2688. 27,000

Di Benedetto Realty Co to Solomon C Powell. Grote st, n s, 108 e Prospect av, 31.1x119.7x22.9x119.10. Prior mort $——. Oct 11, demand, 6%. Oct 14, 1909. 11:3113. 1,000

EAST RIVER SAVINGS INSTN with Moses Loewenstein. St Anns av, No 341, w s, 100 s 142d st, 25x103.3. Extension of $15,000 mort until Nov 1, 1914, at 5%. Oct 6. Oct 9, 1909. 9:2268. nom

*Flood, Frank to Warren J Mitchell. 172d st, e s, 256 s Gleason av, 25x100. Prior mort $3,500. Oct 7, due &c as per bond. Oct 8, 1909. 1,000

Flohr, Henry J with Martha H Day. Southern Boulevard, Nos 163 and 171. Extension of 2 morts, aggregating $50,000 until Nov 1, 1912, at 5%. Oct 6. Oct 9, 1909. 10:2564. nom

Furlong-Tompkins Co to American Mortgage Co. Lorillard pl, s w cor 187th st, 125.7x90. Building loan. Oct 11, 1909, 1 year, 6%. 11:3055. 55,000

Same to same. Same property. Certificate as to above mort. Oct 9. Oct 11, 1909. 11:3055. —

Same to same. Bathgate av, s e cor 187th st, 154.2x90x152.5x90. Building loan. Oct 11, 1909, 1 year, 6%. 11:3055. 70,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 11, 1909. 11:3055. —

Friedrich, John with John Moser and Frederick Ernst. 158th st, n e s, 250 n w Elton av, 25x100. Extension of mort for $4,000 to Oct 2, 1914, at 5%. Oct 1. Oct 9, 1909. 9:2380. nom

Froma Realty Co to Jos Kaplan and ano. Robbins av, No 650, s e s, 50 s w 152d st, 50x105, except part for av. P M. Prior mort $——. Oct 8, 1 year, 6%. Oct 11, 1909. 10:2643. 4,600

Flisser, Adolph to LAWYERS TITLE INS & TRUST CO. Washington av, n w cor 174th st, 25x90. Oct 9, 5 years, 5%. Oct 11, 1909. 11:2907. 18,000

Fordham Construction Co to TITLE GUARANTEE & TRUST CO. Fordham road, No 122, s s, 28.8 n and w from s end of curve where s s Fordham road joins w s Andrews av, 21.6x102.11x18.4x114.1. Oct 11, due, &c, as per bond. Oct 13, 1909. 11:3225. 7,000

Same to same. Same property. Certificate as to above mortgage. Oct 11. Oct 13, 1909. 11:3225. —

*Goergen, John and Fred O Knapp with Charles Massoth. 237th st, n s, 24 w Byron st, and being lot 27 blk 5 map Whitehall Realty Co, 24.7x89.7x24.4x93.1. Extension of $3,500 mort until Sept 14, 1912, at —% as per bond. Oct 13. Oct 14, 1909. nom

*Gambel, Fredk with Chas Massoth. 237th st, n s, 48 w Byron st, and being lot 28 blk 5 map Whitehall Realty Co, 24.7x92.1x24.4x96.9. Extension of $3,500 mort until Sept 14, 1912, at —% as per bond. Oct 13. Oct 14, 1909. nom

Gambetzky, Samuel to William Seitz. Clay av, No 1061, w s, 300 n 165th st, 25x100. Oct 7, demand, 5%. Oct 8, 1909. 9:2429. 600

Garrett, Annie to Alice K Sawin. Ryer av, No 2080, n e cor 180th st, —x—. Oct 8, 1909, due &c as per bond. 11:3144 and 3149. 5,000

Greenwich Mortgage Co with American Mortgage Co. 147th st, s s, 315 w Brook av, 50x100. Subordination agreement. Oct 8. Oct 11, 1909. 9:2291. nom

Goldberg, Jacob and Max Smith to Noel B Sanborn et al trustees Isaac Green Pearson. Macy pl, n w cor Hewitt pl, 25x100. Oct 7, 5 years, 5%. Oct 14, 1909. 10:2688 and 2695. 26,500

Gottschalk, Mary to HARLEM SAVINGS BANK. Prospect av or Napier st, n w cor Ewen pl, or Willard st or 235th st, 50x100. Oct 13, 3 years, 5%. Oct 14, 1909. 12:3364. 4,000

Same to Francis S Valles. Same property. Prior mort $4,000. Oct 13, 1 year, 6%. Oct 14, 1909. 12:3364. 500

Goldberg, Jacob and Max Smith to Sol Goldberg. Macy pl, n w cor Hewitt pl, 25x100. Prior mort $26,500. Oct 7, 4 years, 6%. Oct 14, 1909. 10:2688 and 2695. 6,000

*Germansky Construction Co to Max Krupin. 235th st, n s, 305 e 2d st and being lot 927 map Wakefield. Oct 13, 1 year, 6%. Oct 14, 1909. 311

Heydt, Helene with Ellen Kearns. 145th st, n s, 100 e Brook av, 25x100. Extension of $8,000 mort until July 1, 1912, at 5%. July 1, 1909. 9:2272. Corrects error in issue of July 3, when description of property was w of Brook av. nom

Jorgensen, Chas G to TITLE GUARANTEE & TRUST CO. Hoe av, w s, 83.7 n Freeman st, 50x100. Oct 8, 1909, due, &c, as per bond. 11:2980. 34,000

Joseph, Enos F to DOLLAR SAVINGS BANK of City N Y. 179th st, n s, 120.2 e Mapes av, 25x103.1. Oct 14, 1909, due Dec 1, 1910, 5%. 11:3108. 3,000

*Krupin, Max to Germansky Construction Co. 235th st, s s, 185.7 e Carpenter av, 20.4x114.6, Wakefield. P M. Oct 13, 2 years, 6%. Oct 14, 1909. 1,000

Kirchner, Wm H to Louis E Kleban. Washington av, Nos 1676 and 1678, n e cor 173d st, No 481, 50.8x110, except part for av. P M. Prior mort $51,000. Oct 8, 1909, due April 8, 1914, 6%. 11:2915. 10,000

Kuhn, August to Anna C Edwards and ano. Jerome av, w s, 350 n 184th st, 76.9x100x77.11x100. Oct 11, 1909, 3 years, 5%. 11:3199. 11,000

Kelly, Michl J to Builders & Contractors Corpn. Washington av, s e s, abt 100 s 183d st, and being lot 113 map land of heirs of Thos Bassford, 50.9x112.8x50x118, except part for av. Oct 8, 1909, due Dec 7, 1909, 6%. 11:3050. 1,000

*Kraft, Anna to Francis S Phraner trustee Mary M Stone. Parker av, n e s, at line bet lots 37 and 38, runs n w 25 x n e 21.1 x e 50.2 x s w 64.3 to beginning, being part of lot 38, map No 277 of St Raymonds Park; also lot 50 map No 957 of 120 lots Daily Estate. Oct 13, 1909, due Dec 1, 1912, 5½%. 4,500

LAWYERS TITLE INS & TRUST CO with Caroline G Storey. Creston av, w s, 114.2 n 190th st, 71.9x146.5x73.10x149.1. Extension of $10,000 mort until Sept 30, 1912, at 5%. Oct 14, 1909. 11:3175. nom

Lenniger, Paul to HARLEM SAVINGS BANK. Stebbins av, n w s, 108.3 s w Home st, 18.3x66.6x18.5x68.11. Oct 14, 1909, 1 year, 5%. 10:2693. 500

Lowe (William R) Co to Fredk G Mead and ano trustees Robert G Mead. Tremont av, s w cor Grand av, runs s 59.7 x w 71 to Tremont av, x n e 92.7 to beginning; also perpetual right of way to pass through premises on Tremont av, s s, 540 w Jerome av, runs s 128.3 x e 80 x n — to av, x w — to beginning. Prior mort $15,000 on this and adjoining property. Aug 16, 3 years, 5%. Oct 14, 1909. 11:2867. 13,000

Same to same. Same property. Certificate as to above mort. Aug 18. Oct 14, 1909. 11:2867. —

Same to Century Mortgage Co. Grand av, w s, 93.3 s Tremont av, 35x75.3x35x73.6; also a perpetual right of way to pass through said premises on Tremont av as above. Prior mort as above. Aug 16, 3 years, 5%. Oct 14, 1909. 11:2867. 9,000

Same to same. Same property. Certificate as to above mort. Aug 18. Oct 14, 1909. 11:2867. —

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Same to Eugene H Hatch. Grand av, w s, 59.3 s Tremont av, runs s 34 x w 73.6 x n 33.2 to s s Tremont av, x n e 1.4 x e 71; also perpetual right of way to pass through said premises on Tremont av as above. Prior mort as above. Aug 16, 3 years, 5%. Oct 14, 1909. 11:2867. 9,000

Same to same. Same property. Certificate as to above mort. Aug 18. Oct 14, 1909. 11:2867. —

Same to David Blitzer. Tremont av, s w cor Grand av, runs s 128.3 x w 75 x n 66.3 to Tremont av, x e 93.11 to beginning. Prior mort $36,978.53. Oct 14, 1909, due April 15, 1910, 6%. 11:-2867. 5,500

Same to same. Same property. Certificate as to above mort. Oct 14, 1909. 11:2867. —

Lesley, Mary S to Allen R Taylor and ano. 227th st, late Sidney st, s w s, 70.5 n w Arlington av, late Troy st, 47.4x175. Prior mort $——. Jan 2, 1 year, —%, as per bond. Oct 11, 1909. 13:3407. 1,000

Linton, Emily Z to Herman N Freedman. Marmion av, No 1883, w s, 100 n 176th st, 46x121x44.6x121. P M. Prior mort $——. Oct 7, 3 years, 4½%. Oct 8, 1909. 11:2954. 6,000

Leib, Herman to Frederick Lange. 139th st, s s, 225 e Willis av, 25x100. P M. Prior mort $10,000. Oct 4, due Oct 1, 1915, 5%. Oct 9, 1909. 9:2283. 8,500

*Lagonia, Giacinto to Lion Brewery. Fort Schuyler road, No 1615, Saloon lease. Oct 1, demand, 6%. Oct 11, 1909. 351,49

Leitner, Jacob to THE FARMERS LOAN & TRUST CO. Van Courtlandt av, n e cor Grand Boulevard and Concourse, runs e 251.2 to s w s Mosholu Parkway x n w 369.11 to e s said Concourse x s 235.11 to beginning. Oct 9, due Oct 11, 1911, —%. Oct 11, 1909. 12:3323. 15,000

Larimer Realty Co to Edw McK Whiting guardian John S Wilson. Aqueduct av East, e s, 60.7 s 184th st, 20.4x53.1x20.1x49.10. Oct 11, 3 years, 5½%. Oct 15, 1909. 11:3212. 4,000

Same to same. Same property. Certificate as to above mortgage. Oct 11 Oct 13, 1909. 11:3212. —

Laemmle, George to EMIGRANT INDUSTRIAL SAVINGS BANK. Prospect av, w s, 33.10 n 163d st, 37.6x106. Oct 13, 1909, 3 years, 4½%. 10:2678. 5,000

Lowe (Wm R) Co, a corpn, and Leo M Klein and Samuel Jackson with The Century Mortgage Co and Eugene H Hatch and Fredk G and Robt G Mead Jr as trustees Robt G Mead. Tremont av, s w cor Grand av, runs s 128.3 x w 75 x n 66.3 to av x e 99.11 to beginning. Subordination agreement. Aug 16. Oct 14, 1909. 11:2867. nom

Murphy, Mary with James B Ryan. Dawson st, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5. Extension of $3,000 mort until May 18, 1912, at 5%. Oct 13. Oct 14, 1909. 10:2686. nom

*Marrin, Emily F to Mary Keenan. Lot 577 map No 401 of Seton homestead. Sept 25, 3 years, 6%. Oct 13, 1909. 1,000

*Milone, Rachel wife Antonio B Milone to Mary D Nesmith. Byron st, s e cor Kossuth av, 168.5x56.10x155.4x99.4, South Mt Vernon. Oct 11, due, &c, as per bond. Oct 13, 1909. 550

McNulty, John to Alice Titus. Belmont av, e s, 115.5 s 176th st, runs e 100 x n 25 x w 25 and 75 to av, x s 25 to beginning. P M. Oct 11, 1 year, 5%. Oct 13, 1909. 11:2945. 1,000

*Metzler, Harry to Julius Wolf. Swinton av, e s, 100 n Eastern Boulevard, 25x100. Prior mort $2,750. Oct 9, 1 year, 6%. Oct 13, 1909. 500

*Masterson, Thomas to Katie C Rogers guardian Mildred M Rogers. Westchester av, s s, 89.4 w Ferris pl, 25x21.9x25x22.11; also lots 30 and 31 map No 1116 in partition land of heirs Capt Cornell Ferris. Oct 8, 3 years, 5%. Oct 13, 1909. 10,000

McNulty, John to Bridget Kilkenny. 176th st, late Woodruff av, s s, 100 w Crotona av, late Grove st, 25x100, except part for 176th st. P M. Oct 11, due, &c, as per bond. Oct 13, 1909. 11:2945. 2,500

*Miller, Marie to Crawford Real Estate & Building Co. Grace av, e s, abt 467 s 222d st, and being lot 94 map No 1208 Bronx Terrace, 25x95. P M. Oct 11, due Aug 1, 1912, 5%. Oct 13, 1909. 300

Marx (John) Construction Co to Sophie Knepper. Washington av, w s, 100 s 169th st, 35x150, except part for av. Prior mort $——. Sept 22, due &c as per bond. Oct 11, 1909. 9:2390. 1,230

Merboth, Albert to Geo W L Curtis of Northampton, Mass. Clinton av, w s, 251.8 n Tremont av, 16.8x100. Prior mort $2,000. Sept 28, due &c as per bond. Oct 9, 1909. 11:3092. 600

Meyer, Abe and Nathan L Glauber to Jonas Meyer. 141st st, No 668, s s, 553 e Willis av, 38.6x100. Prior mort $29,000. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2285. 2,000

Moorehead Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 149th st, s s, 112.4 w St Anns av, 37x84.11. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 26,000

Same to same. 149th st, s s, 75.10 w St Ann's av, 36.6x84.11. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 26,000

Same to same. 149th st, s s, 39.4 w St Ann's av, 36.6x84.11. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 26,000

Same to same. St Ann's av, s w cor 149th st, 84.11x39.4. Building loan. Oct 7, 1 year, 6%. Oct 8, 1909. 9:2275. 38,000

Same to same. St Anns av, s w cor 149th st, 84.11x149.4. Certificate as to four morts aggregating $116,000. Oct 4. Oct 8, 1909. 9:2275. —

Mulhall Realty Co to TITLE GUARANTEE & TRUST CO. Coster st, Nos 710 to 716, e s, 100 n Spofford av, 5 lots, each 18.9x100. 5 morts, each $4,200. Oct 8, 1909, due &c as per bond. 10:2764. 21,000

Same to same. Same property. Five certificates as to above morts. Sept 29. Oct 8, 1909. 10:2764. —

Same to same. Coster st, e s, 193.9 n Spofford av, runs e 100 x n 9.7 x n w 10.4 x w 95.4 to st, x s 18.9 to beginning. Oct 8, 1909, due, &c, as per bond. 10:2764. 4,200

Same to same. Same property. Certificate as to above mortgage. Sept 29. Oct 8, 1909. 10:2764. —

Same to same. Coster st, e s, 212.6 n Spofford av, 18.9x85.10x 21x95.4. Oct 8, 1909, due, &c, as per bond. 10:2764. 4,000

Same to same. Same property. Certificate as to above mortgage. Sept 29. Oct 8, 1909. 10:2764. —

Same to same. Coster st, e s, 231.3 n Spofford av, 18.9x76.4x 21x85.10. Oct 8, 1909, due, &c, as per bond. 10:2764. 4,000

Same to same. Same property. Certificate as to above mortgage. Sept 29. Oct 8, 1909. 10:2764. —

Massett, Cath to HARLEM SAVINGS BANK. Concord av, No 422, e s, 150 s 145th st, late Elm st, 25x100. Oct 8, 1909, 1 year, 5%. 10:2577. 700

*Mazza, Louis to Marie Mohlenkamp. Columbus av, s s, 25 e Van Buren st, 25x100. Prior mort $3,500. Oct 8, due July 1, 1912, 6%. Oct 9, 1909. 1,700

Murphy, Mary with John J Bresnan. Dawson st, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5. Subordination agreement. Oct 13. Oct 14, 1909. 10:2686. no n

McNulty, Catherine to TITLE GUARANTEE AND TRUST CO. Crotona av, No 1985, w s, 100 s 179th st, 37.6x111.7x39.1x122.9. Oct 14, 1909, due &c as per bond. 11:3079. 26,000

Same to same. Crotona av, No 1983, n s, 137.6 s 179th st, 37.6x 100.5x39.1x111.7. Oct 14, 1909, due, &c, as per bond. 11:3079. 25,000

Nelson, August to TITLE GUARANTEE & TRUST CO. Bailey av, e s, Sedgwick av, w s, and being lots 1 and 2 map No 1187 of Bailey estate, 55x69.4 to Sedgwick av x41.7x48.6. Oct 6, due &c as per bond. Oct 9, 1909. 11:3237. 10,000

*Neubarth, Chas G to DOLLAR SAVINGS BANK of City N Y. 12th st, n s, 105 e Av D, and adj lot 323, runs n 108 x e 50 x s 108 to st x w 50 to beginning, being part of lot 325 map Unionport. Oct 13, 1909, due Dec 1, 1912, 5%. 2,360

O'Keeffe, Margaret to Cath A La Velle. West Farms road, No 1162, s e s, 271.8 s w Longfellow av, runs s w 22.11 x s e 70.8 x e 21.7 x n e 10.4 x n w 90.11 to beginning. P M. Prior mort $5,250. Oct 13, 1909, 4 years, 6%. 10:2754. 2,000

*O'Connor, Bridget M wife Maurice to Louis Viala. 213th st (Arthur av), n s, 400 w 5th av, 50x100, Westchester. Sept 30, due Jan 1, 1913, 5½%. Oct 9, 1909. 3,500

Patten, Wm S with Addie B Clark. Tiebout av, e s, 103.3 n 189th st, 3 lots, each 31x100. Three subordination agreements. Oct 7. Oct 8, 1909. 11:3023. nom

Powers, Joseph A to James B Powers. Steuben av, c l, 130 n w of c l 210th st, runs w 130 x n 25 x e 130 to c l of av x s 25 to beginning; Steuben av, c l, 155 n from c l 210th st, runs w 130 x n 25 x e 130 to c l of av x s 25 to beginning, except parts for av. Oct 8, due &c as per bond. Oct 9, 1909. 12:3327. 3,500

Proppe, Mary of Paterson, N J, to TITLE GUARANTEE & TRUST CO. 169th st, No 862, s s, 129.8 e Prospect av, runs s 60.3 x e 1 x s 13.3 x s 74.3 x n 143.6 to st x w 25 to beginning. Oct 11, 1909, due &c as per bond. 10:2694. 5,000

*Peterson, Eugenie M to Harry Metzler. Gifford av, n s, 305.8 e Balcom av, 25x100. Oct 11, 2 years, 6%. Oct 13, 1909. 800

Pirk, Amalia to Milton P Day. 181st st, s s, 102.1 e Crotona av, 32.2x140.2. Prior mort $10,500. Sept 27, 1 year, 6%. Oct 14, 1909. 11:3096. 2,500

*Phelan Bros Construction Co to Manhattan Mortgage Co. 229th st, n s, 255 e Carpenter av, two lots, each 25x114. Two morts, each $4,200. Two prior morts, each $——. Oct 13, due, &c, as per bond. Oct 14, 1909. 8,400

*Same to same. Same property. Two certificates as to above morts. Oct 13. Oct 14, 1909. —

Pletscher, Martin to Werner Marty. Bryant av, e s, 100 s Garrison av, 225x100. Prior mort $7,500. Sept 30, due July 1, 1910, 6%. Oct 13, 1909. 10:2761. 2,500

Quinn, John to TITLE GUARANTEE & TRUST CO. Rogers pl, No 937, w s, 200.6 n Westchester av, 16.8x74x16.8x74.3. Oct 9, due &c as per bond. Oct 11, 1909. 10:2698. 1,350

*Rose (Hudson P) Co with Frank N Waterman. Eastchester road, e s, abt 555 s Saratoga av, 25x122.6x25x123, and being lot 7 map 327 lots Hunter estate. Subordination agreement. Oct 8. Oct 9, 1909. nom

Riley, Wm and Lorenzo Scinto to Wm H Kirchner. Washington av, Nos 1676 and 1678, n e cor 173d st, No 481, 50.8x110, except part for av. Prior mort $——. Oct 8, due Mar 1, 1910, 6%. Oct 9, 1909. 11:2915. 2,000

Rickaby, Hamilton to FRANKLIN SAVINGS BANK. 146th st, s s, 243.9 e Park av, 25x95; also 146th st, s s, 243.9 e Park av, runs s 70.2 x w — x n 70.2 to st x e — to beginning. Oct 13, 1909, 3 years, 4½%. 9:2335. 2,500

Stevens, Calvin A and Mary G Richardson as trustees Calvin Stevens with Victoria Zeller. 166th st, No 564 (834), s s, 37.6 e Franklin av, 37.6x100. Extension of mort for $26,000 to Mar 12, 1912, at 5%. April 12. Oct 14, 1909. 10:2607. nom

*Shleman, Joseph to Mathew Waldron, of Haverstraw, N Y. Mulford av, w s, 175 n Alice st, 50x100, Throggs Neck. Building loan. Oct 13, 3 years, 6%. Oct 14, 1909. 2,500

Schaeffer, Chas J and John Merle to EMPIRE CITY SAVINGS BANK. 134th st, n s, 125 w Lincoln av, 25x100. Oct 14, 1909. 1 year, 5%. 9:2317. 1,000

Santini, Annuccio to CORN EXCHANGE BANK. Concord av, No 633, w s, 70.10 s 152d st, 70.10x46. Oct 13, due, &c, as per bond. Oct 14, 1909. 10:2643. 5,000

*Sabatino or Sabatini, Maria D wife of and Giuseppe to Frank N Waterman. Eastchester road, e s, abt 555 s Saratoga av, 25x 122.6x25x123, and being lot 7 map (No 1130) of 327 lots Hunter estate. Oct 8, due &c as per bond. Oct 9, 1909. 6,000

Slotkin, Mayer and Julius Praglin with Chas F E Vogler. Boston road, w s, 137 n 168th st, 50x166. Extension of $5,000 mort until June 30, 1914, at 6%. June 30. July 1, 1909. 10:2615. Corrects error in issue of July 3, when mortgagee was Wm G Christie. nom

Sommerhalder, Gottlieb to TITLE GUARANTEE & TRUST CO. German pl, No 766, e s, 75.1 n 157th st, runs e 81.4 x n 25 x w 82.7 to pl, x s 25 to beginning. P M. Oct 7, due, &c, as per bond. Oct 8, 1909. 9:2360. 10,000

Same to Conrad Tisch. Same property. P M. Prior mort $10,000. Oct 7, due, &c, as per bond. Oct 8, 1909. 9:2360. 2,500

Schwartzreich, Louis to Samuel Post. Macy pl, No 871 (1037), n s, 231.5 e Prospect av, 25x140. Oct 2. Secures performance of contract. Oct 8, 1909. 10:2688. 300

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Oct 7, demand, 6%. Oct 8, 1909. 11:3121. 3,500

Same to same. Same property. Certificate as to above mortgage. Oct 7. Oct 8, 1909. 11:3121. —

Singhi, Henry U to BOWERY SAVINGS BANK. Jerome av, n w cor 184th st, 150x100. Oct 8, 1909, 5 years, 4½%. 11:3198 and 3199. 45,000

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Shleman, Moris to Mary L Arnow. Mulford av, n w cor Alice st, 50x100. Oct 7. 2 years, 6%. Oct 8, 1:0.0. 300

Stevens, Charles A to BRONX SAVINGS BANK. Trinity av, No 531, w s, 100 s 149th st, 17.8x98. Oct 2, due, &c, as per bond. Oct 8, 1909. 10:2557. 4,000

Sielaff, Frank to Julius Heiderman. Webster av, n e cor Anna pl, 25x90. Oct 8, 1909, due Jan 1, 1913, 6%. 11:2893. 2,000

Santini, Annuccio to TITLE GUARANTEE & TRUST CO. Westchester av, s s, 128 e Bergen av, 100x89.8x117.8x152.4. Prior mort $25,000. Oct 8, due &c as per bond. Oct 9, 1909. 9:2294. 10,000

*Sound Realty Co with Annie Davis. 225th st, s s, 403.2 e Paulding av, 50x109.6. Extension of $800 mort until July 12, 1911, at 5%. June 30. Oct 8, 1909. nom

*Schollhamer, Barbara to Frank Gass. La Salle av, s s, 594 e Fort Schuyler road, 25x101x25x100.11. Oct 1, 3 years, 6%. Oct 8, 1909. 400

Stone, Louis of Mt Vernon, N Y, to Wm E Berrien et al. Fieldston road, proposed, w s, at s s proposed 256th st, mort reads plot begins at n w cor Berrien estate at intersection of boundary line bet Berrien estate and Thorn & Co estate, runs s 126.1 x e 150 x n 144.10 x w 141.1 to beginning. Prior mort $——. Oct 8, 1909, 5 years, 5%. 13:3421. 2,500

Same to same. Fieldston road, proposed, w s, at s s proposed 255th st, 100x163.10x100x153.6. Prior mort $——. Oct 8, 1909, 5 years, 5%. 13:3421. 2,500

Scheuermann, Clyde E to Manhattan Mortgage Co. 169th st, n s, 80 e Washington av, runs n 48 x e 30.9 x s 24 x s 24 to st, x w 32 to beginning. Prior mort $——. Oct 13, 1909, due, &c, as per bond. 11:2910. 3,000

Schwarzler, Albert J to Augusta M de Peyster. Clay av, n e cor 166th st, 568.5 to 167th st x80. P M. Oct 13, 1909, 5 years, 5%. 9:2426. 45,000

Ten Brook, Frank A to Bertel Realty Co. Lyman pl, e s, at n w s Stebbins av, runs n 152.7 x e 129 to Stebbins av x s w 197.9. P M. Oct 9, 1 year, 5½%. Oct 11, 1909. 11:2970. 23,000

Same to same. Same property. Building loan. Oct 9, 1 year, 6%. Oct 11, 1909. 11:2970. 50,000

*Trainor, Francis to James E Humphrey. Balcom av, e s, 200 n Latting st, 25x90. Oct 9, due Jan 1, 1913, 6%. Oct 11, 1909. 2,500

Traber, Andrew P to BOWERY SAVINGS BANK. Prospect av, n w s, lots 72 and 73 map East Tremont, 132x150. Oct 13, 1909, 5 years, 5%. 11:3097. 35,000

Thompson, Wm B to Josephine E Carpenter trustee Franklin E James. 137th st, s s, 214.5 w Cypress av, 37.6x100. P M. Oct 5, 3 years, 5%. Oct 14, 1909. 10:2549. 30,000

Thomas, Hugh to Theo P Huffman. Ogden av, e s, 275 s 162d st, 50x115. Prior mort $53,200. Oct 13, 1909, installs, 6%. 9:2511. 3,600

Same to Ida C Bracher. Same property. Oct 13, 1909, 2 years, 6%. 9:2511. 8,200

*von Dwingelo, Otto and Louise his wife to Barney Shanley. 221st st, late 7th av, s s, 305 e 2d st, and being west 1-3 of lot 956 map Wakefield, 33.4x114. P M. Oct 13, 3 years, 6%. Oct 14, 1909. 700

Von Inten, Rebecca W with Albert Wagner. Forest av, Nos 1136 and 1138, e s, 61 s Home st, 39.10x100. Extension of mort for $9,000 to Oct 1, 1912, at 5%. Sept 1. Oct 14, 1909. 10:2621. nom

Walmaur Realty Co to Cath T Greer and ano. Creston av, w s, 93 s 183d st, 100x120, except part for av. P M. Oct 13, 1 year, 5%. Oct 14, 1909. 11:3171. 10,000

Weber, Barbara to John J Bresnan. Dawson st, s s, 323.4 w Leggett av, 16.8x130.8x16.8x131.5. P M. Oct 13, due, &c, as per bond. Oct 14, 1909. 10:2686. 1,400

Walmaur Realty Co to Stephen W Collins. Creston av, w s, 93 s 183d st, 100x120. P M. Prior mort $——. Oct 13, due Sept 30, 1910, 6%. Oct 14, 1909. 11:3171. 4,000

Same to same et al. Same property. Consent to three morts aggregating $35,000. Oct 13. Oct 14, 1909. 11:3171. ——

Webb, Peter to Phebe Rauch and ano. Honeywell av, n w s, 166 s 180th st, late Samuel st, and being s w ½ of lot 260 map East Tremont, 33x150.2, except part for av. Oct 7, 3 years, 5%. Oct 8, 1909. 11:3123. 2,500

Weil, Hattie and Ada Schafferman to Ely J Rieser. Valentine av, No 2046, e s, old line, 275.3 n 179th st, 25x—x25x78. Prior mort $6,000. Oct 8, installs, 5%. Oct 11, 1909. 11:3142 and 3144. 3,000

Wachalski, Paul to Charles Rausch. 136th st, n s, 200 e Lincoln av, 25x100. P M. Prior mort $16,000. June 28, 3 years, 6%. June 30, 1909. 9:2312. Corrects error in issue of July 3, when distance e of Lincoln av was 100. 2,000

*Wellman, Fredk to Thomas Keitel. 3d st, n s, 280 e Av C, 25x108. Oct 6, 3 years, 6%. Oct 8, 1909. 3,500

Wainwright, Eliz to Eagle Savings & Loan Co. 203d (Rockfield) st, n s, 875 e Marion av, or Anthony st, runs n 100 x w 25 x n 26.3 x e 75 x s 126.2 to Rockfield st, x w 50 to beginning. Oct 7, installs, 6%. Oct 8, 1909. 12:3309. 3,800

Weber, Wm A to Chas W Knoche. Brook av, No 373, w s, 50 s 143d st, 25x90. P M. Prior mort $—— Oct 7, 1 year, 6%. Oct 8, 1909. 9:2287. 1,200

*Wolf, Caspar and George with Robt R Ellison. Taylor av or 174th st, e s, 213.10 s Westchester av, 25x100. Extension of $4,000 mort until July 1, 1912, at —%. Oct 8, 1909. nom

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 7.

2d av, w s, 26 n 98th st, 26x75. Emigrant Industrial Savings Bank agt Matilda Fitzsimons et al. Action No 1: R & E J O'Gorman, att'ys. Dudley F Malone, ref. (Amt due, $10,595.83.)

2d av, No 1905. Same agt same; Action No 2; same att'ys; same ref. (Amt due, $10,-615.83.)

158th st, n s, 375 w Amsterdam av, 50x99.11. Johanna Seff agt Jennie Lyman; Spiro & Wasservogel, att'ys; Noah A Stancliffe, ref. (Amt due, $5,514.72.)

Chrystie st, No 132. Max A Zipser agt Herman, Cohen et al; Moss & Feiner, att'ys; Frank Hendrick, ref. (Amt due, $3,112.50.)

Oct. 8.

Lot 227, map of Varian Estate, Bronx. Julius Mayer agt Geo B Martratt; Simpson, Werner & Cardozo, att'ys; Wm J S Caffrey, ref. (Amt due, $1,171.72.)

Oct. 9.

No Judgments in Foreclosure filed this day.

Oct. 11.

103d st, No 56 East. Carl Fischer agt Charles Recht; Richard Dudensing, Jr, att'y; Morris Cukor, ref. (Amt due, $6,589.50.)

Delancey st, No 290. Fannie Mayer agt Hyman Fechter; Malcolm Sundheimer, att'y; Edmund J Tinsdale, ref. (Amt due, $9,878.27.)

Oct. 13.

Henry st, Nos 287 & 289. Jacob Fischel agt Isidor Leipzig; Henry M Flateau, att'y; Wm H Peck, ref. (Amt due, $28,997.25.)

Carter av, w s, 269 n 175th st, 31.10x150.3. Wm A Cameron agt Patrick J Cleary; Wm D Cameron, att'y; J Homer Hildreth, ref. (Amt due, $869.

61st st, No 235 West. Abraham Beiler agt Sarah Sacher; Adams & Hahn, att'ys; Michael J Kelly, ref. (Amt due, $12,706.55.)

LIS PENDENS.

Oct. 9.

Washington av, e s, 310 s 172d st, 100x109.7. Joseph Warm agt Harry M Goldberg et al; action to foreclose mechanics lien; att'y, M J Siegel.

Eastburn av, e s, 188.3 n 174th st, 50x95. Sidney G Tucker agt Solomon Navid et al; action to foreclose mechanics lien; att'y, D Arthur.

Oct. 11.

217th st, n s, 100 w Paulding av, 25x114. George Lanardi agt Charles Peterson et al; action to foreclose mechanics lien; att'y, H J Nichols.

Central Park West, w s, 68.3 n 94th st, 108x100. Lancaster County National Bank agt Albert S Richey; notice of levy; att'y, D J Gladstone.

Oct. 13.

188th st, s s, 32 w Bathgate av, 140x95x140x89.6. Mary Sippo agt Mountain Construction Co; action to foreclose mechanics lien; att'y, B J Kelly.

Ryer av, No 2086. Morris Mencher agt Samuel Mencher et al; partition; att'y, S Greenbaum.

Ryer av, No 2086. Morris Mencher agt Samuel Mencher et al; partition; att'y, S Greenbaum.

Oct. 14.

Courtlandt av, n w cor 157th st, 25x100. A Hupfels Sons agt Simon Dressel; notice of levy; att'ys, Guggenheimer, Untermeyer & Marshall.

5th av, No 835.

5th av, n e cor 19th st, 46.6x100x irreg. Ida A Gardiner agt Wm F Gardiner et al; partition; att'y, G T Adams.

Oct. 15

1st av, No 571. Celine S Hollins agt Chas A Wissmann et al; partition; att'ys, Earle & Russell.

97th st, Nos 10 to 14 East. Mary A Cohnfeld agt Seth M Milliken et al; action to recover dower; att'y, J P Berg.

11th av, No 560. Jacob Miller et al agt Theresa Maibach; action to foreclose mechanics lien; att'y, S Edelman.

Jackson st, Nos 41 & 43.

Scammel st, n w cor Monroe st, 79x25. Harris Siegel agt Victor Rosenzweig; notice of levy; att'ys, Manheim & Manheim.

17th st, No 16 East. Stephen J Brown agt Lida Haines; notice of levy; att'y ——.

Anthony av, n w cor 174th st, 135.7x59.6. Joseph Mallardi et al agt Ekwanok Realty Co et al; action to foreclose mechanics lien; att'y, J B Gray.

Lexington av, s w cor 102d st, 18x75. Isidor H Kempner agt Robert Spero; action to declare vendees lien; att'ys, Eisman, Levy, Corn & Lewine.

FORECLOSURE SUITS.

Oct. 9.

143d st, Nos 610 to 616 West. Louise C Weed agt Amelia Bach; att'y, C W Dunlap.

151st st, n s, 150 e Broadway, 75x99.11. New York Trust Co agt Scheer-Ginsberg Realty & Construction Co et al; att'y, F A Snow.

146th st, No 360 East.

3d av, No 2756. Samuel Winkler agt Geo F Murphy et al; att'y, H Gettner.

Oct. 11.

Fordham av, s s, 58x100, adj land of Leviness, City Island. Sarah J Coutant agt Ella Lunning et al; att'y, J F Lambden.

113th st, n s, 203.5 w Park av, 25.1x100.11. Francis Frey agt Libby Epstein; att'y, W G Whaley.

2d av, No 1852. Ermina R Beckwith agt William Ferris et al; att'y, O W Beals.

Tiebout av, s w cor 184th st, 23.3x90.6. Adelia A Carpenter agt The Lochinvar Realty Co et al; att'y, W M Powell.

73d st, No 211 East. Amy A C Montague agt Augusta J Holst et al; amended; att'ys, Earle & Russell.

44th st, n s, 196 e 2d av, 52.8x100.5; two actions; Herbert R Limburg agt Bernard Scheinkman et al; att'ys, W L Levy.

Matilda st, e s, 200 s Kossuth av, 100x1.0. Bruckner Bros, Inc, agt Fox-Muller Realty & Construction Co et al; att'y, O E Davis.

Oct. 13.

105th st, s s, 86.10 e Manhattan av, 16.4x100.11. John A Beall et al exrs, agt Belle A MacDonald et al; att'y, H Merkle.

Madison st, No 239. Louis Pades agt Sarah Krieger et al; amended; att'y, S N Freedman.

Lots 15, 16 & 17, map of Unionport, Bronx. Frances Aronson agt Ferdinand C Bamman et al; att'y, S Bitterman.

1st av, No 846. Callman Rouse agt Bessie Shweitzer et al; att'ys, Manheim & Manheim.

113th st, No 71 East. Rector, Church Wardens & Vestrymen of Grace Church in the City of N Y agt Libby Epstein et al; att'ys, Bowers & Sands.

139th st, No 479 East.

142d st, s s, 275 e Willis av, 15x100; two actions. Lawyers Mortgage Co agt Gertrude L Grummon et al; att'y, G Cary.

Valentine av, e s, 39.7 n 182d st, 16.8x63x16.8x61.3. Union Bank of Brooklyn agt B Alexander Basch; att'ys, E M Grout & P Grout.

Oct. 14.

65th st, n s, 231.3 e Columbus av, 61.6x100.11; two actions. Metropolitan Life Ins Co agt Asa R Davison et al; att'ys, Ritch, Woodford, Bovee & Butcher.

109th st, s s, 76 e 4th av, 19x100.11. Bronx Security & Brokerage Co agt Sigmund Lissner et al, att'y, I Levison.

Lots 281 & 525, map of Arden property, Bronx. Annie V Taylor agt Leo P Shirmer et al; att'y, De La Mare & Morrison.

205th st, n s, Lot 531, map of property of Geo F & Henry B Opdyke. Samuel Keeler agt Abraham Cahn et al; att'y, S Keeler.

Madison av, n w cor 94th st, 100.8x42.9. Mutual Life Ins Co of N Y agt John H Gray et al; att'y, J McKeen.

Oct. 15

39th st, Nos 7 & 9 West. Mutual Life Ins Co of N Y agt George Nicholas et al; att'y, J McKeen.

Belmont av, e s, 200 n 187th st, 50x100. Geo F Martens et al agt Nicoletta Criscuolo et al; att'y, T J Farrell.

Willett st, w s, 125 s Rivington st, 25x100. Wilhelmina Kratsch agt Ida Hoffman et al; att'y, A Waxenbaum.

105th st, No 331 East. Henry H Jackson agt Sophie Lookstein et al; att'y, S H Jackson.

Cypress av, s e cor 141st st, 91.6x120. Cedar Street Co agt Domenico La Sala et al; att'y, R G Babbage.

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ATLAS PORTLAND CEMENT
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53d st, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 x e 32 to beg. Montgomery Maze agt James Hebron et al; att'y, D S Ritterband.
White Plains rd, w s, Lot 757. Map of Village of Wakefield, Bronx. Theresa Foy agt Nunzia Valentino et al; att'y, G Squires.
Same property. Sarah E J Squires agt same; att'y, G Squires.
10th st, Nos 412 & 414 East. David Gordon agt Nathan Schwartz et al; att'ys, Engel Bros.
Bathgate av, s e cor 180th st, 31.5x69.10x irreg. John P Leary et al agt J Lewis Amster et al; att'ys, McLaughlin & Stern.
114th st, No 350 East. Solomon Jacobs agt Mishkind-Feinberg Realty Co et al; att'y, P Hellinger.
184th st, s s, 90 w Grand av, 20.3x59.10. Henrietta S Wallace agt Elizabeth M Blasbery; amended; att'y, L H Rogers, Jr.
94th st, n s, 50 w 1st av, 50x63.2x irreg. Sigmund Ashner agt Ray Shapiro et al; att'y, I W Jacobson.
5th av, n w cor 137th st, 49.11x62.6. Mary Rosenberg et al agt Samuel Schenker et al; att'ys, Feltenstein & Rosenstein.
Willett st, No 65. Sigmund Kraus agt Ida Hoffman et al; att'ys, Davis & Kaufmann.
48th st, Nos 137 to 143 West. Herbert L May agt Alexander C Quarrier et al; att'ys, Heymann & Herman.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.
The Judgments filed against corporations, etc., will be found at the end of the list.

Oct.
9*Ammann, Geo S et al—F Zadek et al.$195.77
9*Ackerman, Abraham et al—M Zwerdling et al.....16.41
9 Alexander, Louis A—E Jarrett.....64.41
11 Ainslie, Geo H & Anna—W N Baylis..281.64
11 Alexander, Wm T—G Bain.....865.92
11 Arscott, David R—G C Tilyou.....133.11
13 Althof, Fred—R M Yahn et al.....73.91
13 Arlotto, Joseph—Michaelis & Linderman.....47.09
13 Abel, Ellis—D M Frank.....88.55
14 Anderson, Jacob T—A Huhna et al.....costs, 33.53
15 Adler, Louis N & Jennie—L Goldstein..117.75
15 Albrecht, Frederick A & Albert—H A Hamburg et al.....1,573.56
15 Abrams, Isaac et al—A Lehrhaupt et al.....295.50
9 Brumaghin, Wm S—C Likel et al....142.67
9 Blumenthal, Jennie—G W Diggons....34.64
9 Breglia, Matilde et al—F Ruggiero et al.....88.87
11 the same——the same.....539.77
11 Bertsch, Frederick—J L Mitchell Paint Co.....75.04
11 Burke, John—E J Megarr.....82.85
11 Benson, Wm R—E B Carr.....50.17
11 Baron, Sol L—Nassau Bank.....1,884.46
11 Brown, Philip T—H H Lee Co.....434.38
11 Barry, Chas S—A Brose.....152.61
13 Bishop, Bennett—G K Bishop....costs, 194.46
13*Black, Lazarus et al—L Black et al.....426.10
13 Brumaghim, Wm S—F B Smith.....448.10
13 Baxter, Chas L—L Schumann.....330.20
13 Bridgens, Wm H—Gill Bros Co.....85.81
13 Bloeth, John M—L Fichenbach.....37.72
13 Brewer, Wm A—Park & Tilford.....88.39
13 Bowells, Dwight W—N Rosenblum....116.91
13 Britton, Edw E—American Surety Co of N Y.....586.96
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14 Scillitano, Michele——the same.....59.31
14 Stone, Mason A—Oriental Bank 5,931.70
14 Stewart, David J et al—General Accident, Fire & Life Assurance Corp.....239.53
14 Scholerman, William—A Klencke 449.45
14 Sams, Wm H—D Rood 30.69
14 Saretzky, Mrs Etta—A Kassel 227.06
14 Seldin, Harry—L Greenberg 45.75
14 Schulman, Charles—O'Donohue Coffee Co. 98.11
14 Staudinger, Jos Admr—N Y C & H R R R Co..... ....costs, 88.25
14 Schneider, Isaac et al—E Kaufman et al. 112.29
14 Sanders, Maurice S—George Washington Stocking Co et al.....costs, 68.63
14 Silverstein, Jacob—S Levy.....costs, 108.53
14 Seligman, Harry—A Veith et al.....366.33
14 Schatz, Israel—H F Rudak 70.13
14 Stock, Benjamin—H Birnbaum et al....51.90
14 Smith, Joseph W—J F Cox.....1,450.00
15 Storch, Isaac et al—L Krohnengold...682.15
15 Secor, Theodore F—S M Apgar.....71.02
15 Schattman, Jacob—H H Sommer 419.41
15 Slutzky, Jacob—A M Applebaum.....349.81
15 Summer, Jacob—S Rothstein et al....89.35
15 Shoffer, Harry et al—N Stern et al....539.41
15*Stern, Monroe et al—N Stern et al..539.41
15 Swart, Alfred L—M W Brower..costs, 17.41
15 Salzman, John—L P Walter & Co.....45.70
15 Scherick, Raphael & Joseph—H S Rothschild 774.16
15 Schultz, Louis—Acker, Merrall & Condit Co..... ....72.67
15 Saunderson, George—J L Butterfield.112.15
15 Stollwerck, Ludwig et al—D P Rudd.... ....13,249.70
15 Stollwerck, Ludwig et al—D P Rudd.13,149.70
15 Strumpf, Louis et al—L Finkelstein....458.95
9 Tobias, Elias et al—I Hammer et al....67.31
9 Towne, Chas A—J H Davis 62.66
9 Tragidis, George et al—Press Pub Co.138.65
11 Taradash, George—A Taylor.....36.16
11 the same——H C Watt 23.06
11 Tyson, Albert N—H Meyer 70.96
13 Tunison, Irving D—S Webdelin.....310.40
13 Tauss, Joseph S—D Nussbaum et al.....63.17
14 Tausig, Emil et al—I Goldstein et al.343.62
14*Timble, Jacob et al—G A Rogers et al.359.60
15 Thayer, Geo L—Funk & Wagnalls Co..11.06
15 Terhune, Lewis W—Lockport Glass Co..60.54
15 Thompson, Isaac—C M Beck.....52.66
15 Tohl, Herman—Bernheim Distilling Co.349.35
15 Trenta, Guiseppe—M Agrest....costs, 68.38
15 Tobaken, Max—Schwarzschild & Sulbzerger Co 90.32
14 Von Hagen, Hugo—G A Sanford.....1,545.19
15 Vlahakis, John—F W Fey.....163.54
15 Van Schaick, Singleton—S Hoffman....117.13
9 Weingreen, Emanuel—L H Rothschild.96.29
9 Walker, Herbert D—G Lindenmeyer et al. 87.39
9 Woodruff, Joseph K et al—F Zadek et al. 195.77
9 Weller, Charles—R Cohn 82.47
9 Whiting, George—G E Loeffler.....114.15
11 Will, Paul—E Wineland et al.....82.60
11 Wilson, Wm R et al—R C Von Bayer.621.33
11*Webb, Arthur B et al—N Y Telephone Co. 36.47
11 Wisen, Sam—K Holorschutz 70.41
13 Winneur, Joseph et al—F A Mills..... ....costs, 15.28
13 Weinberg, Samuel—C M Berlow et al.261.54
13 Wehlenberg, Wm D—J Celentano.....62.21
13 Weinberger, Emanuel B—C H Kraeger.14.51
13 Wagner, Alex—S Gutfreund 46.98
13 Wilder, Benjamin—L Leavitt.....41.65
13 Wagner, Henry C—Barnes & Smitz....62.42
13 Wallace, Andrew C—C G Willoughby..39.25
13 Wachter, Sigmund—H M Shaw 114.01
14 Wall, or Wabrock, Nettie et al—G E Wilson 81.31
14 Wolffert, Naum et al—H Starr.....98.61
14 Wolf, Louis—A D Katcher et al.....34.20
14 Williams, Kathryn—Joseph Beck & Sons. 207.10
14 Wolf, Isaac G—B Frankentheler et al...77.93
14 Wesilow, Otto O—A Frankenthaler et al.26.02
14*Young, John J et al—General Accident Fire & Life Assurance Corp.....239.53
15 Wierz, William—H Stern 147.03
15 Winans, Wm H & Edw T—M Zinn et al.42.78
15 Wolff, Siegfried et al—N Mark et al...183.57

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15 Weislow, Otto L—L Frank et al.....53.90
15 Weinstein, Louis—F Degner 46.81
15 Wilson, Edw I & Jeanette I*—Peerless Motor Car Co of N Y.....361.91
14 Zitterman, Abraham—M Newgold 530.00
14 Zarchy, Solomon et al—E Kaufman et al. 112.29
15 Ziegler, Julia K—C Haase 27.21

CORPORATIONS.

9 Phipps Munds Realty Co—G C Bowes..22.65
9 Louis Meyer Realty Co -A Fishel....684.75
9 Trinity Springs Co—H A Kessel Co...228.63
9 American Blank Book Mfg Co—City of N Y 62.53
9 National Patent & Novelty Exhibition Co—Auto Pneumatic Life Preserver Co..147.91
9 Henderson Contracting Co et al—O'Brien Bros..... .....454.39
9 S N Wood Co—S Ohlbaum et al....1,575.70
9 Van Rensselaer Realty Co—J Bauer ...226.53
9 McIntire & Co, Inc—B F Connor et al. 70.66
9 Sanitol Chemical Laboratory Co—R Lehmaier et al 4,230.32
9 O'Rourke Engineering Construction Co—Knickerbocker Trust Co et al.costs, 169.75
9 Phipps Munds Realty Co—Knickerbocker Leasing & Realty Co..... .....212.08
9 City of N Y—M O'Rourke et al....3,223.23
11 Clayton Mfg Co—H F Ahness, Jr....1,699.59
11 International Automatic Music Co—M E Boyce 131.91
11 Clayton Mfg Co—H F Ahrens, Jr....6,275.07
11 Interborough Rapid Transit Co—I Berman. 339.88
11 Lionel Froehlich, Inc—N Y Telephone Co. 65.80
11 Emil Zois Young Mens Benevolent Assn—J Rosansky et al 159.41
11 Selden Motor Vehicle Co—W H Abbott.180.25
11 Rapid Letter Opener Co—N Y Telephone Co. 46.48
11 Italian Union Realty & Security Co et al—M J Ross et al 36.65
11 Meriden Building Co et al—I Greenbaum. 473.56
11 W W Edwards Co—T C Estee 84.50
11 J Marcus Wood Working Co—H Herman Lumber Co..... .....623.82
11 Third Avenue Amusement Co et al—M Engel..... .....144.71
11 the same—the same 423.57
11 Union Mutual Real Estate Co—A A Tiger. 15,097.18
11 Midwood Contracting Co—R E Henungham 141.81
11 Selah Patterson Com—American Newspaper Publishers Assn 897.92
11 Belmont Realty & Construction Co—City of N Y 90.54
13 Theresa Hynds Mfg Co—American Whalebone Co..... .....343.44
13 Clason Press—H C Hanson.....101.28
13 Louis Meyer Realty Co et al—D Bidencope. 272.84
13 Link Utility Co—Judd & Leland Mfg Co. 138.37
13 Shapiro, Portman & Henry, Inc—S Scher. 111.91
13 Amico Realty Co—N Y & N J Telephone Co..... .....46.60
13 Inter City Ice Cream Co—M Sonberg...114.99
13 R W Herfurth Co—American Linseed Co. 99.41
13 Noble Music Co—A K de Comas.....113.58
13*Northwestern Realty Co et al—C B Brun. 292.27
13 Paul C Grening Construction Co et al—J Liebertz 232.62
13 N Y Evening Post Co et al—J O'Brien. 44.91
13 City of N Y—M McGuigan 492.55
14 Louis Meyer Realty Co—Tinsley Bros..87.87
14 Lacto Bacilline Co—A R Elliott Pub Co. 699.81
14 Hudson Grant View Realty Co et al -M Weiser 428.22
14 Eureka Construction Co—G H Gerard Son & Co 1,492.72
14 Louis Meyer Realty Co—W A Leonard..204.84
14 the same—W O Bilz 38.50
14 N Y & Long Island Traction Co—R J Cummings 12,136.86
14 Williams Ink & Polish Co—Cumberland Glass Mfg Co 79.60
14 U S Surfacing & Supply Co—Lord Electric Co 87.21
14 American Motor Car Sales Co—Co-operative Garage Co. 115.87
14 National Plumbing Security Corp—S Epstein et al 30.07
14 Metropolitan Mercantile & Realty Co—I Olinsky et al 90.29
15 Berliner & Greenberg Inc et al—Kertscher & Co 2,062.70
15 Yorkshire Steam Laundry A W Rabe.131.37
15 Feinstein Realty Co—E M Houghtaling et al 415.16
15 H & H Mfg Co et al -Northern Bank of N Y 499.41
15 the same the same 449.41
15 Van Rensalaer Realty Co—C H Nolte et al. 149.84
15 Brooklyn Heights R R Co—City of N Y.249.05
15 the same—the same.....costs, 65.05
15 Riccadonna Hotel Co—W W Damon....652.52
15 Realty & Mercantile Co or Gholson Steele Co—Harry Glas & Co.....1,195.43
15 Asbestos Products Co—C B Chrystal....34.21
15 Lyons Transfer Co A Duff.....31.41
15 Isaacs Realty Co—M J Harrison et al..24.41
15 Examiners Realty Co—M Rosenbluth et al. 529.32
15 Gebruder, Stollwerck Atkin Gesellschaft or Stollwerck Bros et al -D P Rudd..13,249.70
15 Levit Painting Co—Thomas C Edmonds Co. 157.13
15 Weinstein Plumbing Co et al—S Kahan.177.65

SATISFIED JUDGMENTS.

Oct. 9, 11, 13, 14 and 15

Becker, Frederick C—E L Conant. 1909..34.41
Benedict, Julian—Allen Advertising Agency. 1909 .....381.15
Baum, Gabriel, Jr—W T Erickson. 1906.119.64
Same——A J Oppenheim et al. 1908.....160.07
[1]Bookman, Adolph—W R Ellison. 1909...167.44
Burkard, Louis et al—J B Owens. 1909...198.67
[1]Bono, Nair—City of N Y. 1908.....289.12
[1]Bernstein, Benjamin G et al—People, &c. 1909 .....2,500.00
Berel, Arthur—I Weissberger. 1909.....627.85
Bottai, Gabriel—P Treschi. 1908.....198.41
Bail, Louise—P Lascoumed. 1905.....225.78
Brooks, Isidore B et al—M J Youngerman. 1909 .....184.32
Bach, Emanuel et al—M J Youngerman. 1909. .....184.32
Conrath, Chas W—G M Thompson. 1909.1,304.11
Corn, Paul J—H Jones. 1906.....457.50
Cuomo, John—M Dohrmann. 1909.....220.54
Coutant, Chas A—S Guiterman. 1893...1,025.94
Coffey, Wm J—W E Pruden Hardware Co. 1909 .....138.17
Coles, Howard B—W T McDowell. 1908....44.41
[6]Cohen, Charles—M Isenberg. 1909.....254.31
Catlin, Warren W—M J Wightman. 1908..65.48
Curoe, Richard S et al—E Wagner. 1907..173.27
Delany, Dennis J—T F Kelly. 1907....1,540.16
Delscher, Helen G—A J Fitzpatrick. 1907..117.74
Engel, Martin et al—Middletown Realty Co. 1909 .....6,100.31
Eldridge, Douglas B—Columbia College Dramatic Society. 1909 .....172.76
Faustner, Clara—L Moscowitz. 1909.....28.66
Goldberg, Mayer—B R Nalckman. 1909.363.57
Grant, Donald—City of N Y. 1907.....344.60
Same——same. 1907 .....85.15
Same——same. 1909 .....120.75
[1]Goldschmidt, Sol—People, &c. 1909....2,500.00
Harris, Rachel—B Silverman. 1901.....120.15
Hagenstein, David et al—H B Claflin Co. 1909. .....264.41
Henschel, Otto et al—E Wagner. 1907...173.27
Hen'g, Michael et al—S Wosolofsky. 1909.508.43
Hitchcock, Frederick—A W Haff. 1909....180.31
Same——J Larkin. 1907 .....321.62
Hankinson, Wilford—E McDonald. 1909...24.83
Jewish Maternity Hospital—Noonan & Price Co. 1909 .....114.99
Krueger, Francis E et al—J J McBride. 1904. .....228.56
Same——same. 1904 .....9.38
[1]Kelly, George et al—People, &c. 1906..1,000.00
Leonard, Gilbert F—T W Craddock. 1909.69.73
Leslie, Robert L & Wm H—R Ginsberg et al. 1909 .....72.68
Lockwood, Robert H—L Zinki. 1907.....51.91
Same——same. 1907 .....105.09
Moynihan, Daniel C—W McAdoo. 1906....77.15
Miller, John L—C C Jolliffe. 1907.....8,659.13
Same——same. 1908 .....108.75
Maxwell, John H—M P Tufts. 1907.....44.40
Massari, Pietro et al—Mayer Bros Co. 1909.230.44
[1]Murphy, Thomas et al—People, &c. 1906.... .....1,000.00
Minsky, Esther & Louis—C A Flasanova. 1909.
Moeller, Christopher—B K Bloch. 1909..175.73
[1]Mursky, Michael D—K Huntington. 1902.463.00
Minsky, Esther et al—Middletown Realty Co. 631.57
[1]Mandel, Max—City of N Y. 1909.....363.31
[1]Monaco, Alfonso—G Carabba. 1909.....567.17
McCord, Wm M—W J Overocker. 1907..271.11
[3]McCord, Wm M—National Lead Co. 1907.169.90
Meirowitz, Hattie L—C H Nolite et al. 1909.137.10
Mitchell, Wm F—N Y Importation Co. 1909. .....181.88
Nicholas, George & Catharine—H Holding. 1909 .....1,646.69
Phajl, Geo A et al—J J McBride. 1904..228.56
Same——same. 1904 .....9.38
Purchas, Frederick W E—A Patterson et al 1901 .....165.26
Popper, Albert—R Maas et al. 1909.....42.51
Rainey, Wm M—Columbia Phonograph Co General. 1900 .....560.25
Roggenbrodt, August W et al—E Wagner. 1907. .....173.27
Sultan, Joseph—P Hornik. 1908.....32.65
Shafarman, Isaac—M B Bohran. 1909.....257.66
Sandzik, Max D H Newbury. 1908.....222.67
Springer, John H—American Surety Co of N Y. 1909 .....97.03
Smadbeck, Louis et al—M J Youngerman. 1909 .....184.32
Solomon, Henry et al—S Wosolofsky. 1909.508.43
Schlesinger, Leo—P Sullivan. 1909.....2,019.98
Schulang, Philip—Katharine A Maher. Oct 2, 1909. Corrects error in last issue when debtor was Kath A Maher and creditor P Schulang 448.41
Stern, Max—M Newburg. 1906 .....519.63
Scheinberg, Abraham & Joseph R—J Forman. 1907 .....112.80
Tipaldo, Nicola—H F Smed et al. 1908....165.25
Trischler, Stenhen et al—J B Owens. 1909.198.67
Tomasula, Sebastiano et al Mayer Bros Co 1909 .....230.44
Wallach, Reisler & Co—H Hellinger. 1908.447.15
Same same. 1909 .....27.65
Weinberg, Charles et al—H B Claflin Co. 1909. .....264.41

CORPORATIONS.

Bowne, Thomas B & Son Co—Rockland Rockport Lime Co. 1909 .....1,426.07
Brookwell & Crane—Culbert Co. 1909....34.51
Crest Brand Bandeau Co—City of N Y. 1908. .....23.97
Fireproofine Mfg Co—C H Wilson. 1906...148.37
Erie R R Co—E S Kuh et al. 1909.....2,809.92

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Oct. 9.

54—Broadway, No 4443. Niagara Wood Working Co agt Henry C Naumann $1,088.75
55—33d st, No 235 East. Wolf Geland et al agt Adrian Jackson & Carmaini Construction Co and M Altieri 42.00
56—Pearl st, No 32. Frank P Lore & Son agt Hungarian Relief Society, Sigmund Fox & Joseph Rosenzweig 285.00
57—150th st, n s, 175 w 7th av, 75x100. Hogan & Di Genno agt Bishhoff Realty & Construction Co..... .....305.00
58—Eastburn av, No 1675. General Plumbing Supply Co agt John Frohne, L Webber Co & Wm C Bilz 269.30

Oct. 11.

59—Satisfied.
60—Valentine av, No 2086. Henry Mencher agt Samuel & Morris Mencher 325.00
61—Morris av, n w cor 154th st, 30x70. New York Cornice & Skylight Works agt Angelo & Casinio Cavalluzzo 145.00
62—Central Park West, Nos 292 & 293. John Tesarck agt Wm H Knowles & Daniel P Nelson 34.50
63—Park av, s w cor 60th st, 25x100. Vincent Valentine Co agt Chas E Rushmore & E Neiberg 130.00
64—Bassett av, w s, 350 n Saratoga av, 22x75. Standard Plumbing Supply Co agt Benedikto S Gunderson & Patrick Twomey.....186.00
65—189th st, s s, whole front between Belmont & Hughes av, 175x100. George Colon agt East 189th Street Building & Construction Co..... .....11,500.00
66—Lenox av, Nos 128 to 142.....
117th st, No 68 West.....
John F Cronin agt Joseph Schnugg & N Saltman 89.42
67—127th st, n s, 100 w Broadway, 92.8x150x irreg to Manhattan st, x44.11x224.8. John Egan agt Charter Construction Co & Manhattan Plastering Co..... .....80.00
68—137th st, Nos 285 & 287 East. Pneumatic Whitewash Co agt Chas J, August G, John F & Frieda J Klein (renewal).....67.00

Oct. 13.

69—Riverside Drive, Nos 532 to 536. Weisberg Mark Co agt St Paul Construction Co, Palevitz, Treas' 1,976.90
70—189th st, s s, whole front between Belmont and Hughes av, 175x100. Houghtaling & Wittpenn agt East 189th Street Building & Construction Co 1,374.00
71—188th st, s s, 32 w Bathgate av, 140x95. Michael Sippo agt Mountain Construction Co. 487.52
72—Ryer av, No 2086. Henry Mencher agt Samuel & Morris Mencher.....325.00
73—Broadway, No 1565. Matthew D Kennedy agt Scholerman & Shaughessy.....344.80
74—3d av, No 2175. Harry A Berger agt Robert Green 80.00
75—Stanton st, No 164. Sanitary Fire-Proofing & Contracting Co agt John Doe and S Kohn 19.80
76—2d av, No 528. Same agt same.....30.94
77—4th av, n w cor 17th st, 216x127.7. Gahren Construction Co agt Everett Investing Co and Cathcart & Kissell 750.31
78—Broadway, No 115. Same agt 111 Broadway Co and Cathcart & Kissell.....508.50
79—Broadway, No 111. Same agt same...651.29
80—143d st, Nos 607 to 611 West. Louis Bossert et al agt Florette Construction Co.4,525.74
81—164th st, s s, 50 w St Nicholas av, 200x100. Laflin & Rand Powder Co agt Maurice J Bernstein & Antonio Altieri (renewal)..547.66
82—Broome st, No 557. Samuel Tessler agt Rebecca Skolnikoff and Louis Fine.....900.00

Oct. 14.

83—Pearl st, No 32. Wm A Thomas Co agt Hungarian Relief Society and Sigmund Fox and Joseph Rosenzweig 122.20
84—189th st, s s, whole front between Belmont and Hughes av, 175x100 James Hogen et al agt East 189th Street Building & Construction Co. 105.00
85—Eldridge st, No 22. White Iron Works agt Jacob Geisler and Nathan Goldman.162.50
86—11th st, Nos 501 to 505 East and.....
Av A, Nos 176 to 180.....
Harry Rakofsky agt Corcoran Realty Co and Gordon & Stein Contracting Co...248.00
87—132d st, No 3 East. Joseph McKim agt Leopold Jonas and Jonas & Co.....5.00
88—7th av, No 2283. Same agt Fannie L and Josephine A Pressler and James D Wright. 15.30
89—Castle Hill av, w s, 525 s Green Lane, 25x105.2. Cipriani Realty & Construction Co agt Guiseppe Golio 1,164.00
90—124th st, No 247 East. Matthew D Kennedy agt Mary A Costello 60.65
91—206th st, s s, 287.10 w Perry av, 50x100 Same agt same 107.15
92—179th st, No 701 West. Max Salmon agt McDowell Construction Co and Campbell & Morgan.. ....556.20
93—Steuben av, w s, 100 n 210th st, 50x100. Matthew D Kennedy agt James B Powers, Mary A Costello and Mosholu Realty Co.842.00
94—Bristow st, n e cor 170th st, 125x100. New England Mantel & Tile Co agt Clara Weidhoff 505.30

Oct. 15

95—Tremont av, s w cor Grand av, 92x120. John Water Co agt W R Lowe Co....295.00
96—Riverside Drive, e s, 452.2 n 127th st 90x95. Chas E Parsons agt St Paul's Construction Co..... .....201.00
97—Washington av, No 1718. Morris Jaffe et al agt John Grusner, Richard Maisel & B Rybakoff 49.50
98—Minford pl, w s, 200 s 172d st, 103x100. Michael Marx agt Arthur W Wall Building & Construction Co..... .....1,400.00
99—Honeywell av, e s, 143 s Tremont av, 50x48. Standard Damp Proofing & Roofing Co agt Katonah Construction Co..... .....60.00
100—78th st, No 407 East. Ignatz Vogel agt August Schulze & Fred H Schulze.....216.88
101—Grand Boulevard & Concourse, e s, 150 n Burnside av, 50x100. Thomas Ward agt Congregational Gates of Mercy or Tremont Temple and Gurlitt Manning Co.....646.84

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102—Riverside Drive, e s, 452.2 s 127th st, 81x95. Charles Parsons agt St Paul's Construction Co.....201.00
103—110th st, Nos 223 to 231 East. Hiller Slavin agt Sadie Cohen & M Price.....68.00
104—Cedar av, n w cor 177th st, 150x100. Chas J Anderson Co agt P S Murphy and Keller & Co.....223.82
105—Montgomery av, w s, 340.4 n Popham av, 50x100. Thomas F Cushing Co agt —— Russhon and John J Foley 580.51
106—Columbus av, e s, 50.5 n 70th st, 25x100. Same agt Herman Wendt & John H Foley. 619.23
107—Decatur av, w s, 125 n Woodlawn rd, 25x100. Same agt Sophia Amsler & John J Foley 335.00
108—Broadway, n e cor 141st st, 99.11x100. Same agt T J McLaughlin Sons & John J Foley 686.47
109—76th st, s s, 338 e Columbus av, 22x100.2. Same agt Joseph Gordon Realty Co & John J Foley 269.98
110—Decatur av, w s, 295.1 s 205th st, 25x100. Same agt Mary Russhon & John J Foley. 326.17

BUILDING LOAN CONTRACTS.

Oct. 9.

4th av, n e cor 20th st, 69x90. State Realty & Mortgage Co loans Charles Brogan, Inc to erect a — sty building; — payments. $200,000
St Anns av, s w cor 149th st, 84.11x149.4. Lawyers Title Ins & Trust Co loans Moorehead Realty & Construction Co to erect four 5-sty apartments; 6 payments 116,000

Oct. 11.

Eastchester rd, s e s, 550 s Saratoga av, 25x123x25x122.6. Frank N Waterman loans Maria D Sabatino to erect a 2-sty dwelling; — payments 6,000
Taylor st, w s, 125 s McGraw av, 25x90. Sadie B Clocke loans Annie F Mackenzie to erect a 2-sty dwelling, 2 payments 3,000
Lyman pl, n e cor Stebbins av, 152.7x197.9. Bertel Realty Co loans Frank A Ten Brook to erect three 4-sty apartments; 3 payments. 50,000
Bathgate av, s e cor 187th st, 154.2x90x152.4x90. American Mortgage Co loans Furlong-Tompkins Co to erect four 4-sty tenements; 12 payments 70,000
Lorillard pl, s w cor 187th st, 125.7x90x127.4x90. Same loans same to erect three 4-sty tenements; 12 payments 55,000

Oct. 13.

Clay av, n w cor 165th st, 49.11x100x irreg. Bronx Investment Co loans Wenigmann Construction Co; to erect a —sty building; 6 payments 109,000

Oct. 14.

15th st, Nos 143 and 145 West. Greenwich Savings Bank loans Eliza J Lowden; to erect a —sty building; — payments....55,000
Creston av, w s, 93 s 183d st, 100x120. Prospect Investing Co loans Walmaur Realty Co; to erect five 2-sty dwellings; 8 payments 21,000
241st st, n s, 160 e Katonah av, 25x100.....
241st st, n s, 210 e Katonah av, 25x100.....
241st st, n s, 260 e Katonah av, 25x100.....
Theodore Wentz loans Vergilio D'Ambrosio; to erect three 2-sty dwellings; 6 payments. 9,000
Mulford av, w s, 175 n Alice st, 50x100. Matthew Waldron loans Joseph Shelman; to erect a —sty dwelling; — payments....2,500
229th st, n s, 255 e Carpenter av, 50x114. Manhattan Mortgage Co loans Phelan Bros Construction Co; to erect a —sty building; — payments 8,400

Oct. 15

Broadway, s w cor 169th st, —x—. Germania Life Ins Co loans Hugh J Lawler to erect a — sty building; — payment 225,000
Riverside Drive, e s, 100 s 119th st, 62.6x100. City Mortgage Co loans Michael E Paternom Realty Co to erect a 12-sty apartment; 13 payments 190,000
Prospect av, n w cor Home st, 97x249.6. City Mortgage Co loans Ittner Realty Co to erect three 5-sty apartments; 13 payments ...92,500
Riverside Drive, e s, 162.6 s 119th st, 62.6x100. City Mortgage Co loans Michael E Paterno Realty Co to erect a 12-sty apartment; 13 payments 190,000
Crescent av, n s, 33 w Belmont av, 105x85.5x irreg. Solomon C Powell & Henry M Powell loan Di Benedetto Realty Co to erect four 3-sty tenements; 11 payments 22,000

SATISFIED MECHANICS' LIENS.

Oct. 9.

No Satisfied Mechanics Liens filed this day.

Oct. 11.

87th st, No 45 West. Holmes Plumbing & Contracting Co agt Lillian G Cavanagh et al. (Dec 18, 1908).....$1,908.00
Macy pl, n e cor Prospect av. Weisberg Mark Co agt Haase-Lippman Construction Co et al. (Sept 3, 1909) 119.30
42d st, No 243 West. Rock Plaster Mfg Co agt Emma J C Vehe et al. (Sept 15, 1909) 164.10
[3]3d av, Nos 3810 to 3814. Charles Shapiro agt Louis Frankenthaler et al. (June 30, 1909) 40.00
[2]122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co et al. (Sept 10, 1909) 2,252.00

Oct. 13.

[2]Bathgate av, s w cor 188th st. Michael Shippo agt Mountain Construction Co. (Oct 6, 1909.) 1,000.00
[3]Beaver st, No 21. Jacob Schlesinger agt Adeline Breath et al. (May 28, 1909.)..250.00

Oct. 14.

[1]Broadway, s e cor 180th st. New York Architectural Terra Cotta Co agt Barnard Realty Co et al. (Oct 2, 1909.) 1,950.00

Oct. 15

[1]Hughes av, e s, 40 n 189th st. Samuel Schanen agt Michael Pascucci et al. (Oct 5, 1909) 50.00
Grand av, s w cor Tremont av. Herman Wilkens agt Wm R Lowe et al. (Oct 11, 1909) 275.00
[2]Greenwich st, Nos 483 to 487. Manhattan Sand Co agt James H Cruikshank et al. (Sept 29, 1909) 455.60

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Oct. 7.

Hobbs, John H, Edw J Seeley; $9,020; Wollman & Wollman.

Oct. 8 and 9.

No attachments filed these days.

Oct. 10.

Pendergast & White; John D Williamson; $1,078.63; Rounds & Schurman.
Saul, Harris; Paul Friedland; $1,500; J A Turley.

Oct. 11.

Giudici, Edward; Samuel Bros; $12,749.05; Philbin, Beekman & Menken.
Foote, Randal H and Jacob Sternglanz; State Bank; $6,500; A W Glatzmayer.

Oct. 13.

Kuhn, Harry and Alonzo Smith; Alfred C Sealy; $3,673.82; Cass & Appel.

CHATTEL MORTGAGES.

Oct. 8, 9, 11, 13 and 14.

AFFECTING REAL ESTATE.

Bryant Co. Hoe av and 172d st..Hudson M & M Co. Mantels, &c. $385
Cornean, M J. 2072 3d av..Godfrey-Keeler Co. Boiler. 323
Huetner, R. 55 6th av..Duparquet & Hout M Co. Range. 134
Lane Contracting Co. 241st st between Martha and Katonah av..W H Danby. Contract Heating. (R) 1,018
Stein, A. 1627 Park av..American M & M Co. Mantels. 26
Sayre, R A. 228 E 125th..Godfrey Keeler Co. Boiler. 2,355
Vail, E A. 55 Ludlow..Otis Elevator Co. Elevator. 2,485
Wall, A W. 239 E 126th..American M & Mfg Co. Mantels. 364
Mueller & Koser. 89th st and 3d av..H Mock. (Contract). Cabinet Work, etc. 3,650
Russian Immigrant Home. 347 E 14th..W J Olvany. Heating Apparatus. Contract. 824

ADVANCE REPORTS.

Municipal Work.

(Continued on Page 589.)

MANHATTAN.—On Thursday, Oct. 21, the Park Department will open bids for the installation of electric light and power plant in the New York Public Library, Astor, Lenox and Tilden foundations, 5th av, 40th and 42d sts.

WESTCHESTER COUNTY.—Bids will be received by the Board of Water Supply, No. 299 Broadway, New York, Wednesday, Oct. 20, for the construction of portions of Croton and Kensico divisions of the Catskill Aqueduct.

MANHATTAN.—Estimates will be received by the Fire Commissioner Wednesday, Oct. 20, for labor and materials required for the completion of new annex and additions and alterations to the present fire headquarters building.

WASHINGTON, N. J.—Williams, Proctor & Potts, 17 Battery pl, New York, have prepared plans for a sewer system and disposal works for Washington. Estimated cost, $60,000. Will probably be advertised in January. A. Craft, Bor. Clk.

MADISON, N. J.—Hering & Fuller, 170 Broadway, New York, are completing plans for a sewer system and sewage disposal works for Madison. Work includes 12 miles of vitrified pipes, 20 tons cast iron pipe, 136 manholes, concrete work, etc. Cost, $100,000. No date has been set for building.

ULSTER COUNTY, N. Y.—Bids will be received by the Board of Water Supply, 299 Broadway, Manhattan, Wednesday, Oct. 27, for furnishing and installing four 48-inch controlling valves, with expansion pieces, operating mechanisms and appurtenances, at the lower gate-chamber of Ashokan Reservoir, near Browns Station, in the town of Olive, Ulster County, N. Y. Also, Wednesday, Oct. 20, for the construction of portions of Corton and Kensico divisions of the Catskill Aqueduct.

MANHATTAN.—Bids will be received by the Park Board Thursday, Oct. 21, for furnishing and erecting iron railings around the grass plots in Broadway, between 104th and 110th sts. Also for work and material for the installation of electric light and power plant in the New York Public Library, Astor, Lenox and Tilden Foundations, 5th av, 40th, 42d sts. Also for the erection and completion of comfort stations and shelter for women and children, located in Chelsea Park, 9th to 10th avs, 27th 28th sts.

Government Work.

NEW ORLEANS.—The contract for constructing the U. S. Post Office, New Orleans, La., has been awarded to Wells Bro. Co., of New York, at $817,000.

DENVER, COLO.—Tracy, Swartwout & Litchfield, architects, 244 5th av, Manhattan, will complete plans about Nov. 1 for the United States Post Office and Custom House at Denver, Colo., 4-stys, 310x185 ft., to cost $1,500,000.

BOSTON, MASS.—U. S. Engineer Office, Boston, Mass.—Sealed proposals for motor generator sets, motors, centrifugal pumps, transformers, and lightning arresters will be received Oct. 30. Information on application. Edw. Burr, Lieut. Col., Engrs.

PITTSFIELD, MASS.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 25 for labor and materials required for the construction, complete, of the U. S. Post Office at Pittsfield, Mass. James Knox Taylor, Supervising Architect.

ROCHESTER, N. Y.—Sealed proposals will be received until 3 o'clock p. m., on the 2d day of November, and then opened, for painting, repairs, etc., at the U. S. Court House, Post Office, etc., at Rochester, N. Y. James Knox Taylor, Supervising Architect, Washington, D. C.

HOBOKEN, N. J.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Oct. 21 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Hoboken, N. J. James Knox Taylor, Supervising Architect.

KEY WEST, FLA.—Proposals for concrete cistern will be received at the Bureau of Yards and Docks, Navy Department, Washington, Nov. 6, for a concrete cistern at the U. S. naval station, Key West, Fla. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, Acting Chief of Bureau.

REAL ESTATE RECORD AND BUILDERS GUIDE.
ESTABLISHED MARCH 21st 1868.
DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION, BUSINESS AND THEMES OF GENERAL INTEREST.

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WHEN the present municipal campaign first began it looked as if its chief educational value would consist in the educational value of the discussion which would take place of the financial condition of the city. As a matter of fact, however, such has not been the result. Financial issues have been obscured by the personal issues which have come to the front during the past two weeks, and the speeches of the several candidates, Mr. Bannard excepted, do not place much emphasis upon the problem of a more economical administration of the vast business interests of New York. Nevertheless, the campaign will not be wholly wanting in educational value. The people of New York are, at any rate, being taught something about the real meaning and effect of the machinery of government that obtains under the existing charter. In the last two campaigns everything tended to emphasize the personalities of the several candidates for Mayor, and the fact was obscured that important as the Mayor is in the machinery of local government in this city, the Board of Estimate is of still more importance. The Board of Estimate is substantially a "board of directors" that is responsible for the settlement of all really important questions of public policy; and a Mayor, no matter how well-intentioned he might be, would be powerless unless he could secure the co-operation of an equally well-intentioned Board of Estimate. But it is just this truth which is now being forced upon the attention of the voters of New York. At least one of the three candidates for Mayor is constantly telling his hearers that it makes very little difference which of the competitors of that position is elected, whereas it makes an essential difference whether or not they give the new Mayor the support of an efficient and disinterested Comptroller and President of the Board of Aldermen. And this is undoubtedly a great gain. Never before has the peculiar importance of the Board of Estimate been forced upon the attention of the voters, and it may be hoped that the lesson will not be soon forgotten. For the Board of Estimate is assuredly destined hereafter to become of more, rather than of less, importance. The new charter makes it even more exclusively responsible for the good government of the city than it is at present; and it is made better able to redeem its responsibilities, because it is supplied with a better organization for the purpose. The Ivins charter may not be passed at the coming session of the Legislature; but we are confident that in the course of time the work accomplished by Mr. Ivins and his associates will not be thrown away. The new charter will prevail in substantially its existing form, because it is really necessary for the good government of New York; and the day will come when the people of the city will realize the futility of electing good men to office without at the same time supplying them with the organization and the authority indispensable to the redemption of their responsibilities.

THE difficulty which the Board of Estimate is having in dealing with the question of widening Thirty-second street constitutes one more illustration of the enormous obstacles which in Manhattan are encountered in all street-widening proceedings. In the case of Thirty-second street, it is proposed merely to widen one street for the space of one block; and it would seem as if that ought to be a comparatively simple and economical thing to do, particularly in view of the fact that the vehicular traffic created by the new Pennsylvania Terminal will absolutely demand some such accommodation. Nevertheless, the same kind of obstacles are encountered which have prevented the widening of Fifty-ninth street as an approach to the Queensboro Bridge. The project meets with almost unanimous opposition on the part of the owners of contingent property, and its expense promises to be very much larger than was originally anticipated; larger, indeed, than the city can apparently afford for such a modest improvement. In the present instance another and less expensive alternative will probably in the end be adopted. It is now proposed to abolish the stoop privileges not only in Thirty-second street, between Sixth and Seventh avenues, but also in Thirty-first and Thirty-third streets, and in this way to obtain space for widening the roadways of all three of these streets. Inasmuch as all of these streets will in the course of the next few years become lined with shops, the abolition of the stoop privilege will be attended with little or no hardship to the property owner, while it will at the same time afford a considerably increased space for the movement of vehicular traffic. The comparative lack of expense and opposition which this project will involve will be likely to commend it to the Board of Estimate, and there can be no doubt that the same means will be frequently adopted to diminish the congestion in other parts of Manhattan.

IT is already sufficiently apparent that the widening of Fifth avenue has within limits been a great success. The dense vehicular traffic on that avenue is enabled, because of the widening, to move with much more freedom, and there is to be remarked also a decided improvement in the appearance of the avenue. The removal of the stoops, and of the areas which were a legacy from the old stoops, has given the avenue a uniformity and propriety of aspect adapted to its standing as the most important retail avenue of the largest city in the country; and the change should be attended by an increase in the business transacted by the stores on the avenue. These stores have been made more sightly and more accessible both for people who travel in vehicles and people who travel on foot. There can be no doubt that similar results would follow from the abolition of the stoop privileges on all the important cross-town streets. Steps should immediately be taken to widen by similar means the roadway of Twenty-third, Thirty-fourth and Forty-second streets; and in the course of time similar changes will in all probability have to be made on certain other cross-town streets between Twenty-third and Forty-eighth streets. Throughout this whole district business is pushing farther east and farther west than it did south of Twenty-third street. The cross-town traffic is destined to be increasingly dense; and for the present the best way in which it can be handled is by means of a widening of the carriageways and the abolition of the stoops and the areas. In the end, of course, this device will prove to be wholly ineffective for the purpose it is intended to serve, because with the increase both of lateral and longitudinal traffic, the congestion at the several points of intersection will become more, rather than less, annoying and delaying. In the end, these delays will become intolerable, and some other means will have to be taken to get rid of them; but for the next few years a great deal of relief can undoubtedly be obtained by the widening of the carriageways of all the streets and avenues which have been changing from a residential into a business employment.

THE plea emanating from the Greenwich Village Public Service Committee for the extension of Seventh avenue to the south deserves the attention of the Board of Estimate and Apportionment. The extension of Seventh avenue to Varick street, and the extension of a widened Varick street to a junction with Broadway, is one of the few improvements to the street lay-out of New York which would be very useful and comparatively inexpensive. The whole district affected by the improvement has been hampered in its development because of its confused and inconvenient street plan; and the best means of improving that plan would be by means of the proposed extension of Seventh avenue. Seventh avenue is a fine, wide thoroughfare, capable of accommodating very much more traffic than it does at present, but of comparatively little use to the business of the city, because it terminates in a brick wall at Eleventh street. Its extension to the south would, consequently, not merely contribute to the development of the territory in the immediate vicinity, which would be thereby opened up, but it

would be of value to the whole borough. It would add a thoroughfare running through the most congested part of the business district to the street plan of Manhattan; and this thoroughfare would constitute the natural route for the coming West Side subway. It should, consequently, be laid out immediately, so that advantage could be taken of it when the actual line of the subway comes to be finally decided. It should be added that a matter of justice, as well as a matter of expediency, is involved in the carrying out of this improvement.

CURRENT BUILDING OPERATIONS are being favored by Indian summer weather. A good proportion of the total number of mechanics are under steady employment, and a good quantity of material is going into use. When we say "good," we mean better than "fair," and the territory under consideration is the whole Metropolitan district. There are exceptions to the general rule of normal times, but they are few. The general secretary of the Bricklayers' unions in this district yesterday estimated for the Record and Guide that about sixty per cent. of the men in the trade are working, but that the prospects are bright, and next month he would expect seventy-five per cent to be working. He attributes the present slackness in the brick trade to the closing-out of much small work and the unreadiness of heavy construction, such as office and loft buildings, that will soon provide a large amount of employment for bricklayers. Without this heavy construction that is coming on there is not at the moment enough other work to keep the mason builders and dealers in masons' materials going at full speed. But every week the situation improves. Most other trades report good employment. Large apartment house work in Manhattan is starting up again, but small tenement house work is still only slightly visible. In the Bronx, however, 5-sty apartment work is going ahead, but more plans are being filed for private dwellings in that borough than for tenements. The announcement that plans are in hand for an eight-million dollar hotel, the approval just given by the Art Commission to the plans for the new Municipal building, the imminence of the steel erection and bricklaying on the Gimbel and other massive constructions, and the absorption by the real estate market of a number of new buildings—more than has been usual—were all among the encouraging news of the week. Building loans are being made freely, and money is fairly available for most forms of real estate investment. Contractors, however, are exercising more care in the matter of credits, and it is owing to the fact that some operators have not yet cleaned up on former transactions that there is not more tenement work offering. The building operations now in hand centre mainly on loft buildings in the midsection, on first-class apartments on Morningside Heights and along Riverside Drive, on 6-sty elevator houses on Washington Heights, dwellings in the West Bronx, apartments in the East Bronx, and a very large amount of detached dwelling house work all through the suburbs. West Point is giving employment to hundreds of mechanics, and there are a number of other busy towns in the surrounding country. Landscape architects report a large number of estates being improved, and that their services are now in demand by real estate development companies, of which there are about one hundred and fifty in this district at the present time.

RENTS AND TAXES.

To the Editor of the Record and Guide:

The political advertisement displayed on billboards in this city stating that "High taxes make high rents and low taxes make low rents" is an economic absurdity, and is disproved by common experience.

We need not go very far back to show the fallacy of this conclusion. In 1904, the tax rate was 1.51, while the tax rate for the current year has increased to 1.67. Yet rents are about 20 per cent. lower now than in 1904. In sparsely settled districts outside of New York City taxes are considerably higher than here, yet rents are much lower.

Suppose it were possible to abolish all taxes on real property, would rent be reduced? No, indeed. On the contrary, it would rise considerably, for it would be an incentive to land speculation, which would increase the price of land.

If the learned gentlemen who caused these advertisements to be posted knew the first principles about political economy, they would know that rent is governed by the same law as any other commodity, namely, the law of supply and demand.

When land is scarce, prices go up, builders stop building, rents advance. Of course, the quantity of land cannot be diminished or increased, but an artificial scarcity can be created by holding land out of use for speculative purposes. So it is not the tax rate, amount of taxes, or, properly speaking, the assessed valuation that govern rents—it is land speculation.

EDWARD POLAK.

—In 50 per cent. of the industrial plants of the United States, according to a recent bulletin of the Geological Survey, more than 10 per cent. of the coal bill can be saved each year by the smokeless burning of coal, and 5 per cent. in the other plants.

REAL ESTATE MEN AND FALSE REGISTRATION.

To the Editor of the Record and Guide:

The newspapers state that there is much illegal registration this year, especially in the Borough of Queens. Men who will register twice or attempt to vote more than once, have no political convictions, but are for sale to the highest bidder.

Real estate men, owners as well as agents, can render a public service and suppress election frauds by verifying the registration, especially in hotels, apartments and tenement houses.

Zealous office-holders sometimes harbor "floaters" to increase their party vote. Every person interested in real estate should go to the place of registry and verify the names of men registered from houses that he represents; and if any frauds are discovered, notice should be sent at once to William Leary, State Superintendent of Elections, 47 West 42d st.

ALFRED R. CONKLING.

MORE DEFINITE SPECIFICATIONS.—With the changes in materials and methods of construction that are gradually being inaugurated, may be detected a growing tendency on the part of the architect to become more specific and definite in the matter of his specifications. For example, it is no longer unusual to find specifications calling for materials, equipment or finish of certain manufacture by name, whereas some years since, the generally adopted plan was to mention a number of articles considered in the same general class and permit the contractor to exercise his own judgment and discretion as between them. The "American Architect" takes note of the change and expects this tendency to increase. The object of not mentioning materials very specifically is, of course, to avoid the appearance of favoritism, but an architect's reputation should, as our contemporary says, be sufficient to render unnecessary resorting to any form to merely give the appearance of impartiality: "He must, to serve his client ably and intelligently, come sooner or later to a decision in these matters, and it is difficult to understand why this could not be done at least as well at the time the specification is written as afterward."

THE WESTCHESTER RAILROAD when open will give cause for a large amount of building construction north of Bronx Park. Syndicates are at the present time negotiating for sites, and builders who must get in right in order to win out should take a look around. We don't say that it is time to build now, but it is the time to investigate. The Record and Guide says to you—here's a field of the future. Size it up. Is it in your line? The new Westchester road will run midway between the Harlem and the New Haven railroad lines and will connect with both the subway and the elevated systems. The Westchester Railroad construction is now in the hands of the New Haven Railroad Company, which seems well intentioned toward the Bronx.

STONE STEPS.—Chief Engineer Lewis having reported to the Board of Estimate that the resolution for constructing steps in West 176th st, between Sedgwick and Popham avs, is a proper one, the Borough President of the Bronx has been authorized to have performed the work which is required before placing the improvement under contract. The resolution affects five blocks or about 1,300 feet of West 176th st. In the two blocks between Sedgwick av and Popham av the street has a width of 30 feet and the grade is very steep; between these limits it is proposed to construct granite steps. Easterly from Popham av a narrow roadway is in use. The abutting property generally is unimproved. The work is estimated to cost about $33,000.

SPECULATION AND RENTS.—Do high taxes make high rents? Edward Polak, real estate expert, says no. It is land speculation, he explains. Then should we prevent land speculation—or stop complaining?

—If a sleeping resolution had been left alone, the proposed shaving away of stoops and other projections in residential streets might have been entirely forgotten.

—The development of the pavements has been a very interesting feature of the duties of the Commissioner of Public Works in Richmond Borough, Louis L. Trebus, C. E. The substitution of smooth, durable surfaces for those rougher in character and more readily worn out, has contributed largely to the better appearance and cleanliness of the main thoroughfares, and very greatly to economy in maintenance. During the past two or three years much attention has been given to the replacing of ill-kept gutters with asphalt blocks and vitrified brick, both on concrete foundations. The accompanying straightening and redressing of curbing and full repairs to macadam roadways has resulted in turning many highways that were practically eyesores into attractive streets. Commissioner Trebus says the use of sheet asphalt in gutters has been a failure, and recourse has therefore been had to cutting out a two and one-half or three-foot strip of asphalt next the curb line and replacing with vitrified brick.

CONSTRUCTION.

NEWEST FORM OF RESIDENTIAL CONSTRUCTION.

"Club House" Apartments the Perfected Modern Idea of Private Living Quarters in a Great City—Grammercy Park's New Co-Opeative Buildings.

A NEW KIND of residential building, different from the conventional apartment house, is being evolved in New York City. The leaders in this evolution are men and women of artistic impulses. They believe that the times demand a house that will have all the real conveniences of the first-grade apartment, and in addition will be more exclusive and more elegant. We have had successively, first, the 5-sty single flat, with its steam heat, dumbwaiter and janitor service, which was a decided improvement over the rented apartments obtainable previously; next the more luxurious elevator house and apartment hotel; and latterly the building which is appearing to us under several names, sometimes as a cooperatively owned apartment house and sometimes as a "studio" building, which may be either co-operatively owned or entirely rented out, and more recently the kind of house referred to has been called a "club house."

A "Club" building is becoming the generic name for a special class of houses in which and by which there is an attempt made, first, through the choice of a particularly refined neighborhood; second, by the exceptional beauty and homelike attractions of the inward parts of the house itself, and third, by providing or insuring neighbors of quality, to fill the social void between the isolated and unlovely life in a promiscuously-populated flat and the highest standard of living known to mankind—a house all to oneself and his own, in a choice quarter with old neighbors.

Much might be said concerning what New York City is losing from the loveliness of homelife with the loss of her old private dwellings. The architectural problem is to find a better substitute for the private dwelling than the style of housing at present prevailing. This refers to something more than the mere "skin" of a house. It means a different system of ownership, if the house is to belong to the best type; and in a sense it means a "private apartment house," in that it must be built by and for the occupancy of its several owners. It means also a different neighborhood—preferably among private houses. Finally, it means more attention from the architect to the interior finish and decoration.

THE CO-OPERATIVE IDEA.

comprises the forming of a corporation which holds title to the ground. Stockholders are eligible to buy apartments. Upon the payment of their subscription they are given an apartment lease for ninety-five years or in perpetuity. The leases are drawn to meet all future emergencies. In all or most private apartment houses" there are some apartments that are rented to non-stockholders, by which means revenue for taxes, running expenses and other fixed charges are obtained.

Another class of "studio" buildings is non-co-operative. It is a financial speculation after the order of the flat house operation, but the house itself is "different." It provides a refined and artistic atmosphere, in part due to choice interior decorations and conveniences and in a part owing to the fine tone of the neighborhood.

TWO new houses have been in course of construction in Gramercy Park this year, one of which is now about finished. Both are owned co-operatively. A third house is one which long contributed a notable part to the high social standing of the quarter, and has just been made over, and added to, for the purpose of making the old mansion, with the help of the new annex, serve the purpose of what is modernly called a "studio" building.

Gramercy square is a unique survival from the city's former "best days." It bears no hallmarks of poverty or deterioration. Its wealth, its genuine gentility, its charming exclusiveness without snobbishness, are obvious and impressive, impelling respect and confidence. Its rows of "brownstone" are fine examples of a passing style of architecture. Its dainty private park is spick and span, bearing favorable comparison with the choicest public parks, large or small. It is the "Alpha" of Lexington av and the "Omega" of Irving pl.

Business has pushed toward and around it but failed to enter it; it remains an oasis of quiet and tranquillity. Here, although limited to three score homes, have lived for two-thirds of a century many whose names are widely known as kings of finance, lions in society, giants in commerce and stalwarts in politics.

There remain around the four sides of the square about thirty houses that can still be classified as "private dwellings." Five others have been changed into club houses. The other existing buildings on the square consist of the two new co-operative apartment houses, one apartment hotel ("the Irving"), one church, one "studio" building and one apartment house of the conventional type. In other days the square was restricted to private dwellings, and since the restrictions have been raised there has been an interest in noting the further course of development. The coming of the Princeton Club this year to occupy the Stanford White house, at the northwest corner of 21st st and Lexington av, and to become a neighbor of the Arts, Columbia University, Players' and National Independence clubs, which are on the south side of the park, was along the line of development that was the best that could be hoped for, if the former privacy of residence could not be longer retained.



NO. 24 GRAMERCY PARK.
Herbert Lucas, Architect.

Fairly considered, the new apartment houses are a welcome accompaniment for those houses which now have an institutional character. If the Arts Club's ambition is to be a centre of an artistic and literary life, it can have nothing but appreciation for the new building improvements. An incongruous development might also have detracted from the value of real estate, but a development in harmony with the dominant note can have only an appreciative effect on values.

ONE of the co-operative houses is called the "No. 24 Gramercy Park" and is owned by a corporation, called the "Gramercy Park Company," whose president is Richard Watson Gilder, the editor of the Century Magazine. Jules Guerin, Charles H. Lee, of the United States Leather Company, John B. Pine, treasurer of Columbia University, Francis Wilson, the actor, Herbert Lucas, the architect, and Rodman D. Gilder, are other owners. All are to make their permanent town

residence in the new house, each owning his own apartment. Eleven other apartments are for tenants, and the rentals will go into a general fund to cover the taxes, repairs and running expenses.

The site was bought from Charles H. Lee by the corporation, of which he is one of the owners, and was the site of the house in which Mr. Lee formerly lived, and also of the old Gallatin house. The plot extends through to 19th st, taking in No. 129 East 19th st, on which there stood a stable, until Mr. Lucas, the architect, altered it into a dwelling that is somewhat famous for its pretty lineaments, and for the cottage-like appearance of its new facade,—such as one does not expect to see in the midst of a city of massive constructions.

DUPLEX APARTMENTS.

Mr. Lucas designed the gigantic house on the park side also. He has followed high-class Colonial precedents in general, but in one particular the house follows a newer lead, which divides the rooms in one suite between two floors, instead of having all the rooms on one floor. In this case the master rooms are those on the first of the two floors in an apartment, and the bedrooms are on the second floor.

Is the duplex preferable to the single floor plan? This is a question which every family answers for itself. When one has got tired of living all on one floor, it is a pleasant change to go to living on two floors. Arranged in the duplex plan the apartment takes on the appearance of a dwelling, while retaining the apartment-house conveniences.

Certain elements have combined to make this house successful. An environment of culture has been one; an advantageous financial opportunity has been another; artistic and social interests in common have been still other elements in the combination, and finally the quality of the house itself, which was "sold from the plans" crowned the success. The interior is strictly Colonial—white woodwork, mahogany doors, graceful columns and open fireplaces. Every apartment has a fireplace, some of Roman brick and some of Gruby tile. There is a balcony for each apartment overlooking the park.

Outwardly, the house is built of red brick—overburned brick—laid with a Flemish bond, on a 2-sty base of limestone. The builders were the Thompson-Starrett Company. Pease & Elliman, the agents, have rented every apartment but one, though the house is scarcely finished.

FINANCIAL PLAN OF THE GRAMERCY PARK CLUB HOUSE.

THE second co-operative house to be opened on the square will be the "Gramercy Park Club," on the eastern side. The western facade is now about finished, and a large force of mechanics are at work on the interior. It has twelve stories and is fireproof, and is estimated to cost $400,000. The architect is J. Riely Gordon, and the general contractor John E. Olsen.

It has been usual in co-operative ventures to sell only one-half of the apartments and to rent the balance. With respect to this house, however, the plan differs in that all the apartments will be sold and each share of stock will be assessed its proportionate amount of the taxes and other annual expenses, and nothing more. Messrs. De Walltears & Hull, the agents, explained the plan for the Record and Guide in this way:

"Each owner will therefore be assessed only on the amount of stock which it was necessary for him to purchase to secure the apartment, and there will be no additional assessment to him if one or more of the remaining apartments are vacant or unsold. He is in direct touch with the property, its receipts and expenses in paying his proportion of the annual expenses, precisely as he would do if the owner of a single family private dwelling.

"The advantages apparent in this form of co-operative ownership are that it requires an investment smaller by one-half and fixes, as nearly as may be, the annual expense to each individual. The operation of the club house puts each owner in direct touch with the property, its receipts and expenses, and he is required to pay only his proportionate part of the taxes and other annual expenses and no more, precisely as he would do if the owner of a single-family private dwelling."

CONSTRUCTION DETAILS.

The "Gramercy Park Club House" (apartment house), which is numbered 36 Gramercy Park East, is one of the most attractive and luxurious apartment houses downtown. Its twelve stories of beautiful Gothic architecture in white glazed terra cotta is emphasized by its broad frontage of 83 feet. The twenty-four apartments, two on a floor, comprise 8, 9 and 10 rooms, with three baths each and the privilege of additional rooms for servants. The building is of fireproof steel construction and all its appointments are modern. The decorations by J. G. Lugars Sons & Co. are varied—Old English, Colonial, French and Italian Renaissance, Louis XIV, XV and XVI—and in design and workmanship are intended to satisfy the most fastidious. The rentals range from $2,350 to $3,168 an apartment, but those rented will only be for a short term, as the purpose is to sell all the apartments, the prices ranging from $8,900 to $12,000 each.

The contour of the site and its environment seemed to suggest a recessed court supplementing the park feeling. Flanking the entrance are massive polished granite pedestals with bronze railings, surmounted by appropriate bronze lamps. There will be a fountain in the centre of the court, beyond which is to be the richly carved marble entrance.

The facade has been treated in late French Gothic adapted to modern conditions. The high basement is laid up in light granite; the first three stories of white marble, and the rest



THE GRAMERCY PARK CLUB HOUSE.
John E. Olsen, General Contractor. J. Riely Gordon, Architect.

in white glazed Atlantic terra cotta with plate glass windows. The reception hall is reached through the storm vestibule, and is 16x28 ft. and 14 ft. high, lighted from both sides, and will be treated in Gothic, using Italian marbles with deep sculptured frieze. Each apartment will be provided with built-in safes for valuables; refrigeration and telephone.

Gramercy Park is thus slowly passing on to new conditions, fuller experiences and wider utility, as becomes an integral part of a progressive modern city.

Mr. Douglas L. Elliman, of Pease & Elliman, considers that the future of the properties surrounding and adjacent to the park are firmly fixed, in spite of the apparently threatening encroachments of business from the south, and that as far ahead as we can reasonably see the private character of the quarter will remain.

PROPORTIONING CRUSHED STONE FOR CONCRETE.

By ALBERT MOYER, Assoc. Am. Soc. C. E.

A saving in cement and sand may be effected and a much denser concrete obtained if 2 or 3 sizes of crushed stone are used, properly proportioned and mixed together. A simple method is as follows:

Supposing you have two sizes of stone; one passing a 1½-inch ring, the other passing a ¾-inch mesh. Screen the ¾-inch stone taking out all that will pass through a ¼-inch mesh, figuring that which is screened out as sand. Make a receptacle which will hold approximately 4 cu. ft., a piece of 15-inch sewer pipe will do. Measure 2 cu. ft. of the smaller stone and 2 cu. ft. of the larger stone, mix them well together with a shovel and place in the receptacle, mark the receptacle on the side the heighth to which the stone rises.

Empty the receptacle and again measure out 2½ cu. ft. of the larger stone and 1½ cu. ft. of the smaller stone. Mix together as before, place in the receptacle and note on the side the heighth to which the stone rises. Experiment in this manner varying the proportion of the larger and smaller stones, always adhering to the total quantity of 4 cu. ft. The mixture which gives the least volume in the receptacle will make the densest concrete, and require the least amount of sand and cement. "Maximum Density is Maximum Strength."

—The Building Code is not cutting much of a figure in the political campaign. Mr. Bannard has expressed his sentiments, but where does Mr. Hearst stand?

BUILDING ON CATHEDRAL HEIGHTS

New Ideas in the Houses on the Parkway—Final Aspect of the Transformation of Old New York

AFTER Cathedral Heights, what? Where shall the builders go to find another section of the city as ripe for building operations? It was strange that this beautiful height of land was reserved for so many years after the city had grown miles and miles beyond it.

Not the most active section, but it is the section where the costliest residential construction has concentrated in the largest number. When the builders get through here they will have about finished with "old New York," so far as vacant land is concerned. If they intend to build many more apartment houses on the upper West Side, they will have to remove existing "improvements."

Cathedral Heights was the next thing to a virgin field when the present building movement was started. Everybody must remember the rows of little shanties that were left in the hollows after the streets were cut through. It is only about seven years since the heights were thrown open to the builders, and the vacant sites now remaining are very few. Nowhere in the world but in New York are large regions of vacant land transformed so quickly by builders.

Cathedral Heights has affirmed the doctrine that the best improvements come last. The last streets to be touched have been the principal ones—Riverside Drive, Broadway and, finally, Cathedral Parkway itself. Under construction at the present time are a round dozen of fine apartment houses in the section between, 110th and 116th sts. On the Parkway the builders are the Yorktown Realty Company, which is allied with the well-known firm of C. M. Silverman & Son, of 3492 Broadway, Washington Heights. The Yorktown is erecting a house of twelve stories at the northwest corner of Amsterdam av and Cathedral Parkway, which is now in the hands of the plasterers and will not be finished until next February. Adjoining on 110th st the Carlyle Realty Company of 198 Broadway is building from the plans of Schwartz & Gross two 12-sty apartment houses, the "Dartmouth" and the "St. Albans." A



"THE BRITTANIA."
Cathedral Parkway. Waid & Willauer, Architects.

typical floor plan of these houses is given here. The general quality of the houses is very high, but one of the most striking things is that from the seventh to the twelfth floor, the bedrooms are in the front of the house and the living rooms in the rear.

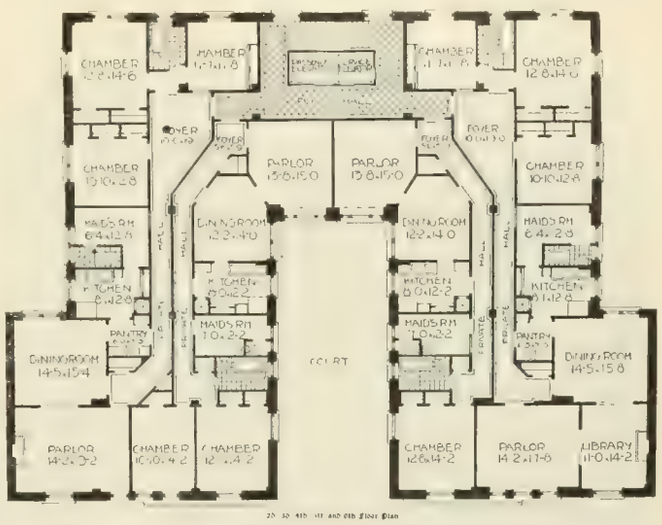
To have bedrooms in the best part of the house is unusual—but oh you bedrooms! The modern bedroom, often having no bedstead at all, only a couch, is when rightly situated a very pleasant living room as well as a sleeping room. A second idea put into effect in these houses consists in the connection between the heat, light and power plants. Each house has its separate equipment in this respect, but in moderate weather, like the present fall weather, both houses can be heated from one set of boilers, for example, or otherwise served by only one of the two plants. The house is scarcely finished, but about sixty-five per cent of the space is rented more of the larger apartments than of the smaller ones.

The same corporation, the Carlyle Realty Company, has started work on two more houses on the south side of Cathedral Parkway, on the site of the former Casino. The two houses together will have a frontage of 170 ft., and have two apartments on a floor.

THE "BRITTANIA."

The handsomest house under construction on the Heights at the present time is the "Brittania," for the Gracehull Realty Company, from plans of Waid & Willauer, architects, 156 5th av.

A tramp through England, whether in the country or in the city, impresses one with the homelike character of all English



FLOOR PLAN IN THE ST. ALBANS AND THE DARTMOUTH.
Schwartz & Gross, Architects.

architecture. When one returns to New York he is struck by the contrast. Scores of great buildings are rising yearly which have no domestic character and which may well be mistaken as buildings for any purpose other than places wherein to live.

On tree-lined Cathedral Parkway a building has just been erected in which an effort has been made to attain a homelike character along the lines of the English domestic style of architecture. Although the building is situated on an inside lot, it has, by means of a broad fore-court, the advantage of a street corner in the matter of sunshine and outlook on the street. The court is thirty-five feet in width and the rooms are so planned that the view from the living rooms in the rear is quite as attractive as that obtained from the sleeping rooms on the front. The projecting bay-windows of generous English proportions, which line the court, stand at such angles that all the principal rooms obtain sunshine throughout the greater portion of the day.

This 9-sty building stands adjacent to a very large 12-sty building. It has been treated, however, so that it will not be overpowered or dwarfed by its larger and higher neighbor, being designed with a large motif and a grouping of very large windows in single units. The building is surmounted with a gable roof, which avoids comparison with its taller neighbors and forms a pleasant contrast with them. The pitched roof and the large scale of the design prevent the dwarfing which its large flat-topped neighbor would otherwise cause. This pointed roof contains ample space for storage rooms, accessible from the freight elevator, which are available for the use of the tenants instead of the usual cellar space which is so often both dark and damp.

A rough Tapestry brick of beautiful gradations, and of golden brown color, has been used for the exterior. The buff limestone of the lower stories contrasts harmoniously with the brick, and the terra cotta trimmings on the upper portion of the building by means of heavy spotting of the brown is designed to complete the harmony of the color effect. The stone base, which is very simple in character, has been coarsely tooled to correspond with the rough texture of the brick and terra cotta walls above. The base of the building is relieved with a broad balcony on either wing, which forms a base to the grouping of windows above. These balconies are supported by grotesque

figures, each of which is symbolic of some form of the homely art of housekeeping.

The fore-court when completed will contain evergreens and the walls will be planted with ivy. The two first story apartments have separate entrances directly from the fore-court, designed in the form of Gothic doorways with a bracketed lantern over each.

On either side of the main entrance of the building two quaint sculptured figures hold lanterns to welcome the guests who enter. Within, the visitor finds a Caen-stone hall treated in Gothic character, and in warm inviting tones of color. The elevators and stairs are concealed in the general effect, as seen in entering, in a somewhat unusual manner.

The interior finish is in keeping with the very handsome exterior. The Empire Woodworking Company has particularly in the paneled dining-rooms made a charming setting for a home. Caen stone trim in the halls, the choice equipment and decorations, and the spacious dimensions of the rooms make the "Brittania" a house of distinction.

At the northeast corner of Broadway and 111th st the Rockfall Realty Company, of which Alex. Kahn is the head, is erecting a 10-sty apartment to occupy half a block front. At the northwest corner of 113th st and Broadway, George F. Johnston is building a house estimated to cost $1,500,999, which will occupy three-fourths of the block front. Mr. Johnston and Mr. Kahn are partners in the old firm of Johnston, Kahn & Co., builders of the Chatsworth and the Hendrik Hudson. Mr. Kahn recently finished the "Medford," on Washington Heights, and has returned to his old neighborhood. An attractive house



THE ROCKFALL REALTY COMPANY'S OPERATION.
111th St. and Broadway. George & Edward Blum, Architects.

of smaller dimensions than any yet mentioned is being erected by the Keystone Investment Company (John W. Kight) on the south side of 113th st, midway between Broadway and Amsterdam av. It is named "The Rensselaer." The apartments are arranged in suites of 5, 6 and 7 rooms and bath. Every room is large and well lighted. One especially pleasant feature is that every parlor and dining-room in The Rensselaer has a large bay window that projects from the building, enabling one to see the street each way without raising the window. The parlors, libraries, chambers, private halls and bathrooms are enameled in white, with mahogany doors. The dining-rooms are paneled with Old English oak and capped with Dutch shelving.

In 113th st the Advance Building Company, at the head of which is Walter B. Isaac, a nephew of Alex. Kahn, is erecting, from plans of George & Edward Blum, one of the prettiest apartment houses in the city. The brickwork in the facade is particularly attractive, and the architectural style is more artistic than what is usually met with in apartment houses. The house is named "The Phaeton," and one of the decorations is a cast in the foyer representing "Phaeton Driving the Chariot of the Sun." The building has six stories and ground dimensions of 100x100.

At the corner of Riverside Drive John J. Hearn, of 509 5th av, is excavating for a 12-sty house with a frontage of 100 feet on the Drive.

—The residence of Frank Powers at Westbury, L. I., is an example of stucco applied to concrete building blocks. The usual stucco finished house is built of wood, to which is fastened the metal lath which hold the stucco. It is not only attractive but fireproof. Mr. Powers, who is a builder, erected it himself from plans by I. B. Baylis, architect. He used blocks made by the "Ideal" concrete machinery, which is made at South Bend, Ind. It is possible for the architect to specify the shape for every stone in the building with as much accuracy as though cut stone were being detailed.

TUNGSTEN LIGHTING AND ITS EFFECT UPON BUILDING COSTS.

P. R. Moses, consulting engineer of the Engineering Supervision Co., says with reference to the design of new buildings where lighting is an important factor that the initial cost of the wiring and power plant may be greatly reduced by planning the building for high efficiency lighting at the start. This reduction in first cost applies not only to the power plant, but to the complete wiring system:

"To comply with the Underwriters' rules, and these have here a solid basis, it is not sufficient to merely use Tungsten lamps after the building is complete, as this plan will not change the number of outlets nor the branches of the fixtures.

"The change in plan must start deeper—the lighting must be planned for a few large units rather than a number of small ones. By doing this the cost of the wiring can be cut in two and the cost of the isolated plant correspondingly reduced. In connection with this reduction in installation cost will be found reduction in the costs of fuel, labor, oil, sundry supplies, ash removal and water, which, however, will be usually balanced by the increased cost of renewal of lamps.

"As the price of the Tungsten lamps decreases, the saving in operating expenses will begin to appear, but for the present the operating expense may even be slightly higher with the Tungsten installation than with the older method. Such increase disappears if the fixed charges on the investment are considered and the balance is found invariably in favor of the Tungsten plant in new installations were lighting is the predominatory electrical requirement.

"As an example of the possible saving the following may be cited: Estimates were made for an isolated plant for a large building at present equipped with carbon lamps. The cost of a plant to supply the building as equipped at present reached $36,000, while with the fixtures changed to Tungsten the cost fell to $24,000. This reduction had nothing to do with the wiring of the building, as this was already installed.

"If the lighting is a minor factor as in manufacturing buildings, or if arc lamps are possible, the cost of renewal becomes the deciding factor, and Tungsten lighting seldom proves advisable at the present prices of lamps."

WHERE STEAM SHOVELS ARE PRACTICABLE.

The Western contractor visiting New York for the purpose of getting up-to-the-minute ideas on construction methods is surprised to find a scarcity of steam shovels at excavating work. Instead he finds a preponderance of steam drills. His most natural question, therefore, is: "When is a steam shovel practicable in Manhattan?"

The answer is furnished by A. C. Franke, engineer for Canavan Brothers, of 518 West 56th st, specialists in shoring and excavating work. In the first place, really good results from steam shovel work can only be obtained when the lot is more than 100x100, and where earth or gravel formation predominates. A certain quantity of blasted rock can be handled by the shovels, but where there is more than 25 per cent rock, results are not satisfactory.

One or two illustrations will show the truth of this statement. Canavan Brothers have just finished excavating a lot 125x100 ft. at 49th st and 8th av for an apartment house operation that the Edward Corning Company, of 100 William st is erecting for the J. A. Cushman Realty Co. from plans by Schwartz & Gross, architects. A steam shovel was put in there on Oct. 7, and last Saturday night the job was finished. Four thousand cu. yds. had been removed. This is considered fast work, and was made possible by the fact that weather conditions were favorable to working teams to capacity.

Another instance is that of the Hewitt-Bryce Building, at 4th av and 28th and 29th sts. Here two steam shovels were employed during the summer and 26,000 cu. yds. in place, and 15 per cent. of that amount of litter, were removed from the two lots in a little over a month. On this job it was necessary to drill through a shaft of rock covering 60x100 ft.

A DIFFICULT ENGINEERING FEAT.

In connection with the subject of excavations and foundations a job recently performed by Canavan Brothers is of general interest. Sixty-five open caissons are being sunk in the lot at the northeast corner of 4th av and 18th st, where the American Woolen Company's 18-sty building is being erected. Part of the Woolen building will occupy the site of the Pocono or old Parker Building, and certain changes are taking place in the dimensions of the fire-wracked structure. In sinking new caissons under the old building it became necessary to support the weight of the five columns in the old structure while the existing footings were being removed, new foundation caissons were being sunk to hard pan and new shoes put in place.

Steel needles were used to support the granite pilasters, and steel framework under the personal inspection of Thomas Shannon, superintendent for John Slattery, shorer, and with Dr. Samuel Miller, Professor of Engineering of Columbia University in the capacity of consulting engineer. The work, which is nearly completed, has attracted considerable attention from builders in this city and vicinity.

AUTOMOBILE CLUB OF AMERICA ANNEX.

Building contracts are about to be awarded for the annex garage, 12 stories in height, which the Automobile Club of America is to erect in the south side of West 55th st, Nos. 247-259, which is in the rear of the present club house. The old 8-sty building will be so altered as to make a connection between the properties to the top of the present building, and the facilities and modern equipment will greatly improve the effectiveness of the organization.

The in-and-out checking system will be enlarged, and the elevator service will be increased by a battery of four automobile lifts, to take cars to the upper floors. These will be operated by the latest type of overhead traction machine, one of which will run to the roof. A turntable will be provided on each floor, directly in front of the automobile lifts. There will be toilet rooms on every floor, and lockers, to give the very best service both to the chauffeurs' quarters and the offices'.

Forced ventilation has been arranged for in connection with the cellar and basement, the assembling-room in the machine



FACADE OF THE ANNEX BUILDING.
West 55th Street.

shop, and also in connection with the governors' room, the offices and the toilets. The offices now used by the Bureau of Tours adjoining the club entrance in 54th st are to be retained but somewhat rearranged and enlarged. The entire second floor of the annex will be given over for the use of chauffeurs as club rooms, including a reading room and a lunch room. The third floor will accommodate the governors' room, a committee room, the offices of the secretary, and the accountant's department. The fourth to the ninth floors will be used for the storage of automobiles. The tenth, eleventh and twelfth stories of the new building will be fitted up in the most complete manner for a machine shop.

A section of the eleventh floor will be arranged for the use of chauffeurs who desire to make their own repairs to cars. These floors will contain rooms fitted up for the use of the tinsmith and blacksmith, and with a general storeroom for automobile parts and the ignition battery charging room. The tenth floor will be used chiefly for the assembling of cars after general repairs have been made. A separate passenger elevator will run from the basement to the roof, connecting with all floors of the present building and annex. This elevator can be used by members and can also be conveniently reached from the club rooms. C. P. H. Gilbert, 1123 Broadway, is the architect. Officers are E. H. Gary, president; Henry Sanderson, vice-president; Alfred Ely, treasurer, and S. M. Butler, secretary.

QUAINT RELICS OF OLD NEW YORK.

In an air-tight glass case reposing on the wall of the draughting room of Freeman Bloodgood, Jr., builder, of 8 York st, this city, is a rust-eaten stone mason's hammer and two curved pieces of plank bearing penknife-etched initials done in 1883. Both are interesting because they give the present day builder and contractor an intimate glance into the past.

When Freeman Bloodgood, Sr., who is somewhere about 90 years old, the oldest living builder in the city, and one of the first Record and Guide subscribers, was 21 years old, he was engaged as foreman for his brother, Matthias Bloodgood, contractor for a row of 4-sty brick and granite buildings that stood on the east side of West st, from Cedar to Albany, where the West St. Building now stands. At that time they did not use bulkheads, and so, when the tide came up one day, the whole embankment caved in and the stone masons at work on the west wall fled for their lives. All the other masons took their tools with them, but young Freeman left his hammer on a bottom stone. The building was constructed, but although a search was made for the implement it was not recovered until recent years.

It is seldom given to a contractor to see the work of his hands pass away, to give way to another structure 64 years later. But when workmen later began to tear down the old structures, Mr. Bloodgood recalled the cave-in, and the fact that his hammer never had been found. Thomas Mulry & Son, it will be remembered, had the contract for excavating for the West St. Building in 1905, and Mr. Bloodgood told a member of that firm about the loss of the hammer. One day when the excavators reached a depth of 50 or 60 ft. a foreman found part of an unfinished wall and on the top of it a queer looking tool. He reported his find to the firm and the hammer was restored to Mr. Bloodgood, who has since had it framed. It is taller than the stone mason's hammer of to-day. So frail is the handle that air touching it would result in it immediately falling apart. The rust has eaten nearly through the head.

Every builder in the city knows what building is meant when "Holt's Folly" is mentioned. Those who were young men in 1833 can recall the importance of that old building to the welfare of the city. For the younger men in the business the name of the United States Hotel might be more familiar. This famous hostelry stood with a frontage of 83 ft. in Water st, 100 ft. in Fulton st and 76 ft. in Pearl st, where the U. S. Arcade now stands. The hotel, six stories high, built of granite about an interior court of marble and wrought iron scroll work, was erected in 1823. At that time builders and capitalists said the owner and builder, whose name was always associated with the hotel, was crazy for putting such an elaborate building in that part of the city. New York was just beginning to recover from the depression caused by the war of 1812, and a great wave of prosperity was thought to be due, and, in fact, was beginning to be felt. Mr. Holt saw visions of great activity with ships from foreign ports at anchor and tied to piers only three blocks away. It was said the old structure had 365 windows in it, one for each day of the year.

It was the skyscraper of the time. Visitors from all parts of the city went to the hotel and climbed the dizzy heights to get a view of the great stretch of 1, 2 and 3-sty brick and frame houses that covered the lower end of Manhattan. Their point of vantage was at the top of a tower that reached about 30 ft. above the roof. Around the tower was a high railing upon which was a thick curved plank topping. It is part of this railing that Mr. Bloodgood has in his office to-day. The entire surface was carved with the names of visitors who peered from the tower over the harbor. Among them is the name of "C. Vibbard," probably in later years the man for whom the famous steamboat Chauncey Vibbard, the rival of the Mary Powell, was named. "T. Winslow, Springfield, Mass.," registered his name on the planking with his knife, as did "C. C. Dixon" with a tremendous "JR." after his name; "B. F. Folger" and "G. S. Folger," probably brothers; "C. Mondell," "J. J. Skinner," "L. W. Smith," "H. Mason," "F. B. Lyon, "W. M. L.," and last but not least "T. D." which possibly was a typographical error and should have been "T. R." In 1834 the topping was covered with sheet copper and the names were hidden until the structure was wrecked.

The city began to grow farther uptown and "Holt's Folly" came to be considered a joke. Besides it was a losing proposition as years went by. Its fall was precipitated when its owner sought to get fresh water (there was no adequate city supply in those days) from a driven well which he sunk 300 ft. and got nothing but a great many creditors. Finally it was sold to W. J. Blodgett, representing the heirs of William Tilden and William J. Blodgett, Sr., for $164,000, although it cost almost three times that amount to build it, some of the building material having been brought from Holland. Attempts were made to erect on the site a large business building, but up to the present time the Arcade is the only result of this movement.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Dwellings.

PARK AV, n w cor 68th st, 4-sty brick and stone dwelling, 51x100, slate roof; cost, $100,000; owner, Percy R. Pyne, 36 E. 36th st; architects, McKim, Mead & White, 160 5th av. Plan No. 741.

M. Reid & Co., 114-118 W. 39th st, has the general contract.

65TH ST, No. 45 East, 6-sty brick and stone dwelling, 28x68, tin roof; cost, $50,000; owner, John M. Bowers, 7 West 21st st; architects, Hoppin & Koen, 244 5th av. Plan No. 746.

Schools and Colleges.

25TH ST, Nos. 331-335 West, 4-sty brick and stone school,69x88, gravel roof; cost, $100,000; owner, The Roman Catholic Church of St. Columba, 343 West 25th st; architect, T. H. Poole & Co, 13 West 30th st. Plan No. 745.

Ormond & O'Brien, 909 President st, Brooklyn, have general contract.

Miscellaneous.

RUTGERS PL, No. 24, 1-sty brick outhouse; cost, $900; owner, John A. Anger, on premises. Plan No. 747.

141ST, n s, 125 w 5th av, 1-sty frame shed, 50x10; cost, $150; owner, James McKnight, 41 West 138th st; architect, John Hauser, 360 West 125th st. Plan No. 748.

Storage Buildings.

CENTRAL PARK WEST, No. 395, 1-sty concrete and brick storage building, 35x25, tar and gravel roof; cost, $2,000; owner, New York Red Cross Hospital, 395 Central Park West; architect, Chas. H. Richter, 68 Broad st. Plan No. 740.

John C. Gabler, 339 West 18th st, has contract.

Stores, Offices and Lofts.

CATHEDRAL PARKWAY, s s, 80 w Central Park West, 1-sty brick store, 76x35, tar and gravel roof; cost, $4,500; owner, M. Ferguson, 110th st and 8th av; architect, John Lafarge, 110th st and 8th av. Plan No. 742.

Hotels.

8TH AV, s w cor 155th st, 2-sty brick and stone hotel and stores, 50x66.6, gravel roof; cost, $20,000; owner, Geo. Ehret, 1197 Park av; architects, J. Kastner & Dell, 1133 Broadway. Plan No. 743.

Stables and Garages.

120TH ST, No. 347 East, 2-sty brick and concrete stable, 16.8x20, tar and gravel roof; cost, $340; owner, Lucy A. Hassemer, 347 E. 120th st; architect, United Contractors Corp., 15 Exchange pl, Jersey City. Plan No. 744.

MANHATTAN ALTERATIONS.

ESSEX ST, No. 124, 1-sty brick rear extension, 17x16, partitions to 3-sty brick dwelling and store; cost, $700; owner, Max Moskowitz, 110 Rivington st; architect, C. H. Dietrich, 25 W. 42d st. Plan No. 2295.

ESSEX ST, No. 9, walls, to 4-sty brick and stone store and synagogue; cost, $1,000; owner, A. Wisnagrad, on premises; architect, Samuel Sass, 23 Park Row. Plan No. 2314.

FORSYTH ST, No. 14, partitions, windows, walls, to 5-sty brick store and tenement; cost, $8,500; owner, Lewis Adelson, 112 W. 111th st; architect, Chas. M. Straub, 147 4th av. Plan No. 2284.

GRAND ST, No. 335, store fronts, columns to 3-sty brick and stone store and loft; cost, $300; owner, H. Schechter, 335 Grand st; architects, Katz & Goldrich, 218 5th st. Plan No. 2299.

Kron Bros., 91 Orchard st, have contract.

GREENWICH ST, No. 348, windows, staircase, to 5-sty brick store and tenement; cost $460; owner, Stevens Estate, care Cruikshank Co., 141 Broadway; architects, Koehler & Farnsworth, 489 5th av. Plan No. 2307.

Levin & Levin Contracting Co., 320 5th av, have contract.

HARRISON ST, No. 9, alter beams, partitions to 7-sty brick cold storage warehouse; cost, $350; owner, Estate J. J. O'Donohue, 101 Front st; architect, N. K. Vanderbeek, Morse pl, Englewood, N. J. Plan No. 2294.

Hugh Getty, Inc., 359 W. 26th st, has contract.

MONROE ST, No. 2½, walls, windows, to 3-sty brick and stone dwelling; cost, $2,000; owner, J. Parisi, 2 Monroe st; architect, O. Reissmann, 30 1st st. Plan No. 2303.

MULBERRY ST, No. 182, partitions, toilets, to 5-sty brick store and tenement; cost, $1,200; owner, Alessandro Deli Paoli, 387 Broome st; architect, H. Horenburger, 122 Bowery. Plan No. 2312.

RUTGERS PL, No. 24, partitions to 5-sty brick tenement; cost, $150; owner, John A. Anger, 24 Rutgers pl; architect, J. A. Anger, 24 Rutgers pl. Plan No. 2310.

4TH ST, Nos. 40-44 West, add 1-sty, store fronts, toilets, to three 3-sty brick and stone manufacturing buildings; cost, $7,000; owner, M. Taigman, 1530 Pitkin av, Brooklyn; architect, E. A. Whitney, 137 Delancey st. Plan No. 2286.

4TH ST, Nos. 31-35 East, erect stage, walls, floors to three 4-sty brick dancing hall; cost, $1,500; owner, M. Grossman Estate, care of L. S. Goebel, 41 Park Row; architect, D. Briganti, 205 E. 17th st. Plan No. 2288.

5TH ST, No. 423 East, partitions, toilets, windows, to 5-sty brick tenement; cost, $2,000; owner, Jacob Froelich, 271 Grand st; architect, C. H. Dietrich, 25 W. 42d st. Plan No. 2283.

10TH ST, No. 52 East, partitions to 5-sty brick and stone store and loft; cost, $10,000; owner, S. I. Hyman, premises; architect, C. S. Saxe, 2255 Broadway. Plan No. 2277.

17TH ST, No. 512 East, install plumbing to 5-sty brick shop and tenement; cost, $500; owner, Fred Bozenhardt, 504 E. 19th st; architect, Lewis Leining, Jr., 355 E. 19th st. Plan No. 2279.

Chas. Read, 1909 Myrtle av, Brooklyn, is plumber.

35TH ST, No. 376 West, windows, skylights, partitions, fire escapes to 4-sty brk tenement; cost, $600; owner, Montgomery Maze, 428 Lexington av; architect, W. H. C. Hornum, 360 W. 125th st. Plan No. 2280.

37TH ST, No. 137 West, 1-sty side extension, 8x10, to 2-sty brick garage; cost, $175; owner, Marshall Estate, 203 Broadway; architect, B. L. Toplitz, 1229 Madison av. Plan No. 2296.

41ST ST, Nos. 305-307 West, 1-sty brick rear extension, 39x25, partitions, piers, to two 3-sty brick and stone lodging house; cost, $1,500; owner, Wm. H. Gunther, 114 West 28th st; architect, John M. Baker, 21 Jackson av, Long Island City. Plan No. 2301.

46TH ST, No. 233 East, toilets, partitions, windows, to 5-sty brick tenement; cost, $1,500; owner, Katharine Caprano, 233 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2304.

47TH ST, No. 73 West, 5-sty brick rear extension, 20x23.10, add 1-sty, alter roof, dumb waiter to 4-sty brick and stone residence; cost, $18,500; owner, Mrs. Mae Nardi, 77 W. 47th st; architects, Carrere & Hastings, 225 5th av. Plan No. 2293.

George Fox, 29 W. 42d st, has contract.

50TH ST, n s, 79 w 5th av, 1-sty and basement brick and stone side extension, 33x100.5, door openings, to 1-sty brick art gallery; cost, $40,000; owner, Benjamine Altman, 626 5th av; architect, Francis H. Kimball, 71 Broadway. Plan No. 2300.

Marc Eidlitz & Son, 489 5th av, have general contract.

52D ST, No. 207 East, 1-sty brick rear extension, 16.8x12.6, to 4-sty brick tenement; cost, $200; owner, C. S. Gonrard, 315 W. 29th st; architect, Geo. Haug, 103 Park av. Plan No. 2276.

54TH ST, No. 337 East, toilets, partitions to 4-sty brick store and tenement; cost, $500; owner, Eugene Gavardt, on premises; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 2287.

54TH ST, No. 140 East, 1-sty brick rear extension, 17.10x23, girders, to 3-sty brick dwelling; cost, $4,000; owner, Ira Barrows, Park av and 61st st; architects, J. Kastner & Dell, 1133 Broadway. Plan No. 2291.

60TH ST, No. 303 East, store fronts, hot water apparatus, to 4-sty brick and stone tenement; cost, $3,500; owner, Thomas Sharlow, 355 West 38th st; architect, H. O. Litchfield, 161 West 62d st. Plan No. 2308.

62D ST, No. 163 West, 1-sty brick rear extension, 15x24, toilets, windows, to 5-sty brick tenement and store; cost, $2,600; owner, Louis Shortmeier, 765 Greenwich st; architect, David M. Ach, 1 Madison av. Plan No. 2278.

Wm. Dunker, 578 10th av, has plumbing work.

71ST ST, No. 127 East, 1-sty brick rear extension, 11x18, to 4-sty brick dwelling; cost, $1,000; owner, G. W. Kemp, 127 E. 71st st; architect, A. N. Allen, 571 5th av. Plan No. 2297.

72D ST, Nos. 125-133 East, partitions, windows to 7-sty brick and stone hotel; cost, $2,000; owner, "125-133 East Seventy Second Street," 34 Nassau st; architect, Frederick C. Browne, 143 W. 125th st. Plan No. 2282.

76TH ST, No. 63 East, alter roof, boiler flue to 2-sty brick garage and dwelling; cost, $1,000; owner, Albert C. Bostwick, 66 Broadway; architect, H. W. C. Zogbaum, 125 W. 87th st. Plan No. 2289.

Rossill & Pfeffer, 1 Madison av, have contract.

80TH ST, No. 217 East, toilets, partitions, windows, alter fire escapes to 4-sty brick store and tenement; cost, $2,000; owner, Henry Hofener, 106 3d av; archi-

tect, Fred Ebeling, 420 E. 9th st. Plan No. 2285.

81ST ST, No. 7 East, add 1-sty to extension, windows to 4-sty brick and stone dwelling; cost, $3,000; owner, M. P. Palmer, 7 E. 81st st; architects, Palmer & Hornbostel, 63 William st. Plan No. 2281.

87TH ST, No. 350 East, partitions to 5-sty brick tenement; cost, $100; owner, F. Corkes, Av A and 88th st; architect, Geo. Haug, 103 Park av. Plan No. 2298.

109TH ST, No. 347 East, toilets, tubs, sinks, to 4-sty brick tenement; cost, $2,000; owner, Frank J. Cassidy, 100 William st; architect, M. Zipkes, 103 Park av. Plan No. 2313.

120TH ST, No. 512 East, baths, partitions, windows to 3-sty brick dwelling; cost, $800; owner, Belwood Realty Co., 65 Nassau st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2292.

AV D, No. 65, partitions, windows, plumbing, to 3-sty brick and stone tenement; cost, $1,500; owner, Daniel Spitzer, 4 Av D; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2311.

BROADWAY, No. 354, alter shaft, stairs, store fronts, to 5-sty brick and stone store and loft; cost, $1,000; owner, Estate of J. K. Lawrence, 68 Broad st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 2305.

Thomas B. Watson, Jr., 122 William st, has contract.

PARK AV, No. 70, alter shaft to 4-sty brick and stone dwelling; cost, $2,000; owner, Mrs. D. B. Morgan, premises; architect, Robert E. Kelly, 219 E. 39th st. Plan No. 2290.

1ST AV, No. 90, partitions, windows, fire-escapes, to 5-sty brick store and tenement; cost, $1,500; owner, The Stephen Whitney Estate Co., 44 Pine st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2309.

The Lorenzo Bldg. Co., 418 East 14th st, has contract.

3D AV, n w cor 39th st, toilets, partitions, show windows, to 3-sty brick hotel and store; cost, $700; owner, Henry Hof, 167 East 37th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2302.

5TH AV, n e cor 135th st, partitions to 5-sty brick store and tenement; cost, $3,000; owner, Julius M. Cohen, 99th st and 2d av; architect, Francis J. Hessels, 1367 Broadway. Plan No. 2306.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

197TH ST, n s, 3 e Briggs av, three 2½-sty frame dwellings, shingle roof, 20x36; cost, total, $12,000; owner, Stubenvoll Bros., 2776 Briggs av; architect, Chas. A. Hunter, 1445 Boston road. Plan No. 1119.

NELSON AV, w s, 174.3 s 172d st, 2-sty brick dwelling, tin or plastic slate roof, 25x75; cost, $4,500; owner, A. Ulman, 213 W. 147th st; architect, Lorenz F. J. Weiher, 271 W. 125th st. Plan No. 1111.

235TH ST, n s, 95 e Vires av, two 2-sty brick dwellings, tin or plastic slate roof, 20x50; total cost, $12,000; owners, P. Auletta Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1112.

Pasquale Aulletta, 2777 Webster av, is president.

235TH ST, n e cor Vireo av, five 2-sty brick dwellings, tin or plastic slate roof, sizes irregular; total cost, $25,000; owners, P. Aulletta Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1113.

Pasquale Aulletta, 2777 Webster av, is president.

241ST ST, n s, 160 e Katonah av, 2½-sty frame dwelling, shingle roof, 20x32; cost, $3,000; owner, V. Dombrosio, on premises; architect, Wm. S. Irving, 632 Gun Hill road. Plan No. 1120.

241ST ST, n s, 210 e Katonah av, 2½-sty frame dwelling, shingle roof, 20x32; cost, $3,000; owner, V. Dombrosio, on premises; architect, Wm. S. Irving, 632 Gun Hill road. Plan No. 1121.

241ST ST, n s, 260 e Katonah av, 2½-sty frame dwelling, shingle roof, 20x32; cost, $3,000; owner, V. Dombrosio, on premises; architect, Wm. S. Irving, 632 Gun Hill road. Plan No. 1122.

WESTCHESTER AV, n s, 130 w Parker av, 1-sty brick store and dwelling, tin roof, 25x65; cost, $4,000; owner, Marcus Nathan, 700 Jackson av; architect, B. Ebeling, 1136 Walker av. Plan No. 1123.

EVADNA ST, s e cor Blondell av, two 2-sty frame dwellings, tin roof, 25x47x48; total cost, $12,000; owner, Jas. Fowles, 2323 Newbold av; architect, B. Ebeling, 1136 Walker av. Plan No. 1124.

HILL AV, w s, 300 s Jefferson av, 2-sty frame dwelling, tin roof, 20x35; cost, $3,500; owner, M. Zuk, 17 E. 107th st; architect, T. Zuk, 17 E. 107th st. Plan No. 1125.

CRESCENT AV, n s, 33 w Belmont av, four 3-sty frame dwellings, tin roof, size, irregular; total cost, $20,000; owners, Di Benedetto Realty Co.; architect, M. W. Del Gaudio, Tremont and Webster vas. Plan No. 1130.

Angelo Di Benedetto, 541 East 182d st, is president.

Apartments, Flats and Tenements.

WALES AV, n e cor 152d st, 5-sty brick stores and tenement, slag roof, size irregular; cost, $45,000; owner, 152d St Const. Co.; architect, Chas B. Meyers, 1 Union sq. Plan No. 1115.

John Brown, 158 W. 138th st, is Pres.

152D ST, n w cor Tinton av, 5-sty frame store and tenement, slag roof, 49.9x90; cost, $60,000; owner, 152d St Const. Co.; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1116.

John Brown, 158 W. 138th st, is president.

181ST ST, s s, 79.5 e Davidson av, 5-sty brick tenement, tin roof, 45x65; cost, $25,000; owners, Rothkirch Bldg. Co.; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 1117.

Herman Rothkirch, 2184 Morris av, is president.

TELLER AV, e s, 37 s 168th st, thirteen 5-sty brick tenements, plastic slate roof, 44x60; total cost, $364,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1107.

CLAY AV, w s, 75 s 168th st, eleven 5-sty brick tenements, plastic slate roof, 44x60; total cost, $308,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1108.

BAINBRIDGE AV, s w cor Woodlawn road, 4-sty brick tenement, tin roof, 25x90; cost, $20,000; owners, Riley & Loughney, 3280 Perry av; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 1109.

179TH ST, n s from Bathgate to Washington avs, two brick tenements, slag roof, one 5-sty and one 6-sty, irregular, total cost, $120,000; owners, Oppenheim & Feldman, 170 Broadway; architects, Goldner & Goldberg, 704 Jackson av. Plan No 1110.

174TH ST, s w cor Park av, three 5-sty brick tenements, plastic slate roof, 35.6x94, 40.6x68; total cost, $96,000; owner, Elizabeth Schwarzler, 201st st and Perry av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1126.

153D ST, n s, 20 e Melrose av, 5-sty brick tenement, plastic slate roof, 54.6x85.9; cost, $40,000; owner, Benj. Benenson, 407 E. 153d st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1127.

BECK ST, w s, 356 n Longwood av, two 5-sty brick tenements, plastic slate roof, 40x88; total cost, $70,000; owners, Cunningham & Shand, 878 So. Boulevard; architects, Koppe & Daube, 830 Westchester av. Plan No. 1128.

Storage and Warehouse.

MORRIS AV, e s, 52 n 158th st, 1-sty brick storage, slag roof, 21x25.6; cost, $200; owner, Oliver E. Davis, on premises; architect, Frank W. Davis, 1220 Leland av. Plan No. 1118.

Miscellaneous.

WEBSTER AV, e s, 200 n 197th st, 1-sty frame shed, 20x50; cost, $250; owners, Dilozia & Co., on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1114.

Stables and Garages.

EDGEWATER ROAD, w s, 246 n Westchester av, 1-sty frame stable, 16x35; cost, $500; owner, Rochelle Co., on premises; architect, L. P. Smith, Freeman st and Boone av. Plan No. 1129.

BRONX ALTERATIONS.

EXTERIOR ST, w s, 200 n 150th st, 1-sty frame extension, 4x2.8, to 1-sty frame office; cost, $150; owner, Angelo Pedevillano, on premises; architect, Louis Falk, 2756 3d av. Plan No. 460.

GROTE ST, s s, 640 w Prospect av, 2-sty frame extension, 25x15.6 and new partitions, &c, to 2-sty frame dwelling; cost, $1,500; owner, O. Jacobs, on premises; architect, H. G. Steinmetz, 1007 E. 180th st. Plan No. 451.

WILSON PL, n s, 75 w Olinville av, move 2-sty frame dwelling; cost, $300; owner and architect, Frank McGarry, 660 Burke st. Plan No. 463.

176TH ST, No. 144 East, ½ story added to 2½-sty frame dwelling; cost, $600; owner, Alex. Wilson, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 457.

180TH ST, No. 737, ½ story added to 1-sty frame extension of 3-sty frame store and dwelling; cost, $200; owner, James Linden, 171 Amsterdam av; architect, Frederick Jacobsen, 1204 Broadway. Plan No. 459.

182D ST, n s, 102.11 w 3d av, move 2-sty frame dwelling; cost, $250; owner, Angelo Di Benneditto, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 449.

ANDREWS AV, No. 2194, 1-sty frame extension, 13x13, to 2½-sty frame dwelling; cost, $250; owner, Mrs. Nellie L. Vought, on premises; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 461.

BATHGATE AV, n e cor 178th st, new partitions to 4-sty brick store and tenement; cost, $25; owner, Bertha Siebert, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 448.

BARKER AV, w s, 76 n Morris st, 2-sty frame extension, 22x18, to a 2-sty and attic frame dwelling; cost, $1,000; owner, Julin Brilla, on premises; architect, Geo. P. Culhane, 383 E. 200th st. Plan No. 453.

BOSTON ROAD, s w cor 175th st, repair walls and all damage done by fire, etc., to 1-sty brick car barn, 115x100; cost, $1,000; owners, Union Railway Co., 2396 3d av; architect, H. G. Knapp, 3 East 42d st. Plan No. 464.

BROOK AV, No. 1461, new show windows to 4-sty brick tenement; cost, $300; owner, Henry H. Vought, 103 Park av; architect, Patrick J. Murray, 103 Park av. Plan No. 467.

CLASSON POINT ROAD, s s, 824 w East River, move 2½-sty frame dwelling; cost, $700; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 462.

GARRISON AV, w s, 144.4 n Longwood av, raise to grade 2-sty frame dwelling; cost, $2,000; owner, James Day, on premises; architect, Niels Toelberg, 1167 Fox st. Plan No. 456.

HOLLER AV, s w cor Mill lane, two 1-sty frame extensions, 73x14.10, 2.4x21.4, to 1-sty frame ice storage; cost, $1,500; owners, J. P. & B. Holler, 251 1st av, Mt. Vernon; architects, Serviss & Glew, 2514 Webster av. Plan No. 465.

PAULDING AV, s w cor 214th st, 1½-sty frame extension, 16x20, to 1-sty frame garage; cost, $200; owner, Mabel Bern-

hardt, on premises; architect, L. Howard, 1861 Carter av. Plan No. 465.

PELHAM AV, s s, 25.5 w Cambreling av, 1-sty brick extension, 25.47x21.4, to 2-sty frame store and dwelling; cost, $2,500; owner, Ferdinando Corsi, Tremont and Webster avs; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 450.

RIVERDALE AV, e s, 19 n 230th st, new partitions, &c, to 3-sty frame dwelling; cost, $300; owner, Patrick McKenna, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 455.

TINTON AV, e s, 266.6 s 166th st, 2-sty frame extension, 16.8x11.3, to 2-sty frame store and dwelling; cost, $1,500; owner, Emil P. Wendler, on premises; architect, Wm. Schnaufer, 363 E. 149th st. Plan No. 452.

WALKER AV, s s, 27.7 e Commonwealth av, raise to grade 3-sty frame store and dwelling; cost, $1,000; owner, Chas. H. Baechler, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 454.

WESTCHESTER AV, s s, 29 e Brook av, 1-sty brick extension, 22.4¾x33, to 5-sty brick store and tenement; cost, $2,500; owner, Emil Fleischel, 885 E. 134th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 458.

ADVANCE REPORTS.

New York to Have Another Fine Hotel —To Cost $8,000,000.

MANHATTAN.—Plans are being prepared by Architects Daniel H. Burnham & Co., of Chicago, Ill., for a 20-sty hotel building to the constructed by the "Holland House Company," at a total expenditure, including the cost of site, building and furnishings, of $8,000,000. The Record and Guide was assured on Thursday that the actual location for the enterprise had not as yet been officially determined by the interested parties, and that three sites were under consideration between the boundaries of 34th and 50th sts. It was, however, admitted that the building would be erected on either 5th or Madison avs, and would contain from 17,000 to 25,000 square feet of space, according to the site chosen. The Thompson-Starrett Co., 49-51 Wall st, has submitted estimates from preliminary sketches on the cost of the work.

This company owns property at the southwest corner of Madison av and 42d st, fronting 144 ft. in the street and about 100 ft. on the avenue, one of the sites under consideration. It will be recalled that plans were prepared and filed about a year ago for a 31-sty hotel to be erected by the City Real Estate Company, representing the Thompson-Starrett Co., but operations were never commenced. These plans were designed by Helmle & Huberty of Brooklyn. As then arranged the building was to be built around and completely shut in a small parcel about 30 feet square, known as 312 Madison av, making this space an exterior court or light shaft. With this exception it was to cover a frontage of 98.9 ft. on Madison av, and 144 ft. in 42d st, with an extension 50 ft. wide to 41st st.

The facades of the new building will be of terra cotta, limestone and light brick with a mansard roof. There will be six hundred rooms, and a large amount of marble, tile and ornamental decorations, restaurant and cafe, palm room, and private dining-rooms. Mr. Gustave Baumann represents the Holland House Company.

New Station at Manhattan Beach.

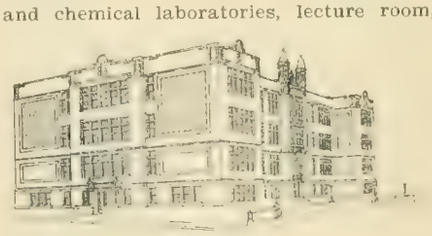
MANHATTAN BEACH, L. I.—Operations have been started on the foundation for the new station of the Long Island Railroad at Manhattan Beach. The new station will stand at the westerly end of Oriental boulevard and a short distance northwest of the Manhattan Beach Hotel. It is in the westerly portion of the Manhattan Beach Estate property that over $500,000 worth of property has been sold within the last three months, and before the opening of another Summer season at the beach many new villas will have been built in that section. In close proximity



to the new station are the large purchases of the Beaumere Realty Co., of which Morris J. Hirsch is president. These purchases are part of the property, amounting in value to about $250,000, acquired by a syndicate in which Stuard Hirschman is interested, and which will undertake the improvement of its holdings at an early date. The prevailing tendency to make railroad stations serve other ends than that of mere utility will be well illustrated in the new structure at Manhattan Beach. It will have an artistic exterior and one which will harmonize with the character of the buildings to be erected in its immediate vicinity. The structure will face south, opening on a broad plaza, which will provide ample accommodations for vehicles. A short distance to the west the railroad will also build a new freight station. Kenneth M. Murchison, 320 5th av, Manhattan, is the architect.

Design For Hackensack School.

HACKENSACK, N. J.—Contractors will soon be invited to figure plans for the proposed new high school at Hackensack, which is to cost in the neighborhood of $285,000. The building will contain in the basement two classrooms, one recitation room, manual training room with instructor's room, storeroom, domestic science room with kitchen and pantry, gymnasium with shower baths, locker-room with 300 steel lockers, toilets, divided for boys and girls, pupils' lunch-room, a heating and ventilating plant and a janitor's room. The main floor will provide for seven classrooms, auditorium, stage and ante-rooms, reception room, principal's offices, board room, toilets. On the second floor will be contained eight classrooms, two recitation rooms, library, teachers' rooms, toilets. The third floor will consist of eight classrooms, physical and chemical laboratories, lecture room,



instructors' room, teachers' room, storerooms, toilets. The plans show a building of brick and terra cotta with steel columns and girders to be finished with faced brick, stone and terra cotta. The Board of Education will take the estimates.

Plans Approved for State Buildings.

ALBANY, N. Y.—Governor Hughes, Acting State Fiscal Supervisor Prescott and Chairman Stewart of the State Board of Charities, composing the state building improvement commission, have approved specifications for construction as follows: Storage barn at the New York State School for the Blind at Batavia; heating, plumbing and electrical work on a cottage for inmates at the State Reformatory for Women at Bedford; fire escapes for the New York State Industrial School for Boys at Industry; laboratory extension at Craig colony in Sonyea; sewage disposal plant at the Custodial Asylum in Rome; addition to laundry and retaining wall at Craig colony. The commission also approved the contract for a boys' dormitory at the Thomas Indian School at Iroquois, at a cost of $27,550, and for a new power house and other improvements at the State Training School for Girls in Hudson. The contract price of the latter work is $50,200, and the contractor is John Dyer, Jr., of Albany.

Bids for Hoboken Post Office.

HOBOKEN, N. J.—James Knox Taylor, supervising architect, Washington, D. C., opened bids on Thursday for the construction of an extension and remodeling the U. S. Post Office at Hoboken. The lowest bid for the work, $48,891 in amount, was submitted by Wills & Marvin, of 1170 Broadway, New York City. Other bidders were: Conroy Bros., Inc. New York City, $57,564; A. B. Stannard, New York City, $49,310; J. E. & A. L. Pennock, Philadelphia, Pa., $59,600; Conners Bros. Co., Lowell, Mass., $56,418; Hyne Bros, New York City, $64,263; Chas. H. Peckham, New York City, $61,591; Geo. Hildebrand, New York City, $55,400; D. J. Ryan, New York City, $66,800; Geo. Vassars Son & Co., Inc.; New York City, $59,329; W. H. Fissell Co., New York City, $57,476; Calumet Cont. Co., New York City, $62,842; Kelly & Kelley, New York City, $61,100; T. J. Buckley Con. Co., New York City, $59,800;; J. & L. Moreland Co., New York City, $56,-900.

Ten Residences for 7th Av., Brooklyn.

BROOKLYN.—Messrs. Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for ten 2-sty brick and limestone residences to be located at the southwest corner of 7th av and 76th st and the northwest corner of 7th av and 77th st for the Walbloom Construction Co. The facades will be designed in Elizabethian style and a modern Greek architecture. The fronts will be entirely of Indiana limestone, ashler. Each building will be 20x62 ft., set back of building line so as a terrace will be obtained which will be ornamented with flowers, urns, etc. The approximate estimate of the entire ten houses will be about $74,000. The same architects are also preparing plans for the entire block on Lewis, Vernon and Willoughby avs, 200x100 ft., with new dwellings. More dedetails will be given in later issues.

Particulars of Proctor's Newark Theatre.

NEWARK, N. J.—It is stated on good authority that F. F. Proctor will begin within a very short time the erection of his new theatre in Market st, land for which was purchased in the summer. The plans for the building have been greatly changed since they were first announced, and a 5-sty office building is to occupy the Market st frontage. The delay in starting building work has been caused, it is said, through the fact that the structure could not be completed in time for the present season, and consequently will be built with a view to opening next spring. William E. Lehman, 738 Broad st, Newark, is the architect. The estimated cost is $700,000.

Two 12-Sty Apartments to Cost $1,600,000.

RIVERSIDE DRIVE.—Plans are being completed for two 12-sty elevator apartment houses measuring 100.11x115 ft each, one to be erected by the Brookfield Construction Co., of 50 Church st, at the northeast corner of Riverside Drive and

103d st, from plans by Lawlor & Haase, 69 Wall st, to cost $800,000. The other is being planned by Messrs. Neville & Bagge, 217 West 125th st, for the Guide Realty Company, of Brooklyn and 112th st, to be erected at West End av, the southwest corner of 100th st, to cost a similar amount.

Big Apartment House for 79th Street.

79TH ST.—Messrs. Weschler & Noel, 299 Broadway, have acquired property in West 79th st, Nos. 147 to 153, upon which will be erected a high-class elevator apartment house, measuring 63x102.2 ft. The site is now covered with three 3-sty and one 4-sty stone dwellings. The Title Insurance Co. has made a building loan of $225,000 on the property. Architects Schwartz & Gross, 347 5th av, have been commissioned to prepare the plans. No contract has yet been issued.

Possibly Another 26th Street Loft.

26TH ST.—The plot, Nos. 122 to 124 West 26th st, the south side, 257.1 ft. west of 6th av, measuring 42.10x98.9 ft., has been purchased through Alexander and Lewis H. Zinke, of 290 Broadway, by Mr. Dennis McEvoy, a client. The Record and Guide was informed on Thursday that nothing will be determined with reference to improvements within 60 days. It is thought probable that a new loft building will be erected on the site.

Plans for Barge Office Improvements.

MANHATTAN.—The Treasury Department, Washington, D. C., has begun the consideration of plans for the extension to the Barge Office in Manhattan, the appropriation for which is $500,000. The first work in this connection will be the construction of new pier for the immigration service. James Knox Taylor, Treasury Dept., Washington, D. C., is supervising architect.

Architect for Oakleigh Thorne's House.

PARK AV.—Albert Joseph Bodker, 27 West 37th st, has been commissioned to prepare plans for the new residence which Mr. Oakleigh Thorne, president of the Trust Company of America, 37 Wall st, is to erect at the northeast corner of Park av and 73d st, on a plot 27x96 ft., to cost a total of $250,000. No contract has yet been issued.

Apartments, Flats and Tenements.

179TH ST.—Edward J. Byrne, 3029 3d av, is preparing plans for one 5-sty flat for the Worchester Construction Co., to be erected on the northwest cor of 179th st and Hughes av, to cost $35,000.

INTERVALE AV.—Edward J. Byrne, 3029 Third av, is preparing plans for two 5-sty flat houses for the Tully Construction Co., to be erected on the east side of Intervale av, 86 ft. south of 165th st, to cost $80,000.

182D ST.—The Gerard Operating Co., 1423 St. Nicholas av, will erect in the north side of 182d st, 125 ft. east of St. Nicholas av, a 5-sty flat building, 75x67.9 ft., to cost $65,000. Geo. Fred Pelham, 507 Fifth av, is preparing plans.

BRONX.—Plans have been completed by Koppe & Daube, 830 Westchester av, for a 4-sty brick and limestone tenement, 23 x90 ft., for J. Rendall, 879 E. 162d st (plumber), to be erected at the northwest cor of Park av and 187th st, Bronx, to cost $24,000. The owner will build and let all subs.

Churches.

PORT JEFFERSON, L. I.—Architect F. A. Cooper, of Bridgeport, Conn., is preparing plans for a church to be erected at Port Jefferson, L. I.

HOLYOKE, MASS.—The Parish of the Immaculate Conception, Holyoke, contemplates erecting a church at Ely and North sts. Rev. J. B. Campeau, pastor. To cost $50,000.

BROOKLYN.—A. F. Leicht, 9 West 42d st, Manhattan, has prepared plans for extensive alterations to the Hanson Place Baptist Church, Hanson pl, Brooklyn, to cost about $15,000.

NEW BRITAIN, CONN.—Another church will soon be added to New Britain if plans which the local Italian Catholics have in progress materialize. Sites have already been taken under consideration. Rev. Father Reagan is priest.

JERSEY CITY, N. J.—The Emanuel Baptist Church, Rev. H. A. Buzzel, pastor, will erect a new church and school, 1½ stories, 75x103 ft., at Jersey City, from plans by A. F. Leicht, 9 West 42d st, Manhattan. Estimated cost is $50,000.

FREEPORT, L. I.—Lee & Hewitt, architects, 1123 Broadway, Manhattan, have completed plans and have taken bids for the $60,000 church, 65x138 ft., for the Church of Our Holy Redeemer, Rev. Chas. A. Logue, pastor, to be erected at Freeport.

TORRINGTON, CONN.—The St. Stanislaw Society of this town has purchased four building lots at the corner of Union st and Forest Court, and plan to erect a new church in the spring. No plans have yet been prepared. Address Chairman of the Building Committee.

Dwellings.

EAST ORANGE, N. J.—Edward L. Bushman, of Manhattan, has purchased a building site at 64 Chestnut st, East Orange, and will erect a $15,000 residence. Fell & Devine, of East Orange, can inform.

INDUSTRY, N. Y.—State Architect Franklin B. Ware, Albany, N. Y., has completed plans for eight 2½-sty stucco and brick cottages to be erected by the Managers of the New York State Agricultural and Industrial School at Industry, N. Y., to cost about $50,000. Bids will soon be taken by the owners.

STORRS, CONN.—The sketches submitted by Architect C. H. Preston, of Norwich, have been selected for four residences to be erected at Connecticut Agricultural College at Storrs. The appropriation is $18,000. The sketch of Architect Charles S. Palmer, of Meriden, was selected for the new dining hall. The appropriation for this is $12,000. The commission consists of Col. Chas. M. Jarvis, of New Britain; Judge F. Storrs, Mansfield, and Attorney Chas. Capen, of Willimantic.

Factories and Warehouses.

OSWEGO, N. Y.—W. H. Ives, of Oswego, N. Y., will erect an automobile factory in East Main st, 40x190 ft., with wing 40x93 ft. Considerable machinery equipment will be installed.

SCOTIA, N. Y.—The Mohawk Foundry Co. will erect a plant of three buildings. A foundry, 40x100 ft.; core room, 21x21; a machine shop, 30x40 ft. of brick. L. Rodman Nichols, 208 South Center st, Schenectady, N. Y., is architect.



OUR Engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

BRIDGEPORT, CONN.—Plans are being made by Architect E. G. Southey for a warehouse to be erected in Lindley st by Frederick C. Eckart. The building will be 42x140 ft., 1 sty, of brick. When completed the building will be occupied by the National Biscuit Co.

NIAGARA FALLS, N. Y.—Preparations have been made for the erection of the plant of the Defiance Paper Co., at Walnut av and 3d st, and it is expected that work will begin in a few days. Secretary J. A. Adam has closed all contracts for the construction of the plant.

ROCHESTER, N. Y.—The A. J. Bolton Shoe Co. will erect a brick and concrete factory in Whitney st, at an estimated cost of $100,000. It is to be U-shaped, the main building, 207x146 ft., with two wings, 146x60 ft. Work will be started soon. The architect is Joseph H. Oberlies, who will superintend the construction.

SOUTH BRAINTREE, MASS.—Rice & Hutchins, Inc., 12 High st, Boston, Mass., will erect a fireproof shoe factory at South Braintree, 5 stories, 50x360 ft., with a sawtooth roof. There will be a 3-sty office building, 50x50 ft. Joseph C. Schaeffler & Co., 73 Tremont st, Boston, and 151 West 91st st, New York, are architects and engineers.

GREENDALE, MASS.—A car manufacturing plant of Osgood Bradley & Sons will be built in Greendale. Approximately 52 acres of land, situated on the Boston & Maine tracks, between Brooks and Mountain sts, have been conveyed to John E. Bradley. On this land Mr. Bradley will build one car manufacturing plant and employ about 1,000 men. It will represent an expenditure of $500,000. Work will be begun before winter. The work of regrading the land will be undertaken within three weeks.

NEW BRITAIN, CONN.—The Stanley Rule & Level Co., of New Britain, have plans nearly completed for the new storage building which they will build in Church st. It will be a brick structure, 6 stys, 60x100, with an ell 60x80 ft. It will have brownstone and bluestone trim, gravel roof, electric lights, freight elevator, iron beams and also an iron bridge connecting the present building. The owners buy all material, which is practically contracted for, and their own employes do the steam piping for heating, plumbing, sprinkler work and electric wiring. H. S. Walter is superintendent of the company.

Halls and Clubs.

GREENWICH, CONN.—Walker & Gillette, 131 West 40th st, Manhattan, are about to award contracts for the clubhouse extension, 2½-stys, 50x103 ft., at Greenwich, for the Greenwich Country Club.

GREENWICH, CONN.—Greenwich contractors are figuring plans by Walker & Gillette, 131 West 40th st, Manhattan, for the proposed new club house for the Fairfield County Golf Club. Brick and frame, 2 stys, to cost about $50,000.

MORRISTOWN, N. J.—The Y. M. C. A. will soon be in possession of the St. Hilda's School property at Western av and Washington st, on which it is proposed to build a modern structure. The proposed new owners will tear down the old building.

Hospitals and Asylums.

NEWARK, N. J.—The Baptist Home for the Aged, 285 Roseville av, will erect a 4-sty brick, stone and steel home, 120x60 ft., at Newark, to cost $60,000. A. F. Leicht, 9 West 42d st, Manhattan, has completed plans. Estimated cost is $60,000.

MT. VERNON, N. Y.—The Mt. Vernon Hospital Association will soon begin the erection of a new hollow tile and brick hospital, 3 and 4 stys, 44x112 ft., at Mt. Vernon, to cost $75,000. M. See & Son, 6 West 22d st, Manhattan, are the architects.

MIDDLETOWN, N. Y.—The R. T. Ford Co., of Rochester, contractors for the State Education building, has submitted the lowest bid for the contract for a new forced draft system at the Middletown State Homeopathic Hospital. The Rochester company has the contract for improvements at the hospital.

WINSTED, CONN.—At a meeting of the Litchfield County Hospital it was decided to erect an addition to the hospital next year. Fifteen thousand dollars has been appropriated by the State for the addition. The officers are: President, A. L. Clark; vice-president, W. T. Batcheller; secretary, George S. Rowe; treasurer, W. H. Phelps.

WATERBURY, CONN.—The Tracy Bros. Co. has received the contract to erect the new hospital for the Waterbury Hospital Corporation. There will be three buildings of red brick with marble trim. Administration building, 52x180 ft., 3 stys and basement; contagious ward, 40x60 ft., 1 stys and basement; power house, 35x55 ft., with a basement and sub-basement. It will all be of fireproof construction. The iron work, tile flooring, reinforced concrete and painting have not been let. The George S. Chatfield Co. have the contract for mason work. Henry Bacon, of Manhattan, is the architect.

Hotels.

EDGEMERE, L. I.—Bids have gone in for the construction of the new hotel on Bay av, Edgemere, L. I., which is estimated to cost about $60,000. Wm. K. Benedict, 1135 Broadway, Manhattan, is the architect. The building will contain 4 stys, about 75 rooms, 72x190 ft., and brick and stucco construction.

SPRINGFIELD, MASS.—The Hampden Hotel Co., which is to erect and operate the Hotel Kimball, at Bridge and Chestnut sts, has awarded the contract for the foundations to Fred T. Levy & Co., 307 Main st, Springfield. The general building contract has not been awarded. The foundation walls are to be of concrete, and 15,000 cu. yds. of the material will be required. The hotel will be 185x115 ft. and cost about $750,000.

Miscellaneous.

RICHMOND, VA.—On account of bids exceeding the appropriation, Supervising Architect James Knox Taylor, at Washington, has announced the rejection of all bids for the public building at Richmond, Va. New bids will be advertised.

FALL RIVER, MASS.—Competitive plans and designs will be received from local architects only for a 3-sty, 12-room and hall brick and stone school building, at William and Fountain ts. For further information address D. H. Shay, superintendent of public buildings. John T. Coughlin, Mayor.

WASHINGTON, D. C.—Architect J. H. De Sibour, 527 5th av, Manhattan, has completed plans and awarded to the Boyle-Robertson Const. Co., Union Trust Bldg., Washington, the general contract to erect Science Hall, 3 stys, 127x65 ft., of reinforced concrete, stone and ornamental terra cotta at Washington, to cost about $80,000.

WATERBURY, CONN.—Chatfield & Chatfield, 94 Benedict st, Waterbury, have secured the general contract for the addition to the court-house for New Haven County. Their bid was $126,350. Other bidders were: J. W. Gaffney & Son, the Tracy Bros. Co., Louis A. Miller, of Meriden, and Sperry & Treat, of New Haven. George A. Upham, of Waterbury, has the contract for the carpenter work. The plans are by Griggs & Hunt, architects, 51 Leavenworth st, Waterbury.

BOSTON, MASS.—James W. Davis, of Meriden, with F. T. Ley, of Springfield, Mass., has secured a contract in Boston that is one of the largest let in New England for some time. It is a $200,000 job and is to be an ice rink in Boston for the Boston Arena Co. The construction will be of brick, steel and concrete. This will be the largest ice indoor rink in the country, built something along the lines of the St. Nicholas rink in Manhattan, only much more extensive. The building will be 400x160 and will have a skating surface of 250x90 ft.

Municipal Work.

BAYSIDE, L. I.—The Commissioner of Water Supply, Gas and Electricity will open bids on Wednesday, Oct. 27, for furnishing and driving or sinking wells at Bayside, in the Third Ward, Borough of Queens.

BROOKLYN.—Estimates will be received by the Park Board Thursday, Oct. 28, for work and materials required for the erection and completion of a bridge at Shore road and First av, in the Borough of Brooklyn.

BROOKLYN.—At 10.30 a. m., Monday, Oct. 25, the Fire Commissioner will open bids for labor and materials required for additions and alterations to building of Engine Company 115, located at No. 88 India st, Brooklyn.

MANHATTAN.—Estimates will be received by the Commissioner of Docks Thursday, Oct. 28, for taking up the temporary pavement and laying a permanent pavement with granite paving blocks on a concrete foundation on the marginal st, between West 22d and West 23d sts, North River, Manhattan.

BROOKLYN.—The Police Commissioner will open bids on Tuesday, Oct. 26, for labor and material required in the erection and completion of a new boiler house and the installation of new low-pressure heating boilers, and general repairs and alterations to the present heating system at the 169th Precinct Police Station, West 8th st, near Surf av, Coney Island.

ULSTER COUNTY, N. Y.—Bids will be received by the Board of Water Supply, No. 299 Broadway, until Wednesday, Oct. 27, for furnishing and installing four 48-inch controlling valves, with expansion pieces, operating mechanisms and appurtenances, at the lower gate-chamber of Ashokan Reservoir, near Brown's Station, in the town of Olive, Ulster County, N. Y.

BROOKLYN.—Bids will be received by the President of the Borough of Brooklyn Wednesday, Oct. 27, for supplying labor and materials and constructing the station building to be known as "the power and gate houses" and appurtenances complete, for the Gowanus flushing tunnel, situate at Douglass st and the head of Gowanus Canal, in the Borough of Brooklyn.

Office and Loft Buildings.

NEWBURGH, N. Y.—Walter C. Anthony, lawyer, will erect a small office building in Montgomery st, opposite the postoffice. Site is being cleared. No building contract yet awarded.

CHARLESTON, S. C.—Thompson & Frohling, architects, 114 East 28th st, Manhattan, will receive estimates until November for an 8-sty fireproof bank and office building, 75x120 ft., for the Bank of Charleston, at Charleston, S. C., to cost $300,000.

WILLIAM ST.—Clinton & Russell, 32 Nassau st, have plans ready for the 12-sty office building, 96x130 ft., to be erected by the One Hundred and Twenty-five William Street Co., of which Chas. H. Topping, 15 William st, is president, at Nos. 123-133 William st. The Thompson-Starrett Co., 49-51 Wall st, will be the builders.

Power Houses.

41ST ST.—W. Weissenberger, architect, 55 Duane st, will take bids after Oct. 30, for the 3-sty brick and stone sub-station, 50x98 ft., for the New York Edison Co., to be erected at Nos. 314-316 East 41st st, to cost $115,000.

ORANGE, N. J.—All bids for the construction of a municipal electric lighting plant, submitted to the Common Council, were above the estimated cost and will probably be rejected. Runyon & Carey, 122 Market st, Newark, are the engineers.

Schools and Colleges.

BOSTON, MASS.—The contract to erect a high school at Codman sq, Boston, has been awarded to Wm. Crane, 7 Water st. Hartwell, Richardson & Driver, 62 Devonshire, architects. Brick and stone, 3 stys and basement, 122x110 ft. Cost, $125,000.

WATERTOWN, CONN.—Bids closed on Oct. 18 for the new Taft School to be erected in Watertown. Cram, Goodhue & Ferguson, 170 5th av, New York City, are the architects. The buildings will be built of field stone, with fireproof floors, slate roofing, steam heat, &c.

PLYMOUTH, MASS.—Plans are being prepared for a school house at the North End, Plymouth, for the Town of Plymouth. W. W. Brewster, Main st, is chairman of the committee. Brick. Cost, $20,000. Cooper & Bailey, 89 Franklin st, Boston, are the architects.

EAST HARTFORD, CONN.—Plans have been revised for the addition to the school in the Second North School district, East Hartford, and estimates will probably be received at once. F. W. Whiton is the architect. Estimates will be made for both brick and a frame building. J. B. Andross is chairman of the committee.

NEWARK, N. J.—Estimates are now being taken by Arthur Connelly, architect, for an addition to St. Benedict's College, at 522 High st. The plans call for a 4-sty brick structure, 31x100 ft. The new extension will be faced with red pressed brick and brownstone, to conform with the present building. The estimated cost is about $30,000. It is expected that contracts for the building will be awarded this month.

CHARLOTTESVILLE, VA.—Ludlow & Peabody, of 12 West 31st st, New York, have been commissioned to design a new edifice for St. Paul's Memorial Chapel, at the University of Virginia. (In last week's paper, through a clerical error, the Record and Guide gave the name of the university as the "University of Georgia.") The University of Virginia is at Charlottesville. The new chapel is to be designed in the Colonial style, and the materials to be used in the construction of the exterior walls are brick and limestone. The ultimate seating capacity will be about 900.

Bids Opened.

BLACKWELL'S ISLAND.—Albert Winternitz, 237 East 72d st, Manhattan, submitted the lowest bid for furnishing labor and materials for the installation of a steam-heating system in the workhouse, Blackwell's Island. His bid was $37,000.

BRONX.—Bids were opened by the School Board Oct. 18 for the erection of new iron railings, folding gates, etc., at P. S. 27, the Bronx: Ross & Sisti, $938, put in the lowest bid. Other bidders were: Neptune B. Smyth, Eagle Iron Works, Joseph Ohlhausen, W. H. Quinn.

Contracts Awarded.

The contract for constructing, complete, a U. S. public building at Saratoga Springs, N. Y., has been awarded to M. P. Wells, of Philadelphia, Pa., at $79,907.

MIDDLETOWN, CONN.—The Levering & Garrigues Co., West 23d st, Manhattan, has received the contract for the iron work in connection with the Nurses' Home at the Hospital for the Insane at Middletown, Conn. W. D. Johnson, Inc., are the architects.

10TH ST.—A Von den Driesch, 204 East 86th st, has received the general contract for alterations to the 6-sty brick and stone loft and store building, No. 85 East 10th st, from plans by Schwartz & Gross, 347 5th av. Bloyer & Bros. (paper), 61 4th av, is the owner. The general contractor has taken bids on all sub-contracts.

Government Work.

GOVERNORS ISLAND.—U. S. Engineer Office, Army Building, New York.—Sealed proposals for furnishing and spreading earth and fertilizing material upon an embankment at Governors Island, N. Y., will be received Nov. 8. Information furnished on application. S. Roessler, Col., Engrs.

BELLEVILLE, ILL.—Sealed proposals will be received on the 16th day of November for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Belleville, Ill. James Knox Taylor, Supervising Architect, Washington, D. C.

NEW LONDON, CONN.—Office of the Constructing Q. M., New London, Conn.—Sealed proposals for furnishing and installing electric lighting fixtures and watt meters in ten buildings at Fort H. G. Wright, N. Y., will be received Nov. 8. Address Constructing Q. M., U. S. A., New London, Conn.

NORTH ADAMS, MASS.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Nov. 4 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at North Adams, Mass. James Knox Taylor, Supervising Architect.

No action has yet been taken on the bids opened Sept. 18 at the Bureau of Yards and Docks for the construction of hospital buildings at Chelsea, Mass.; Newport, R. I., and Portsmouth, N. H., naval stations. It is probable that the bureau will be able to make a recommendation in reference to this project some time during the coming week.

MONTGOMERY, ALA.—Sealed proposals will be received on the 24th day of November for the construction (including plumbing, gas piping, heating apparatus electric conduits and wiring), of an extension, remodeling, etc., to the United States court house, postoffice, etc., at Montgomery, Ala. James Knox Taylor, Supervising Architect, Washington, D. C.

ALBANY, GA.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Nov. 3 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and standard clock system) of the U. S. Post Office and Court House building at Albany, Ga. James Knox Taylor, Supervising Architect.

MANHATTAN.—Proposals for completing dry dock will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until Jan. 18, 1910, for furnishing the labor and material necessary to complete the concrete and stone dry dock at the navy yard, Brooklyn, now about 15 per cent. completed. R. C. Hollyday, chief of bureau.

NEW HAVEN, CONN.—Sealed proposals will be received at this office until 3 o'clock P. M. on the 15th day of November, for the construction (including plumbing, gas piping, heating apparatus, electric conduits, wiring and lift) of an extension, remodeling, etc., to the U. S. Post Office and Custom House, New Haven, Conn., in accordance with drawings and specifications, copies of which may be obtained from the Custodian at New Haven, Conn., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

HINGHAM, MASS.—Proposals for fresh-water system will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Oct. 30, for fresh-water system at the U. S. Naval Magazine, Hingham, Mass. Plans and specifications can be obtained on application to the Bureau or to the Inspector of Ordnance in charge of the naval magazine named. Wm. M. Smith, Acting Chief of Bureau.

Vitrified Paving Brick and Drain Tile.

The most striking features of the annual report on clay products by the U. S. Geological Survey are the decrease in every variety of product except two, vitrified paving brick and drain tile. Vitrified paving brick showed a gain of 101,877,000 in quantity and $1,003,193 in value, an increase of 11.63 and 10.39 per cent. respectively. The average value for this variety of brick was $10.90 per thousand in 1908 and $11.02 in 1907. Ohio is the leading producer of this variety of brick, reporting 327,718,000 in 1908, valued at $3,232,335, or $9.86 per thousand; this represents 33.50 per cent. of the entire product and 30.33 per cent. of the entire value.

The drain-tile industry flourished in 1908, notwithstanding the depression in other branches of trade. The total value of this product was $8,661,476, a gain of 26.18 per cent. over 1907. Iowa, Indiana, Ohio and Illinois were the leading producing States. These four States with Michigan reported 90 per cent. of the total product. The use of drain tile is spreading, 39 States reporting it in 1908.

All other important products showed large decreases in value of output except sewer pipe, which showed the comparatively small decline of $479,114, or 4.17 per cent. The value of this product in 1908 was $11,063,731.

"Roof Salad."

The booklet of the Genuine Bangor Slate Company, of Easton, Pa., has the title quoted above. It is scintilating and leaves an impression.

The letters of "Uncle John" and his favorite niece, who is planning to build a home, are cut after a well-known and greatly appreciated literature, and the goods are all wool.

"No, my dear," says Uncle John, "you cannot—even if you do without an architect. Only, in that case you'll most likely have to pay heavier lawyer's fees; or spend your money for repairs, remodeling, damage, etc., and other disappointments.

"He gives you expert consultation. We think we know what we want in the shape of a house, but our ideas are generally pretty hazy—until the architect puts them on paper for us. After a few sessions he can tell better than you just what you want, and can give you valuable advice."

REFRIGERATION. — An elementary textbook entitled "Refrigeration" has been prepared by Mr. J. Wemyss Anderson which can be unreservedly recommended to an engineer desirous of becoming familiar with the general principles of ice-making and refrigerating machinery. The properties of water, brine, air and liquid air, which are of importance in this connection, are considered in a special chapter. The author then describes ice-making and cold storage plants of various types and gives chapters on miscellaneous uses of refrigeration and the special arrangements of plant for various purposes. The illustrations are mostly of British apparatus and plants. (New York, Longmans, Green & Co., $2.25.)

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Steady Demand for Materials.

The fact that the fall building season is passing has not brought a diminished demand, as was the case last year at this time. Conditions are satisfactory to all interests, a healthy activity ruling. Builders are beginning to hurry work now in hand, instances of this being found in 4th av and Broadway operations. Good building weather is responsible for this in a measure, and also the fact that market conditions are favorable. With the exception of the iron and steel men, wholesalers are in position to turn out material in any quantity desired and in quick deliveries.

Take brick for instance. The cargo sales last week exactly tallied with the total number of arrivals. Cement is moving well for local consumption. Iron is strengthening in an active market. Shapes advanced. Sheets were active in a tight market. Lumber was stiff, the retailers easing off their requisitions on the wholesalers, who are still stacking. Stone was easy.

All through the building material and equipment market there is a feeling of confidence in what the immediate future has in store. The approach of the municipal election is having some effect upon certain branches of business, but is felt at present only slightly by building material men. One man said: "Building material men are trying to size up the three candidates to judge in which man's hands the building code will be safest when the subject of revision comes up again."

Brick Market Strengthening.

Brick is strengthening both in price and demand. Reports of market conditions heard upon the floor of the Builders' Exchange, in Vesey st, on Monday, and also later in the week, were those of general satisfaction. Retailers find that weather conditions have favored them, and in consequence the consumption has been steady and has entirely met the supply. Verification of this is found in transactions of last week, which follow: Holdovers, Oct. 9, 5; arrivals, 76; total, 81; sales, 76; left over, Oct. 18, 5. It will be noted that the the demand and supply exactly balanced. This is the first time this season that such an even market has been reported.

The distribution of this material was evenly divided between East and North River stations, and uptown and downtown. Sales were quick, prices ruling at about half, with from five-eighths to three-quarters ruling toward the week end. The quality for the most part is reported to be good. Haverstraw yards are easing up on shipments, and it is expected that cargoes from that district will gradually diminish in number from now on. There are a great number of boats looking for freights. Jersey is calling for some Hudson River brick for consumption in Jersey City and Hoboken, but Washburn Brothers are still receiving cargoes from their yards up river and are taking care of most of the demand over there.

MORE PLANTS TO CLOSE THIS WEEK.

A number of the smaller plants along the river, including the Aldrich yard at Dutchess Junction, in Newburgh Bay, closed last Saturday, and some of the fair sized establishments are getting their kilns in shape to shut down, either today or next week. A good deal depends upon the weather, however. Raritan rivers met a better market, with prices ranging from $5.50 to $6.00 with a half ruling.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$5.75@	$6.00
Hudson River, Light Hard	3.75	4.00
Raritan River, Light Hard	5.50	6.00
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.		
West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	....	1.45
In barrels, 320 lbs.	....	1.65
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	....	9.25
Wall plaster, with sand, per ton	....	5.25
Browning, in bags, per ton	....	4.25
Scratch, in bags, per ton	....	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Demand Stronger.

Cement for local consumption moved more rapidly last week than for some time. Prices stand at $1.43. Most of the mills are running at from 65 per cent. to capacity. The present activity is ascribed by some to dealers getting their supplies in shape for late autumn distribution, the matter of price not cutting such a figure, according to some authorities, as is generally believed. The improvement in business was noted especially by the Rosendale interests which, as reported in this department, reduced its price from 90 cents to 80.

There is reported to be an unusual demand for Atlas, Dragon and Edison in New Jersey, while the Trowel mills are said to have all they can handle to ship material fast enough to meet the local demand. Bath and Lehigh are also in better demand for local consumption in this city and vicinity. There is a gradually improving feeling in the trade which, it is hoped, will bring about a readjustment of prices before long.

Bids were opened by the Department of Water Supply, at 299 Broadway, on Wednesday morning for cement for use on a portion of the acqueduct in Westchester County. Nine bids were received for the 323,800 barrels advertised for. It was not announced when awards would be made known.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl	.80

All Standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.43
Dyckerhoff (German) Portland	....	2.43

Iron and Steel Active—Shapes Up.

Pig iron is active, with a demand so great that another advance is thought to be not far off. As a whole, conditions are satisfactory. Rogers, Brown & Co., reporting from their local office and from those in widely scattered parts of the country, show gains in strength and larger sales. This was particularly true of the New York branch this week. Orders were of good size. Prices held as previously quoted.

The furnaces are still struggling to meet the present rush, but because of greater wage inducements offered by railroads in the South, labor is scarce about the furnaces there. Officials of certain Southern furnaces talk of voluntarily increasing wages to meet the crisis. Conditions are good for a busy winter in pig iron. The tonnage for October, as shown by business taken up to last Saturday, promises to exceed the total for September, which was a record month.

Business for the week just closed was more for railroad work than for building construction. Pipe works business also was strong. Basic for structural material was not quite as active as in previous weeks. That the demand for the latter is not passing, however, is shown by an inquiry for 10,000 tons and many smaller lots, totaling in all about 20,000 tons. Southern iron is scarce here because of the comparatively high price asked. Business is strong in the South and West with these companies, however.

SHEETS LITTLE HARDER TO GET.

If anything the situation in sheet metals is tighter. The mills are still from three to four months behind and some of the largest have announced that they cannot take any new business for deliveries before May 1. This condition savors of that prior to the 1906 boom. Prices are high and may go higher. Tin is firmer but unsettled. Toward the end of the week there was a little more tin in sight, about 2,000 tons having arrived this week from England. Spelter had an advancing tendency and lead was dull but firm.

STRUCTURAL SHAPES ADVANCE.

So well has the recent advance in shapes been sustained that another jump in round and square iron from store was announced this week. The jump carried 20 and 5 cents. This is in verification of the forecast made in this paper recently that with the rush of Fall business higher prices would come. There is reason to believe that even better prices will rule before there is a recession.

The inquiry as reported by various jobbers is most satisfactory, and considering the inability to obtain large quantities of certain shapes, sales were brisk.

The mills made the advance, it is said, because of the heavy demands being made upon their output from all parts of the country, of which a large percentage is from this city and vicinity. Large tonnages figure in the specifications of the fabricators, indicating that extensive building operations are in prospect.

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 Foundry x Jersey City	18.70	19.20
No. 2 plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	1.90
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	2.00
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35 ....
Norway Shapes	3.35 ....
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Tool Steel, regular quality	7.00 ....
Tool Steel, extra quality	13.00 ....

SOFT STEEL SHEETS.

¼ and heavier	2.20
3-16	2.30
No. 8	2.40

Blue Annealed.

No. 8	2.40
No. 10	2.40
No. 12	2.45
No. 14	2.50
No. 16	2.60

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.80	$2.90
No. 18	2.85	3.00
No. 21		
No. 22	2.95	3.10
No. 24		
No. 25	3.00	3.20
No. 26		
No. 27	3.05	3.30
No. 28	3.10	3.40

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24 per lb.	$5.75
" 26 " "	6.25
" 28 " "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	$10.90 11.45
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.	22 24

GALVANIZED STEEL.

Nos. 14 and 16 per lb.	$2.95
" 18 and 20 " "	3.10
" 22 and 24 " "	3.30
" 26 " "	3.50
" 27 " "	3.70
" 28 " "	3.85
" 30 " "	4.50

No. 20 and lighter, 36 ins. wide, 25c. higher.

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb. 18@19

Sheet Copper, hot rolled, 14 oz. per lb. 19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Less	5 5⅛

ZINC.

Sheet, cask lots per lb.	8¼
Sheet per lb.	8¾

Lumber in Stiff Market.

Lumber did not move easily this week, such sales as there were being quick and for scattering distribution, the middle city predominating. Retailers eased off somewhat in demands upon wholesale stocks, which gave the latter a chance to devote more energy to stacking, unloading at many yards having been seriously handicapped this month. Cars are arriving fairly well at the largest yards despite the stories of car shortages circulated earlier in the season. Schooners were delayed somewhat by rough weather which swept the coast last week, and some reported losses, but none was serious. The week, on the whole, offered good drying weather.

PRICES LOOKING UPWARD.

Prices are tending toward an advance, due in part to the continuing demand and also to the fact that the mills are behind in their deliveries, not so much in this city perhaps, but in New Jersey and Pennsylvania. Spruce shipments will soon cease or diminish, at least, depending largely upon weather conditions, and it is thought that this will feel the first advance. Long leaf North Carolina pine may also be the next to move upward. The hardwood situation is practiçally the same as in the last few months, business keeping the mills working full tilt.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)		
2 inch cargoes	$22.00@	$25.00
6 to 9 inch cargoes	23.00	25.00
10 to 12 inch cargoes	26.00	28.00

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	38.00
No. 2 Common or Factory Red and White Oak	23.00

SHINGLES.

(New York Lighterage Limits.)

	Per M.	pieces.
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No. 1 Primes for A's	7.50	....
"Perfection" 18 in. Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No 1 common	55.00	65.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in face:

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$51.00@	$54.50
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	51.00	52.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	34.50	37.00
"A" Rift, D. & M., 13-16, counted 1 x 3	46.50	48.50
"B" Rift, D. & M., 13-16, counted 1 x 3	42.00	44.00
"C" Rift, D. & M., 13-16, counted 1 x 3	30.00	32.50
"A" Flat, D. & M., 13-16, counted 1 x 3	31.50	33.50
"B" Flat, D. & M., 13-16, counted 1 x 3	28.00	31.50
No. 1 Com., D. & M., 13-16, counted 1 x 3	24.00	25.00
No. 2 Com., D. & M., 13-16 counted 1 x 3	17.00	18.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	55.00	57.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	48.50	51.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	43.00	45.50
"B" Rift, 13-16 x 3¼, counted 1x4	40.00	41.00
"C" Rift, 13-16 x 3¼, counted 1x4	30.00	32.50
"B" Flat, 13-16 x 3¼, counted 1x4	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	24.00	25.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	17.00	18.00
No. 1 barn boards, 8-in.	39.00	40.50
10-in.	42.50	....
12-in.	49.50	52.50
No. 2 barn boards, 8-in.	36.00	37.00
10-in.	39.00	40.00
12-in.	44.00	48.00
No. 3 barn boards, 8-in.	....	33.00
10-in.	34.50	35.00
12-in.	37.00	39.00

Stone Has Better Demand.

The improvement noted in the stone market from time to time during the last quarter continues, but the situation is far from being satisfactory to either wholesaler or retailer. There is considerable rough material moving, and deliveries are being made by some of the cutters on big jobs in this city and vicinity, but collections are not what they should be from the wholesalers' viewpoint.

From this it would appear that the yards are not busy. Quite the contrary is the true condition. There is scarcely one of any size in this city or neighborhood that is not working every planer and rubber in its establishment. This is particularly true of the marble yards, but new work, especially in marble, is scarce, when it comes to sizeable jobs, while the limestone and granite contracts are of good size. Competition is keen and is keeping prices down. B. A. & G. N. Williams are making deliveries of limestone on the Hewitt-Bryce building in 4th av and 27th and 28th sts.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	$0.80@	$1.00
Longmeadow freestone	.85	.90
Brownstone, Portland, Conn.	.60	1.25
Scotch redstone	1.05	....
Lake Superior redstone	1.05	....
Granite, Maine	.50	.75
Granite, grey	.60	1.00
Granite, black	1.00	2.00
Granite, Milford pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Picton Island pink	....	1.00
Granite, Westerly, red	1.00	3.00
Granite, Westerly, blue	1.18	3.50
Limestone, buff and blue	.80	1.00
Kentucky limestone	....	.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	1.00
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	1.50
Bennington building marble	1.25	....
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone	.80	.90
Hudson River bluestone (promiscuous sizes per cu. ft.)	.80	...

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	$5.00@	$6.00
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.90	7.50
Unfading Green	5.00	6.25

Cement Plant for Norfolk.

The American Cement Company, of Philadelphia, which recently bought a site for a cement mill at Poughkeepsie, intends to erect another at Norfolk, Va. The public estimate of the cost of the plan is $650,000.

The "American" is evidently getting fixed to do a heavy export and coastwise business. The new Norfolk plant will have a capacity of 2,000 bbls. a day. Vice-President George W. Norris, of the American Cement Company, says the construction will be financed through a subsidiary company under the title of the Norfolk Portland Cement Corporation. The American Cement Company will own a controlling interest in this corporation chiefly through ownership of common stock issued to it as consideration for the transfer of cement lands and the mill site on the Elizabeth River, on which the plant will be located.

OTHER NEW CEMENT PLANTS.

The contract for the construction of a plant for the Tidewater Portland Cement Company, at Union Bridge, Ind., has been awarded to the Fuller Engineering Company, Allentown, Pa. The plant will be designed to manufacture 800,000 barrels of standard Portland and 200,000 barrels of white Portland cement annually.

The Crescent Portland Cement Company's plant at Wampum, Pa., has been completed and started manufacturing cement September 6.

Rumored Brick Trade Combine.

There are rumors of a proposed "combine" among the brickmakers of the United Kingdom. The report is denied by several large firms, but the present condition of the trade in the Kingdom is such as to suggest some kind of remedial measure. It is reported that the output is at present less than it has been for thirty or forty years, the demand being so low as to employ only 50 per cent. of the total working capacity of the country. This superfluity of capacity is accounted for by the present slump in the building trade, and also by the great number of yards in existence. These works sprang up at the time of the great boom in the building trade some years ago, and now that the building trade has sunk practically to zero the supply is more than double the demand. As a result, many yards have had to be closed, whilst in those which have continued working millions of bricks have accumulated. There is much competition for the little trade obtainable, and the works have to accept orders almost at a loss in order to keep their yards employed.—London Builders' Journal.

Storage of Cement.

The Lawrence Casement Company, No. 1 Broadway, has found in its experience with Dragon cement that timber is far superior for shed purposes wherever its erection is permissible according to municipal building and fire department regulations. Cement in sacks can seldom be stored to advantage to heights greater than that of twenty or twenty-two full bags.

Barrels can be tiered more than an equivalent height but if carried too high, require special hoisting arrangements or long inclines and the barrels are apt to burst. The tiering of cement in bags higher than ten requires extra labor in and out. Cement in paper bags is not easy to handle because the bags are apt to break through the middle.

In piling bag cement it is wisest to separate each shipment and preferably each car load. The latter is the practice followed by many large users. Cars contain from 135 to 200 barrels. A 200 barrel car consists of 800 bags. If piled 10 high, 800 bags can conveniently be arranged in 5 rows of 16 bags each.

Demand for Quick Installations.

Contractors who install the various equipments in modern business structures daily meet the demand for speed, dispatch in getting fixtures in position for use, being second only to the responsibility of the contracting firm. In consequence a hair-pin loop has been put in a tradition almost as old as Manhattan itself. Before modern methods gripped the plumbing, heating and lighting business and put it on what might be called a scientific basis, the plumber was a synonym for delay. To-day general contractors want speed in installation above all things, and the company that is equipped and has the backing to enable it to give this kind of service is counted in the front ranks.

The W. G. Cornell Co., Everett Building, city, makes a specialty of this kind of work, having equipped the building in which its offices are located in the short space of 57 days. Since then it has taken some other rush jobs of note, the latest being that of the Trinity Corporation, a loft structure, that will go up at Hudson and West sts. The operation is not yet under way, but all the plumbing and heating must be installed and in useable condition by May 1. It will be December 1 before building is fairly started. Another rush contract is that for the Bronx Theatre at 145th st and Melrose av for the American Real Estate Company, and for which W. H. McElfatrick was architect. This was an electric lighting job of a complicated nature. The same company is doing the plumbing for the American Real Estate Building adjoining the theatre.

Work has just started for the installation of plumbing in the professors' apartments and chapel for the Union Theological Seminary and another contract of recent date is the Best & Co. building in 5th av, near 35th st, for which very high-grade fixtures have been specified.

Conspicuous among the rush pobs that the W. G. Cornell Co. has in hand is the Gimbel Brothers store at 33d st and Broadway, for which sewer conections are now being made. It was at first thought that the plumbing could not be installed before May 1, but the officials of the company now expect to have the equipment in place a month earlier. The company has handled contracts for some of the most conspicuous operations in the city, and among those now in hand is one for the Bryant Building, at Liberty and Nassau sts.

Iron Fencing.

The demand for high class iron fencing and entrance gates has in recent years shown a decided increase in this country. This is largely due to the rapid increase and remarkable development of suburban homes and country estates, as well as to the general trend of civic improvements evidenced on every hand.

The iron fence plays a conspicuous part in these improvements as it adapts itself most readily to style of architecture and general surroundings. It can be so adroitly constructed as to seem an integral part of the house and grounds and an indispensable part of the picture.

Much credit for the promotion of the use of and the artistic development of iron fence and entrance gates can be justly claimed by the Stewart Iron Works Co., of Cincinnati, which has had an experience of 25 years in this line and is the "World's Greatest Iron Fence Works."

They have constantly developed their business along the lines of the beautiful, artistic and durable. That this fact is appreciated is evidenced by their remarkable growth and ever-increasing business, which gain compels them to enlarge the capacity of their plant and warehouses 33⅓ per cent. Their new warehouses are just completed and the addition to their factory is nearly so.

Their success may be attributed to the quality of their products, fair dealings, prompt service and low prices. To any one interested they will be glad to send catalogues, estimates, etc.

Brick and Tile Industry—Final Report by Geological Survey.

The report of the United States Geological Survey on the clay-working industries in 1908, just issued, shows that the total value of the brick and tile products, which include brick of all kinds, sewer pipe, architectural terra cotta, fireproofing, hollow building tile or blocks, stove lining, and all kinds of tile, was $108,062,207, a decrease of a little over 16 per cent. from the value for 1907. Every State and Territory contributed to the 1908 total. Ohio was the leader, reporting products valued at $15,915,703, or 14.73 per cent. of the whole. Pennsylvania, which has heretofore been the leading producer of these wares, was second in 1908, reporting products valued at $13,566,479, or 12.55 per cent. of the total. Illinois was the third State in value of products reporting $10,752,160 worth of brick and tile products, or 9.95 per cent. of the whole. No other State reported brick and tile wares valued at as much as $10,000,000, New York being fourth with $7,270,981.

COMMON BRICK.

Common brick is the most valuable of all products of clay, those for 1908 being valued at $44,765,614, or 41.43 per cent. of all brick and tile products. In 1907 the common brick product of the country was valued at $58,785,461, so that the decrease in value was nearly 24 per cent. The number of common brick reported was 7,811,046,000, compared with 9,795,698,000 in 1907, a loss of 20.26 per cent. The average price per thousand at the kiln decreased from $6 in 1907 to $5.73 in 1908. Illinois is the largest producer of common brick, reporting 1,119,224,000. These brick were valued at $4.32 per thousand. New York, while second in production, was first in value of product.

The Carrara Marble Industry.

The magnitude of the trade in Carrara marble will be appreciated from the following figures of export for the last three years:

Country.	1906. Tons.	1907. Tons.	1908. Tons.
United States	54,567	58,441	47,431
United Kingdom	34,624	36,946	33,474
Belgium	24,668	30,239	30,439
France	22,599	19,070	21,824
Germany	16,866	29,579	27,945
Argentina	15,979	17,540	15,870
Austria-Hungary	9,782	9,939	10,072
Egypt	7,607	9,947	7,028
Netherlands	4,401	4,953	6,263
Brazil	4,354	5,373	5,472
Spain	4,837	5,917	5,234
Switzerland	5,883	6,737	4,539
Tunis	2,366	1,108	2,159
Russia	934	1,856	2,440
British India	1,917	1,887	2,229
Turkey	2,836	2,997	2,137
Australia	1,536	2,972	1,719
Other countries	16,540	16,945	17,986

—The October number of "Safety," the monthly bulletin of the New York Museum of Safety and Sanitation, contains a statement by Hon. Cyrus W. Phillips, chairman of the Committee on the Causes of Industrial Accidents, appointed by the Legislature of the State of New York, 1909, advocating an appropriation for the Museum. Mrs. Mary Baker G. Eddy tells why she sends a contribution of $5,600 to the Museum. The Mayor of Amsterdam states that a bill will be introduced in the Dutch Parliament this autumn for the appropriation of a considerable sum for a Safety Museum in Holland. An announcement is made of the Seaman Prize of 2,500 kroner for the best essay on military hygiene.

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Oct. 15 to 21, inc.		1908. Oct. 16 to 22, inc.
Total No. for Manhattan	186	216
No. with consideration	12	14
Amount involved	$688,300	$688,796
Number nominal	174	202

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	8,681	7,761
No. with consideration, Manhattan, Jan. 1 to date	698	566
Total Amt. Manhattan, Jan. 1 to date	$40,827,031	$30,558,527

1909. Oct. 15 to 21, inc.		1908. Oct. 16 to 22, inc.
Total No. for the Bronx	165	141
No. with consideration	15	11
Amount involved	$225,150	$50,470
Number nominal	150	130

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	5,921	6,194
Total Amt., The Bronx, Jan. 1 to date	$3,457,747	$4,289,851
Total No. Manhattan and The Bronx, Jan. 1 to date	**14,602**	**13,955**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$44,284,778**	**$34,848,378**

Assessed Value Manhattan.

	1909. Oct. 15 to 21, inc.	1908. Oct. 16 to 22, inc.
Total No. with consideration	12	14
Amount involved	$688,300	$688,796
Assessed value	$698,500	$580,740
Total No. nominal	174	202
Assessed value	$7,206,541	$8,461,800
Total No. with consid., from Jan. 1 to date	698	566
Amount involved " "	$40,827,031	$30,558,527
Assessed value " "	$33,150,700	$24,621,640
Total No. nominal " "	8,063	6,195
Assessed value " "	$432,971,761	$363,722,900

MORTGAGES.

	1909. Oct. 15 to 21, inc.		1908. Oct. 16 to 22, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	177	165	176	156
Amount involved	$5,407,292	$1,154,605	$4,420,170	$1,262,477
No. at 6%	58	58	71	74
Amount involved	$1,059,145	$362,855	$903,865	$776,277
No. at 5½%	1	12	9	40
Amount involved	$12,000	$36,250	$130,000	$287,900
No. at 5%	46	44	48	21
Amount involved	$1,416,000	$357,850	$2,264,500	$117,850
No. at 4¾%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	33	4	6	.....
Amount involved	$1,413,300	$50,000	$335,000	.....
No. at 4%	2	.....	3	.....
Amount involved	$3,416	.....	$207,000	.....
No. with interest not given	37	47	39	21
Amount involved	$1,503,431	$347,650	$579,805	$80,450
No. above to Bank, Trust and Insurance Companies	58	29	51	15
Amount involved	$2,995,581	$524,250	$1,203,500	$357,200

	1909.	1908
Total No., Manhattan, Jan. 1 to date	7,515	6,952
Total Amt., Manhattan, Jan. 1 to date	$249,876,963	$227,960,270
Total No., The Bronx, Jan. 1 to date	6,186	5,757
Total Amt., The Bronx, Jan 1 to date	$52,287,464	$31,791,822
Total No., Manhattan and The Bronx, Jan. 1 to date	**13,701**	**12,709**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$302,164,427**	**$259,752,092**

EXTENDED MORTGAGES.

	1909. Oct. 15 to 21, inc.		1908. Oct. 16 to 22, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	33	11	.....	.....
Amount involved	$1,426,150	$138,450	.....	.....
No. at 6%	4	2	.....	.....
Amount involved	$16,500	$4,000	.....	.....
No. at 5½%	2	2	.....	.....
Amount involved	$83,000	$9,200	.....	.....
No. at 5%	10	4	.....	.....
Amount involved	$390,000	$73,750	.....	.....
No. at 4¾%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	12	2	.....	.....
Amount involved	$254,650	$49,000	.....	.....
No. at 4%	3	.....	.....	.....
Amount involved	$720,000	.....	.....	.....
No. with interest not given	2	1	.....	.....
Amount involved	$12,000	$2,500	.....	.....
No. above to Bank, Trust and Insurance Companies	9	3	.....	.....
Amount involved	$1,045,000	$100,750	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,470	.....
Total Amt., Manhattan, Jan. 1 to date	$70,288,707	.....
Total No., The Bronx, Jan. 1 to date	456	.....
Total Amt., The Bronx, Jan. 1 to date	$3,811,120	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,926**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$74,099,827**	.....

PROJECTED BUILDINGS.

	1909. Oct. 16 to 22, inc.	1908. Oct. 17 to 23 inc.
Total No. New Buildings:		
Manhattan	9	14
The Bronx	61	55
Grand total	70	69
Total Amt. New Buildings:		
Manhattan	$277,890	$1,127,600
The Bronx	1,250,950	826,800
Grand total	$1,528,840	$1,954,400
Total Amt. Alterations:		
Manhattan	$131,275	$207,725
The Bronx	37,775	7,170
Grand total	$169,050	$214,895
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	841	518
The Bronx, Jan. 1 to date	1,960	1,457
Mnhtn-Bronx, Jan. 1 to date	**2,801**	**1,975**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$110,726,762	$63,294,971
The Bronx, Jan. 1 to date	32,130,935	13,695,875
Mnhtn-Bronx, Jan. 1 to date	**$142,857,697**	**$76,990,846**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$10,565,622**	**$9,667,962**

BROOKLYN.

CONVEYANCES.

	1909. Oct. 14 to 20, inc.	1908. Oct. 15 to 21, ins.
Total number	696	567
No. with consideration	28	30
Amount involved	$202,612	$161,475
Number nominal	668	537
Total number of conveyances, Jan. 1 to date	**22,388**	**21,766**
Total amount of conveyances, Jan. 1 to date	**$11,343,525**	**$14,733,244**

MORTGAGES.

Total number	584	504
Amount involved	$2,171,940	$1,547,178
No. at 6%	296	303
Amount involved	$845,623	$656,178
No. at 5¾%	.....	.....
Amount involved	.....	.....
No. at 5½%	68	147
Amount involved	$245,850	$611,738
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	186	35
Amount involved	$871,916	$230,512
No. at 4½%	.....	.....
Amount involved	.....	.....
No. at 4%	1	1
Amount involved	$1,000	$800
No. at 3½%	1	.....
Amount involved	$700	.....
No. with interest not given	32	18
Amount involved	$206,851	$47,955
Total number of Mortgages, Jan. 1 to date	**21,706**	**20,663**
Total amount of Mortgages, Jan. 1 to date	**$86,342,543**	**$75,666,799**

PROJECTED BUILDINGS.

No. of New Buildings	120	193
Estimated cost	$609,000	$1,135,750
Total Amount of Alterations	$73,918	$46,260
Total No. of New Buildings, Jan. 1 to date	**8,649**	**4,809**
Total Amt. of New Buildings, Jan. 1 to date	**$47,148,986**	**$28,810,771**
Total Amount of Alterations, Jan. 1 to date	**$3,734,029**	**$4,704,479**

QUEENS.

PROJECTED BUILDINGS

1909 Oct. 15 to 21, inc.		1908 Oct. 16 to 22, inc.
No. of New Buildings	82	115
Estimated cost	$198,105	$427,160
Total Amount of Alterations	$11,770	$47,395
Total No. of New Buildings, Jan. 1 to date	**3,708**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$13,356,535**	.....
Total Amount of Alterations, Jan. 1 to date	**$626,756**	

THE WEEK.

THE sale of a $400,000 dwelling, several new 6 sty elevator apartment houses and a couple of plots to builders for similar improvements, together with a number of good leases, were the more important items of the fifty reported this week.

The announcement that a new 26-sty hotel, to be erected for the Holland Hotel Co., in which Gustave Baumann, proprietor of the Holland House, is interested, is the leading item of the week's news. It will be located somewhere between 34th and 50th sts, either on 5th or Madison av. Three sites are under consideration, and it is stated that one will be selected within a few days. Of the apartment houses sold the one at the northwest corner of Broadway and 127th st was the most important.

That the dwellings on the wide streets of the west side are sure to be replaced by apartment houses of the better class is indicated by the purchase this week of a plot 63x102.2 at 147 to 153 West 79th st, at present improved with 3 and 4-sty private dwellings, to be replaced by the buyers with a 12-sty fireproof apartment house.

The balance of the week's news was made up mainly of the usual run of flats and tenements, mainly in the district north of 59th st.

THE AUCTION MARKET

THE business of the week in the Vesey Street Auction Room was, with two exceptions, made up of the usual legal offerings by order of the court. Of the latter, eight were offered at the stand of Joseph P. Day, seven being bought by parties in interest and one, De Milt av, northwest corner of Sound View place, being adjourned to October 22. Samuel Marx, James L. Wells Co., Samuel Goldsticker and Charles A. Berrian each offered parcels in foreclosure proceedings. Bryan L. Kennelly conducted another successful sale of villa plots at Oakdale, L. I., all of the plots offered were part of W. K. Aston's Peperidge Hall estate. He also sold 327 West 76th st for $37,750. It was the home of the late Cyrus Clark.

For the coming week there are the usual number of legal offerings to be had on Monday, Tuesday, Thursday and Friday. In addition there will be several voluntary offerings on Tuesday and Wednesday. Of the latter, Joseph P. Day will offer on Tuesday a number of improved and unimproved Bronx properties and six Manhattan parcels, all of which deserve the attention of the speculator. Bryan L. Kennelly will sell on Wednesday 93 well located Bronx lots.

The trustees of the Catholic Protectory, at a meeting held on Thursday, decided to postpone their auction offering of Bronx lots until the spring.

QUESTION OF SEAL.

The following communication relating to the kind of seal for a conveyance of real estate appeared in a recent issue of the Law Journal, and will probably be of interest to our readers:

To the Editor of the Law Journal:

Assuming that a conveyance of real estate now requires a seal, as to which we may compare section 242 of the Real Property Law, chapter 50 of the Cons. Laws, with the attestation clause in the form of a deed given in section 258, one is led to inquire if the practice that is gaining ground of printing with a rubber stamp an imitation of a paper seal with its scalloped edges, surface indentations and all, makes a seal and is a compliance with the law defining a seal. The question certainly seems extremely small and technical, yet I happen to know that on one very recent occasion it gave rise to a fierce contention and much trouble among several lawyers upon the passage of a title. Several deeds prepared here, but executed in three distant States and sealed, or attempted to be sealed, in such a fashion were tendered and objected to for that reason. The question as to the need of a seal was not raised, and the vendee's counsel planted himself on the statute in support of his objection. The alleged seals, he contended, did not "consist of a wafer, wax, etc., affixed, or of paper affixed by mucilage," etc., and did not contain the word "seal" nor the magical letters "L. S." Ergo, they were not legal seals. The vendors' counsel said all that could be said in reply, and, I regret to have to state, a little more. He scoffed at the objection as frivolous, lamented that the exigencies of his practice required him to engage with professional fossils and fogies, contended that anything called a seal by the sealer was a good enough seal and worked an estoppel. But to no use. The vendee's counsel stood firm, with the result that an adjournment was had and the deeds went back for seals that would literally comply with the law.

As a rubber stamp seal of the kind described is part of the equipment of the desk of many lawyers, it may not be amiss to draw attention to the objection to its sufficiency. Certainly, in the case mentioned its use caused much delay and expense.

BOARD OF BROKERS ELECTION.

Joseph P. Day has been re-elected president of the Real Estate Board of Brokers. The other officers chosen for the ensuing year were William E. Davies, vice-president; A. V. Amy, treasurer, and Elisha Sniffin, secretary. The following were chosen governors, to serve three years: Irving Ruland, Elisha Sniffin and J. W. Mooyer.

M. V. Lenane, C. P. L. Huston and A. H. Ivins will comprise the auditing committee for 1910, and Edward L. King, David A. Clarkson, John P. Kirwan, Frank D. Ames and J. S. de Selding the nominating committee for 1910.

Joseph Mulligan was a candidate for a place on the board of governors. He made a strong bid for the place.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

GOERCK ST.—The Brown Realty Co. has bought from Isaac Lartin 125 Goerck st, a 4-sty front and 6-sty rear buildings, on lot 21.3x100, adjoining the northwest corner of Stanton st.

GREENWICH ST.—M. L. & C. Ernst have bought from the Teichman Engineering & Construction Co., 708 and 710 Greenwich st, 70 ft. north of 10th st, a 6-sty warehouse, on plot 50x95. F. W. Benner & Co. were the brokers in the deal.

MAIDEN LANE—Cammann, Voorhees & Floyd have sold for George W. Hunter and Edith H. Bourne the 5-sty building, 166 Maiden Lane, on lot 19x36x irreg. This property adjoins the southwest corner of South st, and has been in the seller's family since 1825.

21ST ST.—S. B. Goodale & Son sold for Lillian E. Banks and Gladys E. Kobbe to Irving I. Kempner 138 West 21st st, a 3-sty dwelling, on lot 23x92. This purchase completes a plot comprising 132 to 138 West 21st st, 92x96.

22D ST.—Margaret H. Todd has sold 263 West 22d st, a 3-sty dwelling, on lot 18.9x98.9. The buyer is understood to be Joseph H. Hoadley, who owns 261 and 265 adjoining.

37TH ST.—F. E. Barnes and C. Patrick have sold for Louis Bernstein to a client of Arnstein & Levy 136 and 138 West 37th st, old buildings, on plot 48.8x98.9, between Broadway and 7th av. A 12-sty office building will be erected on the site.

40TH ST.—Ignatz M. Atlas has sold for L. S. Miller 336 East 40th st, a 5-sty building, on lot 25x100.

45TH ST.—Damlan Neuberger sold to a Dr. Gould 527 West 45th st, a 4-sty dwelling, on a lot 19x100.5, between 10th and 11th avs.

49TH ST.—Herman Arns Co. have sold for Jane L. Gallon to a client for investment the 5-sty brick tenement with stores at 435 West 49th st, on lot 25x100.5.

49TH ST.—Herbert A. Sherman sold for W. Brenton Welling 52 East 49th st, a 4-sty and basement high stoop dwelling, on a lot 20x100, to a client of John N. Golding.

Leasehold Sold.

50TH ST.—Taylor Brothers have sold for Mrs. Arienne Pitzipo 29 West 50th st, a 4-sty dwelling, on lot 20x100, Columbia College leasehold.

57TH ST.—Lowenfeld & Prager have sold to an investor 448 West 57th st, a 5-sty double flat, on plot 33.4x100.5.

1ST AV.—Samuel Fine has sold for Cecelia Kaicher to Dr. Nathan E. Brader the southwest corner of 1st av and 10th st, a 6-sty flat, on plot 46x72. Michael Mahlmeister holds title to the property.

NORTH OF 59TH STREET.

West 70th Street House Sold.

70TH ST.—F. R. Wood & Co. have sold for William C. Spaulding to John Bissell 255 West 70th st, a 3-sty dwelling, on lot 17x100.5.

73D ST.—Frederick Zittel & Sons have resold for Thomas J. McLaughlin, 274 West 73d st, a 3-sty and basement dwelling, on lot 17.3x76.8.

73D ST.—Payson McL. Merrill has sold for Mary D'Antignac Lilienthal to a client for occupancy 115 East 73d st, a new 5-sty English basement dwelling, on lot 27x102.2. The house is just east of the Park av corner recently purchased by Oakleigh Thorne, president of the Trust Company of America.

79TH ST.—Mrs. L. V. Ross is reported to have sold 158 West 79th st, a 3-sty dwelling, on lot 17x102.2.

83D ST.—The Frank L. Fisher Co. has sold for V. Hill the 3-sty dwelling 51 West 83d st, 18.9x102.2. It will be occupied by the purchaser.

84TH ST.—James K. Holly has sold for Henry Steinbach to a client 40 West 84th st, a 3-sty and basement private dwelling on lot 17.2x102, between Central Park West and Columbus av.

86TH ST.—Harry Schiff has sold through Henry Oppenheimer to an investor the new 12-sty apartment house, known as the Netherlands, at 340 to 346 West 86th st, on plot 100x102.2. The house is one of the finest structures in the Riverside Drive section. It is laid out in suites of eight and nine rooms, and three baths, and commands splendid views of the Hudson and Riverside Park and the Palisades. The house is fitted with every modern appliance and has been held at $750,000.

Trade for Country Hotel.

101ST ST.—The Brown Realty Co. has bought from the Llewellyn Realty Co. 322 and 324 East 101st st, a 6-sty flat, on plot 38.10x100.11; also, 528 East 18th st, a 6-sty house, on plot 43.9x92. The Brown Realty Co. gives in exchange the Monitor Hotel, at Liberty, Sullivan County, N. Y.

111TH ST.—Calder & Nassoit have sold for the Highwood Construction Co. (Julius Weinstein, president) to Dr. A. C. Stem the recently finished 6-sty apartment house, known as the Criterion Arms, at 522 to 528 West 111th st, on plot 108x92. The property has been held at $250,000.

115TH ST.—Charles A. Rosenthal sold 215 West 115th st, a 5-sty single apartment house, on a lot 20x100.11 to a Mr. Gorden.

117TH ST.—Arnold, Byrne & Baumann have sold for Morris Lowenstein to Louis Bernstein 147 West 117th st, a 5-sty apartment house, on plot 25x100.

127TH ST.—Lewis A. London has bought, through Milton Mayer, as attorney, the 6-sty apartment house, 409 and 411 West 127th st, on plot 50x99.11.

128TH ST.—George Gaddis has sold 10 East 128th st, a 3-sty dwelling, on lot 20x99.11.

139TH ST.—A. L. Mordecai & Son have sold for the Joseph H. Davis Building Co. to a client for investment a new 6-sty elevator apartment house on the south side of 139th st, 100 ft. west of Broadway.

143D ST.—Daniel H. Renton & Son have sold for Hannah Halpin to a client for occupancy the 3-sty private dwelling, 506 West 143d st, on lot 18.9x99.11.

Pittsburg Life & Trust Co. Sells.

AMSTERDAM AV.—I. Randolph Jacobs has purchased from the Pittsburg Life & Trust Co. the southeast corner of 79th st and Amsterdam av, two 7-sty elevator apartment houses, on a plot 102

x100. This property has been held at $400,000, and was taken as part of the assets of the Washington Life Insurance Co. when said company was bought by the Pittsburg Life & Trust Co. of Pittsburg, Pennsylvania.

Builders Sell New Apartments.

BROADWAY.—Shaw & Co. have sold for the Charter Construction Co. (Bing & Bing) the Edgewood, a 6-sty elevator apartment house, 80x100, at the northwest corner of Broadway and 127th st. The sellers take in part payment the Beatrice, at 35 and 37 West 131st st, a 6-sty elevator apartment house, 50x100.

CLAREMONT AV.—The Nova Realty Co. sold the three 5-sty apartment houses known as the Roselle, Piermont and Southerland, at 182, 184 and 186 Claremont av. The houses are between 125th and 127th sts, each occupying a plot 40x100.

EAST END AV.—The F. Dornberger Realty Co., in conjunction with Adolf Cohn, has sold for Blumenkrohn & Vogel to Louis Lee Wolf the 5-sty double flat, 82 East End av, on lot 25.3x80.

Corner Sold on the Drive.

RIVERSIDE DRIVE.—J. Edgar Leaycraft sold to the State Realty & Mortgage Co., Judson S. Todd, president, for Hugo S. Mack, the northeast corner of Riverside Drive and 113th st, with frontages of 104 ft. in the drive, 85.3 ft. in 113th st and 112 ft. on the northerly side. The property will not be improved by the new owners, but will be resold to a builder.

SHERMAN AV.—Hall J. How & Co. have sold for William H. Sidway to R. Clarence Dorsett the plot, 150x150, on the west side of Sherman av, 100 ft. south of Emerson st.

BRONX.

136TH ST.—Cahn & Cahn have sold for George Sauer and F. Shober 597 East 136th st, a 4-sty flat, on lot 25x100.

169TH ST.—Cahn & Cahn have sold for M. Stichtenoth 300 and 302 East 169th st, two 2-family houses, on plot 40x95.

ALEXANDER AV.—Smith & Phelps have sold for Mrs. Florence Dunbar to Dr. J. J. Curtin a brick private dwelling, 208 Alexander av.

BELMONT AV.—Moses Weiss reports the sale of 2037 Belmont av, a 4-sty 50-foot flat, for the Tully Construction Co. to a Mrs. Zimmerman; also 2033 Belmont av, a 4-sty 50-foot flat, for the Tully Construction Co. to a William Engel; also for Carrie Zimmerman 2 lots on Washington av, north of 183d st, to a builder for improvement.

CLINTON AV.—Louis Schloss sold for Mrs. Annie Mahoney and Stephen Lyons a plot 66x145, on the east side of Clinton av, 132 ft. north of 181st st, to Giosup Galiani & Son.

Bread Co. Buys Bronx Site.

SOUTHERN BOULEVARD.—The Ward Bread Company of New Jersey took title yesterday to three large plots in the Bronx—the southwest corner of Southern Boulevard and St. Mary's st, 252.6x 121.8; the southeast corner of Wales av and St Mary's st, 100x102, and an adjoining parcel, 22.1x121.3, on the east side of Wales av.

WEBB AV.—Joseph Haslun has sold 2466 Webb av, one of a row of dwellings just completed, for E. M. Tessier to Grace E. Storm.

3D AV.—Smith & Phelps have sold for Adolph Becker to U. A. Cannon the 3-sty building on plot 27x100x irregular, situated at the southeast corner of 3d av and 141st st.

LEASES.

W. J. Robbins has leased for a term of years 53 East 128th st, a 3-sty private dwelling.

Barnett & Co. have leased for a term of years the dwellings at 1998 Lexington av and 103 West 132d st.

Worthington Whitehouse leased for Charles Steele to Albert Eugene Gallatin 11 East 64th st for a term of years.

Worthington Whitehouse leased for R. Livingston Beeckman 854 5th av, a 4-sty dwelling, on a lot 30.5x120, between 66th and 67th sts, for a term of years at an annual rental of $25,000.

E. A. Turner has leased the building 37 West 28th st for J. V. Chalfin for a term of years to a client; for Mrs. H. R. Hutcheson the entire building 219 East 30th st to Otto Merss for a term of years.

Hill & Stern have leased for Brody, Adler & Koch Co. in the new building they are erecting at 37-45 West 20th st, two lofts containing 20,000 square feet of space. The leases are for a term of years at a total rental of $40,000.

Frederick Fox & Co. have leased for the Building & Engineering Co., for a long terms of years to William Eitington & Co., fur importers, the store and basement containing 20,000 square feet of space at 45-51 West 25th st.

The Charles F. Noyes Co. has leased for L. M. Jones & Co. to the Elliott-Fischer Co. the entire fifth floor and additional space in the new 12-sty office building 364-366 Broadway, occupying the block front on the northerly side of Franklin st. The lease is for a term of years at an aggregate rental of about $60,000.

Lease by Mrs. Sage

Mrs. Russell Sage leased 632 Fifth av to Joseph, a milliner, and will erect a new 6-sty building on the property for his occupancy. The property has a frontage of 28.6 feet and a depth of 131 feet. The term of the lease is 18 years. Mrs. Sage has held the property to be leased at an annual net rental of $25,000.

Charles Minzesheimer & Co., bankers and brokers, have leased from Richard A. Canfield the 4-sty and basement dwelling at 9 East 55th st, opposite the Hotel St. Regis. One of the branch offices of the firm is located in the hotel. This will be moved to the new quarters after extensive alterations to the building have been completed. The lease was negotiated by the Taylor-Sherman Co.

The Charles F. Noyes Co. has leased the store at 361-363 Pearl st for the McColgan Estate to the Dunham Manufacturing Co, and for the same estate the store 357 Pearl st to Walcutt Bros. & Co.; the entire 11th floor of the new building at 124-6 White st for the Victor Harder Realty Co. to Charles Stock & Co., and two floors at 213 Pearl st for Cecelia Herrmann to J. Tarantous & Co., and offices in 60 Beekman st for Mary L. Fraser to F. C. Goffe.

Heil & Stern have leased for Henry Corn in the new building he is erecting at 54-62 West 21st st, the first loft comprising 11,000 ft. of space to Lewis, Hurwitz & Co. for a long term of years, which makes over 75,000 ft. of space leased in this building for Mr. Corn through the same agents and which completes the renting of the entire eleven lofts in this building. The same brokers have also leased for Henry Corn in the building 476 Broadway the store, basement and first loft for a term of years at a total rental of $60,000.

Denzer Bros. have leased for Brody, Adler & Koch a loft, 10,000 sq. ft., in the building 37-45 West 20th st, for a term of years at an aggregate rental of $35,000; for the Mendel Estate to a cloak concern 7,500 sq. ft. in the building 104-106 Bleecker st, southeast corner of Greene st; for the Marmac Construction Co. the first loft, 6,000 sq. ft., in the building at 104-108 West 27th st; for the Darling Estate to the J. Fiedelbaum Co. 5,000 sq. ft. at 23-25 East 21st st; for the Acme Building Co. 5,000 sq. ft. at 129-131 West 22d st; for Edward Caldwell to Edgar S. Bibss the seventh loft in the building at 36 West 15th st; for the Broadway Holding Co. 5,000 sq. ft. at 543 Broadway to Dalsimer Bros., and for Berlin & Trosky a loft in the building 57-61 West Houston st, southeast corner of Wooster st.

The Charles F. Noyes Co. has leased for 21 years for Eversley Childs the building 101 Park Row at an aggregate net rental of $126,000. The lessees are Louis and Alfred Schloss, who, after making extensive improvements, will occupy the premises for their business. The building is a small structure, 18x67, covering a plot of about 1,200 square feet and faces the entrance to the new Municipal Building, now in course of construction. The lease negotiated is subject to the lessees paying the taxes, all repairs and insurance and is on the net basis of 5 per cent. on a valuation of $120,000, showing a ground value of $100 per square foot, which is a new record price for inside property on Park Row. Mr. Childs recently purchased the property through the same brokers with a view of holding as an investment puchase.

The new 4th av section furnished another important lease in one of its proposed tall structures, which will probably result in the establishment of a new center for a branch of the mercantile trade. Henry Corn has leased for a term of 21 years the store, basement and first loft of the Importers' Exchange, a 20-sty structure, which he is to erect on the site of the old Clarendon Hotel, at the southeast corner of 4th av and 18th st, and which will occupy a plot fronting 53 ft. on the avenue and 175 ft. on the street, with an easterly depth of 94 ft. The lessees are Cheney Bros., one of the largest silk importing concerns in the United States, and they will pay about $750,000 for the term. They have been located on Broome st, between Greene and Wooster st, for many years. They will move to their new quarters next October, at which time it is planned to have the new building ready for occupancy.

SUBURBAN.

Newark, N. J., City Hall Sold.

NEWARK, N. J.—The old City Hall in Newark, N. J., was sold at auction Wednesday for $225,000 to L. Bamberger of that city.

NEWARK, N. J.—Brown Realty Co. bought from the Llewellyn Realty Co. 386 Washington av North, Newark, and 10 lots in Plainfield, N. J.

Jacob Strauss bought from Mrs. Charles L. Warren, in Edgemere, Long Island, four houses, on lots 80x115 each, in the west side of Grand View av; also two houses, on lots 80x115 each, in the east side of Beach av, and two plots, 80x115 each, in the east side of Beach av. The amount involved in the deal approximated $100,000.

East Orange Realty Sold.

EAST ORANGE, N. J.—Edward L. Bushman, of New York, has purchased from George T. Hatt, through Fell & Devine, of East Orange, the vacant property at 64 Chestnut st, that city, on which he announces that he will build a $15,000 dwelling. Arthur D. Crane, of Newark, bought a strip of land this week in South Orange av, East Orange, just east of South Clinton st, which he will develop in moderate priced real estate at an early date. Theresa Koehler was the previous owner, and the price it is said, was $10,000. The property is 85x645 ft. The deal was made through Oliver E. Wade, of East Orange.

Flushing Landmark Changes Hands.

FLUSHING.—The Garretson homestead in Flushing, which has stood on its present site facing Main st since it was built in 1642, has been sold to H. L. Crandell of Freeport, L. I., Vice-President of the Bank of Long Island. The plot which has been sold with the house has frontages of 180 ft. on Main st, 225 ft. on Locust st, and about 250 ft. on Lincoln st—in all about 20 lots. The consideration in the deal is reported to have been $115,000. The homestead is said to be the oldest house in Flushing. It was formerly owned by Charles H. Garretson, who died two years ago, and has since been occupied by his sister, Miss Garretson.

A Big Jersey Water-Front Sale.

TUFT'S POINT, N. J.—The water-front specialist, Charles Warren Trembley, has just sold for Edward S. Savage, of Rahway, N. J., and 150 Broadway, Manhattan, to Armour & Co. a valuable water front at Tuft's Point, near Port Reading, a parcel 498 ft. front on Staten Island Sound (Arthur Kill) 1,600 ft. deep, irregular, with a tongue running back to the Central Railroad of New Jersey, giving good frontage on same. The property has every known advantage, including deep draught, good railroad service and an unlimited supply of fresh water for manufacturing purposes. Ocean-going vessels may enter and clear from this point via Perth Amboy, thus effecting a saving of about 11 miles to Sandy Hook. This is the most important sale that has taken place on Staten Island Sound with the exception of the Standard Oil purchase.

Herbert Du Puy, of Pittsburgh, chairman of the exectuive committee of the Crucible Steel Co., who has acquired over $6,000,000 worth of real estate in this city, made another large addition to his holdings this week, when he bought, through L. J. Phillips & Co., the Hotel Langham, formerly known as the Marseille, at the southwest corner of Broadway and 103d st, an 11-sty structure on plot 100.11x120. The property, which has been held at $1,000,000, was transferred to Mr. Du Puy for a nominal consideration over a mortgage of $525,000. Mr. Du Puy's other purchases in this city, all made within the last year and a half, have included the 12-sty National Building, at the northeast corner of Broadway and 12th st; the Hotel Empire, at Broadway and 63d st; the Van Dyck and Severn apartment houses, covering the block front on the east side of Broadway, between 72d and 73d sts; the 2-sty store and office buildings on the west side of Broadway, from 82d to 83d st, and 22 lots in the Dyckman section, on the south side of 211th st, between Broadway and 10th av. The aggregate value of Mr. Du Puy's properties in this city is estimated at about $7,500,000.

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UNCLASSIFIED SALES

The total number of sales reported is 48, of which 15 were below 59th st, 21 above, and 12 in the Bronx. The sales reported for the corresponding week last year were 66, of which 16 were below 59th st, 19 above, and 31 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 177, as against 94 last week, and in the Bronx 165, as against 125 last week. The total amount involved is $6,561,897, as against $3,930,235 last week.

The amount involved in the auction sales this week was $512,270, and since January 1, $50,194,411. Last year the total for the week was $220,496, and from January 1, $47,329,529.

151ST ST.—Henry Oppenheimer has sold for Solomon M. Schatzkin two elevator apartment houses on 151st st, between Amsterdam av and Broadway, for about $250,000. They are the Elsinore, a 6-sty structure, occupying a plot 75x99.11 at 502 and 504 West 151st st, adjoining the southeast corner of Amsterdam av, and the Manchester at 512 and 514, a 7-sty structure, on a plot 50x99.11. Mr. Schatzkin also owns the Marlborough, a similar house, adjoining on the west. Al lof the structures are of modern construction.

RIVERSIDE DRIVE.—Emily M. Roener has sold 317 Riverside Drive, southeast corner of 104th st, a 5-sty limestone American basement dwelling, on lot 22x100.

136TH ST.—Sterling Sterling has sold for Mrs. Sarah W. Walls the 3-sty and basement brick residence, 428 East 136th st, to Mary Dawson.

REAL ESTATE NOTES

Jacob Levy has made a building loan of $80,000 to the Raymore Realty Co. on the property, 150x100.11, on the south side of 106th st, 225 ft. west of Amsterdam av.

Mrs. George J. Gould has taken title to the dwelling 177 East 64th st, 16x100.5. The transfer to Mrs. Gould was made by Annie Levy for a nominal consideration over a mortgage of $17,500.

At the completion of twenty-five years of uninterrupted service with the company, the board of trustees of the Title Guarantee and Trust Co., at their meeting on Tuesday, presented silver vases to Clarence H. Kelsey and Frank Bailey, president and vice-president, respectively, of the company. The presentations were informal.

The Riverside Drive Realty Co. has secured a loan of $550,000 from the Union Dime Savings Bank on the Dorchester apartment house at the northeast corner of Riverside Drive and 85th st.

J. H. Mayers, for a number of years general manager for Joseph P. Day, has opened an office at 135 Broadway, corner of Cedar st, where he will conduct a general real estate and auction business.

W. O. Beaton, of 115 Broadway; Patrick Kiernan, of 103 West 66th st, and W. E. G. Gaillard, of the McVickar-Gaillard Realty Co., 7 Pine st, have been elected members of the Real Estate Board of Brokers.

The second meeting of the real estate class of the West Side Y. M. C. A. was held in the auditorium at 318 West 57th st on Tuesday, Oct. 20, at 8 o'clock. Joseph P. Day lectured on General Brokerage and Auctioneering.

Aaron Coleman, of 20 Vesey st, is now ready to furnish his revised list of properties for sale to all brokers upon request. The list consists mainly of parcels in the Pennsylvania section, both income properties and those ripe for improvement.

The Chemists' Building Co., with a capital of $200,000, has been incorporated for the purpose of erecting a new home at 50 to 54 East 41st st, a plot 56.8x98.9. The directors are Morris Loeb, William H. Nicholas, Jr., Charles F. Chandler, Albert Plaut and Leo H. Baekeland. The shareholders include these five and Marston T. Bogert, Charles Baskerville, Charles A. Doremus, Arthur H. Elliott, Milton J. Falk, Jacob Hasslacher, William McMurtrie, I. F. Stone, Maxmilian Toch and Virgil Coblentz.

C. W. Trembly, factory specialist, sold for Edward S. Savage, of Rahway, N. J., and 150 Broadway, Manhattan, to the Armour Co. a valuable water front at Tuft's Point, Carteret, near Port Reading. The parcel has a frontage of 498 ft. on Staten Island Sound (the Arthur Kill), is about 1,600 ft. deep, irregular, and contains about 17 2-100 acres, and has a tongue giving railroad frontage. The property has every known advantage, including unusual railroad service, fine water supply and the cheapest coal supply.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, Oct. 26, 1909.

Pleasant av, opening, from Gun Hill road to East 219th st. 1 p. m.
Tremont av, opening, from Acqueduct av to Sedgwick av. 1 p. m.
West 178th and 179th sts, opening, from Haven av to Buena Vista av. 3 p. m.
Matthews av, opening, from Burke av to the Boston road. 3 p. m.
Magenta st, opening, from White Plains road to Golden av. 10 a. m.
East 141st st, opening, from Park av to Rider av. 10 a. m.
Unnamed st, opening, north of 181st st (Bennet av). 3 p. m.
Rosedale av, &c, opening, from Gleason av to West Farms road. 12 a. m.
Castle Hill av, opening, from West Farms road to the Public place. 11 a. m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler road. 2. p. m.
Ludlow av, opening, from Tremont av to Whitlock av. 2 p. m.

Tuesday, Oct. 26, 1909.

177th (Wyatt) st, opening, from Tremont av to Morris Park av. 10 a. m.
Fox st, opening, from Longwood av to Leggett av. 11 a. m.
Bush st, opening, from Grand Boulevard and Concourse to Creston av. 2 p. m.
Cruger av, &c, opening, from Williamsbridge road to South Oak Drive. 11 a. m.
Teller av, opening, from East 170th st to Morris av. 1 p. m.
Benson av, &c, opening, from West Farms road to Lane av. 3 p. m.

Wednesday, Oct 27, 1909.

Morris av, closing, from Railroad to the Concourse. 12 m.
Cornell av, opening, from White Plains road to the bulkhead line of the Bronx River. 11 a. m.
Unnamed st (West 187th st), opening, from Fort Washington av to Northern av, north of 181st st. 10 a. m.
Gun Hill road, opening, from Jerome av to Mosholu Parkway North. 12 m.
Austin pl, opening, from St Joseph's st to East 149th st. 4 p. m.

Thursday, Oct. 28, 1909.

Canal pl, opening, from East 138th st to East 144th st. 12 m.
3d av, widening, bet Washington av and Lorillard pl. 2 p. m.

AT 258 BROADWAY.

Monday, Oct. 25, 1909.

Westchester av, rapid transit. 10.30 a. m.
Bulkhead, piers 52 and 53, East River. 11 a. m.

Tuesday, Oct. 25, 1909.

Fort George, rapid transit. 10 a. m.
120th st, dock. 10.15 a. m.
Loop No 1, rapid transit. 2 p. m.

Wednesday, Oct 27, 1909.

Pier 36, East River. 10.30 a. m.
Westchester av, rapid transit. 10.30 a. m.
15th and 18th sts, North River. 2.30 p. m.
Onderdonk av, school site. 3 p. m.

Thursday, Oct. 28, 1909.

Fordham road and Harlem River, dock. 10 a. m.
Loop No 5, rapid transit. 12 m.
Brooklyn Bridge, arches. 2.30 p. m.

Friday, Oct. 29, 1909.

Whale Creek, dock. 10.30 a. m.
Westchester av, rapid transit. 10.30 a. m.
New st, adjoining Manhattan Bridge. 3 p. m.

BOARD OF ASSESSORS.

170th st, paving, bet Franklin av and Boston road.

Albany road, sewer, bet 234th and 238th sts.

137th st, paving, bet Southern Boulevard and Willow av.

186th st, paving, from 3d to Park av.

139th st, sewer, bet Cypress av and point 197 feet westerly therefrom.

147th st, sewer, bet Robbins av and St Mary's Park.

The Board of Assessors gives notice to all persons affected by the above proposed assessments, that objections may be filed in writing on or before November 16, 1909, at the office of the Board, 320 Broadway.

CONDEMNATION PROCEEDINGS.

Mount Vernon av, opening, from Jerome av to northern boundary of city.

Woodlawn road, opening, from Jerome av to Bronx Park.

Public Park, bounded by Southern Boulevard, Pelham av and Crotona av.

The final report of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation October 28.

Triangle area, bounded by La Fontaine av, Quarry road and the south side of Oak Tree pl. Area of assessment: Beginning at the intersection of a line 125 ft. distant southerly from and parallel with the southerly line of Oak Tree pl, the said distance being measured at right angles to the line of Oak Tree pl, with the southeasterly side of Quarry rd. and running thence northwestwardly at right angles to line of the Quarry rd to a point distant 100 ft. northwest from the northwesterly side of the said road; thence northeasterly and parallel with the Quarry rd to the intersection with a line drawn at right angles to the said road from a point on its northwesterly side where it is intersected by a line distant 200 ft. northerly from and parallel with the northerly line of Oak Tree pl, the said distance being measured at right angles to the line of Oak Tree pl; thence southeasterly to the last mentioned point on the northwesterly side of the Quarry rd; thence eastwardly along a line parallel with the northerly side of Oak Tree pl, and along the prolongation of the said line, to the intersection with a line 100 ft. distant easterly from and parallel with the easterly line of La Fontaine av, the said distance being measured at right angles to the line of La Fontaine av; thence southwardly along a line parellel with La Fontaine av to the intersection with a line distant 125 ft. southerly from and parallel with the southerly line of Oak Tree pl; thence westwardly along the said line parallel with Oak Tree pl to the point or place of beginning.

Commissioners Hal Bell, Timothy M. Hartnett and Frederick J. Schmaelzlein give notice that they have completed their estimate of damage and benefit that objections may be filed in writing at the Bureau of Street Openings, 90 and 92 West Broadway, on or before November 10. Hearings will begin November 12.

Harlem River, improvement of water front in vicinity of Fordham rd. Charles H. Collins, John E. Connelly and Maurice S. Cohen were appointed Commissioners of Estimate in the above entitled proceeding.

Haven av, opening, from present terminus at 170th st to Fort Washington av, at about 168th st.

169th st, opening, from Fort Washington av to Haven av.

157th st, opening, between Broadway and Audubon pl.

Application will be made to the Supreme Court October 29th for the appointment of Commissioner of Estimate and one Commissioner of Assessment in the above proceedings.

Francis K. Pendleton, Corporation Counsel, will make application to the Supreme Court on November 4, relative to amending its application heretofore made for acquiring title to the lands, tenements and hereditaments required for the widening of Sedgwick av, bet Fordham rd and Bailey av; of Bailey av, bet Sedgwick av and Albany rd; of Albany rd, bet Bailey av and Van Cortlandt Park, and for the opening and extending of Heath av, bet West 189th st and West 191st st; of the Public pl, bet Heath av and Bailey av, south of West 191st st, and the lands and premises required for the widening of Kingsbridge rd, bet Exterior st and Bailey av, in the 24th Ward, Borough of The Bronx, City of New York, by including therein certain additional lands required, and also by excluding therefrom certain lands not required; also Zerega av, from Castle Hill av, near Harts st, to Castle Hill av, at or near West Farms rd, being the whole length of Zerega av (including Av A and Green lane), in the 24th Ward, Borough of The Bronx, City of New York, by including therein certain additional lands required, and also by excluding therefrom certain lands not required.

The Board of Estimate and Apportionment at hearing held on September 24, 1909, decided upon the following public improvements:

Manida st, change of grade, bet Garrison av and Lafayette av.

176th st, acquiring title, from St Nicholas av to Broadway.

North st, acquiring title, from Jerome av to Aqueduct av.

The Board of Estimate and Apportionment disapproved, after hearing objections of property owners, the widening of Bronx Park East, bet White Plains rd and Bronx and Pelham Parkway, and referred back to the President of the Borough the resolution to open White Plains rd with a request that a new plan be submitted for the same.

The application of the Pennsylvania Railroad to widen the roadway of the westerly side of 7th av, from 31st to 33d st, 7 feet and 5 inches, by setting back the curb, has been approved by the Board of Estimate and Apportionment.

ASSESSMENTS.

ASSESSMENTS PAYABLE.

Walton av, receiving basin, north and southeast corner of 169th st. Area of assessment: Both sides of 169th st, from Walton av to the Grand Boulevard and Concourse; west side of the Grand Boulevard and Concourse, and east side of Walton av, bet Clarke pl and 168th st.

142d st, receiving basins, north and southeast, north and southwest corners of Robbins av. Area of assessment: Blocks bounded by 141st st, St Marys st, Powers av and Robbins av; east side of Robbins av, from 141st st to St Marys st; both sides of 142d st, from Robbins av to Concord av.

The Comptroller gives notice that assessments for the above are due and payable. Payments made on or before December 18 will be exempt from interest, after that date interest will be charged at the rate of 7 per cent. per annum from October 19, 1909.

BUILDING LINE ORDINANCES.

A letter was sent on October 13 by Allan Robinson, president of the Allied Real Estate Interests, to Corporation Counsel Pendelton inquiring as to the progress being made by the commission appointed to frame a new code of ordinances relating to stoops, areas and other street projections. Last April the Board of Estimate and Apportionment repealed all ordinances in relation to the matter. This repeal was suspended by the Corporation Counsel until December 1, in order to permit the drawing up of a new code.

In reply, the Corporation Counsel states:

"I beg to acknowledge receipt of your letter of October 12. The committee to whom this matter was referred has had various meetings and has consulted with the representatives of the title companies and architects, and preliminary suggestions have been drawn up by one of my assistants. I propose that this matter shall be taken up before long, and we will certainly report to the Board of Estimate and Apportionment long enough before the first of December to give them ample opportunity to act in the matter before that time."

Walter Lindner, solicitor for the Title Guarantee and Trust Company, in reply to a question put to him this week as to what would be the effect after December 1 of the failure to take any further action with relation to street projections, said: "The situation would be similar to the situation which faced real estate owners after April 23 last; that is to say, it would be necessary to hold that the title to every piece of property on which there was a building which had a stoop, area or other projection which extended into the street, had been rendered unmarketable because of the ordinances under which these projections had been permitted would stand revoked. This applies to practically nine-tenths of the property which is the subject of current transactions."

HEARINGS ON THE CHARTER.

The Committee on Legislation of the Taxpayers' Alliance of the Bronx, of which committee Mr. Harry Robitzek is chairman, has made a report in regard to the public hearings to be given by the City Charter Revision Commission:

The City Charter Legislative Committee has sent out notices to the effect that public hearings will be held on or about February first, 1910, and that the following rules have been adopted:

"Persons or associations desiring to address the committee at public hearings are required to file with the committee on or before October 20, 1909: (a) A written request to be heard, stating clearly the name and address of the person making such request and on whose behalf the same is made, and the subject matter; and (b) In addition, twelve copies of a brief or memorandum, printed or typewritten, setting forth concisely the writer's points.

"The basis of the committee's examination is the proposed charter and Administrative Code submitted to the Legislature by the former Charter Revision Commission. So far as practicable, it is requested that the brief contain reference to the sections of the charter or code discussed therein, and if any amendments or additions are suggested it is requested that a draft of the proposed phraseology be submitted.

"Subsequent to October 20 the committee will make up and announce its calendar for public hearings and will notify those who have complied with these rules of the time and place of hearing. All communications should be addressed to Charter Legislative Committee, Room 1903, No. 43 Exchange place, New York City."

Pursuant to the request of the Charter Legislative Committee, your committee has for the past week or more been preparing an elaborate brief reviewing the numerous objections to the proposed charter submitted to the last Legislature by the former Charter Revision Commission; and your committee, therefore, desires the co-operation of all of the delegates to the Alliance, and will request that the several local associations take this matter up at their next meeting, and send to the chairman of your committee the requests and desires of the several local associations; so that when your committee files its memorandum or brief with the Charter Legislative Committee, the same will be embodied with all objections and recommendations of your committee on behalf of the Alliance and the associations affiliated with same.

This matter is of vast importance, and the municipal campaign, in the midst of which we are now, should not in any way interfere with this all-important subject. And your committee desires to be specifically authorized to appear before the aforesaid committee of the Legislature and present the several matterts that have been objected to at previous meetings of this Alliance.

The next general election of the State of New York will be held November 2, 1909, and though the Alliance is absolutely non-partisan on all matters, and it is of the utmost importance that it continue to be so, however, your committee deems it wise, proper and just that the members of the Alliance see to it that the members elected to both houses of the Legislature will represent the interest of the taxpayers in all matters that may be brought before them. Every delegate should see to it that the several candidates for membership to the State Assembly will pledge themselves to assist the taxpayers of this borough, if elected, in securing remedial legislation in regard to the Tenement House Department of the City of New York, and a reduction of fares on all of the railroads running in and through the City of New York, more particularly through the Bronx, that will assist the taxpayers in securing better rapid transit in this borough.

CHILDREN'S PLAY-GROUNDS.

The Department of Finance is advertising the lease of a plot of land on West 151st st, 200 feet east of Amsterdam av, 100x100, with two frame dwellings, for a period of six and one-half years, with privilege of renewal of ten years thereafter.

This sale is to take place through the medium of sealed bids, and a minimum or upset price of only $500 per annum has been set for the sale.

The plot forms a portion of lands acquired in the block, 151st to 152d sts, on Amsterdam av, for the Croton aqueducts, which extend under the block diagonally. Part of the land has thus been acquired by the Aqueduct Commissioners, but an irregular plot near Amsterdam av was purchased by the city as a park, but has not been opened to public use.

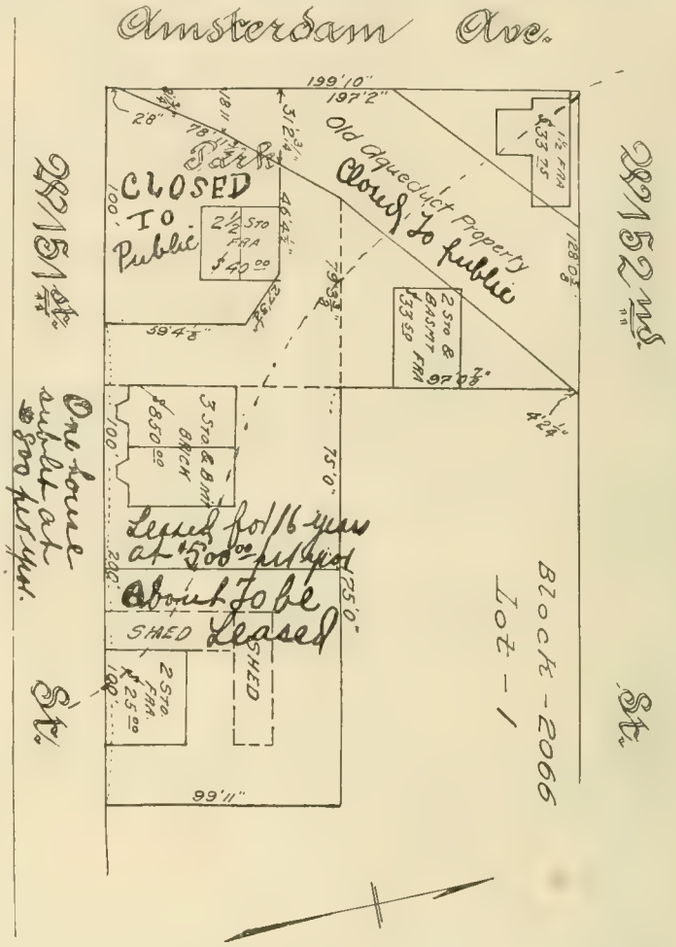
A plot between this park space and the plot now advertised for lease, has already been leased off for a period of sixteen and one-half years, by a sale similar to that now proposed, which brought only the bottom or upset price of $500 per annum, and the lessee now leases one of the two buildings upon it for no less than $800 per year.

The city park plot is occupied by two old frame dwellings which, so far as can be learned, pay no rent, and the land of the Aqueduct Commissioners is occupied by and old frame dwelling and a corner store and dwelling.

In view of the great need for public playgrounds for children in this locality, an urgent request has been made by Washington Heights Taxpayers' Association to the Comptroller to postpone or cancel the sale of the lease, and afford an opportunity for an arrangement by which all the land may be utilized by the public as playgrounds for children.

The situation as regards the lands leased as above described, will deprive the public of any use of their property for years to come, while at the same time the Woman's Municipal League and the Parks and Playgrounds Association are maintaining at their own expense a public playground on some vacant land only four blocks away from this public property.

The public land described would afford a much more desirable place for the children than the lots they are now using, and one



or more of the old buildings could be utilized as a shelter for them in inclement weather, which they do not now possess, and are consequently driven from their playground as soon as weather becomes at all rainy.

The Mayor's Committee on Children's Playgrounds will no doubt have under consideration the block on Amsterdam av, but in the meantime, if the lease is sold, no use can be made of the plot for sixteen years to come.

VYSE ESTATE PROPERTY OWNERS.

The regular monthly meeting of the Vyse Estate Property Owners' Association was held at Home Hotel, Home st and Hoe av, Bronx, on Saturday evening last. Hon. Peter J. Stumpf presided; A. R. Bauman, secretary. The meeting was well attended; in fact, there were more persons present than could comfortably be seated in the hall.

The report of the Rapid Transit Committee was read by the chairman of the committee, Mr. Harry Robitzek, in which the Public Service Commission was denounced for its inactivity in regard to the many matters that have been referred to it by this association through its committee; among which was the matter of running 2d av trains during the entire day over the spur to Freeman st station.

This matter was referred to the Commission on May 17 last and at that time the Commission advised the committee that the matter could not be taken up at that time for the reason it would interfere with conditions at 129th st and 3d av. In reply the committee communicated with the Commission, informing them that this was not a logical conclusion in so far as trains run during the rush hours without any inconvenience, and should so run during the entire day.

The Commission was denounced for its inactivity in compelling the Union Railway Company to run cars on the Southern Boulevard Division of its lines. This matter was referred to the Commission some time ago without result.

The matter of obtaining better transit service on the said lines and for just and uniform fare was brought up by the Rapid Transit Committee, and a resolution unanimously carried, indorsing the matter and requesting the members to contribute

to the financial support of the counsel for the alliance in the matter, so that the matter could be brought to a successful conclusion.

A resolution was adopted to request the Secretary to communicate with the members of the association, requesting them to subscribe to the proposed Hendrick Hudson Monument to be erected at Spuyten Duyvil. This resolution was carried by an overwhelming majority.

The Committee on School Sites reported through its chairman, Mr. William McGill, and a request that resolution be adopted advocating the immediate acquiring of a site and the construction of a school east of Southern Boulevard was made. The Hon. Peter J. Stumpf stated that there was no school from the Harlem River east to the Bronx River at the present time.

A resolution was carried requesting the Board of Estimate to reduce the city budget, especially in regard to the Tenement House Department, and also excessive demands of the several other city departments.

LAND AND ITS RENT.

Dr. James Walter Crook, professor of economics, Amherst College, is delivering in New York a course of eight public lectures on economics that, besides being exceptionally interesting, are of a nature calculated to be instructive and valuable to property owners. Dr. Crook lectures on Saturday evenings at Public School 165, in West 108th st, between Broadway and Amsterdam av.

His lecture of last Saturday evening, the second in the course, was entitled "Problems of Poverty and Population." A topic like this is capable of being made extremely gruesome, and of making its hearers feel miserable. In the hands of most lecturers it would be packed with enough hard-luck stories to produce nightmares for a week afterwards.

But Dr. Crook is an exceptional lecturer. This might be inferred from the chair he fills, if from no other fact. Amherst is not sending nondescripts to New York to represent her on the lecture-platform. The minute Dr. Crook comes on, you are chained: you become his intellectual prisoner. First, because he is an entirely different personality from what you had supposed. Next, he generally sets you to wondering when and where before you had ever heard a speaker out of a pulpit so much at ease, so graceful and masterful in diction and having so many things to say that you had never heard before.

For many years the principle of population enunciated by Malthus has cast its shadow over the scientific world. Malthus laid down the doctrine that the origin of poverty was not in the defective organization of society, for which man himself was responsible, but was the consequence of natural conditions, for which man was not responsible. Poverty existed, Malthus said, simply because there wasn't food enough in the world to go around. He proved, or attempted to prove, that Population increased in a geometrical ratio (1, 2, 4, 8, 16, 32, 64, etc.), with an interval of twenty-five years; and that the Food Supply increased only in an arithmetical ratio (1, 2, 3, 4, 5, 6, 7, etc.), also with an interval of twenty-five years. The balance had to be struck somehow—by means of wars, pestilence, deprivation, poverty and misery.

A horrible theory, but no less than fifteen years ago Germany's greatest political economist declared that in its essential elements he believed the doctrine of Malthus to be true. Prof. Crook, having stated and explained the proposition of Malthus, proceeded to prove that it was being overturned by (1) the modern control of population, and (2) by the evolution of land-culture and the relative increase of the food supply. Optimism and not pessimism was the spirit of the lecture:

Dr. Crook will give his third lecture to-night (Saturday) and his subject will be "Land and Its Rent." We fancy it will be something that real estate students should hear, judging from the following syllabus:

LAND AND ITS RENT.

I. Land as a Productive Factor.
   1. Nature's Forces.
   2. Law of Diminishing Returns.
   3. Secret of Land Values.
   4. Law of Rent.

II. Evolution of Land Ownership.
   1. Original Causes.
   2. Social Causes Now at Work.

III. Land Nationalization.
   1. John Stuart Mill's Plan.
   2. Henry George's Plan.

IV. Evolution of Land Culture.
   1. Three Field System.
   2. Systems of Rotation and Fertilizers.
   3. Machinery and Agriculture.
   4. Latest Improvements: (1) What Chemistry Is Doing. (2) Selection of Seeds. (3) Burbank's Work.

Readings:
F. A. Walker, "Land and Its Rent."
Wallace, "Land Nationalization."
George, "Progress and Poverty."
W. S. Harwood, "New Creations in Plant Life."

If Dr. Crook can disclose the "secrets of land values," and formulate a scientific basis for estimating values, the information would be of high value to real estate men, especially to expert appraisers and assessors.

LAW DEPARTMENT

To the Editor of the Record and Guide:

Dear Sirs: Kindly answer in Record and Guide of Sept. 18, 1909, and oblige:

An owner of a house had her broker's sign on premises. A client came into an outside broker's office and asked to see the house. He got a permit from the owner's broker's office and showed the house, but the client did not like it and the transaction was off. The outside broker did not put the information which he got from the owner's broker on his books. About two weeks after, the owner of the house came into the outside broker's office and gave him full information as to rent and sale-price, and allowed him to put his sign up also. The outside broker rented the house.

Has the owner's broker any claim for half commission after the owner of the house gave the outside broker the full information direct?

The owner's broker was not sole agent.

A RECORD AND GUIDE READER.

Answer.—No; the owner may agree with a hundred brokers to let each have a chance at the renting of the house, and it is to the broker who first produces a result that "belong the spoils."—Editor.

To the Editor of the Record and Guide:

Will you please advise me if you have any record or knowledge of legal decisions as to the property rights of architects and consulting engineers in their plans and specifications?

I was retained by a builder to prepare plans and specifications and to inspect the work at the usual fee. The builder failed before completion of the work, the property was foreclosed, and the new owner proceeded to complete the equipment, making his contracts on my plans and specifications. The new owner has declined to pay for the use of such plans and specifications.

Are there any decisions on this subject to which you can refer me?

I would greatly appreciate any information you might let me have on this subject, and beg to remain,

X.

Answer.—We do not know of any method for protecting uncopyrighted matter from use by others. You have to take your risk of payment for professional work by the employer or client, backed by the right to file a mechanics' lien for overseeing and inspecting which tends to augmentation of value of the improved property. To file a lien now would be, of course, too late, the property having been foreclosed.—Ed.

WEST SIDE TAXPAYERS.

The annual election of officers of the West Side Taxpayers' Assocaition was held on Friday, October 15, at 267 West 34th st. The following officers were elected for the ensuing year: President, George Wenner, M. D.; first vice-president, Charles Hvass; second vice-president, Philip Becker, M. D.; recording and corresponding secretary, Chas. A. Schrag; treasurer, Fred Keller; financial secretary, Julius Neke; trustees, August Scholer, M. D., George Wenner, M. D., Chris. Dohm; executive committee, J. H. Delamater, Frank Demuth, Charles Hvass, Herman Schumaker, Chas. A. Schrag, George H. Dreisler, Joseph Wenner, M. J. Horan, Joseph Feist, Jacob Michel, Fredk. Keller, John W. Jones, John J. Pheelan, Philip G. Becker, Julius Neke, Chris. Dohm, Louis Schrag.

President Demuth read a report opposing the proposed assessment on property owners from 14th st to 59th st, from 6th av to the Hudson River, for the widening and arcading of 32d st, from 6th to 7th avs. He suggested that instead of this work being done that the stoops of all houses on 31st, 32d and 33d sts be removed. The Board of Estimate and Apportionment has taken this suggestion under advisement. The association will hold a banquet in November, at which the new officers will be installed.

HARLEM PROPERTY OWNERS.

The regular bi-monthly meeting of the Harlem Property Owners' Association was held on Thursday, Oct. 14, at 8 P. M. President Abraham Korn presided.

A resolution was adopted endorsing Judge Joseph P. Fallon for re-election to the bench of the Eighth Municipal Court; also to oppose at the polls all Assemblymen who voted against the licensed engineers' bill.

The association has instructed its counsel, Ira Ettinger, to bring action against Water Commissioner O'Brien, to compel him to follow the decision of Supreme Court Justice Kehoe in the matter of the installation of water meters.

Mr. Ettinger has just finished arguing before the Court of Appeals the case of Krekeler vs. the Tenement House Department. The court has not handed down its decision.

The annual theatre party, to be followed by supper at Mouquin's, will be held on Nov. 18.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President
JOHN D. CRIMMINS, CLINTON R. JAMES, } Vice-Presidents.
CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, } Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Oct. 23.

15 brk dwellings fronting on Maclay av, Overing st, St Peter's av and Montgomery pl, Bronx.

Oct. 26.

Woodlawn road, s w cor Webster av, 25x115, three 1-sty stores.
222d st, s w cor 4th av, 89x155, vacant.
Gun Hill road, s s, 45.3 w Webster av, 45.3x96.10x45.3x91, vacant.
White Plains road, n e cor 233d st, 114x100, vacant.
233d st, n s, 100 e White Plains road, 80x114, vacant.
234th st, s s, 80 e White Plains road, 100x114, vacant.
Lexington av, No 589, 25x100, 4-sty brk dwelling.
Kingsbridge road (old Nos 561 to 565), three 2-sty frame dwellings, 27x139.3xirreg each.
132d st, No 82 W, 25x99, 3-sty brk and stone dwelling.
134th st, Nos 71 to 75 W, 52.6x99.11, three 3-sty brk dwellings.
St Nicholas av, No 720, 18.6x100, 3-sty stone front dwelling.
Varick st, s w cor Vestry, 48x68.9xirreg, 4-sty brk tenement and 5-sty brk loft building.
Jones st, Nos 8½, 10 & 12, 75x100, 6-sty brk loft building.
Jumel pl, e s, 238.7 s Edgecombe road, 50x90.
Jumel pl, w s, 63.8 s Edgecombe road, 25x100x172 to Edgecombe road x irreg, vacant.

BRYAN L. KENNELLY.

Oct. 27.

61 lots fronting on 233d st, Kingsbridge road, Bronxwood and Digney avs, Bronx.
32 lots fronting on 233d st, Nelson pl, Doon and Jones avs, Bronx.

DIVIDEND NOTICE.

BOND & MORTGAGE GUARANTEE CO.
175 Remsen St, Brooklyn, October 18, 1909
A QUARTERLY DIVIDEND of three per cent. has this day been declared, payable on November 15, 1909, to the stockholders of record at the close of business on November 6, 1909.
CLINTON D BURDICK, Treasurer.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Oct. 23.

No Legal Sales advertised for this day.

Oct. 25.

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. Edmund Bittiner agt Pauline Cahn et al; Aaron Morris, att'y, 234 Broadway; Benno Lewinson, ref. (Amt due, $2,833.84; taxes, &c, $270; sub to a first mort of $10,000.) Mort recorded Oct. 4, 1905. By Joseph P Day.

Oct. 26.

125th st, No 543, n s, 175 e Broadway, 25x99.11, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Catalina De Vora Potter had on Aug 20, 1909, or since; Steinhaus & Wilson, att'ys, 261 Broadway; Thomas F Foley, Sheriff. By Joseph P Day.
Amsterdam av | s e cor 214th st, 25x100, vacant.
214th st | Frederick H Ehlen agt Arp Laue et al; Terry Smith, att'y, 257 Broadway; James Kearney, ref. (Amt due, $6,177.67; taxes, &c, $225.) Mort recorded Jan 7, 1908. By Charles A Berrian.
182d st, No 490, s s, 84.3 e Washington av, 18x69.3x18.2x72.11, 3-sty brk tenement. Lilian O Shiff et al agt Hillside Realty & Construction Co et al; Bloomfield Littell, att'y, 71 Wall st; Chas L Hoffman, ref. (Amt due, $8,624.80; taxes, &c, $150.) Mort recorded July 21, 1906. By Joseph P Day.
Jerome av, e s, 100 s 181st st, 100.5x103x76.6x100, vacant. City Real Estate Co agt Patrick Gallagher et al; Allen & Sabine, att'ys, 135 Broadway; Carl L Schurz, ref. (Amt due, $15,593.46; taxes, &c, $1,100.) By Joseph P Day.
Jerome av s e cor 181st st, 100x100, vacant.
181st st | City Real Estate Co agt Park Construction Co et al; Allen & Sabine, att'ys, 135 Broadway; Carl L Schurz, ref. (Amt due, $22,205.91; taxes, &c, $1,250.) By Joseph P Day.
108th st, No 217, n s, 210 e 3d av, 25x100.11, 4-sty stone front tenement. Mary McMahon et al agt Oscar Oestreicher et al; Wetherhorn & Link, att'ys, 146 Broadway; Samuel S Koenig, ref. (Amt due, $15,001.70; taxes, &c, $614.73.) Mort recorded Nov 1, 1906. By Herbert A Sherman.
138th st, No 630, s s, 176.11 w Cypress av, 37.6x100, 6-sty brk tenement and stores. Charles Wynne agt Ignazio Lupo et al; Allen & Sabine, att'ys, 135 Broadway; James Oliver, ref. (Amt due, $9,570.83; taxes, &c, $1,625.) By Herbert A Sherman.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 53d Street, West 32d Street — NEW YORK
Tel., 1085 Murray Hill

Oct. 27.

8th av, No 340 | n e cor 27th st, 24.6x
27th st, Nos 265 to 273 | 81.10, 2, 3 and 4-sty brk tenements and stores. Sheriff's sale of all right, title, &c, which Geo M Archer had on Aug 26, 1909, or since; Frederick W Garvin, att'y, 27 Pine st; Thomas F Foley, sheriff. By Joseph P Day.
138th st, No 611, n s, 208 w Broadway, 16.6x99.11, 3-sty brk dwelling. Josiah H De Witt, exr, &c, agt Josiah H De Witt, indiv, &c, et al; Kiddle, Wendell & Varney, att'ys, 115 Broadway; John B O'Donnell, ref. (Amt due, $9,195.32; taxes, &c, $——.) By Joseph P Day.
40th st, No 36, s s, 250 e Madison av, 25x98.9, 5-sty brk dwelling. County Holding Co agt Thomas A McIntyre et al; Merrill & Rogers, att'ys, 128 Broadway; Noah A Stancliffe, ref. (Amt due, $107,756.60; taxes, &c, $4,163.50.) More recorded Oct 16, 1906. By Joseph P Day.
16th st, Nos 441 & 443, n s, 260.1 e 10th av, 40x92, two 5-sty brk tenements and stores. Emelie Hoffman agt Herman Hoffman et al; Stern, Singer & Barr, att'ys, 299 Broadway; Thomas R Lane, ref. (Amt due, $12,948.60; taxes, &c, $1,322.42; sub to a mort of $16,000.) By Joseph P Day.
142d st, No 377, old No 637, n s, 525 e Alexander av, 18.5x50, 4-sty brk tenement and store. Edward Heid et al agt Thomas G Barry et al; Smith Williamson, att'y, 364 Alexander av; Edgar J Bernheimer, ref. (Amt due, $12,443.13; taxes, &c, $150.) Mort recorded April 4, 1906. By James L Wells.

Oct. 28.

118th st, Nos 537 & 539, on map No 537, n s, 457.1 e Pleasant av, 40.10x100.11, 5-sty brk tenement. Harry Siegel et al agt Mike Wilkins et al; Norwood & Marden, att'ys, 68 William st; Jno J Freedman, ref. (Amt due, $13,194; taxes, &c, $525.) Mort recorded Nov 9, 1904. By Joseph P Day.
86th st, No 340, s s, 200 w 1st av, 25x102.2, 6-sty brk tenement and stores. Abraham Liepzig agt Joseph Manganaro et al; Jacobs & Livingston, att'ys, 132 Nassau st; R Burnham Moffat, ref. (Amt due, $9,172.37; taxes, &c, $537; sub to a mort of $28,000.) Mort recorded Aug 2, 1906. By Samuel Goldsticker.

(Continued on Page 741.)

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 23 to November 5, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS 2D WARD, ONDERDONK AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND PAVING, from Stanhope Street to Palmetto Street.

HERMAN A. METZ, Comptroller.
City of New York, October 21, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 21 to November 5, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the Borough OF THE BRONX:

23D WARD, SECTIONS 9 AND 11. RECEIVING BASINS at the northeast and southeast corners of WALTON AVENUE and EAST 169TH STREET. 23D WARD, SECTION 10. RECEIVING BASINS at the northeast, southeast, northwest and southwest corners of East 142D STREET and ROBBINS AVENUE.

HERMAN A. METZ, Comptroller
City of New York, October 19, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 23 to November 8, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3; 23D WARD, SECTION 6; 24TH AND 29TH WARDS, SECTION 5; LAYING CEMENT SIDEWALKS on 19TH STREET, south side, between 5th and 6th Avenues; on FRANKLIN AVENUE, east side, from Union Street to Eastern Parkway, from Union Street to President Street, from President Street to Carroll Streets, from Carroll to Crown Streets, from Crown to Montgomery Streets, from Montgomery to Sullivan Streets; on FRANKLIN AVENUE, west side, between Washington Place and Montgomery Street, both sides between Sullivan and Malbone Streets; both sides of HERKIMER PLACE, between Perry Place and Nostrand Avenue; and on PERRY PLACE, west side, between Herkimer Place and Atlantic Avenue. 29TH WARD, SECTION 15. NEW YORK AVENUE—SEWER, between Beverley and Clarendon Roads. 30TH AND 31ST WARDS, SECTIONS 17, 20 AND 21. GRAVESEND AVENUE — REGULATING, GRADING, CURBING, GUTTERING AND LAYING CEMENT SIDEWALKS, between 22d Avenue and Shell Road.

HERMAN A. METZ, Comptroller.
City of New York, October 21, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 23 to November 8, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF THE BRONX:

23D AND 24TH WARDS, SECTIONS 9 AND 11. WALTON AVENUE—OPENING, from East 167th Street to Tremont Avenue. Confirmed August 3, 1904; entered October 21, 1909.

HERMAN A. METZ, Comptroller.
City of New York, October 21, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 23 to November 8, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. WALTON AVENUE—SEWER, between East 165th Street and Tudor Place. 24TH WARD, SECTION 11. EAST 178TH STREET — REGULATING, GRADING, SETTING CURB, FLAGGING SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Creston Avenue to Ryer Avenue.

HERMAN A. METZ, Comptroller.
City of New York, October 21, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 15 to 29, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3. SEWER BASINS at the southerly and easterly corners of 43D STREET and FIRST AVENUE; also on 44TH STREET, at the east and south corners of 1ST AVENUE. 18TH WARD, SECTION 10. SEWER BASINS at all four corners of Siegel and White Streets. 26TH WARD, SECTION 11. SEWER BASINS on NEW JERSEY AVENUE, at the southwest corner of HIGHLAND BOULEVARD; at the northwest corner of EVERGREEN AVENUE; and at the northwest corner of JAMAICA AVENUE. 26TH WARD, SECTION 12. SEWER BASIN at the northwest corner of SNEDIKER and BLAKE AVENUES. 26TH WARD, SECTION 13. SEWER BASINS on MILFORD STREET, at the northeast and northwest corners of BELMONT AVENUE; and on all four corners of SUTTER AVENUE. 28TH WARD, SECTION 11. SEWER BASIN at the northerly corner of STOCKHOLM STREET and ST. NICHOLAS AVENUE. 30TH WARD, SECTION 18. 61ST STREET SEWER, between 5th and 6th Avenues. 30TH WARD, SECTION 19. SEWER BASINS at the northerly and easterly corners of 19th Avenue and 85th Street.

HERMAN A. METZ, Comptroller.
City of New York, October 13, 1909. (14000)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 234, No. 1. Regulating, grading and curbing Schenck avenue, between New Lots road and Stanley avenue.

List 513, No. 2. Sewer in Eleventh avenue, between Eighteenth street and Terrace place.

List 613, No. 3. Sewer in Fortieth street, between Seventh and New Utrecht avenues, and in Eighth avenue, between Thirty-ninth and Fortieth streets.

List 618, No. 4. Sewer in Martense street, between Flatbush and Bedford avenues.

List 638, No. 5. Sewer in Park place, between Buffalo and Rochester avenues, and basin at the southwest corner of Buffalo avenue and Park place.

List 683, No. 6. Paving with asphalt Eighty-fourth street, between Eighteenth and Twenty-first avenues.

List 684, No. 7. Grading lots on the west side of Fifth avenue, between Sixty-first and Sixty-second streets, known as Lots Nos. 40 and 41 of Block 5791.

List 687, No. 8. Paving with asphalt Nichols avenue, between Jamaica and Atlantic avenues.

List 729, No. 9. Sewer basin at the northeast corner of Argyle and Dorchester roads.

List 731, No. 10. Sewer basins at the north and west corners of Benson avenue and Bay Twentieth street, and sewer in Bay Twentieth street, between Bath and Benson avenues.

List 9888, No. 11. Regulating, grading, curbing and laying cement sidewalks on Grant avenue, between Jamaica and Liberty avenues.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 23, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan, October 21, 1909. (14014)

ADVERTISED LEGAL SALES.

(Continued from Page 740.)

17th st, No 618, s s, 288 e Av B, 25x92, 5-sty brk tenement and store. Wilson M Powell, Jr, tres, &c, agt Louis Minsky et al; Wilson M Powell, att'y, 29 Wall st; Richard H Clarke, ref. (Amt due, $15,910.63; taxes, &c, $741.74.) Mort recorded Jan 12, 1904. By Joseph P Day.

5th st, No 255 e Av D, 50x216 to 4th st, Union-4th st. port. Howard C Lithgow et al agt Ella C Bradford et al; Arthur Knox, att'y, 198 Broadway; Middleton S Borland, ref. (Partition.) By James L Wells.

Sheriff st, Nos 51 & 53, w s, 120 n Delancey st, 40x90, 6-sty brk tenement and stores. Julia D Sturges agt Mendel W Greenberg et al; Stephen P Sturges, att'y, 56 Liberty st; Peter L Mullaly, ref. (Amt due, $19,034.40; taxes, &c, $1,127.82; sub to a first mort of $41,000.) Mort recorded June 25, 1908. By Joseph P Day.

10th av, Nos 766 to 770 52d st, Nos 461 & 463 | n e cor 52d st, 75x100, three 5-sty brk tenements and 3-sty brk loft and store building in st. Alexander Cadoo agt Mary C O'Brien et al; Richard J Lewis, att'y, 76 William st; Algernon S Norton, ref. (Amt due, $60,000; taxes, &c, $1,855.82; sub to two morts aggregating $20,000.) Mort recorded June 13, 1905. By Joseph P Day.

102d st, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. Elizabeth Silberhorn agt Josef Gertner et al; Geo H Hyde, att'y, 51 Chambers st; Chas M Beattie, ref. (Amt due, $16,040; taxes, &c, $1,075.) Mort recorded Nov 9, 1904. By Edw C Martin.

Oct. 29.

10th av, No 132, e s, 136.8 s 19th st, 22.4x75, 3-sty brk shop. Title Guarantee & Trust Co agt Otto Hentschel et al; Harold Swain, att'y, 176 Broadway; Henry A Friedman, ref. (Amt due, $9,973.08; taxes, &c, $483.91.) By Joseph P Day.

120th st, No 345, n s, 150 w 1st av, 37.6x110.11, 6-sty brk tenement. Frederick Latner et al agt Joseph Liebling; Martin H Latner, att'y, 350 Fulton st, Brooklyn; Jacob S Strahl, ref. (Amt due, $8,253.23; taxes, &c, $1,645.33; sub to a first mort of $35,000.) Mort recorded June 12, 1906. By Joseph P Day.

62d st, Nos 304 to 308, s s, 89.6 e 2d av, 60x75.5, 6-sty brk tenement and stores. Mechanics' & Traders' Bank agt Meyer Ennis et al; Strauss & Anderson, att'ys, 141 Broadway; James T Brady, ref. (Amt due, $9,704.47; taxes, &c, $2,350; sub to a first mort of $44,000.) Mort recorded April 17, 1907. By Joseph P Day.

Timpson pl Austin pl 144th st | n e cor 144th st, runs n 100 x n e 75 x s e 71 to Austin pl, x s w 72.8 to 144th st, x w 93.2 to beg. vacant.

Whitlock av 144th st | n w cor 144th st, runs n 20.6 x n w 141.8 x s w 84.11 x s 56.11 x e 181.8 to beg, vacant. Westchester County Savings Bank agt Land Company No 1 et al; Hugh A Thornton, att'y, 52 West Main st, Tarrytown, N Y; Hubert A McNally, ref. (Amt due, $17,646.60; taxes, &c, $1,049.48.) Mort recorded Feb 20, 1907. By Joseph P Day.

De Milt av, Sound View pl, Wakefield. n w cor Sound View pl, 100x100, Eugene L Brisach agt Edw D Smith et al; Stephen J Stilwell, att'y, 261 Broadway; James T Brady, ref. (Amt due, $2,452.60; taxes, &c, $203.99; sub to a mort of $1,200.) By Joseph P Day.

Oct. 30.

Central av, St, Agnes av, Seaview av, Briggs av Westchester av, Western av | s e cor Westchester av, runs s x n 125 to Westchester av, x e 108.6 to beg. 145.1 x w 181.2 to Western av,

Central av Lorillard av, Pelham River, Baychester | n e cor Lorillard av, 110x475 to Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,-904.86; taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Highway from Westchester to Kingsbridge, e s, 50 s Chester av, 50x96x—x96.5, Eastchester Walter W Taylor agt George Beharrell et al; De La Mare & Morrison, att'ys, 299 Broadway; Henry G K Heath, ref. (Amt due, $1,381.29; taxes, &c, $100.) By Henry G K Heath, at Municipal Building, Bronx, at 10 o'clock a. m.

Nov. 1.

Lewis st, Nos 52 & 54, on map No 54, e s, 137.6 n Delancey st, 37.6x100.11x37.6x101, 6-sty brk tenement and stores. Henry Jones et al agt Aaron Lieberman et al; Nathaniel H Prager, att'y, 56 Pine st; J C Julius Langbein, ref. (Amt due, $19,404.25; taxes, &c, $1,246.32.) Mort recorded Aug 3, 1907. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 22, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*1st av, No 73, w s, 72.1 n 4th st, 24.2x100.1x24.1x100, 5-sty brk tenement and store. (Amt due, $13,012.52; taxes, &c, $579.40; sub to prior mort of $20,000.) Tillie Klingenstein et al exrs, &c.....$32,187

*Madison st, No 350, s s, 216.5 e Scammel st, 23.6x95.1, 5-sty brk tenement and store. (Amt due, $5,996.64; taxes, &c, $884; sub to a mort of $18,000.) Edmund Bittiner 22,495

*Goerck st, Nos 152 to 158, on map Nos 148 to 162.....
Houston st, Nos 488 & 490.....
3d st, Nos 396 & 398, on map Nos 490 to 496, n e cor Houston st, runs n 181.1 to 3d st, x e 45.4 x s 94.3 x e 45 x s 81 x w 90 to beg, three 6-sty brk tenements and stores.....

Houston st, Nos 496 to 498, on map Nos 502 & 504, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores.....
(Amt due, $12,630.43; taxes, &c, $4,386; sub to six morts aggregating $231,200.) Sada Makler 260,000

*Attorney st, No 122, e s, 100 n Rivington st, 30x100, 5-sty brk tenement and stores. (Amt due, $4,401.21; taxes, &c, $787.03; sub to a prior mort of $37,000.) Harris B Greenberg.....39,372

*Gouverneur st, No 60, e s, 78.5 n Cherry st, 25x79.9x25x79.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, $6,-155.63; taxes, &c, $575; sub to a first mort of $15,000.) John A Weekes 16,000

*Mangin st, No 67, w s, 125 S Rivington st, 25x99, 5-sty brk tenement. (Amt due, $10,266.59; taxes, &c, $522.85; sub to prior mort of $18,-500.) Morris Vollman..... 28,858

Robbins av, Nos 447 & 449, w s, 375 s 147th st, late Lexington av, 50x144.5x50.6x151, 3-sty frame tenement and store, 2-sty brk tenement in rear and 1-sty frame stable. (Amt due, $6,493.43; taxes, &c, $2,500.) Joseph Poldow $6,800

BRYAN L. KENNELLY.

76th st, No 327, n s, 165 e Riverside Drive, 22x102.2, 4-sty brk and store dwelling (exrs sale). Wm Buhler 37,750

JAMES L. WELLS.

*148th st, No 367, n s, 100 e Courtlandt av, 25x105.3, 6-sty brk tenement and store. (Amt due, $1,673.36; taxes, &c, $921.50; sub to a mort of $30,000.) Wm W Moore 33,908

CHAS. A. BERRIAN.

*Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, $21,039.05; taxes, &c, $630.) Thomas W Jeralds.....20,000

SAMUEL GOLDSTICKER.

Villa av, No 3185, w s, 138.4 s Van Courtlandt av, 50x100, 3-sty frame dwelling and 2-sty frame building in rear. (Amt due, $4,371.14; taxes, &c, $104.08.) Antonio Costa 4,200

SAMUEL MARX.

113th st, No 310, s s, 150 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. (Amt due, $8,146.57; taxes, &c, $19.35.) Albert Cudde-back 10,700

Total	$512,270
Corresponding week, 1908	220,496
Jan. 1st, 1909, to date	50,194,411
Corresponding period, 1908	47,329,529

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

October 15, 16, 18, 19, 20 and 21. (No. 95.)

BOROUGH OF MANHATTAN.

Allen st, No 196, s e s, 229 n e Stanton st, 22x88.1, 4-sty brk tenement and store. FORECLOS, Sept 15, 1909. Samuel B Pollak ref to John E Marsh EXR, &c, Rolph Marsh. Oct 19. Oct 21, 1909. 2:417—44. A $16,500—$21,500. 16,000

Attorney st, No 152, e s, 100 n Stanton st, 25x100.5, 5-sty brk tenement and store and 3-sty brk loft building in rear. Jacob Zucker to Max Zucker. ½ right, title and interest. All liens. Feb 3, 1908. Oct 21, 1909. 2:345—2. A $20,000—$31,000. other consid and 100

Beekman pl, No 13, e s, 40 s 50th st, 20x100, 5-sty stone front dwelling. Anna S Krack LEGATEE Sabina Wendel to Chester A Luff of Newark, N J. 1-9 part. Oct 18. Oct 20, 1909. 5:1361—32. A $5,500—$9,000. nom

Broome st, No 237, s s, 50 e Ludlow st, 25x50. Agreement not to sell interest in above without consent from each other. Isaac Cohen with Louis Sheinberg. Aug 19. Oct 15, 1909. 2:408—39. A $16,500—$23,000. nom

Catharine st, No 61 Monroe st, No 2½, on map Nos 2 and 2½ | s e cor Monroe st, 17.9x80, 3 and 4-sty brk tenements and stores. Isabella Jaffe and ano to Joseph and Mary Parisi. Mort $30,500. Oct 20. Oct 21, 1909. 1:253—107. A $26,000—$33,000. nom

Chrystie st, No 111, w s, abt 75 n Grand st, 25x100, 6-sty brk tenement and store. Harry Freeman to Fanny Klein. Morts $36,000. July 23. Oct 21, 1909. 2:423—25. A $20,000—$40,-000. nom

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. Meyer Levy to Beckie Koppelman of Brooklyn, N Y. Mort $9,000. Oct 7. Oct 16, 1909. 2:334—32. A $9,-500—$15,000. other consid and 100

Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. Moses Schlansky to Herman Goldberger. Q C and Correction deed. Dec 24, 1889. Oct 18, 1909. 2:334—32. A $9,500—$15,000. nom

Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25.1x81.3, w s, 4-sty brk tenement and store. 1:109—6. A $9,600—$12,000.

Cherry st, No 26, n s, abt 210 w Roosevelt st, 25x95.7, 4-sty brk tenement and store. 1:112—part lot 45. A $—— $——.

Cherry st, Nos 29 and 29½, on map No 29, s s, abt 165 w Roosevelt st, 25.2x84x26.6x84, 4-sty brk tenement and store. 1:109—9 and 10. A $10,700—$13,000.

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MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
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505 FIFTH AVENUE

Pearl st, Nos 364 and 366, e s, 156.6 n Franklin sq, runs n e 122.1 x n 5.5 x w 110.5 to st, x s 36.5, two 4-sty brk tenements and stores. 1:112—7. A $16,000—$18,500.
Chas W Healy to Robert J Lamoreux, of Brooklyn. 1-63 part. Oct 16. Oct 18, 1909. nom

Delancey st, No 152, n s, 44 e Suffolk st, 25x75, 3-sty brk tenement and store and 4-sty brk tenement in rear. Isaac Lefkowitz to Morris Schreiber of Portchester, N Y. Mort $18,000 and all liens. Oct 13. Oct 15, 1909. 2:348—35. A $22,000—$26,000. other consid and 100

Duane st, Nos 48 and 50, s w s, 102 s e Elm st, runs s w 61.7 x e 24 x n e 55 to st, at point 106.8 n w Centre st, x n w 35 to beginning, except part for st, 5-sty stone front loft and store building. Ella B wife Devereux Emmet to Helen C Butler 10-30 parts and Virginia Butler 5-30 parts, Lilian L Swann 5-30 parts and Maxwell E Butler 5-30 parts, Cornelia S Butler 2-30 parts, Lawrence S Butler 1-30 part, Chas S Butler 1-30 part and Susan L Huntington 1-30 part. Morts $30,000. Oct 14. Oct 18, 1909. 1:155—10. A $38,000—$46,000. 100

Fulton st, No 252, s w s, abt 100 w Washington st, 20x68, 5-sty brk tenement and store. Lyman Denison et al to Mary E Jackson widow, Stamford, Conn. Q C. May 24. Oct 15, 1909. 1:82—14. A $15,200—$20,000. nom

Greenwich st, No 74. Certified copy order approving bond for $25,000 of Geo A Ferris as TRUSTEE in matter of Thomas Rahaim and Alexander Yamin INDIVID and firm of Rahaim & Malhami bankrupts. Sept 30. Oct 18, 1909. 1:18. ——

Goerck st, No 125, w s, 75 n Stanton st, 21x100, 3-sty brk tenement and store and 6-sty brk loft building in rear. Isaac Laitin and ano to Rose Brown. Mort $17,500. Oct 18. Oct 19, 1909. 2:330—69. A $10,000—$13,000. other consid and 100

Goerck st, No 147, the business. Power of attorney. Harry Bodner to Hanna Bodner. Oct 18. Oct 21, 1909. ——

Goerck st, No 94, e s, 121.7 n Rivington st, 25x100, 5-sty brk tenement. Samuel Schack to Tillie Schack. All liens. Feb 25. Oct 21, 1909. 2:324—3. A $16,000—$29,000. 100

Grove st, No 74, s s, abt 15 w 4th st, 18.5x91.4x25x91.2 w s, 4-sty brk tenement and store.

Grove st, present s s, 15.6 w 4th av, runs w 19.5 x s 1.7 to old line Grove st x e 19.5 x n 0.8½ to beginning.
Eliz R wife Harry L Powers to Florence A Hazard of Shrewsbury, N J. 3-28 parts. Mort $5,000. Oct 4. Oct 20, 1909. 2:591—21. A $9,000—$15,000. 3,000

Lafayette st, No 224, w s, 76.3 s Spring st, 24.6x50.4x24.4x50.4, 6-sty brk tenement. James S Jenkins et al to Emma C Jenkins of Stamford, Conn. Mort $16,000. Oct 16, 1909. 2:482—24. A $12,000—$16,000. 1,000

Ludlow st, No 45, w s, 175 n Hester st, 25x87.6, 6-sty brk tenement and stores. Sigmund Miller to Nathan Engelhardt. Mort $37,000. Oct 19. Oct 20, 1909. 1:309—25. A $20,000—$38,000. other consid and 100

Mangin st, No 29, w s, 150 n Broome st, 25x100, 7-sty brk loft and store building. FORECLOS, Oct 15, 1909. Edward D Dowling, ref, to Annie Koplik of Brooklyn. Oct 19, 1909. 2:322—20. A $12,000—$34,000.
$1,300 over and above first mortgage of 20,000

Madison st, No 350, s s, 216.5 e Scammel st, 25.6x95.1, 5-sty brk tenement and store. FORECLOS, Oct 18, 1909. Meyer Auerbach, ref, to David Kotler and Ike Vegdorchick. Oct 18. Oct 19, 1909. 1:266—63. A $14,000—$23,000.
$4,000 over and above 1st mortgage for 18,000

Madison st, Nos 275½ and 277, n s, 198.2 e Clinton st, 29.4x100, 6-sty brk tenement and stores. David Rodbell to Louis Gordon. Morts $37,000. Oct 15. Oct 16, 1909. 1:269—51. A $22,000—$45,000. nom

Madison st, No 163, n s, abt 90 e Pike st, 25x100, 5-sty brk tenement and store. Leopold Kaufmann and Bertha his wife to Jonas Weil and Bernhard Mayer. All liens. Oct 20. Oct 21, 1909. 1:273—3. A $24,000—$40,000. nom

Same property. Jonas Weil et al to Leopold Kaufmann. All liens. Oct 20. Oct 21, 1909. 1:273. nom

Mott st, No 164. Power of attorney. Giacomo Rosapepe to Pietro Rinelli. April 14. Oct 21, 1909. ——

Oak st, No 42, n s, abt 100 e James st, 25x50, 5-sty brk tenement and store. Martin Garone to Theresa Marsicano. Mort $14,000. Oct 19. Oct 21, 1909. 1:278—3. A $9,000—$16,000. nom

Oak st, No 42, n s, abt 100 e James st, 25x50, 5-sty brk tenement and store. Maximilian J Averbeck EXR Celeste Moll to Martin Garone. All liens. Oct 7. Oct 18, 1909. 1:278—3. A $9,000—$16,000. 17,000

Pearl st, Nos 187 and 189 Cedar st | n w cor Cedar st, runs n 35.6 x w 59.11 x s 0.6 x w 12.8 x s 29.4 to n s Cedar st, x e 71.6 to beginning, two 4-sty brk loft and store buildings. FORECLOS, Oct 8, 1909. Percival H Gregory, ref, to Patrick J McMahon. Mort $47,000. Oct 19, 1909. 1:42—5 and 6. A $43,800—$51,500. 10,000

Stanton st, Nos 278 and 280, n s, 45.1 w Cannon st, 39.9x75, 6-sty brk tenement and stores. Morris Schiff to Osias Kestenbaum. ½ part. Morts $49,250. Oct 20, 1909. 2:335—81. A $25,000—$50,000. nom

Sheriff st, No 83, w s, abt 155 n Rivington st, 25x100, 5-sty brk tenement and stores. Abraham Strauss to David Mann. First 4 morts, aggregate $34,250; 5th mort $——. Oct 18. Oct 20, 1909. 2:339—66. A $18,000—$31,000. 100

Suffolk st, No 73, w s, abt 25 s Delancey st, 25x100, 5-sty stone front tenement and store. Charles Herring of Brooklyn to John P Lamerdin of Brooklyn. All liens. Oct 16. Oct 20, 1909. 2:352—58. A $25,000—$36,000. nom

Sullivan st, No 64½, w s, abt 130 n Broome st, 15x47.6x—x55.9 n s, 3-sty frame (brk front) tenement and store. Morris Abrahams to Philip Abraham. Mort $5,000. Oct 11. Oct 15, 1909. 2:490—38. A $4,000—$5,000. other consid and 100

Willett st, No 91, w s, 220.7 n Rivington st, 30.5x100.3, 5-sty brk tenement. The Sun Construction Co to Edward J Welch. Morts $43,000 and all liens. Oct 1, Oct 20, 1909. 2:339—26. A $21,500—$42,000. other consid and 100

1st st E, No 45, s s, 244.11 e 2d av, 20.7x72.1x20.4x74.6, 5-sty brk tenement and store. Sadie Hamburg to Jacob Spielberg. 1-3 part. All title. Sept 11. Oct 20, 1909. 2:442—18. A $12,000—$17,000. other consid and 100

3d st E, No 65, n s, 265 e 2d av, 20x96.2x19.11x96.2, 2-sty brk synagogue. Chebra Chorhmas Adam Plinsk Congregation and Benevolent Assoc of City N Y to Independent Congregation Wisdom of Man of Plinsk. Q C. Oct 4. Oct 18, 1909. 2:445—54. Exempt—exempt. nom

4th st E, No 311, n e s, 125.5 s e Av C 21.5x96, 3-sty brk dwelling. St John the Baptist Foundation to Simon Ehrlich. Oct 16. Oct 19, 1909. 2:374—64. A $12,700—$15,500. 17,500

9th st E, Nos 808 and 810, on map No 810, s s, 120.9 e Av D, 40.9 x93.11, 6-sty brk tenement and stores. Maurice Schwarz to Regina Lazarus. Morts $42,250. Oct 19. Oct 21, 1909. 2:365—part lot 10. A $—— $——. nom

10th st E, No 85, n s, 150 w 3d av, 25x94.7, 4-sty brk tenement. Leopold and Sigmund Bleyer to B B Realty Co. Mort $25,000. Oct 20, 1909. 2:556—31. A $15,500—$25,000. other consid and 100

10th st W, No 194, s s, 151.6 w 4th st, 25x95, 5-sty brk tenement. Bertha Heidelberger to Theo P Muth. Morts $18,000, also P M mort $——. Oct 20. Oct 21, 1909. 2:619—65. A $11,500—$23,000. 100

12th st E, No 539, n s, 148 w Av B, 22x103.3, 3-sty brk tenement and store and 1-sty frame shed in rear. Mary S Brown or Leightner to Chester A Luff of Newark, N J. 1-16 part. All liens. Oct 16. Oct 20, 1909. 2:406—45. A $13,500—$15,500. nom

12th st W, No 155, n s, 283.4 e 7th av, 20.10x103.3, 3-sty and basement brk dwelling. Wm R and Harrison E Pratt ADMRS Lucy C West to Geo J Kenny. Sept 30. Oct 15, 1909. 2:608—67. A $14,000—$17,000. 22,000

13th st E, Nos 636 and 638, s s, 156 w Av C, 50x103.3, 6-sty brk tenement and stores. Philip Freund to Fanny Segal. All liens. Oct 15. Oct 19, 1909. 2:395—24. A $32,000—$66,000. 100

16th st E, No 619, n s, 288 e Av B, 25x92, 5-sty brk tenement and store. Minnie Schmidt to Sigmund Levin. Mort $17,000. Oct 21, 1909. 3:984—14. A $7,500—$21,000. other consid and 100

17th st W, Nos 257 to 265, n s, 100 e 8th av, 127x92, 9-sty brk loft building. Joseph Kopperl to Julia wife Joseph Kopperl. 1-3 part. Morts $300,000. Oct 14. Oct 16, 1909. 3:767—6. A $60,000—$187,000. nom

18th st E, No 316, s s, 224 e 2d av, 20x78, 3-sty and basement stone front dwelling. Otto Maier to Anna Foley. All liens. Oct 18. Oct 20, 1909. 3:923—55. A $9,000—$14,000. nom

19th st E, No 135, n e s, 206 n w 3d av, 22x75, 3-sty and basement brk dwelling. Emilie Barth of Brooklyn to Joseph B Thomas, Jr. Mort $14,500. Oct 15. Oct 18, 1909. 3:875—32. A $15,600—$18,500. other consid and 100

26th st W, No 122, s s, 257.1 w 6th av, 21.5x98.9, 4-sty stone front tenement. Louis H and Alex U Zinke to Dennis McEvoy. Mort $15,000. Oct 19. Oct 20, 1909. 3:801—55. A $19,000—$21,000. other consid and 100

26th st W, No 124, s s, 278.6 w 6th av, 21.5x98.9, 4-sty stone front tenement and store. Louis Zinke et al to Dennis McEvoy. Mort $10,000. Oct 19. Oct 20, 1909. 3:801—56. A $19,000—$21,000. other consid and 100

28th st W, Nos 136 and 138, s s, 425 w 6th av, 50x98.9, 5-sty brk tenement and stores. Emma J Eagan to Chas P Eagan. Mort $60,000. Oct 19. Oct 20, 1909. 3:803—60. A $44,000—$78,000. other consid and 100

29th st W, n s, 99.9 e 11th av, strip 0.3x49.4. Helena M E Lindemann INDIVID, EXTRX, widow, &c, of John G Lindemann to Geo G Kane, of Mt Vernon, N Y. Correction deed. Oct 11. Oct 18, 1909. 3:701. nom

31st st E, No 41, n s, 258.6 e Madison av, runs n 98.9 x e 0.10½ to c l old Middle road x s 9 x e 18.2 x s 89.8 to st x w 21.6 to beginning, 3-sty stone front dwelling. Title Guarantee & Trust Co EXR and TRUSTEE Catharine Gates to Edward T Gates. 25-48 parts. June 1. Oct 15, 1909. 3:861—32. A $34,000—$41,500. 26,041.68

31st st E, No 50, s s, 80 w 4th av, 17.6x98.9, 4-sty stone front dwelling.

31st st E, No 48, s s, 97.6 w 4th av, 17.6x98.9, 3-sty stone front dwelling.
Stephen K de Forest to de Forest Estate Corporation. Mort $55,000. Oct 19, 1909. 3:860—47 and 48. A $63,000—$74,500. 19,500

36th st W, No 222, s s, 542 e 8th av, 21x98.9, 4-sty brk tenement and stores. Agnes Cochrane to Thomas Cochran. Morts $15,000. Oct 18. Oct 19, 1909. 3:785—57. A $16,000—$19,000. nom

37th st W, Nos 136 and 138, s s, 210 e 7th av, 34x98.9, two 4-sty stone front dwellings. Henrietta C S Dodd HEIR, &c, Ann E Smith to Philip Krauss. B & S. Oct 18. Oct 19, 1909. 3:812—64 and 65. A $66,000—$74,000. other consid and 100

37th st W, Nos 136 and 138, s s, 210 e 8th av, 34x98.9, two 4-sty stone front dwellings. Philip Krauss to Royal Holding Co. Mort $60,000. Oct 18. Oct 19, 1909. 3:812—64 and 65. A $66,000—$74,000. other consid and 100

37th st W, No 140, s s, 196 e 7th av, 14x98.9, 2-sty brk stable. Sally K and Lulie Henning of Louisville, Ky, to John W Barr Jr of Louisville, Ky. Q C. Oct 7. Oct 15, 1909. 3:812—66. A $28,000—$30,000. nom

40th st E, No 336, s s, 150 w 1st av, 25x98.9, 5-sty brk tenement. Adolph S Miller to Martin L Gottlieb. Mort $22,000. Oct 15. Oct 16, 1909. 3:945—37. A $9,000—$16,500. nom

42d st E, No 327, n s, 283.4 e 2d av, 16.8x100.5, 4-sty brk dwelling. Henry Steiner et al to John Conran. Mort $5,000. Oct 14. Oct 15, 1909. 5:1335—12. A $6,600—$8,000. other consid and 100

47th st W, No 618, s s, 275 w 11th av, 25x76.10x26x84, 1-sty frame store and 2-sty frame tenement in rear. Dorothy Fladderman et al to Gerhardt Fladderman. Undivided interest. Oct 14. Oct 15, 1909. 4:1094—44. A $7,000—$7,000. other consid and 100

48th st W, No 602, s s, 74 w 11th av, runs s 20.9 x e 4 x s 79.8 x w 30 x n 100.5 to st x e 26 to beginning, 5-sty brk tenement. Annie Levy to Mayer Seligman. Mort $20,000. Oct 14. Oct 15, 1909. 4:1095—36. A $9,000—$20,000. other consid and 100

49th st W, No 435, n s, 425 w 9th av, 25x100.5, 5-sty brk tenement and stores. Jane L Gallon to Ida A Noe. Mort $23,800 and all liens. Oct 14. Oct 15, 1909. 4:1059—15. A $12,000—$20,000. other consid and 100

50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, except part released on Mar 16, 1885, 6-sty brk tenement and store. Harry Schlessinger to Annie Holland. Mort $26,500 and all liens. Oct 18. Oct 20, 1909. 4:1078—60. A $10,000—$24,000. nom

52d st W, No 449, n s, 150 e 10th av, 25x100.5, 5-sty brk tenement and store. Morris Badt et al to Harry N Kohn. Mort $26,000 and all liens. Oct 14. Oct 15, 1909. 4:1062—7. A $12,000—$20,000. other consid and 100

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53d st E, Nos 312 and 314, s s, 135 e 2d av, 36x100.5, two 3-sty frame tenements and part 1 and 2-sty brk livery stable in rear. Isidor Blumenkrohn et al to Adolph Steinhart. Mort $13,000 and all liens. Oct 20, 1909. 5:1345—46 and 47. A $14,000—$16,500. other consid and 100

53d st E, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning, 3-sty brk stable. James Hebron to Montana Realty Co. Mort $30,000. Oct 15. Oct 20, 1909. 5:1308—13½. A $21,000—$30,000. other consid and 100

53d st E, No 12, s s, 225 e 5th av, runs e 37.6 x s 100.5 x w 12.6 x s 19 x w 25 x n 119.5 to beginning, 4 and 5-sty stone front dwelling. Mary L Fisk to Wm L Harkness. Mort $200,000. Oct 21, 1909. 5:1288—63. A $145,000—$255,000. other consid and 100

53d st E, No 12, s s, 225 e 5th av, runs e 37.6 x s 100.5 x w 12.6 x s 19 x w 25 x n 119.5 to beginning, with all title to any land in rear, 4 and 5-sty stone front dwelling. Martin Carey to Mary L Fisk. Q C. Nov 14, 1908. Oct 21 ,1909. 5:1288—63. A $145,000—$255,000. nom

57th st W, No 448, s s, 166.8 e 10th av, 33.4x100.5, 5-sty stone front tenement. Philip Krauss to Sophia Gluckman. Mort $28,000. Oct 15. Oct 16, 1909. 4:1066—57. A $18,000—$34,000. other consid and 100

57th st W, No 448, s s, 166.8 e 10th av, 33.4x100.5, 5-sty stone front tenement. Pincus Lowenfeld et al to Philip Krauss. All liens. Oct 15, 1909. 4:1066—57. A $18,000—$34,000. other consid and 100

58th st W, No 325, n s, 325 w 8th av, 25x100.5, 4-sty and basement stone front dwelling. Emma Moss and Morris Meyers EXRS Henry Moss to Martin F Huberth. Mort $10,000. Oct 15, 1909. 4:1049—19. A $23,000—$30,000. 43,000

60th st W, No 251, n s, 100 e West End av, 25x100.5, 4-sty brk tenement. FORECLOS, Oct 1, 1909. Lowen E Ginn ref to Isaac Sakolski. Oct 21, 1909. 4:1152—5. A $6,000—$10,000. 9,000

60th st W, No 251, n s, 100 e West End av, 25x100.5, 4-sty brk tenement. Isaac Sakolski to Carrie L Jacobs. Mort $7,500. Oct 21, 1909. 4:1152—5. A $6,000—$10,000. other consid and 100

64th st E, No 177, n s, 160 w 3d av, 16x100.5, 3-sty and basement stone front dwelling. Annie Levy to Edith K Gould of Lakewood, N J. Mort $17,500. Oct 21, 1909. 5:1399—30. A $14,500—$18,000. other consid and 100

65th st W, Nos 30 and 32, s s, 300 w Central Park West, 41.8x100.5, two 5-sty stone front tenements. General release of dower. Alice M Dutting divorced wife of Geo A Dutting to said Geo A Dutting. Oct 9. Oct 15, 1909. 4:1117—45 and 46 A $33,000—$47,000. 2,350

71st st E, No 304, s s, 100 e 2d av, 25x100.5, 5-sty brk tenement and store. Jerome Vostrovsky otherwise Jerome Vostrovsky Jerome to Thomas Capek. ½ part. Mort $15,000 and all liens. Oct 13. Oct 15, 1909. 5:1445—48. A $9,000—$24,000. other consid and 100

71st st E, Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Adolph S Miller to Pauline wife of Adolph S Miller. Mort $45,000. Oct 20. Oct 21, 1909. 5:1465—38. A $15,000—$55,000. nom

72d st W, No 140, s s, 380 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Helen E Wardwell (Embury) to Susan E Blodgett (Embury). All undivided right, title and interest. Sept 29. Oct 19, 1909. 4:1143—49. A $30,000—$45,000. nom

73d st W, No 118, s s, 179 w Columbus av, 21x102.2, 4-sty and basement stone front dwelling. Release judgment. Hecker-Jones-Jewell Milling Co to Wm M McCord. Aug 16. Oct 19, 1909. 4:1144—40. A $14,000—$27,000. nom

Same property. Wm M McCord et al to Charles Gulden. Q C. Morts $26,000. July 14. Oct 19, 1909. 4:1144. nom

Same property. James F O'Beirne as TRUSTEE in bankruptcy of Wm M McCord, bankrupt, to same. All title. All liens. July 13. Oct 19, 1909. 4:1144. nom

Same property. Mechanics National Bank of the City of N Y to same. Morts $26,000. June —. Oct 19, 1909. 4:1144. other consid and 100

75th st E, Nos 436 and 438, s s, 150 w Av A, 50x102.2, two 6-sty brk tenements and stores. The Strand Realities, a corpn, to Lillian E Selby. Morts $47,000. Sept 23. Oct 19, 1909. 5:1469—31 and 32. A $16,000—$60,000. other consid and 100

75th st E, Nos 436 and 438, s s, 150 w Av A, 50x102.2, two 6-sty brk tenements and stores. Lillian E Selby to U S Leasing & Holding Co. Morts $47,000. Oct 13. Oct 19, 1909. 5:1469—31 and 32. A $16,000—$60,000. other consid and 100

75th st E, Nos 327 and 329, n s, 228.4 w 1st av, 56.8x102.2, two 4-sty stone front tenements. John E Olson to Firman B Hull of Newark, N J. B & S. Mort $27,000. Sept 21. Oct 16, 1909. 5:1450—16 and 17. A $21,000—$36,000. other consid and 100

75th st E, No 329, n s, 228.4 w 1st av, 28.4x102.2, 4-sty stone front tenement. FORECLOS, July 1, 1909. Fredk L Taylor referee to John E Olson. July 1. Oct 16, 1909. 5:1450—17. A $10,500—$18,000. 12,500

79th st W, Nos 147 to 153, n s, 205 e Amsterdam av, 63x102.2, three 3 and one 4-sty and basement brk and stone dwellings. Clinton J Packard to Weschler & Noel, Inc. Oct 15. Oct 16, 1909. 4:1210—16½ to 19. A $69,000—$113,000. other consid and 100

79th st W, Nos 149 to 153, n s, 205 e Amsterdam av, 45x102.2, three 3-sty and basement stone front dwellings. Sisterhood of St Mary to Clinton J Packard. C a G. Morts $55,000. Oct 4. Oct 16, 1909. 4:1210—16½ to 18. A $49,000—$76,000. 70,000

79th st W, No 147, old No 169, n s, 250 e Amsterdam av, 18x102.2, 4-sty and basement brk dwelling. Thomas Thedford to Clinton J Packard. Mort $12,000. Oct 15. Oct 16, 1909. 4:1210—19. A $20,000—$37,000. 100

82d st E, No 165, n s, 178.10 w 3d av, 19.2x82.2, 3-sty stone front dwelling. Julia Lang to Tillie Moss. Oct 14. Oct 15, 1909. 5:1511. nom

Same property. Tillie Moss to Julius Scott. Mort $10,000. Oct 14. Oct 15, 1909. 5:1511—29. A $9,000—$12,500. other consid and 100

86th st W, No 148, s s, 290 e Amsterdam av, 20x106.10, 5-sty stone front dwelling. Geo B Bernheim to Alice R wife Geo B Bernheim. Oct 19, 1909. 4:1216—52½. A $16,500—$36,000. nom

88th st E, Nos 12 to 18, s s, 120 w Madison av, 100x100.8, four 5-sty brk and stone tenements. Sara Stern widow INDIVID & EXTRX Simon H Stern to Union Real Estate Co. ½ part. B & S and C a G. Mort $145,000. Oct 18. Oct 19, 1909. 5:1499—61 to 64. A $160,000—$193,000. other consid and 100

90th st W, No 23, n s, 274.7 w Central Park West, 16.5x100.8, 5-sty brk dwelling. Mamie G Arnold to Stephen S Wise. Mort $10,000. Oct 15, 1909. 4:1204—21. A $11,000—$24,000. nom

91st st E, No 404, s s, 74 e 1st av 20x50.8, 5-sty brk tenement. Jacob Freeman to Esther Cohen. Mort $8,000. May 31. Oct 19, 1909. 5:1570—46. A $4,000—$9,000. nom

93d st W, No 21, n s, 268 w Central Park West, 20x100.8, 4-sty and basement brk dwelling. Helen G Topping to Adolf H Landeker. Mort $16,000. Oct 6. Oct 18, 1909. 4:1207—21¼. A $10,000—$14,000. other consid and 100

94th st E, Nos 341 and 343, n s, 50 w 1st av, 50x63.2, 6-sty brk tenement and stores. William Bachrach et al to Harry Kober, of Brooklyn. B & S. All liens. Oct 14. Oct 20, 1909. 5:1557—23. A $13,000—$35,500. other consid and 100

95th st W, No 174, s s, 82 e Amsterdam av, 18.6x100.8, 4-sty and basement stone front dwelling. Joseph Kopperl to Julia wife Joseph Kopperl. 1-3 part. Mort $17,000. Oct 14. Oct 16, 1909. 4:1225—60½. A $9,000—$21,000. other consid and 100

99th st E, Nos 66 and 68, s s, 262.6 e Madison av, 37.6x99.11, 6-sty brk tenement and stores. Sophie Doyne to Ernest Stauffen, Jr, as RECEIVER in bankruptcy of Simon Doyne, bankrupt. B & S. Oct 19. Oct 20, 1909. 6:1604—41. A $14,000—$44,000. nom

99th st W, No 256, s s, 141.8 e West End av, 16.8x100.11, 4-sty brk dwelling. Elzey E Meacham to Robert L Gordon. Mort $16,000. Oct 14. Oct 15, 1909. 7:1870—58. A $9,300—$17,000. nom

101st st W, No 112, s s, 200 w Columbus av, 25x—.11, 5-sty brk tenement. Louisa Guenther HEIR, &c, Louisa Fuelling to William and Louis H Fuelling of Brooklyn. Q C. 1-3 part. All title. Oct 19, 1909. 7:1855—41. A $11,000—$21,000. nom

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Butler & Herrman Co to Geo W Smith. Confirmation and correction deed. Mort $39,000. Oct 14. Oct 20, 1909. 6:1672—37. A $12,000—$43,000. nom

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Geo W Smith to Llewellyn Realty Co, a corpn of N J. Mort $39,000. Oct 15. Oct 20, 1909. 6:1672—37. A $12,000—$43,000. other consid and 100

104th st W, Nos 219 and 221, n s, 225 w Amsterdam av, 50x100.11, two 4-sty and basement stone front tenements. Carrie S Abrams to Louis A Servatius. Mort $30,000. Oct 20. Oct 21, 1909. 7:1876—22 and 23. A $26,000—$42,000. other consid and 100

106th st E, No 311, n s, 200 e 2d av, 25x100.11, 4-sty brk tenement and store. Alice Bullowa to Gertrude K Brennan of Orange, N J. Q C. All title. Oct 18. Oct 21, 1909. 6:1678—9. A $9,000—$18,000. nom

106th st E, No 311, n s, 200 e 2d av, 25x100.11, 4-sty brk tenement and store. FORECLOS, Oct 14, 1909. James Kearney referee to Gertrude K Brennan. Mort $12,000. Oct 14. Oct 15, 1909. 6:1678—9. A $9,000—$18,000. 5,500

107th st W, No 66, s s, 148.9 e Columbus av, 48.9x100.11, 7-sty brk tenement. Harry E Baer to Westown Realty Co, a corpn. Mort $67,500. Sept 15. Oct 15, 1909. 7:1842—57. A $23,400—$65,000. other consid and 100

108th st W, Nos 235 to 239, n s, 200 e Broadway, 75x100.11, 6-sty brk tenement. Beneficial Holding Co to Mary E Tilyou. C a G. All liens. Oct 20, 1909. 7:1880—10. A $36,000—$120,000. 100

109th st E, No 328, s s, 357 e 2d av, 25x100.11, 5-sty brk tenement and store. Rosina Vingelli to Nicolo Zito. ½ part. Mort $16,000. Oct 13. Oct 15, 1909. 6:1680—39. A $7,000—$25,000. nom

109th st E, No 334, s s, 432 e 2d av, runs e 25 x s 100.11 x w 9.9 x n 0.11 x w 15.3 x n 100 to beginning, with all right, title and interest to strip adj s w s portion, being 15.3 from east to west and 0.11 from north to south, 5-sty brk tenement and store. Vincenzo Cudemo to John Focarile. Mort $16,000. Oct 15. Oct 16, 1909. 6:1680—36. A $7,000—$25,000. other consid and 100

109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty brk tenement and store. Rose wife of William Hutter et al to Charles Henry. Q C. Oct 15. Oct 18, 1909. 6:1658—34. A $8,000—$23,000. 100

Same property. Charles Henry to Abraham Harris. Mort $22,000. Oct 16. Oct 18, 1909. 6:1658. nom

109th st W, Nos 55 to 65, n s, 100 w Manhattan av, 150x72.11, three 6-sty brk tenements. Seymour Realty Co to William Maas and Edward Blum. C a G. All liens. Oct 13. Oct 19, 1909. 7:1845—5 to 9. A $—,500—$142,000. other consid and 100

110th st E, Nos 223 to 231, n s, 266.8 w 2d av, 83.4x100.11, two 6-sty brk tenements and stores. Sadie Cohen to Annie Silverman of Jersey City, N J. Morts $88,500. Oct 18. Oct 19, 1909. 6:1660—11 and 13. A $—,000—$94,000. nom

110th st E, No 322, s s, 275 e 2d av, 25x100.11, 2-sty brk building and store. Luigi Cosentino to Luigi and Antonino Guida. 1-3 part. All title. Mort $9,000. Oct 1. Oct 15, 1909. 6:1681—41. A $7,000—$7,000. nom

114th st W, No 222, s s, 350 w 7th av, 25x100.11, 5-sty brk tenement. Max Isenstein and Bertha his wife to Philippine Neugass. Mort $26,000. Oct 15, 1909. 7:1829—48. A $12,000—$26,000. other consid and 100

Same property. Philippine Neugass to Bertha Isenstein. Mort $26,000. Oct 15, 1909. 7:1829. other consid and 100

115th st E, Nos 435 and 437, n s, 244 w Pleasant av, 40x100.11, 6-sty brk tenement and stores. Mariangiola Manella to Hannah Beyer. Mort $40,000. Sept 23. Oct 15, 1909. 6:1700—15. A $11,000—$43,000. nom

117th st W, No 147, n s, 200 e 7th av, 25x100.11, 5-sty brk tenement. Morris Lowenstein to Louis Bernstein. Mort $27,000. Oct 15. Oct 16, 1909. 7:1902—9. A $13,000—$26,000. 100

117th st W, Nos 15 and 17, n s, 265.7 w 5th av, 34.8x100.11, 6-sty brk tenement. Adolph S Miller to Pauline wife of Adolph S Miller. Mort $47,250. Oct 21, 1909. 6:1601—25. A $19,500—$48,000. other consid and 100

118th st E, Nos 153 and 155, n s, 285 w 3d av, 50x100.11, 6-sty brk tenement and stores. Jacob Freeman to Max Cohen. ½ part. Mort $54,500. May 31. Oct 19, 1909. 6:1767—24. A $22,000—$65,000. nom

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118th st E, No 442, s s, 160 w Pleasant av (Av A), 17x75.7, 3-sty stone front dwelling.
Interior lot, 75.7 s 118th st, and 143 w Av A or Pleasant av, runs s 30.6 x w 21.6 to an old lane, x — 31.6 x e 28.3 to beginning, except parts of said old lane, 1-sty frame building.
Sarah Sandler to Isaac Sandler. Mort $5,500. Oct 15, 1909. Oct 19, 1909. 6:1711—31¼ and 31½. A $4,500—$8,000. nom
119th st E, Nos 422 to 426, s s, 300.6 w Pleasant av, 62.5x100.11, two 2 and one 3-sty brk and stone dwellings. Joseph Rubano to Frank Mattucci. All liens. Aug 3. Oct 19, 1909. 6:1806—36 to 38. A $17,000—$24,500. other consid and 100
119th st E, No 330, s s, 300 w 1st av, 18.9x100.10, 2-sty brk dwelling. Sunflower Realty & Security Co to Max Fleischer. Mort $8,000 and all liens. Oct 15, 1909. 6:1795—40. A $5,000—$7,000. other consid and 100
120th st E, No 340, s s, 190 w 1st av, 20x100.11, 3-sty stone front tenement. Michael Stramiello to Jos Maronna. ½ part. Mort $9,500. May 27. Oct 20, 1909. 6:1796—36½. A $5,500—$10,000. other consid and 1,500
121st st E, No 438, s s, 175 w Pleasant av, 25x100.11, 5-sty brk tenement. Samuel Eichelbaum to Rose Jacobson. All liens. Oct 15, 1909. 6:1808—34. A $6,000—$22,000. other consid and 100
121st st E, No 320, s s, 200 e 2d av, 25x100.11, 6-sty brk tenement. Jacob Miller to Celia Flamm of Brooklyn, N Y. ½ part. Mort $28,500. Jan 19. Oct 16, 1909. 6:1797—47. A $7,000—$28,000. 100
122d st W, No 134, s s, 356.7 w Lenox av, 18x100.11x18.1x100.11, 4-sty and basement stone front dwelling. Fannie Williams INDIVID and widow et al HEIRS, &c, Andrew B Williams to Joseph, Edward R, Lawrence B and Jane Fletcher, all of Poughkeepsie, N Y. Oct 8. Oct 21, 1909. 7:1906—48. A $8,600—$19,500. other consid and 100
126th st E, No 45, n s, 235 w Park av, 20x99.11, 3-sty and basement stone front dwelling. John H Mallon EXR Patrick Mallon and John H Mallon, of New Haven, Conn, and Mary J O'Rourke, of N Y as DEVISEES under said will to Mary A Brosnan. Oct 11. Oct 21, 1909. 6:1751—26½. A $8,000—$12,500. 13,000
127th st W, Nos 409 and 411, n s, 118.11 w Convent av, 50x99.11, 6-sty brk tenement. Harry A Florsheim to Lewis A London and Benjamin Florsheim. All liens. Aug 27. Oct 18, 1909. 7:1967—67. A $16,000—$58,000. nom
127th st E, No 229, n s, 300.6 e 3d av, 29.6x99.11, 5-sty brk tenement. Bernhard Columbus to Columbus & Dorfman Construction Co. Mort $19,000. Oct 2, 1907. Oct 19, 1909. 6:1792—13. A $10,000—$25,000. 100
128th st W, No 280, s s, 75 e 8th av, 25x99.11, 4-sty brk tenement. Henry Paul to Henry R Paul. Oct 19. Oct 20, 1909. 7:1933—60½. A $11,000—$15,000. nom
128th st E, Nos 64 to 68, s s, 140 w Park av, 56.3x99.11, 6-sty brk tenement and stores. Benj Nieberg to Sun Construction Co. Mort $61,000. Oct 18. Oct 20, 1909. 6:1752—43. A $24,000—$80,000. nom
129th st W, No 268, s s, 20 e 8th av, 20x80. Mort $12,000.
129th st W, No 266, s s, 40 e 8th av, 20x80. Mort $11,000.
129th st W, No 264, s s, 60 e 8th av, 20x80. Mort $12,000.
three 4-sty brk tenements, store in No 268.
Nathan Schreibersdorf to Hatty wife of Nathan Schreibersdorf. Oct 21, 1908. Oct 18, 1909. 7:1934—62 to 63½. A $31,500—$43,500. other consid and 100
129th st E, No 17, n s, 176.8 w Madison av, 16.8x99.11, 3-sty stone front dwelling. Hugh Colwell to Lizzie F Brady. Mort $9,000. Oct 19, 1909. 6:1754—10. A $7,000—$13,500. other consid and 100
130th st W, No 259, n s, 175 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. Charlotte E Hall, Cornwall, N Y, to Elbert L Todd, of Cornwall, N Y. Mar 25. Oct 21, 1909. 7:1936—8. A $6,600—$9,500. gift
131st st W, Nos 632 and 634, s s, 250 e 12th av, 50x99.11, two 4-sty brk tenements. Lawrence E Brown to Anna Donnelly. ½ part. Mort $21,800. Sept 2. Oct 20, 1909. 7:1997—53 and 54. A $13,000—$20,000. 100
133d st W, Nos 109 to 117, n s, 116.8 w Lenox av, 83.4x99.11, five 3-sty and basement stone front dwellings, store in No 109. Solomon Stern to Mathilda Bloch. Morts $44,000. Oct 14. Oct 21, 1909. 7:1918—24 to 26½. A $36,500—$45,500. other consid and 100
134th st W, No 508, s s, 190 w Amsterdam av, 40x99.11, 5-sty brk tenement. Wm M Moore to Speedway Realty Co. Mort $34,000. Oct 14. Oct 15, 1909. 7:1987—41. A $16,000—$44,000. other consid and 100
135th st W, No 116, s s, 250 w Lenox av, 25x99.11, 5-sty brk tenement and store. Millard Veit to Chas H Lockwood. Morts $30,000. Dec 15, 1908. Oct 19, 1909. 7:1919—44. A $13,000—$26,000. other consid and 100
139th st W, s s, 250 w Amsterdam av, 100x99.11, vacant. Speedway Realty Co to Wm M Moore. Mort $31,000. Oct 14. Oct 15, 1909. 7:2070—43 to 46. A $24,000 $24,000. other consid and 100
139th st W, s s, 250 w Amsterdam av, 100x99.11, vacant. Wm M Moore to Wm M Moore Co. Mort $31,000. Oct 15. Oct 20, 1909. 7:2070—43 to 46. A $24,000—$24,000. other consid and 100
142d st W, No 210, s s, 141.6 w 7th av, 16.6x99.11, 3-sty and basement stone front dwelling. Annie Reckhart to Frank Tozzi. Oct 1. Oct 20, 1909. 7:2027—39. A $5,500—$9,000. exch and 100
144th st W, No 424, s s, 68 w Hamilton Terrace, 16x80, 4-sty brk dwelling. The University Publishing Co to Thos J Davis. Mort $12,000. Oct 19, 1909. 7:2050—61½. A $3,400—$13,500. 100
144th st W, s s, 100 e Broadway, 100x99.11, 6-sty brk tenement. Young Realty & Construction Co to Louis Eisenberg. Mort $140,000. Oct 19, 1909. 7:2075—part lot 39. A $——$——. other consid and 10
153d st W, No 464, s s, 139 e Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Celetta M and Annie L Ranson to Thos S Hughes. Morts $10,000. Oct 6. Oct 21, 1909. 7:2067—58½. A $4,700—$11,000. other consid and 100
153d st W, No 464, s s, 139 e Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Thomas S Hughes to Annie E wife of Thomas S Hughes. Mort $10,000. Oct 20. Oct 21, 1909. 7:2067—58½. A $4,700—$11,000. other consid and 100
157th st W, No 608, s s, 214.3 w Broadway, 112.6x99.11, 2-sty frame dwelling and vacant. Sound Realty Co to Max Marx. Mort $45,000. Sept 15. Oct 19, 1909. 8:2134—part lot 80. A $——$——. other consid and 100
157th st W, s s, 275 e Broadway, 200x99.11, vacant. Allenel Construction Co to Highwood Realty & Construction Co. B & S and C a G. Morts $74,000. Oct 15. Oct 16, 1909. 8:2115—part of lot 5. A $——$——. other consid and 100
162d st W, Nos 524 and 526, s s, 400 e Broadway, 40x99.10, 5-sty brk tenement. Philip Lipps et al to Abe Citron. ½ part. Morts $46,500. Oct 9. Oct 15, 1909. 8:2120—23. A $14,500—$43,000. 100
166th st W, No 458, s s, 125.4 w Colonial Parkway, late Edgecomb av, runs s 113.8 x w 25 x n w 12.7 x n 111.10 to st, x e 37.6 to beginning, 5-sty brk tenement. Mary Ashton to David Bloom. Mort $37,500. Oct 21, 1909. 8:2111—57. A $12,000—$45,000. other consid and 100
Av A, Nos 287 and 289 | s w cor 18th st, 46x94, four 5-sty brk
18th st Nos 438 to 442 | tenements and stores on av. Thomas Garone to Frederick Behr. Morts $50,000. Oct 19, 1909. 3:949—30. A $27,500—$45,000. other consid and 100
Amsterdam av, e s, at n s Washington Bridge Park, 78.1x100x79.6x100, vacant. Lavinia M Stanaland to Byron A Beal of Brooklyn. Morts $50,000 and all liens. Oct 15. Oct 18, 1909. 8:2149—3. A $28,000—$28,000. other consid and 100
Amsterdam av, Nos 1627 to 1633 | s e cor 141st st, 99.11x35, 7-sty
141st st, No 476 | brk tenement and stores. Isaac Schlesinger to Maud T Lavigne. Mort $87,000. Oct 15. Oct 16, 1909. 7:2057—56. A $25,000—$69,000. other consid and 100
Amsterdam av, No 715 | s e cor 95th st, 25.8x82, 5-sty brk tene-
95th st, No 176 | ment and store. Joseph Kopperl to Julia wife Joseph Kopperl. 1-3 part. Mort $34,000. Oct 14. Oct 16, 1909. 4:1225—61. A $27,000—$37,000. other consid and 100
Amsterdam av, No 713, e s, 25.8 s 95th st, 25x82, 5-sty brk tenement and store. Joseph Kopperl to Julia wife Joseph Kopperl. 1-3 part. Mort $16,000. Oct 14. Oct 16, 1909. 4:1225—62. A $17,000—$23,000. other consid and 100
Amsterdam av | e s, 9,846 n from s s 155th st, and — s Ft George
Speedway | av, 100x228.7 to w s Public Drive or Speedway, x—x207.3, 1-sty frame building. Release mort. J Herbert Watson to James Thom. Oct 16. Oct 18, 1909. 8:2149—194. A $9,500—$23,000. 500
Amsterdam av, Nos 2071 to 2081 | s e cor 163d st, 100x45, 5-sty
163d st, No 452 | brk tenement and stores. Hedwig Glass to Peter Clemens. Morts $85,000. Oct 20. Oct 21, 1909. 8:2110—7. A $35,000—$74,000. other consid and 100
Bowery, No 137, e s, abt 100 n Grand st, 25x—, 3-sty frame brk front tenement and store with 2-sty brk extension. Max Gold to Celia Goldman. Mort $45,000. Oct 21, 1909. 2:423—5. A $25,000—$30,000. other consid and 100
Bradhurst av, No 25, w s, 90.6 n 143d st, closed, 40.1x55.1x39.11x50.8, also strip adj above on north 0.2x—x0.3x—, 5-sty brk tenement. David Anderson to Cornelius V B Burrell. Mort $18,000. Oct 14. Oct 15, 1909. 7:2051—149. A $5,700—$19,500. other consid and 100
Broadway, Nos 2689 to 2695 | s w cor 103d st, 100.11x120, 10-sty
103d st, No 240 | brk and stone hotel. Release mort. Joseph Hamershlag to Falcon Realty Co. Q C. Oct 16. Oct 18, 1909. 7:1874—52. A $150,000—$650,000. nom
Same property. Falcon Realty Co to Herbert Du Puy of Pittsburg, Pa. Mort $525,000. Oct 15. Oct 18, 1909. 7:1874. other consid and 100
Broadway, Nos 1981 to 1987 | n w cor 67th st, 84.9x93x75.5x
67th st, Nos 121 to 127 | 131.8, four 4-sty brk tenements and stores and three 4-sty stone front dwellings in st.
Broadway, No 1991, w s, 84.9 s 68th st, 28.1x130.2x25x117.4, 1-sty brk and frame shop.
Wm H Arkenburgh to Julian E Ulmer. All title. All liens. Oct 5. Oct 21, 1909. 4:1139—14¼ to 16 and 51. A $236,000—$265,000. nom
Broadway | s w cor 132d st, 199.10 to n s 131st st, x100, vacant.
131st st | FORECLOS, Oct 5, 1909. Geo W Clune ref to Joseph
132d st | Hamershlag. Oct 20. Oct 21, 1909. 7:1998—28 to 37. A $112,000—$112,000. 45,000
Claremont av | n e cor 122d st, runs n 100 x e 100 x s 34.3 x w
122d st | 29.1 to c l Bloomingdale road x s 42.5 and 26.5 to n s 122d st x w 50.9 to beginning, vacant. City Real Estate Co to Institute of Musical Art of City of N Y. B & S. Oct 13. Oct 15, 1909. 7:1993—68 to 71. A $40,000—$40,000. other consid and 100
East End av, No 82, w s, 26.3 n 83d st, 25.3x80, 5-sty brk tenement and store. Adolph Steinhart to Louis L Wolf. Mort $17,500. Oct 20. Oct 21, 1909. 5:1580—24. A $8,500—$19,000. other consid and 100
Lenox av, No 476, e s, 25 s 134th st, 25x85, 5-sty brk tenement and store. Aloysius Hauger to Charles Tschanett. Mort $15,000. Oct 14. Oct 15, 1909. 6:1731—70. A $16,000—$29,000. other consid and 100
Lexington av, No 1652, w s, 17.9 n 104th st, 16.6x54.11, 3-sty brk dwelling. Benj Reich to Isaac Cohen. All liens. July 19. Oct 18, 1909. 6:1632—16. A $5,500—$7,500. other consid and 100
Madison av, No 1618 | n w cor 108th st, 25.11x87.6, 5-sty brk tene-
108th st, No 23 | ment and store. Joseph Kopperl to Julia wife Joseph Kopperl. 1-3 part. Mort $25,000. Oct 14. Oct 16, 1909. 6:1614—14. A $23,500—$37,000. other consid and 100
Madison av, No 1589 | n e cor 107th st, 25.11x100, 5-sty brk tene-
107th st, No 49 | ment and store. Joseph Kopperl to Julia wife Joseph Kopperl. 1-3 part. Mort $33,000. Oct 14. Oct 16, 1909. 6:1613—23. A $25,000—$37,000. other consid and 100
Madison av, No 673 | n e cor 61st st, 25x85, 4-sty and basement
61st st | stone front dwelling. Caroline V Brown to Geo H Shaffer. Oct 19. Oct 20, 1909. 5:1376—21. A $80,000—$90,000. other consid and 100
Madison av | n w cor 68th st, runs n 42.5 x w 40 x n 13.6 x
68th st, No 11 | w 42.5 x n 44.6 x w 37.7 x s 100.5 to n s 68th st, x e 120 to beginning, 4-sty and basement stone front dwelling. Allan Marquand et al EXRS Henry G Marquand to No 11 East Sixty-Eighth Street, a corpn. Oct 15, 1909. 5:1383—13. A $325,000—$425,000. 425,000
Park row, No 175, s s, abt 75 e Pearl st, 25x47x25x48 w s, 4-sty stone front loft and store building. Title Guarantee & Trust Co EXR and TRUSTEE Catharine Gates to Edward T Gates. 25-48 parts. June 1. Oct 15, 1909. 1:118—19. A $15,000—$20,000. 15,10[illegible]16

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Pinehurst av 178th st | n w cor 178th st, 107.x100x105x—, vacant. Jacob Hirsh to Degenhardt Construction Co. Mort $24,000. Oct 14. Oct 16, 1909. 8:2177—part of lot 66. A $———$———. other consid and 100

Park av, No 1080 88th st, No 73 | n w cor 88th st, 25.8x82.2, 5-sty brk tenement and store. Fredk W Langhorst to Jacob Gundlich and Josephine Pfriemer. Mort $26,000. Oct 15. Oct 16, 1909. 5:1500—33. A $28,500—$39,000. other consid and 100

Riverside Drive, Nos 550 and 552 127th st | n e cor 127th st, 86.6x146.3x146.11 to n s 127th st x100, 6-sty brk tenement. Riverside Viaduct Realty Co to Harry B Davis. Mort $235,000. Oct 15. Oct 16, 1909. 7:1995—1. A $70,000—P $125,000. other consid and 100

Riverside Drive, No 4, e s, 66.1 s 73d st, 37.4x95.3x20.11x98.11, 5-sty brk and stone dwelling. Carl D Jackson to Angie M Booth. Mort $85,000 and all liens. Oct 20. Oct 21, 1909. 4:1184—30. A $40,000—$80,000. 100

St Nicholas av 191st st | s w cor 191st st, 100x200, vacant. Morgenthau Realty Co to Utility Realty Co. B & S. Oct 16, 1909. 8:2169—part of lot 3. A $——$——. other consid and 100

St Nicholas av 190th st | n w cor 190th st, 83.7x—x—x120, vacant. Release mort. John L Hobson to Morgenthau Realty Co. Oct 15. Oct 19, 1909. 8:2169—53. A $28,000—$28,000. $5,000 and the satisfaction of a 1st mort for 25,000

West End av, No 847, w s, 75.11 n 101st st, 25x100, 5-sty brk tenement. Leonard Weill to Philip Krauss. Mort $20,000. Oct 15. Oct 16, 1909. 7:1889—58. A $19,000—$31,000. other consid and 100

Same property. Philip Krauss to Charles Noller. Mort $28,000. Oct 15. Oct 16, 1909. 7:1889. other consid and 100

West End av, No 847, w s, 75.11 n 101st st, 25x100, 5-sty brk tenement. Joseph Trotter et al to Leonard Weill. Mort $20,000. Oct 15. Oct 16, 1909. 7:1889—58. A $19,000—$31,000. other consid and 100

West End av, No 785, w s, 55 n 98th st, 18x80, 3-sty and basement stone front dwelling. Charles Maync to Caroline wife Charles Maync. Mort $15,000. Oct 9. Oct 15, 1909. 7:1888—18. A $12,200—$20,000. nom

West End av, No 785, w s, 55 n 98th st, 18x80, 3-sty and basement stone front dwelling. Caroline Maync to Joseph Dillon. Mort $15,000. Oct 14. Oct 20, 1909. 7:1888—18. A $12,200—$20,000. 100

1st av, No 403, w s, 118.1 n 23d st, 19.4x100, 3 and 4-sty brk tenement and store. Jacob Freeman to Max Cohen. ½ part. All liens. May 31. Oct 19, 1909. 3:929—34. A $11,000—$16,500. other consid and 100

1st av, No 1821 94th st, No 345 | n w cor 94th st, 63.2x50, 6-sty brk tenement and store. John J Cork to Lorenzo E Tripler. Mort $43,000. Oct 15, 1909. 5:1557—25. A $22,000—$52,000. other consid and 100

1st av, No 1582, e s, 52.2 n 82d st, 25x80, 5-sty stone front tenement and store. Emil A Thibaut to Julius Land. Oct 15, 1909. 5:1562—3. A $11,000—$21,500. other consid and 100

1st av, Nos 159 and 161. 10th st, Nos 242 and 244. | begins 1st av s w cor 10th st, 46.2x72, 6-sty brk tenement and stores. Cecelia Kaicher et al to Nathan E Broder. Morts $104,000. Oct 14. Oct 15, 1909. 2:451—32. A $50,000—$95,000. nom

1st av, No 73, w s, 72.1 n 4th st, 24.2x100.1x24.1x100, 5-sty brk tenement and store. FORECLOS, Oct 18, 1909. Percival H Gregory referee to Tillie and Solomon Klingenstein EXRS Bernhard Klingenstein. Mort $20,000. Oct 20, 1909. 2:446—33. A $19,000—$32,000. 12,000

1st av, No 229, w s, 83.3 s 14th st, 20x60. Consent to station platfrom extension, etc. Jacob Weinberg et al to Interborough Rapid Transit Co et al. July 1. Oct 21, 1909. 2:455. 400

2d av, No 2085, w s, 101.7 s 108th st, 25x73, 4-sty brk tenement and store. Emily wife Isaac Simon to Michele Giacini. Mort $10,000. Oct 15. Oct 16, 1909. 6:1657—24. A $9,000—$17,000. other consid and 100

5th av, Nos 531 and 533. 44th st, No 1. | n e cor 44th st, runs n 65.5 x e 100 x n 35 x e 40 x s 100.5 to n s 44th st x w 140 to beginning, 5-sty brk and stone restaurant (Delmonico's).

Also property at Newport, R I, and all other real estate which Theo A Havemeyer died seized in New York, New Jersey, Rhode Island, District of Columbia and elsewhere (except parts reserved.)

Release dower. Emilie De L Havemeyer widow of Theo A Havemeyer to Henry O and Theo A Havemeyer, the younger, and Wm B. Duncan, Jr, et al as TRUSTEES, EXRS of Theo A Havemeyer, decd, et al. Mar 15, 1906. Oct 15, 1909. 5:1279—1. A $950,000—$1,200,000 and miscellaneous. nom

7th av, Nos 2516 and 2518 146th st, No 200 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. Release participation interest in mort. Chas A Fisher to John R Hegeman et al as TRUSTEES for Metropolitan Staff Savings Fund Sept 27. Oct 16, 1909. 7:2031—37. A $33,000—$80,000. 10,000

8th av, No 2443, w s, 203.6 n 130th st, 26.3x100, 5-sty brk tenement and store. Frank Tozzi to Annie Reckhart. Morts $17,000. Oct 1. Oct 20, 1909. 7:1958—14. A $16,800—$23,500. other consid and 100

9th av, No 364, e s, 117.3 n 30th st, 18.6x100, 4-sty brk tenement and store. Jacob Wensch to Thos F Kerrigan. Oct 15. Oct 16, 1909. 3:754—81. A $14,500—$17,500. other consid and 100

9th av, No 364, e s, 117.3 n 30th st, 18.6x100, 4-sty brk tenement and store. Thos F Kerrigan to Caroline W Sommer. Mort $14,000. Oct 15. Oct 16, 1909. 3:754—81. A $14,500—$17,500. other consid and 100

9th av 216th st | s e cor 216th st, 49.11x100, vacant. Adolf H Landeker to Max Marx. Mort $6,755. Oct 15. Oct 19, 1909. 8:2196—8. A $9,500—$9.500. nom

Interior strip at c l of block bet 39th and 40th sts, 206.7 e 3d av, all land lying east of above and runs s 48.10. Joseph Garry and Bridget his wife to Louise L wife of Robt E Kelly. Q C. Oct 8. Oct 18, 1909. 3:920. nom

Interior strip at c l of blk bet 39th and 40th sts, 206.1½ e 3d av, runs e 0.6 x s 53.11 x w 0.6 x n 53.11 to beginning. Louise L wife of Robert E Kelly to Joseph Garry. Q C. Oct 8. Oct 18, 1909. 3:920. nom

MISCELLANEOUS.

Appointment of trustee under will of Henry J Lamar. Valeria Lamar Harriss to John A Harriss her husband. as trustee. Oct 16. Oct 18, 1909. ——

Power of attorney. Margt J Becker to Saml Crook. Oct 11. Oct 20, 1909. P A. ——

Power of attorney. Caroline M Whitbeck to Francis L Wandell. Sept 29, 1908. Oct 16, 1909. P A. ——

Power of attorney. Sadie Brown to Julius and Katie Brown. Oct 18. Oct 19, 1909. P A. ——

Power of attorney. Isabella Anderson ot Alexander Anderson. Sept 21. Oct 19, 1909. P A. ——

Power of attorney. Martha F L Dippel et al to Rudolf Franksen, German Consul General at City of N Y, and ano. Feb 17. Oct 19, 1909. ——

Power of attorney. Herbert L Hunt to Geo M Woolsey. Aug 24. Oct 21, 1909. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Bronx River pl, n w s, lot 385 map of Washingtonville, —x198 to s e s of Bronx River, x25.10x190. Irving S Balcom to Wm W Penfield. B & S and C a G. All liens. Oct 11. Oct 18, 1909. nom

*Same property. Assign contract dated Mar 25, 1905. James A Braman to Geo A Brannan. All title. Nov 20, 1908. Oct 18, 1909. nom

*Same property. Assign contract. Geo A Brannan to Wm W Penfield. All title. July 5, 1909. Oct 18, 1909. nom

*Same property. Wm W Penfield to New York State Realty and Terminal Co. Oct 14. Oct 18, 1909. other consid and 100

*Bronx River pl, n w s, lots 389 and 390 and gores ab and ac map of Washingtonville, 50x200 to s e s Bronx River.

Lot 120 on map of Northwest Mt Vernon, contains 5,000 sq ft.

Affidavit and notice of foreclosure by advertisement on the premises Mar 6, 1908, by Geo W Bard, auctioneer, for foreclosure of mort for $7,186.36 in matter of Geo A Brannan vs Benj F Gerding. Mar 11, 1908. Oct 19, 1909. ——

*Banta Lane, n s, 69 e Billar pl, 45x79x45x77. Frank Barton to John F Barry. Oct 18. Oct 19, 1909. 100

*Bronx River pl, n w s, lots 389, 390, gores AB and AC map of Washingtonville, 50x200 to c l Bronx River. Wm W Penfield to N Y State Realty & Terminal Co. Mar 31, 1908. Oct 19, 1909. 100

*Same property. Geo A Brannan to Wm W Penfield. B & S. Sub to all liens. Mar 10, 1908. Oct 19, 1909. 300 over and above all liens

Depot pl 167th st | s s, 30 w N Y C & H R R R Co, runs w 54 to U S pier and bulkhead line of Harlem River, x s 464.11 to n s 167th st, x e 101.4 x n 464.8 to beginning.

Depot pl, n w cor of N Y C & H R R R Co, runs w 77.11 to said pier line, x n 34.3 x e 75.8 x s 49.6 to beginning, vacant. PARTITION, Mar 25, 1909. Wilbur Larremore, ref, to The Ogden Estate Co. Oct 19. Oct 20, 1909. 9:2450, 2541. 19,000

*Disbrow pl, e s, 237 n DeMilt av, 54.11x66.2x73.3x108.11, being lot 81 and n ½ of lot 80 map Penfield property at South Mt Vernon, together with all the remaining easterly parts of lots 81 and n ½ of lot 80 as are used by the City of Mt Vernon as a st called South 14th av. James T Penfield to Austin H Lloyd. All liens. Oct 13. Oct 18, 1909. 100

Faile st, w s, at s w s Hunt's Point av, runs s 227.2 to n s Spofford av x e 60 x n 108.8 to av x n w 132.4 to beginning, being part of Faile st.

Faile st, s w cor Spofford av, runs s 750 to n s Randall av x e 60 x n 750 x w 60 to beginning, being part of Faile st.

Faile st, s w cor Randall av, runs s 199 x s e 139.8 to e s Faile st x n 324.11 x w to beginning, being part of Faile st.

Bryant av, s w cor Hunt's Point av, runs s 563.8 to n s Randall av x e 60 to e s Bryant av x n 445.1 x n w 132.10 to beginning, being part of Bryant av.

Bryant av, s w cor Randall av, runs s 500 x e 60 to e s Bryant av x n 500 x w 60 to beginning, being part of Bryant av.

Longfellow av, w s, at s w s Hunt's Point av, runs s 50.1 to n s Randall av x e 25.4 to s w s Hunt's Point av x n w 56.2 to beginning, being part of Longfellow av.

Longfellow av, s w cor Randall av, runs s 500 x e 60 to e s Longfellow av x n 500 x w 60 to beginning, being part of Longfellow av.

Whittier st, w s, at s w s Hunt's Point av, runs s 118.6 x e 60 to e s Whittier st x n w 132.10 to beginning, being part of Whittier st, vacant.

Hunt's Point Estates to City of N Y. Sept 15. Oct 15, 1909. 10:2763, 2766, 2769, 2772. nom

Fairmount pl, s s, 76 n w Southern Boulevard, 75x124.8x75.1x129.5, vacant. Tremont Avenue Land Co to Harry G Hecht. Q C. Oct 15. Oct 18, 1909. 11:2959. nom

*Fulton st, e s, 217 s 239th st, and being lot 25 map South Washingtonville, 40x125. Anna M Nickisch to Reinhold Jahn and Anna M his wife tenants by entirety. Morts $7,000. Jan 12. Oct 19, 1909. other consid and 100

Freeman st, No 836, s s, 57.10 s e Lyman pl, 18x75, 3-sty frame tenement. Olga Flieger to Alma Haase. Mort $3,500. Oct 19. Oct 20, 1909. 11:2970. nom

Freeman st, No 904, old No. 1138 Simpson st, No 1188 | s e cor Simpson st, 37.6x100.6, 6-sty brk tenement and stores. Release mort. Katy Ratner to Harris Ratner. Oct 20. Oct 21, 1909. 11:2975. nom

Hoffman st, No 2383, w s, 150 s 187th st, 25x100, 2-sty brk dwelling. Rosina Cook widow to John Cook and Elinore his wife, joint tenants. All liens. Oct 6. Oct 18, 1909. 11:3054. other consid and 100

Knox pl, c l, 122.2 n Mosholu Parkway North, runs n 50 x w 130 x s 50 x e 130 to beginning, vacant. Joseph Podesta to John B Podesta. Mort $1,917.50. Oct 16. Oct 19, 1909. 12:3324. nom

Kingsbridge Terrace. 230th st. | n w cor 230th st, 110x120, one 2 and one 1-sty brk dwellings and vacant. Annie A Boden to Samuel Bitterman. Q C. Oct 11. Oct 15, 1909. 12:3256. nom

Kingsbridge terrace 230th st | n w cor 230th st, 100x119.8x110x120, and being plot 4 map (No 1362) subdivision of blk 3256 at Kingsbridge, 1 and 2-sty frame dwellinge and vacant. Samuel Bitterman to Annie A Boden of Jersey City, N J. Q C. Oct 11 Oct 15, 1909. 12:3256. other consid and 100

*Leland st, e s, 325 n 152d st, and being lot 10 amended map (No 1108A) of 126 lots subdivision of plot 23 of Clasons Point, 21.7x irreg x25x100. Sebastiano Russo to David J Hanrahan. Oct 9. Oct 15, 1909. nom

Manida st, No 720, w s, 200 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Ida Hillmann. Mort $4,500. Oct 5. Oct 16, 1909. 10:2768. other consid and 100

Manida st, No 720, w s, 200 s Spofford av, 25x100, 2-sty brk dwelling. Angelo Rezzano to Ida Hillmann. Q C. Oct 14. Oct 16, 1909. 10:2768. nom

Simpson st, e s, 100.6 s Freeman st, a strip, runs e 100 x n 16 x s w 100.11 to st, x s 1.11 to beginning. Milton Realty Co to Harris Ratner. Q C. Oct 19. Oct 21, 1909. 11:2975. nom

*Walnut st, n s, 400 e Syracuse av, 100x100, and being lot 520 on mortgage map of Arden property, Westchester. FORECLOS, Oct 9, 1909. Cromwell G Macy, Jr, ref to Walter W Taylor. Oct 9. Oct 21, 1909. 1,125

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*5th st, w s, 205 s Av D, 100x108, Unionport. Michael J Flynn to Geo F Handel. Mort $5,150. Nov 14, 1908. Oct 18, 1909. nom

134th st, No 225, n e s, 135 n w 3d av, 30x100, 3-sty frame factory. Chas W Scardefield to Mary A Roedel, Ella E Mason and Jane A Scardefield of Mt Vernon, N Y. 1-7 part. All title. B & S and C a G. Aug 26. Oct 16, 1909. 9:2319. nom

Same property. Frank H and Walter R Scardefield to same. 2-7 parts. All title. B & S and C a G. Oct 14. Oct 16, 1909. 9:2319. nom

Same property. John W Scardefield to same. 1-7 part. B & S and C a G. Sept 8. Oct 16, 1909. 9:2319. nom

135th st, No 411, n s, 132 e Willis av, 18x100, 2-sty and basement brk dwelling. Paul Rabe to Matthew Reilly. Mort $5,000. Oct 8. Oct 19, 1909. 9:2280. 100

135th st, Nos 536 and 538 (822 and 824), s s, 83 w St Anns av, 39 x100, 6-sty brk tenement. FORECLOS, Oct 6, 1909. S Howard Cohen ref to David H Hyman. Mort $27,000. Oct 14. Oct 21, 1909. 9:2262. $8,000 over and above 1st mort of 27,000

Same property. David H Hyman to Alice Van Roeder. B & S. Mort $36,000. Oct 15. Oct 21, 1909. 9:2262. nom

135th st, No 596 (868), s s, 283.4 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. FORECLOS, Sept 27, 1909. Robert W Maloney ref to William, Johanna M and Mathilde A Moller as TRUSTEES, etc, will Johan Moller for Margaretha Heuchling. Oct 16. Oct 21, 1909. 10:2547. 5,000

135th st, No 592 (864), s s, 250 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. FORECLOS, Sept 27, 1909. Warren Leslie ref to Sidney W Allen. Oct 15. Oct 21, 1909. 10:2547. 5,200

142d st, No 375 (635), n s, 507 e Alexander av, 18x50, 4-sty brk tenement and store. Thos G Barry to Magdalina Romano of Yonkers, N Y. Mort $8,500 and all liens. Sept 28. Oct 16, 1909. 9:2305. nom

143d st, No 276, s s, 100 w College av, 20x100, 2-sty frame dwelling. Stephen H Burgoyne to Bella L Burgoyne. All liens. Aug 19. Oct 16, 1909. 9:2323. nom

146th st, No 263, on map Nos 263 and 265 (485), n s, abt 60 w Morris av, 50x110, 2-sty frame dwelling and vacant. Eliza Sullivan et al HEIRS, &c, Cornelius Sullivan to Augusta Eichner. All liens. Oct 19. Oct 20, 1909. 9:2336. other consid and 100

148th st, No 414, s s, 70.11 e Bergen av, 27x100x26.3x100, 5-sty brk tenement. John Tonyes to August Dressler. Mort $12,000. Oct 8. Oct 15, 1909. 9:2292. other consid and 100

151st st, No 321, n s, 325 w Courtlandt av, 25x116.4x25x116.3, 2-sty frame dwelling. John A Murphy et al to Ferdinand Thomas. Oct 15, 1909. 9:2411. nom

156th st, No 328, s s, 200 w Courtlandt av, 25x100, except part for st, 3-sty frame dwelling. Wm H Homer et al HEIRS &c Barbara Homer to George Dumrauf. Oct 14. Oct 16, 1909. 9:2415. other consid and 100

156th st, No 328, s s, 200 w Courtlandt av, 25x100, except part for st, 3-sty frame dwelling. Wm H and Oscar Homer EXRS Barbara Homer to George Dumrauf. Oct 14. Oct 16, 1909. 9:2411. nom

164th st, No 868, s s, 39 w Stebbins av, 23x73.6, 3-sty brk dwelling. Ignatz Rosenzweig to Morris Garfinkel. Given to replace lost deed. Mort $7,000. Oct 14. Oct 16, 1909. 9:2690. nom

166th st, No 576, s s, 144 e Franklin av, 23.5x138.10x23.2x138.7, 2-sty frame dwelling. Elizabeth Morris EXTRX Thos S Morris to Letitia Steiger (Morris). July 30. Oct 19, 1909. 10:2607. 7,000

Same property. Elizabeth Morris widow et al to same. Q C. July 30. Oct 19, 1909. 10:2607. nom

167th st, No 829, n s, 100 w Prospect av, 40x125, 5-sty brk tenement. Abraham Brown to Isaac Brown. Mort $37,750. Oct 18. Oct 20, 1909. 10:2680. nom

168th st, Nos 747 to 755, n s, 131.8 e Boston road, runs n 72.8 x e 12.6 x n 37.8 x e 15 x n 38.2 x e 97.2 x s 148.3 to st, x w 124.9 to beginning, three 5-sty brk tenements. Edgar Realty Co to Edward Goett. B & S. Mort $113,000. Sept 1. Oct 18, 1909. 10:2663. other consid and 100

*173d st, w s, 275 n Gleason av, 25x100, and being lot 174 amended map Gleason property dated May 18, 1904. Lawrence J McCarthy to Margaret C wife of Lawrence J McCarthy. All title. Mort $4,500. Oct 14. Oct 15, 1909. other consid and 100

176th st / Crotona av | s w cor Crotona av, 100x97.6, vacant. Hamilton Holding Co to Myer S Perlstein. 1-6 part. Mort $11,500 and all liens. Mar 6, 1908. Oct 19, 1909. 11:2947. other consid and 100

178th st, No 611, n s, 142.1 w Hughes av, runs n 101.2 x w 42.7 x s 51 x s 50.2 to st x e 43.9 to beginning, 5-sty brk tenement. John McNulty to Julius Brunings. Mort $28,000. Oct 14. Oct 16, 1909. 11:3068. other consid and 100

181st st, No 671, n s, 91.2 e Belmont av, 25x80.1, 3-sty frame tenement. John Violante to James B Ryan. Mort $5,500. Oct 14. Oct 16, 1909. 11:3083. other consid and 100

181st st, No 671, n s, 91.2 e Belmont av, 25x80.1, 3-sty frame tenement. Release mort. Tommaso Giordano to John Violante. Oct 14. Oct 16, 1909. 11:3083. 1,000

188th st, s s, 172 w Bathgate av, strip 0.2½x95. Release mort. Frederick N Du Bois to The Mountain Construction Co. Oct 1. Oct 15, 1909. 11:3057. nom

188th st, No 512, s s, 72 w Bathgate av, 20x89.5, 3-sty brk dwelling. Release mort. Frederick N Du Bois to The Mountain Construction Co. Sept 23. Oct 18, 1909. 11:3051. 2,600

Same property. Release mort. Wm V Simpson to same. Oct 16. Oct 18, 1909. 11:3051. 3,000

200th st / Webster av, Nos 2768 to 2872 / 198th st | s s, bounded on east by lands of Harlem Division of N Y C & H R R Co, on s by 198th st, and w by Webster av, except parts conveyed by Steeves et al, nine 2-sty frame dwellings and stores, ten 1-sty frame stores, 2-sty brk stable and vacant. John F Steeves et al to Church E Gates & Co, a corpn. B & S and C a G. All liens. July 10, 1909. (Re-recorded from July 12, 1909.) Oct 15, 1909. 12:3273. nom

*218th st, late 4th av, n s, 305 e 5th av, and being part lot 163, map of Wakefield, bounded e by line 75 e from line bet lots 163 and 167, w by lot 167, n by lot 162 and s by 218th st, late 4th av, 75x114. Mathew Cohen to Frank Mirando. Mort $1,800. Oct 18. Oct 20, 1909. other consid and 100

*233d st, s s, 77.7 e 4th av, 25x100. Raffaele Scafati to Savino Deindicibus. Jan 8, 1908. Oct 21, 1909. nom

236th st, n s, 450 e Keppler av, 25x100, vacant. Maria wife of Philip Melillo to Melillo Construction Co. Oct 15. Oct 18, 1909. 12:3377. other consid and 100

Arthur av, No 2115, w s, 134.7 n 180th st, 25x95, 3-sty frame tenement. PARTITION. Sept 15, 1909. Maurice S Cohen, ref, to Louise Rausch. Oct 18. Oct 20, 1909. 11:3062. 8,100

Arthur av / 180th st | s w cor 180th st, 136.1x90x149.6x90.11, 1-sty frame dwelling and vacant. Geo W Tubbs to L Napoleon Levy. ½ part. All liens. Oct 19, 1909. 11:3069. other consid and 25

Arthur av / 180th st | s w cor 180th st, 136.1x90x149.6x90.11, 1-sty frame dwelling and vacant. Selina A C Kerr to Geo W Tubbs. ½ part. Sept 5. Oct 19, 1909. 11:3069. nom

*Arnold av, w s, 300 s Libby st, 150x— to east bank of Westchester Creek x—x—, 6 lots, with all title to land under water of said creek, Throggs Neck. Thos C Arnow to John Cook. Oct 15. Oct 16, 1909. nom

Belmont av / Crescent av, No 636. / 186th st. | s w cor 186th st, runs w 87.6 x s 123.1 to n s Crescent av x e 138 to w s Belmont av x n 16.4 to beginning, 5-sty brk tenement and stores. Max Powell to Henry M and Solomon C Powell. Mort $9,100. Mar 20, 1908. Oct 15, 1909. 11:3074. nom

*Bracken av, w s, 275 n Randall av, 25x100. Land Co "C" of Edenwald to Jowell and Brina Steinberg. All liens. Sept 3. Oct 15, 1909. nom

*Bracken av, w s, 250 n Randall av, 25x100. Same to Alick Steinberg and Morris Rhieff. All liens. Sept 3. Oct 15, 1909. nom

*Boston road, s s, abt 20 w Edson av, 45x112.11x45x114.7, and being lots 6 and 7 map (No 1208) of Bronx Terrace. Irving Realty Co to George Von Seth. Oct 7. Oct 16, 1909. other consid and 100

*Boston road, s e cor Ely av, 45x118.7x45x116.4, and being lots 61 and 62 map (No 1208) of Bronx Terrace. Release mort. The Crawford Real Estate & Building Co to Irving Realty Co. Oct 7. Oct 16, 1909. 1,050

*Boston road, s s, abt 20 w Edson av, 45x112.11x45x114.7. |
Edson av, w s, 186 s Boston road, 50x95. |
Edson av, w s, 434.10 s 222d st, 50x95. |
Release mort. Same to same. Oct 7. Oct 16, 1909. 2,350

Brook av, e s, 377.8 s 167th st, 70.5x112.5x72x117, vacant. August F Schwarzler to Standard Litho Co. Mort $6,000. Oct 9. Oct 18, 1909. 9:2392. other consid and 100

*Byron av / Whitehall pl / Edson av | n e cor Whitehall pl, and being lot 1 block 10 map of Whitehall Realty Co, 25x100. Walter Grant to Wm H Christian. Oct 15. Oct 18, 1909. other consid and 100

*Boston road, s e cor Ely av, 45x118.7x45x116.4. Irving Realty Co to John H Hack. Oct 7. Oct 15, 1909. other consid and 100

*Bronxdale av / Matthews av | n e cor Matthews av, 31.11x98.3x25x78.4, and being lot 1 block 47 map No 1138 of Sec 1, of Morris Park. Max C Gareis to Sophie Moerchen. All liens. Oct 16. Oct 18, 1909. nom

*Briggs av, n s, 125 e 4th st, 25x100, Williamsbridge. Antonetta Deiudicibus to Deiudicibus Building Construction Co. Mort $800. Oct 20. Oct 21, 1909. other consid and 100

Briggs av, w s, 100 n 196th st, 200x—, vacant. Restriction agreement. Howard Haviland with Geo E Buckbee. Oct 16. Oct 18, 1909. 12:3301. nom

Boston road, No 1086, late Morse av / Trinity av / 166th st | s e cor 166th st, late George st, 110.5x224.11x100x178, except parts for Boston road, 166th st or Trinity av, 2 and 3-sty frame dwelling, 2-sty frame chapel and vacant. FORECLOS, Mar 2, 1909. Francis S McAvoy referee to Helen McCartney. Mort $14,000. Sept 20. Oct 19, 1909. 10:2633. 32,500

*Broadway / Edison av | w s, 324.7 n Tremont road, 59x140.5 to e s Edison av x50x171.9. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Oct 18. Oct 19, 1909. nom

*Broadway / Edison av | w s, 324.7 n Tremont road, 59x140.5 to e s Edison av x50x171.9, Tremont Terrace. Bankers Realty & Security Co to James J Dougherty. All liens. Oct 18. Oct 19, 1909. 100

Briggs av, w s, 100 n 196th st, 200x94.11x200x91.3, vacant. Howard Haviland to Geo E Buckbee. Mort $14,600. Oct 16. Oct 18. 1909. 12:3301. other consid and 100

Brook av, No 1524, e s, 225 n 171st st, 25x100.11, 4-sty frame tenement. Chas B Pearsall to Emma Schwab. Mort $9,000. Oct 11. Oct 20, 1909. 11:2895. other consid and 100

Bryant av, No 1352 / Jennings st | s e cor Jennings st, 25x100, 3-sty brk dwelling. Release mort. Margaret Knox to Elviel Realty Co. Q C. Oct 15. Oct 21, 1909. 11:2999. nom

Same property. Elviel Realty Co to Elie Beline and Hyman Glasser, as joint tenants. Mort $11,000. Oct 20. Oct 21, 1909. 11:2999. nom

Bathgate av, No 2021 / 179th st, No 757 | n w cor 179th st, 60.5x188.2 to e s Washington ave, 2-sty frame dwelling and vacant. Bathgate Realty and Construction Co to Oppenheim & Feldmann, Inc, a corpn. Morts $13,500 and all liens. Oct 18. Oct 21, 1909. 11:3046. other consid and 100

Concourse, No 1050, e s, 206.9 n Transeverse road, or 165th st, 26 x80x26x81.10, 2-sty frame dwelling. Eliz G Finland to Maurice P Stack. Mort $3,250. Oct 18. Oct 19, 1909. 9:2462. nom

Courtlandt av, No 843 / 160th st, No 322 | s w cor 160th st, 23.6x97.7, 3-sty brk tenement and store and 2-sty frame building in st. Leo W Vogel to George Hooks. Mort $9,000. Oct 13. Oct 15, 1909. 9:2419. other consid and 100

Clinton av / 170th st, No 650 | s e cor 170th st, 31.6x100.2x42.6x95, 5-sty brk tenement. FORECLOS, Sept 24, 1909. Francis S McAvoy referee to Marie L Worch. Mort $36,000. Oct 14. Oct 15, 1909. 11:2935. 8,000

Clinton av, No 1401 / 170th st, No 645 | n w cor 170th st, 30.11x100x45.5x101, 5-sty brk tenement. Peter Fox to John Bates. Mort $33,000. Oct 15, 1909. 11:2936. other consid and 100

Cambreling av, No 2324, e s, 325 n 183d st, 25x100, 2-sty frame dwelling. Ernst L Tiemeyer to Henrietta Lissauer. Mort $4,000. Sept 28. Oct 15, 1909. 11:3089. other consid and 100

Same property. Henrietta Lissauer to Peter Pellegrino. Mort $4,000. Oct 15, 1909. 11:3089. other consid and 100

Courtlandt av, No 627, w s, 125 n 151st st, 25x100, 3-sty frame (brk front) tenement and store. Emma Teller et al to Sarah J Mason. Oct 14. Oct 15, 1909. 9:2411. other consid and 100

Cambreleng av, No 2468 / 189th st, No 681 / Beaumont av | n e cor 189th st, 40x— to w s Beaumont av x40 to 189th st x—, 5-sty brk tenement and stores and vacant. Martin E Donahue to Bedford Park Construction Co. Morts $22,000. Oct 15, 1909. 11:3090 and 3091. nom

Crotona av, No 1911 / Belmont av | w s, 300.5 s Tremont av, late 177th st, 50x 217.6 to Belmont av, except part for Belmont av, 2-sty frame dwelling and 2-sty frame building in rear. Julius Brunings to John McNulty. Mort $7,000. Oct 15. Oct 16, 1909. 11:2946. other consid and 100

*Cedar av, s s, abt 559 w Corsa av, 50x120x—x131. |
Cedar av, s s, 234 w Corsa av, 25x100. |
Beech av, n s, 187 w Corsa av, 50x100, Laconia Park. |
Milton J Doernberg to Melrose Realty Co. Mort $1,750. Oct 14. Oct 16, 1909. other consid and 100

Same property. Moritz Freudenberg to Milton J Doernberg. ½ part. All title. Oct 8. Oct 16, 1909. other consid and 100

*Craighill av, w s, 200 s Story av, 100x100 and being lots 480 to 483 map No 1274 of 567 lots Trask Estate at Clasons Pt. Aron Weinberger to Edward A Schill. Mort $868. Oct 14. Oct 15, 1909. nom

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Courtlandt av, No 746, e s, 25 n 156th st, 25x92.9, 3-sty frame dwelling. Release mort. Louise Behlen to Ferdinand Thomas. Oct 14. Oct 15 1909. 9:2403. nom

*Cedar av, w s, 100 s Bartholdi av, and being lots 13 to 15 map of lots near Williamsbridge Station, 75x100. Release mort. Ralph Hickox to Barnett Friedman. Oct 6. Oct 15, 1909. 1,620

*Cedar av, s s, 534 w Corsa av, and being lots 279 and 280, map (No 981 in Westchester Co) of Laconia Park, 50x120x—x131. Melrose Realty Co to Angelo Mercadante. Mort $800. Oct 19. Oct 20, 1909. other consid and 100

Courtlandt av, No 808, s e s, 50 n e 158th st, late Milton st, 25x100, except part for av, 2-sty frame dwelling. Moise Geismann to Reinhold Schultz. Oct 20, 1909. 9:2405. other consid and 100

Clay av, No 1341, w s, 514.1 n 169th st, 16.8x80.4x16.8x80.5, 2-sty frame dwelling. Flora M Clarke to Junius J Pittman and Harry Cahn. Mort $2,000. Oct 19. Oct 20, 1909. 11:2782. other consid and 100

Commerce av, s w cor 171st st, runs w 72.11 x s 675.5 x e 24.8 and 39.6 to av, x n 678.1 to beginning.
171st st, s s, at w line land of N Y C & H R R R Co, runs w 160.2 to U S pier and bulkhead line of Harlem River, x s 249.3 and again s on curve, 360.11 and 50.4, x e 143.4 to said R R, x n 680 to beginning.
171st st, n s, 156.10 e from said pier line, runs n 46.1 x w along new Aqueduct, 115.1 x n 66 x e 101.6 x n 70.3 x n w 146.9 to pier line, x s 206 to n s 171st st, x e 156.10 to beginning, vacant.
PARTITION, Mar 25, 1909. Wilbur Larremore, ref, and Edwin B Sheldon ADMR Wm B Ogden deceased to The Ogden Estate Co, a corpn. All liens. Oct 14. Oct 20, 1909. 11:2541, 2542. 64,250

Commerce av, w s, at e s of N Y C & H R R R Co, at point 144 s along R R from n line estate Wm B Ogden, runs s along R R 65 x still along said R R on curve 418.5 to w s Commerce av, x n 467 to beginning, vacant.
N Y C & H R R R Co, w s, at n line Washington Bridge Park, runs w 121.9 to U S pier and bulkhead line of Harlem River, x n 533.1 to n line Estate Wm B Ogden, x e 118.5 to w s said R R, x s 540.5 to beginning, vacant.
PARTITION, Mar 25, 1909. Wilbur Larremore, ref, to The Ogden Estate Co. Oct 19. Oct 20, 1909. 11:2884. 24,750

Commerce av, n w cor 171st st, 40.2x72.11x42.11x72.11, vacant.
PARTITION, Mar 25, 1909. Wilbur Larremore, ref, to The Ogden Estate Co. Oct 19. Oct 20, 1909. 11:2542. 1,425

Eastern Boulevard, n w cor Bryant av, runs n 100 x e 60 to e s Bryant av x s 100 to n s said Boulevard x w 60 to beginning, being part of Bryant av.

Eastern Boulevard, n w cor Longfellow av, runs n 100 x e 60 to e s Longfellow av x s 100 to st x w 60 to beginning, being portion of Longfellow av.

Eastern Boulevard, n w cor Whittier st, runs n 118 x e 60 to e s Whittier st x s 118 to st x w 60 to beginning, being portion of Whittier st, vacant.
Geo F Johnson to The City of N Y. B & S. Sept 17. Oct 15, 1909. 10:2763, 2766, 2769 and 2772. nom

*Edson av, w s, 186 s Boston road, 50x95.
Edson av, w s, 434.10 s 222d st, 50x95, and being lots 11, 12, 151 and 152 map (No 1208) of Bronx Terrace.
Irving Realty Co to Louise Martzolf. Sept 10. Sept 16, 1909. other consid and 100

*Ellis av, n s, 305 w Castle Hill av, 25x108, Unionport. Annie F Mackenzie to Amelia B Paff. Mort $3,500. Oct 11. Oct 20, 1909. other consid and 100

*Edison av | e s, 375 n Tremont road, runs e 109 to w s Broad-
Broadway | way, x n w 205.2 to e s Edison av, x s 173.10 to beginning, gore, Tremont terrace. Release mort. Washington Savings Bank to Bankers Realty and Security Co. Sept 30. Oct 21, 1909. nom

*Same property. Bankers Realty and Security Co to George Costar. All liens. Oct 13. Oct 21, 1909. other consid and 100

Franklin av n e cor Jefferson pl, 38x100, 5-sty
Jefferson pl, Nos 621 to 625 | brk tenement. Peter Clemens to Hedwig Glass. Mort $31,000. Oct 19. Oct 21, 1909. 11:2935. other consid and 100

Franklin av, No 1387, n w s, 113.5 s w 170th st, 20x100, except part for av, 2-sty brk dwelling. Mayer Jones to Jennie Starr. Mort $4,225. Oct 18, 1909. 11:2931. nom

Garrison av, No 1100 |s s, 114.8 w Irvine st, runs s 123.4
Hunts Point av, Nos 890 and 900 | x w 61.8 to e s Hunts Point av x n along Hunts Point av and e along Garrison av as they wind and turn 167.8 to beginning, 1-sty brk stores. Robert E Simon et al to Utility Realty Co. B & S. Oct 11. Oct 15, 1909. 10:2761. other consid and 100

Grant av, Nos 1060 and 1062, e s, 132 s 166th st, 50x101.5x50x101.1, two 3-sty brk dwellings, valued at $25,000; morts $18,000. CONTRACT to exchange for
Trinity av, No 801 |n w cor 158th st, 25x148.1x25x148, 2-sty
158th st, No 665 | frame dwelling, valued at $13,300; morts $7,300, assignments, &c.
Cohen & Eckman Corpn with Marie Phelon. Sept 21. Oct 15, 1909. 9:2448, 10:2630 and 2637. exch

*Gleason av (12th st), s s, 105 e Pugsley av (Av E), 75x108, Unionport. Edward Trass et al to George Costar. Oct 14. Oct 15, 1909. other consid and 100

Garrison av, No 1100 |s s, 114.8 w Irvine st, runs s 123.4
Hunts Point av, Nos 890 and 900 | x w 61.8 to e s Hunts Point av x n along Hunts Point av and e along Garrison av as same wind and turn 167.8 to beginning, 1-sty brk stores. Utility Realty Co to Adelaide P Ehrich. ½ part. B & S. Mort $37,500. Oct 15. Oct 16, 1909. 10:2761. other consid and 100

Same property. Same to Robt E Simon. ½ part. B & S. Mort $37,500. Oct 15. Oct 16, 1909. 10:2761. other consid and 100

Heath av, e s, 75 n 230th st, 37.6x100, and being plot 6 map (No 1362) subdivision of blk 3256 at Kingsbridge, vacant. Samuel Bitterman to Annie Carroll. Q C. Mort $1,000. Sept 28. Oct 15, 1909. 12:3256. other consid and 100

Hoe av, No 1540, e s, 375 s 173d st, 25x100, 2-sty frame dwelling. John A Steinmetz to Lyman W Divine. ½ part. Mort $5,500. July 22. Oct 15, 1909. 11:2989. other consid and 100

Heath av, e s, 75 n 230th st, 37.6x100, vacant. Annie Carroll to Samuel Bitterman. Mort $1,000. Sept 27. Oct 15, 1909. 12:3256. nom

Heath av, w s, 55 s of c l of 230th st, 125x90, vacant. Eugenie M Peterson et al to The Metzler Building and Construction Co. Mts $11,000. Oct 18. Oct 21, 1909. 12:3260. other consid and 100

Hoe av, No 1026, e s, 350 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Charles Seipp. Mort $24,000. Oct 20. Oct 21, 1909. 10:2749. other consid and 100

Johnson av| s w cor West 230th st, 100x74.10x102.8x53.6, Spuyten
230th st | Duyvil, vacant. The "W" Parcels Company to Helen F McKelvey. Aug 18. Oct 21, 1909. 13:3407. nom

*Jones av, e s, 425 n Jefferson av, 50x100, Edenwald. Hippolit Pfund to Peter Cordary. Mort $1,000. Aug 21. Oct 18, 1909. other consid and 100

Lafontaine av, No 2170, e s, 12.9 s Quarry road, 24.9x95, 2-sty frame dwelling. Sophia Halpin to James Shaw of White Plains, N Y. All liens. Oct 14. Oct 15, 1909. 11:3063. nom

*Mead av, No 633, late Grant av, n s, 205.2 w Unionport road, 25x100, and being lot 512 map Van Nest Park. FORECLOS, Oct 14, 1909. John C Hoenninger ref to Michel Policastro. Oct 18, 1909. 6,000

Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. Edwin J Preston to Mary E Wheat. B & S. June 22. Oct 19, 1909 9:2437. nom

Morris av, No 1994, e s, 40 s 179th st, 20x80, 3-sty brk dwelling. Margaret Griffin to Annie Roberts. ½ part. Morts $10,000. Oct 9. Oct 16, 1909. 11:2807. other consid and 100

Mapes av, No 2082 |s e cor 180th st, 93.2x20.1, 3-sty frame tene-
180th st, No 800 | ment and store. William Haab to Marie Fox. Mort $7,000. Oct 15. Oct 16, 1909. 11:3108. other consid and 100

Nelson av |n w cor Macombs road, 54x74.6x133.3x106.1, vacant.
Macombs road | Thomas Donnelly to Madeline and Anna Klika and Charlotte Maidhof. Mort $4,800. Oct 15. Oct 16, 1909. 11:2876. other consid and 100

*Nereid av, s w cor Wickham av, 48.10x100, and being lots 1 and 2 block 30 map No 1140 of Bathgate estate. James T Penfield to Jerome Hirshkind of Mt Vernon, N Y. Oct 14. Oct 18, 1909. other consid and 100

New Drive, w s, at n line lot 6, on map Margt E Putnam at Spuyten Duyvil, runs w 338.3 to land N Y C & H R R R Co, x s 50 x e 320 to drive, x n 50 to beginning. Richard Pfeifer to John J McKelvey. All liens. Oct 11. Oct 16, 1909. 13:3411. nom

*Olinville av, w s, 625 n 216th st, 25x100.4, Olinville. Caroline G McManus to Gustave Blass. Mort $6,000. Oct 14. Oct 16, 1909. other consid and 100

Ogden av, No 1080, late Highbridge av, s e s, being 225 n Devoe st, now 165th st, and being part lot 28 of Devoe farm at Highbridge, 25x125, 2-sty frame dwelling. Leonard T Garland to Edward N Garland. Oct —, 1907. Oct 19, 1909. 9:2514. nom

Old Williamsbridge road, that portion lying bet w s Old Williamsbridge road and present w s of Bainbridge av, on tax map as lot 30 blk 3296 sec 12, vacant. James C Bennett to Alonzo Fogal EXR Emily Fogal, dec'd, of White Plains, N Y. Q C. Aug 9, 1906. Oct 19, 1909. 12:3296. nom

*Old Albany Post road, w s, adj lands of Warner or Bebee and Hadley or Rabel, contains 17½ acres. James A Hennessy to Stuard Realty Co. Mort $100,000. Oct 19, 1909. other consid and 100

Plympton av, w s, at s w s Boscobel av, runs n 33.6 to Boscobel av, x n w along Boscobel av, 24.7 x w 58.4 x e 53.7 to beginning, and being lot 22 parcel 20, map subdivision Estate Wm B Ogden at Highbridge. Filed May 24, 1907. Jos H Jones to Kemp-Jones Realty Co. Oct 19. Oct 20, 1909. 9:2522. other consid and 100

Plympton av| n w cor 169th st runs n 80 x w 70.8 x — 152.9 x
Ogden av | n w 83.3 x s w along Ogden av, 236.4 to 169th st,
169th st | x e 91 to beginning, sub to rights of Mary Woolf to interest in strip on s s formerly part of bed of Highbridge st, and n s West 169th st, being 1.8 on e s of Ogden av and 17.6 on w s Plympton av; also in triangular strip in bed of Highbridge av, at present e s Ogden av, —x—x41. vacant. PARTITION, Mar 25, 1909. Wilbur Larremore, ref, to The Ogden Estate Co. Oct 19. Oct 20, 1909. 9:2522. 14,150

*Pilgrim av, w s, 275 s Evelyn pl, and being lots 199 and 200 map 473 lots Haight estate, Westchester, 50x100. Jennie wife of and Joseph A Irvine to Mary Entenmann. Sept 25. Oct 19, 1909. nom

Prospect av, No 782, e s, 87.3 s Longwood av, 37.6x110.5x40x124.6, 5-sty brk tenement. Julius Kamber to Edward Osserman and Samuel Gottlieb. Q C. Oct 16. Oct 19, 1909. 10:2688. nom

Same property. Abraham Drechsler et al to same. Mort $27,000. Oct 15. Oct 19, 1909. 10:2688. other consid and 100

Prospect av, No 647, w s, 57.3 s 152d st, 18.6x100, 2-sty brk dwelling. Ludwig Arnheim to Adolph Aronheim of Norfolk, Va. Mort $2,000. Oct 16. Oct 18, 1909. 10:2674. nom

*Powell av (11th st), n s, 405 w Av B, and being east ½ of lot 284 map Unionport, 50x108. Georgiana wife to John J Bolen to Chas G Neubarth. Oct 15. Oct 18, 1909. other consid and 100

*Road from Alexander Woods towards Geo D Coopers, until it comes to lands of James Briggs, n s, thence e by lands of James and David Ferris, thence n by lands of Ferris and w by said lands till it comes to land of said Woods, thence — by said Woods lands to the road at beginning, Throggs Neck. Mary E Bogert et al to Charlotte Wallace of White Plains, N Y. B & S. All liens. Apr 27, 1908. Oct 15, 1909. 150

*Same property. Charlotte Wallace to Mary E Hyland and Helen Arnow. B & S. All liens. July 10, 1908. Oct 15, 1909. 500

*Same property. W Emma wife Frank J Firth to same. Q C. All liens. Mar 31, 1909. Oct 15, 1909. 100

*Same property. Arvenia Ham to same. Q C. All liens. Mar 31. Oct 15, 1909. 100

*Same property. Arthur H Stevens to Charlotte Wallace of White Plains. B & S. All liens. Apr 28, 1908. Oct 15, 1909. 50

*Same property. Leroy C Cornell to same. B & S. All liens. May 16, 1908. Oct 15, 1909. 10

*Same property. Edgar H Cornell to Mary E Hyland and Helen Arnow B & S. All liens. Feb 15, 1909 Oct 15, 1909. 100

Riverdale av, s e cor 238th st, 117.11x50x73.11x66.5.
Waldo av, s w cor 238th st, 53.5x102.9x50x121.10.
Waldo av, s e cor 238th st, 25x101.7x25x103.2, vacant.
Louis Gordon to Edward, Louis M and Samuel D Friedman. Mts $6,930. Sept 27. Oct 15, 1909. 13:3406 and 3414. other consid and 100

River av | w s, 68.5 s 150th st, 18.5x115.3 to n e s Exterior st,
Exterior st | x21.3x125.9 to beginning, vacant. Release mort. Henry L Morris to Hamilton Carhartt. Oct 19. Oct 20, 1909. 9:2356. 4,500

River av | w s, 86.11 s 150th st, 96x59 to s e s Exterior st, x
Exterior st. 114x115.3, vacant. Hamilton Carhartt to Exterior Realty Co. Mort $12,500. May 18. Oct 20, 1909. nom

Ryer av, e s, 303.4 s 183d st, 25x100, vacant. Michael J Sheridan to Barbara Walz. Oct 14. Oct 21, 1909. 11:3150. other consid and 100

Seneca av, s s, 125 w Faile st, 47.3x165, vacant. Carrie Lazar and ano to Broad Realty Co. All liens. Oct 20. Oct 21, 1909. 10:2761. other consid and 100

Southern Boulevard | s w cor St Marys st, 252.6x121.8x182.3x
St Marys st | 101.9, vacant. Adolf Mandel to Ward Bread Co, a corpn, of N J. Mort $15,000. Aug 26. Oct 21, 1909. 10:2575. other consid and 100

*Syracuse av, s w cor Chestnut av, 100x100, and being lot 198 on mortgage map of Arden property at Westchester. FORECLOS, Oct 9, 1909. Cromwell G Macy, Jr, ref to Walter W Taylor. Oct 9. Oct 21, 1909. 1,150

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Spofford av, s s, 100 e Barretto st, 50x100, vacant. Wm Burger to Louis M Haupt. ½ part. Oct 20, 1909. 10:2765. other consid and 1 0

Spofford av, s s, 25 w Barretto st, 25x100, vacant. Empire Development Co to Rosa Bastone. Oct 5. Oct 20, 1909. 10:2768. other consid and 1 0

Sedgwick av, e s, bet West 183d st and Fordham road. Release covenants. Wm D Peck to Eugene J Quin. Oct 18. Oct 19, 1909. 11:3225. nom

St Anns av, No 743, w s, 25 n 156th st, runs w 98.3 x n 20.5 x e 93 5 to av x s 26.6 to beginning, 4-sty brk tenement. Dora Bernstein to Hannah Levy. B & S. July 1. Oct 16, 1909. 9:2360. nom

Same property. Hannah Levy to Dora Bernstein. All liens. Oct 9. Oct 16, 1909. 9:2360. nom

St Anns av, No 743, w s, 25 n 156th st, 26.6x93.5x20.5x98.3, 4-sty brk tenement. Edward Levy et al HEIRS Louis Levy to Hannah Levy widow. All title. B & S. July 1. Oct 16, 1909. 9:2360. gift

Trinity av, No 801 (Av C) | n w cor 158th st, 25x100, 2-sty frame
158th st, No 665 | dwelling, with all title to land in front of above as follows:
Trinity av, n w cor 158th st, runs w 48 to w s Av C x n 25 x e 48.1 to av x s 25 to beginning, vacant.
Sylvanus O Phelon to Marie Phelon. B & S and C a G. All liens. Nov 14, 1900. Oct 15, 1909. 10:2630 and 2637. gift

Tremont av | s w cor Grand av, runs s 128.3 x e 40 to c l of Grand
Grand av | av x n — to s s Tremont av x w — to beginning, vacant. Release mort. Rolaz H Gallatin EXR Fordham Morris dec'd and Lewis G Morris INDIVID and the N Y Life Ins & Trust Co as TRUSTEE Alice M Chessman to Wm R Lowe Co. Oct 11. Oct 15, 1909. 11:2867. other consid and 500

Tremont av | agreement to dedicate all right, title and interest to
Grand av | sts, &c, to the City of N Y. Leo M Klein and Samuel Jackson with Wm R Lowe Co. Dec 9, 1908. Oct 15, 1909. 11:2867. nom

Vyse av, No 1545, w s, 225 n 172d st, 25x100, 2-sty brk dwelling. Steinmetz Construction Co to Charles Bohan and James Reynolds. Mort $5,750. Oct 14. Oct 15, 1909. 11:2980. other consid and 100

Vyse av, w s, 75 s 172d st, 25x100, vacant. Annie Roberts to Margaret Griffin. ½ part. Right, title and interest. Mort $1,500 and all liens. Oct 9. Oct 16, 1909. 11:2988. other consid and 100

Valentine av | w s, 76 s 182d st, 200x200 to e s Ryer av, vacant.
Ryer av | Louise F Mahoney to Robt J Mahoney. ½ part. All liens. June —, 1909. Oct 19, 1909. 11:3149. other consid and 100

Washington av | n e cor 179th st, 60.5x17.6 to s e s Quarry road
179th st | (closed), x60.7x12.6, vacant. Isaac N Hebberd to Bathgate Realty and Construction Co. B & S. Oct 15. Oct 21, 1909. 11:3046. other consid and 100

Wales av, e s, 100 s St Marys st, 22.1x121.3x87.2x102.2, 3-sty frame dwelling. Elizabeth Maxwell to Ward Bread Co, a N J corpn. Mort $3,500 and all liens. Oct 20. Oct 21, 1909. 10:2575. other consid and 100

Wales av, e s, 100 s St Marys st, 22.1x121.3x87.2x102.1, 3-sty frame dwelling. Max Weil to Elizabeth Maxwell. Q C and correction deed. Oct 15. Oct 21, 1909. 10:2575. nom

Wales av | s e cor St Marys st, 100x102.1x100x101.11, vacant.
St Marys st | Charles Cohen to Ward Bread Co, a corpn of N J. Mort $6,000. Oct 18. Oct 21, 1909. 10:2575. other consid and 100

*Wright av, e s, 400 s Randall av, 25x105. Joseph Fraser to Thos Banks of Portchester, N Y. July 23, 1908. Oct 19, 1909. nom

Walton av | s e cor 175th st, 190x100, vacant. Spencer T Horton
175th st | to James Bradley. Sept 23. Oct 15, 1909. 11:2822. nom

Whitlock av, No 965, w s, 250 n Barretto st, 37.6x100, 4-sty brk tenement. Kellwood Realty Co to John T Korner. Mort $21,000. Oct 15. Oct 16, 1909. 10:2735. nom

Whitlock av, No 965, w s, 250 n Barretto st, 37.6x100, 4-sty brk tenement. Release mort. Michael Meehan to Kellwood Realty Co. Oct 15. Oct 16, 1909. 10:2735. nom

*Westchester av | n e cor Cooper av, 100.8x10.8x100x22.2, West-
Cooper av | chester. Release mort. Rachel Mamlock et al TRUSTEES Meyer Mamlock to Marcus Nathan. Oct 14. Oct 16, 1909. other consid and 100

*Same property. Release mort. Elenora Bash to same. Oct 14. Oct 16, 1909. nom

*Westchester av | n e cor Cooper av, 100.8x10.8x100x22.2. Marcus
Cooper av | Nathan to D J Dillon Co, a corpn. All liens. Oct 15. Oct 16, 1909. other consid and 100

*White Plains road, e s, 205.6 s 150th st, and being lot 24, map (No 1055) estate of Joseph Husson at Classons Point, 25x111.6. Herman G Binde to Robert B Edwards and William Mauter. Oct 21, 1909. other consid and 100

*2d av | s e cor 216th st, 100x50, Olinville. Eliz J Boellinger to
216th st | August Feik and Mina his wife joint tenants. Mort $4,600. June 7. Oct 19, 1909. nom

3d av, No 3431, w s, 50 s 167th st, 25x100, except part for av, 3-sty frame (brk front) tenement and store. Geo W Gros et al to Nathan Lefkowitz. Mort $7,000. Oct 14. Oct 15, 1909. 9:2371. other consid and 100

3d av, No 2488 | n e cor 136th st, 26.5x121.8 to w s Lincoln av,
136th st, No 261 | x25x130.5, except part for widening 3d av,
Lincoln av, No 183 | 5-sty brk tenement and store. Rachel Dresner to Julia Ganss. Mort $31,500. May 31, 1907. Oct 21, 1909. 9:2318. other consid and 100

*Gore lot "W," map of Washingtonville. Wm D Miller to N Y State Realty & Terminal Co. Q C. Oct 19. Oct 20, 1909. nom

*Part lot 46, map Washingtonville, begins at s e cor lot 42, runs e 25 x s 0.10 x w 25 x n 0.10 to beginning. Release mort. Edward H Mace to Louisa wife of and John Hargers, Jr, of Wakefield. April 16. Oct 20, 1909. nom

Plot begins 107.11 w Crotona av and 201.10 s 182d st, runs w 123.11 x s 79.8 x e 123.4 to point 96 w said av x n 68.7 to beginning, vacant. Giugliano Realty & Construction Co to Antonetta Giugliano. Oct 15. Oct 16, 1909. 11:3083. other consid and 100

*Plot begins 490 e White Plains road at point 1,209.2 n along same from Morris Park av, runs n e 102.1 x s e 34.9 x s w 100 x n w 14.2 to beginning, with right of way over strip to Morris Park av. Regent Realty Co to Emily A Scott. Oct 20. Oct 21, 1909. nom

*Piece of salt meadow together with ½ part of the Hammock to which it is attached at Eastchester, at a place called the Hammock, bounded n e by salt meadow of Valentine now of Jones and on all other sides by Griffins Creek, contains, exclusive of the Hammock, 3 acres, 3 rods and 22 perches. Jenny Cockburn to Edward T Mulligan. Oct 19, 1909. nom

Mill brook, w s, at n line lands conveyed by Minogue to Moser, recorded May 27, 1909, a strip, runs e 3.10 to c l said brook, x s 66 x again s — to w s said brook, x n 66 to beginning. Lewis Morris and ano TRUSTEES, &c, Gouverneur Morris to Mary Moser. All title. Q C. Oct 4. Oct 21, 1909. 9:2290. 212

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

October 15, 16, 18, 19, 20 and 21.

BOROUGH OF MANHATTAN.

Attorney st, No 137, all. Paul D Lavigne to Stropkower Chebra, Joseph Chaim Oesterreich Ungarische Ansch Sephard; 10 yrs, from Oct 1, 1909, with option to purchase for $16,500. Oct 15, 1909. 2:349..... 1,110

Bleecker st, Nos 185 and 187, 4 rooms on 1st floor. Antonio Cuomo to Dr Walter A Barone. Oct 13, 1909, 5 years, from Oct 18, 1909. 2:540..... 372

Bleecker st, No 171 | all. The Citizens Investing Co to Raffaele
Sullivan st, No 206 | Gianninoto; 2 7-12 years, from Oct 1, 1909. Oct 15, 1909. 2:540..... 5,678

Baxter st, No 74. Assign lease. Antonio Sbarr or Tony Sbarro to Rosie Calleo. Mort $1,750. Oct 18. Oct 20, 1909. 1:167. nom

Broome st, s w cor Essex st, store and basement. Samuel Kallman et al to Edward Rosenstein; 4 11-12 years, from June 1, 1908. Oct 21, 1909. 2:408.. 1,800 and 2,100

Same property. Assign lease. Edward Rosenstein to Abraham Samuels. Oct 7. Oct 21, 1909. 2:408.. —

Same property. Consent to assign lease. Samuel Kallman et al to Edward Rosenstein. Oct 7. Oct 21, 1909. 2:408.. —

Great Jones st, No 55, store and basement. Henry P Booth to David Mayer; 6 years, from May 1, 1907. Oct 19, 1909. 2:530. 1,500

Harrison st, No 32. Assign lease. Wm F Schaub to Adolf Freiman. Oct 16. Oct 19, 1909. 1:183. nom

Houston st, No 372 East, n s, 40x½ block. Assign lease. Max Schwartz EXR and TRUSTEE Ignatz Meirowitz to Lous Meirowitz. All title. Oct 16. Oct 18, 1909. 2:371. nom

Same property. Assign lease. Louis Meirowitz to Peppie Meirowitz or Peppie Caul. All title. Oct 18, 1909. 2:371. nom

Hudson st, No 515. Assign lease. Matthew Maloney to Arthur Jost. Oct 15. Oct 18, 1909. 2:630.. nom

Mulberry st, No 115. Assign lease. Jos Felino to Charles Stabile. Sept 8. Oct 18, 1909. 1:206. nom

Murray st, No 70. Assign lease. Ferdinand Munch Brewery to John Oed. Oct 14. Oct 20, 1909. 1:127. nom

Same property. Assign lease. John Oed to Paul Sommer and ano. Oct 14. Oct 20, 1909. 1:127. nom

Same property. Assign lease. Paul Sommer and ano to Excelsior Brewing Co. Oct 14. Oct 20, 1909. 1:127. nom

Pitt st, No 36. Surrender lease. Benjamin Lichtblau to Joseph Diamond. All title. July 19. Oct 21, 1909. 2:337. nom

Roosevelt st No 114.
Water st, No 328.
Consent to assign lease. Mary Byrnes to Peter Doelger. Oct 20. Oct 21, 1909. 1:110. nom

Roosevelt st, No 9. Surrender lease. Agugliati & Carini to The Bridge Cafe, a corpn. All title. Oct 15. Oct 18, 1909. 1:118. nom

Same property. Agreement and declaration as to lease. Same with same. Oct 15. Oct 18, 1909. 1:118. —

Stanton st, No 40, n w cor Forsyth st. Assign lease. Jacob Rosenberg to Barnet Kirschstein. Oct 15. Oct 21, 1909. 2:422.. nom

9th st, No 54, s s, 231.4 w Broadway, 16.8x93.11.
9th st, No 58, s s, 198 w Broadway, 16.8x93.11.
9th st, No 56, s s, 214.8 w Broadway, 16.8x93.11.
Assign three leases. Ida and Annie Levy to Jacob A Stein. 2-8 parts. Oct 20. Oct 21, 1909. 2:560..... other consid and 100

Same property. Consent to assign lease. TRUSTEES of Sailors Snug Harbor to Ida Levy. 1-8 part. Oct 20. Oct 21, 1909. 2:560. —

Same property. Agreement to assign lease. Same to Annie Levy. 1-8 part. Oct 20. Oct 21, 1909. 2:560. —

Stanton st, No 28 | n e cor, all. Daniel Dober to Antonina
Chrystie st, Nos 206 to 212 | and Vincenzo Governale; 5 years, from Nov 1, 1909. Oct 19, 1909. 2:422. 9,500

Thompson st, Nos 57 to 63, all. Louis Golde to Raffaele Gianninoto; 3 years, from Oct 1, 1909. Oct 15, 1909. 2:489. 9,000

West st, No 143. Assign lease. George Kasner to Arthur Jost. Oct 15. Oct 19, 1909. 1:84. nom

1st st, No 54, all. Samuel Resler and ano to Samuel Lipman; 3 years, from Sept 1, 1909. Oct 16, 1909. 2:443. 3,224

17th st, No 105 West, all. Gustav Basch and Benj Abert EXRS, &c, Solomon Appel to Wm F Renehan; from Feb 1, 1909, to Oct 31, 1920. Oct 18, 1909. 3:793. 3,400

20th st, Nos 37 to 45 West, 6th loft. Brody, Adler & Koch Co to Isidor and Samuel Ullman; 3 years, from Feb 1, 1910. Oct 15, 1909. 6,000

21st st, Nos 19 to 27 West, store and basement. David Spero to S Katz & Co; 10 years, from Feb 1, 1910. Oct 21, 1909. 3:823. 10,000 to 12,500

25th st, No 242, s s, 3 0 w 7th av, 15x98.9, all. Kath E Fitzpatrick to Henry M Weill; 21 years, from Oct 1, 1909, with 42 yrs renewal. Oct 20, 1909. 3:774. 1,200

26th st, Nos 38 to 44 West, 12th floor. Crown Embroidery Works to Jos J Kahn et al; 5 years, from Feb 1, 1910. Oct 16, 1909. 3:827. 4,250

45th st, No 203 East, basement and part of cellar. Joseph Nicholson to Joseph H Goldblatt; 1 10-12 years, from July 1, 1909. Oct 19, 1909. 5:1319. 336

45th st, No 242, s s, 230 e 8th av, 20x100.5. Assign lease. May E Fould to John T Brook. Oct 15, 1909. 4:1016. nom

55th st | n s, 201.4 w Broadway, runs n 185.9 x s e 75.7 x s 51
Broadway | x e 94.3 to Broadway, x s 25.9 x w 100.8 x s 100.5 to st, x w 75 to beginning, except part for Broadway. Agreement cancelling lease. Wyckoff, Church & Partridge with Gustav Dreisler and James T Stevenson. May 21, 1907. Oct 16, 1909. 4:1027. nom

62d st, Nos 229 and 231 West, all. Harry Saltzman to Israel Albert; 3 years, from Oct 1, 1909. Oct 20, 1909. 4:1154. 3,150

75th st, No 438 East. Surrender lease. Ernest Tribelhorn to The Strand Realties. Oct 11. Oct 19, 1909. 5:1469. nom

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OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

106th st, Nos 403 to 413 East, all. Simon Epstein and ano to Carmine Liberti; 5 years, from Nov 1, 1909. Oct 15, 1909. 6:1700. ..... 7,800 and 9,000

106th st, Nos 403 to 413 East. Assign lease. Carmine Liberti to William Zoll. Oct 14. Oct 15, 1909. 6:1700..... nom

122d st, No 404 East, east side of building, 20x65, for wagon shed and stable. Samuel Krassnoff to Benjamin Englander; Oct 14, 1909, to Feb 1, 1918. Oct 20, 1909. 6:1809.....480 to 540

145th st, No 501 West, front room 1 flight up. William Hobson to Michael Peyser; 5 years, from Oct 1, 1909. Oct 20, 1909. 7:2077. ..... 900 to 1,500

Av B, No 15 | all. Harry J Sprung and ano
2d st, Nos 207 and 209 East | EXRS Isaac Sprung to Samuel Weisberger; 5 years, from Oct 15, 1909. Oct 18, 1909. ....5,000 to 7,000

Av D, No 56, n e cor 5th st. Assign lease. Louis Sperber to H Koehler & Co. Jan 20, 1905. Oct 19, 1909. 2:360.....nom

Av D, No 48, store. Chevra Ahawath Abraham Bnai Kolla to Jacob Hirschfeld and ano; 5 years, from Apr 1, 1908, with 5 years renewal at $900. Oct 16, 1909. 2:360..... 840

Amsterdam av, n w cor 185th st, 49.4x100x53.4x100, all. Robert A Nugent to Annuziata Carducci; 3 years, from Oct 1, 1909. Oct 18, 1909. 8:2156... ....780 and 900

Amsterdam av, n w cor 145th st, 25x90, 5-sty building. Alva S Walker TRUSTEE Benj F Hopper to William Hobson; 20 yrs, from Oct 1, 1909. Oct 15, 1909. 7:2077.....9,000 to 15,000

Amsterdam av, n w cor 185th st, —x—. Assignment of all title to sum of $150 due upon surrender of lease. Annuziata Carducci to Robt A Nugent. Oct 8. Oct 18, 1909. 8:2156.. 200

Broadway, No 3896. Re-assign lease. Wm Zoll to Thomas Mortimer. All title. Oct 18, 1909. 8:2122. ....nom

Broadway, e s, 18 s 163d st, 2d and 3d stores and basement. Tomahawk Realty Co to Thomas Mortimer; 10 years, from Oct 1, 1909. Oct 15, 1909. 8:2122..... .....1,500 to 1,800

Same property. Assign lease. Thomas Mortimer to William Zoll. Oct 15, 1909. 8:2122..... .... nom

Broadway s w cor 56th st, runs s 53.4 x w 62.1 x n 25 x n w 56th st | 75.7 x n 15 to st, x e 119.9 to beginning. Agreement cancelling lease. Wyckoff, Church & Partridge with A Van Beuren & Co. May 21, 1907. Oct 16, 1909. 4:1027.....nom

Broadway, s w cor 42d st. Consent to assign lease. Estate of Charles A Coe to United Chemists Co and Joseph H Flick. Apr 27. Oct 21, 1909. 4:994..... .....

Bowery, No 16, store, with exit leading through Pell st, No 9. James McGowan to Samuel Kutinsky; 5 years, from Nov 15, 1909. Oct 19, 1909. 1:162..... 3,600

Park Row, No 101, s s, 100 w Duane st, old line, 18x65, all. Eversley Childs to Louis and Alfred W Scholss; 21 years, from Dec 1, 1909. Oct 19, 1909. 1:121..taxes, &c, and 5,000 to 7,000

1st av, No 83. Assign lease. Aaron Singer to Selig Lesser. Oct 19. Oct 20, 1909. 2:447..... ..... nom

1st av, No 106, store and basement. Annie M Hubsch and Helen Harber to Bernard Kemp; 5 years, from Aug 18. Oct 18, 1909. 2:434..... 900

2d av, No 2295, all. Second Avenue Methodist Episcopal Church, known as Trinity Methodist Episcopal Church to Max Rothbart proprietor of the Acme Metal Ceiling Co of N Y; 5 years, from Dec 1, 1908; 5 years renewal. Oct 21, 1909. 6:1667..... ....assessments, reports, &c, and 480

2d av, No 537, store, &c. Chas H Liss to Francis Schneider; 3 years, from Nov 1, 1909. Oct 15, 1909. 3:910..... 540

2d av, No 1470 | store, &c. Hamilton Holding Co to Bernard
77th st, No 300 East | Colle; 6 years, from May 1, 1910. Oct 19, 1909. 5:1451 1,300

3d av, No 2359 | s e cor 128th st, all. Kath G Farrell INDIVID
128th st | and as EXTRX Hannah McGowan and ano to Chas E Martenhoff; 10 years, from Mar 1, 1911. Oct 19, 1909. 6:1792..... 4,000

Same property. Assign lease. Chas E Martenhoff to Arthur Jost. Oct 15. Oct 19, 1909. 6:1792 .....nom

3d av, No 1017, store and basement. Nellie Scott to Harry Rothstein and ano; 5 years from Oct 1, 1909. Oct 18, 1909. 5:1415. ....1,200 to 1,500

3d av, No 265, store, &c. Emma M Zeltner to Samuel Fuerst; 5 years, from May 1, 1909. Oct 20, 1909. 3:902...1,300 and 1,400

6th av, Nos 410 and 412. Agreement modifying lease so as to expire May 1, 1913, instead of May 1, 1929, &c. Josephine S Price to Carl and Oscar Oestreicher. Oct 13. Oct 19, 1909. 3:826 ....nom

7th av, No 283, n e cor 26th st, store and cellar. Harry Silverman and ano to Nicholas Nash; 6 10-12 years, from May 1, 1910. Oct 20, 1909. 3:801..... 2,100

8th av, No 2794, store. Mattie J Martin to Daniel Gorman; 2 years, from Aug 15, 1909. Oct 20, 1909. 7:2034.....540 and 600

8th av | n w cor, store. Ferdinand Brakmann to Will-
145th st, No 301 W | iam O'Hara; 5 years, from Oct 1, 1909, with 5 years renewal at $4,000. Oct 15, 1909. 7:2045..3,000 to 3,600

11th av, No 643, s w cor 47th st, store. Jas J Tierney to Martin O'Brien; 5 years, from Oct 1, 1909. Oct 15, 1909. 4:1094.... ....1,200 and 1,500

11th av, n e cor 21st st, 2d and 3d floors. Acme Mortgage Co to Ferdinand L Schmidt; 10 years, from Jan 1, 1910. Oct 19, 1909. 3:693. 5,500

BOROUGH OF THE BRONX.

165th st, No 804 East. s w cor Union av, store, &c. Henry Battenfeld to Fredk C G Reinert; 4 years, from May 1, 1909. Oct 19, 1909. 10:2669 ....720 and 780

165th st, No 845 East, n w cor Prospect av, store and cellar. Christian Brunc to Adolf Janssen; 3½ years, from Nov 1, 1909. Oct 19 1909. 10:2679 .....720 and 480

177th st, No 262 West, part of first floor and part of basement. Edwin F Branning to U S of America by Chas P Grandfield, Acting Postmaster General; 5 years, from July 1, 1909. Oct 18, 1909. 11:2881..... 750

180th st, No 718, old No 968 East, rear. Assign lease. Leon Sonderegger to William Barish and Louis Schwartz. Oct 19. Oct 21, 1909. 11:3095..... .... nom

180th st, No 718, old No 968 East. Option for extension of lease for further term of 5 years. John Miller with William Barish and Louis Schwartz. Sept 21. Oct 21, 1909. 11:3095.. ..... nom

MORTGAGES

October 15, 16, 18, 19, 20 and 21.

BOROUGH OF MANHATTAN.

Anderson, Henry B of Lewisboro, N Y, to UNION TRUST CO. 60th st, No 126, s s, 260 e Park av, 20x100.5. Oct 15, 1909, 3 years, 4½%. 5:1394. 30,000

Anderson, Henry B of Lewisboro, N Y, to UNION TRUST CO of N Y. 63d st, Nos 131 to 135, n s, 85 w Lexington av, 42x100.5. Oct 15, 1909, 3 years, 4½%. 5:1398. 46,000

Anderson, Henry B of Lewisboro, N Y, to UNION TRUST CO. Park av, No 591, e s, 80 s 64th st, 20.5x97.6. Oct 15, 1909, 3 years, 4½%. 5:1398. 30,000

Anderson, Henry B, of Lewisboro, N Y, to UNION TRUST CO of N Y. 56th st, No 83, n s, 35.6 w Park av, 15x67.1. Oct 15, 1909, 3 years, 4½%. 5:1292. 24,000

Anderson, Henry B with UNION TRUST CO of N Y. Park av, No 466. Extension of $38,000 mort until Oct 15, 1912, at 4½%. Oct 15. Oct 19, 1909. 5:1293. nom

Averill, Cornelia K widow to Edw A Johnson atty. Hester st, No 46, s s, 62.6 e Ludlow st, 25x½ block, ½ part all title. Prior mort $10,000. Oct 21, 1909, 1 year, 6%. 1:299. 1,000

Buek (Charles) Construction Co to County Holding Co. 23d st, Nos 153 to 157, n s, 200 e 7th av, 60x98.9. Oct 21, 1909, 1 year, 6%. 3:799. 150,000

Same to same. Same property. Certificate as to above mort. Oct 20. Oct 21, 1909. 3:799. —

Brosnan, Mary A to Mary E Bailey of Brooklyn. 126th st, No 45, n s, 235 w Park av, 20x99.11. P M. Oct 14, 3 years, 5%. Oct 21, 1909. 6:1751. 10,000

Brennan, Gertrude K, of Orange, N J, to Wm R Wilder et al trustees John Baird. 106th st, No 311, n s, 200 e 2d av, 25x100.11. Oct 21, 1909, due Dec 1, 1914, 5%. 6:1678. 13,000

Braun, Henrietta M of Brooklyn to TITLE GUARANTEE & TRUST CO. 95th st, No 171, n s, 100 e Amsterdam av, 50x100.8. Oct 20, 1909, due, &c, as per bond. 4:1226. 50,000

Bachrach, Irving and Isaac Schmeidler with ITALIAN SAVINGS BANK. Lexington av, Nos 1713 and 1715. Two subordination agreements. Oct 15. Oct 20, 1909. 6:1655. nom

Bach, Frank to Edw Haas. 154th st, No 269, n s, 100 e 8th av, 25x99.11. Prior mort $15,000. Oct 19, 2 years, 6%. Oct 20, 1909. 7:2040. 4,000

Belmont, Alva E, of Hempstead, L I, to TITLE GUARANTEE & TRUST CO. Madison av, n e cor 51st st, Nos 29 and 31, 100.5x55. Oct 18, due, &c, as per bond. Oct 20, 1909. 5:1287. 100,000

Baker, James to FARMERS LOAN & TRUST CO. 15th st, No 111, n s, 125 w 6th av, 25x103.3. Oct 15, 3 years, interest as per bond. Oct 19, 1909. 3:791. 8,000

Bornhoeft, Susannah W to Anne Weiler. Park av, No 1163, e s, 64 n 92d st, 18x88.6. Oct 19, 1909, 3 years, 5%. 5:1521. 2,000

Bischoff, Sarah with BOWERY SAVINGS BANK. 114th st, No 105 West. Extension of $25,000 mort until Oct 14, 1914, at 4½%. Oct 14. Oct 18, 1909. 7:1824. nom

Beekman, Cornelia A to LINCOLN TRUST CO. Park av, No 867, e s, 51.2 n 77th st, 25.8x100. Prior mort $12,000. Oct 4, 3 years, 5%. Oct 15, 1909. 5:1412. 10,000

Bailey, Pearce to Andrew Freedman. 53d st, No 45 West. Certificate as to amount advanced on account of mort. Oct 14. Oct 16, 1909. 5:1269. —

Brokaw, James I to Geo G De Witt. 66th st, No 162, s s, 80 e Amsterdam av, 21x100.5. Oct 15, 1909, 5 years, 5%. 4:1137. 22,000

Brokaw, Hattie A wife of and James I to Geo G De Witt. 66th st, No 160, s s, 101 e Amsterdam av, 21x100.5. Oct 15, 1909, 5 years, 5%. 4:1137. 22,000

Baker, Fredk V to Clara R Bacon. 67th st, No 39 West. Leasehold. Oct 14, 2 years, 4%. Oct 15, 1909. 4:1120. 2,000

Baer, Harry E of Westchester Co, N Y, to Bertram L Kraus. 107th st, No 66, s s, 148.9 e Columbus av, 48.9x100.11. Prior mort $52,500. Oct 15, 1909, 4 years, 5%. 7:1842. 15,000

Belgrade Realty Co to Dakota Realty Co. Broadway, s e cor 136th st, 99.11x105. Prior mort $210,000. Oct 6, 3 years, 6%. Oct 15, 1909. 7:1988. 35,000

Same to same. Same property. Certificate as to above mort. Oct 6. Oct 15, 1909. 7:1988. —

Conran, John to Clara B Brophy. 42d st, No 327, n s, 283.4 e 2d av, 16.8x100.5. Oct 14, 3 years, 5%. Oct 15, 1909. 5:1335. 7,000

Century Holding Co to METROPOLITAN LIFE INS CO. Broadway, Nos 1182 and 1184, e s, 105.9 s 29th st, 52.10x94.7x49.4x113.5. Oct 15, due Nov 1, 1918, 6%, until Oct 1, 1911, 5½% until Oct 1, 1913, and thereafter at 5%. Oct 16, 1909. 3:830. 100,000

Same to same. Same property. Certificate as to above mort. Oct 15. Oct 16, 1909. 3:830. —

Carducci, Annuziata to Lion Brewery. Amsterdam av, n w cor 185th st, two lots. Saloon lease. Oct 8, demand, 6%. Oct 18, 1909. 8:2156. 817.15

Cohen, Wm to Constance Hart extrx Harmon H Hart. 9th av, No 452, e s, 24.9 n 35th st, 24.6x100. Oct 18, 1909, 3 years, 5%. 3:759. 25,000

Clarkson Co to David G Garabrant et al. Certificate as to promissory note and mort for $525.54. Oct 15. Oct 18, 1909. —

Cork, John J to Vaclav Nemecek. 1st av, No 1821, n w cor 94th st, No 345, 63.2x50. Extension of $3,000 mort until Feb 16, 1911, —%. Oct 11. Oct 16, 1909. 5:1557. nom

Cogswell, Edna M, of East Orange, N J, to Thos Rosson. Mott st, No 282, e s, 76.6 s Houston st, 25x86.10. Prior mort $20,000. Oct 14, 1 year, 6%. Oct 15, 1909. 2:508. 1,000

Ciaffone, Lorenzo to Camillo Sisto and ano. Bleecker st, No 285, e s, 50 n Jones st, 25x75. Prior mort $19,600. Oct 19, 1909, 5 years, 6%. 2:590. 5,000

Costantini, Ida S by John McL Nash her atty with Lena Greenbaum. 6th st, No 637 East. Extension of $19,000 mort until Dec 8, 1914, at 5%. Oct 19, 1909. 2:389. nom

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Colwell, Margt to TWELFTH WARD BANK of City of N Y. 137th st, Nos 59 and 61, n s, 200 e Lenox av, 50x99.11. Prior mort $11,000. Oct 18, due Jan 3, 1910, 6%. Oct 19, 1909. 6:1735. 3,600

Criterion Construction Co to TITLE INSURANCE CO OF N Y. 143d st, n s, 240 w Broadway, 75x99.11. Oct 20, 1909, 5 years. 5%. 7:2090. 95,000

Cahn, Abraham to Geo F Langbein. 133d st, No 45, n s, 265 w Park av, 25x99.11. Prior mort $12,000. Oct 21, 1909, 2 years, 6%. 6:1758. 3,000

Central Trust Co of N Y with LAWYERS TITLE INS AND TRUST CO. Broadway, No 160, on map Nos 160 to 164, e s, runs e 67 x s 7 x e 74.10 x s 24.10 x w 26.1 x s 22.10 x w 115.6 to Broadway, x n 59 to beginning; Maiden lane, No 6, s s, abt 112 e Broadway, 21x90x21x89.5. Extension of $700,000 mort until May 1, 1914, at 4%. May 1. Oct 16, 1909. 1:64. nom

Davis, David to Tillie Salvin. Henry st, No 160, s s, 157.5 e Rutgers st, 26.1x100. Prior mort $22,000. Oct 20, 4 years, 6%. Oct 21, 1909. 1:271. 7,000

Davidow, Wm H to Grand Order of The U S of The Independent Order of Free Sons of Israel. 151st st, No 527, n s, 385 w Amsterdam av, 40x99.11. Oct 21, 1909, 3 years, 4½%. 7:2083. 40,000

Diamond, Joseph to American Mortgage Co. Pitt st, No 36, e s, 153.6 s Delancey st, 21.10x100. Oct 18, 5 years, 5%. Oct 21, 1909. 2:337. 15,000

Davis, Chas O, Mary Young, Irene Hubner and Lavinia E Davis to Herman Knobloch. Perry st, No 16, s s, 195.8 w Greenwich av, 22x95. Prior mort $3,000. Oct 15, due April 15, 1910, 6%. Oct 18, 1909. 2:612. 1,500

Dessar, Sadie to TITLE GUARANTEE AND TRUST CO. Amsterdam av, Nos 388 to 394, s w cor 79th st, No 200, 102.2x40. Oct 21, 1909, due, &c, as per bond. 4:1170. 35,000

Douglas Realty Co to LAWYERS TITLE INS & TRUST CO. Riverside Drive, No 290, n e cor 101st st, runs e 142.10 x n 100.11 x w 20 x s 20.11 x w 10 x s 53 x w 107.6 to Drive x s 27.6 to beginning. Oct 15, 1909, 5 years, 4½%. 7:1889. 60,000

Same to same. Same property. Certificate as to above mort. Oct 14. Oct 15, 1909. 7:1889.

Degenhardt Construction Co to Jacob Hirsh. 178th st, n w cor Pinehurst av, —x105x100x105. P M. Oct 15, 1 year, 5%. Oct 16, 1909. 8:2177. 14,000

Davis (H B) to Riverside Viaduct Realty Co. Riverside Drive, Nos 550 and 552, n e cor 127th st, 86.6x146.3x146.11x100. P M. Prior mort $——. Oct 15, 3 years, 6%. Oct 16, 1909. 7:1995. 32,402.45

Degnan, Annie to Clausen-Flanagan Brewery. 53d st, No 405 W. Saloon lease. Oct 5, demand, 6%. Oct 18, 1909. 4:1063. 4,369.62

Doctor, Emanuel to Walter Lewisohn et al exrs Leonard Lewisohn. Colonial Parkway, late Edgecombe av, s w cor 150th st, No 350, 99.11x100. Oct 16, 5 years, 5%. Oct 18, 1909. 7:2053. 170,000

Dutting, Geo A to Wm M Purdy and ano trustees John Purdy for Rosa M Jones for life. 65th st, Nos 30 and 32, s s, 300 w Central Park West, 41.8x100.5. Oct 2, due, &c, as per bond. Oct 15, 1909. 4:1117. 5,000

Davis, Thomas J to University Publishing Co. 144th st, No 424, s s, 68 w Hamilton Terrace, 16x80. P M. Prior mort $12,000. Oct 19, 1909, 3 years, 5%. 7:2090. 2,500

Eagan, Charles P to Emma J Eagan. 28th st, Nos 136 and 138, s s, 425 w 6th av, 50x98.9. P M. Prior mort $60,000. Oct 19, 3 years, 6%. Oct 20, 1909. 3:803. 13,000

Ernst, John R to Henry Zimmer. 3d av, No 1150. Store lease. Oct 19, demand, 6%. Oct 20, 1909. 5:1402. 8,000

Eisenberg, Louis to Young Realty & Construction Co. 144th st, s s, 100 e Broadway, 100x99.11. P M. Prior mort $140,000. Oct 19 due Nov 1, 1914, 6%. Oct 20, 1909. 7:2075. 20,000

Ehrlich, Simon to St John The Baptist Foundation. 4th st, No 311, n e s, 129.5 s e Av C, 21.5x96. P M. Oct 16, due, &c, as per bond. Oct 19, 1909. 2:374. 15,500

Engl, Rosa wife Leopold to METROPOLITAN SAVINGS BANK. 26th st, No 324, s s, 275 w 1st av, 25x98.9. Oct 19, 1909, 5 years, 5%. 3:931. 16,000

Eagan, Emma J to FARMERS LOAN & TRUST CO. 28th st, Nos 136 and 138, s s, 425 w 6th av, 50x98.9. Oct 19, 1909, 5 years, interest as per bond. 3:803. 60,000

Edelsten, William with Eliz S Kirtland. 131st st, No 232, s s, 312.6 w 7th av, 12.6x99.11. Extension of mort for $6,000 to May 15, 1911, at 5%. Mar 15. Oct 16, 1909. 7:1936. nom

Elsenbast, Geo J, John N, Anna M and Ida E to Wm B Walsh. 84th st, No 520, s s, 323 e Av A, 25x102.2. Undivided right, title and interest. Oct 15, 2 years, 6%. Oct 16, 1909. 5:1580. 1,500

Elmohar Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for $121,000 covering land in Nassau Co. Oct 13. Oct 15, 1909. Genl Morts.

Fladderman, Gerhardt to Christopher Fladderman. 47th st, No 618, s s, 275 w 11th av, 25x76.10x26x84. Oct 14, 5 years, 4%. Oct 15, 1909. 4:1094. 1,416.66

Focarile, John to Vincenzo Cudemo. 109th st, No 334, s s, 432 e 2d av, runs e 25 x s 100.11 x w 9.9 x n 0.11 x w 15.3 x n 100 to beginning, all title to strip adj s w portion of above, 15.3x0.11. P M. Prior mort $16,000. Oct 15, 3 years, 6%. Oct 16, 1909. 6:1680. 3,000

Feuerstein, Henry of Malden, Mass, to Moritz Weiss. 45th st, No 530, s s, 350 e 11th av, 25x100.5; 57th st, No 539, n e s, 450 w 10th av, 25x100.5. Prior mort $30,000. Oct 11, installs, 6%. Oct 18, 1909. 4:1073 and 1086. 1,000

Frank, Louis with Jos B Guttenberg. 3d av No 2194. Extension of $10,000 mort until Nov 1, 1912, at 4%. Oct 18. Oct 19, 1909. 6:1768. nom

Foley, Anna to LAWYERS TITLE INS & TRUST CO. 18th st, No 316, s s, 224 e 2d av, 20x78. P M. Oct 20, 1909, 5 years, 4½%. 3:923. 10,000

Fine & Falk to Coney Island Construction Supply Co. 14th av, w s, from 43d to 44th sts, Brooklyn. Certificate as to mort dated Oct 19, 1909. Oct 20, 1909. (File)

Same to same. Resolution to buy building materials for 10 new buildings and to give bond for $5,000. Oct 19. Oct 20, 1909.

Freedman, Isidore and Louis and Jos L Buttenwieser with N Y LIFE INS & TRUST CO. 12th st, Nos 640 to 644, s s, 183 w Av C, 50x103.3. Subordination agreement. Oct 18. Oct 20, 1909. 2:394. nom

Freedman, Isidore and Louis to N Y LIFE INS & TRUST CO. 12th st, Nos 640 to 644, s s, 183 w Av C, 50x103.3. Oct 19, 5 years, 4½%. Oct 20, 1909. 2:394. 50,000

Fine & Falk, Inc, a corpn, to Coney Island Construction Supply Co. Consent to mort for $5,000 covering land in Kings Co. Oct 19. General morts. Oct 20, 1909.

Fletcher, Joseph, Edw R, Lawrence B, and Jane of Poughkeepsie, N Y, to Fannie Williams. 122d st, No 134, s s, 356.7 w Lenox av, 18x100.11x18.1x100.11. P M. Oct 8, 5 years, 5%. Oct 21, 1909. 7:1906. 12,000

Follmer, Chas J to MUTUAL LIFE INS CO of N Y. 39th st, No 108, s s, 100 w 6th av, 25x98.9. Prior mort $——. Oct 21, 1909, due, &c, as per bond. 3:814. 5,000

Farrell, Katherine G to DRY DOCK SAVINGS INST. 60th st, No 243, n s, 115 w 2d av, 20x100.5. Oct 20, due, &c, as per bond. Oct 21, 1909. 5:1415. 5,000

Field-Moser, Arthur G, of London, Eng, to Thos L Reynolds. Broome st, Nos 457 and 459, s s, 50 w Mercer st, runs w 50.8 x s 95.10 x e 25.9 x e 24.6 x n 95.9 to beginning. Prior mort $78,000. Sept 15, 3 years, 5%. Oct 20, 1909. 2:474. 10,000

Farmers Feed Co of N Y to Chas V Stehlin and Geo E Todd as trustees. Substitution and designation, &c, by the bondholders of said company of above trustees under mortgage or deed of trust recorded Oct 19, 1905. 76th st, Nos 532 to 538 East, and 75th st, n s, 348 e Av A, 125x204.4 to 76th st; 75th st, Nos 527 to 533 East; also property in Brooklyn. Sept 9, 1909. Oct 20, 1909. 5:1487.

Goodridge, Margt A with Chas Mayne. West End av, No 785, w s, 55 n 98th st, 18x80. Extension of $15,000 mort until Feb 24, 1910, at 5½%. Feb 2. Oct 20, 1909. 7:1888. nom

Guida, Luigi and Antonino to Luigi Cosentino. 110th st, No 322, s s, 275 e 2d av, 25x100.11. P M. Prior mort $9,000. Oct 1, due Oct 1, 1917, 5%. Oct 15, 1909. 6:1681. 5,900

Glennon, Edward G to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, Nos 691 to 693, s e cor 94th st, No 180, 88x30x89.1x30. Prior mort $40,000. Oct 14, 3 years, 4½%. Oct 15, 1909. 4:1224. 5,000

Goldberg, Isaac to Eliz K Smith. Stanton st, No 316, n s, 49.5 w Goerck st, 26.7x75. Oct 14, 3 years, 4½%. Oct 16, 1909. 2:330. 15,000

Gluckman, Sophia to Pincus Lowenfeld and ano. 57th st, No 448, s s, 166.8 e 10th av, 33.4x100.5. P M. Prior mort $28,000. Oct 15, installs, 6%. Oct 16, 1909. 4:1066. 5,500

Gundlich, Jacob and Josephine Pfriemer to Fredk W Langhorst. Park av, No 1080, n w cor 88th st, No 73, 25.8x82.2. P M. Prior mort $26,000. Oct 15, 3 years, 6%. Oct 16, 1909. 5:1500. 6,750

Giacini, Michele and Filippa to Emily Simon. 2d av, No 2085, w s, 101.7 s 108th st, 25x73. P M. Prior mort $——. Oct 15, 10 years, 6%. Oct 16, 1909. 6:1657. 5,000

Garone, Martin to Eliz F King et al exrs Edw King. Oak st, No 42, n s, abt 100 e James st, 25x50. P M. Oct 7, 5 years, 5%. Oct 18, 1909. 1:278. 14,000

Goldwater, Henry with BANK FOR SAVINGS in City N Y. Av C, Nos 178 to 182. Extension of $39,000 mort until Nov 1, 1914, at 4½%. Oct 9. Oct 19, 1909. 2:381. nom

Graylock Realty Co, of Scarsdale, N Y, to Kate R Kivlen. Jones st, Nos 8½, 10 and 12, s s, 104.6 w 4th st, 75x100. Oct 11, 2 years, 6%. Oct 20, 1909. 2:590. 15,000

Giaimo, Vincenzo and Giuseppe Romeo to Lion Brewery. 11th st, No 418 East. Saloon lease. Oct 13, demand, 6%. Oct 18, 1909. 2:438. 1,000

Grun, Simon to Morris Davidowitz. 114th st, No 66, s s, 241.8 e Lenox av, 17.4x100.11. Prior mort $10,000. Oct 19, 5 years, 6%. Oct 20, 1909. 6:1597. 2,000

GREENWICH SAVINGS BANK with Caroline Franklin. 122d st, No 240 West. Extension of mort for $27,000 to Oct 15, 1914, at 4½%. Oct 15. Oct 20, 1909. 7:1927. nom

Hewlett, Chas A to Ida Doudera. 23d st, Nos 143 to 147, n s, 240 w 3d av, 78x98.9. Oct 14, 1 year, 6%. Oct 15, 1909. 3:879. 1,200

Huberth, Martin F to Solomon D Moss and ano. 58th st, No 325, n s, 325 w 8th av, 25x100.5. P M. Prior mort $——. Oct 15, 1909, 3 years, 5%. 4:1049. 25,000

Highwood Realty & Construction Co to Allenel Construction Co. 157th st, s s, 275 e Broadway, 200x99.11. P M. Prior mort $224,000. Oct 15, due Jan 15, 1911, 6%. Oct 16, 1909. 8:2115. 34,000

Highwood Realty & Construction Co to A L Mordecai & Son, a corpn, et al. 157th st, s s, 275 e Broadway, 2 lots, each 100x99.11. 2 morts, each $75,000; 2 prior morts, each $37,000. Oct 15, due Jan 15, 1911, 6%. Oct 16, 1909. 8:2115. 150,000

Same to same. Same property. 2 certificates as to above mort. Oct 15. Oct 16, 1909. 8:2115.

Holy Trinity Roman Catholic Church to EMIGRANT INDUSTRIAL SAVINGS BANK. 82d st, No 207, n s, 200 w Amsterdam av, runs n 102.2 x e 75 x n 20.7 x e 25.1 x s 120.10 to st x w 100 to beginning. Oct 15, 1 year, 4½%. Oct 16, 1909. 4:1230. 70,000

Harper, Eliz F individ and as trustee for Julia T H Millard under will Julia A Harper to Edw A Walton trustee Jas A Harper. Gramercy Park, No 4, w s, 78.10 s 21st st, 26.3x110. Oct 14, 3 years, 4½%. Oct 16, 1909. 3:876. 5,500

Highwood Realty and Construction Co to BROOKLYN SAVINGS BANK. 111th st, s s, 341.8 w Amsterdam av, 108.4x91.10. Oct 18, 1909, 5 years, 4½%. 7:1882. 160,000

Same to same. Same property. Certificate as to above mort. Oct 18, 1909. 7:1882.

Haffner, Cath of East Rutherford, N J, to IRVING SAVINGS INST. Thompson st, No 3, w s, 79.1 n Canal st, runs w 42.3 x w 35.3 x n 16.11 x e 76.9 x s 21.10 to beginning. Oct 18, 1909, due Jan 1, 1912, 5%. 1:227. 2,500

Hall, Geo S with Amanda Hoemssen. 142d st, No 151, n s, 188 e 7th av, 27x99.11. Extension of $19,000 mort until Oct 1, 1914, at 5%. Oct 18, 1909. 7:2011. nom

Hall, Geo S with Amanda Hoemssen. 142d st, No 151, n s, 188 e 7th av, 27x99.11. Extension of $1,000 mort until Oct 1, 1914, at 5%. Oct 18, 1909. 7:2011. nom

Hughes, Thomas S to Celetta M Ransom and ano. 153d st, No 464, s s, 139 e Amsterdam av, 18x99.11. P M. Prior mort $6,500. Oct 20, 1 year, 5%. Oct 21, 1909. 7:2067. 3,500

Jones, Henry and Morris Jones with Sigmund Miller. Ludlow st, No 45, w s, 175 n Hester st, 25x87.6. Extension of $9,000 mort until Aug 1, 1914, at —%. Oct 11. Oct 21, 1909. 1:309. nom

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Janpole & Werner Construction Co to Aaron M Janpole. 135th st, No 487, n s, 100 e Amsterdam av, 36.2x99.11. P M. Prior mort $35,000. Oct 1, 2 years, 6%. Oct 19, 1909. 7:1972. 8,000
Same to same. Same property. Certificate as to above mortgage. Oct 1. Oct 19, 1909. 7:1972. —
Jacobs, Abraham to Annie Nashley. 25th st, No 255, n s, 559.8 w 7th av, 20.6x98.9. Prior mort $——. Oct 5, 3 years, 6%. Oct 15, 1909. 3:775. 4,000
Johnston, Annie H with N Y Dispensary, a corpn. 13th st, No 35 West. Extension of $10,000 mort until June 29, 1914, at 4%. June 22. Oct 15, 1909. 2:577. nom
Kenny, Geo J to Mary B Dortic. 12th st, No 155, n s, 283.4 e 7th av, 20.10x103.3. P M. Oct 14, 5 years, 4½%. Oct 15, 1909. 2:608. 15,000
Krauss, Philip to Fredk M Hilton trustee Thos F Carhart. 57th st, No 448, s s, 166.8 e 10th av, 33.4x100.5. Oct 15, 1909, 5 years, 5%. 4:1066. 28,000
Krulewitch Realty Co to Clarence S Weller. 122d st, Nos 422 to 428, s s, 100 e Amsterdam av, 100x100.10. Prior mort $145,000. May 20, 3 years, 6%. Oct 15, 1909. 7:1963. 25,000
Koppelman, Beckie to Alfred J Sterne. Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8. Oct 6, 5 years, 5½%. Oct 16, 1909. 2:334. 12,000
Koppelman, Beckie to David Levy. Columbia st, No 75½, w s, 60 n Rivington st, 20x49.8. P M. Prior mort $12,000. Oct 13, 3 years, 6%. Oct 16, 1909. 2:334. 4,000
King, Hannah and ano to Sarah Gens. 2d st, No 213. All title. Assign rents. Oct 11. Oct 16, 1909. 2:384. nom
Krauss, Philip to American Mortgage Co. West End av, No 847, w s, 75.11 n 101st st, 25x100. P M. Oct 15, 5 years, 4½%. Oct 16, 1909. 7:1884. 28,000
Kerrigan, Thos F to Jacob Wensch. 9th av, No 364, e s, 117.3 n 30th st, 18.6x100. P M. Oct 15, due &c as per bond. Oct 16, 1909. 3:754. 14,000
Kenworthy, Harriet E to LAWYERS TITLE INS AND TRUST CO. 114th st, No 133, n s, 132.1 w Lexington av, 17.11x100.10. Oct 18, 1909, 3 years, 4½%. 6:1642. 4,800
Klippert, Jennie with BOWERY SAVINGS BANK. 124th st, No 59 East. Extension of $9,000 mort until Oct 8, 1914, at 4½%. Oct 8. Oct 18, 1909. 6:1749. nom
Kennedy, Louise to Maria Klemann. Av A, No 1499, w s, 68.4 n 79th st, 25x75. Prior mort $16,000. Oct 14, 2 years, 6%. Oct 15, 1909. 5:1559. 3,500
Kirsh, Nathan with Ary Flaks. Henry st, No 185, n s, 24x87.6. Extension of $1,000 mort until Oct 25, 1910, at 6%. Oct 18, 1909. 1:285. nom
Kotler, David and Ike Vegdorchick to Edmund Bittiner. Madison st, No 350, s s, 216.5 e Scammel st, 23.6x95.1. P M. Prior mort $——. Oct 18, 3 years, 6%. Oct 19, 1909. 1:266. 5,900
Keil, Wm, Jr, to ROYAL BANK of N Y 9th av, No 795, s w cor 55d st, No 400, 25.5x100; 9th av, No [illegible], w s, 25.5 s 53d st, 25 x100. Assign rents to extent of $1,000. June 4. Oct 19, 1909. 4:1062. 1,000
Kerschoffer, Eliz to N Y SAVINGS BANK. 119th st, No 354, s s, 100 w Manhattan av, 25x100.11. Oct 20, 1909, due, &c, as per bond. 7:1945. 19,000
Krauss, Philip to Henrietta C S Dodd. 37th st, Nos 136 and 138, s s, 210 e 7th av, 34x98.9. Oct 18, 5 years, 5%. Oct 19, 1909. 3:812. 60,000
Lyon, Whitney with Edw S Clark. Riverside Drive, No 147, s e cor 87th st, No 376, 25x100. Subordination agreement. Oct 19. Oct 20, 1909. 4:1248. nom
Lawyers Mortgage Co with Cora Sanders. 83d st, No 62, s s, 156 e Columbus av, 19x102.2x18.8x102.2. Extension of $18,000 mort until Oct 22, 1912, at 5½%. Sept 27. Oct 20, 1909. 4:1196. nom
Lawyers Mortgage Co with Katie Cohen. Gouverneur st, No 48, n e cor Monroe st, Nos 215 and 217, 27x101.6x22.8x101.6. Extension of mort for $45,000 to Aug 16, 1914, at 5%. Sept 28. Oct 20, 1909. 1:266. nom
Levin, Hyman to State Realty Co. 102d st, No 101, n e cor Park av, No 1361, 27x100.11. Prior morts $28,000. Oct 19, due Apr 19, 1910, 6%. Oct 21, 1909. 6:1630. 1,093.54
Lagrutta, Catharina widow to Edwin C Moller. Watts st, No 13, s s, 186.6 e Varick st, 21.2x82x21.2x76 e s. Oct 14, 3 years, 5%. Oct 15, 1909. 2:477. 1,000
Lewis, Ray to LAWYERS TITLE INS & TRUST CO. Av C, No 135, n w s, 80 n e 8th st, 20x75. Sept 30, 5 years, 5%. Oct 15, 1909. 2:391. 12,000
Land, Julius to Emil A Thibaut. 1st av, No 1582, e s, 52.2 n 82d st, 25x80. P M. Oct 15, 1909, 10 years, 5%. 5:1562. 24,000
Leslie-Judge Co to whom it may concern. Certificate as to mort or deed of trust for $700,000. Aug 11. Oct 15, 1909. Genl morts. —
Leslie-Judge Co to whom it may concern. Certificate as to payment of ½ of capital stock within 1 year. Sept 10. Oct 15, 1909. Genl Morts. —
Lipman, Max and Max Gold to Samuel Lipman and Morris Naftolowitz. 10th st, Nos 242 and 244 East. Certificate that assignment of mort is held as collateral security for payment of $18,400. Nov 12, 1908. Oct 18, 1909. 2:451. —
Lissner, Jacob L to John Egmont Schermerhorn et al exrs Katie T Schermerhorn. 58th st, No 211, n s, 180 e 3d av, 25x100.5. Oct 15, 5 years, 4½%. Oct 18, 1909. 5:1332. 22,000
Landeker, Adolf H to Carl Ernst. 93d st, No 21, n s, 268 w Central Park West, 20x100.8. Prior mort $16,000. Oct 16, due Dec 18, 1911, 6%. Oct 18, 1909. 4:1207. 3,000
LAWYERS TITLE INS AND TRUST CO with Tomahawk Realty Co. Broadway, s e cor 163d st, 99.11x100. Extension of $170,000 mort until Oct 9, 1914, at 5%. Oct 15, 1909. Oct 16, 1909. 8:2122. nom
Le Vino, Rose to LAWYERS TITLE INS & TRUST CO. 92d st, No 47, n s, 79.4 e Madison av, 17x100.8. Oct 19, 1909, 3 years, 5%. 5:1504. 18,000
Lipman, Saml and Morris Naftolowitz to Max Lipman and Max Gold. 1st av, Nos 159 and 161, s w cor 10th st, Nos 242 and 244, 46.2x72. Declaration as to assignment of mort, &c. Oct 18, 1909. 2:451. nom
Lipman, Max to Lewis Kresner. 1st av, Nos 159 and 161, s w cor 10th st, Nos 242 and 244 East, 46.2x72. Declaration as to mort. Oct 18, 1909. 2:451. —
Love, Chas H and Henry M Morehouse exrs, &c, Chas Woodall with Wilhelm Sunderer. 53d st, No 357, n s, 75 e 9th av, 27x51.8x27x51.9, e s. Extension of $5,500 mort until Apr 19, 1913, at 4½%. Oct 20, 1909. 4:1044. nom
Love, Charles H and Henry M Morehouse exrs, &c, Chas Woodall with Wilhelm Saunderer. 53d st, No 357, n s, 75 e 9th av, 27x52. Extension of $5,500 mort until April 19, 1913, at 4½%. Oct 18. Oct 20, 1909. 4:1044. nom
Levenson, Ede and Michael Maier to Henry Dreyfoos. 38th st, Nos 326 and 328, s s, 360.9 e 2d av, 40x98.9. Prior mort $25,000. Oct 19, 5 years, 6%. Oct 20, 1909 3:943. 7,000
Le Vino, Rose and Harry G Hecht with LAWYERS TITLE INS & TRUST CO. 92d st, No 47 East. Subordination agreement. Oct 19. Oct 20, 1909. 5:1504. nom
McEvoy, Dennis to EMIGRANT INDUSTRIAL SAVINGS BANK. 26th st, Nos 122 and 124, s s, 257.1 w 6th av, 42.10x98.9. Oct 20, 1909, 1 year, 4½%. 3:861 50,000
Murphy, John J to Geo H Carr. 7th av, No 2224, n w cor 131st st, No 201, 24.11x75. Prior mort $25,000. Oct 20, 1909, due, &c, as per bond. 7:1937. 3,000
Mattucci, Frank to Joseph Rubano. 119th st, Nos 422 to 426, s s, 300.6 w Pleasant av, 62.5x100.11. Aug 3, due, &c, as per bond. Oct 19, 1909. 6:1806. 9,250
Minetti, Cristina and Constantine T Timonier as atty for Carmine Minetti to Domenico Castelli. Houston st, No 128, n e cor Sullivan st, Nos 167 and 169, 25x100. Prior mort $68,000. Oct 13, 3 years, 6%. Oct 19, 1909. 2:525. 4,000
Mars Realty Co to MUTUAL LIFE INS CO of N Y. 74th st, No 51, n s, 180 e Columbus av, 20x102.2. Prior mort $——. Oct 15, due, &c, as per bond. Oct 18, 1909. 4:1127. 5,000
Same to same. Same property. Certificate as to above mort. Oct 15. Oct 18, 1909. 4:1127. —
Maier, Otto to Bertha Lissauer. 3d av, No 2141, s e cor 117th st, No 200, 18.6x79.9. Oct 18, 1909, due, &c, as per bond. 6:1666. 30,000
McKeough, Helen F to Ervin L Thorpe. 15th st, No 219, n s, 227.2 w 7th av, 15.2x103.1. Prior mort $——. Sept 10, installs, 6% Oct 16, 1909 3:765 375
Marks, Edward B to MUTUAL LIFE INS CO of N Y. 65th st, No 53, n s, 100 w Park av, 17x100.5. Prior mort $——. Oct 15, 1909, due, &c, as per bond. 5:1380. 5,000
MERCANTILE TRUST CO with Anna Schroeder. 69th st, No 46 West. Extension of $30,000 mort until June 19, 1912, 4½%. June 2. Oct 15, 1909. 4:1121. nom
MERCANTILE TRUST CO trustee Wm J Haddock for Jean Haddock with Eliz Vannett. 103d st, No 145 West. Extension of $7,000 mort until Jan 1, 1913, at 4½%. Oct 10. Oct 15, 1909. 7:1858. nom
Moore, Wm M to Speedway Realty Co. 139th st, s s, 250 w Amsterdam av, 100x99.11. P M. Prior mort $——. Oct 14, 2 yrs, 6%. Oct 15, 1909. 7:2070. 5,250
Moss, Tillie to Clara A Feuchtwanger. 82d st, No 165, n s, 178.10 w 3d av, 19.2x82.2. Oct 14, 5 years, 5%. Oct 15, 1909. 5:1511. 10,000
Markowitz, Rachel to Agnes Neustadt et al exrs Sigmund Neustadt. 7th av, No 2023, e s, 25.11 n 121st st, 37.6x92. Oct 1, due as per bond, 4½%. Oct 15, 1909. 7:1906. 35,000
Muth, Theo P to Bertha Heidelberger. 10th st, No 194, s s, 151.6 w 4th st, 25x95. Prior mort $18,000. Oct 20, due, &c, as per bond. Oct 21, 1909. 2:619. 6,000
Marsicano, Theresa to Martin Garone. Oak st, No 42, n s, abt 100 e James st, 25x50. Prior mort $14,000. Oct 19, 5 years, 6%. Oct 21, 1909. 1:278. 5,500
Marino, Gaetano, Michael, Luigi, Giuseppe, Antoinetta, Giovannina and Angelina by GUARDIAN TRUST CO of N Y guardian to Rosina Marino. Oak st, No 36, n w cor James st, No 71, 75x26.10x75x27; Oak st, No 34, n s, 75 w James st, 25.2x53.10x25.10x53.11. All title. July 1, due, &c, as per bond. Oct 21, 1909. 1:116. 4,181.19
Newman, Rachel et al to Geo W Smith. 101st st, Nos 322 and 324, s s, 230.1 w 1st av, 38.10x100.11. Consent that said Geo W Smith shall not be liable for any deficiency arising out of sale in foreclosure, &c. Oct 18. Oct 20, 1909. 6:1672. nom
New York Trust Co with Leopold Kaufmann. Madison st, No 163, n s, 90 e Pike st, —x—. Extension of $25,650 mort until Oct 9, 1914, at 4½%. Oct 20. Oct 21, 1909. 1:273. nom
New York Press Club to SEAMENS BANK FOR SAVINGS in City N Y. Spruce st, Nos 21 and 21½, n w cor William st, Nos 187 and 189, 37.1x58.4x22.9x62. Oct 19, 1909, 5 years, 5%. 1:102. 130,000
No 11 East Sixty-Eighth St, a corpn, to Allan Marquand et al exrs Henry G Marquand. Madison av, n w cor 68th st, No —, runs n 42.5 x w 40 x n 13.6 x w 42.5 x n 44.6 x w 37.7 x s 100.5 to st, x e 120 to beginning. P M. Oct 15, 1909, 3 years, 4½%. 5:1383. 270,000
Olson, John E to Mary C Stewart. 75th st, Nos 327 and 329, n s, 228.4 w 1st av, 2 lots, each 28.4x102.2. 2 morts, each $13,500. July 1, 3 years, 5%. Oct 16, 1909. 5:1450. 27,000
Oppenheimer Henry with Cornelia E Wood. 102d st, No 214, s s, 100 e Broadway, 25x100.11. Extension of $20,000 mort until Sept 1, 1912, at 4½%. Aug 13. Oct 19, 1909. 7:1873. nom
Ottinger, Nathan and Leon to Alfred Steckler. 42d st, No 421 to 423, n s, 260 w 9th av, 40x100.4. Oct 20, due Jan 1, 1915, 4½%. Oct 21, 1909. 4:1052. 40,000
O'Brien, Mary T, Anna W E, Kath A, Michl A, and John A to Albert V de Giocouria. 172d st, No 504, s s, 84.4 w Amsterdam av, 40.8x95. Prior mort $30,000. Oct 21, 1909, due, &c, as per bond. 8:2128. 3,500
Pick, Wm F Jr to The Netherland Club. 25th st, No 47, n s, 208.4 w 4th av, 16.8x98.9. Certificate as to reduction of mort. Oct 19. Oct 21, 1909. 3:855. —
Parisi, Joseph to Isabella Jaffe and ano. Catharine st, No 61, s e cor Monroe st, No 2½, 17.9x80. P M. Prior mort $——. Oct 20, installs, 6%. Oct 21, 1909. 1:253. 6,500
Pflugner, Louis to Anna Ulrich. 43d st, No 453, n s, 200 e 10th av, 25x100.4. Prior mort $15,000. Oct 21, 1909, 4 years, 6%. 4:1053. 3,000
Parisi, Joseph to Isabella Jaffe and ano. Catherine st, No 66, w s, abt 25 n Oak st, 25x50. P M. Prior mort $—. Oct 20, 3 yrs, 6%. Oct 21, 1909. 1:278. 1,000

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Pflugner, Louis to Anna Ulrich. 41st st, Nos 404 and 406, s s, 100 w 9th av, 41.8x98.9. Prior mort $17,000. Oct 21, 1909, 4 years, 6%. 4:1050. 3,000

Price, Richard to TITLE GUARANTEE & TRUST CO. 63d st, Nos 307 to 311, n s, 138 e 2d av, 3 lots, each 29x100.5. 3 morts, each $15,000. Oct 14, due &c as per bond. Oct 15, 1909. 5:1438. 45,000

Pfeiffer, Alex with Alphonse H Kursheedt et al trustees Frederic A Kursheedt. Audubon av, No 80. Subordination agreement. Oct 14. Oct 15, 1909. 8:2126. nom

Penco Realty Co with GERMANIA LIFE INS CO. 139th st, s s, 175 w Broadway, 125x99.11. Subordination agreement. Oct 15, 1909. 7:2087. nom

Polumbo, Theodore to Freehold Construction Co. Ludlow st, No 75, w s, 87.6 s Broome st, 25x87.6. Prior mort $34,200. Oct 14, installs, 6%. Oct 16, 1909. 2:408. 2,270

Person, Chas A to ITALIAN SAVINGS BANK of City N Y. Lexington av, Nos 1713 and 1715, e s, 16.7 n 107th st, 2 lots, each 16.8x65. Two morts, each $12,000. Oct 18, 3 years, 5%. Oct 19, 1909. 6:1635. 24,000

Printzman, Barnet to Isidore Horowitz. 10th st, No 349, n e s, 93 s e Av B, 25x94.9. Prior mort $——. Oct 15, due Nov 15, 1912, 6%. Oct 20, 1909. 2:393. 5,000

Paul Henry R to Henry Paul. 128th st, No 280, s s, 75 e 8th av, 25x99.11. Oct 19, 5 years, 4½%. Oct 20, 1909. 7:1933. 7,000

Quinlan, James to GREENWICH SAVINGS BANK. 103d st, No 7, n s, 150 w Central Park West, 27x100.11. Oct 18, 1909, due, &c, as per bond 7:1839. 24,000

Ruggieri, Vito and Camillo Sisti to FRANKLIN SAVINGS BANK in City N Y. 131st st, No 630, s s, 300 e 12th av, 25x99.11. Oct 15, 1909, 3 years, 5%. 7:1997. 8,000

Rieger, Jacob with Herman Steigbigel. 6th st, No 746, s s, 155 w Av D, 22x97. Extension of $2,500 mort until Sept 20, 1914, at 6%. Sept 20. Oct 15, 1909. 2:375. nom

Renwick, Harold S and Ruth S Robinson to Cecil S Herren. Park row, No 31, s e s, 82.10 s w Beekman st, 24x108.6 to Theatre alley x26.1x97.7. Prior mort $25,000. Oct 11, due &c as per bond. Oct 16, 1909. 1:90. 5,000

Rosen, Frank to Emma S Wertheim. 7th av, No 196, w s, 98.9 s 22d st, 24.7x100. Sept 30, 5 years, 5%. Oct 16, 1909. 3:771. 40,000

Same and Gustav Lippmann with same. Same property. Subordination agreement. Oct 15. Oct 16, 1909. 3:771. nom

Runge, Anna M E to DRY DOCK SAVINGS INST. 30th st, No 252, s s, 125 e 8th av, 25x98.9. Sept 30, due, &c, as per bond. Oct 18, 1909. 3:779. 5,000

Rath, Henry C, of Flushing, L I, to Clinton T Roe. Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7. Oct 19, due Apr 19, 1910, 6%. Oct 20, 1909. 2:482. 1,500

Reckhart, Annie to Frank Tozzi. 8th av, No 2443, w s, 203.6 n 130th st, 26.3x100. P M. Oct 1, 3 years, 6%. Oct 20, 1909. 7:1958. 5,000

Rothwell, John J with LAWYERS TITLE INS & TRUST CO. 153d st, No 538, s s, 525 w Amsterdam av, 25x99.11. Agreement as to share ownership in mort. Oct 14. Oct 19, 1909. 7:2084. nom

Raymore Realty Co to Jacob Levy. 106th st, s s, 225 w Amsterdam av, 150x100.11. Building loan. Oct 19, 1 year, 6%. Oct 20, 1909. 7:1877. 80,000

Same to same. Same property. Certificate as to above mortgage. Oct 19. Oct 20, 1909. 7:1877. ——

Riverside Drive Realty Co to UNION DIME SAVINGS BANK. Riverside Drive, Nos 130 to 133, n e cor 85th st, No 357, 102.2x125. Oct 21, 1909, due, &c, as per bond. 4:1247. 550,000

Riverside Drive Realty Co to same. Same property. Certificate as to above mort. Oct 21, 1909. 4:1247. ——

Scheier, John H to Hyland P Rice. 54th st, No 347, n s, 225 e 9th av, runs e 25 x n 46.10 x n w — to point 49.11 n 54th st x s 49.11 to beginning. Leasehold. Mar 2 ,1908, due Sept 5, 1908, 6%. Oct 15, 1909. 4:1045. 500

Shelton, Geo G of Lewisborough, N Y, to City Real Estate Co. Madison av, No 521, e s, 80.5 n 53d st, 20x85. Prior mort $22,500. Oct 13, due &c as per bond. Oct 15, 1909. 5:1289. 7,500

Somerstein, Wolf and Morris Kesstenbaum to Kate B Sweeney as extrx Julius G Schenk. 3d av, No 1697, e s, 25.8 n 95th st, 25x100. Sept 30, 5 years, 5%. Oct 15, 1909. 5:1541. 24,000

Seymour, Daniel and Louis F Therasson exrs H Louisa Mulford with Jos Gertner and Jogert Realty Co. Jones st, No 19. Extension of $23,000 mort until Oct 26, 1914, at 5%. Oct 15, 1909. 2:590. nom

Spencer, Sarah to Pemberton H Powel. 135th st, No 10, s s, 160 w 5th av, 25x99.11. Oct 15, 1909, 5 years, 4½%. 6:1732. 10,000

Stewart, Jane to Albert A Morse. 51st st, Nos 438-442 West. Certificate as to reduction of mort. Oct 9. Oct 16, 1909. 4:1060. ——

Stein, Julius with IRVING SAVINGS INSTN. 178th st, Nos 605 and 607, n s, 100 w St Nicholas av, 50x100. Subordination agreement. Oct 15. Oct 16, 1909. 8:2162. nom

Society of St Johnland, a corpn, to Joseph Silverman. 75th st, No 45, n s, 183 e Madison av, 17x102.2. Extension of $23,000 mort until July 11, 1914, at 4½%. June 29. Oct 15, 1909. 5:1390. nom

Schuyler Realty Corpn to LAWYERS TITLE INS AND TRUST CO. 41st st, No 141, n s, 130 e 6th av, 25x98.9. Oct 18, 1909, 5 yrs, 4½%. 4:994 40,000

Same to same. Same property. Certificate as to above mort. Sept 27. Oct 18, 1909. 4:994. ——

Specht, Philipp with Morris Lowenstein. 117th st, No 147 West. Extension of $4,000 mort until July 1, 1912, at 6%. July 22. Oct 18, 1909. 7:1902. nom

Silverson, Joseph and Bernard London with John R Hegeman et al trustees for Metropolitan Staff Savings Fund. 7th av, Nos 2516 and 2518, s w cor 146th st, No 200, 40x100. Extension of $60,000 mort until April 1, 1914, at 5%. Sept 22. Oct 16, 1909. 7:2031. nom

Stern, Joseph and Henry to EQUITABLE TRUST CO of N Y. St Nicholas av, Nos 71 and 73, s w cor 114th st, No 124, 59.2x 107.5x50.5x76.6. Oct 18, 1909, due, &c, as per bond. 7:1823. 90,000

Scott, Francis M with John J Cork. 1st av, No 1821, n w cor 94th st, No 345, 63.2x50. Extension of mort for $40,000 to Feb 25, 1912, at 5%. April 6. Oct 16, 1909. 5:1557. nom

Sterne, Alfred J with LAWYERS TITLE INS & TRUST CO. Columbia st, No 75½. Agreement as to share ownership in mortgage. Oct 13. Oct 19, 1909. 2:334. nom

Stirn, Leo to Helen Somborn et al. 6th av, No 877, w s, 100.4 s 50th st, 25x100; Watts st, s w cor West Broadway, No 366, 22.4 x28.5x21.1x35.9. 1-5 part. Prior mort 1-5 part of $21,000. Oct 2, 3 years, 5%. Oct 19, 1909. 4:1002. 8,800

Stirn, Max to Helen Somborn et al 6th av, No 877, w s, 100.4 s 50th st, 25x100. 1-5 part. Prior mort 1-5 part of $21,000. Oct 18, 3 years, 5%. Oct 19, 1909. 4:1002. 8,800

Stirn, Max, Leo and Louis, Helen Somborn and Sidonia Kaufman to Simon Pretzfeld. 6th av, No 877, w s, 100.4 s 50th st, 25x100. Oct 2, 3 years, 5%. Oct 19, 1909. 4:1002. 21,000

Shaw, John C as trustee Archibald Watt for Keith W Morris et al with LAWYERS TITLE INS & TRUST CO. 7th av, Nos 2415 and 2417, n e cor 141st st, No 173, 39.11x100. Agreement as to share ownership of mort. June 3. Oct 18, 1909. 7:2010. nom

Stirn, Betty with Simon Pretzfeld. 6th av, No 877, w s, 100.4 s 50th st, 25x100. Subordination of annuity of $720 to mort for $21,000. Oct 15. Oct 19, 1909. 4:1002. nom

Schonzeit, Meyer H to Caroline Hurry et al trustees Wm Hurry. 7th st, No 270, s s, 183.8 w Av D, 22.8x90.5. Oct 20, 1909, 5 years, 5%. 2:376. 15,000

Salvation Army, a corpn, to THE BOWERY SAVINGS BANK. 48th st, Nos 533 to 537, n s, 450 w 10th av, 75x100.5. Oct 20, 1909, due Apr 8, 1913, 5%. 4:1077. 15,000

Schoolsisters De Notre Dame in the State of N Y to EMIGRANT INDUSTRIAL SAVINGS BANK. 4th st, No 218, s s, 342.9 e Av A, 24.9x96.2. Oct 18, 1909, 3 years, 4½%. 2:399. 16,000

Shaffer, Geo H to Caroline V Brown. Madison av, No 673, n e cor 61st st, 25x85. P M. Oct 19, 3 years, 5%. Oct 20, 1909. 5:1376. 115,000

Schuck Realty & Construction Co to GERMAN SAVINGS BANK. 178th st, Nos 710 to 716, s s, 136.11 w Broadway, runs w 100 x s 129.3 x e 105.11 x n 129.2 to beginning. Oct 20, 1909, 5 years, 4½%. 8:2176. 125,000

Same to same. Same property. Certificate as to above mortgage. Oct 20, 1909. 8:2176. ——

Slawson, Geo L, of Greenwich, Conn, and Fredk G Hobbs to Frederick A Clark. 72d st, No 162, s s, 159 e Amsterdam av, 20x102.2. Oct 20, due, &c, as per bond. Oct 21, 1909. 4:1143. 75,000

Sakolski, Isaac to Jas P Clarendon as trustees, &c, Esther E James. 60th st, No 251, n s, 100 e 11th av, 25x100.5. P M. Oct 21, 1909, due Dec 31, 1912, 5%. 4:1152. 7,500

Scheer-Ginsberg Realty aid Construction Co to TITLE INS CO of N Y. 151st st, Nos 535 and 537, n s, 150 e Broadway, 75x99.11. Oct 21, 1909, 5 years, 4½%. 7:2083. 90,000

Same to same. Same property. Certificate as to above mort. Oct 21, 1909. 7:2083. ——

Solo Realty Co to TITLE GUARANTEE AND TRUST CO. Greenwich st, No 456, w s, abt 25 n Desbrosses st, 24.8x80x25x80. Oct 11, due, &c, as per bond. Oct 18, 1909. 1:224. 10,000

Same to same. Same property. Certificate as to above mort. Oct 7. Oct 18, 1909. 1:224. ——

Stang, Henrietta A A to Chas A Casazza. Centre st, No 116 s e s, abt 45 n Franklin st, 24.10x75x25x75. Prior mort $18,000. Oct 18, due, &c, as per bond. Oct 20, 1909. 1:167. 6,000

Smith, Geo W with Rachel Newman. 101st st, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11. Extension of $9,000 mort until Oct 18, 1911, at 6%. Oct 18. Oct 20, 1909. 6:1672. nom

Twenty-Fifth Construction Co to TITLE INSURANCE CO of N Y. 25th st, Nos 151 to 155, n s, 189.9 e 7th av, 59.4x98.9x 49.3x98.9. Oct 18, 5 years, 5%. Oct 19, 1909. 3:801. 225,000

Same to same. Same property. Certificate as to above mortgage. Oct 18. Oct 19, 1909. 3:801. ——

Tourneur Realty Co to Sender Jarmulowsky. 93d st, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s Aphorps lane, x again n 19.10 to c l said lane, x w 25.10 x n 35.6 x e 100 x s 19.3 and 20.2 x e 0.8½ x s 61.2 to beginning. Prior mort $40,000. Building loan. Oct 18, 1909, 1 year, 6%. 4:1207. 110,000

Tiemann, Ella A with Frederick Muller. 51st st, No 415 East. Extension of $7,000 mort until Oct 1, 1912, at 5%. Aug 24. Oct 18, 1909. 5:1365. nom

Trial Realty Co to Alphonse H Kursheedt et al trustees Frederic A Kursheedt. Audubon av, No 80, n w cor 169th st, No 551, 26.7 x100. Certificate as to mort for $38,000. July 30. Oct 15, 1909. 8:2126. ——

Trial Realty Co to Alphonse H Kursheedt et al trustees Frederic A Kursheedt. Audubon av, No 80, n w cor 169th st, No 551, 26.7x100. Oct 14, 5 years, 4½%. Oct 15, 1909. 8:2126. 38,000

Unterberg, Bella to EMIGRANT INDUSTRIAL SAVINGS BANK. 110th st, Nos 162 to 168, s s, 170 w 3d av, 4 lots, each 25x100.11. 4 morts, each $17,000. Oct 13, 5 years, 4½%. Oct. 15, 1909. 6:1637. 68,000

Same and Israel Unterberg with same. Same property. 4 subordination agreements. Oct 13. Oct 15, 1909. 6:1637. nom

University Publishing Co and C L Patton, parties of 1st and 2d parts, with Thos J Davis. 144th st, No 424 West. Agreement that if mort for $12,000 be demanded within 3 years the parties of 1st and 2d part will take up same or cause it to be paid, etc. Aug 6, 1909. Oct 19, 1909. 7:2050. nom

Utility Realty Co to TITLE GUARANTEE AND TRUST CO. St Nicholas av, s w cor 191st st, 100x200. Oct 20, due, &c, as per bond. Oct 21, 1909. 8:2169. 50,000

Same to same. Same property. Certificate as to above mort. Oct 18. Oct 21, 1909. 8:2169. ——

Vanderbilt Tile Company to Aurelia Boband. 160th st, No 558, s s, 125 e Broadway, 50x99.11. Certificate as to mort for $10,000. Oct 4. Oct 21, 1909. 8:2118. ——

Vulcan Iron Works of Wilkes-Barre, Pa, lessor with American Sand & Gravel Co of Port Jefferson, L I, lessee. One locomotive. General mortgage lease, &c. Apr 13, 13 months, 6%. Oct 19, 1909. notes, 2,570.85

Vogel, Henrietta to EMIGRANT INDUSTRIAL SAVINGS BANK. 17th st, No 616, s s, 263 e Av B, 25x92. Oct 15, 1909, 5 years, 4½%. 3:984. 9,000

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Voorhees, Chas H with LAWYERS TITLE INS AND TRUST CO Sullivan st, No 39. Agreement as to share ownership of mort. Oct 11. Oct 18, 1909. 2:476. —

Welch, Edward J to Sun Construction Co. Willett st, No 91, w s, 220.7 n Rivington st, 30.5x100.5. P M. Prior mort $——. Oct 1, due Jan 2, 1910, 6%. Oct 20, 1909. 2:339. 3,729.49

Weisler, Max to Esther Herrman et al exrs, &c, Henry Herrman. 107th st, No 211, n s, 385 w 2d av, 25x100.11. Oct —, 5 years, 5%. Oct 20, 1909. 6:1657. 12,000

Same and Joseph Isaac and Marks Rosenberg with same. Same property. Subordination agreement. Oct 19. Oct 20, 1909. 6:1657. nom

White, Helen S to Edw S Clark. Riverside Drive, No 147, s e cor 87th st, No 376, 25x100. Oct 19, 1909, due, &c, as per bond. 4:1248. 75,000

Weschler & Noel, Inc, to TITLE INS CO of N Y. 79th st, Nos 147 to 153, old Nos 169 to 175, n s, 205 e Amsterdam av, 63x102.2. Oct 15, due Jan 15, 1911, 6%. Oct 16, 1909. 4:1210. 225,000

Same to same. Same property. Certificate as to above mort. Oct 15. Oct 16, 1909. 4:1210. —

Same to Clinton J Packard. Same property. P M. Prior mort $225,000. Oct 15, due Dec 15, 1910, 6% as per bond. Oct 16, 1909. 4:1210. 8,000

Same to same. Same property. P M. Prior mort $233,000. Oct 15, due &c as per bond. Oct 16, 1909. 4:1210. 7,000

West 139th St Realty Co to GERMANIA LIFE INS CO. 139th st, s s, 175 w Broadway, 125x99.11. Oct 14, due &c as per bond. Oct 15, 1909. 7:2087. 162,500

Same to same. Same property. Certificate as to above mort. Oct 14. Oct 15, 1909. 7:2087. —

Ziemer, Bernhard to Clausen-Flanagan Brewery. 17th st, No 105 West. Saloon lease. Sept 27, demand, 6%. Oct 18, 1909. 3:-793. 2,800

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Amsler, Sophia to Sophie Wagner. Decatur av, w s, 495 s 205th st, 25x100. Oct 20, 1909, 3 years, 5%. 12:3349. 8,000

*Aronson, Felix to David Zoglin. Columbus av, n s, 75 e Madison st, 25x100. Oct 1, 1 year, 6%. Oct 20, 1909. 1,300

Averill, Cornelia K widow to Edward A Johnson atty. 3d av (Fordham av), Nos 4001 and 4003, w s, about 260 n 173d st, 50 x128.8x50x130.6, with strip 0.6 wide. Prior mort $58,650. Oct 21, 1909, due Jan 18, 1910, 6%. 11:2921. 1,000

*Austin, Susan S wife of and Arthur A to Margt F Milner. 217th st, late 3d st, n s, 225 w 6th av, and being lot 332 map Laconia Park, 25x114. Oct 21, 1909, 2 years, 6%. 400

*Barry, John F to Frank Bartor. Banta lane, n s, 69 e Billar pl, 45x79x45x77. Oct 18, 3 years, 6%. Oct 19, 1909. 1,000

Beline, Elie and Hyman Glasser to Elviel Realty Co. Jennings st, 3 e cor Bryant av, 100x25. P M. Prior mort $11,000. Oct 20, 2 years, 6%. Oct 21, 1909. 11:2999. 2,000

Buckbee, Geo E to Howard Haviland. Briggs av, w s, 100 n 196th st, 200x94.11x200x91.3. P M. Oct 16, due Aug 1, 1911, 5½%. Oct 18, 1909. 12:3301. 14,600

Briggs Av Realty Co to Wm W Johnson and ano trustees Alvin J Johnson to Minnie A Wirth. Briggs av, Nos 2548, e s, 414.3 s 194th st, 19.2x83.11 to Poe pl x19.1x82.4. Oct 20, 1909, 3 years, 5%. 12:3293. 7,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1909. 12:3293. —

Same to same. Briggs av, No 2580, e s, 452.7 s 194th st, 19.2x 86.10 to Poe pl x19.1x85.4. Oct 20, 1909, 3 years, 5%. 12:3293. 7,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1909. 12:3293. —

Same to Francis G Lloyd and ano trustees David Stevenson for Margt S Bent. Briggs av, No 2578, e s, 471.9 s 194th st, 19.2x 88.4 to Poe pl x19.1x86.10. Oct 20, 1909, 3 years, 5%. 12:3293. 7,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1909. 12:3293. —

Same to same. Briggs av N,o 2576, e s, 490.11 s 194th st, runs s 20.2 x e 64.7 x e 25.4 to Poe pl x n 18.7 x w 88.4 to beginning. Oct 20, 1909, 3 years, 5%. 12:3293. 7,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1909. 12:3293. —

Bastone, Rosa wife of and John P to Empire Development Co. Spofford av, s w cor Barretto st, 50x100. Oct 5, due &c as per bond. Oct 20, 1909. 10:2768. 2,500

Broad Realty Co to Claude M Hare. Garrison av, s s, 85.11 w Irvine st, 28.8x123.4x25x137.4. Prior mort $——. Sept 30, due Mar 30, 1912, 6%. Rerecorded from Oct 6, 1909. Oct 19, 1909. 10:2761. 1,750

Same to same. Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x 151.4. Prior mort $8,000. Sept 30, due Mar 30, 1912, 6%. Re-recorded from Oct 6, 1909. Oct 19, 1909. 10:2761. 1,750

Berry, Bridget to HARLEM SAVINGS BANK. 201st st, late Suburban st, w s, 177.6 s Bainbridge av, 72x70x66.9x92.4. Oct 19, 1909, 1 year, 5%. 12:3292. 2,000

Burke, Mary C with HARLEM SAVINGS BANK. 201st st, late Suburban st, w s, 177.6 s Bainbridge av, 72x70x66.9x92.4. Subordination agreement. Oct 19, 1909. 12:3292. nom

*Brophy, Mark L to David Scott. Columbus av, n w cor Van Buren st, 52x—x50x80, and being lots 25 and 26 map Van Nest Park. Oct 13, 3 years, 6%. Oct 18, 1909. 1,500

Brook Av & 171st St Realty Co to Emilie Schulz. Brook av, n w cor 171st st, 100x39.3x99.11x39.2. Oct 14, 5 years, 5%. Oct 15, 1909. 11:2896. 40,000

Same to same. Same property. Certificate as to above mort. Oct 14. Oct 15, 1909. 11:2896. —

Bland, Emma S wife of and John B to DOLLAR SAVINGS BANK 163d st, s s, 210 e Morris av, 35x114.10. Oct 15, 1909, due June 1, 1912, 5%. 9:2422. 5,000

Baltes, John to Peter Fox. Clinton av, No 1401, n w cor 170th st, No 645, 30.11x100x45.5x101. Prior mort $——. Oct 15, 1909, 5 years, 6%. 11:2936. 5,000

Curozza or Carozza, Guiseppe to Henry Elias Brewing Co. Belmont av, No 2479 (Cambreleng av), w s, 225 n 188th st, late Bayard st, 25x87.6. Prior mort $ —. Oct 11, due &c as per bond Oct 15, 1909. 11:3076. 3,000

*Costar, Georg› to Thomas Keitel. Gleason av, s s, 105 e Pugsley av, 75x108, Unionport. Oct 14, 2 years, 6%. Oct 15, 1909. 1,500

*Cook, John to Thos C Arnow. Arnold av, w s, 300 s Libby st, runs w — to Westchester Creek x s — to n s lot 135 on map land Duchess Land Co, according to map Benson estate x e — to av x n 150 to beginning. P M. Oct 15, 3 years, 5%. Oct 16, 1909. 6,000

Casey, Wm F to Bertha E Thomsen. North st, No 32, s s, 100 e Grand av, 25x100. Prior mort $6,500. Oct 15, due &c as per bond. Oct 16, 1909. 11:3197. 2,000

Corbett, Jas C to Gustav Wein. Elton av, No 899, n w s, 63.8 s w 162d st, 31.10x105x25x124.8. Prior mort $25,000. Oct. 18, 1909, due, &c, as per bond. 9:2383. 4,000

*Christian, Wm H to Mary C Grant. Byron av, n e cor Whitehall pl, 25x100, and being lot 1 block 10 map Whitehall Realty Co. P M. Oct 15, due, &c, as per bond. Oct 18, 1909. 500

Corbett, John to Matilda Mott. 3d av, No 3199, w s, abt 38 s 162d st, 25x100. Oct 16, due Jan 1, 1913, 5%. Oct 18, 1909. 9:2366. 3,000

*Cahill, Edward J to Sadie B Clocke. Bruner av, w s, 100 n Nereid av, 100x97.6, and being lots 13 to 16 blk 6 map No 1140 sec 1, Bathgate estate. Oct 18, due &c as per bond. Oct 19, 1909. 2,000

*Same to same. Wickham av, e s, 250 s Nereid av, and being lots 15 and 16 blk 29 same map, 50x97.6. Oct 18, due &c as per bond Oct 19, 1909. 1,000

Same to Charles Glore an dano. Wickham av, w s, 225 s Nereid av, 50x97.6, and being lots 54 and 55 blk 30 same map. Oct 18, due &c as per bond. Oct 19, 1909. 1,000

Carroll, Annie with Aaron O Whaley. Heath av, e s, 75 n 230th st, and being plot 6 map (No 1362) of subdivision of blk 3256 at Kingsbridge, 37.6x100. Agreement amending description in mortgage recorded July 1, 1909. Sept 28. Oct 15, 1909. 12:3256. nom

*Cleary, William to Sarah S Conklin. 4th st (St Raymond av) s s, 250 e Green lane, 25x100. Oct 19, due Jan 1, 1913, 5½%. Oct 20, 1909. 3,500

*Costar, Geo to Mary A Keefe. Edison av, e s, 375 n Tremont road, runs e 109 to Broadway, x n w 205.2 to Edison av, x s 173.10 to beginning, Tremont terrace. P M. Oct 13, 3 years, 5½%. Oct 21, 1909. 2,500

Constantine, Charlotte to EMPIRE CITY SAVINGS BANK. Vyse av, w s, 204.6 s Tremont av, 50x144.11, except part for Vyse av Oct 19, 3 years, 5%. Oct 21, 1909. 11:2992. 5,000

*Dougherty, James J to Bankers Realty & Security Co. Broadway, w s, 324.7 n Tremont road, runs w 171.9 to Edison av x n 50 x e 140.5 to Broadway x s 59 to beginning. P M. Oct 18, 2 years, 5%. Oct 19, 1909. 1,050

De Julio, Angelo to Manhattan Mortgage Co. Lind av, w s, 349.3 n 168th st, and being lot 43 parcel 4 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x150.2x25x144.11. Prior mort $ —. Oct 16, due, &c, as per bond. Oct 18, 1909. 9:2530. 7,000

Donahue, Martin E to Prospect Investing Co. Cambreleng av, No 2468, n e cor 189th st, No 681, 40x— to w s Beaumont av x40 to st x—. Oct 15, 1909, due Oct 1, 1910, 6%. 11:3090 and 3091. 13,000

Dressler, August to John Tonyes. 148th st, No 414, s s, 70.11 e Bergen av, 27x100x26.3x100. P M. Prior mort $12,000. Oct 14, due, &c, as per bond. Oct 15, 1909. 9:2292. 5,000

Eichner, Augusta to Michl J Sullivan. 146th st, No 263, on map Nos 263 and 265, n s, abt 60 w Morris av, 50x110. P M. Oct 19, due &c as per bond. Oct 20, 1909. 9:2336. 5,500

Eichner, Daniel with Michl J Sullivan. 146th st, No 263 East, on map Nos 263 and 265. Subordination of tax lease to mort. Oct 19. Oct 20, 1909. 9:2336. nom

EQUITABLE LIFE ASSUR SOC of the U S with Alex E Cohen. Brook av, No 260. Extension of $50,000 mort until Jan 1, 1915, at 5%. Oct 19. Oct 20, 1909. 9:2266. nom

*Entenmann, Mary to Jennie wife of and Joseph A Irvine. Pilgrim av, w s, 275 s Evelyn pl, and being lots 199 and 200 map 473 lots Haight estate, 50x100. P M. Oct 18, 2 years, 5%. Oct 19, 1909. 800

Enal Construction Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, No 911, w s, 100 n Tiffany st, 25x100. Oct 14, due &c, as per bond. Oct 16, 1909. 10:2733. 9,000

Same to same. Whitlock av, Nos 915 to 921, w s, 125 n Tiffany st, 4 lots, each 25x100. Four morts, each $9,600. Oct 14, due, &c, as per bond. Oct 16, 1909. 10:2733. 36,000

Same to same. Whitlock av, Nos 925 to 929, w s, 225 n Tiffany st, three lots, each 25x100. Three morts, each $9,000. Oct 14, due, &c, as per bond. Oct 16, 1909. 10:2733. 27,000

Enal Construction Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 100 n Tiffany st, 200x100. Certificate as to eight morts for $9,000 each. Oct 14. Oct 16, 1909. 10:2733. —

*Earley, Cornelius J and Rose M to Thos J O'Neill. Berrian av, w s, 275 n Elizabeth st, 25x100. Prior mort $——. Oct 15, installs, 6%. Oct 16, 1909. 1,000

Emoh Realty Co to Robert H Mathews Co St Pauls pl, s w cor Brook av, runs w 84.1 x s 32.1 x e 80 to av, x n 36.9 to beginning. Prior mort $25,000. Oct 18, 1 year, 6%. Oct 21, 1909. 11:2896. 6,000

Same to same. Same property. Certificate as to above mort. Oct 17. Oct 21, 1909. 11:2896. —

*Edelhauser, Chas to Eugene Locher and ano. 9th st, n s, 305 e Av D, and being s ½ of w ½ of lot 228 map Unionport, 50x108. Oct 20, 1909, 3 years, 6%. 1,200

*Edwards, Robert B and William Mauter to Herman G Binde. White Plains road, e s, 205.6 s 150th st, and being lot 24 map (No 1055) of Estate Jos Husson at Classon Point, 25x111.6. Oct 21, 1909, 3 years, 6%. 1,400

Fairmount Construction Co to Christiane Realty and Construction Co. Fairmount pl, s s, 451 w Southern Boulevard, 75x—x70.11x 103; Fairmount pl, s e cor Marmion av, 33.11x98.1x42.6x95.7, except part for av. Oct 21, 1909, 1 year, 6%. 11:2959. 5,000

Same to same. Same property. Secretary's certificate as to above mort. Oct 21, 1909. 11:2959. —

Fox, Marie to Julius Ewoldt. Mapes av, No 2082, s e cor 180th st, No 800, 93.2x20.1 Prior mort $7,000 Oct 15, 3 years, 6%. Oct 16, 1909. 11:3108 3,000

*Friedrich, Peter to Margaretha Zeitler. 224th st (10th av), s s, 280 e White Plains road and being west ¼ of lot 599 of Wakefield, 25x114. Oct 15, 3 years, 5%. Oct 18, 1909. 2,000

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Grebert, Geo H with Wilhelmina Wuensch. Morris av, n w s, 250 s e 183d st, 18.9x105. Extension of $2,500 mort until Dec 31, 1912, % as per bond. Oct 14. Oct 15, 1909. 11:3182. nom

Gerhards, Albert, Inc, to Victor Gerhards. Longfellow av, n w cor Freeman st, 25x100. Sept 24, 1 year, 6%. Oct 18, 1909. 11:-2999. 1,150

Gribben, Oliver to Friedrich Schmitt., 149th st, s s, 29 w Robbins av, 30x100. Oct 16, due Jan 1, 1913, 5%. Oct 18, 1909. 10:-2557. 6,000

Giomo, Carmine with TITLE GUARANTEE & TRUST CO. Ogden av, No 1036. Subordination agreement. Oct 18. Oct 19, 1909. 9:2514. nom

*Genzardi, Salvatore to T Ophelia Gillette. Parker av, n e s, abt 400 s e Castle Hill av, 25x100. Oct 11, 3 years, 6%. Oct 20, 1909. 500

*Goldberger, Maurice with Frederick Dillemuth, Jr., and Lena Dillemuth. 236th st, late 22d av, s s, 355 e 2d av and being east ½ of lot 926 map Wakefield, 50x110. Extension of $1,200 mort until July 1, 1912, at 5½%. Oct 13. Oct 19, 1909. nom

Hecht, Harry G to Jacob Bergman. Fairmount pl, s s, 76 n w Southern Boulevard, 75x124.8x75.1x129.5. Oct 18, 1909, due Jan 1, 1913, 5%. 11:2959. 3,750

*Hack, John H to Irving Realty Co. Boston road, s e cor Ely av, 45x118.7x45x116.4. P M. Prior mort $900. Oct 7, due Aug 1, 1912, 5%. Oct 15, 1909. 300

*Hack, John H to Crawford Real Estate and Building Co. Boston road, s e cor Ely av, 45x118.7x45x116.4. P M. Oct 7, due Aug 1, 1912, 5%. Oct 15, 1909. 900

Hillmann, Ida to Fredericka Fastenau. Manida st, No 720, w s, 200 s Spofford av, 25x100. P M. Prior mort $4,500. Oct 15, due &c as per bond. Oct 16, 1909. 10:2768. 2,000

Havanagh, Bernard to FIFTH AV BANK of N Y. Tremont av, n s, 65.1 e Daly av, 25x129.1x25x129.11. Oct 9, 1 year, 6%. Oct 19, 1909. 11:3126. 16,000

Higgins, Cath to Theo Wentz. Trinity av, No 918, e s, 380 n 161st st, 20x100. Oct 20, due, &c, as per bond. Oct 21, 1909. 10:-2638. 5,000

*Huggard, Joseph B to Ruth Russell of Brooklyn. 5th av or st, s e cor White Plains road, 108.6x64x113.7x64, except part for said road, Wakefield. Oct 20, 1 year, 6%. Oct 21, 1909. 2,000

Halpin, James to Emmeline C Rickerson. Cambreleng av, No 2420, e s, abt 100 s 188th st and being lot 46 map property S Cambreleng et al at Fordham, 25x107 to Crescent av, x25.6x98.4 s s, except strip 1 ft wide in front. Oct 18, 1909, 5 years, 5½%. 11:3090. 3,000

Infuso, Louis M to TITLE GUARANTEE & TRUST CO. Ogden av, No 1036, e s, 75 n 165th st, 20x90. Oct 18, due &c as per bond. Oct 19, 1909. 9:2514. 3,500

Jorgensen, Chas G to Annie E O'Connell. Hoe av, w s, 83.7 n Freeman st, 50x100. Prior mort $34,000. Oct 20, 1909, due &c as per bond. 11:2980. 3,500

Kimberly, Agnes L and ano trustees Chas H Kimberly with Chas B Pearsall. Brook av, No 1524. Extension of $9,000 mort until July 1, 1911, at 5%. Oct 20, 1909. 11:2895. nom

Korner, John T to Kellwood Realty Co. Whitlock av, No 965, w s, 250 n Barretto st, 37.6x100. P M. Prior mort $21,000. Oct 15, 3 years, 6%. Oct 16, 1909. 10:2735. 6,000

*Kennedy, Ella M to North N Y Co-operative Building & Loan Assoc. Boyd av, e s, 100 n Jefferson av, 50x100. Aug 14, 3 years, 6%. Oct 15, 1909. 3,900

*Keating, Wm H to EMIGRANT INDUST SAVINGS BANK. 226th st (12th av), s s, 80 w White Plains road and being e 66 2-3 ft of lot 818 map Wakefield, 66.8x114. Oct 15, 1909, 5 years, 5%. 7,000

Kleine, Chas W P to TITLE GUARANTEE & TRUST CO. 180th st, No 811, n s, 95.1 e Mapes av, 25x118.2. Oct 19, 1909, due &c as per bond. 11:3111. 5,000

Levinson Impt Co to Caroline W Crandall. Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9. Prior mort $——. Oct 18, 2 years, 6%. Oct 19, 1909. 11:2934. 7,000

Same to same. Same property. Certificate as to above mort. Oct 18. Oct 19, 1909. 11:2934. ——

Lake, Charles to Albert A De Richmond. Cambreleng (Monroe) av, e s, 300 n 183d st, 25x100. Prior mort $4,000. Oct 16, due &c as per bond. Oct 19, 1909. 11:3089. 1,000

Lindgren, Carl A to Anthony Reichert. 198th st, n s, 51.8 e Valentine av, 25.10x88.9x25x92.5. June 1, 2 years, 6%. Oct 18, 1909. 12:3302. 455

*Lisanti, Francesco to Sidney Williamson. Maple av, s e cor 215th st and being lot 101 map New Village Jerome, 25x100, except 16 ft on East End. Jan 15, due Dec 1, 1911, 6%. Oct 18, 1909. 1,075

*Lloyd, Austin H to MOUNT VERNON TRUST CO et al trustees Susan A Penfield. Disbrow pl, e s, 237 n De Milt av, 54.11x66.2 x73.3x108.11, Wakefield. Oct 15, 3 years, 6%. Oct 18, 1909. 3,000

Lissauer, Henrietta to Ernst L Tiemeyer. Cambreleng av, No 2324, e s, 325 n 183d st, 25x100. P M. Prior mort $3,500. Oct 15, 1909, 2 years, 5%. 11:3089. 500

Lefkowitz, Nathan to Geo W Gros. 3d av, No 3431, late Fordham av, w s, 50 s 167th st, 25x100. P M. Prior mort $7,000. Oct 14, due &c as per bond. Oct 15, 1909. 9:2371. 3,750

Same to Charles Korbel. Same property. P M. Prior mort $10,-750. Oct 14, due &c as per bond. Oct 15, 1909. 9:2371. 1,000

LAWYERS TITLE INS & TRUST CO with Steinmetz Construction Co. Vyse av, w s, 250 n 172d st, 25x100. Extension of $5,750 mort until Aug 20, 1912, at 5%. Aug 20. Oct 15, 1909. 11:2989. nom

Lowy, Adolph to Katharine Willersdorf. Garrison av, s s, 28.7 e Faile st, 28.7x131.2x25x117.2. Subordination agreement. Oct 19. Oct 21, 1909. 10:2761. nom

Lowy, Leopold to Katharine Willersdorf. Garrison av, s s, 28.7 e Faile st, 28.7x131.2x25x117.2. Oct 20, 5 years, 5½%. Oct 21, 1909. 10:2761 2,250

Lawyers Mortgage Co with Philipp and Elise Held. 165th st, n s, 97 w Forest av, 19.3x88. Extension of $4,000 mort until July 24, 1914, at 4½%. Sept 23. Oct 20, 1909. 10:2650. nom

McKernan, Thomas to NORTH SIDE SAVINGS BANK. 235th st, n s, 146.1 w Webster av, (Bronx River road), 25x100. Oct 20, 1 year, 5½%. Oct 21, 1909. 13:3397. 2,500

*McLoughlin, Lamont to Robt L and Wm S Wensley trustees Geo W Wensley. White Plains road, s w cor 221st st, 75x80, Wakefield. Oct 21, 1909, due Oct 1, 1914, 5%. 10,000

*Meli, Ursola to Chas C Currao. Ash av, bet Elm st and Corsa av, being lot 19 map Laconia Park, 25x100. Prior mort $——. Oct 19, 3 years, 6%. Oct 21, 1909. 375

Massimino (John) Co t Augusta Clock. 177th st, e s, 134.6 from e s Tremont av, and e s 177th st, runs s 39.2 x e 57.10 x n 39 x w 61.8 to beginning; 177th st, e s, 173.9 from e s Tremont av and e s 177th st, runs e 57.10 x s 36.9 to n s 177th st, x s w and n w 96.4 to beginning; Davidson av, w s, 31 n 177th st, runs w 60 x n 44 x w 20.11 x n w 51.10 x e 94.6 to av, x s 94 to beginning; Davidson av, n e cor 177th st, 90x30x78.11x31.11. Prior mort $——. Oct 20, due April 20, 1910, 6%. Oct 21, 1909. 11:2862. 4,500

Same to same. Same property. Certificate as to above mort. Oct 21, 1909. 11:2862. ——

Mack, Jacob W with Mary Amdur. Vyse av, No 1131. Extension of $8,000 mort until Nov 21, 1912, at 5½%. Oct 13. Oct 15, 1909. 10:2752. nom

Mountain Construction Co to Whitfield Ward. 188th st, s s, 152 w Bathgate av, 20x95. Oct 14, due &c as per bond. Oct 15, 1909. 11:3057. 7,500

Same to same. Same property. Certificate as to above mort. Oct 14. Oct 15, 1909. 11:3057. ——

Mountain Construction Co to Wm G Wood and ano trustees Maria Wood. 188th st, s s, 132 w Bathgate av, 20x95. Oct 14, 5 yrs. 5%. Oct 15, 1909. 11:3057. 7,500

Mason, Sarah J to Annie M Bogumil and ano. Courtlandt av, No 627, w s, 125 n 151st st, 25x100. P M. Oct 14, 3 years, 5%. Oct 15, 1909. 9:2411. 5,500

*McIntyre, Wm H to Adelaide D Weeks. 2d av, n e cor 229th st, 51.6x105, Wakefield. Oct 15, 1909, 3 years, 6%. 1,500

*Martzolf, Louise to Crawford Real Estate & Bldg Co. Edson av, w s, 434.10 s 222d st, 50x95, and being lots 151 and 152 map Bronx Terrace. P M. Sept 10, due Aug 1, 1912, 5%. Oct 16, 1909. 500

*Martzolf, Louise to Crawford Real Estate & Bldg Co. Edson av, w s, 186 s Boston road, 50x95, and being lots 11 and 12 map No 1208 Bronx Terrace. P M. Sept 12, due Aug 1, 1912, 5%. Oct 16, 1909. 600

McKelvey, John J to Richard Pfeiffer. New Drive, w s, at n s lot 6 as on map land Margt E Putnam at Spuyten Duyvil runs w 338.3 x s 50 x e 320 to New Drive x n 50 to beginning. P M. Oct 11, 3 years, 5%. Oct 16, 1909. 13:3411. 4,000

*Martenson, Tekla to Clara Melhan. Middletown road, n s, 76 e Broadway, 50.2x110.7x50x105.11. Oct 14, 3 years, 6%. Oct 16, 1909. 1,000

McCormack, Cornelia E to TITLE GUARANTEE & TRUST CO. 176th st, s s, 20 e Waterloo pl, 2 lots, each 22.6x99. 2 morts, each $5,000. Oct 15, due &c as per bond. Oct 16, 1909. 11:2958. 10,000

Same to same. Waterloo pl, s e cor 176th st, 99x20. Oct 15, due &c as per bond. Oct 16, 1909. 11:2958. 6,000

Mahony, Mary C to EQUITABLE LIFE ASSUR SOC of the U S. 142d st, No 430, s s, 290 e Willis av, 15x100. Oct 18, 1909, due Jan 1, 1913, 5%. 9:2286. 3,000

Melillo Construction Co to Theodore Wenz. 236th st, n s, 450 e Kepler av, 25x100. Building loan. Oct 16, demand, 6%. Oct 18, 1909. 12:3377. 10,000

Same to same. Same property. Certificate as to above mort. Oct 16. Oct 18, 1909. 12:3377 ——

*Moffett, Ann C to Geo Hauser. Van Nest av (Columbus av), n s, 32.6 e White Plains road (Washington st), 12.6x100. Sept 15, 3 years, 5½%. Oct 18, 1909. 1,500

*Melrose Realty Co to Milton J Doernberg. Beech av, n s, 187 w Corsa av, 50x100. P M. Oct 14, 3 years, 5½%. Oct 16, 1909. 800

*Same to same. Cedar av, s s, 234 w Corsa av, 25x100. P M. Oct 14, 3 years, 5½%. Oct 16, 1909. 300

*Same to same. Cedar av, s s, abt 559 w Corsa av, 50x120x—x131. P M. Oct 14, 3 years, 5½%. Oct 16, 1909. 650

*Milazzo, Antonio to Geo Hauser. Crosby av, e s, 51.6 n Waterbury av and being lots 35 and 36 map 108 lots Coster estate, 69.1x101.7x92.9, gore. Oct 16, due Feb 1, 1913, 6%. Oct 18, 1909. 3,000

Mills, Ellsworth L to Railroad Co-operative Bldg & Loan Assoc. Fort Independence st, e s, abt 873.2 s 238th st, late Oloff st, 25x75.3x25x74.4, and being lot 73 map No 408 property Wm O Giles; also land in Putnam Co. Oct 8, installs, 6%. Oct 15, 1909. 12:3258. 4,000

Meckes, Anna M with EMIGRANT INDUSTRIAL SAVINGS BANK. Lind av, e s, 89 s 165th st, late Devoe st, 25x175 to Summit av. Subordination agreement. Oct 18. Oct 19, 1909. 9:2523. nom

*Mackenzie, Annie F to Sadie B Clocke. Taylor av (Harrison av), w s, 125 s McGraw av, 25x90, and being lot 22 map 370 lots McGraw estate. Oct 18, due &c as per bond. Oct 19, 1909. 3,000

*McGarry, Frank to Caroline Fogel. Wilson pl, s s, 154.5 w Elliott av, and being lot 32 blk B map Lester Park, 25x137. July 9, 3 years, 6%. Oct 19, 1909. 500

Morrisdale Realty Co to N Y LIFE INS & TRUST CO. 137th st, n s, 700 w Home av, closed, also 357.11 w Cypress av, 50x100. Oct 20, 1909, 5 years, 5%. 10:2550. 37,000

Same to same. Same property. Certificate as to above mort. Oct 19. Oct 20, 1909. 10:2550. ——

Mountain Construction Co to Peter S Bogart and ano trustees Eliz C Bogart. 188th st, No 512, s s, 72 w Bathgate av, 20x91.2x20x 90.9. Oct 16, 3 years, 5%. Oct 18, 1909. 11:3057. 7,500

Same to same. Same property. Certificate as to above mort. Oct 16. Oct 18, 1909. 11:3057. ——

*Mirando, Frank to Mathew Cohen. 218th st, late 4th av, n s, 305 e 5th av, and being part lot 163 map of Wakefield, bounded s by 218th st late 4th av, e by line 75 e line bet lots 163 and 167, w by lot 167 and n by lot 162, 75x114. P M. Prior mort $1,800. Oct 18, 1 year, 5%. Oct 20, 1909. 1,200

*Melrose Realty Co to Nicola Galante. Cedar av, s s, 534 w Corsa av, and being lots 279 and 280 map Laconia Park, 50x120x—131. Oct 15, due &c as per bond. Oct 20, 1909. 150

*Mercadante, Angelo to Melrose Realty Co. Cedar av, s s, 534 w Corsa av, and being lots 279 and 280 map Laconia Park, 50x120x—x131. P M. Oct 19, 2 years, 6%. Oct 20, 1909. 500

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*Neubarth, Chas G to Friedrich Wettingfeld. Powell av (11th st), n s, 405 w Av B, and being east ½ of lot 284 map of Unionport, 50x108. P M. Oct 15, 3 years, 6%. Oct 18, 1909. 2,000

Oakwood Construction Co to James F Meehan and ano. Southern Boulevard, e s, 90 s 167th st, 40x100. Prior mort $32,000. July 1, due July 1, 1912, at 6%. Oct 18, 1909. 10:2744. 5,000

Osserman, Edward and Samuel Gottlieb to Abraham Drechsler and ano. Prospect av, No 782, e s, 87.3 s Longwood av, 37.6x110.5x 40x124.6. P M. Prior mort $27,000. Oct 15, 5 years, 6%. Oct 19, 1909. 10:2688. 6,000

Oppenheim & Feldmann, Inc, to TITLE GUARANTEE AND TRUST CO. Washington av, n e cor 179th st, 60.5x94.1. Building loan. Oct 20, 1 year, 6%. Oct 21, 1909. 11:3046. 45,000

Same to same. Same property. Certificate as to above mort. Oct 20. Oct 21, 1909. 11:3046. 45,000

Same to Bathgate Realty and Construction Co. Same property. P M. Prior mort $58,500. Oct 20, 4 years, 6%. Oct 21, 1909.. 11:3046. 12,000

Same to TITLE GUARANTEE AND TRUST CO. Bathgate av, n w cor 179th st, 60.5x94.1. Building loan. Oct 20, 1 year, 6%. Oct 21, 1909. 11:3046. 45,000

Same to same. Same property. Certificate as to above mort. Oct 20. Oct 21, 1909. 11:3046. ——

Same to Bathgate Realty and Construction Co. Same property. P M. Prior mort $58,500. Oct 20, 4 years, 6%. Oct 21, 1909. 11:3046. 12,000

Potter, Mary with DeMilt Dispensary. Rider av, w s, 643 s 144th st and being lots 69 and 70 amended map Central Mott Haven. Subordination agreement. Oct 18, 1909. 9:2340. nom

Pittman, Junius J and Harry Cahn to Duane S Everson. Clay av, No 1341, w s, 514.1 n 169th st, 16.8x80.4x16.8x80.5. P M. Oct 19, 3 years, 5%. Oct 20, 1909. 11:2782. 3,000

Potter, Roger to DeMilt Dispensary, a corpn. Rider av, w s, 643 s 144th st, 50x125. Oct 18, 1909, 3 years, 4½%. 9:2340. 10,000

Porpora, Stephen and Giovanni Falco to TITLE GUARANTEE & TRUST CO. 180th st, No 813, n s, 120.1 e Mapes av, 25x118.2. Oct 14, due &c as per bond. Oct 15, 1909. 11:3111. 5,250

Pellegrino, Peter to Henrietta Lissauer. Cambreleng av, No 2324, e s, 325 n 183d st, 25x100. P M. Prior mort $4,000. Oct 15, 1909, 3 years, 5%. 11:3089. 500

Quin, Eugene J to Roman Catholic Orphan Asylum in City N Y. Sedgwick av, e s, at n line land Merrill, runs e 126.3 x n 40.8 x w 120.9 to av x s 40.11 to beginning. Oct 19, 1909, 3 years, 5%. 11:3225. 11,500

Roedel, Mary A, Ella E Mason and Jane A Scardefield of Mt Vernon, N Y, to Katharina Flegenheimer extrx &c Katharina Wiedenmann. 134th st, No 225, n e s, 135 n w 3d av, 30x100. P M. Oct 15, 3 years, 5½%. Oct 16, 1909. 9:2319. 3,000

Rausch, Louise to DOLLAR SAVINGS BANK of City N Y. Arthur av, No 2115, w s, 134.7 n 180th st, 25x95. P M. Oct 19, due Dec 1, 1910, 5%. Oct 20, 1909. 11:3062. 4,500

Same to Annie C Heil. Same property. Prior mort $4,500. Oct 19, due &c as per bond. Oct 20, 1909. 11:3062. 1,500

Richter, Fredk with BOWERY SAVINGS BANK. Prospect av, Nos 954 to 958. Extension of $45,000 mort until Oct 13, 1914, at 4½%. Oct 13. Oct 18, 1909. 10:2680. nom

Ryan, Mary R to John Parsons. Cambreleng av, w s, 147.4 s Pelham av, 50x87.6. Prior mort $——. Oct 7, 5 years, 6%. Oct 16, 1909. 11:3078. 1,400

Repetti, Louis M wife of and Chas to MUTUAL LIFE INS CO of N Y. Brook av, n w cor 149th st, 49.11x90x40.11x90.5, except part encroached upon by owners of adj property. Oct 15, 1909, due &c as per bond. 9:2294. 38,000

Reinthaler, Barbara with Maria Winter. Park av, late Vanderbilt av, s e cor Morris pl, 20.1x86. Extension of $2,000 mort until Oct 14, 1910, at 6%. Oct 14. Oct 18, 1909. 11:2901. nom

Ratner, Harris to LAWYERS TITLE INS AND TRUST CO. Freeman st, s s, 75 e Simpson st, runs s 100.6 x e 25 x n 16.10 x e 12.7 x n 81.11 to Freeman st, x w 37.6 to beginning. Oct 20, 5 years,, 5%. Oct 21, 1909. 11:2975. 33,000

Same to same. Freeman st, s s, 37.6 e Simpson st, 37.6x100.6. Oct 20, 5 years, 5%. Oct 21, 1909. 11:2975. 33,000

Same to same. Freeman st, s e cor Simpson st, 37.6x100.6. Oct 20, 5 years, 5%. Oct 21, 1909. 11:2975. 52,000

Same and Katy Ratner with same. Simpson st, No 1188 and Freeman st, No 1138. Subordination agreement. Oct 20. Oct 21, 1909. 11:2975. nom

*Rieger, Carl to Leopold Georgi. Columbus av, n s, 50 w Madison st, 25x100, and being lot 329 map 1023 portion Hunt Estate, Prior mort $4,000. Oct 19, 2 years, 6%. Oct 20, 1909. 1,000

Rohrig, Mary H to TITLE GUARANTEE AND TRUST CO. Montgomery av, w s, 173.7 n 176th st, 25x100. Prior mort $4,000. Oct 19, due, &c, as per bond. Oct 20, 1909. 11:2877 and 2878. 500

Seipp, Charles to Gaines-Roberts Co. Hoe av, No 1026, e s, 350 s Bancroft st, 40x100. P M. Prior mort $24,000. Oct 20, due May 1, 1912, 6%. Oct 21, 1909. 10:2749. 7,000

Stolwein, Max, Abraham and Jacob to Abraham Stolwein. 165th st, No 437, n e s, abt 190 w Washington av and being at s e cor lot 27, runs n w 28 x n e 212.8 x s e 28 x s w 212.8, being part of lot 27 map Morrisania. Prior mort $——. Oct 1, 3 years, 6%. Oct 15, 1909. 9:2387. 5,000

*Scott, Emily A to Regent Realty Co. Plot begins 490 e White Plains road at point 1195 n along same from Morris Park av, runs n e 100 x n w 136.10 x s w 81.1 x s w 34.6 x n w 5.10 x s e 92.11 to beginning. Oct 20, 3 years, 5½%. Oct 21, 1909. 1,650

*Stoller, Abraham M to Rudolph Marks guardian. Burke av, e s, 379.10 s Kingsbridge road, 25x100. Prior mort $——. Oct 18, installs, 5%. Oct 21, 1909. 450

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Sept 30, due &c as per bond. Oct 19, 1909. 11:3121. 2,500

Same to same. Same property. Certificate as to above mort. Sept 30. Oct 19, 1909. 11:3121. ——

*Stoller, Victor to Rudolph Marks guardian. Burke av, e s, 254.10 s Kingsbridge road, 25x100. Prior mort $——. Oct 18, installs, 6%. Oct 19, 1909. 450

Shrier, Samuel with Ludwig Arnheim. Prospect av, No 647, w s, 57.3 s 152d st, 18.6x100. Extension of $2,000 mort until Sept 21, 1910, at 6%. Oct 18, 1909. 10:2674. nom

*Swick, Samuel to T Ophelia Gillette. La Salle av, n s, 28.3 w Hollywood av, 25x100; Vincent av, e s, 100.3 s Coddington av, 75x87.9x75x90.4. Oct 7, 3 years, 6%. Oct 19, 1909. 1,250

Stack, Maurice P to Eliz G Finland. Concourse, No 1050, e s, 206.9 n Transverse rd or 165th st, 26x80x26x81.10. Oct 18, installs, 6%. Oct 19, 1909. 9:2462. 1,950

*Smith, Geo W and Wm E Hendry to Thomas Bolton. Madison av, s w s, 308.5 s e 2d st, 25x100, and being lot 138 map partition real estate William Adee, Westchester. Oct 14, 3 years, 6%. Oct 15, 1909. 1,000

Simpson, Wm V with Whitfield Ward. 188th st, s s, 152 w Bathgate av, 20x95. Subordination agreement. Oct 13. Oct 15, 1909. 11:3057. nom

Simpson, Wm V of Matawan, N J, with Wm G Wood and ano trustees Maria Wood. 188th st, s s, 132 w Bathgate av, 20x95. Subordination agreement. Oct 14. Oct 15, 1909. 11:3057. nom

Standard Litho Co to City Mortgage Co. Brook av, e s, 377.8 s 167th st, 70.5x112.6x72x117. Building loan. Oct 14, demand, 6%. Oct 18, 1909. 9:2392. 26,000

Same to same. Same property. Certificate as to above mort. Oct 14. Oct 18, 1909. 9:2392. ——

Schwab, Emma to Chas W Bohmfalk. Brook av, No 1524, e s, 225 n 171st st, 25x100.11. P M. Prior mort $——. Oct 11, 2 years, 6%. Oct 20, 1909. 11:2895. 2,500

Schultz, Reinhold to Moise Geismann. Courtlandt av, No 808, n w s, 50 n e 158th st, late Milton st, 25x100, except part for av. P M. Oct 20, 1909, due &c as per bond. 9:2405. 5,500

Terrace Construction Co to City Mortgage Co. Park View pl, s e cor 190th st, 85x68.11x68.11x86.6. Building loan. Oct 20, 1909, demand, 6%. 11:3219. 16,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1909. 11:3219. ——

Tulare Realty Co to Columbia Construction Co. Intervale av, e s, 212.5 n Freeman st, 50x88.9x50x100.3. Oct 19, due &c as per bond. Oct 20, 1909. 11:2976. 2,000

Same to same. Same property. Certificate as to above mort. Oct 19. Oct 20, 1909. 11:2976. ——

TITLE GUARANTEE AND TRUST CO with Elise Staedeli. 159th st, No 323 East. Extension of $9,000 mort until Oct 5, 1914, at 5%. Oct 18, 1909. 9:2419. nom

Tiemeyer, Ernst L of Fresno, Cal, to William Tiemeyer. Cambreleng av, No 2324, e s, 325 n 183d st, 25x100. Sept 28, 5 yrs, 5%. Oct 15, 1909. 11:3089. 3,500

Thomas, Ferdinand to Adam Herlich. 151st st, No 321, n s, 325 w Courtlandt av, 25x116.4x25x116.3. P M. Oct 15, 1909, 5 yrs, 5%. 9:2411. 4,500

Tubbs, Geo W to Selina A C Kerr. 180th st, s w cor Arthur av, 90.11x149.6x90x136.1. P M. Sept 5, 3 years, 4½%. Oct 19, 1909. 11:3069. 6,000

Thomas, Ferdinand to Adam Herlich. Courtlandt av, No 746, e s, 25 n 156th st, 25x92.9. Oct 15, 1909, 5 years, 5%. 9:2403. 5,500

Tessier, Edw M to Edna A Patton. Webb av, Nos 2460 to 2464 (Tee Taw), av, e s, 400 n Park View pl, runs s 100 x n e 72.9 x n 102 to av, x s w 74.3 to beginning. Prior mort $14,300. Oct 20, due Jan 27, 1910, 6%. Oct 21, 1909. 11:3219. 1,950

Utility Realty Co to TITLE GUARANTEE & TRUST CO. Garrison av, s s, 114.8 w Irvine st, runs s 123.4 x w 61.8 to Hunts Point av x n along Hunts Point av x e along Garrison av as they wind and turn 167.8 to beginning. Oct 14, due &c as per bond. Oct 15, 1909. 10:2761. 37,500

Same to same. Same property. Certificate as to above mort. Oct 13. Oct 15, 1909. 10:2761. ——

*Von Seth, George to Crawford Real Estate & Bldg Co. Boston road, s s, abt 20 w Edson av, 45x112.11x45x114.7, and being lots 6 and 7 map No 1208 Bronx Terrace. P M. Oct 7, due Aug 1, 1912, 5%. Oct 16, 1909. 800

Vale Construction Co to John F Gavenda. Intervale av, w s, 316 n Freeman st, 50x105. Prior mort $39,000. Oct 18, 1909, 3 yrs, 6%. 11:2965. 7,000

Same to same. Same property. Certificate as to above mort. Oct 18, 1909. 11:2965. ——

Van Wagner, Cath M wife of and Samuel S to EMIGRANT INDUSTRIAL SAVINGS BANK. Lind av, e s, 89 s 165th st, late Devoe st, 25x175 to Summit av. Oct 18, 5 years, 5%. Oct 19, 1909. 9:2523. 5,500

Vion, Joseph F to Ann F Vion. Macombs Dam road, s w cor 170th st, 20x225 to Inwood av. Oct 20, 1909, due &c as per bond. 11:2856. 8,000

Van Roeder, Alice to David H Hyman. 135th st, Nos 536 and 538, s s, 83 w St Anns av, 39x100. P M. Oct 15, 5 years, 4½%. Oct 21, 1909. 9:2262. 32,000

Same to same. Same property. P M. Prior mort $32,000. Oct 15, 3 years, 5%. Oct 21, 1909. 9:2262. 4,000

Wahlig & Sonsin Co to TITLE GUARANTEE AND TRUS TCO. Southern Boulevard, e s, 300 s Jennings st, three lots, each 33.4x 100. Three morts, each $25,000. Oct 20, due, &c, as per bond. Oct 21, 1909. 11:2980. 75,000

Same to same. Same property. Three certificates as to above mort. Oct 20. Oct 21, 1909. 11:2983. ——

Wallenstein, Henry to METROPOLITAN SAVINGS BANK. 3d av, No 2787 (Boston road), n w s, abt 155 n e Courtlandt av, 25x63x 26.3x55, s e s. Oct 20, 1909, due Dec 1, 1914, 4½%. 9:2327. 2,000

*Warwick Realty and Construction Co to Wm C Trull. Post av, w s, 100 n 205th st, 100x100; Post av, e s, 100 n 205th st, 50x100; Hull av, w s, 100 n 205th st, 25x100; South Oak Drive, s w cor Holland av, 121.2x143.7x100x75.2; South Oak Drive, Holland av and Wallace av, s e cor Holland av, runs e 202.9 to Wallace av, x s 101 x w 100 x n 25 x w 100 to Holland av, x n 98.7 to beginning, and being lots 1 to 12 map of 12 lots, being a subdivision of lots 67 and 142 map Bronxwood Park lots 48 to 54, 56, 67 and 68 map No 1351 of Adee Park, also lots 44 to 47, 55, 56 and 65 amended map No 1131 of Adee Park. Consent to mort for $10,000. July 2. Oct 18, 1909. ——

*Williamson, Sidney to Peter Cozban. 224th st, late 10th av, n s, being e 25 ft of e ½ of lot 636 map Wakefield, 25x114. July 1, 3 years, 6%. Oct 18, 1909. 3,000

Weinberger, Esther wife of and Aron to William Rankin. Tinton av, late Beach av, w s, 192.7 s 156th st, 25x96.5x26.1x82.6. Oct 15, due, &c, as per bond. Oct 20, 1909. 10:2654. 12,000

Weber, Joseph to Thomas Smeltzer. Ogden av, e s, 82 s from point where e s said av deflects east at an angle of 138 degrees 17 minutes and 32 seconds to meet the s s Orchard st, opposite line bet lots 2 and 3 on said map, runs e 98 x n 32 x w 98 to av x s 32 to beginning. Oct 20, 1909, due &c as per bond. 9:2512. 3,000

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JUDGMENTS IN FORECLOSURE SUITS.

Oct. 14.

Prospect av, No 601. Rose Russell agt Charles Singer et al; Hill, Lockwood, Redfield & Lydon, att'ys; Dudley F Malone, ref. (Amt due, $1,580.00.)

Westchester av, s w cor 156th st, 101.7x84.6x irreg. Bayard L Peck agt Horace P Whitney; Burke & Fay, att'ys; John J Hynes, ref. (Amt due, $20,184.75.)

110th av, s w cor 45th st, 75.3x100. Fannie Strauss agt Benjamin L Weil et al; Myron Sulzberger, att'y; Eugene N Robinson, ref. (Amt due, $8,292.)

Brook av, n e cor 164th st, 29.2x74.5. German Savings Bank agt George Croneberger; A Henry Mosle, att'y; Adam Wiener, ref. (Amt due, $15,704.17.)

Oct. 15.

123d st, No 332 East. John F Rennert agt Samuel Beck; Macdonald & Bostwick, att'ys; Frank E Hipple, ref. (Amt due, $11,652.03.)

123d st, No 334 East. Frederick J Rennert agt same; same att'ys; James T Brady, ref. (Amt due, $11,652.03.)

101st st, No 109 East. Flora V Bandler agt Geo H Rosenthal; Action No 1; Bandler & Haas, at'ys; S Howard Cohen, ref. (Amt due, $1,579.64.)

101st st, No 111 East. Same agt same; Action No 2; same att'ys; Michael J Egab, ref. (Amt due, $1,679.64.)

Oct. 16.

1st av, Nos 1029 & 1031. Albert Winternitz agt Samuel Rieger; Abraham Wielar, att'y; Rich W Hollman, ref. (Amt due, $9,396.92.)

81st st, n s, 254.2 w 2d av, 25.6x102.2. Harris D Colt agt Prescott Realty Co; Curtis, Mallet-Provost & Colt, att'ys; Adam Wiener, ref. (Amt due, $14,661.11.)

Oct. 18.

Crescent av, s w cor Belmont av, late Madison av, 128.9x45. Joseph Tesoro agt Pietro Ferri; Moran & Healy, att'ys; Geo W Olvanny, ref. (Amt due, $30,002.50.)

Oct. 19.

No Judgments in Foreclosure Suits filed this day.

Oct. 20.

123d st, No 416 East. J Van V Olcott agt Morris H Park et al; Mackenzie & Burr, att'ys; Robert L Luce, ref. (Amt due, $9,460.)

LIS PENDENS

Oct. 16.

2d av, No 2093. H Koehler & Co agt Michael Bastone; foreclosure of lease; att'ys, Pratt, Koehler & Russell.

Pitt st, No 25. Abraham Greenberg et al agt Aaron S Koransky et al; action to foreclose mechanics lien; att'y, M Lefkowitz.

Lots 100 to 105, revised map of Seneca Park, Bronx. Edward Dennis agt Joseph McGrain; notice of levy; att'y, D. J. Gladstone.

Oct. 18.

3d av, No 1626. Frank Siegel agt Charles Kroner; action to impress vendee's lien; att'y, E A Isaac.

Topping av, e s, 134.1 s 176th st, 25x95.

Lots 24 to 28, map of property of Metropolitan Real Estate Assn opp Jerome Park, Bronx. Frederick J Blanchard agt Rachel A Blanchard; partition; att'y, M H Beall.

Greenwich st, No 679. Mae H Cassidy agt James Holmes et al; partition; att'y, M Sulzberger.

66th st, No 149 West. Amelia Peters et al agt Wm H Peters et al; partition ;att'y, A L Carter.

98th st, n s, 96.11 e Riverside Drive, 75x100.11. Marks Goldstein agt Minnie G Frank Realty Co; action to impress trust, &c; att'y, Boudin & Leibman.

165th st, n s, 26 e Fox st, 100x140. Nicola Colonna et al agt Elise Stapholt et al; action to foreclose mechanics lien; att'ys, Rosendale & Dodd.

Oct. 19.

143d st, n s, 125 w Broadway, 75x99.10. Louis Rossert et al agt Florette Construction Co; action to foreclose mechanics lien; att'y, F Obernier.

65th st, n s, 300 w Central Park West, 41.8x100. Geo A Dutting agt J Henry Dutting; partition; att'y, J E Duross.

Oct. 20.

77th st, s s, 117 e 2d av, 21.8x102.2. Emil Erber agt Maria Ruman et al; action to set aside deed; att'y, J L Linehan.

42d st, s s, 125 w Lexington av, 50x98.9. Isaac Horowitz agt Frederick Whitridge, rec'r, et al; action to foreclose mechanics lien; att'y, I I Kremer.

Wadsworth av, e l, intersec c l 175th st, runs 52 x n w 125 x e 88.4 x s 114.4 to beg. Hannah McDonald agt Antoinette W Martin et al; action to debar claim; att'y, H Swain.

Oct. 21.

Bracken av, w s, 100 n Randall av, 50x100.

Bracken av, w s, 175 n Randall av, 50x100.

Louis Macousey agt Joseph Steen et al; action to foreclose mechanics lien; att'y, E S Frith.

162d st, n s, 139.11 e Courtland av, 51x100. Annie A Drummond agt Lucie J Dick et al; partition; att'ys, McKeen, Brewster & Morgan.

FORECLOSURE SUITS.

Oct. 16.

Lexington av, w s, 49.5 s 37th st, 24.6x84. Geo F Martens et al agt Mary A Doris et al; att'y, T J Farrell.

Lots 923, 924 & 924, map of Laconia Park, Bronx; three actions. Walter Whewell exr agt Chas W Riedinger et al; att'y, E R Koch.

South st, No 75. James S Bearns agt John N Crusius et al; att'y, J Brenner.

Av B, Nos 224 & 226. Joseph Larchan agt Henriette Cohen et al; att'ys, Engel Bros.

Lot 87, map of 160 lots, 23d Ward, property of M Morgenthau. Benjamin Mordecai agt Mary Lowe et al; att'ys, Franc, Neuman & Newgass.

Hughes av, e s, 165 n 189th st, 25x87.6; two actions. Alois L Ernst agt Hughes Avenue Construction Co et al; att'ys, Parker & Ernst.

Lot 624, map of Gleason property, Bronx. Augustus L Hayes agt Jacob Marx et al; att'y, J H Rogan.

Oct. 18.

118th st, n s, 175 w 1st av, 37.6x100.10. Annie J Gruner et al agt Michael Marrone et al; att'ys, Bowers & Sands.

138th st, n s, 150 w Willis av, 16.8x100. Effie L Ewart agt Gertrude I Grummon et al; att'ys, Bowers & Sands.

Willis av, No 370. Elise H Schenkberg agt Gertrude I Grummon et al; att'ys, Bowers & Sands.

136th st, No 36 West. Sol Brill agt Vincent Realty & Construction Co et al; att'y, M Sulzberger.

Madison av, No 747. Florence C Von Asten agt Chas F Homer et al; att'ys, Eisman, Levy, Corn & Lewine.

97th st, n s, 200 w 1st av, 25x100.11. Johanna Gunther agt Joseph Isaac et al; att'ys, Amend & Amend.

Oct. 19.

9th st, s s, 329 w 2d av, 21x75. Henriette Lowenstein extrx agt Breslin Realty Co; amended; att'ys, Spiro & Wasservogel.

186th st, s s, 220 e Vanderbilt av, 20x100. Olive T H Hicks agt John C Barr et al; att'y, H T E Beardsley.

8th av, e s, 49.11 n 148th st, 70x80. David Werdenschlag agt Meyer Levy et al; att'ys, Arnstein, Levy & Pfeiffer.

Oct. 20.

151st st, s s, lot 263, map of Village of Melrose South. Maria L Seifert agt Eugene T Hawkins et al; att'y, J F Frees.

69th st, n s, 265 w Amsterdam av, 80x100.5. Clementine M Silverman agt Silverman-Jones Construction Co; att'ys, Cahn, Nordlinger & Landauer.

Oct. 21.

44th st, s s, 184 e Lexington av, 16.4x83. Brooklyn Trust Co agt Emma F Kirby et al; att'y, A L Wescott.

3d av, Nos 4001 & 4003. Nevelson Goldberg Realty Co agt Cornelia K Averill et al; att'y, E A Brown.

Oct. 22.

Av St Nicholas, e s, 229.10 n 145th st, 32.6x100. Louis B Rolston et al agt Wm I Brown et al; att'y, A D Pape.

1st av, s w cor 96th st, 25.8x80. Eliza N Hall agt Robert P Golightly et al; att'y, E C Dusenbury.

115th st, Nos 111 and 113 East. Harris Schwartz agt Ida Basch et al; att'ys, Manheim & Manheim.

145th st, Nos 307 to 311 West. Alexander J Bruen agt David Shuldiner et al; amended; att'ys, Stewart & Shearer.

135th st, No 245 West. Wm L Bruen agt Terence F Maguire et al; att'ys, Stewart & Shearer.

90th st, No 302 West. Wm F Decker agt George Nicholas et al; att'ys, Rounds, Hatch, Dillingham & Debevoise.

1st av, e s, 50.11 n 47th st, 25x80. J G W Pilgrim agt Makes Baker et al; att'ys, H F Lippold.

115th st, No 460 East. Emanuel Arnstein et al agt Samuel C Baum et al; att'y, S Levy.

1st av, No 1957 & 1959. Henry E Keil et al agt Samuel Kadin et al; att'y, G Ludwig.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Oct.

16 Alexander, Saul—E Weiner et al....$136.91
16 Abramson, Jacob et al—S Garfield...1,635.44
19 Altman, Isaac—L Mischner 674.12
19 Abraham, Samuel et al—C Burkelman.....costs, 115.75
20 Anzolone, Tony—S Rendelstein 26.08
20 Arendt, Ernest J—Adolph Prince Co...147.60
20 Austin, Wm S et al—Asphalt Ready Roofing Co 106.60
21 Abrahams, Joseph et al—People, &c...100.00
21 Adams, Hart et al—M N Clement.....500.00
21 Arkison, John T—N Y Radiator Co.....45.13
21 Aismaker, Louis et al—Robert W Bell & Co 81.93
21 Archer, Geo M—E M Johnston et al..1,441.69
21 Azwolinsky, Louis—B Azwolinsky.....73.42
21 Auffermann, Frederick A—J W Scott.321.21
21 Arker, Annie et al—H Dreyer.....2,846.99
22 Aschenbach, Chas W et al—A McCabe et al. 1,456.46
22 Anizlane, Tony—H Lefkowitz et al....23.99
22 Adams, Edw H—N Y & N J Telephone Co. 31.19
22 Ackerman, Chas E—Herzog Art Furniture Co 62.40
22 Alteria, Antonio et al—R W Hebberd...31.72
22 Appleton, Robert—J E Gallagher.....424.84
16 Barrows, Grace M—D L Cady.....35.66
16 Brennan, Michel* & Patrick—M Rosenfield et al 100.16
16 Barrymore, John—M Grau.....249.66
16 Becket, Edward—N Y Engineering Co..36.36
16 Barsky, Abraham—American Woolen Co of N Y 126.97
16 Browne, John W—E A Block.....103.80
16 Bruce, Thomas—T B Baird 182.06
16 Benedetto, Goffredo—F & M Schaefer Brewing Co.....369.47
18 Berson, Joel—H F Shephard et al 117.15
18 Brox, Charles et al—Jacob Mark Sons..... .....costs, 12.41
18 Bellows, Arthur C—Simpson Crawford Co. 226.74
18 Barnes, Hardin—A Levy et al.....37.51
18 Bahr, Frederick—D T Merritt et al..245.87
18 Brawner, Everett M—Michaelis & Ludeman, Inc.....309.82
18 Brandstoetter, Julius—M Perez et al..62.50
18 Brown, Edw J—D Degel.....316.23
18 Brodmerkel, Thomas Bernheimer & Schwarz Pilsener Brewing Co.....1,364.60
18 Biondi, Angelo F et al—F J Britt et al.147.95
18 Bernstein, Samuel et al—M Israel 385.65
18 Breimer, John—United Wine & Trading Co. 160.10
18 Beckelman, Harris & Rosey—H Katz et al 76.89
18 the same—H Katz et al 334.30
18 Brandenstotter, Julius—A Engel et al..66.37
18 Bronstein, Chas A—Waldorf-Astoria Segar Co.....81.91
18 Bernstein, Annie et al—Congregation Sons of Abraham 93.70
19 Batwin, Samuel et al—C Schaikowitz et al. 1,862.80
19 the same—the same 1,862.80
19 Baer, Simon—N S Dalsimer et al.....148.91
19 Butler, Jacob D—N Y Linoleum Co....107.06
19 Bachrach, Jacob—Title Ins Co of N Y..164.65
19 Berman, Leo et al—E Bernstein.....271.87
19 Burns, Otto A et al—A W Stump.....190.02
19 Brill, Joseph—J Friedensohn et al....98.11
19 Bayne, Samuel G—H I Kupperstein..1,145.59

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19 Burke, John et al—Rector Church Wardens. &c, Trinity Church, N Y.....costs, 35.12
19 Bristol, Elias L M—W C Adams et al.....costs, 110.00
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[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

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MECHANICS' LIENS

Oct. 16.

111—Grand av, s w cor Tremont av, 83x129x irreg. John Waters Co agt William R Lowe Co, Inc 332.50
112—6th st, Nos 800 to 804. Grossman Bros & Rosenbaum agt Society of Ohel Torah & Friedman Bros 80.00
113—Broadway, n e cor 141st st, 100x1.0. F N Du Bois & Co agt Thomas J McLaughlin's Sons, John J Foley & John J Foley & Co. 5,828.73
114—Lexington av, w s, whole front between 130th and 131st sts. Jacob B Levine agt Isaac Sakolski, Henry Rockmore & Max J Kramer 1,700.00
115—Central Park West, Nos 292 & 293. Cassmille Refrigerator Co agt Wm H Knowles. 330.00

Oct. 18.

116—Lexington av, w s, whole front between 130th and 131st sts, 199.10x80. Friedman Slate Works agt Isaac Sakolski & Henry Rockmore 300.00
117—St Nicholas av, w s, 75 s 179th st, 50x100. Ronalds & Johnson Co agt James Butler, Inc, John J Foley Co & John J Foley 499.95
118—114th st, n s, whole front between St Nicholas and 7th avs, 140x50. Same agt Congregation of Ansche Chesed, John J Foley & John J Foley Co 98.68
119—20th st, No 35 West. Otto Reissmann agt Emma Bryan and Fifth Avenue Kosher Delicatessen Co 20.00
120—Satisfied.
121—Riverside Drive, e s, 452 s 127th st, 86x100. Dewey Engineering Co agt St Paul Construction Co 200.00
122—Same property. Chas H Parsons agt same 201.00
123—Amsterdam av, Nos 1488 & 1490. S Hanover agt Hattie Schattman & Jacob Schattman 25.50
124—Satisfied.
125—150th st, Nos 271 & 273 West. Christian Jacobs agt Bisch-Hoff Realty & Construction Co 525.00
126—Kingsbridge Terrace, Nos 2743 & 2749. Samet & Schoen agt H L C Recorden, Harold E Vreeland Building Co and H E Vreeland & C G Fitzgare 160.00
127—Fort Washington av, Broadway, 178th to 180th st, entire plot. E I du Pont De Nemours Powder Co agt Fort Washington Syndicate and Ryan & Hannington....1,241.20
128—6th st, No 804. Grossman Bros & Rosenbaum agt Society of Ohel Torah & Friedman Bros 80.00

Oct. 19.

129—Lexington av, w s, whole front between 130th & 131st sts, 199.10x80. Friedman Slate Works agt Isaac Sakolski & Henry Rockmore & Max J Kramer 300.00
130—59th st, No 22 West. Brooklyn Vitrified Tile Works agt Albert I Sire & Sirrine Tile Co 135.84
131—157th st, n s, 300 w 10th av, 50x100. Same agt Archibald M Shrady, Airrine Tile Co 116.90
132—24th st, No 230 East. Israel Bratsky agt Betsie Wolt & Isidor Koplan 21.80
133—Delancey st, No 152. F Eckenroth & Son agt Isaac Lefkowitz & Morris Schreiber and King & Salkin 363.64
134—5th av, No 503. Thomas J Mooney agt 503 Fifth Avenue Co & Harry Nieberg..20.25
135—Pitt st, No 25. Solomon Greenberg et al agt Aaron S Koransky 1,300.00
136—118th st, Nos 161 & 163 East. United Plumbers Supply Co agt John Doe & S Minzkoff 54.50

Oct. 20.

137—36th st, No 553 West. Kamerman & Co agt Emma O'Reilly, Nathan Alperin and Louis Rockmore 80.00
138—63d st, No 28 West. Lenox Iron Works agt Benjamin B Davenport, Paul de Laighton and Potter & Foubister.....1,529.07
139—Same property. Deisler & Stevenson agt same 2,004.18
140—63d st, Nos 22 to 26 West. Lenox Iron Works agt same 21,460.00
141—Same property. Deisler & Stevenson agt same 23,204.16
142—Bayard st, n w cor Mott st, 83x36. N & S Taylor Co agt Augustus Sbarboro and Janpole & Martz 203.75
143—5th av, Nos 141 to 147. Du Bois Iron Works agt Caroline A McCready, Elouise M Robbins, trustees, &c, and Nathaniel L McCready, trustee 6,635.00
144—130th st, n s, 80 w Lexington av, 80x100. Cologero Duminuco agt Meyer Sacks..1,025.00
145—Bowery, No 183. Benjamin Barzansky et al agt Lucy E Pettit and Paul Ponpona. 107.75
146—10th st, No 16 East. Strand Construction Co agt Samuel A Fisk, Mary E Smith, Charlotte M Draper, Agnes Wagstaff and Daniel Ryan 208.00
147—Delancey st, No 152. King & Salkin agt Morris Schreiber and Isaac Lefkowitz.7,591.00
148—26th st, Nos 22 & 26 West. Eberhart & Son Co agt John Doe and Dillman Fireproof Construction Co 100.00
149—Greenwich st, Nos 483 to 489. Same agt John Doe and Dillman Construction Co. 79.69
150—Anthony av, n w cor 174th st, 100x100. Elias Wieser agt Ekwanok Realty Co and Indelli & Conforti 461.28
151—Edgecombe av, s w cor 150th st, 99.11x100. Rapp Construction Co agt Emanuel Doctor 400.00
152—St Nicholas av, e s, 248.4 n 155th st, 125x125. Raisler Heating Co agt St Nicholas Construction Co, Chas P Feibusch and J D W Bleiman 3,840.00
153—Broadway, n e cor 141st st, 99.11x100. Dora Isseks agt T F McLaughlin's Sons and John J Foley Co 160.00
154—47th st, No 105 West. Raisler Heating Co agt Milton Wallenstein, Silverman, Cohen & Wallenstein and Chas P Feibusch.275.00
155—179th st, s s, 100 w Prospect av, 72x95. Frank McClory agt Aaron Herman, Nora Realty Co and Edward Clark.....200.00

Oct. 21.

156—Bayard st, n s, 16 w Mott st, 83x36. N & G Taylor agt Augustus Sbaboro and Janpole & Martz 203.75
157—Suffolk st, No 35. Barnet Siegel agt Ludwig F Z Anger and Isaac Zimmerman. 52.75
158—Delancey st, No 152. Andrew F Galligan agt Isaac Lefkowitz, Morris Schriebe and King & Salkin 45.00
159—St Nicholas av, e s, 248.4 n 155th st, 125x125 to Edgecombe av. James H Young Stone Co agt St Nicholas Construction Co. 2,100.00
160—St Nicholas av, e s, 248 n 155th st, 125x124. Church E Gates & Co agt St Nicholas Construction Co 1,894.35
161—Chambers st, No 143. Samuel Rosenberg agt Wardens & Vestry of St James Church on Hamilton Square and Edw F Riley 200.00
162—Washington av, No 1281. Webster Iron Works agt John Marx Construction Co.1,825.00
163—6th av, No 791. Brooklyn Vault Light Co agt Isaac J Greenwood.....150.00
164—101st st, Nos 1 & 3 West..... Central Park West, No 414..... Kimler & Cohen agt Franklin C Albee and Joseph Couzoniero 86.78
165—Grand st, s e cor Chrystie st, 100x100. Kamler & Cohen agt Harry Fischel, Rebecca Jacobs, Grand Theatre Co, Bedford Theatrical Co, lessee, and Joseph Colzoniero. 163.21
166—22d st, Nos 129 & 131 West. Harbison Walker Refractories Co agt Acme Building Co and Geo H Pigueron 349.30
167—179th st, s s, 100 w Prospect av, 72x95. Chas H Dix agt Nora Realty Co and Herman Aarons 2,800.00
168—Riverside Drive, e s, 452.2 s 127th st, 80x95xirreg. Bernardo Ruffino agt St Pauls Construction Co 4,450.00
169—Satisfied.
170—Satisfied.
171—Street Railways, &c, Boro of Manhattan, City of N Y, of New York City Ry Co, Vulcanite Portland Cement Co agt Metropolitan Street Ry Co, New York City Ry Co, lessee....(R) 2,183.92
172—47th st, No 105 West. East River Mill & Lumber Co agt Milton Wallenstein, Silverman, Cohen & Wallenstein and Chas P Feibusch & Co.....457.20
173—106th st, Nos 52 & 54 East. John F Cronin agt Charles Flaum and Rosenburg Contracting Co 125.64
174—Tracks, &c, of Broadway from s s Sherman Square to n s Sherman Square, John P Kane Co agt Forty-Second Street, Manhattanville & St Nicholas Ry Co, N Y City Ry Co, lessee.....(R) 565.00
175—Tracks, &c, on Grand st, from e s to w s Centre st. Same agt Dry Dock, East Broadway & Battery R R Co, N Y City Ry Co, lessee .....(R) 48.00
176—Tracks, &c, on 1st av, from 95th to 97th sts. Same agt Metropolitan Street Ry Co and N Y City Ry Co, lessee.....(R) 370.00
177—Tracks, &c, on Broadway, from s s to n s Houston st. Same agt same.....(R) 124.00

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178 Tracks, &c, on 3d av, from s s 65th st to n s 66th st. Same agt same.....(R) 80.00
179 Tracks, &c, on Park av, from s s 81st st to n s 42d st. Same agt same....(R) 68.00
180—12th st, No 627 East. Fred Ebling agt Matherina Steinbach 75.00
181—Rutgers st, No 39. Hayes & Emhorn agt Rosa A Block and Zimmerman & Gotthelf. 132.90
182—Greenwich st, Nos 483 to 489. Thomas & Buckley Operating Co agt James H Crunkshank and Delman Fireproof Co.....470.89
183—189th st, s w cor Hoffman st, 89.8x30. New York Cornice & Skylight Works agt Aqueduct Realty & Construction Co.....120.00

Oct. 22.

184—69th st, No 225 West. Manhattan Color Works agt Silverman-Jones Construction Co. 35.05
185—Kingsbridge Terrace, No. 2743. Gustavus M Roden agt Henry Kroener and Harold E Vreeland Building Co.....147.25
186—Washington av, No 1281. Brohmer Bros agt John Marx Construction Co.....618.00
187—Washington av, Nos 1279 & 1281. John H Nickisch agt same 2,900.00
188—Same property. Gabriel Del Gandio agt same 500.00
189—Cathedral Parkway, n s, 125 w Amsterdam av, 216.6x100. Columbia Metal Box Co agt Carlysle Realty Co & Eugene Frank. 221.95
190—Washington av, No 1281. Church E Gates & Co agt John Marx Construction Co. 322.40
191—Grand Boulevard & Concourse, s e cor 178th st, 32x102. Isaac Lipschitz agt Hagemann Construction Co.....85.00
192—Lexington av, Nos 2174 to 2182..... 13th st, No 129 East..... Harry Dubroff agt Mandelbaum & Lewine, Keats Co, Theodore Crohn, Isaac Sakolski & Henry Rockmore 135.00
193—Broadway, Nos 3099 to 4103. Bravin Tile & Marble Co agt Mitow Realty Co....2,550.00
194—Henry st, Nos 164 to 168. Ethel Rubin agt A Epstein & Ike Finkelstein 15.22
195—Delancey st, No 152. Dry Dock Sash & Door Co agt Morris Schreiber & Isaac Lefkowitz and King & Salkin.....960.00
196—42d st, Nos 118 & 120 East. Paul W Lippmann agt Patrick J Flannery and Frank J Heitzner & Co.....573.00
197—200th st, Nos 243 to 247 East. Harry Harper agt Bedford Boulevard Construction Co & Louis Rheinish 301.16
198—Tracks, &c, on Park Row from Broadway to Bowery. Sicilian Asphalt Paving Co agt Third Avenue R R Co & N Y City Ry Co, lessee (renewal) 304.70
199—Tracks, &c, Fulton and Greenwich sts, 9th av, Columbus av, Grand Boulevard, Amsterdam av and on Manhattan st; also on Gansevoort and 53d sts. Same agt Ninth Avenue R R Co & N Y City Ry Co, lessee (renewal) 930.67
200—Tracks, &c, on Park Row, Centre st, Grand st, Broome st, Bowery, 4th av & Madison av, with extensions on 32d and 33d sts, Lexington av and 34th st. Same agt N Y & Harlem R R Co (city line) & N Y City Ry Co, lessee (renewal) 278.42
201—Tracks, &c, on Fulton & Greenwich sts, 9th av, Columbus av, Grand Boulevard, Amsterdam av, Manhattan st, Gansevoort st and 53d st. Same agt Ninth Avenue R R Co & N Y City Ry Co, lessee (renewal) .572.33
202—Tracks, &c, on Columbia st. Same agt Dry Dock, East Broadway & Battery R R Co & N Y City Ry Co, lessee (renewal) .235.87
203—Tracks, &c, on 59th st, 10th av, West st, from 59th st to the Battery. Same agt Central Park North & East River R R Co & N Y City Ry Co, lessee (renewal) ...1,533.72
204—Tracks, &c, on 23d st, 2d av from 23d to 29th st, 29th st from 2d av to 1st av, 1st av from 29th st to 34th st. Same agt Twenty-Third Street Ry Co & N Y City Ry Co, lessee (renewal) 1,733.79
205—Tracks, &c, on Park Row, from Broadway to the Bowery, Bowery from Park Row to 3d av, 3d av to Harlem River, 130th st, Manhattan st, 125th st from North River to the East River, Amsterdam av from 125th st to terminus of said av. Same agt Third Avenue R R Co & N Y City Ry Co, lessee (renewal) 182.71

BUILDING LOAN CONTRACTS.

Oct. 16.

139th st, s s, 175 w Broadway, 125x99.11. Germania Life Ins Co loans West 139th Street Realty Co to erect a —sty building; 9 payments 162,500
Cambreling av, n e cor 189th st, 40x—. Prospect Investing Co loans Bedford Park Construction Co to erect two 5-sty apartments; 7 payments 28,000
Broadway, Nos 1182 & 1184. Metropolitan Life Ins Co loans Century Holding Co to erect a 16-sty offices and stores; 4 payments. 100,000

Oct. 18.

Lind av, w s, 349.4 n 168th st, 25x150.2. Manhattan Mortgage Co loans Angelo De Julio to erect a 2-sty dwelling; 8 payments. 7,000
79th st, Nos 169 to 175 West. Title Ins Co of N Y loans Weschler & Noel, Inc, to erect a —sty building; 12 payments.....225,000
College av, s e cor 165th st, 77.3x26x79x26.6. Prospect Investing Co loans Mountain Construction Co to erect a 5-sty apartment; 6 payments 19,000
93d st, n s 425 w Central Park West, 75x144.4x irreg. Sender Jarmulowsky loans Tourneur Realty Co to erect an 8-sty apartment; 10 payments 110,000
Mulberry st, Nos 186 & 188. Italian-American Trust Co of the City of N Y loans Michael Brigante Co to erect a 6-sty tenement; — payments 40,000
Crosby av, e s, 51 n Waterbury av, 60x92. Herbert S Ogden loans Antonio Milazzo to erect a 2-sty dwelling; — payments.....3,000

Oct. 19.

No Building Loan Contracts filed this day.

Oct. 20.

106th st, s s, 225 w Amsterdam av, 150x100.11. Jacob Levy loans Raymore Realty Co to erect a 6-sty apartment; 9 payments. 80,000
St Raymonds av, s s, 250 e Zerega av, 25x100. Richard W Horner, att'y, loans William Cleary to erect a 2-sty dwelling; — payments 3,500

Oct. 22.

Hudson av, n w cor Morton pl, 25x95.10x25x98. North American Mortgage Co loans Teichman Engineering & Construction Co to erect a 4-sty apartment; 14 payments. 15,000
Parker st, e s, 25 n Glebe av, 25x100. Frederick H St John, att'y, loans Charles Ringelstein to erect a 2-sty dwelling; — payments 4,000
Matthews av, w s, 325 s Rhinelander av, 25x100. T Emory Clocke loans Joseph Follini to erect a —sty building; payments...4,000
Park View pl, s e cor 190th st, 85x86. City Mortgage Co loans Terrace Construction Co to erect four 3-sty dwellings; 5 payments. 16,000
Brook av, e s, 377.8 s 167th st, 70.5x112. City Mortgage Co loans Standard Litho Co to erect a 3-sty factory; 4 payments.....24,000
187th st, n s, 100 w Bathgate av, 60x90. North American Mortgage Co loans Mountain Construction Co to erect three 3-sty apartments; 5 payments 18,000
Findlay av, s w cor 165th st, 99.5x25x irreg. Prospect Investing Co loans Mountain Construction Co to erect a 5-sty apartment; 6 payments 21,000
Vyse av, e s, 200 s 172d st, 25x100. Manhattan Mortgage Co loans Casco Building Co to erect two 3-sty dwellings; 10 payments 15,000

SATISFIED MECHANICS' LIENS.

Oct. 16.

176th st, n s, 240.4 e Prospect av. Vincent Valentine Co agt Pincus Shalita et al. (Oct 7, 1909) 1,729.00
5th av, Nos 2071 & 2073. Noonan & Price Co agt Israel Lippman et al. (Oct 7, 1909). 969.45
150th st, n s, 175 w 7th av. W M Young agt Bisch Hoef Construction Co. (Oct 7, 1909). 368.30
Riverside drive, n e cor 127th st. Thomas F Cushing Co agt Riverside Viaduct Realty Co et al (April 13, 1909).....539.18
Same property. E F Keating Co agt same. (June 24, 1909).....1,138.37
Same property. George Dellon agt same. (June 24, 1909) 2,673.00
Same property. Harlem Plumbers & Tinsmiths Supply Co agt same. (June 24, 1909). 310.74

Oct. 18.

34th st, No 314 East. Edward Shinker agt Harris Brown et al. (March 25, 1909)..265.00

Oct. 19.

[2]Morris Park av, No 658. John Viviano agt Dominic Negri. (Aug 23, 1909).....450.00
[2]32d st, Nos 344 & 346 East. Rubin Warnik agt Frankbro Realty Co et al. (July 12, 1909) 380.00
34th st, No 314 East. Herman Weinberg agt Harry Brown et al. (Aug 7, 1909).....157.00
Garfield st, e s, 100 n Van Nest av. Morris Schwartz agt First Van Nest Hebrew Congregation et al. (Nov 5, 1908) 615.00
34th st, s s, 200 e 2d av. Mike Birnbaum et al agt Harry Brown et al. (July 9, 1909)..365.00
47th st, No 220 East. Arthur J Panoff agt Isaac Schindler et al. (Feb 23, 1909)....60.00
[1]Honeywell av, e s, 143 n Tremont av. Standard Damp Proofing & Roofing Co agt Katonah Construction Co et al. (Oct 18, 1909). 60.00

Oct. 20.

Amsterdam av, s w cor 171st st. Harbison-Walker Refractories Co agt Lincoln Holding Co et al. (Feb 24, 1909).....407.80
Front st, n s, 183.5 w Jackson st. Frank Straub agt John H Wellbrock et al. (Aug 18, 1909) 30.00
Broadway, n e cor 141st st. Pelham Operating Co agt Thomas J McLaughlin's Sons et al. (Oct 18, 1909) 29.13
21st st, s s, 320 w 5th av. John P Kane Co agt Twenty-first Street Building & Construction Co et al (April 8, 1907) ..2,049.15
74th st, No 160 East. Alfred Glazer agt Howe Phelps et al. (Oct 8 1909).....85.00
[2]Decatur av, w s, 125 n Woodlawn road. Thomas F Cushing Co agt Sophia Amsler et al. (Oct 15, 1909).....335.00

Oct. 21.

Claremont av, No 47. Moritz Duklauer agt John J Dillon et al. (Sept 28, 1909).....77.41
121st st, No 503 West. Same agt Norman Realty Co et al. (Sept 28, 1909).....790.02
111th st, No 503 West. Same agt Alfred Blumenthal et al. (Sept 28, 1909).....253.10
[2]166th st, n s, 100 w Union av. Pasquale Trotta agt Werner-Knaus Realty Co et al. (Aug 18, 1909) 1,112.00
Riverside drive, n e cor 87th st. Standard Metal Furring & Lathing Co agt Riverside Drive Realty Co et al. (March 23, 1909). 540.00
Broadway, s w cor 169th st. Lenox Iron Works agt Ningham Realty Co. (June 11, 1909) 4,100.00

Oct. 22.

[2]Montgomery st, w s, 343.3 s Popham av. Thomas F Cushing Co agt Joseph Russhon et al. (Oct 15, 1909) 580.51
[2]Same property. Same agt same. (Oct 15, 1909) 580.51
[2]Bristow st, s w cor 170th st. Samuel E Graham agt Chas H Spruesig, Jr, et al (Sept 27, 1909) 543.00
[2]Same property. Same agt same. (Oct 5, 1909) 300.00
73d st, No 121 East. Alexander Pelh & Co agt Alfred Jaretski et al. (Dec 17, 1907) 862.50
Same property. Pittsburgh Plate Glass Co agt same. (Dec 18, 1907) 306.67
Delancey st, No 152. Harry Pruzansky agt Isaac Lefkowitz et al. (Oct 21, 1909) ..250.00
Same property. Same agt same. (Oct 21, 1909) 400.00
77th st, Nos 44 to 50 West. M E Moore & Co agt Forty-Four West 77th Street Co et al (June 4, 1909).....16,289.34
125th st, Nos 305 to 309 East. Herman Slate Co agt A L Westcott et al. (June 9, 1909) 900.00
[2]Broadway, Nos 949 to 953. Joseph Elias agt Island Realty Co et al. (July 31, 1909).56.77
Eldridge st, No 22. Annie White agt Jacob Geisler et al. (Oct 14, 1909) 162.50
112th st, Nos 9 to 17 West. Abraham Greenzweig agt Aaron Gnedalia et al. (June 4, 1909) 465.00
Eastburne av, No 1675. General Plumbing Supply Co agt John Frohme et al. (Oct 9, 1909) 269.30
32d st, Nos 501 & 503 West. Normoyle & Quailey agt Mary E Carroll et al. (Jan 19, 1909) 230.00

ORDERS.

Oct. 16.

Broadway, n e cor 141st st. John J Foley on T J McLaughlin Sons to pay F N Du Bois & Co 6.00
Same property. Same on T J McLaughlin & Sons to pay same.....1,652.30
Same property. Same on T J McLaughlin & Sons to pay same.....2,500.00
Same property. Same on same to pay same 2,500.00
Same property. Same on T J McLaughlin & Sons to pay same 2,300.00
Same property. Same on T J McLaughlin & Sons to pay same 1,347.00

ATTACHMENTS.

Oct. 14.

Samuel M Davis Mfg Co; Field & Co; $8,408; Williamson & Smith.
You, Lee Juck, indiv & trus, Lee You Sung, $2,165; S A Berger.
Horton, Dudley R; Annie F Clarke; $1,950; S Marks.
Earnsliffe Worsted Mills, Inc; Wm Whitman, Jr; $6,869.44; Hyman & Campbell.
Hub Clothing Co; Levenson & Co; $100.40; J Wilzin.

Oct. 15.

Biedermann, Emilie; Richard Patzowsky et al; $10,633.50; C O Brewster.

Oct. 16.

Neville, Robert; Charles Pfizer; $1,750; M Ely.

Oct. 18.

No Attachments filed this day.

Oct. 19.

City Bank & Trust Co of Nashville, Tenn; Hanover National Bank; $10,000; P S Dudley.
Eygabroat-Ryon Co, Louis Levien, $20,000 Fromme Bros.

Oct. 20.

No Attachments filed this day.

CHATTEL MORTGAGES.

Oct. 15, 16, 18, 19, 20 and 21.

AFFECTING REAL ESTATE.

Goodman, D. 159 Rivington..Union Stove Works. Stoves.
Hagerman Const Co. Grand Concourse and 178th st..Union Stove W. Ranges.
Hagerman Const Co. 2015 Creston av..Union Stove W. Stoves.
Mellwin Const Co. 178th st and Honeywell av ..Atlantic G & E F Co. Gas Fixtures, &c. 600
O'Hare, R & J. Barker av and Post st..Williamsbridge..Atlantic Gas & E F Co. Gas and Electric Fixtures. 172
Pene, P. 314 E 12th..Duparquet & H & M. Range, &c. 152
St Nicholas Const Co. Northeast cor 156th st and St Nicholas av..Otis E Co. Elevator. 3,970
Tomasso, P..E J Gillies & Co. Refrigerator 138

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THE recent sale of some residences of West Seventy-ninth Street for the purpose of constructing an apartment house on their site is an interesting indication of the dominant tendency in New York real estate. The only reason why people continue to live in private dwellings on the West Side is that such a type of building prevails in large numbers throughout that neighborhood. In case a fire destroyed the existing houses on the West Side, the whole district would be re-improved with apartment houses, and the reason why the re-improvement does not take place more rapidly at the present time is that the tenement house law interferes. On a good street like Seventy-ninth Street it is possible to erect the twelve-story fireproof apartment houses which have become the only profitable type of construction on the West Side; but on narrow streets it does not pay to tear down existing residences in order to replace them merely with six-story buildings. The consequence is that on the corners and on wide streets a considerable amount of reconstruction will take place. Whereas on the ordinary side street the existing dwellings will linger long after they have any real reason for existence. In every part of Manhattan the apartment house is gaining considerably on the private dwelling. Even on the East Side the co-operative apartment house is finding accommodations for many families who formerly occupied private residences, and the demand for individual houses is palpably less than it was a few years ago. It is surely worth considering whether this fact should not be recognized in the tenement-house law. There is no reason why fireproof apartment houses should not be erected on the side streets, provided sufficient court areas are provided; and in view of the burden which the provision places on Manhattan property-owners, the law should be amended to that respect.

THE purchase of the northwest corner of Thirty-eighth Street and Madison Avenue by a neighboring property-owner, so as to prevent the erection thereon of a business building will probably serve to prevent any business invasion of that part of Madison Avenue for another ten years. Of course it will tempt real estate operators to undertake similar operations whenever an opportunity occurs, but presumably the neighboring property-owners would not have gone to the heavy expense of preventing the erection of the proposed building, unless they saw their way to controlling other property which might be used for similar purposes. There is no reason why Madison and Park Avenues, between Thirty-fifth and Forty-first Streets cannot be kept almost entirely free from business for an indefinite period. Inasmuch as there are plenty of rich people, who like the convenience of living in a central location south of Forty-second Street, and who are willing to pay very high prices for the privilege, these few blocks on Murray Hill are really more valuable for residence than for business purposes; and the business interests of the city will not be injured by their retention in the hands of the owners of private dwellings. Eventually business is bound to take possession of this entire neighborhood, but it may be hoped that the local property-owners will be able to fight off the invasion for as long as they wish to do so. The Murray Hill district is one of the pleasantest in Manhattan, and its conversion into an ordinary business section would be a loss rather than a gain. On the other hand the rest of Madison Avenue will within the next few years be rapidly developed for business purposes. Between Twenty-sixth and Thirty-fourth Streets about ten business buildings have recently been constructed, and during the next few years the majority of the old brown stone residences of this quarter will assuredly disappear. North of Forty-second Street, the process will be slower, but no less inevitable. The blocks immediately north of Forty-second Street have already become very valuable for retail purposes. Further north the existence of certain large apartment houses will deprive the retail trade of many of the best corners, but it will creep into the old brown-stone houses in the middle of the blocks. Particularly north of Fifty-ninth Street Madison Avenue has ceased to be very desirable as a private residential thoroughfare. Property on the avenue has not shared in the increase in values which has so generally taken place throughout the East Side residential district, and the present dwellings will gradually give way to apartment houses with stores on the ground floor. In case a Madison Avenue subway is built this process will be very much accelerated. The mere construction of the subway will make the avenue for several years a comparatively unpleasant place in which to live, and after it is completed the building of apartment houses with stores on the street will proceed rapidly.

CONSIDERING the benefits which were supposed to accrue to the property-owner from a better method of budget making, the preliminary estimates for the coming year are not so very encouraging. There will be an increase of over $6,000,000 in the total appropriations, and the best that can be said about this increase is that it will not mean any substantial change in the tax rate. Considering the large amount of new building which has recently taken place, and certain increases in real estate values, the assessed valuation of real property may possibly expand as much as $300,000,000, and the existing tax rate levied on this increase will produce about $5,000,000. There can be no doubt that the Board of Estimate has really tried to keep appropriations down and that it would have succeeded in doing so effectually, had it not been necessary to make appropriations for certain expenses which have hitherto been escaped by vicious methods of bookkeeping. But the Record and Guide has never believed that it lay within the ability of the administrative officials of the city with the legal authority now at their command to effect any substantial decrease in the city's expenses, and if any of the candidates for the office of Mayor are elected who have promised such economies, they will probably disappoint their supporters. That New York wholly fails to get full value for its enormous expenditures we fully believe, but there is also every reason to believe that the process of economizing demands a drastic administrative reorganization. The first step towards such a reorganization is the adoption of the Ivins charter, and until it is adopted, any promises about economical and efficient administration will be practically impossible to keep.

NOW that New York is on the brink of the election there is every reason to believe that the constitutional amendment of the debt-limit will be accepted by voters. The question has not bulked large in the public speaking, but no one of the candidates for Mayor has opposed it, and at least two have warmly approved it. The average voter will believe that a vote on behalf of the constitutional amendment will be a vote in favor of more subways, and he will be right. The final decision of the Court of Appeals in relation to the debt-limit, although it was assuredly a wise decision, does not afford New York the credit it needs to continue subway construction. It leaves the debt margin at something less than $100,000,000, and considering the responsibilities of the city in other respects, that margin is not large enough for the purpose of continuing the construction of a municipal subway system. The Broadway-Lexington Avenue subway alone is estimated to cost as much as that. In case any necessity arises for the further use of the city's credit for purposes of subway construction, a larger margin will be necessary, and if this margin is obtained by means of the constitutional amendment, it will be obtained under conditions which will prevent its use upon unremunerative enterprises. Taxpayers should consequently vote for the amendment. A vote in opposition to it is a vote to tie the hands of the municipal authorities in their negotiations with corporations for the construction and operation of future subways. The Record and Guide believes that, considering the standing of the city's credit at the present time, New York stock should not be issued for subway construction, provided such an issue can be avoided. If subways can be built by private companies

with their money under the conditions imposed by the new Rapid Transit Act, they should be built in that way. But the city should always have the alternative of municipal construction in case good terms cannot be obtained from private corporations. That is the fundamental reason for the approval of the constitutional amendment. It is interesting, by the way, to remark how large a figure subways have cut in the municipal campaign this fall. All the candidates are valiantly promising that they will provide the people of New York with as many subways as they want, and they are making this promise in spite of the fact that if elected they will not have the power to carry it out. But the incident at least indicates the dominant importance of new subway construction in the minds of the inhabitants of New York City.

NOVEMBER comes next week and the building trades are thinking about such arrangements for the Winter season as may be required, though the Winter is rarely anymore a closed season when there is good work to do. During October a large amount of new work has been started, and most of the trades are well employed; some have more to do than they had in the Summer. Operations seem to be taking a fresh start. This is partly due to the fact that jobs long ago planned-out are now reaching the stage where they can employ mechanics in large number. For example, at the American Bank Note Company's operation, at Hunts Point station, the contractors have started to put down the concrete foundations, and millions of brick are being stacked on the premises for use during the Winter months. New business structures in the midtown section, large apartment houses on the upper West Side, and a large amount of alteration work are successively calling for more materials and more mechanics. All the indications are for a steady growing volume of business, subject to weather conditions. A large amount of small work that has been planned for still remains to be put under contract, and some extremely important plans are on the architects' boards. It is understood that the firm of B. Altman & Co. are about ready to proceed with the enlargement of their department store, by extending the great building to Madison av. They have acquired all the Madison av frontage except the Howard corner at 34th st, and this corner has been left out of the firm's plans. The west side of Madison av is outside of that part of Murray Hill that is restricted to private dwellings. One other large building project for Madison av has been given up, as noted in the news of the week, and the site will be used for something else than a business block. The lower West Side, after many years of inactivity, gives some evidence of becoming a building centre again. Riverside Drive continues to gain as a centre of apartment house construction, and during the week the old Furniss home, occupying the block between 99th and 100th sts, was acquired by a syndicate headed by Messrs. Benjamin Mordecai and G. Richard Davis, who have been interested as owners and builders in some of the largest apartment houses on the West Side. Plan-filing continues rather light, so far as new buildings are represented, but alteration projects are fairly numerous and many of them will be very large operations.

EFFECT ON TENANTS OF INCREASED TAXES.

To the Editor of the Record and Guide:

I am glad to see in your columns a letter from Mr. Polak challenging the statement that "high taxes make high rents, and low taxes make low rents."

Real estate owners in the City of New York should not allow themselves to be lulled into a sense of false security under the delusion that they will be able to shift increased taxes on real estate to their tenants. If that were possible, why fear the competition of cheaper rents in New Jersey?

It is true that the real estate tax comes out of the rent paid by tenants, because there is no other source for it; as no real estate owner will, for any length of time, pay the taxes on improved property out of his own pocket. But this does not mean that the taxes increase the total rent received, which is determined by a number of factors, of which taxation is a minor one. Out of the gross rent received from the tenant, the property owner must pay all operating expenses, including taxes, and he gets what is left. This net return on the average will fix the selling price of the property.

It is a well-known economic fact that THE SELLING VALUE OF LAND REPRESENTS THE CAPITALIZATION OF THE NET income, and, therefore, the effect of an increased tax is to diminish, or to prevent an increase in, that selling value.

The case is complicated by our custom of placing the same tax rate upon both land and buildings. The effect of an increased tax on real estate is twofold. In so far as it falls on buildings, it tends to check their production, which would result in a diminished supply and a higher rent, if the increase applied only to buildings, and if the increase was widespread. But the effect on the building is offset by the fact that the increased tax burden on land tends to force more land into use and also to keep down its selling price.

In a community where the value of buildings is very high in proportion to the value of the lots on which they stand, it may be that the high tax will tend to increase the building rent more than it will reduce the ground rent, and will, to some extent, be shifted and paid by the tenant. Though even there, if rents are raised for that reason only, tenants are apt to move away and so bring the rents down again.

But in the City of New York, where land values are so high in proportion to the value of the structure, THE EFFECT ON THE TENANT OF AN INCREASED TAX IS NEGLIGIBLE.

If all real estate taxes within commuting distance of New York were increased, then it might be possible to add some of the increase, so far as this fell on buildings, to the rent. But this is not the present situation.

After all, this is a case in which the average man can see the facts without the need of an ecomonic diagram. Does any tenant believe that if all taxes on real estate were abolished in this city, he could obtain an apartment any cheaper? Do not the owners to-day get all that the traffic will bear, and would they be any less likely to do so because their fixed charges were reduced? And can they get more simply because their taxes are raised?

A. C. PLEYDELL.

TAXES AND RENTS.

THE PRESIDENT OF THE TITLE INSURANCE AND TRUST COMPANY CHALLENGES MR. POLAK'S THEORY.

To the Editor of the Record and Guide:

In your issue of October 23, 1909, there appeared a letter from Mr. Edward Polak, expressing the belief that taxation has no effect upon rents. "Rent," says Mr. Polak, "is governed by the same law as any other commodity, namely, the law of supply and demand;" and answering the question, "Suppose it were possible to abolish all taxes on real property, would rent be reduced?" He says: "No, indeed."

Accepting Mr. Polak's own test of the law of supply and demand as regulating rent, the fallacy of his belief becomes apparent. New building operations are regulated by the amount of money willing to seek employment in this kind of investment, and this in turn is regulated by the net return to be obtained by such employment in competition with the profits to be derived from other classes of investments. If taxes on real property, and especially on buildings, could not be shifted from the owner to the tenant by means of increased rents, high taxation would be followed by a cessation of building operations, since investors could employ their money more profitably in other directions. Whatever differences of opinion may exist in regard to the effect on land values of the "single tax," all economists are agreed that taxes on improvements are shifted from the owner to the tenant, and the only way in which this can be accomplished is by raising rents. Very truly yours,

EDGAR J. LEVEY.

THE PHELPS STOKES FUND.—By the will of Catherine Phelps Stokes, sister of Anson Phelps Stokes, a sum estimated in the public prints as several millions is directed to be "used for the erection and betterment of the tenement houses in New York City, and the education of negroes in the United States and Africa, the Indians and needy and deserving students of industrial schools, similar to those schools at Northfield and the Peck Industrial School at Asheville, N. C." It is the residue of the testator's fortune that is devoted to these objects, and the following named are constituted, by the terms of the will, a board of trustees to take charge of this residue, which is to be known as the "Phelps Stokes Fund," in order to expend it for charitable purposes: The Protestant Episcopal Bishop of New York, the chancellor of New York University, Dr. Lyman Abbott, Elizabeth Eggleston Phelps Stokes, her sister; Newton P. Stokes, Helen O. P. Stokes, Mabel Slade, Caroline P. Stokes, Grace H. Dodge, Arthur Curtiss James. The proportion of the fund that will be set aside for the construction and alteration of tenements will evidently depend upon the judgment of the trustees. The money so "used" might very well be made a profitable investment instead of merely an outlay or "expenditure" bringing no return whatever. To be really a "model" tenement a house should stand in that relation to the owner, as well as to the tenant. Owners expect property to return a fair income, and if the Phelps Stokes houses would truly fulfill their office as "models," then the whole of the Phelps Stokes fund might very well be "invested" in such constructions, and the income so produced "used" for the benefit of the other objects named in the will.

BUILDING CODE legislation has been postponed until after the election, and Chief Engineer Lewis has not yet obtained the appropriation he needs to make the tests of fireproof materials directed by Mayor McClellan. Code revision is a decided issue in the present political campaign, which will end at the polls next Tuesday. The result of the election is expected to have a bearing on the revision of the code,—as to who will next revise it, and how it shall be revised. Such a matter ought not to be interwoven with partisan politics, many say, but it is, nevertheless. But there is room to hope that the next revision will be undertaken not with the object of making building construction more expensive, but less expensive, and at the same time better and more fireproof.

CONSTRUCTION.

THE MURRAY HILL RESTRICTIONS

A Builder's Views on the Future of Madison Avenue—Circumstances Connected With the Purchase of the Frederick Johnson Site

WHEN Frederick Johnson, the builder, acquired the northwest corner of Madison av and 38th st, it was with the intention of erecting a 10-sty apartment house. He supposed that the street was eighty feet wide, instead of which it is but seventy-five, and under the Tenement laws he would have been restricted to a 9-sty house, by which he would have lost from his calculations the revenue of one floor, and the building would have cost nearly as much as one of ten stories.

Then came his decision to improve the plot with a 20-sty business structure. Mr. Johnson had at his disposal a plot measuring 75 ft. on Madison av and 100 ft. on 38th st. For many years there had been standing on this plot three buildings, constituting latterly an unobtrusive apartment house, which had become unsuited to so valuable a site. Plans had been drawn and excavations had nearly been completed for the business building when Mr. Johnson concluded to accept an offer made to him by Mr. George W. Perkins. The contract to purchase was ultimately signed by Mr. George F. Baker, Jr., the stated sum being $750,000, subject to a mortgage of $300,000, which left Mr. Johnson a profit of $70,000 over and above what he had paid for and expended upon the site.

Mr. Johnson had contemplated a much more profitable operation. There is a great desire on the part of certain business lines for locations on Madison av, for reasons which will hereafter appear, and a business building at the northwest corner of Madison av and 38th st would probably have been the beginning of a general transformation from an entirely private residential district to a very general business section.

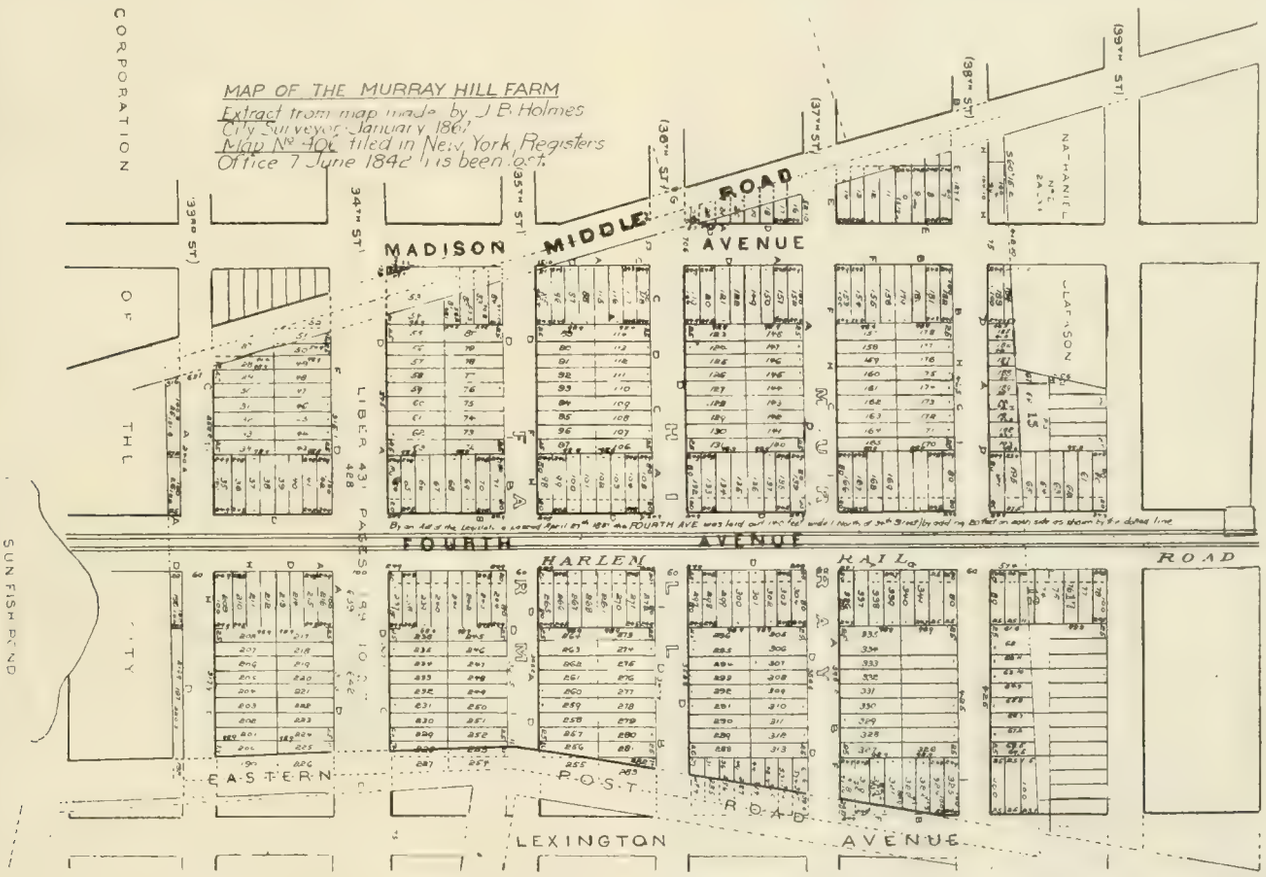
THE MURRAY HILL RESTRICTIONS.

This might have happened in spite of the restrictions which have so far protected the Murray Hill section, for the reason that with a business building at the corner of 38th st and another at the corner of 34th st, the courts might have been brought to see that the character of the section was changing, in case some other property owner within the restricted limits had attempted to violate the restriction.

Diagonally across the street from the Johnson site is the old South Church property. It stands altogether on the old Murray Hill farm, the northern boundary of which is the south line of 38th st. A new church edifice is being erected for the congregation at the corner of Park av and 85th st, and the old site is therefore in the market. What will be its future? If Mr. Johnson had gone on with his business building, and the church site had fallen into the hands of men who did not believe that the restrictions would hold when the character of the section was changing, and they had put the issue to a test, it might have been decided by the courts, as in the case concerning the corner of Sixth av and 40th st, after the Elevated Railroad was put through, that the nature and character of the section had indeed changed.

THE CAMERON CASE.

While Mr. Johnson was going on with his building operations at the northwest corner of 38th st and Madison av, there were pending in the courts two applications for an injunction against a building of like nature to the one he intended to erect. These cases concerned the Cameron Building, which stands at the northeast corner of 34th st and Madison av, and the actions were brought one by Mrs. Sarah E. Goodhue and one by Messrs. J. Pierpont Morgan and others. All the plaintiffs are owners in the neighborhood, and their object was to uphold the restrictions against business buildings being erected on "Murray Hill." The defendant in both cases was Mrs. Margaret S. E. Cameron, owner of the new building.



As will be observed from the map of the old estate printed herewith, the plot on which the Cameron Building was erected is partly within and partly outside of the bounds, as indicated in this instance by the easterly line of an old road, called the "Middle Road," which was obliterated when the existing city map was adopted. The easterly line of this road intersected the northerly line of 34th st at a point 79 feet and 11 inches easterly from the corner formed by the intersection of the northerly line of 34th st with the easterly line of Madison av, and intersected the north line of the Cameron property at a point 65 feet 6 inches easterly of the easterly line of Madison av, between Mrs. Cameron's property and the property of Mrs. Goodhue.

THE REFEREE'S OPINION.

Judge Charles F. Brown, formerly Chief Justice of the New York State Court of Appeals, to whom, as referee, both the Goodhue and the Morgan suits were submitted, handed down an opinion, when he decided against granting an injunction, in which he said that the two cases presented precisely the same question, and having been tried together, his opinion applied

to both. Mrs. Cameron contested the validity of the restriction agreement on two grounds, first that it was not signed by Anna Vernon Murray (wife of John R. Murray), and is therefore void for lack of consideration; second, that the acknowledgment is defective.

Judge Brown upheld the Murray Hill restriction, but he found that the portion of Mrs. Cameron's property which was subject to the restriction measured only 20 feet and 1 inch wide on 34th st, and only 34 feet 6 inches wide on the north line of her property. Such being the fact, the question was presented whether a court of equity should issue its injunction, as prayed for in the complaint, or whether equitable relief should be denied and the parties left to their legal remedy.



THE BUSINESS BUILDING WHICH IS NOT TO BE.
Buchman & Fox, Architects.

In his opinion an injunction should not be granted. Only a little in excess of one quarter of the area of the lot is subject to the restriction, and upon the balance of the property Mrs. Cameron was entirely free to erect precisely the kind of a building which had been erected over the whole property. Her legal right was to construct a building for business purposes which should be 79.11 on 34th st and 65.6 deep adjoining Mrs. Goodhue's property. The extension of the building over the balance of the defendant's lot, as was being done, would not in Judge Brown's view, add to Mrs. Goodhue's annoyance, or discomfort, or damage, in the slightest degree.

WHY AN INJUNCTION WAS DENIED.

An injunction would therefore be of no benefit to Mrs. Goodhue, and for a like reason it would not benefit the plaintiff in the Morgan case, Judge Brown says. It would, however, cause the defendant a serious loss. Moreover, he agrees that THE CHARACTER OF 34TH STREET HAS CHANGED within the restricted territory, to that of a business thoroughfare, and that it is plain the defendant could not make a practical use of her property in 34th st by devoting it to a residence. Should she erect on the portion of the plot subject to the restriction a residence of the character of those intended by the agreement, it could not be rented except for a sum which would be an inadequate return upon the value of the property.

As to the width of the Middle Road, Judge Brown found that it was about sixty feet. As the easterly line of this road represented the westerly line of the Murray Hill Farm, the judgment has much importance, as it was claimed on the trial by one of the parties that the old road was 100 feet wide. In denying the injunction, and dismissing the case, without prejudice against an action of law for a breach of the restriction, Judge Brown said: "IF THE RESTRICTIONS COVERED THE WHOLE OR THE GREATER PART OF THE DEFENDANT'S PROPERTY, I SHOULD REACH A DIFFERENT CONCLUSION."

The case has been appealed. Mr. J. P. Morgan, Mr. George F. Baker and other neighbors, it is inferred, perceived in the court's decision reasons why the character of the section as a private residential section should be further protected by inducing Mr. Johnson to give up his business building project. The Record and Guide prints elsewhere a voluntary letter from Mr. Perkins to Mr. Johnson expressive of the writer's appreciation of the "manly" nature of Mr. Johnson's part in the whole proceeding.

FREDERICK JOHNSON'S VIEWS ON BUILDING SUBJECTS.

Mr. Johnson is a member of the firm of George F. Johnson & Sons, of 165 Broadway, long identified with real estate and building interests in New York. They are among the very few big operating firms now doing business as individuals. Mr. Johnson considered that this was a very suitable location for the kind of business building which he intended to erect there—a 20-sty store and loft building. It would have been in a location that appealed strongly to the carriage trade. The same reasons which are impelling Redfern to move from Fifth av would have attracted other firms to Madison av.

Redfern has leased from Mrs. Anson R. Fowler the dwelling house at No. 3 East 48th st for a term of 21 years, and on the site Mrs. Fowler will erect a new 5-sty building from plans by Thain & Thain, architects. One of the brokers in the transaction, Mr. Frank D. Veiller, says that Redfern, like some other firms, had decided that locations in the side streets just off the avenue, offered better facilities to firms having an established carriage trade. They were not at all dependent for their continued success upon show window attractions or transient customers. The recent vehicular congestion in Fifth av was avoided by using the Madison av appoarch, and carriages in waiting could remain at their stand near by. For firms requiring great show windows and liberal displays Fifth av is yet, and would probably remain, the highest class shopping thoroughfare in America, but for exclusive and special shops the side streets offered locations that are to be preferred.

Mr. Johnson, speaking to a representative of the Record and Guide, said he not only agreed with these views himself, but he knew for a fact that some large merchants who emigrated to Fifth av several years ago had come to the same conclusion. The heavy vehicular traffic on the avenue interfered with the carriage trade, and for that reason Mr. Johnson considered that for many business houses a location just off Fifth avenue would be just as good as one on the avenue. It was on account of their carriage trade that a number of houses left their former locations below 23d st. They thought they would not be interfered with by traffic regulations and by the throngs of operatives from the adjacent factories which at times blocked the sidewalks.

In Mr. Johnson's opinion Madison av, between 34th and 42d sts, had a particularly favorable location for high-class trade. It would be a natural shopping thoroughfare between the Pennsylvania terminal improvements in the 34th st section and the New York Central, New Haven, McAdoo and Belmont railroad and tunnel improvements at the 42d st center.

Asked as to where he considered the most desirable business building improvements would be in the future, Mr. Johnson said they would be on 4th av for some trades, and on 5th av for some other trades. Fifth av, from 34th to 59th sts, and the side streets off the avenue would take care of the cream of the shopping of the whole of the United States. Bearing on that, said Mr. Johnson, it must be understood that ten years ago Americans provided the greater part of the best shopping trade in both London and Paris, and that this trade is now falling off, which could be proved by official records. This meant that this high-class trade, which once went to London and Paris, was now being provided for in New York. It also meant that firms like B. Altman & Co. no longer rely to the same extent on customers coming to their store as they did on Sixth av, because a large part of their business is now done in another way.

Asked as to his views upon the future of residential construction in Manhattan, Mr. Johnson said that the people of means in this city were going to do as they do abroad. They would have their real residence in the country, and would live in the city only a portion of the time. If it were not for the law which restricted an apartment house to a height equal to one and a half times the width of the street, many large apartment houses would be erected in the choicest sections.

THE SUBDIVISION OF PRIVATE PROPERTY.

Points for Laying Out the Site for a Suburban Development—The Location of Main Roads and the Size and Shape of Individual Plots—Roads that Tempt or Repel.

Nowadays the builders who buy and develop suburban acreage realize that much of the success of the operation must depend upon how the grounds are laid out and prepared. A high standard has been set in this respect by the leading syndicates and others must strive to equal it. The following brief article, written for the Record and Guide by a landscape architect and engineer, gives some general hints on subdividing suburban lands.

BY EDGAR F. RANDOLPH 2D.*

THE question of the subdivision of country property for residential purposes is becoming more and more important as the tendency to live in the country grows stronger. The high value of city real estate for private residence, improved transit facilities from country to city and the increasing desire for an out-door life have had much to do in strengthening this tendency.

I have in mind that kind of property which appeals to those who wish to live in the country, within commuting distance of a city, but beyond the range of cheap developments. In the first place, an outline survey should be made, checking up the acreage and setting monuments to indicate the corners of the property, and this should be followed by a topographical survey of the entire tract. This survey, besides showing the different elevations, should show the location of existing buildings, roads, woods, meadows, bodies of water, and such natural features as the land may possess that can be used to advantage in working out the general scheme. Features that are detrimental to the property and ought to be removed or planted out, should be located on the map.

Before the survey has been completed the owners should decide on the maximum and minimum sizes of the plots. THE SIZE AND SHAPE OF THE INDIVIDUAL PLOT SHOULD BE GOVERNED LARGELY BY THE TOPOGRAPHY AND NATURAL FEATURES OF THE LAND. A general development plan based on a topographical survey should then be made. Under a plan such as this, the property can be developed gradually, without the risk of making mistakes, which are almost sure to follow in a development that is planned out as the work progresses.

THE MONEY VALUE OF A CURVE.

The most important question to decide in working out a plan is the location of the roads necessary to open up the property. By incorporating in the road system, when a good reason presents itself, roads laid out on an EASY CURVE, the travel through such property will be made more interesting, and therefore MORE SALABLE, than if all the roads had been laid out on the gridiron system. Where property is adjacent to the built-up portion of a town and is of small acreage, the placing and direction of the streets is generally fixed by the location of existing streets. Where property so situated is sufficiently large, the general scheme can be PLANNED OUT ON PARK LINES, thereby giving individuality to the development.

Suppose, for example, that a tract of land, containing a thousand acres is to be developed, and that it is bounded on one side by a highway. Plan the road system in such a way that those connecting with the highway will enter the property at such points as will make the first impressions favorable and, if possible, at such an angle that they will divide importance with the highway and tempt those traveling on the highway through the property. A ROAD WHICH LEAVES A HIGHWAY AT RIGHT ANGLES DOES NOT DIVIDE THE IMPORTANCE WITH A HIGHWAY, NOR DOES IT BEGIN TO TEMPT TRAVELERS from the highway as does a road which branches off a highway at a less abrupt angle or on an easy curve. A bend in the highway or the lay of the land may locate a point for such an entrance.

Where roads meet, their sides should flare into each other, thereby lessening the danger of collision by doing away with sharp corners. This is especially true in the case of automobiles, which, owing to their length and speed, need considerable room. Encourage all natural growth about an entrance, for a clump of dogwood in the spring or sumac in the fall improves the general effect. A combination entrance and lodge, built of shingles or red cedar with the bark on and partially covered with vines, is both appropriate and useful.

MAKE THE PROPERTY SPEAK FOR ITSELF.

Field stones can be used to good effect at the entrance of a drive, by growing a vine, such as a Clematis Paniculata or a Virginia Creeper over them. Often a few evergreens can be planted about an entrance, to act as a background to birch, sumac, dogwood and the like, and also for winter effect. After entering the property the roads should be so placed that they make the property speak for itself, by showing its best features. Good property with the proper system of roads speaks most convincingly.

Everyone who is at all observing knows how a single tree, if it be sufficiently large or picturesque, and be viewed from the right place, can dominate and enhance a view. If you can so locate a road as to approach such a tree, perhaps using the tree for a turning point in the road, or enter a piece of property between two such trees, you are increasing the attractiveness, and therefore the salability of the property, by using its natural advantages without any additional expense. FIRST IMPRESSIONS COUNT for so much that every natural advantage should be made use of.

The axe, if wielded intelligently, is often very useful in thinning out woods, thereby giving the better trees more air and light, opening up views and emphasizing the beauties of any particular tree, by cleaning out the sprout and young growth which hide it.

The direction of the roads should be governed by the lay of the land, its natural advantages and the location of the main points of travel.

THE ROAD SYSTEM.

The property may be developed gradually, in which case the road system will not all be laid out at once; but, as the roads are built have them well made and with a sufficient crown. If curbs and gutters are not laid, have shallow side ditches to take care of the surface drainage. The width of the roadway of any street depends on the location of the property, amount of travel and its importance to the entire road system. Allow sufficient space between property line and roadway for any future widening.

If the property is adjoining a built-up part of town, where there is much walking, sidewalks are necessary, with a grass strip between curb and sidewalk for trees. Have this strip sufficiently wide to allow the roots of trees to spread out, and the trees to thrive. Select the best kind of tree for the location, order good nursery stock and have the trees set out under the direction of a man who knows how to prepare the soil and plant them. For, the poor apologies for trees which one so often sees set out are a waste of time and money.

Where property is to be developed far enough away from a town and is to be sold for the most part in large tracts, the sidewalks can usually be dispensed with by the owners and the sides of the road beautified by encouraging and by adding to the natural growth already there. Such growth as dogwood, sumac, asters, golden rod and the like can be planted appropriately in such places. Honeysuckle is excellent to plant on a bank, as it binds the soil together and its leaves are very persistent. Other vines such as Virginia Creeper, Clematis Paniculata and the Wichuriana Rose will blend with a natural growth. The appearance of an old stone wall can be much improved if it is partially covered with a vine. Old stones are in great demand in laying out a country place and should be saved.

FINE TREES ARE ONE OF THE GREATEST ASSETS TO COUNTRY PROPERTY AND SHOULD BE PRESERVED AS MUCH AS POSSIBLE, FOR IT TAKES YEARS TO REPLACE A GOOD TREE.

In determining the sizes of the individual plots, make the boundary between them split any natural advantages rather than to place them all in one plot at the expense of the other. One large tree, such as an oak or elm near a house, will make a place and take away that barren look often so noticeable in new places.

Make the most of the natural features in developing a tract of land, and often very few additional features will be needed to make the property salable.

A plan based on a topographical survey and worked out along the lines of landscape architecture is necessary in order to obtain the best results.

AMERICAN CAPITAL GOING TO TURKEY.—According to Levantine newspapers, American capital, under the new regime, is likely to be freely utilized in the development of Turkey. It is claimed that a concession for a railroad from Sivas to Mosul and beyond, via Harput, Arghana, Diarbekir, Bitlis and Van, has been conditionally granted to an American syndicate, which will build also a branch line, with outlet to the Mediterranean at Jumurtalik, on the Gulf of Alexandretta, at which point a modern port is to be constructed. The total length of the proposed lines is placed at 1,243 miles.

—Nearly every new brick building of importance erected in Manhattan now bears testimony to the new interest among owners and architects in good brickwork. In the first place the bricks themselves are more artistic, and, in the second place, they are laid in finer style.

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*Associated with Messrs Brinley & Holbrook, landscape architects and engineers, 156 Fifth Avenue.

COUNTRY-WIDE BUILDING CONDITIONS.

MANUFACTURERS and dealers in building materials who have kept in touch with local building tendencies and are somewnat disappointed in the non-fulfillment of boom promises made about this time last year, are optimistic over what 1910 seems to hold out for them in the way of increased volume of business. Locally, in the building material trade, collections are good. Full recovery from the late depression is now general. To show this, the Commercial National Bank of Chicago has recently issued, for limited circulation, a booklet which covers all branches of business, and the tenor of the replies received to thousands of inquiries sent out to bankers and captains of industry from coast to coast is that conditions are such as to warrant the belief that next year will witness the fulfillment of the optimistic promises of the Fall of 1908.

After discussing the brick industry, and showing that where last year 40 per cent. of the plants were idle, 80 per cent. have been operated this year—although at small profit; it treats of the cement situation. It also exhaustively reviews the iron and steel situation and then speaks of lumber, the country wide demand for which has a bearing upon the local market conditions.

THE LUMBER MARKET.

Reports state, according to this booklet, that there has been little loss of trade since the panic from the agricultural districts. The tendency in other districts, before the panic, was for retailers, manufacturers and other consumers to carry large stocks because of the difficulty of receiving prompt shipments on their orders. Stocks were low and cars were scarce. Since then conditions have changed, writes a correspondent, and in all lines they began to reduce those stocks; the necessity no longer existed to carry excessive ones. Prices were declining; hence the natural tendency would be in that direction. Another correspondent notes that the panic was felt mostly by the railroads and contingent interests which depended upon Wall street for finances and on the confidence of the money loaning and bond purchasing interests throughout the country.

"We have been trying in every way, owing to the low price of our product, to reduce the cost of manufacture, but it has been practically impossible," writes another correspondent. "Wages cannot be reduced, because the cost of living is so extremely high and the prices which we have to pay for everything that enters into the manufacture of our goods, such as cattle, horses and feed, are higher than they have ever been."

HARDWOODS.

Discussing the hardwood situation, one man wrote: "Our business is unique in that every year we see higher prices for our goods. The reason for the advance in the domestic article is that it is growing scarcer, every year the mill men have to go greater distances to get their supply, and this means increased cost. Another reason is that hardwood timber in this country is passing into stronger hands and is only cut now when a good profit is promised on an operation.

"On the other hand, the volume of business is not as great as it has been, and this is caused by the increased use of metal and composition and concrete flooring. Then again in cities of the first class a determined effort is being made by architects and builders to get away from the use of wood. This is caused by the danger of conflagration and the pressure brought to bear by fire underwriters. Here in New York the modern building contains no wood."

STONE.

The subject of stone, which also has a bearing upon the local market, is discussed as follows:

"Building stone is now in active demand and the coming year will be a good one in this line. An officer of a large company writes:

" 'From present indications, and the amount of business we have on hand, we should have the most successful year that we have had since this company was organized. Building stone people throughout the country all state that they look for big business for the balance of this year and next year.'

"The cost of cut stone has been lowered on account of improved machinery that has been put into cutting plants. (Note reference to installations of stone cutting machinery in Indiana and Ohio, in Stone department in Building Material and Equipment reports in this issue.)

" 'Cut stone can be bought for about 30 per cent. less than the price at which it could have been purchased five years ago,' writes a correspondent."

BRICK.

According to the bank's correspondents, brickmaking throughout the country is rapidly tending to a full capacity of plants. Although no betterment has developed in the profit side of the brick trade, there has been a constant ascending price list in most centres, but not including New York, since the Spring months, so that this has just about equaled the increased cost of production. Skilled labor in many cities has had wage increases which has counteracted the ascending prices. While there have been some price agreements made by makers they have not, as a rule, been successful in operation, and have ultimately been discarded. Efforts at consolidation, while successful in the past, has of recent date been followed by the establishment of competitors and in an increase in productivity which has caused falling prices and negatived the benefits of consolidation.

The related industries, such as terra cotta, tiling, cut stone, lime and wall plaster, had an increasing demand and an excellent outlook, but the same conditions as to returns on the capital and energy is reported as in brickmaking.

CEMENT.

The manufacture of cement was not checked by the depression, the summary goes on to state, the widening utilization of the product more than overcoming the diminution where activity subsided. In the last three years there has been a productivity larger than the consumption causing a congestion at many points. Surplus stock has been dumped at sacrifice and with consequent demoralization of prices everywhere. While improvement in handling has reduced costs, the intense competition by constantly increasing numbers of new plants, was a more accelerating influence to low prices. During the first part of this decade, the average price was $1 a barrel at the mill, while until recently it was as low as 70 cents below cost of manufacture.

IRON AND STEEL.

A constant improvement in the iron and steel business has been noted elsewhere than in New York. Much of this, outside of New York City, has been for maintenance and renewals allowed to lag during the depression. The buying movement has a healthy tone and steel is being purchased, generally speaking, for immediate consumption in directions and for improvements which the country's needs apparently demand. There is very little if any speculative buying.

CONCRETE ON COUNTRY ESTATES.

THE Portland cement companies are giving much attention to extending the use of cement on suburban estates. The revised edition of "Concrete Construction About the Home and on the Farm" (published by the Atlas Portland Cement Company, 30 Broad st, New York) is a remarkably informing book. Much new matter and many new pictures have been added to what was retained of the first edition. The reader is impressed by the many different ways in which cement is now being used on the farm.

Down at Far Rockaway a large estate has its fence posts made of concrete. On "Gedney Farms," at White Plains, the fence posts are also made of concrete. If an owner does not hire outside help, he can make seven-foot fence posts for 20 to 30 cents each. They will cost 10 to 20 cents more if the cost of the labor is counted. Each post is reinforced with four quarter-inch steel rods, or No. 6 wire. A man at Westwood, N. J., has the clothes posts on his place made of concrete, and the hitching posts and the horse block are made of the same material.

Concrete water troughs are getting to be numerous on Long Island and Westchester County estates, as they are easy to make and don't wear out. From such simple things the estate owner advances to the construction of silos, corn cribs, cisterns, ice-houses, barn floors and box stalls. Then come cellars for roots and mushrooms, wellcurbs, sidewalks, steps in the garden and for the porch, and, later on, chicken-houses, dairy houses and other simple buildings.

Full specifications are given in the book for constructing or doing all these things, but in reality, not very much instruction is necessary after one has acquired the general principles in his first attempts to work in cement.

The Universal Portland Cement Company issues a pamphlet entitled "The Farm Cement News," and the Lawrence Cement Company, in a new publication, devotes a section to "Concrete in Connection with Farmwork." To show the responsive interest taken in the subject by estate owners, the Gedney Dairy Farms at White Plains could be taken as an example, as all the buildings on the place are constructed of reinforced concrete.

Concrete is becoming indispensable in dairy farming, since Boards of Health in cities throughout the United States and Europe are demanding high sanitary conditions in dairies which can be secured most economically only where concrete is used for the construction of cow stables, feeding floors and dairy rooms and cellars.

The ornamental possibilities of concrete are also wide, especially when reinforced. Molded fountains of cement concrete can be erected of the most graceful sort. Settees or benches of reinforced concrete can be readily constructed as complicated and artistic as desired, while some crude products, which would be equally as serviceable, can be made of mass concrete at much less expense. Owners are also prolonging the lives of favorite trees by filling cavities with cement. "Tree dentistry" it is called. The foliage of the country has found in cement a new friend and preserver.

NEW IDEAS IN LAND DEVELOPMENT.—In developing the "Great Neck Estates," the McKnight Realty Company says it is aiming to preserve as far as possible the natural beauty of the land, the old trees and hills. Many attractive features will be provided, such as a yacht club, a private pier, a casino and broad driveways. This is the modern idea. Formerly very little care was bestowed on laying out a tract over and above what was actually required in order to make the lots saleable. Landscape architecture and engineering now enter largely into the calculations of the big suburban developing interests.

NASSAU COUNTRY CLUBHOUSE.

WORK will be begun in the near future on the new home of the Nassau Country Club in Glen Cove, L. I., an organization whose membership is composed of men prominent in the commercial, financial and professional life of the metropolis. To be situated on a large tract of acreage, the new club house will be 200x120 in size and 2 stories and basement in height.

To be built after plans by Woodruff Leeming, 20 Broad st, Manhattan, the design of the structure is pure English Tudor Manor. The club house will be of red brick and concrete stone and will cost $100,000.

At the east end of the structure is a porte cochere, while terraces and covered verandas extend across the south front so arranged as to command a sweeping view of the tennis courts, nearby.

SPACIOUS LIVING ROOM.

The main living room is 36x56 in size, the ceiling of which is the full height of the building, with galleries in three sides on two floors. In the rear of this room are two alcoves, 12x19 each, between which is an entrance from the rear porch.

To the east of the main living room and in the front, is a billiard room, 23x35, with a stairway leading to the basement.

Parallel with the billiard room is a 12-foot wide hall leading from a vestibuled entrance from the porte cochere to the main living room. This hall also opens into the billiard room, while on the opposite side of the hall is a ladies' sitting room, 17x23, and the office of the club, 16x17, the latter close to the entrance from the porte cochere.

On the rear of the east end of the club house is a wing containing a squash court and connected with the main building by a corridor.

On the rear of the west end of the structure is a larger wing containing the chauffeurs' dining-room, 10x18, the servants' dining-room, of similar size, a room 12x14 for dry groceries, an ice-box 9x10, the two latter being divided from the foregoing dining-rooms by a hall leading from a rear porch to the kitchen.

The basement is well sub-divided, containing men's lockers, dressing room, lounging room and the cafe. The latter is in the east end, where the land around the club house slopes perceptibly and consequently allows a full view of the golf links. The links are a special feature of the club's life and are very complete. The architect has accordingly provided for large casement windows on three sides of the cafe, thus making it in summer almost an out-of-doors dining-room.

Comprising the second floor of the club house are 20 spacious bedrooms and 10 bathrooms, both containing every necessary equipment.

It has not yet been quite decided what the interior trim will be. It is probable that the second floor will be finished in white enamel.

The principal rooms and halls will be exceptionally spacious, some will be lofty, and will be handsomely trimmed with choice woodwork. At the west end a large outdoor dining porch (28x50) will adjoin the main dining-room, of like dimensions. The kitchen and pantry will both be large and equipped in the modern way.

Between the main dining-room and the main living-room a hall 12 feet in breadth will be flanked on one side by a private dining-room, and on the other by a smoking-room.



NEW HOME OF THE NASSAU COUNTRY CLUB, GLEN COVE, L. I.
(View from the East.) Woodruff Leeming, Architect.

"Loving friends may advertise brick a little now and then, but the brickmakers themselves will have to do the main pushing, and really it's their push, anyway."—The Clay-Worker.

A NECESSITY IN HIS BUSINESS.

As further evidence of the value of the Record and Guide as a "business getter," we publish below a copy of a letter just received from a subscriber:

"WE SHADED" 'THE BELNORD,' THE LARGEST APARTMENT HOUSE IN THE WORLD."

Plate and Sheet Glass
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Manufacturer of
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526 Amsterdam Avenue
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To the Record and Guide Company:
Dear Sirs:

Replying to your inquiry as to my success in getting business by the use of the Record and Guide, I would say I have been a subscriber for some time and get good results from following your leads under the heading, "Where Building Materials Are Needed." I presume you are aware of the fact that I secured the contract for installing the window shades in the Belnord Apartment House, the largest of its kind in the world, and also the largest number of shades ever put up in one building.

I first learned of this job through the information you gave in the Record and Guide, and by getting in touch with the proper parties I secured the order.

I consider the Record and Guide a necessity in my business.

Very truly yours,

I. FLATO.

Mr. Flato has built up a large business by persistent efforts in connection with the use of the information he gets from the Record and Guide each week.

TO REBUILD A CHURCH.—No external move has yet been made to reconstruct the church of St. Vincent Ferrer, situated at the southwest corner of Lexington av and 66th st. Some time ago it was said that a new facade would be built, one which would have two towers. As it has stood for many years, the large edifice has the appearance of being only a part of the architect's conception of what it should be, as it was left without a tower and seems to end abruptly back from the building line. Churches designed on a fine scale, but left unfinished, most often remain incomplete, but St. Vincent Ferrer's is to have its reward for waiting. Two spires will rise to a height of 200 feet and will be entirely constructed of limestone. The approach will be by marble steps to a main vestibule lined with limestone and floored with marble, and having a groined roof, which will be constructed with limestone ribs and Guastivano tile filling. As funds are received further changes will be made. The edifice will get a chancel, side chapel and vestry, which will displace the existing Dominican Sisters' home, which stands at the western end of the church. Messrs. Allens & Collens and James W. O'Connor, associated architects, have designs and plans for the eventual reconstruction of the whole building. The location, always choice, improves with each passing year.

—The largest stone ever quarried is generally accepted to be still lying in the quarry where it was detached in prehistoric times, but never shifted. It may be seen in some ancient workings a few miles from Damascus. It measures 70 feet by 14 feet square, which means 14,228 feet cube. In the Great Temple of the Sun, at Baalbec, in the same locality, stands a column, in situ, which is 66 feet high, and this, probably, may justly claim to be the largest in the world.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

182D ST, n s, 125 e St. Nicholas av, 5-sty brick and stone tenement, 75x67.9, tin roof; cost, $65,000; owner, Gerard Operating Co., 1423 St. Nicholas av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 750.

I. S. Murphy, 1423 St. Nicholas av, is treasurer. The owner builds.

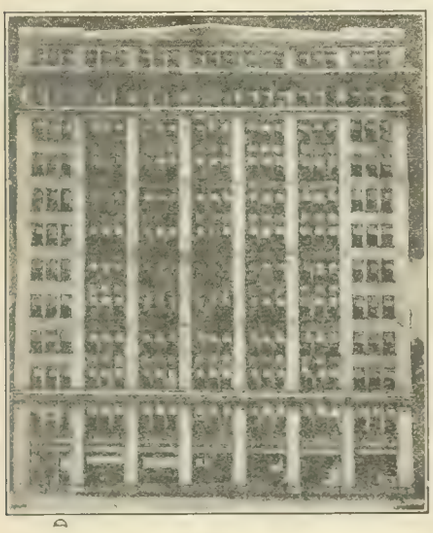
139TH ST, s s, 175 w Broadway, 6-sty brick and stone tenement and store, 125x86.5, tin roof; cost, $175,000; owner, 139th St. Realty & Const. Co., 686 Willoughby av; architects, Young & Gronenberg, 1328 Broadway. Plan No. 752.

47TH ST, Nos. 601-603 West, 6-sty brick and stone tenement, 92.10x88.5, reinforced concrete and brick roof; cost, $120,000; owner, The Model Fireproof Tenement Co., 35 Wall st; architect, Ernest Flagg, 35 Wall st. Plan No. 753.

No contract has been issued. Shepard K. de Forest, 66 Broadway, president; Arthur T. Sutcliffe, 35 Wall st, secretary.

Office and Loft Buildings.

5TH AV, n w cor 43d st, 14-sty brick and stone store and office building, 29x125, tile roof; cost, $330,000; owner,



Camolin Realty Co., 244 5th av; architects, Koppin & Koen, 244 5th av. Plan No. 754.

Andrew J. Connick, 244 5th av, is president. Charles T. Wills, Inc., has contract.

Miscellaneous.

MULBERRY ST, No. 87, 1-sty brick outhouse, 18x10.4; cost, $1,000; owner, Mary McGowan Murray, 321 West 77th st; architects, Reiley & Steinback, 481 5th av. Plan No. 749.

5TH AV, No. 1060, 1-sty brick and concrete wall; cost, $100; owner, Henry Phipps, 787 5th av; architect, P. J. Mack, 787 5th av. Plan No. 751.

Pittsburgh Bldg. Co., has contract.

5TH AV, s e corner 87th st, brick wall; cost, $100; owner, Henry Phipps, 787 5th av; architect, P. J. Mack, on premises. Plan No. 751.

CLINTON ST, No. 55, 1-sty brick coal and wood shed, 13x25; cost, $1,500; owner, Max Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 755.

LEXINGTON AV, 3D AV, 68TH-69TH STS, block, 1-sty brick outhouse, 16x31, tile roof; cost, $3,000; owner, Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent-on-Hudson; architect, I. E. Ditmars, 111 5th av. Plan No. 756.

MANHATTAN ALTERATIONS.

CLINTON ST, No. 37, toilets, partitions, windows, to 5-sty brick store and tenement; cost, $1,000; owner, Simon Engel, 229 East 136th st; architect, H. Horenburger, 122 Bowery. Plan No. 2346.

DIVISION ST, Nos. 54-56, excavate yard, partitions, walls, to 5-sty brick store and tenement; cost, $1,000; owner, Abraham Schultz, on premises; architect, Herman Horenburger, 122 Bowery. Plan No. 2345.

DIVISION ST, No. 45, alter foundations, beams, to 3-sty brick and stone loft and dwelling; cost, $3,500; owner, Meyer Vesell, 41 Division st; architect, S. Sass, 23 Park Row. Plan No. 2331.

DIVISION ST, No. 39, alter beams, partions, front wall, to 3-sty brick store and loft; cost, $3,500; owner, Meyer Vesell, 41 Division st; architect, S. Sass, 23 Park Row. Plan No. 2330.

DIVISION ST, Nos. 41-43, alter foundation, steps, beams, windows, to 7-sty brick and stone loft; cost, $5,000; owner, Meyer Vesell, 41 Division st; architect, Samuel Sass, 23 Park Row. Plan No. 2332.

ESSEX ST, No. 3, 1-sty brick rear extension, 22.3x8, partitions, stairs, windows to 4-sty brick tenement; cost, $5,000; owner, Jacob Rogers, 2 East 137th st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2318.

HORATIO ST, No. 80, partitions, windows, to 5-sty brick tenement; cost, $5,000; owner, Harry Lippmann, 198 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2323.

HOUSTON ST, No. 283 West, partitions, skylight, to 3-sty brick tenement; cost, $300; owner, Hoppel Bros., 280 Penn st, Brooklyn; archiect, O. Reissmann, 30 1st st. Plan No. 2334.

HUDSON ST, Nos. 371-373, windows, to 4-sty brick tenement; cost, $300; owner, Hoppel Bros., 280 Penn st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 2337.

HUDSON ST, No. 486, partitions, toilets, to 5-sty brick and stone store and tenement; cost, $500; owner, Max Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 2354.

LUDLOW ST, No. 80, partitions, show windows, to 2-sty brick and stone store and dwelling; cost, $250; owner, Anna M. Haley, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 2343.

MADISON ST, No. 108, vent shaft, partitions, to 5-sty brick tenement; cost, $2,000; owner, Estate of J. Kane, care J. Power, 482 Pearl st; architect, A. V. Bourke, 220 Broadway. Plan No. 2315.

MOTT ST, Nos. 203-205, fireproofing, partitions, to 5-sty brick store and tenement; cost, $250; owner, A. L. Cazassa, 169 Worth st; architect, Frank Straub, 122 Bowery. Plan No. 2353.

NORFOLK ST, No. 98, partitions, windows, tubs, sinks, to 5-sty brick tenement and store; cost, $600; owner, Wm. T. Horn Estate, 149 Broadway; architects, Ambrosius & Hess, 5-7 East 42d st. Plan No. 2342.

RIDGE ST, Nos. 103-105, RIVINGTON ST, No. 196, partitions, baths, show windows, to 5-sty brick tenement; cost, $3,000; owner, Solomon H. Schlonger, 105 Ridge st; architect, O. Reissmann, 30 1st st. Plan No. 2357.

WORTH ST, Nos. 174-182, tank to 6-sty brick silk mill; cost, $250; owner, Estate of Adolph Brussel, 15 West 29th st; architect and builder, Flint & Walling Mfg. Co., 96 Wall st. Plan No. 2324.

16TH ST, No. 291 West, install columns, beams, to 6-sty brick engine room; cost, $430; owner, Beadleston & Woerz, 291 West 10th st; architect, Adolph G. Koenig, 403 West 24th st. Plan No. 2325.

Louis Weber Bldg. Co., 1 Madison av, has contract.

16TH ST, No. 653 East, partitions to 4-sty brick tenement; cost, $100; owner, City Real Estate Co., Broadway and 98th st; architect, H. Nordheim, 1087 Tremont av. Plan No. 2355.

25TH ST, No. 218 East, alter rear wall to 4-sty brick loft; cost, $250; owners, Rochette & Parzini, on premises; architect, Hugo P. Von Wiedenfeld, 29 West 42d st. Plan No. 2329.

Jacob Miller, 1218 3d av, has general contract.

27TH ST, No. 316 West, partitions, toilets, windows, to two 4-sty brick tenements; cost, $300; owner, Matthew Kennedy, 316 West 27th st; architect, A. V. Bourke, 220 Broadway. Plan No. 2350.

30TH ST, No. 12 East, bay windows, partitions, skylights, to 4-sty brick and stone dwelling; cost, $2,500; owner, Louis Buckley, 302 4th av; architect, Edward Lee Young, 127 East 23d st. Plan No. 2317.

W. E. Smith, Inc., 85-87 Guernsey st, Brooklyn, has contract.

35TH ST, No. 638 West, partitions, windows, to 2-sty brick and stone storage building; cost, $1,000; owner, N. Y. Central R. R., Park av and 42d st; architect, Thomas H. Johnston, 310 Grand av, Astoria. Plan No. 2348.

John Smith, 491 Raddi st, Astoria, has contract. Kingan Provision Co., 638 West 35th st, lessee.

38TH ST, No. 109 East, 4-sty brick front extension, 25x5, alter tank, floor beams, stairs, walls, to 4-sty brick and stone dwelling; cost, $40,000; owner, C. De R. Moore, 109 East 38th st; architects, R. H. Robertson & Son & Benj. B. Moore, 160 5th av, associated. Plan No. 2341.

40TH ST, No. 549 West, add 1-sty to 3-sty brick stable and loft; cost, $2,500; owner, John J. Halligan, 549 West 40th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2336.

42D ST, No. 2 East, add 1-sty, partitions, new plumbing, windows, to 5-sty brick store and studios; cost, $10,000; owner, Pottier & Stymus Mfg. & Imp Co., 489 5th av; architect, Thomas H. Styles, 449 West 28th st. Plan No. 2321.

Jordan Construction Co., 449 West 28th st, has contract. O'Keefe & Cunningham, Madison av and 42d st, are lessees.

45TH ST, n s, 151.1 w 11th av, windows, beams, floors, to 2-sty brick and stone stable; cost, $5,000; owner, John J. Betz Estate, Jamaica, L. I.; architect, Standard Oil Company, 26 Broadway. Plan No. 2356.

John J. O'Leary Co., 39 Cortlandt st, has general contract. Standard Oil Co., lessee.

47TH ST, No. 250 West, partitions, toilets, windows, to 5-sty brick and stone tenement; cost, $5,500; owner, Abraham Korn, 1857 Madison av; architect, Nathan Langer, 81 East 125th st. Plan No. 2347.

48TH ST, No. 324 East, partitions, stairs, to 5-sty tenement; cost, $200; owner, Louis Weisman, 37 East 4th st; architect, Henry Chalanay, 222 East 3d st. Plan No. 2328.

51ST ST, No. 122 East, toilets, partitions, plumbing fixtures to 4-sty brick tenement; cost, $1,500; owner, Harriett H. Smith, 218 West 79th st; architect, The Ogden Co., 21 Park Row. Plan No. 2316.

54TH ST, No. 332 East, partitions, windows, to 5-sty brick tenement; cost, $2,000; owner, Matilda Etzel, 332 East 54th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2335.

66TH ST, No. 118 East, 3-sty brick rear extension, 9.6x10, walls, to 3-sty brick and stone stable; cost, $6,500; owner, Theodore Schumocher, 61 East 66th st; architect, Realty Supervision Co., 45 West 34th st. Plan No. 2320.

75TH ST, Nos. 327-329 East, toilets, partitions, washtubs, to two 4-sty brick tenements; cost, $1,500; owner, John E. Olson; care architect; architect, D. J. Comyns, 147 4th av. Plan No. 2333.

98TH ST, No. 152 East, toilets, partitions, windows, tank, skylights to 5-sty brick and stone tenement; cost, $2,000; owner, Israel Kanowitz, 1660 Bathgate av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2338.

98TH ST, No. 72 West, alter shaft, partitions, to 5-sty brick store and tenement; cost, $500; owners, Emanuel Arnstein, 64 West 91st st, and S. Levy, 24 West 89th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2340.

111TH ST, No. 115 East, partitions, toilets, windows, to 3-sty brick dwelling; cost, $1,500; owner, Mary Diamond, 103 West 114th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2322.

132D ST, No. 541 West, 1 and 2-sty brick side extension, 32.5x75, dumbwaiter, windows, to 5-sty brick mill; cost, $5,000; owner, Julius Kaufmann, 1 West 94th st; architect, L. A. Hornum, 145 East 92d st. Plan No. 2354.

AV A, No. 54, partitions, windows, toilets, to two 4-sty brick tenements; cost, $2,500; owner, Benedict Bockar, 126 Broome st; architect, O. Reissmann, 30 1st st. Plan No. 2344.

AMSTERDAM AV, e s, 900 n 190th st, alter floors to 2-sty brick and stone hotel; cost, $250; owner, Louis Wendel, on premises; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2327.

BROADWAY, No. 686, partitions, toilets, stairs, show windows, to 5-sty brick and stone store and loft; cost, $1,200; owner, Estate Nina Herzog, 52 Broadway; architects, Taylor & Levi, 24 East 23d st. Plan No. 2319.

1ST AV, No. 332, plumbing, windows, partitions, to 4-sty brick store and tenement; cost, $1,000; owner, Martin Rothschild, 44th st and 1st av; architects, Gross & Kleinberger, Bible House. Plan No. 2339.

1ST AV, s w corner 10th st, partitions, fireproofing, to 6-sty brick tenement; cost, $125; owners, M. & W. Mahlmeister, 49 Cedar st; architect, Sylvester A. Taggart, 1024 Greene av, Brooklyn. Plan No. 2349.

2D AV, No. 2124, partitions, windows, skylight, to 4-sty brick tenement and store; cost, $250; owner, Mrs. Virginia Sirogusa, 2124 2d av; architect, Eugene H. Parlini, 8 Prospect pl. Plan No. 2326.

3D AV, Nos. 2078-2080, 1-sty brick rear extension, 25x40, walls, stage, to two 1-sty brick stores; cost, $2,000; owner, Mary E. Jones, 35 West 30th st; architect, W. A. Campbell, 45 West 34th st. Plan No. 2351.

7TH AV, No. 327, toilets, partitions, to 3-sty brick and stone store and loft; cost, $500; owner, Charlotte Y. Ackerman, 331 West 82d st; architect, John H. Knubel, 318 West 42d st. Plan No. 2352.

10TH AV, No. 642, toilets, partitions, to 5-sty brick store and tenement; cost, $1,000; owner, Francesco Yaccarino, 639 10th av; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2359.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CRESCENT AV., s s, 77.1 e Belmont av, 5-sty brick tenement, tar and gravel roof, 51.5x100.2½; cost, $40,000; owner, Salvatore Dominico, 2317 Hughes av; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 1132.

167TH ST, s s, 119 e Stebbins av, two 5-sty brick tenements, slag roof, 37.6x99; total cost, $80,000; owner, Isaac Brown, 821 East 167th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1133.

BELMONT AV, s e cor Crescent av, 5-sty brick tenement, tar and gravel roof, 40.1x60; cost, $40,000; owner, Salvatore Dominico, 2317 Hughes av; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 1131.

149TH ST, s w cor St. Ann's av, four 5-sty brick tenements, slag roof, 39.4x76.4, 36.6x76.4, 37x72.10; total cost, $130,000; owners, Moorehead Realty & Const. Co., 415 E 140th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1141.

LONGWOOD AV, s w cor Barry st, two 4-sty brick tenements, tin roof, 32.8x77.8, 37.8x77.10; total cost, $55,000; owners, Downey Const. Co.; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1142.

Jas. M. Downey, 303 East 142d st, president.

AV ST. JOHN, s w cor So. Boulevard, 5-sty brick tenement, plastic slate roof, 50 x 90; cost, $60,000; owners, Picone & Oliva, 563 So. Boulevard; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1144.

MOHEGAN AV, s e corner West st, 4-sty brick tenement, plastic slate roof, 29.3x70.6; cost, $20,000; owner, Wirth Realty & Con. Co., Mrs. Susana Wirth, 2418 Bathgate av, president; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1152.

BROOK AV, w s, 237.11 n 168th st, 5-sty brick tenement, slag roof, 42x78; cost, $42,000; owners, Cohn & Eckman, 1054 Grant av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1148.

WEBSTER AV, e s, 237.11 n 168th st, 5-sty brick tenement, slag roof, 42x78; cost, $42,000; owners, Cohn & Eckman, 1054 Grant av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1149.

AV ST. JOHN, s s, 50 w Southern Boulevard, 5-sty brick tenement, plastic slate roof, 55x88; cost, $50,000; owners, Picore & Oliva, 563 Southern Boulevard; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1150.

179TH ST, s s, 75 w Prospect av, two 4-sty brick tenements, plastic slate roof, 37.6x41.6; total cost, $50,000; owner, Frank A. Wahlig Co., Oscar R. M. Worm, 149th st and 3d av, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1151.

Dwellings.

SEDGWICK AV, w s, 310.2 n Kingsbridge road, two 2½-sty frame dwellings, shingle roof, 23x45; total cost, $16,000; owner, Anthony W. Eustis, 1029 Tremont av; architect, B. Ebeling, 1136 Walker av. Plan No. 1134.

254TH ST, n s, 75 w Vales av, 1-sty frame dwelling, shingle roof, 22x40; cost, $2,000; owner and architect, Richard Ockendon, Mt. Hope, Westchester Co., N. Y. Plan No. 1135.

WESTCHESTER AV, n s, 175 e Zerega av, four 1-sty brick stores and dwellings, tin roof, 25 and 23x65; total cost, $12,000; owner, Jacob Paulsen, 445 Tremont av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1139.

BRYANT AV, w s, 100 n Lafayette av, four 2-sty brick dwellings, tin roof, 20x55; total cost, $24,000; owners, West Mt. Vernon Realty Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1137.

Wm. Mass, 138 Summit av, president.

MT. HOPE PL, s e cor Monroe av, six 3-sty brick dwellings, tin roof, 18.6x37, 20 x37; total cost, $30,560; owner, C. Bull, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1138.

GRAND AV, e s, 350 s 192d st, 2½-sty frame dwelling, shingle roof, 31x32; cost, $7,000; owner, Thos. H. Thorn, 2514 Webster av; architects, Serviss & Glew, 2514 Webster av. Plan No. 1136.

BRONXDALE AV, w s, 177 n Rhinelander av, 2-sty frame dwelling, tin roof, 21x52; cost, $5,000; owner, Edw. J. Cahill, Wickham av; architect, T. J. Kelly; 685 Morris av. Plan No. 1143.

STORY AV, s s, 149 w Castle Hill av, 2-sty frame dwelling, tar and gravel roof, 22x54; cost, $5,000; owner, Patrick Condon, 726 East 136th st; architect, P. J. Veronean, 4439 Park av. Plan No. 1145.

EDWARDS AV, e s, 425 s Latting st, 2½-sty brick dwelling, shingle roof, 20x46; cost, $5,000; owner, Mrs. M. F. McGrail, 2161 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 1146.

MAGENTA ST, n s, 30 w Cedar st, two 2-sty brick dwellings, tar and gravel roof, 25x42; total cost, $10,000; owners, Ralph & Poutano, 85 Christopher st; architect, Charles F. Peck, 186 Remsen st, Brooklyn. Plan No. 1147.

COLLEGE AV, w s, 740.4 n 169th st, 2-sty brick dwelling, tin roof, 20x45; cost, $5,000; owner, Frank T. Bergan, 439 East 141st st; architect, John C. Wandell Co., 502 39th st, Brooklyn. Plan No. 1153.

Miscellaneous.

PROSPECT AV, n w cor Home st, 1-sty brick stores and amusement hall, plastic roof, 66.7½x85; cost, $10,000; owners, Ithaca Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1140.

BRONX ALTERATIONS.

138TH ST, s e cor Walnut av, new beams, &c., to 1-sty brick factory; cost, $350; owners, De La Vergne Machine Co., on premises; architect, F. Linish, 725 E. 141st st. Plan No. 471.

145TH ST, s w cor 3d av, two 1-sty frame extensions, 20x3½, to 1½-sty frame extension; cost, $50; owner, Borough Estates, 3219 3d av; architect, Thomas J. Quinn, 3219 3d av. Plan No. 476.

164TH ST, No. 520, new doors, new partitions, &c., to 5-sty brick tenement; cost, $3,500; owner, Elizabeth McGovern, 148 E. 63d st; architect, Louis F. Fick, 534 W. 178th st. Plan No. 474.

240TH ST, n s, 100 w White Plains av, move and new partitions, &c., to 2-sty frame dwelling; cost, $1,500; owner, Josephine Toepfer, 4617 White Plains av; architect, Jas. X. Cahill, 4448 Furman av. Plan No. 473.

AQUEDUCT AV, n w cor Washington Bridge, 2-sty stone extension, 75x53.8 to 2-sty and attic stone academy and convent; cost, $45,000; owners, Academy of the Sacred Heart, Adelaide Smith, on premises, Mother Superior; architect, F. W. Rinn, 3544 Broadway. Plan No. 469.

BELMONT AV, e s, 165 s 176th st, move 2-sty frame dwelling; cost, $250; owner, Alice Titus, 183 Crotona av; architect, Fred Damm, 281 E. 144th st. Plan No. 470.

BELMONT AV, e s, 165 s 176th st, move 2-sty frame dwelling; cost, $500; owner, Mrs. A. Titus, 1831 Crotona av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 478.

COURTLANDT AV, No. 808, 1-sty frame extension, 13x5, new beams, new partitions to 2-sty frame dwelling; cost, $1,000; owner, Bernard Schultz, 769 Courtlandt av; architect, Geo. Hof, Jr., 2756 3d av. Plan No. 475.

MELROSE AV, e s, 100n 150th st, 1-sty frame extension, 18x3, new store front, etc., to 2-sty frame shop and dwelling; cost, $2,000; owner, Mrs. Regina Naubert, 401 East 150th st; architect, Anthony F. A. Schmidt, 604 Courtlandt av. Plan No. 480.

MORRIS AV, Nos. 614 and 616, new partitions, new toilets, &c., to 3-sty frame stores and tenement; cost, $500; owner, Guiseppe Fusco, 409 E. 116th st; architect, M. W. Del Gaudio, Webster and Tremont avs. Plan No. 472.

WHITE PLAINS AV, e s, 44 s 216th st, 1-sty frame extension to 1-sty frame amusement hall; cost, $300; owner, Peter Sheridan, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 468.

WALKER AV, s s, 55.4 w St. Lawrence av, raise to grade 3-sty frame store and dwelling; cost, $800; owner, Della Eva Cullis, 1450 Commonwealth av; architect, B. Ebeling, 1136 Walker av. Plan No. 479.

3D AV, No. 3085, new partitions, &c, to 3-sty frame store and dwelling; cost, $200; owner, Andrew Murray, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 477.

ADVANCE REPORTS

Particulars of Bankers' Trust Building.

WALL ST.—The new 20-sty office building to be erected by the Bankers' Trust Co., of 7 Wall st, on leased ground, Nos. 14, 16 and 18 Wall st, will occupy a plot about 70x112 ft., with a plot 27x23 extending through to Nassau st. The company will use the basement and first floor for banking purposes. In order to obtain the best results for the building a competition was held and some of the prominent architects of the city submitted plans, among whom were Warren & Wetmore, Carrere & Hastings, Francis H. Kimball and Trowbridge & Livingston. Mr. George B. Post was invited to act as professional advisor. At a meeting of the commission held last week the designs of Trowbridge & Livingston were selected. The building is to be of first-class fireproof construction with all modern improvements. Building operations will be commenced as soon as the lease on the property expires, and the entire operation will probably be completed within a year from May 1. The facades will be in the Renaissance style, probably of granite, and the approximate cost of the work will be one and one-half millions. Eidlitz & Son are the builders. The officers include E. C. Converse, president; J. F. Thompson, Benj. Strong, Jr., D. E. Pomeroy, F. I. Kent, vice-presidents; F. N. B. Close, secretary; H. W. Donovan, treasurer; H. A. Wilson, Jr., assistant secretary. Directors are: Stephen Baker, Samuel G. Bayne, Edwin M. Bulkley, James G. Cannon, Henry P. Davison, Walter E. Frew, Fred. T. Haskell, A. Barton Hepburn, Thomas W. Lamont, Edgar L. Marston, Gates W. McGarrah, Geo. W. Perkins, William H. Porter, Daniel G. Reid, Edward F. Swinney, Gilbert G. Thorne, Edward Townsend, Albert H. Wiggin, Samuel Woolverton.

A Gothic Church for Newark.

NEWARK, N. J.—The Dominican parish of St. Antoninus, of Newark, will shortly begin the erection of a handsome edifice at South Orange av and South Ninth st. The building will cost about $100,000 and will be of Gothic style, with nave, aisles and sanctuary, 75x160 ft. It will be constructed of Indiana limestone, and will have within fourteen pillars of Barre granite supporting the clerestory walls. All the woodwork will be oak, including the pews, which will seat 1,400 persons. The gable front will rise to the height of 88 ft., and on either side will be a square tower 120 ft. high. Above the arched doorway in the center of the facade will be a rose-window, 22 ft. in diameter. The building will have a roof of Spanish tile, and in this and other respects will harmonize with the beautiful priory now standing on the church property at the corner of South Orange av and South 8th st. Underneath the church, in a high basement, provision will be made for the Sunday school. The erection of the church will take about a year. Announcement of the fact that the work is soon to begin has just been made.

Proposed Williamsburgh Hospital.

WILLIAMSBURGH.—Plans are being completed by Messrs. Dodge & Morrison, 82 Wall st, Manhattan, for the proposed new Williamsburgh Hospital, which is to replace the old hospital at South 3d st and Bedford av, Williamsburgh. Funds are now being raised. The building will have a capacity for 200 patients, which is practically double what the hospital is at



present able to care for. It will be erected in the form of an L, one side being 117x42, and the other 90x27 ft., 6 stys, with a large basement. A stable will be located at the rear of the building, and at one side will be a runway for ambulances. The committee which has been working for the success of the building fund include George L. Stamm, chairman; John McKee, Rev. W. B. Farrell, Miss Mollie Marks, Rev. S. R. Cohen, Chas. H. Magie, Nathan Strauss, Dr. William L. Felter, Dr. E. E. Cornwall.

Catskill Aqueduct Bids.

MANHATTAN.—Bids were received by the Board of Water Supply Oct. 20 as follows for the construction of Contract No. 55 of the Catskill aqueduct: Reinhart & Dennis Co., Colorado Bldg., Washington, D. C., $4,545,487, low bidders. Other bidders were: MacArthur Bros., 11 Pine st, New York, $4,691,329; George W. Jackson, 10 Wall st, New York, $4,761,010; M. A. Talbott Co., Baltimore, Md., $4,854,170; Bradley-Gaffney-Steers Co., 1 Madison av, New York, $5,044,652; United Engineering & Contracting Co., 17 West 42d st, New York, $5,195,782; Pittsburgh Contracting Co., Pittsburgh, Pa., $5,405,481; C. D. Smith and Hammon & Hickey, St. Louis, Mo., $5,199,076; American Pipe & Construction Co., Philadelphia, Pa., $5,347,960.

James H. Cruikshank to Erect More Fireproof Warehouses.

CANAL ST.—James H. Cruikshank, of 50 Pine st, has purchased Nos. 537 to 541 Canal st, northeast corner of Washington st, a plot of 3,600 sq. ft., covered with old buildings; also, from the estate of Edward F. Brown, the adjoining property, 533 to 535 Canal st, a plot of about 1,500 sq. ft. The two purchases combine to make a plot of about 5,100 sq. ft., fronting 100 ft. in Canal st, 22 ft. in Washington st, and about 125 ft. on an alley on the northerly side. The plots will be improved with two 8-sty buildings of the same type as the four structures now in course of erection at 483 to 489 and 535 to 545 Greenwich st. These buildings were planned by Architect Harry Dean, of Richmond Hill, usually Mr. Cruikshank's architect, Robert E. Moss, 126 Liberty st, being the consulting engineer.

Lincoln Bank Alterations.

42D ST.—A tentative plan is being considered by the officers of the Lincoln Safe Deposit Co. for adding nine stories to their building on the south side of 42d st, between Madison and Park avs. It is proposed to carry up steel pillars from bedrock through the present structure. These will be twenty in number and will be spaced about 50 ft. apart over the entire area of the site, 120x120 ft. On these twenty pillars will be built the nine new stories. There will be no weight added to the walls of the existing building, as the new portion will be independent of the old. The Record and Guide is officially informed that plans will be prepared by Mason R. Strong, of 7 Wall st, when the project goes ahead.

Chas. T. Wills to Erect Camolin Bldg.

5TH AV.—The general contract to erect the Camolin Building, at the northwest corner of 5th av and 43d st, has been awarded to Charles T. Wills, Inc., 156 5th av. Operations are to be pushed on the new structure as rapidly as possible, as it is expected to be ready for occupancy in the early part of 1910. The exterior will be made up of light-colored brick and limestone, architectural ironwork, with a slag roof. It will have a frontage on the avenue of 29 ft. and 125 ft. in the street. Andrew J. Connick is president of the Camolin Realty Co. Messrs. Hoppin & Koen, 244 5th av, are the architects.

Particulars of 79th Street Improvement.

79TH ST.—The Record and Guide was informed, on Thursday, that no plans have yet been prepared or architect selected for the improvement of the property, Nos. 152-158 West 79th st. The plot, which measures 67x102.2 ft., is covered with four 3-sty dwellings. Edgar A. Levy, 198 Broadway, is the new owner, and contemplates the erection of a 12-sty elevator apartment house on the site. Messrs. Schwartz & Gross, 347 5th av, are usually Mr. Levy's architects.

Building for Gilsey House Site to Have 25 Stories to Cost $1,250,000.

BROADWAY.—The new store and office building to be erected by John E. Olson, builder, 39 East 28th st, on the site of the old Gilsey House, northeast cor of Broadway and 29th st, fronting 64.5 ft. on Broadway and 48.8 ft. in 29th st, will contain a total of 25 stys, instead of 20 stys as first announced and cost in the neighborhood of $1,250,000. Estimates on all contracts are to be taken about January 1. (See issue Oct. 16, 1909.)

Contract for 6th Avenue Building.

6TH AV.—The general contract has been awarded to Carlos Fassell Inc., 489 5th av, to erect the 12-sty store and loft building, 50x75 ft., at the southwest cor of 6th av and 32d st, for the estate of Frank B. McDonald. The plans are nearing completion by Architect George Keister, 12 West 32d st. The facade will be of light faced brick and limestone. Total cost, about $200,000.

Loft Building for West 19th St.

19TH ST.—Architect Maximilian Zipkes, 103 Park av, has been commissioned by the "133 West 19th St. Co." to prepare plans and specifications for a 10-sty loft building on a plot 40x92 at 133 West 19th st. The building will be fully equipped. Two elevators, steam heat, electric lignt and sprinkler system. Architect will be ready with plans in about two weeks.

Twelve Story Loft for 21st Street.

21ST ST.—Irving I. Kempner, real estate, 35 Nassau st, is preparing for the erection of a 12-sty fireproof loft building to take in Nos. 132-138 West 21st st. The plot measures 92x92 ft. Operations will not be started before early spring, and it is understood that no plans have yet been prepared or architect selected.

Carrere & Hastings to Plan Greenwich Club House.

GREENWICH, CONN.—Messrs, Carrere & Hastings, 225 Fifth av, Manhattan, have been commissioned to prepare plans and specifications for the new club house for the Greenwich Field Club to be erected on Lake av, Greenwich. Further details will be announced in later issues.

Apartments, Flats and Tenements.

30TH ST.—Mrs. L. A. Phillips, 117 Bay 31st st, Bensonhurst, will erect a 6-sty flat building, 40x85.9 ft., at Nos. 139-141 East 30th st, to cost $45,000. Lynch, Thain & Thain, 347 5th av, are preparing plans.

BROOKLYN.—The Schermerhorn Contracting Co., 489 5th av, Manhattan, will build two 6-sty flats, 80x100 ft., at Clinton and Schermerhorn sts, Brooklyn, from plans by Geo. Keister, 12 West 31st st, Manhattan.

BRONX.—The Valentine Construction Co., 1616 Crosby av, will erect two 5-sty flats, 37x88 ft., on the west side of Lafontaine av, near 178th st, Bronx, to cost $70,000. J. H. Amsler, 1616 Crosby av, has completed plans.

CORTLANDT AV.—Geo. Fred Pelham, 507 5th av, has completed plans for the two 6-sty flats for the Onyx Realty & Construction Co., 280 Broadway, to be erected on Cortlandt av, near 151st st, Bronx, at a cost of $100,000.

164TH ST.—Schwartz & Gross, 347 5th av, have prepared plans for a 6-sty flat building, 100x112 ft., for the Waunegan Realty Co., 35 Nassau st, to be erected in the north side of 164th st, 100 ft. west of Broadway, to cost $150,000.

ROOSEVELT ST.—C. B. Meyers, 1 Union sq, has prepared plans for a 6-sty 27-family tenement, 41x60 ft., brick, limestone and terra cotta, to be erected at Nos. 94-96 Roosevelt st by B. F. Golden, 568 Pearl st. Estimated cost, $25,000.

177TH ST.—The Helene Realty and Construction Co., S. Simon, president, has purchased the northwest corner of 177th st and Pinehurst av, a plot fronting 98 ft. in 177th st and 125 ft. on Pinehurst av. The buyers will erect a 6-sty elevator apartment house on the site.

FT. WASHINGTON AV.—The Waunegan Realty Co., 35 Nassau st, will erect a 6-sty high-class apartment house, 177.8 x142.2 ft., at the southeast corner of Ft. Washington av and 165th st, to cost $225,000. Schwartz & Gross, 347 5th av, are preparing plans.

WESTCHESTER AV.—Plans are being prepared by Harry T. Howell, 3d av and 149th st, for alterations to the 5-sty building south side of Westchester av, 29 ft. east of Brook av, with an extension, elevator, steel beams, plumbing, for Emil Fleisch, 885 East 134th st, owner.

PASSAIC, N. J.—At Passaic, Slaff Bros., 4 Monroe st, will erect two 4-sty tenements, with stores, 50x84 ft., brick and terra cotta, for 15 families. Hyman Rosensohn, 747 Broad st, Newark, is the architect. Max Slaff, 335 Harrison st, Passaic, has the contract. Estimated cost, $30,000.

WEBSTER AV.—Harry T. Howell, 3d av and 149th st, has completed plans of one 5-sty tenement to be erected in the west side of Webster av, 275 ft. north of Bedford Park boulevard (200th st), for Robert N. Quinn, of 2968 Webster av, 50x 93 ft., all improvements, stores on first story, to cost $36,000.

BRONX.—The Downey Const. Co., 303 East 142d st, owner and builder, is ready for bids on separate contracts for two 4-sty tenements, brick and limestone, 17 families, and stores, to be erected at the southwest corner of Longwood av and Barry st, Bronx, to cost $55,000. Harry T. Howell, 3d av and 149th st, is completing plans.

WEST END AV.—Operations are now under way for the new 12-sty elevator apartment house which the Guide Realty Co., 2875 Broadway, A. C. Hall, president, H. M. Hall, secretary, is to erect at the northwest corner of West End av and 99th st, to cost in the neighborhood of $800,000. Neville & Bagge, 217 West 125th st, are the architects. There will be apartments for 60 families. (See issue Oct. 23, 1909.)

Contracts Awarded.

BROOKLYN.—Joseph Wagner, 1108 Flushing av, Brooklyn, has received the general contract for $10,000 worth of alterations to the hospital 155 Dean st, Brooklyn, for St. Mary's Female Hospital.

15TH ST.—Thomas B. Leahy, 1 East 42d st, Manhattan, has received the masonry for the 5-sty building for St. Joseph's Home for the Aged, 53x103 ft., at 209 West 15th st, to cost $150,000. I. E. Ditmars, 111 5th av, is the architect.

79TH ST.—Harry Alexander, 20 West 34th st, has received the electric work on the 12-sty elevator apartment house for the Edendale Construction Co., 198 Broadway, on 79th st, near Riverside Drive, Lazette & Murphy, 2255 Broadway, have the plumbing.

93D ST.—Paul J. Exner, 1 Madison av, has received the mason work for the 6-sty loft building, 50x90 ft., to be erected at 417-419 East 93d st, from plans by Chas. Stegmayer, 168 East 91st st. A. Happel, 408 East 93d st, owner. Estimated cost, $40,000.

28TH ST.—General contract has been awarded to Andrew Galbraith, 607 West 46th st, for alterations to the 4-sty stable Nos. 241-243 West 28th st for the New York Transfer Co., 1354 Broadway. Estimated cost, $20,000. Adolph Mertin, 33 Union sq, is architect.

BALTIMORE, MD.—The contract for constructing a 500-ft. reinforced concrete bulkhead and traveling crane supports at Sparrow's Point, Baltimore, Md., for the Maryland Steel Company has been awarded to the Raymond Concrete Pile Company of New York and Chicago, by whose engineering department the work was designed.

AMSTERDAM AV.—John Wegmann, 2291 Broadway, has received the painting contract for the new law school 4½-stys, 206x91 ft., at the northwest corner of Amsterdam av and 116th st for Columbia College, from plans by McKim, Mead & White, 160 5th av. John H. Parker Co., 42 East 23d st, is general contractor. Estimated cost, $400,000.

5TH AV.—Paul E. Lindblad, 103 Park av, has received the carpenter work on the 8-sty store and loft building, 50x100 ft., which Hollander & Co. are erecting at Nos. 550-552 5th av, from plans by Buchman & Fox, 11 East 59th st. The Hedden Construction Co., 1 Madison av, is general contractor, C. Matlock, 220 Broadway, steam and electrical engineer. The estimated cost is about $125,000.



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WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

SEATTLE, WASH.—By January 1, 1911, the Thompson-Starrett Co. hopes to complete the Harriman lines terminal station here. The contract covers a total cost of $450,000. Work started four weeks after the contract was signed. The building will be constructed of reinforced concrete. There will be a large, semi-circular arched ceiling over the general waiting room. The exterior walls will be covered with a dark red brick with trimmings of white artificial stone. The interior of the general waiting room will have tiled wainscoting and floors. A separate heating plant will be installed in another part of the track yard to furnish heat for the building. The plans for the building were prepared by H. J. Patterson, architect for the Harriman lines, San Francisco.

Churches.

ALBANY. — The First Evangelical Church of Albany will erect a new edifice at Delaware and Cuyler avs. The cost will be $20,000. Address chairman of building committee.

BUFFALO, N. Y.—It is announced that an edifice is to be erected by St. Gerald's Church at Bailey and Delavan avs. Rev. William H. Schreck is pastor. Estimated cost, $150,000.

NEWARK, N. J.—Chas. C. Jones, 280 Broadway, Manhattan, will prepare plans at once for a new limestone edifice for the Clinton Hill Methodist Protestant Congregation, at Newark, to cost about $40,000.

BUFFALO, N. Y.—Ground has been broken for the new Central Presbyterian Church at Main st and Jewett av which will be built at a cost of $100,000. The edifice will be of English Gothic design. The Rev. R. V. Hunter has been retained as pastor.

CHAMPLAIN, N. Y.—The First Presbyterian Church, Frank Whiteside, chairman of building committee, will erect a new brick edifice, 45x90 ft., at Champlain, to cost about $20,000. Dillon, McLellan & Beadel, 1123 Broadway, Manhattan, are preparing plans.

TERRYVILLE, CONN.—Architect T. A. Racheter, of Torrington, is preparing plans for a new church to be erected for the Greek Catholic Congregation. Frame, shingle roof, hot air heat and electric lights. Michael Bobick is chairman of the building committee.

Dwellings.

SEACLIFF, L. I.—Herbert M. Baer, 542 5th av, Manhattan, is preparing plans for a $10,000 residence to be erected at Seacliff, L. I., for Mr. Dewitt Davidson.

HARTFORD, CONN.—Chas. E. Bond, of Hartford, will erect a $35,000 residence. Plans are now under way by Delano & Aldrich, 4 East 39th st, Manhattan.

GREENWICH, CONN.—Plans by Albro & Lindberg, 461 5th av, Manhattan, are being figured for a residence for W. T. Carrington, at Greenwich. Estimated cost, about $40,000.

RICHMOND HILL, L. I.—Daus & Otto, 130 Fulton st, Manhattan, have completed plans for a residence for a Mrs. J. Bremmer, to be erected at Richmond Hill, L. I., to cost about $10,000.

MERRICK, L. I.—E. S. Child, 17 State st, Manhattan, has prepared plans for a $9,000 residence for D. M. Cammann, to be erected at Merrick, L. I. Forest Smith, of Baldwin, L. I., has the contract.

WEST FARMS ROAD.—The Freedman Construction Co. has secured a building loan of $135,000 from the Lawyers Title Insurance and Trust Co. on property at southeast corner of West Farms road, 147.8 ft. northeast of Hoe st, 100x96.9. New dwellings will be erected.

PARK AV.—Arthur Curtis James, Commodore of the New York Yacht Club, has purchased a building plot at the northwest corner of Park av and 79th st, measuring 75x125 ft., on which he will erect a fine residence. Particulars of plans will be given in later issues.

BRIDGEPORT, CONN.—Greenwood & Arnold, of Bridgeport, have purchased the property on both sides of Gregory st, near Park av. The new owners will erect 30 houses, most of them arranged for two flats. Fourteen will be started immediately, the work being done by the day, under the supervision of the owners.

IRVINGTON, N. Y.—Frank B. Gilbreth, Inc., 60 Broadway, New York, has just secured the contract for the construction of the new residence for Mr. Fred C. Sayles, at Irvington, N. Y. The building will be 45x90 ft., 3-stys and basement, constructed of cut stone, fireproof floors, and will have slate roof and most approved plumbing, electric wiring, steam heating, electric bell system, marble and tile work, and hardwood finish throughout. The work is to be started at once. The architects are Messrs. Rowe & Keyes, 161 Devonshire st, Boston, Mass.

Factories and Warehouses.

NIAGARA FALLS, N. Y.—The Defiance Wall Paper Co., A. J. Adams, secretary, will erect a plant, 140x440 ft., at Walnut av and 3d st, for the production of wall paper from wood pulp.

JAMESTOWN, N. Y.—The Dahlstrom Metallic Door Co., of Manhattan, has prepared plans and is receiving bids for a 1-sty brick addition to its factory, 60x120 ft., at Jamestown, to be used as a paint shop.

NEW HAVEN, CONN.—Architects Griggs & Hunt, of Waterbury, are preparing plans for an addition to the plant of the Narrow Fabric Co., on Congress av, New Haven. Work will not be started until spring and details will be announced later.

24TH ST.—Max Englander, 154 West 19th st, manufacturer of furniture, has leased for a long term of years 513 to 523 West 24th st, eight old buildings, on plot 150x98.9, between 10th and 11th avs. A 6-sty building will be erected, the greater part of which will be used by the lessee.

NEWARK, N. J.—W. J. Aschenbach, architect, of Newark, has just completed plans for a 5-sty fireproof storage warehouse, which is soon to be erected at 92 Howard st for S. Van Poznak. The building will be of brick, with reinforced concrete flooring, 25x100 ft. The estimated cost is given at $14,000.

BROOKLYN.—Sundell Hyman, 2069 5th av, Manhattan, owner, is taking bids on a 7-sty (mill construction) brick and limestone factory, with stores, 95x139 ft., to be erected at the southeast corner of Metropolitan and Bushwick avs, Brooklyn, to cost about $50,000. A. Vollweiller, 696 Bushwick av, Brooklyn, is architect.

NEWARK, N. J.—Estimates are being received by Frederick A. Phelps for a manufacturing plant for the Wayne Co., at 342 Central av. The structure will involve an expenditure of $50,000; will be brick, 4-stys. The main building will cover an area of 60x150 ft., with two wings, about 50x60 ft. Mill construction, large steam-power plant, freight elevators and modern factory facilities. It is expected that work will be started next month and completed early in the spring.

Halls and Clubs.

BOSTON, MASS.—Shepley, Rutan & Coolidge, architects, Ames Building, Boston, have completed plans for the proposed 8-sty Y. M. C. A. building, 112x186 ft., to be erected at Boston.

NEWPORT, R. I.—L. P. Hutton, 37 Liberty st, Manhattan, is preparing plans for the 5-sty fireproof brick, stone and steel Army and Navy Building, Y. M. C. A., 100x200 ft., to be erected at Newport, R. I., at a cost of about $150,000.

ROCKVILLE CENTRE, L. I.—The Rockville Centre Lodge, No. 279 I. O. O. F., will erect a new building, 2-stys, of brick and artificial stone, 48x65 ft., with a large meeting hall, to cost $15,000. Walter I. Halliday, 319 Fulton st, Jamaica, will make the plans.

Office and Loft Buildings.

BROCKTON, MASS.—The George E. Keith Co. will begin this fall the erection of an executive building, 183x63 ft., 4-stys, at Station av and Evans st, nearly opposite the Campello station of the New York, New Haven & Hartford R. R. It will be of steel and cement construction.

3D AV.—Chas. Lyons, 4 East 42d st, has received the general contract to erect the 4-sty loft building, 30x78 ft., on the west side of 3d av, near 119th st, for S. & E. Gutman, 452 Broadway, Shire & Kaufman, 110 East 23d st, are the architects. Estimated cost, $30,000.

39TH ST.—Electric work has been awarded to Blackall & Baldwin Co., 39 Cortlandt st, on the 12-sty store and loft building at Nos. 222-226 West 39th st for the Marmac Construction Co. Frederick C. Browne, 143 East 125th st, is architect. Estimated cost is $225,000.

NEW HAVEN, CONN.—Bids will be received by James Knox Taylor, at Washington, until November 15 for the carpenter work, mason work, gas piping, heating, plumbing and electrical work in connection with the proposed changes to the post office building at New Haven. The improvements include the erection of two additions and a large amount of interior improvements. There is an appropriation of $47,000 for the work.

GREENWICH, CONN.—The contract for the erection of the New York Telephone Co. Building at Greenwich has been awarded to F. T. Nesbit, 116 Nassau st, Manhattan, who will award all subcontracts. The plans are by Eidlitz & McKenzie, 1123 Broadway, New York, and call for a brick structure, 40x54 ft., 2-stys, of fireproof construction. In the future several additional stories may be added. Several large skylights will be required and the heating is to be by steam. Estimated cost, $40,000.

Power Houses.

SOUTH RIVER, N. J.—This borough contemplates the construction of an electric light plant, cost not to exceed $12,500. Plans are at the office of Charles Anderson, borough clerk.

AUBURN, N. J.—Hazen & Whipple, engineers, 103 Park av, Manhattan, have prepared plans for a filtration plant, pure water reservoir and alterations to pumping station for the Board of Water Supply. J. W. Ackerman, superintendent, Auburn. Estimated cost, $170,000. Bids will probably be asked this winter.

Schools and Colleges.

LYNBROOK, L. I.—Richard Carman, of Jamaica, has the contract to erect an 8-room brick school at a cost of $35,000.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, Yonkers, were low bidders for enlarging the Seymour st school at Yonkers, to cost $65,000. C. Chipman, 220 Broadway, Manhattan, is architect.

LEWISTON, ME.—Plans will be prepared by H. D. Whitfield, 160 5th av, Manhattan, for a 3-sty science hall, 115x50 ft., to be erected at Lewiston, Me., for Bates College, of Lewiston. Estimated cost, $50,000.

TROY, N. Y.—The town of Colonie, near Troy, has found the present number of schools inadequate, and in a short time work will be begun on a modern up-to-date building. Address Chairman Board of Education.

HORNELL, N. Y.—Work on the Washington school will be started either late

this fall or early spring. W. S. Brickell, of Buffalo, is architect. Bids will be received at once by Secretary Shults of the school board.

ROCHESTER, N. Y.—H. T. Whitfield, 160 5th av, Manhattan, has completed revised plans and taken new figures for a laboratory and Applied Science Building, 2-stys, 40x80 ft., for the Rochester University. Estimated cost, $60,000.

BLOOMFIELD, N. J.—The Bliss Griffiths Construction Co., 225 5th av, Manhattan, was low bidder for the 3-sty school, 67x97 ft., to be erected at Bloomfield. Chas. G. Jones, 280 Broadway, Manhattan, is architect. Estimated cost, $35,000.

WILLIMANTIC, CONN.—Bids were received as follows for the proposed high school at Willimantic: H. Wales Lines Co., Meriden, with assembly hall, $53,-287; without assembly hall, $49,397, and $2.60 per cubic yard for rock excavation; Peck, McWilliams & Co., Norwich, with assembly hall, $52,980; without assembly hall, $49,780, and $3.51 per cubic yard for rock excavation; John W. Duff, Boston, $73,620, with and $66,501 without the assembly hall; E. O. Barrows, Boston, put in an estimate of $7,793 for the heating and ventilating. As the total bids are above the appropriation, the committee has gone over the plans and specifications with the architects and the two lowest bidders are making new estimates.

Bids Opened.

BROOKLYN.—Bottsford-Dickinson Co., 1170 Broadway, Manhattan, at $293,503, were low bidders for the new hospital to be erected in Bradford st, Brooklyn, from plans by Helmle & Huberty, 190 Montague st.

MANHATTAN. — Bids were received, October 21, by the Park Board for the installation of an electric light and power plant in the New York Public Library, 5th av, 40th and 42d sts: Lord Electric Co., 213 West 40th st, $71,842 (low bidder). Other bidders were: Charles L. Eidlitz, Eugene Frank, Peet & Powers, Reise & O'Donovan, Cowden & De Young, Louis Weschler, Providence Engineering Works, Wells & Newton, E. J. Duggan.

BROOKLYN.—Fire Commissioner Nicholas J. Hayes opened bids, October 25, for furnishing labor and materials for additions and alterations to building of Engine Co. 115, located at 88 India st, Brooklyn: Conroy Bros., Inc., $28,898 (low bidders). Other bidders were: George F. Driscoll, Daniel J. Ryan, Morningside Construction Co., Cornelius J. Horgen, George Hilderbrand, James F. Kerr, George J. & W. Martin, William J. Moran, J. M. Knopp, Concourse Construction Co.

WASHINGTON, D. C.—The following bids were received by the Navy Department, Washington, D. C., for two electric passenger elevators in the U. S. naval school hospital, Washington, D. C.: Thompson-Starrett Co., 51 Wall st, Manhattan, was lowest bidder, $7,200 in amount. Other bidders were: Otis Elevator Co., 17 Battery pl; Faunt Le Roy Elevator Co., Highlandtown, Md.; John B. Adt, 342 North Holliday st, Baltimore, Md.; Marine Engine and Machine Co., Newark, N. J.; Albro-Clem Elevator Co., 7th st and Glenwood av, Philadelphia, Pa.

Miscellaneous.

EDGEMERE, L. I.—W. K. Benedict, 1135 Broadway, Manhattan, has taken bids for the 4-sty brick and stucco hotel, 72x190 ft., which A. S. Iserson will erect on Bay av, Edgemere, to cost $60,000.

STAMFORD, CONN.—Competitive plans will be submitted to Thomas D. Bradstreet, comptroller, until November 20 for the new armory to be erected at Stamford. Further information may be obtained at the adjutant general's office in Hartford.

UNION, CONN.—Burton A. Sellew, architect, of New Haven, is preparing plans for a library to be erected at Union, Conn. E. M. Horton is the chairman of the building committee. It will be brick, 33x27 ft., with limestone trim, slate roof, leaded glass, furnace heat and ash trim.

PRINCETON, N. J.—Princeton's new million dollar graduate school will be built on a site now occupied by the golf links that cover 120 acres. It will stand on the northern side of the natural amphitheatre, converging on Lake Carnegie. W. C. Proctor, of Cincinnati, gave half the money required for the buildings.

LAKE MOHANSIC, N. Y.—The State Commission in Luancy has purchased 550 acres on Lake Mohansic, Westchester County, as a site for a new State hospital for the insane to provide for the overflow from New York City. The Legislature will be asked to appropriate $1,-500,000 for the erection of buildings to accommodate 2,000 patients. The price paid was $135,000. The site is on the Putnam Division of the New York Central, 31 miles from New York.

SPRINGFIELD, MASS.—Bids are all in for the auditorium and tower of the municipal building to be erected for the city of Springfield. The proposals will include the excavating, concrete work, foundation walls, waterproofing, grillage beams and the steel work for the tower. The buildings will be built of stone, of fireproof construction. The auditorium (one story) will have ground dimensions of 117x178 ft., and the clock tower will be 28x28 ft., 286 ft. high. Pell & Corbett, of Manhattan, are the architects.

Municipal Work.

MANHATTAN.—On Nov. 4, the Department of Public Charities will open bids for labor and materials required for the installation of a steam heating system in building No. 124 East 59th st, Manhattan.

BLACKWELL'S ISLAND. — Estimates will be received by the Department of Public Charities, Thursday, Nov. 4, for the installation of a new steam heating system in the fire engine house, Blackwell's Island.

MANHATTAN.—Estimates will be received by the Park Board, Thursday, Nov. 18, for work and material for the equipment of the New York Public Library, Astor, Lenox and Tilden Foundations, 5th av, 40th, 42d sts.

BROOKLYN.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, Nov. 3, for repairs and alterations for removing old tile and putting down new terrazza floor, main hall, Hall of Records, Brooklyn.

HART'S ISLAND.—The Commissioner of Correction will open bids Thursday, Nov. 4, for labor and material required to install a new Croton pressure system, new salt water line, alterations and repairs to the laundry equipment, additions to steam lines in trench, etc., on Hart's Island.

MANHATTAN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, Nov. 10, for furnishing, delivering and laying high pressure fire service mains and appurtenances in 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22d, 23d, 24th sts, Lexington av, Madison av, Irving pl, Union Sq. East and Gramercy Park East.

Government Work.

Sealed proposals will be received on the 18th of November for the construction (including plumbing, heating, wiring and standard clock system) of the extension of the U. S. Post Office at Rock Island, Ill. James Knox Taylor, Supervising Architect, Washington, D. C.

NEW BRUNSWICK, N. J.—Proposals will be received Dec. 2 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at New Brunswick, N. J. James Knox Taylor, Supervising Architect.

BELLEVILLE, ILL.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Nov. 16 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Belleville, Ill. James Knox Taylor, Supervising Architect.

NEW HAVEN, CONN.—Office of the Supervising Architect, Washington D. C.—Sealed proposals will be received Nov. 15 for the construction (including plumbing, gas piping, heating apparatus, electric conduits, wiring and lifts), of an extension, remodeling, etc., to the U. S. Post Office and Custom House, New Haven, Conn. James Knox Taylor, Supervising Architect.

Sealed proposals will be received at this office until the 26th day of November for the lighting, plumbing, gas piping and heating apparatus at the U. S. Post Office and Court House and extension thereto at Council Bluffs, Iowa, in accordance with drawings and specifications, copies of which may be had at Council Bluffs, or at the office of the undersigned. James Knox Taylor, Supervising Architect, Washington, D. C.

Brief and Personal.

One poor job will do you more harm than a dozen good ones will do you good.

August Kiel, of the marble firm of Tomkins Kiel Marble Co., of 505 5th av, underwent an operation for appendicitis recently and is well on the way toward recovery. He is expected back at his office about the last of next week.

In the article appearing in last week's issue describing the foundation work under the Pocono Building on 4th av it was stated that Thomas Shannon was superintendent of shorers for "John Slattery." This should have read, for Canavan Brothers Company.

Otis Corbett, father of Mr. W. P. Corbett, Eastern sales manager of the Alsen Portland Cement Co., 45 Broadway, has just purchased the Cadmus grain mills at Plainfield, N. J., from A. L. Cadmus and William Shotwell, who have conducted that business in the same location for half a century.

The R. T. Ford Co., of Rochester, which has the contract for the new $4,000,000 State Education building at Albany, has asked for a year's additional time in erecting the building, having met with unexpected and unavoidable setbacks. The contract calls for the completion of the work by January 1, 1911, but if the extension is granted the building will not be finished before 1912.

A tract of land, belonging to James R. Sayre and Peter Fisher, of Sayre & Fisher Co., brick manufacturers, adjoining the works of the National Fireproofing Co., at Keasbey, N. J., is under negotiation for sale by the Public Service Corporation for a power-house site, the dynamos of which will generate 7,000 kilowatts. The tract has been used for some time as a storage-place by the National Fireproofing Co.

Chief Engineer Lewis, of the Board of Estimate, has been unable to go ahead with the tests of various fireproofing materials, as ordered by the Mayor, because the $30,000 which he asked for to carry on the work has not been appropriated. It has been unofficially stated that he has selected a site where some of the tests will take place if the appropriation to be made by the board is sufficient to enable him to make the extensive investigation he hopes to.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material in Stiffening Market.

There is a general stiffening tendency in the building material market affecting all branches. The brick manufacturers have put up their prices pending a further advance later on. Cement shows improvement. Pig iron continues in demand, while sheets are feeling the car shortage. Structural steel deliveries are slow, and fabricators are taking considerable new business. Iron bars are scarce. Lumber continues to move easily, and there is a favorable undercurrent setting in in favor of stone. The proximity of the election had little real effect upon material business. Dealers so far have shown little disposition to take in heavy supplies for late fall business, the disposition seeming to be not to store heavily this year. This is doubtless because some dealers had unpleasant experiences following this action last fall.

Hudson Common Brick Higher.

At a meeting of the Hudson River Brick Manufacturers' Association, at the Palatine Hotel, Newburg, on Wednesday afternoon, the condition of the market for the year was canvassed, and it was announced that on Monday the price in cargo lots would be $6.00 to $6.25 per M., and that on the following Monday the quotation would read, $6.25 to $6.50. It was further decided to stand by these figures, which, it was said, were made compulsory by reason of the fact that labor conditions have been such this year as to leave a very small margin for the manufacturer. These, of course, are not the winter prices, further action being probably later. The transactions for this week were normal. Figures for last week's business are: Left over, Oct. 16, 5; arrived, 72; total, 77. Sold, 69; left over, Oct. 25, 8.

MOST YARDS NOT MAKING.

Most of the Hudson River brick companies have stopped manufacturing. Here and there a palette yard has some brick on rack, but they are the exception. More brick will begin to come in from now until close of navigation if the new prices are sustained. There is little talk among the manufacturers of making extensive yard improvements this year, the disposition being to wait until a better idea may be had of what next year will bring forth. While a good year is generally looked for, conservative men do not expect a boom. They say, however, that they believe next year's business will be an improvement over this one. The opinion seems to be unanimous that better prices will rule.

REPORT LESSENING CONSUMPTION.

Retailers reported a slight falling off in consumption this week, which they attributed partly to unrest preceding the election, many of the employees being more or less interested in election in certain wards. Delays in getting steel is still holding up a certain class of work. The dealers say conditions governing demand here do not warrant an advance in price.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common	$ 6.00@	$6.25
Hudson River, Light Hard	4.00	5.00
Raritan River, Light Hard	5.75	6.00
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	....	1.45
In barrels, 320 lbs.	....	1.65
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	....	9.25
Wall plaster, with sand, per ton	....	5.25
Browning, in bags, per ton	....	4.25
Scratch, in bags, per ton	....	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Gradually Improving.

Reports from the offices of various licensees in this city state that a general improvement is felt, that the demand is a little more brisk, and that prices stand at $1.43. Some of the companies are making deliveries on big work, but the call, as a general rule, is for medium-sized operations. Dealers are taking material only as they need it, and the manufacturers, so far, have been able to deliver despite, a shortage of watertight freight cars. Atlantic brand Portland cement is being delivered to several Thompson-Starrett operations, namely, the Hewitt-Bryce buildings at 4th av and 27th to 28th sts; the Schlaegel building at 22d st and 2d av; a theatre and office building being erected by the same company at 47th st and 7th av, and the Wolff building, 8-stys high, 245x100 ft., in 26th st and 1st av.

The sales manager of one of the biggest companies, with offices in this city, returntd recently from a visit through New England, taken for the purpose of ascertaining just what the conditions are, and to find out how builders felt as to the future. He told the writer that he found conditions just as they were in this city —rushing through work now in hand. There is little work being given out, but enough is on hand to last well into the early winter. A boom year is not expected in this material, in the sense that high prices will prevail, but everybody seems to look forward to a prosperous year, beginning with early spring.

CEMENT.

Portland, Domestic, in cloth*	$1.43	
Rosendale or Natural, per bbl.	.80	

All Standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43	....
Atlantic brand	1.43	....
Atlas Portland	1.43	$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.43
Dyckerhoff (German) Portland	....	2.43

Iron Continues in Demand.

Iron shows no falling off in demand. New Jersey and Connecticut bought heavily during the week and inquiries were in hand toward the week-end for additional tonnages from these quarters. Importation of foreign ore continues, but shows a slight falling off. As it stands, domestic leads in competition for pipe making, which business had the greatest tonnage requirements this week. Prices will remain where they are, it is thought, for a while, with the exception of steel making material, which may move to $20. Basic for this quarter is entirely sold up. About fifty per cent. of first quarter's capacity is engaged at present, but hardly any business runs into the second quarter.

This fact indicates that a great deal of structural material is booked to come out early next Spring, and as far as it is possible to judge of what proportion of this will go into new building operations, it seems assured that the building boom that will undoubtedly settle upon New York at the close of the coming Winter will extend throughout the middle west and north of the Mason and Dixon line. Foundry iron is being well sustained. A little more Southern is coming into this district.

SHEETS HIT BY CAR SHORTAGE.

One jobber reported this week that the car shortage is being felt by the mills, and shipments that would have been made a week ago are still waiting cars. The recent advance in prices is still being well sustained, but the scramble for material continues. There is a great demand for sheets from the West, while here in the East the question of delivery supersedes that of price.

STRUCTURAL DELIVERIES SLOW.

Structural deliveries are not improving, the mills being now about 90 days late in making shipments. Most of them are simply swamped with business. Prices which advanced last week are well sustained in all grades. Iron bars, such as used by architectural iron workers, blacksmiths and in the manufacture of fire-escapes, are becoming scarce, and it is possible that an advance will come in that material, the rumor having reached the jobbers to that effect.

Concrete reinforcement is not in this class. There is a good demand for that kind of material. There was said to be a slight falling off in wire products during the last week, but mesh reinforcement held its own and reported an increasing demand from foreign markets.

All iron and steel is firm. Copper was weaker, due, it was said, to speculators being unable to obtain money. Tin was firm with lead and spelter strong.

FABRICATORS GETTING NEW BUSINESS.

Inquiries were abroad this week for fabricated material. All the local and near-by shops are figuring on a great deal of important work for this city and vicinity, the tonnage being in most cases larger than has been the case in some time. There were no important local structural contracts announced this week, but it was said that some big ones will be ready to be given out within a week or two. Advices received at the offices of the leading fabricators are to the effect that architects will be ready to give out some big work early in December.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No 2 Plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price		1.90
¾ and ⅞ in.		1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price		2.00
1¼ to 4 x ¼ x 5-16		2-10c extra
2 to 4 in. x 1⅝ to 2 in		5-10c extra
4¼ to 6 in. x 1¼ to 1½		4-10c extra
Norway Bars	3.35	....
Norway Shapes	3.35	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		2.00
Soft Steel Bars, base or ordy. sizes		2.00
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.20
8-16	....	2.30
No. 8	....	2.40

Blue Annealed.

No. 8	....	2.40
No. 10	....	2.40
No. 12	....	2.45
No. 14	....	2.50
No. 16	....	2.60

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.80	$2.90
No. 18 } No. 21 }	2.85	3.00
No. 22 } No. 24 }	2.95	3.10
No. 25 } No. 26 }	3.00	3.20
No. 27	3.05	3.30
No. 28	3.10	3.40

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	$10.90 11.45
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb		11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.95
" 18 and 20	" "	3.10
" 22 and 24	" "	3.30
" 26	" "	3.50
" 27	" "	3.70
" 28	" "	3.85
" 30	" "	4.50

No. 20 and lighter, 36 ins. wide, 25c. higher.

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

COPPER.

Sheet Copper, hot rolled, 16 oz.	per lb.	18@19
Sheet Copper, hot rolled, 14 oz.	per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots		4⅞@5
Less		5 5⅛

Lumber Firm in Fair Market.

There seemed to be considerable activity in pine timber and spruce this week, although reports are conflicting as to the supremacy of long-leaf yellow pine over the latter. There was quite a little activity in Harlem, and Bronx distributing stations took considerable business in flooring. The situation is characterized as being normal. The car shortage problem is still on the hands of the millmen, and is responsible for the difficulty experienced within the last ten days of getting supplies to the wholesale yards. There is always difficulty of getting fully manned schooners at this time of the year, because the crews, if they are in their home ports, want to stay there to vote. This is another reason for the delay in getting material from the mills.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$84.00
Clear quarter sawn Red Oak	84.00
Select quarter sawn Red and White Oak	55.00
Clear plain sawn White Oak	55.00
Clear plain sawn Red Oak	55.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., 1st and 2ds (brown)	51.00	52.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	87.00	89.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No 1 common	55.00	65.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3¼ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $20.50 per M. West Virginia Hemlock, base price, $20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	3.50	3.60
Eastern spruce, slab	3.75	4.00

SHINGLES.

(New York Lighterage Limits.)

	Per M. pieces.	
6 x 18 No. 1 Heart Cypress	$8.00@	....
6 x 18 No 1 Primes for A's	7.50	....
"Perfection" 18 in Red Cedar	4.50	4.75
"Eureka" Red Cedar	4.15	....
Extra Clears, 4-in. Count	3.60	3.65

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@	$25.00
6 to 9 inch cargoes	23.00	25.00
10 to 12 inch cargoes	26.00	28.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

Better Tone in Stone Market.

From all the principal stoneyards and some of the wholesalers' reports of improved conditions come in. Business is picking up locally in lime and sandstone. Brooklyn trade is especially active, and has been, in fact, all summer. Some of the cutters are so crowded now that they have trouble in making deliveries on time. The stock held by wholesalers is larger than for several years. The impression seems to prevail that there will be a bigger demand for stone before the winter is out than can now be foreseen, and they are laying in larger quantities of rough material. Buff block stone will be a scarce article this winter, because there has been a greater demand made upon the quarries than they anticipated, and are not, therefore, prepared to meet it. The market is consuming this material faster than it can be produced.

A GLIMPSE AT THE QUARRIES.

Joseph G. Spurr, of the retail company of J. J. Spurr & Sons, of Newark, and Arlando Marine, a wholesaler, returned this week from the West, where they visited some of the big quarries there to see in what shape they were for getting out orders, and to place an order for 10,000 cubic feet of old bluestone for a Newport operation, the general contract for which is held by the Whitney-Steen Co., of 135 Broadway. They found that the West has gone "machinery mad," as one of them expressed it, and that some of the country's biggest cutting plants are locating there, among these being the Ingles Stone Co., of Binghamton, N. Y.; J. P. Fault, of Springfield, Mass; Shay & Donnelly, of Glenn, Mass.; and the Dugan Cut Stone Co., of Kansas City. The Furst Kerber Co., of Chicago, is adding 100 feet to its already mammoth plant. All this development has taken place within the last twelve months, in anticipation of a big year in 1910. New derricks are being installed now in many yards, and new working breasts are being opened up. In one of the quarries the visitors saw the biggest single block of rough stone they had ever seen. It was cut for a door lintel in the new City Hall in Indianapolis. It contained 350 cubic feet and weighed thirty tons.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	....
Brownstone, Portland, Con	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink	....	1.00
Granite, Picton Island, pink	....	1.00
Granite, Picton Island red	....	1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous size, per cu. ft	.80	....
Kentucky limestone	....	.90
Lake Superior redstone	1.05	....
Limestone, Lueders and blue	.80	1.00
Longpoint Ohio freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Berea stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.25	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor Genuine No. 1	$5.00@	$6.00
Brownville & Monson Mine	6.50	8.00
Chapman No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Oct. 22 to 28, inc.		1908. Oct. 23 to 29, inc.
Total No. for Manhattan	170	158
No. with consideration	7	9
Amount involved	$244,650	$231,115
Number nominal	163	149

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	8,851	7,919
No. with consideration, Manhattan, Jan. 1 to date	705	575
Total Amt. Manhattan, Jan. 1 to date	$41,071,681	$30,789,642

1909. Oct. 22 to 28, inc.		1908. Oct. 23 to 29, inc.
Total No. for the Bronx	109	128
No. with consideration	9	8
Amount involved	$197,600	$52,840
Number nominal	100	120

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	6,030	6,322
Total Amt., The Bronx, Jan. 1 to date	$3,655,347	$4,342,691
Total No. Manhattan and The Bronx, Jan. 1 to date	**14,881**	**14,241**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$44,727,028**	**$35,132,333**

Assessed Value Manhattan.

	1909. Oct. 22to 28, inc.	1908. Oct. 23 to 29, inc.
Total No. with consideration	7	9
Amount involved	$244,650	$231,115
Assessed value	$245,000	$211,000
Total No. nominal	163	149
Assessed value	$6,574,500	$7,455,800
Total No. with consid., from Jan. 1 to date	705	575
Amount involved " "	$41,071,681	$30,789,642
Assessed value " "	$33,395,700	$24,832,640
Total No. nominal " "	8,226	6,344
Assessed value " "	$439,546,261	$371,178,700

MORTGAGES.

	1909. Oct. 22 to 28, inc.		1908. Oct. 23 to 29, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	148	139	136	115
Amount involved	$6,778,013	$1,149,317	$2,809,159	$654,225
No. at 6%	59	60	58	51
Amount involved	$1 611,078	$327,017	$575,219	$213,975
No. at 5½%	1	10	15	21
Amount involved	$17,500	$53,500	$207,300	$143,750
No. at 5%	26	44	32	17
Amount involved	$857,500	$573,650	$1,057,150	$101,100
No. at 4½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	25	2	11	1
Amount involved	$3,018,500	$21,000	$651,000	12,000
No. at 4%	1	1	.....	.....
Amount involved	$10,000	1,700	.....	.....
No. with interest not given	36	22	20	25
Amount involved	$1,263,435	$172,450	$318,490	$183,400
No. above to Bank, Trust and Insurance Companies	57	20	38	12
Amount involved	$2,966,000	$405,100	$1,685,650	$89,275

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	7,663	7,088
Total Amt., Manhattan, Jan. 1 to date	$256,654,976	$230,769,429
Total No., The Bronx, Jan. 1 to date	6,325	5,872
Total Amt., The Bronx, Jan 1 to date	$53,436,781	$32,446,047
Total No., Manhattan and The Bronx, Jan. 1 to date	**13,988**	**12,960**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$310,091,757**	**$263,215,476**

EXTENDED MORTGAGES.

	1909. Oct. 22 to 28, inc.		1908. Oct. 23 to 29, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	32	16	.....	.....
Amount involved	$2,621,750	$245,700	.....	.....
No. at 6%	.....	4	.....	.....
Amount involved	.....	$30,000	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	18	11	.....	.....
Amount involved	$589,750	$208,700	.....	.....
No. at 4½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 4½%	10	.....	.....	.....
Amount involved	$1,966,000	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	4	1	.....	.....
Amount involved	$66,000	$7,000	.....	.....
No. above to Bank, Trust and Insurance Companies	21	5	.....	.....
Amount involved	$1,269,000	$138,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,502	.....
Total Amt., Manhattan, Jan. 1 to date	$72,910,457	.....
Total No., The Bronx, Jan. 1 to date	472	.....
Total Amt., The Bronx, Jan. 1 to date	$4,056,820	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**1,974**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$76,967,277**	.....

PROJECTED BUILDINGS.

	1909. Oct. 23 to 29, inc.	1908. Oct. 24 to 30 inc.
Total No. New Buildings:		
Manhattan	9	11
The Bronx	42	30
Grand total	51	41
Total Amt. New Buildings:		
Manhattan	$565,700	$8,696,800
The Bronx	740,500	388,450
Grand total	$1,306,200	$9,085,250
Total Amt. Alterations:		
Manhattan	$128,555	$102,585
The Bronx	55,950	10,800
Grand total	$184,505	$112,835
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	850	529
The Bronx, Jan. 1 to date	2,002	1,487
Mnhtn-Bronx, Jan. 1 to date	**2,852**	**2,016**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$111,292,462	$71,991,771
The Bronx, Jan. 1 to date	32,871,435	14,084,325
Mnhtn-Bronx, Jan. 1 to date	**$144,163,897**	**$86,076,096**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$10,750,127**	**$9,780,797**

BROOKLYN.

CONVEYANCES.

1909. Oct. 21 to 27, inc.		1908. Oct. 22 to 28, inc.
Total number	534	529
No. with consideration	25	28
Amount involved	$150,963	$282,175
Number nominal	409	503
Total number of conveyances, Jan. 1 to date	**22,922**	**22,295**
Total amount of conveyances, Jan. 1 to date	**$11,493,588**	**$15,015,419**

MORTGAGES.

Total number	504	492
Amount involved	$2,177,172	$2,113,573
No. at 6%	250	300
Amount involved	$604,319	$869,950
No. at 5½%	.....	.....
amount involved	.....	.....
No. at 5½%	89	145
Amount involved	$313,600	$790,850
No. at 5½%	.....	.....
Amount involved	.....	.....
No. at 5%	144	24
Amount involved	$792,872	$170,722
No. at 4½%	1	.....
Amount involved	$25,000	.....
No. at 4%	.....	2
Amount involved	.....	$3,350
No. at 3½%	.....	.....
Amount involved	.....	.....
No. with intrest not given	20	21
Amount involved	$35,381	$278,701
Total number of Mortgages, Jan. 1 to date	**22,210**	**$21,155**
Total amount of Mortgages, Jan. 1 to date	**$88,113,715**	**$77,780,372**

PRGJECTED BUILDINGS,

No. of New Buildings	258	271
Estimated cost	$1,160,950	$1,265,990
Total Amount of Alterations	$42,032	$62,156
Total No. of New Buildings, Jan. 1 to date	**8,907**	**5,080**
Total Amt. of New Buildings, Jan. 1 to date	**$48,309,936**	**$30,076,761**
Total Amount of Alteration, Jan. 1 to date	**$3,776,061**	**$4,766,735**

QUEENS.

PROJECTED BUILDINGS.

1909 Oct. 22 to 28, inc.		1908 Oct. 23 to 29, inc.
No. of New Buildings	71	89
Estimated cost	$294,470	$292,640
Total Amount of Alterations	$24,715	$23,375
Total No. of New Buildings, Jan. 1 to date	**3,779**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$13,651,005**	.....
Total Amount of Alterations, Jan. 1 to Date	**$651,471**	.....

THE WEEK.

BUSINESS reported this week from the broker's offices showed an increase in both quality and quantity over that of the past four weeks. Of the seventy transactions reported, the purchase by J. P. Morgan of the plot at the northwest corner of Madison av and 38th st was the most interesting, and was probably hastened by the recent decision of the court in relation to the Cameron property at Madison av and 34th st, denying the request of adjoining property owners for an injunction restraining the owners from erecting a business

building. However, that may be, Mr. Morgan seems to be satisfied with his bargain, as appears from the following letter signed by George W. Perkins:

23 Wall street, New York.

October 28, 1909.

Frederick Johnson, Esq., 165 Broadway, New York City.

My Dear Mr. Johnson: My attention has been called to an article in question is so far from the truth, I simply want to that the 38th st corner, which you have recently sold, was sold by you at a large profit to you, for the reason that some of the gentlemen in the immediate neighborhood had to pay you a large profit to prevent a large business block being put up there.

As I was a party to the negotiations, and as the newspaper article in question is so far from the truth, I simply want to say I hope it won't bother you at all. The negotiations with your for this property were all so satisfactory, and you met the views of the neighbors in such a very broad and manly spirit, and made the trade at so small a profit to you over and above interest and expenses, that the newspaper article was most unfair. With best regards, I am,

Sincerely yours,

(Signed) GEORGE W. PERKINS.

In the midtown section there were five sales of property for immediate improvement, all on 25th st, between Broadway and 7th av. Lots on this street, between Broadway and 6th av, are now held at $3,500 a foot front, and between 6th and 7th avs at $1,600, and recent sales have been at that price.

There were nine sales of vacant plots all suitable for improvement with elevator apartment houses. The sale by the Furniss estate of the large plot on Riverside Drive, between 99th and 100th sts, to a syndicate of building loan operators, removes from the market the last large vacant plot on the West Side south of 100th st.

The sale by the trustees of the Union Theological Seminary of the corner of Park av and 69th st to Arthur Curtis James for improvement with a dwelling, and the decision of the trustees to restrict the property for twenty-one years, is sure to affect all of the property on the avenue as far north as 86th st.

THE AUCTION MARKET

WHILE there were more than the usual number of voluntary offerings in the Vesey street salesroom, the actual number of properties sold was far from satisfactory. On Tuesday Joseph P. Day offered nine Manhattan properties, most of which were bid in. Herbert A. Sherman and Charles A. Berrian offered three parcels, two going to the plaintiff. Bryan L. Kennelly offered on Wednesday ninety-three lots in the Wakefield section of the Bronx. There were two offerings. The first sale covered property within the area bounded by Kingsbridge road, 233d st and Digney av. At the southeast corner of Kingsbridge road and 233d st, a plot of about four lots, with a 2-sty dwelling, was sold for $8,750, and an adjoining plot of three lots, with a stable, was sold for $2,625. The northeast corner of 233d st and Bronxwood av brought out a bid of $1,150. The same price was paid for the northwest corner of Digney av and 233d st, and for inside lots on 233d st prices ranged from $825 to $925.

In the other sale, that involving thirty-one lots, a plot of three lots at the southwest corner of 233d st and Doon av was struck down for $2,100. The opposite corner, the southeast, went for $1,050, and adjoining lots on 233d st for $650 each. At the rear, along Doon and Jones avs, prices ranged from $370 to $485 a lot.

EMPLOYER OF BROKER MUST PAY COMMISSION.

In a suit tried this week before Justice Donnelly in the City Court by Harris M. Fischer vs. Francis Conlon, a theatrical agent, to recover $350 commissions in securing a purchaser for the property 507 West 27th st, New York, the defendant claimed that he could not have sold the property because his brother, who had a half interest therein, refused to consent to sell, but the court, at the request of Jacob Friedman, of 302 Broadway, counsel for the broker, charged the jury that if the defendant employed the broker to produce a purchaser at $35,000, and the broker did procure parties who were ready, willing and able to pay that price for the property, and upon the terms demanded by the defendant, that it was immaterial whether the defendant's brother had any interest in the property or not, and that plaintiff would be entitled to his commissions. The jury rendered a verdict for the plaintiff for $350 and $65 interest.

—J. H. Mayers, the new real estate auctioneer, seems to be making good headway for the short time he has been in business (about two weeks). He says that he has placed upon his book eight different sales for auction. It seems that the many friends and acquaintances he made while general manager and auctioneer for Joseph P. Day stand him in good stead now.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Barclay Street Building Sold.

George W. Loft has bought from the Gillespie estate the 5-sty building, 54 Barclay st, on lot 25.1 x100.10. Mr. Loft has been the tenant of the property for several years. He also owns the adjoining structure on the gore lot at the southeast corner of Barclay st and West Broadway.

Big Canal Street Deal.

CANAL ST—James H. Cruikshank has bought from Col. William Jay and Egerton L. Winthrop, Jr., as trustees, 537 to 541 Canal st, northeast cor of Washington st, a plot containing 3,600 square feet, covered wth old buildings; also bought from the estate of Edward F. Brown 533 to 535 Canal st, adjoining the above, and containing aboupt 1,500 square feet. The two purchases combined make a plot of about 5,100 square feet, being 100 feet on Canal st, 22 feet on Washington st, and about 125 feet on an alley on the northerly side. Mr. Cruikshank has also bought from Messrs. Jay and Winthrop the vacant lot, 20.4x80, at 479 Washington st, just above Canal st, and separated from the cor plot by an alley 9 feet in width. The McVickar-Gaillard Realty Co, and William D. Kilpatrick negotiated the sales.

The two plots will probably be improved with two eight-story mercantile buildings of the same type as the four structures now being erected by Mr. Cruikshank at 483 to 489 and 537 to 545 Greenwich st. Directly opposite the plot just sold is an open space 450 feet long, running from Canal to Spring street and from Washington to West st, occupied partly as a city park, and the former site of the old Clinton market. This will be the third corner to be improved on Canal st west of Broadway.

4TH ST.—Steinman & Son have sold to the Strauss Construction Co. 61 East 4th st, a 5-sty loft building, on lot 25x100.

13TH ST.—Gibbons & Young have sold to C. A. Wingert for the McDougal estate, 337 West 13th st, a 4-sty dwelling, on lot 18.9x80. The property adjoins the Newton Building at the northeast corner of Hudson st and abuts in the rear of St. Bernards' Catholic Church. The same brokers recently sold to the D. A. Cushman Realty Corporation the two dwellings adjoining, 333 and 335.

18TH ST.—M. L. & C. Ernst have sold to the Teichman Engineering and Construction Co. 356 to 362 West 18th st, four 3-sty dwellings, on plot 50x92. The property was given in part payment for 708 to 710 Greenwich st.

18TH ST—Emanuel Simon has sold for a Mrs. Scherrer, 225 East 18th st, a 3-sty dwelling, on lot 23x92, leasehold, to Dr. George T. Mundorff for occupancy.

22D ST.—Miss Dorothy C. Norris has sold 17 East 22d st, a 4-sty dwelling, on plot 33.4x98.9, between Broadway and 4th av.

25TH ST.—Margaret A. Johnson has sold 22 West 25th st, a 4-sty and basement dwelling, on lot 25x98.9. The buyer is understood to be the Realty Holding Co., which recently acquired 24 and 26, adjoining.

25TH ST.—The Golden estate has sold 152 to 156 West 25th st, three 4-sty buildings, on plot 56x98.9. The Felt Construction Co. is the buyer.

25TH ST.—Adolph Altman has sold 158 to 162 West 25th st, three 4-sty dwellings, on plot 55x98.9, and 157 West 24th st, abutting, a 4-sty dwelling, on lot 20.10x98.9, about 118 feet east of 7th av. It will be improved with a 14-sty loft building. The Felt Construction Co. is said to be the buyer. The Henry M. Weill Co. were the brokers.

25TH ST.—Mrs. Elizabeth B. Grannis is reported to have sold 52 West 25th st, a 4-sty dwelling, on plot 27.6x98.9. The property is within 123 ft. of 6th av.

29TH ST—Horace S. Ely & Co. have sold 541 to 547 West 29th st for Emil Topp, Directors Realty Company (represented by P. A. Geoghegan), Sophia Krug and Martin Finerty, respectively. The property consists of four 4-sty tenements, each on lot 16.8x98.9, forming a plot 66.8x98.9. It will be immediately improved.

29TH ST.—R. Reynolds has sold the 3-sty dwelling 110 West 29th st, 20x98.9. The buyer, an operator, is said to have acquired adjoining property.

35TH ST.—The Henry M. Weill Co. has sold 343 West 35th st, a 4-sty dwelling, on lot 15x98.9, to the Hotel Bellmen's Beneficial Association, which will use it in place of its present quarters, at 36th st and 7th av.

46TH ST.—Robert R. Rainey, in conjunction with Charles F. de Casanova & Co. has sold for Mary E. McKennon, 125 and 127 West 46th st, two 3-sty buildings on plot 33.4x100.5; also, in conjunction with J. Arthur Fischer, 121 and 123 West 46th st, 3 and 4-sty dwellings on plot 41.8x100.5. The four parcels cover a plot 75x100. Moses Weinman of Guggenheim, Untermeyer & Marshall is the buyer.

48TH ST.—Senior & Stout have sold the 4-sty brownstone dwelling 113 West 48th st, on lot 19x100 to a client, for investment.

Deal for Ninth Avenue Corner.

9TH AV.—William Keil, Jr., has sold to William J. Dunn the southwest corner of 9th av and 53d st, two 5-sty flats, with tsores and two 4-sty dwellings, on plot 50.5x100. The property sold for $92,000.

NORTH OF 59TH STREET.

69TH ST.—Emanuel Simon has sold for Samuel Wacht 349 and 351 East 69th st, 37.6x100, a 6-sty apartment house, to George Mundorff, who gives in exchange 668 Union av, a 5-sty apartment house, 37.6x95. The same broker has resold 668 Union av for Mr. Wacht.

73D ST.—Buek & Crawford sold for J. A. McCrea, vice-president of the Long Island Railroad, No. 125 East 73d st, a vacant lot, 24x102.2, 98 feet west of Lexington av. The purchaser, the Adams Realty Co., resold the lot, through the same broker, to a builder, who is preparing plans for a 5-sty American basement dwelling.

Lena Gillette sold to Emily M. Roemer, 70 West 87th st, a 4-sty dwelling on lot 20x100.8, adjoining the southeast corner of Columbus av.

Another Apartment House for West 79th Street.

79TH ST—A. & C. Levis have sold for various owners 152, 154, 156 and 158 West 79th st, four 3-sty house, on plot 67x102.2, bet Columbus and Amsterdam avs. The buyer is Edgar A. Levy, who has been identified with several large apartment house enterprises on the upper west side, and who proposes erecting a 12-sty structure

of high-class type on the site. Last week the four dwellings on the opposite side of the st, at 147 to 153, were sold to the firm of Weschler & Noel, recently incorporated. This site, which measures 63x102.2, will be similarly improved. These two operations mark the first invasion by apartment house builders of this block.

80TH ST—John J. Kavanagh has sold for Andrew Brice 169 East 80th st, a 3-sty dwelling, on lot 16.8x102.2, to a client for occupancy.

89TH ST.—McKee, Hayward & Co. have sold for Mrs. Christine A. Hayward, 322 West 89th st, a 4-sty high stoop dwelling, 21x55x100. The buyer is a client of Alfred E. Toussaint.

96TH ST.—The D. & S. Realty Co. has sold to the Johnston-Ulmstead Realty Co. the 4-sty double flat at 172 East 96th st. The buyers will probably add a story to the building. Morison & Mills represented the buyers.

99TH ST.—I. Randolph Jacobs has sold the plot, 75x100.11 on the south side of 99th st, to a purchaser, who gave a country place in Long Island in part payment.

102D ST—Annie Gold has sold 208 West 102d st, a 3-sty and basement dwelling, on lot 19x100.11, bet West End av and Riverside drive.

163D ST.—George Backer has sold to B. House the plot, 110 by 100, on the north side of 163d st, 100 feet east of Broadway. The new owner will erect a 6-sty apartment house on the site.

115TH ST.—Calder & Nassoit have sold the Monroe, a 6-sty elevator apartment house at 415 West 115th st, on plot 66.8x100.11, for Fanny G. Slattery to Theophile Kick.

138TH ST.—It is reported that the plot in the north side of 138th st, 132.6 feet east of Riverside Drive, 50x100, has been sold by Edward D. Haggerty to a builder for immediate improvement. This is the last vacant plot from the north side of 135th st, west of Broadway, to the south side of 139th st. The property sold for approximately $25,000.

141ST ST.—Duff & Brown Co. have sold for Katherine Van Alstyne, 461 West 141st st, a 4-sty American basement dwelling; size 18x100.

144TH ST.—H. D. Baker & Brother have sold for the Young Realty and Construction Co., the 6-sty elevator apartment house known as Rosalind Court, at 510 West 144th st, on plot 100x99.11. The same brokers recently sold another of these houses, being two of a row of six put up by the Young Realty and Construction Co.

177TH ST.—Hall J. How & Co. have sold for R. Clarence Dorsett to the L. & M. Construction Co., the plot 100x100 on the north side of 177th st, 100 feet east of Wadsworth av. The buyers will erect two 5-sty apartment houses.

To Build on Pinehurst Avenue.

177TH ST.—The Heine Realty and Construction Co. (Sol. Simon President), has bought from Jacob Hirsh the northwest corner of 177th st, and Pinehurst av, a plot fronting 98 feet on 177th st and 125 feet on Pinehurst av. H. D. Baker & Brother were the brokers in the transaction. The buyers will erect a 6-sty elevator apartment house on the site.

Michael Scanlon has sold to A. Gerleit 2180 Amsterdam av, northwest cor of 168th st, a 6-sty apartment house on plot 50x100.

Another Sale by Gould Estate.

BROADWAY.—Hall J. How & Co. have sold for the estate of Jay Gould to a client the plot of four lots on the east side of Broadway, 300 feet north of Dyckman st.

EDGECOMBE AV.—A. W. Miller & Co. sold for the estate of Herman Oeters the southwest corner of 141st st and Edgecombe av, a 5-sty triple flat, with stores, on a lot 25x100.

Sale of Madison Avenue Corner.

MADISON AV—Henry D. Winans & May sold 672 Madison av, at the northwest cor of 61st st, a 4-sty brown stone building on a lot 25.5 in Madison av, 30 feet in the st, being the premises formerly occupied by Mills & Coleman. The sellers of this plot are Miss Julia Coleman and Mrs. Mary A. O'Reilly.

Furniss Heirs Sell Homestead.

RIVERSIDE DRIVE—Benjamin Mordecai, G. Richard Davis, Emanuel Heilner and Moses J. Wolf have purchased from Sophia R. C. Furniss, Margaret E. Zimmerman and Clementina Furniss, the property on the north side of 99th st and the south side of 100th st and the east side o fRiverside drive, containing in all twenty-three lots. The property was held at $1,000,000. This plot, which is one of the largest vacant parcels on the west side, consists of about twenty-three lots, with frontages of 207 feet on the drive, 262.1 feet on 99th st, and 300 feet on 100th st. The buyers will subdivide the property into plots suitable for apartment house improvement and resell it to builders. On the West End av front of this block the A. C. & H. M. Hall Realty Co. is building two 12-sty apartment houses. This property, too, was formerly owned by the Furnisses. After the Halls had bought it some of the owners of private dwellings on the north side of 100th st sought to enforce a verbal restriction, said to have been placed on the 99th to 100th st block by the Misses Furniss. These owners said that they had been led to believe, and they showed letters in support of their claim, that the homestead block, as it was called, would be restricted to private dwellings and that they bought the houses on the opposite side of the street with this understanding. The courts, however, failed to uphold their contention, not only making it possible for the Hall project to be carried forward, but also opening the way for the sale of the rest of the block for apartment house improvement.

The Furniss originally owned the greater part of the region from Ninety-ninth to 104th st, and from Broadway over to the river. The house, a three-sty structure of Colonial design, was put up in the early part of the last century by William P. Furniss. This was long before the Hudson River Railroad had been thought of, and the lawns of the place sloped down to the water's edge. The entrance was through a gateway from the Bloomingdale rd, at what is now 104th st. Cruikshank & Co. were the brokers.

Dwelling for Riverside Drive.

RIVERSIDE DRIVE—Lower Riverside Drive is to have another costly dwelling added to its group of handsome residences. The plot, 35.6x105x21x99 on the drive, 30.7 feet south of 73rd st, has been purchased by Carl D. Jackson, who intends erecting a house for his own occupancy.

Mr. Jackson formerly resided at 4 Riverside drive, which adjoins on the south the plot just purchased by him. He sold this house, together with its contents, last July to Mrs. Booth for over $300,000. His latest purchase adjoins the south corner of 73d st, which is owned by Robert E. Dowling, and in the block to the south of the Charles W. Schwab mansion.

Do you need a first-class employee?

Dear Sir:

If you are in need of a first-class man to canvass for properties to rent, a man that can be thoroughly recommended as industrious, honest, accurate and a tremendous hustler. A man who by himself can keep you posted on all property to let and much that is for sale in your territory, and by reporting properties withdrawn from the market keep you from provoking your customers. If you think from $2 to $4 per week would be about right for such a chap, we can fix you up.

In fact our proposition is much better than that. We have fifteen canvassers and ten clerks, a part of whose duties is to work up this information. Our Rental Reports are now combing your territory with a fine tooth comb and would cost you only the above mentioned figure. Write for terms and samples.

Yours very truly,

The Realty Records Co.,

Ronald C. Lee,

11 E. 24th St., N. Y. General Manager.

SYLVAN TERRACE.—David Stewart has sold for Frank P. Schimpf the 2-sty frame dwelling 15 Sylvan Terrace, on lot 20x50. The new owner will occupy the house.

VERMILYEA AV.—Philip Smith has sold to Max Marx three lots, 75x150, on the east side of Vermilyea av, 100 feet south of Emerson st.

WEST END AV.—Susan L. Vivian and others have sold 463 West End av, a 3-sty dwelling, on lot 22.2x64.

7TH AV—Harry L. Rosen has purchased from S. Kahn, 1970 7th av, a 2-sty flat, with two stores, on lot 25x100.

7TH AV—J. L. Patten & Van Sant have sold to Dr. Albert F. Brugman, Milton Court, at the southwest cor of 7th av and 148th st, a 5-sty structure, on plot 60 by 100. N. A. Berwin & Co. were the brokers.

7TH AV—Max Gomprecht has sold for John Boniot to a client 2,361 7th av, northeast cor of 138th st, a 5-sty triple flat, on plot 25 by 100.

7TH AV.—Harry L. Rosen has purchased from S. Kahn 1970 7th av, a 5-sty flat, with two stores, on plot 25x100, and has resold the property through Goodwin & Goodwin. The new owner will modernize the front of the building and make other alterations.

BRONX.

DEVOE PL.—The Murray Construction Co. has sold a new 3-sty dwelling, on lot 25x100, on the east side of Devoe terrace, south of 190th st.

FAIRMOUNT PL.—Frederick A. Southworth, attorney for the Bremen Realty & Construction Co., has sold 869 Fairmount pl, one of the four 2-family houses recently built on the north side of Fairmount pl, west of Southern Boulevard.

135TH ST—Arthur W. Corse has sold for S. D. Currington 617 East 135th st, a 5-sty new law house on plot 40x100.

223D ST—Richard R. Maslen has sold to a builder, through Paul Boltmann, the southeast cor of 4th av and 233d st, a plot 57x100.

ANDREWS AV—Charles E. Cathie has sold for H. H. Vought & Co, two dwellings on the east side of Andrews av, 567 feet north of 183d st, each on lot 28x100.

BELMONT AV.—The Mosholu Realty Co. has sold through John McDonald the plot of three lots at the northwest corner of Belmont av and 182nd st, having a frontage of 128 feet on the curve of the avenue and st, with northerly and westerly lines measuring 60 and 88 feet, respectively. The buyer is Vincent Buscemi, who will erect on the site a 5-sty apartment house.

CRUGER AV.—Hugo Wabst, sold for R. & J. O'Hara, the two-family house and four lots, on the west side of Cruger av, abt 300 feet north of Burke st, and the block front on the north side of Burke st, from Cruger to Holland avs in exchange for which they have taken an apartment house in the lower Bronx, near the Morris High School.

DALY AV, ETC.—Le Vien & La Velle have sold for J. C. Green a plot 150x130 on Daly av, near 176th st, to a builder for immediate improvement with 4-sty flats; also, for H. C. Benline the three-family house, 1535 Vyse av; also, for Burton & Green the plot at the southwest corner of 176th st and Crotona parkway, 53x148 to be improved with a 5-sty apartment house.

MAGENTA AV.—Ernst & Cahn & Marvin D. Stokem have sold to a client the plot 100x106, southeast corner Magenta and Rosewood av.

NERIED AV.—R. I. Brown's Sons have sold for the Estate of Frederick J. de Peyster the plot 50x100 on the south side of Neried av, 50 feet west of Mathilda st. The buyer will improve.

OGDEN AV.—Charles E. Cathie has sold for Robert Biggart, Jr., the plot 50x98, on the east side of Ogden av, 107 feet south of 169th st, to a builder for improvement. The plot adjoins the Union Reformed Church on the south.

ROBBINS AV.—Steinman & Son have sold to Nathan Hutkoff the plot, 50x100, on the west side of Robbins av, 25 feet south of 147th st.

UNION AV—Edward N. Crosby & Co. have sold for the R. & W. Realty Co. (Joseph Reiss, President), the three apartment houses at the northeast cor of Union av and East 167th st, known as 1,126 to 1,130 Union av, and 815 East 167th st, on plot 125 by 100. The buyer is an investor.

VYSE AV—Shaw & Co. have sold for James M. Scofield the plot 50x100 on the east side of Vyse av, 75 feet south of 173d st to a builder.

WASHINGTON AV.—The Standard Damp Proofing Company has purchased a plot 62x110, on the east side of Washington av, south of Tremont av. A 2-sty fireproof factory will be erected on the site.

WASHINGTON AV.—Max Cohen & Son have bought the northwest corner of Washington av and 169th st, a plot 98x140, with the old buildings; also the property on the north side of 147th st, between Robbins and Wales avs, 75x97, for improvement.

3D AV.—Ernst & Cahn & Marvin D. Stokem have sold to Wendel Weindorf the 4-sty triple flat with stores known as 3888 3d av, on lot 27x125.

3D AV—Stern & Simon have sold for Sigmund Hauser to Max Heyman 2752 3d av, a building on plot 28x109x irregular.

LEASES.

Ludwig Traube, Jr., leased for Mr. H. Gorsch for a term of years to Dr. G. Merckel, 324 E. 86th st, a brick private dwelling.

Pocher & Co. have leased for a term of years 211 East 34th st for L. N. Levy to George Ford. Also leasing a second floor at 1416 Broadway for Harris & Vaughn to M. Kilpatrick.

J. K. Van Vranken & Co. have leased for a term of years 15 East 47th st, for Amos R. E. Pinchot. The lessee will occupy the premises for business, after extensive alterations are completed.

J. Arthur Fischer has leased for the owner the 5-sty dwelling 243 West 39th st for a term of years; also for Helen Dawson to New York Model Milk Co. the 3-sty building 528 West 30th st.

Max Englander, a manufacturer of furniture, leased for a long term of years 513 to 523 West 24th st, eight old buildings, on a lot 150x98.9, between 10th and 11th avs. A 6-sty building will be erected, the greater part of which will be used by the lessee.

M. & L. Hess leased for the Bush Land Co. to Theodore Eisman 10,000 square feet in the Bush Terminal Building, Brooklyn; also for Ranald H. Macdonald the ninth loft at 718 and 720 Broadway, and for the Morewood Realty Holding Co. the eighth loft in 826 and 828 Broadway, containing 10,000 sq. ft.

The Grafton estate of Boston has leased the southeast cor of 7th av and 50th st, a plot 100 by 100, now occupied by four 4-sty buildings and two small dwellings, to J. Arthur Fischer. The lease is for twenty-one years at an annual rental of $12,000 for ten years, and $15,000 for the remainder of the term.

Ogden & Clarkson leased for Andrew C. Zabriskie the building 12 East 30th st for a long term of years, which will be converted into a store and basement with bachelor apartments above; have also leased for E. M. Knox to the Duntley Manufacturing Co, the store and basement 204 5th av, extending through to 1124 Broadway.

Broadway Lease Sold.

Lane Automomile Company has sold its lease of the 2-sty taxpayer on a plot 40.7x100, at the southwest corner of Broadway and 100th st to Fagert, who will extensively remodel the building for restaurant purposes. The property is owned by William P. Sheridan, and was leased recently by him to the automobile concern for a period of fifteen years, at $8,500 per annum.

Heil & Stern have leased for Alfred D. Pell the store, basement and sub-basement of 626 Broadway to H. Phillips for a long term of years; for Lucrie F. Post the store, basement and sub-basement of 508 Broadway; for Milton May the store and basement of 11-13 East 4th st to Sylvester & Levy; for D. L. Newborg the store, basement and sub-basement Nos 5-7 West 4th st to S. Heilmann & Co., and for Joseph J. Asch the store, basement and sub-basement of 25-29 Washington pl.

The Charles F. Noyes Company has leased for the estate of Lawrence Jacob for a long term of years at an aggregate rental of about $200,000 the store, basement and sub-cellar in 354 Broadway, through to Benson pl. The tenant is the Exchange Buffet Corporation which will make extensive improvements to the premises. Each floor contains about 4,500 square feet of space and this restaurant will be one of the handsomest of the large number operated by the leasing company.

May Build on Goelet Corner.

A syndicate of New York and Philadelphia business men, headed by Joseph Kahn, has secured an option from the Goelet estate to lease the old Gorham Building property, at the northeast corner of Broadway and 19th st, for a long term of years at an aggregate net rental of more than $1,560,000 for the first term of the lease. The site measures 55x108x52x92, and if the option is exercized will be improved with a large store and loft building.

Redfern Leases 3 East 48th Street.

Ernestus Gulick Co. leased for Mrs. Anson R. Flower 3 East 48th st, 100 feet east of 5th av, lot 25x100, now improved with a 4-sty and basement dwelling. This dwelling will be replaced with a modern building for the exclusive use of the Redfern Company, which will be erected by Mrs. Flower from plans prepared by Messrs. Thain & Thain, the architects. The rental is $10,000 net per annum. The lessees were represented by Mr. Frank D. Veiller, who, when interviewed, stated as follows: "Redfern, like many other firms having an exclusive patronage, has decided that locations in the side streets just off the avenue offer better facilities to firms having an established carriage trade and not at all dependent for their continued success upon show window attractions or transient customers. The recent vehicular congestion in 5th av is avoided by using the Madison av approach, and carriages in waiting can remain at their stand near by. For firms requiring great show windows and liberal displays, 5th av is yet, and will probably remain, the highest class shopping thoroughfare in America, but for exclusive and special shops the side streets offer locations that are to be preferred."

PROPOSED EXTENSION OF SEVENTH AVENUE.

Dr. Zimmerman, the president of the Greenwich Village Public Service Commission, has sent the following letter to the City Comptroller:

Hon. Herman Metz, Comptroller of the "Greater City of New York":

Honored Sir—You, and the members of the Board of Estimate and Apportionment, know me in my earnest endeavor to have 7th av extended, and that I stand honestly without a possible gain representing the people in a just cause, affecting, as it does, our homes and our firesides, who have been discouraged by neglect.

I am before you with the people, asking the members of the Board of Estimate and Apportionment, as few, if any man, has ever appeared before, with the business men, property owners, and civic associations, which, you know, from Yonkers to Staten Island, and Brooklyn, are demanding that this imperative and immediate need, benefiting all, be done now.

Seventh avenue should be extended, and a subway follow under it, which would be the greatest subway in the world; a mint. To divert from this route would be suicide. Go up 7th av with a subway, and you will at once see that the extension makes the way clear to connect with all of the tunnels and subways, north, south, east and west, benefiting all of the outlying districts, a fact that must be considered.

Seventh avenue must be extended, and a subway follow in its track. It is the only logical conclusion, connecting as it would at the Battery, with Staten Island and Brooklyn. The tunnels at Cortlandt and Christopher sts, the Pennsylvania tunnel station, at 7th av and 32d st, and the Grand Central Station at 42d st, with the above appeal of the people to you, and the members of the Board of Estimate and Apportionment.

We ask that you will be a unit in securing 7th av extension, which would be one of the greatest improvements for general good in the city's history. It would be a monument to you all, in a just cause, for the right.

EDWIN ZIMMERMAN, M. D.
(Chairman of the Greenwich Village Public Service Committee.)

FOURTH AVENUE SUBWAY AUTHORIZED.

The Board of Estimate, at Friday's meeting, unanimously authorized the construction of the 4th av (Brooklyn) subway. This will give employment to a great many men for a long period, and require large amounts of certain building materials, such as structural steel, cement and tile. It will also mean a building boom in South Brooklyn sections.

By unanimous vote the issue of $6,799,010 of corporate stock was authorized for the building of thirty-one new schools—eight in Manhattan, six in the Bronx, twelve in Broklyn, five in Queens and one in Richmond.

This will put buildings on twenty of the unused sites owned by the city and enlarge eleven other schools, besides providing three portable buildings and numerous alterations.

NEW JERSEY REALTY BOARD.

The real estate brokers of Hudson County held their seventh annual meeting in the exchange rooms, Washington and York sts, Jersey City, this week. President C. Howard Slater presided. There was a large attendance representing the important real estate interests in New Jersey. The following ticket was unanimously elected: Percy A. Gaddis, president; Charles J. Singer, Jr., vice-president; S. Rowland, treasurer, and Henry Eigenrauch, secretary. The trustees elected were Frank Stevens, H. C. Albright, A. A. Franck, C. A. Burhorn and A. J. O'Neill, and the directors, J. C. Cronan, William H. Brown, C. Howard Slater, William C. Wallace, Harry Ward, D. F. Putman, Emil Schumann, Francis Gormerly, Thomas A. Ryer, Palmer Campbell, D. D. Formell and J. H. Hankin.

J. P Morgan Buyer of Johnson Corner.

MADISON AV.—Frederick Johnson has sold the plot, 75x100, at the northwest corner of Madison av and 38th st, upon which he had started to erect a 20-sty business building. George S. Baker, Jr., is the name on the contract, but the actual buyer of the property is J. P. Morgan, who is the owner of the block from 36th to 37th sts. The price paid for the plot was $750,000, and that the buyer is satisfied with his bargain is evidenced by a letter printed in another column. The seller bought the property in July of this year for $537,000.

We understand that in the present negotiations he simply submitted a statement of what he had paid for the property and what he had expended for the removal of the old buildings and in making plans, for a vault permit, and for excavating for the new building. The contract for the steel having also been let, this also had to be taken into account. The total was $680,000, to which was added a percentage to represent interest and profit, which addition produced the ultimate figure, $750,000.

WANTS AND OFFERS

BROKERS

Will build to suit, for publi sher or othe commercial purpose, on plot fronting on 42d St., between 8th and 9th Aves.; size of building to suit tenant; full commission will be paid. For particulars apply Alfred M. Rau, 135 Broadway.

WANTED—Agent to handle a metal screen, manufactured in Massachusetts; must be responsible party; acquainted with builders and architects; good chance for right party; guarantee required. BOX 30, Record and Guide.

WANTED—On first-class unencumbered factory property situated on Pennsylvania Railroad Tunnel in Jersey City, only five minutes from Broadway, $30,000 on first mortgage for three years. Address "J. C.," Box 50, Record and Guide.

WANTED in prominent Fifth Avenue Real Estate office an experienced canvasser. Must understand business and be hard worker. Address by letter, stating experience and expected salary. "ADVERTISER," BOX H., 29 East 28th St.

BROKER WANTED.—A live, wide-awake, experienced man for sales and exchanges, in a down-town Real Estate office. Liberal commissions. Highest references essential. "CAPABLE," Box 160, Record and Guide.

WANTED in a well-established Fifth Avenue real estate office a few young men of good address and connections to work on commission basis. Excellent opportunity fo the right men. Address BOX 65 Record and Guide.

WANTED—Alert, energetic man with real estate experience, for sale and rental of business property between 23d and 59th Sts. Apply DENZER BROS., 920 Broadway.

Complete set RECORD AND GUIDE QUARTERLIES, yearly numbers, 10 vols. For sale cheap. Easton Williams, Room 211, 82 Beaver St.

A PROMINENT REAL ESTATE FIRM wants thoroughly experienced renting man for territory Chambers to 34th st. Business property. Only men who are successful need apply. Liberal proposition. Address "BUSINESS," Box 75, Record and Guide.

RECORD & GUIDES for about 10 years for sale; reasonable. BOX 35, care Record & Guide.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS $9,500,000

$5,000,000 added to surplus in last 17 years

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT, THORWALD STALLKNECHT, } Vice-Presidents.
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HERBERT E. JACKSON, Comptroller.
WALTER N. VAIL, Secretary.
LEWIS H. LOSEE, Asst. Genl. Manager.
U. CONDIT VARICK, Asst. Treasurer.
GEORGE A. FLEURY, FREDERICK D. REED, } Asst. Secretaries.

DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE.

GEO. F. BUTTERWORTH, DUMONT CLARKE, EDWIN W. COGGESHALL, WILLIAM A. DAY, WILLIAM P. DIXON, JULIAN D. FAIRCHILD, JOHN T. LOCKMAN, HENRY MORGENTHAU, JAMES N. WALLACE.

EXPERIENCED MAN desires position as renting agent; loft or office building. BOX 55, Record and Guide.

CAN YOU USE three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. JACOB A. KING, 51 W. 125th St., New York.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

Water Front to Lease.
Foot East 37th St.
Apply WM. A. KANE, 417 East 46th Street.

REAL ESTATE NOTES

T. H. Raywood & Co., formerly of 2246 Broadway, have moved to 2265 Broadway, between 81st and 82d sts.

The Sun Construction Co. has secured a building loan of $200,000 on the northwest corner of Edgecombe av and 158th st and the northeast corner of St. Nicholas av and 158th st.

The Title Insurance Co. of New York has made a building loan of $250,000 to the Henry T. Bulman Co. on the property, 157.5x100, at the southwest corner of Broadway and 163d st.

Jacob Hirsh has made a building loan of $110,000 to the Helene Realty and Construction Co. on the property, 125x92.8 at the northwest corner of Pinehurst av and 177th st.

The Juliette Construction Co. has secured from the Title Guarantee and Trust Co. a building loan of $30,000 on the property at the southwest corner of Fordham road and Loring pl, 57.8x102.6.

Walter H. Barry, who has been with Whitehouse & Porter for eight years, and prior to that with George R. Read & Co., has opened an office at 505 5th av, where he will transact a general real estate business.

The Freedman Construction Co. has secured a building loan of $135,000 from the Lawyers Title Insurance and Trust Co. on the property on the southeast corner of West Farms road, 147.8 feet northeast of Hoe st, 100x96.9 and irregular.

Joseph P. Day's auction sale of fifteen 2-family houses on Overing st, Maclay av, St. Peter's av and Montgomery pl, in the Bronx, on Saturday, was well attended. The most spirited competition was brought out by the corner of Overing st and Maclay av, which went for $8,250. The fifteen houses and one lot were sold for a total of $94,085.

The mortgage department of the Title Guarantee and Trust Company reports this week a continuance of last week's good business in the Bronx, having recorded from that borough during the week mortgages aggregating $304,750. The total sales of mortgages for the week aggregate $1,141,550. The striking feature of the week has been the demand on the part of investors for small Brooklyn mortgages, the company during the week having disposed of 111 such mortgages aggregating more than three-quarters of a million dollars. The applications for new loans in all boroughs are coming in rapidly and there is every reason to expect a good fall business.

The handsome mansion at the northeast corner of 5th av and 68th st, which the late James Henry Smith bought from the estate of William C. Whitney, is to be sold at auction in the near future, together with the costly art collection, which alone is said to have cost between $2,000,000 and $3,000,000. The house, which is valued at over $1,000,000, will be offered for sale first, so that the purchaser will have an opportunity of securing such of the furniture and tapestries as he may desire. The house, which is a 4-sty structure, occupies a plot fronting 55 feet on 5th av and 200 feet on the street, and was bought by Mr. Smith in 1904, together with furnishings, for $1,600,000.

UNCLASSIFIED SALES

The total number of sales reported is 70, of which 17 were below 59th st, 29 above, and 24 in the Bronx. The sales reported for the corresponding week last year were 62, of which 12 were beow 59th st., 21 above, and 29 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 148, as against 177 last week, and in the Bronx 139, as against 165 last week. The total amount involved is $7,927,330, as against $6,561,807 last week.

The amount involved in the auction sales this week was $973,453, and since January 1, $51,167,864. Last year the total for the week was $508,882, and from January 1, $47,838,411.

74TH ST.—Richard Collins has sold for Mrs. Minnie Rinaldo the 3-sty dwelling 138 East 74th st on lot 18.9x68.2. This is the fourth house recently sold in the block bounded by Park and Lexington avs, 73d and 74th sts.

LENOX AV.—Dr. Samuel K. Johnson is reported to have sold the Victoria, a 7-sty elevator apartment house at 544 to 550 Lenox av, southeast cor of 138th st, on plot 99.11x100.

KINGSBRIDGE ROAD—Joseph P. Day has sold for Walter J. Rosenstein to a client of John Fulle 561 (old number) Kingsbridge road, 27.9x165x irregular.

SOUTHERN BOULEVARD.—Joseph P. Day has sold for the Port Morris Land & Improvement Co. the plot 50x100 on the south side of Southern Boulevard, 75 feet east of Brook av. The buyers will erect a business building for their own use.

BROADWAY.—T. J. McLaughlin's Sons have sold to Walter S. Mack the 10-sty fireproof apartment house at the northeast corner of Broadway and 141st st, on a plot 100x100.

Seminary Sells a Plot on Park Av.

PARK AV.—The Union Theological Seminary, which is building its new home on Broadway, from 121st to 122d sts, has begun the disposition of its present site on Park av. The seminary has sold through the Douglas Robinson, Charles S. Brown Co. a plot at the northwest cor of Park av and 69th st, fronting 75 ft. on the av and 125 ft. on the st. The buyer is Arthur Curtis James, commodore of the New York Yacht Club, who occupies the large 5-sty house at 97 Park av, between 39th and 40th st. Mr. James will erect on the site just acquired a handsome residence. The seminary holdings included the block front on Park av, between 69th and 70th sts, with an avenue frontage of 200 ft. and 125 ft. on each st. Negotiations are now pending for the sale of the remainder of the plot. The entire plot will be improved with private residences, the seminary authorities having restricted the property to dwellings for at least 21 years.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, Nov. 1, 1909.

Magenta st, opening, from White Plains rd to Golden av. 10 a. m.
Jerome av, widening, from E 184th st to Cameron pl. 3 p. m.
Bronx Boulevard, opening, old Boston Post road to E 242d st. 4 p. m.
Castle Hill av, opening, from West Farms rd to the Public pl. 11 a. m.
Rosedale av, opening, from Gleason av to West Farms road. 12 a. m.
Eastern Boulevard, opening, Railroad to Hunts Point rd. 1 p. m.
Freeman st, opening, from Stebbins av to Intervale av. 3 p. m.
Bronx st, opening, from E 177th to 180th st. 2 p. m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler road. 2 p. m.

Wednesday, Nov. 3, 1909.

Tremont av, closing, from Aqueduct av to Sedgwick av. 1 p. m.
Elizabeth st, sewer, Richmond. 2 p. m.
West 231st st, opening, from Broadway to Riverdale av. 2 p. m.
Unnamed st, opening, north of 181st st (Bennett av). 3 p. m.
Cornell av, &c, opening, from White Plains road to bulkhead line of Bronx River. 11 a. m.
Gun Hill road, opening, from Mosholu Parkway North to Jerome av. 12 m.
E 214th st, opening, from White Plains road to Barnes av. 1 p. m.
Austin pl, opening, from St Joseph st to E 149th st. 4 p. m.

Thursday, Nov. 4, 1909.

West 184th st, opening, Broadway to unnamed st. 12 m.
Matthews av, opening, from Burke av to Boston road. 3 p. m.
Pleasant av, opening, from Gun Hill road to E 219th st. 1 p. m.
2d and 3d New st, opening, from Broadway to Overlook Terrace, north of 181st st. 2 p. m.
E 177th st (Wyatt st), opening, from Tremont av to Morris Park av. 2 p. m.
Unnamed st (W 187th st), opening, north of 181st st, from Fort Washington av to Northern av. 11 a. m.
Ludlow av, &c, opening, from Tremont av to Whitlock av. 2 p. m.
City Island Bridge (City Island). 4 p. m.
Cruger av, opening, from Williamsbridge road to South Oak Drive. 11 a. m.
Boston road, opening, from White Plains road to northern boundary of city. 1 p. m.
3d av, widening, from Washington av to Lorillard pl. 2 p. m.
Leland av, opening, from Westchester av to Ludlow av. 2 p. m.
Benson av, opening, from West Farms road to Lane av. 3 p. m.
Spuyten Duyvil road, opening, from Spuyten Duyvil Parkway to Riverdale av. 4 p. m.

Friday, Nov. 5, 1909.

E 205th st (Adee av), opening, from White Plains road to Boston road. 2 p. m.
Chittendon av, opening, Northern av to Ft Washington av. 11 a. m.
Van Cortlandt av, opening, from Sedgwick av to Van Cortlandt Park South. 11 a. m.
Bush st, opening, Grand Boulevard and Concourse to Creston av. 2 p. m.
Canal pl, opening, from E 138th st to E 144th st. 12 m.

AT 258 BROADWAY.

Monday, Nov. 1, 1909.

Westchester av, rapid transit. 10.30 a. m.
Whale Creek, dock. 2 p. m.
Brooklyn Bridge arches. 2 p. m.
New st, adjoining Manhattan Bridge. 3 p. m.

Wednesday, Nov. 3, 1909.

Westchester av, rapid transit. 10.30 a. m.
Loop 204, rapid transit. 1 p. m.
Chicago av, school site. 2 p. m.
Loop No 3, rapid transit. 2.30 p. m.
Fordham road and Harlem river, dock. 3:30 p. m.

Thursday, Nov. 4, 1909.

Fort George, rapid transit. 10 a. m.
Bulkhead, piers 52 and 53 East River. 11 a. m.
Onderdonk av, school site. 2 p. m.
Loop No 1, rapid transit. 2 p. m.
Brooklyn Bridge arches. 2.30 p. m.
Pier 36, East River. 4 p. m.

Friday, Nov. 5, 1909.

120th st, dock. 10 a. m.
Westchester av, rapid transit. 10.30 a. m.
15th and 18th sts, North River. 2.30 p. m.

HEARINGS BY BOARD OF ESTIMATE AND APPORTIONMENT.

233D ST, change of map so as to discontinue East 233d st and the public places between Baychester av and Hutchinson av, and lay out East 233d st between Baychester av and Boston rd; establish and change the grades of East 233d st between Grace av and Boston rd; change the grade of Baychester av between Strang av and a point 300 feet southerly from East 233d st; fix the grade of Edson av between East 233d st and Nelson av; fix the grade of Nelson av between East 233d st and Edson av; and change the grade of Boston rd between Hutchinson River and Heathcote av, Borough of The Bronx.

230TH ST—Change of grade between Riverdale av and Broadway, of Tibbett av between West 231st st and Spuyten Duyvil Creek, and of Corlear av between West 230th st and West 231st st, Borough of The Bronx.

CITY ISLAND—Street plan. A tentative street system will be laid out for City Island Borough of the Bronx.

Hearings on the above will be held in the old Council Chamber, City Hall, November 5, at 10.30 a. m.

BOARD OF REVISION OF ASSESSMENTS.

233D ST—Regulating, etc., from Bronx Boulevard to Baychester av. After hearing objections by property owners, the assessment was reduced 300.

WALTON AV—Sewer, between 165th st and Tudor pl. After hearing objections the assessment list was confirmed.

168TH ST—Regulating, etc., from Creston to Ryer av. The board decided after hearing objections to confirm the assessment.

CONDEMNATION PROCEEDINGS.

JAMES SLIP, OLIVER ST—Piers 32 and 33 (Old) Eugene J. Driscoll, and Patrick J. Casey were appointed Commission of Estimate in the above matter in place of Thomas C. Dunham and George C. Clarke.

RIVERSIDE DRIVE, opening, from 135th st to Boulevard Lafayette. Supplementary bill of costs will be presented to the Supreme Court for taxation Nov. 10.

SPOFFORD AV—Opening, from Longwood av to Tiffany st. Bill of costs will be presented to the Supreme Court for taxation Nov. 9.

ROCHAMBEAU AV—Opening from 212th st to point about 265 feet south of Van Cortlandt av. Bill of costs will be presented to the Supreme Court for taxation Nov. 8.

BROOKLYN BRIDGE—Construction of an extension of Manhattan terminal. The commissioners of Estimate and Appraisal in the above proceeding will present their report to the Supreme Court for confirmation November 4.

180TH ST—Opening from Bronx river to West Farms rd. Estimate of damage completed and report filed with the Bureau of Street Opening for inspection. Objections must be filed on or before November 12. Hearings will begin November 15. The report will be represented to the Supreme Court for confirmation January 11.

216TH ST—Opening, from Broadway to Harlem River, 225th st. Opening, from Broadway to line dividing Manhattan and Bronx. Commissioners of Estimate and Assessment have completed their estimates of damage and benefit that a copy of said report has been deposited with the Bureau of Street Openings for inspection. Objections must be filed on or before November 10. Hearings will begin Nov. 12. The report will be presented to the Supreme Court for confirmation December 21.

ASSESSMENTS.

Due and Payable.

WALTON AV—Opening from 167th st to Tremont av, area of assessments; beginning at the point of intersection of the northeasterly side of East 165th st with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Walton av; running thence northeasterly along said parallel line to the northeasterly side of East 167th st; thence northwesterly along said side of East 167th st to its intersection with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Gerard av; thence northeasterly along said parallel line to the northeasterly side of East 168th st; thence along a straight line to the point of intersection of the northeasterly side of Clarke place with the southeasterly side of Jerome av; thence northeasterly along said side of Jerome av to its intersection with a line drawn parallel to and distant 100 feet northeasterly from the northeasterly side of Tremont av; thence southeasterly along said parallel line to its intersection with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly side of Walton av; thence northeasterly along said parallel line to the southwesterly side of East 181st st; thence southeasterly along said side of East 181st st to its intersection with a line drawn parallel to and distant 100 feet southeasterly from the southeasterly side of Walton av; thence southwesterly along said parallel line to the southwesterly side of Tremont av; thence southeasterly along said side of Tremont av to the westerly side of Morris av; thence southerly along said side of Morris av to the northwesterly side of the Grand Boulevard and Concourse; thence southwesterly or nearly so along said side of the Grand Boulevard and Concourse to the northeasterly side of East 167th st; thence northwesterly along said side of East 167th st to a line drawn parallel to and distant 100 feet southeasterly from the southeasterly side of Walton av; thence southwesterly along said parallel line to the northeasterly side of East 165th st; thence northwesterly along said side of East 165th st to the point or place of beginning.

178TH ST—Regulating, etc., from Creston av to Ryers av. Area of assessment: Both sides of East 178th st, from Ryer av to Creston av, and to the extent of one-half the block at the intersecting sts. —that the same were confirmed by the Board of Revision of Assessments on October 21, 1909, and entered October 19, 1909, in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents, and unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessments, interest will be collected thereon, as provided by section 1019 of the Greater New York Charter.

The above assessments are payable on or before December 20, after that date interest will be charged at the rate of 7% per annum.

NEW TRIAL ORDERED.—ACTION FOR SPECIFIC PERFORMANCE.

The Court of Appeals on October 12 reversed the judgment of the Appellate Division of the Supreme Court in the First Judicial Department ordering a new trial.

This action was brought to compel the specific performance of a written contract made by the defendant's testator in his lifetime with the plaintiff, by which he agreed at a place and on a day and hour therein named to convey to the plaintiff a certain piece of real property for the consideration of $7,500. The contract provided that the plaintiff should pay "five hundred dollars on the execution of this (said) agreement * * * seven thousand dollars in cash on the delivery of the deed * * *" and said testator agreed upon receiving such payment to deliver to the plaintiff "a full covenant warranty deed for the conveying and assuring to him * * * the fee simple of said premises free

from all incumbrances * * * and subject to a party wall agreement recorded in the office of the Register of the County of New York in Liber 859 of Conveyances at page 375."

The decision written by Justice Chase states that, in an action to compel specific performance of a written contract for the sale of land free from all incumbrance it is error to admit oral evidence that prior to and contemporaneously with the making of the contract it was agreed that the purchaser should accept title without the discharge of an existing mortgage on the property and retain sufficient of the consideration moneys to satisfy it.

The parties having executed a written agreement adjourning to a future day the closing of the title, it is error to admit oral evidence to the effect that it was then understood that no further adjournment should be had, and that the time mentioned in the contract be made of the essence thereof, that not being, ordinarily, the rule in such cases.

The above was an action brought by Louis Lese against Anna Lambrecht, the full text of the decision was reported in the Law Journal of October 18.

RIVERSIDE AND MORNINGSIDE HEIGHTS.

At the last meeting of the Riverside and Morningside Heights Association, at the Hotel Langham (Broadway and 103d st), the report of the treasurer showed a balance of $71.89.

Mr. Louis J. Halle, No. 2872 Broadway, was elected a member of the association. Reports were made by the various committees.

Mr. Clare, for the Grievance Committee, reported progress in regard to the work of closing objectionable saloons on Sundays—one on the northwest corner of Amsterdam av and 107th st had been closed and the fixtures removed by the brewer. The work of improvement of the trees in the centre of Broadway was reported as progressing. The dance hall, which has long been a nuisance in 110th st, has been removed and fine buildings are to be built on the site.

A letter was read from Rev. Dr. Sweeny, in which he regretted his inability to attend the meetings, and enclosed a check for $50 towards the work of the association. The secretary was requested to acknowledge this fine action.

There was a general discussion as to various matters of interest, at the conclusion of which, as there was no special grievances reported, the meeting adjourned until the second Monday in November.

IMPORTANT TO TAXPAYERS.

Notice is hereby given to all persons whose taxes for the year 1909 have not been paid befort the 1st day of November, of the said year, that unless the same shall be paid to the Receiver of Taxes at his office in the borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers st, Manhattan, N. Y.;

Borough of the Bronx, corner 3d and Tremont avs, the Bronx, N. Y.;

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.;

Borough of Queens, corner Jackson av and 5th st, Long Island City, N. Y.;

Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.;

—he will charge, receive and collect upon such taxes so remaining unpaid on that day, in addition to an amount of such taxes, interest at the rate of seven per centum per annum, to be calculated from the day on which the said taxes become due and payable (October 4), as provided in section 914, as amended by chapter 447, Laws of 1908.

DAVID E. AUSTEN, Receiver of Taxes.

TAXPAYERS DIPLEASED WITH THE P. S. COMMISSION.

The Taxpayers' Association of the 18th and 21st Wards met on Wednesday evening, October 20, at 192-194 3d av.

A letter from the Borough President was read, stating that the Corporation Counsel was drawing up the proper papers in the matter of the opening up, grading and paving of Av B, between East 2th and exterior streets, and that the work should be completed and the street ready for traffic by the Spring of 1910.

The matter of the service on the Av C and Belt Lines was discused at some length, and the committee instructed to take the matter up again with the Public Service Commission.

The Public Service Commission was condemned very much for its lack of action in this matter and its apparent favoritism toward the companies. A letter from the Commission was read, which many of the members claimed to be a misrepresentation of the real facts.

The following officers were elected for the coming year: Chas. J. F. Bohlen, president; George Schroeder, 1st vice-president; Patrick J. Dempsey, 2d vice-president; Ernest W. Morche, secretary; Frederick Stuckel, financial secretary; John G. Bauer, treasurer.

LAW DEPARTMENT

CORRECTION DEEDS.

A recent decision in the Appellate Division has relieved a purchaser at a foreclosure sale from completion of his purchase, and ordered the return to him of his ten per cent. earnest money, a thing which many believe is not done where the title is defective, believing the purchaser is obliged to take whatever title is given him by the legal sale, good or bad.

In the case in question the title on which the original mortgage under which the foreclosure had been brought, had been plain and supposedly complete, until some time after the making of the mortgage, when a correction deed, so called, was filed.

While not deciding whether a lot of earlier grantors and grantees in the chain of title could get together and change by a correction deed the amount or location of land on which a subsequent mortgage had been given, in reliance on the earlier deed sought to be corrected, the Court does hold that the purchaser at the foreclosure sale is not bound to complete a purchase so hedged about with conflicting claims and uncertainties as were brought about by the filing of the correction deed after the giving of the mortgage.

The holder of the mortgage would, of course, have to take his chances fighting it out with the people who filed the correction deed, his rights depending, of course, very greatly on whether the original deed so sought to be corrected was valid as to what it pretended to convey, in which case if he were a mortgagee, for a valuable consideration and without notice of the error, he would be protected.

To the Editor of the Record and Guide:

I would consider it a great favor if you would inform me through your weekly publication what equity I have, if any, in the following: During the life of my mother's first husband they bought unimproved property. He died; no will was left and no executor was ever appointed. A daughter was born to the above marriage, who grew up, married, raised a family, but has since died, as well as my mother (her mother) and father, her second husband. The daughter mentioned above (my half sister), her husband has since the death of his wife (my half sister) my mother and father had the property transferred to him by his children (all of age) on a B. & S. deed. Have I any equity in the property, my father having paid the taxes on same during his married life for 40 years? My sister was three years old when my mother married the second time.

Very truly yours, WM. FICHTER.

Answer.—There is heritable blood in this State to property descending through the half-blood when the property does not come from one not an ancestor of the claimant. See an attorney.—Ed.

To the Editor of the New York Times:

Can you inform me through your law department the following: A. is an international corporation having C. B. and D. employed as New York managers. E. has done some work on contract and has received some money, but cannot collect the balance. Therefore E. threatens to bring suit. Must he (E.) mention C., B. and D. in suit or just A. alone?

C., B., D. have each signed separate contracts.

Hoping that you will oblige, I beg to remain,

Very truly yours, P. FEINER.

Answer.—The particulars are too complicated for an answer of any value without further statement. The general rule is that a corporation can sue or be sued by its name, and no individuals composing it, or working for it are necessary to be named in an action.—Ed.

Editor of the Record and Guide:

Dear Sir: Will you please answer the following in your Legal Department? Has the city, or a public telephone company, or a private owner a right to trespass on private property to put up telephone wire on house, roof or chimney without owner's consent? How can city, telephone company or (private party, whose wire I think it is) be compelled to remove telephone wire? Owner is advised he can cut down wire himself without being held liable, though if cut would obstruct street. Would a civil or city court judge issue an order to remove wire if appealed to?

ANS.—A telephone or telegraph company has no right to attach a wire to your house, or chimney, or any part thereof without permission of the owner. Once attached, however, the law forbids any summary act of cutting down wires—this we regret to say is often availed of by enthusiastic line riggers of the corporations, the line being set up by any device available, and the owner left to seek a slow remedy by the law, or similarly plan illegal reprisals.

2. Any good lawyer will take for you the necessary steps in the law to force the "evacuation by the enemy" of your invaded premises.—Ed.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Oct. 30.

Central av, s e cor St Agnes av, 100x100. St, Agnes av

Seaview av, w s, 175 s Central av, 25x100.

Briggs av, s w cor Westchester av, runs s Westchester av 145.1 x w 181.2 to Western av, Western av x n 125 to Westchester av, x e 108.6 to beg.

Central av, n e cor Lorillard av, 110x475 to Lorillard av, Pelham River, x 465, Baychester. Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway, Cromwell G Macy, Jr, ref. (Amt due, $6,-904.86; taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Highway from Westchester to Kingsbridge, e s, 50 s Chester av, 50x96x—x96.5, Eastchester Walter W Taylor agt George Beharrell et al; De La Mare & Morrison, att'ys, 299 Broadway, Henry G K Heath, ref. (Amt due, $1,381.29; taxes, &c, $100.) By Henry G K Heath, at Municipal Building, Bronx, at 10 o'clock a. m.

Nov. 1.

No Legal Sales advertised for this day.

Nov. 3.

St Ann's av, No 427, s w cor 145th st, 49.11x75, 145th st, 6-sty brk tenement. Bernhard Vogel agt Simon Nachemson et al; Strasbourger, Eschwege & Schallek, att'ys, 74 Broadway; Edw L Parris, ref. (Amt due, $11,-622.78; taxes, &c, $780.28; sub to first mort of $35,000.) Mort recorded Dec 12, 1906. By Joseph P Day.

Lewis st, Nos 52 & 54, on map No 54, e s, 137.6 n Delancey st, 37.6x100.11x37.6x101, 6-sty brk tenement and stores. Henry Jones et al agt Aaron Lieberman et al; Nathaniel H Prager, att'y, 56 Pine st; J C Julius Langbein, ref. (Amt due, $19,404.25; taxes, &c, $1,246.32.) Mort recorded Aug 3, 1907. By Joseph P Day.

Nov. 4.

103d st, No 56, s s, 180 w Park av, 40x100.11, 6-sty brk tenement. Carl Fischer agt Charles Recht et al; Richard Dudensing, Jr, att'y, 156 Broadway; Morris Cukor, ref. (Amt due, $6,-941.59; taxes, &c, $1,002.02; sub to a mort of $40,000.) Mort recorded May 30, 1905. By Joseph P Day.

98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. Robert F Smith et al agt Walter A Stryker et al; J C Levi, Weil & Newhouse, att'ys; Geo W Collins, ref. (Amt due, $27,066.90; taxes, &c, $1,-020.78.) Mort recorded March 16, 1903. By Joseph P Day.

Clinton st, No 64, e s, 125 s Rivington st, 25x100, 5-sty brk tenement. Geo F Anger agt Annie Levine et al; Miller & Bretzfelder, att'ys; Waldemar F Timme, ref. (Amt due, $8,898.09; taxes, &c, $553.75; sub to a prior mort of $27,000.) Mort recorded July 7, 1906. By Bryan L Kennelly.

Hoe av, No 1165, w s, 222.3 s Home st, 25x100, 3-sty frame tenement. Geo J Palmer agt Nicholas Hashagen, Jr, et al; J Homer Hildreth, att'y, 3d av and 148th st, Bronx; Harold C Knoeppel, ref. (Amt due, $2,006.78; taxes, &c, $242.45.) Mort recorded Jan 31, 1907. By James L Wells.

Nov. 5.

Henry st, Nos 287 & 289, n e cor Scammel st, 48 Scammel st, No 8, x79.4x48x78.7, 6-sty brk tenement and stores. Jacob Fischel agt Isidore Cuba et al; Henry M Flateau, att'y, 61 Park Row; Wm H Peck, ref. (Amt due, $29,-439.33; taxes, &c, $3,200; sub to a first mort of $60,000.) Mort recorded Oct 4, 1904. By Herbert A Sherman.

Nov. 6.

No Legal Sales advertised for this day.

Nov. 8.

9th av, n e cor 204th st, 199.10x100, vacant. 204th st, Sheriff's sale of all right, title, &c, which Gustave E Beyer had on June 7, 1909, or since; Saxe & Powell, att'ys, 280 Broadway; Thomas Foley, sheriff. By Joseph P Day.

99th st, Nos 66 & 68, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and stores. John Stemme agt George Tomes et al; Francis B Chedsey, att'y, 320 Broadway; Dudley F Malone, ref. (Amt due, $6,000.46; taxes, &c, $738.33; sub to a mort of $37,500.) Mort recorded May 2, 1906. By Joseph P Day.

101st st, No 109, n s, 63 e Park av, 15.6x75, 3-sty brk dwelling. Flora V Bandler agt George H Rosenthal et al; Action No 1; Bandler & Haas, att'ys, 42 Broadway; S Howard Cohen, ref. (Amt due, $1,890.38; taxes, &c, $344.16; sub to a first mort of $5,500.) Mort recorded April 30, 1907. By Joseph P Day.

101st st, No 111, n s, 78.6 e Park av, 15.6x75, 3-sty brk dwelling. Same agt same; Action No 2; same att'ys; Michael J Egan, ref. (Amt due, $1,890.38; taxes, &c, $344.16; sub to a first mort of $5,500.) Mort recorded April 30, 1907. By Joseph P Day.

Prospect av, No 601, w s, 255 n 150th st, 20x100, 4-sty brk tenement. Rose Russell agt Charles Singer et al; Hill, Lockwood, Redfield & Lydon, att'ys, 35 Nassau st; Dudley F Malone, ref. (Amt due, $1,742.85; taxes, &c, $260.) Mort recorded Nov 22, 1905. By Joseph P Day.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street, NEW YORK
Tel., 1085 Murray Hill

PROPOSAL.

Estimates will be taken on the alteration of the POLISH NATIONAL ALLIANCE BUILDING, 180 Second avenue. Plans and information at Architect's office, A. F. Leicht, 9 West 42d street, New York; also set plans at building. All bids must be delivered to the Architect, sealed, Nov. 5, 1909, 12 o'clock sharp, or same will be rejected, suitable bonds required

S. PRUSS, Chairman.
W. KONOPINSKI, Vice-Chairman.
W. JUNGSHLAGER, Secretary.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 28 to November 11, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS

1ST WARD, 8TH AVENUE SEWER, from a point 125 feet north of Graham avenue to Broadway. FREEMAN AVENUE — REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND CROSSWALKS, from Jackson avenue to Academy street. 2D WARD. ONDERDONK AVENUE—REGULATING, GRADING, CURBING AND PAVING from Elm street to Stanhope street. 3D WARD. 8TH AVENUE—TEMPORARY SEWER, from 17th to 18th streets.

HERMAN A. METZ, Comptroller.
City of New York, October 26, 1909. (14214)

Department of Finance, Bureau for the Collection of Taxes, No. 57 Chambers street (Stewart Building), New York, October 23, 1909

IMPORTANT TO TAXPAYERS.

NOTICE IS HEREBY GIVEN TO ALL PERsons whose taxes for the year 1909 have not been paid before the 1st day of November, of the said year, that unless the same shall be paid to the Receiver of Taxes at his office in the Borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.;
Borough of The Bronx, corner Third and Tremont avenues, The Bronx, N. Y.;
Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.;
Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, N. Y.;
Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.;

—he will charge, receive and collect upon such taxes so remaining unpaid on that day, in addition to an amount of such taxes, interest at the rate of seven per centum per annum, to be calculated from the day on which the said taxes become due and payable (October 4), as provided in Section 914, as amended by Chapter 447, Laws of 1908.

DAVID E. AUSTEN,
Receiver of Taxes.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 29, 1909, at the New York, Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

*Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. (Amt due, $2,833.84; taxes, &c, $270; sub to a first mort of $10,000.) Edmund Bittiner $13,150

125th st, No 543, n s, 175 e Broadway, 25x99.11, 5-sty brk tenement and store. (Sheriff's sale of all right, title, &c.) New York Importation Co. 300

*182d st, No 490, s s, 84.3 e Washington av, 18x69.3x18.2x72.11, 3-sty brk tenement. (Amt due, $8,624.80; taxes, &c, $150.) Lilian O Shiff et al 8,000

Jerome av, e s, 100 s 181st st, 100.5x103x76.6x100, vacant. (Amt due, $15,593.46; taxes, &c, $1,100.) Nathan Wise 13,000

Jerome av, s e cor 181st st, 100x100, vacant. (Amt due, $22,205.91; taxes, &c, $1,250.) Nathan Wise 19,000

118th st, Nos 537 & 539, on map No 537, n s, 457.1 e Pleasant av, 40.10x100.11, 5-sty brk tenement. (Amt due, $13,194; taxes, &c, $525.) Mary Siess 34,600

17th st, No 618, s s, 288 e Av B, 25x92, 5-sty brk tenement and store. (Amt due, $15,910.63; taxes, &c, $741.74.) Henry Tishman 20,200

*Sheriff st, Nos 51 & 53, w s, 120 n Delancey st, 40x90, 6-sty brk tenement and stores. (Amt due, $19,034.40; taxes, &c, $1,127.82; sub to a first mort of $41,000.) Julia D Sturges 47,870

10th av, Nos 766 to 770, n e cor 52d st, 75x100, three 5-sty brk tenements 52d st, Nos 461 & 463 and 3-sty brk loft and store building in st. (Amt due, $60,000; taxes, &c, $1,855.82; sub to two morts aggregating $20,-000.) Wm P Rooney, for a client 85,600

8th av, No 340, n e cor 27th st, 24.6x81.10, 2, 3 and 4-sty brk 27th st, Nos 265 to 273, tenements and stores. (Sheriff's sale of all right, title, &c.) Withdrawn ..... —

138th st, No 611, n s, 208 w Broadway, 16.6x99.11, 3-sty brk dwelling. (Amt due, $9,195.32; taxes, &c, $——.) Emanuel S Bach 10,000

40th st, No 36, s s, 250 e Madison av, 25x98.9, 5-sty brk dwelling. (Amt due, $107,756.60; taxes, &c, $4,163.50.) E M Kidney 110,000

*16th st, Nos 441 & 443, n s, 260.1 e 10th av, 40x92, two 5-sty brk tenements and stores. (Amt due, $12,948.60; taxes, &c, $1,322.42; sub to a mort of $16,000.) Emelie Hoffman 21,727

10th av, No 132, e s, 136.8 s 19th st, 22.4x75, 3-sty brk shop. (Amt due, $9,973.08; taxes, &c, $483.91.) Withdrawn ..... —

120th st, No 345, n s, 150 w 1st av, 37.6x110.11, 6-sty brk tenement. (Amt due, $8,253.23; taxes, &c, $7,645.33; sub to a first mort of $35,-000.) Rosie Apsel 40,873

*62d st, Nos 304 to 308, s s, 89.6 e 2d av, 60x75.5, 6-sty brk tenement and stores. (Amt due, $9,704.47; taxes, &c, $2,350; sub to a first mort of $44,000.) Mechanics & Traders Bank 55,061

*Timpson pl, Austin pl, Whitlock av, 144th st, n e cor 144th st, runs n 100 x n e 75 x s e 71 to Austin pl, x s w 72.8 to 144th st, x w 93.2 to beg, vacant. (Amt due, $17,646.60; taxes, &c, $1,049.48.) Westchester County Savings Bank 19,000

De Milt av, n w cor Sound View pl, 100x100, Wakefield. (Amt due, $2,452.60; taxes, &c, $203.99; sub to a mort of $1,200.)

*Sound View pl, Eugene L Brisach 1,760

(On the premises.)

Gun Hill rd, s s, 45.3 w Webster av, 45.3x91.1x45x96.10, vacant (exrs sale). J Gilhuly 6,200

Webster av, s w cor Woodlawn rd, 25x115, three 1-sty store buildings Woodlawn rd (exrs sale). M J Leahy 12,900

222d st, s w cor Barnes av, 155x89, vacant (exrs sale). Bid in at Barnes av $7,350 ..... —

234th st, s s, 80 e White Plains av, 100.1x114, vacant (exrs sale). W L Varian 4,800

233d st, n e cor White Plains av, 180.1x114, vacant (exrs sale). White Plains av Bid in at $35,850 ..... —

Jones st, Nos 8½ to 12, s s, 104.6 w West 4th st, 75x100, 6-sty brk loft building with store (voluntary). A K Griffen 99,000

134th st, Nos 71 to 75, n s, 208.1 e Lenox av, 52.6x99.11x52.3x99.11, three 3-sty brk dwellings (voluntary). To be readvertised for Nov 30 ..... —

Varick st, Nos 69 & 71, s w cor Vestry st, 46x62.3x irreg x68.9, 5-sty brk Vestry st loft building with store and 4-sty brk tenement (voluntary). K Oherles 55,000

St Nicholas av, No 720, e s, 261 n 145th st, 18.6x100, 3-sty brk and stone dwelling (voluntary). Victor M Earle 18,000

Jumel pl, e s, 238.7 s Edgecombe rd, 50x90, vacant (voluntary). E Radle 7,000

Jumel pl, w s, 63.8 s Edgecombe rd, runs s 25 x w 100 x n 172 to Edgecombe rd, Edgecombe rd, x e & s e 65.2 x s 105.6 x e — to beg, 3-sty frame dwelling (voluntary). E Radle 23,500

Lexington av, No 589 e s, 50 s 52d st, 25x100, 4-sty stone front dwelling (exrs sale). Bid in at $31,000 ..... —

Kingsbridge rd, Nos 563 & 565 (old), s e s, 206.5 n w Briggs av, 54.8x153.7 to Briggs av, x48.3x125, two 2-sty frame dwellings (exrs sale). W H Wright & Son 13,825

Kingsbridge rd, No 561 (old), s e s, 261.1 n w Briggs av, 27.7x167.7 to Briggs av, x24.3x153.7, 2-sty frame dwelling (exrs sale). J W Ehrich 7,400

132d st, s s, 85 e Lenox av, 25x99.11, 3-sty stone front dwelling. (Partition.) D Searing 12,500

Montgomery pl, s s, 100 w Maclay av, 25x100, 2-sty brk dwelling (voluntary). Thomas Clements 5,700

Maclay av, w s, 75 s Montgomery pl, 25x100, 2-sty brk dwelling (voluntary). George L Clarke 5,950

St Peters av, Maclay av, n w cor Maclay av, 25x99.7x25x100, 2-sty brk dwelling (voluntary). James Brennan 6,840

Maclay av, n w cor Montgomery pl, 25x100, vacant (voluntary). Montgomery pl, Richard J McNulty 935

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

St Peters av, n s, 50 e Maclay av, 25x100, 2-sty brk dwelling (voluntary). Bernard McCabe 5,500
Maclay av, e s, 150 n St Peters av, 25x127.7, 2-sty brk dwelling (voluntary). Isaac Silverberg 6,175
Overing av|s w cor Maclay av, 100x98.3, four 2-sty brk dwellings (vol- Maclay av , untary). Bid in at $27,100.....—
Maclay av, w s, 98.3 s Overing av, 25x100, 2-sty brk dwelling (voluntary). Bid in at $6,100.....—
Maclay av, w s, 25 s Montgomery pl, 50x100, two 2-sty brk dwellings (voluntary). Bid in at $11,700.....—
St Peters av, n s, 25 e Maclay av, 25x100.6x25x100.3, 2-sty brk dwelling (voluntary). Bid in at $5,625.....—
St Peters av, n s, 25 w Maclay av, 50x99.2x50x99.7, two 2-sty brk dwellings (voluntary). Bid in at $11,650.....—

BRYAN L. KENNELLY.

233d st, n w cor Digney av, 31.4x136.11x24.4x157.8, vacant (extrx sale). John Leddy 1,150
233d st, n s, 31.4 w Digney av, 31.4x117.3x24.4x136.11, vacant (extrx sale). James J Thornton 925
233d st, n s, 62.8 w Digney av, 62.8x78.10x48.4x117,3, vacant (extrx sale). J B Reilly 1,650
233d st, n s, 125.4 w Digney av, 31.4x134.1x24.4x153.10, vacant (extrx sale). Mary V Driscoll.....875
233d st, n s, 31.4 e Bronxwood av, 62.8x134.1x48.8x94.8, vacant (extrx sale). Vincent De Mes.....1,850
233d st, n e cor Bronxwood av, 31.4x94.8x24.4x75, vacant (extrx sale). J A Stevens 1,150
Digney av, w s, 157.8 n 233d st, 50x97.6, vacant (extrx sale). Stephen Daniels 1,220
Digney av, w s, 207.8 n 233d st, 375x97.6, vacant (extrx sale). F Storrs 8,625
Kingsbridge rd, s w cor Digney av, 24.6x90.4x24.4x92.10, vacant (extrx sale). Mary Beckhoff 1,025
Kingsbridge rd, s s, 24.6 w Digney av, 24.6x87.10x24.4x90.4, vacant (extrx sale). H L Dessar 900
Kingsbridge rd, s s, 49 w Digney av, runs w 87.10 x s w 42.7 x s 78.9 x e 73 x n 25 x e 48.4 x n 87.10 to beg, vacant (extrx sale). Withdrawn .....—
Kingsbridge rd, s e cor Bronxwood av, 30.1x78.9x24.4x61, vacant (extrx sale). J A Stevens.....1,000
Bronxwood av, e s, 61 s Kingsbridge rd, 325x97.6, vacant (extrx sale). F Storrs 8,450
Bronxwood av, e s, 327 n Kingsbridge rd, 50x100, vacant (extrx sale). John Murray 1,360
Bronxwood av, w s, at s e s Kingsbridge rd, 63x89.5x50.8x36.6, vacant (extrx sale). Charles L Hadley.....1,875
Kingsbridge rd|s e s, 50.8 s w Bronxwood av, 41.4x132.4 to Bronxwood Bronxwood av | av, x51.4x89.5, vacant (extrx sale), James Brown....1,900
Kingsbridge rd|s e s, 92 s w Bronxwood av, 20,8x153.10 to Bronxwood Bronxwood av | av, x25.8x132.4, vacant (extrx sale). Wm T Myhan. 1,000
Kingsbridge rd|s e s, 112.8 s w Bronxwood av, 20.8x175.5x25.8x153.10, Bronxwood av | vacant (extrx sale). James J Thornton.....1,125
233d st, n e cor Kingsbridge rd, 114.9x100x88x103.6, 2-sty frame dwelling and vacant (extrx sale). Mrs J Lauer.....8,750
233d st, n s, 114.3 e Kingsbridge rd, 75x100, frame stables and vacant (extrx sale). Joseph Egan 2,625
233d st, n s, 53.3 w Bronxwood av, 40x50, vacant (extrx sale). Julius Wolff 950
233d st, n w cor Bronxwood av, 53.3x50x12.10x64.3, vacant (extrx sale). Valedoro Tamitio 875
Bronxwood av, w s, 64.3 n 233d st, 64.3x12.5x50x52.10, vacant (extrx sale). Julius Wolff 575
233d st, s w cor Doon av, 123x about 148x95.3x76.5, vacant (voluntary). W Westheim 2,850
233d st, s e cor Doon av, 32.2x124x25x144.3, vacant (voluntary). W Westheim 1,050
233d st, s s, 32.2 e Doon av, 32.2x103.8x25x124, vacant (voluntary). C von Sesshoff 650
233d st, s s, 64.4 e Doon av, runs e 96.5 x s 118.2 x w 25 x n 50 x w 25 x n 25 x w w25 x n 103.8 to beg, vacant(voluntary). Withdrawn....—
233d st, s s, 32.2 w Jones av, 64.3x143.2x50x102.7, vacant (voluntary). C von Sesshoff 1,300
233d st, s w cor Jones av, 32.2x102.7x25x82.6, vacant (voluntary). W Westheim 775
Jones av, w s, 82.6 s 233d st, 100x100, vacant (voluntary). W Westheim 1,540
Nelson pl, n w cor Jones av, 175x98.2x175x113, vacant (voluntary). Withdrawn .....—
Nelson pl, n e cor Doon av, 25x98.2x25x96, vacant (voluntary). Joseph Reilly 600
Doon av, e s, 144.3 s 233d st, 25x75, vacant (voluntary). Mary Beckhoff 370
Doon av, e s, 169.3 s 233d st, 25x100, vacant (voluntary). C von Sesshoff 435
Doon av, e s, 96 n Nelson pl, runs n 150 x e 100 x s 25 x e 25 x s 25 x w 25 x s 100 x w 100 to beg, vacant (voluntary). Withdrawn.....—

JAMES L. WELLS.

*142d st, No 377, old No 637, n s, 525 e Alexander av, 18.5x50, 4-sty brk tenement and store. (Amt due, $12,443.13; taxes, &c, $150.) Edward Heid et al 8,000
5th st|s s, 255 e Av D, 50x216 to 4th st, Unionport. (Partition.) Lil- 4th st| lian F Lithgow, party in interest.....3,500

CHAS. A. BERRIAN.

*Amsterdam av|s e cor 214th st, 25x100, vacant. (Amt due, $6,177.67; 214th st | taxes, &c, $225.) Frederick H Ehlen 12,800

SAMUEL GOLDSTICKER.

86th st, No 340, s s, 200 w 1st av, 25x102.6, 6-sty brk tenement and stores. (Amt due, $9,172.37; taxes, &c, $537; sub to a mort of $28,000.) Robert Johanson 38,362

HERBERT A. SHERMAN.

*108th st, No 217, n s, 210 e 3d av, 25x100.11, 4-sty stone front tenement. (Amt due, $15,001.70; taxes, &c, $614.73.) Mary McMahon et al 15,000
*138th st, No 630, s s, 176.11 w Cyrpress av, 37.6x100, 6-sty brk tenement and stores. (Amt due, $9,570.83; taxes, &c, $1,625.) Charles Wynne 30,000

EDW. C. MARTIN.

*102d st, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. (Amt due, $16,040; taxes, &c, $1,075.) Elizabeth Silberhorn.....15,000

Total	$973,453
Corresponding week, 1908	$508,882
Jan. 1st, 1909, to date	$51,167,864
Corresponding period, 1908	$47,838,411

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Oct. 22, 23, 25, 26, 27 and 28. (No. 96.)

BOROUGH OF MANHATTAN.

Attorney st, No 122, e s, 100 n Rivington st, 30x100, 5-sty brk tenement and stores. FORECLOS, Oct 19, 1909. Chas M Beattie ref to Harris B Greenberg. Oct 27. Oct 28, 1909. 2:344—1. A $22,000—$34,000.
$1,500 over and above mort for 37,000

Bleecker st, No 283, e s, 25 n Jones st, 25x75, 5-sty brk tenement and stores. Harry Ackerman to Barter Realty Co. All liens. Oct 22. Oct 23, 1909. 2:590—50. A $13,500—$24,500.
other consid and 100

Bleecker st, No 283, e s, 25 n Jones st, 25x75, 5-sty brk tenement and store. Harry Ackerman to Barter Realty Co. All liens. Oct 25. Oct 26, 1909. 2:590—50. A $13,500—$24,500.
other consid and 100

Bleecker st, No 383 Perry st, No 88 | s e cor Perry st, 25x61.7, 5-sty brk tenement and store. Geo F Losche and Caroline his wife, to Carrie L Losche of Clifton Park, Hudson Co, N J. B & S. Mort $13,000. Oct 25. Oct 27, 1909. 2:621—41. A $14,000—$19,000. nom

Cannon st, Nos 54 and 56, e s, 125 n Delancey st, 50x100, two 5-sty brk tenements, store in No 54. Semi Nowak to Dora Greenberg. Mort $78,500. Oct 13. Oct 28, 1909. 2:328—2 and 3. A $34,000—$72,000.
other consid and 100

Croton st 165th st, No 511 | s s, 189.5 w Amsterdam av, 25x87 to 165th st x 25x86.10, except part for 165th st. 4-sty brk tenement and store. John Healy and Maggie T his wife to Florence Healy. All liens. Oct 12. Oct 26, 1909. 8:2123—9. $2,000—$7,000. nom

Canal st, No 409, n s, 55.11 e Sullivan st, runs n 82.4 x e 15 x s 4.6 x e 7.3 x s 82.1 to street x w 22.1 to beginning. 3-sty brk tenement and store. Geo W Rumbold to Henry H Jackson. Morts $21,000. Oct 20. Oct 27, 1909. 1:227—37. A $16,000—$21,000.
other consid and 100

Carmine st, Nos 21 and 23, the business. Rosina C Marino to Antonio Marino. Oct 25, Oct 26, 1909. —

Division st, No 261 (287), s s, about 130 e Montgomery st, 20.6x42, 2-sty brk dwelling.
Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling.
Edwin F Walton to Lewis A Mitchell. Mort $16,000. Oct 25. Oct 26, 1909. 1:287—42 and 43. A $18,000—$20,000.
other consid and 100

Division st, No 261 (287), s s, 128.6 e Montgomery st, 20.6x42, 2-sty brk dwelling.
Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling.
Mitchell A C Levy to Edwin F Walton. Mort $14,000. Oct 18. Oct 25, 1909. 1:287—42 and 43. A $18,000—$20,000.
other consid and 100

East Broadway, No 253, s s, 69 w Montgomery st, 23x95, 4-sty brk tenement. Fannie wife Simon Liebovitz to Simon Liebovitz. N Y. Oct 25. Oct 26, 1909. 1:286—24. A $21,000—$26,000.
other consid and 100

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Franklin st, Nos 132 to 140, n w cor Varick st, 102.10x87x102.1x Varick st, Nos 5 and 7, 87.7, 6-sty and part of a 6-sty brk loft and store buildings.

Varick st, No 9, w s, about 87 n Franklin st, 12.6x50, part 6-sty brk loft and store building.

Florence L Mabee, of Saratoga, N Y. to David S Walton, of East Orange, N J. ¼ part. C a G. Mort $160,000. Sept 30. Oct 23, 1909. 1:189—part lot 1. A $——$——. nom

Same property. Same to same. All right, title and interest to property and partnership of firm D S Walton & Co. Q C. Oct 18. Oct 23, 1909. 1:189. nom

Grand st, No 48, n s, 28.4 w West Broadway, 20x60, 5-sty brk tenement and store. FORECLOS, Oct 6, 1909. Francis W Pollock ref to Amelia A Purdy. Oct 27. Oct 28, 1909. 2:476—83. A $12,000—$16,000. 12,000

Gouverneur st, No 60, e s, 78.5 n Cherry st, 25x79.9x25x79.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS, Oct 19, 1909. Robert A Maddock ref to John A Weekes. Oct 21. Oct 22, 1909. 1:261—76. A 12,000—$17,000. 16,000

Goerck st, No 68, e s, 225 n Delancey st, 25x99.4, 5-sty brk tenement and store. Isidor Daniels to Beckie Daniels. Mort $25,500. Jan 21. Oct 25, 1909. 2:323—7. A $14,000—$23,000. nom

Henry st, No 284, s w cor Scammel st, 25.1x77.4x25.3x78.9, 5-Scammel st, No 15, sty brk tenement and stores. Barter Realty Co to Harry Ackerman of Brooklyn. All liens. Oct 15. Oct 23, 1909. 1:267—11. A $——$——. nom

Henry st, No 284, s w cor Scammel st, 25.1x77.4x25.3x78.9, 6-Scammel st, No 15, sty brk tenement and stores. Harry Ackerman to Barter Realty Co. All liens. Oct 25. Oct 26, 1909. 1:267—11. A $——$——. other consid and 100

Henry st, No 214, s s, 70.7 e Clinton st, 23.7x100x23.6x100. 5-sty brk tenement. Ovcey Livovitsch to Frank Rothstein. Morts $38,000. June 1. Oct 27, 1909. 1:269—82. A $18,000—$34,000. other consid and 100

Same property. Frank Rothstein to Selma Alexander. Mort $38,000. Aug 25. Oct 27, 1909. 1:269. other consid and 100

Jumel pl, n w cor 167th st, 166.3x100x101.2 to st, x119.3, va-167th st, cant. Jonas Weil et al to Fanny Gruen. B & S. All liens. Oct 25. Oct 28, 1909. 8:2112—49 to 53. A $23,500—$23,500. nom

Leonard st, Nos 75 and 77, n s, about 115 e Church st, 51x100, 5-sty stone front loft and store building. Simon Liebovitz et al firm S Liebovitz & Sons to Simon Liebovitz, of Arverne, L I. Mort $118,300. Nov 20, 1905. Oct 26, 1909. 1:174—7 and 8. A $97,000—$155,000. nom

Lewis st, No 78, e s, 124.9 n Rivington st, 25x99, 5-sty brk tenement and store and 5-sty brk tenement in rear. Louis Lippman and ano to Hyman Moskovitz. ½ part. All title. All liens. Sept 3. Oct 25, 1909. 2:329—39. A $16,000—$27,000. other consid and 100

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. FORECLOS. Benno Lewinson, ref, to Edmund Bittiner. Mort $10,000. Oct 26, 1909. 1:265—59. A $8,000—$13,000. $3,000 over mort

Norfolk st, No 179, w s, 150 s Houston st, 25x100, 6-sty brk tenement and store. The Berger Realty & Construction Co to Rose Kanson. All liens. Oct 23, 1909. 2:355—22. A $22,000—$43,000. 100

Oliver st, No 42, e s, 58.8 s Madison st, 30.1x72.2x29..9x75. 5-sty brk tenement and store. Abraham A Silberberg to Rachel Levy and Rose Romm. B & S. All liens. Oct. 25. Oct. 27, 1909. 1:278—53. A $14,500—$27,000. nom

Pearl st, No 181, on map Nos 181 and 183, s w cor Cedar st, Cedar st, Nos 2 to 6, on map Nos 1½ to 6, runs w 128.10 x s 73.2 x e 25.3 x n 12.7 x e 15.3 x n 35.3 x e 25.10 and 63.1 to w s Pearl st x n 22 to beginning. Two 4-sty brk loft and store bldgs. Gordon Cunard to Christian P Schmid. Oct 26. Oct 27, 1909. 1:41—1 and 34. A $92,900—$112,000. other consid and 100

Same property. Christian P Schmid to Emily M Roemer of Brooklyn. Oct 26. Oct 27, 1909. 1:41. other consid and 100

Prospect pl, No 45, n e cor 42d st, 17.1x58, 4-sty stone front 42d st, No 349, tenement and store. Harry Schlessinger to Ida Mendleson. Mort $17,100. Oct 22, 1909. 5:1335—22. A $7,000—$13,000. nom

Roosevelt st, No 96, e s, 79.8 n Cherry st, runs e 61.5 x n 40.2 x w 21.4 x s 20.8 x w 41.11 to st, x s 20.1 to beginning, 2-sty frame (brk front) tenement and stores. Daniel Reckhart to John A Weekes and Bernard Golden. Oct 25, 1909. 1:111—17. A $7,000—$8,000. other consid and 100

Sheriff st, No 47, w s, 75 n Delancey st, 25x75, 5-sty brk tenement and store. Isidor L Daniels to Beckie Daniels. Mort $27,000. Jan 21, 1909. Oct 25, 1909. 2:338—71. A $17,000—$28,000. nom

Warren st, No 22, n s, 98.10 e Church st, 24.11x100.4, 5-sty stone front loft and store building. Carrie S Clark and ano EXRS, &c, Louis Clark, Jr, to Adolf Horowitz. Mort $70,000. Oct 27. Oct 28, 1909. 1:135—10. A $66,000—$82,000. other consid and 1,000

3d st E, Nos 233 and 235, n s, 347.5 e Av B, 40.3x½ block x40.2x½ block, 6-sty brk tenement and stores. Isaac Goldblatt to Hyman Rechtseit. Morts $59,250. Oct 25. Oct 28, 1909. 2:386—53. A $28,000—$60,000. other consid and 100

4th st E, No 311, n e s, 129.5 s e Av C, 21.5x96, 3-sty brk dwelling. Simon Ehrlich to Marie wife of Simon Ehrlich. Mort $15,500. Oct 19. Oct 22, 1909 2:374—64. A $12,700—$15,500. nom

5th st, E, No 331, n s, 375 e 2d av, 25x97. 5-sty brk tenement and store. Abraham Treibitz to Ray wife of Abraham Treibitz. Mort $29,750. Oct 11. Oct 27, 1909. 2:447—43. A $19,000—$28,000. other consid and 100

5th st E, No 335. Power of atty. Ray Treibitz to Abraham Treibitz. Oct 11. Oct 28, 1909. ——

7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty brk tenement and store. Nathan Thumen to Hyman Thumen, Oscar Lehrer and Philip Breiman. Q C. Oct 22. Oct 23, 1909. 2:377—67. A $15,000—$36,000. nom

13th st W, Nos 213 and 215, n s, 200 w 7th av, 41.8x75, two 4-sty brk dwellings. Release mort. Joseph L Buttenwieser to Charles Rubinger. Oct 27. Oct 28, 1909. 2:618—46 and 47. A $19,000—$29,000. nom

Same property. Charles Rubinger to George Stadtlander. Morts $38,000. Oct 27. Oct 28, 1909. 2:618. other consid and 100

20th st, W, Nos 6 and 8, s s, 195 w 5th av, 50x92. 11-sty brk and stone loft and store bldg. Six and Eight West Twentieth Street Co to Christian P Schmid. Mort $250,000. Oct 26. Oct 27, 1909. 3:821—49. A $115,000—250,000. other consid and 100

Same property. Christian P Schmid to Gordon Cunard of Market Harborough, Leicestershire, England. Morts $270,000. Oct. 26. Oct. 27, 1909. 3:821. other consid and 100

21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty stone front dwelling. Morton Trust Co as TRUSTEE Charlotte A Soutter to Ganie L B d'Auxy and Robert Soutter. Oct 25. Oct 28, 1909. 3:822—66. A $52,000—$57,000. nom

22d st, E, No 235, n s, 150 w 2d av, 25 x ½ blk. 5-sty brk tenement and store and 5-sty brk tenement in rear. Isaac Schwadron to Anna C S Hassey. B & S. Mort $27,750 and all liens. Oct 27, 1909. 3:903—22. A $12,500—$22,000. nom

Same property. Rebecca Hamburger to same. Morts $27,750 and all liens. Oct 27, 1909. 3:903. nom

22d st E, No 227, n s, 250 n w 2d av, 25x98.9, 5-sty brk stable with 1-sty brk extension. George Kelly DEVISEE John Kelly to Theresa J wife George Kelly. Mort $10,000. June 9. Oct 25, 1909. 3:903—18. A $12,500—$16,000. other consid and 100

24th st E, No 223, n s, 287.9 w 2d av, 19.5x98.9, 3-sty brk stable with 1-sty brk extension. George Kelly DEVISEE John Kelly to Theresa J wife George Kelly. June 9. Oct 25, 1909. 3:905—15. A $8,000—$10,000. other consid and 100

25th st W, Nos 151 to 155, on map Nos 153 and 155, n s, 189.9 e 7th av, 59.4x98.9x59.3x98.9, vacant. The Twenty-Fifth Construction Co to Morris and Rosie Wiesen and Max Goldstein. Morts $245,000. Oct 22. Oct 23, 1909. 3:801—11 and 12. A $51,000—$51,000. other consid and 100

25th st W, No 353, n s, 175 e 9th av, 25x98.9, 5-sty brk tenement and 2-sty frame tenement in rear. Robert J Walsh to James C Walsh, of Saranac Lake, N Y. ½ part. June 22. Mort $10,000. Oct 26, 1909. 3:749—11. A $10,500—$13,000. nom

27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Lena Clark TRUSTEE for Bessie E Levy to Minnie Finkelstein. 1-6 part. All liens. Oct 21. Oct 22, 1909. 3:724—49. A $10,000—$27,000. 2,000

28th st W, No 331, n s, 350 w 8th av, 25x98.9, 5-sty stone front dwelling. Laura A Quackenbos to John D Quackenbos. Mort $10,000. Oct 27, 1908. Oct 26, 1909. 3:752—24. A $12,500—$18,500. nom

28th st E, Nos 313 and 315, n s, 161.8 e 2d av, 40.10x98.9, 6-sty brk tenement and stores. Morris Abrahams to Philip Abraham. Mort $48,000. Sept 29. Oct 26, 1909. 3:934—8. A $17,500—$51,000. other consid and 100

30th st E, No 8, s s, 157.6 e 5th av, 20x98.9, 4-sty stone front building and store. Release dower. Lucy H wife Chas F Parsons to Anna L Lockwood, Theodore and Geo F Foote, Jennie P Beaman, Otis L, Joseph F Jr, and John L Farley and Mildred F Beaman (Farley). June 23. Oct 26, 1909. 3:859—81. A $55,000—$67,000. nom

30th st E, No 8, s s, 157.6 e 5th av, 20x98.9, 4-sty stone front building and store. Eliz P Foote widow to Joseph F Farley, Jr, John L Farley and Mildred F Beaman (Farley). Life estate in 3-24 parts to which parties of 2d part are entitled. June 14. Oct 26, 1909. 3:859—81. A $55,000—$67,000. nom

30th st E, No 8, s s, 157.6 e 5th av, 20x98.9, 4-sty stone front building and store. Eliz P Foote, widow, et al to Minnie A Blanchard. All title. July 19. Oct 26, 1909. 3:859—81. A $55,000—$67,000. other consid and 100

Same property. Joseph F Farley, Jr, et al by Columbia Trust Co GUARDIAN to same. All title. B & S. Oct 26, 1909. 3:859. 6,594.81

Same property. Anna L wife Abraham Lockwood to same. 1-6 part. All title. July 22. Oct 26, 1909. 3:859. 100

Same property. Otis L Farley to same. 1-24 part. All title. July 29. Oct 26, 1909. 3:859. 100

30th st E, No 6, s s, 137.6 e 5th av, 20x98.9, 5-sty stone front building and store. James Miller to Minnie A Blanchard. June 4. Oct 26, 1909. 3:859—82. A $55,000—$67,000. nom

30th st E, Nos 6 and 8, s s, 137.6 e 5th av, 40x98.9, one 4 and one 5-sty stone front buildings and stores. Minnie A Blanchard to Francis E Johnson, of East Orange, N J. Morts $130,000. Oct 26, 1909. 3:859—81 and 82. A $110,000—$134,000. other consid and 100

30th st E, No 8, s s, 157.6 e 5th av, 20x98.9, 4-sty stone front building and store. Joseph F Farley to Otis L, Joseph F, Jr, John L and Mildred Farley his children. All curtesy. All title, &c. Q C. All liens. June 21. Oct 26, 1909. 3:859—81. A $55,000—$67,000. gift

36th st W, No 315, n s, 182 w 8th av, 24x98.9, 5-sty stone front tenement. Hugh Reilly to John M Quackenbos, of Montclair, N J. Oct 27. Oct 28, 1909. 3:760—31. A $11,000—$30,000. other consid and 100

41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. Jennie Schwab to Jennie Goldstein. All liens. Sept 15. Oct 22, 1909. 4:1032—20. A $15,000—$16,000. nom

45th st W, No 66, s s, 160 e 6th av, 20x100.5, 4-sty stone front dwelling. Wm J Mackin to The Commercial Trust Co of N Y, a corpn. July 10. Oct 26, 1909. 5:1260—68. A $38,000—$45,000. nom

47th st W, Nos 506 to 516, s s, 100 w 10th av, 100x100.4, six 2-sty frame tenements, store in No 506. Ernest Flagg to Model Fireproof Tenement Co, a corpn. Oct 15. Oct 26, 1909. 4:1075—37 to 40. A $25,000—$25,000. 100

49th st E, No 49, n s, 149 w Park av, 21x100.5, 5-sty brk dwelling. Louise C Bates to J Bentley Squier, Jr. Morts $60,000. Oct 21. Oct 22, 1909. 5:1285—31. A $40,000—$65,000. other consid and 100

52d st W, No 548, s s, 250 e 11th av, 25x100.5, 4-sty brk tenement. Nathan Moss to David Schiff. Mort $12,000. Oct 27. Oct 28, 1909. 4:1080—54. A $9,000—$14,000. other consid and 100

52d st W, No 548, s s, 250 e 11th av, 25x100.5, 4-sty brk tenement. V Loewers Gambrinus Brewery Co to Nathan Moss. All liens. B & S. July 2, 1907. Oct 22, 1909. 4:1080—54. A $9,000—$14,000. nom

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52d st W, No 531, n s, 375 e 11th av, 25x100.5, 5-sty brk tenement. Santina Gillio to Margaret E Weill. Mort $25,000. Oct 15. Oct 23, 1909. 4:1081—16. A $9,000—$20,000. nom

56th st E, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2, 6-sty brk tenement and stores. Morts $47,000.

56th st E, Nos 415 and 417, n s, 214 e 1st av, 40x91.11x40.1x94.7, 6-sty brk tenement. Mort $36,000.
Samuel H Raphael to Mathilda Bloch. Oct 4. Oct 23, 1909. 5:1368 8 and 10. A $24,000—$88,000. other consid and 100

60th st W, No 236, s s, 450 w Amsterdam av, 25x100.5, 4-sty brk tenement and store. Sebastiano Luciano to Bella Mintz. Mort $13,100. Oct 23. Oct 25, 1909. 4:1151—51. A $6,000—$10,000. 100

60th st, E, No 132, s s, 63.6 w Lexington av, 20.6x100.5. 4-sty and basement stone front dwelling. William Caille Jr to Frieda A, wife of William Caille Jr. B & S. Mort $12,500. May 16, 1906. Oct 27, 1909. 5:1394—60. A $31,000—$36,000. nom

63d st W, No 49, n s, 450 w Central Park West, 25x100.5, 5-sty stone front tenement. Kathryn and Josephine Mathieu EXTRXS & TRUSTEES Marie Mathieu to Charles Byrnes. Sept 15. Oct 26, 1909. 4:1116—14. A $28,000—$43,000.
other consid and 1,000

Same property. Charles Byrnes to Daniel B Freedman. Mort $40,000. Oct 25. Oct 26, 1909. 4:1116. nom

66th st E, Nos 339 and 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. Samuel Wacht to George Mundorff. Mort $37,000. Oct 25, 1909. 5:1441—22. A $16,000—$48,000.
other consid and 100

70th st W, No 255, n s, 225 e West End av, 17x100.5, 3-sty and basement brk dwelling. Wm C Spalding to Valetta H Bissell. Mort $16,250. Oct 22. Oct 25, 1909. 4:1162—10. A $10,500—$17,000. other consid and 100

70th st E, No 36, s s, 171.6 e Madison av, 16x100.5, 4-sty and basement stone front dwelling. Harriet Burgess et al TRUSTEES James M Brookfield to Samson Mayer. Mort $37,500. Feb 18. Oct 26, 1909. 5:1384—45½. A $32,000—$38,000. 45,000

70th st E, No 36, s s, 171.6 e Madison av, 16x100.5, 4-sty and basement stone front dwelling. Samson Mayer to Louis G Friess. Mort $37,500. Oct 26, 1909. 5:1384—45½. A $32,000—$38,000.
other consid and 100

71st st E, Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Pauline Miller to Ricardo Realty Co. Mort $45,000. Oct 20. Oct 22, 1909. 5:1465—38. A $15,000—$55,000. nom

75th st E, No 177, n s, 82 w 3d av, 38x102.2, 2-sty brk tenement and store and part 2-sty frame building in rear. Release mort. The Bowery Savings Bank to Philo Realty & Construction Co. Oct 21. Oct 23, 1909. 5:1410—32 and part lots 33, 35 and 36. A $——$——. nom

75th st, E, No 170, s s, 329 w 3d av, 18x102.2. 4-sty brk stable. Edmund Coffin to James Herbert of Brooklyn. Oct 25. Oct. 27 1909. 5:1409—50. A $11,000—$18,000. other consid and 100

76th st E, Nos 221 and 223, n s, 255 e 3d av, 50x102.2, two 4-sty stone front tenements. Franziska Holthaus to Isadore H Mitnick. Mort $31,750. Oct 20. Oct 22, 1909. 5:1431—11 and 12. A $22,000—$33,000. other consid and 100

77th st E, No 216, s s, 330 w 2d av, 25x102.2, 5-sty brk tenement and store. Moses Licht to Herman and Wilhelmine Treptow. Mort $27,400. Oct 21. Oct 25, 1909. 5:1431—38. A $11,000—$27,000. 100

83d st W, No 51, n s, 275 e Columbus av, 18.9x102.2, 3-sty and basement brk dwelling. W Virginia Hill to Ermance Rigny. Mt $16,000. Oct 26. Oct 28, 1909. 4:1197—12. A $13,000—$16,000. other consid and 100

84th st W, No 212, s s, 222 w Amsterdam av, 26x102.2, 5-sty stone front tenement. John J Parker to Laura wife of John J Parker. All liens. Oct 18. Oct 22, 1909. 4:1231—42. A $14,000—$28,500. other consid and 100

86th st W, No 104, s s, 45 w Columbus av, 20x100, 4-sty and basement stone front dwelling. Rodolfo G Barthold to Dina Maier. Mort $22,500. Oct 28, 1909. 4:1216—34½. A $16,500—$30,000. other consid and 100

90th st W, No 309, n s, 100 w West End av, 19.11x100.8, 3-sty and basement stone front dwelling. Gertrude T Cockerill to Frances I Bruton. All liens. Oct 22, 1909. 4:1251—16. A $12,500—$23,000. other consid and 100

93d st W, No 151, n s, 283 e Amsterdam av, 17x83.2 to s s Apthorps lane, x17x84, with all title to c l of said lane, 3-sty and basement brk dwelling. J W Fiske Iron Works to Frances E B Van Dyck. Oct 25. Oct 26, 1909. 4:1224—12½. A $9,000—$17,000. other consid and 100

93d st W, No 151, n s, 283 e Amsterdam av, 17x83.2 to s s Apthorps lane, x17x84, with all title to c l of said lane, 3-sty and basement brk dwelling. John M Fiske to J W Fiske Iron Works, a N J corpn. Q C. Oct 22. Oct 26, 1909. 4:1224—12½. A $9,000—$17,000. nom

95th st W, No 171, n s, 100 e Amsterdam av, 50x100.8, 5-sty brk tenement. Henrietta M Braun to Marie Hartmann. Oct 21. Oct 22, 1909. 4:1226—5. A $26,000—$54,000. nom

96th st, W, No 132, s s, 350 w Columbus av, 25x100.8. 5-sty stone front tenement. Lawrence Hand to John M Hoffman. Morfs $24,900. Oct 19. Oct 27, 1909. 4:1226—47. A $12,000—$27,000.
other consid and 100

97th st E, No 303, n s, 100 e 2d av, 25x100.11, 4-sty brk tenement & store. Mary Grolig to Aaron Simon. Mort $10,666. Oct 22. Oct 25, 1909. 6:1669—5. A $7,000—$12,000. nom

97th st W, No 134, s s, 467.5 e Amsterdam av, 17.6x100.11, 3-sty and basement stone front dwelling. Adolph Ammon to Louise Ammon. Mort $10,000. Oct 25. Oct 26, 1909. 7:1851—45. A $7,700—$13,000. other consid and 100

97th st, E, No 120, s s, 300 e Park av, 25x100.11. 5-sty stone front tenement. Julius Gerstenhaber to Annie Florea and Jennie Reiss. All liens. Oct 26. Oct 27, 1909. 6:1624—60. A $11,000—$25,000. nom

99th st, E, s s, 125 e 5th av, 75x100.11, vacant. Westown Realty Co to David C Hesse. Morts $40,000. Oct 27, 1909. 6:1601—65 to 67. A $148,000—$48,000. other consid and 100

102d st E, No 167, n s, 237.6 w 3d av, 27x100.11, 5-sty stone front tenement. Rose Rosenthal to Rose Vertun. Mort $16,000. Oct 23, 1909. 6:1630—27. A $8,500—$19,000. nom

103d st, W, No 244, s s, 172 e West End av, 17x100.11. 5-sty stone front dwelling. Hans R Boker to Elfriede M, wife Hans R Boker. Mort $20,000. Dec 16, 1908. Oct 27, 1909. 7:1874—57. A $10,200—$23,000. nom

106th st E, No 311, n s, 200 e 2d av, 25x100.11, 4-sty brk tenement and stores. Gertrude K Brennan to Alice Bullowa. Oct 22, 1909. 6:1678—9. A $9,000—$18,000. other consid and 100

107th st W, No 306, s s, 137 w West End av, 19x100.11, 5-sty brk dwelling. Wm J Casey to James G Johnson. Mort $30,000. Oct 28, 1909. 7:1892—22. A $12,900—$35,000.
other consid and 100

108th st E, No 104, s s, 25.6 e Park av, 25.6x50, 4-sty brk tenement. Max Hustedt to Henrietta Hustedt. Jan 19, 1904. Oct 22, 1909. 6:1635—70. A $6,500—$10,500. nom

110th st E, s s, 250 e 2d av, 25x100.11, vacant. Luigi Guida et al to Giuseppe Pompa and Maria C Arnese. All liens. Oct 16. Oct 22, 1909. 6:1681—42. A $7,000—$7,000.
other consid and 100

110th st E, s s, 250 e 2d av, 25x100.11, vacant. Release of covenants, &c. Henry Schmeidler and Spring Realty Co with Luigi and Antonio Guida and Luigi Cosentino. Oct 20. Oct 22, 1909. 6:1681—42. A $7,000—$7,000. nom

110th st E, Nos 223 to 231, n s, 266.8 w 2d av, 83.4x100.11, two 6-sty brk tenements and stores. Annie Silverman to Deby Simon. Mort $98,500. Oct 25. Oct 26, 1909. 6:1660—11 and 13. A $27,000—$94,000. other consid and 100

111th st, E, No 28, s s, 75 w Madison av, 25x100.11. 5-sty stone front tenement. Samuel Straussberg to Rosa Solner of Mountaindale, N Y. Mort $23,100. Oct 26. Oct 27, 1909. 6:1616—60. A $12,000—$24,000. other consid and 100

113th st E, No 73, n s, 177.2 w Park av, 26.7x100.11, 5-sty brk tenement and store. Simme wife Meyer Fuss to Abraham Jacobs. Q C. Oct 14. Oct 26, 1909. 6:1619—28. A $11,500—$21,500. nom

115th st W, No 215, n s, 265 w 7th av, 20x100.11, 5-sty stone front tenement. Mark Aaron to Elias J Gordon, of Yonkers, N Y. Morts $16,000. Oct 25, 1909. 7:1831—21. A $9,600—$17,000. 100

115th st W, No 67, n s, 250 e Lenox av, 25x100.11, 5-sty stone front tenement. Berkland Realty Corporation to John W Brice. Q C. All liens. Oct 28, 1909. 6:1599—12. A $14,000—$27,000.
other consid and 100

117th st E, No 65, n s, 90 w Park av, 25.6x100.11.
117th st E, No 63, n s, 115.6 w Park av, 25x100.11, two 5-sty brk tenements.
Moses M Goldstein to Samuel Levin. Morts $36,000. Oct 28, 1909. 6:1623—31 and 32. A $22,000—$46,000.
other consid and 100

117th st W, Nos 15 and 17, n s, 265.7 w 5th av, 34.8x100.11, 6-sty brk tenement. Pauline Miller to Ricardo Realty Co. Mort $47,250. Oct 21. Oct 22, 1909. 6:1601—25. A $10,500—$48,000.
other consid and 100

118th st E, No 537, n s, 457.1 e Pleasant av, 40.10x100.11, 5-sty brk tenement. FORECLOS. Oct 28, 1909. John J Freedman, ref, to Mary Siess. Oct 28, 1909. 6:1815—19. A $10,000—$31,000. 14,600

119th st E, Nos 232 and 234, s s, 160 w 2d av, 40x100.11, 6-sty brk tenement and stores. Wm J Hauser to Manhattan Avenue Holding Co. All liens. Sept 29. Oct 25, 1909. 6:1783—31. A $17,000—$49,000. other consid and 100

119th st E, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10, two 2-sty brk dwellings. Sunflower Realty & Security Co to Max Fleischer. Mort $16,000 and all liens. Oct 25. Oct 26, 1909. 6:1795—41 and 42. A $10,000—$14,000. other consid and 100

120th st W, No 122, s s, 273 w Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Beatrice B Bernheim to Value Realty Co, a corpn. Mort $20,000. Oct 23. Oct 25, 1909. 7:1904—45. A $9,600—$21,000. other consid and 100

125th st, W, No 548, s s, 125 e Broadway, 25x100.11. 5-sty brk tenement. Max Disetnick et al to Annie Holland. Mort $25,800 and all liens. Oct 25. Oct 27, 1909. 7:1979—58. A $11,000—$24,000. other consid and 100

127th st, W, n s, 192.8 w Broadway, 75x150, vacant. Richard S White to Ella Drohen. B & S. All liens. Sept 23. Oct 27, 1909. 7:1995—10. A $39,000—$39,000. nom

127th st, W, n s, 192.8 w Broadway, runs n 150 x w 94.7 x n w 6 x s 152.8 to street x e 100 to beginning, vacant. Ella Drohen to Faultless Construction Co. Oct 25. Oct 27, 1909. 7:1995—10 and part lot 5. A $——$——. nom

Same property. Release mort. Metropolitan Life Ins Co to same. Oct 27, 1909. 7:1995. 52,000

128th st E, No 52, s s, 290 w Park av, 25x99.11, 3-sty frame dwelling. Edward A and Wm H Freystadt EXRS Jacob Freystadt to James W Power. Oct 25, 1909. 6:1752—49. A $10,000—$12,000. 12,650

129th st W, No 215, n s, 181.3 w 7th av, 18.9x99.11, 3-sty and basement stone front dwelling. Arthur Blue to Rose M Dargeon. Oct 27. Oct 28, 1909. 7:1935—24. A $8,000—$11,000. nom

131st st W, No 221, n s, 257.4 w 7th av, 17.8x99.11, 3-sty and basement brk dwelling. Rebecca Dougherty to Eileen D Hofmann her daughter. Q C. Oct 25. Oct 28, 1909. 7:1937—21. A $7,700 $11,000. nom

133d st W, No 144, s s, 300 e 7th av, runs e 24.9 x s 27.4 and 72.6 x w 24.10 x n 99.11 to beginning. 6-sty brk tenement and store. Rosie Heyman to Annie Moore. ½ part. All liens. Sept 27. Oct. 27, 1909. 7:1917—51. A $11,000—$34,000. other consid and 100

134th st W, No 87, n s, 102.6 e Lenox av, 17.6x99.11, 3-sty and basement stone front tenement and store. Amelia Smith to Eugene A Dungey, of Borough of Richmond. Mort $7,500. Oct 26, 1909. 6:1732—6. A $7,000—$9,000. other consid and 100

141st st W, No 461, n s, 160 e Amsterdam av, 18x99.11, 4-sty brk dwelling. Katharine Van Alstyne to Angele I Callan of Yonkers, N Y. Mort $17,000. Oct 22. Oct 23, 1909. 7:2058—7½. A $4,700—$14,500. other consid and 100

142d st W, No 127, on map No 125, n s, 190 w Lenox av, 40x99.11. 6-sty brk tenement. Harris Gottlieb to Joseph A Goldfield. B & S. Morts $47,000. Oct 25. Oct 26, 1909. 7:2011—23. A $15,000—$47,000. other consid and 100

144th st W, s s, 410 e Lenox av, 125x99.11, vacant. Gertrude T Cockerill to John C Thatcher. Q C. All liens. Oct 22, 1909. 6:1741—51 to 55. A $22,500—$22,500. 3,000

166th st, W, No 458, s s, 125.4 w Colonial Parkway, late Edgecomb av, runs s 113.8 x w 25 x n w 12.7 x n 111.10 to street x e 37.6 to beginning. 5-sty brk tenement. David Bloom to Rose Malkan, his daughter. Morts $37,500. Oct 25. Oct 26, 1909. 8:2111—57. A $12,000—$45,000. other consid and 100

170th st W, No 556, s s, 100 w Audubon av, 25x95, 2-sty frame dwelling. Magdalena Scheidecker to Thomas Brennan. Oct 28, 1909. 8:2126—13. A $6,000—$7,000. other consid and 100

171st st W, s s, 125 w Audubon av, 50x95, owned by party 1st part; also land adj above in rear of above on the south, owned by party 2d part. Agreement as to encroachment, &c. Edward Bechtoldt with John Yule. Nov 20, 1908. Oct 26, 1909. 8:2127. nom

178th st W, No 659, n s, 125 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Josephine Arns to Marie A Arns her daughter. Mort $5,000. Oct 28, 1909. 8:2163—21. A $3,600—$7,500.
other consid and 100

182d st W, n s, 125 e St Nicholas av, 75x79.9, vacant. Anna S Miller and ano to Gerard Operating Co. Mort $13,500. Oct 18. Oct 22, 1909. 8:2154—62. A $16,500—$16,500.
other consid and 100

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206th st W, s s, 300 e 10th av, 100x99.11, vacant. Albert G Poirey to Alfred C Bachman. Oct 22. Oct 23, 1909. 8:2202. other consid and 100

Same property. Alfred C Bachman to Chas J Harvey. Mort $10,000. Oct 22. Oct 23, 1909. 8:2202—17. A $12,000—$12,000. other consid and 100

Av A, No 258, the business. Power of attorney. Sam Perlman to Mollie Aberbuck. Oct 21. Oct 22, 1909. ——

Amsterdam av, No 481 | n e cor 83d st, 25.8x100. 5-sty brk
83d st, Nos 175 and 177 | tenement and store. Carrie C Carhart and ano to James S Shea. Mort $40,000. Oct 26. Oct 27, 1909. 4:1214—1. A $33,000—$55,000. other consid and 100

Audubon av | s w cor 168th st, 25x100. |
168th st, No 550 | |

Audubon av, No 56, w s, 25 s 168th st, 25x100. |
John Ranft and Margaret his wife to John Ranft and Margaret his wife. Oct 27, 1909. 8:2124—31 and 32. A $21,500—$——. other consid and 100

Audubon av, No 140 | n w cor 172d st, 57x100, vacant. Release
172d st, No 551 | mort. Wm R Rose to Donald Robertson. Oct 25, 1909. 8:2129—21. A $20,500—$24,500. 100

Bradhurst av, Nos 234 and 236 | s e cor 154th st, 101.11x32.3x
154th st | 99.11x52.5, 5-sty brk tenement. James Murray et al to Realty Operating Co. Oct 27. Oct 28, 1909. 7:2047—20. A $11,000—$37,000. other consid and 100

Broadway | s w cor 153d st, 99.11x150, vacant. Jacob Hirsh to
153d st | Morris Levin. Mort $123,000. Oct 21. Oct 26, 1909. 7:2099—36. A $——$——. other consid and 100

Broadway, No 1448 | e s, 30.11 s 41st st, runs s 22.11 x e 78.9'
41st st, Nos 130 to 138 | x s 22 x e 20 x s 24.8 x e 59.9 x n 98.9 to s s 41st st, x w 79.9 x s 30 x w 84.11 to beginning.

Broadway, No 1450, s e cor 41st st, 31.2x84.11x30x93.4, 9 and 10-sty brk and stone hotel Albany.
Release judgment. August Silz to Douglass W and Florence L Mabee. Oct 19. Oct 26, 1909. 4:993—47 and 53. A $830,000—$1,140,000. nom

Broadway | s w cor 153d st, 99.11x125, vacant. Saml Hirsh to
153d st | Jacob Hirsh. All liens. Oct 4. Oct 26, 1909. 7:2099—part lot 36. A $——$——. other consid and 100

Broadway, Nos 2689 to 2695 | s w cor 103d st, 100.11x120, 10-sty
103d st, No 240 | brk and stone hotel. Herbert Du Puy to Morewood Realty Holding Co. Mort $525,000. Oct 21. Oct 23, 1909. 7:1874—52. A $150,000—$650,000. other consid and 100

Broadway, late Boulevard Lafayette | n w cor 156th st, runs w
156th st | 168 x n 99.11 x w 40 x n
157th st | 99.11 to s s 157th st, x e
Audubon pl | 101.8 to w s Boulevard Lafayette, x s 229.7 to beginning, two 6-sty brk tenements. Cathleen Turney to Fleischmann Bros Co. Q C. Oct 7, Oct 22, 1909. 8:2134 part lot 80. A $—— $——. nom

Broadway, late Boulevard Lafayette | s w cor 157th st, 123.7x173.9
Audubon pl | x99.11x101.8, 6-sty brk tenement. Mary A Franklin to
157th st | Fleischmann Bros Co. Morts $293,000. Oct 22, 1909. 8:2134—part lot 80. A $—— $——. other consid and 100

Same property. Fleischmann Bros Co to Mary A Franklin of Brooklyn. Morts $263,000. Oct 22, 1909. 8:2134. other consid and 100

Claremont av | s w cor 122d st, 100x100, 6-sty brk tenement. The
122d st, No 620 | Dacorn Realty Co to Abram Baudouine. Morts $225,000. Oct 22. Oct 23, 1909. 7:1991—31. A $72,000—P $125,000. other consid and 100

Columbus av, No 1001 | s e cor Cathedral Parkway, runs e 124.8 x
Cathedral Parkway | s w on curve, 165.7 x s w 28.1 to n e cor
109th st | Columbus av and 109th st, x n 145.10 to beginning, vacant. The City Real Estate Co to Manhattan Railway Co. Sub to 99 year lease on part of above. Oct 21. Oct 23, 1909. 7:1845—2 and 3. A $——$——. other consid and 100

Lenox av, No 381 | n w cor 129th st, 24.11x75. 5-sty stone front
129th st, No 105 | tenement and store. John J McGrath to Charles Tschanett. All liens. Oct 27, 1909. 7:1914—29. A $25,000—42,000. nom

Lexington av, No 1612 | s w cor 102d st, —x75x18x75. 3-sty brk
102d st | dwelling. Ada E Sultan to Isaac Acker. 1-5 part. All title. Correction deed. Oct 25. Oct 27, 1909. 6:1629—59. A $9,500—$11,500. 100

Lexington av, Nos 1584 to 1588 | s w cor 101st, 52.5x75.5. 3
101st st | 3-sty brk dwellings. Samuel Goldberg et al to Max Levin of Brooklyn. Mort $34,000 and all liens. Oct. 26. Oct 27, 1909. 6:1628—58 to 59. A $27,000—$35,000. other consid and 100

Lexington av, No 169, e s, 87.9 s 31st st, 21.11x100, 3-sty stone front dwelling. Elizabeth McColgan, widow, to Mary E McColgan, her daughter. Oct 22. Oct 23, 1909. 3:886—26. A $20,000—$26,000. gift

Lexington av, No 367, e s, 59.5 s 41st st, 19.8x75, 4-sty stone front dwelling. Elizabeth McColgan, widow, to Joseph T McColgan, her son. Oct 22. Oct 23, 1909. 5:1295—52. A $15,000—$21,000. nom

Madison av, No 1242 | n w cor 89th st, 100.8x36.8, 5-sty brk ten-
89th st | ement. John C and Kath M Moran, of Roxbury, Mass, to Wm W Carman, of Summit, N J. Mort $60,000, and all liens. Oct 26. Oct 28, 1909. 5:1501—16. A $95,000—$115,000. 107,500

Park av, No 1964, w s, 40 n 132d st, 20x75, 4-sty brk tenement. Cahterine signs Catharine Vetter to Minnie Schmidt. Mort $8,500 and all liens. Oct 25, 1909. 6:1757—34. A $5,500—$9,500. nom

Park av, No 1882, w s, 20 n 128th st, 20x70, 4-sty brk tenement and stores. Harold B Hinners et al to Margaretha Hinners. Oct 11. Oct 25, 1909. 6:1753—34. A $5,000—$9,000. nom

Park av | n e cor 97th st, 25.5x100, 1-sty frame dwelling. Adolph
97th st | Ammon to Louise Ammon. ¼ part. Oct 25. Oct 26, 1909. 6:1625—1. A $15,000—$15,000. other consid and 100

Pinehurst av | n w cor 177th st, 125x92.8x125.1x98, 2-sty frame
177th st | dwelling and vacant. Jacob Hirsh to Helene Realty & Construction Co. Morts $60,000. Oct 21. Oct 27, 1909. 8:2177—8. A $——$——. other consid and 100

Riverside Drive | n e cor 151st st, 103.9x173.1x99.11x145, vacant.
151st st | Chas M Rosenthal to Sillon Construction Co. Mort $45,000. Oct 20. Oct 23, 1909. 7:2098—13 to 18. A $32,000—$32,000. other consid and 100

Riverside Drive, No 528, on map Nos 528 and 529, e s, 452.3 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning, 6-sty brk tenement. St Pauls Construction Co to Kathryn Corriston. Mort $165,000. Oct 20. Oct 22, 1909. 7:1994—45. A $65,000—P $85,000. | other consid and 100

Riverside Drive, No 413, e s, 52.7 n 113th st, 51.8x111.9x50x98.7, 2-sty and basement stone front dwelling. Augustus L Hayes to Hugo S Mack. B & S. Mort $53,000. Oct 21. Oct 22, 1909. 7:1895—41. A $52,000—$52,000. nom

Riverside Drive, No 410 | n e cor 113th st, 52.7x98.7x50.11x85.3,
113th st | vacant. |

Riverside Drive, No 413, e s, 52.7 n 113th st, 51.8x111.9x50x98.7, |
2-sty and attic stone front dwelling. |
Winthrop Realty Co to Hugo S Mack. Q C. June 2. Oct 22, 1909. 7:1895—39 to 41. A $110,000—$110,000. other consid and 100

Same property. Hugo S Mack to Holland Holding Co. All liens. Oct 19. Oct 22, 1909. 7:1895. other consid and 100

St Nicholas av | s w cor 191st st, 100x200, vacant. Utility Realty
191st st | Co to Morgenthau Realty Co. Mort $50,000. Oct 21. Oct 22, 1909. 8:2169—48. A $—— $——. other consid and 100

St Nicholas av | n w cor 158th st, 203.3 to s s 159th st, x41.1x
158th st, No 491 | 199.10 to 158th st, x78.5, 6-sty brk tenement.
159th st | Broad Construction Co to Haines Realty Co. Morts $240,000. Oct 19. Oct 22, 1909. 8:2108—83 and 87. A $75,000—$75,000. other consid and 100

St Nicholas av | s w cor 164th st, runs w 53.9 to c l Audubon av x
164th st | s 99.11 x e 91 to w s St Nicholas av x n 106.7
Audubon av | to beginning. 6-sty brk tenement. One Hundred and Sixty Fourth Street Co to Rauracia Realty Company, a corporation. Morts $145,000. Oct 1. Oct 27, 1909. 8:2122 116. A $18,000—$——. other consid and 100

St Nicholas av | n w cor 190th st, 97x120, vacant. Morgenthau
190th st | Realty Co to Dakota Realty Co. B & S. Oct 21. Oct 21. Oct 22, 1909. 8:2169—48. A $——$——. other consid and 100

1st av, No 1464, e s, 22.2 n 76th st, 20x70, 4-sty brk tenement and store. Adolph Ammon to Louise Ammon. ¼ part. Oct 25. Oct 26, 1909. 5:1471—2. A $7,500—$13,500. other consid and 100

2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty brk tenement and stores. Henry S Knabenschuh to Anna E Jones, of Rockville Centre, N Y. Mort $14,500. Oct 25. Oct 26, 1909. 6:1678—51. A $10,000—$15,500. nom

2d av, No 2250, e s, 80.11 s 116th st, 20x80, 4-sty brk tenement and store. Sebastiano Luciano to Carmela Palermo. Q C. Morts $11,000. Oct 20. Oct 23, 1909. 6:1687—52. A $7,500—$13,000. nom

2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty brk tenement and stores. Chas F Jacobs to Henry S Knabenschuh of Brooklyn, N Y. Mort $14,500. Oct 25, 1909. 6:1678—51. A $10,000—$15,500. 100

3d av, Nos 1310 to 1320 | n w cor 75th st, 102.2x120, three 3-sty
75th st, Nos 177 and 179 | brk tenements and stores and two 2-sty brk tenements and stores and 2-sty frame building in rear. Gerson Hyman et al to Philo Realty & Construction Co. Morts $105,000. Feb 10. Oct 23, 1909. 5:1410—32 to 36. A $94,000—$116,000. other consid and 100

3d av, No 1995, e s, 60.10 s 110th st, 20x85, 4-sty brk tenement and store. D Maitland Armstrong, of Newburgh, N Y, to Wm H Armstrong, Washington, D C. All title. C a G. Oct 21. Oct 28, 1909. 6:1659—47½. A $11,000—$17,500. exch

5th av, Nos 2252 and 2254 | n w cor 137th st, 99.11x100, three 6-
137th st, Nos 1 and 3 | sty brk tenements and stores. Samuel Schenker to Ricka Kaufman. All liens. Oct 13. Oct 25, 1909. 6:1735—33 to 36. A $50,000—$140,000. nom

5th av | n w cor 142d st to s s 143d st, x210, 1-sty frame stable
142d st | and vacant. Julia M Curtiss confirms deed recorded
143d st | Mar 2, 1909, by the Lawyers Title Ins & Trust Co as GUARDIAN Julia M Curtiss to Peter Duffy. Mort $30,000. Oct 21. Oct 22, 1909. 6:1740—29 to 44. A $68,000—$68,000. nom

6th av, No 31 | n w s, 105 s w 4th st, 25x97.3 to s s Cornelia
Cornelia st, No 10 | st, x27.5x80, 3-sty frame (brk front) tenement and store and 2-sty frame (brk front) tenement in Cornelia st. Margaret Blakley INDIVID EXTRX Samuel G Blakeley to Curtiss P Byron. Mort $17,000. Oct 23. Oct 25, 1909. 2:589—22 and 28. A $14,000—$16,000. nom

7th av, Nos 2516 and 2518 | s w cor 146th st, 40x100, 6-sty brk
146th st, No 200 | tenement and stores. Sillon Construction Co to Chas M Rosenthal. Morts $87,500. Oct 20. Oct 23, 1909. 7:2031—37. A $33,000—$80,000. other consid and 100

7th av, Nos 2516 and 2518 | s w cor 146th st, 40x100, 6-sty brk
146th st, No 200 | tenement and stores. Joseph Silverson et al to Sillon Construction Co. Morts $77,500. Oct 19. Oct 23, 1909. 7:2031—37. A $33,000—$80,000. other consid and 100

7th av, No 2284, w s, 36.2 n 134th st, 17.9x65, 3-sty and basement brk tenement and store. Edwin A Becker to Ellis Getzler. Oct 16. Oct 28, 1909. 7:1940—30. A $8,000—$11,000. other consid and 100

8th av, No 2057, w s, 75.8 s 142th st, 25x100, 5-sty brk tenement and store. Rosa Herschman to Walter R Herschman. Q C. Oct 22. Oct 26, 1909. 7:1846—46. A $20,000—$33,000. other consid and 100

9th av, No 204, s e s, about 75 n 22d st, 24.8x100, 6-sty brk tenement and store. John Palmer to Fortunata N wife John Palmer. Mort $40,500. Sept 27. Oct 25, 1909. 3:746—4. A $15,000—$32,000. nom

9th av, Nos 793 and 795 | s w cor 53d st, 50.5x100, two 5-sty brk
53d st, Nos 400 to 404 | tenements and stores on av and two 4-sty stone front tenements in st. CONTRACT. William Keil, Jr, of New Rochelle, N Y, with Wm J Dunn. Morts $70,000. Oct 19. Oct 23, 1909. 4:1062—35 to 36½. A $55,000—$94,000. 92,000

10th av, No 116, e s, 20.6 n 17th st, 25x100, 5-sty brk tenement and stores. Barter Realty Co to Harry Ackerman, of Brooklyn. All liens. Oct 15. Oct 23, 1909. 3:715—2. A $11,000—$18,000. nom

10th av, No 488, e s, 49.5 n 37th st, 24.8x100, 5-sty brk tenement and store. V Loewers Gambrinus Brewery Co to Nathan Moss. B & S. All liens. July 2, 1907. Oct 22, 1909. 3:735—3. A $15,000—$30,000. nom

10th av, No 490, e s, 74.1 n 37th st, 24.8x100, 5-sty brk tenement and store. V Loewers Gambrinus Brewery Co to Ida Moss. B & S. All liens. July 2, 1907. Oct 22, 1909. 3:735—4. A $15,000—$30,000. nom

10th av, No 116, e s, 20.6 n 17th st, 25x100, 5-sty brk tenement and store. Harry Ackerman to Barter Realty Co. All liens. Oct 25. Oct 26, 1909. 3:715—2. A $11,000—$18,000. other consid and 100

MISCELLANEOUS.

Ante-nuptial agreement. William Connolly with Mary E Walsh. Oct 23. Oct 26, 1909. 100

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Power of attorney. Clement March to John E Doyle et al. Mar 28, 1905. Oct 25, 1909. P A. —
Power of attorney. Louise Hotz to Wm A Bartels. Apr 23. Oct 25, 1909. —
Power of attorney. Carrie Van Nostrand to John S Conabeer. July 23. Oct 22, 1909. —
Power of attorney. Abraham Orllow and ano to Morris Kernitsky. Oct 21. Oct 23, 1909. —
Power of attorney. Lillian H Colwell to Ernest M Munn. Oct 21. Oct 26, 1909. —
Power of attorney. Edward G Eibler and Edward J Dowling, 3d vice-President of the Bankers Surety Co, of Cleveland, Ohio to James McGinty et al, assistant secretaries, to execute bonds, &c. of said company. Oct 27. Oct 28, 1909. —
Power of attorney. Mathilde E R Stuyvesant of Allamuchy, Warren Co, N J, to Henry L Morris. Oct 19. Oct 28, 1909. —
Powery of attorney. N Y Life Ins and Trust Co of N Y as TRUSTEE Rutherfurd Stuyvesant to Henry L Morris. Oct 21. Oct 28, 1909. nom
Revocation of power of attorney. Hettie B McCook to John J McCook. Oct 26. Oct 27, 1909. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Beck st, w s, 350 n Longwood av, 80x100, vacant. Beck St Realty Co to Cunningham & Shand Construction Co. All liens. Oct 1. Oct 22, 1909. 10:2710. nom
Beck st, w s, 350 n Longwood av, 80x100, vacant. Release mort. Geo F Johnson to Beck St Realty Co. Oct 1. Oct 22, 1909. 10:2710. 5,600
Crotona Park South, No 654 | s e cor Crotona av, 22.1x100.7x21.1x
Crotona av | 107.1, 3-sty frame tenement and store.
Release mort. Wm R Rose to Ferdinand Hecht. Oct 21. Oct 22, 1909. 11:2937. 8,000
Hoffman st, s w cor 187th st, 70.4x94.11x72.4x94.11, vacant. Jos-
187th st eph Faiella to Arthur Avenue Realty & Construction Co. B & S and C a G. Oct 21. Oct 22, 1909. 11:3054. other consid and 100
*Herschel st, No 103, s w s, 303.9 s e Halsey pl, 39.5x112.7x27.1 x105.9.
Herschel st, No 105, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x 97.10.
Herschel st, No 106, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 97.10 to street x n w 25.4 to beginning.
Roworth Realty Co to Harry S Patterson of Brooklyn. Morts $12,250. Sept 29. Oct 27, 1909. 100
Kappock st, n s, bet Spuyten Duyvil Parkway and Arlington av. Boundary line agreement. Dora M Lesley with estate of Isaac G Johnson, a corpn. Oct 15. Oct 28, 1909. 13:3407. nom
Kelly st, w s, 186.11 n Westchester av, 25x100, vacant. Stephen J Reagan to William Nelson. Sept 21. (Re-recorded from Sept 21, 1909.) Oct 23, 1909. 10:2704. nom
Manida st, w s, 300 s Spofford av, 50x100, vacant. Release mort. Cornelia G Chapin to Empire Development Co. Q C. Oct 25. Oct 27, 1909. 10:2768. 1,170
*Magenta st | s e cor Rosewood av, 106x100. Power of attorney.
Rosewood av | Marie, wife Wendel Weindorf to Philip Weindorf. July 9. Oct 27, 1909. —
Mt Hope pl, s s, 100 e Mt Hope av, late Monroe av, 12.6x75, with all title to Mt Hope pl, s e cor Monroe av, 112.6x75, vacant. Augusta A Paulsen to Chas H Bull. Oct 25. Oct 26, 1909. 11:2802. other consid and 100
Manida st, No 858, n e s, 563.10 n w Lafayette av, 25x100, 2-sty brk dwelling. Manida Company to Robert G Wildnauer. Mort $7,500. Oct 25. Oct 26, 1909. 10:2740. nom
Prime pl, e s, at c l Riverdale lane, runs n w along c l said Riverdale lane 20 x n 285 to s s 254th st, x e 20.1 to e s Prime pl, x s 287 to beginning, contains 13-100 acres. Release mort. Harriet Launt to Rivers Estate, a corpn. Sept 20. Oct 26, 1909. 13:3421. nom
Riverdale lane | c l, begins at s e cor land hereby described, runs
Prime pl | w along c l said lane on curve 232.2 to e s Prime pl, x n 292.3 to s s 254th st, x e 255.10 x s 288 to beginning, contains 1 65-100 acres.
Riverdale lane, c l, at e s Prime pl, runs w along said c l 20 x n 292.3 to s s 254th st, x e 20.1 to e s said st, x s 292.3 to beginning, contains 13-100 acres.
Rivers Estate, a corpn, to Eugene Flauraud. All liens. Oct 13. Oct 26, 1909. 13:3421. other consid and 100
*St Ouen pl, n s, lots 11 and 12 and part lot 17, map No 1 of South Vernon Park (Cranford property), 50x130.11x50.11x140. Thos F Dunn to William Kruger of Mt Vernon, N Y. Oct 19. Oct 22, 1909. nom
Trafalgar pl, No 1829, w s, 78 s 176th st, 22x65, 2-sty frame dwelling. Max Israelowitz to Rose Israelowitz. ½ part. All title. Mort $3,000. Oct 23. Oct 25, 1909. 11:2958. nom
*Timpson st, w s, 225 n 205th st, and being lot 24 amended map No 1131 of Adee Park, 25x100. Geo F Kuhne to John J O'Hara. Mort $6,000. Oct 18. Oct 27, 1909. 100
*Wright st, w s, and being lots 86 and 87, map (No 1064) of 107 lots, Hudson Park. Bridget O'Brien Sullivan to Thomas J McDonough. Oct 15. Oct 27, 1909. nom
132d st, Nos 689 and 691, n s, 170 e Cypress av, late Trinity av, 30x110. 2 2-sty frame dwellings. Lydia Taylor and ano to Esther M Sutherland. Morts $6,200. June 11. Oct 27, 1909. 10:2561. nom
134th st, Nos 530 and 532 (810 and 812), s s, 250 w St Anns av, 50x100, 5-sty brk tenement. Nevelson Goldberg Realty Co to Nelly Henschel. Morts $40,000. Oct 22. Oct 23, 1909. 9:2261. other consid and 100
135th st, No 594 (866), s s, 266.8 e St Anns av, 16.8x100, 2-sty and basement brk dwelling. FORECLOS, Sept 27, 1909. Robert W Maloney, ref, to William, Johanna M and Mathilde A Moller as TRUSTEES, &c. Johan Moller for Margaretha Heuchling. Oct 16. Oct 22, 1909. 10:2547. 5,200
135th st, No 585, n s, 175 e St Anns av, 16.8x100, 2-sty brk dwelling. Harold B Hinners et al to Margaretha Hinners. Oct 11. Oct 25, 1909. 10:2548. nom
136th st, Nos 343 to 347, n s, 96.7 e Alexander av, runs n 50 x w .01½ x n 50 x e 60.10 x s 100.11 to st, x w 59.11 to beginning, two 3-sty frame dwellings and vacant. Margaret A Heath, of Watertown, Mass. to Alfred R Heath, of Watertown, Mass. All title. Q C. Apr 29. Oct 22, 1909. 9:2299. nom
136th st, No 428 (682), s s, 255 e Willis av, 15x100, 3-sty and basement brk dwelling. Sarah W wife Thos P Walls to Mary A Dawson. Mort $6,000. Oct 20. Oct 23, 1909. 9:2280. nom
137th st, s s, about 457.11 w Cypress av, also 800 w Home av, 25 x100, 1-sty frame stable. Mary Altieri to Carmine Liberti. All liens. Oct 21. Oct 23, 1909. 10:2549. other consid and 100
138th st, n s, 220 e Cypress av, 25x100.10, part 6-sty brk tenement and store. Release mort. Mutual Life Ins Co of N Y to Port Morris Realty and Construction Co. Oct 23. Oct 28, 1909. 10:2567. 4,500
140th st, No 451 (695), n s, 461 e Willis av, 38x100. 5-sty brk tenement. Louis Roeser to Chas J Roeser. Mort $20,000. Feb 1, 1908. Oct 27, 1909. 9:2285. other consid and 100
150th st, No 322, s s, 275 w Courtlandt av, 25x100, 2-sty frame dwelling. Fredk S and Marie A Pless to Michael A Cerussi. Oct 25. Oct 26, 1909. 9:2331. other consid and 100
163d st W, No 100, s s, 90 e Ogden av, 25x100, 4-sty brk tenement. Annie Waters to Edward Waters. Mort $15,000. June 23. Oct 26, 1909. 9:2511. other consid and 100
163d st, No 626, s s, 18.9 w Cauldwell av, 18.9x99, 2-sty frame dwelling. Clara K Hager to Ethel Williams, of Brooklyn. B & S. Sept 29. Oct 22, 1909. 10:2627. nom
169th st, late Arcularius pl, s s, 53.6 w Walton av, 26x70.8x26.4x 65.6, except part for 169th st, vacant. PARTITION, Oct 7, 1909. Ezra P Prentice ref to Andrew J Seibel. Oct 27. Oct 28, 1909. 9:2466. 2,300
*177th st, n s, 200 e Bronx Park av, 25x100. Augusta Barthold to John A Steinmetz. Mort $5,000. Mar 18. Oct 26, 1909. other consid and 100
183d st, No 742, s s, 25 e Clinton av (closed), 25x95. 2-sty frame dwelling. Wm J Erbe to Elizabeth, wife of Wm J Erbe. Mort $3,000. Oct 21. Oct 27, 1909. 11:3101. other consid and 100
187th st, n s, 100 w Bathgate av, strip, 1.10x156.6. Nathan B Roberts EXR Edward Roberts to The Mountain Construction Co. Q C and correction deed. Oct 14. Oct 22, 1909. 11:3057. 25
188th st, No 516, s s, 32 w Bathgate av, 20x89.5. 3-sty brk dwelling. Release mort. Wm V Simpson to The Mountain Construction Co. Oct 25. Oct 27, 1909. 11:3057. 3,000
Same property. Release mort. Fredk N Du Bois to same. Sept 23. Oct 27, 1909. 11:3057. 2,600
*214th st, s s, 69 w 4th av, and being lot 38 map (No 589 in Westchester Co) of New Village of Jerome.
Monaghan av, e s, 375 n Jefferson av, 25x100, Edenwald. Mort on this $3,000.
Concetta Merendino to Francesca Colletti. Oct 23, 1900 (?) probably meant for 1909. Oct 23, 1909. 100
*226th st, late 12th st, or av, s s, 355 e 4th av, and being east ½ of lot 311, map Wakefield, 50x114. Geo W Heatley to John Peterson. Q C. Correction and confirmation deed. Oct 20. Oct 22, 1909. nom
*227th st, s s, about 115 w Laconia av, 75x109.6.
Bronxwood av, e s, 84 n 225th st, 25x121.7 and being lots 22, 23, 24 and 127, map (No 1114a) of 329 lots, part Schieffelin estate. Marguerite Rochaux to Solomon Cohen. Mort $3,047.50 and all liens. Oct 18. Oct 27, 1909. nom
*231st st | s e cor Barnes av, 105x114, Wakefield. Arthur H
Barnes av | Wadick to Joseph J Wadick. 1-6 part. B & S. Oct 27, 1909. nom
236th st, No 100 | s e cor Oneida av, 25x100, 2-sty frame dwelling.
Oneida av | Investors Mortgage Co to Cushing Realty Co. All liens. Mar 12. Re-recorded from May 28, 1909. Oct 28, 1909. 12:3370. nom
241st st, n s, 160 e Katonah av, 25x100, vacant.
241st st, n s, 210 e Katonah av, 25x100, vacant.
241st st, n s, 260 e Katonah av, 25x100, vacant.
Release mort. Grace T Ely to Bronx Heights Land Co. Oct 22. Oct 27, 1909. 12:3390. 1,275
241st st, n s, 175 e Katonah av, 25x100.
241st st, n s, 225 e Katonah av, 25x100.
241st st, n s, 275 e Katonah av, 25x100,
and being lots 1030, 1032 and 1034 map (No 164) of Woodlawn Heights, vacant.
Bronx Heights Land Co to Virgilio D'Ambrosio, of County of Westchester, N Y. Oct 21. Oct 22, 1909. 12:3390. other consid and 100
242d st, s s.
Free Landing road and Tibbetts brook, w s.
240th st, n s.
Proposed st, e s.
Grant of easement or right of way over Dash's lane and old road from Spuyten Duyvil to Mosholu. Louisa Dash with Interborough Rapid Transit Co. All title. July 31. Oct 26, 1909. 13:3414. nom
259th st, late Rock st, s s, 150 e Tyndall av, late Hill st, 50x154.6 x54.8x177.4, vacant. Silas C Walbridge et al INDIVID & EXRS HEIRS, &c, Anna M C Barnes to Edward F Maloney. July 30. Oct 26, 1909. 13:3423. other consid and 100
*Amundson av, w s, 475 s Jefferson av, 25x100. Anna C Dougherty to A C D Company, a corpn. All liens. Oct 6. Oct 22, 1909. other consid and 100
*Barnes av, e s, 75 n 226th st, 78x105. Chas T Smith to Edward Volz. Oct 14. Oct 22, 1909. other consid and 100
*Barnes av, e s, 89.6 s 231st st, late 17th av, 25x105.6, Wakefield. M Katherine Wadick et al HEIRS, &c, Richard Wadick to Arthur H Wadick. ¾ parts. B & S. Oct 18. Oct 26, 1909. nom
Belmont av, e s, 150 n 183d st, 50x100, vacant. Isaac Brummer to Max Germansky. Morts $3,500. Oct 7. Oct 28, 1909. 11:3088. 100
Briggs av, No 2791, w s, 25 s 197th st, 25x93.3x25x92.9, 2-sty frame dwelling. Frederick Stubenvoll et al to John Poetters. Mort $6,000. Oct 25. Oct 26, 1909. 12:3301. other consid and 100
*Bronx and Pelham Parkway, s s, 75 e Matthews av, 50x152.11x 50x150.
Bronx and Pelham Parkway, s w cor Muliner av, 25x155.11x25 x157.4 and being lots 32, 33 and 36, blk 72, map (No 1138), sec 1 of Morris Park.
Harold B Weaver to Bankers Realty & Security Co. Morts $13,500. Sept 3. Oct 27, 1909. other consid and 100
*Bogart av, w s, 322.4 s Bronx and Pelham Parkway, 75x100 and being lots 44, 45 and 46, blk 71, same map. Theodore Werner to Bankers Realty & Security Co. Mort $6,000. Sept 3. Oct 27, 1909. other consid and 100
*Bogart av, w s, 222.4 s Bronx and Pelham Parkway, 50x150, and being lots 40 and 41, blk 71, same map. Same to same. Morts $4,000. Sept 3. Oct 27, 1909. other consid and 100
*Bogart av, w s, 425 n Lydig av, 25x100, and being lots 47 and 48, blk 71, same map. Same to same. Mort $3,600. Sept 3. Oct 27, 1909. other consid and 100
*Bogart av | begins Bogart av, n w cor Lydig av, 200x150 and being
Lydig av | lots 1 to 6 and 60 to 65, blk 71, same map. Thos F
Muliner av | Murphy to Bankers Realty & Security Co Mort $19,200. Sept 3. Oct 27, 1909. other consid and 100
*Corsa av, s s, 52 e Beech av and being lots 102 and 103, map Laconia Park, 52.2x131.4x50x116. Domenico Bastone to Antonio Bastone. Dec 1, 1908. Oct 27, 1909. nom

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Cauldwell av, No 800 | n e cor 158th st, 74.11x55, three 3-sty
158th st, Nos 653 and 655 | frame tenements. John Riegelman to
on map Nos 651 to 655 | Wolf Burland. Oct 22. Oct 23, 1909.
10:2630. 100

Clay av, No 1381, n w s, 897.5 n e 169th st, 16.8x100x16.9x98.6, 2 & 3-sty brk dwelling. FORECLOS, Oct 4, 1909. James Kearney, ref, to Sarah Brown. Mort $5,500 and all liens. Oct 25, 1909. 11:2872. $200 over and above mort for 5,500

Clinton av, e s, 25 n 179th st, late Lebanon st, 25x100, vacant. Louise Fischer to Geo N Fischer. Oct 21. Oct 25, 1909. 11:-3094. nom

Clinton av, No 1313, w s, 131.11 n 169th st, 28.10x138.2x28.10x138.3, 2-sty frame dwelling. Arnold Gutfreund to Chas B Gumb, of Weehawken, N J. Mort $5,000. Sept 25, 1906. Oct 26, 1909. 11:2933. other consid and 100

Same property. Chas B Gumb to The Levinson Improvement Co. Oct 25, 1909. Oct 26, 1909. 11:2933. other consid and 100

Clinton av, e s, 132 n 181st st, 66x150, vacant. CONTRACT. Annie Mahoney and Stephen Lyons with Giosue Galiani. Mort $4,000. Oct 20. Oct 26, 1909. 11:3097. 7,100

Cambreling av | e s, about 148 s 187th st, and being lot 63 map
Crescent av | property S Cambreling et al, 25x125.5 to Crescent av x32.1x105.4, s s, vacant. Harry Mayer to David Mayer Brewing Co. B & S. Oct 22, 1909. 11:3074. nom

Daly av, No 2008 (Catharine st), s e s, abt 120 n 178th st, and being lot 295 map East Tremont, 55x169, except part for av, 3-sty frame dwelling and vacant. The J & M Haffen Brewing Co to Catherine O'Sullivan. Mort $48,000 and all liens. June 29. Oct 27, 1909. 11:3127. other consid and 100

Decatur av, late Norwood av | e s, 330.8 s Gun Hill road, 50x
Webster av | 190 to w s Webster av, four 3-sty frame tenements. Vincent Avallone to Pauline Avallone. All liens. Oct 28, 1909. 12:3355. nom

*Eastern Boulevard | n w cor Middletown road, 155x75. Wm J Hy-
Middletown road | land to Sigmund Aschermann and William Snow. ½ part. B & S. Mort $5,000. Oct 11. Oct 23, 1909. 100

*Edwards av, e s, 325 n Marrin st and being lot 119, map (No 1084 in Westchester Co) of Seton Homestead at Westchester, 25x100. Chas E Nance to Alex F Walsh. Mort $3,000. Oct 16. Oct 27, 1909. other consid and 100

Fordham road | s w cor Loring pl, 57x102.5x50x130, and being lots
Loring pl | 157 and 158, amended map of Cammann Estate at Fordham Heights, vacant. Thomas Walsh to The Juliette Construction Co. Mort $6,000. Oct 22. Oct 23, 1909. 11:3225. other consid and 100

Franklin av, No 1387, n w s, 113.5 s w 170th st, 20x100, except part for av, 2-sty brk dwelling. Catharine wife Mayer Jones to Jennie Starr. Mort $4,225 and all liens. Oct 22. Oct 23, 1909. 11:2931. nom

Grand av, e s, 50 n Buchanan pl, 25x100, vacant. Robert W Hamilton to Felix Krupp Construction Co. Oct 16. Oct 25, 1909. 11:3196. other consid and 100

Grand Boulevard and Concourse, w s, 175 n 192d st, 75x110.3x75x109.5, vacant. Michael J Dowd to Anna M Decker. Mort $9,-000. Oct 25. Oct 26, 1909. 11:3168. other consid and 100

*Hobart av, w s, 400 s Waterbury av, and being lot 64 map (No 1115a) of 108 lots Coster Estate, runs w 100 x s 19.11 x e 28.6 x s 7.7 x e 71.6 to beginning. Hudson P Rose Co to Josephine Genzardi, of Westchester, N Y. Sept 7. Oct 26, 1909. nom

Hoe av, w s, 275 n 167th st, 25x100, vacant. Elise Levy to Rockfield Construction Co. Mort $2,200. Oct 23. Oct 27, 1909. 10:2745. other consid and 100

Hoe av, No 1176, e s, 79.1 s Home st, 25x100, 2-sty frame dwelling. Mary A wife of Dominick Colaizzi to said Dominick Colaizzi. Jan 13, 1903. Oct 28, 1909. 10:2752. nom

Jessup av late Jessup pl | e s, 105.10 n 170th st, 27.8x92.9 to 170th st, x31.2
170th st | x78.4, vacant. William Masterson to Catharine wife William Masterson. Oct 22. Oct 23, 1909. 11:2872. other consid and 100

Jessup av, No 1388 late Jessup pl | e s, 105.10 n of n s 170th st, 50x104.11 to w s 170th st, x56.4x78.11, except part
170th st | conveyed by deed recorded Dec 13, 1907, 2-sty frame dwelling. Thomas Marrin to Catharine Masterson. Oct 21. Oct 23, 1909. 11:2872. other consid and 100

*Lamport av, s s, 250 w Fort Schuyler road, 25x100, Tremont Heights. James Knox to Thomas Pentecost. Mort $3,600. Oct 22. Oct 23, 1909. 100

Longfellow av, No 1131, w s, 107.3 n 167th st, 25x100, 4-sty brk tenement. Release mort. Prospect Investing Co to Emma M S Mestaniz. Oct 27. Oct 28, 1909. 10:2754. 12,500

*Muliner av, w s, 226.4 n Bronxdale av, and being lot 37 block 47 map No 1138 of Sec 1 Morris Park, 25x109.11x25x109.2. Frederick Heller to Olga Bariffi. Oct 27. Oct 28, 1909. other consid and 100

Morris av, late Morris pl, e s, 195 s 160th st, 50x108.10, 3-sty frame dwelling. Charles Monks to Adam Brautigam. Q C. Mar 9, 1883. Oct 28, 1909. 9:2420. nom

*Mead av, n s, 205 w Unionport road, 25x100. Michel Policastro to Carmela Policastro his wife. Mort $4,500. Oct 21. Oct 22, 1909. other consid and 100

Mohegan av | w s, 331 s 180th st, 44x150 to Crotona Parkway,
Crotona Parkway | except part for Crotona Parkway and Mohegan av, vacant. Mary A Koester to Theodore Bingenheimer. Mort $3,500. Oct 25. Oct 26, 1909. 11:3118. other consid and 100

Mt Hope av, late Monroe av, w s, 95 s 175th st, 50x95, vacant. Carrie Van Nostrand et al to The City of New York. Oct 21. Oct 25, 1909. 11:2797. 7,500

Mott av, No 384 | s e cor 144th st, 100x100, 3-sty frame dwelling
144th st, No 160 | and vacant. South Side Construction Co to Heightstown Construction Co. Oct 25. Oct 26, 1909. 9:2341. other consid and 100

*Magenta av (211th st), s e cor Rosewood av, and being lots 157 to 160 map (No 426) of lots near Williamsbridge Station, 105.7x100. Wendel Weindorf to Sigmund Ernst and Harry Cahn. Oct 25. Oct 27, 1909. other consid and 100

*Nelson av | n e cor Pratt av, 61.6x100x49.11x100.8, Edenwald.
Pratt av | Anna C Dougherty to A C D Company, a corpn. All liens. Oct 6. Oct 22, 1909. other consid and 100

Park av, No 3946, late Railroad av, e s, 250 s 173d st, late 11th st, 50x150, 2-sty brk dwelling and vacant. Maurice Mayer to David Mayer Brewing Co. All title. B & S. Oct 22, 1909. 11:-2905. nom

Pelham av, No 600 | former line, s e cor Arthur av, 15x98.5x16.5x
Arthur av | 95.2, except part for Arthur av, with right to land in front to present s s of Pelham av, 2-sty frame dwelling and store. Domenico Bastone to Antonio Bastone. Mort $17,000. Dec 1, 1908. Oct 27, 1909. 11:3078. nom

*Parker av, n s, about 163 e Castle Hill av, 25x100. Antonio Cascia to Edwardo Merenda. Oct 22. Oct 23, 1909. other consid and 100

*Parker av, s s, 300 e Lyon av, 25x130, Westchester. Oscar Bartelstone et al to John Brandum. Mort $3,800. Oct 27. Oct 28, 1909. other consid and 100

Prospect av, No 980 | n e cor 164th st, 74.7x75, 6-sty brk tenement.
164th st, No 851 | Nelly Henschel to Nevelson Goldberg Realty Company. Morts $87,750. Oct 15. Oct 23, 1909. 10:2690. nom

Spofford av, s s, 25 w Barretto st, 25x100, vacant. Release mort. Cornelia G Chapin to Empire Development Co. Q C. Oct 18. Oct 27, 1909. 10:2768. 800

*Seton av, e s, 425 s Nelson av, 75x100. Land Co "C" of Edenwald to William Lynch of Brooklyn. July 8. Oct 27, 1909. nom

St Anns av No 210 | s e cor 137th st, 45x103.10x45x105, 6-sty
137th st, No 570 | brk tenement and stores. FORECLOS, Oct 14, 1909. Algernon S Norton ref to Frank Aranow. Mort $50,-000. Oct 27. Oct 28, 1909. 10:2549. 69,200

Same property. Frank Aranow to Geo S Runk. Mort $50,000. Oct 27. Oct 28, 1909. 10:2549. other consid and 100

St Anns av, Nos 206 and 208, e s, 45 s 137th st, 40x102.8x40x103.10, 6-sty brk tenement and stores. FORECLOS, Oct 14, 1909. Algernon S Norton ref to Frank Aranow. Mort $35,000. Oct 27. Oct 28, 1909. 10:2549. 46,400

Same property. Frank Aranow to Geo S Runk. Mort $35,000. Oct 27. Oct 28, 1909. 10:2549. other consid and 100

St Anns av, Nos 202 and 204, e s, 85 s 137th st, runs s 40 x e 101.7 x n 30 x e — x n 10 x w 102.8 to beginning, 6-sty brk tenement and stores. FORECLOS, Oct 14, 1909. Algernon S Norton ref to Frank Aranow. Mort $35,000. Oct 27. Oct 28, 1909. 10:-2549. 47,000

Same property. Frank Aranow to Geo S Runk. Mort $35,000. Oct 27. Oct 28, 1909. 10:2549. other consid and 100

St Anns av, Nos 210 | s e cor 137th st, 45x103.10x45x105.
137th st, No 570 |

St Anns av, Nos 206 and 208, e s, 45 s 137th st, 40x102.8x40x103.10.

St Anns av, Nos 202 and 204, e s, 85 s 137th st, runs s 40 x e 101.7 x n 30 x e — x n 10 x w 102.8 to beginning.
three 6-sty brk tenements and stores.
Anthony C Brew as TRUSTEE in bankruptcy of Nathan Schlessel to Yetta Schlessel. Oct 23. Oct 28, 1909. 10:2549.
2,000 and 10 notes for $100 each

Trinity av, Nos 971 and 973, w s, 27 s 164th st, 73x100, two 5-sty brk tenements. Louise G Colon formerly wife George Colon to Helen A Shea. B & S. Oct 25. Oct 26, 1909. 10:2632. nom

Union av, No 668, on map No 670, e s, 100 n 152d st, 37.6x95, 5-sty brk tenement. The Dacorn Realty Co to George and Hubert B Mundorff. Mort $28,000. June 15, 1908. (Re-recorded from June 15, 1908.) Oct 25, 1909. 10:2675. other consid and 100

Same property. George Mundorff et al to Gisela Dreyfus. Morts $35,400. Oct 25, 1909. 10:2675. other consid and 100

Valentine av, Nos 2118 and 2120, e s, 375.7 n 180th st, 50.8x113.10 x50x107.7, two 2-sty brk dwellings. Arthur H Sigler to Edward M James. Mort $14,000 and all liens. Oct 18. Oct 26, 1909. 11:3144. other consid and 100

Valentine av, No 2350, e s, 75 s Clark st and abt 185 s 184th st, 25x85, 2-sty frame dwelling. Peter Handibode to Geo E Fudji. Mort $3,000. Oct 25, 1909. 11:3146. 6,000

Verio av | n e cor 235th st, 110.2x88.10x100x135, vacant. William
235th st | Lyttle to Auletta & Co, a corporation. Oct 27, 1909. 12:3397. nom

Vyse av, e s, 150 s 172d st, 25x100, vacant. Mort $1,000.

Vyse av, e s, 200 s 172d st, 25x100, vacant. Mort $2,300.
Alonzo Jackson to Casco Building Co. Sept 17. Oct 22, 1909. 11:2995. other consid and 100

Villa av, e s, 85.3 n Bedford Park Boulevard, late Southern Boulevard, 75x100, vacant. Mary R Fitzpatrick to Roman Catholic Church of St Philip Neri, Bedford Park, N Y. Mort $3,500. Oct 15. Oct 22, 1909. other consid and 100

Wales av, n w s, 50 s w Fox or 150th st, 50x105, vacant. Annie Lynch and ano to Teressa and Honora Lynch. B & S. All title. Oct 23. Oct 25, 1909. 10:2641. nom

Wales av | n w cor St Marys st, 262.5 to s s 144th st, late
St Marys st | St Josephs st, x100, vacant. Realty Operating Co
144th st | James Murray and Robert Hill. Mort $13,000. Oct 28, 1909. 10:2574. other consid and 100

Washington av, Nos 482 to 486, s e cor 167th st, runs e 65 x s 70 x w 45 x — 5.4 x w 20 to av, x n 75.4 to beginning, three 3-sty frame tenements and stores. Charles Klingenstein to David Mayer Brewing Co. Mort $9,000. Feb 27, 1907. Oct 22, 1909. 9:2371. nom

Washington av, Nos 2381 and 2383 | s w cor 186th st, 50x91, two
186th st, No 472 | 4-sty brk tenements and stores. Harry Mayer to David Mayer Brewing Co. B & S. All liens. Oct 22, 1909. 11:3039. nom

Webster av | s w cor 176th st, 37x91.7, to former William st,
176th st, No 392 | x37x93.8, except part for st, with all title to William st and Carter av, 2-sty frame dwelling & 1-sty frame building. Mary Altieri to Carmine Liberti. All liens. Oct 21. Oct 23, 1909. 11:2892. other consid and 100

Webster av, No 2091, w s, 95.6 n 180th st, 33.9x80, 4-sty brk tenement. Release mort. Louis Gates to Charles Bjorkegren, Inc, a corpn. Oct 25. Oct 26, 1909. 11:3143. 1,000

Webster av, No 2091, w s, 95.6 n 180th st, 33.9x80, 4-sty brk tenement. Release mort. Charles Bjorkegren to Charles Bjorkegren, Inc. Oct 25. Oct 26, 1909. 11:3143. nom

Same property. Release mort. North American Mortgage Co to same. Oct 25. Oct 26, 1909. 11:3143. 13,000

West Farms road.
Westchester av.
Agreement as to release of contract dated Aug 11, 1908. Lawyers Title Ins & Trust Co to Martha Graham Construction Co. May 29. Oct 26, 1909. 10:2751. nom

*Willett av, w s, 100 s 216th st, 200x100. FORECLOS, Sept 22, 1909. Louis B Hasbrouck, ref, to Kank Realty Co, a corpn. Oct 22. Oct 23, 1909. 8,300

3d av, w s, 324.3 n 176th st, 51x95.8x51x97.7, vacant. Louise M H Cannon to Alonzo G Cannon. Oct 21. Oct 22, 1909. 11:-2924. nom

3d av, No 3888, e s, 119 s 172d st, 27x125, 4-sty brk tenement and store. Sigmund Ernst et al to Wendel Weindorf. Mort $18,000. Oct 19. Oct 27, 1909. 11:2929. other consid and 100

*6th av | s e cor 1st st, 50x100, Laconia Park. Benjamin Jaffe to
1st st | Francis C Elgar. B & S and C & G. Oct 25. Oct 27, 1909. nom

*Willow land road leading to Pelham, begins at n e cor of lot hereby described adj land Thomas Montgomery, runs s along said road 30 to land S F Myers, x w 150 x n 30 x e 150 to beginning, Throggs Neck.

Willow land road, leading from Throggs Point to Pelham Bridge, w s, 30 s land owned or occupied by Loretta Clapp, runs w 150 along land of Myers, x n 30 x e 150 to road, x s 30 to beginning.

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Maud F Boes, of Westchester, N Y, to Julia Boes, of Westchester, N Y. ½ part. All title. Party 2d part agrees to care for Albert S Clapp during his life. Mort $1,000. Oct 16. Oct 22, 1909. nom

*East River, high-water mark at w line lands Bradish Johnson, known as lot 37, runs s w 584 to pierhead line, x n e 486 x n e 500 x w — to beginning, contains 5 9-10 acres of land under water.

*Plot begins 1,059.6 e Unionport rd at pt 350 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, Van Nest. Chas J Tulinger to Annie Tulinger. Mort $2,800. Oct 26, 1909. other consid and 100

*Plot begins 590 e White Plains road at point 1,229.9 n along same from Morris Park av, runs n e 102.1 x n w 102.1 x s e 102.1 to beginning, with right of way over strip to Morris Park av. Ada M Ramos to Teasdale Realty Co and Chas A Laumeister. Mort $2,200. Oct 25. Oct 26, 1909. other consid and 100

Road from Westchester to Clasons Point, e s, at high water line of East River, runs s e 194 to pierhead line, x n on curve 203 x n e 595 x n w 430 to n e cor lands of Bradish Johnson, known on lot 31, x s and w — to beginning, contains 4 575-1,000 acres of land under water, said properties being lands under waters of East River and Westchester Creek in front of and adj uplands of grantees at Westchester.
The People of the State of N Y to Bradish Johnson et al EXRS and TRUSTEES heirs, etc., of Bradish Johnson decd. Jan 7, 1895. Oct 28, 1909. letters patent

*Same property. Same to same. April 10, 1895. Oct 28, 1909. letters patent

Triangular plot, being part lot 30 map No 1105, begins at w wall of building adj premises hereby described on east, at n line of lot 30 at point 226 e Prospect av, runs s 24.6 x w 0.8¼ x s 2.5 x e 1.2 x s 51.6 x n w 62.10 x n e 34.3 to beginning. Bronx Borough Bank to Peter McKay. Sept 9. Oct 28, 1909. 11:2937, 2938. other consid and 100

*Triangular strip, begins 690 e White Plains road at point 1,245 n along same from Morris Park av, runs s w 25.5 x n e 25.11 x s e 5.2 to beginning, with right of way over strip to Morris Park av.

Triangular strip, begins 590 e White Plains road at point 1,345 n along same from Morris Park av, runs n e 64.5 x s w 65.9 x n e 13.2 to beginning, with right of way over strip to Morris Park av.
Regent Realty Co to Chas A Laumeister and Teasdale Realty Co. All liens. Oct 25. Oct 26, 1909. nom

*Triangular strip, begins 690 e White Plains road at point 1,345 n along same from Morris Park av, runs s w 35.7 x n e 36.4 x s e 7.3 to beginning, with right of way over strip to Morris Park av.

Triangular strip, begins 590 e White Plains road at point 1,245 n along same from Morris Park av, runs n e 74.7 x s w 76.1 x n w 15.3 to beginning, with right of way over strip to Morris Park av.
Chas A Laumeister and Teasdale Realty Co to Regent Realty Co. Oct 25. Oct 26, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Oct. 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Bayard st, No 104. Assign lease. Dominico Tommasso to Luigi Alleva. Oct 19. Oct 26, 1909. 1:199.....nom

Clinton st, Nos 250 and 252, corner store. Rose Smigel to Max Sommer; 3 years, from Jan 1, 1910. Oct 25, 1909. 1:257....696

Franklin st, No 142, n s, 18.9x87.6.....
Franklin st, n s, 121.8 w Varick st, 1x87.6.....
Assigns two leases. Florence L Mabee, of Saratoga Springs, N Y, to David S Walton, of East Orange, N J. ¼ part. Sept 30. Oct 23, 1909. 1:189.....nom

Goerck st, s w cor 3d st, ground floor and two upper floors of rear building. Osias Karp to Ida M Schiffman; 5 4-12 years, from Jan 1, 1909. Oct 27, 1909. 2:356.....3,300

Henry st, Nos 332 to 336, 3d store from Grand st. Bernard Turkel to Jim Pittala; 5 years, from Sept 1, 1909. Oct 27, 1909. 1:267.....240 and 264

Henry st, No 326. Surrender lease. Moses Hollander to Sarah Cohen and Jacob Kasper. All title. Sept 21. Oct 23, 1909. 1:267.....434

Henry st, No 185, 1st floor. Ary Flaks to George Ginsbrey; 3 years, from May 1, 1910. Oct 28, 1909. 1:285.....552

Houston st, No 314 East, store and basement. Max Schlanger to Edward Hess; 5 years, from Aug 15, 1909. Oct 22, 1909. 2:384.....1,500

Same property. Assign lease. Edward Hess to Wm Zoll. Oct 21. Oct 22, 1909. 2:384.....nom

Mulberry st, No 44. Assign lease. Frank Cellilo and ano to The Excelsior Brewing Co of N Y. Mort $1,200. Oct 20. Oct 22, 1909. 1:164.....nom

Mulberry st, No 44, ground floor. Maddalena Cellilo to Frank Cellilo and Gerard Labriola; 5 years, from May 1, 1909. Oct 22, 1909. 1:164.....2,100

Mott st, No 102, store and basement. Joseph Staffo to Thomas De Palo; 5 years, from June 2, 1909. Oct 22, 1909. 1:204.....780 and 840

Mott st, No 102. Assign lease. Thomas De Palo to Chas M Stein, of Hudson Co, N J. Sept 3. Oct 22, 1909. 1:204.....nom

Monroe st, s e cor Scammel st, 95.7x114.8x95.6x107.7, all. Marcus L Osk and ano to Joseph M Goldberg and ano; 20 7-12 yrs, from May 1, 1909. Oct 28, 1909. 1:261.....taxes, &c, and 4,500

Monroe st, No 273. Assign lease. Henry Pundt to Emilie Geneis. Mort $1,750. Oct 26. Oct 28, 1909. 1:266.....nom

Oliver st, No 42, all. Ray Levy and ano to Domenico Divito; 3 years, from Nov 1, 1912. Oct 27, 1909. 1:278.....2,700

Perry st, No 155. Assign lease. Hudson & Jersey Coal Co to Burns Brothers, a corpn. Oct 21. Oct 23, 1909. 2:637.....nom

Ridge st, No 89, store and basement. Lazarus Levy to Louis Fensterblau. Oct 21, 1909; 10 years from completion of alterations. Oct 22, 1909. 2:343.....1,800 and 1,900

South st, Nos 228 and 229, n s, all. M Berman & Co to Solomon Joseph and Simon Miller, firm Joseph & Miller; 5 7-12 years, from Oct 1, 1909. Oct 26, 1909. 1:249.....1,400

St Marks pl, No 24, all. Jacob C and Fredk S Heinsheimer to Isaac Schechter; 5 years, from Nov 1, 1909. Oct 28, 1909. 2:463.....4,200

Thompson st, Nos 230 and 232, 1st and 2d stories and south basement. Abraham Kassel to Vincenzo Pasquale; 5 years, from Dec 1, 1909. Oct 25, 1909. 2:537.....1,044

Union sq W or Union pl 14th st | n w cor 14th st, 51.7x116.10, ground lease. Frederick T Van Beuren et al to William Crawford; 21 years, from Sept 1, 1909. Oct 25, 1909. 3:842.....taxes, &c, and 20,000 and 21,000

Washington st, No 731, all. Herman Schwarz and ano to Jeremiah O'Sullivan and ano; 2 years, from Oct 1, 1909. Oct 25, 1909. 2:634.....1,100

West st, No 101, store, with a 5 ft entrance along w s of No 148 Liberty st. Central R R of N J to The Terminal Liquor Co; 10 years, from Dec 1, 1909. Oct 27, 1909. 1:56.....3,600 to 5,000, total for term 44,200

4th st, No 238, s w s, 80 n w Av B, 23x96.2. Eliz M Marshall to William Peter Brewing Co; 21 years, from Nov 1, 1909. Oct 23, 1909. 2:399.....taxes, &c, and 900

4th st, Nos 40 to 44, s s, 60 w Greene st, 60x56.5, all. Fenella Burrell to Max Taigman and David Wald; 10 years, from May 1, 1908. Privilege of two renewals. Oct 22, 1909. 2:535.....taxes, &c, and 3,000

9th st, No 6 East, all. Chas F Whittingham to Gustav Otto; 8 10-12 years, from July 1, 1909. Oct 28, 1909. 2:556.....2,200

17th st, No 24 West, basement, store and cellar. Gustave Schumann, Jr, to Robert J Brunner; from Oct 25, 1909, to Jan 30, 1917. Oct 26, 1909. 3:818.....1,900 to 2,250

20th st, No 349 East, all. John Fallon to Mrs A Von Der Lieth; 2 10-12 years, from July 1, 1908. Oct 22, 1909. 3:926.....600

24th st, Nos 103 and 105 West. Assign lease. John O'Connor to Frank R McGinn. Oct 15. Oct 22, 1909. 3:800.....nom

29th st, Nos 32 and 34 West, all. Ada Howe to Louis Buchler and Joseph Shaughnessy; 21 years, from Oct 1, 1909. Oct 28, 1909. 3:850.....taxes, &c, and $6,000 to $8,500

30th st, No 4 East, basement, store. Anna M Frizzell agt for Paul De Blois Laighton to The H N Tiemann Co; 4 years, from Oct 1, 1909. Oct 28, 1909. 3:832.....1,860

34th st, No 122 West, s s, 3-sty and basement brk and stone dwelling. Isadore H Sultzbach to Filip Deutsch; 3 years, from Oct 15, 1909. Oct 26, 1909. 3:809.....2,500 to 2,900

34th st, No 122 West. Assign lease. Filip Deutsch to Antonia Deutsch. All title. Oct 23. Oct 26, 1909. 3:809.....nom

34th st, No 124 West, basement store. Harry Schneiderman and ano to Carl Schulz; 1 7-12 years, from Oct 1, 1909. Oct 27, 1909. 3:809.....2,700

37th st, No 406 West, all. Wm Sauter to John and Fredk Schaefer; 10 years, from Nov 1, 1909. Oct 25, 1909. 3:734.....2,800 and 3,000

40th st No 336 East. Surrender lease. Adolph S Miller to Antonio and Giuseppe Burtollato. All title. Jan 17, 1908. Oct 23, 1909. 3:945.....170

42d st, No 119 West, store, &c. Christiana A Ely et al to College Clothes Shop; 5 years, from Mar 1, 1910. Oct 27, 1909. 4:995.....8,000

44th st, No 237, n s, 300 e 8th av, 20x100.5. Assign lease. James J Winant EXR James J Winant deceased to Marietta W Hotchkin. B & S. Oct 7. Oct 23, 1909. 4:1016.....nom

47th st, No 76 West, all. Martha L Morgan to Amelia H Metzner; 2 years 7½ months, from Sept 15, 1909. Oct 23, 1909. 5:1262. 2,500

70th st, n s, 65 w Exterior st, 150x100.4, all. William Lowe to Farmers Feed Co of N Y; 5 8-12 years, from Sept 1, 1909 (5 years renewal). Oct 27, 1909. 5:1482.....4,500

88th st, Nos 58 and 60 East, all, with boilers, tanks and fixtures. The Maze Realty Co to Moses Harlam; 10 years, from Nov 1, 1909. Oct 27, 1909. 5:1499.....6,000 to 10,000

104th st, No 66 West, 5-sty flat. Adeline C Wilcox to Cassius H Read; 5 years, from Nov 1, 1909. Oct 26, 1909. 7:1839....3,900

107th st, No 208 East, all. Fanny Kline to Frank Piazza; 5 years, from Nov 1, 1909. Oct 27, 1909. 6:1656.....720

111th st, Nos 100 and 102 East. Assign lease. Oscar Hackelberg to Jos H Restler. Oct 22. Oct 26, 1909. 6:1683.....nom

Same property. Assign lease. Joseph H Restler to Edward Freund. Oct 22. Oct 26, 1909. 6:1683.....nom

111th st, Nos 100 and 102, s e cor Park av, cor store and basement, two adj stores on Park av; also basement under 1st store adj the cor and 1 basement on 111th st. Abram Brothers to Oscar Hackelberg; 4 years, from Dec 1, 1907 (5 years renewal at $1,200). Oct 26, 1909. 6:1616.....900 and 996

145th st, No 546 West, store. John J Healy to Frank Bonomo; 4½ years, from Nov 1, 1909. Oct 26, 1909. 7:2076....780 to 980

Av A, n w cor 74th st. Assign lease. Joseph Rieders to The Ebling Brewing Co. Oct 22. Oct 27, 1909. 5:1469.....nom

Av A, n w cor 74th st, store, &c. Joseph Tauber to Joseph Rieders; 5 years, from Nov 1, 1909. Oct 27, 1909. 5:1469.....660

Av B, No 145, two lower floors and basement. Young Women's Settlement to Tooby wife Morris Cisin; 3 years, from Oct 14, 1909. Oct 22, 1909. 2:392.....1,100

Av B, n w cor Houston st, 2d floor. Samuel Kamlet to Maurice M Bluhm; from Sept 1, 1909, to May 1, 1914. Oct 25, 1909. 2:397.....1,200

Amsterdam av, No 1963, store. Chas A Briggs to Henry Ebbighausen; 10 years, from Dec 1, 1909. Oct 26, 1909. 8:2108..1,800

Bowery, No 102, all. Joseph Rosenzweig to John H Cavanagh; 5 years, from Nov 1, 1909. Oct 26, 1909. 1:239...1,500 and 1,800

Broadway, No 1214, e s, 25 s 30th st, all. Agreement as to extension of lease for 4 years from May 1, 1926, at $11,000 per annum and 21 years renewal. Annie F Leverich with August Janssen. Oct 20. Oct 25, 1909. 3:831.....5,000

Broadway Amsterdam av 86th st 87th st | apartment No 304, 3d floor of the Belnord. Belnord Realty Co to Michael Kurzman; 3 years, from Oct 1, 1909. Oct 26, 1909. 4:1234.....3,300

Broadway, No 2740, ½ of basement. M Stern to Raffaele Torio; 3 years, from Oct 1, 1909. Oct 22, 1909. 7:1877....345 and 360

Broadway, No 922. Assign lease. Louis Struever to Consumers Brewing Co of N Y. Oct 14. Oct 22, 1909. 3:850.....nom

Broadway, s w cor Chambers st, rear part of basement. Metropolitan Bank, New York, to Ignatz Haas and Samuel Schwartz, firm I Haas & Co; 10 years, from May 1, 1908. Oct 23, 1909. 1:135.....5,250 and 5,500

Broadway 100th st 101st st | s e cor 101st st, runs s 150 x e 150 x s 51.10 to n s 100th st, x e 50 x n 51.10 x e 25.8 to c l Old Bloomingdale road, x n — to s s 101st st, x w 229 to beginning. Assign lease. West End Leasing Co to Bloomingdale Leasing Co. Mar 18, 1908. Oct 27,. 1909. 7:1872.....other consid and 100

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Lexington av, No 1714, n w cor 107th st, store, &c. William Fox Amusement Co to Morris E Cohen and Paul Bunin; from Nov 1, 1909 to June 30, 1913. Oct 26, 1909. 6:1635.....600 and 720
Lexington av, No 1022 s w cor 73d st, 17.2x80, all. Alex J 73d st, Nos 138 to 142 East| Bruen to Wm E Cramer; 5 years, from Nov 1, 1909. Oct 26, 1909. 5:1407.....taxes, &c, and 2,000
Lexington av, No 802, cor 62d st, three stores and basement, 20x 40. Arthur L Newman to Carl and Richard Timmermann; 5½ years, from Nov 1, 1909. Oct 27, 1909. 5:1396..1,700 and 1,900
Madison av, No 1323, all. Augustine C Smith et al EXRS, &c, Annie D Smith to Julia Raudnitz; 3 years, from Oct 1, 1909. Oct 25, 1909. 5:1505.....1,400
Manhattan av, No 152, middle store and basement. Fredk H Peper to Walter Meding; 3 years, from Nov 15, 1909. Oct 25, 1909. 7:1843 840
Pleasant av, No 320, corner store. Martha wife of Samuel Lipman et al to Jacob Schiffman; from Dec 15, 1908, to May 1, 1914. Oct 25, 1909. 6:1716.....1,200
Pleasant av, No 320. Assign lease. Jacob Schiffman to Samuel Fortgang and Charles Maltz. May 8. Oct 25, 1909. 6:1716.nom
Same property. Assign lease. Samuel Fortgang and ano to Geo C Kienzle. Mort $1,500. Oct 23. Oct 25, 1909. 6:1716.....nom
Pleasant av, No 320, n e cor 117th st. Assign lease. Geo C Kienzle to Samuel Fortgang and ano. Oct 26, 1909. 6:1716..nom
Park av, No 1505, e s, 75 s 110th st, 25x155, stable, except the roof. George Kotcher and ano to Abraham Berlowitz; 8 years, from May 1, 1910. Oct 26, 1909. 6:1637.....1,600
1st av, No 1578, corner store, &c. Josef Goodman to J Goodman, a corpn; 5 years, from Nov 1, 1909 (5 years renewal). Oct 27, 1909. 5:1562 1,800
1st av, No 1603, south store. Barbara S Zoller widow to Joseph Weiss; 5 years, from Nov 1, 1909. Oct 26, 1909. 5:1546.....540
1st av, No 1549, s w cor 81st st, corner store and part cellar. Joseph Larchan and ano to William Nathanson and Samuel Freedman; 4 years, from May 1, 1909. Oct 25, 1909. 5:1543. 1,500
2d av, No 745, store and part basement. Patrick Purcell to William O'Neill; 2 7-12 years, from Oct 1, 1909. Oct 25, 1909. 3:920.....1,650 and 1,700
2d av, No 1543. Surrender lease. John J O'Reilly to Peter Doelger. All title. Oct 27, 1909. 5:1526.....nom
2d av, No 489, north store. Louise Geis et al to William Sudbrink; 5 years, from Oct 15, 1909. Oct 27, 1909. 3:908..... .....1,020 and 1,040
2d av, No 489. Assign lease. William Sudbrink to The Ebling Brewing Co. Oct 11. Oct 27, 1909. 3:908.....nom
3d av, n w cor 67th st, —x—. Assign lease. Henry Zimmer to John R Ernst. Oct 19. Oct 22, 1909. 5:1402.....nom
4th av, s e cor 18th st, store, basement and 1st loft. Henry Corn to Cheney Brothers, a corpn, of Connecticut; 21 years, from Feb 1, 1911. Oct 22, 1909. 3:873.....32,500
4th av, No 235, all. Havens Relief Fund Society to Peter Neckles and Louis Asimakis; 3 11-12 years, from May 1, 1909. Oct 26, 1909. 3:875..... .....2,100 to 2,500
7th av, No 153.....|
19th st, No 167 West.....|
Assign lease. Rose McClenahan to John D Haase. Mort $9,145. Oct 26. Oct 27, 1909. 3:795.....nom
7th av, No 246. Surrender lease. Felice Rozzo and ano to Louis Massucci. All title. Aug 5. Oct 23, 1909. 3:774.....nom
7th av, No 153 | n e cor, all. Richard J Lewis to Rose Mc-
19th st, No 167 West| Clenahan; 5 years, from Oct 1, 1909. Oct 25, 1909. 3:795.....3,000 and 3,250
7th av, No 922. Assign lease. Luke Higgins to H Koehler & Co. July 12. Oct 28, 1909. 4:1030... ... ...nom
Same property. Assigns lease. H Koehler & Co to William Reilly. Oct 27. Oct 28, 1909. 4:1030.. .. ..;..nom
7th av, No 153..... .....|
19th st, No 167 West .....|
Re-assign lease. John D Haase to Rose McClenahan. All title. Mort $9,145. Oct 28, 1909. 3:795..... ... ...nom
7th av, n w cor 26th st, —x—. Assign lease. Oscar Birman to Mathias Pergue. Sept 28. Oct 28, 1909. 3:776.....nom
10th av, No 815 | n w cor, two stores, &c. Assign lease.
54th st, No 501 West| De Witt C Flanagan and ano as TRUSTEES to Thomas McSucca or McSulla. Oct 21. Oct 25, 1909. 4:1083. .....nom

BOROUGH OF THE BRONX.

169th st, No 928 East, store, &c. Giuseppe Francesconi to Irving Ruderman; 2½ years, from Nov 1, 1909. Oct 23, 1909. 10:-2718..... 420
Broadway, n w cor 242d st, the old Van Cortlandt Mansion with barn and stable. James Thom to Louise Arras; 8 9-12 years and 17 days, from June 1, 1909. Oct 28, 1909. 13:3415..... .....taxes, &c, and 540
Courtlandt av, No 694, n e cor 154th st, all. August Moebus to John W Ronner; 5 years, from Sept 1, 1909. Oct 28, 1909. 9:-2401..... .....1,200 to 1,500
Crotona av, No 1918, n e cor Fairmont pl, store and basement. M F Cusack to Bertha Konrad; 2 years, from Nov 1, 1909. Oct 27, 1909. 11:2955.....600
Intervale av, No 1110. Assign lease. Jacob Morgenthaler to August Scheuermann. Mort $1,000. Oct 20. Oct 25, 1909. 10:2706.....nom
Intervale av, No 1110, store, 2d floor and part basement. Herman Knabe to August Scheuermann; 2 years, from May 1, 1912. Oct 25, 1909. 10:2706..... 660
Jerome av, No 1629. Assign lease. Frank W J Hugelmeyer to Fritz Drude. May 1. Oct 28, 1909. 11:2860.....nom
Jerome av, No 1629. Assign lease. Fritz Drude to Harry C Foster. Sept 8. Oct 28, 1909. 11:2860.....nom
Leggett av, s e cor Whitlock av, 18x50, all. A Hupfels Sons to John M Fischer; 5 10-12 years, from July 1, 1909. Oct 28, 1909. ....960 and for last two years taxes, and 1,200
Melrose av, No 768, cor store and cellar. Charles Hamm to Charles Lischke; 5 years, from Oct 1, 1909. Oct 26, 1909. 9:-2379..... .....660 and 720
Melrose av, s e cor 163d st. Assign lease. Joseph A Kopp to Joseph Windirsch. Sept 29. Oct 28, 1909. 9:2384.....nom
Southern Boulevard, No 1121. Assign lease. Davies J Marshall to Constantin Frank. Oct 26, 1909. 10:2738.....nom
Southern Boulevard, No 1121, store, &c. Henry W Holtgrewe to Constantine Frank; 5 years, from Nov 1, 1909. Oct 25, 1909. 10:2728 1,500
Southern Boulevard, No 1121, n w cor 167th st. Assign lease. Constantin Frank to Davies J Marshall. Mort $3,500. Oct 23. Oct 25, 1909. 10:2728.....nom
Southern Boulevard, e s, 25 s Longwood av, 50x100, all. William Hahn to Nathan Newman; 3 years, from Nov 1, 1909. Oct 28, 1909. 10:2729..... 1,320
*Walker av, No 1151, n e cor Bronx Park av. Bill of sale of lease, chattels, &c. Ellen M Bailey INDIVID & EXTRX Edward M Bailey to George Lutz. Oct 18. Oct 22, 1909.....2,800
Willis av, No 164. Assign lease. Wm Strauss to Eli J Decker. Sept 10. Oct 28, 1909. 9:2280.....nom
3d av, s w cor 138th st. Assign lease. Roger W Blight to Thos J O'Connor. Oct 25. Oct 28, 1909. 9:2320.....nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Oct. 22, 23, 25, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Amerigo Vespucci Realty Co with Phoebe A D Boyle and ano exrs, &c, John Boyle. 144th st, Nos 437 and 439, n s, 83 w Pleasant av, 50x100.11x49x irreg. Extension of $45,000 mort until Nov 1, 1912, at % as per bond. Oct 25, 1909. 6:1708. nom
Andrews, Mary J extrx Chas S Andrews to Louis A Rodenstein. 163d st, No 430, s s, 350 e Amsterdam av, 27x112.6. Oct 26, 3 years, 5%. Oct 27, 1909. 8:2110. 3,000
Averill, Cornelia K, Clara Banks, Ella V Eadie, Sarah L Banks, Theodore F Eadie and Adelaide Reading to Bronx Investment Co. Hester st, No 46, s s, 62.7 e Ludlow st, 25x50. Oct 25, 3 years, 5%. Oct 26, 1909. 1:297. 15,000
Anaconda Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 136th st, Nos 520 to 526, s s, 400 w Amsterdam av, two lots, each 100x99.11. Two morts, each $135,000. Oct 25, 1909, 5 years, 5%. 7:1988. 270,000
Same to same. Same property. Two certificates as to above mort. Oct 25, 1909. 7:1988.
Alcazar Realty Co to Theo Riehl. 115th st, n s, 325 w Broadway, 50x100.11. Prior mort $125,000. Oct 28, 1909, due, &c, as per bond. 7:1896. 12,500
Anschei Czenstoschower Chasam Sopher with WASHINGTON TRUST CO. Clinton st, Nos 8 and 10, e s, 100 s Houston st, 55x100.2. Extension of $38,000 mort until Aug 2, 1912, at —%. Aug 2. Oct 27, 1909. 2:350. nom
Bagarozy, Marietta to Antonio Ferrara. Bedford st, Nos 14 and 16, e s, 58.10 s Downing st, runs e 75.1 x s 17.6 x e 24.1 x s 13.3 x w 99.8 to st, x n 38.11 to beginning. Prior mort $39,000. Oct 28, 1909, due Mar 1, 1910, 6%. 2:527. 4,500
Block, Rose A individ and as extrx, &c, Israel Block to TITLE GUARANTEE AND TRUST CO. Rutgers st, No 39, e s, 105.1 n Monroe st, runs e 104.6 x n 24.8 x w 104.6 to st, x s 24.10 to beginning; also alleyway adj above on south. Oct 27, due, &c, as per bond. Oct 28, 1909. 1:271. 21,000
Brennan, Thomas to Magdalena Scheidecker. 170th st, No 556, s s, 100 w Audubon av, 25x95. P M. Oct 28, 1909, due July 5, 1910, without %. 8:2126. 8,500
Brener, Harry to Walter J Fensterer. Grand st, No 568, n s, 100 e Lewis st, 25x100. Prior mort $37,000. Oct 27, 5 years, 6%. Oct 28, 1909. 2:326. 1,800
Bauer, Louis to Morris Joseph. 69th st, No 17, n s, 220 w Central Park West, 20x100.5. Oct 26, 1 year, 6%. Oct 27, 1909. 4:1122. 5,000
Bosch, Helene R G wife Hermann to GREENWICH SAVINGS BANK. Madison av, n w cor 65th st, No 25, 100.5x22. Oct 28, 1909, due, &c, as per bond. 5:1380. 10,000
Bitterman, Theo and Julia S Harris to UNION TRUST CO of N Y. Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100. Oct 21, 5 years, 4½%. Oct 22, 1909. 1:271. 22,500
Burger, Jos to Daniel Sullivan. Ridge st, No 154, e s, 175 n Stanton st, 25x100. Oct 20, due, Nov 1, 1910, 6%. Oct 22, 1909. 2:345. 1,000
Bradley, John P to Lion Brewery. West st, No 140. Saloon lease. Sept 14 demand, 6%. Oct 22, 1909. 1:84. 1,895.08
Bryant, Paul L to EAST RIVER SAVINGS INSTITUTION. 1st av, Nos 542 and 544, e s, 49.5 n 31st st, 49.6x100. Oct 21, 5 years, 5%. Oct 22, 1909. 3:963. 31,500
Bachman, Alfred C to Albert G Poirey. 206th st, s s, 300 e 10th av, 100x99.11. P M. Oct 22, 5 years, 4½%. Oct 23, 1909. 8:2202. 10,000
Bryde, Clara M with Oceana Dearborn. Mt Morris Park W, No 29, or Mt Morris av, w s, 20 s 123d st, 20x80. Extension of $10,-000 mort until Aug 14, 1915, at —%. Oct 22, 1909. 6:1721. nom
Bernheim, Beatrice B to Edwin E Bernheimer. 120th st, No 122, s s, 273 w Lenox av, 20x100.11. See Cons. Oct 23, 5 years, 4½%. Oct 25, 1909. 7:1904. 20,000
Bulman (Henry T) Co to TITLE INSURANCE CO OF N Y. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. Building loan. Oct 13, 1 year, 6%. Oct 25, 1909. 8:2137. 250,000

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Bulman (Henry T) Co to TITLE INSURANCE CO OF N Y. Broadway, s w cor 163d st, runs w 100 x s 142.4 x s e 101.1 x n 157.5 to beginning. Certificate as to mort dated Oct 13, 1909. Oct 13. Oct 25, 1909. 8:2137. ——

Bolger, Paul S to Jane S Satterlee et al. Madison av, No 1891, e s, 100.5 s 123d st, 20.6x100. Prior mort $15,000. Oct 25, 1909, 3 years, 6%. 6:1748. 3,000

Blanchard, Minnie A to James Miller. 30th st, No 6, s s, 137.6 e 5th av, 20x98.9. P M. Oct 26, 1909, 3 years, 4½%. 3:859. 70,000

Blanchard, Minnie A to NEW YORK SAVINGS BANK. 30th st, No 8, s s, 157.6 e 5th av, 20x98.9. P M. Oct 26, 1909, due, &c, as per bond. 3:859. 60,000

Byrnes, Charles to Kathryn Mathieu and ano extrxs, &c, Marie Mathieu. 63d st, No 49, n s, 450 w Central Park West (8th av), 25x100.5. P M. Sept 15, 5 years, 5%. Oct 26, 1909. 4:1116. 40,000

Bamberger, Gilbert with METROPOLITAN LIFE INS CO. 122d st, No 232, s s, 386 w 7th av, 34x100.11. Extension of $34,000 mort until Sept 1, 1914, at 5%. Oct 19. Oct 26, 1909. 7:1927. nom

Byron, Curtiss P to Margt Blakely extrx Saml G Blakley. 6th av, No 31, n w s, 105 s w 4th st, 25x97.3 to s s Cornelia st, No 10, x27.5x80. P M. Prior mort $——. Oct 23, 3 years, 5%. Oct 25, 1909. 2:589. 17,000

Same to Sixth Avenue & Fourth Street Co. Same property. P M. Prior mort $17,000. Oct 22, 3 years, 6%. Oct 25, 1909. 2:489. 15,000

Cohen, Joseph of Brooklyn, N Y, to LAWYERS TITLE INS & TRUST CO. 53d st, No 238, s s, 190 w 2d av, 20x100.5. Oct 25, 1909, 5 years, 5%. 5:1326. 10,000

CITIZENS SAVINGS BANK with Rachel Michelson. Av D, Nos 103 and 105. Extension of $40,000 mort until Nov 15, 1914, at 5%. Oct 22. Oct 25, 1909. 2:377. nom

Connolly, Ellen M B to GREENWICH SAVINGS BANK. 6th av, No 452, e s, 69.4 n 27th st, 20x100. Oct 25, 1909, due, &c, as per bond. 3:829. 2,000

Curtiss, Julia M confirms two mortgages made by LAWYERS TITLE INS & TRUST CO as guardian of Julia M Curtiss for $170,000 at 5½%, due Jan 28, 1912. (Recorded Jan 28, 1909.) Covering Lenox av, n e cor 142d st, runs n 74.11 x e 85 x n 124.11 to s s 143d st, x e 600 x s 199.10 to n s 142d st, x w 685 to beginning, and for $30,000 on 5th av, w s, extends from 142d st to 143d sts, —x210, due in 3 years at 5%, and made to EMIGRANT INDUSTRIAL SAVINGS BANK. (Recorded Jan 29, 1909.) Oct 21. Oct 22, 1909. 6:1740. nom

Coburn (George) Construction Co to WEST SIDE SAVINGS BANK. 179th st, n s, 121.2 w Broadway, 55x100. Oct 25, 1909, due, &c, as per bond. 8:2176. 55,000

Same to same. Same property. Certificate as to above mortgage. Oct 25, 1909. 8:2176. ——

Criterion Construction Co to TITLE INSURANCE CO OF N Y. 143d st, n s, 200 w Broadway, 75x99.11. Certificate as to mort dated Oct 20, 1909. Oct 20. Oct 22, 1909. 7:2090. ——

Columbus & Dorfman Construction Co to ITALIAN SAVINGS BANK of City N Y. 127th st, No 229, n s, 300.6 e 3d av, 29.6x 99.11. Oct 22, 5 years, 5½%. Oct 23, 1909. 6:1792. 17,500

Same to same. Same property. Certificate as to above mortgage. Oct 22. Oct 23, 1909. 6:1792. ——

Christie, David with Frederic F de Rham. 95th st, No 173 West. Extension of $13,000 mort until Dec 15, 1914, at 5%. Oct 26. Oct 28, 1909. 4:1226. nom

Dakota Realty Co to Morgenthau Realty Co. St Nicholas av, n w cor 190th st, 97x120. P M. Oct 21, due Jan 21, 1911, 5%. Oct 28, 1909. 8:2169. 50,000

Dakota Realty Co to Morgenthau Realty Co. St Nicholas av, n w cor 190th st, 97x120. P M. Prior mort $50,000. Oct 21, due Jan 21, 1911, 5%. Oct 28, 1909. 8:2169. 22,000

Dougherty, James with TITLE GUARANTEE AND TRUST CO. 131st st, No 221 West. Subordination agreement. Oct 25. Oct 28, 1909. 7:1937. nom

Delli, Paoli Alessandro to STATE BANK. Cherry st, No 98, n w cor Oliver st, No 81, 24.9x98.6x25.6x98.6. All title to strip 1.4 wide on rear. Prior mort $——. June 14, 1 year, 6%. Oct 22, 1909. 1:252. 9,000

Depalo, Thomas and Gaetana to Ferdinand Munch Brewery. Mott st, No 102. Saloon lease. Sept 1, demand, 6%. Oct 22, 1909. 1:204. 1,300

Dent, Belle D to TITLE GUARANTEE & TRUST CO. Columbus av, No 808, w s, 100.11 n 99th st, 25x100. Oct 25, 1909, due, &c, as per bond. 7:1854. 17,500

Disken (James F) & Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for $7,500 covering land in Kings Co. Oct 22. Oct 26, 1909. ——

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ess Eff Realty Co. 46th st, Nos 126 and 128 West. Extension of $60,000 mort until Jan 1, 1915, at 4½%. Sept 10. Oct 26, 1909. 4:998. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louis Silverstone individ and as exr Wolf Silverstone. Barler Silverstone widow and devisee same and Fannie Epstein and Nettie Morris, children, &c, Wolf Silverstone. Park Row, Nos 190 and 192, and Worth st, No 196. Extension of $39,000 mort until Sept 1, 1914, at 4½%. Aug 31. Oct 26, 1909. 1:161. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wendell & Evans Co. Charlton st, Nos 1-7. Extension of $55,000 mort until Oct 1, 1910, at 5%. Sept 15. Oct 26, 1909. 2:519. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Dorothy A Crovat individ and as extrx Philip L Crovat. 38th st, No 7 West. Extension of $150,000 mort until Oct 1, 1912, at 4½%. Sept 25. Oct 26, 1909. 3:840. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Bruno Richter. 130th st, Nos 10-12 East. Extension of $75,000 mort until July 1, 1911, at 4½%. July 9. Oct 26, 1909. 6:1754. nom

EQUITABLE LIFE ASSUR SOC of the U S with Annie Eiseman. 12th st, Nos 339 and 341, n s, 145 w 1st av, 50x103.3. Extension of $57,500 mort until Oct 27, 1914, at 5%. Sept 14. Oct 26, 1909. 2:154. nom

EQUITABLE LIFE ASSUR SOC of the U S with Fannie Wolf. 12th st, Nos 345 and 347, n s, 95 w 1st av, 50x103.3. Extension of $57,500 mort until Oct 27, 1914, at 5%. Oct 9. Oct 26, 1909. 2:454. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with New York Theatre Co, Marc Klaw, Abraham L Erlanger and Al Hayman. Broadway, Nos 1514-1530. Extension of $1,200,000 mort until Dec 14, 1914, at 4½%, and consent to same. Sept 28. Oct 26, 1909. 4:997. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Adelaide S Browning. 5th av, No 554. Extension of $75,000 mort until Jan 1, 1911, at 4½. Aug 11. Oct 26, 1909. 5:1261. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louis Levy et al. 111th st, No 16 East. Extension of $17,000 mort until Jan 1, 1913, at 4½%. Aug 31. Oct 26, 1909. 6:1616. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Saml Lowenstein. 143d st, Nos 159 and 161, n s, 137.6 e 7th av, 37.6x99.11. Extension of $32,000 mort until Nov 3, 1914, at 5%. Sept 18. Oct 26, 1909. 7:2012. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Saginaw Realty Co. 143d st, Nos 163 and 165, n s, 100 e 7th av, 37.6x99.11. Extension of $32,000 mort until Nov 3, 1914, at 5%. Oct 14. Oct 26, 1909. 7:2012. nom

EAST RIVER SAVINGS INSTN with Louis and Sarah Breslauer. 127th st, No 37, n s, 403.9 w 5th av, 18.9x99.11. Extension of $10,000 mort until Nov 1, 1914, at 5%. Oct 26, 1909. 6:1725. nom

Entz, Mary L to N Y LIFE INS & TRUST CO. Madison av, No 1065, e s, 56.7 s 81st st, 20x85. Oct 27, 1909, 3 years, 4½%. 5:1492. 1,000

Feinberg, Aaron A with Grand Lodge of the U S of the Independent Order Free Sons of Israel. 151st st, No 527, n s, 385 w Amsterdam av, 40x99.11. Subordination agreement. Oct 19. Oct 22, 1909. 7:2083. nom

Franklin, Mary A, of Brooklyn, N Y, to GREENWICH SAVINGS BANK. Broadway, late Boulevard Lafayette, s w cor 157th st, runs w 101.8 x s 99.11 x e 173.9 to Broadway, late Boulevard Lafayette, x n 123.7 to beginning. P M. Oct 22, 1909, due, &c, as per bond. 8:2134. 245,000

Same and Sound Realty Co with same. Same property. Subordination agreement. Oct 22, 1909. 8:2134. nom

Ferguson Bros & Forshay, a corpn, to IRVING SAVINGS INSTN. 180th st, Nos 720 and 722, s s, 110.9 e Fort Washington av, 58.4x100. Oct 25, 1909, 5 years, 5%. 8:2176. 55,000

Same to same. Same property. Certificate as to above mortgage. Oct 25, 1909. 8:2176. ——

Furlong, John to LAWYERS TITLE INS & TRUST CO. Central Park West, No 464, w s, 57.11 n 106th st, 18x100. Oct 23, 5 years, 5%. Oct 25, 1909. 7:1842. 19,000

Frankel, Solomon and Saml Werner to EMIGRANT INDUSTRIAL SAVINGS BANK. Attorney st, No 166, e s, 250 n Stanton st, 25x100. Oct 25, 5 years, 4½%. Oct 27, 1909. 2:345. 21,000

Same and Jos L Buttenwieser with same. Same property. Subordination agreement. Oct 25. Oct 27, 1909. 2:345. nom

Frankel, Solomon and Samuel Werner and Rose Wertheimer with EMIGRANT INDUSTRIAL SAVINGS BANK. Attorney st, No 166. Subordination agreement. Oct 22. Oct 27, 1909. 2:345. nom

Faultless Construction Co to the City Mortgage Co. 127th st, n s, 192.8 w Broadway, runs n 150 x w 94.7 x n w 6 x s 152.8 to st, x e 100 to beginning. Building loan. Oct 27, 1909, demand, 6%. 7:1995. 152,000

Same to same. Same property. Certificate as to above mortgage. Oct 27, 1909. 7:1995. ——

Same to Ella Drohen. Same property. P M. Prior mort $152,000. Oct 25, demand, 6%. Oct 27, 1909. 7:1995. 35,725

44th St & 5th Av Building Corpn to N Y LIFE INS CO. 5th av, Nos 525-529, s e cor 44th st, 65x105. Oct 27, 1909, 6 years, 4½%. 5:1278. 200,000

Frawley Taxi Company to Solon L Frank and ano. Consent to mort dated Oct 25, 1909. Oct 25. Oct 26, 1909. ——

Freeman, Ray to Catherine Ernst. 102d st, No 171, n s, 275 e Amsterdam av, 25x96.10x25x96.8. Oct 28, 1909, 5 years, 5%. 7:1857. 21,000

407-413 Fourth Avenue Co to UNION TRUST CO of N Y. 4th av, Nos 407 to 413, e s, 46.1 n 28th st, runs e 80 x n 52.8 x e 20 x n 15.11 x w 15.9 x n 22 x w 84.2 to av, x s 90.8 to beginning. Oct 28, 1909. 5 years, 4½%. 3:884. 192,000

Same to same. Same property. Certificate as to above mort. Oct 25. Oct 28, 1909. 3:884. ——

Flinn, William, Pittsburg, Pa, to N Y LIFE INS CO. 5th av, No 259, e s, 98.9 n 28th st, 49.4x100. Oct 15, due Nov 15, 1914, 4½%. Oct 28, 1909. 3:858. gold, 75,000

Gerspacher, Fritz to GREENWICH SAVINGS BANK. 95th st, No 234, s s, 98.9 w 2d av, 25x100.8. Oct 28, 1909, due, &c, as per bond. 5:1540. 1,000

Geneis, Emilie to Clausen-Flanagan Brewery. Monroe st, No 273. Saloon lease. Oct 26, demand, 6%. Oct 28, 1909. 1:266. 3,750

Greene, Margaret H, N Y, Cornelia H Bancroft, of Boston, Mass, and Caroline D Hiss, of Brooklyn, with THE SEAMENS BANK FOR SAVINGS. 4th av, Nos 80 and 82. Extension of mort for $140,000 to May 15, 1912, at 4½%. June 30. Oct 27, 1909. 2:557. nom

Georgiadi, Sarah A wife of and Eustratius to Palmer Campbell, of Hoboken, N J. Waverly pl, No 121, n e s, 126.8 s e 6th av, 23x 100. Oct 25, due, &c, as per bond. Oct 26, 1909. 2:553. 2,000

Grolig, Mary to Milton J Gordon and ano. 97th st, No 303, n s, 100 e 2d av, 25x100.11. Prior mort $——. Oct 22, 3 years, 6%. Oct 25, 1909. 6:1669. 2,000

Gordon, Elias J, of Yonkers, N Y, to Mark Aaron. 115th st, No 215, n s, 265 w 7th av, 20x100.11. P M. Oct 25, 1909, 2 years, 6%. 7:1831. 1,000

Hillebrand, Edw A and Clara and Augusta Pflugheber to Gustave J Niemeyer. Suffolk st, No 116, e s, 100 s Rivington st, 25x100. Prior mort $21,000. Oct 20, 3 years, 6%. Oct 22, 1909. 2:348. 6,000

Holland Holding Co to Hugo S Mack. Riverside Drive, No 410, n e cor 113th st, 52.7x98.7x50.11x85.3; Riverside Drive, No 413, e s, 52.7 n 113th st, 51.8x111.9x50x98.7. P M. Oct 21, 1 year, 6%. Oct 22, 1909. 7:1895. 15,500

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Hayes, Augustus L to Robt E McDonnell. Riverside Drive, No 413, e s, 52.7 n 113th st, 51.8x111.9x50x98.7. Prior mort $40,000. Oct 21, 1 year, 6%. Oct 22, 1909. 7:1895. 13,000

Healy, Edward J to Lesser B Groeschel. 135th st, No 509, n s, 180 w Amsterdam av, 40x99.11. Oct 22, 2 years, 6%. Oct 23, 1909. 7:1988. 2,250

Hoffmann, Wilhelmina E guardian Henrietta W A Hoffmann with Geo H Storm. Exterior st or Av B, n w cor 71st st, runs w 173 x n 102.2 x e 75 x n e 98 to w s Av B, x s — to beginning, with all under water of East River except part for Exterior st. Extension of mort for $26,750 to Apr 1, 1914, at 5%. Oct 20. Oct 22, 1909. 5:1483. nom

Highwood Realty & Construction Co to Max J Bernheim. 111th st, s s, 341.8 w Amsterdam av, 108.4x91.10. Prior mort $160,000. Oct 22, due Jan 20, 1912, 6%. Oct 23, 1909. 7:1882. 30,000

Same to same. Same property. Certificate as to above mortgage. Oct 22. Oct 23, 1909. 7:1882. ——

Hotel Securities Co to KNICKERBOCKER TRUST CO. Madison av, Nos 431 to 437, n e cor 49th st, Nos 31 and 33, runs n 79.6 x e 75 x n 20.11 x e 10 x s 100.5 to st, x w 85 to beginning. Prior mort $450,000. July 8, demand, 6%. Oct 23, 1909. 5:1285. 100,000

Same to same. Same property. Certificate as to above mortgage. Oct 18. Oct 23, 1909. 5:1285. ——

Haines Realty Corpn to Chas H Bunn. St Nicholas av, n w cor 158th st, No 491, 203.3 to 159th st, x41.1x199.10 to 158th st, x78.5. P M. Prior mort $240,000. Oct 14, 1 year, 6%. Oct 22, 1909. 8:2108. 16,000

Same to same. Same property. Certificate as to above mortgage. Oct 19. Oct 22, 1909. 8:2108. ——

Same to Broad Construction Co. Same property. P M. Prior mort $225,000. Oct 19, due, &c, as per bond. Oct 22, 1909. 8:2108. 15,000

Same to same. Same property. Prior mort $256,000. Oct 19, due Jan 18, 1910, 6%. Oct 22, 1909. 8:2108. notes, 5,500

Helene Realty & Construction Co to Jacob Hirsh. Pinehurst av, n w cor 177th st, 125x92.8x125x98. Building loan. Prior mort $60,000. Oct 26, due Apr 26, 1911, 6%. Oct 27, 1909. 8:2177. 110,000

Helene Realty & Construction Co to Jacob Hirsh. Pinehurst av, n w cor 177th st, 125x92.8x125.1x98. P M. Prior mort $27,500. Oct 26, due April 26, 1911, 6%. Oct 27, 1909. 8:2177. 32,500

Same to same. Same property. Certificate as to mort for $110,000. Oct 26. Oct 27, 1909. 8:2177. ——

Haines Realty Corp to Louis Jerkowski. 11th st, No 60, s s, 252 e University pl, 21.4x94.9x21.5x94.9. Oct 1, due April 1, 1910, 6%. Oct 27, 1909. 2:562. 2,486.51

HUDSON CITY SAVINGS INST with John S Ward, Jr. 81st st, No 78, s s, 340 e Madison av, 20x102.2. Extension of $20,000 mort until Sept 22, 1912, at 4½%. Sept 22. Oct 27, 1909. 5:1492. nom

Hofmann, Eileen D to TITLE GUARANTEE AND TRUST CO. 131st st, No 221, n s, 257.4 w 7th av, 17.8x99.11. Oct 25, due, &c, as per bond. Oct 28, 1909. 7:1937. 4,500

Hill, Mabel W with TITLE GUARANTEE AND TRUST CO. Rutgers st, No 39. Subordination agreement. Sept 27. Oct 28, 1909. 1:271. nom

nom

Isaac, Joseph and Marks Rosenberg with Max Weisler. 107th st, No 211, n s, 385 w 2d av, 25x100.11. Extension of $3,000 mort until Mar 15, 1912, at % as per bond. Oct 19. Oct 22, 1909. 6:1657. nom

Interboro Security Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for $6,000 covering land in Kings Co. Oct 15. Oct 27, 1909. ——

Jungmann (J), inc, a corpn, to CARNEGIE TRUST CO as trustee. Certificate as to mort or deed of trust dated Oct 1, 1909. Oct 26. Oct 27, 1909. ——

Kelly, Mary J to Wm B Trowbridge. 75th st, No 207, n s, 100 w Amsterdam av, 25x107.5. Prior mort $15,250, due, &c, as per bond. Oct 27, 1909. 4:1167. 3,000

Kelly, Edw K to TITLE GUARANTEE & TRUST CO. Broome st, No 581, s s, 156.8 e Hudson st, 22x69.6x22x69.3. Oct 25, due, &c, as per bond. Oct 26, 1909. 2:578. 5,000

Kasper, Jacob and Sarah Cohen to Henry Bischoff, Jr, and ano exrs Henry Bischoff. Henry st, No 326, s s, 150 w Jackson st, 25x94.10x25x94.11. Oct 22, 5 years, 5%. Oct 23, 1909. 1:267. 30,000

Same and Simon Dince with same. Same property. Subordination agreement. Sept 23. Oct 23, 1909. 1:267. nom

Keystone Investing Co to Austin E Pressinger. 145th st, Nos 543 to 551, n s, 125 e Broadway, 100x99.11. Prior mort $85,000. Oct 18, due, &c, as per bond. Oct 23, 1909. 7:2077. 30,000

Same to same. Same property. Certificate as to above mortgage. Oct 18. Oct 23, 1909. 7:2077. ——

Kelly, Henry J with Wm B Trowbridge. 75th st, No 207, n s, 100 w Amsterdam av, 29x107.5. Subordination agreement. Oct 26. Oct 28, 1909. 4:1167. nom

Karnack Realty Co to ALBANY SAVINGS BANK. 152d st, No 610, s s, 150 w Broadway, 75x99.11. Oct 28, 1909, 5 years, 4½%. 7:2098. gold, 95,000

Same to same. Same property. Certificate as to above mort. Oct 28, 1909. 7:2098. ——

Same and Grace L Noel with same. Same property. Subordination agreement. Oct 28, 1909. 7:2098. nom

Klein, Joseph to Frank Brewery. Lewis st, No 150, s e cor 3d st, No 380, 45.6x20x45.4x20. Oct 25, demand, 6%. Oct 27, 1909. 2:356. 2,000

Levy, Celia with Aaron Herzberg. Broome st, No 236. Agreement that party first part is owner and holder of lease covering above and she will pay said Aaron Herzberg balance due upon indebtedness, &c. Oct 10. Oct 22, 1909. 2:409. nom

Leinhardt, Sigmund to Mary F Wustrow. Monroe st, Nos 270 and 272. Assign rents. All title. Oct 22, 1909. 1:261. nom

Lawyers Mortgage Co with N Y LIFE INS CO. 24th st, n s ,141.8 e 7th av, runs e 83.4 x n 73.3 x w 8.8 x n 25.6 x w 78.4 x s 98.9 to beginning. Agreement as to share ownership of mortgage. Oct 11. Oct 22, 1909. 3:800. nom

Levy, Jacob, Nathan, Louis and Abraham to Samuel Wacht. 118th st, Nos 11 and 11a, n s, 210 e 5th av, two lots, each 25x100.11. Two morts, each $2,000. Oct 25, due, &c, as per bond. Oct 22, 1909. 6:1745. 4,000

Leggett, Laura L to LAWYERS TITLE INS & TRUST CO. 126th st, No 51, n s, 170 w Park av, 25x99.11. Oct 25, 1909, 3 years, 4½%. 6:1751. 5,000

Levin, Morris to Jacob Hirsh. Broadway, s w cor 153d st, 99.11x150. Building loan. Prior mort $123,000. Oct 25, 2 years, 6%. Oct 26, 1909. 7:2099. 137,000

Same to same. Same property. P M. Prior mort $35,000. Oct 25, due, &c, as per bond. Oct 26, 1909. 7:2099. 88,000

Loos, Emilie to Alice E Worthington. 127th st, No 12, s s, 166.3 w 5th av, 18.9x99.11. Prior mort $——. Oct 25, 1 year, 6%. Oct 26, 1909. 6:1724. 1,000

Luneberg, Wm F to TITLE GUARANTEE & TRUST CO. 10th av, No 820, e s, 100.5 n 54th st, 19.3x100. Oct 27, 1909, due, &c, as per bond. 4:1064. 10,000

Lessem, Harry to Meyer and Abraham J Rabiner. East Broadway, No 254, n s, 46 w Montgomery st, 23x57.1x23x56.9. Oct 26, due Jan 1, 1914, 6%. Oct 28, 1909. 1:286. 5,000

Lipkowitz, Chas to Anna Amend. 94th st, No 205, n s, 102 e 3d av, 28x100.8. All title to strip begins 94th st, n s, 100 e 3d av, runs e 2 x n 25.2 x w 2 x s 25.2 to beginning. Oct 27, due Apr 27, 1910, 6%. Oct 28, 1909. 5:1540. 1,700

Loft Realty Co to City Mortgage Co. 26th st, Nos 135 to 139, n s, 375 w 6th av, 50x98.9. Building loan. July 6, demand, 6%. Oct 27, 1909. 3:802. 160,000

Same to same. Same property. Certificate as to above mort. July 19. Oct 27, 1909. 3:802. ——

Lessem, Harry to Meyer and Abraham J Rabiner. East Broadway, No 256, n s, 23 w Montgomery st, 23x56.9x23x56.6. Prior mort $16,000. Oct 26, due Jan 1, 1914, 6%. Oct 28, 1909. 1:286. 5,000

LAWYERS TITLE INS & TRUST CO with Broad Construction Co. Audubon av, No 260, n w cor 178th st, No 551, 75x100. Extension of $100,000 mort until Oct 22, 1914, at 5%. Oct 22, Oct 28, 1909. 8:2153. nom

McOwen, Anthony and Chas J Chapman to Ida B McTurck. Inwood st, n s, about 950 n w F st, and being lots 175 to 181, map No 868 of property Abraham R Van Nest at Inwood, except a triangular gore at s w cor of said premises, about 27 ft on Dyckman st, and abt 11 feet e land Hudson R R R Co. Oct 22, 3 years, 6%. 8:2256. 11,000

May, Maria L wife of and Wm M to FRANKLIN SAVINGS BANK. Cooper st, s e cor Hawthorne st, 100x50. Oct 22, 1909, 3 years, 4½%. 8:2241. 1,500

Meyers, Barney to Benj F Blair trustee Alex W Shepard. 102d st, No 211, n s, 180 e 3d av, 24.11x100.11. Oct 21, 5 years, 5%. Oct 22, 1909. 6:1652. 18,000

McKee, John to BOWERY SAVINGS BANK. 123d st, No 212, s s, 180 e 3d av, 25x100.11. Oct 22, 1909, 5 years, 4½%. 6:1787. 16,000

McGinn, Frank R to Lion Brewery of N Y. 24th st, No 103 West. Saloon lease. Oct 15, demand, 6%. Oct 22, 1909. 3:800. 700

Mercantile Trust Co as trustee with Adolf Cohn. 58th st, No 434 West. Extension of $14,000 mort until Jan 1, 1913, at 5%. Oct 26, 1909. 4:1067. nom

Mosher, Martha B to Edwin R Mosher. 145th st, No 524, s s, 325 e Broadway, 50x99.11. Prior mort $71,500. Oct 5, 2 years, 6%. Oct 26, 1909. 7:2076. 5,500

Mayer, Samson to Mary Brookfield et al exrs, &c, James M Brookfield. 70th st, No 36, s s, 171.6 e Madison av, 16x100.5. P M. Oct 26, 1909, 3 years, 5%. 5:1384. 37,500

Muller, Minna, of Ridgefield Park, N J, to Julius Simon. 72d st, No 409, n s, 163 e 1st av, 25x102.2x45x102.2. Oct 23, 5 years, 6%. Oct 27, 1909. 5:1467. 3,000

Moody, Joseph P to Wm C Relyea. 99th st, Nos 110 and 112, s s, 163 w Columbus av, 44x100.11x36.3x101.2. July 27, due Nov 27, 1909, 6%. Oct 27, 1909. 7:1853. 600

Necarsulmer, Ella and Henry with Simon Krischok. 1st av, No 1445, n w cor 75th st, —x—. Extension of mort for $23,000 to Oct 31, 1914, at 5%. Oct 1. Oct 27, 1909. 5:1450. nom

Norris, Wm A to A Hupfels Sons. Bowery, No 325. Saloon lease. Oct 2, demand, 6%. Oct 28, 1909. 2:458. 2,161.15

O'Connell, John H to American Mortgage Co. Amsterdam av, No 345, e s, 52.2 n 76th st, 25x100. Oct 27, 1909, 3 years, 5%. 4:1148. 21,000

O'Sullivan, Jeremiah and Dennis O'Driscoll to Lion Brewery. Washington st, No 731. Saloon lease. Sept 21, demand, 6%. Oct 25, 1909. 2:634. 2,159

O'Brien, Wm J to UNITED STATES TRUST CO of N Y. 57th st, No 411, n s, 88.9 e 1st av, 17.9x100.5. Oct 25, 1909, 3 years, 4½%. 5:1369. 5,000

O'Neill, Wm to Lion Brewery. 2d av, No 745. Saloon lease. Sept 23, demand, 6%. Oct 25, 1909. 3:920. 5,852.41

Otten, Mary individ and John Schluter exr and trustee John Hollings to LAWYERS TITLE INS & TRUST CO. Washington st, No 783, n e cor Jane st, No 95, 25x—x—x56.5. Oct 23, 5 years, 5%. Oct 25, 1909. 2:642. 9,000

Same to Bertha Schluter. Same property. Prior mort $9,000. Oct 23, 1 year, 6%. Oct 25, 1909. 2:642. 2,300

Olyphant, Robt M to TITLE GUARANTEE & TRUST CO. 32d st, No 19, n s, 95 w Madison av, 25x98.9. Oct 21, due, &c, as per bond. Oct 22, 1909. 3:862. 50,000

Polifeme, Charles to Auguste Roesler and ano exrs August Roesler. 1st av, No 2277, n w cor 117th st, Nos 349 and 351, 25x100. Oct 20, due, &c, as per bond. Oct 22, 1909. 6:1689. 18,000

Pfeiffer, Joseph to DRY DOCK SAVINGS INSTITUTION. Av C, No 213, n w cor 13th st, Nos 649 and 651, runs w 88 x n 68.9 x e 25 x s 45.9 x e 63 to av, x s 23 to beginning. Oct 22, 1909, due, &c, as per bond. 2:396. 1,000

Philo Realty & Construction Co to CENTRAL TRUST CO of N Y. 75th st, No 177, n s, 82 w 3d av, 38x102.2. Oct 22, 5 years, 5%. Oct 23, 1909. 5:1410. 48,000

Same to same. Same property. Certificate as to above mortgage. Oct 20. Oct 23, 1909. 5:1410. ——

Perlman, Abraham with Edith H Oddie guardian Coleman H Williams et al. 2d av, No 2451, w s, 74.11 n 125th st, 25x74. Subordination agreement. Oct 22. Oct 23, 1909. 6:1790. nom

Poirier, Agnes H to TITLE GUARANTEE & TRUST CO. 21st st, No 29, n s, 439.8 w 5th av, 25.6x98.9. Oct 25, 1909, due, &c, as per bond. 3:823. 17,000

Power, James W to EMIGRANT INDUSTRIAL SAVINGS BANK. 128th st, No 52, s s, 290 w Park av, 25x99.11. P M. Oct 25, 1909, 3 years, 4½%. 6:1752. 10,500

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Pier, Earl G to G W E Atkins. Lexington av, No 361, e s, 59.3 n 40th st, 19.9x85; Lexington av, No 359, e s, 39.6 n 40th st, 19.9x 85. Prior mort $——. Oct 25, 1909, 2 years, 6%. 5:1295. 4,000

Phelps, Cath A, of New Rochelle, N Y, to TITLE INS CO of N Y. University pl, n w cor 13th st, 25.10x101.11x25.10x100. Oct 20, 2 years, 4%. Oct 27, 1909. 2:571. 10,000

Peyser, Jesse F and Horace F to The SEAMENS BANK FOR SAVINGS. Pearl st, Nos 536 to 540, n w cor Elm st, Nos 36 to 42, 74.2x100. Oct 28, 1909, due May 15, 1911, 4½%. 1:157. 5,000

Paradiso, Angelo and Catherine to Fannie Jacobs. 114th st, No 316, s s, 200 e 2d av, 25x100.11: Assign rents to secure $625. Oct 28, 1909. 6:1685. nom

Pergue, Mathias to A Hupfels Sons. 7th av, No 282. Saloon lease. Sept 28, demand, 6%. Oct 28, 1909. 3:776. 3,400

Port, John and Cath Dugro widow of Brooklyn, N Y, Chas Port of Borough of Bronx, N Y, and Jacob Port of Newman, California, to Chas G Koss. 3d st, No 7, n e s, abt 130 e Bowery, 25x 96.2. Oct 15, 3 years, 5%. Oct 28, 1909. 2:459. 27,000

Port, John and Cath Dugro widow of Brooklyn, N Y, Chas Port of B of B, N Y, and Jacob Port, of Newman, Cal, to Chas G Koss. 6th st, No 300, n s, 150 e 2d av, 25x81.9. Prior mort $11,000. Oct 15, 3 years, 6%. Oct 28, 1909. 2:448. 6,000

Potsdam, Jacob to Saml Hamburger. Madison av, No 1837, on map No 1839, n e cor 120th st, 17.9x83. Prior mort $——. Oct 15, due, &c, as per bond. Oct 28, 1909. 6:1747. 2,035

Quackenbos, John M, of Montclair, N J, to NORTH RIVER SAVINGS BANK. 36th st, No 315, n s, 182 w 8th av, 24x98.9. Oct 28, 1909, 3 years, 4½%. 3:760. 18,000

Rich, Matilda with Samuel Kaplan. 31st st, n s, 200 w 9th av, 25x98.9. Extension of mort for $16,500 to Oct 11, 1912, at 5%. Oct 8. Oct 27, 1909. 3:729. nom

Reinhart, Barbara to DRY DOCK SAVINGS INST. 93d st, Nos 313 and 315, n s, 200 e 2d av, 2 lots, each 25x100.8. 2 morts, each $11,000. Oct 28, 1909, due, &c, as per bond. 5:1556. 22,000

Roemer, Emily M to Agnes Neustadt et al exrs Sigmund Neustadt. Pearl st, No 181, on map Nos 181 and 183, s w cor Cedar st, No 2 to 6 on map Nos 1½ to 6, runs w 128.10 x s 56.3 x s 15.6 x e 2.7 x s 1.5 x e 22.1 x n 12.4 x e 15.3 x n 35.3 x e 25 x e 63.1 to Pearl st, x n 22.7 to beginning. O ct 26, 5 years, 4½%. Oct 27, 1909. 1:41. 82,000

Regan, Mary B, of Providence, R I, to TITLE GUARANTEE & TRUST CO. 53d st, No 51, n s, 245 e Madison av, 20x100.5. Oct 18, due, &c, as per bond. Oct 22, 1909. 5:1289. 10,000

Rogers (Daniel) Construction Co to Jeremiah L Murphy and ano. 12th av, c l, 105 n c l 183d st, runs n 50 x e 126.3 to w s Broadway, x s 50.5 x w 133 1 to beginning. Prior mort $——. Oct 22, 1909, 3 years, 6%. 8:2180. 11,000

Same to same. Same property. Certificate as to above mortgage. Oct 22, 1909. 8:2180. ——

Rubinger, Chas to Joseph L Buttenwieser. 26th st, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st, x w 46.8 to beginning. Oct 16, due Aug 1, 1910, 6%. Oct 23, 1909. 3:882. 15,000

Robertson, Donald to HARLEM SAVINGS BANK. Audubon av, No 140, n w cor 172d st, No 551, 57x100. Oct 25, 1909, 5 years, 5%. 8:2129. 66,000

Ravitch, David to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 115th st, No 34, s s, 451 e Lenox av, 18x100.11. Oct 26, 1909, 6 years, 4½%. 6:1598. 10,000

Ray, Caroline with Fannie Kletzky. Cannon st, No 35, w s, 175 n Broome st, 25x100. Extension of $34,000 mort until Dec 7, 1914, at 5%. Oct 9. Oct 26, 1909. 2:332. nom

Remington Realty Co to Esther Surut. Certificate as to mort for $50,000 covering land in Queens Co. Sept 10. Oct 26, 1909. ——

Rumore (J) Realty Co to Nathan J Packard and ano. 80th st, Nos 522 and 524, s s, 348 e Av A, 50x102.2. Oct 26, 1909, due, &c, as per note. 5:1576. 1,100

Rath, Henry C, Borough of Queens, to THE ROYAL BANK of N Y. Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7. Assignment of rents. Oct 25. Oct 27, 1909. 2:482. 6,000

Rubin, Hermina and Simon T Herskowitz with Jed Frye. Ludlow st, No 116, e s, 175 n Delancey st, 25x87.6. Subordination agreement. May 17. Oct 27, 1909. 2:410. nom

Republic of Panama with Simon Uhlfelder and Abraham Weinberg. Madison av, No 1326, s w cor 94th st, No 28, 100.8x87.9. Extension of $190,000 mort until Sept 12, 1914, at 4½%. Sept 20. Oct 28, 1909. 5:1505. nom

Ryshpan, Max to Abraham H Greisman. Ridge st, Nos 128 and 130, e s, 94 s Stanton st, 34x100. Prior mort $32,500. Oct 18, 5 years, 6%. Oct 27, 1909. 2:344. 6,000

Ranft, John to MANHATTAN SAVINGS INSTN. Audubon av, No 56, s w cor 168th st, No 550, 50x100. Oct 25, due, &c, as per bond. Oct 27, 1909. 8:2124. 63,000

Realty-Business Corporation to Eliz B McIndoe. Certificate as to mort for $10,000 covering property at Richmond Borough. Oct 26. Oct 27, 1909. ——

Simon, Morris to Leo Lehrfeld. 8th st, No 315, n s, 280.4 e 8th av, 20x69.10. Oct 21, due, &c, as per bond. Oct 22, 1909. 2:391. 3,000

Squier, J Bentley, Jr, to Louise C Bates. 49th st, No 49, n s, 149 w Park av, 21x100.5. P M. Prior mort $40,000. Oct 21, due, &c, as per bond. Oct 22, 1909. 5:1285. 20,000

Sillon Construction Co to Charles M Rosenthal. Riverside Drive, n e cor 151st st, 103.9x173.1x99.11x145. P M. Prior mort $——. Oct 20, due Apr 20, 1913, 6%. Oct 23, 1909. 7:2098. 80,000

Schaefer, John and Fredk to Geo Ehret. 37th st, No 406 West. Saloon lease. Oct 23, demand, 6%. Oct 25, 1909. 3:734. 7,500

Stuart, Grace I P, of Washington, D C, to Jeanie L Ford guardian Juliet T Ford, of Bourbon Co, Kentucky. 6th av, Nos 141 to 149, or Milligan pl, Nos 1, 2, 3 and 4 ,begins 6th av, w s, 9.6 s w 11th st, runs s w 114.10 x w 101 9 x n w 122.6 x n e 8.4 x s e 5.5 x n e 66.2 x n w 0.4 x n e 100.7; 10th st, No 113, or Patchin pl, Nos 1 to 10, being 10th st, n s, 114.2 w 6th av, runs w 40.1 x n 60.1 x w 56.10 x n 8.3 x s w 11 x n 47.5 x n e 161.7 x s 122.6 x s w 60.3 x s 0.11 x w 4.6 x s 14.8 to beginning. Prior mort $82,000. Oct 25, 1909, 1 year, 6%. 2:606. 3,000

Sun Construction Co to METROPOLITAN TRUST CO. Colonial Parkway, late Edgecombe av, w s, 100 s 159th st, runs w 108.10 x s about 89.10 to 158th st, x e 111.6 to Colonial Parkway, late Edgecombe av, x n —to beginning; St Nicholas av, n e cor 158th st, 40.5x113.9x abt 39.10x106.4. Building loan. Oct 26, 1909, due, Oct 1, 1910, 6%. 8:2108. 200,000

Same to same. Same property. Certificate as to above mort. Oct 26, 1909. 8:2108. ——

Schmid, Christian P to Six and Eight West Twentieth Street Co 20th st, Nos 6 and 8, s s, 195 w 5th av, 50x92. P M. Oct 26, due Dec 1, 1913, 5%. Oct 27, 1909. 3:821. 20,000

Shea, James S to Carrie C Carhart and ano. 83d st, Nos 175 and 177, n e cor Amsterdam av, No 481, 100x25.8. P M. Prior mort $40,000. Oct 27, 1909, 5 years, % as per bond. 4:1214. 30,000

Same to same. Same property. P M. Prior mort $70,000. Oct 27, 1909, installs, 6%. 4:1214. 15,000

Stadtlander, Geo to Chas Rubinger. 13th st, Nos 213 and 215, n s, 200 w 7th av, 41.8x75. P M. Prior mort $——. Oct 27, 5 years, 6%. Oct 28, 1909. 2:618. 8,000

Schulder, Abraham and Bessie Goldfarb to DRY DOCK SAVINGS INST. Broome st, No 63, s e cor Cannon st, No 18, 25x80. Oct 28, 1909, due, &c, as per bond. 2:326. 25,000

Siess, Mary to Emil Zacke. 118th st, No 537, n s, 457.1 e Pleasant av, 40.10x100.11. Prior mort $——. Oct 28, 1909, 2 years, 6%. 6:1815. 9,000

Thoma, Andreas to GERMAN SAVINGS BANK in City N Y. 66th st, No 422, s s, 275 e 1st av, 25x100.5. Oct 16, 3 years, 5%. Oct 26, 1909. 5:1460. 3,000

TITLE GUARANTEE & TRUST CO with Wilhelm and Maria Reichert. Greenwich st, No 128. Extension of $15,000 mort until Nov 28, 1914, at 5%. Oct 21. Oct 25, 1909. 1:54. nom

TITLE INSURANCE CO of N Y with Henry T Bulman. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. Participation agreement. Oct 22. Oct 25, 1909. 8:2137. nom

TITLE GUARANTEE & TRUST CO with Lawrence Hand. 96th st, No 132 West. Extension of $22,000 mort until Sept 21, 1912, at 5%. Oct 27, 1909. 4:1226. nom

Tschanett, Charles to EMIGRANT INDUSTRIAL SAVINGS BANK. Lenox av, No 381, n w cor 129th st, No 105, 24.11x75. P M. Oct 27, 1909, 1 year, 4½%. 7:1914. 30,000

Terminal Liquor Co to F & M Schaefer Brewing Co. West st, No 101 and entrance from Liberty st, No 148. Saloon lease. Oct 25, demand, 6%. Oct 27, 1909. 1:56. 5,000

Same to same. Same property. Certificate as to above mortgage. Oct 25. Oct 27, 1909. 1:56. ——

Uhlig, Caroline, Borough of Richmond, to Packard & Co. Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100; Lenox av, No 22, e s, 33 11 n 111th st, 33.6x100. Assignment of rents. Oct 21. Oct 22, 1909. 7:1867; 6:1595. 1,400

Von Dehsen, Charles H to EMIGRANT INDUSTRIAL SAVINGS BANK. Wadsworth av, No 15, s e cor 174th st, 50x100. Oct 25, 5 years, 4½%. Oct 26, 1909. 8:2143. 54,000

Van Dyck, Frances E B to UNION DIME SAVINGS BANK. 93d st, No 283, n s, 283 e Amsterdam av, 17x83.2 to s s Apthorps lane, x17x84. Oct 25, due, &c, as per bond. Oct 26, 1909. 4:1224. 10,500

Vanderbilt, Alfred G to Alice G Vanderbilt et al as extrx, &c. Cornelius Vanderbilt. 4th av, n w cor 33d st, Nos 53 to 57, 200 to 34th st, Nos 66 to 72, x80. Oct 19, 5 years, 4½%. Oct 27, 1909. 3:863. 2,000,000

Walton, Edwin F to METROPOLITAN SAVINGS BANK. Division st, Nos 261 and 263, s s, 128.6 e Montgomery st, 41x42. Oct 25, 1909, 3 years, 5%. 1:287. 16,000

White, Caroline D to Wm C Findlay. 22d st, No 128, s s, 318.9 w 6th av, 18.9x98.8. Feb 15, 1908, 3 years, 5%. Oct 28, 1909. 3:797. 2,500

West Side Construction Co to UNION DIME SAVINGS BANK. Riverside Drive, Nos 264 to 267, s e cor 99th st, 106.10x80.11x 100.11x116.1. Oct 25, due, &c, as per bond. Oct 26, 1909. 7:1888. 385,000

Same to same. Same property. Certificate as to above mort. Oct 25. Oct 26, 1909. 7:1888 ——

Werner, Samuel to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, n w cor 101st st, No 339, 100.11x40. Oct 21, 5 years, 4½%. Oct 22, 1909. 6:1673. 48,000

Same and Samuel Wacht with same. Same property. Subordination agreement. Oct 20. Oct 22, 1909. 6:1673. nom

White, Mary A widow to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison av, No 1937, e s, 66 n 124th st, 22x85; 124th st, n s, 85 e Madison av, 50x100.11. Oct 21, 2 years, 4½%. Oct 22, 1909. 6:1749. 25,000

White, Mary to BOWERY SAVINGS BANK. 19th st, No 206, s s, 100 w 7th av, 15.6x92. Oct 27, 1909, 5 years, 4½%. 3:768. 2,000

Wiesen, Morris, Rosie and Max Goldstein to Twenty-Fifth Construction Co. 25th st, Nos 151 to 155, on map Nos 153 and 155, n s, 189.9 e 7th av, 59.4x98.9x59.3x98.9. P M. Prior mort $225,000. Oct 22, 2 years, 6%. Oct 23, 1909. 3:801. 20,000

Weekes, John A and Bernard Golden to Henry De Forest Weekes trustee Chas H Isham. Roosevelt st, No 96, e s, 79.8 n Cherry st, runs e 61.5 x n 40.2 x w 21.4 x s 20.8 x w 41.11 to Roosevelt st, x s 20.1 to beginning. P M. Oct 25, 1909, 3 years, 5%. 1:111. 7,000

Waunegan Realty Co with TITLE INSURANCE CO of N Y. Broadway, s w cor 163d st, 157.5x101.1x142 4x100. Subordination agreement. Oct 13. Oct 25, 1909. 8:2137. nom

Waunegan Realty Co and Henry T Bulman Co with Henry T Bulman. Broadway, s w cor 163d st, 157.5x101.1x142.4x100. Subordination agreement. Oct 23. Oct 25, 1909. 8:2137. nom

Wagner, Dorothy H and Daisy M Tropp with Auguste Roesler and ano exrs Augusta Roesler. 1st av, n w cor 117th st, —x—. Subordination agreement. Oct 16. Oct 22, 1909. 6:1689. nom

J Hood Wright Memorial Hospital with Joseph Scher. 114th st, No 246, s s, 100.1 w 2d av, 20.11x100 11. Extension of mort for $7,500 to Nov 15, 1914, at 5%. Oct 14. Oct 27, 1909. 6:1663.

Ziegen, Herman to Edith H Oddie guardian Coleman H Williams et al. 2d av, No 2451, w s, 74.11 n 125th st, 25x74. Oct 22, 5 years, 5%. Oct 23, 1909. 6:1790. 15,000

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Zurich Silk Finishing Co to Seidenstoffappreuter, a corpn, of Switzerland as trustee for benefit of Henry Pervilhac and Fritz Lindenmeyer et al. Bethune st, Nos 33 to 37, s s, 97 e Washington st, 66x79.6x66x79.10; Bethune st, No 39, s s, 75 e Washington st, 22x79.10x22x80; Washington st, No 747, e s, 60 s Bethune st, 20.6x70.9x20x78.9. June 25, due July 25, 1915, 6%. Oct 26, 1909. 2:635. 37,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Arthur Avenue Realty & Construction Co to James G Wentz. 187th st, s w cor Hoffman st, 94.11x72.4x94.11x70.4. Building loan. Oct 21, due April 1, 1910, 6%. Oct 22, 1909. 11:3054. 33,000

Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1909. 11:3054. ——

Auletta & Co to Bronx Investment Co. Verio av, n e cor 235th st, 110.2x88.10x100x135. P M. Oct 27, 1909, due July 1, 1910, 6%. 12:3397. 42,000

Same to same. Same property. Certificate as to above mortgage. Oct 27, 1909. 12:3397. ——

Blumenthal, George to The GERMAN SAVINGS BANK, N Y. 141st st, No 627, n s, 27 w Cypress av, 27x100.6. Oct 28, 1909, 1 year, 5%. 10:2554. 2,000

Broad Realty Co to Emerson Latting. Seneca av, s s, 173.6 e Hunts Point av, 47.2x165. Oct 28, 1909, 5 years, 5½%. 10:2761. 6,000

Same to same. Same property. Certificate as to above mort. Oct 28, 1909. 10:2761. ——

*Blass, Gustave to Wm H A Weylage. Carpenter av, w s, 49.6 n from s s lot 1123, runs n 24.9 x w 105 x s 24.9 x e 105 to beginning part of lot 1123 map No 143, Wakefield. Prior mort $4,250. Oct 27, 2 years, 6%. Oct 28, 1909. 1,000

*Same to John P Pape. Carpenter av, w s, 74.3 n from s s lot 1123, runs n 24.9 x w 105 x s 24.9 x e 105 to beginning, being part of lot 1123 same map. Prior mort $4,250. Oct 27, 2 years, 6%. Oct 28, 1909. 1,000

*Baisley, George P to TITLE GUARANTEE AND TRUST CO. Williamsbridge road or Main st, w s, at a point marked on stone wall in range with fence on e s Morris Park, runs s w along said fence 207.6 and 354 x s e along fence, 134, x n e along land conveyed to N Y, N H & H R R Co 523 to said road, x n w 358 to beginning. Oct 28, 1909, due, &c, as per bond. 10,000

Bornstein, Fanny, of Brooklyn, to Mayme Deibel. 133d st, n s, 500 e Cypress av, 100x103.5, with machinery, &c. Prior mort $——. Oct 10, due Sept 1, 1910, 6%. Oct 22, 1909. 10:2562. 500

Brennan, Kath E, Mary T and Helen M to Mary A wife Thos J Donnelly. Valentine av, No 2243, w s, 213.8 n 182d st, 25x 100. P M. Oct 21, installs, 5%. Oct 22, 1909. 11:3150. 1,600

Burland, Wolf to John Riegelman. 158th st, Nos 653 and 655, n s, 18.4 e Cauldwell av, two lots, each 18.4x74.11. Two P M morts, each $8,500. Oct 22, 5 years, 5%. Oct 23, 1909. 10:2630. 17,000

Same to same. Cauldwell av, No 800, n e cor 158th st, No 651, 74.11x18.4. P M. Oct 22, 5 years, 5%. Oct 23, 1909. 10:2630. 12,000

*Bible, Julia to Annie R Daily gdn. Franklin av, e s, 130 n Grant st and being lots 19 and 20 map Prop Wm Cooper, 50x100. Oct 13, due, &c, as per bond. Oct 22, 1909. 1,000

Bull, Chas H to Augusta A Paulsen. Mt Hope pl, s s, 100 e Mt Hope av, late Monroe av, 12.6x75. P M. Oct 25, due Apr 15. 1910, 6%. Oct 26, 1909. 11:2802. 1,850

Bloch, Isidore to Amelia L Loeb, 3d av, late Fordham av, w s. 349.6 n 179th st and 25 n from n line Lot 23, runs n 50 x w 90 x s 50 x e 90 to beginning, being part of Lot 24, map Upper Morrisania. Oct 21, 3 years, 5½%. Oct 23, 1909. 11:3045. 7,000

Bingenheimer, Theo to Mary A Koester. Mohegan av, w s, 331 s 180th st, 44x150, except part for Crotona Parkway and Mohegan av. P M. Oct 25, 3 years, 5%. Oct 26, 1909. 11:3118. 3,500

Baltzly, Elizabeth to New York Co-Operative Building and Loan Association. Sedgwick av, e s, and being lot 50, parcel 35, map subdivision estate Wm B Ogden at Highbridge. filed 5-24-1907 Oct 25, installs, 13.13 monthly, 5%. Oct 26, 1909. 11:2880. 1,250

Bjorkegren (Charles) Inc., a corporation, to Whitfield Ward. Webster av, No 2001, w s, 95.6 n 180th st, 33.9x80. Oct 15, due, &c, as per bond. Oct 26, 1909. 11:3143. 17,000

Same to same. Same property. Certificate as to above mort. Oct 25. Oct 26, 1909. 11:3143. ——

Bryant Co to Century Mortgage Co. Hoe av, w s, 125 n 172d st, 20x100. Oct 21, 3 years, 5%. Oct 27, 1909. 11:2982. 8,000

Same to same. Hoe av, w s, 165 n 172d st, four lots, each 20x100. Four morts, each $8,000. Oct 21, 3 years, 5%. Oct 27, 1909. 11:2982. 32,000

Same to same. Hoe av. w s, 125 n 172d st, 20x100; Hoe av, w s, 165 n 172d st. 80x100. Certificate as to five morts aggregating $40,000. Oct 21. Oct 27, 1909. 11:2982. ——

Same and Harry A Munroe with Robert E Simon. Hoe av, w s, 145 n 172d st, 40x100. Subordination agreement. Oct 21. Oct 27 ,1909. 11:2982. nom

Same to Andrew Wilson trustee Chas E Fleming. Hoe av, w s, 145 n 172d st, 20x100. Oct 26, 3 years, 5%. Oct 27, 1909. 11:2982. 8,000

Same to Wm J Ehrich. Hoe av, w s, 125 n 172d st, 20x100. Prior mort $8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000

Same to Robt E Simon. Hoe av, w s, 145 n 172d st, 20x100. Prior mort $8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000

Same to same. Hoe av, w s, 165 n 172d st, 20x100. Prior mort $8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000

Same to Richard Stein. Hoe av, w s, 185 n 172d st, 20x100. Prior mort $8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000

Same to Cordelia Wechsler. Hoe av, w s, 225 n 172d st, 20x100. Prior mort $8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:2982. 2,000

Same to Emma Trounstine. Hoe av, w s, 205 n 172d st, 20x100. Prior mort $8,000. Oct 23, 2 years, 6%. Oct 27, 1909. 11:-2982. 2,000

Same to Wm J Ehrich et al. Hoe av, w s, 125 n 172d st, 20x100; Hoe av, w s, 145 n 172d st, 20x100; Hoe av, w s, 165 n 172d st, 20x100; Hoe av, w s, 185 n 172d st, 20x100; Hoe av, w s, 205 n 172d st, 20x100; Hoe av, w s, 225 n 172d st, 20x100. Certificate as to six morts for $2,000 each. Oct 23. Oct 27, 1909. 11:2982. ——

Bryant Co and Harry A Munroe with Richard Stein. Hoe av, No 1539, w s, 185 n 172d st, 20x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom

Same with Wm J Ehrich. Hoe av, No 1533, w s, 125 n 172d st, 20x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:-2982. nom

Same with Emma Trounstine. Hoe av, No 1541, w s, 205 n 172d st, 20x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom

Same with Cordelia Wechsler. Hoe av, No 1543, w s, 225 n 172d st, 26x100. Subordination agreement. Oct 25. Oct 27, 1909. 11:2982. nom

Bailey Av Realty Co to Wm W Johnson and ano trustees Alvin J Johnson for Virginia H Montague. Bailey av, e s, 709.5 s from s tangent point in curve at s e cor Bailey av and Kingsbridge road, runs e 100 x s 25 x w 100 to av, x n 25 to beginning. Oct 27, 1909, 3 years, 5%. 11:3239. 7,000

Same to same. Same property. Certificate as to above mort. Oct 27, 1909. 11:3239. ——

Same to Francis G Lloyd and ano trustees David Stevenson for Florence S Le Boutillier. Bailey av, e s, 734.5 s from s tangent point in curve at s e cor Bailey av and Kingsbridge road, runs e 100 x n 25 x w 100 to av, x s 25 to beginning. Oct 27, 1909, 3 years, 5%. 11:3239. 7,000

Same to same. Same property. Certificate as to above mort. Oct 27, 1909. 11:3239. nom

Colwell, Margt and Hugh with Julia McLaughlin. Brook av, w s, 75 s 144th st, 50x90; Brook av, w s, 125 s 144th st ,25x90. Extension of $4,000 mort until Apr 14, 1911, at 6%. Oct 22. Oct 28, 1909. 9:2288. nom

Cunningham & Shand Construction Co to City Mortgage Co. Beck st, w s, 350 n Longwood av, 80x100. Building loan. Oct 14, due, &c, as per bond. Oct 22, 1909. 10:2710. 46,000

Same to same. Same property. Certificate as to above mortgage. Oct 14. Oct 22, 1909. 10:2710. ——

Same to Beck St Realty Co. Same property. P M. Prior mort $46,000. Oct 1, due, &c, as per bond. Oct 22, 1909. 10:2710. 12,000

Conabeer, John S, Lawrence Peters and Carrie Van Nostrand to American Swedenborg Printing & Publishing Society. Mt Hope av, late Monroe av, w s, 145 s 175th st, 50x95. Oct 21, due Sept 1, 1912, 5%. Oct 22, 1909. 11:2797. 3,500

Casco Building Co to Manhattan Mortgage Co. Vyse av, e s, 150 s 172d st, 25x100. Prior mort $——. Oct 22, 1909, due, &c, as per bond. 11:2995. 7,500

Same to same. Same property. Certificate as to above mort. Oct 22, 1909. 11:2995. ——

Same to same. Vyse av, e s, 200 s 172d st, 25x100. Prior mort $——. Oct 22, 1909, due, &c, as per bond. 11:2995. 7,500

Same to same. Same property. Certificate as to above mort. Oct 22, 1909. 11:2995. ——

Clausen, Rebecca M to American Mortgage Co. Jackson av, e s, 227.3 n 166th st, 23.6x87.6. Oct 26, 1909, 5 years, 4½%. 10:2651. 6,000

Cerussi, Michael A to Fredk S Pless and ano. 150th st, No 322, s s, 275 Courtlandt av, 25x100. P M. Oct 25, 5 years, 5%. Oct 26, 1909. 9:2331. 3,000

Congregation Adath Israel, a corpn, to Caroline M Whitbeck. 169th st, n s, 179.11 w Fulton av, 45x98. Oct 16, due Sept 28, 1914, 5%. Oct 27, 1909. 11:2925. 3,800

*Ceva, Frank to Andrew Tietjen. Wallace av, w s, 100 n 205th st, 31.6x102.7x54.10x100. Oct 23, 3 years, 6%. Oct 25, 1909. 3,500

Capo, Antonia to Leonard Schaller. 151st st, s s, 325.3 e Morris av, 25x118.5. Prior mort $4,875. Oct 28, 1909, 1 year, 6%. 9:2410. 700

Cushing Realty Co to Wm R Syme trustee for Geraldine J Willetts. 236th st, s s, 50 e Oneida av, 25x100. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3370. 5,000

Same to same. Same property. Certificate as to above mort. Oct 13. Oct 28, 1909. 12:3370. ——

Same to same. Oneida av, s e cor 236th st, 100x25. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3370. 5,500

Same to same. Same property. Certificate as to above mort. Oct 13. Oct 28, 1909. 12 3370. ——

Decker, Eli J to A Hupfels Sons. Willis av, No 164, Saloon lease Sept 14, demand, 6%. Oct 28, 1909. 9:2280. 6,000

Dunn, Eliz M of Brooklyn, N Y to Margt Kerbert. 135th st, No 628, s s, 625 e St Anns av 25x100. Prior mort. $10,500. Oct 23, due Oct 1, 1911, 6%. Oct 26, 1909. 10:2547. 1,000

*Del Gaudio Rebecca to Chas Dettner. Gleason av, s s, 50 w Taylor av, 25x106.7. Prior mort $4,500. Oct 25, due July 1, 1914. 5½%. Oct 26, 1909. 1,500

Donald, Peter with Nevelson Goldberg Realty Co. 134th st, Nos 530 and 532 (810 and 812), s s, 250 w St Anns av, 50x100. Extension of $35,000 mort until Feb 1, 1913, at 5%. Oct 23, 1909. 9:2261. nom

D'Ambrosio, Vergilio, of Yonkers, N Y, to Theo Wentz. 241st st, n s, 160 e Katonah av, 25x100; 241st st, n s, 210 e Katonah av, 25x100; 241st st, n s, 260 e Katonah av, 25x100. Building loan. Oct 21, demand, 6%. Oct 22, 1909. 12:3390 9,000

Same to Bronx Heights Land Co. Same property. P M. Prior mort $9,000. Oct 21, due Oct 1, 1911, 6%. Oct 22, 1909. 12:-3390. 2,820

Donohue (M W) Construction Co to Wm Krebs. Franklin av, No 1240, s e s, 100 n 168th st, being part of subdivision No 2 of lot 122 on map No 143 Westchester Co of Morrisania. 42.6x185.5. Prior mort $38,000. Oct 26, due, &c, as per bond. Oct 27, 1909. 10:2615. 4,000

Same to same. Same property. Certificate as to above mort. Oct 26. Oct 27, 1909. 10:2615. ——

Elias, Katharina with TITLE GUARANTEE AND TRUST CO. Arthur av, No 2390. Subordination agreement. Oct 16. Oct 25, 1909. 11:3073. nom

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Elias (Henry) Brewing Co to TITLE GUARANTEE AND TRUST CO. Arthur av, No 2390, e s, 150 n 186th st, 25x84.7x25x84.8. Oct 25, 1909, due, &c, as per bond. 11:3073. 5,000

Same to same. Same property. Certificate as to above mort. Oct 16. Oct 25, 1909. 11:3073. ——

EAST RIVER SAVINGS INSTN with Helene T Coughlin. Tremont av, n w cor Clinton av, 100x100. Extension of $10,000 mort until Nov 1, 1912, at 5%. Oct 28, 1909. 11:3092. nom

Elias (Henry) Brewing Co to TITLE GUARANTEE AND TRUST CO., Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x 84.10. Oct 25, due, &c, as per bond. Oct 27, 1909. 11:3073. 12,000

Same to same. Same property. Certificate as to above mort. Oct 16. Oct 27, 1909. 11:3073. ——

Everson, Duane S with Thomas Conroy and ano. Webster av, w s, 171.1 n land Wm H Morris, 20x90. Extension of $4,500 mort until Oct 26, 1914, at 5%. Oct 25. Oct 27, 1909. 11:2887. nom

Same with Joseph Sporakowski or Jos Spark. Webster av, w s, 131.1 n land Wm H Morris, 20x90. Extension of $4,500 mort until Oct 29, 1914, at 5%. Oct 25. Oct 27, 1909. 11:2887. nom

Same with Annie Roberts. Mofris av, e s, 40 s 179th st, 20x80. Extension of $7,500 mort until Feb 27, 1913, at 5%. Oct 19. Oct 27, 1909. 11:2807. nom

EAST RIVER SAVINGS INST with Diederich Schnaars. 162d st, n s, 212.10 w 3d av, 26.10x100. Extension of mort for $16,000 to Nov 1, 1912, at 5%. Oct 26. Oct 27, 1909. 9:2367. nom

Fisher, Anna A wife of and Chas A of Boro of Queens to DOLLAR SAVINGS BANK, N Y. Westchester av, s s, 126 n e Union av, 25x119.6. Oct 28, 1909, due Dec 1, 1912, 5%. 10:2676. 15,000

Foster, Harry C to A Hupfels Sons. Jerome av, No 1629. Saloon lease. Sept 8, demand, 6%. Oct 28, 1909. 11:2860. 574

Fudji, Geo E to Peter Handibode. Valentine av, No 2350, e s, 75 s Clark st, also abt 185 s 184th st, 25x85. P M. Oct 25, 1909, 3 years, 6%. 11:3146. 2,000

Foxvale Realty Co to LAWYERS TITLE INS AND TRUST CO. Home st, n e cor Stebbins av, 112x48. Certificate as to above mort for $45,000. Oct 8. Oct 27, 1909. 10:2694. ——

Finkelstein, Moses L to Fred M Weiss. Vyse av, w s, 200 s 173d st, 50x100 and being lots 276 and 277 map No 1100 of 300 lots controlled by Henry Morgenthau. Prior mort $2,500. Oct 26, due Jan 26, 1910, 6%. Oct 27, 1909. 11:2989. 1,000

Foxvale Realty Co to LAWYERS TITLE INSURANCE & TRUST CO. Stebbins av, n e cor Home st, 112.8x49.2x49.2x112.8. Oct 26, 1909, 5 years, 5%. 10:2694. 45,000

Flaurand, Eugene to Turtle Bay Investors Co. Riverdale Lane, leading from Old Post rd to Riverdale, c l at s e cor land hereby described, runs w 232.2 to e s proposed Private st 20 ft wide, sometimes called Prime pl x n 292.3 to s s 254th st proposed x e 255.10 x s 288.9 to beginning, contains 1 65-100 acres; Prime pl, e s at c l Riverdale lane, runs w 20 x n 292.3 to s s 254th st proposed x e 20.1 to pl x s 292.3 to beginning, contains 13-100 acres. P M. Oct 13, 5 years, 4½%. Oct 26, 1909. 13:3421. 15,000

Fey, Ferdinand to Christopher J Doody. Prospect av, No 1400, n e cor Jennings st, No 1049, runs e 98.11 x n 39.7 x w 18.3 x s 19.9 x w 74.8 to av, x s 20.9 to beginning. Sept 1, 5 years, 5%. Oct 22, 1909. 11:2963. 13,000

Gaffney (J C) Construction Co to City Mortgage Co. 162d st, n w cor Stebbins av, 98x43x85.4x44.10. Building loan. Sept 9, demand, 6%. Oct 23, 1909. 10:2690. 42,000

Same to same. Same property. Certificate as to above mortgage. Sept 13. Oct 23, 1909. 10:2690. ——

Gallaher, John to David Virtue. Woodlawn road, at n e cor lands N Y. & Harlem R R Co, or n e s 104.7 s e Webster av, runs n e 131.3 x n w 84.8 x s w 105.8 to road, x s 86 to beginning. Sept 14, 3 years, 5%. Oct 26, 1909. 12:3357. 10,000

*Hally, Andrew and Chas E with Sarah A Daly. Av C, n e cor 3d st, 205x108, Unionport. Extension of $3,000 mort until June 26, 1911, at 6%. Oct 26, 1909. nom

Hallman, Mary and James to Annie Murphy. Bailey av, w s, 649.4 n Old Albany Post road, 50x99.2x62.2x80. Prior mort $15,300. Oct 15, 2 years, 6%. Oct 27, 1909. 12:3262. 1,800

Hahn, George and Samuel Baumann with Jacob F Paulsen. Tremont av, n e cor Prospect av, 50x100; Prospect av, e s, 100 n Tremont av, 75x100. Extension of two morts for $16,000 and $7,000 respectively to Sept 29, 1910, at 6%. Oct 26, 1909. 11:-3106. nom

Hoernel, John with TITLE GUARANTEE AND TRUST CO. Arthur av, No 2388. Subordination agreement. Oct 16. Oct 27, 1909. 11:3073. nom

Heights Town Construction Co to South Side Construction Co. 144th st, No 160, s e cor Mott av, No 384, 100x100. P M. Oct 25, 2 years, 5%. Oct 26, 1909. 9:2341. 25,000

Hammond Eugene H to TITLE GUARANTEE & TRUST CO. 240th st, s s, 75 e Martha av, runs s 100 x e 25 x s 100 to 239th st x e 25 x n 100 x e 50 x n 100 to 240th st x w 100. Building loan. Oct 25, due Apr 25, 1910, 6%. Oct 26, 1909. 12:3393. 10,600

Herrmann, Philippine D of Harrison, N Y, to TITLE GUARANTEE AND TRUST CO. Stebbins av, No 1241, w s, 120 s 169th st, 20 x100. Oct 25, 1909, due, &c, as per bond. 10:2694. 4,000

Hebrew Infant Asylum of the City of N Y to TITLE GUARANTEE AND TRUST CO. Kingsbridge road, s s, at s w s Aqueduct av, runs e, s e and s along av, 55.1x x s 696.6 x w 283.6 to e s Tee Taw av, x n and n e 717.10 to road, x e 226.6 to beginning. Building loan. Oct 22, 3 years, 6%, until building is completed and 5% thereafter. Oct 25, 1909. 11:3220. 125,000

Investors Mortgage Co with Wm R Syme as trustee Geraldine J Willetts. 236th st, s s, 50 e Oneida av, 25x100. Subordination agreement. Oct 11. Oct 28, 1909. 12:3370. nom

Same with same. Oneida av, s e cor 236th st, 25x100. Subordination agreement. Oct 28, 1909. 12:3370. nom

Juliette Construction Co to TITLE GUARANTEE & TRUST CO. Fordham road, s w cor Loring pl, 57.1x102.5x50x130. Building loan. Oct 22, due Apr 15, 1910, 6%. Oct 23, 1909. 11:3225. 30,000

Same to same. Same property. Certificate as to above mortgage. Oct 22. Oct 23, 1909. 11:3225. ——

*Kruger, Wm of Mt Vernon, N Y, to Thos F Dunn. St Ouen pl, n s, being lots 11, 12 and part of 17, map No 1 South Vernon Park (Cranford property), 50x130.11x50.11x140. P M. Oct 19, 5 years, 5%. Oct 22, 1909. 4,000

*Kleinfelder, Annie to Max Strasser. 13th st, s s, 155 e Av B, 50x108, Unionport. Oct 25, 3 years, 6%. Oct 26, 1909. 500

*Koch, Jacob to Frank Gass. Av C, n w cor 4th st, 108x105, Unionport. Oct 22, 1 year, 6%. Oct 26, 1909. 1,600

*Kank Realty Co to Frances M King. Willett av, w s, 100 s 216th st, 200x100. P M. Oct 22, 3 years, 5%. Oct 23, 1909. 5,000

Levinson Improvement Co to Wm G Wood and ano, trustees Margt Wood. Clinton av, No 1313, w s, 131.11 n McKinley square or 169th st, 28.10x138.2x28.10x138.3. P M. Oct 25, 1 year, 5½%. Oct 26, 1909. 11:2933. 6,500

Same to same. Same property. Certificate as to above mort. Oct 25. Oct 26, 1909. 11:2933. ——

Lowe, Mary to Annie M Meyer. Clinton pl, n s, 175 e Grand av, 25x200 to 182d st. Prior mort $3,000. Oct 26, 1909, 1 year, 6%. 11:3195. 1,000

LaVelle, Lewis V to Greenwich Mortgage Co. Hoe av, n e cor 167th st, 100x50. Oct 26, 1909, 1 year, 6%. 10:2752. 15,000

Logue, Annie M to Jacob Fritz. Prospect av, No 1340, e s, 50 n 169th st, 25x100. Correction mort. Oct 23, 2 years, 6%. Oct 26, 1909. 11:2970. 500

Levy, Elise to Enoch B Moon. Mosholu Parkway late Williamsbridge rd, n w cor 203d st, late Rockfield st, 50.2x111.1x50x115, except part for Mosholu Parkway. Oct 25, 1 year, 5%. Oct 26, 1909. 12:3309. 2,200

LAWYERS TITLE INS & TRUST CO with Levinson Impt Co. Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9. Extension of $27,000 mort until Oct 8, 1914, at 5%. Oct 8. Oct 22, 1909. 11:2934. nom

Lax, Frederick G to Solomon D Stern. Brook av, s w cor 168th st, 71x30. Prior mort $14,000. Oct 21, due, &c, as per bond. Oct 22, 1909. 9:2394. 4,000

*Landgrebe, Hattie A to TITLE GUARANTEE AND TRUST CO. Morris Park av, n s, 195 w White Plains road, 50x70. Oct 26, due, &c, as per bond. Oct 27, 1909. 12,000

Lavelle, Cath A wife of John H Lavelle to Herman M Hess. Longfellow av, w s, 307.3 n 167th st, runs w 100 x n 69 x n e 10.4 x e 91.7 to av, x s 75 to beginning. Prior mort $7,500. Oct 28, 1909, 2 years, 6%. 10:2754. 4,000

LAWYERS TITLE INS & TRUST CO with Haase-Lippman Construction Co. Prospect av, e s, 35 n Macy pl, 35x81.5x67.11x 100.1. Extension of $45,000 mort until Oct 26, 1914, at 5%. Oct 28, 1909. 10:2688. nom

Mestaniz, Emma M S to Catherine F Reiley. Longfellow av, w s, 132.3 n 167th st, 25x100. Oct 28, 1909, 3 years, 5%. 10:2754. 14,500

McKay, Peter to BRONX BOROUGH BANK. Triangular plot, being part lot 30 map No 1105, begins at w wall of building adj premises hereby described on east at n line of lot 30 at point 226 e Prospect av, runs s 24.6 x w 0.8¼ x s 2.5 x e 1.2 x s 51.6 x n w 62.10 x n e 34.3 to beginning. P M. Sept 9, 1 year, 5%. Oct 28, 1909. 11:2937 and 2938. 1,000

Mestaniz, Emma M S to Charles Knapp. Longfellow av, w s, 107.3 n 167th st, three lots, each 25x100. Three morts, each $4,000. Three prior morts $15,000. July 30, 3 years, 6%. Oct 28, 1909. 10:2754. 12,000

Same to same. Same property. Three morts, each $750. Oct 28, 1909, demand, 6%. 10:2754. 2,250

Same to same. Longfellow av, w s, 182.3 n 167th st, 25x100. Prior mort $15,000. July 30, 3 years, 6%. Oct 28, 1909. 10:-2754. 4,000

Mestaniz, Emma M S to AMERICAN SAVINGS BANK. Longfellow av, w s, 157.3 n 167th st, 25x100. Oct 27, 1 year, 5%. Oct 28, 1909. 10:2754. 14,500

Same to Kath B King. Longfellow av, w s, 107.3 n 167th st, 25x100. Equal lien with mort for $8,500. Oct 27, 3 years, 5%. Oct 28, 1909. 10:2754. 6,000

Same to Sarah S B Donnel. Same property. Equal lien with mort for $6,000. Oct 27, 3 years, 5%. Oct 28, 1909. 10:2754. 8,500

McCarthy, John E to EAST RIVER SAVINGS INST. Park av, e s, 100 n 174th st, 50x150. Oct 27, 3 years, 5½%. Oct 28, 1909. 11:2907. 4,000

Mountain Construction Co to BROADWAY TRUST CO and ano trustees Julie J Pollock. 188th st, No 516, late Bayard st, s s, 32 w Bathgate av, 20x89.5. Oct 16, 3 years, 5%. Oct 27, 1909. 11:3057. 7,500

Same to same. Same property. Certificate as to above mort. Oct 26. Oct 27, 1909. 11:3057. ——

Mountain Construction Co and Frederick N Du Bois et al with BROADWAY TRUST CO and ano as trustees Julie J Pollock. 188th st, No 516, s s, 32 w Bathgate av, 20x89.5. Subordination agreement. Oct 15. Oct 27, 1909. 11:3057. nom

Munroe, Harry A with Century Mortgage Co. Hoe av, w s, 125 n 172d st, 20x100; Hoe av, w s, 165 n 172d st, 80x100. Subordination agreement. Oct 21. Oct 27, 1909. 11:2982. nom

*McGrail, Mary F to John Zimmermann. Edwards av, e s, abt 375 n Marrin st, 50x100x—x— and being lots 121 and 122 map No 1084 Westchester Co, part Seton Homestead. Oct 16, due July 2, 1910, 6%. Oct 27, 1909. 1,000

Mulhare (T) Construction Co to North American Mortgage Co. 181st st, s s, 100 w Mapes av, 45.3x59. Building loan. Oct 20, 1 year, 6%. Oct 22, 1909. 11:3110. 10,000

Same to same. Certificate as to above mortgage. Oct 20. Oct 22, 1909. 11:3110. ——

Morstatt, Valentine to Carl Klug. 169th st, No 854, s s, 47.6 e Prospect av, 21.1x76.9x20x83.7. Prior mort $5,000. Oct 21, 1 year, 6%. Oct 22, 1909. 10:2694. 800

Mountain Construction Co to North American Mortgage Co. 187th st, n s, 100 w Bathgate av, 60x90. Oct 21, 1 year, 6%. Oct 22, 1909. 11:3057. 18,000

Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1909. 11:3057. ——

Same and John L Thomas with same. Same property. Subordination agreement. Oct 11. Oct 22, 1909. 11:3057. nom

Mountain Construction Co to Wm G Wood and ano trustees Marie Wood. 188th st, s s, 132 w Bathgate av, 20x95. Certificate as to mort for $7,500. Oct 14. Oct 25, 1909. 11:3057. ——

Merksamer, Saml to Albert Bloch. Ryer av, e s, 143.9 n 180th st, 18.9x103.9x18.9x104. Prior mort $25,500. Oct 26, 1909, 1 year, 6%. 11:3149. 1,500

Same to same. Ryer av, e s, 125 n 180th st, 18.9x104x18.9x104.5. Prior mort, $25,500. Oct 26, 1909, 1 year, 6%. 11:3149. 1,500

Mayer, Edwin, Elkan Holzman and James Stern as trustees under mortgage, Solomon Friedman et al exrs Theo S Bassett dec'd et al bondholders, and Fleischmann Realty & Construction Co with Henry H and Nathan F Vought. Ratification of release of

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mort and agreement amending trust mort made by Fleischmann Realty & Construction Co and recorded Nov 10, 1908, as to release of mort covering lots 80, 81 and 82 on amended map of Cammann estate at Fordham Heights, &c. July 26. Oct 26, 1909. Re-Recorded from Aug 21, 1909. 11:3218. nom

Nevelson Goldberg Realty Co to Nelly Henschel. Prospect av, No 980, n e cor 164th st, No 851, 74.7x75. P M. Oct 22, due, &c, as per bond. Oct 23, 1909. 10:2690. 5,500

Nevelson, Goldberg Realty Co with Freda Steuerer. Prospect av, n e cor 164th st, 74.7x75. Extension of $7,000 mort until Oct 1, 1911, at % as per bond. Oct 14. Oct 23, 1909. 10:2690. nom

*Nance, Rose E to Alexander F Walsh. Av A, s w cor 7th st, 108 x105. P M. Except part for Zerega av or Av A. Oct 16, 3 years, 6%. Oct 27, 1909. 1,500

Nash, John McL trustee Francis E Bergen with Kate Donnelly. 142d st, No 305 East. Extension of $3,200 mort until Jan 10, 1913, at 5%. Oct 22. Oct 28, 1909. 9:2323. nom

Nolan, Mary A to BRONX SAVINGS BANK. Ryer av, e s, 208.1 n Burnside av, 24x95.4. Oct 27, 5 years, 5%. Oct 28, 1909. 11:3144. 7,500

O'Connor, Thomas J to A Hupfels Sons. 3d av, No 2543. Saloon lease. Oct 25, demand, 6%. Oct 28, 1909. 9:2320. 4,500

*Peterson, John to Daniel Berberich and ano. 226th st, late 12th st or av, s s, 355 e 4th av, and being East ½ of lot 311, map Wakefield, 50x114. Prior mort $4,500. Oct 20, 2 years, 6%. Oct 22, 1909. 1,000

*Same to Annie E Hoefer and ano. Same property. Oct 1, 3 years, 5½%. Oct 22, 1909. 4,500

*Porter, Josephine F B to Daniel S Doran. Lots 40, 63, 64, 83, 84, 114 to 121, 124 to 126, 158, 159, 177, 178, 187, 188, 189, 210, 236, 255, 256, 257, 215 and 235 map Jos Husson, Clason Point. Prior mort $1,800. Oct 22, 1909, 5 years, 6%. 1,200

Port Morris Realty & Construction Co to NEW YORK LIFE INS & TRUST CO. 138th st, n s, 161.8 e Cypress av, two lots, each 41.8x100.10. Two morts, each $38,000. Oct 22, 5 years, 5%. Oct 23, 1909. 10:2567 and 2568. 76,000

Same to same. Same property. Two certificates as to above morts. Oct 22. Oct 23, 1909. 10:2567 and 2568. ——

Same to Noel B Sanborn et al trustees Isaac G Pearson. 138th st, No 683, n s, 120 e Cypress av, 41.8x100.10. Oct 15, 5 years, 5%. Oct 23, 1909. 10:2567. 37,000

Same to same. Same property. Certificate as to above mortgage. Oct 22. Oct 23, 1909. 10:2567. ——

Polans, Saml and Isidor Polinsky to LAWYERS TITLE INS AND TRUST CO. Crotona av, s e cor Crotona Park South, No 654, 107.1x21.1x100.7x22.1. Oct 21, 5 years, 5%. Oct 22, 1909. 11:2937. 11,000

Same and Andrew W Gerlach with same. Same property. Subordination agreement. Oct 21. Oct 22, 1909. 11:2937. nom

Polans, Saml and Isidor Polinsky with same. Same property. Subordination agreement. Oct 18. Oct 22, 1909. 11:2937. nom

*Parker, Emma F to Margaret Elgar et al exrs, &c, James W Elgaret. Walker av, n s, at s w cor of Methodist Church lot at Westchester, runs n 15 rods, x w 4 1-6 rods to land of Geis, x s 14½ rods to av, x e 4¼ rods to beginning, except part for West Farms road, or Walker av. Oct 4, due July 14, 1911, 6%. Oct 25, 1909. 1,000

Rockfield Construction Co to TITLE GUARANTEE AND TRUST CO. Hoe av, w s, 275 n 167th st, 25x100. Building loan. Oct 26, 5 years, 6%, until completion of building and 5% thereafter. Oct 27, 1909. 10:2745. 14,000

Same to same. Same property. Certificate as to above mort. Oct 23. Oct 27, 1909. 10:2745. ——

Ronner, John W to A Hupfels Sons. Courtlandt av, No 694. Saloon lease. Sept 14, demand, 6%. Oct 28, 1909. 9:2401. 1,393.85

Romano, Magdalena to Herman Steinschreiber. 142d st, No 375, n s, 507 e Alexander av, 18x50. Prior mort $8,500. Oct 1, due Aug 5, 1910, 6%. Oct 28, 1909. 9:2305. 350

Reynolds, Julia to Agnes M Moran as admrx James Moran. 175th st, old line, s s, 49.10 w Clinton av, 22x100, plot begins 96 from new, s s 175th st and 49.10 w Clinton av, runs s 4 to point 100 s 175th st, x w 22 x n 4 x e — to beginning. Prior mort $——. Oct 22, 3 years, 6%. Oct 23, 1909. 11:2948. 3,000

*Ringelstein, Charles to Margaret Mapes of Middletown, N Y. Parker av, e s, 25 n Glebe av, 25x100. Oct 22, 1909, 3 years, 5½%. 4,000

Reilly, Julia to GERMAN SAVINGS BANK. Tinton av, No 1133, w s, 218 s Home st, 18.6x110. Oct 22, 1909, 3 years, 5%. 10:-2661. 3,000

Summers, Annie to James E Dougherty exr Wm D Reilly. Waterloo pl, w s, 95 s 176th st, 66x70. Oct 22, 1 year, 5%. Oct 23, 1909. 11:2958. 1,000

Steiger, Ferdinand to Joseph Bessinger. 166th st, late 4th st, s s, 175 w Washington av, 25x166.8. May 8, demand, 6%. Oct 22, 1909. 9:2387. 5,000

Schoenberger, Johanna G, of Newark, N J, to Lillie M Scheele. Tinton av, w s, 192.4 n 163d st, late Strong av, 24.4x125. Oct 25, 1909, due July 1, 1911, 6%. 10:2659. 1,500

Singer, Rachel with John C O'Conor exr Julia S Wright. 3d av, No 3886. Extension of $16,000 mort until June 1, 1912, at 5%. Oct 22. Oct 25, 1909. 11:2929. nom

*Schwab, Jos P to Alex J Hamilton Jr. 227th st, n s, 180 e Barnes av, 25x114. Prior mort $4,000. Oct 18, due Oct 1, 1910, 6%. Oct 26, 1909. 3,000

Simpson, Wm V with BROADWAY TRUST CO. and ano trustees Julie J Pollock. 188th st, No 516, s s, 32 w Bathgate av, 20x 89.5. Subordination agreement. Oct 26. Oct 27, 1909. 11:-3057. nom

Stancliffe, Eliz J and Ida H Mulgannon to Archibald A McGlashan et al trustees Woolsey Hopkins. Park (Vanderbilt) av, West, w s 259.5 s 183d st, 24x81.11x24x81.5. Oct 26, due, &c, as per bond. Oct 27, 1909. 11:3030. 3,000

Sponheimer, Annie to Alice K Sawin. Bainbridge av, e s, 300 s Woodlawn road, 16.8x100. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3334. 4,500

Sponheimer, Annie and Annie M J Muller to Alice K Sawin. Bainbridge av, e s, 316.8 s Woodlawn road, 16.6x100. Oct 27, due, &c, as per bond. Oct 28, 1909. 12:3334. 4,500

Seibel, Andrew J to Minna Ritzmann. 169th st, late Arcularius pl, s s, 53.6 w Walton av, 26x70.8x26.4x65.6, except part for 169th st. Oct 27, 5 years, 4%. Oct 28, 1909. 9:2466. 1,700

Teichman Engineering & Construction Co to North American Mortgage Co. Morton pl, n w cor Harrison av, 98x25x97.10x25. Oct 21, 1 year, 6%. Oct 22, 1909. 11:2868. 15,000

Same to same. Same property. Certificate as to above mortgage. Oct 20. Oct 22, 1909. 11:2868. ——

TITLE GUARANTEE AND TRUST CO with Adolph Schlesinger and Jonas Weil and Bernhard Mayer. Stebbins av, No 1020. Extension of $40,000 mort until Aug 25, 1911, at 5% and consent to same. Oct 20. Oct 27, 1909. 10:2691. nom

*Volz, Edw to Chas T Smith. 4th av, e s, 75 n 226th st, late 12th st, 78x105, Wakefield. P M. Oct 21, 5 years, 5%. Oct 22, 1909. 2,800

*Vothelin, Cyprien to Michael Murtha. Olinville av, e s, 425 n Julianna st, 25x100, Olinville. Oct 22, 3 years, 5½%. Oct 25, 1909. 4,000

Wildnauer, Robt G to Manida Co. Manida st, No 858, n e s, 563.10 n w Lafayette av, 25x100. P M. Prior mort $7,500. Oct 26, 1909, 3 years, 5%. 10:2740. 1,500

Wenninger, John P to Roger Cunningham and ano. Arthur av, w s, 49.9 s 178th st, 23.4x90, except part for av. Oct 11, due Dec 1, 1912, 6%. Oct 25, 1909. 11:3068. 500

Wall (Arthur W) Building & Construction Co to North American Mortgage Co. Minford pl, w s, 200 s 172d st, 103x100. Oct 22, due Nov 19, 1909, 6%. Oct 23, 1909. 11:2977. 3,000

Same to same. Same property. Certificate as to above mortgage. Oct 14. Oct 23, 1909. 11:2977. ——

Same and East River Mill & Lumber Co with same. Same property. Certificate as to above mortgage. Oct 14. Oct 23, 1909. 11:2977. ——

Wall (Arthur W) Building & Construction Co and Wm T Hookey, Inc, with same. Same property. Two subordination agreements. Oct 22. Oct 23, 1909. 11:2977. nom

Wolreich, Sophie with Solomon D Stern. Brook av, s w cor 168th st, 71x30. Subordination agreement. Oct 20. Oct 22, 1909. 9:2394. nom

*Werner, Theodore to Fidelity Development Co. Bogart av, w s, 222.4 s Bronx and Pelham Parkway, 50x100, P M. Sept 3, 3 years, % as per bond. Oct 27, 1909. 500

*Same to same. Bogart av, w s, 322.4 s Bronx and Pelham Parkway, 75x100. P M. Sept 3, 3 years, % as per bond. Oct 27, 1909. 1,000

Same to same. Bogart av, w s, 425 n Lydig av, 25x100. P M. Sept 3, 3 years, % as per bond. Oct 27, 1909. 950

Weindorf, Wendel to Sigmund Ernst and ano. 3d av, No 3888, e s, 119 s 172d st, 27x125. P M. Prior mort $18,000. Oct 19, installs, 6%. Oct 27, 1909. 11:2929. 1,500

*Walsh, Joseph C to Joseph Egan. 237th st, n s, 72 w Byron st, and being lot 29 block 5 map Whitehall Realty Co, 24x100x—x 96.6. Prior mort $3,000. Oct 21, 3 years, 6%. Oct 25, 1909. 2,000

Woolley, Laura V, of Scarsdale, N Y, to Jos B Bolton. 184th st, n w s, 130.7 s w Fordham road, 75x78.6x67.7x89, except part for 184th st. Oct 25, 3 years, 6%. Oct 26, 1909. 11:3225. 3,000

Windirsch, Joseph to A Hupfels Sons. Melrose av, No 924. Saloon lease. Sept 29, demand, 6%. Oct 28, 1909. 9:2384. 2,580

Warren, Abraham to Edw McK Whiting guardian John S Wilson. Morris av, e s, 100 s Field pl, 25x130. Oct 27, 3 years, 5½%. Oct 28, 1909. 11:3172. 8,000

Same to same. Morris av, e s, 125 s Field pl, 25x130. Oct 27, 3 years, 5½%. Oct 28, 1909. 11:3172. 8,000

Wall (Arthur W) Building Const Co to John S Bussing. Minford pl, w s, 251.6 s 172d st, 25.9x100. Oct 25, 3 years, 5%. Oct 28, 1909. 11:2977. 14,000

Same to same. Same property. Certificate as to above mort. Oct 25. Oct 28, 1909. 11:2977. ——

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 21.

Anthony av, n w cor 175th st, 45x90. Arthur W P Norris agt Frederic J Winston et al; George Freifeld, att'y; Frank Cochrane, ref. (Amt due, $5,345.)

Boston rd, n w cor 176th st, 125.3x73.2. Julianna B Dahin agt Anna H Gerding; Norwood & Mardeb, att'ys; Philip J McCook, ref. (Amt due, $14,492.34.)

Broadway, Nos 279 to 283. Annie R Weir agt Lawson C Rich; Mackenzie & Burr, att'ys; Wilfred N O'Neill, ref. (Amt due, $6,455.)

Same property. Alice M Dexter agt Mary T Rich; Mackenzie & Burr, att'ys; J C Julius Langbein, ref. (Amt due, $5,650.)

146th st, s s, 125 e Broadway, 37.6x99.11.

146th st, s s, 162.6 e Broadway, 37.6x99.11. The Twenty-third Ward Bank of the City of N Y agt Rae Ginsberg; Lexow, Mackellar & Wells, att'ys; Chas L Cohn, ref. (Amt due, $2,246.80.)

Oct. 22.

Morris av, No 1064. Marion G Hoey agt Abraham Orently; N Henry Schutt, att'y; Adam Wiener, ref. (Amt due, $2,008.23.)

Clinton av, n w cor 181st st, 26x99.3. Edward Giegerich agt Harry Feller et al; Wm H Giegerich, att'y; Louis F Doyle, ref. (Amt due, $4,090.15.)

140th st, No 471 West. Josephine Mulholland agt Kate O Major; Wm F Clare, att'y; Gilbert H Montague, ref. (Amt due, $12,932.66.)

Oct. 23.

No Judgments in Foreclosure filed this day.

Oct. 25.

100th st, No 321 East. Mary F Martin agt Louis Mishkin et al; Arnstein, Levy & Pfeiffer, att'ys. (Amt due, $6,786.10.)

Oct. 26.

Willet st, No 30. Mary E Weber agt Max Sporn; Thomas J Farrell, att'y; Alvin Untermyer, ref. (Amt due, $24,756.50.)

90th st, No 302 West. Jennie Clarkson Home for Children agt George Nicholas; Sackett, Chapman & Stevens, att'ys; Adam Wiener, ref. (Amt due, $5,795.83.)

Riverside Drive, e s, 116 s 127th st, 95x108. North American Mortgage Co agt Anna McAlpin; Clarence L Westcott, att'y; Roy M Robinson, ref. (Amt due, $58,199.16.)

Oct. 27.

Monroe st, Nos 326 & 328. Abner Distillator agt Morris Fisher; Davis & Kaufman, att'ys; James O'Malley, ref. (Amt due, $9,423.)

65th st, No 417 East. Lucius H Beers agt Benjamin Jackerson; Henry de F Baldwin, att'y; John H Judge, ref. (Amt due, $13,474.50.)

130th st, Nos 609 to 615 West. Junction Realty Co agt Fredericka Radle Estate; David E Goldfarb, att'y; Albert Appell, ref. (Amt due, $10,998.83.)

Lots 119 & 120, map of 300 lots in 23d and 24th Wards. Crotona Realty Co agt Isaac L Michael; Lachman & Goldsmith, att'ys; Adam Wiener, ref. (Amt due, $5,262.50.)

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10rth st, n s, 140 e 3d av, 25x100.11. William Hoff agt William Abrahams; Robert E Bergmann, att'y; Louis B Hasbrouck, ref. (Amt due, $4,228.71.)

LIS PENDENS.

Oct. 23.

Suffolk st, No 71.
Allen st, No 44.
Eldridge st, No 18.
Martin B Hofman agt Solomon L Baron et al; action to set aside deed; att'ys, Dennis & Buhler.

Oct. 25.

80th st, No 142 West.
7th av, n w cor 53d st, 25x100.
Boulevard, s e cor 95th st, 25.6x100.
Mary A Apgar agt Ellen Connell; action to declare deeds void; att'y, A N Johnson.

Oct. 26.

Thompson st, Nos 106, 108 & 111. Giovanni M Makatesta agt Stefano S Casassa et al; partition; att'y, W E Cook.
51st st, n s, 200 e 7th av, 25x100.
51st st, No 149 West.
Walker av, n s, 33.4 e Bear Swamp rd, 25x83.11x25.5x79.2.
Edward Hoctor agt Eliza Hoctor et al; partition; att'y, J H Deignan.
Sullivan st, Nos 48 & 50. Michael Balletto agt Stefano S Casassa et al; partition; att'y, W E Cook.
Fort Washington av, w s, 100.6 s 170th st, 75.6 x107.2x75x98.5. Chas M Rosenthal agt John H Springer; specific performance; att'ys, Cahn, Nordlinger & Landauer.

Oct. 27.

5th av, s w cor 26th st, runs s 56.5 x w 134.1 to Broadway, x — 60.5 to 26th st, x — 155.7 to beg.
Macombs rd, w s, adj property of Lewis G Morris, known as High Cottage.
Gustav Bauman agt Tobias R Gibson et al; notice of attachment; att'y, J Klein.
56th st, n s, 325 w 9th av, 25x100.5. Morris Rothstein agt Alice Connaughton; action to foreclose mechanics lien; att'y, M Horowitz.
Av B, n w cor 1st st, runs w 105 x n 216 to 2d st, x e 105 x s 216 to beg, Bronx. Max F Greenebaum agt Mae F Greenebaum et al; partition; att'ys, Watson & Kristeller.
Lenox av, No 210 & 212. Walter E Miller agt Chas E Campbell; notice of levy; att'y, M L Littleton.
200th st, Nos 243 to 247 East. Harry Harper agt Bedford Boulevard Construction Co et al; action to foreclose mechanics lien; att'y, H Elfers.

Oct. 28.

180th st, No 784 East. Raphael Salzano agt Dennis Carraher et al; action to foreclose three mechanics liens; att'y, Rini & McDonnell.
Bleecker st, No 356. Harriet A Brady et al agt Ruth Hanson et al; amended partition; att'ys, Kurzman & Frankenheimer.

Oct. 29.

98th st, n s, 96.11 e Riverside Drive, 75x100.11. Lockwood Co agt Meteor Realty & Construction Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.

FORECLOSURE SUITS.

Oct. 23.

133d st, No 208 West. Jessie N Wells agt John T Mulhall et al; att'y, E J Ludvigh.
Greenwich st, No 74. Wm A Spencer et al agt Thomas Rahaim et al; att'ys, Miller, King, Lane & Trafford.
23d st, n w cor Lexington av, 50x97.6. American Ice Co agt Matlock Realty Co et al; att'y, T D Adams.
Lots 146 and 147A, map of Penfield property, Bronx. Michael J Walsh agt Wm H Longton et al; att'y, W G Mulligan.
Lots 71 & 72, map of Penfield property, Bronx. Michael J Walsh agt Jessie P Dickerson et al; att'y, W G Mulligan.
Jerome av, e s, 100 n 183d st, 25x100. Bronx Borough Bank agt Wm C Thorn et al; att'y, J Kearney.
Marion st, No 23. James I Coddington agt Grazia Aliano et al; att'y, R W Bernard.

Oct. 25.

118th st, s s, 335 w 5th av, 25x100.11. Emill Shoostoff agt Peter H Sponheimer et al; att'y, J A Michel.
Broad st s e s, Lot 86, map of Fairmount, 50.4 x149.7. Chas R Fink agt Luke Healy et al; amended; att'y, F W Judge.
3d st, No 312 East. Morris Weiss agt Max Gross et al; att'ys, Reiss & Reiss.
Lot 118, map of Daily Estate, Bronx. Wappinger Savings Bank agt Rosaria Lagana et al; att'y, S Baker.
119th st, No 330 East. Morris Meyers agt Sunflower Realty & Security Corp et al; att'y, L A Brown.
109th st, n s, 95 w 3d av, 37.6x100.11. Minnie Levy et al agt Lizzie Levy et al; att'ys, Stroock & Stroock.
119th st, Nos 29 to 35 West. State Bank agt American Woolen Co of N Y et al; att'y, W T Kohn.
130th st, No 508 West. Chas J Hirsch et al agt Rose Cohn; att'ys, Horowitz & Wiener.
130th st, No 506 West. Chas J Hirsch et al agt Abram Abelik; att'ys, Horowitz & Wiener.
105th st, n s, 86.10 e Manhattan av, 16.4x100.11. John A Beall et al agt Belle A MacDonald et al; amended; att'y, T Mereckle.
106th st, Nos 219 & 221 East. Alice Richard agt Isaac Grossman et al; att'y, W T Kohn.
Willis av, No 362. Elizabeth O'Connor agt Emil Hermanni et al; att'y, E F Moran.
102d st, No 63 East. Beckie Kadin agt Louis Koch et al; att'y, I Cohn.

Oct. 26.

Lexington av, s w cor 102d st, 18x75. Chas A Flammer et al agt Robert Spero et al; att'y, E F Flammer.
128th st, No 129 East. Jacob Platt et al agt Percival E Nagle et al; att'y, F P Hummel.
125th st, n s, 102 w 2d av, 28x99.11. Henry H Jackson agt Tony Wolf et al; att'y, S H Jackson.
167th st, n s, 24.9 w River av, 56.3x80. Adele Pinski agt Moses Jaffe et al; action to impress trust; att'y, H S Mansfield.
118th st, No 19 West. Isidor Siegal agt Gustav Cohen et al; att'y, P Hellinger.
115th st, n s, 80.8 e Morningside av, 50x100.11. Theodore Greentree agt John W Haaren, Jr, et al; att'y, W Leslie.

Oct. 27.

66th st, Nos 348 to 352 East.
80th st, Nos 218 & 220 East.
Susan Van Praag agt Henry Rockmore et al; amended; att'ys, Eisman, Levy, Corn & Lewine.
4th st, No 167 East, leasehold. Henry Casselius agt William Schock et al; att'y, S Bitterman.
Norfolk st, No 179. Louis Rosenthal agt Morris Levin et al; att'y, J Gordon.
125th st, No 548 West. Ernestine Harris agt Annie Holland et al; att'ys, Sohmer & Sonnenthal.
Lots 270, 282, 293, 292, 524, 526, 528, & 527, mort map of Arden property, Bronx; four actions. Annie V Taylor agt Geo P Shirmer et al; att'ys, De La Mare & Morrison.

Oct. 28.

109th st, No 205 East. Sarah R Wells agt Jacob Gimplowitz et al; att'ys, Shepard, Smith & Harkness.
2d av, s s, part of lot 615, map of Village of Wakefield, Bronx. M Katherine Wadick agt Rosanna Smith et al; att'y, A H Wadick.
Crotona Parkway, s e cor 178th st, 39.5x100x 35.9x116.3. Meyer Loeb et al agt Louis F Miller et al; att'y, S Jacobus.
112th st, s s, 100 e 2d av, 42.6x100.11. Sigmund Ashner agt Louis M Cahn et al; att'y, I W Jacobson.
Av A, No 1020. Emma C Orr agt Julia Kann et al; att'y, W C Orr.
Spring st, No 48 and Mulberry st, Nos 209 & 211. Maurice S Horwitz agt Michael Bonn et al; att'y, E A Isaacs.
3d st, No 312 East. Louis Liberman agt Max Gross et al; att'y, A B Jaworower.

Oct. 29.

44th st, No 124 East. Amy A C Montague agt Emma F Kirby et al; att'ys, Earle & Russell.
73d st, Nos 511 & 513 East. D Comyn Moran et al exrs agt Ruben Robenstein et al; amended; att'ys, Bowers & Sands.
1st av, s w cor 96th st, 25.8x80. Eliza N Hall agt Robert P Golightly et al; amended; att'y, E C Dusenbury.
Lamport av, s s, 400 w Fort Schuyler rd, 25x 100. Sidney B Hickox agt Moses I Falk et al; amended; att'y, S J Stilwell.
4th av, e s, part of lot 113, map of Village of Wakefiled, Bronx, 22.2x105. Flora W Hayes agt Adelaide Ricciardi; att'y, B F Gerding.
Audubon av, s e cor 169th st, 30x95. Irving Bachrach et al agt Louis Peck et al; att'y, W M Golden, Jr.
Washington av, s w cor 173d st, 50x105. Geo M Wright agt Geo W Wood et al; att'ys, Kafer & Wilds.
136th st, n s, 168.4 w 8th av, 16.8x99.11. President & Fellows of Middlebury College agt Geo W Wood et al; att'ys, Kafer & Wilds.
50th st, s s, 100 e 11th av, 28.2x93.6. Henry H Jackson agt Harry Schlessinger et al; att'y, S H Jackson.
60th st, No 236 West. William Rabinowitz agt Leopold D V Shea et al; att'ys, Rabinowitz & Perlo.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Oct.

23 Ackron, Chas E—J P Ley.....$278.64
23 Apostolakis, Panagiotis—L Camatinos..131.72
23 Aaron, Alfred E—A Schoelvinick...1,036.65
25 Arvintz, Aron K et al—A Mach et al..301.10
25 the same——the same 535.55
25 the same——the same 821.10
25 Ablondi, Antonio & Eugenio—J A Delatour 460.84
25 Adonis, John et al—People, &c.....500.00
26 Abel, Ellis M—S G Salomon et al.....71.46
27 Abrens, Henry J et al—W C Urban...173.52
27*Adler, Harry et al—J Rubin 152.45
27 Arras, William—C Arras 965.73
27 Altieri, Carmine et al—People, &c....500.00
27 Alexander, H Willard et al—State Stenographers .....costs, 144.82
27 Arendt, Isabella—A J Seligsberg et al..50.01
28 Atkins, Jennie S—S Hellman 224.00
29 Abrahams, Morris et al—J Shapiro 44.65
23 Basch, Sigmund—Peck & Mack Co....241.38
23 Brill, Joseph—A Weill et al.....72.94
23 Baron, Louis et al—J A McCafferty.....99.56
23 Block, Jennie—N C Durham et al.. ...99.41
25 Bren, Jacob—S Rodriquez.....87.81
25 Barmeister, Ernest—M Federman.....20.91
25 Bucknam, Clifford—R Whyte 78.66
25 Barry, Eugene—N Y Contracting Co, Pennsylvania Terminal .....costs, 69.10
25 Breakstone, Isaac—A Wolff ....costs, 114.23
25 Burns, Dalton—Spear & Co.....167.15
25 Baker, Hyman D & Wm S et al—H L Goldin 2,978.00
26 Boylan, Elizabeth S, Mary S, Felix A & Thomas E et al—United States Drainage & Irrigation Co..... .....204.86
26 Burkett, Millie H—A A Reynolds.....161.81
26 Berman, Phillip—J Silverstein.....31.01
26 Bridgens, Wm H—W H Way.....79.41
26 Bettin, Mollie—M Berger 121.65
26 Bastone, Michael L—H Koehler & Co.944.97
26*Bowes, Nathaniel et al—L Bauer....90.07
27 Britz, Chas J—Tenement House Dept..55.00
27 Brower, Edwin S—Gross & Herbener Realty & Construction Co..... .....258.63
27 Balglen, Harry—L Castagnetta 32.45
27 Batten, Therese K or Rothschild—S A Corneil et al 646.60
27*Berenson, Benjamin et al—N Y Linoleum Co..... ....301.91
27*Birbander, John D et al—T Prince....174.50
27 Bennett, Ernest H—J J Reinhard.....112.13
27 Brown, William et al—H Pressprich...25.40
27 Bader, Marian—D Kamsler 132.96
27 Bernotsky, Abram—M Nathan 69.62
27 Brown, Wm R—Maplewood Hotel Co.234.88
27 Baringer, Albert L—J Crandall et al..81.86
27 Bonomolo, Domenico—Lockwood Co.....24.41
27 Bacot, Cecile C—D H Elder 67.20
27*Butler, Edw S et al—N Y Architectural Terra Cotta Co..... .....182.00
27 Brown, Michael et al—I Drisner.....91.38
27 Byrne, Francis J—W A Smith.....89.70
27 Bleich, Calel et al—People, &c.....500.00
27 Brown, Lizzie—H Brown.....costs, 108.42
27 Bluestein, Charles et al—Tinsley Bros.423.74
28 Baker, Hyman D—S Meyerhoffer ...3,391.89
28 Beatson, John—J T Rheinhardt.....70.86
28 Borkowski, Richard et al—E MacCormack. 113.16
28 Brooks, Julius et al—L N Greene.....216.31
28 Baxter, Harry L—F Siolari 152.61
28 Bernstein, Joseph—A H Joline et al.... ....costs, 107.88
28 Black, Rose—A Goldstein 100.30
28 Bernardikas, Jacob et al—S Geraci....22.22
28 Battels, Charles—T F O'Connell....3,427.66
28 Bradley, Edson—G E Walter Co.....683.34
28 Blau, Irma—M Hirsch et al.....24.91
28 Barth, Frederick—N Y Evening Journal Pub Co et al .....costs, 197.10
29—Bernstein, Barnet H et al—L D Cohen et al 214.41
29 Boes, Carl H—O'Donohue Coffee Co...121.13
29 Bloch, Samuel—Herald Realty Co....70.10
29 Bull, James K et al—United States Radiator Co..... .....240.76
29 Blek, Clara—J Kraus 39.41
29*Bedell, Edwin J et al—N J Packard et al 66.11
29 Behrman, Benjamin G—T Allison.....160.00
29 Broder, Morris—L Moskowitz 44.76
29 Biber, Leon—I Malek 304.10
29 Brown, Max et al—J D Goldstein.....386.29
29 Berman, Samuel L—J Rovener 159.00
29 Beals, Hallock W—Southern Ins Co.1,019.40
23 Carneri, Anton—J Booras 27.41
23 Cahn, Ferdinand—J F Praeger et al..2,428.06
23 Cherboo, Herman et al—A Rappeport..330.65
23 Courtney, Wm J—W I Gough Co....2,060.49
23 Campbell, Chas E—W W Miller....11,138.41
25 Carr, William Jr—Laird 141.28
25 Casino, Christ et al—People &c.....500.00
25 the same——the same 500.00
25 the same——the same 500.00
25 the same——the same 500.00
25 the same——the same 500.00
25 the same——the same 500.00
25 Cantor, Ira B—S Wiener.....29.41
25 Cohen, Louis S et al—I Arker.....438.90
25 Clark, Wm C—A Powell et al.....96.15
25 Clifton, Helen—Scottish Union & National Ins Co..... .....costs, 23.38
25 Churchill, Geo A H et al—M Grab....2,836.78
25 Crittenden, Geo T et al—M Grab....2,836.78
25 Cunningham, Mary B—O Peterson.....36.31
25 Christ, S Robert—P L Snutsel.....171.81
25 Cohen, David—Hamlet Textile Co.....5,678.05
25 Cardinal, Roane & Phlix—E M Travis.83.53
26 Crusius, John N—J T Egan.....591.72
26 Curtis, Horatio A et al—Knickerbocker Metallic Bed Co..... .....75.06
26 Connolly, Patrick—V B L Hoyt.....85.61
26 Cardo, Vito,* Michael* & Dominick et al—New Amsterdam Casualty Co.....31.41
26 Caroline, Terosa——the same 17.76
26 Cirillo, Vincent—L A Nollman et al.....50.00
26 Canton, Charles—I Tager.....90.15
26 Clarke, Frank M et al—M Sullivan.....454.59
27 Courtney, John—Tenement House Dept.55.00
27 Cominsky, David et al—N Y Linoleum Co. 301.91
27 Conte, Alfred et al—H Mindlin et al..49.41
27 Cassileth, Julius et al—A Saltz et al.137.15
27 Chester, Clarence L—M Runkle..costs, 69.73
27 Curran, John J—J McLaughlin.....220.15
27 Cohen, John et al—M Garfinkel.....115.01
27 Carillo, Michele et al—People, &c...500.00
27 the same——the same 500.00
27 Cali, Francesco et al—People, &c....500.00
27 the same——the same 500.00
27 Carolan, Andrew—J I Gersh 193.56
28 Cohen, Morris—Dubois Mfg Co.....131.91
28 Collins, Thomas A et al—J S Peckham.130.91

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

28 Cristiani, Vito—Emigrant Industrial Savings Bank .....costs, 68.59
29 Calvi, Minerva P—Tiffany & Co....138.73
29 Coghlan, Joseph—M H Oppenheim....127.43
29 Cobb, Geo B Jr—N Y Telephone Co...37.49
29 Cohen, Joseph & Minnie—H B Lowenstein 1,054.29
29 Cook, Chas E—Martford Lumber Co.214.65
29 the same——Southern New England Telephone Co.....124.65
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26 Schanz, Chas F—M R Wittekind 154.12
26 Smith, Frank A—Sun Printing & Publishing Assn .....costs, 111.14
26*Smith, Clarence I et al—N J Packard et al. 216.49
27 Sigand, Adrienne et al—T Simon.....37.74
27 Smillowitz, Joseph—L Bralower et al.28.96
27*Siegel, Isaac et al—J Rubin.....152.45
27 Short, Omar B—National Reserve Bank of City of N Y 37.66
27*Steinel, Herman et al—C Hoffman....234.41
27 Steffens, Diedrich—S C Welsh 304.15
27 Solomon, David—P Peters.....268.87
27 Schwartz, Tobias—J Victor 82.65
27 Spiegel, Abraham—M Bdunik.....59.65
27 Sicca, Carmelia et al—People, &c...500.00
27 the same——the same 500.00
27 Storm, George—Kniffin & Demarest Co. 85.69
27*Schweller, Harry et al—H W Baumann.48.91
27 Siegel, Ernest—Braunfelt Browning & Co. 148.01
27 Swing, James B trustee—Hecker-Jones-Jewell Miller Co.....122.50
27*Senft, Harry B et al—I Hirshman....267.50
27 Silverman, John et al—L William et al. 235.42
28 Schmidt, Max et al—E MacCormack..113.16
28 Stewart, John N—G A Stewart..costs, 170.94
28 Swarris, Charles—S Jacobs 41.41
28 Sherriff, Thomas—A C Frazer.....24.91
28 Schmidt, Max—L C Weinstock 72.97
28 Streeter, Wm E—H W Johns-Manville Co. 5,173.85
28 Schwartz, Hyman—L Ludwig et al. .....costs, 67.38
28 Spooner, F Edw—Writerpress Co.....113.91
28 Sellheim, Henry—Manhattan Rolling Mill 287.22
28 Shirmer, Geo P & Lily L et al—H Sugarman 229.37
28 Schwartz, Max et al—A Wolf 62.90
28 Steele, Franklin admr et al—S Riker Jr .....costs, 446.94
28 Sherman, Jacob—M Juster 2,114.22
28 Savage, John—F Keogh 720.70
28 Sheehan, John C et al—Peoples National Bank of Pittsburgh 31,410.57
29 Stafford, Selina admrx—J H Scoville..80.38
29 Simmons, Harry L—H Corn 254.03
29 the same——the same 98.94
29 Stracci, Salvatore admr—A Farina..... .....costs, 109.20
29 Sherman, John S, Walter W* & Harry*—Pennsylvania Cement Co.....66.31
29 Scherer, Stephen J—T Allison.....110.00
29 Schofield, Philip——the same 110.00
29 Switzer, Abraham et al—J Sperling et al 82.88
29 Sigloch, Louis—F Westheimer et al..185.91
29 Simon, Abraham H & Anna M—M Tilove. 94.66
29 Seggie, William—L Becker 2,432.15
29 Strueur, Emil—Meyer & Lange.....139.91
29 Shillito, John A—P Shotland 227.45
29 Sargent, Frank T—A C Fisk.....100.00
29 Smith, Norwod T—E H Gaue 117.72
23 Tarbell, Nettie M—Zindel Mfg Co....368.93
25 Tate, Sam—W L Sherry 238.31
25 Taylor, Lewis H—W C Wood et al.....94.72
25 Turchin, Meyer V—Hencken & Willenbrock Co.....27.40
25 Tishman, Julius et al—H L Goldin...2,978.00
26 Tomaroff, Benjamin—M Matz 70.29
27 Topper, Moritz et al—H W Baumann..48.91
27 Thorne, Millie F et al—People, &c....500.00
27 Taylor, Geo H—P Cassola et al..... .....costs, 77.45
27 Troy, Thomas J—Acker, Merrall & Condit Co.....126.88
28 Trier, Ricka M—E Bramson....costs, 108.94
28 Thorn, Harry—W W Sanford 163.53
28 Thomas, Herbert F—Acker, Merrall & Condit Co.....119.16
28 Thorner, Flora—B Rothblatt.....307.35
29 Taylor, Geo H—J Friedman.....50.41
29 Thebout, James M—F O Edgerton....175.76
29 Taber, Harriet—Lord & Taylor.....96.99
25 Uellendahl, Albert—George Ringler & Co. 357.99
27 Uhlfelder, Simon—Tenement House Dept. 55.00
27 the same——the same 55.00
23 Ventimiglia, Pasquale—J Lever.....145.73
23 von Hardenberg, Paul—M Hyams 54.41
23 Vigorita, John—Tenement House Dept..55.00
27 Verrando, George—A J Stern 264.22
27 Vitalo, Giacchino—A C Smith Jr et al. 2,042.96
28 Vance, James M—W R O'Brien.....504.31
29 Voelkerk, Henry—O'Donohue Coffee Co.. .....96.95
29 Van Zandt, Ernest T—N Y Telephone Co. 121.58
23*Wiener, Alexander et al—H J Moskowitz. 69.65
23 Wohlfeld, Jacob J Brown 158.70
23 Walsh, John et al—National Blue Print Co. 68.15
23 Weitzenblum, Lena—H Hailparn 128.50
23*Weis, Elias et al—T Sophm.....111.90
23 Wilkenfeld, Joseph—E Oppenheimer..195.47
23 Ward, Chas D admr—J Glacken..costs, 110.75
25 Wilson, Bernard et al—W P Buchler..740.96
25 Wilson, Thomas et al—People, &c.....300.00
25 Waldmann, Henry—A Lilienthal....5,6 0.87
25 Wald, Annie* & Samuel—S Eisenberg et al 88.57
25 Wittenberg, Abraham—M Glickstein et al 29.65
25 Weill, Raphael—Hammond Co.....362.57
25 Wardner, Torrey E—L W Francis et al. 1,967.50
26 Witt, Peter A—R Gordon et al.....145.73
26*Washington, Isidore et al—J Marks..48.74
26 Wilzen, Samuel C—Paris-New York Fashion Co.....19.96
26 Weissman, Abraham—H L Manger 42.41
26 Whitehead, James W Jr—J A Harrar...81.93
26 Welsch, John et al—S H Cohen.....120.41
26 Watkins, Mary—J E Taylor.....costs, 76.03
26 Witt, August A—K Witt .....costs, 105.85
27 Whitley, Seth H—Trust Co of America.503.64
27 Wagner, Fred & Fred, Jr—M Toomey. 196.73
27 Wohlstein, Karmine—L Bralower et al.35.27
27 Warshansky, Samuel—J G Yeager....82.23
27 Wolfert, Sidney et al—H Mindlin et al.49.41
27 Whalen, John—Wheeling Corrugating Co. 78.14
27 Winne, Chas G—L L Levy.....698.11
27 Wagner, Cecelia G extrx James G—Farmers Loan & Trust Co .....costs, 98.90
27 Wiener, Nathan—H Klein.....104.72
27 Wasserman, Louis et al—P Quat.....31.01
27 Woytisek, Frank & Louis*—J Triner..368.79
27 Wolfson, Henry et al—George N Lowery Co.....136.26
27 Weinberg, David et al——the same....136.26
27 Wollenschlager, Geo A—Thos E Heigert, Inc 72.31
27 Worthington, Frank—O Blanchard 28.56
27 Weinstein, Rosie et al—People, &c....300.00
27 Wiener, Morris——the same 300.00
27 Wagner, Louis et al——the same ...300.00
27 Woglom, William—Brooklyn Heights R R Co .....costs, 122.72
28 Wilding, Fred or Frederick J—Colonial Development Corp 141.22
28 West, Edward—A C Frazer 143.08
28 Wallen, Daniel et al—P Markewitz ...61.26
28 Weiss, Harriet J—D Sand 32.78
28 Weislow, Otto A—S Newman et al....46.44
28 Weiss, Samuel—Dimock & Fink Co...275.91
28 Weyrich, Hugo—F De Montebello et al.68.31
28 Weislow, Otto A—M Rabinowitz et al..96.03
28 Warshawsky, Samuel—J G Yeager.....82.23
28 Weeker, Maurice S et al—H Gross....519.65
28 the same——the same 369.15
28*Werneburg, Henry I et al—Peoples National Bank of Pittsburgh 31,410.57
29 Wilckens, Leopold—Nassau Electric R R Co. 108.22
29 Wolf, Herman—B Wolf 279.65
29 Warshauer, Labelle L—T Allison.....160.00
29 Walton, Howard H—R M Owen & Co...114.52
29 Wedekind, Gustav C—W Henn 73.67
26 Young, John W et al—N J Packard et al. 216.49
23 Zito, Nicola—N Nopolitano.....47.91
23 Zolanay, Charles et al—H Moskowitz..69.65
26 Zeeman, Elvira—A Rahaenser 65.03
28 Zalka, Mayer et al—S Geraci.....22.22

CORPORATIONS.

23 Metropolitan Mercantile & Realty Co—J Rueth 426.41
23 the same——the same 426.41
23 the same——the same 113.66
23 City of N Y—J Weiss.....2,139.05
23 Griffin Roofing Co—U T Hungerford Brass & Copper Co.....974.03
23 N Y Taxicab Co—Hexter Stable Co...67.50
23 Metropolitan Mercantile & Realty Co—J J Herrington 440.00
23 N Y, N H & H R R Co—H R Schaffner. 13,893.87
23 Nathan Ressler Co—Bennett Sloan & Co. 132.91
23 John Fulton, Inc—W J Yennie.....1,130.58

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GEORGE DOAN RUSSELL LAWYER
TRIBUNE BUILDING, 154 NASSAU ST., N. Y.
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25 Lispenard Realty Co et al -W P Buchler. 740.96
25 East Side House—A N Chambers.....589.24
25 Brooklyn Heights Improvement Co—Waldorf Astoria Segar Co, Ltd.....115.30
25 N Y Transportation Co—L Rooney....502.30
25 Sunswick Co—Export Corp, Ltd....113.40
25 United Dressed Beef Co of N Y—R Weil. 100.00
25 Folmer & Andorfer—J F Hogan.....433 28
25 City of N Y—M O'Grady 1,160.29
25 Battery Place Realty Co—Carnegie Trust Co.....534.41
25 N Y Interborough Ry Co—F Brauer.14,403.26
26 Euclid Realty Co—A A Rosenthal....706.90
26 International Exploitation Co—Leth von Sparkassa Aadorf 18,536.54
26 the same —C L Hamilton 5,245.04
26 C L Partee Music Co et al—H H Baker. 171.72
26 Climax Coal Co et al—J W Place.....545.87
26 Bayside Review Co et al—J W Place...545.87
26 N Y Structural Glass Co—E F Eidlitz et al. 328.03
26 Frank A Hutchinson Co, Inc—N Damico. 105.64
26 Enique Equipment Co—E Tompkins..189.36
26 Milne Water Tube Boiler Co—J C Levi et al. 44.41
26 Blomerth Garage Co—S Wolf's Sons..85.38
26 Universal Express Co—E T Murdoch..542.34
26 Buckley Realty Construction Co—City of N Y 645.31
26 City of N Y—N Zimmerman 646.27
26*Hudson Grand View Realty Co et al—M Weiser 215.66
26 Philip Hake Mfg Co—L Bauer 241.67
27 Eastern Barrel Co—M Toomey 157.34
27 N Y Industrial Bible School Assn—W Neuberg 475.01
27 Empire State Garage—H A Niles et al.298.16
27 Lawrence & Walton—Sheppard Knapp & Co.....59.66
27 Russian Symphony Society—U Gingras..64.41
27 Monomoy Co—H Wartell 169.51
27 Forty-second Street, Manhattanville & St Nicholas Avenue Ry Co—J Clark....650.00
27 Legal Realty Co—Saltzman & Jelot.12,618.70
27 Consolidated Gas Co of N Y—A Robinson. ....costs, 88.87
27 West Side Bank—National Park Bank of N Y.....1,250.54
27 Tinton Ave Construction Co et al—A Thomson.....216.90
27 Custer Printing Press Co et al—H W Wack 242.72
27 F C Arnold Co—Parke, Davis & Co....47.57
27 J & S Baumann—M A Delaney...costs, 28.66
27 Quinn & Smith Inc et al—I Hirshman.267.50
27 Hygrade Steam Laundry Co et al—L N Greene 1,601.70
27 State Law Reporters et al—State Stenographers .....costs, 144.82
27 Bergen Realty Co—J J Walsh 2,184.72
27 Harlem Democratic Club—M I Ritterman et al 162.33
27 Manhattan Transit Co—P A Cronin.1,204.02
28 Riccadonna Hotel Co—W S Quinby Co.102.96
28 Dannenberg Building Co et al—P Markowitz.....61.26
28 Buckmann Grocery Co—M Seliger.....120.91
28 Avenel Amusement Co—N Y Importation Co 206.74
28 George B Adams & Co—H L Judd Co.227.27
28 the same the same 90.29
28 Phelps Co—American Paper Goods Co of N Y 305 80
28 Union Ry Co of N Y City—L W H Vogel. 1,550.00
28 J F Kelly & Son—F J Fleck.....61 32
28 Home Ins Co—G Kolle 1,612.42
28 People of the State of N Y—N Brien..... .....costs, 31.90
28 Cemetery Agents Associates Ins et al—H Gross 369.15
28 the same—the same 519.65
28 Manufacturers Trading Co—E Chesley et al 1,864 45
28 Siegfried Mining Co—E H Wagner..1,619.06
29 People of the State of N Y—H Brien.... .....costs, 32.67
29 Wadick Realty Co—J O'Brien.....411.51
29 International Automatic Music Co—G B Marx 331.91
29 San Domingo Improvement Co of N Y—J Myers 85,400.51
29 City of N Y—S D'Angelo 2,623.25
29 Madison Avenue Hotel Co—I Heineman.. ....905.16
29 Paris Modes Co—M Dreyfuss et al..... .....costs, 108.28
29 National Ice Cream & Mfg Co—Rague Tea & Coffee Co 81.07
29 United Leather & Findings Co—L Wittrock .....costs, 23.10

SATISFIED JUDGMENTS.

Oct. 23, 25, 26, 27, 28 and 29.

Abraham, Samuel et al—C Burkelman. 1909. ....115.75
Acierno, Gioachino—N Y Edison Co. 1909..32.41
Bruce, Edw B—H N Furlong. 1909.....1,589.48
[1]Barnes, Thornton B—City of N Y. 1908..469.47
Bianchetti, Pietro—R Marchese. 1909.....96.91
Braunstein, Jacob—W H Rogers. 1909.....19.16
Bennett, Richard—Brooklyn Heights R R Co et al. 1909 .....115.20
Same—City of N Y. 1909 .....122.76
Bristol, Elias L M—W C Adams et al. 1909. ....110.00
Bloch, Morris—G Bloch. 1908 .....770.75
Bergman, Morris—P Messina. 1909.....89.15
Same—same. 1909 .....1,904.15
Chapin, Marguerite G—B Curran. 1901...219.55
Creevy, Thomas G Faist. 1908.....25.52
Dagneaux, Eduard—W C Copeland. 1909...121.41
Dietrich, George et al—American Surety Co of N Y. 1909 .....59.41
Englander, Gussie—B Brooks. 1909.....575.16
Ellis, Wm H—M Rock. 1908.....251.05
Ermen, Emma et al—L H Dolbear et al. 1909. ....1,000.40
Faiella, Joseph & Concetta—Thomas B Bowne & Son Co. 1909 .....1,560.32
Germansky, Max—H G Silleck, Jr. 1909..524.72
Geiger, Mathilde et al—American Surety Co of N Y. 1909 .....59.41
Goldberg, Wolf—W Verschleiser. 1909...369.11
Goldschmidt, Carl—S L Kahn. 1909.....30.11
Greenfeld, Lazar—H Streiff. 1906.....206.90
[1]Gutmann, Henry—J L Salter et al. 1909.... .....1,229.45
Hoffman, Emma et al—J J K O'Kennedy. 1909. ....640.45
Hornstein, Samuel—S Druss. 1909.....31.65
Heidelbach, John—S Abeloff. 1906.....88.33
Hires, Eugene H—S Abeloff. 1908.....59.41
Housman, Frederick—S Deimel. 1909.....189.77
[4]Horowitz, Adolf—M Hirsch. 1909.....194.40
Hyland, Wm J—City of N Y. 1909.....163.41
Hogan, Chas J—City of N Y. 1903.....97.83
Hudson, Meta M—T O'Reilly. 1909.....308.81
Jaffe, David—State Bank. 1909.....422.46
Johnson, Geo F—D Anenney et al. 1907.... .....2,224.55
Same—same. 1909 .....127.67
Johnson, Geo F—D McAnerney et al. 1908.99.46
Jennings, Clarence W—C R Lacy. 1898....253.25
Judd, Benjamin A—C H Freedman. 1909... .....1,130.28
Kagel, Adolph et al—Jefferson Bank. 1909. .....1,276.63
Kagel, Hyman et al—the same. 1909...1,276.63
Kahan, Noah—E Hymes. 1909.....76.61
[6]Kelsey, William—Fiss-Doerr & Carroll Horse Co. 1907 .....1,009.11
[6]Same—same. 1907 .....3,197 27
Levine, Louis—E Levin. 1908.....765.88
Same—same 1909 .....801 78
Le Piemme, Louise C—Rees & Rees. 1909..86.95
MacMahon, Wm M & Jennie—J W Winkler. 1909 .....69 75
Martin, Joseph L—W R Ostrander & Co. 1909 .....108 04
McCabe, Joseph A—L Gotthelf. 1906.....72.41
McCrain, John—F W Schweirs. 1900.....109.13
Murrell, Wm G & George—Combination Rubber Mfg Co 1909 .....53 28
O'Reilly, Patrick J—Studebaker Bros Co. 1908 .....78 87
Onotrio, Quastuccio—A Siragus et al. 1909.61.91
Plotz, Isaac I—S Portugaloff. 1904.....89.41
Rankin, Grace—L Newman et al. 1909..153.15
Rosenbaum, Saly & Theresa—W T Johnston. 1909 .....2,624.16
Same—same. 1909 .....2,161.11
Silver, John—P Greenfield et al. 1909....29.16
Shaw, Frederick V V—J R Hegeman. 1908.165.04
Strauss, Morris et al—C Burkelman. 1909.115.75
Scheier, John H—Lord & Taylor. 1909....48.24
Shelp, F Leon—J S Clark. 1909.....374 65
Smith, John W—T H Smart et al. 1909.....97.15
Stewart, Chas P—S T White. 1909 .....35.40
Shapiro, Hyman, Israel & Benjamin—S Wolff et al. 1909 .....450.63
[1]Schenkel, Jacob et al—People, &c. 1907.1,000.00
Smyth, Neptune B—C L Brookheim. 1909..259.01
[1]Springer, John H—H H Willenbrock. 1909. .....61 85
Sakman, Rosa et al—J J K O'Kennedy. 1909. .....640.45
Scheller, Otto—S Oppenheimer. 1909.....59.65
[1]Springer, John H—Higgins & Higgins. 1909. .....37 05
[1]Smith, Alfred H & Harrison B—M Goldmintz et al. 1909 .....297 49
[1]Same—same. 1909 .....519.76
Trotter, Alfred W—W E Godfrey. 1908....123.39
Tyndall, Laura B M—Judkins & McCormack Co. 1909 .....202.90
Tynberg, Sug, Jr—S Hirsch. 1909.....71.16
Tynberg, Sug Jr—S Hirsch et al. 1909...663.79
Van Alstyne, Katherine—R W Starr et al. 1908 .....280.45
Van Alstyne, Katharine—M A Paeltz. 1909... .....1,025.54
Same—M Catts et al. 1909.....210.41
Van Alstyne, Katherine—Frederick Loeser & Co. 1909 .....137.74
Wittes, Benjamin—E Lundmerer. 1909...379.41
Wilkenfeld, Joseph et al—Jefferson Bank. 1909. .....1,276.63
Wells, Frederick D W—E L Bushe et al. 1909. .....170 71
Westerman, Erbe—C H Nolte et al. 1904...673.81
[1]Wendel, Jacob et al—People, &c. 1907...1,000.00
[1]Wavra, Josef—Long Island Brewery. 1902... .....7,638.13

CORPORATIONS.

Fourteenth Street Store—M O'Brien. 1909..900.00
Harlem Plumbers & Tinsmith Supply Co—T R Allen. 1909 .....419.68
[1]Rod Barnet W Co—M A Lewis. 1909....909.61
American Surety Co of N Y et al—L H Dolbear et al. 1909 .....1,000.40
Marks, Jacob Sons Inc—W F Crockettt. 1909. .....194.91
New Netherland Realty Co—Press Pub Co. 1905 .....121.95
Anderson, Chas J Co—Thomas C Edmonds & Co. 1909 .....520.46

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Oct. 23.

206—Madison av, s w cor 130th st, 18x75. National Bridge Works agt Sendel Hyman & H Shapiro $360.00
207—39th st, No 117 East. Pittsburgh Plate Glass Co agt John Doe, Harry Poe & W E Lawrence 41.50
208—64th st, No 121 East. Same agt John Hoe, Henry Jones & W E Lawrence 53.70
209—5th av, Nos 581 & 583. Same agt John Coe, Richard Roe & W E Lawrence....239.11
210—Broome st, No 186. Goldberg & Braverman agt Abraham Rudinsky (renewal).....265.00
211—57th st, No 161 West. Pittsburgh Plate Glass Co agt John Smith, Henry Jones & W E Lawrence 415.63
212—Melrose av, s w cor 150th st, —x—. Same agt Harry Hoe, Edward Coe & W E Lawrence 244.64
213—10th av, — cor 25th st, —x—. Same agt Flanigan Nay & Co, Richard Coe & W E Lawrence 205.00
214—18th st, No 425 East. Licurgo De Lorenzo agt Pasquale Nunziata, Tomasso Cassese and Antonio & Biagio 100.00

Oct. 25.

215—Forest av, n w cor 158th st, 100x90. Felice Anfeloro agt William F Rohrig Co.....180.00
216—125th st, No 161 East. Morris B Herman agt Joseph Weiler & Henry Freeman and Frederick Siegel & Co.....410.00
217—125th st, No 161 East. Frank Voigtmann et al agt Emma L Harris & Sarah C Mitchell and F Siegel & Co.....175.00
218—125th st, No 161 East. Morris B Herman agt same 410.00
219—125th st, No 161 East. Hurowitz & Finkelstein Iron Works agt Joseph Weiler & Co and F Siegel & Co.....600.00
220—125th st, No 161 East. Isidor Lerner agt same 125.00
221—125th st, No 161 East. Harry A Berger agt same 165.00
222—125th st, No 161 East. Hurwitz & Finkelstein Iron Works agt Joseph Wielar & Co and F Siegel & Co.....600.00
223—189th st, s s, whole front between Belmont and Hughes avs, 200x100. Luigi Naccarato agt East 189th Street Construction Co..350.00
224—79th st, Nos 132 & 132a West. Wm B Shryock et al agt Roberta F Frank.....122.05
225—Forest av, n w cor 158th st, 100x90. Felice Angeloro agt Wm F Rohrig Co.....370.00
226—Madison av, No 2056. David Schwartz agt Sundel Hyman and Hyman Shapiro.....125.00
227—32d st, Nos 344 & 346 East. Robert H Mathews agt Franbro Realty Co and Mandel Building Co.....357.80
228—Madison av, No 2056. Candee Smith & Howland Co agt Syndel Hyman and F Siegel & Co.....190.86
229—125th st, No 161 East. Same agt Weller & Co and F Siegel & Co.....117.75
230—Broome st, No 557. Benjamin Bloch et al agt Rebecca Schkolnikoff & Louis Fein. 950.00
231—5th av, No 1364. Abram Lubin agt Sam Wahl 135.00
232—48th st, No 367 West. Eugene I Early agt George Nicholas 41.75
233—125th st, No 161 East. N Y Prism Co agt Emma L Harris & Sarah C Mitchell, Joseph Wielar & Co, lessees and F Siegel & Co.....102.00
234—28th st, Nos 146 & 148 West. Louis Block agt Robert Smith and Quinn & Smith..425.00
235—Intervale av, e s, 212.5 n Freeman st, 50 x88.9. Oriental Fireproof Sash & Door Co agt Tulare Realty Co.....100.00
236—150th st, s s, 175 w 7th av, 150x100. N Y Cornice & Skylight Works agt Bisch-Hoef Realty & Construction Co.....340.00

Oct. 26.

237—Riverside Drive or av, e s, 452 s 127th st, 86x100. Jas McBride Co agt St Paul Construction Co.....375.00
238—Washington av, No 1281. Frank Straub agt John Marx Construction Co & John Marx 150.00
239—5th av, No 1364. Abraham Tibin agt Sam Wald 135.00
240—120th st, No 60 East. Victor Stoller et al agt Thomas J McCormack & David Murray, agent 70.00

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241—134th st, No 539 East. Henry G Silleck, Jr, agt Louis Singer & Morris Zimmerman.....270.87
242—Roosevelt st, No 114. Frederick W Siems agt Mary Bymes & Chas A Bymes.....50.00
243—Nassau st, n w s, whole front between Fulton and Ann sts, x—. P M & W Schlichter agt Geo B Wilson and Grimshaw, Campbell & Green 415.00
244—10th st, No 273 West. W H Hussey & Son agt Walter N Wood and William McIver.....381.61
245—125th st, No 161 East. Jacob Lieberman et al agt Emma L Harris & Sarah C Mitchell, Joseph Wialar, Henry Freeman, lessees and Frederick Siegel & Co.....841.90
246—Delancey st, No 134. Harry Berger agt Tischler & Seaman and Offenberg & Becker.....120.00
247—Delancey st, No 152. Samiel Schanen agt Isaac Lefkowitz & Morris Schreiber and John King & John Salkin 30.00
248—Broadway, No 1241. Herringbone Metal Lath Co agt Sol Bloom, Felix Isman & Ellison Construction Co.....163.80
249—Kingsbridge Terrace, No 2743. Wexler & Morelli agt Henry Kroener & Harold E Vreeland Building Co.....137.00
250—28th st, Nos 146 & 148 West. Monk & Vermilia agt Quinn & Smith Co.....7,200.00

Oct. 27.

251—Prospect av, Nos 2304 & 2306. Van Nest Wood Working Co agt Anna Welschman & Chas R Nagel 682.38
252—69th st, No 225 West. Gustav Uhlig agt Silverman Jones Construction Co....72.58
253—Prospect av, e s, 50 n 183d st, 50x113. Salvatore G Arnone agt Anna Welschman & Chas R Nagel 458.40
254—Satisfied.
255—Westchester av, s s, 200 e Brook av, 125 x100. John W Duncan agt Bronx Refrigerating Co and Crescent Sand & Gravel Co.....112.50
256—178th st, No 605 West. John Leven agt Alcazar Realty Co.....131.00
257—Av B, Nos 224 & 226. Barnet Miller agt Henrietta Cohen, Rosa Harris & Charles Weinstein 145.00
258—Same property. Isidore Goodman agt same 150.00
259—28th st, Nos 146 & 148 West. Morris Schnee agt Quinn Smith Co and Monk & Vermilyea 450.00
260—125th st, No 161 East. Jacques, Basinger & Co agt Emma L Harris, Sarah C Mitchell and Frederick Siegel & Co.....259.50
261—21st st, n s, 650 w 10th av, 106.11x—. Monk & Vermilyea agt Quinn & Smith Co and Acme Mortgage Co.....1,500.00

Oct. 28.

262—2d av, No 1129. Samuel Goldman agt William Bifter and Joseph & I Epstein..646.00
263—125th st, No 161 East. Max Belinsky agt Emma L Harris, Sarah C Mitchell and Lieberman & Henken 205.00
264—Ryer av, Nos 2090 to 2096. Max Goldstein agt Sam Merksamer & Louis Holzberg.67.64
265—180th st, No 784 East. Andrew Bickhardt agt Frederick Meyer, Nathaniel Landino, Dennis Carraher & Salvat Lasperches.60.65
266—Broome st No 557. Steinberg Steam Cut Stone Co agt T Rebecca Schkolnikoff & Louis Fein 513.00
267—Prospect av, Nos 2304 & 2306. Morris Gitelson agt Anna Welschman & Chas R Nagel 429.00
268—Anthony av, n w cor 174th st, 135.6x59.6 x irreg. Abraham Thompson agt Ekwanok Realty Co and Indelli & Conforti Co..100.00
269—150th st, n s, 100 w 7th av, 150x99.11. Oscar Carlson agt Bisch Hoef Realty & Construction Co.....1,400.00

Oct. 29.

270—188th st, s s, 32 w Bathgate av, 20x100. Morris Schnee agt Mountain Construction Co.....452.00
271—23d st, No 26 West. Sutphen & Myer agt John Doe and Jones & Tresselt....358.80
272—35th st, No 146 East. Edw M Caffall agt Tompkins McIlvane 122.00
273—11th av, n e cor 21st st, 105.11x106.11x irreg. Liberty Iron Works agt Katharine T Moore and Quinn & Smith.....1,111.00
274—Grand st, No 203. Henry Mock et al agt M Papa & Vincenzo Barone 3,450.00
275—179th st, s s, 100 e Clinton av, 25x100. Van Nest Wood Working Co agt Filomena De Lorenzo & Charles Peterson (renewal).....292.00
276—Heath av, w s, 240 n Hub Terrace, 25x 100. Same agt Michael Mahoney & Charles Peterson (renewal) 880.00
277—67th st, s s, 96 e 1st av, 25x100. Standard Arch Co agt Cethany Memorial Church & Day Nursey and William Craih.....375.00
278—Broome st, No 557. Joseph H Goldblatt agt Rebecca Shkshnikoff & L Fein 200.00

BUILDING LOAN CONTRACTS.

Oct. 23.

Bathgate av, s w cor 179th st, 61.4x188.3x irreg. Title Guarantee & Trust Co loans Oppenheim & Feldman, Inc, to erect two 5-sty apartments; 8 payments.....$90,000
Beck st, w s, 350 n Longwood av, 80x100. City Mortgage Co loans Cunninghan & Shand Construction Co to erect two 5-sty apartments; 13 payments 46,000
Minford pl, w s, 200 s 172d st, 103x100. North American Mortgage Co loans Arthur W Wall Building & Construction Co to erect four 4-sty apartments; 2 payments 3,000

Oct. 25.

Olinville av, e s, 125 n Julianna st, 25x100. Michael Murtha loans Cyprien A Vothelin to erect a 2-sty dwelling; 2 payments.....4,000
Fordham rd, s w cor Loring pl, 57.8x102.6. Title Guarantee & Trust Co loans Juliette Construction Co to erect a 5-sty building; 3 payments 30,000
Wallace av, w s, 100 n Burke st, 31.6x102.8x 54.11x100. Andrew Tietjen loans Frank Ceva to erect a 2-sty dwelling; — payments.....3,500
Broadway, s w cor 163d st, 137.5x100. Title Ins Co of N Y loans Henry T Bulman Co to erect a — sty building; 13 payments.250,000

Oct. 26.

Broadway, s w cor 153d st, 99.11x150. Jacob Hirsh loans Morris Levin to erect a 6-sty apartment; 13 payments 137,000
181st st, s s, 100 w Mapes av, 45.3x59. North American Mortgage Co loans T Mulhare Construction Co to erect a 4-sty apartment; 3 payments 10,000
Edgecombe av, n w cor 158th st, 111.6x—x irreg .....
St Nicholas av, n e cor 158th st, 40.5x106.4. Metropolitan Trust Co loans Sun Construction Co to erect a 6-sty apartment; 12 payments.....200,000

Oct. 27.

Pinehurst av, n w cor 177th st, 125x92.8. Jacob Hirsh loans Helene Realty & Construction Co to erect a 6-sty apartment; 11 payments 110,000
West Farms rd, s e s, 147.8 n e Hoe av, 100x 96.9x irreg. Lawyers Title Ins & Trust Co loans Friedman Construction Co to erect a — sty building; — payments 135,000
Verio av, n e cor 235th st, 110.2x88.10. Bronx Investment Co loans Auletta & Co to erect seven 2-sty dwellings; 7 payments.....42,000

Oct. 28.

240th st, s s, 75 e Martha av, 100x100x irreg. Title Guarantee & Trust Co loans Eugene H Hammond to erect four 2-sty dwellings; 2 payments 10,000

Oct. 29.

Heath av, w s, 55 s c l 230th st, 90x125. James G Wentz loans Metzler Building & Construction Co to erect seven 2-sty dwellings; 5 payments 28,000
Hoe av, w s, 275 n 167th st, 25x100. Title Guarantee & Trust Co loans Rockfield Construction Co to erect a 4-sty apartment; 3 payments 14,000
Riverside Drive, n e cor 151st st, 103.9x173.1x 99.11x145. Chas M Rosenthal loans Silion Construction Co to erect a 6-sty apartment; 14 payments 130,000
157th st, s s, 214.3 w Broadway, 112.6x99.11. Max Marx loans Kuhn Lawson Co to erect a 6-sty apartment; 8 payments 85,000
182d st, s s, 100 e St Nicholas av, 75x70. City Mortgage Co loans Alexander Duff Operating Co to erect a — sty building; — payments.....50,000
Belmont av, n w cor 186th st, 50x87.6. James G Wentz loans Melillo Construction Co to erect a 5-sty apartment; 11 payments..84,500

SATISFIED MECHANICS' LIENS.

Oct. 23.

Kingsbridge Terrace, Nos 2743 & 2749. Samet & Schoen agt H L C Recorden et al. (Oct 18, 1909) $160.00
109th st, No 118 West. Samuel J Corker agt Manhattan Tin Roofing Co et al. (May 24, 1909) 82.50
Riverside Drive, Nos 528 & 529. Bernardo Ruffino agt St Pauls Construction Co et al. (Oct 21, 1909) 4,450.00
Woodlawn rd, No 2303. Louis Seidman agt Raffaele De Virgilias et al. (May 13, 1909) 32.00
St Nicholas av, e s, 248 n 155th st. Church E Gates & Co agt St Nicholas Construction Co et al. (Oct 21, 1909) 1,894.35
Same property. Raisler Heating Co agt same (Oct 20, 1909) 3,840.00
105th st, No 58 West. Morris Sheres agt Moses E Stein et al. (Aug 24, 1909) 90.00
Minford pl, w s, 200 s 172d st. Marx & Jacobson agt Arthur W Wall Building & Construction Co et al. (Oct 15, 1909)...4,400.00

Oct. 25.

[24]th av, n w cor 17th st. Gahren Construction Co agt Investing Co et al. (Oct 13, 1909) 750.31
[2]Broadway, No 115. Same agt One Hundred and Eleven Broadway Co et al. (Oct 13, 1909) 508.50
[2]Broadway, No 111. Same agt same. (Oct 13, 1909) 651.29
[2]St Nicholas av, e s, 248.4 n 155th st. James H Young Stone Co agt St Nicholas Construction Co et al. (Oct 21, 1909).....2,100.00
[2]32d st. Nos 344 & 346 East. Rubin Warnik agt Franbro Realty Co et al. (July 12, 1909) 380.00
Riverside Drive, e s, 452 s 127th st. Wm H Dewey agt St Paul Construction Co et al. (Oct 18, 1909) 200.00
Same property. Charles Parsons agt same. (Oct 15, 1909) 201.00
Same property. Chas H Parsons agt same. (Oct 18, 1909) 201.00
Same property. Same agt same. (Oct 15, 1909) 201.00
Same property. Weisberg Mark Co agt same. (Oct 13, 1909) 1,976.90
Same property. Richard E Thibaut Inc agt same. (Oct 4, 1909) 267.65
20th st, No 35 West. O Reissmann agt Emma Bryan et al. (Oct 18, 1909) 20.00

Oct. 26.

[1]67th st, No 22 East. Adolph Grant & Co agt Robert F Cutting et al. (July 17, 1909) 235.38
Broadway, s w cor 169th st. John Liddle Cut Stone Co agt Bingham Realty Co et al. (June 12, 1909) 1,500.00
Same property. Harlem River Lumber Co agt same. (Oct 7, 1909) 1,122.90

Oct. 27.

[2]Greenwich st, Nos 483 to 489. Thomas & Buckley Operating Co agt James H Cruikshank et al. (Oct 21, 1909).....470.89
Hoe av, w s, 125 n 172d st. Royal Plasterers & General Contractors agt Bryant Co et al. (Oct 7, 1909) 1,860.45
130th st, n s, 80 w Lexington av. Calogero Duminuco agt Meyer S Sachs et al. (Oct 20, 1909) 1,025.00
Clinton av, Nos 1810 to 1828. Max Goldstein agt Holwoke Contracting & Realty Co et al. (Sept 21, 1909) 108.36
179th st, n s, whole front between Belmont and Hughes av. David Stone agt Luigi Pantieri et al. (May 12, 1909) 500.00
Delancey st, No 152. Dry Dock Sash & Door Co agt Morris Schreiber et al. (Oct 22, 1909) 960.00
Brook av, No 1302. Louis Pollinger et al agt Morris Rosenkrantz et al. (July 13, 1909) 110.00
Broadway, No 1241. Edwards Electrical Construction Co agt Sol Bloom et al. (Oct 27, 1909) 689.50
22d st, No 235 East. Philip Zabladowsky agt Isaac Grossman et al. (May 10, 1909)..219.25
Same property. Same agt Lena Schwadron et al. (May 29, 1909) 219.25
Clinton av, Nos 1810 to 1828. Max Goldstein agt Louis Holtzberg et al. (Sept 22, 1909) 108.36

Oct. 28.

Creston av, No 2785. August Van D Hohenstein agt John J Quinn et al. (Oct 8, 1909) 58.40
Same property. Same agt John Quinn et al. (Sept 21, 1909) 51.00
[3]Bristow st, s w cor 170th st. Samuel E Graham agt Chas H Sproessig et al. (Oct 5, 1909) 343.00
[2]Same property. New England Mantel & Tile Co agt Clara Wiedhopf et al. (Oct 14, 1909) 505.30

Oct. 29.

[122]d st, Nos 129 & 131 West. Harbison Walker Refractories Co agt Geo H Pigueron & Acme Building Co et al. (Oct 21, 1909).349.30
Matilda st, e s, 200 s 239th st. S Calderone & Co agt Fox-Muller Realty & Construction Co et al. (Aug 31, 1909).....2,000.00
236th st, s s, 50 e Oneida av. Graff Furnace Co agt Cushing Realty Co et al. (Sept 30, 1909) 38.50
114th st, No 307 West. Joseph Steigerwald et al agt Harriett Wolbach et al. (Sept 21, 1909) 85.00
158th st, No 437 East. Same agt same. (Sept 21, 1909) 16.00
Rutgers st, No 39. John M Kayes et al agt Rose A Block et al. (Oct 21, 1909).....132.00
114th st, Nos 305 & 307 West. Max Gottlieb agt Harriet Wolbach et al. (Jan 21, 1909) 54.00
85th st, No 353 West. Standard Metal Furring & Lathing Co agt Chas M McManus et al. (March 23, 1909) 300.00
[3]188th st, s s, 32 w Bathgate av. Michael Sippo agt Mountain Construction Co et al. (Oct 13, 1909) 487.52

ATTACHMENTS.

Oct. 21 and 22.

No Attachments filed these days.

Oct. 23.

Lockwood, Hollis D; Chas L Wilson; $165; M J France.
Payne, Wm J; Jesse Myers; $30,008.52; Underwood, Van Vorst & Hoyt.

Oct. 25.

Nichols, Wm F; Guardian Trust Co of N Y; $3,500; Hotchkiss, Barber & McGuire.

Oct. 26.

Ellerbe, James E; R H Rountree & Co; $426.25; J R Abney.
The A L Barber Asphalt Co; Wm A Tenney; $1,463.50; Morrell, Bates & Topping.
Lord, Anna R; Antoine & Hubert; $413.43; Rounds & Schurman.

Oct. 27.

No Attachments filed this day.

CHATTEL MORTGAGES.

Oct. 22, 23, 25, 26, 27 and 28.

AFFECTING REAL ESTATE.

Biber, L. 218 W 42d..Duparquet & Huot & M. Ranges. $946
Gerstenhaber, J & C. 120 E 97th..E Kates. Gas Fixtures, &c. 300
Hauser, D & H Levenson. 315 & 319 E 84th ..E Donner. Wash Tubs & Tanks. (R) 3,250
Laube, P H. 641 6th av..N Y French Range Co. Range and Fixtures. 193
Lippman, S. 209-211 W 13th..Raisler Heating Co. Contract Heating Plant. 1,600
Mitow R Co. 60 Liberty..Robinson D W Co. Dumbwaiter. 250
Peto Realty Co. 178th st and Pinehurst av.. Raisler Heating Co. Heating Plant. 3,900

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REAL ESTATE RECORD AND BUILDERS GUIDE.
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THE BROOKLYN EAGLE has been quick to seize upon one result of the election as of the greatest importance for that Borough. According to this able journal the happiest result of the polling will be the approaching control of the Board of Estimate by the inhabitants of Long Island. The new Mayor, Comptroller, and the Borough President of Brooklyn are all Brooklynites and their voting strength will be equal to the combined strength of the rest of the Board. If they can carry with them the vote of the President of Queens they will have a clear majority, and the Eagle thinks that this is a consummation devoutly to be wished, because in its opinion the City has been administered hitherto too much for the benefit of Manhattan. Statements of this kind are surely sufficient to justify some irritation on the part of Manhattan tax-payers. The consolidation of the former cities of New York and Brooklyn has been a veritable boon for the tax-payers of Brooklyn and has resulted in a considerable loss to the tax-payers of Manhattan. Brooklyn was practically a bankrupt city at the time of consolidation. The immediate fruits thereof were an increase in the salaries of Brooklyn office-holders to the Manhattan level and a shifting of a large fraction of the cost of the government of Brooklyn on the back of the Manhattan property-owner. Brooklyn now receives about twice as many millions from the city treasury as its tax-payers contribute thereto. Since consolidation, the only money voted for transit improvements in Manhattan and the Bronx has cost the city nothing and will eventually be very profitable to the city. On the other hand, twice as much money, about $80,000,000 in all, has been spent on bridges to Long Island, which return to the city substantially no income at all and which will never return a direct income anywhere near sufficient to pay the interest on their cost. Before consolidation, two-thirds of the expense of constructing a bridge was paid for by Brooklyn. Since consolidation more than two-thirds of this expense falls on the tax-payers of Manhattan. In addition, a subway has just been authorized running to South Brooklyn. That will constitute a burden on the city treasury instead of a source of income thereto. Similarly, undeveloped sections in the Bronx have to be satisfied with elevated roads, but Brooklyn suburban districts must have four-track subways. In view of this array of facts, the tax-payer of Manhattan may well rub his eyes and ask how much Brooklyn really requires in order to feel satisfied that it is getting a fair share of the benefits of consolidation. What more can the new Board of Estimate from Long Island do for the inhabitants of that section than has been done by the selfish Manhattan officials of the past? The only possible grievance Brooklyn can have turns upon the delay in the construction of the Fourth avenue subway, and that delay was due chiefly to the opposition of a resident of Brooklyn, Comptroller Metz, whose wholly disinterested attitude in respect to this matter really injured his personal political career. The tax-payers of Manhattan are paying the expenses of consolidation freely and uncomplainingly, and they should at least receive credit for their well-doing from their brethren across the river.

ONE of the most encouraging results of the election has been the stronger tendency which has been shown in the price of the city stock, and the feeling of satisfaction which is indicated by this fact is in all probability well founded. The Record and Guide does not, indeed, believe that the new Mayor and Board of Estimate will be able, any more than their predecessors were able, to bring about any material reduction in the municipal expenses, but there can be no doubt that they will be obliged from the very necessity of their situation to make every effort to keep expenses down. During the campaign two issues predominated—the issues of new subways and of municipal economy. All the new officials are committed to the rapid extension of the subway system, and the Mayor-elect in particular to the construction of the new system with the city's credit. He may have difficulty in making good this part of his platform, because at this writing it is doubtful whether the constitution has been amended for the purpose of permitting the city to issue as much stock as is necessary for the construction of a self-supporting transit system; but in any event it will go hard with the new administration in case at the end of its term a good start has not been made towards additional subway construction. The pledge in respect to municipal economy will, as we have said, be still more difficult to redeem; but even if little can be effected in the way of reducing the city's expenses a good deal can be accomplished in the interest of financial reorganization. The attempt which will undoubtedly be made by the new Comptroller and Board of Estimate to introduce more order into the city's finances, and to diminish the waste will at least serve to show how much can be accomplished under existing laws and how much more can be accomplished with the help of some effective reorganization. The new Board of Estimate is characterized by a high average of good intentions and ability. The very fact that the new Mayor was elected on one ticket and the rest of the Board on another will provoke emulation on the part of the competitors for public approval; and there is a fair chance at least that this competition will not stand in the way of effective co-operation in respect to all matters involving some essential question of public welfare. That some such incentive of emulation and co-operation will characterize the work of the Board may be fairly anticipated, and the new administration should assume office encouraged by the confidence and good wishes of the people of New York.

BOSTON has gained something better from the recent election than has New York. A new charter has been adopted by popular vote in that city, which is a radical improvement upon its existing charter and which is in fact the best system of municipal organization as yet adopted in any large American city. In certain respects it is indeed an improvement upon the charter reported to the Legislature by the New York Commission. In their general tendencies the two charters are similar. In both cases a Finance Commission becomes substantially responsible for the good government of the city. In both cases a Mayor is made responsible for the efficient administration of the city's affairs. In both cases the Board of Aldermen is used simply as a check upon the Finance Commission and the Mayor. But the details of the organization are superior in the Boston instrument. The Boston Board of Aldermen has become a small body of only nine members, elected on a general ticket, instead of the large body of district representatives, which is proposed by the Ivins charter. When elected in this way, there is a much better chance that the Board will perform a useful function, and serve as a really efficient check upon the Finance Commission and the Mayor. Furthermore, the new Mayor of Boston, while he will serve for four years, will be subject to recall after two years, provided the voters of the city decide at a special election that he has served them ill. This provision is more doubtful; but its insertion constitutes a useful experiment in the value of the recall as a political expedient. It is natural that in case officials are elected for long terms and are supplied with abundant powers, some precautions should be taken against a possible betrayal of the public trust. But while the new Boston charter is in these respects better than that of the New York Commission, the latter is so much an improvement upon the existing charter, that the sooner it is adopted the better. There is unfortunately very little chance that it will be adopted at the next session of the Legislature; but in all probability the officials elected four years from now will serve under the provisions of a charter which will more closely resemble the Ivins charter than does the instrument under which we are now governed.

IN CASE further investigation proves that the Criminal Courts building in Centre street is wholly unsafe and can be made safe only by radical reconstruction, the Board of Estimate should consider carefully the best course to be

taken in reference to the matter. It should consider, that is, whether the cheaper course in the end would not be to tear down the existing building and erect a really good one in its place. The city is constantly needing more space for the proper conduct of its judicial business. The value of real estate near the City Hall is very high and is constantly becoming higher. The city or the county owns in the Centre street property a large site which is sufficiently convenient, and which could be used for the construction of a sky-scraper which would be in every way an improvement upon the old building. The existing building is not only unsafe, but it is ugly, inconvenient, badly ventilated and shabby. A new building could be erected on the same site which would afford many times the space and which would provide the criminal and some of the other courts with clean, modern, convenient, sweet and good-looking apartments. The old building always was a hideous, rotten, vulgar thing. It was born in iniquity. It has lived an ugly, deformed life, and it should die an early and an unregretted death. If there is any way in which its complete destruction can be brought about without excessive expense, the Board of Estimate will make New York a sweeter city by taking immediate steps to that end.

BUILDING OPERATIONS, favored by fair weather, continue to employ a high proportion of the mechanics in most trades, but not in all. Brick-building remains below normal, but is expected to improve before winter sets in. This was election week in the city, with one working-day less than usual. The honors of the election fell mostly to the Fusionists, but the new Mayor will be a Democrat, and the Board of Aldermen will continue to be Democratic, but by a reduced majority. As the best form of government is said to be a government of checks, wherein one department acts as a check on another, we ought to get for the next four years a pretty good brand of government. Some political economists allege that a "reform" victory spells parsimony and lessened business activity, but Chairman Willcox, of the Public Service Commission, says the result of the election means "more subways." If there is anything that the building trades need to stimulate them, it is more subway construction. Shoveling will begin for the new Brooklyn subway early next year, as the final authorization has been given, and the contracts have virtually been awarded, to William Bradley, for two sections; E. E. Smith Company, two sections; J. P. Graham, one section; Tidewater Building Company, T. B. Bryson and J. P. Graham, one section. Plan-filing at the Building Bureaus has been light this week, but several important announcements have been made, one representing a new 12-sty office building for William st, and another, a new building, for the firm of W. & J. Sloane, to occupy the site of the Windsor Arcade, on 5th av. Particularly as regards Manhattan Borough, though the plans filed for new buildings are comparatively few, they average high in importance. The day of small buildings in old New York is passing. There has not been the congestion of work or the high mounting of prices for building materials that was expected, for one reason, because the demand for apartment houses has not been sprightly enough; but next season will, in all probability, be a banner year, and if the weather is favorable there will be considerable to do this winter.

TAXES AND RENTS.

Mr. Polak Holds to the Principle That the Tax Rate Cannot Be Shifted to the Tenant.

To the Editor of the Real Estate Record and Guide:

In Mr. Edward J. Levy's reply to my article in your last issue, he overlooks entirely the effect of the increase in the tax rate to reduce the selling price of land. If this feature could properly be ignored, then all that Mr. Levy says in criticism of my article would be true.

Every increase in the tax on the value of the land has the effect of decreasing the amount which the builder must pay for the land by twenty times the increased tax on the land. This saving and the interest thereon will more than offset the increased tax which he will pay on the building.

The selling value of land is an untaxed value. It is the net rent, after the taxes and other fixed charges are paid, capitalized at the current rate of interest, and is usually equal to twenty times the annual net rent. An increased tax upon the value of land diminishes this net rent, and, of course, diminishes the selling value of land by twenty times the increased tax. On this point, Professor Charles J. Bullock, of Harvard, stated at the Louisville Tax Conference in September:

"Every buyer of real estate, at the time of his purchase, takes into account the taxes falling upon the property, and adjusts accordingly the price he offers. The result is that the value of real estate is diminished by the existing taxes capitalized at the current rate of interest, so that these taxes are no real burden for the subsequent purchaser. If the taxes increase during the time he holds the property the additional burden of course falls upon the purchaser, since it diminishes by so much the price obtainable at the next transfer."

With owners of land having no pressure on them to sell or use there is no supply of land except such as owners choose to sell at a price which builders can afford to pay. While builders can afford to pay so much, and no more, they will do so only as long as the terms of the landowner demand it.

The final arbiter of all value is the law of supply and demand. In a congested city, with more land held out of use than should be, the amount a builder will pay depends upon his receiving, in net rents, interest on the capital invested in buildings, the tax on building and other fixed charges and interest on purchase price of land plus taxes on the same.

The landowner, however, will not be in a position to hold out for these terms if the increment to the value of the land is taken through increased taxation.

It is a fundamental truth in political economy, recognized by all authorities on this subject, that a tax on the value of land cannot be shifted by the owner to the tenant.

Professor Seligman, in his "Incidents of Taxation," says: "It may be laid down as a general rule that a tax laid on the owner of the soil for ground rents cannot be shifted."

The reports of the Department of Taxes and Assessments place the value of land in the City of New York at approximately two-thirds of the total. This means that two-thirds of the increase in the city's tax rate falls upon the value of land and one-third upon the value of the improvements.

Yours truly, EDWARD POLAK.

TAXES, RENTS AND "MODEL TENEMENTS."

To the Editor of the Record and Guide:

Dear Sir—The question of the burdens of local taxation, and who bears them, is so clearly and so exhaustively set forth in a little pamphlet of Mr. Lawson Purdy's, which the Tax Reform Association supplies for all its members and to persons entitled to it, that argument or discussion of the effect of taxes upon rent seems to me superfluous.

Many professors of political economy use this book in their classes, and its clearness and brevity commend it to those who are interested.

I was glad to see your recommendation to the Phelps Stokes Fund that they make their model tenements pay.

Instead of being models, such enterprises as the Phipps tenement houses are solemn warnings to every builder to keep away from that sort of thing, because even unlimited capital cannot make it pay. Our Model Tenements, so far, have been—models of how not to do it.

Perhaps this is because they share the uneffectiveness for real reform of all charities. Sincerely yours,

BOLTON HALL.

THE ELECTION AND THE BUILDING CODE.

This week's election leaves the present dominant political power with a majority of but one with which to organize the next Board of Aldermen. Under such circumstances, no legislation of an extremely partisan nature is likely to be attempted with reference to the Building Code. As Chief-Engineer Lewis has been unable to obtain an appropriation with which to defray the expense of the tests which Mayor McClellan desires to have made, he has been unable to proceed; and no tests having been made, no report is available upon which to predicate new amendments with respect to the matters referred to in the Mayor's veto message. The proposed amendments must lie under the weight of his official disapproval for the few weeks that remain to this present administration.

As two commissions have tried and failed to produce a code that could be officially sanctioned, the next Board of Aldermen can be expected to consider carefully before constituting another commission of like nature with no assurance of a better result. An entirely proper course for the next administration would be to take good counsel as to the best way of obtaining an impartial and competent revision in a manner that will not invite another war between rival interests.

Hon. Max Grifenhagen, formerly an Alderman, and as such Chairman of the Building Committee, has been elected Registrar of the County of New York. Unbiased opinion ranks Mr. Grifenhagen very high as a man of affairs and good motives. Hon. H. O. Wittpenn, of Houghtaling & Wittpenn, brick dealers, of 44 East 42d st, has been elected Mayor of Jersey City.

LAST OF THE COURT OF HONOR.—By Tuesday night the last column of the Hudson-Fulton Court of Honor, in front of the New York Public Library, at 5th av and 42d st, will have been removed. These were erected by the Clay-Thompson Co. at a cost of $7,500, entirely of plaster of paris. The only part made of cement was the scraping blocks at the foot of each column. There were thirty-six columns in all. No part of the structure, except the poles supporting them, can be saved, the debris being taken to the city dump. The poles are the property of the Clay-Thompson Co.

CONSTRUCTION.

WHAT A TENANT GETS FOR $10000

As Exemplified in Two New Apartment Houses—Why Such High Rents are Paid —The New Standard of Living for Millionaires—City Apartments and Country Estates.

QUESTIONS and remarks overheard by builders and agents from time to time disclose that it is still incomprehensible to most non-residents why many New York families should be willing to pay as much per annum for rent as would buy a fairly good farm in the country. The wonder is not that there are so many New Yorkers able to pay eight to twelve thousand a year, but that so many are willing to pay it for a single apartment, in preference to having a whole house of their own.

There are a number of reasons why, but it is not the purpose of this article to give them, except to explain in a general way that New York has become the wealthiest city in the world, that it has its own standards of living, that these have changed



"ALWYN COURT."
58th St. and 7th Av. Harde & Shorte, Architects.
Hedden Construction Co., Builder.

from former times, and that to a large number of families the expenditure of a few thousand dollars more or less per annum is not a matter of great importance when value is received.

We must learn to take a very large view of New York, for it is to be the foremost city of the world. The leading families in America are adopting a standard of living which includes more than one home. There is a country home and also a city home. The real homestead is in the country. There's where the family treasures are. For the city home, apartments are coming to be preferred over the private dwelling, for one reason, because a private dwelling may not be obtainable in the particular neighborhood where the family wishes to reside when in town. The really high-class apartment offers to tenants of wealth and standing the choice of the finest locations in Swelldom. Emerson says that there is a price on everything—pay the price, and the thing is yours. If one wishes to live in the most fashionable neighborhood in America, he must pay the price fixed by the market.

Part of the price being for the use of the site, another portion represents the cost of the building and other portions of the price represents the cost of maintaining that building—the cost of the house service, the taxes and the interest. It is apparent that the size of the rent does not necessarily represent the degree of luxury of the apartments themselves, and it is conceivable that a house in an ultra-fashionable section may not be, architecturally, as imposing, and internally as luxurious as one less fashionably situated and for which a smaller rent is required. Therefore, the answer to the question, What does a tenant get for nine thousand a year, is not to be expressed merely in a description of the suite, of the number and size of the rooms, or of the beauty of the decorations.

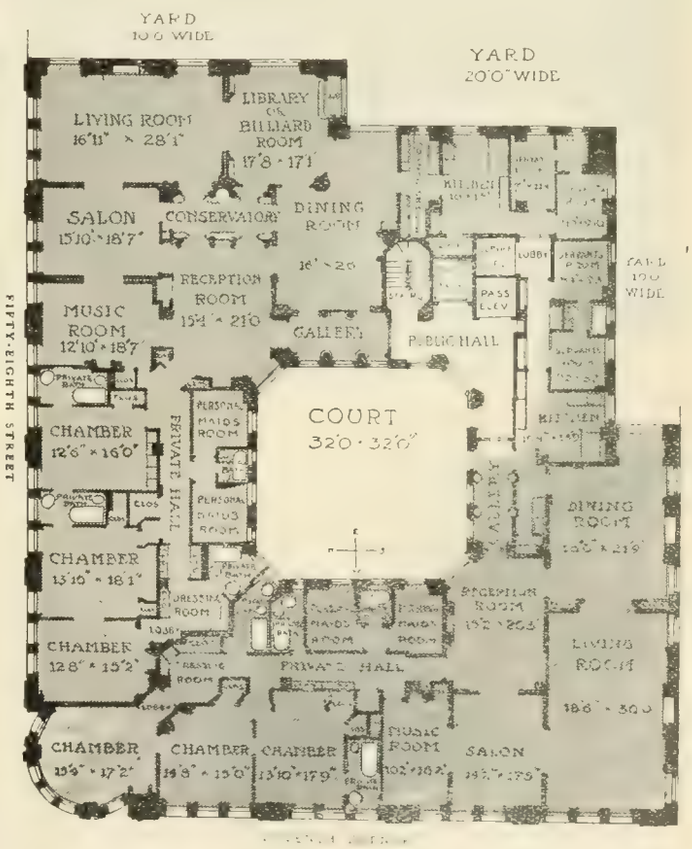
The ten thousand pays for more than can be defined in words.

Two houses finished this fall represent the new standard of living for millionaire Americans very clearly. One is "Alwyn Court," standing in an exclusive district near the "Plaza," and the other is the "Verona," at the crossing of 64th st and Madison av, which is adjacent to the Park and 5th av. The rentals in the first-named range from $6,500 to $10,000 for single apartments, but one duplex apartment in this house is priced at $22,000 a year.

ARRANGEMENT OF ROOMS.

Messrs. Harde & Short, the architects, have cautioned other architects, owners and builders that they are not to use the floor plan of this house, or any feature incorporated therein, in any building they may erect. The plans will appeal to everyone as a fine layout for a house of grand dimensions, such as "Alwyn Court." There are but two apartments on a floor, each consisting of fourteen rooms, eleven of which are outside, and five baths. They are so arranged that over two thousand square feet of floor space can be thrown together for entertaining.

That chamber in the corner is a grand room for the prospect it gives out over the Plaza and Central Park, and also for its own interior finish of white enamel woodwork and silken hangings. Back of it is my lady's dressing-room, where every panel is a mirror, and every mirror hides a closet in the wall. A singular thing about the doors in this room and in some others



FLOOR PLAN IN "ALWYN COURT."

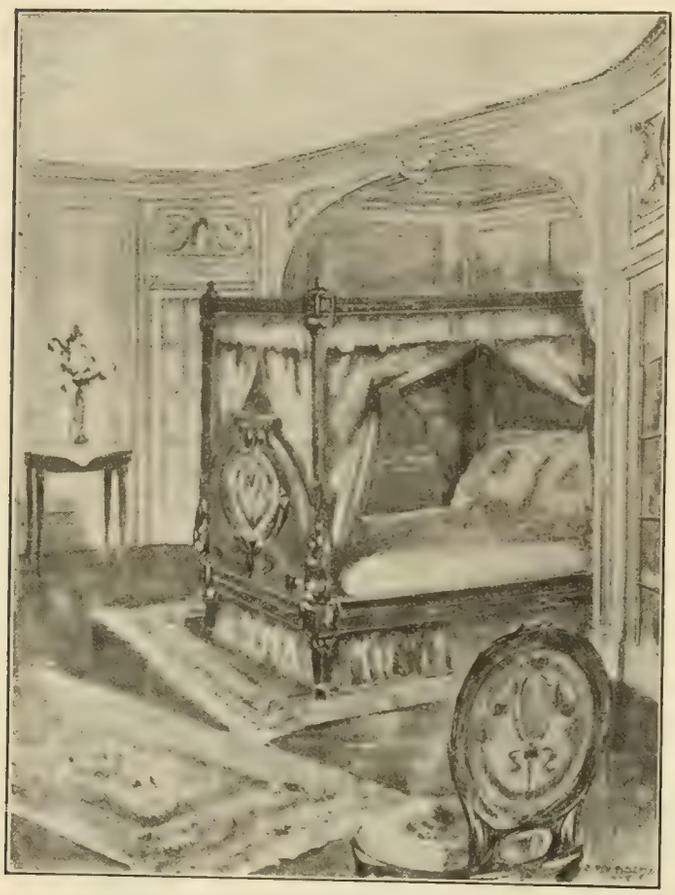
is that they have no visible hinges and locks; and one who did not know would see no door at all, as doors have the appearance of panels merely. The walls and ceilings of the bathrooms are all mirrored also. The shelves in all the bathrooms and dressing-rooms, are plate glass. There are roomy millinery closets with plate glass compartments, fireplaces of exquisite design, parquet floors, mahogany doors, paneled walls in the dining-rooms, and woodwork elsewhere in white with "compo" ornamentation in floral designs.

For every apartment there is a vacuum-cleaning system. No more brooming for the ten-thousand-dollar tenant. Every particle of dust miraculously disappears. There is also an individual wine vault with each apartment.

The owners of the "Alwyn Court" are Charles R. Hedden, of 1 Madison av; A. L. Prescott, 92 West Broadway; Alwyn Ball, Jr., 395 Broadway; William McKenzie, Carlton Hill, President of the Standard Bleachery Company; and Frank Hughes, of Passaic, President of the Dundee Textile Company. The Hedden Construction Company, No. 1 Broadway, was the general contractor.

The other new house, the "Verona," is not quite in the ten-thousand-dollar class, as the highest rental rate is $9,500, but the minimum rate of $8,000 is higher than the minimum rate in the "Alwyn." The "Verona" is a fireproof apartment, designed in the Italian Renaissance style of architecture. It is now owned by a corporation called the "Sixty-Fourth Street Company," of which Victor V. Kranich is president. It was built from plans by William E. Mowbray by the Buckley Realty & Construction Company. The cost of the building alone was once given as $800,000, or about fifty cents a cubic foot.

It is a massive structure, composed in three horizontal layers of three stories each, reposing on a rusticated basement story, of which the large entrance on the Madison facade is the



BEDROOM IN "ALWYN COURT."

most prominent feature. The architecture, with its alternate pairs of windows in vertical rows, reminds one of the manner of some Venetian palaces. The cornice was evidently designed to be in proportion, not to the upper division, as is often the case, but rather in proportion to the whole building.

Always bearing in mind the choice residential location of the house, and the proximity of 5th av, it can be explained, in answering the question, What does a tenant get for nine thousaand dollars a year? that all the rooms in the "Verona" are of unusual size, and that each apartment contains fourteen rooms, giving as much space as in some private dwellings of very good class. In each apartment the kitchen, pantry and service-rooms are grouped in the center of the building, without loss of light and air, as there is a rear court, and they are reached by an independent elevator, thereby being isolated from the living portions of the apartments.

All the living-rooms and sleeping-rooms of importance have "outside" positions, and the elevators run directly upon a private vestibule in connection with each apartment. The apartments have been decorated in accordance with the wishes of the tenants, irrespective of cost. That is to say, it is up to the tenants to set the standard of beauty and luxury. If they can conceive of anything more elegant, they can have it without extra cost. All the usual conveniences and comforts in the best form are, of course, present, beside the new vacuum-cleaning and refrigerating systems, and a safe in every apartment.

The parlor is finished in white enamel, with a tapestry frieze; the library in mahogany, with paneled walls and beamed ceiling, and it also has unique windows; the dining-room in Flemish



THE "VERONA."
Madison Av. and 64th St. William E. Mowbray, Architect.

oak, dark, and with heavy carvings; and then, the bathrooms and dressing-rooms are beautiful with white decorations and mirrors. In all these high-grade houses there is much closet space—not obtrusive closets—and sometimes with doors hid in the panels of the walls. The house performs many services for the tenants and reduces the housekeeping to the minimum. As the rooms are dustless, there is very little cleaning to do; no errands to run, for the telephone is on the table, and Altman, McCreery or Tiffany will bring the fashions of Paris to your side when you telephone. One can literally live in the choicest neighborhood of the most interesting city in the land, in a house of beauty and luxury, without a household care—without lifting a hand.



VISTA IN "ALWYN COURT."

BEAUTIFUL NEW THEATRE IN CENTRAL PARK WEST

A GROUP of public-spririted gentlemen will presently receive from the hands of their architects and builders the most beautiful playhouse in America. We understand that it is a failing of New Yorkers that their range of vision is short, but the new theatre is really the first in this country wherein a real attempt has been made to equal in architectural elegance and construction the ideal playhouse, as everyone knew it ought to be, but was not able, on account of commercial reasons, to produce.

The new theatre has no commercial side. Externally it is impressive; it proclaims its office; it is constructed after classical precedents of noble materials; and in design it follows the Italian Renaissance. Internally, it is beautiful but not surprising. It was known that it would be like this if the best motives were allowed free course, the best examples followed. We have never had before in New York a real foyer, or a real grand staircase.

The main foyer will be decorated with beautiful paintings, largely through the beneficence of William K. Vanderbilt, who has already given three famous Baudry paintings from his own collections and a sum of money for the purchase of other works. The foyer is constructed of rich Siena marble and gold, and has at either end an orchestra platform which will be used by the orchestra during intermissions at dramatic performances.

At one end of the circulation on the foyer floor is a tea room, daintly done in a pale green and white Wedgwood effect. Here tea will be served between acts. At the other end of the circulation room is the women's retiring room, pleasingly decorated in a similar manner.

The circulations in the rear of the first and second balconies are commodious and intended to be used as promenades during intermissions. On one floor is the founders' room, splendidly fitted, and on the other the library. The former has been furnished by the founders themselves, and is remarkable for its taste and beauty. The library for the players, which adjoins the dressing rooms, is a model of its kind, and has oak bookcases rising from the floor to the ceiling.

The exterior is of Indiana limestone. There is a high base containing all the entrances, and a 2-sty colonnade. The foyer, extending through the height of two stories, accentuated by large arches extending the full height of the columns.

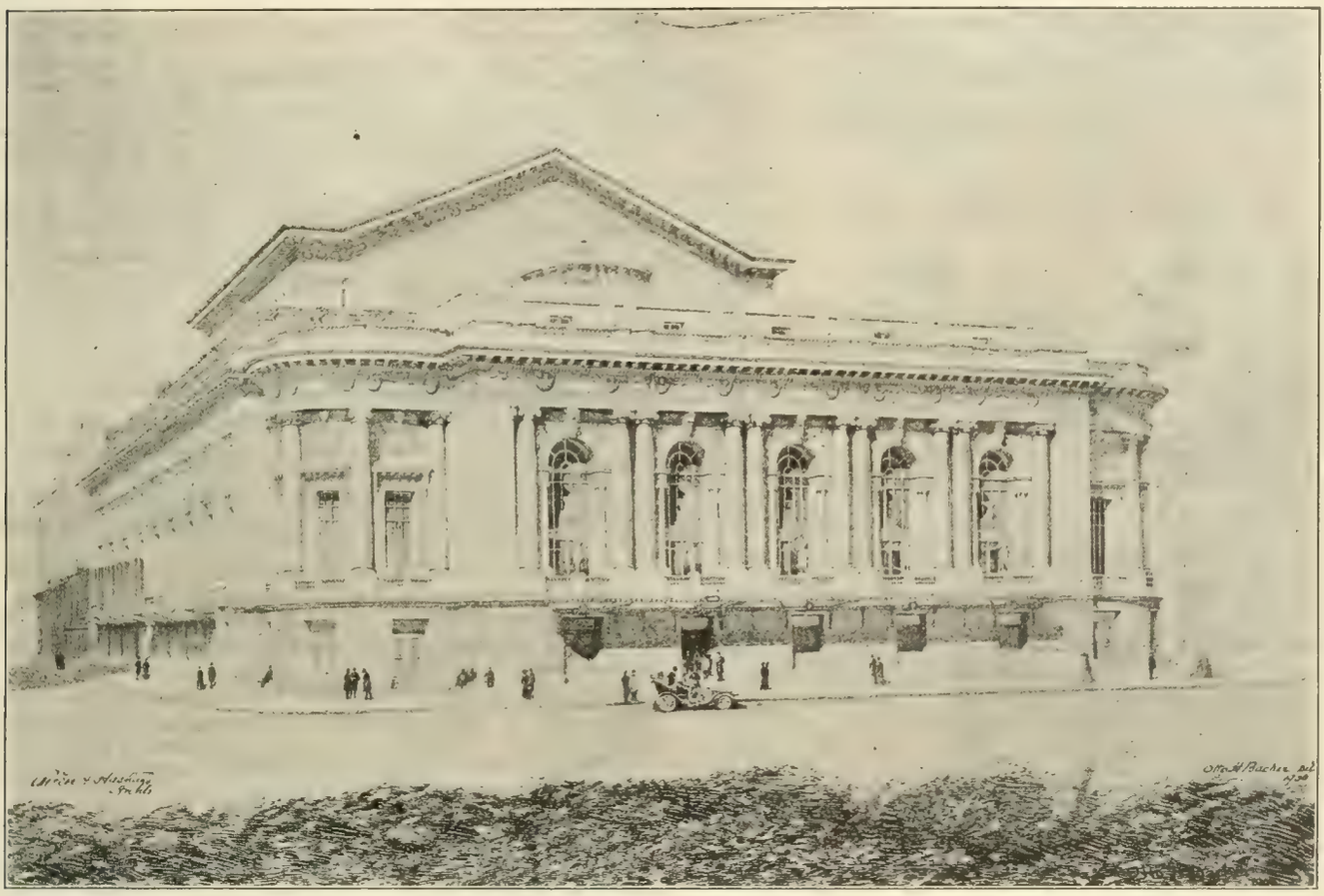
The grand staircases are masterpieces of masonry, but are principally white cement. It is a new thought in the possibilities of cement.

The auditorium is elliptical in shape, with the long axis parallel to the proscensium arch. There are twenty-three boxes, extending in a single row around the orchestra four feet above the main floor. Rising in a receding curved line above the boxes are the foyer stalls and the first and second balconies.

The color scheme is driftwood gray and gold, suggesting simplicity and a due regard for the traditions of theatre decoration.. Sometimes the gray is seen on a heavy gold background, and sometimes the gold is on a background of gray. The hangings of boxes and foyer stalls are cerise. The balustrades are a royal gold bronze elevated on a Breche violette marble base with marble dies. The proscenium arch is framed in greenish tinged Connemara marble, over which is the theatre's crest.

The auditorium is surrounded on each floor by a broad corridor, and all the aisles are unusually wide, the seats are low backed, the carpets, crimson Axminster.

The top floor of the theatre in the front is devoted to a picturesque roof garden, which sets back a bit from the terrace overlooking Central Park, and is partly roofed with glass. The doors, all of glass, lead to the walled terrace, which may be decorated with potted plants and vari-colored lanterns when the garden is opened to the public.



THE NEW THEATRE. Carrere & Hastings, Architects.

In no other theatre in the world are the accommodations for actors so elaborate and comfortable. The rooms rise tier upon tier from the stage floor on the 63d street side. Each is provided with a double wardrobe, containing interior electric lights, a marble topped make-up table with vari-colored lights, hot and cold water and comfortable lounging chairs. On each floor are baths and showers.

Another luxury is the greenroom. It is located on the ground floor, just off the stage, on the 63d street side. It will be luxuriously furnished. Here players will chat and entertain their friends, as in the days of Garrick.

The building covers a block front on Central Park West, and runs back 225 feet on 62d street and 200 feet on 63d street. It seats 2,318 persons. In the breast of every citizen the new playhouse must inspire feelings of pride, not alone in the building but also in the fact that there are men financially able and patriotically willing to come forward and erect a palace for the drama like this. Its good effect upon the community cannot be over-estimated.

The architects are Carrere & Hastings; general contractors, Marc Eidlitz & Son; sub-contractors for the stonework, B. A. & G. N. Williams; woodwork, Sloan & Moller.

—Does your floor squeak? It is caused by the boards rubbing together. A good way to stop it is to turn in screws through the cracks at housecleaning time. The screws will either spread the boards or hold them together so they will not squeak.

COMPOSITE CONCRETE AND BRICK BUILDINGS.

CONSIDERABLE interest has been shown in the so-called composite brick and concrete construction described in our issue of October 16. Joseph C. Schaeffler & Co., architects and engineers, New York and Boston, have sent the accompanying elevation showing the latest of a number of such buildings which have been designed by them.

The main difference between the composite design as practiced by them and Mr. Dean's, illustrated heretofore, is in the concrete frame. It will be noticed (see Record and Guide of October 16) that Mr. Dean's design shows the concrete floor slab resting on the brick walls. This calls for a heavy bearing wall and eliminates the reinforced concrete wall columns or pilasters. But these very pilasters in the design herewith illustrated, and also the reinforced concrete floor beams, are boldly shown on the exterior of the building, thereby denoting that the entire weight of the building is carried on the reinforced concrete frame and no weight whatever on the brick walls.

As a matter of fact, these brick curtain walls under the windows are only 8 inches thick all over the main building, and in the stair towers 12 inches. When such buildings are erected the entire frame and floor system is practically com-



A NEW KIND OF CONSTRUCTION—NORTH END ELEVATION OF A COMPOSITE BRICK AND CONCRETE BUILDING.

Joseph C. Schaeffler & Co., Architects and Engineers.

pleted before any brickwork is undertaken. After that the brick walls and windows may be placed simultaneously on every floor of the building.

The owners of mill and factory buildings very often extend such buildings to provide for increased capacity, and here again the value of the method here illustrated becomes apparent. The addition may be erected without in any way interfering with the existing structure, until it becomes necessary to take down the brick wall between, and the facility with which this can be accomplished requires no explanation to the initiated. Where the floor slab rests on the brick wall, as in our previous illustration, shoring must be used before the load can be transferred from this wall to the new line of columns which must be erected.

Where it would be objectionable to have the wall columns and floor beams show, as in the present illustration, these can easily be covered with a veneer of brick or terra cotta.

The authors of this design state that they have found it to an advantage to have an organization comprising both architects and engineers. They are thereby enabled to design all classes of commercial buildings, complete, including all structural steel and concrete work, power plant, heating and ventilating apparatus, without recourse to outside assistance, and in this way affect considerable economy for the owner. Each man in charge of any part of the design is immediately notified when any change of design is made in another branch, and he then changes his own design accordingly. This tends to save time, and the entire work is always absolutely under the control of the chief draftsman.

It is claimed that buildings, like the one here illustrated, are absolutely fireproof, and that when carefully designed can be erected at a cost not exceeding that of slow-burning mill construction, and frequently, under favorable conditions, at a lower cost; and, further, that such buildings, except for their contents, require no insurance.

NOVELTIES.

NEW DEVICE FOR WASHING AIR.—A New York company is on the market with a new device for washing air in office buildings, factories and residences. It consists of a unique spray system that brings every atom of atmosphere into direct contact with water at pressure, thus completely charging it with health-giving properties seldom obtained even in the open country.

REFLECTED ILLUMINATION FOR HOMES.—An inventor is out with a simple plan for equalizing light distribution in rooms in dwellings. The incandescent gas or electric bulb or mantel is hidden from sight from all parts of the room by an inverted reflector which throws the rays upon the ceiling with great intensity, and from there it is diffused everywhere. All shadows are removed, thus giving a brilliant effect, without glare, in drawing or living rooms. It is also said to be satisfactory in offices as well as in large auditoriums.

SPANISH TILE MADE OF METAL.—In residence construction, it is frequently desirable to avoid great roof weights. Here is where pressed metal comes to the aid of the architect. The form of the Spanish terra cotta roof tile is followed, but in pressed tin that is said to be wind, weather, storm, fire and lightning proof. It is applied without the use of solder or special tools and by any mechanic. It is not expensive. An interlocking system permits free expansion and contraction, and thus a roof is provided that is self-adjusting to weather conditions.

WATERPROOFING THAT WITHSTANDS 70 POUNDS.—The trade heard, recently, of a German waterproofing invention that will withstand penetration of moisture or dampness up to 70 pounds per square inch. It comes in large-sized cans, and when mixed with water, either hot or cold, makes a composition of the consistency of butter. Its chief characteristic is that it is not mixed with mortar, but is dissolved in water with which the mortar is made. It is said to be equally applicable on brick, stone or concrete.

DOES AWAY WITH CEILING CARRYING BARS.—A system of slotted steel studding permits the erection of suspended ceilings without carrying bars, and, at the same time, gives stability and rigidity. When used for carrying the lath for suspended ceilings the architect is said to be sure of the proper placing and bracing of the channels.

A METAL WEATHER STRIP LINED WITH CLOTH.—For the purpose of making window casings absolutely airtight, a cloth-lined metal weather strip has been placed upon the market. It is mortised into the running face of the window sash, and is made of pressed steel or copper.

SOMETHING NEW IN FLOOR FINISHINGS.—A local company offers a secret composition for treating floors, the first cost of which is no greater than for shellac, and it is said costs less to maintain. In application it dries quickly, and expert work is not required.

QUICKLY ADJUSTABLE MONKEYWRENCH.—The uses of the monkeywrench are varied, and when needed they are usually wanted in a hurry. If the radiator springs a leak and steam is injuring the walls, for instance, it is desirable to have one handy. In haste, there is nothing so annoying as having to stop to work over a stiff screw to make it "bite" the nut. A company has put on the market a simple device which is instantly adjustable by a slight push of the thumb when the slightest pressure on the nut locks the jaws in that position and keeps it from slipping. They are made in all sizes, and appeals strongly to plumbers and engineers.

ONE CLOCK GOVERNS ALL IN BUILDING.—To have perfect time in all parts of an office building, factory or home, at absolutely no cost in operation, is the claim made for a new clock system now being pushed in building circles. The system comprises a master clock, with automatic control of as many secondary clocks as desired, all controlled by air and gravity. There are no compressors, no motors, no batteries or any auxiliary apparatus of any kind. It may also be equipped with annunciator for giving required signals.

WALL COVERING OF ENAMELED CLOTH.—A novelty in wall covering that is attracting considerable attention from those who have seen it is being featured by a local concern. It is made on a heavy cloth backing, into which a special enamel is pressed at about 2,000 pounds per square inch. It is claimed for this material that it will not craize, crack, peel or chip, is steam, water and soil proof, and does not turn yellow with age. It can be applied by any good paperhanger.

—The number of homes that have been acquired through the building and loan associations of Essex, Hudson, Bergen, Passaic, Union and other counties of New Jersey is estimated at 15,000. There are at least three associations in these counties that have a million in assets each, a dozen or more steadily climbing to the million mark, and half a million assets in an association is not considered remarkable these days.

SPREAD OF THE FIREPROOF IDEA.

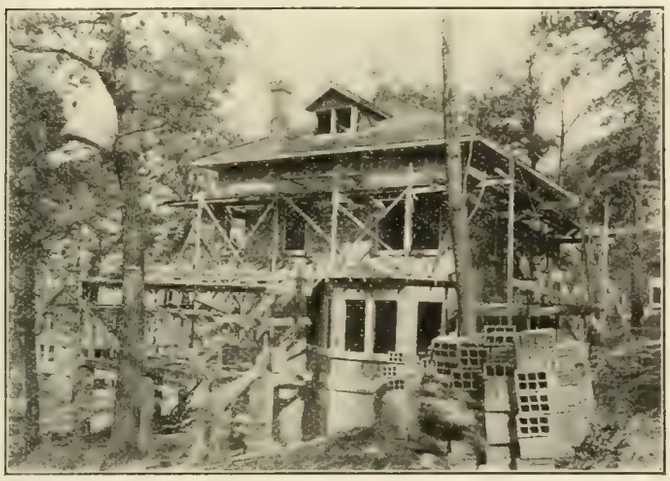
By CHAS. L. VAN FOSSEN.*

Hollow tile, which has been so largely used in the construction of floors and partitions of large office buildings and hotels, is now being very extensively employed in the erection of suburban homes, and the many advantages of this material are becoming so well known that it is likely to be adopted for every extensive use within the next few years.

The illustration on this page presents a suburban residence that is being erected in River View Manor at Hastings-on-Hudson for Mr. W. W. Burgess by John O. Berg, architect and builder, at Hastings-on-Hudson. The photograph shows the material in the walls, as well as out of the walls. In this particular house the floors are also of hollow tile and the roof is of asbestos shingles, thus making practically a fireproof house in every respect. The method of building houses with the hollow tile may be briefly described as follows:

The walls are usually 8x12x12 wall tile. This is a six-hole block with dovetail grooves on all four sides, which hold the stucco and binder. These tiles weigh about 38 pounds. The same form of tile is used very extensively in the construction of the foundation, simply using the footing concrete.

The blocks are laid with the holes running vertically and the joints are broken at every course. No corner block is necessary, as the size of the blocks 8x12x12 gives a four-inch bond at the corner. It is wise, however, in this construction with



HOUSE FOR MR. W. W. BURGESS, AT RIVER VIEW MANOR.
John O. Berg, Architect.

Eighteen of the forty-eight houses that have been erected at "River View Manor," on the Hudson, within the last eight months, are of fireproof construction.

this size block to use a jamb block, which is manufactured especially for window openings, which insures a tight joint at that point and also gives a suitable reveal.

For small constructions, such as cottages, bungalows, etc., a 6x12x12 tile is manufactured and may be used very acceptably. This tile has three holes in it and weighs about twenty-five pounds. Another size for larger constructions is a 10x12x12, and it is advisable to use a special jamb block manufactured for this size with a four-inch reveal, as well as corner blocks, which are 10x12x16.

These blocks are constructed very smooth and it is not necessary to furr off the interior of the house, but the plastering is done directly on the tile. However, it is advisable to dampproof the exterior of the wall by one of the many methods now on the market.

The finishing of a hollow tile house is usually with a stucco exterior and much latitude is permitted in the type of architecture. The many advantages of this method of construction over frame are self-evident, there being no shrinkage, and no cracking in the stucco interior, as the blocks will neither expand nor contract as in the case of wood.

The cost of insurance is reduced to a minimum. Such a house is warmer in winter and cooler in summer by reason of the air spaces in the tile, and it is fireproof, dampproof, vermin-proof and soundproof. There is no depreciation in a house of this construction, and the cost of maintenance in future years is very small compared to frame. The relative cost of construction may be estimated at about two and one-half per cent. more than an ordinary frame dwelling. If fireproof floors are installed the cost will be from fifteen to twenty per cent. more than the frame, and this form of construction represents without question the highest type of building that can be erected to-day.

As an evidence of the growing popularity of this material it might be stated that in River View Manor alone, out of forty-eight houses which have been constructed within the past eight months, eighteen of these houses are of the above-described construction.

*General Manager of the Hastings Homes Co.

AN AUCTIONEER'S IDEA.

Bryan L. Kennelly's booklet for next Wednesday's sale at Fort Washington exemplifies a new idea. After telling where the lots are situated, and what the existing means of access are, he proceeds to give his opinion as to what the lots are adapted for. They are on Northern avenue, which, beginning at 181st st, runs north between Riverside Drive and Fort Washington av. Northern av is the same road on which Dr. Paterno, the Morningside Heights builder, has erected a beautiful marble castlelated residence, and where Messrs. W. W. Kingsley and James Harden have resided for some years. The lots are on the west side of the avenue, opposite these private residences.

In Mr. Kennelly's opinion, the lots, 35 in number, divided into 9 plots, are well adapted for villa sites, and also for elevator apartment houses, or an apartment hotel. The new idea consists in showing by illustration how to improve the plot without destroying its high elevation, and at the same time have an entrance for carriages and automobiles on grade. The illustration shows a 20-sty apartment hotel, set far back from the building line (because the greatest depth of the tract is 240 feet) and elevated fifteen or more feet above the curb. But there is an arched tunnel for vehicles extending from the building line at grade through the terrace to the interior court of the building As Northern av is only 60 feet wide, housekeeping apartments would be limited in height to 90 feet, or seven stories theoretically, and probably six stories practically; but hotels do not come under the operations of the Tenement House Law. A hotel so situated would have a beautiful outlook over the river. The idea of showing by a perspective drawing a type of building which it is thought would be suitable for the site is a new feature in an auctioneer's catalogue. There is also a map of the section, and a landscape drawing.

RESULTS COUNT.

We publish below a letter from a firm who are subscribers to the Record and Guide. It is one of several along the same line received by us recently. In every one reference is made to the excellent results obtained from following the leads published each week in the Record and Guide under the heading of "Where Building Materials Are Needed."

M. D. Lundin. Telephone, Schuyler 7658. A. H. Zacharius.
LUNDIN & ZACHARIUS,
BUILDERS AND GENERAL CONTRACTORS,
402 Columbus Avenue, near 79th Street.

New York, October 21, 1909.

To the Record and Guide Co.:

It gives us pleasure to heartily recommend your publication as of great assistance to us in building up our business. We follow closely your leads as they appear each week in the Record and Guide under the heading of "Where Building Materials Are Needed," and have obtained fine results. We are able to trace several good jobs we have recently finished from information we got from your paper.

We feel that the Record and Guide is indispensable in our business.

LUNDIN & ZACHARIUS.

Messrs. Lundin & Zacharius have very largely increased their business since subscribing to the Record and Guide, and are now prepared to give estimates on construction work of any size.

THE NEW BROOKLYN SUBWAY.—As a business certainty, the 4th av subway for Brooklyn unquestionably will have a marked effect in time upon the Bay Ridge region. A large part of the benefit has been anticipated, but there is certain to be a continuation of the building movement there. At the present time the territory east of 3d av is being developed by solid rows of two-family brick houses, and the section west of the avenue has been reserved for detached frame houses. The hope is that the two kinds of development will be continued, and that the dividing line between them will continue to be as now. Between 3d av and the waterside there is a large suburban section, only partly developed with high-class residences, and it is in this part, and particularly along the Shore Road, that a building movement of which the city will be proud is expected. It will be interesting to note when, with reference to the completion of the subway, the real house-building movement will begin. In case of the Bronx division, the great land speculation did not set in until the subway was actually finished.

MECHANICAL ENGINEERS.—Two papers will be presented at the meeting of the American Society of Mechanical Engineers, to be held on November 9 in the Engineers' Building, New York, at 8.15 P. M. One by Professor Gaetano Lanza and Lawrence S. Smith, of the Massachusetts Institute of Technology, on "Reinforced Concrete Beams"; the other by Professor Walter Rautenstrauch, of Columbia University, on "Stresses in Curved Machine Members."

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

157TH ST, n s, 125 e Broadway, two 6-sty brick and stone apartment houses, 75x80.11, slag roof; total cost, $160,000; owner, 157th St. Realty Co., 468 Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 760.

Nathan Loewy, president; Alexander Loewy, treasurer; Sidney Green, secretary.

CATHEDRAL PARKWAY, s s, 100 w Amsterdam av, two 12-sty brick and stone apartment houses, 100x51.11, slag roof; total cost, $400,000; owner, Carlyle Realty Co., 198 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 761.

Jacob Stein, president, Edgar A. Levy, treasurer; Leo S. Bing, vice-president.

156TH ST, n s, 185 e Riverside Drive, 8-sty brick and stone apartment house, 65x84.11, slag and slate roof; cost, $250,000; owner, Geo. R. Bagge Const. Co., 217 West 125th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 762.

George A. Bagge, president. The owner will build.

77TH ST, n s, 173 e Av A, 78th st, s s, 173 e Av A, four 6-sty brick and stone tenements, 77x89.2x irregular, vitrified tile roof; cost, $680,000; owner, William K. Vanderbilt, 660 5th av; architect, Henry Atterbury Smith, 1181 Broadway. Plan No. 758.

Buildings will be fireproof, iron and tile cornices, central steam plant, open outside iron stairs, Guastavino floor construction.

Office and Loft Buildings.

WILLIAM ST, Nos. 123-133, 12-sty brick and stone office building, 130.4x95.1½, slag roof; cost, $500,000; owner, Reformed Protestant Dutch Church, 113 Fulton st; architects, Clinton & Russell, 32 Nassau st. Plan No. 759.

Collegiate Realty Co., 62 Cedar st, lessee; five buildings will be demolished.

Restaurants.

BROADWAY, Nos. 1607-1611, 2-sty brick, stone and limestone restaurant, 78.9x159.4, tar and gravel roof; cost, $200,000; owner, James Churchill, 222 West 49th st; architect, Herbert M. Baer, 542 5th av. Plan No. 757.

No contract has yet been issued.

Dwellings.

110TH ST, s s, 250 e 2d av, 2-sty brick and stone dwelling, 25x40, plastic slate roof; cost, $8,000; owners, Pompa & Arnese, 342 East 110th st; architect, Matthew W. Del Gaudio, Tremont and Webster avs. Plan No. 763.

Miscellaneous.

GREENWICH ST, Nos. 46-48, two 1-sty brick outhouses, 13.6x6.8; total cost, $1,800; owner, John A. Clarke, 154 Nassau st; architect, Frank Hausle, 81 East 125th st. Plan No. 764.

MANHATTAN ALTERATIONS.

BEEKMAN ST, Nos. 136-138, beams, to 4-sty brick and stone store and loft; cost, $100; owner, Carrie C. Timpson, 141 Broadway; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 2404.

BROOME ST, No. 286, toilets, windows, partitions, tank, to 5-sty brick tenement; cost, $1,500; owner, Wm. Rowe, 292 Alexander av; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2382.

DIVISION ST, No. 79½, 1-sty brick rear extension, 25x16.10, excavate yard, to 5-sty brick store and tenement; cost, $1,500; owner, Abraham Schultz, 54 Division st; architect, H. Horenburger, 122 Bowery. Plan No. 2397.

HESTER ST, No. 87, partitions to 4-sty brick tenement; cost, $800; owners, I. & M. Haimowitz, 87 Hester st; architect, O. Reissmann, 30 1st st. Plan No. 2375.

HOUSTON ST, Nos. 120-122 East, partitions, toilets, windows, to 5-sty brick store and tenement; cost, $1,000; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2384.

LEONARD ST, Nos. 80-82, new elevator, cut openings, partitions, metal ceiling, to 5-sty brick store and loft; cost, $6,000; owner, Woodbury G. Langdon, 31 Liberty st; architect, C. M. Cruikshank, 31 Liberty st. Plan No. 2373.

PITT ST, Nos. 30-32, windows to 6-sty brick tenement; cost, $250; owner, Jacob Finkelstein, 40 Bowery; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2381.

4TH ST, No. 205 East, toilets, tubs, sinks, to 5-sty brick tenement; cost, $1,000; owner, Golde Rosenbaum, 193 Rivington st; architect, M. A. Cantor, 314 Madison av. Plan No. 2371.

14TH ST, Nos. 134-136 East, 1-sty brick rear extension, 46.6x62.6, walls, girders, piers, to 4-sty brick theatre; cost, $50,000; owner, S. Schinasi, 32 West 100th st; architect, S. S. Sugar, 17 West 42d st. Plan No. 2377.

Automatic Vaudeville Co., 48 East 14th st, is lessee.

15TH ST, Nos. 308-310 West, partitions, plumbing, shafts, windows, to two 4-sty brick tenements; cost, $12,000; owner, Harriet D. Potter, Pau, France; architect, John H. Knubel, 318 West 42d st, Plan No. 2362.

17TH ST, No. 421 East, toilets, partitions, windows, to 5-sty brick tenement; cost, $1,000; owner, Pauline Abeles, 109 West 111th st; architect, David Stone, 127 Bible House. Plan No. 2364.

17TH ST, No. 325 West, toilets, partitions, skylights, to 4-sty brick tenement; cost, $1,500; owner, Andrew Miller, 325 West 17th st; architect, Eli Benedict, 1947 Broadway. Plan No. 2402.

Goldstein & Murphy, 295 7th av, has mason work.

18TH ST, No. 439 West, iron columns, walls, to 1-sty brick wagon shed; cost, $500; owner and architect, Consolidated Gas Co., 4 Irving pl. Plan No. 2387.

23D ST, No. 121 East, alter stairs, partitions, plumbing, fire-escapes, to 5-sty brick and stone office building; cost, $1,000; owner, Brookside Realty Co., 121 East 23d st; architects, Young & Gronenberg, 1328 Broadway. Plan No. 2388.

23D ST, No. 202 East, erect pent house on roof, new roof, to 5-sty brick loft; cost, $5,000; owner, Frederick W. Seybel, 465 West End av; architect, Robert E. Rogers, 5 East 42d st. Plan No. 2369.

26TH ST, Nos. 420-426 East, 6-sty brick rear extension, 50x125, partitions, windows, heating system, shaft, to 4-sty brick and stone club house; cost, $130,000; owner, Training School for Women Nurses, 440 East 26th st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 2363.

28TH ST, No. 201 East, toilets, partitions, windows, show windows, to 5-sty brick store and tenement; cost, $1,000; owner, Timothy Coughlan, 201 East 28th st; architect, Louis Falk, 2756 3d av. Plan No. 2409.

40TH ST, No. 1 East, stairs to 4-sty brick store and office; cost, $400; owner, Mrs. J. Coggeshall, London England; architect, Clarence True, 95 Liberty st. Plan No. 2403.

55TH ST, No. 65 East, partitions, toilets, to 4-sty brick and stone dwelling; cost, $2,000; owner, Raymond Lesher, 65 East 55th st; architect, A. N. Allen, 571 5th av. Plan No. 2361.

65TH ST, No. 301 East, store fronts to 5-sty brick and stone tenement; cost, $1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas, Stegmayer, 168 East 91st st. Plan No. 2385.

87TH ST, Nos. 271-273, stairs ,alter shaft, to 3-sty brick stable; cost, $4,500; owner, Rosalie Browsky, 438 West 116th st; architect, A. A. Sanders, 34 7th av. Plan No. 2401.

Hugh F. Weston, 34 7th av, is lessee.

109TH ST, Nos. 127-129 East, partitions, columns, girders, to two 5-sty brick tenements; cost, $2,000; owner, Lewis Krulewitch, 59 West 115th st; architect, John O. Lewis, 217 West 125th st. Plan No. 2396.

116TH ST, No. 212 West, doors, partitions, to 1-sty brick moving picture show; cost, $100; owner, Adolph Lewisohn, 42 Broadway; architect, F. W. Moore, 18 West 108th st. Plan No. 2395.

AV B, No. 53, show windows to 6-sty brick tenement; cost, $500; owner, H. C. Moray, 68 William st; architect, O. Reissmann, 30 1st st. Plan No. 2366.

AV B, No. 103, new entrance, partitions, store fronts, windows, to 4-sty brick tenement; cost, $5,000; owner, Simon Ellinger, 322 East 50th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2392.

MADISON AV, n e cor 78th st, drying room, partitions, elevator, stairs, to 4-sty brick and stone residence; cost, $15,000; owner, J. B. White, 1013 Madison av; architect, Samuel R. T. Very, 410 West End av. Plan No. 2378.

H. C. Beaven, 803 Park av, has contract.

MADISON AV, 4th av, 26th, 27th sts, fit up arena to 1-sty brick and stone place of amusement; cost, $24,000; owner, Madison Sq. Garden Co., on premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2398.

Ellison Construction Co., 1493 Broadway, has contract.

MADISON AV, 4th av, 26th, 27th sts, fit up arena to 1-sty brick place of amusement; cost, $3,500; owner, Madison Sq. Garden Co., on premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2399.

Ellison Construction Co., 1493 Broadway, has contract.

PARK ROW, No. 101, 1-sty brick rear extension, 20x4, beams, to 3-sty brick store and office; cost, $1,200; owner, L. Childs, 17 Battery pl; architect, Isaac Beers, 114 East 23d st. Plan No. 2394.

ST. NICHOLAS AV, s w cor 117th st, partitions, walls, to 5-sty brick and stone public school; cost, $1,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2400.

WEST END AV, n w cor 65th st, 1-sty brick side extension, 6x9.8, to 1-sty brick

TABLOID CIRCULARS

In the ***Investor's Number*** of this paper, to appear December 18th, our ***Tabloid*** (condensed) ***Circular*** department will be started.

This section provides for the publication and classification of trade information —facts which the buyer must have in order quickly and intelligently to specify and order goods.

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wagon shed; cost, $250; owner and architect, Consolidated Gas. Co., 4 Irving pl. Plan No. 2386.

1ST AV, No. 953, alter plumbing, doors, to 5-sty brick tenement; cost, $100; owner, A. K. Murray, 284 North Broadway; architects, Reiley & Steinback, 481 5th av. Plan No. 2393.

1ST AV, e s, between 39th-40th sts, erect bridge, to two 3-sty brick and stone power houses; cost, $8,000; owner, The New York Edison Co., 55 Duane st ;architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 2379.

1ST AV, n e cor Houston st, toilets, partitions, to 7-sty brick and stone store and loft; cost, $200; owner, Carl Franck, Scarsdale, N. Y.; architect, Chas. M. Straub, 147 4th av. Plan No. 2360.

1ST AV, s e cor 21st st, partitions to 3 and 4-sty brick tenement; cost, $100; owner, Anna Lutz, 367 1st av; architect, George Lutz, 367 1st av. Plan No. 2368.

2D AV, n w cor 125th st, partitions, toilets, windows, store fronts to 5-sty brick tenement; cost, $5,000; owners, Chas. J. & F. W. Kroehle, 403 East 54th st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 2380.

2D AV, No. 1123, toilets, partitions, windows, to 5-sty brick tenement; cost, $2,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2383.

2D AV, No. 2109, partitions, to 5-sty brick store and tenement; cost, $500; owner, James McGee, 1351 Franklin av, Bronx; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2376.

2D AV, No. 1414½, walls to 4-sty brick tenement; cost, $250; owner, M. Schwartz, 271 West 40th st ;architect, Simon Wisenberg, 271 West 40th st. Plan No. 2407.

2 DAV, No. 688, toilets, partitions, walls, to 5-sty brick store and tenement; cost, $600; owner, Wm. J. Bluhdorn, 308 Lafayete av; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 2408.

Thomas J. Oliver, 164 Ryerson st, has contract.

3D AV, s e cor 124th st, erect sign to 7-sty brick loft; cost, $550; owner, Adolph Finkenberg, 2287 3d av; architects, J. S. Brown & Co., 122 East 125th st. Plan No. 2365.

3D AV, Nos. 1246-1248, partitions, stairs to two 4-sty brick store and dwelling; cost, $580; owner, Estate Jacob Bookman, 9 East 62d st; architects, Thom & Wilson, 1123 Broadway. Plan No. 2372.

3D AV, No. 100, alter seats to 5sty brick music hall; cost, $500; owner, David B. Bartelstone, 273 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2406.

5TH AV, No. 335, partitions, doors, to 5-sty brick store and loft; cost, $500; owner, Henry Lewis Morris, 32 Liberty st; architect, Louis C. Maurer, 1493 Broadway. Plan No. 2389.

5TH AV, No. 414, erect bridge, doors, to 5-sty brick and stone store; cost, $500; owner, not given; architect, Edward Necarsuhner, 507 5th av. Plan No. 2390.

Franklin Simon & Co., 414 5th av, lessee.

5TH AV, No. 613, 1-sty brick side extension, 8x24, columns, girders, to 4-sty brick dwelling; cost, $20,000; owner, Kemp Estate, 615 5th av; architect, A. J. Robinson Co., 123 East 23d st. Plan No. 2405.

7TH AV, No. 2284, store fronts to 3-sty brick dwelling; cost, $1,000; owner, Ellis Getcher, 170 Broadway; architect, M. Zipkes, 103 Park av. Plan No. 2391.

7TH AV, Nos. 270-274, 1-sty brick rear extension, 21x28, partitions, walls, to three 4-sty brick dwellings and stores; cost, $1,000; owner, M. Abrahams, 106 East 81st st; architect, O. Reissmann, 30 1st st. Plan No. 2367.

8TH AV, No. 490, partitions, stairs, to 2 and 3-sty brick store and club house; cost, $1,500; owner, Olympic Musee Co., 52 Broadway; architect, Samuel Sass, 23 Park Row. Plan No. 2374.

8TH AV, Nos. 2163-2165, below grade side extension, 20x10, girders, partitions, to 2-sty brick store and office; cost, $500; owner, not given; architects, Neville & Bagge, 217 West 125th st. Plan No. 2370.

Morton L. Cushman, 359 West 119th st, lessee and builder.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

NEWTON AV, e s, 235 n 254th st, 1½-sty frame dwelling, shingle roof, 20x40; cost, $600; owner, Joseph Levi, 151 Spring st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1159.

BAILEY AV, e s, 74.4 s 238th st, five 3-sty brick dwellings, tin roof, 20x61.6; total cost, $37,500; owner and architect, E. M. Tessier, 2468 Webb av. Plan No. 1157.

WALTON AV, w s, 70.2 n 184th st, sixteen 3-sty brick dwellings, tin roof, 19.10½ x35; total cost, $104,000; owners, Walton Bldg Co., John H. Wellwood, on premises, architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1161.

RIVER DRIVE, s e cor 232d st, 2½-sty brick dwelling, tile roof, 46.5x38.8; cost, $12,000; owner, Huntington W. Merchant, 5 Nassau st; architect, Robt. W. Gardiner, 122 West 29th st. Plan No. 1162.

239TH ST, s s, 262 w Martha av, six 2-sty frame dwellings, tin roof, 21x33; total cost, $24,000; owners, Fairmount Realty Co.; architect, W. C. Schrenkrisen, 29 Fletcher av, Mt. Vernon. Plan No. 1164.

Louis S. Eickwart, 29 Fletcher av, Mt. Vernon, president.

KINSELLA AV, s s, 175 e Rose st, 2-sty frame dwelling, tin roof, 21x53; cost, $5,000; owner, Rachel Bailey, 868 Van Nest av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1166.

CRESTON AV, w s, 93 s 183d st, five 3-sty brick dwellings, tin roof, 20x50; total cost, $30,000; owner, Wahnaur Realty Co.; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1165.

Samuel Muksammer, Rider av and 180th st, president.

Miscellaneous.

WEST FARMS ROAD, s e cor 177th st, 1-sty brick storage, plastic slate roof, 50x

75; cost, $2,500; owners, Bronx Co., on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 1150.

DESBROW PL, s e cor and City Line, 1-sty frame shed, 16x24; cost, $175; owner and architect, Wm. H. Brazee, Mt. Vernon. Plan No. 1160.

140TH ST, n w cor 3d av, 1-sty brick storage, 24x15; cost, $900; owners, A. P. Dirnst Co., on premises; architect, Edw. L. Middleton, 2655 Briggs av. Plan No. 1154.

178TH ST, s s, 300 w Cedar av, 1-sty steel storage and test house, 41x75; cost, $5,000; owners and architects, Gas Engine & Power Co. & Chas. L. Seabury & Co, Morris Heights. Plan No. 1163.

Apartments, Flats and Tenements.

179TH ST, s e cor Prospect av, two 4-sty brick tenements, plastic slate roof, 40.1½x67.8, 39x63.6; total cost, $55,000; owners, Frank A. Wahlig Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1156.

Oscar R. M. Worm, 149th st and 3d av, president.

LAFONTAINE AV, w s, 150 n 178th st, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, $70,000; owners, Valentine Const. Co., Jacob H. Amsler, 1616 Crosby av, president and architect. Plan No. 1115.

FOX ST, n s, 105 w Leggett av, eight 5-sty bric ktenements, plastic slate roof, 40.7½x95.4; total cost, $240,000; owner, Montgomery Maze, 428 Lexington av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1167.

Factories and Warehouses.

GARRISON AV, LAFAYETTE AV, TIFFANY ST, BARRETO ST, THE BLOCK, 3, 4 and 5-sty manufactory ,slag roof; cost, $400,000; owner, United Bank Note Corporation; architects, Kirby, Pettit & Green, 103 Park av. Plan No. 1175.

Warren L. Green, Greenwich, Conn., president.

BRONX ALTERATIONS.

FOX ST, e s, 603 s Westchester av, move 1-sty frame garage; cost, $200; owners, American Real Est. Co., 989 So. Boulevard; architect, Wm. B. Leonard, 989 So. Boulevard. Plan No. 482.

134TH ST, No. 444, 2-sty brick extension, 12x20, to 2-sty brick dwelling; cost, $800; owner, W. L. Byrnes, on premises; architect, Jas. H. Lynch, 350 East 120th st. Plan No. 481.

223D ST, s s, 205 e Bronxwood av, 1-sty extension, 25x13, to 2-sty frame store and dwelling; cost, $300; owner, G. Buhler, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 483.

ARTHUR AV, No. 2498, 2-sty frame extension, 25x12.8, and new partitions, etc., to 2-sty frame store and dwelling; cost, $1,500; owner, Pasquale La Montagna, on premises; architect, M. W. Del Gaudio, Webster and Tremont avs. Plan No. 480.

OGDEN AV, e s, 25 s 164th st, two 1-sty frame extensions, 3x52, 25x12, to 3-sty frame store and dwelling; cost, $2,500; owner, Bernhard Winke, 1114 Ogden av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 486.

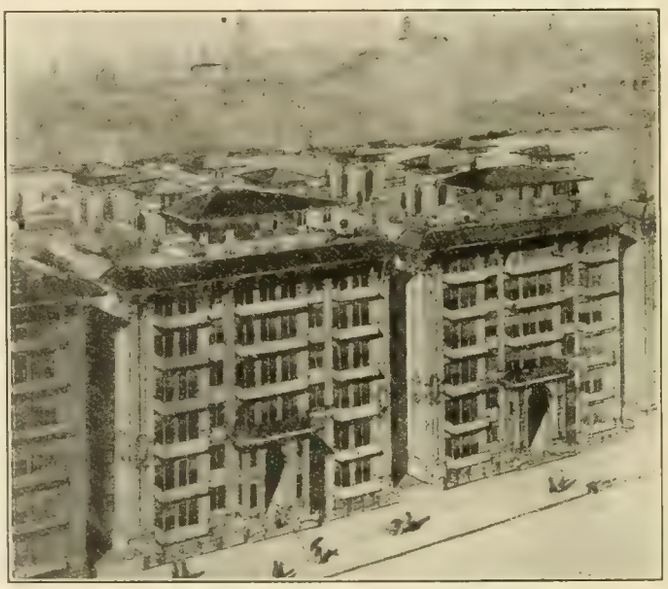
OGDEN AV, e s, 75 s 164th st, two 2-sty frame extensions, 12x12, 25x12, to 3-sty frame store and dwelling; cost, $2,500; owner, Fred Cantrell, 160 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 487.

WALKER AV, s e cor Commonwealth av, raise to grade and new partitions, etc., to 3-sty frame stores and dwelling; cost, $3,500; owner, John Reyelt, 1227 Brook av; architect, B. Ebeling, 1136 Walker av. Plan No. 485.

ADVANCE REPORTS.

Jacob & Youngs to Erect Vanderbilt Model Tenements.

77TH ST.—The general contract for the new sanitary, model, fireproof tenements, which Mr. and Mrs. William K. Vanderbilt, Sr., as owners, are to erect in the north side of 77th st, through to the south side of 78th st, 173 ft. east of Av A, has been awarded to Messrs. Jacob & Youngs, of 1135 Broadway. As designed by Architect Henry Atterbury Smith, 1181 Broadway, the buildings will contain 6-stys each, and cover a total plot of 225x204 ft., affording quarters for between 350 and 400 families. The floors will be of reinforced concrete, with brick walls and fireproof partitions, but otherwise as economically constructed as possible. There will be steam heat from a central plant, gas ranges with an effective exhaust flue from hoods, drying-rooms, extra laundries in basement, and all the usual model tenement improvements. The plan provides for a maximum amount of fresh air, light and protection in a maximum degree against infectious diseases. It has four predominating features: (1) open stairs; (2) balconies; (3) the use of the roof for living purposes, and (4) the use of triple-hung windows from floor to ceiling. The buildings will be situated between school No. 158 and John Jay Park, between 77th and 78th sts, just south of the developments of the City and Suburban Homes Company. Messrs. Griggs & Holbrook, of 30 South William st, will be the steam and mechanical engineers.



VANDERBILT SANITARY TENEMENTS.
Henry Atterbury Smith, Architect.

W. & J. Sloane to Build on Fifth Ave.

5TH AV.—W. & J. Sloane (carpets), No. 884 Broadway, have leased for a long term of years the property at the northeast corner of 5th av and 47th st, owned by Commodore Eldridge T. Gerry, and fronting 100.5 ft. on 5th av and 280 ft in 47th st, adjoining the new Ritz-Carlton Hotel, for improvement in the early future with an 8-sty business structure entirely for the firm's own use. The 5th av frontage is at present covered by the "Windsor Arcade," a 4-sty building fronting 200.10 ft. on the avenue, and extending 280 ft. in both 46th and 47th sts. The proposed Sloane building, therefore, will have a plot large enough to warrant a building of only moderate height. At the office of Sloane Bros., on Friday a Record and Guide representative was informed that details regarding the plans had not yet been determined, and that the selection of an architect had not been made. It is said, however, that there is nothing to prevent the beginning of the Sloane building operation by next May. Nothing authentic could be gathered as to the future of the other half of the "Arcade" property, although it is regarded that it will also soon be replaced with a modern structure. In connection with the proposed 5th av project, announcement is made by the Sloanes of the immediate erection of a 10-sty fireproof warehouse and work rooms, on two plots, Nos. 306 to 310 11th av, and 557 to 561 West 29th st. These plans will be prepared by Architect James B. Baker, of 156 5th av. They will also erect a combination garage and stable at 541-547 West 29th st, but for this no plans have not yet been designed. The present officers of the company are: President, William Sloane; vice-president, George McNeir; treasurer, Henry T. Sloane; secretary, John Sloane. The other directors are William D. Sloane, W. W. Law, George Douglas Cooper, R. A. Kennedy, William Sloane Coffin and N. S. Clark.

Architect Murchison Wins Competition.

BALTIMORE, MD.—The Pennsylvania Railroad Company has selected in competition the plans of Kenneth M. Murchison, of 320 5th av, Manhattan, for its new station to be erected on the site of the old Union st station, at Baltimore, Md., to cost in the neighborhood of $600,000. The competition included plans from nine other architects of New York, Chicago, Philadelphia and Baltimore. The award was made to Mr. Murchison by a committee of the Pennsylvania Company, composed of President McCrea, and all the vice-presidents. Mr. William I. Baily, architect, of Philadelphia, was retained as advisor. Mr. Murchison has recently planned many notable railroad stations, including the Delaware, Lackawanna and Western at Hoboken, and at Scranton, Pa. The building will be 4-stys, measuring 275x60 ft., and will have an exterior of either granite or marble, with a copper roof. The Pennsylvania Company will handle the foundation contract and track work.

The Standard Roofing Co. to Build.

WASHINGTON AV.—The Standard Damp-Proofing and Roofing Co., of 2652 Park av, of which Mr. M. Schreiber is secretary and treasurer, having purchased the plot, 62x110 ft., on the east side of Washington av, south of Tremont av, Borough of the Bronx, will construct a 2-sty and basement fireproof plant. Owing to the extensive growth of their damp-proofing and roofing business, they will solely occupy these premises when completed.

Large Contract for Turner Company.

BUFFALO, N. Y.—The new reinforced concrete manufacturing plant to be erected at Buffalo by the Pierce Arrow Motor Car Co., of 1695 Elmwood av, Buffalo, will be constructed by the Turner Construction Co., of 11 Broadway, Manhattan. There will be five separate buildings of various sizes and heights, all strictly fireproof. Lockwood, Green & Co., Boston, Mass., are the architects and engineers. George K. Birge is president, and E. M. Gardner, secretary, of the Pierce Company.

Plans for Oakleigh Thorne's House.

PARK AV.—It is not probable that figures will be received before the first of January by Architect Alfred Joseph Bodker, 27 West 37th st, for the handsome new residence which Mr. Oakleigh Thorne, president of the Trust Company of America, 37 Wall st, is to erect at the southeast corner of Park av and 73d st, on a plot 27x96 ft., to cost a total of $250,000. Full details of construction have not yet been decided upon, but it is announced that the building will be fireproof.

Theatre for West 135th Street.

135TH ST.—Maximilian Zipkes, architect, 103 Park av, has been commissioned by Samuel A. Cunningham, of No. 2 Wall st, who has purchased the old buildings of the National Biscuit Co. in West 135th st, between 5th and Lenox avs, together with an empty lot in 134th st, to prepare plans for the construction of a vaudeville and moving picture theatre. The new theatre when finished will be operated by the Crescent Theatre Co. Architect will have plans ready in two weeks for bids.

Fire Headquarters Alterations.

67TH ST.—Neptune B. Smyth, 1123 Broadway, has received the general contract for furnishing labor and materials for the completion of the new annex and addition and other alterations to the present fire headquarters building, 67th, 68th sts, between Lexington and 3d avs, for the Fire Department, of which Nicholas J. Hayes is Commissioner. The plans are by Herts & Tallant, 113 East 19th st. Estimated cost around $100,000. Bids were opened Oct. 20.

Latest 48th St. Improvement.

48TH ST.—Plans are being prepared by Thain & Thain, 4 East 42d st, for a 5-sty brick and limestone store and loft building, 25x100 ft., for Mrs. Anson R. Flower, 601 5th av, to be erected at No. 3 East 48th st. The architects will have charge of construction and will receive bids on the general contract about Nov. 10. Redfern (Limited), 568 5th av, is the lessee.

Donn Barber to Plan New Haven Building.

NEW HAVEN, CONN.—Architect Donn Barber, 24 East 23d st, Manhattan, has been commissioned to prepare the plans for a new chapter house for the Brezelius Society to be erected at the corner of Temple and Trumbull sts, New Haven. The details will be given out later.

Twelve Story Loft for 27th Street.

27TH ST.—The Realty Holding Co. has purchased Nos. 118-120 West 27th st, a plot 37.6x98.9 ft., for improvement with a 12-sty loft building. N. J. Hess is president and E. H. Hess, secretary. Messrs. Buchman & Fox, 11 East 59th st, have been the architects in previous operations.

Apartments, Flats and Tenements.

CLAREMONT AV.—J. Clarence Brenhan has purchased through Gibbs & Kirby the plot, 75x115x121 ft., on the east side of Claremont av, 300 ft. north of 122d st, on which he will erect an 8-sty elevator apartment house.

177TH ST.—The L. & M. Holding Co. will erect in the north side of 177th st, 100 ft. west of St. Nicholas av, two 5-sty flat buildings, 50x88 ft., to cost $80,000. Moore & Landsiedel, 3d av and 148th st, are the architects.

BRONX.—Henry Cleland, 1349 Park av, will erect two 5-sty 21-family tenements on the east side of Park av, 217 ft. north of 178th st, to cost $70,000. Schaefer & Jaeger, 461 Tremont av, have completed plans. Owner is taking bids.

PINEHURST AV.—Neville & Bagge, 217 West 125th st, have completed plans for a 5-sty flat, 105x100 ft., for the Degenhardt Construction Co., 711 West 180th st, to be erected at the northwest corner of Pinehurst av and 178th st, to cost $120,000.

BRONX.—J. McNulty, builder, Bainbridge av and Woodlawn road, will erect at the southeast corner of Belmont av and 176th st, Bronx, three 5-sty 15-family tenements, with stores, to cost a total of $115,000. Schaefer & Jaeger, 461 Tremont av, have completed plans.

FT. WASHINGTON AV.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment house, 127.10x irregular, to be erected at the northeast corner of Ft. Washington av and 164th st, to cost $225,000. The Waunegan Realty Co., 31 Nassau st, is the owner.

BRONX.—Robert W. Quinn, owner and builder, 2968 Webster av, is taking bids on separate contracts for the 5-sty tenement and store, 50x93 ft., to be erected on Webster av, west side, 275 ft. west of 200th st, Bronx. H. T. Howell, 3d av and 149th st, has prepared plans.

BRONX.—Schaefer & Jaeger, 461 Tremont av, have completed plans for a 4-sty brick tenement to be erected at the southeast corner of Arthur av and 182d st, Bronx, to cost $40,000. The Central Bronx Realty Co., 1692 Monroe pl, is the owner. The owner builds, and will award all subcontracts.

Churches.

SPRINGFIELD, MASS.—B. Hammett Seabury, architect, Besse Building, Springfield, has completed plans for a church to be erected at Union and Hancock sts for St. John's Congregational Church, Rev. Wm. N. De Berry, pastor; 60x60 ft., steam heat, electric lights and all conveniences. Bids probably will be received next spring.

NEWARK, N. J.—Bids will be taken about Nov. 25 by Alfred Peter, architect, Washington st, Newark, for the new edifice, 1-sty and basement, 85x182 ft., containing two towers 148 ft. high, seating capacity, 1,450, for St. Antonius Roman Catholic Congregation, at the northeast corner of South Orange av and 9th st, to cost about $200,000. Rev. Francis A. Gaffney, 337 South Orange av, is rector.

Contracts Awarded.

BRONX.—H. H. Vought & Co., 103 Park av, have received the general contract for making $20,000 worth of fire repairs to the car barn of the Union Railway Co., at the southwest corner of Boston road and 175th st. H. G. Knapp, 5 East 42d st, is the architect.

HOBOKEN, N. J.—Wills & Marvin Co., 1170 Broadway, Manhattan, have received the general contract for erecting an extension and remodeling the U. S. post office at Hoboken. James Knox Taylor, Washington, D. C., is supervising architect. Bids were opened last week.



OUR Engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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RIVERSIDE DRIVE.—The A. Perlman Iron Works, 1735 West Farms road, has received the contract for the ornamental iron work on the two 12-sty elevator apartment houses for the Edendale Construction Co., 198 Broadway, to be situated at Riverside Drive and 79th st.

BROOKLYN.—George F. Driscoll, 548 Union st, Brooklyn, has received the genera contract and will take bids on all subcontracts for $40,000 worth of alterations and repairs to the engine house No. 88 India st, Brooklyn, from plans by Alexander Stevens, 157 East 67th st.

BROADWAY.—William Mitchell, owner, 44 Wall st, has awarded to Edwin Outwater, 225 5th av, the general contract for erecting the 3-sty and basement loft building, 25x100 ft., at No. 2786 Broadway and 250 West 108th st, from plans by Edgar D. Van Winkle, Jr., 156 5th av.

EAST PITTSBURGH.—The contract for the concrete pile foundations for a new building for the Westinghouse Electric and Manufacturing Company, East Pittsburgh, Pa., has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. B. H. Frack is the engineer.

AQUEDUCT AV.—Breen & Rinn, 510 East 71st st, have received the general contract to erect the 2-sty stone convent, 75x50 ft., for the Sacred Heart Academy at the northwest corner of Aqueduct av and Washington Bridge, Bronx, from plans by F. W. Rinn, 510 East 71st st. Estimated cost, $40,000.

CATHEDRAL PARKWAY.—The Standard Arch Co., 415 East 31st, has received the contract for reinforced concrete work on the two 12-sty elevator apartment houses which the Carlyle Realty Co., 198 Broadway, will erect on the south side of Cathedral Parkway, 100 ft. west of Amsterdam av, from plans by Schwartz & Gross, 347 5th av, to cost together about $500,000. Also reinforced concrete work on the 12-sty apartment house southeast corner of Broadway and 77th st, for the Charter Construction Co. Janes & Leo, architects.

The Turner Construction Company, of 11 Broadway, New York, have taken the following contracts: Boiler house and coal bins for J. B. King & Co., West New Brighton, Staten Island, N. Y. Reinforced concrete throughout, 130 ft. long, 42 ft. wide, 40 ft. high, 2-stys. Work will be undertaken at once. Pulp mill for the Defiance Paper Co., Niagara Falls, N. Y. Reinforced concrete throughout, 264x77 ft., 1-sty. Work to be undertaken at once. Warehouse for the Dairymen's Manufacturing Co., Jersey City, N. J., 65x140 ft., 5-stys, 102x32 ft., 1-sty. Reinforced concrete throughout. Work to be undertaken at once. Architect, W. A. Tilton, 73 Montgomery st, Jersey City, N. J.

Dwellings.

GARDEN CITY, L. I.—Plans have been completed by George Nichols, architect, 82 Wall st, Manhattan, for a 2½-sty frame residence to be erected at Garden City. Estimated cost, $5,000.

ELIZABETH, N. J.—J. E. Ware & Sons, architects, 1170 Broadway, Manhattan, have taken figures for a 2½-sty residence, 34x44 ft., to be erected at Elizabeth for a Mr. Benj. Whiteley, to cost about $12,000.

FREEHOLD, N. J.—Warren H. Conover, architect, 232 West 40th st, Manhattan, has completed plans and awarded to Geo. Langan, of Keyport, N. J., the general contract to erect a 2½-sty residence at Freehold.

BROOKLYN.—E. B. Chestersmith, 160 Nassau st, has completed plans for five 2-sty brick dwellings, 20x53 ft., for the Dick Construction Co., 1254 Park pl, Brooklyn, to be erected in Macon st, Brooklyn. Estimated cost, $37,500.

HACKENSACK, N. J.—Waller & Wells, 154 Nassau st, have received the general contract to erect a new residence at Hackensack for Mrs. Albert B. Hilton, of that place. David M. Ach, 1 Madison av, Manhattan, prepared the plans.

BRONX.—The West Mount Vernon Realty Co., William Maas, president, 138 Summit av, Wakefield Park, N. Y., will erect four 2-sty brick and limestone dwellings, 22x55 ft., on the west side of Bryant av, near Lafayette av, Bronx. Chas. S. Clark, 445 Tremont av, has completed plans.

38TH ST.—R. H. Robertson & Son, and B. Moore, 160 5th av, associated, have prepared plans for extensive alterations to the 4-sty residence, No. 109 East 38th st, for C. De R. Moore (on premises), to cost $40,000. No contract has been issued and bids will not be taken until about December.

SYRACUSE, N. Y.—A. L. Brockway, Syracuse Savings Bank, is preparing sketches for a $40,000 residence, 2½-stys, brick and stone, to be erected at Allen and East Genesee sts, Syracuse. James W. Pennock, 434 Allen st, Syracuse, is the owner. Bids will be taken by the architect in early spring.

ARVERNE, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for Max Gold, of Brooklyn, for four 2-sty brick semi-detached residences at Arverne, L. I. The buildings will be faced with Harvard brick on all sides. The interiors will be finished in hardwood with parquet floors. The plumbing fixtures will be of the most modern type. The same architects state that they are also preparing plans for ten high-class 4-sty duplex houses to be located in Brooklyn. More particulars will be given in later issues.

Factories and Warehouses.

SAUGERTIES, N. Y.—Contracts for the erection of a 3-sty brick addition to the plant of the Martine-Cantine Co. have been let to George McNally and Wm. Mullen, of Saugerties.

BROOKLYN.—James Riely Gordon, 402 5th av, Manhattan, has prepared plans for a 4-sty addition, 175x49 ft., to the factory at Marks and Grand avs, Brooklyn, for the Knox Hat Mfg. Co.

GLOVERSVILLE, N. Y.—The firm of Bachner-Moses-Louis of Gloversville, one of the largest glove companies in Fulton County, have completed plans for the erection of a 4-sty addition to their plant. Work will be commenced as soon as possible.

WORCESTER, MASS.—The Worcester Electric Light Co., Worcester, Mass., has purchased the property of the Curtis Mfg. Co. on Curtis pond, comprising eight acres of land, including the rights in the pond, which covers 80 acres. It is proposed to establish a main generating plant on the premises, using the present power house as a distributing station.

SYRACUSE, N. Y.—The Brennan Motor and Manufacturing Co. has commissioned Architect Charles D. Wilsey, of Syracuse, to prepare plans for a new building in connection with its present plant, No. 101 Grape st. Bids will be received at once, and it is proposed to break ground without delay in order that the building may be ready for occupancy by January.

VARIOUS.—Late announcements of enlargements of general manufacturing industries, in New England, include the following: Arlington Mills, Lawrence, Mass., addition to No. 4 cotton mill, 100x140 ft., four stories and basement, to cost, with equipment, $150,000; Haitsch Hat Co., Danbury, Conn., new plant on Still River, where a water privilege has been purchased; Fitchburgh Duck Co., Fitchburgh, Mass., addition, 40x65 ft., 1 and 2-stys; Bourne Mills, Fall River, Mass., addition to No. 1 mill, 40x105 ft., 1-sty; Army & Navy Duck Co., Wilkinsonville, Mass., dye house, 40x100 ft. The Apponagansett Co., New Bedford, Mass., a new corporation capitalized at $500,000, will establish new cotton mill. James E. Stanton, Jr., is the head of the enterprise. Armour & Co., Chicago, are to erect a refrigerating plant, 101x111 ft., at Bangor, Me. The Richard French Iron Works, Worcester, Mass., manufaucturer of architectural iron work, have begun work on their new plant, which will consist of a building, 50x100 ft.

Halls and Clubs.

MOUNT VERNON, N. Y.—John Borup, of Mt. Vernon, has received the contract for the erection of the new Elks' building. It will be of brick and stone, costing about $50,000.

GREENWICH, CONN.—The contract for the club house for the Fairfield County Golf Club has been awarded to Mertz Bros. & Co., of East Port Chester. The sub-contracts will be let soon. Walker & Gillette, Manhattan, are the architects.

ATHOL, MASS.—Members of the Y. M. C. A. of Athol is raising funds to erect a new building here. Plans have been prepared and it is expected that work will be started in the spring. Ansel J. Smith is chairman of the club. Building to cost $35,000.

BRIDGEPORT, CONN.—Pyramid Order of the Mystic Shriners are planning to erect a temple and a site will probably be selected at once. The incorporators include L. P. Bristol, John J. Fisher, A. H. MacKenzie, C. D. Davis and H. C. Stevenson.

41ST ST.—York & Sawyer, architects, 156 5th av, have plans about ready for the 10-sty clubhouse, 56x98 ft., to be erected at Nos. 50-54 East 41st st by the Chemists Building Co. The Chemists Club, 106 West 55th st, is the lessee. No contract has yet been awarded.

HORNELL, N. Y.—Announcement has been made that the Young Men's Christian Association will construct a magnificent new home in this city at a cost of $50,000. Plans for the building have already been submitted to the governing board and details are under consideration. Mayor Richard M. Prangen is chairman of the building committee.

ALBANY, N. Y.—The officers of Wataheadagwa Tribe 392, Red Men, have determined to build a home of their own on the west side of North Lake av, between Clinton av and Elk st. Architect W. J. Obenaus has been instructed to get up a set of plans. Brick and limestone, 38x110 ft., three bowling alleys, assembly hall. Estimated cost, $20,000.

Hospitals and Asylums.

CANANDAIGUA, N. Y.—The board of supervisors has opened bids for the erection of the tuberculosis hospital of this county. The bids were all found to be too high, and were all rejected by the committee.

NEW HAVEN, CONN.—Plans have been discussed by the New Haven Hospital Committee for the erection of a commodious administration building. Harry G. Day is chairman of the committee. No definite plans have yet been decided upon. The new structure is to be erected from the bequests made by the late Mrs. Lucy H. Boardman. The cost will reach $175,000.

Office and Loft Buildings.

19TH ST.—M. Zipkes, 103 Park av, will soon take bids on the general contract for the 10-sty fireproof loft building, 40x92 ft., which the "133 West 19th St. Co." is to erect at 133 West 19th st, at a cost of $75,000.

WESTCHESTER AV.—Jacob Paulsen, 445 Tremont av, will build on the north side of Westchester av, near Zerega av, Bronx, a 1-sty brick store, 25x65 ft., to cost $12,000. Chas. S. Clark, 445 Tremont av, has made plans.

4TH AV.—Paul J. Piatti, 47 West 34th st, consulting engineer, is preparing plans

for the heating and ventilating systems for the new office and loft building about to be erected by Philip Braender, of 143 West 125th st, at the southeast corner of 4th av and 24th st, 20-stys, 98x150 ft., to cost, $1,000,000.

Power Houses.

SYRACUSE, N. Y.—Edward K. Fenno, of Syracuse, has received the contract for the erection of the large power house to be built by the Will & Baumer Co. The building will be of brick and hollow tile construction. Harry D. Phoenix is architect.

SCHENECTADY, N. Y.—The Stone & Webster Engineering Corporation, Boston, Mass., has received from the General Electric Co., of Schenectady, the contract for the construction of a reinforced-concrete shop building to be part of the Schenectady works. The plans are not yet completed but the general dimensions are 80x400 ft.

Schools and Colleges.

NEW LONDON, CONN.—Architect Crabtree, of New Britain, designer of the proposed new school for the west side, has sent out plans asking for bids for the building.

GILBERTVILLE, MASS.—At a recent meeting it was voted to erect a new high school in Gilbertville. F. A. Hitchcock and F. W. Ward were chosen to consult with the school committee in arranging the details of erecting the building.

LAWRENCE, L. I.—Architect Wm. Adams, 15 West 38th st, Manhattan, is preparing plans and will receive estimates about Nov. 20 for the new Nassau County school to be erected at Lawrence, L. I., by the Board of Education. Estimated cost, $80,000.

BOSTON, MASS.—The contract to erect a high school at Codman sq, Boston, has been awarded to William Crane, 7 Water st, Boston. Hartwell, Richardson & Driver, 62 Devonshire st, are architects. Brick and stone, 3-stys and basement, 122x110 ft. Cost, $125,000.

NEWARK, N. J.—A. Connelly, 92 Market st, Newark, architect, has awarded mason work to Joseph Schubert, 11th st, and Joseph Grimm, 361 South 8th st, the carpentry, for the erection of the addition to St. Benedict's College, No. 522 High st, Newark, to cost about $30,000. Rev. Father P. Ernst is in charge.

NEW HAVEN, CONN.—Frank Elwood Brown, of New Haven, has been commissioned to prepare plans for the new school to be erected in Centerville by the town of Hamden. Brick, four class rooms, provided with furnace heat. C. F. Clarke, Samuel Flight and George B. Atwater are members of the building committee. The plans will be ready for estimates in about two weeks.

(Continued on Page 847.)

Brief and Personal.

The chief want of life is somebody who shall make us do the best we can.—Emerson.

The U. S. Civil Service Commission announce an examination on Nov. 23-24, to secure eligibles for the position of junior engineer.

Have faith in yourself, young man. What others can do you can do, if you make up your mind that you can.—Jerome P. Fleishman.

A daughter was born to Mr. and Mrs. John P. Kane on Wednesday night. Mr. Kane is head of the John P. Kane Company, and prominent in the building material trade.

Mitchell Brothers, 1030 Lexington av, will install the plumbing and heating systembs for the No. 2 East 42d st building, which is being constructed by the Jordan Construction Co.

August Kiel, of the Tomkins Kiel Marble Co., 505 5th av, who recently underwent an operation for appendicitis, was able to be down to his office for an hour or two yesterday.

The G. & W. Manufacturng Co. 26 Cortlandt st, New York, has taken the contract for the foundation piers and metal work of the Reedy Island Range light station, near Wilmington, Del.

The North Eastern Construction Company, of 225 5th av, is installing the electrical and mechanical equipment for all the Chelsea improvement piers on the North River, between 14th and 23d sts.

The electrical business is reported to be rapidly becoming normal. The General Electric Company and the Westinghouse Company are receiving orders at a rate close to 85 per cent. of the best previous year.

H. R. Reveley, of the brick commission firm of Reveley & Emmons, West 52d st, has been confined to his home at Cornwall-on-Hudson with a severe cold, but was able to be at his office toward the end of the week.

For the convenience of customers and to avoid delays in conducting their growing business, Messrs. William K. Hammond and Frank L. Holmes have had an additional telephone installed in their office, 628 West 52d st. The two telephone numbers now are: Columbus 2760 and Columbus 5106.

On November 5, 1909, the office of the Sackett Plaster Board Co. will be moved to 1170 Broadway, corner of 28th st, and the telephone number thereafter will be 5254 Madison Square. This move will amalgamate the Sackett sales department with that of the United States Gypsum Company, and thereafter all sales of Sackett plaster board will be made in their name and billed by them.

The two hundred and fortieth meeting of the American Institute of Electrical Engineers will be held in the auditorium of the Engineers' Building, 33 West 39th st, New York, on Friday evening, November 12, 1909, at 8 o'clock. Dr. Cary T. Huntchinson, consulting engineer, of New York, will present a paper, entitled "The Electric System of the Great Northern Railway Company at Cascade Tunnel."

An enterprising druggist in Liberty st has unconsciously been advertising the Hammond brick. He placed three of them in his show window where thousands of New Jersey commuters pass every day, some of whom doubtless being present or future home builders. Over them he placed this sign: "If, after dinner, you feel as though you had eaten these, take ———'s pills." On one of the bricks the word "Hammond" looms up prominently. Verily the uses of the Hudson River common brick are legion.

The late Alfred R. Whitney, father of the president of the Whitney-Steen Building Company, did much to popularize the use of structural shapes in building construction. At first his connections in this line were with other makers, but for many years he was the metropolitan agent for the Carnegie Steel Company, and was taken into partnership a few years before his retirement from active business in 1900. Mr. Whitney constructed the old Greenwich Street elevated road, now a part of the 9th av system, and later he constructed the Second and Third avenue elevated roads and a large portion of the Sixth avenue elevated road.

Announcement is made of the retirement from the advertising firm of Albert Frank & Co., Incorporated, of No. 25 Broad st, of Collin Armstrong, formerly a director and treasurer of the corporation. Mr. Armstrong has transferred his entire interest to James Rascovar, president, who will herefater be the sole active manager of its financial and business affairs. The firm of Albert Frank & Co. has for years been one of the most prominent in the line of financial, steamship and railroad advertising. Mr. Rascovar became a partner in the concern years ago, when the senior member was his father-in-law, Albert Frank.

Mr. Foster Milliken, of New York City, formerly president of Milliken Brothers, Inc., has severed his connection as assistant to the receivers of Milliken Brothers, Inc. For the past twenty-seven years Mr. Milliken has been one of the foremost and best-known structural steel men in this country, and his work has also extended to nearly every foreign country in the world. Many of the present improvements in shop practice and design of structural steel work are due to his ingenuity. He is also the inventor of a number of patented articles that are used extensively. In 1902 he built the large bridge and structural plant at Staten Island, and in 1906 he designed and built the large open-hearth structural steel plant and rolling mills which bear his name. Mr. Milliken has no idea of giving up the very active career that he has followed for so many years, but he has not definitely decided on just what line of work he will engage for the future.

A New Type of Weather Strip.

The Noiseless and Draughtless Door and Window Cushion Co., formerly of 112 West 42d st, but now of 511 West 21st st, where it has combined its office and works, has put a new style of weather strip on the market recently that is attracting considerable attention from owners, architects and builders. The device known as the Paragon is neat and effective, and combines these virtues: makes windows tight, keeps out all dust, draughts and water, may be applied to any kind of window, is cheap, effective and durable and saves fuel by preventing leakage of warm air from rooms. It is mortised into the middle sash bars and prevents cold air from coming in and keeps the windows from rattling by making sashes tight.

This company has some important contracts on hand at present, among them being nearly all the new buildings at West Point, besides much important work in this city. Mr. W. E. Deering, the general manager, gives all installations his personal supervision.

Safe Gasoline Measuring Pumps.

The subject of garage equipment is not a minor one in the eyes of architects and builders, and new ideas find eager audiences in such offices. It is therefore interesting to note that the New York Tennis Racket Co., of 447 West 125th st, has several important improvements on the market. First of all is a long distance self-measuring pump that is made of the finest material obtainable and put together by the best workingmen in their respective trades. This device will measure up to one gallon and register up to 10,000. The outlet has a swing check valve that prevents drawback, and the nozzle is equipped with a pail hook. This device is used in some of the largest garages in the United States.

This company, which makes a specialty also of steam and hot water heating systems, makes tanks for gasoline and portable wheel tanks holding 54 gallons. Wheels are rubber tired and the small guide wheels in front are attached to the frame of the car, not to the tank, thus minimizing leakage and permitting repairs to be easily made. This is said to be the only wagon that has this feature. A call for Mr. S. M. Hodkinson, the manager, at Morningside, 5226, will bring detailed information of these specialties.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Demand for Materials Less Urgent.

Taken as a whole, the building material market was weaker, due in part to the holiday, from which there was slow recovery in nearly all branches. Brick opened weak at $6 and closed fairly strong at $6.25. The cement situation continues to improve, due to large inroads upon surplus stock by new business in this district, comparatively little of which, however, is coming into this city. Iron contracts were fewer and inquiries were for smaller tonnages. Structural steel did not rally as sharply as had been expected, but there was a good buying movement at hand and inquiries began to improve on Wednesday. Lumber was not active, the sales being mostly in scattering sizes and in assorted quantities. There seemed to be no uniformity in purchases. Lumber continues its slow but steady improvement. The larger yards find that certain lines—spruce and long leaf yellow pine—are showing greater activity than others. Stone in wholesale lots is moving well, the cutters here in many instances being unable readily to absorb cargoes coming in. The retailers are not complaining with the business they have in hand or of prospects for the winter. In all lines of building material there is a healthy tone, the demand being for rapidly completing operations now in hand.

Brick Slow in Firming for Raise.

Because the holiday cut into the number of transactions at the West 52d st docks and hindered construction, and partly because of the rain on Tuesday night and early Wednesday morning retarded resumption of work, brick was slow in firming up for the scheduled advance of a quarter next Monday. While $6 to $6.25 was quoted this week, $6 ruled in the transactions until Wednesday, when $6.25 prevailed. This price was well sustained to the end of the week. The sales were normal despite the feeling among the retailers that there was no warrant as fixed by local demand for the advance. This was shown in the following statement of transactions for the week:

Left over, Saturday, Oct. 23, 8; arrived, 80; sold, 81; left over, Nov. 1, 7.

AGENTS STANDING BY MANUFACTURERS.

With the exception of one or two agents, the local commission men are standing firm with the manufacturers for the advance they have asked. The yard owners up the river are making a hard fight to hold to the prices they have set. While the usual number of barges are coming down at this time, the manufacturers are showing no disposition to force the market, for two reasons: first, to regulate the shipments so as to avoid an oversupply here, and second, to husband their stocks in anticipation of an early year. The brick that went out this week was taken quickly, excepting on Wednesday, the market being well able to take the supply now coming in, the headway of which is liable to continue until the close of navigation.

STEEL SHIPMENTS HELPING BRICK.

The fact that delays in deliveries of steel at numerous local operations are being eliminated, thus allowing operations that were scheduled to take brick early in the Fall to do so now, has helped the brick market this week. The trouble that certain builders have been experiencing in this line are not yet over, and in consequence there are informal inquiries afloat regarding the probable price of covered loads. While it is not possible to make any authoritative statement at this time, it is possible that the prices for "covered" will be somewhere around $7.50.

ALL BRICKYARDS NOW CLOSED.

To-day witnessed the final closing down of all the plants along the Hudson River. Most of the big ones stopped making two to three weeks ago, only the pallet yards remaining in operation. The Raritan River, yards, however, are still making. The bricks on hand are said to be not more than normal in quantity, while some, and these are by no means the least of the up-river establishments, have not manufactured for storage in anything like the usual quantities.

IMPROVEMENTS AT SOME YARDS.

While, as the Record and Guide has said, few yards will make extensive improvements this year, owing to the generally unsatisfactory condition of the market, some will make alterations. The Jova Brick Works at Roseton, N. Y., will install three Naylor machines with pallet system, and Daniel De Noyelles, of De Noyelles & Co., of Haverstraw, already has begun the laying of foundations for a trestle extending from the shore to a point some distance in the river for the purpose of having an emergency plant ready for instant operation should the dykes, keeping the Hudson out of the company's clay pits, give way.

TO GET CLAY FROM RIVER BED.

For about 20 years this company has been getting most of its clay from a huge pit that it has sunk far below the surface of the Hudson River at Haverstraw. This pit has been protected by a cofferdam. Originally it was planned to sink the pit only to the water level, but the deeper the pit was sunk the better and more plentiful became the supply of clay.

Mr. DeNoyelles this year became fearful lest the old dam give way, and by so doing cut off operations at his mill for almost an entire season. So extensive has the old pit become that it now requires a steam pump to handle the surface and spring water that surges into the mine. The trestle as soon as completed will be used as an auxiliary by a powerful scoop dredge which will take the clay from the river's bed and convey it to stacks where it will be allowed to "winter" before using. The Excelsior Company, one of the important brick manufacturing concerns along the river, has been successfully using the river clay for about five years.

BRICK. (Cargo quotations at the wharf.)*

		Per M.
Hudson River, Common	$6.25@	$6.50
Hudson River, Light Hard	4.00	4.50
Raritan River, Light Hard	6.00	6.25
Croton Point—Brown, f. o. b.	12.50	....
Croton Point—Dark and red	12.50	....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	....	21.00
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	....	1.45
In barrels, 320 lbs.	...	1.65
In bags, per ton	$8.50	10.00
Calcined, city casting, in barrels, 250 lbs.	...	1.45
In barrels, 320 lbs.	...	1.65
Neat wall plaster, in bags, per ton	....	9.25
Wall plaster, with sand, per ton	....	5.25
Browning, in bags, per ton	....	4.25
Scratch, in bags, per ton	....	....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Cement Holding Its Own.

Reports from the offices of various cement manufacturers' agents in this city show that a healthier condition is beginning to show itself. The great stocks of cement at the mills are being taken, a noticeable improvement in this being from the East-of-Pittsburgh district within the last fortnight. Comparatively little of this is coming into this city, however, but rather in the suburbs, where speculative dwelling and apartment house construction is in progress in large scales.

Many of the mills are making improvements in equipment. The Vulcanite Portland Cement Company is having several quarry locomotives made at the shops of the Central Railroad of New Jersey in Elizabethport.. One of these is ready for delivery. Extensive improvements are in progress at the Edison and Lehigh mills. Edison Portland cement is being used in the Brewster residence, one of the finest of its kind in the city, at Park av and 71st st, in which operation Chas. T. Wills, Inc., is builder.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents or 30 cents per bbl.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43	....
Atlantic brand	1.43	....
Atlas Portland	1.43	1.58
Bath Portland	1.43	....
Dragon Portland	1.43	1.58
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Steel and Iron Markets Weaker.

Conditions in the iron and steel markets are not quite as satisfactory, iron being weaker and steel quieter. Wire products continue active, however, the orders received by the American Steel and Wire Company running considerably over 6,000 tons a day. Specifications and current orders bring this sum up considerably higher. Wire mesh reinforcement is having a tremendous demand, not only from this vicinity, but from other parts of the country, and from foreign offices. Fewer pig-iron contracts were in hand this week, although the business in this district is still active. Most of the sales are in small lots. A 5,000-ton order of medium and high grades, sold for shipment into Central Pennsylvania, the business going to northern makers. These shipments will begin this year and run over the first quarter of 1910.

The Melrose Construction Co. was the lowest bidder on 505 tons of cast-iron pipe, and 23 specials for Manhattan delivery for the New York Water Board. L. D. Gregory was the lowest bidder on 590 tons of pipe and 46 tons of specials. McAvoy, Grippo & Co. were low on 865 tons of pipe and 35 tons of specials, and H. E. Fox had lowest tender on 1,300 tons of pipe and 14 tons of specials all for Manhattan delivery. Contractors have not placed pipe orders.

The increased demand for German and British ore has reduced the available supply of foreign ore to American consumers.

IRON BAR DEMAND INCREASING.

The demand for iron bars increases. Sheet metal jobbers are having trouble in meeting the demand for this material from cornice makers, part of the trouble being due to the continued inability of the mills to make deliveries on schedule time.

A large part of the structural steel business just at present is coming to Manhattan, Brooklyn, Jersey City and Newark. Among local deliveries being made is to Gimbel Brothers' store, and to the train sheds of the Pennsylvania railroad station at 33d st and 7th av. About 3,000 tons of 100-lb. rail are stacked in the yards and more is constantly coming in. Fabrication for the Municipal Building is under way, and deliveries will begin in another month. Steel is also being delivered at the Bryant Building, Liberty and Nassau sts. In Jersey City steel is going in at the new Colgate administration building and at the Union Trust Company.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50
Basic, East Furnace	18.25	18.50
Basic, Alabama	15.00	15.50
Basic, Valley	17.25	17.50

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.

Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	1.90
¾ and ⅞ in	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	2.00
1¼ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35 ....
Norway Shapes	3.35 ....
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Tool Steel, regular quality	7.00 ....
Tool Steel, extra quality	13.00 ....

SOFT STEEL SHEETS.

¼ and heavier	2.20
3-16	2.30
No. 8	2.40
Blue Annealed.	
No. 8	2.40
No. 10	2.40
No. 12	2.45
No. 14	2.50
No. 16	2.60

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.80	$2.90
No. 18 } No. 21 }	2.85	3.00
No. 22 } No. 24 }	2.95	3.10
No. 25 } No. 26 }	3.00	3.20
No. 27	3.05	3.30
No. 28	3.10	3.40

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24 per lb.	$5.75
" 26 " "	6.25
" 28 " "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	$10.90 11.45
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd	22 24

GALVANIZED STEEL.

Nos. 14 and 16 per lb.	$2.95
" 18 and 20 " "	3.10
" 22 and 24 " "	3.30
" 26 " "	3.50
" 27 " "	3.70
" 28 " "	3.85
" 30 " "	4.50

No. 20 and lighter, 36 ins. wide, 25c. higher.

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb.	18@19
Sheet Copper, hot rolled, 14 oz. per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Less	5 5⅛

Lumber Continues to Improve.

Lumber authorities now state unequivocally that the situation in their part of the building material market is constantly improving. Better stocks are being carried by both retailers and wholesalers. The most important yards have good winter stocks on hand. The greater volume of buying is from suburban yards, which did not make heavy purchases during the year. This is attributed to the precaution of getting into shape for winter rather than extensive building operations in the country. Eastern spruce will soon cease coming in and the market is taking all that comes. Prices range fairly strong, with marked firmness in long leaf yellow pine and spruce. Spruce, by the way, will be much higher in the Spring than now because of curtailed supply. Hemlock is firm and the demand for cypress is improving. Good grade hardwood continues in demand, the manufacturers having trouble to meet it. Birch, chestnut and plain and quartered oak prices are stiff. Special activity is reported in the hardwood flooring market.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Leagths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesole lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in , 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. I GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $21.00 per M. West Virginia Hemlock, base price, $21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	$3.75@	$3.85
Eastern spruce, slab	3.65	3.75

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@	$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	58.00

Stone in Fair Demand.

Wholesalers reported a fair demand for building stone this week. Many of the cutters are taking work calling for deliveries way into the first quarter, and in one or two instances into the second quarter of 1910. This is a good sign and shows that business in the building line will begin early in the Spring. The quarries are working full time to meet the demand before heavy weather sets in. The marble men also find that business is improving with them. Some of them report that they have a great deal of work in the suburbs. They are figuring on some big work, but little of which, however, is for this city. Slate is strong and has a satisfying inquiry.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	....
Brownstone, Portland, Con	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink	....	1.00
Granite, Picton Island, pink	....	1.00
Granite, Picton Island, red	....	1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft	.80	....
Kentucky limestone	....	.90
Lake Superior redstone	1.05	....
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1	$5.00@	$6.00
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Oct. 29-Nov. 4, inc.		1908. Oct. 30-Nov. 5, inc.	
Total No. for Manhattan	219	Total No. for Manhattan	192
No. with consideration	11	No. with consideration	15
Amount involved	$307,850	Amount involved	$494,890
Number nominal	208	Number nominal	177

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	9,070	8,111
No. with consideration, Manhattan, Jan. 1 to date	716	580
Total Amt. Manhattan, Jan. 1 to date	$41,379,531	$31,284,532

1909. Oct. 29 Nov. 4, inc.		1908. Oct. 30-Nov. 5, inc.	
Total No. for the Bronx	142	Total No. for the Bronx	134
No. with consideration	10	No. with consideration	5
Amount involved	$87,546	Amount involved	$19,850
Number nominal	132	Number nominal	129

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	6,172	6,456
Total Amt., The Bronx, Jan. 1 to date	$3,742,893	$4,362,541
Total No. Manhattan and The Bronx, Jan. 1 to date	**15,242**	**14,567**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$45,122,424**	**$35,647,073**
Total No. for Manhattan, for Oct.	**674**	**844**
Total Amt. for Manhattan for Oct.	**$2,945,500**	**$3,323,190**
Total No. Nominal	**633**	**766**
Total No. for The Bronx, for Oct.	**562**	**625**
Total Amt. for The Bronx, for Oct.	**$614,989**	**$253,490**
Total No. Nominal	**518**	**594**

Assessed Value Manhattan.

	1909. Oct. 29-Nov. 4, inc.	1908. Oct. 30-Nov.5, inc.
Total No. with consideration	11	15
Amount involved	$307,850	$494,890
Assessed value	$245,000	$369,500
Total No. nominal	208	177
Assessed value	$8,957,000	$8,273,000
Total No. with consid., from Jan. 1 to date	716	590
Amount involved " "	$41,379,531	$31,284,532
Assessed value " "	$33,640,700	$25,202,140
Total No. nominal " "	8,434	6,521
Assessed value " "	$448,503,261	$379,451,700

MORTGAGES.

	1909. Oct. 29-Nov. 4, inc. Manhattan.	Bronx.	1908. Oct. 30-Nov. 5, inc. Manhattan.	Bronx.
Total number	179	141	182	121
Amount involved	$5,391,686	$1,472,347	$5,572,794	$1,044,780
No. at 8%	2	.....	.....	.....
Amount involved	$4,269	.....	.....	.....
No. at 7½%	1	.....	.....	.....
Amount involved	$833	.....	.....	.....
No. at 7%	1	.....	.....	.....
Amount involved	$3,181	.....	.....	.....
No. at 6⅞%	1	.....	.....	.....
Amount involved	$991	.....	.....	.....
No. at 6¾%	1	.....	.....	.....
Amount involved	$2,402	.....	.....	.....
No. at 6%	58	45	79	61
Amount involved	$1,246,310	$322,430	$1,642,044	$513,070
No. at 5½%	3	8	7	25
Amount involved	$20,500	$54,240	$398,500	$266,794
No. at 5%	48	49	55	26
Amount involved	$1,137,000	$834,900	$2,201,250	$196,916
No. at 4½%	29	1	7	.....
Amount involved	$2,108,500	$6,500	$673,000	.....
No. at 4¼%	1	.....	1	.....
Amount involved	$12,000	.....	$50,000	.....
No. at 4%	2	.....	1	1
Amount involved	$24,000	.....	$20,000	1,000
No. with interest not given	32	38	32	8
Amount involved	$831,700	$254,277	$588,000	$67,000
No. above to Bank, Trust and Insurance Companies	43	23	43	15
Amount involved	$1,855,000	$518,750	$2,694,900	$276,000

	1909.	1908
Total No., Manhattan, Jan. 1 to date	7,842	7,270
Total Amt., Manhattan, Jan. 1 to date	$262,046,662	$236,342 223
Total No., The Bronx, Jan. 1 to date	6,466	5,993
Total Amt., The Bronx, Jan 1 to date	$54,909,128	$33,490,827
Total No., Manhattan and The Bronx, Jan. 1 to date	**14,308**	**13,263**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$316,955,790**	**$269,833,050**
Total No. for Manhattan for Oct.	**619**	**681**
Total Amt. for Manhattan for Oct.	**$21,385,540**	**$15,507,056**
Total No. for The Bronx, for Oct.	**611**	**577**
Total Amt. for The Bronx, for Oct.	**$4,911,247**	**3,607,125**

EXTENDED MORTGAGES.

	1909. Oct, 29-Nov. 4, inc. Manhattan.	Bronx.	1908. Oct. 30-Nov.5, inc. Manhattan.	Bronx.
Total number	39	14	.....	.....
Amount involved	$3,948,500	$223,650	.....	.....
No. at 6%	5	2	.....	.....
Amount involved	$40,500	$7,000	.....	.....
No. at 5%	19	8	.....	.....
Amount involved	$2,441,500	$166,000	.....	.....
No. at 4½%	11	1	.....	.....
Amount involved	$1,347,000	$45,000	.....	.....
No. at 4%	2	.....	.....	.....
Amount involved	$34,500	.....	.....	.....
No. with interest not given	2	3	.....	.....
Amount involved	$85,000	$5,650	.....	.....
No. above to Bank, Trust and Insurance Companies	18	2	.....	.....
Amount involved	$3,492,000	$49,500	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,541	.....
Total Amt., Manhattan, Jan. 1 to date	$76,858,957	.....
Total No., The Bronx, Jan. 1 to date	486	.....
Total Amt., The Bronx, Jan. 1 to date	$4,280,470	.....

Total No., Manhattan and The Bronx, Jan. 1 to date	**2,027**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$81,139,427**	.....
Total No. for Manhattan, for Oct.	**157**	.....
Total Amt. for Manhattan, for Oct.	**$10,709,600**	.....
Total No. for The Bronx, for Oct.	**55**	.....
Total Amt. for The Bronx, for Oct.	**$646,675**	.....

PROJECTED BUILDINGS.

	1909. Oct. 30-Nov .5, inc.	1908. Oct. 31-Nov. 6, inc.
Total No. New Buildings:		
Manhattan	13	18
The Bronx	52	24
Grand total	65	42
Total Amt. New Buildings:		
Manhattan	$2,199,800	$1,787,200
The Bronx	1,324,675	263,125
Grand total	$3,524,475	$2,050,325
Total Amt. Alterations:		
Manhattan	$567,730	$33,655
The Bronx	11,300	6,850
Grand total	$579,030	$40,505
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	863	547
The Bronx, Jan. 1 to date	2,054	1,511
Mnhtn-Bronx, Jan. 1 to date	**2,917**	**2,058**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$113,492,262	$73,778,971
The Bronx, Jan. 1 to date	34,196,110	14,347,450
Mnhtn-Bronx, Jan. 1 to date	**$147,688,372**	**$88,126,421**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$11,329,157**	**$9,821,302**
Total No. New Bldgs., Manhattan, for Oct.	**41**	**60**
Total Amt. New Bldgs., Manhattan, for Oct.	**$5,369,665**	**$13,149,750**
Total No. New Bldgs., The Bronx, for Oct.	**175**	**202**
Total Amt. New Bldgs., The Bronx, for Oct.	**$3,678,000**	**$2,312,275**

BROOKLYN.

CONVEYANCES.

	1909. Oct. 28-Nov. 3, inc.	1908. Oct. 29-Nov. 4, inc.
Total number	584	552
No. with consideration	39	16
Amount involved	$422,815	$94,920
Number nominal	545	536
Total number of conveyances, Jan. 1 to date	**23,506**	**22,847**
Total amount of conveyances, Jan. 1 to date	**$11,916,403**	**$15,110,339**
Total No. of Conveyances for Oct.	**2,473**	**2,506**
Total Amt. of Conveyances for Oct.	**$1,134,784**	**$973,498**
Total No. of Nominal Conveyances for Oct.	**2,357**	**2,386**

MORTGAGES.

Total number	530	474
Amount involved	$1,952,898	$1,594,756
No. at 6%	260	274
Amount involved	$692,496	$767,807
No. at 5½%	60	144
Amount involved	$255,827	$636,510
No. at 5%	172	32
Amount involved	$822,625	$137,975
No. at 4½%	8	.....
Amount involved	$44,000	.....
No. at 4%	1	2
Amount involved	$1,000	$2,250
No. at 3%	1	.....
Amount involved	$600	.....
No. with intrest not given	28	22
Amount involved	$136,350	$50,214
Total number of Mortgages, Jan. 1 to date	**22,740**	**$21,629**
Total amount of Mortgages, Jan. 1 to date.	**$96,066,613**	**$79,375,128**
Total No. of Mortgages for Oct.	**2,318**	**2,265**
Total Amt. of Mortgages for Oct.	**8,767,145**	**$8,041,966**

PROJECTED BUILDINGS.

No. of New Buildings	172	250
Estimated cost	$819,975	$1,304,850
Total Amount of Alterations	$87,193	$49,995
Total No. of New Buildings, Jan. 1 to date	**9,079**	**5,330**
Total Amt. of New Buildings, Jan. 1 to date	**$49,129,911**	**$31,381,611**
Total Amount of Alteration, Jan. 1 to date	**$3,813,254**	**$4,816,730**
Total No. of New Bldgs. for Oct.	**783**	**1,042**
Total Amt. of New Bldgs. for Oct.	**$4,031,250**	**$5,639,515**

QUEENS.

PROJECTED BUILDINGS.

	1909 Oct. 29-Nov. 4, inc.	1908 Oct. 30-Nov. 5, inc.
No. of New Buildings	108	97
Estimated cost	$368,975	$814,210
Total Amount of Alterations	$12,460	$17,960
Total No. of New Buildings, Jan. 1 to date	**3,882**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$14,014,980**	.....
Total Amount of Alterations, Jan. 1 to Date	**$663,931**	.....
Total No. of New Buildings for Oct.	**312**	.....
Total Amount of New Buildings for Oct.	**$1,023,965**	**$1,468,680**

THE WEEK.

THE leading item of the week's news, and probably the most important of the removals to 5th av, north of 42d st, was the announcement made on Friday that the firm of W. & J. Sloane, who have been located at Broadway and 19th st since 1882, had leased the northerly half of the Windsor Arcade site for a long term of years.

The leasing of the plot to the Messrs. Sloane is likely to lead to the early improvement of the Gould residence at the northeast corner of 5th av and 47th st, as with this latest improvement the Gould residence will be the only one at that point not used for business.

In the 5th av real estate offices it is said that there has recently been a large number of inquiries by business concerns who desire to lease north of 42d st.

Although the terms of the lease have not been disclosed, a few figures of rentals in the section will be of interest. For the Lee corner, at the northwest corner of 5th av and 43d st, upon which a new building is being erected, $60,000 a year has been refused. No. 518 5th av, just north of 43d st, was rented in 1908 for twenty-one years at $20,000 a year, net; it has since been improved and sublet at a rental varying from $35,500 to $39,500 per annum. Nos. 550 and 552, between 45th and 46th sts, were rented in May of this year at $17,500 and $18,000 per year, net.

Of the fifty odd sales reported, ten were vacant plots or old buildings, suitable for improvement. Washington Heights contributed two sales of completed 5-sty apartments, and Morningside one of a 10-sty fireproof house.

With these exceptions, the trading was of the most commonplace order.

THE AUCTION MARKET

THERE were sales in the Vesey Street Salesroom on only three days this week, and all the parcels offered were by order of the court. Joseph P. Day offered four; James L. Wells Co., two; Bryan L. Kennelly, one; and Herbert A. Sherman, one. With one exception, they were all bought by the plaintiff.

Next week there are legal sales scheduled for every day, and on Tuesday Joseph P. Day will offer a dwelling at voluntary sale, and on Wednesday Bryan & Kennelly will sell four improved properties and a number of vacant lots and plots; among the improved properties to be offered is 14 and 16 Vesey st, now used as the Real Estate Auction Room.

BROOKLYN IN THE BOARD OF ESTIMATE

To the Editor of the Record and Guide:

I beg to enclose you a copy of an editorial which appeared in the Brooklyn "Daily Eagle" of November 3 (and which I hope you will think well enough of to reprint in your paper), regarding what might be expected to happen in the new Board of Estimate and Apportionment concerning the interests of Brooklyn.

It is well known that the interests of Brooklyn, Queens and Richmond are identical, and it must be expected that they will co-operate with a view of obtaining all possible appropriations from the city treasury.

The writer doubts that the residents of Manhattan are beginning to realize the results to Manhattan real estate of the recent election, and it should be the aim of all taxpayers in Manhattan and the Bronx to keep a constant scrutiny of all transactions pending in the Board of Estimate and Apportionment.

Very truly yours,

F. R. HOUGHTON.

(From the Brooklyn "Eagle.")

"For the first time in the history of New York the Long Island boroughs have a clear majority in the Board of Estimate. . . . Ever since consolidation Brooklyn has failed to receive its just share of appropriations and improvements, because it has been overshadowed by Manhattan. It has suffered both from the traditional feeling of Manhattan men elected to office that that borough was the real city of New York, and from the far-sighted jealousy of Manhattan politicians, who foresaw in the growth of the Long Island boroughs the inevitable passing of their power. . . . When consolidation was planned Brooklyn was prefigured as 'the imperial borough.' That was her inevitable destiny, because here is the great bulk of the land within short reach of the City Hall. But inevitable destiny could be postponed by denying to this borough the transit facilities which would fill up its vacant lots. . . . Thus this election holds the seeds of the deliverance of Brooklyn and of the development of this borough to the dominance to which it is entitled by the high order of intelligence of its citizenship, and to which it will soon be entitled by the count of noses, from which there is no appeal."

A CHINESE PUZZLE.

What puzzled Wu Ting Fang? That, after such dreadful straining, the City Fathers should have widened the West street front to a fine levee of a couple of miles and then allowed it to be filled up again with piersheds! He desired to know if the Fifth avenue widening would be used similarly for automobile garages. He was referred to our three-headed candidacy for the mayoralty for a satisfactory (?) answer.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

OAK ST.—The Meister & Bache Realty Co. have sold the 3-sty frame building 29 Oak st, on lot 25x62. The purchaser, it is reported, will erect a 5-sty factory.

8TH S.—Randell & Match have sold for S. Fist to S. Goldstein 368 and 370 East 8th st, a 6-sty tenement on lot 48x100. The selling price was $77,000.

11TH ST.—N. Wilson has sold for Harbater & Silk to a Mr. Levy the 6-sty apartment house at 214 and 216 East 11th st on plot 36.6x95.

To Build in West 27th Stree

27TH ST.—M. & L. Hess have sold 118 West 27th st for the estate of Solomon Stern, and 120 West 27th st, for Amy Winterburn Dana, Ada M. Burr, and Minnie M. C. Winterburn, making a combined plot of 37.6x98.9, to the Realty Holding Co. Negotiations are pending for the resale of the property to a builder, who will erect a 12-sty building in keeping with the other improvements on the block.

27TH ST.—M. & L. Hess have also sold 113 West 27th st, 20x98.4, to Otto Wagner, who will erect a building for his own use on the plot.

27TH ST.—David and Harry Lippmann have bought from Mary A. O'Neill 122 West 27th st, a 4-sty building on lot 18.9x98.9. Hulbert Peck & Sons were the brokers. The Messrs. Lippmann own the Chelsea apartment house adjoining at 124 to 130, and with their latest purchase now control a plot 98.9x98.9.

31ST ST.—Tucker, Speyers & Co. sold for W. Clarence Martin to Samuel K. Jacobs, of Walter Emmerich & Co., manufacturers, the property 114 West 31st st, on a lot 20.10x107x110.

46TH ST.—J. B. English has sold for Eugene Hughes to a client the 4-sty brownstone dwelling 224 West 46th st, 17.6x100. I. J. Auerbach represented the purchaser

47TH ST.—L. & A. Pincus have bought from the Coddington estate, through Finney & Mathews, 128 and 130 West 47th st, two 4-sty buildings, on plot 37.6x100.5, between the St. Francis and Portland Hotels.

52D ST.—Henry D. Winans & May have sold 30 West 52d st, a 4-sty brownstone house, on lot 22x100.5, for Gilbert M. Plympton.

56TH ST.—Wm. A. White & Sons have sold for Lillian B. Hartje 127 West 56th st, a 4-sty dwelling on lot 20.10x100.

NORTH OF 59TH STREET.

75TH ST.—Pease & Elliman have sold for Edward C. Homans 308 West 75th st, between West End av and Riverside Drive, a 5-sty American basement dwelling, on plot 40x137. After extensive alterations, the house will be occupied by the new owner. The property has been held at $150,000. The dwelling is one of a row of seven costly residences occupying extra wide plots on this block. Two doors to the east of the house just sold is the residence of E. E. Smathers, which stands on a plot 62 feet in width, adjoining the corner of West End av.

76TH ST.—Geo. R. Read & Co. have sold for William Buhler the 4-sty dwelling 327 West 76th st, on lot 22x102.2. This house was built by the late Cyrus Clark and was his home for many years. Two weeks ago it was offered at auction by Bryan L. Kennelly for the executors of the Clark estate and was bought by Mr. Buhler for $37,750.

Purchase for Improvement.

83D ST.—Wm. A. White & Sons, in conjunction with John J. Kavanagh, have sold for Frances A. Clarke and Ellen B. Steese to a client the property 51-63 East 83d st, seven 4-sty dwellings on plot 125x102.2. The property adjoins the large holdings of St. Ignatius's Roman Catholic Church, which include the entire frontage of 204.4 feet on the west side of Madison av, between 83d and 84th sts, and a frontage of 100 and 321.4 feet on 83d and 84th sts respectively. The property just sold has not been purchased by the church, however, but by a purchaser who will improve it.

93D ST.—Isaac Hattenbach has sold for Mary E. Johnson to Carl Blum the 3-sty dwelling 169 East 93d st, on lot 14x93.

94TH ST.—George W. Eggers is reported to have sold 41 West 94th st, a 3-sty dwelling on lot 17.9x100.8.

Resale in Furniss Block.

99TH ST.—Benjamin Mordecai, Goodman R. Davis, Emanuel Heilner and Moses J. Wolf, the syndicate which recently purchased the Furniss block at 99th to 100th sts and Riverside Drive, have resold six lots on the north side of 99th st, 150 feet east of Riverside Drive, to Jacob Axelrod, who will improve the same with two 8-sty fireproof apartment houses.

99TH ST.—F. Zittel & Sons have sold for the Guide Realty Co. (A. C. & H. M. Hall) the plot of six lots, 75x200, running through from 99th to 100th st, 125 feet west of West End av. This is part of the Furniss block. The Polstein Realty Co. is reported to be the buyer.

103D ST.—McKee, Hayward & Co. have sold for a client for occupany 305 West 103d st, a 3-sty brownstone dwelling on lot 20x100.11. Charles Gulden is the buyer.

The Westerfield Sold.

116TH ST.—Paterno Brothers sold the Westerfield a new 10-sty apartment house at 610 West 116th st, on plot 50x100.11. The buyer is Mrs. Madeline L. Ottmann. The structure is located between Broadway and Riverside Drive, and is the last of four high-class houses erected by the builders on the south side of 116th st to be disposed of to investors. Four of the Paterno houses are now in the possession of the Ottmann family. The Westerfield was planned along different lines from the other structures. The increasing demand for small apartments in this section prompted the Paternos to experiment in this direction. They laid out the front apartments in five-room suites, and in the rear they installed two and three rooms with kitchenette.

117TH ST.—H. C. Senior & Co. have sold for Bolton Hall to M. Hochstadter the 4½-sty American basement dwelling 429 West 117th st, 18x60x100.

127TH ST.—Henry Barnett has sold for Anne P. Day to Joseph A. O'Connor, 147 East 127th st, a 3-sty stone-front dwelling on lot 18.9x99.11.

133D ST.—Theodore R. Brennan has sold the two 5-sty flats 222 and 224 West 133d st, on plot 33.4x99.11.

160TH ST.—Collins & Barry have sold for Lucius H. Beers, of the firm of Lord, Day & Lord, a 5-sty 20-family apartment house, 550 West 160th st, on plot 37.6x100. This is the second sale of this row recently made for the same owner and by the same brokers.

Dyckman Sale.

202D ST.—Chas. Griffith Moses & Brother have sold for Bertha Bemaner the plot of 4 lots, on the south side of 202d st, 100 feet west of 9th av.

AUDUBON AV.—Kirkpatrick & Urquhart have sold for Donald Robertson to Max F. Hoberg the 5-sty apartment house just completed on plot 57x100, at the northwest corner of Audubon av and 172d st.

BROADWAY.—N. Wilson sold for the Tomahawk Realty Co., Robert M. Silverman, president, the southeast corner of Broadway and 163d st, which is improved with a 6-sty elevator apartment house, on a plot 100x100. It is known as Rosbert Hall. The property has been held at $300,000.

BROADWAY.—The Realty Company of America (Franklin Pettit, president) has sold the plot of 4 lots at the southwest corner of Broadway and 113th st. The property, which has a frontage of 100 feet on each thoroughfare, will be improved with a high-class apartment house. The plot was acquired by Mr. Pettit from William J. Casey about a year ago.

BROADWAY.—W. D. Morgan has sold for Henri Fouchaux to the New York Operating Co. the plot on the west side of Broadway, 17.5 feet north of 162d st, 25x175x51.3 at the rear. The purchasing company owns the corner and now controls a plot 42.5x175x irreg.

CLAREMONT AV.—Gibbs & Kirby have sold for William J Casey the plot 75x115x121 on the east side of Claremont av, 300 feet north of 122d st, to J. Clarence Brennan, who will build an 8-sty apartment house on the property.

EDGECOMBE AV.—Theodore Ortmann has sold for Mrs. M. Heckmann 330 West 141st st, southwest corner of Edgecombe av, a 5-sty triple flat, with stores, 24.11x90.

RIVERSIDE DRIVE.—The Holland Holding Co., Judson S. Todd, president, resold to Emanuel M. Krulewitch the northeast corner of Riverside Drive and 113th st, a plot 114.3x85.3x100.11x111.9. The buyer will erect a 12-sty apartment house on the site.

RIVERSIDE DRIVE.—F. R. Wood & Co. sold the 12-sty Dorchester apartment house at the northeast corner of Riverside Drive and 85th st for the Riverside Drive Realty Co. (A. C. & H. M. Hall).

BRONX.

FAILE ST.—Thomas S. Johnson has purchased from the Bronx Supply Co. a plot, 100x100, on the north side of Faile st, 100 feet east of Seneca av, which he will improve with three 4-sty and basement flats from plans by John P. Boylan. The plot is within one block of Hunt's Point rd.

FOX ST.—William Fischer sold for the Bates & Oesting, Jr., Co. the 5-sty double flat, on a plot 40x107, at No. 961 Fox st.

154TH ST.—Smith & Phelps have sold for cash the plot 50x100, situate on the south side of 154th st, beginning 250 feet east of Morris av.

169TH ST.—Watson & Taylor sold for Clara Schefsky the plot 50x84 in the north side of 169th st, 68.01 feet east of Walton av.

198TH ST.—Fitzgerald & Broderick have sold for William D. Bergen the 3-sty brick building at the southeast corner of 198th st and Marion av.

232D ST.—Chas. A. Weber sold for Katherine Koke a plot 40x100 feet, located on the south side of 232d st, 540 feet east of 4th av, to a builder for improvement.

BEACH AV.—Chas. A. Weber sold for the Norwood Heights Realty and Construction Co., 1137 Beach av, a 2-family house on a lot 25x100 feet.

BROOK AV.—The Haase-Lippman Construction Co. has sold 278 and 282 Brook av, two 5-sty apartment houses, each on plot 40x100.

LA FONTAINE AV.—Ernst & Cahn have sold for Madgalina Holzkamper the premises known as 2080 La Fontaine av, a 2-sty and cellar frame dwelling on lot 16x100.

PARK AV.—Ernst & Cahn and J. J. Pittman have sold for Minnie Minogue 4467 Park av, a 2-sty and basement frame dwelling on lot 18x85.

PROSPECT AV.—A. Weinstein has sold for the Haas & Lipman Construction Co. the northeast corner of Prospect av and Macy pl, a new 5-sty apartment house; also, two 5-sty houses on Brook av, near 139th st.

PUGSLEY AV, ETC.—Hertz & Co. and Thomas Ford have sold 22 lots, including four corners, on Pugsley av, between Chatterton and Blackrock avs, for Michael O'Connell to Christina Landgrebe, and have resold the property. The same brokers have also sold for A. M. Pragnell 3749 Olinville av, a 2-family house, on lot 25x100.

SOUTHERN BOULEVARD.—Jacob F. Zinser sold for the John J. Tully Construction Company the new law 4-sty double flat No. 884 Southern Boulevard, on a lot 34x100, to a client.

TINTON AV.—The McKinley Realty Co. sold the plot 120x145 at the northwest corner of Tinton av and 160th st, near the Prospect av subway station.

TINTON AV.—Ernst & Cahn have sold for Jacob Marx the 4-sty double flat known as 723 Tinton av.

WESTCHESTER AV.—The Lawyers' Title Insurance Co. sold to the Friedman Construction Co. 8 lots, extending from Westchester av to West Farms road, north of Hoe av, 100x200x190x irreg, just north of the Simpson st subway station. The buyers will erect four 5-sty apartment houses. Charles McManus was the broker.

WHITE PLAINS AV.—Charles A. Metzger has sold the two 3-sty flats 4426 and 4428 White Plains av, on plot 50x85.

3D AV.—Smith & Phelps have sold for cash for M. F. Kerby the plot of four lots situate at the northeast corner of 3d av and 180th st.

3D AV.—Chas. A. Weber sold for Wm. E. Read a plot 50x100 feet, located on the west side of 3d av, 201 feet south of 173d st, to L. Levy.

LEASES.

Pease & Elliman have leased for a client the building at 80 Dey st to Frank Bachman, who will occupy it for his business.

Pierre M. Clear has leased for a term of years for James J. McGillen to Frank Mutterer the store and basement at 423 3d av. After extensive alterations, Mr. Mutterer will occupy the place as a bakery and lunch room.

Pease & Elliman have leased for Adolf Horowitz to Wright & Ditson, of Boston, Mass., the entire building 22 Warren st, for a term of years. After extensive alterations the premises will be occupied by the lessees as their New York branch.

Herman Arns Co. have leased for B. Steinhill to Louis Sogloch the store 623 11th av, northeast corner of 46th st, for a cafe and restaurant; have also leased for the owner to Fred and H. Hassell, for restaurant purposes, the southerly store at 506 10th av.

Pocher & Co. report leasing of 8th loft of building 151 West 36th st for Finney & Matthews for a term of years to Wright & Co; also leasing the entire building, southeast corner of Lexington av and 32d st for L. N. Levy for a term of years to Christopher Farrell.

Ogden & Clarkson have leased for the 118 East 16th St. Co. to the Detmer Woollen Co. for a long term the fifth loft in the new building, containing about 12,000 feet net, being erected at the southwest corner of Irving pl and 16th st, opposite the new Borgfeldt Building.

Jesse T. Meeker has leased for William T. Hall to E. Gimpel and Wildenstein, of New York and Paris, the store and basement 636 5th av, southwest corner 51st st, for a long term of years at an aggregate rental of about $200,000. Gimpel and Wildenstein were formerly located at 509 5th av.

Heil & Stern have leased for The Sinclair Realty Co. in the new building, 752-4 Broadway, southeast corner 8th st, the 4th, 9th and 10th floors, comprising a total floor space of 22,500 square feet, to Cohen, Endel & Co. and Morris Simon Co. The leases are for a long term of years at a total rental of $75,000.

Ernestus Gulick Co. have leased the store 333 and 335 5th av, corner of 33d st, for A. T. Demarest & Co., to the Santo Sales Co., manufacturers of vacuum cleaning apparatus. The term is for the balance of the lease held on this corner by the Demarest Co., who have removed to their new building, Broadway and 57th st.

John N. Golding has leased the entire property 509 5th av, with a frontage of 37½ feet and a depth of 100 feet, with an "L" in the rear of the Wilson property into 43d st, to C. H. Lang, who will improve the property extensively, with the intention of holding it as a leasehold investment and leasing it to store, office and showroom tenants.

The Charles F. Noyes Co. has leased the basement of the Fulton-Chambers Building at 102-4 Fulton st to Rudolph Rhinehart for a long term of years. This completes the leasing of the entire building at a gross aggregate rental of over $30,000. As agents for the owners the Noyes Co. spent about $40,000 in improvements on this building, which were finished May 1, 1909.

The United Cigar Stores Company has leased from Klein & Jackson two stores in the new building at the northeast corner of St. Nicholas av and 181st st. The lease is for a term of years at an aggregate rental of about $100,000. Four stores in the building have now been rented. A connection with the subway station at this point is now being built and will be operated from the concourse floor of the building.

SUBURBAN.

RIVEREDGE, N. J.—Ernst & Cahn have sold for Mrs. Holzkamper the 2-sty and basement frame detached residence at Riveredge, N. J., on plot 50x100.

TOTTENVILLE, S. I.—Princes Bay Realty Co. sold for the Tottenville Holding Co. the large hotel and plot in Main st, Tottenville, S. I., to James Nolan.

SCARSDALE, N. Y.—Pease & Elliman have rented for W. W. Orr his country place at the junction of Sherbrooke rd and Post rd, Scarsdale, N. Y., to John M. Grant.

YONKERS.—Thompson Brothers have sold for the Rollins estate, Plot 97, at the southwest corner of Amberson and Fanshaw avs, Van Cortlandt Terrace, Yonkers, 64x105, to a resident of North Yonkers, who will erect a fine residence for his own occupancy.

EMERSON HILL, S. I.—Walter W. Price has bought through Cornelius G. Kolff a tract of land on Emerson Hill, S. I., having a frontage of approximately 450 feet on the Douglas rd and 600 feet on Emerson drive. The plot adjoins Mr. Price's homestead, The Beeches.

BELLE HARBOR, L. I.—A. S. Hatch & Co. sold for Stanley H. Molleson to J. Allen Fedderman, of Baltimore, three lots in the west side of Suffolk av, 80 feet north of Newport av, at Belle Harbor, L. I., and for the same owner to James W. Redmond, of Brooklyn, three lots in the west side of Oxford av, between Washington av and the ocean, also at Belle Harbor. At the same development Edward W. Norris sold for Samuel Buegeleisen to S. H. Molleson a plot of six lots in the west side of Oxford avenue, near the ocean.

UNCLASSIFIED SALES

The total number of sales reported is 54, of which 15 were below 57th st, 20 above, and 19 in the Bronr. The sales reported for the corresponding week last year were 61, of which 11 were below 59th st., 36 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 179, as against 148 last week, and in the Bronx 141, as against 139 last week. The total amount involved is $6,864,033, as against $7,927,330 last week.

The amount involved in the auction sales this week was $305,438, and since January 1, $51,473,302. Last year the total for the week was $319,555, and from January 1, $48,157,966.

LEXINGTON AV.—Max Hart has bought from the D. A. Cushman Realty Corporation the northeast corner of Lexington av and 73d st, a 5-sty elevator apartment house, on plot 102.2x51. The property was held at $100,000.

26TH ST.—The Manheimer Estate has sold its property at Nos. 127 to 133 West 26th st, comprising a plot 87.6x98.9 to a client of Ames & Co. The 64-ft. plot at 120 to 124 has also been sold by Louis Zinke and Louis J. Kreshover to a Mr. Jones. Another plot on the same side of the street that has changed hands is that at 138 to 142, comprising a frontage of 68.9 feet. This was sold by the Manheimer Estate, John F. Kaughran and Edward Baer.

JUMEL PL.—H. Reinheimer has resold for Joseph L. Ennis to Simon Myers the plot 75x100 on the west side of Jumel pl, 166 feet north of 167th st. Mr. Myers has resold the property through Baumann & Osorio to John Soltau, who gives in exchange 5-sty flat, No. 6 Morningside av East, on plot 43.6x79x irreg, and Mr. Myers has resold the latter property.

149TH ST.—Ignatz Atlas and Froelich & Rosenblatt sold for Rosenzweig Bros 216 West 149th st, a 6-sty flat on plot 40x99.11.

THE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

The possibilities of profit to the investor, together with ***absolute safety,*** will be indicated.

The ***Table*** of ***Investment Properties*** to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the ***Investors' Number*** and the ***Table*** of ***Investment Properties*** in detail.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square 11 East 24th Street

BOARD OF BROKERS NEWS.

The following are the committees of the Real Estate Board of Brokers, appointed November 4, 1909, for the following year:

WAYS AND MEANS.—John F. Doyle, William Henry Folsom, Edwin H., Hess, Edward L. King, Edgar A. Treadwell, J. Clarence Davies, Frederick R. Wood. FLOOR.—Edward L. King, Robert R. Rainey, Harry C. Senior, Elisha Sniffin, Alfred V. Amy. ARBITRATION.—John C. R. Eckerson, Frederick D. Kalley, Francis E. Ward, John L. Parish, Walter Stabler. STOCK LIST.—David A. Clarkson, William Henry Folsom, Edgar A. Tredwell, W. J. Van Pelt, F. R. Wood. ADMISSIONS.—William C. Lester, Oscar L. Foley, William P. Rooney, W. W. Reese, Irving Ruland. RECORDS.—Alfred V. Amy, William E. Davies, J. W. Mooyer. LEGISLATION AND TAXATION.—David A. Clarkson, A. N. Gitterman, Wm. M. Benjamin, J. Edgar Leaycraft, Alfred E. Marling, Francis E. Ward, Russel Marston. BROKERAGE CLAIMS.—Wm. E. Davies, J. B. English, J. S. de Selding, John F. Doyle, D. A. Clarkson. DIARY.—A. N. Gitterman, Joseph T. Mulligan, P. M. Clear. APPRAISAL, EXECUTIVE COMMITTEE.—E. L. King, I. Ruland, W. E. Davies. CITY ORDINANCE.—Frank D. Ames, Wright Barclay, Pierre M. Clear, Warren Cruikshank, J. Clarence Davies, John F. Doyle, W. E. G. Gaillard, Bryan L. Kennelly, John H. Dye, A. P. W. Kinnan, Russell Marston, Benjamin Mordecai, Louis Schrag, E. A. Tredwell, Charles E. Duross, John H. Hallock.

Mr. Joseph P. Day, President of the Real Estate Board of Brokers, gave a dinner at the Manhattan Club, on Thursday evening, to his fellow governors of the Real Estate Board of Brokers. Those present were A. V. Amy, A. N. Gitterman, J. W. Mooyer, Irving Ruland, Elisha Sniffin, E. A. Tredwell, Francis E. Ward, F. R. Wood, William E. Davies, O. L. Foley, Edward L. King, William Henry Folsom, John F. Doyle, J. S. de Selding, and David A. Clarkson.

MENU.

Cocktail.
Astrakhan Caviar.
Cape Cod Oysters.
Green Turtle Soup.
Rock Bass. Cucumber Salad.
Sauterne Menuier.
Saddle Spring Lamb.
Potatoes. New Green Peas.
Fresh Mushrooms on Grass.
Ruddy Duck.
Romaine Grape Fruit Salad.
Fancy Ice Cream.
Cheese and Coffee.

W. & J. SLOANE TO MOVE.

W. & J. Sloane have leased the northerly half of the Windsor Arcade site, at the southeast corner of 5th av and 47th st, for a long term of years, and will erect a modern 8-sty structure on the site, which has a frontage of 100.5 feet on 5th av and a depth on 47th st of 280 feet. The property is owned by Commodore Elbridge T. Gerry. The lease was negotiated by the Cruikshank Co.

In connection with the proposed removal to 5th av, it was also announced yesterday that W. & J. Sloane had bought, through Horace S. Ely & Co., two plots, one about 74x100 feet, at 306 to 310 11th av, and the other, of about 70 feet frontage, at 557 to 561 West 29th st, upon which they will erect immediately a 10-sty fireproof building for use as warehouse and workrooms. They have also purchased a plot, about 76x100 feet, at 541 to 547 West 29th st, upon which they will erect a combination garage and stable. The firm was founded in 1843 by William Sloane, who had come to New York from Scotland in 1834. Its first place of business was at 245 Broadway, opposite City Hall Park. In 1852, Mr. William Sloane's brother, John Sloane, was admitted to partnership, and the firm name became W. & J. Sloane. In 1855 the business was removed to 501 Broadway, where it remained six years. William Sloane's eldest son, John, became a partner in 1856. The next location was at 591 Broadway. In 1866 the firm purchased the land, 649 to 655 Broadway, and erected a building thereon. William Sloane died in May, 1879. The present building at Broadway and 19th st was erected in 1882. The present officers of the company are: President, William Sloane; Vice-President, George McNeir; Treasurer, Henry T. Sloane; Secretary, John Sloane. The other directors are William D. Sloane, W. W. Law, George Douglas Cooper, R. A. Kennedy, William Sloane Coffin, and N. S. Clark.

AQUEDUCT SECTION FINISHED.—The Stewart-Kerbaugh-Shanley Co. has completed the first section of tunnel work on the Catskill Aqueduct, and the event was celebrated by a dinner at High Falls. The completed section is known as the Peak Mountain Tunnel, and is 3,400 feet long. It is 18 feet high and 17 feet wide, and extends through solid rock, which has been blasted out by a force of 250 men who have worked continuously in eight-hour shifts since the work began on April 27. Lazarus White, of the engineering department of the Board of Water Supply, had general supervision of the tunnel work, and for the contractors. T. W. Gray had charge of the south tunnel, and Charles Dougherty had charge of the north tunnel.

WANTS AND OFFERS

ARCHITECTS ESTATES
CONTRACTORS INVESTORS

Energetic, experienced (N. Y.) architect, draughtsman, specification writer and manager, age forty, of good address, well known for all round competence, now open for engagement. An unusual opportunity for an architect of large or increasing practice to strengthen his organization, particularly on the practical, constructive side; or for a contractor; or for an investor or estate interested in building operations. New York or Philadelphia preferred, but not essential. Address

Box 5, Record and Guide.

BROKERS

Will build to suit, for publisher or othe commercial purpose, on plot fronting on 42d St., between 8th and 9th Aves.; size of building to suit tenant; full commission will be paid. For particulars apply Alfred M. Rau, 135 Broadway.

A PROMINENT REAL ESTATE FIRM wants thoroughly experienced renting man for territory Chambers to 34th St. Business property. Only men who are successful need apply. Liberal proposition. Address "BUSINESS," Box 75, Record and Guide.

WANTED—Experienced young man to take charge of uptown renting and collecting for downtown firm; security or bonds required; good position to right party. State experience and qualifications. BOX 15, Record and Guide.

CIVIL ENGINEER in responsible position, with wide experience in design and detailing of structural steel, desires extra work. Address BOX 10, Record and Guide

RECORD & GUIDES for about 10 years for sale; reasonable BOX 35, care Record & Guide

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CAPITAL AND SURPLUS $9,500,000

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WILLIAM A. DAY, WILLIAM P. DIXON, JULIAN D. FAIRCHILD.
JOHN T. LOCKMAN, HENRY MORGENTHAU, JAMES N. WALLACE.

CAN YOU USE three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. JACOB A. KING, 51 W. 125th St., New York.

WANTED—Properties, sale or rent, send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

REAL ESTATE NOTES

A. H. Dickinson, for several years a representative of F. R. Wood & Co., in the sale of investment properties, has resigned, to take a similar position with William A. White & Sons.

The Charles F. Noyes Company has been given the management of the 13-sty office building at 37-39 Liberty st, through to Maiden la. The building covers a plot 44x118. It was formerly occupied in part by the Lawyers' Title Insurance Company.

Frank Bailey, vice-president of the Title Guarantee & Trust Company, addressed the members of the Bedford Branch of the Young Men's Christian Association, in Brooklyn, last evening, on "The Relation of the Property Owners to the City Administration." The lecture was the first of the fourth season's course of lectures on real estate offered by this organization, this year's course consisting of thirty sessions, meeting weekly on Thursday evenings. Half of the sessions will be devoted to the subject of real estate fundamentals and practice, and the other half to the discussion of real estate law.

"WHO PAYS THE TAX?"

The following selection is from the book (published in 1907) entitled "The Burdens of Local Taxation and Who Bears Them," by Lawson Purdy, then Secretary of the New York Tax Reform Association, and now President-Commissioner of Taxes and Assessments for the City of New York. It is pertinent in view of the current public discussion upon the question of the effect of taxes on rents:

"To understand the effect of a tax upon real estate, it is necessary, first, to explain the incidence of a tax upon land and of a tax upon houses and other improvements upon land, for the operation of an ad valorem land tax is entirely different from an ad valorem tax upon improvements.

"To discover the effect of any tax, the rule already given must be applied, that price depends upon demand and supply. If demand increases without any increase in supply, price rises. If supply increases without any increase in demand, price falls. If there is a perfect monopoly of an article and a price is abritrarily fixed, a certain quantity of the article can be sold. If price is raised, a less quantity can be sold, and if price is reduced a larger quantity can be sold with the same expenditure of effort.

"The only way to affect price is through an increase or decrease of the demand or the supply.

"If the element of speculation in land is entirely disregarded, a tax upon land in proportion to its value has no effect upon the demand for land or upon the supply of land, and, consequently, such a tax has no effect upon the price of land expressed in rent. Disregarding speculation, so long as the tax is not more than the entire sum which can be obtained for the use of land, it makes no difference in rent whether the tax is high or low. As such a tax cannot affect demand or supply, and therefore does not affect rent, it falls wholly upon the owner."

NEWARK REAL ESTATE VALUES.—Newark business property on Broad st sold in 1894 for $61,500, resold in 1899 for $110,000, in 1901 for $150,000, present day value upwards of $200,000. Broad st property sold in 1899 for $127,500, in 1901 for $225,000. Property on Market st sold in 1892 for $55,000, in 1900 for $85,000, in 1904 for $110,000, in 1907 for $130,000. Market st property sold in 1896 for $128,000, in 1901 for $425,000; another Market st property sold in 1901 for $127,500, in 1909 for $200,000. Newark residence property, Forest Hill section, in 1900 sold for $20 to $30 per front foot, present day value $75 to $100 per front foot. Clinton Hill section in 1900 sold at from $25 to $50 per front foot, present day value $50 to $100. Weequahic Park section sold in 1900 at $1,000 to $1,500 per acre, present day value per city lot $500 to $800, acreage value $6,000 to $9,500.

PROFIT IN BERGEN TRACT.—The Bergen Improvement Company, of Jersey City, which is composed of Patrick T. Powers, James Billington and Leslie A. Brown, has cleared up $20,000 on its first real estate operation. They bought from the Francis Jenkins estate a plot between Fairmount av and Montgomery st, west of Hudson Boulevard, for $60,000. They have sold off $80,000 worth of lots, and have three lots left.

HUDSON CITY OWNERS WAITING FOR SUBWAY.—Real Estate Broker William C. Wallace reports that while there is some activity in the renting and sales of Hudson City property, he does not anticipate any great prosperity until the McAdoo subway is completed to Summit av.

STREET PAVEMENTS IN BERLIN.—The area of the street pavements exclusive of sidewalks, etc., of Berlin in March, 1908, was 7,754,065 square yards, of which seven-tenths were maintained by the city and three-tenths by contractors, street railway companies, etc. Of the total area 41.35 per cent. was paved with asphalt, 1.92 per cent. with wood, 51.63 per cent. with the larger grades of stones, 5.04 per cent. with the smaller grades of stones, and 0.06 per cent. with slag stones, cement, macadam and pebbles over concrete. The poorer classes of paving material—smaller grades of stones, etc.—are being replaced by asphalt pavement, which formed in 1898 only 25.26 per cent. of the total area of the pavement, while in 1908 it formed 41.35 per cent. Wood pavements are only used in the approaches to bridges where there is an incline, to prevent horses from slipping, as wood furnishes a better foothold than asphalt; besides wood stands the vibration of the bridges better than asphalt when heavy teams are crossing. Contracts for asphalt pavements are usually made for 20 years; for the first five years the cost of maintenance is paid by the contractor, and for the remaining 15 years the municipality pays the contractor annually a certain sum per sq. meter for keeping the pavement in repair.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, November 8.

Rosewood st, opening, Bronx Boulevard to Cruger av. 11 a. m.
Morris av, closing, Railroad av to Grand Boulevard and Concourse. 12 m.
Magenta st, opening, from White Plains rd to Golden av. 10 a. m.
Eastern Boulevard, opening, Railroad av to Hunts Point rd. 12 a. m.
Jerome st, widening, from 184th st to Cameron pl. 3 p. m.
184th st, opening, from Broadway to Unnamed st. 12 m.
Gun Hill rd, opening, from Mosholu Parkway North to Jerome av. 11 a. m.
141st st, opening, Park av to Rider av. 3 p. m.
Lane av, etc, opening. 1 p. m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler road. 2 p. m.
Baker av, opening, Baychester av to City line. 11 a. m.
177th st (Wyatt st), opening, from Tremont to Morris Park av. 2 p. m.

Tuesday, November 9.

Grote st, closing, from 182d st to Southern Boulevard. 4 p. m.
Unnamed st (187th st), opening, from Fort Washington av to Northern av. 11 a. m.
Cruger av, opening, from Williamsbridge road to South Oak Drive. 11 a. m.
Boston road, opening, from White Plains road to northern boundary of city. 1 p. m.
Ludlow av, opening, from Tremont to Whitlock av. 2 p. m.
Benson av, opening, from West Farms road to Lane av. 3 p. m.
Maple av, sewer easement, Richmond. 3 p. m.
Burnett pl.

Wednesday, November 10.

Elizabeth, sewer, Richmond. 2 p. m.

Thursday, November 11.

3d av, widening, from Washington av to Lorillard pl. 2 p. m.
Seneca av, opening, from Hunts Point rd to Bronx River. 11 a. m.

Friday, November 12.

Triangular area, bounded by Lafontaine av, Quarry road and south side Oak Tree pl. 11 and 12 a. m.
216th st, opening, from Broadway to Harlem River. 3 a. m.
Rosedale av, etc. 12 a. m.
City Island Bridge. 1 p. m.
Leland av, opening, Westchester av to Ludlow av. 2 p. m.
Mathews av, opening, from Burke av to Boston road. 3 p. m.

AT 258 BROADWAY.

Monday, November 8.

Bulkhead piers 52 and 53, East River. 11 a. m.
Chicago av, school site. 2 p. m.
Fordham road and Harlem River, dock. 3.30 p. m.

Tuesday, November 9.

Brooklyn Bridge arches. 2 p. m.

Wednesday, November 10.

120th st and Harlem River, dock. 10.30 a. m.
Westchester av, rapid transit. 10.30 a. m.

Thursday, November 11.

Onderdonk av, school site. 2.30 p. m.

Friday, November 12.

Manhattan Bridge No 3. 2 p. m.
New st, adjoining Manhattan Bridge. 3 p. m.

BOARD OF ASSESSORS

140TH ST.—Paving with asphalt blocks East 140th st, from St. Anns av to Cypress av, and setting curb where necessary. Area of assessment: Both sides of 140th st, from St. Anns av to Cypress av, and to the extent of half the block at the intersecting streets and avenues.

SUBURBAN PL.—Paving with wood blocks Suburban pl, from Boston rd to Crotona Park East, and to the extent of half the block at the intersecting streets.

FAILE ST.—Sewer in Faile st, between Seneca av and Lafayette av. Area of assessment: Both sides of Faile st, from Seneca av to Lafayette av, and the northeast corner of Lafayette av and Hunts Point rd.

IRVING PL.—Receiving basin at the southwest corner of Irvine pl, and Garrison av. Area of assessment: Block bounded by Garrison av, Seneca av, Irvine st and Hunts Point rd.

WEST ST.—Sewer, in West st, between Honeywell av and Crotona parkway. Area of assessment: Blocks bounded by Honeywell av, Crotona parkway, East 181st st and 182d st.

The Board of Assessors gives notice that all persons affected by above proposed assessments must file their objections on or before November 30 at the office of the Board, 320 Broadway.

CONDEMNATION PROCEEDINGS.

3D AV.—Widening, opposite 159th st. The Commissioners of Assessment in the above proceeding will present their report to the Supreme Court for confirmation November 9.

NORWOOD AV.—Opening between Mosholu Parkway North and Woodlawn rd. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and the report has been filed with the Bureau of Street Openings for inspection. The area of assessment includes the following: The area bounded on the southwest by the northeasterly side of Mosholu parkway, on the northeast by the southwesterly side of Woodlawn rd, on the northwest by a line midway between Perry av and Hull av, and on the southeast by a line midway between Norwood av and Webster av. Objections must be filed on or before November 23. Hearings will begin November 26. Report will be submitted to the Supreme Court for confirmation February 24.

BAKER ST.—Opening, from Baychester av to City line.

210TH ST—Opening, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill rd; Tryon av, from Reservoir av west to Gun Hill rd.

RIVERSIDE DRIVE.—Widening, from 158th st to 165th st. The supplemental bills of costs will be submitted to the Supreme Court for taxation November 12.

BRONX BOULEVARD.—Opening, from Old Boston Post rd to 242d st (Demilt av). Estimate and assessment completed and report filed with the Bureau of Street Openings for inspection. The area of assessment is as follows: Beginning at a point formed by the intersection of the northerly boundary line of The City of New York, with a line parallel to and distant 500 feet westerly from the westerly line of Webster av; running thence southerly along said line parallel to Webster av to its intersection with a line midway between Mosholu Parkway North and Woodlawn rd. Thence southeasterly along said line and its southeasterly prolongation to its intersection with a line parallel to and distant 1,500 feet westerly from the westerly line of the Bronx boulevard; thence southerly along said parallel line to the Bronx boulevard and its southerly prolongation to its intersection with a line parallel to and distant 100 feet southerly from the southerly line of West Farms rd. Thence easterly along said parallel line to West Farms rd to its intersection with the southerly prolongation of a line parallel to and distant 100 feet easterly from the easterly line of Barnes av; thence northerly along said last-mentioned southerly prolongation and parallel line and its northerly prolongation to its intersection with the northerly boundary line of the City of New York; thence westerly, southerly, and again westerly along the said boundary line of The City of New York to the point or place of beginning. Objections must be filed in writing on or before November 19. Hearings will begin November 22. Reports will be presented to the Supreme Court for confirmation January 25.

OPPORTUNITIES IN THE BRONX.

By HARRY ROBITZEK.

(Portion of a paper read before the Taxpayers' Alliance of the Bronx.)

THERE is no advantage necessary for the successful operation of manufacturing industries that is not to be found in the Bronx. There is no facility lacking for the promotion of such an operation in any important respect. Mainly among the advantages and facilities is the well-established convenience for the receipt of goods to be used in the manufacture of articles of merchandise and for their transportation to consignees by rail or water. Surrounded as it is by a water boundary—with the exception of its northern line—the Borough of the Bronx certainly presents a rare topographical condition and advantageous location excelled by no other locality in the world.

Of the railroad facilities it can be truly said that no better can be found anywhere, with the New York Central and Hudson River Railroad on the south and west, the New York and Harlem and the New York and Putnam between the two great lines, the Harlem River and Portchester Railroad on the east doing suburban service for the New York, New Haven and Hartford. These railway thoroughfares are acknowledged to be the best equipped and the best managed of any in the country, and being such they are enabled at all times to render the best and most satisfactory service desired.

Goods can be shipped by them to any part of the United States without being subjected to the dilatory and often annoying disadvantages of transferring freight. The New York Central and the New York, New Haven and Hartford Railroad systems have passenger stations in the Bronx, while the Erie, Lehigh Valley, Pennsylvania and New Jersey Central Railroads each maintain ample docks and freight depots. The New York and Westchester Railroad is now in the course of construction. And these same excellent facilities of water and rail can be used in bringing in coal at a very low cost to the manufacturer located in the Bronx, so that the cost of power is less here than at any other place not so favorably situated.

Another valuable advantage is the Harlem Ship Canal, through which many of the raw products of the country are brought nearer to the Bronx Borough, saving time and distance, which are important factors in all manufacturing enterprises.

Among the inducements that are bringing manufacturers to the Borough of the Bronx is the consideration given by them to the fact that dealers throughout the country find it to their advantage to come to New York to make their purchases of stock. A large proportion of these have an eye to cheapness in making their bargains, whether the fabric they buy be of the costliest manufacture or of the commonest make.

Here they can inspect the goods before they have left the places of their manufacture, and have the advantages of obtaining them at first cost. And when we know that thousands of these purchasers make regular pilgrimages to New York for the purpose of buying goods for delivery to consumers, it surely will be most advantageous to them in every business way, financial as well as otherwise, to deal directly with the manufacturer, and save all the extra cost which attaches to dealing with the middle man. And this is one reason why men who look ahead predict for the Borough of the Bronx a great future as a manufacturing centre, the dawn of which seems to be almost at hand.

The several comptrollers of the City of New York have at several times asserted in public and in private, and the records of the Finance Department support the assertion, that in the fullest sense the Bronx is a self-sustaining borough. Instead of

being a financial burden upon the city, this borough pays into the municipal treasury taxes approximately equal in amount to all the appropriations and expenditures for public works within the Bronx. From a statement of expenditures for public works prepared by the general bookkeeper of the Borough Finance Department, it appears that the total amount expended for public works and improvements of every kind from 1874 to March 31, 1909, aggregates $47,831,453.

The Borough of the Bronx since 1893 exhibits the following annual growth in assessed valuation of property subject to local and State taxation:

Year	Assessed Valuation.	Year.	Assessed Valuation.
1893	$58,612,268	1902	166,183,678
1894	62,595,458	1903	261,852,808
1895	68,885,155	1904	275,783,430
1896	84,580,009	1905	291,533,218
1897	85,714,526	1906	405,497,493
1898	93,652,223	1907	410,803,429
1899	130,508,918	1908	451,987,485
1900	146,508,491	1909	492,889,758
1901	155,993,160		

The remarkable growth and prosperity of the borough is perhaps best attested by the number and cost of the buildings of every description constructed within the dozen years last past. No suburban section of any city in the world (not even in boom towns) can exhibit a similar record of progress and expansion. Official records show that since 1895, twenty-five thousand eight hundred and sixty-four buildings have been erected in the Bronx at an aggregate cost of $262,000,000.

A comparison of the average cost of each new building erected in the Bronx with the average cost of new buildings in the other outlying boroughs in Greater New York will conclusively show the substantial character of building operations in the Bronx beyond question.

PRINCIPAL MANUFACTURING INDUSTRIES.

The Bronx contains seven hundred factories, each large enough to be subject to State supervision and inspection. They give employment to at least thirty-five thousand people. The piano industry of the United States has largely centered in the Bronx. More than thirty piano and organ factories are situated within the borough.

The Bronx possesses the largest and most perfect plant in the world for the making of ice machines and gas engines. The brewing industry is important and carpet and rug factories are numerous. During the past two years Hunts Point, the Port Morris section and the territory in easy and direct communication with the Harlem River and the New York Central and New York, New Haven and Hartford Railways have witnessed an industrial expansion beyond all precedent. The establishment at Hunts Point of a great plant of the American Bank Note Company is an instance of the opinion of experts as to the superior advantages of the Bronx as a manufacturing centre, especially for industrial enterprises of the highest order. Millions of dollars are being invested in modern factory buildings in every part of the Bronx.

In the words of ex-Borough President Haffen, on a recent occasion, the future of the Bronx is one of absolute certainty. The history of the borough will repeat itself. As rapidly as transit facilities are improved and increased, new population will rush to the Great North Side and accelerate its present tremendous ratio of growth. Yet we are only at the beginning. The City of New York is moving northward, and the Borough of the Bronx is destined to be the home of its resident population, and the centre of its industrial greatness.

It must not be forgotten that the business men of the Borough of the Bronx are noted for their energy and enterprise, and it is this fact if no other that will make this borough the greatest community in the world within a generation or two.

TAXPAYERS' ALLIANCE.

The regular monthly meeting of the Taxpayers' Alliance of the Bronx will be held on Wednesday, November 10, 1909, in the Bronx Masonic Temple, at No. 1931 Washington av. A committee will be appointed at this meeting to attend the hearings to be held before the Public Service Commission on October 17, 1909, at 2.30 P. M., when the N. Y. C. R. R. Co., the N. Y., N. H. & H. R. R. Co. will be asked why they cannot stop at all stations in the Bronx and also carry passengers for a five-cent fare within the city limits.

The Hon. James A. Goulden, Congressman from the Bronx, will attend the meeting and arrange for a public examination of candidates for admission to the U. S. Naval Academy at Annapolis, Md.

UNITED REAL ESTATE OWNERS.

The annual election of the United Real Estate Owners' Association will be held in Parlor A, Grand Union Hotel, 42d st and Park av, on Tuesday, November 9, 1909.

HASBROUCK HEIGHTS.—The Duross Company has just sold 45 acres at Hasbrouk Heights, N. J., on Terrace av, between Washington and La Salle sts, for the Hasbrouk Heights Building Company to Minnesota capitalists for $2,000 an acre.

THE BAY RIDGE PARKWAY.

Property in That Section Expects a Large Benefit From the Fourth Avenue Subway.

THE Fourth Avenue Subway, in Brooklyn, from being a prospect has become a certainty. A large and particularly desirable residence territory will be on the market, attended by circumstances advantageous for the public. The territory referred to includes Bay Ridge, and, to some extent, Bath Beach, Bensonhurst and Dyker Heights. The southern terminus of the great four-track improvement will be at Fort Hamilton, where the Shore Road ends. The authorizing of the subway will probably lead the real estate interests all over the city to examine the country along the shore of the Lower Bay, and particularly the Shore Road itself, the focus of all the region's attractions, with the idea of participating in its development by the erection of either detached villas or apartment houses, according to the locality.

Since the entire water front became the property of the County of Kings, in the year 1894, the Shore Road has been officially known as the "Bay Ridge Parkway." It extends for a distance of two and a half miles—from 66th street to Fort Hamilton. It was obtained for an oceanside park at a cost to Kings County of $4,000,000. The city now has the title, and its ownership extends from the houseline on the east side of the road to the pierline on the opposite side.

The same legislative act which granted authority for acquiring the Shore Road and the littoral strip at the same time provides for the improvement and parking of the property, and the work has been proceeding from time to time after the designs of Frederick Law Olmstead, the landscape architect and engineer. The execution of this work will add seven or eight million dollars to the original cost, for the plans are on a large scale.

At the present time the work is progressing under the latest appropriation of $1,875,000, and it is believed that, with the city treasury established on a new basis with reference to the debt limit, some additional sum can be procured in season to keep the work going and bring it to an earlier completion than had been hoped for.

LOT VALUES.

For the information of the investor, the following information has been obtained. There are in all about 375 city lots, each of a width of 20 feet, fronting the Shore Road, many of which are now permanently occupied by wealthy people and cannot be bought; but a certain number are in the market, at prices ranging from $5,000 to $7,000 per lot, according to location, with the abutting rear lots priced at $2,000 per lot.

Owing to the long uncertainty in regard to when, if ever, the Fourth Avenue Subway would be built, there have been few sales. As some owners will withdraw their offerings when they see the market turning in their favor, it is difficult to say how much land is actually for sale.

The most recent sale reported was of a parcel of 183 feet front, bought by Louis Gold, of the Abels, Gold Realty Company, adjacent to the well-known residence of Max Kurzrok, at the southeast corner of the Shore Road and 99th street, a parcel most desirably located, being near both the present car line and the subway line.

GOOD STANDARDS.

Naturally, the Shore Road already has a considerable number of homes, some of them stately; for example, the residence of the Van Brunts; of Mr. Nils Paulson, head of the Hecla Iron Works; and of Messrs. Bergen, Bowne, Clearly, Robinson, Carlin, Farrell, Mackay, and others, besides the Crescent Club, which is a great attraction. Dr. George Weber is building a superb residence, now almost completed, an exceptionally handsome piece of architecture, than which there is hardly a handsomer anywhere in Brooklyn, and which is bound to have a good influence on future building plans.

THE OUTLOOK.

In looking at the problem of the future of the Shore Road, it may be well to bear in mind that the city's investment will exceed thirty million dollars—for the benefit of these 375 lots, one might say. At any rate, with the inducements here offered to investors, it seems certain that a great and permanent advance in the value of this property on the Shore Road and the whole territory. Frontages on Riverside Drive, in Manhattan, where values have not anticipated the subway construction, are assessed for five or six times the market price of those on the Shore Drive. The subway will bring passengers from Manhattan to Fort Hamilton in about half an hour.

A BIG MERCHANT'S OPINION.

The work of widening and improving the driveway has been proceeding for several years, and when the drive is in its final state, it will, high authorities affirm, be the finest in all the world, not even second to Riverside Drive. Mr. Abraham, head of the firm of Abraham & Straus, remarked, a few days ago: "This subway means the building up of the most beautiful residential district in Greater New York—the region bordering the magnificent shore driveway, and along and between the great parkways that are planned or completed, in a system of drives that will be world-famed."

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VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Nov. 10.

Madison av, No 825, 29x85, 4-sty stone front dwelling.
Lind av, w s, 174.3 n 168th st, 50x154.7x51x144.3, vacant.
167th st, n e s, 205.11 s e Sedgwick av, 50x150, vacant.
37th st E, No 128, 18.9x49.5, 4-sty stone front dwelling.
Vesey st, Nos 14 & 16, 50.2x101x irreg x102.6, 5-sty stone front building.
Vesey st, Nos 28 & 30, n e cor Church st, 52.5x76x52.5x75, 5-sty brk and stone loft and store building.
Northern av, e s, 349.5 n 181st st, 406.7x202.7x irreg x240.7, vacant.

JOSEPH P. DAY.

Nov. 9.

132d st, No 36 W, 15x99.11, 3-sty stone front dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Nov. 6.

Central av|s e cor St Agnes av, 100x100. | St. Agnes av| |
Seaview av, w s, 175 s Central av, 25x100.
Briggs av |s w cor Westchester av, runs s| Westchester av| 145.1 x w 181.2 to Western av,| Western av | x n 125 to Westchester av, x| e 108.6 to beg. |
Central av |n e cor Lorillard av, 110x475 to| Lorillard av| Pelham River, x 465, Baychester.| Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,-904.86; taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Nov. 8.

9th av |n e cor 204th st, 199.10x100, vacant.
204th st, Sheriff's sale of all right, title, &c, which Gustave E Beyer had on June 7, 1909, or since; Saxe & Powell, att'ys, 280 Broadway; Thomas Foley, sheriff. By Joseph P Day.
99th st, Nos 66 & 68, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and stores. John Stemme agt George Tomes et al; Francis B Chedsey, att'y, 320 Broadway; Dudley F Malone, ref. (Amt due, $6,000.46; taxes, &c, $738.33; sub to a mort of $37,500.) Mort recorded May 2, 1906. By Joseph P Day.
101st st, No 109, n s, 63 e Park av, 15.6x75, 3-sty brk dwelling. Flora V Bandler agt George H Rosenthal et al; Action No 1; Bandler & Haas, att'ys, 42 Broadway; S Howard Cohen, ref. (Amt due, $1,890.38; taxes, &c, $344.16; sub to a first mort of $5,500.) Mort recorded April 30, 1907 By Joseph P Day.
101st st, No 111, n s, 78.6 e Park av, 15.6x75, 3-sty brk dwelling. Same agt same; Action No 2; same att'ys; Michael J Egan, ref. (Amt due, $1,890.38; taxes, &c, $344.16; sub to a first mort of $5,500.) Mort recorded April 30, 1907. By Joseph P Day.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street
NEW YORK
Tel., 1085 Murray Hill

Prospect av, No 601, w s, 255 n 150th st, 20x100, 4-sty brk tenement. Rose Russell agt Charles Singer et al; Hill, Lockwood, Redfield & Lydon, att'ys, 35 Nassau st; Dudley F Malone, ref. (Amt due, $1,742.85; taxes, &c, $260.) Mort recorded Nov 22, 1905. By Joseph P Day.

Nov. 9.

120th st, No 538, s s, 418.9 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. Max J Kramer agt Louis Meyer Realty Co et al; Strasbourger, Eschwege & Schallek, att'ys, 74 Broadway; Patrick J Dobson, ref. (Amt due, $2,271.75; taxes, &c, $88.77.) By Samuel Marx.
11th av, Nos 599 to 603|s w cor 45th st, 75.3x100, 45th st, Nos 600 & 602 | three 4-sty brk tenements and stores and 1-sty frame building in street. Fannie Strauss agt Benjamin L Weil et al; Myron Sulzberger, att'y, 38 Park Row; Eugene N Robinson, ref. (Amt due, $8,-614.70; taxes, &c, $741.05; sub to a first mort of $35,000.) Mort recorded March 1, 1906. By Bryan L Kennelly.

(Continued on Page 828.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

Department of Finance, Bureau for the Collection of Taxes, No. 57 Chambers street (Stewart Building), New York, October 23, 1909.

IMPORTANT TO TAXPAYERS.

NOTICE IS HEREBY GIVEN TO ALL PERsons whose taxes for the year 1909 have not been paid before the 1st day of November, of the said year, that unless the same shall be paid to the Receiver of Taxes at his office in the Borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.;
Borough of The Bronx, corner Third and Tremont avenues, The Bronx, N. Y.;
Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.;
Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, N. Y.;
Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.;

—he will charge, receive and collect upon such taxes so remaining unpaid on that day, in addition to an amount of such taxes, interest at the rate of seven per centum per annum, to be calculated from the day on which the said taxes become due and payable (October 1), as provided in Section 914, as amended by Chapter 447, Laws of 1908.

DAVID E. AUSTEN,
Receiver of Taxes.

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE IS HEREBY GIVEN that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for street opening purposes in the

BOROUGH OF THE BRONX,

BEING all the buildings, parts of buildings, etc., standing within the lines of the various proceedings named below, all of which are more particularly described on certain maps on file in the office of the Collector of City Revenue, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue at 11 A. M. each day on the following named days:

TUESDAY, NOVEMBER 9th, 1909.

Encroachments within the lines of Bronx Boulevard between the southerly line of The Bronx and Pelham Parkway and the northerly line of Burke avenue, in the Borough of The Bronx.

WEDNESDAY, November 10th, 1909.

Encroachments within the lines of Kingsbridge avenue between West Two Hundred and Thirtieth street and Broadway, in the Borough of The Bronx.

THURSDAY, NOVEMBER 11th, 1909.

Encroachments within the lines of West Two Hundred and Thirty-first street between Bailey avenue and Riverdale avenue, in the Borough of The Bronx.

FRIDAY, NOVEMBER, 12th, 1909.

Encroachments within the lines of St. Lawrence avenue between West Farms Road and Westchester avenue, in the Borough of The Bronx.

For full particulars see City Record, or apply at Room 141, No. 280 Broadway, Borough of Manhattan.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 29th, 1909 (14267)

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF LEASE.
CORPORATION SALE BY SEALED BIDS OF THE LEASE OF CERTAIN CITY REAL ESTATE AND APPURTENANCES THERETO.

UPON THE AUTHORIZATION OF THE COMMISSIONERS OF THE SINKING FUND, and pursuant to a resolution adopted by them at a meeting held October 20th, 1909, the Comptroller of the City of New York will sell by sealed bids on

THURSDAY, NOVEMBER 18th, 1909,

At 11 A. M., in Room 141, No. 280 Broadway, Borough of Manhattan, the lease for a period of ten years from December 1st, 1909, with a privilege of renewal for an additional ten years upon the same terms and conditions, of the premises belonging to the Corporation of the City of New York, situated on the northerly side of Monroe street, distant 93 feet 4 inches easterly from Clinton street, size 46 feet 9 inches, front and rear, by 100 feet in depth, in the Borough of Manhattan

The Comptroller will receive sealed bids for the lease of the said parcel of land for the said period at the minimum or upset price of $1,000 per annum, payable quarterly in advance, and the said sale will be made upon the following terms and conditions

The highest bidder will be required to pay twenty-five per cent. of the amount of the yearly rental at the time and place of sale; the amount so paid for one-quarter's rent shall be forfeited if the successful bidder does not execute the lease when notified that it is ready for execution.

He will also be required to give a bond in double the amount of the annual rental bid, with two sufficient sureties to be approved by the Comptroller, conditioned for the payment of the rent quarterly in advance and for the performance of the covenants and terms of the lease.

No building shall be erected upon said site except approval shall have been first obtained from the Commissioner of the Sinking Fund, and plans and specifications of said building shall be presented to said Board and approval in writing obtained.

No person shall be received as lessee or surety who is a delinquent on any former lease from the Corporation, and no bid shall be accepted from any person who is in arrears to the Corporation upon debt or contract, or who is a defaulter as surety, or otherwise, upon any obligation to the Corporation, as provided by law.

The lease will be in the usual form of leases of like property and will contain, in addition to other terms, covenants and conditions as follows:

1. A clause providing that the lessee shall pay the usual rates for water, per meter measurements, and comply with the rules and regulations of the Department of Water Supply, Gas and Electricity.

2. A clause providing that the lessee shall not make any improvements on property except with the consent and approval of the Comptroller.

3. A clause providing that all improvements placed upon the said plot of ground shall revert to the City of New York upon the termination of the lease.

The Comptroller shall have the right to reject any or all bids if deemed to be to the interest of the City of New York.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 28th, 1909. (14275)

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF LEASE.
CORPORATION SALE BY SEALED BIDS OF THE LEASE OF CERTAIN CITY REAL ESTATE AND APPURTENANCES THERETO.

UPON THE AUTHORIZATION OF THE COMMISSIONERS OF THE SINKING FUND, and pursuant to a resolution adopted by them at a meeting held October 20th, 1909, the Comptroller of the City of New York will sell by sealed bids on

TUESDAY, NOVEMBER 16TH, 1909,

at 11 A. M., in Room 141, No. 280 Broadway, Borough of Manhattan, the lease for a period of one year from December 1st, 1909, of the land and buildings and appurtenances thereunto belonging situated on the northerly side of Richmond Terrace with a frontage of 150 feet on Richmond Terrace between Sharp avenue and Elm street and extending northerly out to the established pier and bulkhead line in the Borough of Richmond.

The Comptroller will receive sealed bids for the lease of the said parcel of land and appurtenances thereto for said period at the minimum or upset price of $800 per annum, payable quarterly in advance; and the said sale will be made upon the following terms and conditions:

The highest bidder will be required to pay twenty-five per cent. of the amount of the yearly rental at the time and place of sale; the amount so paid for one quarter's rent shall be forfeited if the successful bidder does not execute the lease when notified that it is ready for execution.

He will also be required to give a bond in the amount of the annual rental bid with two sufficient sureties to be approved by the Comptroller, conditioned for the payment of the rent quarterly in advance, and for the performance and fulfillment of the covenants and terms of the lease.

No person shall be received as lessee or surety who is a delinquent on any former lease from the Corporation, and no bid shall be accepted from any person who is in arrears to the Corporation upon debt or contract, or who is a defaulter as surety, or otherwise, upon any obligation to the City, as provided by law.

The lease will be in the usual form of leases of like property and will contain, in addition to other terms, covenants and conditions as follows.

1st. A clause providing that the lessee shall pay the usual rates for water, per meter measurement, and comply with the rules and regulations of the Department of Water Supply, Gas and Electricity.

2nd. A clause providing that the lessee shall not make any alterations or improvements of the property except with the consent or approval of the Comptroller.

The Comptroller shall have the right to reject any or all bids if deemed to be to the interest of the City of New York.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 28th, 1909. (14273)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.,

BOROUGH OF MANHATTAN.

List 807, No. 1. Paving with asphalt blocks East One Hundred and Fortieth street, from St. Ann's avenue to Cypress avenue, and setting curb where necessary.

List 809, No. 2. Paving with wood blocks Suburban place, from Boston road to Crotona Park East, and setting curb where necessary.

List 846, No. 3. Sewer in Faile street, between Seneca avenue and Lafayette avenue.

List 847, No. 4. Receiving basin at the southwest corner of Irvine place and Garrison avenue.

List 850, No. 5. Sewer in West street between Honeywell avenue and Crotona parkway.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before November 30, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

William H. Jasper, Secretary, No. 320 Broadway, City of New York, Borough of Manhattan, October 29, 1909. (14224)

ADVERTISED LEGAL SALES.

(Continued from Page 827.)

Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty brk tenement and store. Fannie Mayer agt Hyman Fechter et al; Malcolm Sundheimer, att'y, 34 Nassau st; Edmund J Tinsdale, ref. (Amt due, $10,277.32; taxes, &c, $625.95; sub to a first mort of $18,000.) Mort recorded July 2, 1904. By Herbert A Sherman.

123d st, No 332, s s, 322.6 w 1st av, 19.4x100.11, 4-sty stone front tenement. John F Rennert agt Samuel Beck et al; Macdonald & Bostwick, att'ys; Frank E Hipple, ref. (Amt due, $12,143.47; taxes, &c, $416.12.) Mort recorded Aug 31, 1905. By Joseph P Day.

123d st, No 334, s s, 303.2 w 1st av, 19.4x100.11, 4-sty stone front tenement. Frederick J Rennert et al agt Samuel Beck et al; Macdonald & Bostwick, att'ys; James T Brady, ref. (Amt due, $12,147.36; taxes, &c, $416.12.) Mort recorded Aug 31, 1905. By Joseph P Day.

Nov. 10.

2d av, 126th st, 127th st | n e cor 126th st, 199.10 to 127th st, x —; leasehold, 1, 2 and 3-sty brk park and and hall. Hudson Trust Co trustees &c agt Harlem River Park Amusement Co et al; Holm, Whitlock & Scarff, att'ys, 35 Nassau st; Michael J Driscoll, ref. (Amt due, $183,860.17; taxes, &c, $30,000.) By Joseph P Day.

Interior lot, begins 122.11 n 165th st and 122 w Union av, runs w 69.5 x n 74.2 x e 69.5 x s 74.5.

Union av, w s, abt 158.10 n 165th st, 2.9x122x 2.3x122, vacant.

228th st, Nos 840 to 846, n s, 405 e Barnes av, 75x114. Wakefield.
James Dowds agt Alfred W Lenborg et al; Michael J Sullivan, att'y, Willis av and 148th st; Thomas F Grady, ref. (Amt due, $7,839.61; taxes, &c, $871.50; sub to a first mort of $5,000 on No 846 East 228th st; first mort of $6,000 on No 842 East 228th st; and a first mort of $6,000 on No 840 East 228th st.) Mort recorded Sept 19, 1908. By Joseph P Day.

81st st, No 229, n s, 254.2 w 2d av, 25.5x102.2, 4-sty brk tenement and store and 3-sty frame tenement in rear. Harris D Colt, trustee, &c, agt Prescott Realty Co et al; Curtis, Mallet, Prevost & Colt, att'ys, 30 Broad st; Adam Wiener, ref. (Amt due, $15,048.65; taxes, &c, $289.70.) Mort recorded Nov 16, 1906. By Bryan L Kennelly.

119th st, No 7, n s, 95.5 w 5th av, 14x57.9x14.6x 53.1, 3-sty and basement brk dwelling. Jay F Browne agt Chas A Browne et al; Ralph C Greene, att'y, Sayville, L I; Geo H Furman, ref. (Partition.) By Joseph P Day.

2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. Emigrant Industrial Savings Bank agt Matilda Fitzsimons et al; Action No 1; R & E J O'Gorman, att'ys, 49 Chambers st; Dudley F Malone, ref. (Amt due, $11,115.05; taxes, &c, $692.44.) Mort recorded July 7, 1898. By Joseph P Day.

2d av, No 1905, w s, 52 n 98th st, 26x75, 5-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, $11,126.59; taxes, &c, $676.19.) Mort recorded, May 8, 1899. By Joseph P Day.

2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. Henry Ruschmeyer agt Jennie H Morrison et al; Ira J Ettinger, att'y, 257 Broadway; Edw L Parris, ref. (Amt due, $6,177.08; taxes, &c, $894.98; sub to a prior mort of $20,000.) Mort recorded Oct 17, 1906. By Joseph P Day.

Nov. 11.

1st av, Nos 1029 & 1031, w s, 72 n 56th st, 42.8x 74, two 5-sty brk tenements and stores. Albert Winternitz agt Samuel Riegel et al; Abraham Wielar, att'y, 156 Broadway; Rich W Hollaman, ref. (Amt due, $9,793.17; taxes, &c, $642.05; sub to a first mort of $30,000.) Mort recorded May 15, 1906. By Joseph P Day.

Morris av, No 2349 Walton av | w s, 250 s 184th st, 75x204.1 to Walton av, x75x203.9, 3-sty frame dwelling and 1-sty frame stable and vacant. Samuel A Archibald agt Michael E Foody et al; Henry D Patton, att'y, 48 Wall st; Vincent Nellaney, ref. (Amt due, $3,218.51; taxes, &c, $900; sub to two mortgages aggregating $10,000.) Mort recorded July 11, 1908. By Joseph P Day.

Nov. 12.

Steuben av'n, 208th st | e cor 208th st, 25x100, vacant. Julius Mayer agt Geo B Martratt et al; Simpson, Werner & Cardozo, att'ys, 111 Broadway; Wm J A Caffrey, ref. (Amt due, $1,309.11; taxes, &c, $258.17.) Mort recorded Nov 23, 1905. By Joseph P Day.

Chrystie st, No 132, e s, 125 n Broome st, 25x 100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Max A Zipser agt Herman Cohen et al; Moss & Feiner, att'ys, 35 Nassau st; Frank Hendrick, ref. (Amt due, $3,383.31; taxes, &c, $1,800; sub to a prior mort of $22,000.) Mort recorded May 10, 1909. By Joseph P Day.

Westchester av, 156th st, Belmont av | s w cor 156th st, 101.8x84.6x 35.10x96.11, vacant. Bayard L Peck, assignee, agt Horace P Whitney et al; Burke & Fay, att'ys, 44 Pine st; John J Hynes, ref. (Amt due, $20,502.18; taxes, &c, $222.62; sub to a first mort of $5,000.) Mort recorded May 28, 1908. By Hugh D Smyth.

Crescent av, No 636, Belmont av | s w cor Belmont av, 128.9x 45x100x126.5, 5-sty brk tenement and stores. Joseph Tesoro agt Pietro Ferri et al; Moran & Healy, att'ys, 51 Chambers st; Geo W Olvany, ref. (Amt due, $30,556.54; taxes, &c, $2,353; sub to a first mort of $40,000.) Mort recorded July 7, 1906. By Joseph P Day.

Nov. 13.

No Legal Sales advertised for this day.

Nov. 15.

76th st, No 152, s s, 303.8 e Amsterdam av, 21.4 x102.2, 4-sty and basement stone front dwelling. Edgar J Levey agt Hermine R Loening et al; John M Stoddard, att'y, 135 Broadway; Herman S Fried, ref. (Amt due, $11,921.07; taxes, &c, $938.98; sub to a first mort of $20,000.) Mort recorded Oct 16, 1907. By Joseph P. Day.

61st st, No 235, n s, 275 e West End av, 25x 100.5, 5-sty stone front tenement. Abraham Beller agt Sarah Sachar et al; Adams & Hahn, att'ys, 1 Liberty st; Michael J Kelly, ref. (Amt due, $13,200.51; taxes, &c, $526.73.) Mort recorded Feb 16, 1907. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 5, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

St Anns av, No 427 145th st | s w cor 145th st, 49.11x75, 6-sty brk tenement. (Amt due, $11,622.78; taxes, &c, $780.28; sub to first mort of $35,000.) M Gartner $48,182

*Lewis st, Nos 52 & 54, on map No 54, e s, 137.6 n Delancey st, 37.6x 100.11x37.6x101, 6-sty brk tenement and stores. (Amt due, $19,404.25; taxes, &c, $1,246.32; sub to prior mort of $37,500.) Henry Jones et al 50,228

*103d st, No 56, s s, 180 w Park av, 40x100.11, 6-sty brk tenement. (Amt due, $6,941.59; taxes, &c, $1,002.02; sub to a mort of $40,000.) Carl Fischer 49,166

98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. (Amt due, $27,066.90; taxes, &c, $1,020.78.) Robert F Smith. 29,000

153d st, s s, 675 w Broadway, 25x99.11, except part about 25x25 taken for Riverside Drive, vacant. (Trustee's sale). Adj to Nov 18.....—

BRYAN L. KENNELLY.

*Cannon st, No 64, e s, 125 s Rivington st, 25x100, 5-sty brk tenement. (Amt due, $8,898.09; taxes, &c, $553.75; sub to a prior mort of $27,000.) Geo F Anger 36,562

JAMES L. WELLS.

*Hoe av, No 1165, w s, 222.3 s Home st, 25x100, 3-sty frame tenement. (Amt due, $2,006.78; taxes, &c, $242.45.) Geo J Palmer 5,750

REFEREE'S SALE.

(At Municipal Bldg., Bronx.)

*Highway from Westchester to Kingsbridge, e s, 50 s Chester av, 50x 96x—x96.5, Eastchester. (Amt due, $1,381.29; taxes, &c, $100.) Walter W Taylor 800

HERBERT A. SHERMAN.

*Henry st, Nos 287 & 289 Scammel st, No 8 | n e cor Scammel st, 48x79.4x48x78.7, 6-sty brk tenement and stores. (Amt due, $29,439.33; taxes, &c, $3,200; sub to a first mort of $60,000.) Jacob Fischel 85,750

Total	$305,438
Corresponding week, 1908	$319,555
Jan. 1st, 1909, to date	$51,473,302
Corresponding period, 1908	$48,157,966

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Oct. 29, 30, Nov. 1, 3 and 4. (No. 97.)

BOROUGH OF MANHATTAN.

Beekman st, No 67, s s, 49.6 e Gold st, 25.6x81.4x20.4x84.9, 5-sty stone front loft and store building. Elizabeth N wife Wm C Rogers to Mary D H Bennett. ½ part. All liens. Aug 24. Nov 1, 1909. 1:94—20. A $21,300—$32,000. nom

Bleecker st, 181, n s, 75.9 e MacDougal st, 25.1x75x24.2x75, 3-sty frame brk front tenement and store with 1-sty brk extension. Henrietta M Parker of New Brunswick, N J, a creditor of Elise Zanmatti to Joseph Guffanti. Q C. Oct 18. Oct 29, 1909. 2:540—40. A $15,000—$20,000. nom

Bleecker st, No 181, n s, 75.9 e MacDougal st, 25.1x75x24.2x75, 3-sty frame brk front tenement and store with 1-sty brk extension. Frank Valente EXR, &c, Elise Zanmatti to Joseph Guffanti. Mort $12,000. Oct 29, 1909. 2:540—40 A $15,000—$20,000. 20,500

Same property. Louis Lowenstein et al to same. Q C. Oct 29, 1909. 2:540. nom

Bedford st, No 86, e s, 48.9 n Barrow st, 25x68.5x25x67.4, 2-sty brk tenement. Maria De Barbieri widow to Angelo Musanti. Mort $6,000. Aug 14. Oct 29, 1909. 2:588 -3. A $7,500—$8,500. nom

Cherry st, No 460, n s, 237.5 e Jackson st, 37x97.9, 6-sty brk tenement and stores. Etta Fine to Harry Rubinstein. Mort $48,000 Nov 1, 1909. 1:263—36. A $24,000—$52,000. other consid and 10

Duane st, No 164 Hudson st. | s w cor Hudson st, 22.2x126.2x22.6x125.10, 2 and 4-sty brk loft and store building. Mort $32,000.

Duane st, No 166, s w s, 22.2 w Hudson st, 22.6x126.3x22.6x126.9, w s, 4-sty brk loft and store building with 1-sty brk extension. Mort $28,000.

Duane st. Hudson st, Nos 21 to 31. | s w cor Hudson st, being at n e cor of 1st parcel, runs s along said 1st land 126.4 x e 25.1 x n 18.8 x e 29.3 to w s Hudson st x n 121.8 to beginning, 3 and 4-sty brk loft and store building. Mort $75,000. Alfred L White et al to Duane Street Company. Oct 28. Nov 1, 1909. 1:141—31 to 37. A $103,500—$122,000. nom

Dyckman st, late Inwood st, s s, about 521.7 w Broadway, 150x —, part of lots 64d, 64e, 64f, 64g, 64h, 64i, 64j, 64k, 64m, 64n, 64o, map (No 868) of Abraham R Van Nest, at Inwood, 150x— and marked in blue as parcel 5 on said map. Albert H

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MILLER, McMANN & DONLEY
INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION
WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Gleason to Richard J and Alice A Burns, of Chicago, Ill. 1-3 part. All liens. May 20. Nov 4, 1909. 8:2246. nom
Same property. Owen Burns et al to Albert H Gleason. All title. All liens. Feb 15, 1909. Nov 4, 1909. 8:2246. nom
Same property. Albert H Gleason to Owen Burns. 2-3 parts. All liens. May 20, 1909. Nov 4, 1909. 8:2246. nom
Forsyth st, No 54, e s, 76 s Hester st, 24.9x75.4x24.9x75.2, 5-sty brk tenement and store. Isaac Lipschitz to Rebecca Lipschitz. ¼ part. Mort $25,000. Oct 27. Nov 1, 1909. 1:301—12. A $17,000—$25,000. nom
Same property. Isaac Lipschitz and Rebecca his wife to Emile Shoostoff. ½ part. Mort $25,000. Correction and confirmation deed. Oct 27. Nov 1, 1909. 1:301. nom
Forsyth st, No 145, w s, abt 155 n Delancey st, 24x100, 5-sty brk tenement and store. Harry H Levy to Joseph Levy his father. All title. All liens. Dec 15, 1900. Nov 4, 1909. 2:420 27. A $21,000 –$28,000. gift
Forsyth st, No 145, w s, abt 155 n Delancey st, 24x100, 5-sty brk tenement and store. Joseph Levy to Mary Gordon, of Yonkers, N Y, his daughter. ½ right, title and interest. Morts $16,000. Nov 4, 1909. 2:420—27. A $21,000—$28,000. nom
Henry st, No 112, s s, abt 110 e Pike st, 25x100, 5-sty brk tenement and store. Isaac Lipschitz to Rebecca Lipschitz. ½ part. Mort $30,000. Oct 27. Oct 29, 1909. 1:273—42. A $22,000—$34,000. nom
Hester st, No 101, n s, 65.6 w Allen st, 22x50, 3-sty brk building and store. Joseph Silverman to Bessie Silverman. All liens. Oct 27. Nov 3, 1909. 1:307—39. A $15,000—$18,000 other consid and 100
Irving pl, No 16, e s, 21 n 15th st, 20.6x80x20.8x80, 4-sty brk dwelling. Royal L Wolcott to Walter Wolcott. Mort $20,000. Sept 15. Oct 30, 1909. 3:871–24. A $20,000—$23,000. other consid and 100
Jacobus pl, n w s, 100 n e 225th st, late Terrace View place, 50x100, vacant. Eastburn W Taylor to The American Real Estate Co. Oct 26. Oct 29, 1909. 13:3402—409. A $4,000—$4,000. nom
Lewis st, Nos 50 to 54, e s, 100 n Delancey st, 75x101.4x75x101.10, two 6-sty brk tenements and stores. Aaron Lieberman to Flora Weinberg. All liens. May 12. Oct 30, 1909. 2:328—37 and 39. A $40,000—$110,000. other consid and 100
Ludlow st, No 53, w s, abt 105 s Grand st, 25x87.6, 5-sty brk tenement and store. David Meyer and Esther Rosenblum to Samuel Rosenblum. Mort $33,500. Oct 21. Oct 29, 1909. 1:309—21. A $22,000—$35,000. other consid and 100
Macombs pl, late Macomb Dam road 152d st | n w cor 152d st, 85.1x109.7x74.11x69.2, 1-sty frame stable and vacant. Anna McAlpin to Hague Realty Co. B & S. Oct 29. Oct 30, 1909. 7:2038—9. A $21,000—$21,000. other consid and 100
Mangin st, No 29, w s, 150 n Broome st, 25x100, 7-sty brk loft and store building. Annie Koplik to George Ricard. Mort $20,000. Oct 27. Oct 29, 1909. 2:322—20. A $12,000—$34,000. other consid and 100
McDougal st, No 108, e s, 125 n Bleecker st, 25x100, 5-sty brk tenement and store. Maria De Barbieri widow to Angelo Musanti. Mort $15,500. Aug 14. Oct 29, 1909. 2:540—3. A $15,000—$29,000. nom
McDougal st, No 95, w s, 74 n Bleecker st, 25.6x75, 5-sty brk tenement and store. Maria De Barbieri widow to Angelo Musanti. Mort $15,000. Aug 14. Oct 29, 1909. 2:542—53. A $11,500—$22,000. nom
Madison st, No 179, n s, 265.6 e Pike st, 24.5x100, 5-sty brk tenement and store. Jacob Ackermann et al to Morris Sherman. Mort $37,000. Oct 27. Oct 30, 1909. 1:273—11. A $19,000—$36,000. nom
Madison st, No 93 (87), n s, abt 325 w Market st, 25x100, 6-sty brk tenement and store. Henry J Cohen et al to Abraham Pockrass. Morts $39,000. Nov 1. Nov 4 ,1909. 1:277—10. A $17,000—$38,000. nom
Monroe st, No 254, s s, 250 w Jackson st, 25x½ blk, 6-sty brk tenement and stores. FORECLOS, July 16, 1909. James Kearney, ref to Harry Hartman, of Brooklyn. Morts $36,500. Aug 16. Nov 1, 1909. 1:261—47. A $16,000—$34,000. 2,600
Same property. Harry Hartman to Mina Zwerling. Morts $36,500. Aug 16. Nov 1, 1909. 1:261. nom
Monroe st, Nos 212 and 214 Gouverneur st, No 56 | s e cor Gouverneur st, 50.5x69.10x50.2 x66.2, two 5-sty brk tenements and stores. Harris Schwartz to Clara Ruderman. All liens. Oct 29. Nov 3, 1909. 1:261—73 and 74. A $36,000—$55,000. nom
New Chambers st, No 82, on map Nos 82 and 84, s s, 125.3 w from n s Cherry st, runs w 40.10 x s 75.2 x e 20.11 x n 43.8 x e 10 x n —to beginning, 4-sty brk tenement and stores. Ray Simpson to Sarah M Sandford, of Belleville, N J. Oct 30. Nov 1, 1909. 1:111—31. A $11,000—$15,000. other consid and 100
Norfolk st, No 179, w s, 150 s Houston st, 25x100, 6-sty brk tenement and store. Rose Kanson to David Strauss. Morts $40,000. Oct 29. Oct 30, 1909. 2:355—22. A $22,000—$43,000. 100
Nassau st, n e cor Beekman st, —x—, Morse Building. Order of court vacating judgments entered in office of County Clerk on Mar 26, 1902, and Jan 30, 1903. James C McGuire, plaintiff, against Charles W Hall, defendant. Nov 3, 1909. 1:101. ——
Oak st, No 29, s s, abt 108 e New Chambers st, 25.6x62, 3-sty frame tenement and stores. Daniel Sand to Frank, Rosario and Giuseppe Torregrossa. Mort $9,500. Oct 29. Nov 1, 1909. 1:111—48. A $9,000—$11,000. other consid and 100
Prospect pl, No 45 42d st, No 349 | n e cor 42d st, 17.1x58, 4-sty stone front tenement and store. Ida Mendleson to Stephen H Jackson. Mort $17,100 and all liens. Oct 29. Nov 3, 1909. 5:1335—22. A $7,000—$13,000. nom
Pitt st, No 17, w s, 60 s Broome st, 20x100, 5-sty brk tenement and store and 3-sty brk tenement in rear.
Ridge st, No 24, e s, 150 s Broome st, 25x100, 3-sty brk tenement and store and 4-sty brk tenement in rear.
Broome st, No 125 Pitt st, No 19 | s w cor Pitt st, 20x60, 4-sty brk tenement and store.
Louis Levy to Rosie Levy. Morts $60,000. Aug 30. Nov 3, 1909. 2:341—37, 51 and 52. A $49,000—$70,000. nom
Rivington st, No 321 Goerck st, No 79 | s w cor Goerck st, 24.6x64, 7-sty brk loft and store building. Max J Kramer to Yatty wife Max J Kramer. C a G. Mort $23,000. Sept 7. Oct 30, 1909. 2:328—55. A $14,000—$——. nom
Rivington st, No 112, n e s, 22.3 n w Essex st, 22.2x80, 5-sty brk tenement and store. Moses A Slone to Simon Weisman. 1-6 part. Mort $29,500. Mar 26, 1907. Oct 29, 1909. 2:411—69. A $17,000—$25,000. nom
Rivington st, No 112, n e s, 22.3 n w Essex st, 22.2x80, 5-sty brk tenement and store. Thomas W Weisman to Moses A Slone. 1-6 part. Mort $29,500. Nov 29, 1905. Oct 29, 1909. 2:411—69. A $17,000—$25,000. other consid and 100
Ridge st, No 149, w s, 125 n Stanton st, 25x100, 5-sty brk tenement and store. Bella Woolf to Bessie Tucker. All liens. Sept 24. Oct 29, 1909. 2:345—26. A $18,000—$29,000. other consid and 100
Scammel st, No 34, e s, 52.1 n Monroe st, 27x95, 6-sty brk tenement and store. Minnie Brothers to Jeanette Hodes. All liens. Oct 28. Oct 29, 1909. 1:266—77. A $13,000—$35,000. nom
Stanton st, No 33½, s s, 100.8 e Chrystie st, runs e 24.5 x s 100 x w 24.9 x n 24.10 x e 0.8 x n 75.1 to beginning, 5-sty brk tenement and store. Hyman Glick et al to Bernard Shlanowsky and Annie Frank. All title. Q C. Sept 28. Oct 29, 1909. 2:421—18. A $20,000—$40,000. nom
Spring st, No 193, n s, 46.3 e Sullivan st, 19.8x75. Power of attorney. Antonio Sozio to Silvestro Sozio. June 1. Nov 1, 1909. ——
Suffolk st, No 135, w s, 150 s Stanton st, 25x100.4, 5-sty brk tenement and store. Annie Kuku et al to Mollie Harris. Mort $35,100 and all liens. Nov 1. Nov 3, 1909. 2:354—64. A $24,000—$34,000. other consid and 100
Walker st, Nos 9 to 13, s s, 100 e West Broadway, 60x106, with all title to strip in rear, 60x1.6, 7-sty brk loft and store building. Simon Uhlfelder et al to Cordon Realty Co. Morts $125,000. Nov 1. Nov 3, 1909. 1:191—22. A $68,000—$135,000. other consid and 100
1st st E, No 45, s s, 244.11 e 2d av, 20.7x72.1x20.4x74.6, 5-sty brk tenement and store. Rebecca Brill to Fanie Eisen. 1-3 part. All title. All liens. Oct 30. Nov 4, 1909. 2:442—18. A $12,000—$17,000. gift
3d st E, No 248, s s, 147.8 w Av C, runs s 70 x e 10.6 x s 35.11 x w 37.2 x n 105.11 to st x e 26.8 to beginning, 6-sty brk tenement and stores. Elise Gronholz to Nathania S Anspacher. Oct 21. Nov 4, 1909. 2:385—29. A $25,000—$53,000. nom
6th st E, No 407, n s, 91.5 e 1st av, 21.5x90.10, 4-sty brk tenement and store. George Reif to Theodore Sattler. 1-6 part. Nov 4, 1909. 2:434—54. A $14,500—$18,000. other consid and 100
Same property. Bertha Sattler to Henry Reif. 1-6 part. All liens. Nov 4, 1909. 2:434. other consid and 100
6th st E, No 407, n s, 91.5 e 1st av, 21.5x90.10, 4-sty brk tenement and store. Henry Reif to Bertha Sattler. 1-6 part. Nov 4, 1909. 2:434—54. A $14,500—$18,000. other consid and 100
Same property. Theodore Sattler and Bertha his wife to George Reif. 1-6 part. Nov 4, 1909. 2:434. other consid and 100
6th st E, No 639, n s, 108 w Av C, 25x90.10, 5-sty brk tenement and store. Jacob Isaacs HEIR, &c, Joseph Isaacs to Joseph Isaacs for his use during life. All title. Oct 22. Oct 30, 1909. 2:389—41. A $16,000—$29,000. nom
6th st E, No 639, n s, 108 w Av C, 25x90.10, 5-sty brk tenement and store. Joseph Isaacs to Jacob Isaacs. Mort $31,000. Oct 22. Oct 30, 1909. 2:389—41. A $16,000—$29,000. other consid and 100
8th st E, Nos 368 and 370, s s, 206.3 e Av C, 48x97.6, 6-sty brk tenement and stores. CONTRACT. Sarah Fish with Sahja Goldstein. Morts $62,000. Oct 28. Nov 1, 1909. 2:377—16. A $30,000—$72,000. 77,000
9th st E, No 433, n s, abt 195 w Av A, 25x92.3, 5-sty brk tenement and store. Rachel Dresner to Samuel Strasbourger. All liens. Dec 7, 1908. Nov 1, 1909. 2:437—36. A $17,500—$27,500. nom
9th st E, No 433, n s, abt 195 w Av A, 25x92.3, 5-sty brk tenement and store. Samuel Strasbourger and May Blanche his wife to Blanche Realty Co, a corpn. All liens. Oct 28. Nov 1, 1909. 2:437—36. A $17,500—$27,500. nom
12th st W, No 336, s s, 83 w Greenwich st, 24x80, 3-sty brk tenement. FORECLOS, Oct 5, 1909. Wilson L Cannon, ref, to Wm H McCarthy. Nov 3, 1909. 2:640—52. A $8,500—$11,000. 10,500
16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. John H McLain to Arthur M and Ernest E M Bullowa. Mort $12,000. Aug 11. Oct 29, 1909. 3:983—47. A $8,000—$16,500. other consid and 100
17th st W, Nos 257 to 265, n s, 100 e 8th av, 127x92, 9-sty brk loft building. Isidor Steiner to Lillie wife Isidor Steiner. 1-3 part. Morts $396,000. Oct 30. Nov 1, 1909. 3:767—6. A $60,000—$187,000. nom
17th st W, Nos 257 to 265, n s, 100 e 8th av, 127x92, 9-sty brk loft and store building. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Morts $396,000. Nov 4, 1909. 3:767—6. A $50,000—$187,000. nom
19th st W, No 37, n s, 545 w 5th av, 25x92, 7-sty brk loft and store building. Mevon Realty Co to Leopold H Stern and Carl Bomeisler. Morts $75,000. Oct 30. Nov 3, 1909. 3:821—19. A $52,500—$78,000. other consid and 100
20th st W, No 40, s s, 275 e 6th av, 25x92, 4-sty and basement stone front dwelling. Rudolph A Seligmann (referee appointed to sell real estate owned by Isabella Wallace) to Everett Jacobs. All liens. Nov 4, 1909. 3:821—66. A $52,000—$59,000. as per order of court
Same property. Mary W Redfield et al to same. Q C. Oct 23. Nov 4, 1909. 3:821. nom
22d st W, No 437, n s, 316.8 w 9th av, 16.8x98.9, 4-sty stone front dwelling. Ramon Velez to The Velez Land & Building Co of N Y. Morts $11,000. Oct 30. Nov 1, 1909. 3:720—29. A $8,000—$10,000. other consid and 100
23d st W, No 436, s s, 374.9 w 9th av, 24.10x98.9, 5-sty brk dwelling. Emma G Hupfel (Koster) to Marie Koster. Q C. Nov 1. Nov 3, 1909. 3:720—65. A $15,000—$21,000. nom
Same property. Marie Koster widow to Slavonic Immigrant Society, a corpn. Nov 1. Nov 3, 1909. 3:720. other consid and 100
26th st W, No 332, s s, 425 e 9th av, 25x98.9, 5-sty brk tenement and store with 1-sty brk extension. Charles Martin, individ and as TRUSTEE to The Roman Catholic Church of Saint Columba, N Y. Mort $16,000. Oct 25. Nov 1, 1909. 3:749—61. A $10,500—$17,000. 28,000
27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Nathan E Clark to Julius Clark. 1-6 part. All liens. Dec 29, 1907. Oct 29, 1909. 3:724—49. A $10,000—$27,000. other consid and 100
27th st E, No 140, s w s, 120 s e Lexington av, 20.4x98.9, 3-sty brk dwelling. Emma W Mendels to De Witt Bailey, of Brooklyn. B & S. Nov 1. Nov 3, 1909. 3:882—59. A $13,000—$15,000. nom

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28th st W, Nos 316 and 318, s s, 225 w 8th av, 25x98.9, two 5-sty stone front dwellings. Benj L Brandner EXR, &c, John B Radley to Sidonia Weiss. Oct 28. Oct 29, 1909. 3:751—53 and 54. A $13,000—$20,000. 22,400

30th st E, No 147, n s, 140 w 3d av, 26.8x98.9, 5-sty brk tenement. Herman J Katz to Henry Russell. All liens. Nov 1, 1909. 3:886—38. A $18,500—$40,000. nom

32d st W, No 26, s s, 375 w 5th av, 25x98.9, 4-sty stone front dwelling. William Belcher et al TRUSTEES Harriet P Sheffield to Lucius T and Washington K Sheffield, all of New London, Conn. All title. Mort $50,000 and all liens. Oct 26. Nov 1, 1909. 3:833—59. A $75,000—$85,000. nom

32d st E, Nos 327 to 337, on map Nos 329 to 337, n s, 350 e 2d av, 100x98.9, two 6-sty brk tenements and stores. Tolchester Company to Isaac Sakolski. B & S. Mort $76,200 and all liens. Nov 4, 1909. 3:938—17 to 20. A $40,500—$——. other consid and 100

Same property. Isaac Sakolski to Tolchester Company. Mort $84,000 and all liens. Nov 4, 1909. 3:938. other consid and 100

36th st W, No 239, n s, 378.6 e 8th av, 18.6x98.9, 4-sty brk dwelling. Julia Whitehead, of Jersey City, N J, to Mary L Whitehead, of Jersey City, N J. All liens. June 17, 1901. Oct 29, 1909. 3:786—23. A $14,000—$17,500. for services

38th st E, No 213, n s, 150 e 3d av, 25x98.9, 3 and 4-sty brk stable. Ellen wife Jacob Quinn to Charles Duggin. Oct 26. Nov 1, 1909. 3:919—10. A $10,500—$16,000. other consid and 100

38th st E, No 315, n s, 225 e 2d av, 25x98.9, 6-sty brk tenement and store. Aaron Goodman to Samuel Wacht. Mort $20,000. Oct 30. Nov 4, 1909. 3:944—10. A $10,500—$31,000. other consid and 100

44th st E, Nos 313 and 315, n s, 196 e 2d av, 52.8x100.5, two 4-sty brk tenements. Release mort. Chas H Hordish to Wm L Levy. Oct 19. Nov 3, 1909. 5:1337—9 and 10. A $19,000—$32,000. nom

Same property. Eugene A Bernstein to same. B & S. Oct 19. Nov 3, 1909. 5:1337. nom

44th st W, No 522, s s, 325 w 10th av, 25x100.5, 5-sty brk tenement. Pauline Nechols to Oscar Cook. Morts $22,500. Nov 1, 1909. 4:1072—46. A $9,000—$20,000. 100

45th st W, No 415, n s, 200 w 9th av, 18x100.4, 4-sty brk tenement. Patrick McEntegart to Robert S Wallace. All liens. Nov 4, 1909. 4:1055—23½. A $8,000—$9,500. 13,500

46th st W, No 224, s s, 425 e 8th av, 17.6x100.5, 4-sty stone front dwelling. Mary A Wright to Adolph Auerbach. Mort $20,000. Nov 4, 1909. 4:1017—47. A $25,000—$28,000. 32,000

47th st W, No 165, n s, 140 e 7th av, 20x100.4, with all title to strip in rear, 20x0.1, 4-sty stone front dwelling. Susan E Fuller et al to John B Crowley of Charleston, West Virginia. Morts $44,000. Nov 1. Nov 3, 1909. 4:1000—6½. A $35,000—$37,000. other consid and 100

49th st E, No 60, s s, 100 w Park av, 20x100.5, 4-sty stone front dwelling. Maud Van B Holme to New York State Realty & Terminal Co. Mort $19,000, Oct 27. Nov 4, 1909. 5:1284—41. A $36,000—$40,000. other consid and 100

49th st E, No 231, n s, 260 w 2d av, 18x98.8x18.2x95.11, 4-sty stone front dwelling. Esther Cohen to Josephine E Hogan. All liens. Oct 29, 1909. 5:1323—15. A $7,000—$10,500. nom

50th st W, No 561, n s, 23 e 11th av, 25.8x48.11, 5-sty brk tenement and store. Lydia Jantzen to Charles Beck, of Jersey City, N J. Mort $15,150. Oct 14. Oct 30, 1909. 4:1079—2. A $6,000—$12,000. nom

52d st E, No 404, s s, 112.9 e 1st av, 18.9x100.5, 4-sty stone front tenement. Geo P Kato to Ludwig Rieppel and Margaretha his wife, tenants by entirety. Nov 1, 1909. 5:1363—45½. A $5,500—$8,000. nom

52d st E, No 404, s s, 112.9 e 1st av, 18.9x100.5, 4-sty stone front tenement. Margaretha Rieppel to Geo P Kato of Borough of Queens. Nov 1, 1909. 5:1363—45½. A $5,500—$8,000. nom

52d st E, No 408, s s, 150.3 s e 1st av, 18.9x100.5, 4-sty stone front tenement. Charlotte M Stegmann and ano, EXRS, &c, Charlotte Hubschmitt to Ludwig Rieppel and Margaretha his wife, tenants by entirety. Mort $5,000. Nov 1, 1909. 5:1363—44. A $5,500—$8,000. 9,200

53d st W, No 314, s s, 181.3 w 8th av, 15.7x75, with all title to strip in rear of about 5 inches, 3-sty and basement stone front dwelling. Henry B Smith to Curtis T Booz, of Norwalk, Conn. Morts $9,000. Mar 12. Nov 4, 1909. 4:1043—40½. A $7,000—$8,000. other consid and 100

55th st E, No 9, n s, 177 e 5th av, 23x100.5, 4-sty and basement stone front dwelling. Wm C Kemp to Richard A Canfield, of Providence, R I. Feb 6, 1904. Nov 1, 1909. 5:1291—8. A $65,000—$75,000. other consid and 100

59th st E, No 71, n s, 20 w Park av, 20x100.5, 5-sty stone front tenement and store. Geo R Branson and Edward S Burtis, EXRS Harriette F Strong to said Geo R Branson, N Y, and Edward S Burtis, of New Rochelle, N Y, individ. All title. Oct 11. Nov 1, 1909. 5:1374—35. A $48,000—$56,000. nom

63d st W, No 105, n s, 44 w Columbus av, 18x100.5, 3-sty and basement stone front dwelling. Adrienne Krauser to Laura E Escher. Mort $15,000. Mar 11, 1909. Re-recorded from Mar 12, 1909. Nov 1, 1909. 4:1135—30. A $10,000—$15,000. nom

63d st W, No 133, n s, 291.9 w Columbus av, 18.6x100.5, 4-sty and basement brk dwelling. William Rau to C N Shurman Investing Co. Mort $12,500. Nov 1. Nov 3, 1909. 4:1135—20½. A $8,500—$14,000. other consid and 100

65th st E, No 306, s s, 100 e 2d av, runs s 79 x e 12.7 x n 78.11 to st, x w 21.6 to beginning, 3-sty brk dwelling. Patrick J McIntyre to Anna M wife Patrick J McIntyre. B & S. Mort $3,000. Nov 3, 1909. 5:1439—48½. A $3,500—$5,000. other consid and 100

67th st W, Nos 52 and 54, s s, 200 e Columbus av, 50x100.5, 3-sty brk garage. Thos D Belfield to Wm H Hubbell. Mort $32,500. Jan 2, 1907. Re-recorded from July 19, 1907. Nov 1, 1909. 4:1119—55. A $45,000—$65,000. nom

67th st E, No 432, s s, 140 w Av A, 40x100.5, 6-sty brk tenement. Rachel Samuels, of Brooklyn to Theresa Smith, of Brooklyn. C a G. All liens. Oct 30. Nov 1, 1909. 5:1461—31. A $14,000—$46,000. nom

68th st E, No 26, s s, 41 w Madison av, 18x100.5, 4-sty and basement stone front dwelling. Helen B Browne to Mary K Browne, her mother. C a G. Mort $10,000. Aug 31, 1902. Nov 1, 1909. 5:1382—58. A $64,000—$70,000. nom

69th st E, No 436, s s, 150 w Av A, 41.8x100.5, 6-sty brk tenement. Release mort. Samuel Wacht to Gustave Wacht. Mar 24. Nov 1, 1909. 5:1463—31. A $15,000—$47,000. nom

69th st E, No 428, s s, 233.4 w Av A, 41.8x100.5, 6-sty brk tenement. Tillie Wacht to Philip Krauss. All liens. Oct 29, 1909. 5:1463—35. A $15,000—$47,000. nom

69th st E, No 320, s s, 158.4 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Anna Wavra to Joseph Havlicek. Mort $7,500. Oct 15. Oct 30, 1909. 5:1443—46. A $5,000—$8,000. other consid and 100

70th st W, No 344, s s, 484.6 w West End av, 28.6 to land N Y C & H R R R x101.8x12.9x100.5, 3-sty brk stable. Charles Thorley and Jennie E his wife to Charles Thorley, a corpn, under laws of Maine. Mar 2, 1908. Nov 3, 1909. 4:1181—52. A $9,000—$15,000. nom

71st st E, No 324, s s, 350 e 2d av, 25x100.4, 5-sty brk tenement and store. David Mayer Brewing Co to Joseph Dudek and Chas R Ballner. Mort $13,500. Oct 28. Oct 29, 1909. 5:1445—38. A $9,000—$22,000. other consid and 100

73d st E, No 122, s s, 193.9 e Park av, 18.9x102.2, 4-sty stone front dwelling. J Cooper Mott et al to Edgar M Smith, of Scarsdale, N Y. Mort $33,000. Oct 19. Oct 29, 1909. 5:1407—64. A $22,500—$33,000. other consid and 100

74th st E, No 502, s s, 77 e Av A, 21x102.2, 2-sty brk dwelling. Michael Pilnacek to Andrew Marnet, of Brooklyn. ½ part. Mort $7,000. Oct 29. Oct 30, 1909. 5:1485—48. A $5,000—$8,000. other consid and 100

74th st E, No 155, n s, 119.6 e Lexington av, 17x102.2, 3-sty stone front dwelling. Geo R Branson and Edward S Burtis, EXRS Harriette F Strong to said Geo R Branson, N Y, and Edward S Burtis, of New Rochelle, N Y, INDIVID. All title. Oct 11. Nov 1, 1909. 5:1409—25. A $12,000—$16,000. nom

Same property. Edward S Burtis to Geo R Branson. ½ part. Oct 12. Nov 1, 1909. 5:1409. nom

74th st E, No 159, n s, 153.6 e Lexington av, 16.11x102.2x16.8x102.2, 3-sty stone front dwelling. Geo R Branson, N Y, and Edward S Burtis, of New Rochelle, N Y, EXRS Harriette F Strong to said Geo R Branson and Edward S Burtis, INDIVID. All title. Oct 11. Nov 1, 1909. 5:1409—26. A $12,000—$16,000. nom

Same property. George R Branson to Edward S Burtis, of New Rochelle, N Y. Oct 14. Nov 1, 1909. 5:1409. nom

75th st E, No 433, n s, 162.6 w Av A, 37.6x102.2, 6-sty brk tenement. Henry B Kellner to Vaclav and John Nemecek. Mort $24,000. Nov 1, 1909. 5:1470—18. A $13,000—$42,000. other consid and 100

80th st E, No 169, n s, 216.8 w 3d av, 16.8x100, 3-sty stone front dwelling. Andrew Brice to Martin Gay. Nov 1, 1909. 5:1509—27½. A $8,500—$13,500. 100

81st st W, No 176, s s, 79 e Amsterdam av, 37x102.2, 5-sty brk tenement. Chas R Hubert to Ora M Russell. Mort $43,500. Oct 29. Oct 30, 1909. 4:1211—61. A $22,000—$48,000. other consid and 100

82d st E, Nos 536 and 538, s s, 191.4 w East End av, 40x102.2, 6-sty brk tenement. Sali Fried and ano to Jetty Leinvander. Mort $35,000. Oct 25. Nov 4, 1909. 5:1578—35. A $12,500—$44,500. nom

84th st W, No 156, s s, 147.6 e Amsterdam av, 27.6x102.2, 5-sty brk tenement and store. Julius Eloskey to Ferguson Bros Engineering Co. Mort $26,000. Nov 3. Nov 4, 1909. 4:1214—58. A $15,000—$31,000. other consid and 100

84th st W, No 156, s s, 147.6 e Amsterdam av, 27.6x102.2, 5-sty brk tenement. Ferguson Bros Engineering Co to James H and Geo B Roane. Mort $26,000. Nov 3. Nov 4, 1909. 4:1214—58. $15,000—$31,000. other consid and 100

84th st W, No 316, s s, 100 w West End av, 50x102.2, 6-sty brk tenement. Geo R Branson and Edward S Burtis, EXRS Harriette F Strong to Geo R Branson, N Y, and Edward S. Burtis, of New Rochelle, INDIVID. All title. Oct 11. Nov 1, 1909. 4:1245—80. A $35,000—$100,000. nom

Same property. Edward S Burtis to Geo R Branson. ½ part. Mort $78,000. Oct 12. Nov 1, 1909. 4:1245. nom

86th st E, No 169, n s, 100 w 3d av, 28x100.8, 4-sty brk building and store. Sarah A McCloud, of Upper Montclair, N J. to James L McCloud, of Upper Montclair, N. J. Feb 28, 1907. Nov 1, 1909. 5:1515—32. A $21,000—$29,000. nom

86th st E, No 434, s s, 369 e 1st av, 25x102.2, 4-sty stone front tenement and store. Rachel Dresner to Mary Raphael. Mort $18,900. Oct 27. Oct 30, 1909. 5:1565—35. A $9,000—$16,000. other consid and 100

86th st W, Nos 340 to 346, s s, 100 e Riverside Drive, 100x102.2, 12-sty brk and stone tenement. Harry Schiff to Solomon M Schatzkin, of Bergen Co, N J. Mort $415,000. Nov 1. Nov 3, 1909. 4:1247—43. A $140,000—$——. other consid and 100

89th st W, No 322, s s, 282 w West End av, 21x100.8, 3 and 4-sty and basement brk dwelling. Christine A Hayward to Emanuel Blumenstiel. Nov 3, 1909. 4:1250—50. A $13,500—$27,500. other consid and 100

89th st W, No 322, s s, 282 w West End av, 21x100.8, 3 and 4-sty and basement brk dwelling. Emanuel Blumenstiel to Marie L Degener. Mort $32,000. Nov 3, 1909. 4:1250—50. A $13,500—$27,500. other consid and 100

89th st E, No 311, n s, 200 e 2d av, 25x100.8, 5-sty brk tenement. John Schreiner to Frederick E Straub. Mort $15,000. Nov 1. Nov 3, 1909. 5:1552—9. A $9,000—$21,000. other consid and 100

89th st E, No 319, n s, 300 e 2d av, 25x100.8, 5-sty brk tenement. John Schreiner to Geo J Schreiner. Mort $15,000. Nov 1. Nov 3, 1909. 5:1552—13. A $9,000—$21,000. other consid and 100

91st st E, No 307, n s, 125 e 2d av, 25x100.8, 5-sty brk tenement. David Bodenstein et al to Bertha Hirschfeld, Abraham Liebhoff and Leopold Einhorn. Mort $20,000. Nov 1. Nov 3, 1909. 5:1554—6. A $8,500—$22,000. other consid and 100

93d st E, No 340, s s, 75 w 1st av, 25x75, 5-sty brk tenement. Seligman Bachenheimer to Frederick Plaut. Morts $15,000. Oct 29. Oct 30, 1909. 5:1555—30½. A $7,000—$14,000. other consid and 100

93d st E, No 169, n s, 300 w 3d av, 14x63, 3-sty brk dwelling. Mary E Gorham to Charles Blum. Nov 1, 1909. 5:1522—24½. A $5,000—$8,000. other consid and 100

93d st E, No 305, n s, 100 e 2d av, 25x100.8, 4-sty brk tenement. Morris Spiegel to Rodney Realty Co. Mort $13,500. Nov 1, 1909. 5:1556—5. A $8,500—$14,500. 100

95th st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty brk tenement. Catherine Vetter to Minnie Schmidt. Oct 20. Oct 29, 1909. 5:1558—22. A $9,500—$27,000. nom

96th st W, No 21, n s, 300 w Central Park West, 19x100.11, 4-sty and basement brk dwelling. James G Johnson to Wm J Casey. Mort $15,000. Oct 28. Oct 29, 1909. 7:1832—20. A $10,500—$22,000. other consid and 100

96th st E, No 172, s s, 130 w 3d av, 30x100.8, 4-sty stone front tenement. Mary R and Mary F Brodil to Johnston-Umsted Realty Co. Morts $30,000. Oct 27. Nov 3, 1909. 5:1524—42. A $15,500—$24,500. nom

97th st W, No 121, n s, 588 e Amsterdam av, 15.6x100.11, 4-sty and basement brk dwelling. Anna M wife Charles Meikle to Edward F Tierney. Mort $9,000. Nov 1, 1909. 7:1852—24½. $6,800—$14,000. nom

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100th st E, Nos 327 and 329, n s, 212.6 w 1st av, 37.6x100.11, 6-sty brk tenement and stores. Aaron Lieberman to Flora Weinberg. All liens. May 12. Oct 30, 1909. 6:1672 17. A $11,000—$41,000. other consid and 100

100th st W, 99th st W. | s s, 175 w West End av, 25x201.10 to n s 99th st, | vacant. Sophia R C Furniss to Guide Realty Co. C a G. All liens. Nov 3. Nov 4, 1909. 7:1888—63 and 78. A $32,000—$32,000. other consid and 100

102d st E, Nos 422 and 424, s s, 345 e 1st av, 50x100.11, two 2-sty brk tenements and stores. Simon Epstein to Frederick Behr of Monmouth Co, N J. B & S. Oct 25. Oct 30, 1909. 6:1695—35. A $12,000—$19,000. other consid and 100

103d st W, No 143. n s, 350 w Columbus av, 16.6x100.11, 3-sty and basement stone front dwelling. Harriet Lawson et al HEIRS, &c, David Lawson to S Dana Hubbard. Mort $6,000. Oct 16. Nov 3, 1909. 7:1858—18½. A $7,200—$12,500. nom

106th st E, Nos 219 and 221, n s, 249.9 e 3d av, 40.3x100.11, 6-sty brk tenement and stores. Elias Senft to Oscar L Richard. Morts $55,875. Nov 1. Nov 3, 1909. 6:1656—11. A $17,000—$50,000. other consid and 100

107th st W, No 110, s s, 200 w Columbus av, 25x100.11, 2-sty brk factory. The Liquid Carbonic Company, a corpn of Illinois, to Robert P McDougall. Morts $6,369.44. Sept 7. Oct 30, 1909. 7:1861—41. A $10,000—$19,000. 100

108th st E, No 217, n s, 210 e 3d av, 25x100.11, 4-sty stone front tenement. FORECLOS, Oct 27, 1909. Samuel S Koenig, ref, to Oscar Oestreicher. Oct 29, 1909. 6:1658—9. A $8,000—$16,000. 15,000

114th st W, No 18, s s, 191.4 w 5th av, 17.8x100.11, 3-sty and basement stone front dwelling. Nancy Krakower to Kate G Kraner. All liens. Sept 3. Nov 3, 1909. 6:1597—43½. A $9,000—$12,500. nom

115th st E, No 209, n s, 134 e 3d av, 18x100.11, 3-sty stone front dwelling. The Jefferson Bank to Manhattan Avenue Holding Co. All liens. Sept 29. Nov 1, 1909. 6:1665—6. A $6,500—$10,000. other consid and 100

115th st W, No 32, s s, 469 e Lenox av, 20x100.11, 3-sty and basement brk dwelling. Moses Valentine to Joseph Isear. Mort $10,000. Oct 30. Nov 4, 1909. 6:1598—52. A $11,000—$14,000. other consid and 100

116th st E, Nos 234 and 236, s s, 193 w 2d av, 39x100.11, 6-sty brk tenement and stores. Frank Hillman to Bernard Schlesinger. Mort $60,500. Oct 25. Nov 1, 1909. 6:1665—34. A $19,500—$51,000. other consid and 100

118th st W, n s, 90 w Morningside av West, 60x100.11, 6-sty brk tenement. Celia Levy to Otto Horwitz. Morts $87,000. Nov 1. Nov 3, 1909. 7:1962—13. A $33,600 -P $60,000. other consid and 100

119th st E, No 105, s s, 64.8 e Park av, runs e 25.4 x s 76.3 x w 10.3 x n 25.2 x n w 22.6 x n 34 to beginning, 4-sty brk tenement and store. Wm J Bohlk and ano EXRS, &c, Fredk W Bohlk to Anthony Wenner. Mort $5,000. Oct 27. Nov 3, 1909. 6:1767—68½. A $5,500—$10,0.0. 3,000

121st st E, No 438, s s, 175 w Pleasant av, 25x100.11, 5-sty brk tenement. Rose Jacobson to Samuel Eichelbaum. All liens. Oct 23. Oct 29, 1909. 6:1808—34. A $6,000—$22,000. other consid and 100

126th st W, No 117, n s, 196.5 w Lenox av, 17.10x99.11, 3-sty and basement stone front dwelling. Ruby and Chas H Furlong to Henry J Furlong, of Brooklyn. Q C. Oct 6. Nov 4, 1909. 7:1911—23. A $8,500—$14,500. nom

Same property. Henry J Furlong to Martin T Manton, of Brooklyn. B & S. Nov 3. Nov 4, 1909. 7:1911. nom

126th st W, No 108, s s, 115 w Lenox av, 20x99.11, 4-sty and basement stone front dwelling. Harry Parker to S Georgiana Crabb. Mort $18,000. Nov 3. Nov 4, 1909. 7:1910—38½. A $12,800—$22,000. other consid and 100

128th st E, Nos 64 to 68, s s, 140 w Park av, 56.3x99.11, 6-sty brk tenement and stores. The Sun Construction Co to John H Scudder, of Trenton, N J. Morts $61,000. Nov 1. Nov 4, 1909. 6:1752—43. A $24,000—$80,000. other consid and 100

130th st E, Nos 121 to 127, n s, 80 w Lexington av, 80x99.11, two 6-sty brk tenements. Release mort. Equitable Life Assurance Society of the U S to Meyer Sacks, Brooklyn. Oct 28. Oct 29, 1909. 6:1779—12. A $23,000—$——. nom

Same property. Release mort. Harris Mandelbaum and ano to same. Oct 27. Oct 29, 1909. 6:1779. other consid and 100

131st st W, Nos 35 and 37, on map No 35, n s, 410 w 5th av, 50x99.11, 6-sty brk tenement. Emile Utard to Charter Construction Co. Morts $65,000. Oct 30. Nov 1, 1909. 6:1729—19. A $23,000—$80,000. 100

132d st W, No 82, s s, 85 e Lenox av, 25x99.11, 3-sty and basement stone front dwelling. Isaac Silberstein et al, EXRS, &c, David Silberstein to Julia M Cohn. ½ right, title and interest. Nov 1, 1909. 6:1729—68. A $10,000—$14,500. 1,275

132d st W, No 156 (152), s s, 513 w Lenox av, 12x99.11, 3-sty and basement stone front dwelling. Caroline G Stetson to Chas W Anderson. Nov 4, 1909. 7:1916—54½. A $5,200—$7,500. other consid and 100

133d st W, No 123, n s, 246 w Lenox av, 27x99.11, 5-sty brk tenement and store. Morris Bloch to Frederick Ferber. Mort $20,500. Oct 28. Oct 29, 1909. 7:1918—21. A $11,800—$25,000. nom

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty brk tenement. Annie Strauss to Hudson W Kelley, of Borough of Richmond. Mort $39,100. Oct 29. Nov 1, 1909. 6:1758—45. A $9,500—$44,000. nom

134th st W, No 253, n s, 270 e 8th av, 15x99.11, 3-sty and basement brk dwelling. John M Rudiger to Abraham Katz. Mort $8,000. Sept 15. Nov 4, 1909. 7:1940—12½. A $6,600—$7,500. nom

136th st W, Nos 15 to 19, n s, 235 w 5th av, 100x99.11. |
136th st W, No 23, n s, 372.6 w 5th av, 37.6x99.11. |
Four 6-sty brk tenements and stores in No 23. |
Samuel Strasbourger and May Blanche his wife to Blanche Realty Co. All liens. Oct 28. Nov 1, 1909. 6:1734—21 and 24 to 27. $58,000—$168,000. nom

136th st W, No 19, n s, 297.6 w 5th av, 37.6x99.11. |
136th st W, No 23, n s, 372.6 w 5th av, 37.6x99.11. |
Two 6-sty brk tenements and stores in No 23. |
Rachel Dresner to Samuel Strasbourger. All liens. June 11, 1908. Nov 1, 1909. 6:1734—21 and 24. A $32,000—$92,000. nom

137th st W, No 104, s s, 75 w Lenox av, 25x99.11, 6-sty brk tenement and store. Meyer Sacks to Leon Sacks, of Brooklyn. ½ right, title and interest. All liens. July 1. Nov 1, 1909. 7:1921—37. A $11,000—$32,000. nom

137th st W, Nos 105 to 109, n s, 100 w Lenox av, 75x99.11, two 6-sty brk tenements. Simon Uhlfelder et al to Cordon Realty Co. Morts $91,000. Nov 1. Nov 3, 1909. 7:2006—25 and 26. A $31,600—$92,000. other consid and 100

139th st W, Nos 602 and 604, s s, 100 w Broadway, 75x99.11, 6-sty brk tenement and stores. Joseph H Davis Building Co to Margaret A Rowan, of Brooklyn. Mort $102,500. Nov 1, 1909. 7:2087—38. A $27,000—$103,000. other consid and 100

142d st W, Nos 129 and 131, on map No 129, n s, 230 w Lenox av, 40x99.11, 6-sty brk tenement. Harris Gottlieb to Joseph Yeska. Morts $46,000 and all liens. Oct 30. Nov 1, 1909. 7:2011—22. A $15,000—$47,000. other consid and 100

143d st W, Nos 312 and 314, s s, 175 w 8th av, 50x99.11, 4-sty brk stable. Lizzie D Gerleit to Michael Scanlon. Morts $44,000. Oct 30. Nov 1, 1909. 7:2043—50. A $11,000—$27,000. other consid and 100

143d st W, No 256, s s, 225 e 8th av, 25x99.11, 6-sty brk tenement and store. Marie M Cook to Jacob L Lindner. Mort $31,000. Nov 1. Nov 3, 1909. 7:2028—55. A $8,500—$32,000. other consid and 100

143d st W, No 506, s s, 456.3 e Broadway, 18.9x99.11, 3-sty and basement brk dwelling. Hannah Halpin to Emelie A Schulz. Mort $8,000. Nov 1. Nov 3, 1909. 7:2074—45. A $6,000—$10,000. other consid and 100

147th st W, Nos 553 and 555, n s, 125 e Broadway, 100x99.11, 6-sty brk tenement. Scheer-Ginsberg Realty & Construction Co to The Gilbert Realty Co. Mort $140,000. Nov 1. Nov 3, 1909. 7:2079—7 to 10. A $40,000—$——. other consid and 100

Same property. The Gilbert Realty Co to Bertha Heidelberger. Morts $171,000. Nov 1. Nov 3, 1909. 7:2079. 200

147th st W, No 305, on map No 303, n s, 75 w 8th av, 25x99.11, 5-sty brk tenement. Samuel Cohen to Milly Blyn. Mort $18,000. Sept 15. Nov 1, 1909. 7:2045—48. A $5,000—$14,500. nom

148th st W, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty and basement brk dwelling. FORECLOS, Oct 24, 1909. James A Foley, ref to Alexander McCann. Oct 29, 1909. 7:2080—21. A $6,000—$10,500. 10,750

157th st W, s s, 212.3 w Broadway, 112.6x99.11, vacant. Max Marx to Kuhn-Lawson Co, a corpn. Morts $45,000. Oct 29, 1909. 8:2134—part lot 80. A $——$——. other consid and 100

157th st W, No 608, s s, 101.9 w Broadway, 112.6x99.11, part 2-sty frame dwelling. Hyman and Henry Sonn to Sarah Harris. Morts $15,000. Oct 14. Oct 29, 1909. 8:2134—part lot 80. A $——$——. other consid and 100

163d st W, Nos 463 and 465, n s, 125 e Amsterdam av, 50x112.6, two 5-sty brk tenements. Realty Transfer Co to Joseph Freyer. Morts $50,000. Oct 28. Oct 29, 1909. 8:2110—103 and 104. A $16,000—$49,000. other consid and 100

163d st W, Nos 449 and 453, n s, 275 e Amsterdam av, 75x112.6, two 6-sty brk tenements. Katharine Coleman to John F Fox, of Jersey City, N J. Morts $102,300 and all liens. Oct 29. Nov 1, 1909. 8:2110—96 and 98. A $24,000—$82,000. other consid and 100

177th st W, n s, 100 w Wadsworth av, 70x89.10, 5-sty brk tenement. William Kuhn to Max Marx. Mort $67,000. Oct 27. Oct 29, 1909. 8:2145—44. A $13,000—$——. other consid and 100

177th st W, n s, 100 w Wadsworth av, 70x89.10, 5-sty brk tenement. Max Marx to Hermann Ahrens. Mort $67,000. Oct 29, 1909. 8:2145—44. A $13,000—$——. other consid and 100

177th st W, n s, 100 w St Nicholas av, 100x90, vacant. R Clarence Dorsett to L & M Holding Co, a corpn. Nov 4, 1909. 8:2144—25. A $18,000—$18,000. other consid and 100

180th st W, Nos 707 and 709, n s, 329.5 e Fort Washington av, 50x110, 5-sty brk tenement and store. Ferguson Bros. Engineering Co to Julius Eloskey. Mort $50,000. Nov 3. Nov 4, 1909. 8:2176—146. A $8,000—P $18,000. other consid and 100

Av B, No 180, w s, 43.3 n 11th st, 20x90.6, 5-sty brk tenement and store. Max Miller to Isaac Taubenblatt. Mort $20,500. Nov 1, 1909. 2:405—36. A $19,000—$20,000. other consid and 100

Av C, Nos 140 and 142. | s e cor 9th st, 40.8x83, 6-sty brk tene-
9th st, Nos 700 and 704. | ment and stores. Julius Stoloff et al to Samuel I Gordon. Morts $83,000. Dec 12, 1908. Nov 1, 1909. 2:378—9. A $42,000—$80,000. othre consid and 100

Av C, Nos 84 and 86 | s e cor 6th st, 48.6x60, two 5-sty brk
6th st, Nos 700 and 702 | tenements and stores and one 3-sty brk tenement in st. Morris Kronovet et al to Zelda Witkin. Morts $53,000. Nov 3, 1909. 2:375—8 to 10. A $39,000—$56,000. other consid and 100

Amsterdam av, No 1986, w s, 74.11 n 158th st, 25x100, 3-sty brk tenement and store. Thees Viebrock and Margaret his wife to Katie Viebrock. B & S. Mort $14,000. Sept 1. Oct 29, 1909. 8:2117—38. A $16,000—$18,500. nom

Amsterdam av, No 1986, w s, 74.11 n 158th st, 25x100, 3-sty brk tenement and store. John Viebrock and Katie his wife to Thees Viebrock. B & S. Mort $14,000. Sept 1. Oct 29, 1909. 8:2117—38. A $16,000—$18,500. nom

Amsterdam av, Nos 2180 and 2182. | n w cor 168th st, 50x100, 6-
168th st, No 501. | sty brk tenement and stores. Michael Scanlon to Lizzie D Gerleit. Morts $87,000. Oct 31. Nov 1, 1909. 8:2125—49. A $30,000—$80,000. other consid and 100

Broadway, No 3134, e s, 35 s 125th st, 32.6x75, 5-sty brk tene- |
ment. |
Broadway, No 3132, e s, 67.6 s 125th st, 32.6x75, 5-sty brk tene- |
ment. |
Wm H Coombs TRUSTEE Eliz De W Coombs wills of Jere P & Elizabeth Robinson to Walter H De Nike. Oct 22. Nov 3, 1909. 7:1979—62 and 64. A $40,000—$60,000. 65,000

Broadway | s e cor 215th st, 81.7x97.3x74.11x65, vacant. |
215th st | |
10 av or Amsterdam av | s w cor 215th st, 99.11x60, vacant. |
215th st | |
Lawyers Title Ins & Trust Co to May E Bannon. B & S. Nov 1. Nov 3, 1909. 8:2232—6 to 12. A $43,000—$43,000. other consid and 100

Broadway | s e cor 215th st, 81.7x97.3x74.11x65, vacant. |
215th st | |
10 av or Amsterdam av | s w cor 215th st, 99.11x60, vacant. |
215th st | |
May E Bannon to Daniel B Freedman. Mort $48,000. Nov 1. Nov 3, 1909. 8:2232—6 to 12. A $43,000—$43,000. other consid and 100

Broadway, Nos 3181 to 3185. | n w cor 127th st, 80x100, 6-sty brk
127th st, No 601. | tenement and stores. Charter Construction Co to James S Kelly. Mort $125,000. Oct 25. Nov 1, 1909. 7:1995—19. A $80,000—$180,000. other consid and 100

Broadway | s w cor 163d st, 157.5x101.1x142.4x100, vacant. Re-
163d st | lease mort. The Farmers Loan & Trust Co to Henry T Bulman Co. Oct 29, 1909. 8:2137—part lot 80. A $——$——. 20,545.72

Broadway, Nos 2643 and 2645, w s, 26.10 n 100th st, 55x100, 7-sty brk tenement and store. Nathan Grabenheimer et al to Lewis Jackson. Morts $130,000. May 6. Nov 4, 1909. 7:1872—11. A $59,000—$130,000. other consid and 100

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WATER-FRONT PROPERTIES
Tel., 1094 Rector FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Same property. Lewis Jackson to Nathan Grabenheimer, Daniel Katz and Max J Sulzberger. Mort $118,000. Nov 4, 1909. 7:1872. other consid and 100

Broadway, No 3134, e s, 35 s 125th st, 32.6x75.
Broadway, No 3132, e s, 67.6 s 125th st, 32.6x75.
Two 5-sty brk tenements.
Walter H De Nike to Amelia K Schimper. Mort $45,000. Nov 1. Nov 4, 1909. 7:1979—62 and 64. A $40,000—$60,000. nom

Bowery, No 137, e s, about 100 n Grand st, 25x—, 3-sty frame (brk front) tenement and store, and with 2-sty brk extension. Cille or Cella Goldman to Wolf Nadler. Morts $45,000. Oct 28. Oct 30, 1909. 2:423—5. A $25,000—$30,000. other consid and 100

Bowery, No 119, e s, 100.2 s Grand st, 24.10x103.2x25x102.11, 1 and 3-sty frame brk front tenement and store, with 1-sty frame extension. Callahan Estate to Josef Fleischer. Oct 30. Nov 4, 1909. 1:304 13. A $30,000—$32,000. nom

Lexington av, No 1009, e s, 68.2 s 73d st, 17x70, 4-sty stone front dwelling. Frank B Nairne to William Sloane, of Mt Kisco, N Y. Sept 1. Nov 1, 1909. 5:1407—53. A $13,000—$16,000. other consid and 100

Lexington av, Nos 1011 to 1017. 73d st. s e cor 73d st, 68.2x70, four 4-sty stone front dwellings. Frank B Nairne William Sloane, of Mt Kisco, N Y. Aug 17. Nov 1, 1909. 5:1407—51 to 52½. A $61,000—$74,000. other consid and 100

Lexington av, No 1602 (1612), w s, 84.4 s 102d st, 16.7x75, 3-sty brk dwelling. Sadie Adler to Charles Adler. All liens. Oct 8. Nov 1, 1909. 6:1629—57. A $6,000—$7,500. nom

Lenox av, No 381. 129th st, No 105. n w cor 129th st, 24.11x75, 5-sty stone front tenement and store. Charles Tschanett to Peter Doelger. Mort $30,000. Oct 27. Nov 1, 1909. 7:1914—29. A $25,000—$42,000. other consid and 100

Madison av, No 1589. 107th st, No 49. n e cor 107th st, 25.11x100, 5-sty brk tenement and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort $33,000. Nov 4, 1909. 6:1613—23. A $25,000—$37,000. other consid and 100

Madison av. 96th st, No 50. s e cor 96th st, runs e 100 x s 100.8 x w 20 x n 25 x w 80 to e s of av x n 75.8 to beginning, 6-sty brk tenement. Simon Uhlfelder et al to Simon Heilbrun. Mort $201,500. Nov 1, 1909. 5:1507—50. A $110,000—$195,000. other consid and 100

Madison av, Nos 250 to 254. 38th st, Nos 17 and 19. n w cor 38th st, 74.4x100, vacant. Two Fifty Madison Avenue Co to Geo F Baker, Jr. Mort $300,000 and all liens. Oct 30. Nov 1, 1909. 3:868—16 to 18. A $308,000—$392,000. other consid and 100

Madison av, No 1529. 104th st, No 46 s e cor 104th st, 17.7x70, 4-sty brk tenement and store. William M Scott HEIR, &c, Wm H Raynor to Rebecca Lipschitz. All title. Q C. July 30. Oct 29, 1909. 6:1609—52. A $12,500—$18,000. nom

Madison av, No 1529. 104th st, No 46 s e cor 104th st, 100.11x45, part 4-sty brk tenement and store. Release judgment. Achille F Wengler to Wm M Scott. Sept 22. Oct 29, 1909. 6:-1609. 9 0

Park av, Nos 1490 to 1496. 109th st, No 88 s w cor 109th st, runs w 17 x s 66.1 x on map No 1488 w 0.10 x s 4.9 x w 6.7 x s 10 x e 24.5 to w s of av, x n 80.10 to beginning, 4-sty stone front tenement and 1-sty brk store. Hodus Berman et al to Annie Holland. Mort $15,000 and all liens. Oct 27. Oct 29, 1909. 6:1614—38. A $10,500—$13,000. other consid and 100

St Nicholas av, No 364, e s, 40.4 n 128th st, 20.2x83.7x20x86.6, 5-sty brk tenement. Mary Sandy to Nelly Sandy. July 3, 1905. Nov 1, 1909. 7:1955—3. A $8,800—$16,600. 100

Sherman av, n s, 100 w Emerson st, 150x150, vacant. Wm H Sidway et al to R Clarence Dorsett. Mort $18,000. Oct 28. Nov 4, 1909. 8:2226—29. A $27,000—$27,000. other consid and 100

West Broadway, No 555, e s, 97 s 3d st, 22x128, 3-sty brk loft and store building and 5-sty brk tenement in rear. Adelia A Sicard to Henry R Carberry. B & S. Oct 27. Nov 4, 1909. 2:536—13. A $19,000—$24,000. nom

West End av, No 195. 69th st, No 300. s w cor 69th st, 25.5x100, 5-sty brk tenement and stores. Sarah E wife Wm H Mehaffey to Perpetual Realty Co, Plainfield, N J. ½ part, all title. Mort $45,086.91. Oct 1. Nov 1, 1909. 4:1180—36. A $19,000—$36,000. nom

West End av, No 775, w s, 25.2 s 98th st, 17.2x100, 3-sty and basement brk dwelling. Emma Raub to Ellen Y Scott, of Jersey City, N J. Nov 1. Nov 3, 1909. 7:1887—57. A $13,000—$18,000. 100

West End av, Nos 771 to 777. 98th st, No 300 s w cor 98th st, 75.8x100, three 3-sty and basement brk dwellings and vacant. Ellen Y Scott to Edgar A Levy. Mort $68,000. Nov 1. Nov 3, 1909. 7:1887—55 to 58. A $63,500—$78,500. other consid and 100

West End av, No 777. 98th st, No 300 s w cor 98th st, 25.2x100.
West End av, No 773, w s, 42.4 s 98th st, 16.2x100.
3-sty and basement brk dwelling.
Realty Mortgage Co to Ellen Y Scott. B & S. Nov 1. Nov 3, 1909. 7:1887—56 and 58. A $37,500—$42,500. other consid and 100

West End av, No 771, w s, 58.6 s 98th st, 17.2x100, 3-sty and basement brk dwelling. Alexander Rankin to Ellen Y Scott. Mort $14,000. Oct 27. Nov 3, 1909. 7:1887—55. A $13,000—$18,000. 100

1st av, w s, 85.9 s 57th st, a strip 0.5x75.2. Stephen O Lockwood, TRUSTEE John W Schmidt to Emma Rosenbluth. Q C. Oct 15. Nov 1, 1909. 5:1349. nom

1st av, Nos 1026 to 1030, n e cor 56th st, 60x94, three 4-sty brk tenements and stores. Samuel Wacht to Aaron Goodman. Morts $44,500. Oct 29. Nov 4, 1909. 5:1368—1 to 2. A $28,000—$45,000. other consid and 100

2d av, No 2258. 116th st, Nos 300 and 302. s e cor 116th st, 20.11x80, 4-sty brk tenement and stores. Jaeger Bros Realty Co to Melchiorre and Antonio Tristano. Mort $15,000. Oct 29, 1909. 6:1687—49. A $15,000—$24,000. other consid and 100

2d av, Nos 750 to 754, e s, 24.8 n 40th st, 49.4x100, 6-sty brk tenement and store. Abraham Solomon to Lena Bernstein. ½ part. All title. Mort $56,000 and all liens. Nov 1. Nov 4, 1909. 5:1333—2. A $33,000—$75,000. other consid and 100

2d av, No 735, w s, 60 n 39th st, 20x83, 4-sty brk tenement and store. Simon B Kramer to Bertha L and Wm J Borgelt (brother and sister). Mort $13,000. Nov 1. Nov 3, 1909. 3:920—31. A $11,500—$14,000. nom

2d av, No 1512. 79th st, No 300. s e cor 79th st, 25.2x75, 5-sty stone front tenement and store. Bernhard Vogel to Peter Doelger. Mort $30,000. Oct 29, 1909. 5:1453—49. A $22,000—$37,000. nom

5th av, Nos 1480 and 1482. 119th st n w cor 119th st, 28x55.6x42.7x53.7, two 2-sty brk tenements and stores. Release legacy under will of James Tyrrell, decd. Sisters of St Dominic at Rahway, N J, to Elizabeth and Mary Tyrrell. July 20. Nov 1, 1909. 6:1718—33. A $20,000—$26,000. 500

Same property. Release legacy under same will. The Sisters of the Poor of St Francis, attached to St Michaels Hospital in Newark, N J, to same. July 22. Nov 1, 1909. 6:1718. 500

5th av, No 537, e s, 95.5 n 44th st, 30x100, 5-sty brk and stone building and store. Havemeyer Real Estate Co to Charles Hoffman and Edward S Rothschild. Mort $115,000. Oct 25. Oct 29, 1909. 5:1279—72. A $300,000—$330,000. other consid and 100

6th av, Nos 1004 to 1012. 57th st, No 58. s e cor 57th st, runs s 100.11 x e 49.8 x s — x e 45.7 x n 100.5 to s s 57th st x w 95 to beginning, 7-sty brk studio and store building. Mary E Blodgett to Harry J Luce. All liens. Oct 30. Nov 1, 1909. 5:1272—71. A $250,000—$375,000. other consid and 100

7th av, Nos 2560 to 2564. 148th st, No 201 n w cor 148th st, 59.11x100, 5-sty brk tenement and stores. Wm S Patten to Albert F Brugman. Morts $80,000. Oct 30. Nov 3, 1909. 7:-2034—29. A $37,000—$96,000. other consid and 100

7th av, Nos 171 and 173. n e cor 20th st, 46x80, one
20th st, No 163, on map Nos 163 to 167. 3-sty frame and one 3-sty brk tenements and stores, 4-sty brk tenement and 4-sty brk tenement and stable. Anna C Brunie et al, EXRS, &c, John M Brunie to Ferdinand Neumer. Nov 4, 1909. 3:796—1. A $37,000—$45,000. 81,000

8th av, Nos 741 and 743, w s, at c l Verdant lane (closed) at point 85.11 n 46th st, 40x100x39.11x100, 5-sty stone front tenement and store.
Interior lot at c l of block between 46th and 47th sts, and 100 w 8th av, runs w 50 x n 32.6 to c l Feitners or Verdant lane, x s 26.3 and 25.10 and 17.10 to beginning, vacant.
Leon S Chase et al to Paul D Lavigne. Morts $55,000. Oct 29. Nov 3, 1909. 4:1037—33. A $80,000—$95,000. other consid and 100

8th av 151st st, No 300. s w cor 151st st, 50x100, 6-sty brk tenement and stores.
8th av, w s, 50 s 151st st, runs w 100 x s 49.11 x e — to point 86.6 w 8th av, x n 0.1 x e 86.6 to av, x n 49.10 to beginning, vacant. 7:2046—12 and 15. A $41,000—$133,000.

Tinton av, w s, 75 n 158th st, runs n 50 x w 135 x s 25 x e 40 x s 25 x e 95 to beginning, 6-sty brk tenement.

Tinton av 158th st. n w cor 158th st, 75x95, two 6-sty brk tenements and stores on corner.

8th av, Nos 2710 to 2724 144th st, Nos 275 and 277. e s, 40 s 145th st, 159.10 to n s 144th st, x100, four 6-sty brk tenements and stores. 7:2030—1 to 4. A $97,000—$243,000.
Kedgwick Company to Adolph Riesenberg, Erduin von der Horst Koch and Wm T Koch, firm of H C F Koch & Co. B & S and C a G. All liens. Oct 27. Oct 30, 1909. 10:2656. other consid and 100

9th av, No 511, w s, 49.5 n 38th st, 24.8x100, 3-sty brk tenement and stores with 1-sty brk extension. Edwin F Seaman et al to Marianna Lackas. All liens. Oct 28. Oct 29, 1909. 3:736—33. A $22,000—$24,500. other consid and 100

10th av, Nos 285 to 291, w s, 59.3 n 26th st, runs n 88.10 x w 100 x s 49.4 x e 20 x s 39.6 x e 80 to beginning, two 4 and two 5-sty brk and stone tenements and stores. Pincus Lowenfeld to Philip Krauss. Mort $65,000. Nov 1. Nov 4, 1909. 3:698—35 to 38. A $42,000—$74,000. nom

11th av, No 623. 46th st, Nos 600 and 602. s w cor 46th st, 25.1x100, 3-sty brk tenement and store and 4-sty brk tenement in st. Annie L and John Gallagher to Bruno Steinel. Mort $10,500. Sept 30. Re-recorded from Oct 1, 1909. Nov 1, 1909. 4:1093—36. A $14,000—$18,000. othre consid and 100

MISCELLANEOUS.

Certified copy of order appointing Elbert B Hamlin as temporary receiver in matter of David Rodbeil, alleged bankrupt. Oct 26. Nov 1, 1909. ——

Revocation of power of attorney. Bernard Traubner to Samuel Wiener and Edgar M Arnold. Oct 28. Oct 30, 1909. ——

Revocation of power of attorney. Martha Traubner to Bernard Traubner and Samuel Wiener. Oct 28. Oct 30, 1909. ——

Revocation of power of attorney. Isidor and Lillie Steiner to Joseph Kopperl. Oct 30. Nov 1, 1909. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Bristow st, Nos 1337 to 1341, w s, 95 s Jennings st, 70x100, 5-sty brk tenement. Sarah M Sandford to Della E Hart. Mort $35,000. Nov 1, 1909. 11:2972. 100

*Bartholdi st, n s, — e Rosewood av, lot 78 map of lots near Williamsbridge Station, 25x100. Pasquala Castaldo to Orsola wife Pasquala Castaldo. ½ part. All liens. Oct 6. Nov 4, 1909. gift

Boone st or av, w s, 75 n 173d st, 28.7x101.10x9.3x100, vacant. Walter Grant to Rapaello Ceritto. All liens. Nov 3. Nov 4, 1909. 11:3010 and 3009. other consid and 100

*Cemetery lane, s s, 222.6 w Lafayette av, 100x94x100x93.10, City Island. Robert Jacob to John G Moore, of Washington, D C. All liens. Oct 1. Nov 1, 1909. 100

Coster st, No 720, e s, 193.9 n Spofford av, runs e 100 x n 9.7 x n w 10.4 x w 95.4 to street, x s 18.9 to beginning, 2-sty brk dwelling. Mulhall Realty Co to James Ryan. Mort $4,200. Nov 1. Nov 3, 1909. 10:2764. other consid and 100

Fairmount pl, No 869, n s, 303.5 w Southern Boulevard, 25x100, 2-sty frame dwelling. The Bremen Realty & Construction Co to Lillian E M Vollmar. Mort $5,500. Nov 1, 1909. 11:2960. nom

Fox st, No 961, w s, 205 n 163d st, 40x106.8x40x107.1, 5-sty brk tenement. Bates & Oesting Jr Co to Mary J Rollmann. Mort $24,000. Nov 1, 1909. 10:2714. 100

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Fox st, Nos 953 and 957, w s, 125 n 163d st, 80x107.1x80x107.11, two 5-sty brk tenements. Bates & Oesting Jr Co to Gustav P Helfrich. Morts $48,000. Nov 1. Nov 3, 1909. 10:2714. 100

Fox st, w s, 245 n 163d st, 240x104.1x240x106.8, 2-sty frame garage and vacant. American Real Estate Co to William C Oesting Co, a corporation. Nov 1. Nov 3, 1909. 10:2714. other consid and 100

Fox st, e s, 573.2 n 165th st, 125x100, vacant. James C Gaffney to J C Gaffney Construction Co. Oct 22. Nov 4, 1909. 10:2726. other consid and 100

Freeman st, No 836, s s, 57.10 s e Lyman pl, 18x75. 3-sty frame tenement. Alma Haase to Olga Flieger. Mort $3,500. Nov 1. Nov 3, 1909. 11:2970. nom

Freeman st, No 950, s s, 100 e Hoe av and being lot 47 map Sec A Vyse Estate, 25x95, 1-sty brk store. Carleton J Townsend to John J Tomich. All liens. June 1. Oct 29, 1909. 11:2986. other consid and 100

*Hancock st, w s, 447 s Columbus av and being lot 122 map Van Nest Park, 25x100. Louis Marinaro et al to Maria G Marinaro. All liens. Oct 25. Nov 1, 1909. other consid and 100

Hoffman st, No 2454, e s, 93.1 n 188th st, lot U map of 70 lots of Cedar Hill plot on Powell Farm at Fordham, 25x119.9x25x 120.1, except part for Hoffman st, 2-sty frame dwelling. Mary Clark et al to Luigi Ricca. B & S. All liens. Oct 28. Oct 29, 1909. 11:3066. other consid and 100

Irvine st, No 897, w s, 89.4 s Garrison av, 20x50, 3-sty brk dwelling. Samuel Jaretski to Lena Jaretski. All liens. Oct 30, 1909. 10:2761. other consid and 100

Irvine st, No 895, w s, 109.4 s Garrison av, 20x50, 3-sty brk dwelling. William Padernacht to Anna wife William Padernacht. All liens. Oct 29, 1909. 10:2761. other consid and 100

Kelly st, No 874, e s, 616.8 n Longwood av, 33.4 x100, 4-sty brk tenement. Release mort. N Y Trust Co to Foxvale Realty Co. Nov 1. Nov 3, 1909. 10:2710. other consid and 100

Kelly st, No 886. | e s, at s w s Intervale av, 68.11x100x12x115, Intervale av, No 919.| 5-sty brk tenement and stores. Release mort. N Y Trust Co to Winnie Realty & Construction Co. Nov 4, 1909. 10:2710. other consid and 1,000

*McDonald st, s s, 233.5 w Stillwell av, 25x100 and being lot 207 map (No 1130) of 327 lots Hunter Estate. Hudson P Rose Co to Ellen G Soderwall. All liens. Sept 30. Nov 3, 1909. nom

Manida st, w s, 300 s Spofford av, 50x100, vacant. Empire Development Co to A Rezzano Construction Co. Oct 15. Nov 1, 1909. 10:2768. other consid and 100

Minford pl, No 1449, w s, 251.6 s 172d st, 25.9x100, 4-sty brk tenement. Release mort. North American Mortgage Co to Arthur W Wall Building & Construction Co. Oct 28. Oct 29, 1909. 11:2977. 250

Same property. Release mort. Same to same. Oct 28. Oct 29, 1909. 11:2977. 4,387.80

Minford pl, No 1451, w s, 225.9 s 172d st, 25.9x100, 4-sty brk tenement. Release mort. North American Mortgage Co to Arthur W Wall Building & Construction Co. Oct 29. Oct 30, 1909. 11:2977. 500

Same property. Release mort. Same to same. Oct 29. Oct 30, 1909. 11:2977. 10,500

*Overing st, e s, 225 n 236th st, and being lot 90 map (No 1108) of 123 lots Willis Estate, 25x100. Adam Bauer and Dora his wife to Theresa Doersam. Oct 30. Nov 4, 1909. nom

*Same property. Adam Doersam and Theresa his wife to Adam Bauer. Oct 30. Nov 4, 1909. nom

Rogers pl, w s, 383.10 n Westchester av, 25x72x25x72.4, vacant. Nelson Smith to Katie Freyer. B & S and C a G. Nov 4, 1909. 10:2698. other consid and 100

*2d st n s, 225 e Av D, 25x103 and being Lot 146, map No 1046, Westchester Co, of property at Unionport. Ida S Johnson to Anastasia Newman. Oct 30. Nov 1, 1909. other consid and 100

136th st, No 599, n s, 274.6 e St Anns av, 900 w Home av, 25x100, 4-sty brk tenement. Joseph Hahn to Geo O Sauer and Max F Schober. Mort $16,000. Oct 30. Nov 1, 1909. 10:2549. nom

136th st, No 597, n s, 249.6 e St Anns av, 925 w Home av, 25x 100, 4-sty brk tenement. Geo O Sauer et al to Karoline Stichtenoth. Mort $15,000. Oct 30. Nov 1, 1909. 10:2549. 100

138th st, No 630, s s, 176.11 w Cypress av, 37.6x100, 6-sty brk tenement and stores. FORECLOS, Oct 26, 1909. James Oliver, ref, to Charles Wynne. Oct 29, 1909. 10:2550. 30,000

142d st, No 377, former No 637, n s, 525 e Alexander av, 18.5x50, 4-sty tenement and store. FORECLOS, Oct 27, 1909. Edgar J Bernheimer (Referee) to Edward Heid. Oct 29. Nov 3, 1909. 9:2305. 8,000

145th st, No 476, s w s, 125 n w Brook av, 25x100, 3-sty frame dwelling. Alois Knecht to Giuseppe Rago. Mort $5,500. Oct 28. Oct 29, 1909. 9:2289. other consid and 100

146th st, No 339, n s, 226.10 w Courtlandt av, 50x154x50x153.5, 2-sty frame dwelling. James Budington et al to Rockland Realty Co. Oct 28. Oct 29, 1909. 9:2329. 12,000

148th st, No 367, n s, 100 e Courtlandt av, 25x105.3, 6-sty brk tenement and stores. FORECLOS, Oct 20, 1909. Morris Koenig, ref to Wm W Moore. Morts $30,000, taxes, assessments, &c. Nov 1, 1909. 9:2327. 2,400

151st st, No 330 (570), s s, 175 w Courtlandt av, 25x118.5, 2-sty frame dwelling. Alexander Zentgraf to Michele Iovine. Oct 28. Oct 29, 1909. 9:2410. other consid and 100

157th st, Nos 319 and 321 (575 and 577) (Prospect st), n s, abt 165 w Courtlandt av, 33.4x100, with all title to strip bet 157th st and Prospect st, two 3-sty frame tenements. Chas R Reinhold to George Dumrauf. Mort $10,000. Oct 28. Oct 29, 1909. 9:2417. other consid and 100

167th st, No 495, on map No 497, n s, 114.6 w 3d av, runs n 122.4 x e 29.7 x s w 24.11 x w 1.11 x s 98 to st, at point 88.6 w 3d av, x w 26 to beginning, 4-sty brk tenement and store. Henrietta Hofeld to John C Heintz. Q C and C a G. Mort $22,500. Oct 23. Nov 3, 1909. 9:2372. other consid and 100

169th st, Nos 360 and 362, s s, 60 w Teller av, 40x90, two 3-sty frame dwellings. Karoline Stichtenoth to George O Sauer and Max F Schober. Mort $10,000. Oct 30. Nov 1, 1909. 9:2431 and 2436. 100

*173d st, w s, 331 s Gleason av, and being lot 571 map of Gleason property, 25x100. Norwood Heights Realty & Construction Co to Catherine Koke widow. Mort $3,500. Nov 1. Nov 4, 1909. other consid and 100

175th st, No 807, n s, 390 e Prospect av, lot 26 map of Fairmount, Upper Morrisania, begins at line bet lots 26 and 27, runs n 194 x e 100 x s 194 to st x w 100 to beginning, 2-sty frame dwelling and vacant. John Schlatter to Biograph Co. Mort $15,000. Nov 1. Nov 3, 1909. 11:2953. other consid and 100

175th st, s s, 120 w Crotona Park North and being lot 3 map 41 lots on Southern Boulevard and Fairmount av, —x—, vacant. Arthur De V Ferguson to Arletta E Ferguson of Borough of Queens, N Y. Mort $645. Oct 27. Nov 3, 1909. 11:2957. other consid and 100

176th st, No 796, s s, 265 e Prospect av, runs s 90 x w 25 x s 100 x e 150 x n 190 to s s 176th st x w 125 to beginning, except part for street, 2 and 3-sty frame dwelling, 1 and 2-sty frame stable and vacant. Mary A McCormack to Biograph Co. Morts $8,000. Nov 1. Nov 3, 1909. 11:2953. other consid and 100

176th st, No 804, late Woodruff av, s w s, 390 e Prospect av, lot 57, map (No 21 in West Co) of Fairmont, Upper Morrisania, 100x200, except part for East 176th st, 2-sty frame dwelling. Joseph Mason to Biograph Co. Nov 1. Nov 3, 1909. 11:2953. other consid and 100

185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. FORECLOS, Sept 21 ,1909. Alexander Brough, ref, to Maggie F Tucker EXTRX Denis Burns. Oct 29. Nov 3, 1909. 11:3039. 3,400

185th st, No 469, n s, 101 w Washington av, 16.8x100, 2-sty frame dwelling. Maggie F Tucker, individ, EXTRX, &c, Denis Burns to Edward F Maloney. Mort $2,500. Nov 3, 1909. 11:3039. 3,890.37

188th st, No 514, s s, 52 w Bathgate av, 20x89.5, 3-sty brk dwelling. Release mort. Frederick N DuBois, of Catskill, N Y, to The Mountain Construction Co. Sept 23. Oct 29, 1909. 11:3057. 2,600

Same property. Release mort. Wm V Simpson, of Matawan, N J, to same. Oct 28. Oct 29, 1909. 11:3057. 3,000

193d st, No 57, n s, 65 e Morris av, 20x80, 3-sty brk dwelling. Release mort. N Y Trust Co to H U Singhi Realty Co. Oct 19. Oct 30, 1909. 11:3177. other consid and 1,000

*216th st, n s, 55 w Bronxwood av, 25x89, Wakefield. Melrose Realty Co to Salvatore Fusco. Mort $500. Nov 3. Nov 4, 1909. other consid and 100

*230th st late 16th av, n s, 180 e 2d st or av, 25x114, Wakefield. Eugene Jouffray to James White. Q C. Nov 1. Nov 4, 1909. nom

233d st, n s, 10.8 w Katonah av, runs w 28.2 x n 86.7 x e 36.6 to Katonah av x s 19.9 x w 10 x s 76.5 to beginning, part 2-sty frame dwelling and store. Release covenants, etc. Thos G Holland et al to The Associates Land Co. Oct 30. Nov 4, 1909. 12:3374. nom

239th st, late 3d av, s s, 279.8 w Verio av, late 1st st, 25x100, 2-sty frame dwelling. Eugene H Hammond to Walter C Hammond of Kingston, Plymouth Co, Mass, ½ part. Oct 12. Nov 3, 1909. 12:3392. other consid and 100

239th st, No 436, late 3d av, s s, 254.8 w Verio av, late 1st st, 25x100, 2-sty frame dwelling. Walter C Hammond to Eugene H Hammond, ½ part. Oct 12. Nov 3, 1909. 12:3392. other consid and 100

261st st late Cuthbert av, n s, 25.7 w Fieldston av, late Ketchum av, 25x110.6x25x104.11, vacant. Emile Brunel to Gladys E, wife Emile Brunel. B & S. Mort $500. Nov 3, 1909. 13:3423. nom

*Av E| s e cor 8th st, runs e 230 x s 108 x w 25 x s 108 to n s| 7th st| 7th st, x w 205 to e s Av E, x n 216 to beginning, Union- 8th st| port.
Av E | s w cor 8th st, being gore, lot F F map of Unionport, and| 8th st| bounded s and w by Pugsleys or Wilkins Creek.
Michael O'Connell to Joseph Clemens, Peter J Stumpf and Jacob Blaesser. Oct 27. Oct 29, 1909. other consid and 100

Arthur av, No 2372| n e cor 186th st, 25x85.3x25x85.4, vacant. 186th st, No 601 | Minnie Gottlieb to Charles Wechsler. Mort $3,400. Oct 28. Nov 1, 1909. 11:3073. other consid and 100

Arthur av, No 2155, w s, abt 200 n 181st st, 22.4x94, except part for av, 2-sty frame dwelling. Sophie Males to Max Friedman. ½ part. All title. Oct 11. Nov 1, 1909. 11:3063. nom

*Amundson av.| e s, 375 s Nelson av, 25x142.4 to w s Pratt av x Pratt av | 25.9x148.5. Land Co "C" of Edenwald to Mary O'Toole. Sept 3. Nov 4, 1909. nom

Bryant av, w s, 190.3 s Garrison av, and being lot 93 map (No 1273) of 369 lots owned by Hunts Point Realty Co, 25x100, vacant. Chester Construction Co to Jennie Tackney. Mort $7,- 000. Nov 3. Nov 4, 1909. 10:2761. 100

Same property. Jennie Tackney to Chester Construction Co. Mort $7,000. Nov 4, 1909. 10:2761. 100

*Bogart av, e s, 450 s Neil av, and being lots 11 and 12 blk 44, map (No 1138) Sect of Morris Park, 50x100. Release mort. Van Nest Land & Improvement Co to Fidelity Development Co. Nov 1. Nov 3, 1909. nom

*Same property. Fidelity Development Co to Geo W Bird. All liens. Oct 30. Nov 3, 1909. other consid and 100

Boston road, No 1043, late Boston Post road, n w s, abt 460 s 166th st and at e cor lot 147, runs s w 70 x n w 159 x n e 69.9 x s e 169 to beginning, being part of lot 147 map Morrisania, except part for Boston road, 2 and 3-sty frame dwelling and 2-sty frame stable. Albert F Brugman to Anthony F Koelble, of N Y, and James L Van Sant, of Tarrytown, N Y. Oct 29. Nov 3, 1909. 10:2607. othre consid and 100

*Benedict av, s s, 269 e Storrow st, and being lot 105 map (No 1130a) of N Y Catholic Protectory, 25x100. Anastasia Newman to Ida S Johnson. Mort $3,500. Oct 30. Nov 1, 1909. other consid and 100

Bathgate av, Nos 1964 to 1968, e s, 55.6 n 178th st, 53.5x80, three 3-sty frame tenements. Harris Marcus to Harry W Davis. Morts $19,500 and all liens. Nov 1, 1909. 11:3044. other consid and 100

Belmont av| n w cor 186th st, 50x87.6, vacant. James G Wentz to 186th st | Melillo Construction Co. Oct 27. Oct 29, 1909. 11:3074. other consid and 100

Belmont av, No 2037, w s, 233.3 n 179th st, 50.6x71.10x50.2x65.6. 4-sty brk tenement. Martin Tully Construction Co to Carrie Zimmerman. Mort $19,000. Nov 1. Nov 3, 1909. 11:3080. other consid and 100

*Bronxdale av, w s, 89 n w Cruger st, and being lot 71 map (No 1064) of 107 lots of Hudson Park, 25x65x—x—. Edwin A Textor to Leo Russo. Mort $700. Oct 28. Oct 29, 1909. nom

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Bryant av, No 1350, e s, 25 s Jennings st, 20x100, 3-sty brk dwelling Release mort. Margaret Knox to Elviel Realty Co. Q C. Oct 5. Nov 3, 1909. 11:2999. nom

Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty tenement and store.

Brook av, No 460, e s, 99.8 n 145th st, 25.6x100, 5-sty brk tenement and store.
Release dower. Louisa Hotz (Schilling) by Wm A Bartels atty to Wilhelmine, George, Frederick, Ernst, August and Charles Schilling, Kate Boyle, Wilhelmine Korman, Fredericka Augustine, Pauline Bartsch and William Schilling. All title. Q C. Oct 30. Nov 3, 1909. 9:2272. 800

*Briggs av, n s, lot 214 and west part lot 215, map of J S Wood at Williamsbridge, 35.6x94.9x35.11x95.5. Mariantonia V Garofano to Wm H Brazee of Yonkers, N Y. All liens. Oct 14. Nov 3, 1909. other consid and 100

*Bronx Boulevard (Marian st), n w s, lot 360, map (No 223 in West Co) of Washingtonville, 34.5x145.3. Kate Krooss to Marie Engel. Oct 27. Nov 3, 1909. nom

Cauldwell av, 165th st, No 596 — s w cor 165th st, 95x20, 4-sty frame tenement and store. Minnie M Arbogast to Theresa Singer. Mort $6,000. Oct 29. Oct 30, 1909. 10:2622. 100

Cauldwell av, No 969, w s, 95 s 165th st, 24.11x60, 4-sty frame tenement. Adelaide A Hayden to Theresa Singer. Mort $4,000. Oct 29. Oct 30, 1909. 10:2622. 100

Crotona av, w s, 300 n 187th st, 100x80, vacant. Release judgment. Thomas M McCarthy et al firm Austin, Nichols & Co, to Charles Beekman. Oct 25. Oct 29, 1909. 11:3105. 250

Crotona av, s w cor 176th st, 107.6x100, except part for street, vacant. Myer S Perlstein to Hamilton Holding Co. Mort $14,000. Oct 19. Nov 3, 1909. 11:2945. other consid and 100

Cambreling av, e s, 199.6 s Crescent av, 50x100, vacant. James T Barry to Carl Eichhorst. Oct 28. Nov 1, 1909. 11:3089. other consid and 100

*Carpenter av, w s, 46 s 228th st, 33x105, Westchester. Carolina Sgritta widow to Charles Sgritta. Oct 30. Nov 1, 1909. nom

Daly av, e s, 389.2 s Tremont av, late 177th st, runs s — to point 520 s Tremont av, late Locust av, x e — to e s lot 26 on map marked A attached to partition deed in L 784, page 435, in Westchester Co, x n — x w — to beginning, vacant. James C and Daniel S Green to The Harry C Benline Construction Co. Mort $3,000. Oct 29. Oct 30, 1909. 11:2992. other consid and 100

Daly av, No 1987, 178th st — s w cor 178th st, 50x80, 4-sty brk tenement. Carmino Liberti to Carmela Levoli. ½ part. Mort $38,500. Oct 23. Oct 29, 1909. 11:3121. other consid and 100

Eagle av, Nos 695 and 697, w s, 300 s 156th st, 37.6x99.1, 5-sty brk tenement. Release mort. Manhattan Mortgage Co to Noble & Gauss Construction Co. Oct 28. Oct 30, 1909. 10:2617. 27,000

*Eastchester road, e s, 51.6 s Rhinelander av, 51.6x100, and being lots 245, 246 and 249, map (No 1130) of 327 lots Hunter Estate.

Rhinelander av, s s, 100 e Eastchester road, 31.6x100x6.9x103.2. Release mort. James A Blake to Walter J Plimmer. Nov 1. Nov 4, 1909. nom

*Same property. Walter J Plummer to Hudson P Rose Co. Oct 23. Nov 4, 1909. nom

Eagle av, No 594, Terrace pl — s e cor Terrace pl, 50x100, 4-sty brk tenement. Aaron Simon et al to Thomas Mulligan Construction Co. Mort $4,000. Oct 28. Oct 29, 1909. 10:2623. nom

Franklin av, No 1224, 168th st — n e cor 168th st, 35x100, 3-sty frame dwelling and store. Sara D Moorehead to Moorehead Realty & Construction Co. Mort $5,000. Oct 13. Oct 29, 1909. 10:2615. other consid and 100

Forest av, No 731, w s, 156.3 s 156th st, 18.9x87.6, 2-sty frame dwelling. Pauline Schuss to Louis Baumgarten. Mort $5,575. Oct 28. Nov 3, 1909. 10:2645. nom

Forest av, No 872. 161st st, Nos. 753 and 755. — n e cor 161st st, 21x98.6, 3-sty brk and frame tenement and stores. Julia Dorfman et al to Maurice I Jacobs of Brooklyn. All title. Mort $13,000. Oct 20. Nov 4, 1909. 10:2658. othre consid and 100

*Gleason av, s s, 105 e Havemeyer av, 25x108, Unionport. Cath A Cox and ano to Josephine Skrivanek. Nov 1. Nov 3, 1909. other consid and 100

*Gleason av, s s, 105 e Pugsley av, 75x108. George Costar to Martin Pletscher. Mort $3,100. Nov 1. Nov 3, 1909. other consid and 100

*Glebe av, e s, 260.6 n Westchester av, 25x—x—x139. Martin Pletscher to George Costar. Mort $5,500. Nov 1. Nov 3, 1909. other consid and 100

Hoe av, No 1022, on map No 1024, e s, 390 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Chas H Haslop and Mary A his wife tenants by entirely. Mort $24,000. Oct 28. Oct 29, 1909. 10:2749. 100

Honeywell av, No 2004, 178th st, No 901 — n e cor 178th st, 24.11x88.8x25x88.8, 4-sty brk tenement. Mellwin Realty & Construction Co to Emile Blaesius. Mort $18,000. Oct 28. Oct 29, 1909. 11:3122. other consid and 100

Hull av, No 3227, n s, 404.7 e 205th st, 25x100, 2-sty frame dwelling. William Sinnott to Justus W Salzmann. Mort $6,000. Oct 30. Nov 1, 1909. 12:3346. other consid and 100

*Jones av, e s, 600 s Jefferson av, 25x100. Land Co "A" of Edenwald to Herman M Gold. All liens. Sept 13. Oct 29, 1909. nom

*Jones av, e s, 575 s Jefferson av, 25x100. Same to Abraham Bloom. All liens. Sept 13. Oct 29, 1909. nom

Leggett av, Nos 918 and 922, w s, 40 n Kelly st, runs w 110 x n 92.5 x s e — to point on w s Leggett av, 118.9 n Kelly st, x s e 110.10 to w s Leggett av, x s along av, 78.8 to beginning, probable error, two 4-sty brk tenements. Release mort. Bertel Realty Co to Philipp Freudenmacher. Oct 30. Nov 1, 1909. 10:2686. nom

Marmion av, No 1902, e s, 25 n Fairmount pl, 25x97.9x25x96.9, 3-sty brk dwelling. Edwin S Merrill to Julia B wife Edwin S Merrill. C a G. Morts $11,094. Jan 5. Nov 1, 1909. 11:2960. nom

Mapes (Johnson) av, s e s, 331 s 180th st and being lot 147 map of East Tremont, 66x150, except part for av, vacant. Eliza L Rowel and ano to Johanna Birnhaupl. ¼ part. All title. Oct 6. Nov 3, 1909. 11:3108. nom

Same property. Carrie A Dixon et al to same. ½ part. All title. Oct 6. Nov 3, 1909. 11:3108. nom

Mapes av, No 2102, 180th st, No 801 — n e cor 180th st, 93x47, vacant. Emile Blaesius to Mellwin Realty & Construction Co. All liens. Oct 28. Oct 29, 1909. 11:3111. other consid and 100

*Maple av, s w cor 213th st, and being lots 73 and 74, map of W F Duncan at Williamsbridge, 50x100. Melrose Realty Co to Nicoletta Agnelli. Mort $2,500. July 19. Oct 29, 1909. other consid and 100

Old Albany Post road, w s, at n line farm formerly Joseph Delafield, begins at end of a stone fence bet said tract of land and land of Chas W Simmons, runs w 120.10 x s w 235.9 x s e 184.10 to road x n 227 to beginning, contains 3 roods and 9-16 perches. Henry W Hayden, EXR George Pigott to Michele Palladino and Maria Bove. Oct 30. Nov 4, 1909. 13:3421. 10,775

Pelham av, No 537, late Union av, n e s, 300 n w Hoffman st, 50x100, except part for Pelham av, not to exceed 17 ft in width, 2-sty frame dwelling. Henry E Murgatroyd to James J McCluskey. Oct 28. Oct 29, 1909. 12:3273. other consid and 100

Perry av, Nos 3321 to 3331, Reservoir Oval East — w s, 389.11 s Reservoir pl or old road, runs w 104.8 to e s of the "Drive," or Reservoir Oval E, x s 44.5 and 53.8 x e 83.8 to av, x n 83 and 37.1 to beginning, five 2-sty frame dwellings. Irving Construction Co to Metropolitan & Suburban Realty Co. Morts $30,000. Oct 29. Oct 30, 1909. 12:3343. other consid and 100

Prospect av, No 2093, w s, 75 s 180th st, late Samuel st, 47x100, 2-sty frame dwelling and vacant. Jacob Siegel to Amelia Siegel. ½ part. Mort $4,500. Oct 29. Nov 1, 1909. 11:3094. other consid and 100

Prospect av, Nos 1981 to 1989, 178th st, No 750. — s w cor 178th st, four 4-sty brk tenements. James T Barry to Edward A and Arthur J Barry. Nov 4, 1909. 11:3099. other consid and 100

Park av, No 4400, e s, 25 s 181st st, 25x91, 3-sty frame tenement. John G Ribbe to Emily M Ribbe his wife, ½ part. Mort $6,000. Nov 1. Nov 3, 1909. 11:3037. nom

*Richardson av, n e s, 342 n 242d st, runs n e along av 29 x s e 100 x s w 21.10 x s e 25 x s w 7.2 x n w 125 to beginning, Washingtonville. Louisa Hargers to Selina Stafford. Mort $1,200 and all liens. Nov 1. Nov 4, 1909. nom

Ryer av, No 2092, e s, 125 n 180th st, 18.9x104x18.9x104.5, 2-sty brk dwelling. Samuel Merksamer to Rebecca F Levin. Mort $17,000 on this and other property. Nov 3. Nov 4, 1909. 11:3149. nom

Ryer av, No 2094, e s, 143.9 n 180th st, 18.9x103.9x18.9x104, 2-sty brk dwelling. Same to Joe Lowenfeld. Mort as above. Nov 3. Nov 4, 1909. 11:3149. nom

Ryer av, No 2096, e s, 162.6 n 180th st, 37.6x103x37.6x103.9, 2-sty brk dwelling. Same to Julius K Brody. Morts as above. Nov 3. Nov 4, 1909. 11:3149. nom

*Sands av, n s, 241 e Pelham rd, 100x106.3x100x103.6 and being lots 90 to 93, map of 143 lots Paul Estate, Westchester. Q C deed and surrender of right of re-entry. Warranty Realty Co to Emma G Davis. All title. Oct 14. Nov 1, 1909.

*Sands av, n s, 241 e Pelham rd, 100x106.3x100x103.6, and being lots 90 to 93, map of 143 lots Paul Estate at Westchester, except parts for Westchester av. Emma G Davis to Frank M Abbott. Oct 29. Nov 1, 1909. other consid and 100

Sedgwick av, Bailey av — w s, 91.8 n of a proposed st or lane running from Sedgwick av to Bailey av, 75x111.3 to e s Bailey av, x78.11x89, vacant. Edward F Moloney to William Forger. Mort $4,620. Oct 29, 1909. 11:3237. other consid and 100

Stebbins av, No 1359, w s, 275 n from e s Bristow st, runs w 15.3 and 53.3 x n 25.9 x n e 29.2 x e 53.6 to av, x s 25 to beginning, 2-sty frame dwelling. Charlotte Wolff, of Amityville, L I, to Chas A Luce, of Amityville, L I. Mort $7,200. Oct 29. Oct 30, 1909. 11:2972. other consid and 100

Stebbins av, No 1359, w s, 275 n Bristow st, runs w 15.3 and 53.3 x n 25.9 x n e 29.2 x e 53.6 to av, x s 25 to beginning, 2-sty frame dwelling. John W Fraser to Charlotte Wolff. Mort $5,000. Oct 28. Nov 1, 1909. 11:2972. other consid and 100

Southern Boulevard, No 884, e s, 283.4 n Tiffany st, 33.4x100, 4-sty brk tenement. John J Tully Co to Charles Schade. Mort $17,000. Nov 3. Nov 4, 1909. 10:2733. other consid and 100

*Syracuse av, Walnut st, Chestnut st — s e cor Walnut st, runs s 400 x e 125 x s 96 x e 125 to Chestnut st x n 200 x w 125 x n 325 to Syracuse av x w 100 to beginning, Edenwald, and being lots 199, 213, 232, 239, 240 and 521 mortgage map (No 1051) of Arden property, Westchester. FORECLOS, Oct 9, 1909. Cromwell G Macy, Jr, ref to James W McElhinney. Oct 9. Oct 30, 1909. 6,080

*Timpson av, w s, 150 n 205th st, 75x100.
205th st, s s, 50 e Hall av, 25x100.
203d st, n e cor Hall av, 25x91.6.
Town Dock road, s s, 25 w Wilcox st, 50x100.
Emma Kingsman to Par Realty Co, a corpn. Oct 30. Nov 1, 1909. other consid and 100

Tee Taw av, e s, 250 n Park View pl, 25x100x15x100, 2-sty frame dwelling. Foreclosure. (June 22, 1909.) Frank A Spencer, Jr (Referee) to Louis Eickwort. Morts $3,300. Sept 2. Nov 3, 1909. 11:3219. 1,950

Tee Taw av, e s, 275 n Park View pl, 25x100x15x100, 2-sty frame dwelling. FORECLOSURE. (June 22, 1909.) Frank A Spencer Jr (Referee) to Louis Eickwort. Morts $3,300. Sept 2. Nov 3, 1909. 11:3219. 1,950

Tinton av, Nos 1181 and 1183, w s, 126.3 s 168th st, 50x134.11x56.2x135.1, 5-sty brk tenement. Gustav P Helfrich to American Real Estate Co. Mort $42,000. Nov 3, 1909. 10:2662. other consid and 100

*Theriot av, e s, 292.9 s Westchester av, 25x100. Annie F Mackenzie to Nellie C Lambert. Mort $4,000. Nov 1. Nov 3, 1909. other consid and 100

Tiebout av, No 2103, w s, 237 n 180th st, 25x100, 2-sty frame dwelling. George Ress et al INDIVID and as TRUSTEES Henry Ress to Elizabeth Ress. Mort $3,500. Oct 29. Nov 1, 1909. 11:3143 and 3144. 5,600

Trinity av, Nos 996 and 998, e s, 145 s 165th st, 37.6x100.
Trinity av, Nos 992 and 994, e s, adj above on south boundary line agreement.
Benj J Weil with Martha E Hinchman. Oct 27. Oct 29, 1909. 10:2639. nom

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Topping av, No 1766, e s, 235 s 175th st, 20x95, 2-sty brk dwelling. Henry Sillcocks to Liberty Investing Co. Mort $7,500 and all liens. Oct 30, 1909. 11:2799. nom

Union av, No 718, e s, 173.6 s 156th st, runs e 93.6 x s 18.9 x w 93.4 to av, x n 18.9 to beginning, 2-sty brk dwelling. James Russell to Katie E Russell his wife. Mort $——. Nov 3, 1909. 10:2675. nom

*Unionport road, e s, 100 s Morris Park av, 25x107x25x106, and being lot 11 map of Hunt Estate, Van Nest. Carmela Levoli to Carmino Liberti. ½ part. Mort $7,200 and all liens. Oct 23. Oct 29, 1909. other consid and 100

*Unionport road, w s, 52 n Columbus av, 26x— and being lot 439 map Van Nest Park. Max Schwartz et al to Rosie Drillich. Mort $10,000. Nov 1. Nov 3, 1909. other consid and 100

Vyse av, No 1535, w s, 131.3 n 172d st, 18.9x100, 3-sty brk dwelling. Harry C Benline Construction Co to James C and Daniel S Green. Mort $8,500. Oct 29. Oct 30, 1909. 11:2989. other consid and 100

Vyse av, w s, 75 s 173d st, 25x100, vacant.

Boston road, s s and s e s, at e s Stebbins av, 128.11 on curve x 72.4x82.11, and being lot 27 map No 1100 of 300 lots controlled by Henry Morgenthau, vacant.
Geo J Kessler to Emma Warshawsky, of Springfield, Mass. Oct 13. Oct 29, 1909. 11:2989. nom

Valentine av, w s, 304.9 s 183d st, 25x100, vacant. Mary H Hayes to Alice R Murphy. Oct 30. Nov 1, 1909. 11:3150. other consid and 100

Valentine av, 199th st. | s w cor 199th st late Garfield st, 81.2x95x72x95.5, vacant. Hannah wife Henry L School to said Henry L School, of Allentown, Pa. B & S. Nov 30, 1908. Nov 4, 1909. 12:3305. gift

Webb av, No 2466, e s, 474.3 n Devoe Terrace, runs n 25 x e 100 x s 6.1 and 17.9 x w 102.9 to beginning, 2-sty frame dwelling. Edward M Tessier to Grace E Storm. Mort $5,800. Oct 25. Oct 30, 1909. 11:3219. other consid and 100

Webb av, No 2466, e s, 474.3 n Devoe terrace, 25x100.7x23.11x 102.9, 2-sty frame dwelling. Release mort. Edna A Patton to Edward M Tessier. Oct 28. Oct 30, 1909. 11:3219. nom

*White Plains road, Elizabeth st | n w cor Elizabeth st, 100x103.6, except part for road, Olinville. Metropolitan & Suburban Realty Co to Irving Construction Co. Mort $7,500 and all liens. Oct 29. Oct 30, 1909. other consid and 100

*White Plains av, s w cor 220th st, late 6th av or st, 89x79, Wakefield. Michael J Dowd to Alberto de Verastegui, of Dobbs Ferry, N Y. Oct 30. Nov 1, 1909. 100

*Walker av, s s, 55.4 w St Lawrence av ,and being lot 79 blk B map (No 514) of Mapes Estate at West Farms, 27.7x—x25x—. Mary F Lamond to Sally Orth. Q C and Correction Deed. Oct 25. Nov 1, 1909. nom

*Same property. Sally Orth to Della E Cullis. Oct 30. Nov 1, 1909. other consid and 100

*White Plains road, w s, — s Van Nest av, and being lots 77 and 80, map portion Hunt Estate, except part of White Plains road. FORECLOS, Aug 5, 1909. Thos N Cuthbert, ref, to Henry Weber. Oct 30. Nov 1, 1909. 7,151.16

Washington av, No 1836, e s, 162 s 176th st, late Mott st, 62x 120, except part for av, 2-sty frame dwelling and vacant. Lincoln Holding Co to Flora Schreiber. Mort $9,500. Oct 29. Nov 1, 1909. 11:2917. nom

Washington av, e s, 278.6 n 183d st, 50x90, except part for avenue, vacant. Carrie Zimmerman to Martin Tully Construction Co. Mort $4,500. Nov 1. Nov 3, 1909. 11:3053. other consid and 100

Washington av, No 1089. | n w cor 166th st, 37x97.10x37x98.1, 6-sty 166th st. | brk tenement and stores. David Lifland to Moses M Valentine. Morts $52,000. Oct 27. Nov 4, 1909. 9:2388. other consid and 100

Webster av, No 1355, w s, 311.5 s 170th st, 25x90, 4-sty brk tenement. Jacob Weber to Pauline H Dietz. Mort $9,000. Oct 29. Nov 3, 1909. 11:2887. other consid and 100

*Wright av, Pratt av | e s, 225 n Nelson av, 25x162.1 to w s Pratt av x 28.1 x149.3. Land Co "C" of Edenwald to Delia Manning. Oct 29. Nov 4, 1909. nom

*Wright av, Pratt av | e s, 250 n Nelson av, 25x175 to w s Pratt av x28.1x 162.1. Same to Patrick Philbin. Oct 29. Nov 4, 1909. nom

3d av late Fordham av, w s, 110.1 s 176th st late Mott st, 54x100, with all title to strip bet Fordham and 3d avs, vacant. Alfred M Rau to Mary M Henning. Morts $11,000. July 6. Nov 4, 1909. 11:2923. 100

3d av, No 4378. | n e cor 180th st, runs n 74.2 to Quarry road x n Quarry road. | e 96.2 x e 138.5 to w s Monterey av x s 160.6 to Monterey av. | n s 180th st x w 235.2 to beginning, 2-sty frame 180th st. | dwelling and store, 2-sty frame building and vacant. Thos P Kelly to Michael F Kerby. ½ part. All title. Mort $32,000. Feb 3, 1908. Nov 4, 1909. 11:3062. nom

3d av, No 2645 | s w cor 141st st, runs s 27 x w 80 x s 23 x w 20 141st st, No 306 | x n 50 to s s 141st st x e 100 to beginning, 3-sty brk tenement and stores. Adolph Becker to Ulysses A Cannon of Brooklyn. Mort $20,000. Nov 1. Nov 3, 1909. 9:2321. other consid and 100

3d av, Nos 4056 to 4062, e s, 289.10 n 174th st, 99.11 x 100 x 99 x 100, 3 5-sty brk tenements and stores. Samuel Tenofsky to Solomon Finkelstein and Isaac Sugarman. All liens. June 17, 1905. (Re-recorded from June 22, 1905.) Nov 3, 1909. 11:2930. nom

3d av, Nos 4056 to 4062, e s, 289.10 n 174th st, 99.11x100x99x100, 3 5-sty brk tenements and stores. Morris Nierenberg et al to Samuel Tenofsky. May 25, 1905. (Re-recorded from May 27, 1905.) Nov 3, 1909. 11:2930. nom

*5th av Nelson av | n w cor Nelson av, 50x100. Land Co "B" of Edenwald to Patrick F Coyne. July 16. Nov 3, 1909. nom

*The block 600 ft in length and 200 ft in width, the s w s of block being about 1000 n e Williamsburg rd, contains about 4½ acres and marked "A" attached to deed in L 21 cp 181. Sarah E Pearsall, widow to Louise P Avery. Mort $16,500. Aug 30. Nov 3, 1909. nom

Lot begins at n e cor of lot 56 map (No 964) of Wm O Giles at Kingsbridge, runs w along n s said lot 50 x s 29 to s s said lot x e 50 x n 28.1 to beginning. Disry Younkheere to Andrew J Provost, of Brooklyn. June 5. Nov 4, 1909. 12:3258. 650

Lots 64 to 67 map (No 408) of Wm Giles at Kingsbridge Heights, lot begins at n e cor lot 56 where said cor adjoins above lots, runs w 50 x s 29 x e 50 x n 28.1 to beginning, being rear part of lot 56 on map (No 964) of Wm O Giles at Kingsbridge. Andrew J Provost to Mary Du Rack. Sept 28. Nov 4, 1909. 12:3258. other consid and 250

*Plot begins 740 e White Plains road at point 570 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. William Ritsert to Johanna wife William Ritsert. Mort $5,000. July 20. Oct 29, 1909. other consid and 100

Lots 61, 62, 70 to 73 and 77 to 80, map of Undercliff terrace. Ray E Schrakman to Dean Holding Co. Morts $18,878 and all liens. Oct 26. Nov 1, 1909. 11:2880, 2877. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Oct 29, 30, Nov 1, 3 and 4.

BOROUGH OF MANHATTAN.

Bleecker st, No 188, s w s, at n w s McDougal st, 25x98, all. Nicola Galgano to Andrea Rabaudo; 5 years, from July 17, 1909. Oct 30, 1909. 2:526.....other consid and 1,000

Hamilton pl, n e cor 136th st, 27x101.2, all. Patrick J Healy to Morris Kolsby; 19 years, from Oct 18, 1909. Nov 3, 1909. 7:1988.....2,000 to 4,000

Same property. Assign lease. Morris Kolsby to Sanford T Gladding. All title. Oct 27. Nov 3, 1909. 7:1988.....nom

Houston st, No 128 West, corner store and store adj same. Cristina Minetti INDIVID, and as atty for Carmine Minetti to Domenico Paterno; 5 4-12 years, from Jan 1, 1912. Oct 29, 1909. 2:525.....1,980

Hudson st, No 298. | s e cor, all. Fanny C and Chas I Hawkins, Spring st, No 290. | TRUSTEES Abial M Hawkins to Patrick Magee; 5 years from May 1, 1910. Nov 4, 1909. 2:579.....4,200

Same property. Assignment of deposit of $2,500 to become due on surrender of lease. Patrick Magee to Lion Brewery. All title. Oct 27. Nov 4, 1909. 2:579.....2,500

Lewis st, No 102, store. Hyman Rosenblum et al to Philip Hammerschmitt; from Nov 1, 1909 to May 1, 1914. Oct 29, 1909. 2:330.....480 and 570

New Chambers st, Nos 4 and 6. Assign lease. Henry W Mahar to Henry M Myers. Nov 1. Nov 4, 1909. 1:121.....nom

Roosevelt st, No 114. | Assign lease. Peter Doelger to Edward Fol-
Water st, No 328 | sey, of Brooklyn. Oct 29. Oct 30. Nov 3, 1909. 1:110.....nom

Stanton st, Nos 259 and 261, all. Henry S Eisler to Asher Haber; 3 years, from Nov 1, 1909. 2:334.....5,500

Union Square, No 40, all. N Y Life Ins Co, TRUSTEE Frances A Sacket to Theresa and Theodor Arnsberger; 5 years from May 1, 1909. Nov 4, 1909. 3:872.....4,000

Washington st, No 700. | All. Harry and Ida Held to Margaret Mul-
Perry st, No 150. | queen; 5 years from May 1, 1908. Nov 4, 1909. 2:637.....1,200 and 1,320

Same property. Assign lease. Margaret Mulqueen to Annie Hayes. Oct 30. Nov 4, 1909. 2:637.....nom

Washington st, s e cor Murray st, store and basement. Mabel G Maynard to Michael Murray; 5 years from Sept 1, 1909. Nov 4, 1909. 1:129.....3,300

William st, Nos 123-133, w s, 122.11 n John st, runs w 89.3 x n 1.9 x w 5.10 x n 100.4 x e 2.6 x n 23 x e 50 x s 0.9 x e 45.5 to st, x s 130.4 to beginning, the plot. The Minister, Elders, &c, of Reformed Protestant Dutch Church to Collegiate Realty Co; 19½ years, from Nov 1, 1909. Oct 30, 1909. (Two renewals of 21 years each.) 1:78.....taxes, &c, and 18,000

3d st, No 36 East. Surrender lease. Simon Manisof to John Felten. All title. Nov 1. Nov 4, 1909. 2:458.....nom

3d st, No 36 East, all. John C Felten to William Plettke; 5 years from Nov 1, 1909. Nov 4, 1909. 2:458.....1,020

10th st, No 84 East, store and cellar. Isidor Freid to Andrew J Andresen; 4 years, from Nov 1, 1909. Oct 30, 1909. 2:555.1,080

15th st, No 314 East, parlor floor and basement. Solomon Reiner to Jacob and Zena Lichtenstein; 5 years, from May 1, 1910. Nov 3, 1909. 1:286.....990 and 1,200

17th st, No 111 West, basement and store. David Osterweis to Morris Porper; 3 5-12 years, from Dec 1, 1909. Nov 1, 1909. 3:793.....1,300

18th st, No 227, n e s, 280 n w 2d av, 23x92. Assign lease. Mary E wife Chas S Henschel to Geo T Mundorff. Oct 30, 1909. 3:899.nom

18th st, n e s, 257 n w 2d av, 23x92. Assign lease. Adolph Humpfner to Gaetano Lignante. Mort $3,500. Oct 25. Oct 30, 1909. 3:899.....nom

20th st, No 5 East. Assign lease. John Bohling to Henry F Meyer. Oct 30. Nov 1, 1909. 3:849.....nom

23d st, Nos 400 and 402 West. Corner store, 20x60, and room in basement, 10x13. Jacob Appell to Samuel Holzman; 5 years, from May 1, 1910. Nov 1, 1909. 3:720.....2,400 and 2,700

24th st, No 17 West. Assign lease. Peter Maucher to Julia Klotz. All. Nov 1, 1909. 3:826.....nom

31st st, Nos 5 to 9 East | Assign lease and agreement confirming
32d st, Nos 6 to 10 East | lease recorded Aug 12, 1909. Improved Property Holding Co of N Y and Stockton Realty Co with F A O Schwarz, a corpn. Oct 13. Oct 29, 1909. 3:861.....nom

38th st, No 319 West. Assign lease. Alexander Schlaefli to John Schaufelberger. Mort $1,934.45. Oct 28. Nov 1, 1909. 3:762. nom

42d st, Nos 118 and 120 East, all. Fredk W Whitridge as receiver of the Forty-Second Street, Manhattanville & St Nicholas Avenue Railway Co to Patrick J Flannery; 10 years, from Aug 1, 1909. Nov 3, 1909. 5:1296.....6,000 to 8,000

48th st, No 235 East. Consent to assign lease. S Louisa Hubinger to Henrietta Weber. Oct 19. Oct 29, 1909. 5:1322.....nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

54th st, No 446 West, s s, all. Geo W Plunkitt to Peter Ward; 5 years, from May 1, 1910. Oct 29, 1909. 4:1063....900 and 1,200
70th st, n s, 65 w Exterior st, 150x100.4, all. William Lowe to Farmers Feed Co of N Y; 5 8-12 years, from Sept 1, 1909 (5 years renewal). Oct 29, 1909. 5:1482.....4,500
83d st, No 60 West. All. Frances W Haff to Adolph Steeg; 3 years, from Oct 1, 1909. Nov 1, 1909. 4:1196.....2,500
102d st, No 57 East, all. Josef Hamburger to Samuel Felenstein; 3½ years from Nov 1, 1909. Nov 4, 1909. 6:1608.....4,200
105th st, Nos 102 and 104 East. All. Harry M Goldberg and ano to Israel Berger; 3 years, from Nov 1, 1909. Nov 1, 1909. 6:1632 3,750
105th st, No 352 East, store, &c. Henry Strauss to Salvatore Caruso; 3 years, from Nov 1 ,1909. Oct 30, 1909. 6:1676.....216
107th st, No 229 East, all. Leopold Weitzner to John Triolo and ano; 3 years, from April 25, 1909. Oct 29, 1909. 6:1657....1,320
108th st, Nos 17 and 19 West. Barber shop. Sobel & Kean to Antonio Gargano; 3 years, from Nov 1, 1909. Nov 1, 1909. 7:1844 480
112th st| s s, 53.4 w 3d av, runs w 46.7 x s 100.10 x e 100.10 to w 3d av | s 3d av, x n 25 x w — x n — to beginning, all. Agreement modifying terms of lease to read 10 years from Nov 1, 1909, at $5,000 and $5,250, instead of 5 years. Henry Morris et al with Regal Amusement Co. Oct 26. Oct 29, 1909. 6:1639. .....nom
118th st, No 119 West, all. Mrs C Scherz to Samuel Rosenberg; 3 years, from Dec 1, 1909. (Two years renewal.) Oct 30, 1909. 7:1903 1,400
215th st, n s, 150 e Amsterdam av, 50x99.11. Subordination of lease and chattel mort to mort for $10,000. John Mara and Albert and Mary Wild with Eliz A Rheinfrank, of Portchester, N Y. Oct 30. Nov 3, 1909. 8:2212.....nom
Same property. Subordination of lease and chattel mort to mort for $10,000. John Mara and Bernheimer & Schwartz Pilsener Brewing Co with same. Oct 30. Nov 3, 1909. 8:2212.....nom
Av B, No 103, store, &c. Simon Ellinger to Aaron Keil; from Nov 1, 1909, to April 30, 1914. Oct 30, 1909. 2:389.....1,440
Amsterdam av, No 1308. Assign lease. Nathan Snyder to Israel M Marks. Nov 1. Nov 3, 1909. 7:1979.....nom
Bowery, No 102. Assign lease. John H Cavanagh to Arthur Jost. Nov 1. Nov 4, 1909.....nom
Broadway, s w cor Manhattan st, store No 2, 11x50. Charter Construction Co to Solomon Mishnun; 5 years, from Jan 1, 1908. Oct 30, 1909. 7:1995.....1,200
Broadway, No 903, store and basement. Geo H Warren and ano EXRS Geo H Warren, deceased, to Harry Levey; 5 years, from May 1, 1905. (Re-recorded from July 14, 1905.) Oct 29, 1909. 3:848 11,000
Same property. Surrender lease. Harry Levey to Geo H and Lloyd Warren EXRS Geo H Warren. Oct 28. Oct 29, 1909. 3:848.....nom
Columbus av, No 932, south store and part basement and 5 rooms above store. Caroline Otten to Jacob L Herberger; 5 5-12 years, from Nov 1, 1909. Oct 29, 1909. 7:1860.....1,032 to 1,272
Lexington av, No 77, s e cor 26th st, all. Michael D Ryan to Joseph Cohen; 4 7-12 years, from Oct 1, 1909. Oct 29, 1909. 3:884.....5,000
Lenox av, No 465, n w cor 133d st, all. Louisa Finck et al, EXRS August Finck to Henry Monsees; 5 years from May 1, 1907. Nov 4, 1909. 7:1918.....4,000
Same property. Assign lease. Henry Monsees to William Menstell. Oct 29. Nov 4, 1909. 7:1918.....nom
Madison av, No 1767. Assign lease. Wolf Jacobs to Arthur Jost. Nov 1. Nov 4, 1909. 6:1621.....nom
Park av, No 1804. Store. Joseph Frankenthal to Emil & George Busch; 5½ months, from Nov 1, 1909. Nov 1, 1909. 6:1773. .....780 and 900
1st av, No 2317, all. Hyman Kaufman to Ferdinando Cefola; 1 year, from Aug 10, 1909. Oct 30, 1909. 6:1795.....1,980
1st av, No 2297, all. Liberman, Levy & Co to Anna M Cefola; 3 years, from Oct 1, 1909. Oct 30, 1909. 6:1795.....1,500
2d av, No 522, n e cor 29th st, store, &c. Edward Engel to Denis Scully; 3 years, from Oct 1, 1909. Oct 30, 1909. 3:935....1,500
2d av, No 2258, s e cor 116th st. Surrender lease. Ernst Hilker to William Jaeger. June 6, 1907. Oct 30, 1909. 6:1687.....nom
2d av, No 2262. Assign lease. Patrick J Clark to Milton H Zerbe. Oct 26. Nov 3, 1909. 6:1688.....nom
3d av, No 1754. Surrender lease. Salvatore Rizzotto to Nathan Adelsdorfer, Borough of Queens. All title. Oct 29, 1909. 6:1625 .....nom
3d av, No 1219. North store. Edward D Pierson to Christian G Koch; 5 years, from Feb 1, 1909. Nov 1, 1909. 5:1425.....480
5th av, n e cor 31st st, store and basement. Assign lease and agreement confirming lease recorded Aug 12, 1909. Improved Property Holding Co and Fifth Avenue Investing & Impt Co with F A O Schwarz, a corpn. Oct 13. Oct 29, 1909. 3:861.....nom
6th av, No 170, n e cor 12th st, all. Wm S Pfender, TRUSTEE Mary E Hyer to Peter O'Rourke; 7 years, from May 1, 1916. Nov 1, 1909. 2:576 4,200
7th av, No 170. Assign lease. Frank O'Rourke to James Quirk. Oct 25. Nov 4, 1909. 3:770.....nom
8th av, Nos 960 and 962, stores and basements. Augustus F Holly to Northern Bank of N Y; 5 years from May 1, 1910. Nov 4, 1909. 4:1028 5,000
8th av, Nos 776 to 780, 4 upper floors and apartments in rear of stores. Wm J Daniel to Louis Edmonds; 5 years from May 1, 1909. Nov 4, 1909. 4:1019.....14,250
8th av, No 2710, n e cor 144th st, store and basement. Kedgwick Co to Emma Burger; 2 years, from July 15, 1908. Nov 3, 1909. 7:2044..... .....2,000 and 2,250

BOROUGH OF THE BRONX.

Courtlandt av, No 807, store, &c. Magdalena Siemon to Fred S Frankfurter; 5 years from Nov 1, 1909. Nov 4, 1909. 9:2418. 900
Lincoln av, Nos 161 and 163, s w cor 135th st, shop in rear, 40x 30. Chas J and Fredk W Kroehle to Nicholas V Cantasano; 3 7-12 years, from Oct 1, 1909. Oct 30, 1909. 9:2317. 480
Nelson av, s e cor 170th st, lot 19. The City of New York to Daniel Eichner. Nov 5, 1908. 1000 years tax lease. Nov 1, 1909. 9:2520 .....103.23
Tremont av, No 757 East, n w cor Prospect av, store, &c. Frank and Philip Becker to John Miller; 10 years from Oct 1, 1909. Nov 4, 1909. 11:3093.....1,000 to 1,800
Same property. Assign lease. John Miller to Frederick Bohne. Nov 3. Nov 4, 1909. 11:3093.....nom
3d av, s e cor Wendover av, store. Helen Rosenberg to August Michel; 5 years from Feb 1, 1910. Nov 4, 1909. 11:2928. .....1,320 to 1,500

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Oct 29, 30, Nov 1, 3 and 4.

BOROUGH OF MANHATTAN.

Abrams, Betsy to Fredk Traub. 58th st, No 454, s s, 225 e 10th av, 25x100. Oct 30, due Nov 15, 1912, 5%. Nov 1, 1909. 4:1067. 1,200
Ahrens, Hermann to Max Marx. 177th st, n s, 100 w Wadsworth av, 70x89.10. P M. Prior mort $67,000. Oct 29, 1909, 3 years, 6%. 8:2145. 8,000
Adee, Ada M as Committee Clara A Adee with Mary J Ryan. 37th st, No 335, n s, 178 w 1st av, 25x97.8 to s s old Susan st x25.8x94. Extension of $9,000 mort until Oct 3, 1912, 5%. Oct 11. Oct 30, 1909. 3:943. nom
Anderson, Clarence E to MUTUAL LIFE INSURANCE CO of N Y. 60th st, No 22, s s, 287.6 e Columbus av, 37.6x100.5. Prior mort $ —. Nov 3, 1909, due, &c, as per bond. 4:1112. 2,000
Atterbury, Chas L and Grosvenor to U S TRUST CO of N Y. Lexington av, n w cor 70th st, No 131, 30.5x80. Oct 29, 5 years, 4½%. Nov 3, 1909. 5:1405. 60,000
Arth, Frank and Emil Phillips to Diedrich Monsees. Amsterdam av, No 501. Store lease. Prior mort $6,000. Oct 26, demand, 6%. Nov 4, 1909. 4:1215. 1,500
Alcazar Realty Co to Theo Riehl. 115th st, n s, 325 w Broadway, 50x100.11. Certificate as to mort for $12,500. Oct 28. Nov 4, 1909. 7:1896.
Anderson, Chas W to Caroline G Stetson. 132d st, No 156 (152), s s, 513 w Lenox av, 12x99.11. P M. Nov 4, 1909, installs, $125 monthly, 5%. 7:1916. 7,000
Auerbach, Adolph to Mary A Wright. 46th st, No 224, s s, 425 e 8th av, 17.6x100.5. Nov 4, 1909, 3 years, 5%. 4:1017. 20,000
Bogner, Max to Fredk Meyer. 48th st, No 405, n s, 125 w 9th av, 25x125. Prior mort $17,000. Oct 29, 1909, due Jan 1, 1913, 6%. 4:1058. 7,000
Bunting, Eliz M and Jennie R B Moore with Jos B Thomas, Jr. 19th st, No 135, n s, 206 w 3d av, 22x75. Extension of $14,500 mort until Dec 26, 1911, at 5%. Oct 20. Oct 29, 1909. 3:875. nom
Biegeleisen, Louis to Jacob Lederer and ano. 101st st, No 61, n s, 200 w Park av, 25x100.11. Prior mort $16,000. Oct 29, 3 years, 6%. Oct 30, 1909. 6:1607. 1,000
Browne, Mary K of Paris, France to HUDSON CITY SAVINGS INSTITUTION. 68th st, No 26, s s, 41 w Madison av, 18x100.5. Prior mort $15,000. Oct 28, due, &c, as per bond. Nov 1, 1909. 5:1382. 5,000
Bach, Aaron J with Republic of Panama. 107th st, No 13-17 West. Subordination agreement. Oct 30. Nov 1, 1909. 7:1843. nom
Bruce, Sarah E with Ludwig Weinberger. Av D, No 86, e s, 45.4 s 7th st, 22.8x75. Extension of $14,000 mort until Nov 1, 1914, at 5%. Feb 5. Nov 1, 1909. 2:363. nom
Barnard Realty Co to Mary J Kingsland. Broadway, s e cor 180th st, 102.1x127x100x107.11. Nov 1, 1909, 5 years, 4½%. 8:2163. 190,000
Same to same. Same property. Certificate as to above mort. Nov 1, 1909. 8:2163.
Bernstein, Simon C and Estella, wife Louis Schiele to Seymour Realty Co. 7th av, Nos 2304 and 2306, w s, 49.11 n 135th st, 2 lots, each 25x100. Two morts, each $27,000. Oct 28, due Nov 1, 1914, 4½%. Nov 1, 1909. 7:1941. 54,000
Burns, Wm to UNION DIME SAVINGS BANK. Broadway, Nos 2624 and 2626, e s, 50.11 n 99th st, 50x100. Nov 1, 1909, due &c, as per bond. 7:1871. 20,000
Boyd, Alexander, of Peekskill, N Y, to WASHINGTON TRUST CO of City N Y. Pell st, No 26, n e s, about 115 e Mott st, 23.5x90 x23.4x94, on n w s Pell st, Nos 28 and 30, n e s, about 75 e Mott st, 46.10x91x46.8x99 on n w s; 25th st, s s, 150 e 9th av, 25x98.9; 25th st, No 360, s s, 100 e 9th av, 25x98.9, given to secure note for $6,000. Nov 1, due Mar 1, 1910, 4%. Nov 3, 1909. 1:163; 3:748. 6,000
Brothers, Minnie to Julius E Siegel, 61st st, No 112, s s, 117.6 e Park av, 18.6x100.5. Prior mort $—. Nov 3, 1909, 3 years, 6%. 5:1395. 2,900
Baumert, Caroline to Cornelius F Kingsland trustee for Mary H Tompkins will Ambrose C Kingsland. 78th st, No 168, s s, 175 w 3d av, 25x102.2. Nov 1, 5 years, 4½%. Nov 3, 1909. 5:1412. 20,000
Burhans, John of Westfield, N J, to EMIGRANT INDUSTRIAL SAVINGS BANK. West st, Nos 408 to 410, s e cor Charles lane and at s s alley running from West to Washington sts, 62.9x64 x60.11x80.10, s s. Nov 3, 5 years, 4½%. Nov 3, 1909. 2:637. 18,000

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OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Blumenstiel, Emanuel to Christine A Hayward. 89th st, No 322, s s, 282 w West End av, 21x100.8. P M. Nov 3, 1909, due, &c, as per bond. 4:1250. 32,000

Bernhardt, Philip to Frederick J Buckmann. 123d st, No 520, s s, 200 w Amsterdam av, 33.11x100.11. Prior mort $30,000. Nov 1, 3 years, % as per bond. Nov 3, 1909. 7:1977. 3,000

Berry (John B) Co to Eliz Hafner. 180th st, s s, 100 w St Nicholas av, late 11th av, 25x100. Prior mort $25,000. Nov 1, 3 years, 6%. Nov 3, 1909. 8:2162. 7,000

Same to same. Same property. Certificate as to above mort. Nov 1. Nov 3, 1909. 8:2162. ——

Bannon, May E to LAWYERS TITLE INS & TRUST CO. Kingsbridge road or Broadway, s e cor 215th st, 81.7x97.3x74.11x65; Amsterdam av, s w cor 215th st, 99.11x60. P M. Nov 1, 5 years, 5%. Nov 3, 1909. 8:2232. 48,000

Batavia & New York Wood Working Co to Republic of Panama. Claremont av, No 194, s e cor 127th st, Nos 604 to 610, 119.8x100. Oct 30, 5 years, 1½% Nov 3, 1909. 7:1993. 175,000

Burton, John J, of Orange, N J, to Republic of Panama. Pearl st, No 228, s e s, 60.8 s w Burling slip, runs s e 33 x s e 64.3 x s w 23.6 x n w — x s w 0.2 x n w — x n e 2 x n w 36.8 to Pearl st x n e 23.8 to beginning. Nov 4, 1909, 5 years, 4½%. 1:70. 30,000

Cohn, Sigmund and Netty to Johanna Fleck. 72d st, No 424, s s, 338 e 1st av, 25x102.2. Nov 1, 1909, 5 years, 5%. 5:1466. 20,000

Same to Wm Klapper. Same property. Nov 1, 1909, 3 years, 6%. 5:1466. 3,000

Collegiate Realty Co to UNION TRUST CO of N Y, as trustee. William st, No 123 to 133, w s, 122.11 n John st, runs w 89.3x n 1.9 x w 5.10 x n 100.4 x e 2.6 x n 23 x e 50 x s 0.9 x e 45.5 to William st x s 130.4 to beginning. Leasehold. All title, with all title to building now or hereafter upon said premises. Nov 1, 1909, due Nov 1, 1927, at 6%. 1:78. Gold bonds 500,000

Same to same. Same property. Certificate as to above mort. Nov 1, 1909. 1:78. ——

Cox, John W to MUTUAL LIFE INSURANCE CO of N Y. 38th st, No 11, n s, 147.6 w Madison av, 23.9x98.9; 39th st, No 16, s s, 145 w Madison av, 25x98.9. Nov 1, 1909, due, &c, as per bond. 3:868. 10,000

Cork, John J to TITLE GUARANTEE & TRUST CO. 87th st, No 512, s s, 189 e Av A, 18x62.4x18x62.8. Oct 29, 1909, due, &c, as per bond. 5:1583. 6,500

Carroll, Harriett L and Henrietta A De Long to John J Astor et al exrs Caroline W Astor. Cherry st, Nos 468 and 470, n s, 175.4 w Corlears st. 51.7x100x51.10x100. Oct 29, 1909, due, &c, as per bond. 1:263. 25,000

Carroll, Edward Jr to Amy A C Montague. 88th st, No 178, s s, 125 e Amsterdam av; 19x100.8. Prior mort $——. Nov 1, due May 1, 1911, 6%. Nov 3, 1909. 4:1218. 3,000

The City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1903 to 1907, assessed to F Hickersen. Lot 17 on 12th st, s s, betlst and 2d av. June 10, 3 years, 6⅜%. Nov 3, 1909. 2:453. 2,402.02

The City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1903 to 1907, assessed to James Sweeney. Lot 11, on Mulberry st, e s, bet Canal and Bayard st. June 7, 3 years, 7¾%. Nov 3, 1909. 1:200 3,181.44

The City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to S B Jones. Lot 6 on Rose st, n s, bet Duane and New Chambers st. June 7, 3 years, 8%. Nov 3, 1909. 1:119. 2,358.91

The City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1903 to 1907, assessed to Geo Edwards. Lot 42 on 1st st, n s, bet Bowery and 2d av. June 17, 3 years, 7⅛%. Nov 3, 1909. 2:457. 833.04

The City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to T C Baldwin. Lot 5 on Pell st, bet Mott st and Bowery. June 7, 3 years, 8%. Nov 3, 1909. 1:263. 1,911.48

The City of New York to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1905 to 1907, assessed to C F Stickney. Lot 24 on 12th st, s s, bet 2d and 3d avs. June 17, 3 years, 6⅞%. Nv 3, 1909. 2:467. 991.87

Castleton Construction Co to Clementine M Silverman. Broadway, n e cor 162d st, 99.11x100. Prior mort $——. Nov 3, 3 years, 6%. Nov 4, 1909. 8:2122. 35,000

Carfolite, Genaro to Louis Haberstroh. Wadsworth av, w s, 250 s 187th st, 25x150. Nov 4, 1909, due, &c, as per bond. 8:2167. 4,000

Carberry, Henry R to Terence Jacobson. West Broadway, No 555, e s, 97 s 3d st, 22x128. Oct 27, due Nov 1, 1910, 6%. Nov 4, 1909. 2:536. 3,000

Dudek, Joseph and Chas R Ballner to David Mayer Brewing Co. 71st st, No 324, s s, 350 e 2d av, 25x100.4. P M. Prior mort $13,500. Oct 28, 5 years, 5½%. Oct 29, 1909. 5:1445. 6,500

Same to David Mayer Brewing Co. Same property. P M. Prior mort $13,500. Equal lien with mort for $6,500. Oct 28, 1 year, 6%. Oct 29, 1909. 5:1445. 2,000

Davis, Samuel D to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 111th st, No 518, s s, 233.4 w Amsterdam av, 108.4x91.10. Oct 29, 1909, due July 1, 1914, at 4½%. 7:1882. 170,000

de Victoria, Bertha Lopez with Anna Wavra. 69th st, No 320 East. Extension of mort for $2,000 to July 1, 1911, at 6%. May 29. Oct 30, 1909. 5:1443. nom

Doepfner, Otto to TITLE GUARANTEE & TRUST CO. 76th st, No 180, s s, 278 w 3d av, 19x102.2. Oct 29, demand, 6%. Oct 30, 1909. 5:1410. 8,000

Delli, Paoli Alessandro to Joseph Yeska. Broome st, No 387, s w cor Mulberry st, No 177, 25.3x106.3. Prior mort $60,000. Oct 27, 2 years, 6%. Oct 29, 1909. 2:471. 17,000

Duane Street Co to Alfred L White and ano. Duane st, No 164, s w cor Hudson st, 22.6x126.2x22.6x——; Duane st, No 166, 22.2 w Hudson st, 22.6x126.3x22.6x126.9, w s; Duane st, s w cor Hudson st, Nos 21 to 31, runs s 126.4 x e 25.1 x n 18.8 x e 29.3 to Hudson st x n 121.8 to beginning. P M. Prior mort $135,000. Oct 28, due May 1, 1911, 5%. Nov 1, 1909. 1:141. 80,000

Duggin, Chas to FARMERS LOAN & TRUST CO. 38th st, No 213, n s, 150 e 3d av, 25x98.9. P M. Oct 26, 1 year, —%, as per bond. Nov 1, 1909. 3:919. 15,000

Degener, Adelaide to Ella F Schmidt. 69th st, No 30, s s, 333 w Central Park West, 21x100.5. P M. Prior mort $——. Sept 1, 5 years, 4¼%. Nov 1, 1909. 4:1121. 12,000

Degelman, John H to Adolph R Erduin von der Horst Koch and ano. 3d av, No 2100, s w cor 115th st, 32.1x100. Nov 1, 1909, due, &c, as per bond. 6:1642. 75,000

De Nike, Walter H to Wm A Leonard et al trustees Wm B Leonard. Broadway, No 3132, e s, 67.6 s 125th st, 32.6x75. P M. Oct 22, due Nov 1, 1914, 4½%. Nov 3, 1909. 7:1979. 22,500

De Nike, Walter H to Walter S Gurnee et al for Delia E Gurnee under will Walter S Gurnee. Broadway, No 3134, e s, 35 s 125th st, 32.6x75. P M. Oct 22, due Nov 1, 1910, 4½%. Nov 3, 1909. 7:1979. 22,500

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with May Irwin. 45th st, No 156 West. Extension of $15,000 mort until Jan 1, 1910, at 4½%. Oct 29, 1909. 4:999. nom

Epstein, Louis to John T Willets guardian Josiah M Willets. 116th st, Nos 38 and 40, s s, 441 w 5th av, 54x100.11. Oct 29, 1909, 5 years, 5%. 6:1599. 65,000

Epstein, Louis to Henry Jones and ano. 116th st, Nos 38 and 40, s s, 441 w 5th av, 54x100.11. Prior mort $65,000. Oct 29, 1909, 3 years, 6%. 6:1599. 5,000

Elias (Henry) Brewing Co to Katharina Elias. Pleasant av, No 291, w s, 100.7 s 116th st, 25.5x94. Prior mort, $10,000. May 15, demand, 6%. Nov 1, 1909. 6:1709. 10,000

Escher, Laura E to GREENWICH SAVINGS BANK. 63d st, No 105, n s, 44 w Columbus av, 18x100.5. Nov 1, 1909, due, &c, as per bond. 4:1135. 15,000

Edelmeyer, Emily C to Mary E Knight. 71st st, No 117, n s, 150 w Columbus av, 25x102.2. Nov 1, 1909, due Dec 4, 1912, 5½%. 4:1143. 4,000

Eloskey, Julius to Ferguson Bros Engineering Co. 180th st, Nos 707 and 709, n s, 329.5 e Fort Washington av, 50x110. P M. Prior mort $——. Nov 3, 4 years, 6%. Nov 4, 1909. 7:2176. 11,000

Freeman, Benj to Marc H Mack. 7th av, No 198, w s, 74.2 s 22d st, 24.7x100. Nov 4, 1909, 5 years, 4½%. 3:771. 40,000

Same and Hermitage Co with same. Same property. Subordination agreement. No 4, 1909. 3:771. nom

Fleischer, Josef to Callahan Estate, a corpn. Bowery, No 119, e s, 100.2 s Grand st, 24.10x103.2x25x102.11. P M. Oct 30, 2 years, 5%. Nov 4, 1909. 1:304. 17,000

Same to same. Same property. P M. Oct 30, 3 years, 5%. Nov 4, 1909. 1:304. 20,000

Fechter, Benj to Julius Oppenheimer et al trustees Solomon Rothfeld. Grand st, s s, 46.7 w Attorney st, 26.9x100x26.8x100. Nov 1, 5 years, 4½%. Nov 4, 1909. 1:314. 38,500

Friedman (Robert) Construction Co with Aaron M Janpole and Louis Werner. 132d st, s s, 100 w Amsterdam av, 125x99.11. Agreement modifying terms of mort. Nov 1. Nov 3, 1909. 7:1986. nom

Same with same. Same property. Subordination agreement. Nov 1. Nov 3, 1909. 7:1986. nom

Same with same. Same property. Resolution as to subordination of mortgage. Nov 1. Nov 3, 1909. nom

Forty-fourth Street & Fifth Avenue Building Corporation to NEW YORK LIFE INSURANCE CO. 5th av, Nos 525 to 529, s e cor 44th st, No 2, 65x105. Certificate as to mort for $200,000. Oct 26. Nov 1, 1909. 5:1278. ——

Fellows, Wm G with Samuel Rozinsky and Rachel Tally. 4th st, No 92, s s, 125 e 2d av, 25x115. Extension mort for $30,000 to Sept 30, 1914, at 5%. Sept 20. Oct 29, 1909. 2:445. nom

Finkelstein (Herman) Inc to METROPOLITAN SAVINGS BANK. 2d st, No 12, n s, 163.2 e Bowery, 25x65.3x25x64.6. Oct 26, 5 years, 5%. Oct 29, 1909. 2:458. 16,000

Same to same. Same property. Certificate as to above mortgage. Oct 26. Oct 29, 1909. 2:458. ——

Finkelstein (Herman) Inc to Chas Schimmer. 2d st, No 12, n s, 163.2 e 2d av, 25x65.3x25x64.6. Prior mort $——. Oct 27, 3 years, 6%. Oct 29, 1909. 2:458. 2,000

Same to same. Same property. Certificate as to above mortgage. Oct 26. Oct 29, 1909. 2:458. ——

Ferber, Frederick to Morris Bloch. 133d st, No 123, n s, 246 w Lenox av, 27x99.11. P M. Prior mort $20,500. Oct 28, 2 years, 6%. Oct 29, 1909. 7:1918. 3,500

Galgano, Nicola with Andrea Ribaudo. Bleecker st, No 188, s w s, at n w s Macdougal st, Nos 87 and 89, 25x98. Agreement to surrender lease, &c, if default is made in notes July 17, due Mar 15, 1910, —%. Oct 30, 1909. 2:526. 4 notes total 1,000

Gay, Martin to Andrew Brill. 80th st, No 169, n s, 216.8 w 3d av, 16.8x100. P M. Oct 29, 3 years, 4½%. Nov 1, 1909. 5:1509. 11,000

Gerleit, Lizzie D to August Gerleit. 143d st, Nos 312 and 314, s s, 175 w 8th av, 50x99.11. Prior Mort $34,000. Oct 29, 4 years, 5½%. Nov 1, 1909. 7:2043. 10,000

Gutman, Abraham to Christopher Moller. Lexington av, No 1824, w s, 20.11 n 113th st, 20x73.10. Nov 1, 1909, 3 years, 4½%. 6:1641. 2,000

Gayer, Theodore of London, Eng, to Eliz Watson of Surrey, Eng. 2d av, No 1628. Oct 20, due March 25, 1910, 5%. Nov 1, 1909. 5:1547. 2,500

Gutman, Abraham to Chas A Sherman et al, trustees Benj B Sherman. Lexington av, No 1822, n w cor 113th st, No 139, 20.11x73.10. Nov 1, 1909, 3 years, 4½%. 6:1641. 15,000

Gartlan, Delia A to Henry McCaddin Jr Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the United States and Elsewhere, a corporation. 116th st, No 245, n s, 110 w 2d av, 16.8x100.11. Nov 1, 1909, 5 years, 5%. 6:1666. 8,500

Gottlieb, Aaron with BOWERY SAVINGS BANK. Pitt st, No 63. Extension of $18,000 mort until Oct 26, 1914, at 4½%. Oct 26. Oct 29, 1909. 2:343. nom

Gilbert Realty Co to Scheer-Ginsberg Realty & Construction Co. 147th st, No 553, n s, 125 e Broadway, 100x99.11. P M. Prior mort $140,000. Nov 1. Nov 3, 1909, 5 years, 6%. 7:2079. 31,000

Glennon, Edward G to John J Harris. 48th st, No 153, n s, 220 e 7th av, 20x89.9x20.2x92.5. Prior mort $21,000. Nov 3, 1 year, 6%. Nov 4, 1909. 4:1001. 3,000

Goldsticker, Samuel with Aaron M Janpole and Louis Werner. 132d st, s s, 100 w Amsterdam av, 125x99.11. Participation agreement. Nov 3, 1909. 7:1986. ——

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Gray, Ella A with Emma L Hebert. 92d st, s s, 204.4 e Columbus av, 20.4x100.8. Certificate as to reduction of mort. Nov 1. Nov 3, 1909. 4:1205. ——

Goodman, Aaron to THE STATE BANK. 1st av, Nos 1026 to 1030, n e cor 56th st, 60x94. Prior mort $——. Nov 3, demand, 6%. Nov 4, 1909. 5:1368. 9,000

Hornby, Alonzo, of Redlands, Cal, with Fredk Peterson. 50th st, No 4 West. Extension of $20,000 mort until Oct 1, 1911, at 6%. Oct 9. Nov 4, 1909. 5:1265. nom

Hayes, Annie to Central Brewing Co. Washington st, No 700. Saloon lease. Oct 30, demand, 6%. Nov 4, 1909. 2:637. 1,470

Hogan, Josephine E to Esther Cohen. 49th st, No 231, n s, 260 w 2d av, 18x98.8x18.2x95.11. P M. Oct 29, 1909, 3 years, 5%. 5:1323. 8,000

Harris, Sarah to Hyman and Henry Sonn. 157th st, s s, 101.9 w Broadway, 112.6x99.11. P M. Prior mort $45,000. Oct 28, 1 year, 5%. Oct 29, 1909. 8:2134. 25,000

Hendrik Hudson Co with METROPOLITAN LIFE INS CO. Riverside Drive, No 380, s e cor 111th st, runs s 57.7 x s e along Riverside Drive or Cathedral Parkway, 149.2 to n e said Parkway, x e 120 x n 90.11 x w 50 x n 100.11 to s s 111th st, x w 135 to beginning. Extension of mort for $875,000 to Nov 1, 1914, at 5%. Oct 6. Oct 29, 1909. 7:1894. nom

Holland Holding Co with METROPOLITAN LIFE INS CO. Riverside Drive, No 410, n e cor 113th st, 52.7x98.7x50.11x85.3. Extension of $50,000 mort until Nov 1, 1910, at % as per bond. Oct 29, 1909. 7:1895. nom

Hillebrand, Edw A and Clara; and Augusta Pflugheber to Gustav J Niemeyer. Suffolk st, No 116, e s, 100 s Rivington st, 25x100. Prior mort $21,000. Oct 20, 2 years, 6%. Re-recorded from Oct 22, 1909. Nov 1, 1909. 2:348. 6,000

Haines Realty Corporation to Illinois Surety Co. Waverly pl, No 30, s s, 62.9 w Greene st, 37.10x80.6x37.10x80.9. Oct 9, due, &c, as per bond. Nov 1, 1909. 2:547. 8,000

Hubbell, Wm H of Brooklyn, N Y, to FRANKLIN SAVINGS BANK. 67th st, No 52 and 54, s s, 200 e Columbus av, 50x100.5. Nov 1, 1909, 5 years 5%. 4:1119. 48,000

Hoffman, Chas and Edw S Rothschild to FARMERS LOAN & TRUST CO. 5th av, No 537, e s, 95.5 n 44th st, 30x100. P M. Oct 29, 1909, 3 years, % as per bond. 5:1279. 250,000

Ireland, James D to Packard & Co. 135th st, Nos 222 to 258, s s, 175 w 7th av, 350x99.11. Assign rents to secure $4,500. Nov 3. Nov 4, 1909. 7:1940. 4,500

Jacobs, Everett to New York Mortgage & Security Co. 20th st, No 40, s s, 275 e 6th av, 25x92. P M. Nov 4, 1909, 1 year, 6%. 3:821. 35,000

Jackson, Lewis to John A Stewart et al as trustees of the LIVERPOOL & LONDON & GLOBE INS CO in N. Y. Broadway, Nos 2643 and 2615, w s, 26.10 n 100th st, 55x100. Nov 4, 1909, due Oct 31, 1912, 4½%. 7:1872. 18,000

Jungmann, Julius to Chas C Edwards. 3d av, No 1020, w s, 100 n 60th st. Mort reads at c l blk bet 60th and 61st sts, runs w 95 x n 25 x e 95 to av, x s 25 to beginning; 61st st, No 170, s s, 85 w 3d av, runs w 20 x s 100.5 x e 10 x n 25 x e 10 x n 75.5 to beginning; 78th st, No 26, s s, 74 w Madison av, 15.8x76.8. Prior mort $88,000. Oct 26, due, &c, as per bond. Nov 3, 1909. 5:1392 and 1395. 40,000

Jungman (J) Inc, a corporation to CARNEGIE TRUST CO as trustee. Mortgage or deed of trust covering stock in trade located at the following places: 3d av, No 1020; Columbus av, No 428; 42d st, No 1 East; 23d st, Nos 9 to 15 East, and Hudson Terminal Building; also all trade-marks, trade names, &c. Oct 1, 20 years, 6%. Nov 1, 1909. General morts. gold bonds 100,000

Joseph Louis of N Y and Abraham I Lewis of Newark, N J to Republic of Panama. 107th st, No 15, n s, 95 e Manhattan av, 75x100.11. Nov 1, 1909, 5 years, 4½%. 7:1843. 95,000

Johnson-Kahn Co with METROPOLITAN LIFE INS CO. 72d st, No 340, s s, 425 w West End av, 70x102.2. Extension of $200,000 mort until Sept 1, 1914, at 5%. Oct 8. Oct 29, 1909. 4:1183. nom

Same with same. Same property. Extension of $150,000 mort until Sept 1, 1914, at 5%. Oct 8. Oct 29, 1909. 4:1183. nom

Johnson-Kahn Co with METROPOLITAN LIFE INS CO. 72d st, s s, 495 w West End av, runs s 102.2 x e 20 x s 102.2 to n s 71st st, x w 88.8 to land N Y C & H R R R Co x n — to s s 72d st, x e 101.3 to beginning. Extension of $700,000 mort until Sept 1, 1914, at 5%. Oct 8. Oct 29, 1909. 4:1183. nom

Johnson-Kahn Co to METROPOLITAN LIFE INS CO. 72d st, No 340, s s, 425 w West End av, 70x102.2. Oct 27, due Sept 1, 1914, 5%. Oct 29, 1909. 4:1183. 25,000

Same to same. Same property. Certificate as to above mortgage. Oct 27. Oct 29, 1909. 4:1183. ——

Kuhn-Lawson Co to Max Marx. 157th st, s s, 214.3 w Broadway, 112.6x99.11. P M. Prior mort $45,000. Oct 29, 1909, 2 years, 6%. 8:2134. 27,250

Same to same. Same property. Building loan. Prior mort $72,250. Oct 29, 1909, 1 year, 6%. 8:2134. 85,000

Same to same. Same property. Certificate as to above mortgage. Oct 29, 1909. 8:2134. ——

Kauder, Julius J and Fanny Henne with Mary Murray and ano. 6th st, No 807, n s, 125 e Av D, 24.11x90.10. Extension of $4,500 mort until Oct 1, 1914, at 6%. Oct 9. Oct 29, 1909. 2:363. nom

Kelly, Helen M, gdn Eugenia Kelly with Louis Golde. Thompson st, No 57. Extension of $42,000 mort until Oct 28, 1913, at 4½%. Oct 28. Nov 1, 1909. 2:489. nom

Kelly, James S to Charter Construction Co. Broadway, Nos 3181 to 3185, n w cor 127th st, No 601, 80x100. P M. Nov 1, 1909, due Oct 10, 1911, 6%. 7:1995. 25,000

Kirtland, Eliz S, wife of and Michel, of White Plains, N Y, to Wilson M Powell. 82d st, No 322, s s, 112.5 e Riverside Drive, 16x82.10. Nov 1, 1909, 5 years, 4½%. 4:1244. 16,000

Koplik, Jos B to Saml Riker. Catharine st, Nos 25 and 27, e s, 18 s Henry st, 33.11x74.5x33.7x78. Nov 1, 1909, 5 years, 5%. 1:277. 15,000

Kraft, Henry C to Henry Kraft. 106th st, No 23, n s, 25 e Manhattan av, 30x100.11. Prior mort $——. Nov 1, 1909, 6 years, 6%. 7:1842. 6,000

Krauss, Philip to John Unger. 10th av, Nos 285 and 287, w s, 59.3 n 26th st, two lots, each 19.9x80. Two morts, each $14,000. Nov 3, 5 years, 5%. Nov 4, 1909. 3:698. 28,000

Krauss, Philip to Annie R Bauerdorf. 10th av, No 291, w s, 123.6 n 26th st, 24.6x100. Nov 3, 5 years, 5%. Nov 4, 1909. 3:698. 20,000

Krauss, Philip to Eliz Peterson. 10th av, No 289, w s, 98.9 n 26th st, 24.9x100. Nov 3, 5 years, 5%. Nov 4, 1909. 3:698. 20,000

Levy, Louis to Harris Lichtman et al. Pitt st, No 17, w s, 60 s Broome st, 20x100; Ridge st, No 24, e s, 150 s Broome st, 25x100; Broome st, No 125, s w cor Pitt st, No 19, 20x60. Prior mort $——. Aug 30, 1 year, 6%. Nov 3, 1909. 2:341. 6,000

Levy, Celia with John A Philbrick & Bro, a corpn. 118th st, n s, 90 w Morningside av West, 60x100.11. Extension of mort for $12,000 to May 22, 1912, at 6%. Aug 10. Nov 3, 1909. 7:1962. nom

Levy, Edgar A to A L Mordecai & Son, Inc. West End av, Nos 771 to 777, s w cor 98th st, No 300, 75.8x100. Prior mort $68,500. Nov 1, due, &c, as per bond. Nov 3, 1909. 7:1887. 31,500

Levine, Aaron H, of Brooklyn, N Y, and Jacob Wang to TITLE GUARANTEE & TRUST CO. 1st av, Nos 2016 and 2018, s e cor 104th st, 50.11x69. Oct 28, due, &c, as per bond. Oct 29, 1909. 6:1697. 32,000

Lackas, Marianna to Edwin F Seaman et al. 9th av, No 511, w s, 49.5 n 38th st, 24.8x100. P M. Oct 28, 3 years, 5%. Oct 29, 1909. 3:736. 20,000

Lignanti, Gaetano to Adolph Humpfner. 18th st, No 227, n e s, 257 n w 2d av, 23x92. Leasehold. P M. Oct 28, installs, 5%. Oct 29, 1909. 3:899. 1,800

Lawyers Mortgage Co with N Y LIFE INS CO. Broadway, s e cor 163d st, 99.11x100. Agreement as to share ownership in bond and mortgage. Oct 18. Oct 29, 1909. 8:2122. ——

Lawyers Mortgage Co with Leon Hirsch. 1st av, Nos 1700 and 1702, n e cor 88th st, No 403, 39x86. Extension of $45,000 mort until Oct 17, 1914, at 5%. Sept 15. Oct 30, 1909. 5:1568. nom

Lawyers Mortgage Co with Abraham Neuman and Saml Reser. Av A, No 173, s w cor 11th st, Nos 438 to 442, 23.8x94. Extension of $42,000 mort until Sept 1, 1914, at 5%. Oct 13. Oct 30, 1909. 2:438. nom

LAWYERS TITLE INS & TRUST CO with Franklin C Smith. 49th st, n s, 100 e 8th av, 25x100.5. Extension of mort for $16,000 to Sept 23, 1912, at 5%. Sept 29. Nov 3, 1909. 4:1021. nom

LAWYERS TITLE INS & TRUST CO with Annie Bonnie. 37th st, No 329, n s, 263 w 1st av, 20x103.6 to s s old Susan st x irreg x 98.9. Extension of $7,000 mort until Oct 24, 1912, at 5%. Sept 27. Nov 3, 1909. 3:943. nom

LAWYERS TITLE INS & TRUST CO with Louis Hyman. 116th st, No 3, n s, 34.6 w 5th av, 27x100.11. Extension of $26,000 mort until Nov 3, 1914, at 5%. Oct 15. Oct 30, 1909. 6:1600. nom

LAWYERS TITLE INS & TRUST CO with Castleton Construction Co. Broadway, Nos 3881 and 3883, n w cor 162d st, No 601, 99.11x100. Extension of $170,000 mort until Oct 29, 1914, at 5%. Oct 30, 1909. 8:2122. nom

Lempert, Judah and Hyman B to David Gordon. Division st, No 193, s s, 157.2 e Jefferson st, 26.11x48.8x26.4x49.3. Prior mort $15,500. Oct 29, 3 years, 6%. Nov 1, 1909. 1:285. 4,000

Luce, Harry J to Mary E Blodgett. 6th av, Nos 1004 to 1012, s e cor 57th st, No 58, runs s 100.11 x e 49.8 x s — to point 100.5 s 57th st, x e 45.7 x n 100.5 to st x w 95 to beginning. P M. Nov 1, 1909, due Nov 1, 1916, 4½%. 5:1272. 525,000

L & M Holding Co to R Clarence Dorsett guardian Carolyn H Dorsett. 177th st, n s, 100 w St Nicholas av, 100x90. P M. Nov 4, due Dec 1, 1912, 5%. Nov 4, 1909. 8:2144. 16,500

Lawyers Mortgage Co with Saml Stern. Av D, Nos 94 and 96, n e cor 7th st, Nos 287 and 289, 48.4x85. Extension of $60,000 mort until Nov 7, 1914, at 5%. Aug 31. Nov 4, 1909. 2:363. nom

LAWYERS TITLE INS & TRUST CO with Geo B Post et al trustees Mary M Jones. 5th av, No 743, e s, 62.3 n 57th st, 19.7x100. Extension of $35,000 mort until Nov 4, 1914, at % as per bond. Nov 3. Nov 4, 1909. 5:1293. nom

Meyer, Henry F to John Bohling. 20th st, No 5 East. Leasehold. Oct 30, installs, 5%. Nov 1, 1909. 3:849. 34,000

Mundorff, Geo T to Mary E wife Chas S Henschel. 18th st, No 227, n e s, 280 n w 2d av, 23x92. Leasehold. Oct 30, 2 years, 5%. Nov 1, 1909. 3:899. 2,000

MANHATTAN SAVINGS INSTN with Jas G Johnson. 96th st, No 21 (31), n s, 300 w Central Park West, 19x100.11. Extension of $15,000 mort until Dec 31, 1909, at 4½%. Oct 10, 1907. Oct 29, 1909. 7:1832. nom

McDougall, Robt P to Liquid Carbonic Co. 107th st, No 110, s s, 200 w Columbus av, 25x100.11. Prior mort $6,369.44. Oct 29, 3 years, 6%. Oct 30, 1909. 7:1861. 5,800

McReynolds, Annie extrx and trustee Anthony McReynolds with Nanni Mooney. 132d st, No 119 West. Extension of mort for $8,000 to Apr 24, 1912, at 5%. Oct 29. Oct 30, 1909. 7:1917. nom

McCann, Alex to LAWYERS TITLE INS & TRUST CO. 148th st, No 519, n s, 261 w Amsterdam av, 15.6x99.11. Oct 29, 1909, 3 years, 5%. 7:2080. 9,000

Moynihan, Daniel C to KNICKERBOCKER TRUST CO. 126th st, Nos 121 and 123, n s, 290 e Park av, 50x99.11. Oct 30, 3 years, 5%. Nov 3, 1909. 6:1775. 10,000

McCarthy, Wm H to NEW YORK SAVINGS BANK. 12th st, No 336, s s, 83 w Greenwich st, 24x80. P M. Nov 3, 1909, due, &c, as per bond. 2:640. 4,000

Mara, John to Eliz A Rheinfrank. 215th st, n s, 150 e 10th av, 50x99.11. Nov 3, 1909, 5 years, 5%. 8:2212. 10,000

Markewitz, Louisa T with Julius Haase and Wm H Moeller. Amsterdam av, No 307. Extension of $12,000 mort until Dec 1, 1914, at 4½%. Oct 27. Nov 3, 1909. 4:1146. nom

Magee, Patrick E to Lion Brewery. Spring St, No 290. Saloon lease. Oct 27, demand, 6%. Nov 4, 1909. 2:579. 7,500

Menstell, Wm to Henry Wellbrock. Lenox av, No 456, n w cor 133d st. Leasehold. Oct 29, installs, 6%. Nov 4, 1909. 7:1918. notes 4,500

Moore, Frank J to Richard C Doggett. 83d st, No 110, s s, 125 e Park av, 25x102.2. Oct 29, 1 year, 6%. Nov 4, 1909. 5:1511. 10,000

Moore, Frank J to Richard C Doggett. Lexington av, w s, 59.1 n 91st, 18.11x75x19x75. Oct 29, 1 year, 6%. Nov 4, 1909. 5:1520. 5,000

Meteor Realty & Construction Co to City Mortgage Co. 17th st, s s, 575 w 5th av, 50x92. Building loan. Prior mort $——. Nov 4, 1909, demand, 6%. 3:818. 15,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 3:818. ——

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NEW YORK LIFE INS CO with 44th St and 5th Av Building Corpn. 5th av, Nos 525 to 529, s e cor 44th st, No 2. Extension of $550,000 mort until Jan 15, 1915, at 4½%. Oct 18. Oct 30, 1909. 5:1278. nom

Same with same. Same property. Extension of $450,000 mort until Jan 15, 1915, at 4½%. Oct 18, Oct 30, 1909. 5:1278. nom

Noble, Lizzie M with Herman Grossman. Orchard st, No 136, e s, 125.1 s Rivington st, 25.1x87.6. Extension of $23,000 mort until Jan 27, 1915, at 5%. Sept 29. Nov 1, 1909. 2:410. nom

Niedenstein, Henry C to Edward Carroll Jr. 88th st, No 178 West. Estoppel certificate. Nov 1. Nov 3, 1909. 4:1218. —

Nemecek, Vaclav and John to Henry B Kellner. 75th st, No 433, n s, 162.6 w Av A, 37.6x102.2. P M. Prior mort $24,000. Nov 1, 5 years, 6%. Nov 3, 1909. 5:1470. 10,000

Neumer, Ferdinand to Anna C Brunie and ano, exrs, &c. John M Brunie. 7th av, Nos 171 and 173, n e cor 20th st, No 163, on map Nos 163 to 167, 46x80. P M. Nov 4, 1909, 5 years, 4½%. 3:796. 60,000

Neumer, Ferdinand to Geo Ehret. 7th av, Nos 171 and 173, n e cor 20th st, No 163, on map Nos 163 to 167, 46x80. P M. Prior mort $60,000. Nov 4, 1909, 1 year, 5%. 3:796. 15,000

Oestreicher, Oscar to Mary McMahon et al trustees Wm McMahon. 108th st, No 217, n s, 210 e 3d av, 25x100.11. Oct 29, 1909, 3 years, 5%. 6:1658. 11,000

O'Connor, Wm to John McClure. Madison av, No 2101, n e cor 132d st, 19.11x80. Oct 28, 1 year, 5%. Oct 29, 1909. 6:1757. 10,000

Ottmann, Louis, Henry I and Frieda O, trustees Wm Ottmann to Chas E Rushmore and ano, trustees Philip Dater. 2d av, Nos 762 to 766, s e cor 41st st, 49.4x60. June 16, due, &c, as per bond. Nov 3, 1909. 5:1333. 20,000

Pinehurst Realty Co to Henry Bendheim. 145th st, Nos 251 and 253, n s, 100 e 8th av, 51.6x99.11. Oct 28, 5 years, 5%. Oct 30, 1909. 7:2031. 60,000

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 30, 1909. 7:2031. —

Pinehurst Realty Co to Marc H Mack. 145th st Nos 239 and 241, n s, 253.6 e 8th av, 51.6x99.11. Oct 28, 5 years, 5%. Oct 30, 1909. 7:2031. 57,500

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 30, 1909. 7:2031. —

Paton, Morton S from Charles Welland. Reade st, No 131 and Chambers st, No 149. Leasehold. Receipt for $2,000 and certificate as to reduction of mort. Nov 1, 1909. 1:140. —

Paterno Construction Co to BROOKLYN SAVINGS BANK. Northern av, w s, 590.8 n 181st st, runs s 80 x s w 264.7 to Boulevard Lafayette x n 77.5 x n e 238.9 to beginning. Nov 4, 1909, due, &c, as per bond. 8:2179. 60,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 8:2179. —

Pinehurst Realty Co to Chas Hirschhorn. 145th st, Nos 243 and 245, n s, 202.6 e 8th av, 51x99.11. Oct 28, 5 years, 5%. Oct 30, 1909. 7:2031. 57,500

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 30, 1909. 7:2031. —

Pinehurst Realty Co to Fred Hirschhorn. 145th st, Nos 247 and 249, n s, 151.6 e 8th av, 51x99.11. Oct 28, 5 years, 5%. Oct 30, 1909. 7:2031. 57,500

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 30, 1909. 7:2031. —

Pina Investing Co to Anthony Schwoerer, Jr. Broadway, Nos 3828 to 3834, s e cor 160th st, 99.11x125. Prior mort $237,500. Oct 29, 1909, 1 year, 6%. 8:2118. 13,000

Same to same. Same property. Certificate as to above mortgage. Oct 29, 1909. 8:2118. —

Pettet, Edwin B with BOWERY SAVINGS BANK. 15th st, No 308 East. Extension of $12,000 mort until Oct 1, 1914, at 4½%. Oct 22. Oct 29, 1909. 3:921. nom

Perry, Safford G to BROADWAY SAVINGS INSTN. 37th st, No 46, s s, 290 e 6th av, 20x98.9. Oct 29, 1909, 1 year, 4½%. 3:838. 5,000

Rosenblum, Saml to David Meyer. Ludlow st, No 53, w s, about 105 s Grand st, 25x87.6. P M. Prior mort $33,500. Oct 21, 2 years, 6%. Oct 29, 1909. 1:309. 1,500

Rossi, Antonio to TITLE GUARANTEE & TRUST CO. 102d st, No 186, s s, 79.3 e Amsterdam av, 20.9x50.11. Oct 29, 1909, due, &c, as per bond. 7:1856. 9,000

Roman Catholic Church of St Columba, a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK. 25th st, Nos 331 to 345, n s, 275 e 9th av, 175x98.9; 22d st, No 350, s w s, 200 s e 9th av, 20.10x98.6; 21st st, No 343, n s, 225 e 9th av, 25x98.6. Oct 29, 1909, 5 years, 4½%. 3:745 and 749. 114,000

Rieppel, Ludwig to BOWERY SAVINGS BANK. 52d st, No 404, s s, 112.9 e 1st av, 18.9x100.5. Nov 1, 1909, 5 years, 4½%. 5:1363. 5,000

Rodney Realty Co with Morris Spiegel 93d st, No 305 East Agreement that party of first part assumes payment of mort of $5,000. Nov 1, 1909. 5:1556. nom

Rosing, David to Susannah Jarman. 117th st, No 323, n s, 275 e 2d av, 25x100.11; 117th st, No 325 n s, 300 e 2d av, 25x100.11. Nov 1, 1909, 5 years, 4½%. 6:1689. 32,000

Rosenbluth, Emma to Josephine Uterhart. 1st av, No 1033, w s, 86.2 s 57th st, 28x75. Oct 29, due, &c, as per bond. Nov 1, 1909. 5:1349. 23,000

Reed, Ida Clifford to Pauline Hennessy. 129th st, No 20, s s, 253.6 e 5th av, 17.8x99.11. Prior mort $——. Oct 28, 1 year, 6%. Nov 3, 1909. 6:1753. 400

Riley, Margt A to Henry Nassoit. West End av, No 783, w s, 38 n 98th st, 17x80. Prior mort $14,000. Nov 3, 1909, due, &c, as per bond. 7:1888. 700

Richman, Annie and Saml to Morris E Webber and ano, trustees under deed of trust. Av A, No 1533, n w cor 81st st, No 441, 26x80. Sept 27, 5 years, 5%. Nov 3, 1909. 5:1561. 25,000

Same and NINETEENTH WARD BANK et al with same. Same property. Subordination agreement. Sept 27. Nov 3, 1909. 5:1561. nom

Realty Business Corpn to Solomon C Powell. Certificate as to mort for $5,550 covering land in Richmond County, N Y. Nov 3. Nov 4, 1909. General morts. —

Shaffer, Geo H to Frederick M Dearborn. 31st st, No 313 and 315, n s, 160 e 2d av, 40x98.9. Nov 1, 1909, 3 years, 6%. 3:937. 10,000

Same and Rudolph J Hahn with same. Same property. Subordination agreement. Oct 29. Nov 1, 1909. 3:937. nom

Scholle Brothers with Mary H Watts. 75th st, No 142 West. Extension of mort for $17,500 to Nov 1, 1912, at 4%. Oct 27. Nov 1, 1909. 4:1146. nom

Scholle Brothers, a co-partnership with Mary H Watts. 75th st, No 140 West. Extension of $17,000 mort until Nov 1, 1912, at 4%. Nov 1, 1909. 4:1146. nom

Schlesinger, Bernard to Frank Hillman. 116th st, No 234 and 236, s s, 193 w 2d av, 39x100.11. P M. Prior mort $——. Oct 25, 5 years, 6%. Nov 1, 1909. 6:1665. 6,000

Society of Ohel Torah, a corporation to METROPOLITAN SAVINGS BANK. 6th st, No 804, s s, 213 n w Lewis st, 21x97. Nov 1, 1909, 5 years, 5%. 2:360. 15,000

Sandy, Nellie to Adam Moran. St Nicholas av, No 364, e s, 40.4 n 128th st, 20.2x83.7x20x86.6. Oct 30, 2 years, 6%. Nov 1, 1909. 7:1955. 2,500

Suburbs Building Co to Lawyers Westchester Mortgage & Title Co. Consent to mort for $3,000 covering land at North White Plains. Oct 8. Nov 1, 1909. —

Schwarz, Frederick A O with John Soltau. Morningside av, E, No 6. Extension of $31,000 mort until Feb 15, 1913 at 5%. Oct 25. Nov 1, 1909. 7:1849. nom

Stivers (R M), a corporation to Geo E W Stivers. 62d st, Nos 19 and 21, n s, 225 w Central Park West, runs n 100.5 x e 25 x n 100.5 to s s 63d st, Nos 18 and 20 x w 50 x s 100.5 x w 25 x s 100.5 to street x e 50 to beginning. Prior mort $150,000. Oct 4, 1904, 5 years, 4½%. Nov 1, 1909. 4:1115. 75,000

Shlanowsky, Bernard and Annie Frank to GERMAN SAVINGS BANK. Stanton st, No 33½, s s, 100.8 e Chrystie st, runs e 24.5 x s 100 x w 24.9 x e 0.8 x n 75.1 to beginning. Oct 29, 1909, due Sept 1, 1914, 4½%. 2:421. 25,000

Same and Daniel Rosendorf with same. Same property. Subordination agreement. Oct 29, 1909. 2:421. nom

Smith, Edgar M, of Scarsdale, N Y, to J Cooper Mott and ano. 73d st, No 122, s s, 193.9 e Park av, 18.9x102.2. P M. Prior mort $33,000. Oct 19, due Nov 2, 1911, 5%. Oct 29, 1909. 5:1407. 9,000

Sitner, Mollie to May Lewis. 118th st, No 3, n s, 83 e 5th av, 27x50.5. Prior mort $15,000. Oct 28, 1 year, 6%. Oct 29, 1909. 6:1745. 500

Sacks, Meyer to EMPIRE CITY SAVINGS BANK. 130th st, Nos 121 to 127, n s, 80 w Lexington av, 2 lots, each 40x99.11. Two morts, each $32,000. Oct 28, 3 years, 5%. Oct 29, 1909. 6:1779. 64,000

Sacks, Meyer, of Brooklyn, to Abraham Sacks, of Brooklyn. 130th st, Nos 121 to 127, n s, 80 w Lexington av, 80x99.11. Prior morts $145,500. Apr 15, due Nov 1, 1909, 6%. Oct 29, 1909. 6:1779. 7,140

Sacks, Meyer to Keats Co. 130th st, Nos 121 to 127, n s, 80 w Lexington av, 80x90. Prior mort $64,000. Oct 28, 5 years, 6%. Oct 29, 1909. 6:1779. 6,000

Schlossman, Morris and John C Orr Co with Gustav Lange. 1st av, Nos 1704 and 1706. Subordination agreement. Oct 29, 1909. 5:1568. nom

Schlossman, Morris to Gustav Lange. 1st av, Nos 1704 and 1706, e s, 39 n 88th st, 36.6x86. Oct 29, 1909, 5 years, 5%. 5:1568. 35,000

Scully, Denis to Lion Brewery. 2d av, No 522, n e cor 29th st. Saloon lease. Oct 22, demand, 6%. Oct 30, 1909. 3:935. 4,000

Schulder, Abraham, Bessie Goldfarb and Anna Goldman with DRY DOCK SAVINGS INSTITUTION. Broome st, No 63, s e cor Cannon st, No 18, 25x80. Subordination agreement. Oct 28. Oct 29, 1909. 2:326. nom

Solomon, Max to BROOKLYN SAVINGS BANK. 22d st, Nos 147 and 149, n s, 255 e 7th av, 45x98.9. Nov 3, 1909, 5 years, 4½%. 3:798. 145,000

Same and State Realty & Mortgage Co with same. Same property. Subordination agreement. Nov 3, 1909. 3:798. nom

Schatzkin, Solomon M of Bergen Co, N J to Harry Schiff. 86th st, Nos 340 to 346, s s, 100 e Riverside Drive, 100x102.2. P M. Prior mort $——. Nov 1, 3 years, 6%. Nov 3, 1909. 4:1247. 92,000

Schreiner, Geo J to John Schreiner. 89th st, No 319, n s, 300 e 2d av, 25x100.8. P M. Nov 1, 3 years, 6%. Nov 3, 1909. 5:1552. 4,500

Straub, Fredk E to John Schreiner. 89th st, No 311, n s, 200 e 2d av, 25x100.8. P M. Nov 1, 3 years, 6%. Nov 3, 1909. 5:1552. 6,000

Schatzkin, Solomon M to Abraham Mann. 151st st, Nos 512 and 514, s s, 275 w Amsterdam av, 50x99.11. Prior mort $—— Oct 27, due Apr 3, 1912, 5%. Nov 3, 1909. 7:2082. 2,000

Sica, Ellen to EMIGRANT INDUSTRIAL SAVINGS BANK. Manhattan av, No 547, w s, 48.5 s 123d st, 15x74. Nov 3, 1909, 3 years, 4½%. 7:1949. 8,000

Scott, Ellen Y to TITLE GUARANTEE & TRUST CO. West End av, No 775, w s, 25.2 s 98th st, 17.2x100. Nov 1, due, &c, as per bond. Nov 3, 1909. 7:1885. 17,500

Stern, Alex with Lawyers Mortgage Co. 119th st, Nos 332 and 334, s s, 265 w 1st av, 35x100.10 Agreement as to share ownership of mort for $30,000. Nov 1, 1909. 6:1795. nom

Spielberg, Jacob, of N Y and Fanie Eisen, of Albany, N Y, to Josephine B Kohn. 1st st, No 45, s s, 244.11 e 2d av, 20.7x72.1x 20.4x74.6. Oct 29, 5 years, 5%. Nov 4. 1909. 2:442. 16,000

Samuels, Julia with Isidor Kosminsky. 130th st, No 495 West. Extension of $2,000 mort until Nov 1, 1912, at 6%. Oct 25. Nov 4, 1909. 7:1970. nom

Sakolski, Isaac to MUTUAL LIFE INSURANCE CO OF N Y. 32d st, n s, 350 e 2d av, two lots, each 50x98.9. Two P M morts, each $42,000. Nov 4, 1909, due, &c, as per bond. 3:938. 84,000

Sterling Building & Operating Co to TITLE INSURANCE CO OF N Y. Audubon av, No 326, n w cor 181st st, Nos 551 to 555½, 100x75. Nov 1, 3 years, 4½%. Nov 4, 1909. 8:2154 120,000

Same to same. Same property. Certificate as to above mort. Nov 1. Nov 4, 1909. 8:2154. —

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Stacey, J Lewis, of Fayette, N Y, to Wm O'Hanlon. Front st, No 41, s e s, at n e s Coenties slip, No 20, 25x50; Coenties slip, No 26, n e s, 87.8 e Front st, 20.4x51x20.9x51. ⅛ part. Oct 25, 1 year, 6%. Nov 1, 1909. 1:6. 600

Tristano, Melchiore and Antonio to Jaeger Bros Realty Co. 2d av, No 2278, s e cor 116th st, Nos 300 and 302, 20.11x80. P M. Prior mort $15,000. Oct 29, 1909, due Nov 1, 1912, at 6% 6:1687. 6,750

Tomahawk Realty Co to City Mortgage Co. Convent av, No 388, s w cor 149th st, No 450, 99.11x100. Oct 21, demand, 6%. Oct 29, 1909. 7:2063. 130,000

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 29, 1909. 7:2063. ——

Trustees of Elberon Memorial Presbyterian Church of Elberon, N J, with Lewis H Spence. 75th st, No 320 West. Extension of $30,000 mort until Sept 16, 1913, at 4½%. Oct 13. Nov 1, 1909. 4:1184. nom

Tarlach, Veronika to LAWYERS TITLE INS & TRUST CO. 17th st, No 252, s s, 186.8 e 8th av, 17.4x69x17.4x70.10. Nov 1, 1909, 3 years, 5%. 3:766. 8,000

Thom, James to City Real Estate Co. Amsterdam av, e s, 9.846 n from s s 155th st, 100x228.7 to w s of a public drive x—x207.3. Prior mort $25,000. Building loan. Nov 4, 1909, due, &c, as per bond. 8:2149. 6,000

Tolchester Co to Rosalie Corn. 32d st, Nos 329 and 331, n s, 350 e 2d av, 50x98.9. Prior mort $32,000. Nov 4, 1909, 3 years, 6% 12,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 3:938. ——

Tolchester Co to Hugo E Distelhurst. 32d st, Nos 335 and 337, n s, 400 e 2d av, 50x98.9. Prior mort $42,000. Nov 4, 1909, 3 years, 6%. 3:938. 12,000

Same to same. Same property. Certificate as to above mort. Nov 4 1909. 3:938. ——

Vespucci (Amerigo) Realty Co with Phoebe A D Boyle and ano exrs, &c, John Boyle. 114th st, Nos 437 and 439, n s, 93 w Pleasant av, 50x100.11x49x irreg. Extension of $45,000 mort until Nov 1, 1912, at % as per bond. Oct 25 1909. 6:1708 Corrects error in last issue when location was 144th st. nom

Whitehouse, J Norman, trustee for Mary W Dounet will Anne E Schenck with Wm J Bohlk and ano, exrs, &c, Frederic W Bohlk. 119th st, s s, 64.8 e Park av, runs s 34.11 x s e 22.9 x s 24.5 x e 10 x s — to c l blk x e 25 x n 100.11 to st x w 50.6 to beginning. Agreement apportioning mort. Oct 23. Nov 3, 1909. 6:1767. nom

Wall, John L, of Stamford, Conn, to TITLE GUARANTEE & TRUST CO. 45th st, No 414, s s, 200 w 9th av, 25x100.5. Oct 29, due, &c, as per bond. Nov 3, 1909. 4:1054. 12,000

Woolley, Emma J to TITLE GUARANTEE & TRUST CO. 79th st, No 75, n s, 133 w Park av, 17x102.2. Nov 1, due, &c, as per bond. Nov 3, 1909. 5:1491. 12,000

Weil, Sallie to STATE BANK. 72d st, No 203, n s, 71.8 e 3d av, 19.3x76.8. Prior mort $ —. Oct 29, demand, 6%. Nov 4 1909. 5:1427. 4,000

Woodhull, Martha V with Isaac and Celia Fox. 117th st, No 45 West. Extension of $21,000 mort until Nov 1, 1912, at 5%. Oct 20. Nov 4, 1909. 6:1601. nom

Weinstein, Louis, of Brooklyn, N Y, to LAWYERS TITLE INS & TRUST CO. Montgomery st, No 23, e s, 61.6 s Henry st, 19.7x75. Oct 28, 5 years, 5%. Oct 29, 1909. 1:268. 13,000

White, Mary with BOWERY SAVINGS BANK. 19th st, No 206 West. Extension of $3,000 mort until Oct 27, 1914, at 4½%. Oct 27. Oct 29, 1909. 3:768. nom

Weiss, Sidonia to Walter F Kingsland. 28th st, Nos 316 and 318, s w s, 225 w 8th av, 25x98.9. P M. Oct 28, 5 years, 4½%. Oct 29, 1909. 3:751. 15,000

Wronkow, Herman with METROPOLITAN LIFE INS CO. Madison av, Nos 136 and 138, n w cor 31st st, No 21, 49.7x95. Extension of $200,000 mort until Dec 1, 1912, at 4½%. Oct 19. Oct 29, 1909. 3:861. nom

Wacht, Gustave to Real Estate Mortgage Co of N J. 69th st, No 436, s s, 150 w Av A, 41.8x100.5. Oct 30, 5 years, 5%. Nov 1, 1909. 5:1463. 36,000

Weiss, Nathan & Isidor Freundlich to Varona De Cordova. 8th av, Nos 760 and 762, e s, 50.5 s 47th st, 30x100. Oct 29, 5 years, 5%. 4:1018. Nov 1, 1909 48,000

Wasser, Herman to Illinois Surety Co. 1st st, No 116, n s, 100 n w Av A, 18.9x105.11; 1st st, No 114, n s, 118.9 n w Av A, 18.9x105.11. Oct 27. Secures bail bond, —%. Nov 1, 1909. 2:419 4,000

Zirpoli, Petronilla to Eleanor Tobiesen. 115th st, No 338, s s, 175 w 1st av, 25x100.11. Prior mort $——. Nov 3, 1909, 1 year, 6%. 6:1686. 1,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Agnelli, Nicoletta to Melrose Realty Co. Maple av, s w cor 213th st, 50x100, and being lots 73 and 74 map lots at Williamsbridge property W F Duncan. P M. July 19, due Oct 31, 1911, without interest. Oct 29, 1909. 800

Ament, Robert S to Milton P Day. Bush st, s s, 116 w Grand Boulevard and Concourse, 23.6x75. Prior mort $5,000. Oct 30, due Nov 1, 1910, 6%. Nov 1, 1909. 11:2808. 1,000

Ament, Robert S to Jos E Butterworth. Bush st, s s, 139.6 w Grand Boulevard and Concourse, 23.6x75. Prior mort $5,000. Oct 30, 1 year, 6%. Nov 1, 1909. 11:2808. 1,000

*Abbott, Frank M to Emma G Davis. Sands av, n s, 241 e Pelham road, 100x106.3x100x103.6. Oct 29, 3 years, 6%. Nov 1, 1909 1,500

American Real Estate Co a corpn of Rhode Island to LAWYERS TITLE INS & TRUST CO. Melrose av, s w cor 150th st, 100x175. Nov 2, 5 years, 5%. Nov 1, 1909. 9:2328 200,000

Same and Orpheum Co with same. Same property. Subordination of lease and mort to mort for $200,000. Nov 1. Nov 4, 1909. 9:2328. nom

Bryant Company and Harry A Munroe with Andrew Wilson. Hoe av, No 1535, w s, 145 n 172d st, 20x100. Subordination agreement. Oct 21. Oct 29, 1909. 11:2982. nom

Benline (Harry C) Construction Co to James C Green and ano. Daly av, e s, 389.2 s Tremont av, late 177th st, runs s to point 520 s Tremont av, late Locust av, x e — to e s lot 26 on map marked A attached to Partition Deed in L 784 page 435 in Westchester Co, x n — x w — to beginning. P M. Oct 29, due, &c, as per bond. Oct 30, 1909. 11:2992. 10,000

Same to same. Same property. Oct 29, due, &c, as per bond. Oct 30, 1909. 11:2992. 4,250

Bryant Co to Andrew Wilson trustee Chas E Fleming. Hoe av, w s, 145 n 172d st, 20x100. Certificate as to mort for $8,000. Oct 21. Oct 29, 1909. 11:2982. ——

Buckbee, Geo C with Milton P Day. Bush st, s s, 116 w Grand Boulevard, 23.6x75. Subordination agreement. Oct 30. Nov 1, 1909. 11:2808. nom

Buckbee, Geo E with Jos E Butterworth. Bush st, s s, 139.6 w Grand Boulevard and Concourse, 23.6x75. Subordination agreement. Oct 30. Nov 1, 1909. 11:2808. nom

Butterfass, John to Laura Schulteis. 169th st, No 409, n s, 81.6 w Brook av, 27x73.10. Oct 30, 3 years, 6%. Nov 1, 1909. 11:2893. 2,000

Birnhaupl, Johanna to Wm Peters. Mapes av late Johnson av, s e s, 331 s 180th st and being lot 147 map East Tremont, 66x150 except part for Mapes av. P M. Nov 1, 2 years, 5%. Nov 3, 1909. 11:3108. 4,500

Berensticher, Heiman to Marie E Gamp. 145th st, n s, 125 e Willis av, 50x100. Prior mort $——. Nov 4, 1909, due July 5, 1912, 6%. 9:2290. 800

Bertel Realty Co with Philipp Freudenmacher. Kelly st, n w cor Leggett av, 110x132.5x110.10x118.8. Extension of $34,000 mort until Oct 30, 1912, at 5%. Oct 30. Nov 1, 1909. 10:2686. nom

Biograph Co to Jos Mason and ano. 176th st, No 804, s w s, 390 e Prospect av and being lot 57 map No 21 Westchester Co of Fairmount. 100x200, except part for st. Nov 1, 1909, 2 years, 5%. 11:2953. 15,000

*Chapman, Chas J with Penelope Bedell. 228th st, n w cor Prospect Terrace, 80x19. Extension of $750 mort until Oct 13, 1912, at % as per bond. Oct 13. Nov 4, 1909. nom

*Cullis, Della E to Sally Orth. Walker av, s s, 55.4 w St Lawrence av and being lot 79 blk B amended map Mapes Estate. 27.7x—x — x —. P M. Oct 30, due Jan 1, 1915, 5%. Nov 1, 1909. 4,500

*Clemens, Joseph. Peter J Stumpf and Jacob Blaesser to Michl O'Connell. Av E, s e cor 8th st, runs e 230 x s 108 x w 25 x s 108 to st, x w 205 to av, x n 216 to beginning, Unionport. Av E, s w cor 8th st, being gore lot F F map Unionport. P M. Oct 27, 3 years, 5%. Oct 29, 1909. 2,750

Corby, Chas A to G B Raymond & Co. Beaumont av, e s, 116.4 s 183d st, 23.4x128x24x133. Oct 27, due, &c, as per bond. Oct 29, 1909. 11:3101. 1,822.74

*Ciullo, Antonio to Concetta Cervasi. Nereid av, s s, 24.2 e Wilkham av, 24.2x100, Bronx. Oct 16, 5 years, 6%. Nov 4, 1909. 500

Cohen, Esther to TITLE GUARANTEE & TRUST CO. Fulton av, No 1250, e s, 244.2 n 168th st, 19.10x136. Nov 4, 1909, due, &c, as per bond. 10:2612. 3,000

Same to same. Fulton av, No 1252, e s, 244.2 n 168th st, 20.2x106 x20.1x136. Nov 4, 1909, due, &c, as per bond. 10:2612. 3,000

Cusack, Michael F to LAWYERS TITLE INS & TRUST CO. Crotona av, n e cor Fairmount pl, 40.8x70. Nov 4, 1909, 5 years, 5%. 11:2950. 24,000

Same to same. Crotona av, e s, 40.8 n Fairmount pl, four lots, each 39.10x70. Four morts, each $17,500. Nov 4, 1909, 5 years, 5%. 11:2950. 70,000

Ceritto, Rapaello to Walter Grant. Boone av late st, w s, 75 n 173d st, 28.7x101.10x9.3x100. P M. Nov 3, due, &c, as per bond. Nov 4, 1909. 11:3010. 400

Castelluci, Oreste C to ITALIAN SAVINGS BANK of City N Y. 137th st, No 471, n s, 704.2 e Willis av, 16.8x100. Nov 1, 3 years, 5%. Nov 3, 1909. 9:2282. 3,500

Collins, Dennis and Kate to Railroad Co-operative Bldg & Loan Assn. 181st st, s s, 225.8 e Vyse av, runs s 86.7 x w 2.4 x s 18.3 x w 23.1 x n 105.4 to st x e 25 to beginning. Oct 30, installs, 6%. Nov 3, 1909. 11:3133. 1,500

*Capodilupo Construction Co to Annie P Kirk. Beach av, w s, 50 n Gleason av, 25x50. Prior mort $——. Oct 28, 3 years, 5½%. Nov 3, 1909. 3,500

*Same to same. Same property. Certificate as to above mort. Oct 28. Nov 3, 1909. ——

*Same to Geo P Laible. Beach av, n w cor Gleason av, 25x50 Prior mort $——. Oct 28, 3 years, 5½%. Nov 3, 1909. 4,800

*Same to same. Same property. Certificate as to above mort. Oct 28. Nov 3, 1909. ——

Deane, Parker K to Eleanor Robson. Bathgate av, e s, 299.11 s 175th st, 19.1x110.6x19.1x109.10. Prior mort $5,000. Oct 19 1 year, 6%. Oct 29, 1909. 11:2922. 1,000

Diamond, Israel and Saml Boards with Fredk W Boese trus Rebecca M Boese. Intervale av, w s, 213.5 s w 167th st, 53.5x73.9 x55x65.2. Extension of $2,900 mort until Jan 1, 1913, at % as per bond. Oct 29. Oct 30, 1909. 10:2700. nom

Dosso, John B to Bennett T Downing. Manida st, w s, 250 s Spofford av, 25x100. Oct 28, due Jan 1, 1913, 5%. Nov 1, 1909 10:2768. 4,500

Donovan, John J to UNION EXCHANGE BANK. 181st st, n s, 115.3 w Hughes av, 17.2x95. P M. Oct 31, 2 years, 5%. Re-recorded from Dec 14, 1908. Nov 1, 1909. 11:3070. 3,000

Du Rack or Durack, Mary to Andrew J Provost. Lots 64 to 67 map No 408 prop Wm Giles at Kingsbridge, plot begins at n e cor lot 56 on Map No 964, runs w 50 x s 29 x e 50 x n 28.1 to beginning, being rear part of lot 56 said map. P M. Sept 28, 3 years, 5%. Nov 4, 1909. 12:3258. 6,250

D'Ambra, Annie to Mary White trustee for Thomas White. Villa av, n w cor 205th st, —x100x65x100, except part for 205th st. Oct 29, 3 years, 5½%. Nov 3, 1909. 12:3322. 18,000

Same to Saml Keeler. Villa av, w s, 230.7 n Transverse rd at 204th st, 75x100; Villa av, e s, 71.6 s Van Cortlandt av, runs e 120.5 x s 34.2 x s 15.10 x w 121.1 to av x n 50 to beginning; 206th st, n s, at w s lot 604, runs n 100 x e 25 x s 92.9 to st x w 26, being part of lot 604 map prop Geo F and Mary B Ondyke. Prior mort $18,000. Nov 1, 1 year, 6%. Nov 3, 1909. 12:3311, 3313 and 3322. 15,000

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Dietz, Pauline H to Jacob Weber. Webster av, No 1355, w s, 311.5 s 170th st, 25x90. P M. Oct 29, 3 years, 6%. Nov 3, 1909. 11:2887. 5,000

*Drillich, Rosie, Max Schwartz and Nobert or Noberd Drillich with Leopold Frank. Unionport road, w s, 52 n Columbus av, 26x— and being lot 439 map Van Nest Park. Extension of mort for $3,500 to Aug 15, 1914, at 6%. Nov 3, 1909. nom

Eichhorst, Carl to James T Barry. Cambreling av, e s, 199.6 s Crescent av, 50x100. P M. Nov 1, 1909, due May 11, 1910, 5%. 11:3089. 4,500

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Elkan Kahn. Brook av, s e cor 138th st, 100x37.4. Extension of $45,000 mort until Jan 1, 1915, at 4½%. Nov 1, 1909. 9:2265. nom

Foxvale Realty Co to CENTRAL TRUST CO of N Y. Kelly st, No 874, e s, 616.8 n Longwood av, 33.4x100. Nov 1, 5 years, 5%. Nov 3, 1909. 10:2710. 18,000

Same to same. Same property. Certificate as to above mort. Nov 1. Nov 3, 1909. 10:2710. ——

Foxvale Realty Co and Geo F Johnson with CENTRAL TRUST CO. Kelly st, No 874, e s, 616.8 n Longwood av, 33.4x100. Subordination agreement. Nov 1. Nov 3, 1909. 10:2710. nom

Ferguson, Arletta E, of Flushing, L I, to TITLE GUARANTEE & TRUST CO. Eagle av, No 587, w s, 326 s Westchester av, 25x120. Nov 1, due, &c, as per bond. Nov 3, 1909. 10:2616. 3,750

Foley, Adelaide wife John J to Ronalds & Johnson Co. Nelson av, e s, 189.11 n 165th st, 31.8x93.1x31.8x92.3. Prior mort $——. Nov 1, due May 1, 1910, 6%. Nov 3, 1909. 9:2513. 630

Freyer, Katie to Nelson Smith. Rogers pl, w s, 383.10 n Westchester av, 25x72x25x72.4. Nov 4, 1909, 3 years, 5%. 10:2698. 1,000

Fritz, Jacob to DOLLAR SAVINGS BANK of City N Y. Clinton av, w s, 124 s Crotona Park South, 22x140. Nov 4, 1909, due Dec 1, 1912, 5%. 11:2936. 4,500

Fairmount Construction Co to North American Mortgage Co. Fairmount pl, s s, 451 w Southern Boulevard, runs s 103 x w 74.11 x w 35.8 to e s Marmion av, x n 96.1 to pl, x e 100.10 to beginning. Oct 29, 1 year, 6%. Oct 30, 1909. 11:2959. 45,000

Same to same. Same property. Certificate as to above mortgage. Oct 29. Oct 30, 1909. 11:2959. ——

Same and Christiane Realty & Construction Co with same. Same property. Subordination agreement. Oct 29. Oct 30, 1909. 11:2959. nom

Fensterer, Richard to Edw M Tessier. Webb av, No 2466. Certificate as to reduction of mort for $1,500. Oct 27. Oct 30, 1909. 11:3219. ——

Fischer, John F to TITLE GUARANTEE & TRUST CO. 185th st, No 463, n s, 141 w Washington av, 25x100. Oct 29, due, &c, as per bond. Nov 1, 1909. 11:3039. 7,000

Fischer, John F to Martin F Breden. 185th st, n s, 141 w Washington av, 25x100. Prior mort $7,000. Oct 29, 3 years, 6%. Nov 1, 1909. 11:3039. 2,300

Freudenmacher, Philip to Wm L Condit. Leggett av, w s, 40 n Kelly st, 40x110. Oct 30, 3 years, 5%. Nov 1, 1909. 10:2686. 24,000

Same to Louise Borges. Leggett av, w s, 80 n Kelly st, runs w 110 x n 52.5 x s e — to point on w s Leggett av, 118.9 n Kelly st, x s e 110.1 to w s Leggett av, x s 38.8 to beginning. Oct 30, 3 years, 5%. Nov 1, 1909. 10:2686. 27,000

Finkelstein, Saml to Rose M Chumar. Whitlock av, s e s, at s w s Leggett av, and being lot 78 map 352 of Casanova property. Oct 26, due, &c, as per bond. Nov 1, 1909. 10:2604. 2,300

Gerhards, Victor to Manhattan Mortgage Co. Freeman st, n w cor Longfellow av, 100x25. Two subordination agreements. Oct 29. Oct 30, 1909. 11:2999. nom

Germansky, Max to Isaac Brummer. Belmont av, e s, 150 n 183d st, 50x100. P M. Oct 27, due Jan 27, 1910, —%. Oct 29, 1909. 11:3088. 1,000

Gerhards (Albert) Inc to Manhattan Mortgage Co. Longfellow av, n w cor Freeman st, 25x100. Prior mort $——. Oct 29, due, &c, as per bond. Oct 30, 1909. 11:2999. 22,000

Same to same. Same property. Certificate as to above mortgage. Oct 29. Oct 30, 1909. 11:2999. ——

Getz, Edw to Anna M Hoops. 140th (Broncks) st, n s, 200 e College av, and at s e cor lot 83, runs n 100 x e 14.8 x s 100 to st, x w 14.8 to beginning, being part of lot 82 map (No 225) Mott Haven. Nov 4, 1909, due, &c, as per bond. 9:2321. 3,000

Gotthelf, Saml with LAWYERS TITLE INS & TRUST CO. Brook av, s e cor 138th st, 37.4x100. Agreement as to share ownership of mort. Oct 30, 1906. Nov 1, 1909. 9:2265. nom

*Gilles, John J to Herbert J Frost. Lot 47 map Unionport. Nov 3, 3 years, 6%. Nov 4, 1909. 3,300

Gaffney (J C) Construction Co to The City Mortgage Co. Fox st, e s 573.2 n 165th st, 125x100. Building loan. Oct 22, demand, 6%. Nov 4, 1909. 10:2726. 32,500

Same to same. Same property. Certificate as to above mort. Oct 29. Nov 4, 1909. 10:2726. ——

Herzog, Paul M and Annie Heilpern with HARLEM SAVINGS BANK. Lorillard pl, No 2448, e s, 155 n 188th st, 25x97.5. Subordination agreement. Oct 29, 1909. 11:3058. nom

Huber, Geo H to Frances F Thompson. Shakespeare av, e s, abt 178.2 s 168th st. Mort reads adjoining land now or late of Adolph M Bendheim, runs n 219.2 x e 100 x n 18.3 x s e 88.6 to w s Boscobel av x s 213.11 to Cromwell Brook x s e — to land formerly Eliza B Kerfot x w 155 to beginning; all title to land now or formerly under water of Cromwell Brook. Oct 29, due, &c, as per bond. Oct 30, 1909. 9:2506. 16,000

Heilpern, Annie to HARLEM SAVINGS BANK. Lorillard pl, No 2448, e s, 155 n 188th st, 25x97.5. Oct 29, 1909, 5 years, 5%. 11:3058. 4,500

Haslop, Chas H to Gaines-Roberts Co. Hoe av, No 1022, on map No 1024, e s, 390 s Bancroft st, 40x100. P M. Prior mort $24,000. Oct 28, 1 year, 6%. Oct 29, 1909. 10:2749. 3,000

Harvard Realty & Construction Co with August Schieck. St Anns av, No 655. Extension of $3,500 mort until Oct 29, 1914, at 6%. Oct 29. Oct 30, 1909. 9:2358. nom

Hollerith (Joseph) Inc, a corpn, to Alois L Ernst. Union av, e s, 323 s Boston av, 25x100, except part for av. Prior mort $4,300. Oct 25, demand, 6%. Oct 30, 1909. 11:2969. 2,500

Hart, Della E to Sarah M Sandford. Bristow st, Nos 1337 to 1341, w s, 95 s Jennings st, 70x100. P M. Prior mort $35,000. Oct 20, 2 years, 6%. Nov 1, 1909. 11:2972. 10,000

Heatly, Manuel and Louise to HARLEM SAVINGS BANK. Decatur av, n w s, 395 s w 205th st, 25x100. Nov 4, 1909, 3 years, 5%. 12:3349. 4,000

Same and Emil Doelzer with same. Same property. Subordination agreement. Oct 30. Nov 4, 1909. 12:3349. nom

Houlihan, Daniel to Anna L Bachmann. Valentine av, n w s, 267.6 n e Bedford Park Boulevard, 25x68.3x33.7x90.8. Nov 1, due, &c, as per bond. Nov 3, 1909. 12:3306. 6,000

Same to same. Valentine av, n w s, 242.6 n e Bedford Park Boulevard, 25x90.8x33.7x113.1. Nov 1, due, &c, as per bond. Nov 3, 1909. 12:3306. 6,500

Hammond, Eugene H to Warren B Sammis. 239th st, late 3d av, s s, 254.8 w Verio av, late 1st st, 25x100, Woodlawn. Nov 1, 3 years, 5%. Nov 3, 1909. 12:3392. 3,500

Houghey, Mary and Stephen to Teresa Staff, life tenant under will Carl Staff. 189th st, n e s, 95 n w Washington av, 95x140. Oct 29, 1909, 5 years, 5%. 11:3033. 6,000

*Irving Construction Co to Charles L Borck. Elizabeth st, n w cor White Plains road, 103.6x100, Olinville, except part for road. P M. Prior mort $7,500. Oct 29, due, &c, as per bond. Oct 30, 1909. 1,500

Iovine, Michele to Alexander Zentgraf. 151st st, No 330, s s, 175 w Courtlandt av, 25x118.5. P M. Oct 28, due, &c, as per bond. Oct 29, 1909. 9:2410. 6,000

*Irving Construction Co to Chas L Borck. Elizabeth st, n w cor White Plains road, 103.6x100, Olinville. Certificate as to mort for $1,500. Oct 29. Oct 30, 1909. ——

Justice, Fredk S to Andrew M Clute. Monroe av, n e cor 175th st, 70x39, except part for av. Prior mort $7,000. Nov 3, 1909, 2 years, 6%. 11:2800. 1,000

*Kunz, Louise to Edw Guntermann. Tremont av, s e cor Rosedale av, —x—x100x52.11, and being lots 341 to 343 blk I amended map No 514 Mapes, except part for 177th st. Prior mort $9,000. Nov 1, 1 year, 6%. Nov 3, 1909. 3,000

Koelble, Anthony F, of N Y, and James L Van Sant, of Tarrytown, N Y, to DOLLAR SAVINGS BANK of City N Y. Boston road, No 1043, late Boston Post road, n w s, abt 460 s 166th st and at e cor lot 147 map Morrisania, runs s w 70 x n w 159 x n e abt 69.9 x s e 169 to beginning, except part for Boston road. P M. Oct 29, due Dec 1, 1912, 5%. Nov 3, 1909. 10:2607. 18,000

Kroehle Realty Co to Katharine Elias. 157th st, n s, 100 w St Anns av, 50x100. Prior mort $30,000. Jan 1, 4 years, 6%. Nov 1, 1909. 9:2360. 10,000

Lucas, Geo L, Edward, Robt J, Harold and Walter H and Elizabeth Scofield to TITLE GUARANTEE & TRUST CO. Heath av, n w s, 262 n e Boston av, 50x89.6x50x91.3. Nov 3, due, &c, as per bond. Nov 4, 1909. 12:3261. 4,000

Lerman, Ida to American Mortgage Co. Brook av, No 1462, e s, 59.2 n St Paul's pl, 25x100.7x25x100.6. Nov 4, 1909, 5 years, 5%. 11:2895. 11,000

Lerman, Ida, of Brooklyn and Wm J Diamond, N Y, with American Mortgage Co. Brook av, No 1462, e s, 59.2 n St Paul's pl, 25x100.7x25x100.6. Subordination agreement. Nov 4, 1909. 11:2895. nom

Lawyers Mortgage Co with Frank Aranow. St Ann's av, e s, 85.2 s 137th st, runs s 40.2 x e 101.7 x n 30 x e — x n 10 x w 102.8 to beginning; St Ann's av, e s, 45.2 s 137th st, 40.2x102.8x40x103.10. Extension of two morts for $35,000 each until Oct 27, 1914, at 5%. Oct 27. Nov 4, 1909. 10:2549. nom

Lauritano, Giuseppe and Louis Amabile to Sol Sulzberger. Belmont av, Nos 2483 and 2485, w s, about 45 n 189th st, and being lots 248 and 249 map land Cambreling et al, 50x87.6. Prior mort. Nov 3, 1 year, 6%. Nov 4, 1909. 11:3078. 3,000

Michel, Karl A to Lion Brewery. Wendover av, s e cor 3d av, —x—. Saloon lease. Aug 31, demand, 6%. Nov 4, 1909. 11:2928. 2,650

Mercury Realty Co to LAWYERS TITLE INS & TRUST CO. Prospect av, s e cor Beck st, 30x139.5x105.6x96. Nov 4, 1909, 5 years, 5%. 10:2684. 55,000

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Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 10:2684. ——

Same to same. Prospect av, e s, 30 s Beck st, runs e 139.5 x s 19.5 x w 62.5 x n 12.1 x w 100 to av x n 40 to beginning. Nov 4, 1909, 5 years, 5 ,. 10:2684. 35,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 10:2684. ——

Same to North American Mortgage Co. Prospect av, s e cor Beck st, runs s 125 x w 62.5 x n 12.1 x w 100 to av x n 70 to beginning. Prior mort $90,000. Nov 4, 1909, 2 years, 6%. 10:2684. 10,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1099. 10:2684. ——

McCormack, Mary A with Eliza M Zerega et al trustees Augusta Zerega. 176th st, s s, 250 s e Prospect av, 80x200. Extension of $2,000 mort until Aug 18, 1910, at % as per bond. Nov 16, 1907. Nov 3, 1909. 11:2953. nom

*Martino, Antonio, Frank and Leonardo to Susannah Bauerle. McGraw av, n s, 100 w Cottage Grove av, 25x100. Nov 1, due Dec 31, 1912, 6%. Nov 3, 1909. 1,000

*McDonough, Thomas P to Bridget O'B Sullivan. Wright st, w s, and being lots 86 and 87 map 107 lots Hudson Park. P M. Oct 15, 3 years, % as per bond. Nov 3, 1909. 1,300

*Manzione, Vincenzo to Martha C McKnight. Wickham av, e s, 150 n Nereid av, — to Barnes av x —x61.6x50x97.6 and being lots 1 and 2 blk 6 map (No 1140) Sec 1, Bathgate Estate. Nov 1, due, &c, as per bond. Nov 3, 1909. 1,200

Masten (G H) Realty Co to Eliz M Miller. Loring pl, e s, 307.11 n 183d st, 44x110. Oct 27, due, &c, as per bond. Oct 29, 1909. 11.3225. 12,000

Same to same. Same property. Certificate as to above mortgage. Oct 29, 1909. 11:3225. ——

Mountain Construction Co to Duane S Everson. 188th st, No 514, s s, 52 w Bathgate av, 20x90.9x20x90.4. Oct 28, 5 years, 5½%. Oct 29, 1909. 11:3057. 7,500

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 29, 1909. 11:3057. ——

Same and Fredk N Du Bois et al with same. Same property. Subordination agreement. Oct 15.. Oct 29, 1909. 11:3057. nom

Mountain Construction Co to Brainerd P Salmon. 188th st, s s, 72 w Bathgate av, 20x89.4. Prior mort $7,500. Oct 29, 1 year, 6%. Oct 30, 1909. 11:3057. 2,000

Melillo Construction Co to James G Wentz. Belmont av, n w cor 186th st, 50x87.6. Building loan. Oct 28, demand, 6%. Oct 29, 1909. 11:3074. 34,500

Same to same. Same property. Certificate as to above mortgage. Oct 28. Oct 29, 1909. 11:3079. ——

Moorehead Realty & Construction Co to Walter E Phelps. Franklin av, No 1224, n e cor 168th st, 35x100. Building loan. Oct 28, demand, 6%. Oct 29, 1909. 10:2615. 35,000

Same to same. Same property. Certificate as to above mort. Oct 26. Oct 29, 1909. 10:2615. ——

Mestaniz, Emma M S to Max Cohen and ano. Jackson av, n e cor 160th st, runs e 175 to Forest av x n 24.1 x w 175 to Jackson av x s 24.1 to beginning; Forest av, n w s, 197.6 s w 161st st, runs n w 175 to Jackson av, No 842,, x s w 24 x s e 175 to av x n e 24 to beginning. Building loan. Oct 29, 1 year, 6%. Oct 30, 1909. 10:2647. 55,250

Mellwin Realty & Construction Co to Emile Blaesius. Mapes av, No. 2102, n e cor 180th st, No 801, 93x47. P M. Oct 28, due, &c, as per bond. Oct 29, 1909. 11:3111. 900

Metropolitan & Suburban Realty Co to Sigmund Ernst and ano. Perry av, w s, 500 n Holt pl, 22x84.5 to Reservoir Oval x22x83.8. P M. Prior mort $6,000. Oct 29, due, &c, as per bond. Oct 30, 1909. 12:3343. 500

McCluskey, James J to Henry E Murgatroyd. Pelham av, No 537, late Union av, n e s, 300 n w Hoffman st, 50x100. P M. Oct 28, 4 years, 5%. Oct 29, 1909. 12:3273. 5,000

McLernon Realty & Construction Co to Saml A Archibold. 188th st, No 127, n w s, 658.9 n e Tee Taw av, 25.2x96.10x25x99.5. Prior mort $5,000. Nov 1, 1909, 1 year, 6%. 11:3219. 1,100

Murphy, Alice R to Mary H Hayes. Valentine av, w s, 304.9 s 183d st, 25x100. P M. Oct 30, 3 years, 5%. Nov 1, 1909. 11-3150. 2,200

Noble & Gauss Construction Co to Noel B Sanborn et al trustees Isaac G Pearson. Eagle av, No 697, w s, 300 s 156th st, 37.6x 99.1. Certificate as to mort for $27,000. Nov 1, 1909. 10:2617. ——

Noble & Gauss Construction Co to Noel B Sanborn et al, trustee Isaac Green Pearson. Eagle av, No 695, w s, 300 s 156th st, 37.6x 99.1. Oct 29, 5 years, 5%. Oct 30, 1909. 10:2617. 27,000

Noble & Gauss Construction Co to Manhattan Mortgage Co. Park av, e s, 85 s 179th st, 40x116. Prior mort $——. Oct 29. Oct 30, 1909, due, &c, as per bond. 11:3035. 27,000

Same to same. Same property. Certificate as to above mort. Oct 29. Oct 30, 1909. 11:3035. ——

*Niebuhr, John H to Henry Snyder. Morris Park av, s s, 97 w Bronxdale av and being Lot 102 map 211 lots part of Downing Est. 25x100. Prior mort $8,000. Oct 29, 1 year, 6%. Oct 30. 1909. 1,500

New York Orthopaedic Dispensary Hospital with Kate McGrath. Bathgate av, w s, 97 n 182d st, 18.3x86. Extension of $5,500 mort until Nov 21, 1914, at 5%. Nov 3, 1909. 11:3050. nom

Oesting, Wm C, Sr with Gustav P Helfrich. Tinton av, w s, 126.3 s 168th st, 50x134.11. Extension of $42,000 mort until June 16, 1913, at 5%. Nov 3, 1909. 10:2662. nom

Pirk, Amalia to Chas A Benkiser. Clinton av, w s, 119 s 181st, 21.2x91.1. Prior mort, $5,500. Oct 28, due, &c, as per bond. Oct 30, 1909. 11:3096. 1,000

Same to same. Clinton av, w s,94.6 s 181st st, runs w 41.1 x s 5.6 x w 50 x s 19 x e 91.1 to av x n 24.6 to beginning. Prior mort $3,100. Oct 28, due, &c, as per bond. Oct 30, 1909. 11:3096. 1,000

Palisade Building Co to Matthew Halpin. 175th st, n w s, 141.11 s w Macombs road, 25x113x26.3x120.11; 175th st, n w s, 191.11 s w Macombs road, 25x97.4x26.3x105.3. Nov 1, 1909, 3 years, 5%. 11:2876. 5,500

Same to same. Same property. Certificate as to above mortgage. Oct 28. Nov 1, 1909. 11:2876. ——

Pletscher, Martin to Geo Costar. 12th st, s s, 105 e Gleason av, 75x108. P M. Prior mort $1,500. Nov 1, 2 years, 6%. Nov 3, 1909. 1,600

Palladino, Michele and Maria Bove to Henry W Hayden, exr Geo Pigott. Old Albany Post road, w s, at n line farm formerly Jos Delafield, begins at end of stone fence bet said tract of land and land Chas W Simmons, runs w 120.10 x s w 235.9 x s e 184.10 to road x n 227 to beginning, contains 3 roods and 9-16 perches. P M. Oct 30, 5 years, 5%. Nov 4, 1909. 13:3421. 7,000

Phelan, Wm L to Lizzie Van Riper. Valentine av, e s, 152.8 n 181st st, 20x118. Nov 1, 5 years, 5%. Nov 3, 1909. 11:3144. 7,500

Same to Emil A Thibaut. Valentine av, e s, 132.8 n 181st st, 20x118.3x20x118.6. Nov 1, 5 years, 5%. Nov 3, 1909. 11:3144. 8,000

Reilly, Peter to Kerin & Dunn, a corpn. Crotona av, w s, 100 n Oakland pl, 25x125. Oct 29, 2 years, 6%. Oct 30, 1909. 11:3080. 1,400

*Russo, Leo to Edwin A Textor. Bronxdale av, w s, 89 n w Cruger st, and being lot 71 map 107 lots Hudson Park, 25x65x —x—. Oct 28, 5 years, 5%. Oct 29, 1909. 700

Rauter, Julius with Chas H Reinhold. 157th st, No 325, old No 575, n e s, abt 182 w Courtlandt av, 16.9x100. Extension of $5,000 mort until Feb 1, 1913, at 5%. Jan 29. Oct 29, 1909. 9:2417. nom

Same with same. 157th st, No 321, old No 577, n e s, abt 165 w Courtlandt av, 16.9x100. Extension of $5,000 mort until Feb 1, 1913, at 5%. Jan 29. Oct 29, 1909. 9:2417. nom

Rollmann, Mary J to Bates & Oesting, Jr, Co. Fox st, No 961, w s, 205 n 163d st, 40x106.8x40x107.1. P M. Nov 1, 1909, 3 years, 6%. 10:2714. 7,000

Ryan, James to Mulhall Realty Co. Coster st, No 720, e s, 193.9 n Spofford av, runs e 100 x n 9.7 x n w 10.4 x w 95.4 to st x s 18.9 to beginning. P M. Prior mort $4,200. Nov 1, due, &c, as per bond. Nov 3, 1909. 10:2764. 1,300

Rohan, Margt to GERMAN SAVINGS BANK. 135th st, No 608, s s, 424.10 e St Anns av, 25.2x100. Nov 1, 5 years, 5%. Nov 3, 1909. 10:2547. 9,500

Same and Chas Handte et al with same. Same property. Certificate as to above mort. Nov 1. Nov 3, 1909. 10:2547. ——

*Sellite, Raffo to Michael Murtha. Julianna st, s s, 100 w Olinville av, two lots, each 25x100. Two morts, each $5,000. Nov 2, due, &c, as per bond. Nov 3, 1909. 10,000

Sauer, Geo O and Max F Schober to Lena Vogel. 169th st, Nos 360 and 362, s s, 60 w Teller av, 40x90. Prior mort $11,500 given to secure payment of mort covering Union av, s e cor 156th st. Oct 30, due May 1, 1911, 6%. Nov 3, 1909. 9:2431 and 2436. 1,000

*Skrivanek, Josephine to Francis B Cox. Gleason av, s s, 105 e Havemeyer av, 25x108. P M. Nov 1, 3 years, 5½%. Nov 3, 1909. 1,600

Schober, Marie E wife Max F to Lena Vogel. Union av, s e cor 156th st, 25x91. Prior mort $13,500, given as collateral security for mort covering Nos 360 and 362 East 169th st. Oct 30, due May 1, 1911, 6%. Nov 3, 1909. 10:2675. 1,000

*Soderwall, Ellen G to Hudson P Rose Co. McDonald st, s s, 233.5 w Stillwell av, 25x100 and being lot 207 map 327 lots Hunter Estate. P M. Sept 30, 3 years, 5½%. Nov 3, 1909. 340

Streifler (Jacob) Co to Manhattan Mortgage Co. Wilkens pl or av, e s, 175 s Jennings st, runs e 159.6 x s 54 x w 142.1 to pl x n 50 to beginning. Prior mort $——. Nov 4, 1909, due, &c, as per bond. 11:2976. 45,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 11:2976. ——

Sauer, Geo O and Max F Schober to Josephine Riehm. 169th st, Nos 360 and 362, s s, 60 w Teller av, 40x90. P M. Prior mort $10,000. Oct 30, due, &c, as per bond. Nov 1, 1909. 9:2431 and 2436. 1,500

*Sgritta, Chas to Caroline Sgritta. Carpenter av, w s, 46 s 228th st, 33x105. P M. Oct 30, 6 years, 6%. Nov 1, 1909. 3,700

Sturgis, Minna T to Harry E Chapman. Private cross road leading from Riverdale av through lands T Bailey Meyers to Mosholu and Spuyten Duyvil road at lands Barney, runs n e 194 x s e 69 x s w 40 x s e 200 x s w 45 to Private cross road, x n w 190 to beginning, contains 784-1,000 acres. Prior mort $5,-500. Oct 30, due, &c, as per bond. Nov 1, 1909. 13:3414. 1,000

Schreiber, Flora to Lincoln Holding Co. Washington av, No 1836, e s, 162 s 176th st, late Mott st, 62x120, except part for av. P M. Prior mort $——. Oct 29, 3 years, 5½%. Nov 1, 1909. 11:2917. 16,500

Simpson, Wm V with Duane S Everson. 188th st, s s, 52 w Bathgate av, 20x89.5. Subordination agreement. Oct 28. Oct 29, 1909. 11:3057. nom

Singhi (H U) Realty Co to Mary M Gardiner. 193d st, No 57, n s, 65 e Morris av, 20x80. Oct 29, 5 years, 5%. Oct 30, 1909. 11:3177. 8,000

Same to same. Same property. Certificate as to above mort. Oct 19. Oct 30, 1909. 11:3177. ——

Singer, Theresa to Minnie M Arbogast. Cauldwell av, s w cor 165th st, No 596, 95x20. P M. Oct 29, 3 years, 5%. Oct 30, 1909. 10:2622. 2,000

Starr, Jennie to Adele Freese. Franklin av, n w s, 113.3 s w 170th st, 20x100, except part for av. Oct 28, 3 years, 5%. Oct 29, 1909. 11:2931. 5,000

Sabo, Frederick C to N Y Co-operative Bldg & Loan Assn. Prospect av, w s, 100 n 156th st, 25x99.4x25x98.4. Oct 29, 1909, installs, 6%. 10:2676. 1,500

Schieck, August to Walter F Kingsland. Westchester av, n s, 105.5 w Eagle av, runs n w 94 x e 34.10 x s — to Westchester av x w 26.10 to beginning. Oct 29, 5 years, 4½%. Oct 30, 1909. 10:2617. 6,500

*Sullivan, Michael to Margt O'Keeffe. 229th st, late 15th av, n s, 280 e White Plains road, and being lot 588 map Wakefield, 100 x114. Nov 1, due, &c, as per bond. Nov 4, 1909. 2,055

Tackney, Jennie to Oliver E Davis. Bryant av, w s, 190.3 s Garrison av, 25x100, and being lot 93 map (No 1273) of 369 lots owned by Hunts Point Realty Co. P M. Prior mort $7,000. Nov 3, 2 years, 6%. Nov 4, 1909. 10:2761. 2,000

Tomich, John J to Howard T Cole. Freeman st, No 950, s s, 100 e Hoe av, 25x95, and being lot 47 map Sect A Vyse Estate. P M. Prior mort $——. Oct 29, 1909, 3 years, 5%. 11:2986. 7,500

TITLE GUARANTEE & TRUST CO with Alois Knecht. 145th st, No 476, old No 740, s s, 125 w Brook av, 25x100. Extension of mort for $4,500 to Dec 13, 1912, at 5%. Oct 28. Oct 29, 1909. 9:2289. nom

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The E & W Construction Co to GERMAN SAVINGS BANK. Brook av, s w cor 137th st, 40x100. Nov 1, 5 years, 5%. Nov 4, 1909. 9:2264. 42,000

Same to same. Same property. Certificate as to above mort. Nov 3. Nov 4, 1909. 9:2264. ——

Tucker, Maggie F, individ and as extrx, &c, Denis Burns to Emma H Warren. 185th st, No 469, n s, 101 w Washington av, 16.8x 100. P M. Oct 29, due, &c, as per bond. Nov 3, 1909. 11:3039. 2,500

*Valento, Speciose to AMERICAN SAVINGS BANK. Leland st, w s, 117.11 s Meadow Drive and being lots 162 and 163 map 170 lots Siems Estate, 50x100. Oct 29, 3 years, 5½%. Oct 30, 1909. 2,000

Vollmar, Lillian E M to Bremen Realty & Construction Co. Fairmount pl, No 869, n s, 303.5 w Southern Boulevard, 25x100. P M. Prior mort $5,500. Nov 1, 1909, due, &c, as per bond. 11:2960. 1,500

*Weber, Henry to David E Levey. Washington st, w s, 150 s Columbus av, 25x— to Unionport road, e s, 91 s Columbus av, —x—, and being lots 77 and 80 map portion Hunt Estate, except part for White Plains road. Oct 30, 3 years, 5%. Nov 1, 1909. 8,000

Wolff, Charlotte to John W Frazer. Stebbins av, No 1359, w s, 275 n Bristow st, runs w 15.3 x w 53.3 x n 25.9 x n e 29.2 x e 53.6 to av, x s 25 to beginning. P M. Oct 28, due, &c, as per bond. Nov 1, 1909. 11:2972. 2,200

Wall (Arthur W) Bldg & Construction Co to Duane S Everson. Minford pl, No 1451, w s, 225.9 s 172d st, 25.9x100. Oct 29. Oct 30, 1909, 4 years, 5%. 11:2977. 14,000

Same to same. Same property. Certificate as to above mort. Oct 29. Oct 30, 1909. 11:2977. ——

Same and Wm T Hookey, Inc, with same. Same property. Subordination agreement. Oct 29. Oct 30, 1909. 11:2977. nom

Wall (Arthur W) Building & Construction Co and Wm T Hookey, Inc, with John S Bussing. Minford pl, No 1449, w s, 251.6 s 172d st, 25.9x100. Subordination agreement. Oct 28. Oct 29, 1909. 11:2977. nom

Waters (Thomas J) Co to TITLE GUARANTEE & TRUST CO. 163d st, n s, 90 e Ogden av, 50x100. Oct. 28, due, &c, as per bond. Oct 29, 1909. 9:2511. 40,000

Same to same. Same property. Certificate as to above mort. Oct 27. Oct 29, 1909. 9:2511. ——

Weldon, Mary J to Chas A Benkiser. Simpson st, No 1166, e s, 197.11 n Home st, 25x100. Prior mort $5,500. Nov 3, 3 years, 6%. Nov 4, 1909. 11:2975. 1,500

Wiedhopf, Clara to John B Diho. 170th st, n s, 28 e Bristow st, two lots, each 36x90. Two morts, each $18,000. Nov 4, 1909, 5 years, 5%. 11:2964. 36,000

Same to Marion Levy. Same property. Two morts, each $2,000. Two prior morts, each $18,000. Nov 4, 1909, 2 years, 6%. 11:2964. 4,000

Same to Carl Fischer. 170th st, n e cor Bristow st, 90x28. Prior mort $——. Oct 29, 3 years, 5%. Nov 4, 1909. 11:2964. 23,000

Same to same. Same property. Prior mort $23,000. Oct 29, 2 years, 6%. Nov 4, 1909. 11:2964. 3,000

Same to same. Bristow st, e s, 90 n 170th st, 35x100. Oct 29, 3 years, 5%. Nov 4, 1909. 11:2964. 18,000

Same to same. Same property. Prior mort $18,000. Oct 29, 2 years, 6%. Nov 4, 1909. 11:2964. 2,000

Winnie Realty & Construction Co to Alphonse H Kursheidt et al, trustees Frederic A Kursheidt. Intervale av, s w s, at e s Kelly st, 115x12x100x68.11. Nov 4, 1909, 4 years, 5%. 10:2710. 45,000

Same to same. Same property. Certificate as to above mort. Nov 4, 1909. 10:2710. ——

Wilker, Fred H to Adolph F Schmitt. Steuben av, e s, 75 n 208th st, 50x100. Oct 30, 1909, 1 year, 6%. 12:3337. 1,200

Zimmerman, Carrie to Lena Goll. Belmont av, No 2037, w s, 233.3 n 179th st, 50.6x71.10x50.2x65.6. P M. Nov 1, 2 years, 6%. Nov 3, 1909. 11:3080. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 28.

147th st, s s, 215 w Brook av, 50x99.10. Geo J Lyons agt Katharine S Lyons et al; Michael J Sullivan, att'y; Henry A Braun, ref. (Amt due, $8,417.69.)

147th st, s s, 215 w Brook av, 50x99.10. Katharine S Lyons agt Max Monfried et al; Michael J Sullivan, att'y; Francis S McAvoy, ref. (Amt due, $2,776.72.)

Oct. 29.

Walton av, w s, 210.8 s 150th st, 17.6x102.10. Security Co agt Anna T Dale; James S Greves, att'y; James Oliver, ref. (Amt due, $5,703.92.)

Oct. 30.

113th st, n s, 150 w 2d av, 25x100.11. Stuyvesant Mortgage Co agt Angela De Sisto; Carter & Haskell, att'ys; James Kearney, ref. (Amt due, $4,198.)

Lenox av, e s, 49.11 n 141st st, 50x100. Leon Tuchmann agt Simon Ginsburg et al; Manheim & Manheim, att'ys; Isaac F Russell, ref. (Amt due, $17,727.09.)

Rivington st, Nos 255 to 257½. Eliza J Smith agt Isaac Sloboder et al; A Fred Silverstone, att'y; Royal E T Riggs, ref. (Amt due, $20,214.12.)

Nov. 1.

Lexington av, No 1567. Jessie Gillender agt Abraham Kosower; Seth B Robinson, att'y; Lyttleton Fox, ref. (Amt due, $10,422.23.)

Madison av, w s, 50.11 n 106th st, 25x100. Fenimore Realty Co agt Joseph Greenberg; Davis & Kaufmann, att'ys; Adam Wiener, ref. (Amt due, $5,123.33.)

80th st, No 110 West. May W Bloom agt Elizabeth McKnight et al; John H Rogan, att'y; Geo. W Ellis, ref. (Amt due, $18,546.82.)

Morris av, e s, 190 n 165th st, 20x92.6. Louisa B White agt Middleboro Realty Co; Wm H Hamilton, att'y; Chas W Ridgway, ref. (Amt due, $7,552.08.)

57th st, No 149 East. Frederick B Case agt Frederick S Moseley et al; Masten & Nichols, att'ys; Thomas F Gilroy, Jr, ref. (Amt due, $31,658.29.)

163d st, s s, 175 e Morris av, 16.8x114.10. Otto Bittner agt Charles Doll; John J O'Brien, att'y; Benno Lewinson, ref. (Amt due, $3,062.08.)

9th av, No 484. James Everard agt Michael J Egan et al; David M Neuberger, att'y; Gilbert H Montague, ref. (Amt due, $59,542.96.)

Fordham av, w s, 50 n 183d st, runs w 97 x n 50 x w 20 x n 25 x e 119.11 x s 75.11 x w 2.11 to beg. Napoleon L Levy agt Matilda S Jones; Kurzman & Frankenheimer, att'ys; Colin W MacLennon, ref. (Amt due, $7,049.68.)

LIS PENDENS.

Oct. 30.

No Lis Pendens filed this day.

Nov. 1.

58th st, s s, 265 e 7th av, 20x100.5.

93d st, s s, 200 w Central Park West, 50x100.8.

86th st, s s, 350 e Amsterdam av, 21.8x106.10.

5th av, e s, 53 s 49th st, runs s 25 x e 100 x s 22.5 x e 25 x n 100.5 to street, x w 25 x s 53 x w 100 to beg.

Block bounded on the n by 111th st, 895 e x 5th av, 101.10 s e x n w quadrant of public circle, intersected by said av and 110th st, 126.7 s x 110th st, 799.7 w x Lenox av, 171.10.

2d av, s e cor 108th st, 125x100.

5th av, s w cor 141st st, runs s 99.11 x w 245 x n 21.9 x s w 13.6 x n w 13.2 x s 21.1 x w 343.9 x n 99.11 x e 613.9 to beg.

5th av, n w cor 141st st, runs w 720 x n 99.11 x e 125 x n — x n e — x e 552 x s 199.10 to beg.

Lenox av, n e cor 143d st, runs n 74.11 x e 85 x n 25 x e 75 x n 99.11 to 144th st, x e 375 x s 99.11 x w 275 x s 99.11 x w 260 to beg.

Lenox av, s e cor 145th st, runs e 475 x s 74.11 x w 100 x s 99.11 x w 375 x n 174.10 to beg.

146th st, Harlem River, 145th st and Lenox av, entire block.

147th st, Harlem River, 146th st and Lenox av, entire block.

148th st, Harlem River, 147th st and Lenox av, entire block.

5th av, s e cor 151st st, runs e 222.9 x s e 113 x w 275 x n 99.11 to beg.

142d st, Harlem River, 141st st and 5th av, entire block.

137th st, s s, 225 e 7th av, 50x61.3x—x99.1.

123d st, St Nicholas av, 122d st and Manhattan av, entire block.

St Nicholas av, n e cor 133d st, 101.3x94.2x99.11 x77.4.

Edgecombe av, 137th st and St Nicholas av, triangular plot, 142.1x23.10x144.1.

120th st, Morningside av, 119th st and Amsterdam av, entire block.

Amsterdam av, n e cor 120th st, runs e 125 x n 100.11 x w 25 x s 25.3 x w 100 x s 75.8 to beg.

119th st, n s, 25 e Amsterdam av,75x100.11.

123d st, n s, 275 e Amsterdam av, runs n 100.11 x e 100 x n 43.1 x n e 54 x s 63.8 x e 150 x n 28.11 x s e — x s 77 x w 425 to beg.

Lawrence st, s s, 451.6 e Amsterdam av, 83.2x 114.1 to Manhattan st, 327.5 e Amsterdam av, —x—.

Lawrence st, n e s, 159.2 s e 127th st, runs n e 21 x s 21.3 x n w 12.2 to beg, triangular plot.

125th st, n s, 343 w Amsterdam av, runs w 7 x n 99.11 x e 58.9 x s w 112.6 to beg.

127th st, Manhattan st, 126th st, and Broadway, entire block.

Broadway, s w cor 129th st, 132.9 to Manhattan st, x 164.6x116.7.

12th av, n w cor 129th st, 160x82.7x irreg.

138th st, s s, 200 w Lenox av, 250x99.11.

148th st, Lenox av, 147th st, 7th av, entire block.

151st st, Harlem River, 150th st and 7th av, entire block.

Macomb's Dam rd, s w cor 155th st, 115.2x50.4x irreg.

Edgecombe av, n w cor 137th st, 719.6x137.11x irreg to St Nicholas av.

Grace W Thomas agt Thomas L Watt et al; partition; att'y, J F Stier.

Attorney st, e s, 175 s Delancey st, 25x100. Earl M Wallach agt Abraham Teichman; action to recover possession; att'y, N Tuckman.

Nov. 3.

Carmine st, n e cor of Bedford st, 25x75.

East Broadway, No 183

14th st, s s, 125 w 6th av, 25x100.

Camilla Clarke agt Camilla Marie Peters et al; partition; att'y, R S Ransom.

51st st, No 556 West. Harry M Jury agt Freda Jury et al; partition; att'y, C V O Hughes.

Walton av, w s, 133.10 s Burnside av, 75x100. Irving L Ernst, trustee, agt Frieda M Alexanderson; action to declare deed void; att'y, S S Meyers.

8th av, n e cor 46th st, 50.5x125xirreg. Berger Manufacturing Co agt Metropolitan Mercantile Realty Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.

Nov. 4.

125th st, No 257 East. Simon Herzig trustee agt Samuel Cohen et al; att'y, A G Meyer.

44th st, n s, 248.8 e 2d av, 26.4x100.5. Lawyers Mortgage Co agt Eugene A Bernstein et al; att'y, G Cary.

6th st, No 511 East. Daniel London agt Dora Perlman et al; att'y, J Gans.

73d st, n s, 173 e Av A, 37.6x102.2. Lincoln Trust Co agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.

100th st, No 210 East. Abraham A Silberberg agt Louis Sternberg et al; att'y, J A Turley.

73d st, No 507 East. Lincoln Trust Co agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.

129th st, No 537 East. Meyer Jarmulowsky et al agt Ernestine Frankel et al; amended; att'y, B Alexander.

95th st, s s, 100 e 2d av, 100x100.8. Peter Otten agt Benjamin Menschel et al; att'y, A A Hovell.

Beekman av, No 344. Thomas J Keane agt Tony Wolf et al; att'y, L Schafran.

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Nov. 5.

51st st, n s, 160 e Park av, 20x102.2. Clotilde Riggles agt Bernhard Feifer, action to foreclose two mechanics liens; att'y, H A Vieu.

Eagle av, e s, lots 66 & 67, map of property occupied by Ursuline Convent, Bronx. Lanier McKee, trustee, agt Joseph Hyman et al; action to set aside transfer; att'ys, Cass & Apfel.

Kingsbridge rd, e s, Lot 66, map of portion of Anthony Estate, 25x83.2x25.2x86.

Catharine st, n w s, Lots 246 & 247, map of Washingtonville, 100x100.

Henry Conrad agt Wilhelm Conrad et al; partition; att'y, I G Darrin.

FORECLOSURE SUITS.

Oct. 30.

Lot 439, map of Van Nest Park, Bronx. Leopold Frank agt Max Schwartz et al; att'ys, Cooper & Baer.

6th st, Nos 749 & 751. State Bank agt Michael Kramer et al; att'y, J A Kohn.

124th st, No 142 West. Geo Whitfield Betts Jr et al agt William Stuhlmiller et al; att'ys, Hunt, Hill & Betts.

125th st, No 543 West. Sere Fried agt Catalina de V Potter et al; att'y, E Jacobus.

Nov. 1.

75th st, No 228 East. Wm H Reitmeier agt Samuel Silverman et al; att'y, A J Wolff.

Lenox av, e s, 33.11 n 111th st, 33.6x100. Henry H Jackson et al agt Caroline Uhlig; att'y, S H Jackson.

151st st, n s, 200 w Morris av, 50x118.3.

151st st, n s, 250 w Morris av, 25x100. Italian American Trust Co of the City of N Y agt Salvatore Battista et al; att'ys, Otterburg, Steinsler & Houston.

100th st, n s, 145 e Lexington av, 50x100.11. Mutual Alliance Trust Co agt Jacob Levenson et al; att'y, E G Kremer.

Lexington av, e s, 50.11 s 104th st, 25x95. Harry Cahn et al agt Hyman Strassner et al; att'y, H Fluegelman.

Nov. 3.

117th st, No 7 West. Joseph B Adler agt Ida Berkman; att'y, W Brill.

51st st, Nos 222 & 224 East. Adele Herold agt Abraham Drimmer et al; amended; att'y, H A Herold.

52d st, n s, 339 e 1st av, 20x66.4. Lena Garland et al agt Valentine Ebel et al; att'y, P Gross.

Madison av, s e cor 96th st, 75x100xirreg. Chelsea Realty Co agt Simon Uhlfelder et al; att'y, A L Wescott.

Madison av, s e cor 96th st, 75.8x100xirreg. Chelsea Realty Co agt Simon Uhlfelder et al; att'y, A L Wescott.

30th st, No 147 East. Henry William Krey Kenbohm agt Herman J Katz et al; att'y, H Swain.

Perry av, e s, 205 n 205th st, 25x100. Charles J Perry agt Nellie Clarke et al; att'ys, Wager & Acker.

Nov. 5.

Columbia st, No 77. Hendretta Krugman agt Louis Zasuly et al; att'y, L Lerner.

Parcel of land beg at a point 240 e White Plains rd and 150 n Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg. Clarence E Hutchinson agt Harry Carroll et al; att'y, J N Griggs.

7th st, n s, Lot 355, map of Village of Wakefield, Bronx, 25x114. Solomon M Schatzkin agt Geo H Livingston et al; att'y, M Schenkman.

107th st, s s, 137.6 w 1st av, 37.6x100.11. Susan Van Praag agt Simon Shapiro et al; att'ys, Eisman, Levy, Corn & Lewine.

Lexington av, n e cor 107th st, 17.7x65. Society for the Relief of Poor Widows with Small Children agt Chas A Winter et al; att'ys, Miller, King, Lane & Trafford.

107th st, s s, 100 w 1st av, 37.6x100.11. Susan Van Praag agt Domenico Paterno et al; att'ys, Eisman, Levy, Corn & Lewine.

36th st, Nos 20 to 26 West. Henrietta C Schroeder Burley agt George Nichols et al; att'ys, House, Grossman & Vorhaus.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Oct. & Nov.

30 Arnhold, Phillip & Harry E et al—W W MacFarlane $5,299.37
30 Allen, Lydia J M—Reville & Rossiter Ltd. 596.66
30 Altman, Moritz et al—D Temple 111.73
1 Altman, Julius—J Sussmann 113.17
1 Ackerman, Martin—Sloan Howell & Co.89.56
4 Abrahams, Paul M et al—M F Dennis.392.57
4 Altieri, Carmine—J V Spero.....317.32
5 Adams, John K—Machinery Club of the City of N Y.....157.58
5 Abrams, Isaac et al—S Katz 82.75
5 Abel, Ellis—A Graff 70.96
30 Brown, Wm M or William Monroe—M J Donovan 1,218.75
30 Biskinty, Constantine—Gilbert Mfg Co.61.16
30 Birnbaum, Chas C et al—D Temple.....11.73
1 Boardman, Geo G—W L Frank.....519.65
1 Bekinofsky, Harry et al—M Rosenberg.149.15
1 Bates, Wilbur M II C Drayton.....582.23
1 Biller, Sam et al—S Bernstein.....4,464.48
1 Butler, Richard—M Rosenfeld et al.....89.02
1 Baxter, Dennison E et al—A A Weeks-Hoskins Co 155.41
1 Bonner, Effie et al—A G Lansing.....41.70
1 Barrett, Pater M—H Bowen.....10.15
1 Bigsby, Robert S—N Y Telephone Co..172.30
1 Bernstein, Maurice J et al——the same..72.58
1*Bossoff, Jacob et al——the same.....83.77
1 Blumenheim, Eugene——the same 47.11
1 Borwuck, Samuel—M Hein 40.87
1 Bell, George People's Surety Co of N Y. 25.76
1 Bergstrom, Oscar B et al—M J Forbes.47.40
1 Bradley, William—W Shaffer et al....2,259.97
3 Bently, Arthur G & Charles P Blewett—N Y Telephone Co 25.42
3 Belknap, Ralph A——the same.....51.41
3 Butzel, Stanley M—E A Stacy.....42.41
3 Bruno, Frank L Dinapoli 126.91
3 Beebe, Frank—G A Buck.....266.47
3 Brockway, Joseph D—A Horsfield.....111.08
3 Bass, Isaac & Uri Felslim—A Susskind et al 379.72
3 Barham, John A—Welsbach Co 54.43
3 Biskinty, Constantine—Dieckenhoff, Raffloer & Co 333.51
3 Burckel, Martin—V Neustadtl.....137.47
3 Beals, Burke L—Saks & Co, Inc.....43.40
3 Baxter, Dennison E—Saks & Co.....168.25
3 Bartolicius, Emil & Alphonse Durand—— the same 1,000.00
3 Bancroft, Chas H—M Tanenbaum.....127.91
3 Bonnell, Allison Clarke—P S Boynton.49.77
3 Blaney, Chas E—Shubert Theatrical Co. 2,256.20
3 Bartolicius, Emil & Alphonse Durand—People, &c..... ...1,000.00
4*Baron, Solomon L et al—M F Dennis..392.57
4 Broder, Dave—E Getzler 282.72
4 Brassell, Frank—G G Ward Jr.....98.76
4 Block, Henry J—E E Beardsley.....158.00
4 Black, Samuel—M Baransky et al.....107.53
4 Brodezky, Samuel—M Goldman...costs, 69.12
4 Bergen, Geo C exr et al—W A Taft..... ..... costs, 176.95
4 Boggan, Peter A—M Hagen.....362.56
4 Benish, Louise et al—Detwiller & Street Fireworks Mfg Co.....1,642.76
4 Barrymore, Emmett W—Harold Realty Co. 30.72
5 Beck, George—C E Grobet 387.97
5 Bowler, John & James*—J McCunn et al. 167.69
5 Buscemi, Vincenzo et al—J Weid et al.. .....costs, 49.28
5 Bacal, Charles—J Magnus 303.80
5 Berman, Samuel—E Young 138.32
5 Behrens, Henry—C Bertram 1,289.13
5 Briggs, F Fossett—C E Scofield.....90.40
5 Berse, Charles et al—J Liebman.....114.95
5 Braunstein, Herman—J Handel et al.117.36
5 Block, Wesley S et al—Charles E Scholes Co..... .....149.50
5 Bundt, Louis—S Rommi 392.15
5 Berger, Emil—R Sutro et al.....1,377.12
5 Bock, Eugene, admr—L Jacobs.....202.41
5 Baxter, Chas L et al—A Teschke.....48.16
30 Cohen, Morris H—A G Walton.....96.06
30 Corlres, Patrick—J M McCum.....121.16
30 Cummings, Robert—American Electric Machine Co 64.41
30 Copstein, Alexander M—P Berman 328.19
1 Coe, Theo D—G S Engel.....409.46
1 Chapman, Bernard et al—N Y Telephone Co. 83.77
3 Clements, Nicholas D & Frank De Matteo—N Y Telephone Co.....22.01
3 Compton, Robin Dale—A M Chatfield....47.07
3 the same——Imperial Garage 176.57
3 Catts, Robert—H N Wessel, rec'r.....66.41
3 Cloak, Samuel D—James McCreery & Co. 103.65
3 Crossman, Francis M—Ortoff, Inc.....123.71
3 Corin, Isaac J, Joseph I & Philip—M Oppenheimer et al 29.31
3 Cotter, John L—Church E Gates & Co.559.45
4 Cantlon, Wm H—H Frank et al.....93.53
4 Cohen, Jacob & Max—F M Bacon et al. 1,489.00
4 Conner, Daniel G—E Heilner et al.....163.41
4 Condon, Patrick—J Sinnott 308.26
4 Corse, Maurice—Alfred Brumme Co....711.85
4 Corubia, James—Press Pub Co.....28.89
4 Camm, Frank L—P J O'Beirne et al....49.41
4 Crimmins, John D—Carlyle Realty Co..... .....costs, 244.27
4 Carroll, Mary—N Y Contracting & Trucking Co .....costs, 109.00
4 Conlon, James—Robert C Fisher Co..... .....costs, 108.18
4 Collia, Ramon—D Hevia 119.41
4 the same——A Ruiz 224.41
4 Cleary, Edw F—H B Hardenberg et al..30.78
4 Cohn, Chas W et al—S H Howe et al.2,136.03
4 Carey, Marie J C extrx et al—R H Clarke Jr et al 70.00
5 Cowing, Edw K—C W Shepherd.....165.10
5 Cahill, Matthew J—Elizabeth Cornice Works Inc..... .....62.16
5 Camarano, Nick T Boyd et al.....75.30
5 Callahan, Thomas—M Rosenfield et al.101.35
5 Colvert, William—J Harper 119.67
5 Casey, Dominick, gdn—Washington Life Ins Co..... .....costs, 68.43
5 Curley, John J—J M Fishel et al....620.36
5 Casaletto, Michael—T Paolocchi et al..326.38
5 Cherry, Wm S—A Ball Jr.....470.19
30 Dexter, Alvin H—George E Crosby Co..34.63
30 Dowler, Arthur E et al—W W MacFarlane. 5,299.37
30 Decker, Carl—Anderson Auction Co....153.52
30 Dunn or Dexter, Chas E—A Silz Inc..129.26
30 DeLand, Rose C Zoetzl 119.37
30 Defrenois, Maurice—Borne Serymser Co. 246.81
30 Dank, Wm H—Manhattan Shoe Co.....28.10
1 Doyle, Elizabeth J & Philip W et al—Manhattan Ry Co et al.....295.67
1 de Pena, Manuel F—P S Thebaud et al.. .....costs, 129.35
3 Davis, Isaac B—N Y Telephone Co.....24.04
3 Dietzel, William—Bennington Wax Paper Co 101.69
3 Dowd, John F—M F Tucker, exrs.....372.23
5 Di Benedetti, Angelo et al—J Weil et al. .....costs, 49.28
5 Dickson, Geo H Jr—E S Dickson 63.33
5 Donovan, Richard J—Pietrowski & Konof Co..... .....108.64
5 Davis, Martin—D M Levy.....82.26
5 Daly, Lucy T E—James McCreery & Co. 413.82
5 Davis, John E—W Vogel 2,244.28
5 Dilley, Charlotte V—Brooklyn Heights R R Co .....costs, 134.40
5 Diamond, Hattie—M Genodman 107.32
30 Emmerich, Otto—T W McCarthy et al..93.99
30 Ehrlich, Adolph N—M Goodman et al...62.97
30 Ellerbe, James E—N Leslie et al.....555.52
1 Eldridge, Geo D—Merchants Exchange National Bank of City of N Y.....587.10
4 Einstein, Isaac D et al—S H Howe et al.. .....2,136.03
5 Ettinger, Pauline—B Lebowitz 24.61
5 Ellendt, Henry et al—H Gahren..costs, 28.01
5 Ebert, John admr—Apollo Realty Co..... .....costs, 111.75
5*Epstein, Hyman et al—J Jacob et al..29.65
5 Eberhardt, Gus et al—A Teschke.....48.16
30 Feinstein, Harry—N Levy et al.....48.41
30 Flannelly, Patrick—Bennett Sloan & Co.70.51
30 Falk, Moses I—M Russom 517.37
30 Finkelstein, Harry et al—J L Graf.....326.86
30 Frawley, Patrick J et al—Libman Contracting Co 608.72
1 Fraser, Edw M—A M Zack.....143.91
1 Flannery, Thomas et al—J Feinstein..115.33
1 Friedman, Jacob—M Schwarzkopf et al.141.71
4 Friedman, Anne & Harry et al—Acme Foundry Co 51.57
4 Fury, John—Foundation Co 149.81
4 Fiske, Alonzo W exr—United States Drainage & Irrigation Co.....26.64
4 Fine, Jacob—P Liebovitz 14.41
4 Fisher, Louis M—Twelfth Ward Bank of the City of N Y.....924.72
4 Fehr, Wm F et al—U T Hungerford Brass & Copper Co 150.41
4 Freed, Max et al—S Bender 243.51
4 the same——the same 223.31
4 the same——the same 143.06
4 the same——the same 143.06
4 Friedman, Samuel—N Y Cornice & Skylight Works, Inc 19.72
4 Fixel, Rudolph—D H Hyman.....costs, 45.87
5 Finnegan, Geo J—J P Mueller 175.66
5 Fanning, Patrick* et al—J Ruppert...214.71
5 Frazier, Moses L—J J Gordon.....335.19
5 Forster, Joseph et al—Julius Levy Co.390.18
5 Frooks, Joseph A—F W Whitridge..... .....costs, 111.88
30 Griffen, Leroy F—George E Crosby Co.196.68
30 Goodwin, Hugh F—C Roedler 44.01
30 Goetz, Ernst et al—W W MacFarlane.... .....5,299.37
30 Gifford, Chas H et al—J E Larrowe..2,409.27
30 Goldberg, Louis—A H Landeker.....162.56
30 Greenberg, Samuel—M S Jero.....933.42
30 Godbold, Wm A—N L Carpenter et al.1,049.83
1 Grayboys, Samuel & Bessie—M Mandel.115.63
1 Glass, Jacob—Oliver Typewriter Co.....93.43
1 Gelfand, Abram—J A Weekes 6,200.77
1 Goldberg, Henry et al—S Bernstein..4,464.48
1 Gately, Alphonsus L—M Rosenfield et al.74.01
1 Giovenazzo, Salvatore adm—N Y Central & H R R R Co.....costs, 88.24
1 Gusman, Maurice—C Brickelmeier et al.434.65
1*Grishaber, Charles et al—N Y Telephone Co 29.29
1 Grupe, Dora M E——the same.....21.77
1 Gass, John—H Webster Co.....17.16
1 Goldstein, Morris & David—H Rebhan Co. 427.81
3 Gruber, Samuel, Abraham Josefsberg & Elias Gotfried—I Politziner 90.67
3 Glover, Frank B—Lawyers Title Ins & Trust Co .....ff.....174.50
3 Goldstein, Charles—L Wasserman 37.27
3 Ginsberg, Nathan—New Hampshire Fire Ins Co .....costs, 89.20
3 Grove, Elizabeth—Saks & Co.....33.93
3 Glenny, Andrew W—J McKesson, Jr, et al. 562.27
3 Guimmo, Pasquale & Charles Marchess—Lincoln Tool & Supply Co.....37.41
3 Green, Robert—M Daniels assignee.....96.15
3 Goldin, Louis—J Hoffman et al.....127.91
3 Goldenblum, Abraham—J Michaels.....226.61
3 Galizer, Alexander—H Finkelstein 47.19
4 Gabbe, Robert & Louis*—International Webbing Co 38.91
4 Gerstein, Simon—M A Walter.....111.91
4 Geller, Philip et al—S Bender.....243.51
4 the same——the same 223.31
4 the same——the same 143.06
4 the same——the same 143.06
4 Goldfarb, Israel—J Perelman et al....220.84
4 Gellis, Harry—E Loeb 67.97
5 Grier, Franklin—T Bradley 162.91
5 Gunshinan, John S—J M McCunn et al.468.54
5 Gilbreth, Frank B—System Co.....1,349.29
5 Ginsberg, Samuel & Rae—A Wielar.....289.71
5 Glintenkamp, Charles—M Rosenfield et al. 301.15
5 Glickstein, Lena—Brooklyn Union Elevated R R Co.....costs, 144.63
5 Gelston, Harry B—Interborough Rapid Transit Co .....costs, 107.88
30 Henneberg, Paul—M Betjiman 171.01
30*Herblum, Benjamin et al—J L Graf....326.86
1 Horwitz, Harry et al—B Maier.....147.50
1 Hart, John—H S Reynolds.....400.00
1 Hirschberg, Henry—Peoples Surety Co of N Y 14.41
1 the same——the same 15.05
1 Harris, Herman—P B McDonnell 71.76

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1 Higgins, Mary—J Gangloff 452.22
1 Heath, Frederick H—L Bachmann et al.332.44
1 Hodge, Lydia A—D W Scanlar.....4,147.25
1 Hurley, Jeremiah—H Frankfort 111.91
1 Hirshhorn, Fannie et al—F Weinberg..120.94
3 Hockstein, Max—Joseph Beck & Sons Inc. 197.52
3 Hamil, Louis—Lawyers Title Ins & Trust Co 39.59
3 Holzhay, Julius—S H Fink.....36.49
3 Hard, George M—R Mingle exrs.....262.55
3 Hollender, Benjamin—B F Amend.....78.91
3 Hock, Emily—I Oestreich et al.....35.31
3 Humes, Katherine C & Frances M—L O Tyson et al exrs.....costs, 48.80
3 Helferd, Joseph Int R R Co....costs, 71.88
4 Hutchings, Herbert P—J Capello.....103.81
4 Hallahan, Wm H—H F Ehler et al.....66.29
4 Harrison, James A—Ajax Greib Rubber Co. 192.17
4 Hahn, Isaac* et al—T Humphrey.....118.47
4 Humphrey, Thos J* et al—the same.118.47
4 Hoffman, John G—T E Dye et al.....401.10
4*Hess, Augustus J et al—N Y Zeitung Printing & Pub Co 30.47
4 Hrbek, Chas E—E Janovie.....59.59
4 Hirschman, Stuard—Cryder & Co.....125.54
4 Hopping, Earl W—J W E Clark.....103.80
4 Hahn, Adolph et al—S H Howe et al.2,136.03
5 Hauck, Edward—N Y Telephone Co...127.98
5 Hoffman, Barnet—the same 33.73
5 Hilands, Wm J—the same 53.89
5 Hyman, Gerald J & Lionel—Gorham Co.70.05
5 Hefferman, Samuel—M Sparago 70.85
5 Hutchinson, John Jr—A Consmuller.2,328.83
5 Hall, Chas M—A F Beckman et al....298.40
5 Hepburn, Wm P—W F Lawlins.....2,055.80
5*Harris, John et al—H Levinson.....168.86
3 Iannone, Pietro & William Reynolds—People, &c 500.00
4 Isaacs, Lewis* & George—William Dixon Inc 10.80
1 Judge, William—N Y Telephone Co.....34.88
4 Jacobs, Monte—L Blum 44.41
4 Johnson, August W—A Hupfels Sons, Inc. 504.92
4 Jackson, Alice M—C F Carlson.....377.20
30 Kilmer, Chas F—Mercantile Finance Co.. .....108.50
30 Kritz, Leon—L Lieberman 32.65
1 Katz, Wolf—People of the State Inc...500.00
1 Krasilink, Abraham et al—M Rosenberg.149.51
1 Kohreiter, Nathan—C Frankel 282.37
1 Krovoruck, Frank—Encyclopedia Britannica Co 77.41
1 Knonf, Heinrich—W E Raynor 554.41
1 Kalik, Max et al -F Weinberg.....120.94
3 Kragen, Joseph—H E Rothman.....279.21
3 Kreshenbrain, Philip—D Kalman 74.15
3 Kaufman, Joseph—R Kaufman.....64.72
3 Krohnengold, Louis—H Shapiro et al..... .....costs, 70.42
3 Kish, John & Ignatz Schwartz—People, &c. 500.00
3 Krother, Richard—A G Mahlker.....567.83
3 Kneeland, Stillman F—A Steward.....166.41
3 Kelly, Edmund—Saks & Co.....35.47
4*Kuntz, Henry et al—M F Dennis.....392.57
4 Kempner, Ralph E—Tenement House Dept. 55.00
4 Kaufman, Louis—B Moore 83.65
4 Kessman, Max* & Jacob—M W Hollander. 37.65
4 Kempner, Louis—Endicott Johnson Co..92.39
4 Kahan, Philip—W Sturmdorf 72.26
5 Kaplan, William—P Director et al.....190.42
5 Kalichstein, Hyman—N Y & N J Telephone Co..... .....29.45
5 Keffer, Mary -J G Pheil et al.....64.31
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5 the same——A Nemirowsky 85.59
5 Kolb, Henry—M Maier et al.....61.40
5 Kendzur, Rebecca et al—J Liebman....114.95
5 Katzenstein, Sol—Manhattan Leasing Co 95.91
5 Keller, Minnie et al—Julius Levy Co..390.78
20 Lass, Bertha Sharp & Dohme.....60.61
30 Lemke, Rudolph et al—W W MacFarlane 5,299.37
30*Lendner, David et al—S Jaffe et al....249.59
1 Litchfield, Edw H, Grace D, Edw H Grace D trustees et al—R H Booth..costs, 81.20
1 Lippman, Louis—C S Fishman et al.....62.66
1 Lippman, Barnet —the same 402.73
1 Labriola, Nick—D W C Flanagan et al.114.65
1 Lawrence, Lee G—E B Frost et al...5,761.72
1 Livingston, Louis—N Y Telephone Co....31.32
1 Lee, Hampton -I Ginsburg 60.16
3 Lippman, Max—B Chenkin 1,385.31
3 Levin, Louis—Hartley Silk Mfg Co.....30.65
3 Lazerovitz, Isidor—I Wallach.....91.59
3 Levinton, Morris L—L A Stein.....104.97
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30 Miller, Clarence—T M McCarthy et al..279.38
30 Monroe, William or Wm M Brown—M J Donovan 1,218.75
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30 Martin, Dena—G Stern 4,663.63
1 Masterson, Wm H et al—J Feinstein..115.33
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1 McDonald, John & Kenneth* et al—N Y Telephone Co 29.29
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3 McCrary, Mary R—M Belitzer 80.13
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4 Meyer, Julius—Interborough Rapid Transit Co .....costs, 75.38
4 Milliken, Agnes T—N Grabenheimer et al. 176.47
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30 Niclassen, Max et al—W W MacFarlane.. .....5,299.37
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1 Pattison, Nelson M—N Y Telephone Co..87.40
1 Pucci, Antonio C—United States Fidelity & Guarantee Co 500.15
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1 Poss, Johanna—A Levene.....costs, 68.92
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3 Phillipson, Jacob—John H Meyer Co....52.16
3 Pianco, Guilia—L S Geiser & Son, Inc..30.21
3 Plitt, Moses—S Glauberman.....59.65
3 Pembroke, Theodora K—E N Ludekins.95.00
3 Page, Frank—C Button.....costs, 67.88
3 Prasser, Charles P W—Holtz & Freystodt Co 231.53
4 Prince, Joseph—Castle Co Inc.....133.62
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30 Richheimer, Elmore—J Evans 70.76
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3 Ruesswig, Alice—A H Traver.....95.98
3 Root,Charles—J Codner .....costs, 58.24
3 Rosenberg, Louis—H Just 212.65
3 Ryder, Arthur H—Anchor Metal Novelty Co 1,560.17
4 Reynolds, John F—American Surety Co of N Y 154.41
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4 Rheinish, Louis—H Harper 1,139.60
4 Rosenwasser, Herman—Powell Bros Shoe Co 238.60
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4 Rosenfeld, Samuel D—N Y Cornice & Skylight Works 54.72
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5 Ryan, James—Brooklyn Heights R R Co. .....costs, 111.54
5 Rapp, Clarence B—Interborough Rapid Transit Co .....costs, 107.88
5 Roff, Charlotte B D B—Swears & Wells, Ltd 598.87
5 Rowell, Edward—R G Hone.....14,708.05
30 Sutter, Julius—National Cash Register Co. 254.65
30 Sarner, Max—L Halprin 758.22
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3 Schwartz, Tobias—N Kohlreiter 99.65
3 Siegel, Jacob—Greater N Y Tin & Tar Roofing Co 113.41
3 Schwartz, Ignatz & John Kaish—People, &c. 500.00
3 Seward, Samuel & Jacob H Fleischmann—— the same 1,000.00
3 Senia, Benjamin B—C Herman.....90.99
3 Seeley, Frank—Saks & Co.....51.00
4 Schuyler, Walter G & James E—Monarch Typewriter Co 28.86
4 Spitzer, Henry—A L Cary.....42.84
4 Steele, Daniel H et al—Hecht & Campe, Inc. 1,593.91
4 Skennion, John—J Davis et al.....182.72
4 Siebert, Martin—Lock & Smith Co.....416.88
4 Siefert, Jacob C—C C Goodwin.....62.41
4 Stein, Abe—S B Flint.....724.74
4 Somerfield, Alexander—W Friedlander..46.01
5 Sherry, Christopher J—N Y Telephone Co. 25.72
5 Schlesinger, Rudolph—B Wasserman Co.48.47
5 Selkin, Jacob E—Walker & Ginson.....689.11
5 Spiegel, William—Balfour & Koch Co..280.30
5 Soloff, Julius—A Nemirowsky 499.47
5 Salinger, Geo W—A Milch.....53.00
5 Sauville, John S—J Brown.....178.07
5 Somach, Morris et al—J Liebman.....114.95
5*Schlesinger, Max et al—H Levinson...168.86
5 Stern, Meir et al—Adolf Prince Co.....181.63
5 Saportas, Geo A—F W Whitaker.....861.93
5 Stanley, Frank—Interborough Rapid Transit Co .....costs, 109.38
5 Senatore, James—Interborough Rapid Transit Co .....costs, 107.88
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1 Trunk, Joseph—M Isenberg 163.70
1 Tower, Walter B et al—B V Lewine et al 152.25
1 Townsend, Chas D K—J W Hunt.....703.85
1 Traver, Catharine M—G M Hallam et al. .....costs, 12.65
1 Taylor, Henry A et al—M J Forbes.....47.40
1 Towne, Chas A—A H Scott.....248.53
1 Trohn, Bernard—Union Pacific Tea Co.123.26
1 Tower, Walter B et al—Samuel Mundheim Co 721.02
3 Toomey, Cornelius P—N Y Tel Co.....41.47
3 Tillack, J L Theodore——the same.....70.72
3 Tully, Peter—L D Prayer 44.31
3 Tauber, Harris—Conron Bros Co.....223.97
4 Tyroler, Charles et al—S H Howe et al.. .....2,136.03
5*Thompson, Anthony et al—N Y Telephone Co 29.44
5 Thorne, Frederick J—J Ruppert.....120.66
5 Thorne, Frederick J et al—the same..214.71
5 Torina, Vincenzo—R Candisto 538.91
5 Thompson, Mary O extrx et al—E Orr.612.10
3 Underhill, Charles—F L Humbert.....81.10
1 Voelker, Henry—O'Donohue Coffee Co.96.95
1 Von Hahn, Marie—M Gratzner 169.25
3 Volz, Frank—M Cohen et al.....76.67
3 Van Clief, Jacob—N Y Telephone Co....26.28
3 Van Cott, Henry C—F L Humbert.....108.31
1 Weinholtz, Frederick—Thomas Flyer Renting Agency 103.00
1 Weislau, Otto A—A Baron et al.....49.52
1 Welsh, Thomas J et al—Manhattan Ry Co et al 295.67
1 Whyatt, John—Acker, Merrall & Condit Co. 147.29
1 Wormley, James C—B Goldman 1,128.62
3 Warren, William—W Paulsen 39.09
3 Wolfenstein, Marion J or Mrs Samuel—J Klein .....costs(70.00
3 Wenck, Frederick A—C L Van Baar...118.17
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3 Warren, William—W Paulsen 39.09
4 Weislow, Otto A—Alfred H Smith Co...34.79
4 Wade, Montgomery et al—T Humphrey.118.67
4 Ward, Thomas—Studebaker Bros Co of N Y. 89.29
4 Wood, John W—Ludlow, Day Realty Co.. .....974.39
4 Warm, Max—C Bishop 441.76
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4 Wolf, Ferdinand—J C Bates et al.....199.92
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5 Weeker, Maurice S—N Y Telephone Co.37.71
5 Werner, Wm E——the same 38.95
5 White, Geo E——the same 91.70
5 Woolf, Coleman —the same 58.52
5 White, Chas E—A J Wells.....180.75
5 Wolf, Philip—W Shields 171.80
5 Walters, Fred G—American Sale Book Co. 59.41
5 Wilson, Bernard et al—G R Simpson...538.87

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30 Yetter, Andrew B—W Westerfield et al... .....costs, 88.08
5 Youmans, Edw T—H A Flagg 115.50
1 Zalinoff, Gregori—A W Herzog.costs, 102.59

CORPORATIONS.

30 American Diamond Blast Co—H Cummings. 143.89
30 City Motor Service Co—American Lamp Works 27.53
30 Phipps, Munds Realty Co—L C Barrien et al 21.91
30 Angadine Co—N Y Steam Co.....808.63
30 City of N Y—W H Beard Dredging Co.1,650.00
30 Sturtevant Realty Co—J D Evans....1,928.67
30 Frawley Taxi Co et al—Libman Contracting Co 608.72
30 Lyons Transfer Co Inc—B Levy.....65.86
30 United States Light & Heating Co—J D Keating 621.50
1 Charles J Anderson Co Inc—R T Jones et al 370.39
1 McIntyre Advertising Agency—American Newspaper Pub Ass'n 202.67
1 J D Fowler Co—C R Partridge.....52.24
1 Southwestern Contracting & Engineering Co et al—A A Weeks-Hoskins Co.....155.41
1 Jacob Marks Sons Inc—Brooklyn Vault Light Co 474.03
1 Dr Bromley Co—People, &c.....500.00
1 Northwestern Mutual Life Ins Co—M A Gleason 2,830.37
1 Phipps-Munds Realty Co—N Y Telephone Co. 334.72
1 S Healy Co—the same 117.38
1 Louis Meyer Realty Co—H Greenberg..53.27
1 New Idea Construction Co—Peoples Surety Co of N Y.....41.03
1 Greater San Francisco Cloak Co—L Cohen et al 113.33
1 Lynn Construction Co—E J Benzhof..2,022.03
1 Decauville Automobile Co—D P Canavan et al .....costs, 151.50
3 Benoit, Paint & Material Co—Oscar Schlegel Mfg Co 91.96
3 Blaney Amusement Co & Charles E Blaney —Shubert Theatrical Co 1,629.49
3 Chesterfield Land & Improvement Co—N Y Telephone Co 30.66
3 Gholson Steel Co and Realty & Mercantile Co—N Schreiber 499.83
3 Hygrade Steam Laundry Co—Camden & Philadelphia Soap Co 188.45
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3 Marwell Israel & Morris or Harris & David—C Luttwak et al.....397.60
3 Tepeco Candy Kitchen—N Y Tel Co.....30.30
3 Tire Life Co—the same.....46.31
3 The City of N Y—J Goldstein.....266.20
3 the same—M A Cramer.....327.30
3 The Temple Ornamental & Structural Iron Works Co—The P J Carlin Const Co..... .....costs, 113.39
3 United Talking Machine Co—N Y Tel Co. 76.31
3 Wells Pub Co—Pusey & Co.....38.84
3 Leber, L H Co—The Commercial Pub Co. 30.53
4 Realty & Mercantile Co et al—Hecht & Campe, Inc.....1,593.91
4 Gholson Steele Co—J B Hecht et al....520.01
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4 Acme Metal Mfg Co—Meyercord Co.....48.01
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5 Fleischmann Realty & Construction Co—Milton Greenebaum .....costs, 97.85
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[1]Lang, Daniel F & Harriet Lang Deal—R W Hebberd, comr. 1909.....271.22
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[1]Rappaport, Max et al—H Benoit. 1909....726.33
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[1]Rich, Maurice B & Louis S Cohen—I Arker. 1909 .....430.90
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Robins, Harriet L or Harriet L Price—J L Hoagland. 1909 .....573.27
Rosenthal, Robert S, Rose, May & Meyer et al D Dobbs. 1909 .....338.18
Rozinski, Jacob—G F Victor et al. 1897...274.29
Same—J C Wilmerding et al. 1897.....280.88
Same—C Spielman et al. 1897.....189.70
Same—same. 1897 .....155.95
[1]Sheppard, Erle R—R Dreyfus. 1909.....113.14
Swartwout, Richard H & Paul Appenzellar—Compania Mexicana De Finanzas E Inversiones, Souidad Anonima. 1909.....4,006.31
Smith, Lewis W et al—Rector, &c, Trinity Church. 1909 .....35.12
Schell, Philip L et al—Rector, &c, Trinity Church. 1909 .....35.12
Sturve, Chas W et al—J L Mott Iron Works. 1909 .....3,190.32
[1]Siegel, Edw S et al—H Benoit. 1909.....726.33
[1]Siegel, Abraham et al—same. 1909.....726.33
[6]Sohmer, Hugo et al—Chas H Welling Investment Co. 1909 .....108.31
Smith, Catharine T et al—L Ottmann. 1908. .....2,954.95
Sherman, Leo E et al—I Levinson et al. 1909. .....27.59
Saitta, Philip S—National Park Bank of N Y. 1909 .....118.15
Same—same. 1907 .....3,085.88
Scott, Wm M—H Hansen et al. 1908.....67.71
Simmis, William Jr—Milton Rathbunn Co. 1908 .....73.34
[6]Trusig, Emil et al—H L Simmons. 1909...12.65
[1]Tenauer, Louis et al—People, &c. 1909...500.00
[1]Trusch, Bernard—City of N Y. 1909.....262.00
Valente, Frank—F C Kronmeyer. 1909..1,251.57
[1]Wilkinson, John J et al—People, &c. 1909.500.00
Wyankoop, Daniel W—G Whitaker. 1909..233.35
Wolfert, Sidney et al—H Mindlin et al. 1909 .....49.41
[1]Yuzzolino, Nicolo—E P Caldigirovich. 1908. .....234.67

CORPORATIONS.

[6]Catskill & New York Steam Boat Co—A M Wood. 1909 .....1,108.33
Columbian National Life Ins Co—A C M Webster. 1909 .....21,455.47
Erie Real Estate Co—Martin Brown Co. 1909. .....232.36
Griffin Roofing Co—U T Hungerford Brass & Copper Co. 1909 .....974.03
Home Ins Co—G Kolle. 1909.....1,612.42
Hecla Iron Works—J H Kane. 1909.....400.00
A R Keller & Co Inc—J F Tapley Co. 1908. .....3,250.05
Luth, Wm H Co—H W Clarke et al. 1909..78.87
O'Rourke Engineering & Construction Co—Knickerbocker Trust Co et al. 1907..13,040.45
Same—same. 1907 .....7,547.77
Same—same. 1908 .....166.47
Same—same. 1909 .....169.75

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Oct. 30.

279—Satisfied.
280—Bowery, No 296. Lewis Finkelstein agt Michael F Adrian Corp and Charles Staiger. 90.00
281—Bristow st, n e cor 170th st, 125x100. Leopold Lenz agt Clara Wiedhopf and Philip Stein 450.00
282—8th av, n e cor 46th st, 50x125. Oscar Lowinson agt Wm W Astor and Metropolitan Mercantile & Realty Co.....100.25

Nov. 1.

1—Morris Park av, No 658. Charles Shapiro agt David Nagri, Awaldt & Macdonal and Wm Macdonal 105.00
2—Same property. Fordham Woodworking Co agt same 105.00
3—Walton av, w s, 85 s 183d st, 20x80. Torregiani & Severino agt Bedford Park Construction Co and Carucci Bros.....300.00
4—3d st or White Plains rd, w s, lot 757, map of Village of Wakefield, Bronx. Albert Pfodenhauer agt Nunzit Valentine.....65.00
5—150th st, n s, 175 w 7th av, 75x99.11. Penney & Bunt agt Bisch-Hoef Realty & Construction Co 650.00
6—Minford pl, e s, 129.4 s 173d st, 104.9x100 x126x102.3. Tony Bruno agt Geo F Picken Construction Co 2,000.00
7—Prospect av, Nos 2304 & 2306. Fordham Woodworking Co agt Anna Welshman and Charles R Wazel 119.00
8—Washington av, n e cor 167th st. McDougall & Potter Co agt Peter Altieri.....84.30
9—Marion av, s e cor Fairmount pl, 50x100. Keystone Equipment Co agt Fairmount Construction Co and Tony Spatacci.....147.80
10—Same property. Same agt Fairmount Construction Co and Wm P Trotta.....149.17
11—Madison av, No 132. Murray Hill Iron Works Co agt Poole Furniture Co and Suplee Elevator Co 62.97
12—121st st, No 310 West. Richardson & Boynton Co agt John Armstrong and Thomas Bonner Heating Co 147.00
13—West End av, n w cor 75th st, 25x75. Richardson & Boynton Co agt Frank Bradley and Thomas Bonner Heating Co.....134.40
14—Hewitt pl, n w cor Macy pl, 100x25. Richardson & Boynton Co agt Jacob Goldberg Max Smith and Thomas Bonner Heating Co. 231.00
15—Castle Hill av, w s, 525 s Green Lane, 25x105.2. Cipriani Realty & Construction Co agt Guiseppe Golio 1,114.00

Nov. 3.

16—Kingsbridge Terrace, No 2743. Antonio De Lena agt H L Recorden.....64.80
17—69th st, No 225 West. Harry Friedman agt Silverman-Jones Construction Co.....575.00
18—Morris Park av, No 658. Oriental Fire Proof Sash & Door Co agt David Nagri and Anwaldt & Macdonald 190.00
19—130th st, n s, 80 w Lexington av, 80x100. J P Duffy agt Meyer Sacks.....64.15
20—Aqueduct av, n e cor Featherbed lane, 104.11x44. Charles W O'Shea agt Marie True, Apartment Building Co and Marie True. 3,000.00
21—32d st, No 344 East. Horwood & Seymour agt Frankbro Realty Co and Harry Mandell. 352.00

Nov. 4.

22—32d st, Nos 344 & 346 East. Rock & Guaganti agt Louis Franklin and George Martin 254.00
23—18th st, No 215 West. John B Costo agt Theodore A L Davis and J Wilson & Co.42.80
24—Morris Park av, No 658. Louis J Sheperd agt McDominick Negri and Owalt & Macdonald 155.00
25—43d st, s s, 178.6 e 5th av, 20.6x100.5. David Davidoff agt Lena K Hoag.....68.00
26—Intervale av, e s, 212.6 n Freeman st, 50x100.3. Rudolf Gersman agt Tulare Realty Co 475.00
27—32d st, No 344 East. Hygrade Iron Works agt Frankboro Realty Co and Harry Mandel. 140.00
28—Monroe st, s e cor Scammel st, 95x100. Jacob Weis agt Chas M Warner and Jacob Pollack 53.00
29—150th st, n s, 175 w 7th av, 75x100. W M Young agt Bisch-Hoef Realty Co.....168.30
30—189th st, s s, whole front between Belmont and Hughes av, 175x100. Same agt East 189th Street Construction Co.....1,280.70
31—188th st, s s, 32 w Bathgate av, 20x100. Same agt Mountain Construction Co.....68.85

Nov. 5.

32—Prospect av, Nos 2304 & 2306. Christopher Fabel agt Anna Welschman & Chas E Nagel 130.95
33—Morris Park av, No 658. Church E Gates & Co agt Dominick Negri, Awalt & McDonald 295.06
34—Commerce st, No 27. John B Caste agt Duane M C Church and J Wilson & Co..57.33
35—15th st, No 143 West. Louis Prignano agt J M Lowden & Armour Concrete Co...105.00
36—133d st, No 5 West. David Fried agt Sigmund Lasarovitz 8.50
37—128th st, Nos 28 & 30 West. Same agt Florentine Fuld 13.00

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AMERICAN LUXFER PRISM CO.
Tel. 8257 Spring 8258 507-509 West Broadway N.Y.



38—Essex st, No 111. Alberene Stone Co agt Joseph A Wangler and heirs of John Ringlemann, Schwartz Plumbing Supply Co and A Klein 129.25

BUILDING LOAN CONTRACTS.

Oct. 30.

Union av, — s, 75 n Ritter pl, 25x98. Alois L Ernst loans Joseph Hollerith, Inc, and Joseph Hollerith to erect a —sty building; — payments $2,500

160th st, n e cor Jackson av, 175xirreg to Forest av x irreg. Max Cohen and Emanuel Glauber loans Emma M S Mestaniz to erect two 6-sty apartments; 13 payments.....55,250

Longfellow av, n w cor Freeman st, 25x100. Manhattan Mortgage Co loans Albert Gerhards, Inc, to erect a 5-sty apartment; 13 payments 22,000

Park av, e s, 85 s 179th st, 40x116. Same loans Noble & Gauss Construction Co to erect a 5-sty apartment; 9 payments 27,000

Fairmount pl, s e cor Marmion av, 100.10x96.2. North American Mortgage Co loans Fairmount Construction Co to erect three 4-sty apartments, 13 payments 15,000

Franklin av, n e cor 168th st,35x100. Walter E Phelps loans Moorehead Realty & Construction Co to erect a 5-sty apartment; 7 payments 35,000

Nov. 1.

Ft Independence st, e s, 874.3 s 238th st, —x—. Railroad Co-operative Building & Loan Assn loans Ellsworth L Mills to erect a — sty building; — payments 4,000

Manida st, w s, 250 s Spofford av, 25x100. Richard W Horner, att'y, loans John B Dosso to erect a 2-sty dwelling; — payments...4,500

Nov. 3.

Gleason av, n w cor Beach av, 25x50. George P Laible loans Capodilupo Construction Co to erect a — sty building; — payments.....4,800

209th st, s s, 100 w Olinville av, 49.6x100. Michael Murtha loans Kaffro Sellite to erect a — sty building; — payments.....10,000.00

Nov. 4.

Wilkins pl, s s, 175 s Jennings st, 50x159.6. Manhattan Mortgage Co loans Jacob Streifler Co to erect a 5-sty apartment; 11 payments 45,000

Nov. 5.

Broadway, s e cor 43d st, 104.3x165.9x irreg. Mary A Fitzgerald loans Frank R Tate & Broadway & Forty-third Street Building Co to erect a — sty building; 9 payments..500,000

161st st, n s, 125 w Prospect av, 96.10x100. N Y Mortgage & Security Co loans Polatschek-Spencer Realty Co to erect a — sty building; 10 payments 50,000

Av St John, e s, whole front between Kelly and Beck sts, 250x107.5. Lawyers Title Ins & Trust Co loan Avenue St John Realty Co to erect ten 4-sty apartments; 4 payments 160,000

127th st, n s, 192.8 w Broadway, 100x150x irreg. City Mortgage Co loans Faultless Construction Co to erect a 6-sty apartment; 13 payments 152,000

Fox st, e s, 573.3 n 165th st, 125x100. Same loans J C Gaffney Construction Co to erect five 3-sty dwellings; 8 payments.....32,500

Cathedral Parkway, s s, 200 w Amsterdam av, 100x70.11. Metropolitan Life Ins Co loans Carlyle Realty Co to erect a 12-sty apartment; 10 payments 260,000

17th st, s s, 575 w 5th av, 50x92. City Mortgage Co loans Meteor Realty & Construction Co to erect a 12-sty loft; 2 payments...15,000

Convent av, s w cor 149th st, 99.11x100. City Mortgage Co loans Tomahawk Realty Co to erect a 6-sty apartment; 11 payments. 130,000

Mohegan av, e s, whole front between 181st st and West st, 120.4x78.5x irreg. American Mortgage Co loans Wirth Realty & Construction Co to erect three 4-sty apartments; 11 payments 55,000

Walton av, w s, 468.9 s High Bridge rd, 318.9 x irreg. Hamilton Securities Co loan Walton Building Co to erect a — sty building; —payments 92,000

Cathedral Parkway, s s, 100 w Amsterdam av, 100x70.11. Metropolitan Life Ins Co loans Carlyle Realty Co to erect a 12-sty apartment; 10 payments 260,000

SATISFIED MECHANICS' LIENS.

Oct. 30.

Broadway, Nos 1604 & 1606. Charles Read agt Chas B Grannis et al. (Sept 24, 1906) $168.00

150th st, n s, 178 w 7th av. N Y Cornice & Skylight Works agt Bisch-Hoef Realty & Construction Co et al. (Oct 25, 1909)...340.00

150th st, n s, 100 w 7th av. Oscar Carlson agt Bisch-Hoef Realty &Construction Co et al. (Oct 28, 1909) 1,400.00

Trinity av, Nos 964 & 966. Albert Oliver agt Ernest Rodhau et al. (Oct 8, 1909).....96.56

Nov. 1.

Pearl st, No 32. Frank P Lore & Son agt Hungarian Relief Society et al. (Oct 9, 1909) 285.00

86th st, s s, 100 e Riverside Drive. C H Rugg Co agt Harry Shiff et al. (Oct 30, 1909). 14,515.93

Bassett av, w s, 350 n Saratoga av. Standard Plumbing Supply Co agt Bendikte S Gunderson et al. (Oct 11, 1909) 186.00

Mott st, No 185. Steinberg Steam Cut Stone Co agt Harry Krusing et al. (Dec 14, 1908) 196.00

[2]Bristow st, s w cor 170th st. Samuel E Graham agt Sproessig Storage Warehouse Co et al. (Oct 5, 1909) 309.06

[3]31st st, No 9 West. William Crowe agt John Nelson et al. (Aug 4, 1906) 33.00

[3]Same property. John Olin agt Alfred Nelson et al. (Aug 11, 1906) 963.60

[3]Same property. A P Bigelow & Co agt same. (Aug 11, 1906) 720.00

[3]Same property. Paul Peterson agt same. (Aug 13, 1906) 250.00

[3]Same property. Joseph Marcus et al agt same. (Aug 17, 1906) 1,010.60

[3]Same property. Thomas P Flanagan et al agt same. (Aug 22, 1906) 1,844.50

[3]Same property. John Davidson agt same. (Aug 24, 1906) 565.00

[3]Same property. James McCarthy agt same. (Aug 27, 1906) 111.50

[3]Same property. Morris Gronofsky agt same. (Aug 29, 1906) 2,745.00

[3]Same property. Joseph Di Benedetto et al agt same. (Aug 31, 1906) 2,600.00

[3]Same property. McDougall & Potter Co agt same. (Sept 21, 1906).....802.08

Nov. 3.

Reservoir pl, e s, 57 n Reservoir Oval, 44x100. A Mark agt Jacob Cohen et al. (Sept 10, 1909) 108.16

Same property. Ike Marzen agt same. (Aug 31, 1909) 139.00

[2]Leland av, w s, 200 n Davis st. Michael Lagana agt Speciao Valento et al. (Oct 6, 1909) 490.00

Nov. 4.

No Satisfied Mechanic Liens filed this day.

Nov. 5.

[3]77th st, No 44 West. M B Toch Tile Co agt Hedden Construction Co et al. (June 3, 1909) 2,020.56

67th st, s s, 96 e 1st av. Standard Arch Co agt Bethany Memorial Church et al. (Oct 29, 1909) 275.00

12th st, s s, 286 e 5th av. Parker Sheet Metal Works agt Julia Fitzgerald et al. (March 3, 1909) 245.00

Orchard st, No 26. R Fisher & Son agt Albert W Seaman et al. (Oct 2, 1909) ...278.15

3d av, n e cor 58th st. Morris Levin & Sons agt Aron Goodman et al. (June 17, 1909). 47.00

[1]77th st, No 44 West. M B Toch Tile Co agt Hedden Construction Co et al. (June 3, 1909) 2,020.56

ATTACHMENTS.

Oct. 28.

No Attachments filed this day.

Oct. 29.

Elias, Alfred & Edgar Stork; Gross, Engel & Co; $2,580. M D Steuer

Peterson Lake Silver Cobalt Mining Co, Ltd; Jacob A Jacobs et al; $28,291.10; Horowitz & Wiener.

Oct. 30.

Van Allen, Grace E; Anna F Pinetti; $1,200; C R Freeman.

Nov. 1.

No Attachments filed this day.

Nov. 3.

International Wolfram Lampen Aktien Gesellschaft; Julius Auerbach; $37,500; Foulds & Galland.

CHATTEL MORTGAGES.

Oct. 29, 30, Nov. 1, 3 and 4.

AFFECTING REAL ESTATE.

Caralluzzo, A. 154th st and Morris av..G E Sealy. Radiators. $165

Faiella, J. Hoffman st & 184th st..Union Stove W. Ranges. 306

Faraga, F S. Southeast cor Garfield and Van Nest av..Columbia Gas Fix Co. 85

Hegman Const Co. Grand Boulevard and Concourse, 178th st..Consolidated C Co. (Contract). Chandeliers, &c. 400

Silverson, A. 27-31 W 133d..Union S Works. Ranges.

Strauss, D. 179 Norfolk..E Tuch. Bath Tubs, Boilers, etc. 1,000

Silverson, A. 434 & 436 E 85th..Union Stove Works. Ranges.

Wittner, S. 26th st and 10th av..Union Stove Works. Ranges.

ADVANCE REPORTS.

(Continued from Page 817.)

Stables and Garages.

WORCESTER, MASS.—The Palace Auto Station, Inc., will erect a fireproof garage at Worcester, 2-stys, 80x142 ft. Joseph C. Schaeffler & Co., 73 Tremont st, Boston, and 151 West 91st st, Manhattan, are the architects and engineers.

JERSEY CITY, N. J.—William J. Moran, undertaker, 147 Montgomery st, will erect a brick garage at 166 York st, between Van Vorst and Henderson sts, adjoining his Montgomery st property in the rear. It will take up the entire lot and will cost $6,000.

Theatres.

MELROSE AV.—George Mulligan, 33 East 32d st, has received the carpenter work on the new theatre at Melrose av and 149th st, the Bronx, for the American Real Estate Co., 537 5th av. Brick and stone, 100x75 ft., to cost $300,000. Wm. McElfatrick, 1402 Broadway, is the architect. Percy Williams, 1135 Broadway, lessee.

JERSEY CITY, N. J.—The Phoenix Realty Co., 591 Summit av, Jersey City, is taking figures on the 3-sty brick and limestone theatre and office building, 71x171 ft., to be erected at Summit av and Cottage st, at a cost of $150,000. W. E. McElfatrick, 1402 Broadway, Manhattan, is the architect.

Bids Opened.

QUEENS.—The Board of Education opened bids Nov. 1 for grading about the school premises of P. S. 87, Queens. Harry Britton, $2,890, low bid. Other bidders were: Edward Stapleton, James H. Skinner, Joseph Ohlausen, Peace Bros., Peter Guthy.

PITTSFIELD, MASS.—Bids for the new post office building at Pittsfield have been received as follows: Oscawanna Building Co., Manhattan, $72,000, low bid. Other bidders were: J. E. & A. L. Pennock, Philadelphia; M. P. Wells, Philadelphia; Conners Bros. Co., Lowell; Horton & Hemenway, Boston; Woodbury & Leighton, Boston; Wills & Marvin Co., New York; Watertown Construction Co., New York; W. H. Fisseli & Co., New York; Wheaton Building and Lumber Co. of Putnam, Conn., A. E. Stevens Co., Binghamton, N. Y.; Norcross Bros.' Co., of Worcester.

Miscellaneous.

STAMFORD, CONN.—Thomas D. Bradstreet, State Comptroller, Hartford, Conn., invites competitive plans until noon, Nov. 20, for an armory at Stamford to cost $50,000 and one at Torrington to cost $40,000, appropriations for which have been made by the General Assembly.

NEW HAVEN, CONN.—Bids are asked by Allen & Williams, architects, 82 Church st, New Haven, until noon, Nov. 19, for mason work, structural steel and ornamental iron work, carpenter work, steam heating and ventilating, plumbing, electric light wiring, painting and elevators, required in the construction of the New Haven County court house, at New Haven. Jacob D. Walter is chairman of State Legislative Com.

SPRINGFIELD, MASS.—The Hampden Hotel Co., which is to erect and operate the Hotel Kimball, at Bridge and Chestnut sts, has awarded the contract for the foundations to Fred T. Levy & Co., 307 Main st, Springfield. The general building contract has not been awarded. The foundation walls are to be of concrete, and 15,000 cu. yds. of the material will be required. The hotel will be 185x115 ft. and cost about $500,000. Samuel M. Green, Inc., Springfield, are the architects.

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THERE CAN BE NO DOUBT that until recently the volume of the real estate business developed during the Fall was disappointing. Both in the aggregate number of sales reported each week in the Record and Guide, and in the aggregate number of recorded conveyances there was a falling off from the totals of the corresponding periods last year. The same statement is true in respect to the mortgages recorded and the amount they involved. Even the building plans filed during October carried with them a much smaller expenditure, at least so far as Manhattan was concerned, than did the plans filed during October, 1908. Hence, it looked as if, during a period in which general business was rapidly expanding, the real estate business was becoming less active than it was during a previous year, when it was embarrassed by the turmoil of a Presidential election. The situation was not, however, wholly discouraging. Even if the volume of business was not very great, its quality was unexceptionable. A certain number of substantial investment purchases appeared constantly in the returns. Wherever building was active, as on Washington Heights, or in the new wholesale district, a steady demand could be remarked for available building sites. A number of large operations were put through, involving the leasing of valuable corners by business men who proposed to improve their acquisition with modern buildings. There were evidences, consequently, of a wholesome demand, in all parts of the city, in which values were established; and the inference naturally was that the smaller volume of activity was due rather to a stiffening of prices rather than to a lack of demand. And such, indeed, has undoubtedly been the case. From October, 1907, until the present Fall a man who wished to sell real estate in New York was usually obliged to do so, if not at a sacrifice, at least at a price that did not represent his idea of the full value of his property. Of course, there were exceptions to this rule in certain favored streets and avenues, such as Fourth avenue and West 27th street; but on the whole it was none the less true. This Fall, however, sellers began to feel that they could increase their demands, and naturally the first result of this attitude was a diminished volume of trading. But to judge from the reports of the past week, would-be purchasers are beginning to realize that property in active speculative districts is worth all that is being asked for it. Within a few days there changed hands two large plots on Fifth avenue, one each in Fourth and Madison avenues, and four large parcels near the Pennsylvania Station. All these operations affected property in the heart of Manhattan, and it looks from this sample that the volume of buying in the district between 23rd and 50th streets, Seventh and Fourth avenues, would obtain during the current year unprecedented dimensions and momentum.

ONE OF THE MOST INTERESTING and significant developments in real estate methods in Manhattan of late years has been the increasing practice of securing desirable plots by long leases other than by purchase. Until recently the leasehold has never been a popular manner of giving or getting possession of real estate in New York; and there used to be a tendency to attribute the rapid process of building reconstruction in Manhattan to the fact that very little desirable ground was tied up on leases which left the owner unable and the tenant unwilling to erect thoroughly modern buildings. Of course there were Astor, Snug-Harbor and other leaseholds, but they were usually referred to as examples to avoid rather than to imitate. Of late years, however, the popularity of leaseholds has suddenly and remarkably increased—particularly in the heart of the new wholesale, retail and amusement district; and the reason for this change of method is worth some consideration. Neither is this reason very far to seek. It is dependent on the fact that speculators or business men wish to secure for a long period peculiarly desirable or valuable plots without putting up the capital required by their purchase. Until recently neither conditions nor values in the middle section of Manhattan were such as to make leaseholds desirable. Excellent corners could still be bought at comparatively modest prices and retailers had not understood the necessity of anticipating the movement of trade and of securing in advance some desirable strategic advantage in the future battle for retail trade. When they did wake up to the fact that a retail business of a high grade could not get along without a permanent and central location in the new district, speculators and certain particularly shrewd business men had already been aroused to the opportunity and the real facts of the situation and had forced prices up to a very high level. Not only had many peculiarly desirable corners already been captured, but many more, like the old Hotel Bristol, at Forty-second street and Fifth avenue had been appropriated under long leases by speculators and taken out of the market. What, then, was to be done? None but the most opulent retail or wholesale merchant can afford to take anywhere from $500,000 to $1,500,000 out of his capital in order to purchase a site required by his business, and the ordinary business man had, consequently, a strong inducement to obtain the property he needed if possible under a long lease—in which case the only capital required to be invested in the operation would be a part of the cost of the new building. Such are the motives that are responsible for all leases similar to the one recently secured by W. & J. Sloane on part of the Windsor Court block.

A SITUATION PRECISELY SIMILAR to that described above had never been created in the only other section of the city in which values had reached anything like the same level over so large an area—that is, in the financial district. Of course, in that district the same necessity had existed for certain banks, insurance companies and corporations absolutely to secure for themselves one of a few desirable sites near the junction of Wall and Broad streets, but the difference was that the banks and insurance companies could afford to pay any price they pleased for a peculiarly desirable site. It made no essential difference to them whether they had one or several million dollars invested in their office building, provided the investment really paid. The consequence was that the peculiarly desirable corners in the financial district have for the most part been purchased outright by the business men or companies who needed them. But a retail or wholesale merchant can rarely control resources large enough for similar purchases; and when the needs of his business demand that he acquire possession of real estate worth anywhere from $125 to $250 a square foot, he must contrive to do so without paying for it in cash. The leasehold is thus very advantageous for him, in that it does not strain his resources, while at the same time it constitutes a peculiarly desirable form of security for the owner of the property. The owner obtains an income estimated usually at five per cent. on a liberal appraisal of the property at the time of the lease, and this income is secured by the value of the modern building which will be erected thereon. Considering the nature of the security, and the subsequent irresponsibility of the lessor, the income should apparently be estimated on less than a five per cent. basis; but it must be remembered that the owner is surrendering possession of his property for at least twenty-one years, often without any increase of rental during that period; and his five per cent. means in part an anticipation of an increase value during the first period covered by the lease. It may be added that these transactions are usually consummated among people who thereafter keep their property out of the market. The owner has a larger income on a better security than he can obtain in any other way, and the tenant has a site which he needs for purposes essential to his business. Thus the property is permanently sequestrated, and such is the case even though the tenant is a speculative operator rather than the actual user of the

property. There are already scores of operators in New York who are drawing substantial incomes from property which they have leased and altered, and which offers too good a chance of a subsequent increase of income to tempt them to dispose of the lease.

THE LATEST SUGGESTION which has been advanced towards Manhattan transit improvement consists in the proposed construction of a moving platform along Broadway from Fourteenth and Forty-second streets. This appeals to the Record and Guide as a thoroughly good suggestion—assuming, of course, that the moving platform is a mechanically safe and unobjectionable device. It has always seemed to the Record and Guide that the space immediately under the surface of Broadway should be reserved for local rather than through traffic. The local traffic of Broadway is of enormous volume and is capable of still further development. A continuous transit service from Fourteenth to Forty-second street along Broadway would be of the utmost utility to the many people who wish to travel short distances along that thoroughfare with the utmost possible celerity. What would be still better, however, would be the construction of a moving platform along the stretch of Broadway from the Post Office to Forty-second street, and we believe that something of the kind would eventually be done were it not for the stupid and wasteful Broadway-Lexington avenue route upon which the Public Service Commission has insisted. On the other hand, in case a moving platform should be built from Fourteenth to Forty-second Street, what a tribute it would be to the ingenious general planning of the Public Service Commission—which would have managed to split the one diagonal thoroughfare possessed by Manhattan into three compartments, each managed by a different company and serving a different function in the transit system of the whole borough.

EFFECT OF TAXES ON RENTS.

To the Editor of the Record and Guide:

Mr. Edward Polak admits that my criticism of his article on the effect of increased taxation on rents would be true, were it not that I had entirely overlooked the effect of such taxation in reducing the selling price of land.

I have not overlooked this factor in the determination of this interesting question. I do believe, however, that writers of Mr. Polak's school greatly exaggerate its importance. Waiving, for the sake of argument, any criticism of the prevailing economic doctrine that no part of a tax on land-value can be shifted by the owner, the question narrows itself, as suggested by Mr. A. C. Pleydell in his interesting letter on this subject, to a discussion of which of two countervailing influences is the stronger, i. e., the tendency of high taxation to reduce values of vacant land, bringing more of it into the market and offering better inducements to builders, or the tendency of such taxation on buildings—which admittedly can be shifted—to increase rents.

In New York City, the proportion which the assessed value of taxable land bears to total taxable value (with improvements) is 62.6 per cent. This is a very high percentage as compared with the figures of other cities. But the causes are obvious and are two-fold: first, the enormous land values of business property in the Borough of Manhattan, and secondly, the great areas of wholly undeveloped land—farm land, much of it—in the Boroughs of Queens, Richmond and the Bronx. In the Borough of Brooklyn, which closely resembles the average city, the assessed value of the improvements exceeds that of the taxable land.

Now, what led to this whole discussion was the truth or falsity of the campaign arguments used prior to the late election, as to the burden of taxation falling upon the rent-payer. Obviously, the home-dweller, the flat or tenement-dweller, was in mind; not the lessee of a store on 5th av, or the tenant of a Broadway office building—for many such reside in New Jersey. As to stores and office buildings, where the relation of taxable land value to improvement value is frequently as three or four to one,—it may be admitted that the burden of increased taxation must be borne chiefly by the landlord. But to the typical rentpayer,—let us say, the dweller in a 4-sty Brooklyn flat costing $20,000, erected on land worth $4,000 or $5,000—THE INCREASE IN TAXATION INEVITABLY MEANS INCREASED RENTS.

When one comes to consider the second of the two enumerated causes—the enormous areas of vacant land in the outlying boroughs—a situation is developed which does not altogether square with Mr. Polak's theories. In the first place, much of the land in Queens and Richmond is quite unavailable for urban improvement. If it were to be offered to builders as a free gift, they would not accept it with an undertaking to improve. The ownership of such and within city limits is looked upon by single-taxers as almost a crime; but the lot of the owner paying taxes for years, based on speculative values, is not altogether roseate. He might be taxed into forfeiting his ownership; but that would not mean the improvement of the property. In the second place, the builder contemplating the erection of new buildings for housing accommodations must do more than consider whether increased taxation has cheapened the selling price of lots. If the cost of his projected improvement is four or five times the cost of his land, he must feel assured of getting back the net additional annual charge by increased rents or he will not build. In such a case, the cheapening of land value becomes almost a negligible factor.

All of this may seem to some like an argument for the single tax; but that, as Kipling would say, is another story. Taking our tax laws as they are, I cannot see how any reasonable argument can be made that higher taxes do not affect rents.

EDGAR J. LEVEY.

WHAT IS THE FUTURE OF THE FIVE-STORY HOUSE?

Reginald Pelham Bolton, the engineer, has discovered that New York City apartment houses rent better at the top than they do at the bottom, even in non-elevator houses.

"People will walk five stories high and still pay more for the privilege of getting up there, says Mr. Bolton. He told the Detroit convention of business managers and owners this, and added, as reported by the secretary in the official proceedings printed in "Building Management."

"I refer to this matter because a very important article has recently appeared in the Record and Guide of New York City pointing out the fact that we have reached a stage in apartment house construction of a very serious nature to a large number of people. To my knowledge, no less than $35,000,000 have been spent in six-story elevator houses within the past three or four years. WHAT IS GOING TO BECOME OF THE FIVE-STORY HOUSE AND WHAT IS TO BECOME OF THE OWNER OF THAT APARTMENT HOUSE? I have some statistics in my hand here of a very carefully managed non-elevator, five-story house in a good part of Manhattan, managed by a first class firm of real estate dealers, who carefully maintain that house in excellent condition, do their level best to keep it full, and succeed within ten per cent.

"These statistics are in detail, giving the entire cost of repair, decorations and the various fixed charges. The total rental of that house now is $7,350 a year. It has descended from $8,400 a year in two years and half, owing to the competition with this other class of buildings. The operating cost with the utmost economy remains practically the same. The fixed charges include taxation. I saw some figures on taxation in connection with buildings in the West which made me envious and I am sure would make others envious. Our taxes in New York City are nearly 10 per cent. of our rentals.

"After paying these taxes, interest on mortgage, collection charges of 3 per cent., it leaves a net return from the $7,000 rental of $952. So, based upon the assumption that the house is worth ten times the rental, that is a return of 3¼ per cent. That is a very bad condition of affairs, which is shared not only by the owners of this property, but by, I am safe to say, thousands of people who are up against the same proposition.

"It is hardly possible to put an elevator into one of these houses and operate it, although in connection with that matter it may interest you to know that the operating charges for an elevator in a six-story apartemnt house are very much less than is commonly supposed to be the case. I have the actual statistics of the cost of operating an elevator in a six-story building, fifty feet wide, and having thirty-six families in it. I find that it only amounted to about ten to fifteen dollars a month. That shows that there is not a very large amount of money spent in operating it, and it only cost about $2,800 to install. If any solution could be found by way of improving that class of building it would appeal to a very, very large clientele in New York City."

THE STRANGER IN OUR GATES at the recent "Hudson-Ful-ishness," as some will persist in dubbing our recent civic display, was much impressed with the Court of Honor and the recent 5th av widening, making an almost continuous boulevard of noble width from Washington Arch to 47th st. "But why not have continued it from one Park to the other, and have it perfect?" was his "untutored" exclamation. The reply that it was not expected that business requirements would extend beyond 47th st, or stores invade the hitherto sacred precincts of the Upperdendom residences, clubs, and cathedral churches buttressed there, did not seem to satisfy his country-nurtured sense of art. Cogent, however, as this argument has been with the City Fathers hitherto, the coming break-in of the Sloanes on the avenue, at the 47th st corner, may lead to a telescopic extension of the big joint that will bring Central Park into relation yet as the "objective."

DESTINY.—The buyers of the old Lotus club house, on the west side of 5th av, 25.5 south of 46th st, will probably not build themselves, but sooner or later somebody will take the site for the purpose of building a commercial house thereon, for this is 5th aveune's destiny.

CONSTRUCTION.

RIVAL MIDTOWN BUILDING MOVEMENTS

Considered as a Prophecy of a Wider Distribution of Commercial Work in the Future—Business Spreading More Rapidly into Residential Districts.

ABOUT seventy-five per cent. of the buildings in the district immediately north of 23d st, between 6th av and Broadway, are reported to be rented, and rentals are said to average higher in the section north of 23d st than in the section below 23d st. A floor, 50x100 ft., in the section north of 23d st, will fetch about $3,500 annually, while in the section below 23d st a floor of similar size will bring $3,000. The trades which are migrating to the upper section include the fur trade, as well as the cloak and suit trade and the underwear trade. Into the corresponding 4th av section the silk, woolen and white goods trades are migrating.

Down-town owners, worried over the development of the new loft sections, are known to be making concessions to hold old tenants. Vacant space is still rather plentiful in the new sections, but it takes time to fully populate new buildings. Some authorities allege that construction has run ahead of the demand, but this is a saying that accompanies most building movements. Construction must necessarily lead, and the population can only follow.

Most opinions favor the proposition that the 4th av development will draw the larger concerns, and, because of the side-street space ready for development, that it will have the larger development. And possibly it may be helped later on by a transformation of Madison av, south of 34th st. At present there are only large plots available for improvement on 4th av, but there are known to be many plans for smaller buildings in contemplation, not yet announced, but which will begin to appear next year.

A firm like the American Woolen Company and others that could be named have many followers among smaller houses, and these, too, will want locations either on the avenue or in the side streets. It is because so many firms that are "leaders" in their line are coming to 4th av that builders are predicting a large amount of building in the side streets, as well as on the avenue.

BUSINESS CONSTRUCTION SPREADING OUT AGAIN.

For many years commercial construction had not been spreading into the residential sections with the rapidity true of previous eras. This was because of the change in the style and nature of construction, from the solid masonry construction which in practice limited the height of a building, to steel skyscraper construction, with no limitations at all. Instead of blocks of five and six-story business buildings, we began to erect twenty-story buildings which made the land so much more valuable that a large part of the territory which had been built over before, was once again available for improvement, without breaking any farther into the tenement or private residential districts.

Instead of building farther northward, the New York financial, manufacturing and wholesale trades began to build higher. This was the general direction of expansion for at least ten years—ten solid years, not counting a few years before and since the decade when conditions were changing. There being no limit to height, the giant steel building was preferred, for one reason because it permitted firms in allied lines to concentrate in the same locality, as in the Wall Street neighborhood; and, in the second place, because by means of these new skyscrapers, firms that had been situated for many years within reach of the old Brooklyn and Jersey ferries, and for reasons of accessibility desired to stay there, could by the new style of building be accommodated.

Had there continued to be a mechanical limit to the height of a building, instead of the steel skyscrapers many thousands more of small, all-brick-and-stone loft and office buildings, such as they still have down on the lower west and east sides of the Island, would be in existence to-day, and the business districts would extend much farther around than they do.

WHEN THE MIGRATION WAS RESUMED.

But transportation terminals are no longer mainly at the southern extremity of the Island, and it is getting to be just as easy to reach the Long Island trains and the New Jersey trains from the middle of the Island as from its lower end. A few years ago leading firms in various lines of business started the northward movement again. Macy, Altman, Tiffany, to mention no more names, moved uptown; and what a train has followed! When the "buyers" move the sellers follow.

Without any legal limitation being put to the building height, to prevent further congestion in that part of the borough lying below Fulton st, something happened, the effect of which was to reduce the amount of skyscraper building in that section and to spread business construction northward again. What happened?

The present building movement got its impetus from the Act which consolidated the five boroughs into one greater city. From that sprang the wonderful new system of bridges, subways and tunnels, the construction of which was initiated by the city and supplemented by the Pennsylvania, McAdoo and Belmont interests, constituting a distinct and separate era of expansion. The probabilities are that the present movement for loft and office building construction in midtown sections, having started in the neighborhood of 14th st and crossed 23d st, will continue on past 33d st and into the 42d st neighborhood, leaving out the Murray Hill section.

WHAT "FIFTH AVENUE" WILL MEAN.

"Fifth Avenue," like "Wall Street," will be a name for a section of the city, instead of merely the name of one street. "Fifth Avenue" will be in a truer sense than it is to-day the high-class shopping center of America. It will include the lateral adjacent streets, and probably it will also mean a portion of Madison av. Many business buildings of moderate size, such as Redfern contemplates, will be erected in the lateral streets, where there is less traffic of a general nature and, consequently, more room for the prized carriage trade.

For builders, this new expansion will mean a more general distribution of work. The units will be smaller, but more numerous than for some years past, so far as commercial work is concerned; and the units for apartment house work on Manhattan Island are likely to grow larger, though until the law is changed the construction of very large houses will be restricted to the avenues, boulevards, squares and a few wide streets. While this restriction on the height of apartment houses lasts, the city will spread rapidly until the Island is covered to Spuyten Duyvil, and then there will be strong pressure brought to bear to raise the restriction by some process of selection that will not interfere with the fundamental objects of the Tenement House law.

Many people have the idea that it is only a question of time when the old five-story non-fireproof flat houses on the lateral streets of the West Side will give place to 12-story fireproof elevator apartment houses of the first class. This is an erroneous idea, as the height of tenement houses must, under the law, be in accordance with the width of the street. A 60-ft. street lawfully permits of a 7-story apartment, but here another set of restrictions comes into play and dictates fireproof construction.

Otherwise, the big apartment house might dispute the progress of the business building with some success. But residential construction of any kind has rarely been able to stand off business construction under natural conditions, and even when the residences have been aided by legal restrictions in the deeds that run with the land on which they stand, they have had to give way sometimes when the character of the surroundings have "changed" in the course of time.

LEARN FROM FOURTH AVENUE.

There is a great object-lesson unfolding for young builders in the 4th av section. They had, to start with, a very old avenue on which were several important institutional buildings of comparatively recent construction and but few large commercial buildings. Mostly, the old thoroughfare was lined by small stores, with craftsmen of various kinds occupying the upper floors. Suddenly a change comes: a number of corners and block fronts are bought for improvement by leading manufacturing, publishing and commercial houses. Thereupon far-sighted speculative builders appear and buy other sites, until now, with the building operations that are actually visible and the projects already announced, 4th av has become a remarkable example of sectional transformation within a brief period. As the movement has only begun, there is still much to be observed, and by taking note of all the aspects of the development the young builder and real estate man will have a good line on every similar building movement in the future—and there will be others.

THE COST OF STEAM HEAT.

Reginald Pelham Bolton, C. E., has collected statistics concerning the heating of some of the large office buildings of New York. He found that in a certain office building known as the "Century" the amount of steam required cost at the rate of $1.57 per thousand feet for the season. The season in New York is only 157 net days, for an office building. Or, at the rate of 30 cents per thousand feet per month. In another building, the National City Bank, which is a large building with an open area in it, and which has some indirect heating and ventilating apparatus in it, the figures were somewhat different. It cost, per thousand feet per month, 41.1 cents.

At the convention of building managers in Detroit Mr. Bolton read statistics of one of the largest office buildings downtown, New York, the "Bowling Green Building," which are made public in the report of the secretary of the convention, Mr. C. A. Paterson, whose report can be found in "Building Management" for October.

"The building is a 15-story building, a large building about 14 years old; it has an occupied area of 225,000 square feet. The total rents average only the rate of $1.64 per square foot per annum, due to the existence of old leases, some of which have a number of years yet to run, at the rate of $1.40. It brings in a gross income of $386,783 per annum. The total cost of operation, including taxation and some extraordinary repairs to windows, which were necessary, was $157,577, or about 40 per cent. That includes taxes. That building, I might mention, has a heating plant and a power plant for the elevators, but does not do its own lighting. The lighting is purchased from the Edison Company. That is an interesting observation from actual practice.

"I want to return to the subject that I spoke about yesterday, apartment houses. Mr. Coley has referred to it in his last remarks. This building is a modern building, built under the new tenement house law, only five years old, built by a reputable builder, with the usual defects, but nothing extraordinary. It has been maintained in excellent style. It is in first-class shape today. It is in the hands of one of the firms of the best standing, similar to the firm with which Mr. Coley is connected, and every effort is made to maintain its character, and it is renting up to the full capacity. The figures upon the operation are as follows: It may be of interest to compare the figures which Mr. Coley has given us. On the gross basis of the rentals, that is, upon the results received, the following figures are percentages: Interest upon the first mortgage is 3.6 per cent. That is the usual first mortgage, about 65 per cent. of the ostensible value of the building. Taxes were 11.6 per cent.; interest, 1.1 per cent. Water cost 1.8 per cent. Vacancies were 10.2 per cent., average for two years.

"This class of building is not quite the same class as that which Mr. Coley has described as being rented to workingmen and mechanics, but the class just between them and the high class of apartment in which people pay an annual rental. This is the monthly rented apartment house of a little above the cheap character of tenement, and is rented to city officials and storekeepers, and people of that class. The cost of heating, hot water being supplied, is 10½ per cent. The cost of janitor service is 3.2 per cent.; for supplies, nine-tenths of one per cent. The repairs to the building. This item has been separated to show the amount spent for redecorating, which is a serious item in itself.

"As an illustration of the care exercised in the management of this building, I will say that the decorating alone is maintained at 7.42 per cent. That is for redecorating after tenants move out and before new tenants come in. There is a practice followed in this house which I believe to be a good one in connection with this class of building, and that is to place no paper on the walls of small bedrooms, but painting those walls so that they can be repainted and kept free from insects and dirt. The actual repairs to the building were 3.8 per cent. That includes plumber's repairs, which is one of the most serious items. Advertising is six-tenths of one per cent.

"I would like to know whether that, in the judgment of other managers of buildings, represents anything like an adequate amount to be spent upon a building in which the vacancies amount to 10 per cent. Collections are the usual 3 per cent. Sundries, four-tenths of one per cent., being a total of 37.1 per cent., leaving a balance for profit of 12.9 per cent. That is 12.9 per cent. of the collected rents, that is, the total rents. That represents upon the equity of the building only 3¼ per cent."

—Some families who are not equal to tiled walls in the kitchen are using oilcloth of a tiled pattern in fitting up the kitchens of their private suburban homes, in conjunction with linoleum as a floor covering. This gives a result something like the tiled kitchen, in appearance, and also admits of frequent washing down.

—If one cannot have porcelain or enameled iron sinks in the kitchen, slate makes a very desirable sink, and is easily kept clean.

MAKING BIG DOMES OF CONCRETE.

The uses of reinforced concrete seem to be constantly widening. Among the latest novelties in this type of construction is that of the Linden Baptist Church at 9th and Linden sts, Camden, N. J., of which A. Truscott and Arnold Moses, were architects and Turner & Stewart, builders and general contractors. The dome, of which exterior and interior views are given, had a diameter of 73 ft. and 8 in. and a height of 28 ft., 2 in. Just 416 plates, averaging 4x2 ft. x1½ in. reinforced with No. 29 gauge mesh expanded metal, were used. Of this number 208 plates were 5 ft. long, and from 17 to 22 inches wide, with lips were used. The mixture was 1-2-3, cement, sand and grit. About 200 barrels of Edison Portland Cement were

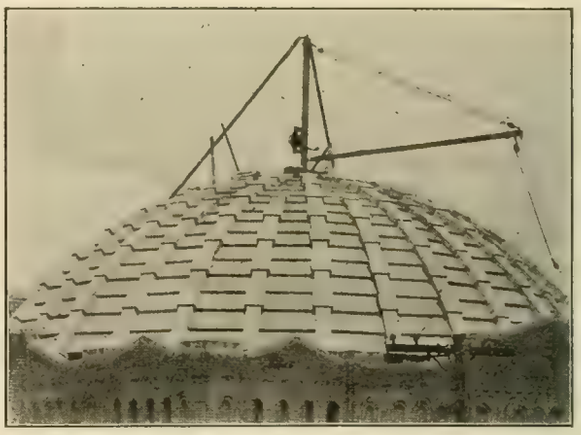


FIG. 1—EXTERIOR VIEW OF REINFORCED CONCRETE DOME OF LINDEN BAPTIST CHURCH, CAMDEN, N. J.

used. The walls are built of brick, in arch and pilaster design, wide at the base and gradually narrowing to the top, where they are capped with cement stone. It is said to be the first application of this type of dome construction in New Jersey.

Some other odd uses to which Portland cement has recently been put are a concrete fireproof safe in which musical instruments are kept in George H. Wilson's Philadelphia conservatory of music. Even the door of this safe is made of reinforced concrete. Mr. Wilson, an enthusiast in the use of this building material, has used it almost exclusively in fitting up his studios, giving the whole the appearance of a summer garden. He finds that it adds to the accoustic qualities of his auditorium. He has imitated Pueblo architecture in an artistic roof garden by use of concrete for fountains, flower pots, seats, pedestals and standards for climbing vines.

Another estate owner used Edison Portland cement for making fish tanks for his private aquarium near this city. He has

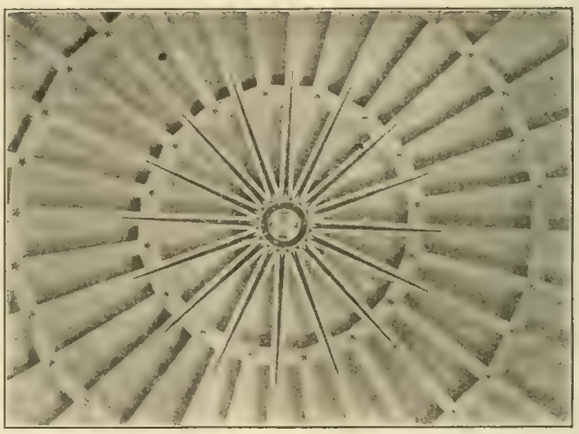


FIG. 2—SHOWING ARTISTIC EFFECT OF THIS METHOD OF CONSTRUCTION VIEWED FROM INTERIOR.

made the side slabs 1½ inches thick, the bottom 2 inches thick, all with 3-in. No. 16 gauge expanded metal reinforcement. Each tank holds 250 gallons. He waterproofed them all with Edison's waterproofing paint. His proportions were 1-2-3 cement, sand and grit.

CONSTRUCTION RATE IN OTHER CITIES.—Bradstreet's, November 13, will say: Reports from 100 cities of the United States show a total estimated value of construction of $63,650,196 as against $60,577,849 in September and $62,595,284 in October a year ago. There is here indicated a gain of 5 per cent. over the month of September, but of only 1.6 per cent. over October, 1908. This latter increase is the smallest percentage of gain reported since September, 1908, but it of course needs to be borne in mind that the advance of the season tends to limit activity in new building enterprises, and, furthermore, comparisons now are with large totals a year ago, which precludes any heavy gains being shown in the current monthly returns.

LONDON'S NEWEST DEPARTMENT STORE.

THE famous "American store" in London (Selfridges) was designed by American architects, D. H. Burnham & Co., of Chicago, and has a particular interest for Americans. The Otis Elevator Company installed the elevators, and the monthly "Indicator," published by this company contains an illustration and a description of the building.

The building is 250 feet long, 175 feet wide, and the height from foundations to top of the parapet is about 150 feet. The general impression of the building is unquestionably one of beauty combined with great strength and suitable planning for a retail shop.

From the engineers' and architects' point of view this building is of great interest as it is practically the first building erected in London under the New London Building Act, which permits of each compartment between brick walls being 450,000 cubic feet; also of the introduction of large openings in party walls, namely 12 feet by 12 feet; thus affording from one end of the building to the other an unobstructed view.

The engineering part of the design is of great importance, considering that 3,000 tons of steel work were used in the construction, and that the entire building is supported upon steel girders and stanchions. The floors are all constructed of con-



SELFRIDGE'S STORE, LONDON.

crete reinforced with steel bars and have a minimum thickness of 6½ inches, in addition to which there is a concrete filling on top of the reinforced construction, of about 5 inches. All the steelwork is protected by at least 2 inches of concrete, and where necessary it is anchored to the steelwork by means of rods, wire or netting.

A retaining wall was built for upholding the earth on the Somerset Street side extending 60 feet below the street level—probably the greatest retaining wall yet built of reinforced concrete and executed under great difficulties. The adjoining buildings were underpinned to a depth of about 50 feet below the street level.

The elevator installation comprises the following: 9 electric passenger elevators; 2 electric freight elevators; 1 electric kitchen elevator; 1 electric dumbwaiter. A Gravity Package Conveyor has also been installed by the Otis Company, extending practically the entire height of the building, taking in at all upper floors and delivering to receiving table at the basement mezzanine, where packages are stored and then sent by means of shorter incline chutes to the despatch dock.

The architects were D. H. Burnham & Company, of Chicago, Ill., U. S. A., and Frank Atkinson, Esq., F. R. I. B. A., London. The contractors were Messrs. Waring & White (1906) Ltd., Managing Director, R. A. Denell.

BOND ON CLAY AND CEMENT BRICK.

In connection with the use of cement for clay brick in the construction of their new mill, the Plymouth Cordage Co., of North Plymouth, Mass., made many interesting comparisons between brick made of the two materials. Bond was recognized as an essential feature in any method of construction, and in this respect cement bricks appear to great advantage.

Clay bricks with one pallet side show a better bond than clay brick with both sides perfectly plain. It might be argued that cement brick with plain bed and build would furnish an inferior bond with the mortar. The fact is, however, that the cement brick is perfectly in bond with the mortar, to such a degree that the resulting wall is practically monolithic.

Owing to the bond, attempts by the Plymouth Cordage Co. to make cleanly cut openings in old work were a failure, unless great care was taken to first cut out the joints. If this was not done, the wall was defaced. Holes drilled through the wall would split out on the other side a space oftentimes over a foot square, especially when drilled from the inside. If mortar was left on the brick in laying, it was impossible to clean it off with any reasonable amount of water and acid, and it could not be scraped off without defacing the wall.

The cutting of the cement bricks was found to be one of the most valuable features. It is possible to do almost anything with them. Cuts have been made half an inch thick, for the full length and width of the brick; ¼-in. cut from the full bed of a brick (except ½-in. from the face) to lay over and hide the edge of a casting. These are things which it is impossible to do with the ordinary clay brick.

REMINISCENCES OF A PLUMBER.

THE head of a sanitary plumbing supply house was tempted into some reminiscences by a remark that the best plumbing improvements have come within the last thirty years. He could recollect how meager the plumbing arrangements once were in the average American city, and how indistinct the plumbing trade was as a separate business.

In most interior towns before the Civil War the plumbing, tinware and stove lines were joined together in one business, and the journeymen who had put on the tin roof and made the tin leader for your house also installed your plumbing apparatus, and afterward made and fitted your register boxes and heating pipes, and likewise made tin wash boilers, basins, dippers, pans and any other tinware a family needed for housekeeping.

Historically, a plumber is one who works in lead. Lead pipe has been used since the earliest times. But the old pan closet, which most persons of middle age must remember, together with lead trap, cast iron trunk and porcelain bowl, was practically the first modern water closet. Then came the all-porcelain bowl and trap combined.

From the old boxed-in cast-iron sinks we have come to the porcelain and enameled supported on brackets of the same material. From the wooden box drain we have come to the tile and cast iron. In some of our larger buildings, where the extra cost was not a consideration, wrought iron screw jointed pipe is used. Once there was but one trap for water closet, basin and bath, and one waste connection to soil pipe for all three fixtures was all that was considered necessary. Now, we have a separate trap for each fixture.

Formerly it was considered the better plan to have all plumbing fixtures covered, or cased in. Even the kitchen sink was put in a closet, extending from the floor to the ceiling. Nowadays all plumbing fixtures are exposed. If modern and first-class, they are of handsome appearance, as well as sanitary. The snow-white modern kitchen and bathroom have become beautiful rooms. In "Alwyn Court," at 7th av and 58th st, the bathroom walls and ceilings are all paneled with mirrors.

Modern times have increased the vogue of the plumber. He has developed into a specialist and is now protected in his calling by a certificate from the State. The heating trade has also become a specialty, and cornice making and some other "stunts" once done in the "tin shop," have been specialized and taken away. Tinware is now almost altogether factory made. Fifty years ago it was all hand made.

In other days the principal "shops" in the average town were, first, the carpenter shop, and then, but not in the order of relative importance, the "tin shop," the foundry and machine shop, the shipyard, the brickyard, the printing office, the wagon maker's, the tanyard, the stoneyard, the harnessmaker's, the shoemaker's, the tailor's, the watchmaker's, the silversmith's, the furniture maker's the brushmaker's, the cooperage, and others, not counting the purely commercial "stores." Only a very few of the old time "shops" have been able to thrive since the modern development of "manufacturing" by wholesale. The "tin shop" survives, but its sphere of activity has been lessened. Every young man, whatever his trade or calling, should take notice of the changes made in most lines by the flight of years, and be not so wedded to one that he cannot if necessary in after years adapt himself to its successor, or quite a different one.

A WAY TO SPOIL GOOD ENGINEERS.—Clarence T. Coley, M. E., head of the engineering department of Douglas Robinson, Charles S. Brown & Co., says that some of the best engineers and janitors are spoiled by allowing them to purchase their own supplies. In the course of a discussion at the Detroit convention of building managers and owners, Mr. Coley said that these men start off conscientiously to be honest. "The salesman comes in and he buys the engineer a cigar. Then the engineer takes a lunch, and he probably takes a dress for his wife, and so on until he is absolutely influenced by the salesman's arguments toward his material. So as far as it is possible in our business the purchasing agent buys everything. Of course we do encourage to a great extent the engineers, superintendents and janitors making recommendation. We encourage this to keep up the interest of the engineer or janitor in his particular work."

—Your ideal modern business man never thinks of himself as "spending" anything; he merely "invests" and reinvests. He never "retires" from business; it would be death to do so. He never "has enough"—for he is not thinking of possessions, but of accomplishments.—Charles Ferguson in the "American."

MORE DWELLINGS FOR LONG BEACH.

Long Beach Estates Will Build 25, to be Ready for Spring Delivery.

ANOTHER building operation, comprising 25 detached houses, of various designs, is about to be begun at Long Beach, L. I., by the Long Beach Estates. The houses will be completed next April and ready for spring delivery.

All of the houses will be 2½ stories in height, with stucco exteriors, and all of them will have cellars, while the foundations will be of concrete. The roofs will be of vitrified tile.



CONCRETE LONG BEACH RESIDENCE.

In the upper floor of each house will be servants' rooms and a bath for their use, while a rear stairway will lead to the kitchen.

Parquet floors will cover all of the first stories and the floor of the upper halls. The houses will be finished in hardwood, will have a hot water heating system, open fireplaces in the sitting rooms and coal ranges in the kitchens.

About one-third of the number of houses will contain three baths each, including a fresh and sea water system. The remainder will contain one bath exclusive of the servants' bath.

The houses will average ten rooms each, will cost from $12,000



A LONG BEACH RESIDENCE.

to $35,000 each and will be on plots varying from three to eight lots in size.

Most of these dwellings will be built in streets to the south and west of the wealthy colony known as Sandringham Park, that skirts the one thousand foot wide channel in Hempstead Bay.

Work on the west part of the channel has progressed finely, but considerable work on its east part is under way.

Kirby, Petit & Green, 103 Park av, Manhattan, are the architects of the new houses.



PALATIAL LONG BEACH RESIDENCE.



"THE RENSSELAER."

Cathedral Heights.

This is one of the smaller new houses in the apartment house section now having the choicest development—Cathedral Heights. It is situated in 113th st, between Broadway and Amsterdam av. The vestibule, entrance-hall and reception-room are trimmed with polished marble, relieved by panels of onyx. The principal rooms are finished in white enamel and mahogany. Bay windows that give tenants a pleasant outlook, considering that the site is in the middle of the block, are the determining feature of the front of the house.

ANXIETY FOR WASHINGTON HULL, the architect, is widespread. The theory on which hopes are yet based is that his sloop yacht met with some misfortune, but that Mr. Hull and the two sailors who were with him in the "Commodore" may have been rescued by an outward-bound vessel, which has not yet made her port in some foreign country. Each passing day weakens the theory, but Mr. Hull's friends are not ready to number him among the dead. As he ranked among the best known architects of the East, his misfortune has been the subject of wide attention. He had set out from Lawrence Beach, L. I., to lay up his sloop yacht at some shipyard for the winter. It was to be his last cruise for the season. Mr. Hull was the son of the late John H. Hull, a Brooklyn lawyer, and he lived in South Portland st, Brooklyn. His office was at 16 East 23d st, Madison square. He was a graduate of Columbia University and a member of its 'varsity crew. In the year 1894 he became a partner in the firm of Lord, Hewlett & Hull, and the partnership continued for a long period. Among the notable works of the firm was the planning of Senator Clark's residence on 5th av. In 1903 his design for the great Municipal Building was accepted. The outcome of Mr. Hull's relations with the city, over the municipal building plans, will long be remembered in the courts of the State. Martin W. Littleton, then the borough president, raised objections to the plans on Feb. 6, 1904, and a long controversy followed. In the end the city paid Mr. Hull $15,000 for the rejected plans. Mr. Hull was a member of the last Building Code Commission.

—Dennis McLaughlin, the largest owner of tenement houses in the State of New Jersey, who finished four 5-sty fifteen-family tenements about two months ago at Willow av, Hoboken, bet 11th and 12th sts, is now finishing five more on the same block, after plans drawn by Architect Charles Fall, 100 14th st. They are each 32 by 66 feet in size and cost $21,000 each, so that the total cost aggregate $189,000. They are renting fairly well and will pay well on the investment.

—The Pittsburgh Civic Commission has retained Bion J. Arnold of Chicago, John R. Freeman of Providence and Frederick Law Olmsted of Boston to study the needs of the city, especially in the way of city planning in its broadest sense, and to recommend such further action as they believe should be undertaken by the commission. The commission in organizing apponted fourteen committees, covering such important subjects as accounting, public health, schools and rapid transit, etc. These committees are studying the conditions there and in other cities, and on their conclusion and the advice of specialists, such as those just named, the commission will formulate plans for necessary improvement.

INSTALLING A FURNACE HEATING PLANT.

FURNACE MEN say there is no money in the competitive cheap job. They say that a furnace job properly installed costs from one-half to one-third more than the average contract price which is made by the inexperienced furnace installer. Hence there is a great temptation even on the part of those who know better to use this crude plan of installing because by so doing they are able to compete with the competitor.

Mr. W. J. Heald explains the situation in the columns of the current Metal Worker, saying that many lose sight of the fact that in order to put a furnace in the basement and heat the rooms above it is just as important to have a good circulation of air for the furnace as it is to have good circulation of water to heat it with hot water.

"The difference between the hot water plant and the hot air furnace is that in case the circulation of either is not secured, that the hot water plant will not work at all, while the hot air furnace will work to a disadvantage and in an incomplete way. So installation of the hot water plant must be on a fairly good basis, while it is not so with the furnace, because it can heat in a way with poor installation. He adds:

IMPORTANT TECHNICAL DETAILS.

"In the first place, be sure that the furnace is of ample capacity for the building which it is intended for. See that the pipes are of proper size for the rooms to be heated and that the furnace is centrally located.

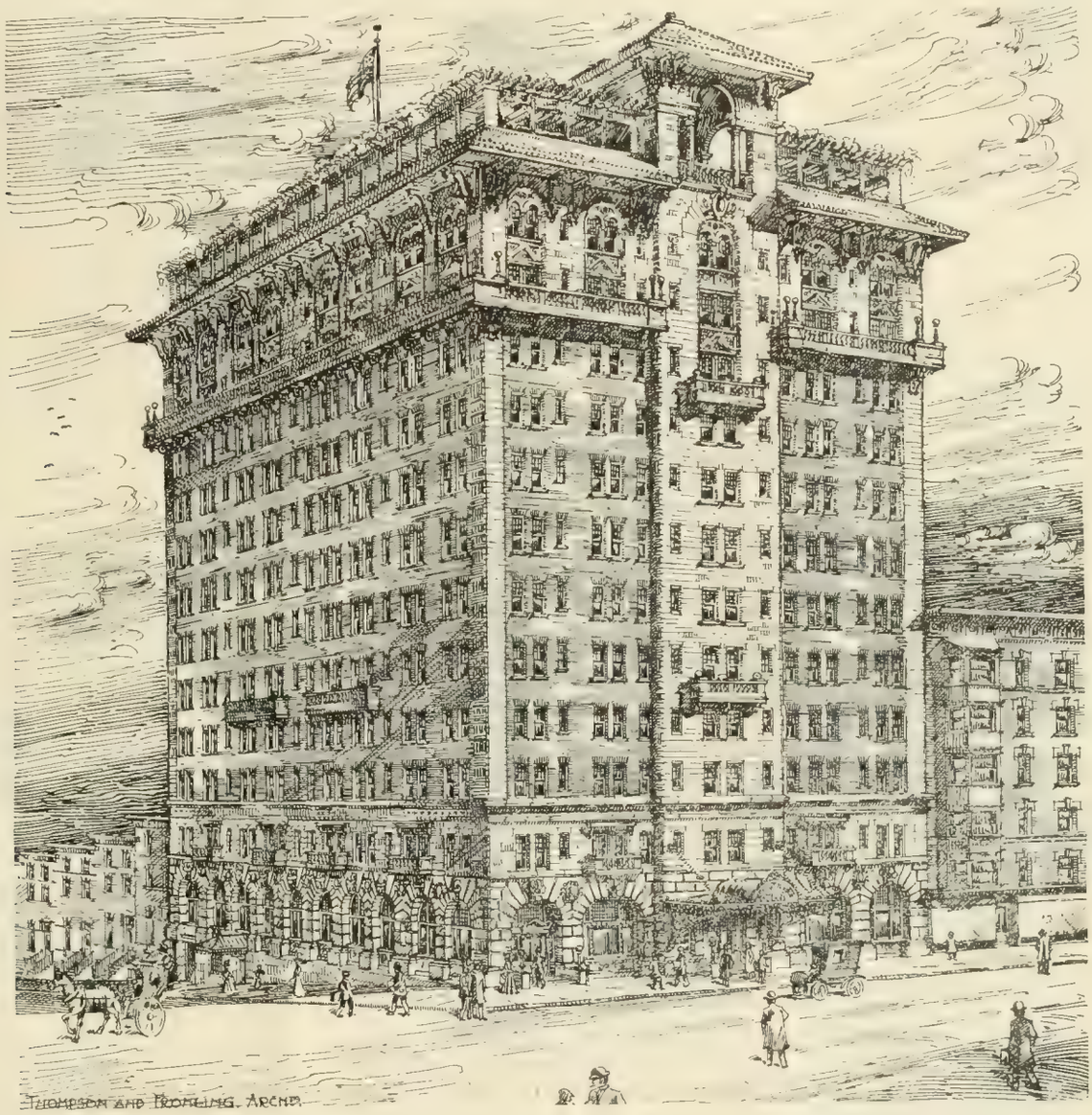
"Last, but not of least importance, is to see that the cold air supplies from the inside of the building, back to the furnace, are so located that all the rooms on the first floor have easy access to the outlet, and that the combined area of them is equal to the combined area of all the hot air pipes.

"There is nothing complicated or mysterious about this, nothing but what an ordinary intelligent man can follow. If these three things are observed the success of the hot air heating job would be greatly improved over the average common way of installing.

"There are other things, of course, to be considered that will help to make up a complete and perfect job, one of which is that both the hot air and cold air registers should be so located in the house that there will be as little friction and as short a distance from the furnace as is possible for them to be to reach the rooms which are to be heated. This applies to the cold air outlet as well as the hot air. Do not go to the unnecessary expense of placing the cold air outlet on the opposite side of the room from the hot air, as that is unnecessary, and, in fact, is not as good a practice as placing it at the nearest point possible to the furnace."

ACTION OF SEA-WATER ON CONCRETE.

Late in 1908 it was generally reported that tests had been undertaken by the Aberthaw Construction Co., Boston, Mass., in co-operation with the Navy Department at the Navy Yard, Charlestown, Mass, to determine by exposure over a long period what effect sea-water might have upon concrete. The specimens were made of various grades of cement in widely differing proportions, and were so placed that the lower portion of the surface of each would be continually exposed to water, while the upper portion was always exposed to air, and the middle portion alternately exposed to each. At the end of six months of actual exposure, which was recently terminated, a critical examination was made. Although the specimens had been exposed to freezing temperature during several months of the winter, and to the variable conditions of midsummer, this examination failed to disclose any visible change in the surface of any of the specimens. It is independently stated by the cement chemist, Mr. H. L. Sherman, of Boston, that all cements are behaving in a perfectly normal manner and the tests to date appear to be perfectly satisfactory. It is his opinion that a considerable time must elapse before any results will be obtained which will tend to throw any additional light on the effect of the water on concrete, or on the effect of various compositions of cements.



DESIGN FOR AN APARTMENT HOTEL TO BE ERECTED ON WASHINGTON HEIGHTS.
Broadway and 145th Street., Thompson & Frohling, Architects.

—Tenants in apartment houses are "crazy" for vacuum cleaning and they seem to be willing to pay for it, just as they pay for steam heat. When a building is in course of erection, and it is contemplated to install a vacuum cleaning system a certain fixed sum can be added to the rental rate to cover the cost of vacuum cleaning once a month.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

8TH AV, s w cor 49th st, 8-sty brick tenement, 115x125.10; cost, $250,000; owner, D. A. Cushman Realty Co., address care architects, Schwartz & Gross, 489 5th av. Plan No. 766.

100TH ST, s w cor West End av, 12-sty brick apartment house, 100.11x100.11 and 115; cost, $800,000; owner, Guide Realty Co., Broadway, s w cor 112th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 772.

Office and Loft Buildings.

4TH AV, s e cor 18th st, 20-sty brick, limestone and terra cotta office building, 78.6x82x175.2, caissons to rock to be filled with concrete, flag roof, flat, terra cotta elevator shafts, galvanized iron and terra cotta cornices, bluestone wall coping; cost, $900,000; owner, Henry Corn, 341 5th av; architects, Maynicke & Franke, 298 5th av. Plan No. 780.

24TH ST, Nos. 148-150 West, 12-sty brick and stone store and loft building, 50x90, asphaltic cement roof; cost, $160,000; owner, Boreas Realty Co., 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 765.

Geo. J. Brown, 16 Grenada pl, is president. Mason not selected.

Factories and Warehouses.

FRANKLIN ST, Nos. 178-180, 6-sty brick warehouse, 32.4x87.11, plastic slate roof; cost, $45,000; owner, 178-180 Franklin St. Co., 132 Nassau st; architect, Louis Chas. Maurer, 493 Broadway. Plan No. 775.

FRANKLIN ST, Nos. 155, 157, 159, Leonard st, Nos. 7 and 9, reconstruct floor bracing in first floor of 6-sty warehouse; cost, $500; owner, Augustus C. Beckstein, 50 Water st; architect, Alexander Baylis, 33 Bible House. Plan No. 2454.

Hugh Getty, Inc., 359 West 26th st, has mason contract.

BROADWAY, Nos. 2505-2507, 1-sty brick stores, 59.6x82, asbestos roof; cost, $7,000; owner, Henry Langer, 2503 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 773.

11TH AV, NOS. 306 TO 310, 29TH ST, NOS. 557 TO 561 WEST, 10-sty brick warehouse, size, irregular, tile roof; cost, $250,000; owner, W. & J. Sloane, 884 Broadway; architect, Jas. B. Baker, 156 5th av. Plan No. 771.

Chas. T. Wills is the builder.

RIDGE ST, No. 89, 5-sty brick factory, 25x67, tin roof; cost, $20,000; owner, L. Levy, 13 Catherine st; architects, Sommerfield & Steckler, 19 Union sq. Plan No. 777.

107TH ST, 225 e of Amsterdam av, 3-sty brick factory, 25x25x92.11, tin roof; cost, $20,000; owner, A. Frederick, 95th st and Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 779.

Plumber not selected.

Miscellaneous.

102D ST, Nos. 182-184 West, 1-sty stone and brick moving picture theatre, 40x96, slag roof; cost, $3,000; owner, Eugene Higgins, 1 Madison av; architect, Louis Korn, 353 5th av. Plan No. 776.

CLINTON ST, Nos. 247-249, 1-sty brick toilet, 6.6x13.4, tin roof; cost, $500; owner, John A. Auger, 77 Bowery; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 768.

WEST BROADWAY, No. 455 (rear), 1-sty brick toilet, 11.4x11.8, tin roof; cost, $100; owner, Estate Andrea Lertora, 130 East 23d st; architect, John H. Kenchel, 28 West 42d st. Plan No. 769.

3D AV, Nos. 2078-2080, 1-sty brick amusement hall, 25x100; cost, $2,000; owner, Mary E. Jones, 130 East 23d st; architect, W. A. Campbell, 318 West 42d st. Plan No. 770.

5TH AV, e s, 84 s 32d st, 1-sty brick store, 28x150, tin roof; cost, $1,500; owner, Geraldyn Redmond, 305 5th av; architects, Hoppin & Koen, 244 5th av. Plan No. 767.

DOWNING ST, No. 42, 2-sty brick stable, 29x97.8, tin roof; cost, $8,000; owner, Edwin H. Sayre, 60 Hudson st; architect, Woodruff Leeming, 20 Broadway. Plan No. 774.

27TH ST, Nos. 314 to 316 East, build brick outhouse in rear, tin roof, 6.6x6.6x8.4; cost, $200; owners, Geo. J. and William J. Kenny, 80 East Houston st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 778.

MANHATTAN ALTERATIONS.

BLEECKER ST, No. 354, new skylight; cost, $150; owner, Mary A. Mortimer, 67 West 71st st; architect, Wm. Boyd, 561 Hudson st. Plan No. 2416.

DIVISION ST, No. 94, lower first floor and excavate for deeper cellar, new steps, to 6-sty brick lodging house and store; cost, $3,000; owner, Joel Sammett, 677 West End av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2433.

EAST HOUSTON ST, No. 335, RIDGE ST, No. 167, put in window openings, build water closet compartments in 5-sty tenement; cost, $2,500; owner, E. Ferguson, 451 River road, Manchester, N. H.; architect, O. Reissmann, 30 1st st. Plan No. 2455.

No plumber contract let.

GRAND ST, n w cor Orchard st, new seats and platforms to 3-sty brick moving picture theatre; cost, $800; lessee, Irving Fordon, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2421.

GRAND ST, Nos. 134-140, support on top of walls to carry one 12,000-gallon gravity, also support for one 9,000-gallon pressure tank, roof to be overlaid with rubberoid, in 6-sty tenement; cost, $2,800; owner, Trustees for John Jacob Astor, 23 West 26th st; architect, superintendent, mason and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2460.

HOUSTON ST, s s, 67 e Forsyth st, change window into exit door, use as moving picture hall; cost, $500; lessees, Sleener & Markowitz, 141-143 East Houston st; architects, Markowitz & Elliott, 32 Union sq. Plan No. 2424.

SUFFOLK ST, No. 116, new partition, fireproof bakery ceiling in 5-sty and basement tenement; cost, $1,000; owner, Edward A. Hillebrand, 740 Jackson av; architect, O. Reissmann, 30 1st st. Plan No. 2428.

TRINITY PL, n w cor Cedar st, remove front wall and substitute steel girders, new entrances, new bulkhead, new water closets, to store and tenement; cost, $5,800; owner, Robert W. Goelet, Newport, R. I.; architects, Gross & Kleinberger, Bible House. Plan No. 2453.

No plumber contract let.

WASHINGTON ST, Nos. 723-725, window opening, frame box shaft, new water closets, to 5-sty and cellar wheelwright shop and tenement; cost, $1,500; owner, Thomas J. Clark, 32 West 105th st; architect, William Kurtzer, Spring st, cor Bowery. Plan No. 2456.

No plumber contract let.

3D ST, No. 102 West, increase height of a 3-sty brick stable; cost, $1,000; owner, V. Gat, 83 West 3d st; architect, A. Vendasio, 1851 East 177th st, Bronx. Plan No. 2414.

4TH ST, No. 161 West, new toilets; cost, $150; owner, Josephine Maison, 2185 Amsterdam av; architect, William Boyd, 561 Hudson st. Plan No. 2417.

5TH ST, No. 604, install bath room 4-sty and basement tenement; cost, $500; owner, M. Rosenbaum, 604 East 5th st; architect, O. Reissmann, 30 1st st. Plan No. 2429.

10TH ST, No. 22 East, new windows and steel beams and skylight, to 4-sty brick tenement; cost, $1,500; owner, Chas. Perceval, 100 6th av; architect, Harry H. Holly, 39 West 27th st. Plan No. 2426.

12TH ST, No. 339-341 East, close opening; cost, $40; owner, Annie Eiseman, 96 Charles st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2418.

12TH ST, No. 339-341 East, close opening between apartments in 6-sty tenement; cost, $40; owner, Annie Eiseman, 96 Charles st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2418.

13TH ST, No. 436 East, window openings on all floors, new shaft in center, new water closets, of 5-sty and cellar tenement and stores; cost, $2,500; owner, Biago Cayle Pietro Locusio, 436 East 13th st; architect, John A. Rofrano, 28 Oliver st. Plan No. 2436.

18TH ST, No. 500 East, new windows, install partitions, to 5-sty tenement; cost, $900; owner, George Kiesel, 500 East 18th st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2431.

21ST ST, No. 451, change location elevator shaft; cost, $1,000; owner, Acme Mortgage Co., 20 Vesey st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2412.

24TH ST, No. 300 West, windows, water closets, in 4-sty store and tenement; cost, $1,000; owner, Estate of Robert Barkley, 266 West 23d st; architect, P. T. Brogan, 119 East 23d st. Plan No. 2450.

William J. Pidgeon, 266 West 23d st, is superintendent.

26TH ST, No. 328 West, cut windows, erect partitions and put in galvanized skylights to 5-sty tenement; cost, $1,800; owner, Amanda C. Biggan, 244 West 104th st; architect, A. Balschun, 402 East 126th st. Plan No. 2448.

M. J. Crosbie, 240 Spring st, is superintendent and builder.

27TH ST. No. 26, make window an entrance in 6-sty apartment house; cost, $600; owner, J. D. Thompson, 43 West 27th st; architect, H. T. J. Fuehrmann, 43 West 27th st. Plan No. 2458.

Bliss & Griffith, 245 5th av, masons.

TABLOID CIRCULARS

In the ***Investor's Number*** of this paper, to appear December 18th, our ***Tabloid*** (condensed) ***Circular*** department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

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35TH ST, No. 638 West, new steel beams and openings to 2-sty brick storage building; cost, $1,000; owner, N. Y. Central Railroad Co., Madison av and 42d st; architect, W. G. Clark, 438 West 40th st. Plan No. 2025.

48TH ST, Nos. 329-335 East, cut windows in party walls, build new out shaft, shift main stairs, new chimneys, replace old partitions to 5-sty tenement; cost, $16,000; owner, Ferdinand Sulzberger, 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2442.

53D ST, No. 49 East, add 1-sty on extension and new light shaft to 4-sty brick and stone dwelling; cost, $10,000; owner, Dr. John Howland, 49 East 53d st; architect, James J. Rogers, 11 East 24th st. Plan No. 2423.

63D ST, No. 202 West, change line of wall on 3d floor, build new partitions to 3-sty store and apartment house; cost, $3,000; owner, Union Baptist Church, 204 West 63d st; architect, William Emerson, 281 5th av. Plan No. 2446.

73D ST, s s, 82.9 e West End av, remove rear wall, new galvanized iron bay window, iron girder supports for rear wall, new door and windows, new closets, wardrobes, etc., to 4-sty and basement dwelling; cost, $1,500; owner, T. J. McLoughlin, 39 East 42d st; architect, Clement B. Brun, 1 Madison av. Plan No. 2427.

79TH ST, No. 360 East, remove side wall, new doors, remove partitions forming stores, in 4-sty tenement and store; cost, $3,000; owner, Fergenblatt Bros., 356 East 79th st; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 2459.

No plumber selected.

80TH ST, s w cor West End av, build mezzanine floor, ventilators and skylights in 3-sty electrical testing laboratories; cost, $900; owner, The New York Edison Co., 55 Duane st; architect, W. Weisenberger, Jr., 55 Duane st. Plan No. 2452.

Anthony N. Brady is president.

111TH ST, No. 1 East, remove front wall of first floor and part of cellar, also chimney breasts lower part of first floor for stores; cost, $5,000; owner, Jacob Horowitz, 2 West 120th st; architect, Samuel Sass, 23 Park Row. Plan No. 2445.

116TH ST, n w cor 1st av, remove side wall, new store entrance and show window, to sales stable, beams, partitions; cost, $150; owner, Lioneleo Perera, 118 West 82d st; architect, James F. Delany, 127 East 119th st. Plan No. 2419.

119TH ST, No. 415, remove rear wall, erect 12-in. brick wall each side, to rear of 2 and 1-sty dwelling; cost, $900; owner, Geo. Bockhaus, 149th st and Exterior st, Bronx; architect, Nathan Langar, 81 East 125th st. Plan No. 2457.

Owner will superintend.

133D ST, No. 42 West, remove partitions 4-sty and basement dwelling; cost, $250; owner, L. Lehman, 42 West 133d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2410.

135TH ST, Nos. 36-38 West, change windows to exits, new beams, stairs general alterations, to 3-sty loft building; cost, $6,000; owner, S. A. Cunningham, 2 Wall st; architect, M. Zipkes. Plan No. 2411.

AMSTERDAM AV, No. 2128, remove part rear wall and roof beams and insert I-beams in 1-sty moving picture theatre; cost, $300; owner, H. H. Braun, 302 Broadway; architect, Century Engineering & Construction Co., 140 Nassau st. Plan No. 2451.

Chas. H. Williams, 2128 Amsterdam av, superintendent. Mason and carpenter not selected.

AMSTERDAM AV, Nos. 1288-1290, make bakery fireproof; cost, $100; owner, Abr. Lilenthal, 60 West 129th st; architect, W. H. C. Hornum, 360 West 125th st. Plan No. 2413.

BROADWAY, Nos, 1551-1553, erect sky sign, 50x50; cost, $300; lessee, The O. J. Gude Co., 735 Broadway; architect, same as above. Plan No. 2444.

BROADWAY, n w cor 55th st, new show windows and entrance, change elevator shaft, to two 4-sty brick warehouses; cost, $15,000; owner, T. Edwin Ward, 420 Riverside Drive; architect, Chas. L. Peden, 103 Park av. Plan No. 2434.

MADISON AV, s w cor 53d st, new partitions, elevator shaft enlarged, new roof, new vent shafts and openings to be cut, new stairway and remove entrance portico, to 9-sty brick and stone apartment house; cost, $60,000; owner, St. Catherine Corporation, 366 5th av; architect, Robt. T. Lyons, 1493 Broadway. Plan No. 2422.

MADISON AV, No. 364, new toilets to 4-sty tenement; cost, $1,200; owner, M. K. Patton, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 2440.

MADISON AV, s e cor East 45th st, increase height of store from 1 to 3-stys, with mezzanine floor, flat concrete and plastic slate roof; cost, $2,000; owner, Tiffany Studios, Madison av and East 45th st; architect, Clarence True, 95 Liberty st. Plan No. 2441.

PARK AV, s e cor 58th st, to build marquise to tenement; cost, $500; owner, 471 Park Av., Inc., 471 Park av; architects, Carrere & Hastings, 225 5th av. Plan No. 2447.

Harold de Rassolof represents the owners. Same to build.

2D AV, No. 1041, erect new water closet compartments, new skylight and partitions in 4-sty tenement; cost, $1,500; owner, J. Baumgarten, 348 East 5th st; architect, O. E. Nash, 147 4th av. Plan No. 2449.

3D AV, s w cor 90th st, put gable wall in first floor, change partitions, new toilets and sinks, to 5-sty brick tenement and stores; cost, $1,200; owners, Gruenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 2435.

3D AV, No. 734, fireproof ceilings, new windows, and water closet, to 4-sty tenement; cost, $250; owner, S. B. Gilford, care Cruikshank Co., 141 Broadway; architects, John B. Snooks Sons, 73 Nassau st. Plan No. 2437.

Mason and carpenter contract to be given later.

3D AV, Nos. 720 to 730, fireproof ceilings, new windows, new water closets, to 6-sty brick tenements; cost, $250 for each; owner, Samuel B. Gilford, care Cruikshank Co., 141 Broadway; architects, John B. Snook's Sons, 73 Nassau st. Plan No. 2438.

Mason and carpenter contracts to be given later.

3D AV, No. 732, fireproofing top ceiling, new windows, new water closet, to 4-sty brick tenement; cost, $250; owner, Samuel B. Gilford, care Cruikshank Co., 141 Broadway; architects, John B. Snook's & Son, 73 Nassau st. Plan No. 2439.

5TH ST, No. 421, new windows and partitions; cost, $25,000; owner, Jacob Froelich, 25 Grand st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2415.

7TH AV, Nos. 2367-2369, new window; cost, $50; owner, J. Ramsperger, 2367 7th av; architect, A. E. Nast, 147 Av A. Plan No. 2420.

7TH AV, No. 598, and 42d st, No. 202, erect sky signs, 50x10⅛x54.4, on store and dwelling; cost, $300; lessees, The O. J. Gude Co., 935 Broadway; architect, same. Plan No. 2443.

8TH AV, No. 522, install toilet and skylight to 4-sty tenement house; cost, $150; owner, Herbert C. Pell, Tuxedo, N. Y.; architect, A. E. Nast, 147 4th av. Plan No. 2432.

11TH AV, No. 564, cut openings, install toilets, new sinks and wash trays, partition sash, glass panels, to 4-sty tenement; cost, $1,000; owner, Jacob Arth, Blauvelt, N. Y.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 2430.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CLINTON AV, w s, 131.11 n McKinley sq, 5-sty brick tenement, tin or plastic slate roof, 28.10x120; cost, $50,000; owner, Leon Levinson, 1135 Clay av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1170.

MOHEGAN AV, n e cor 181st st, two 4-sty brick tenements, plastic slate roof, 30.10x81.9 and 74.8; total cost, $38,000; owners, The Wirth Realty Co.; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1172.

Susana Wirth, 2418 Bathgate av, president.

FOX ST, n s, 122.1 e Prospect av, 5-sty brick tenement, slag roof, 76.10x67.2; cost, $40,000; owners, Aqueduct Const. Co.; architect, Albert Morris, 103 Park av. Plan No. 1171.

John J. Berger, 2339 7th av, president.

CHARLOTTE ST, e s, 365.30 s Boston road, 5-sty brick tenement, plastic slate roof, 50x88; cost, $45,000; owner, Jacob Cohen, 1112 East 179th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1176.

VYSE AV, e s, 50 s 172d st, two 3-sty brick tenements, tin roof, 20x55; total cost, $20,000; owner, Alonzo Jackson, 1390 Prospect av; architect, Robt. E. La Velle, 1284 So. Boulevard. Plan No. 1177.

PARK AV, e s, 217 n 178th st, two 5-sty brick tenements, plastic slate roof, 41.4x88; total cost, $70,000; owner, Henry Cleland, 2093 Anthony av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1169.

CLINTON AV, e s, 79.2 n 181st st, 5-sty brick tenement, slag roof, 53x90; cost, $50,000; owner, Ernest Hammer, 2850 Marion av; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 1180.

STEBBINS AV, e s, 349.4 n Westchester av, two 4-sty brick tenements, plastic slate roof, 37.6x68; total cost, $40,000; owners, Cogswell Taylor Imp. Co., 824 Morris av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1189.

DALY AV, e s, 100.10 s 180th st, five 4-sty brick tenements, plastic slate roof, 36.3½x72; total cost, $100,000; owners, Krabo & Ernst, 503 East 165th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1186.

PROSPECT AV, w s, 134 n Boston road, 5-sty brick tenement, plastic slate roof, 46x78; cost, $40,000; owner, Archibald Hamilton, 114 East 28th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1187.

167TH ST, s w cor Tiffany st, 5-sty brick tenement, plastic slate roof, 69.1¾x86; cost, $50,000; owners, Athos Realty Co.; architect, John C. Watson, 217 West 125th st. Plan No. 1185.

Arthur E. Moss, Glen Ridge, president.

163D ST, s e Tiffany st, 6-sty brick tenement, tin roof, 108.8x90; cost, $150,000; owners, Zipkes Const Co.; architect, Maximilian Zipkes, 103 Park av. Plan No. 1183.

M. Zipkes, 103 Park av, president.

Dwellings.

183D ST, n e cor Loring pl, 2½-sty brick dwelling, asbestos tile roof, 25x44; cost, $8,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 1173.

SAND ST, e s, 105 s Starling av, two 2-sty frame dwellings, tin roof, 21x52; total cost, $10,000; owner, A. F. Mack, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 1179.

CONCOURSE, w s, 175 n 192d st, 2½-sty frame dwelling, shingle roof, 37x36; cost, $9,000; owner, Anna M. Decker, 628 East 163d st; architects, Serviss & Glew, 2514 Webster av. Plan No. 1188.

224TH ST, n s, 280.6 w White Plains road, 2-sty brick dwelling, tin roof, 20x51; cost, $5,600; owner, James F. Moore, 3331 Perry av; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 1190.

Stores and Tenements.

ROBBINS AV, e s, 41.8 s 152d st, 6-sty brick stores and tenement, tin roof, 50x92; cost, $55,000; owners, Froma Realty Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1191.

Geo. Brown, 743 Crotona Park North, president.

WALKER AV, s s, 100 w St. Peter's av, 1-sty frame store, tin roof, 12x14; cost, $100; owner, Lugi Amelio, 2462 Walker av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 1181.

Stores and Dwellings.

BOSCOBEL AV, s e cor Plympton av, two 3-sty brick stores and dwellings, tin roof, size, irregular; total cost, $8,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1193.

Churches.

SPOFFORD AV, n e cor Coster st, 1-sty frame church, composition roof, 25x55; cost, $2,500; owners, Church Extension Committee of N. Y., Rev. Wilton Merle Smith, 27 West 54th st, president; architect, Chas. H. Richter, 68 Broad st. Plan No. 1178.

Factories.

WASHINGTON AV, e s, 163.7 s 176th st, 2-sty brick store, factory, loft and stable, tar and slag roof, 32x105; cost, $10,000; owners, Standard Dampproofing & Roofing Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1168.

Mooney Schreiber, 2652 Park av, secretary and treasurer.

Miscellaneous.

161ST ST, No. 768, 1½-sty brick stable, gravel roof, 14.4x12; cost, $300; owner, Herman Meltzer, on premises; architect, Wm. Huenerberg, 811 Tinton av. Plan No. 1174.

COLLEGE AV, e s, 75 n 143d st, 1-sty brick stable, asbestos roof, 50x100; cost, $7,500; owner, Francis Rogers, New Rochelle; architect, Albert E. Davis, 258 East 138th st. Plan No. 1182.

PERRY AV, w s, 80 s 207th st, 2½-sty brick rectory, slate and sheet metal roof, 25x50; cost, $10,000; owners, Parish of St. Brendan; architects, Clermont & Jackson, 300 Gun Hill road. Plan No. 1184.

Rev. D. O'Donovan, 3251 Hull av, pastor.

WHITE PLAINS AV, e s, 5 s 21th st, 1-sty frame office, tin roof, 10.6x19; cost, $200; owner and architect, John J. Zuelch, 3414 Barker av. Plan No. 1192.

BRONX ALTERATIONS.

GERMAN PL, Nos. 646-648, 1-sty frame extension, 6.6x8.6, to 3-sty frame tenement; cost, $350; owner, Geo. Anbel, on premises; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 489.

LOWNIEADE ST, w s, 400 s Gun Hill road, new foundation, new partitions, etc., to 2-sty frame dwelling; cost, $1,000; owner, Richard Morrison, Williamsbridge; architect, John J. Kennedy, Riverdale. Plan No. 493.

ROSE ST, s e cor Bergen av, new brick piers, new stalls, etc., to 2-sty frame dwelling and stable; cost, $650; owner, S. Katzenstein, 601 Bergen av; architect, M. J. Garvin, 3307 3d av. Plan No. 494.

162D ST, n s, 122 w Stebbins av, new brick front, new foundation, etc., to two 2-sty frame dwellings and garages; cost, $1,000; owner, John Rendall, 869 East 162d st; architect, Chas. Kreymborg, 500 Jennings st. Plan No. 496.

165TH ST, No. 706, new toilet, new show windows, etc., to 3-sty frame store and dwelling; cost, $1,000; owner, Jacob Seligson, 955 Cauldwell av; architect, Louis Falk, 2756 3d av. Plan No. 495.

MONROE AV, No. 1692, 2-sty frame extension, 13.3x11, to 2½-sty frame dwelling; cost, $300; owner, Emma M. Mellert, on premises; architect, L. Howard, 1861 Carter av. Plan No. 490.

PROSPECT AV, w s, 264.4 n 181st st, new foundation, new brick partition to 3-sty brick factory; cost, $1,500; owner, Andrew P. Traber, 2157 Prospect av; architect, B. Ebeling, 1136 Walker av. Plan No. 491.

PROSPECT AV, No. 631, 1-sty brick extension, 15.2x7.2, to 2-sty frame store and dwelling; cost, $500; owner, Anna Cohen, on premises; architect, Edw. J. Byrne, 3029 3d av. Plan No. 492.

WASHINGTON AV, e s, 163.7 s 176th st, 1-sty frame extension, 6x10, and new partitions, etc., to 2-sty frame dwelling; cost, $1,200; owners, Standard Dampproofing & Roofing Co., 2652 Park av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 488.

ADVANCE REPORTS.

First Department Hotel for Washington Heights.

BROADWAY.—Messrs. Thompson & Frohling, of 114 East 28th street, have plans on the boards for the first apartment hotel to be erected on Washington Heights. The announcement of these plans marks an epoch in the remarkably brilliant history of the Broadway section of Washington Heights. The street is now lined with 6-sty elevator apartment houses, but no 12-sty house has yet been erected there. A number of apartment houses have been converted into boarding houses, so to speak, and because of a widespread desire to reside in the section they have been successfully operated. The new apartment house here referred to will take high rank, and will bear comparison with some of the best downtown. It will have a frontage of 100 ft. on Broadway and 150 in 145th—the northwest corner—and a height of 12 stories. The total estimated cost is $1,000,000. The owner is the Dow Construction Company, of No. 1 Madison av., and the general contract has been awarded to the Bunting & Bull Company, at the same address.

Plans will be completed about Novem-

ber 22. The design is in the style of the Italian Renaissance, as pictured on another page, and materials and construction will be first class. A vacuum cleaning system will be among the conveniences. There will be a restaurant on the first floor, conducted on the European plan, and a general dining-room, on the American plan, on the 12th floor. A cafe for gentlemen on the first floor will be a beautiful and spacious room with marble wainscoting, pilasters and columns, and it will have a beamed ceiling effect. Similarly the main lobby will be trimmed with marble, and it will have gilded cornices. The ladies' parlor will be in white enamel and gold leaf. There will also be a writing, reading and lounging room combined, which will be very attractive. In the basement will be a garage for the use of the guests of the hotel exclusively, the entrance to which will be on the 145th street side at grade, the street having a steep incline. On the roof there will be a garden on the river side of the house, and a promenade all around the building. All the bedrooms in the house will be in white enamel and the living rooms in the Mission and other styles. All the bathrooms will be in white enamel, with tiled floors and wainscoting. The apartments will be arranged in suites of two and three rooms, each with either one or two baths.

Has Plans for Fifteen Churches.

BROOKLYN.—A. F. Leicht, the architect of 9 East 42d st, who drew the plans for the remodelling of Hanson Place Baptist Church, corner of South Portland st, Brooklyn, has the erection of fifteen churches in hand at the present time. This is an evidence of the genuineness of the present building activity, because it is a generally accredited rule that the churches are the last to feel the evidences of returning prosperity. Some of the recent awards are of interest, the very latest being recorded is elsewhere in this issue. The Brooklyn improvement will cost between $20,000 and $22,000. The gymnasium and drill room will be remodelled, a Hope-Jones pipe organ will be installed in the church in which the interior decoration will be changed entirely and a new steam heating plant put in. Another operation that Mr. Leicht has in charge is for the new Sunday school building of the First Methodist Episcopal Church, Millville, N. J., which will cost about $25,000. An additional $10,000 will be spent in making alterations to the church. Working drawings on this operation are about to be started. The Rev. Mr. Mason is the pastor. The new building will be of brick and iron construction. The new Second Dutch Reformed Church at Summit st and Hutton av, Jersey City, plans for which Mr. Leicht drew, will be completed about December 15. The building is of white granite with interior decoration of oak. The cost was about $60,000. The new Parmly Memorial Church at Fairmount av and Boulevard, Jersey City, plans for which were drawn by Mr. Leicht, is rapidly going ahead. This structure will cost about $60,000, will be of stone and iron truss construction with hardwood floor and red oak trim. The other churches which Mr. Leicht has in charge, besides his other work, are in various stages of completion.

Large Operation in High-Grade Duplex Houses.

FLATBUSH.—Shampan & Shampan, architects, 772 Broadway, Williamsburgh, are preparing plans for ten 4-sty, high-class duplex 2-family residences to be erected on the west side of East 15th st, 60 ft. north of Foster av, Brooklyn, for the Abels-Gold Realty Co., 44 Court st, Brooklyn, as owners. The buildings will be constructed of brick, 20x40 ft., with an extension on the first floor 8.6x16 ft. The ten buildings will be composed of five different styles of houses, all being designed with attractive features. The exteriors will be finished in Tapestry brick laid up in Flemish bond with ½-in. color raked joint to harmonize with the styles of architecture, which are to be respectively Colonial, Classic, Elizabethian, etc. The interior will be finished in hardwood, such as bird's-eye maple, birch and oak, each room to be finished in different style. The buildings will be set back from building line 10 ft., which will allow for an ornament terrace with urns, flowers, etc. The plumbing fixtures will comprise Roman tubs, syphon jet water closets, pedestal wash basins and shower baths. The houses will be heated by steam heat. Shampan & Shampan are also preparing plans for 5-sty and basement building, 50x100 ft., on South 2d st, near Hooper st, Brooklyn. Owner's name withheld for the present.

Architect for the Fifth Avenue Baptist Church.

46TH ST.—Architect W. W. Bosworth, of 527 5th av, has been selected to draw plans for the new church for the Fifth Avenue Baptist congregation, at 8 East 46th st. The purchase by the trustees of abutting property was recently announced. The estimated cost of the new work is $600,000. Rev. Dr. C. F. Aked is pastor; Edgar L. Marston, 25 Broad st, is chairman. It was decided to use the site of the parsonage and also of the chapel, and so make an area 100x100 ft. The plans adopted this week provide for an edifice that will cover this entire plot. Construction will be unique in that the parlors for social purposes and the hall for the meeting of the Rockefeller Bible class will be placed above the main auditorium. Both on the west and the east front corners will be vestibules, staircases and elevators, so that the upper rooms may be reached with little difficulty. The upper part will have a ceiling 24 ft. high. The main auditorium will have a dome, lighted from above, with a ceiling 70 ft. high. There will be galleries and a pulpit platform that will approach much nearer the conventional chancel than in most Baptist churches. The work of building will be commenced in the spring. The church will seat 1,400 persons.

Ready for Figures on Church.

BROOKLYN.—Figures will be taken early next week by Brown, McAghon & Strassle, architects, of 31 East 27th st, for material for the Ridley Memorial M. E. Church, to be erected on Ocean Parkway and Foster av, Brooklyn. Contracts will probably be awarded by Saturday or the first of the week following. The structure will cost $50,000 and has been designed to seat 1,600. It will be constructed of brick and stone, probably limestone. Excavations were completed this week.

Other churches which Messrs. Brown, McAghon & Strassle have on the boards now are the First M. E. Church at State College, Pa., which will cost $30,000. The Rev. J. McK. Reilly is pastor. The structure, which will be built of brick and stone, will have a seating capacity of 900. Working drawings have just been started, but actual construction will not begin until spring. No contracts have been awarded.

At Rome, N. Y., this firm of architects is building a parish house for the First M. E. Church there which will cost $25,000 and will be constructed of brick. No contracts have been let, the drawings now being underway. The pastor is the Rev. Edward B. Topping.



OUR Engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

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Plans for the Fort William Henry Hotel.

LAKE GEORGE, N. Y.—The new Fort William Henry Hotel, for which Ludlow & Peabody, 12 West 31st st, are preparing plans, will cost approximately $250,000. It will be fireproof throughout, and the construction will be of steel, concrete and possibly brick. The decision as to the exact materials to be used has not been made. The building will be on the site of the burned hotel. The scheme will be Italian, and it will be most attractive, with a grace and beauty in keeping with its surroundings. The house, as now planned, will have a capacity of about 300, but the dining-room and lobby will be constructed with a view of substantial enlargement later. The present plans call for a 4-sty building in shape somewhat like the main portion of the old hotel. It will be so arranged that later two large wings may be added to provide extra sleeping apartments, so that ultimately the building will resemble a huge letter U. It is reported at Lake George that extensive improvements will be made along the lake front, such as a new pier and bathhouse, possibly a new railway station and other changes. C. S. Sims, of Albany, N. Y., is the general manager of the hotel.

Contract for the Bergen County Court-House.

HACKENSACK, N. J.—The County Building Committee awarded the general contract this week to the John T. Brady & Co., of 103 Park av, for the construction of the new court house and jail to be built on Court House square in Haskensack. The Brady Company's figures will make the total cost of the buildings $827,672.25. The court house is to be built of marble with a granite base. The marble construction will start with the executive or administration floor. W. H. Fissel & Co., when the original bids were received last month, were low, but the specifications stated forty-six items which might or might not be included. Brady & Co. bid $564,840 in the original bid, but with the forty-six items added their figures went up to $827,672.25, while Fissel's figures with the forty-six items added went up to $867,000. There will be three floors to the building and spacious chambers for the court sessions and the various county officials. The Court House Commission which awarded the contract consists of James M. Gulnac, of Englewood, Sheriff Geo. M. Brewster, of Alpine, and Walter Christie, of Bergenfield. J. Reily Gordon, of 402 5th av, is architect. Bond issues will meet the cost of the structure.

Possibly a Hotel Opposite the Pennsylvania Depot.

7TH AV.—Efforts to substantiate a rumor that a skyscraper hotel will be built by the Pennsylvania Railroad Company, or some allied interest, on 7th av, opposite the depot, in the open place between 32d and 33d sts, have not been successful. There are two or three facts to remember in this connection. First, anyone getting a contract from the Pennsylvania Company in connection with the construction of the station is pledged to give out no information. Second, the Pennsylvania is a railroad company, and as such is restricted by the terms of its charter to a transportation business. If a hotel be built on the site, it would be done in all likelihood under the terms of a lease by some other party. Beneath the plaza are the tracks of the railroad company, but the tracks are so far below the street level that they would not interfere with plans for any building which it might be desired to erect above them. McKim, Mead & White are the architects of the new depot building.

Bids Invited for an Aqueduct Contract.

WATER WORKS.—Bids will be received by the Board of Water Supply, Wednesday, Nov. 24 (Contract No. 10), for the construction of the headworks of the Catskill Aqueduct, including the structure, for controlling, regulating and aerating the water leaving the Ashokan reservoir, the principal of which are a lower gate-chamber, a screen chamber, an aerator, special and standard aqueducts in open cut, aggregating three-quarters of a mile in length; waste-weirs, a waste-channel, a concrete Venturi meter and other appurtenances. The work is located near Browns Station, in the Town of Olive, Ulster County, N. Y. An approximate statement of the quantities of the various classes of work and further information, are given in the Information for Bidders. Two or more bonds, the aggregate amount of which shall be $280,000, will be required for the faithful performance of the contract.

A Hollow Tile Club House.

LONG BRANCH.—The new home of the Rumson Country Club, which is being built in the Borough of Rumson at a cost of $125,000, will probably be ready in time for the summer season of 1910. A feature of interest about the club building is that it will be constructed of terra cotta hollow tile throughout—walls, doors and partitions. The destruction of the Baltusrol Club by fire may have had something to do with the determination of the members to build against fire. Besides the main club building there will be laundry building, garage, boiler house, boat house, caddie master's house and juvenile club house. These smaller annexes are not started yet. The architectural treatment is Elizabethan. Freeman & Hasselman, of Rumson, N. J., are the architects. Edward D. Adams, 71 Broadway, Manhattan, is president of the club, and can give further particulars.

Another Operation Held for Spring.

25TH ST.—The Twenty-Fifth Construction Co., which recently completed the 12-sty office and loft building at 151, 153 and 155 West 25th st, announces that it will not go ahead with the improvement of the site Nos. 24 and 26 West 25th st, purchased this week through M. & L. Hess for the Realty Holding Co., until March 1. The two 4-sty and basement buildings now standing on the 50x98.9 plot will be razed to make way for a 12-sty store and loft building. It will be a high class structure throughout. The architect has not been formally selected. Three elevators will be installed and possibly mail chutes. It will have a steam-heating plant. The materials used will be stone, terra cotta and brick.

Improvement for a New Section of the Drive.

RIVERSIDE DRIVE.—The Dacorn Realty Company's next operation will be a 10-sty fireproof brick, stone and steel apartment house, 100x125 ft., on the south corner of Riverside Drive and 145th st. L. Blum, care John L. Davis, president of the Dacorn Realty Co., 180th st and Ft. Washington av, is preparing plans. The owners will be general contractors. No sub-contracts have been let. The investment will represent about $700,000. The site was purchased from the State Realty & Mortgage Co. through John R. and Oscar Foley.

Taking Bids for the Whitehall Annex.

WEST AND WASHINGTON STS.—Messrs. Clinton & Russell, of 32 Nassau st, are taking bids for the construction of the addition to the Whitehall Building, fronting on Battery pl. The new work has been in contemplation for three years, and the particulars have been heretofore given. The George A. Fuller Company is figuring and taking bids on subs. The plans provide for one "East Wing," 170x68, 16 stories, and a "West Wing," 206x68, 31 stories high, together with a tower 94x96, 36 stories. The estimated cost is $4,600,000. The owner is the Battery Place Realty Company, of 135 Broadway.

Taking Bids for Baptist Home.

NEWARK, N. J.—The plans of A. F. Leicht, architect, of 9 West 42d st, Manhattan, were accepted by the trustees of the Baptist Home for the Aged, Newark, N. J., on Tuesday for a building costing $60,000 not including interior finish. He is now taking bids. The facade will be of white granite, roof of slate, elevator, make not yet selected, shower baths, clothes drier, make optional, ice box, dumb waiter, make not selected, sanitary flooring, make not selected, brick and iron column. All modern plumbing will be installed. Address all communications to architect.

Recent Otis Elevator Installations.

Among some of the recent local installations of the Otis Elevator Co., 17 Battery pl, are the following: Carlyle Realty Company, s s 110th st, near Amsterdam av, 2 electric passenger elevators, 2 electric passenger and freight; Charter Construction Company, s e cor. Broadway and 77th st, 2 electric passenger elevators, 2 electric passenger and freight; Fleischmann Brothers Company, 115-117 West 27th st, 1 electric passenger elevator, 1 electric freight elevator; Henry J. Weber Building, 410-412 Pearl st, 1 electric passenger, and 1 electric freight elevator.

George F. Pelham to Design West Side Improvement.

100TH ST.—George F. Pelham, of 507 5th av, has been selected as architect by the Axelrod Realty Company, of 200 Riverside Drive (W. Axelrod, president; C. J. Cohen, secretary) for the apartment house which will be built by this corporation on the south side of 100th st, 150 ft. east of Riverside drive. The site is part of the Furniss estate recently subdivided. The house will have a height of eight stories and ground dimensions of 80x100.

Work Won't Start Until February.

PRINCE ST.—Owing to the fact that a lease on the old brick buildings on the site, 25x100, at No. 101 Prince st, will not expire before February 1, work on the building that will be erected there for lease to the Government for a post office will not begin until then. Thomas W. Lamb is the architect. The property was sold by Frederick Fox & Co. for the Kettel estate to Charles Laue, who now controls a plot 100x100 at the northeast corner of Greene st.

Doctors' Offices in West 57th Street.

57TH ST.—Plans have been drawn for a high-grade doctors' office building to occupy the plot, 50x100.5, at 24 West 57th st, but details are not ready for publication. Address communications in care of Henry D. Winans and May, 749 5th av, who sold the parcel for the estate of Oliver Harriman on private terms to the present owners.

A Fifth Avenue Alteration.

5TH AV.—The Andrew J. Robinson Company, of 123 East 23d st, as general contractor, will take bids on sub-contracts next week for the alterations to the residence at 515 5th av, belonging to the Kemp estate. (Private plans.) The house, 28x100, is to be made over into a store and studio building.

Apartments, Flats and Tenements.

GRANT ST.—The estate of John F. Mahnken, 841 Prospect pl, Brooklyn, owner, will make $3,000 worth of alterations to the 5-sty apartment at 219 Grant st.

HOUSTON ST.—Mrs. Angelsea Weeks, of 283 Elizabeth st, will make alterations to her apartment house 65-71 Houston st, estimated to cost, $6,500. O. Reissmann, of 30 1st st, architect, is drawing plans.

AV D.—Messrs. Harrison & Sackheim, of 230 Grand st, architects, will make plans for alterations to the dwelling at 65 Av D, to cost $3,000. The owner is Daniel Spitzer, who may be addressed in the care of the architects.

RIVERSIDE DRIVE. — Architects Schwartz & Gross have been retained to prepare plans for the new apartment house (fireproof, 12-stys) to be erected at the north corner of Riverside Drive and 93d st for Ferguson Bros. & Forshay, of 119 Manhattan av.

127TH ST.—L. A. Cushman, architect, 32 Lawrence st, is preparing plans upon the order of J. J. Smith, 27 Lawrence st, owner, for a 6-sty apartment house, to be erected at 27 Lawrence st, at the junction of Lawrence and 127th sts. Estimated cost, $30,000.

186TH ST.—Moore & Landseidel, architects, of 148th st and 3d av, have been commissioned by Donald Robertson, of 312 West 109th st, to prepare plans for a 5-sty apartment house, 58x90, to occupy a site on the northeast corner of 186th st and St. Nicholas av. Estimated cost, $65,000.

BROADWAY.—Architect John H. Knubel, of 318 West 42d st, has on his boards plans for alterations to the apartment house at the southwest corner of Broadway and 130th st, owned by William Kohring, of 309 West 138th st. The estimated cost of the work contemplated is $12,000.

CLAREMONT AV.—Emory Roth, architect, 16 East 4th st, has plans for a 12-sty studio building, to be erected at the northwest corner of Claremont av and 120th st, for Walter Russell, the artist, at 15 West 67th st. The plans are now ready for bids. The estimated cost is $250,000.

93D ST.—Working plans were completed this week for a $60,000 brick, limestone and terra cotta 13-sty apartment house to be erected by Ferguson Bros. & Forshay, builders, 119 Manhattan av. Schwartz & Gross, are architects, 345 5th av. The steel engineer is G. Aus, 11 East 24th st. Building will be 111x152.

PROSPECT AV.—Architects Schaefer & Jeeger, 461 Tremont av, report that work is ready to be started on a $45,000 20-family brick and limestone non-fireproof 5-sty tenement, on west side Prospect av, 134 ft. from West Boston road. The building will be 46x78. Archibald Hamilton, 114 East 28th st, will build. Owner will take bids on separate contracts.

99TH AND 100TH STS. — Messrs Schwartz & Gross, architects, 347 5th av, are drawing plans for two apartment houses to be erected on the former Furniss estate, recently subdivided. They received the commission from Polstein & Backer (R. E.), of 220 Broadway. The houses will have eight stories, on ground dimensions of 75x100 each, and are estimated to cost $200,000 each. One will be on the north side of 99th st and the other on the south side of 100th st.

8TH AV.—Schwartz & Gross have completed the plans for an 8-sty elevator apartment house to be built for the D. A. Cushman Realty Co., of which George F. Wilcox is president, at the southwest corner of 8th av and 49th st, opposite the old car barns, now the quarters of the Electrical Vehicle Transportation Co. The plans show a building of the modern Renaissance pattern, having a frontage of 115 ft. and a depth of 125.10 ft. It is to contain suites for 109 families and will cost $250,000.

RIVERSIDE DRIVE.—Neville & Bagge, 215 West 125th st, have been commissioned to prepare plans for the apartment house to be erected on Riverside Drive, at the north corner of 113th st, for Emanuel M. Krulewitch, the builder, of 412 West 148th st. It will be a house of 12 stories, with ground dimensions of 114x85x100x111. The site is in a beautiful section and one which is now having a fine development. More apartment houses are now being planned or are under construction on Riverside Drive, or close to it, than at any previous time.

Contracts Awarded.

15TH ST.—The masonry contract for the 5-sty building, 53x103, for St. Joseph's Home for the Aged, at 209 West 15th st, has been let to Thos. B. Leahy, 1 East 42d st. Estimated total cost of building, $150,000. The architect is I. E. Ditmars, 111 5th av.

CORTLANDT ST.—Wright & Evans, builders, of 125 East 23d st, have the contract for remodeling the Peter Henderson building, opposite the Hudson Terminal building in Cortlandt st. B. A. & G. N. Williams are cutting marble for this job, the New Jersey Terra Cotta Co. is supplying the architectural terra cotta and Main brick is being supplied by the Empire Brick & Supply Co.

Churches.

NEWARK, N. J.—Alfred Peter, 238 Washington st, it is reported, has prepared plans for the new edifice which is to be erected for St. Antonius' R. C. Church at S. Orange av and S. 9th st; estimated cost, $100,000.

BUFFALO, N. Y.—Mosier & Summers, of Buffalo, have the general contract to erect the new buildings for the Sisters of Mercy at 1419-45 Abbott road. The amount of the contract is $250,000 exclusive of heating and lighting fixtures. The architect is a Pittsburgher. Red brick and limestone walls and a slate roof are specified.

HUMBOLDT ST, BROOKLYN.—George W. Kramer, 1 Madison av, has been commissioned as architect to prepare plans for the new church and settlement house to be erected in Humboldt st, near Nassau av, Brooklyn, for the Second Church of Christ Disciples. Rev. Joseph Knoch is pastor, on premises.

BLOOMFIELD, N. J.—The trustees of the Watsessing Methodist Church, Bloomfield, have decided to build a new Sunday school room on the site of the old church in Laurence st. It will have a basement and kitchen, a large auditorium on the second floor, with several class-rooms and a gallery to seat 500. The building committee is composed of Alfred H. Edgerley, the Rev. J. William Ryder, Samuel and Walter Ellor and Henry Graff. Contracts for the masonry, carpentry and plumbing have been let.

JERSEY CITY, N. J.—Plans for the Immanuel Baptist Church, 357 Ocean av, at Hudson boulevard, Jersey City, drawn by A. F. Leicht, of 9 West 42d st, Manhattan, have been accepted by the trustees. No contracts have been let. The church, which will cost $50,000, will have a seating capacity of 600 and will be built of stone and brick. It will be finished in six months. Mr. Leicht also has the commission for the new First United Presbyterian Church, which will be erected at Anderson av and Breen place, on Hudson Heights, Jersey City. The structure will have a seating capacity of 700 and will be completed in three months at a cost of $60,000.

Dwellings.

73D ST.—Charles Brenton, the architect, 500 5th av, is preparing plans for an American basement house to be erected at 125 East 73d st, on a lot 24x100; now vacant. Mr. Brendon is the owner.

91ST ST.—Messrs. Trowbridge & Livingston, No. 527 5th av, architects of the residence for Mr. J. B. Trevor, of 49 Wall st, which is to be erected at 9 East 91st st, have awarded the general contract to William Crawford, 5 East 42nd st; the steel to the Prince Iron Works, the cut-stone to James Gillies & Son, the granite to J. E. Dutton and the bluestone to Martin R. Lodge. The total estimated cost of erecting the house is $100,000.

65TH ST.—James Gillies & Son will cut the limestone for the new residence for B. B. Sloan, of 38 Wall st, to be erected at 41 East 65th st, from plans by Trowbridge & Livingston, of 527 Fifth av. The general contract was awarded to William Crawford some time ago. C. E. Herow has the granite contract; steel, the Prince Iron Works; bluestone, Martin E. Lodge; rough carpentry, Southern & Marshall; waterproofing, Tuthill Roofing Co.; hollow tile, Raritan Clay Company.

Hospitals and Asylums.

NEW DORP, S. I.—The Glen Engineering Company, of 156 5th av, Manhattan, has received the general contract to erect two ward buildings for St. John's Guild, at New Dorp, to cost $350,000, from plans by E. P. Casey, of No. 1 Nassau st, Manhattan. The address of St. John's Guild is the Terminal Building, 103 Park av.

NEW UTRECHT.—Plans are in progress for remodeling the old New Utrecht Town Hall, 86th st and Fort Hamilton av, Brooklyn, for a hospital. Also, for a new 2-sty brick garage in the rear. The owner is the Department of Charities, Robert W. Hebbert Commissioner, and the department architect is William Flanagan, foot of East 26th st, New York.

10TH AV.—Luther H. Lewis, of 160 5th av, has been selected as architect for the new wing of the Sloane Maternity Hospital, provided for by the gift of $150,000 made to Columbia University by William D. Sloane recently. The annex, which is to be 7-stys in height, will be erected on the 10th av side of the block from 59th to 60th st, between the present hospital and the Vanderbilt Clinic.

Office and Loft Buildings.

4TH AV.—The Hewitt-Brice buildings being erected from plans by Clinton & Russell, by the Thompson-Starrett Co., 51 Wall st, have been topped out and the exterior brick work is about fifteen days from completion.

4TH AV.—The 16-sty Hyde building that the Andrew J. Robinson Co. is erecting at the southeast corner of 4th av and East 27th st was topped out this week. It is hoped to have this structure completed and ready for occupancy by February 1.

17TH ST.—The general contract to erect a 12-sty loft building at 43 West 17th st has been awarded to Alex. Brown, Jr., of 33 East 20th st. E. A. Arend, of 170 5th av, is the architect, and Samuel P. Tull, a lawyer, of 309 Broadway, is the owner. Estimated cost, $100,000.

NEWARK.—Edward T. Ward, of the firm of Aaron Ward & Sons, has been granted a permit to erect an office building at the corner of Orange and 7th sts. The cost of the building is expected to aggregate $40,000. The structure will be of brick, and will be three stories high. P. Charles is the architect.

4TH AV.—George B. Post & Son, architects for the "334 4th Av. Building," which is being constructed by the Andrew J. Robinson Co. for Joseph Millbank at the southwestcorner of 4th av and East 25th st, report that Post & McCord will

begin to make steel deliveries for the 19-sty structure in two weeks.

24TH ST.—Peter Guthy, 926 Broadway, has obtained the general contract to erect the 12-sty loft building at 148-150 West 24th st for the Boreas Realty Company, from plans by Victo H. Koeler, of 489 5th av. L. Steckler, 115 Broadway, is president of the company. The building will have ground dimensions of 50x100.

MADISON AV.—George Backer, 200 Broadway, representing the Herald Square Realty Co., purchasers of the two 4 sty dwellings, 76 and 78 Madison av, southwest corner 28th st, on plot 49.9x95, from the Kips Bay Realty Co. and Marvin S. Buttles (represented by Heil & Stern), announces that no architect has been selected for the construction of the 12-sty fireproof store and loft building that will be erected on the site. The cost has not yet been fixed. Blum & Koch, straw hat dealers, of 5th av and 14th st, has lease option on the building. They plan to occupy five floors and sublet the remainder.

Schools and Colleges.

TRENTON, N. J.—Klemann & Fowler, architects, have prepared plans for the proposed new 12-room school building to be built at Rutherford and Exton avs. The plans are now in the hands of the School Commission.

PRINCETON.—The University Trustees have decided to erect a graduate college on the University grounds, and have selected a site in accordance with the terms of an offer of $500,000 from Wm. Cooper Proctor. An equal sum will be raised by the University.

GARFIELD, N. J.—William Meeker, with office in the Willetts Building, Passaic, N. J., has been commissioned to prepare plans for a 12-room school (45 pupils in each room) for the Board of Education at Garfield, N. J. It will be built of brick, with concrete footings, and will contain a teachers' room, a principal's room, a library and a playroom. Edw. C. Kernhoff is vice-president of the board and chairman of the Building Committee.

EAST ORANGE.—Favoring the erection of a new High School, but without suggesting any site, the board of governors of the Municipal Art League of East Orange has adopted the following resolution, presented by Martin Conboy: "Resolved, That as the city of East Orange requires immediately a new building for the High School, steps should be taken at once to secure a site suitable for the present and future requirements of the city."

Bids Opened.

Henry E. Fox, 81 East 125th st, Manhattan, is low bidder for constructing the power and gate houses for the Gowanus flushing tunnel.

SPRINGFIELD, MASS.—Bids for a 5-sty steel, stone and brick Fire Headquarters building, to cost $90,000, are being received by B. Hammett Seabury, 21 Besse Building, Springfield.

Miscellaneous.

MONTICELLO.—M. L. Ford, of Binghamton, is the successful bidder for the contract to erect a new band building, 30x70, brick and stone, for the Monticello National Bank.

WALLABOUT MARKET.—The P. J. Carlin Company, of 16 East 23d st, Manhattan, has won the general contract to erect the "Wallabout Market Building" in Metz st, south side, between Fleeman and Clinton sts, for George Dressler, owner, of 217 Wallabout Market, Brooklyn. It will be a building of 1-sty, brick and stone, 100x387.

JERSEY CITY.—Director John F. Crosby of the Board of Freeholders is authority for the statement that Judge Carey's suggestion for a House of Detention will be carried out if it necessitates the expenditure of as much as $100,000. A resolution is now before the committee of the whole of the Board of Freeholders. No plans have yet been invited.

LITTLE FALLS, N. Y.—The Utica Gas & Electric Co., N. J. Brayton, general manager, Utica, N. Y., has plans under way for a hydro-electric plant costing $100,000, to be erected on the "Old Lovenheim Mill Site," at Little Falls, N. Y. The engineer is H. W. Dennis, Niagara Falls, N. Y. It will be of brick and concrete, fireproof, 1-sty high and 50x90. The owner builds. Mr. Dennis in charge.

20TH ST.—Instead of a new building being erected on the site, as rumored during the week, the 4-sty and basement stone front dwelling at No. 40 West 20th st, bought this week by M. Crystal, of 319 West 89th st, from I. Randolph Jacobs, of 160 Broadway, will be remodeled. The front will be brought to the street line and other improvements made. No architect has been engaged. Title will not pass for two months.

BERGEN, N. J.—The Erie R. R. Co., 50 Church st, New York City, has plans on the boards for railroad shops costing $500,000 on the Hackensack Meadows, near Bergen, N. J. Chief Engineer is F. L. Stuart, care owner; engineer in charge, F. A. Howard, engineer of buildings and bridges, care owner. To be of brick and concrete construction and will include round house, machine and blacksmith shops and power house.

Municipal Work.

LUDLOW STREET JAIL.—Bids will be received at the Sheriff's office, 299 Broadway, on Thursday, Nov. 18, at 11 A. M., for repairing the Ludlow st jail at Nos. 70-74 Ludlow st, Manhattan. The amount of security required will be $3,000.

ENGINE HOUSE REPAIRS.—Bids will be received on Monday, Nov. 15, by Com. Hayes, at Fire Headquarters, for repairs to the house of Engine Company No. 52, situated on Riverdale av, near Spuyten Duyvil Parkway. Also, at the same time and place, bids will be received for making steam heating repairs to the quarters of twenty or more fire houses.

Brief and Personal.

James C. Green, of Kirby, Petit & Green, architects, has withdrawn from the firm, and will continue his practice, with offices at 103 Park av.

Calvin Tomkins says that the most stimulating influence in New York to-day is the jealousy that has risen because of improvements in New Jersey.

Bids will be received on Thursday, Nov. 18, until 11 A. M., by the Sheriff of New York County, at 299 Broadway, for repairing the Ludlow street jail.

The firm of Smith, Scott & Co., of Philadelphia, have succeeded James P. Graham as contractor for a section of the Brooklyn Subway, and have been accepted by the P. S. Commission. Mr. Graham is a member of the firm.

Furniture dealers and manufacturers will submit bids for the contract to supply the furniture and equipment of the new Public Library at 5th av and 42d st to the Department of Parks at the Arsenal Building, on Thursday, Nov. 18, up to 3 o'clock.

The A. Perlman Iron Works, 1735 West Farms road, has received the contract for the ornamental ironwork on the 12-sty elevator apartment house now under construction for the Akron Building Co., 198 Broadway, at Central Park West and 69th st.

Mr. Paul Starrett, president of the George A. Fuller Construction Co., Fuller Building, is at Hot Springs, Va., where he is recuperating after a strenuous building season. He is expected back in his office on or about November 20. This company has had a remarkably busy year, and, according to its officials, the prospects for even a better year in 1910 are bright.

Thomas Rea, a lumber dealer, died suddenly at his home at New Canaan, Conn., on Nov. 8. He was president of the firm of Crane & Clark, lumber dealers, of No. 616 West 30th st, New York. Mr. Rae was born in Scotland 63 years ago, and came to this country in 1870. He was a member of the Building Trades Employers' Association, of New York, Merchants' Association and St. Andrew's Society.

Mr. E. T. Harris, of Fisk & Co., front brick, Fuller Building, has succeeded Mr. F. W. Donohue as general sales and office manager, Mr. Donohue having become associated with Mr. Houghtaling, of the front brick firm of Houghtaling & Wittpen, 44 East 23d st, in the Fidelity Vacuum Cleaner Co., which has offices in 1129 5th Av. Building. Mr. Houghtaling will retain his active interest in the front brick business. Mr. H. G. Lee will assist Mr. Fisk in the handling of the firm's advertising.

Allen A. Robbins and John W. Ripley have formed a company to be known as the "Robbins-Ripley Company," to carry on an engineering and contracting business, with offices at 50 Church st. The company will make a specialty of structural steel work, buildings, pier sheds and dock work, piling, foundations and concrete. Mr. Robbins was formerly principal assistant engineer of the New York & Long Island Railroad. Mr. Ripley was formerly chief engineer of the structural department of John Monks & Sons, general contractors, New York.

The Thompson-Starrett Company is straining every artery of its organization to create a new record for rapid steel erection by completing the big steel shell of the Gimbel department store, at 33d, 34th sts and Broadway, in a trifle over 40 days. More than 22,000,000 pounds of steel will enter into the completed structure, and if the present high-pressure schedule is adhered to and no unforeseen difficulties intervene, every ounce of steel will be erected by December 1. About 6,000 tons of steel, at the rate of 1,800 tons weekly, have been erected to date, or more than half of the total tonnage, to do which 100 steel setters have been working two shifts daily of 8 hours each, and if the erection is to finish by the first of next month as planned, 5,000 tons of steel will have to be swung and riveted into place during the next 21 days.

The "Collin Armstrong Advertising Co." has been formed by men of long experience and of acknowledged ability in the advertising business. Its president, Collin Armstrong, was for nearly twenty-five years financial editor of the New York Sun, and in that capacity established the reputation of the financial page of that newspaper, and thus logically built up its advertising patronage. He was the pioneer of college men in the advertising business, having been engaged in it for thirty years, and is widely conceded to be pre-eminent in the line of financial publicity. For the past eight years Mr. Armstrong was the treasurer and active manager of the advertising agency of Albert Frank & Co. Mr. Armstrong's associates are Harry L. Cohen and Chas. Hartner, who were connected with the Albert Frank & Co. advertising agency for twenty years.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material in Languid Market.

While the undertone in the building material market is good, the demand was languid during the week. Dealers and contractors bought according to daily needs, most of them being too busy finishing up jobs now in hand to give thought to laying in Winter supplies. Brick had a moderate demand. Enamel brick still has an upward tendency. Few big cement contracts were closed, although small ones are numerous. Lime is an exception to the general market condition, because it maintains the activity uniform all through the Fall. Competition is keen and prices firm. Lumber was firm, with a steady demand for Spruce and Long Leaf Yellow Pine, which have had the call since September. Pig iron was less active, but there was a better inquiry for sheet metals, the prices for which are firm. Structural and bar concrete reinforcements are active. Stone is normal, with an undertone strengthening for a price advance at the first of the year. Linseed oil is still high. Hardware interests are optimistic for a good Winter.

Brick in Moderate Demand.

The situation in brick remains practically unchanged from that of last week. Prices for Hudson River common hards remain firm at $6.25 and $6.50. Sales are quick with inquiry only sufficient to cover daily needs. Transactions for last week show normal shipments for this time of the year and a moderate demand, indicating that distributors are not taking any more than actually required. The statistics follow: Holdovers, Oct. 30, 7; arrivals, 82; total, 89; sold, 77; leaving 12 on hand Monday, Nov. 8. Retailers report a quieting influence at work in this city within the last two weeks. Enamels are moving up.

CAPT. ROSE GETS BARTLETT YARDS.

The properties of the Bartlett Brick Company, of Roseton and Hudson, N. Y., were sold on Tuesday at the county court house, Newburgh, by the receivers, to Captain John B. Rose. Capt. Rose says he is not yet ready to announce his plans for the conduct of the yards in the future, but it is current opinion that he will improve them and add them to his already extensive brick properties along the Hudson River.

SAYRE & FISHER CO. STOP MAKING.

The Sayre & Fisher Co. shut down the manufacturing end of their plant along the Raritan River at Sayreville, N. J., last week after one of the busiest summer and falls it has had in many years. Even now, sales continue good in small quantities, all the company's boats being in service making deliveries in this city and vicinity. Newark has taken on a spurt for Raritan brick, for residential and apartment house operations there. A good demand is reported from Jersey City and Hoboken. The company does not plan extensive improvements at its plant this winter. Modern machinery was installed three years ago and only general renovations will take place this year.

ENAMEL BRICK HIGH AND FIRM.

The demand for enamel brick remains strong, even at the high price now quoted for this material. Business is being taken only for first and second quarters, and all are going to jobs direct from kilns. All grades seem to be in demand, according to Carter, Black & Ayres and Sayre & Fisher Co., two of the prominent distributors of this kind of brick. Advancing prices may be expected before the end of January.

The capacity of the works of the American Enamel Brick and Tile Co. is being taxed to fill orders. New prices follow:

BRICK. (Cargo quotations at the wharf.)*	Per M.
Hudson River, Common	$6.25@ $6.50
Hudson River, Light Hard	4.75 5.00
Raritan River, Light Hard	6.00 6.25
Croton Point—Brown, f. o. b.	12.50 ....
Croton Point—Dark and red	12.50 ....

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)	
Buffs, No. 1	22.00 28.00
Buffs, No. 1 (delivered at bldgs.)	22.00 28.00
Greys, various shades & speckled	27.00 31.00
White No. 1	26.00 35.00
White No. 2	25.00 31.00
Old Gold	26.00 32.00
Trenton or Philadelphia Red Fronts	24.00 25.00
Enameled:	
English size	75.00 80.00
American size	70.00 80.00
Kiln run	55.00 60.00

Few Big Cement Contracts.

While there is unquestionably an improvement in the cement situation in this city and vicinity, most of this business is in small quantities. Big contracts are the exception rather than the rule because large operations are not coming out. Builders seem to be waiting for more tangible evidence of a big building season before placing specifications for next year's supplies. Contracts recently signed still carry only from sixty to ninety days. This conservatism is undoubtedly wearing upon the producers, who find that the great stocks at the mills are dwindling only slowly.

But if the signs of the times are to be trusted, better prices will rule next year. Some of the licensees confidently believe that the next advance will be a decisive one, while here and there the statement is made that, agreement or no agreement, cement will jump 20 cents a bbl.

American Portland cement quotations as of November 1st to 15th are $1.43 to $1.58 delivered alongside New York City, within free lighterage limits in 250-bbl. lots. The ruling price to-day to dealers and contractors is $1.43, but the actual net price per bbl., after dealer's commission is paid, is $1.38. Cement going out on specified contracts of long standing and running well into the future is selling at five and ten cents below these figures.

GERMAN ALSEN SLIGHTLY LOWER.

German Alsen Portland cement (45 Broadway, this city) is quoted three cents lower, the present price being now $2.40. Dyckerhoff German Portland cement, (E. Thiele, importer, 99 John st,) still remains at $2.43.

CEMENT.	
Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	$1.58
Atlantic brand	1.43	....
Atlas Portland	1.43	1.58
Bath Portland	1.43	....
Dragon Portland	1.43	1.58
Edison Portland	1.43	....
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Less Activity in Pig Iron.

Pig iron interests here are experiencing a lull in demand, which they believe will extend to a more or less degree over a period of three months. It is approaching the time when mills and furnaces take their inventories and the general policy is to carry as low stocks as possible at that time. Conditions will be better than usual for this time of the year, however, because of the heretofore unprecedented call for pig iron. The standard now maintained is expected to hold until after January.

The big sale last week of 15,000 tons to the United States Cast Iron Pipe Co. was the crowning one of the season and went into Upper New York state from Buffalo furnaces for shipment into the last part of the first quarter and the second. Buffalo is taking only first half business and Pennsylvania is taking nothing behind first quarter. The big sale to the pipe interests closes out the lower grades and has the effect of keeping prices firm, during the present lull. Basic is selling at $19 delivered at Eastern Pennsylvania points. The independent concerns are buying steel-making iron heavily, which proceeding, if it continues, will have the effect of making it more profitable to produce steel-making iron than foundry grades. The report is general that the two furnaces of the steel corporation on ferro-manganese are to be used in the production of pig iron to relieve the pressure for crude steel.

BETTER INQUIRY FOR STEEL.

There is an increased inquiry for sheets, the prices for which are very firm. An advance was expected this week, but it was not announced. Steel mills are sold out for first quarter business and sales as a rule are stronger in anticipation of the prospective jump.

One of the largest heating companies in this country informed a local jobber this week that his company has more business in prospect and in hand for the remainder of this Fall and Winter than at any time in the last five years. A general contractor informed the same person that it was fairly swamped with business that will be ready to come out early in the Spring.

GOOD DEMAND FOR STEEL.

A good demand for concrete reinforcement bars has developed within the last fortnight and was reported to be in excess of that for other kinds of structural steel. General shapes have not been in a satisfactory condition for some time, which has aided the mills in catching up with deliveries to some extent. Jobbers are ordering far in advance by anticipating their wants from four to five months ahead. This necessitates carrying heavy tonnage on the books, and should a large amount of this come in unexpectedly it would place them in a difficult position. Stocks carried by jobbers are of good size and normal assortment, and from present indications of trade there probbaly will be no further advance before January 1.

TENDING TOWARD NORMAL PRICES.

Contrary to general opinion, structural mills never have regained the prices prevailing prior to the panic, when its bars were quoted at $1.60 Pittsburgh. To-day they are bringing $1.50, while at one time this year they were as low as $1.10. The next advance is expected to put the prices at the old figure.

Hardware Interests Optimistic.

Hardware interests report an improvement in business and contracts in hand in many instances run well into the Summer. The outlook for better prices after Jan. 1 is good as is the case with nearly all departments of building. The American Steel and Wire Co. reports a tremendous rush in nails of all sizes excepting shingle; while the concrete reinforcement department reported that business is showing a slight improvement over that of October, among the recent orders being 75,000 sq. ft. for sewer construction work in Bor-

dentown, N. J., and 200,000 sq. ft., for the new postoffice and custom house, Chicago, Ill.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50
Basic, East Furnace	18.25	18.50
Basic, Alabama	15.00	15.50
Basic, Valley	17.25	17.50

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.		
Beams and Channels, 15-in. and under	$1.61	$1.66
Angles	1.61	1.66
Tees	1.66	1.71
Zees	1.66	1.71

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price		1.90
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price		2.00
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.35	....
Norway Shapes	3.35	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base		2.00
Soft Steel Bars, base or ordy. sizes		2.00
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.20
3-16	....	2.30
No. 8	....	2.40
Blue Annealed.		
No. 8	....	2.40
No. 10	....	2.40
No. 12	....	2.45
No. 14	....	2.50
No. 16	....	2.60

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.80	$2.90
No. 18	2.85	3.00
No. 21		
No. 22	2.95	3.10
No. 24		
No. 25	3.00	3.20
No. 26		
No. 27	3.05	3.30
No. 28	3.10	3.40

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.		11¼@ [illegible]
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	per lb.	$2.95
" 18 and 20	" "	3.10
" 22 and 24	" "	3.30
" 26	" "	3.50
" 27	" "	3.70
" 28	" "	3.85
" 30	" "	4.50

No. 20 and lighter, 36 ins. wide, 25c. higher.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb.	18@19
Sheet Copper, hot rolled, 14 oz. per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Less	5 5⅛

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

Lumber Firm—Demand Steady.

The week was a satisfactory one with the retail and wholesale lumber men. Retailers reported a good inquiry and many sales were quite large for this season of the year, due to the activity in concrete construction in this city. The wholesalers found Spruce and Long-Leaf Yellow Pine still strong with Oak and Maple close second. Prices are firm. There is an undertone in the trade calling for advancing prices in Spruce which is likely to affect Long-Leaf Yellow Pine and Hemlock, although the latter is not in as great demand. The car shortage is still an annoying factor that the wholesalers are contending with but it is not as serious as several weeks ago.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ⅝-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

No. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ⅞. Standard widths of face, 2, 2¼ and 2½ ins.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2¼-in. face:

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ⅞. Standard widths, 2, 2¼ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2¼-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2¼-in. face, 33⅓%; 3¼-in. face, 25%.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $21.00 per M. West Virginia Hemlock, base price, $21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	$3.75@	$3.85
Eastern spruce, slab	3.65	3.75

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@	$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	54.00

Stone Cutters Fairly Busy.

Judging by the business coming into the wholesalers within the last fortnight, the stone-cutters are fairly busy. Most of the new business is in limestone and in numerous small quantities, yet in the aggregate they represent good prospects for winter and early spring. The marble men say that there is still no improvement in the number of sizeable contracts for outside work, although they are kept encouraged by the constant call on the part of cutters for rough material. The situation, according to one wholesaler, seems to be shaping itself for better prices next year.

Hydrated Lime as a Waterproofer.

A comparatively new field seems to be opening up for hydrated lime as a waterproofing material. The Rockland-Rockport Lime Co., Fuller Building, this city, is pushing this material, which it calls "Pine Cone Hydrated Lime." It was used in waterproofing the 2,000,000-gallon concrete reservoir at Waltham, Mass. The diameter of this huge tank is 100 ft.; its height is 43 ft. and walls are 18 ins. thick at the bottom and 12 ins. at the top. The engineer was Bertram Brewer, and the contractors Simpson Brothers.

It is said that this material is equally efficient in waterproofing dams, subways, cellar floors, foundations and exposed walls, building blocks, and that its application is cheap and easy. It makes impervious the exterior, as well as the interior, of the concrete and prevents craizing, cracking or crumbling by making seepage impossible. It is said to have the added virtue of requiring no extra labor, as the lime is included when the concrete is mixed. For the benefit of those who desire to try this material for themselves this formula is given:

For 1-2-4 cement, sand, stone, add 8% (32 lbs.) Pine Cone Hydrated Lime.

For 1-2½-4½ cement, sand, stone, add 12% (48 lbs.) Pine Cone Hydrated Lime.

For 1-3-5 cement, sand, stone, add 16% (64 lbs.) Pine Cone Hydrated Lime.

Green Brick.

The Warren B. Ferris Company, Columbus, O., erected a new factory at Mapleton, and the new brick from that plant are now on exhibition at the salesrooms of the company. The brick are a fine green in color and it is believed that there will be a large sale for them. They have stood all tests and the company's officers expect to make the brick from the new plant famous in building circles.

Shipments of Mexican Onyx.

Shipments of Mexican onyx from the Lower California district during 1909 will exceed in value those of any previous year. For the nine months ending September 30, onyx to the declared value of $85,000 was exported to the United States, against only $66,647 for the full year 1908.

New Metal Lath.

The Bostwick Steel Lath Company, Niles, O., has put on the market a metal lath of a truss-loop pattern. The company claims that it is adapted to concrete or stucco exteriors, owing to the fact that it is self-furring.

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Nov. 5 to 11, inc.		1908. Nov. 6 to 12, inc.
Total No. for Manhattan	229	Total No. for Manhattan	205
No. with consideration	9	No. with consideration	10
Amount involved	$128,300	Amount involved	$720,600
Number nominal	220	Number nominal	195

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	9,299	8,316
No. with consideration, Manhattan, Jan. 1 to date	725	600
Total Amt. Manhattan, Jan. 1 to date	$41,507,831	$32,005,132

	1909. Nov. 5 to 11, inc.		1908. Nov. 6 to 12, inc.
Total No. for the Bronx	217	Total No. for the Bronx	138
No. with consideration	7	No. with consideration	11
Amount involved	$89,200	Amount involved	$75,665
Number nominal	210	Number nominal	127

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	6,389	6,594
Total Amt., The Bronx, Jan. 1 to date	$3,832,093	$4,437,606
Total No. Manhattan and The Bronx, Jan. 1 to date	**15,688**	**14,910**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$45,339 924**	**$36,442,738**

Assessed Value Manhattan.

	1909. Nov. 5 to 11, inc.	1908. Nov. 6 to 12, inc.
Total No. with consideration	9	10
Amount involved	$128,300	$720,600
Assessed value	$105,000	$557,500
Total No. nominal	220	195
Assessed value	$11,959,000	$8,789,500
Total No. with consid., from Jan. 1 to date	725	600
Amount involved " "	$41,507,831	$32,005,130
Assessed value " "	$33,745,700	$25,759,642
Total No. nominal " "	8,654	6,710
Assessed value " "	$460,462,261	$388,241,206

MORTGAGES.

	1909. Nov. 5 to 11, inc.		1908. Nov. 6 to 12, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	192	235	151	128
Amount involved	$5,430,562	$1,747,333	$3,560,874	$1,443,879
No. at 12%	1	.....	.....	.....
Amount involved	$4,442	.....	.....	.....
No. at 9 %	1	.....	.....	.....
Amount involved	$1,285	.....	.....	.....
No. at 8%	2	.....	.....	.....
Amount involved	$3,424	.....	.....	.....
No. at 7½%	6	.....	.....	.....
Amount involved	$7,527	.....	.....	.....
No. at 7%	3	.....	.....	.....
Amount involved	$8,669	.....	.....	.....
No. at 6½%	1	.....	.....	.....
Amount involved	$1,426	.....	.....	.....
No. at 7%	5	.....	.....	.....
Amount involved	$6,280	.....	.....	.....
No. at 6¾%	6	.....	.....	.....
Amount involved	$5,823	.....	.....	.....
No. at 6¾%	6	.....	.....	.....
Amount involved	$5,262	.....	.....	.....
No. at 6½%	1	.....	.....	.....
Amount involved	$1,720	.....	.....	.....
No. at 6½%	1	.....	.....	.....
Amount involved	$1,171	.....	.....	.....
No. at 6½%	2	.....	.....	.....
Amount involved	$1,225	.....	.....	.....
No. at 6%	46	68	56	58
Amount involved	$488,499	$639,165	$554,954	$298,717
No. at 5¾%	1	.....	.....	.....
Amount involved	$3,684	.....	.....	.....
No. at 5½%	7	62	4	26
Amount involved	$1,275,000	$176,590	$92,000	$165,975
No. at 5%	42	43	50	16
Amount involved	$1,750,300	$431,465	$1,755,500	$215,400
No. at 4½%	28	24	7	.....
Amount involved	$1,096,500	$186,610	$179,500	.....
No. at 4½%	1	.....	.....	.....
Amount involved	$25,000	.....	.....	.....
No. at 4%	2	.....	1	3
Amount involved	$105,000	.....	$40,000	900
No. at 3%	1	.....	.....	1
Amount involved	$5,000	.....	.....	$3,000
No. with interest not given	29	38	33	24
Amount involved	$633,375	$313,563	$938,920	$759,887
No. above to Bank, Trust and Insurance Companies	53	19	38	25
Amount involved	$2,837,000	$356,250	$1,616,500	$702,300

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	8,034	7,421
Total Amt., Manhattan, Jan. 1 to date	$267,477,224	$239,903 097
Total No., The Bronx, Jan. 1 to date	6,701	6,121
Total Amt., The Bronx, Jan 1 to date	$56,656,461	$34,934,706
Total No., Manhattan and The Bronx, Jan. 1 to date	**14,735**	**13,542**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$324,133,685**	**$274,837,803**

EXTENDED MORTGAGES.

	1909. Nov. 5 to 11, inc.		1908. Nov. 6 to 12, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	32	10	.....	.....
Amount involved	$1,475,800	$119,450	.....	.....
No. at 6 %	3	2	.....	.....
Amount involved	$11,000	$2,950	.....	.....
No. at 5½%	1	.....	.....	.....
Amount involved	$10,500	.....	.....	.....
No. at 5%	17	5	.....	.....
Amount involved	$929,800	$108,000	.....	.....
No. at 4½%	7	1	.....	.....
Amount involved	$440,000	$3,000	.....	.....
No. with interest not given	4	2	.....	.....
Amount involved	$84,500	$5,500	.....	.....
No. above to Bank, Trust and Insurance Companies	7	2	.....	.....
Amount involved	$664,000	$60,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,573	.....
Total Amt., Manhattan, Jan. 1 to date	$78,334,757	.....
Total No., The Bronx, Jan. 1 to date	496	.....
Total Amt., The Bronx, Jan. 1 to date	$4,399,920	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**2,069**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$82,734,677**	.....

PROJECTED BUILDINGS.

	1909. Nov. 6 to 12, inc.	1908. Nov. 7 to 13, inc.
Total No. New Buildings:		
Manhattan	16	11
The Bronx	36	75
Grand total	52	86
Total Amt. New Buildings:		
Manhattan	$2,467,300	$615,850
The Bronx	819,200	548,850
Grand total	$3,286,500	$1,164,700
Total Amt. Alterations:		
Manhattan	$168,130	$101,435
The Bronx	7,500	11,800
Grand total	$175,630	$113,235
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	879	558
The Bronx, Jan. 1 to date	2,090	1,586
Mnhtn-Bronx, Jan. 1 to date	**2,969**	**2,144**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$115,959,562	$74,394,821
The Bronx, Jan. 1 to date	35,015,310	14,899,300
Mnhtn-Bronx, Jan. 1 to date	**$150,974,872**	**$89,291,121**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$11,504,787**	**$9,934,537**

BROOKLYN.

CONVEYANCES.

	1909. Nov. 4 to 10, inc.	1908. Nov. 5 to 11, inc.
Total number	574	562
No. with consideration	29	32
Amount involved	$231,500	$267,985
Number nominal	545	530
Total number of conveyances. Jan. 1 to date	**24,080**	**23,409**
Total amount of conveyances, Jan. 1 to date	**$12,147,903**	**$15,378,324**

MORTGAGES.

Total number	560	484
Amount involved	$2,188,802	$1,663,218
No. at 6%	305	256
Amount involved	$965,950	$616,106
No. at 5½%	60	161
Amount involved	$213,440	$733,318
No. at 5½%	1	.....
Amount involved	$6,250	.....
No. at 5%	168	46
Amount involved	$918,573	$260,989
No. at 4½%	.....	.....
Amount involved	.....	.....
No. at 4%	.....	1
Amount involved	.....	$100
No. with intrest not given	26	20
Amount involved	$84,589	$52,705
Total number of Mortgages, Jan. 1 to date	**23,300**	**$22,113**
Total amount of Mortgages, Jan. 1 to date	**$92,255,415**	**$81,038,346**

PROJECTED BUILDINGS.

No. of New Buildings	206	166
Estimated cost	$1,326,375	$1,163,380
Total Amount of Alterations	$75,908	$60,384
Total No. of New Buildings, Jan. 1 to date	**9,285**	**5,496**
Total Amt. of New Buildings, Jan. 1 to date	**$50,456,986**	**$32,544,991**
Total Amount of Alteration, Jan. 1 to date	**$3,889,162**	**$4,877,114**

QUEENS.

PROJECTED BUILDINGS.

	1909 Nov. 5 to 11, inc.	1908 Nov. 6 to 12, inc.
No. of New Buildings	67	103
Estimated cost	$313,835	$501,712
Total Amount of Alterations	$17,345	$28,325
Total No. of New Buildings, Jan. 1 to date	**3,949**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$14,328,815**	.....
Total Amount of Alterations, Jan. 1 to Date	**$681,276**	.....

THE WEEK.

NOT alone was there a very active brokerage market this week, but the transactions were well distributed and involved all kinds of property from almost the Battery to the upper end of the Bronx.

Vacant lots and old buildings represent about twenty-five per cent. of the business, there being nine plots sold representing sixty-four lots, the most important of these being the purchase by R. E. Dowling of Evans block at Broadway, West End avenue, 89th to 90th street. While Mr. Dowling will probably not improve this block himself, it undoubtedly means either one large or several moderate sized building operations in the near future. Equally as interesting is the announcement that the buyer of the plot at the northwest corner of Broadway and 145th

street will effect an apartment hotel; the project will be watched with interest, as there are many who think Washington Heights is still too far away from 42d street to make a hotel profitable.

Fifth avenue furnished another interesting deal in the sale of the Lotus Club property at 556 & 558 just south of 46th street. It was sold in 1906 for $750,000 to a real estate operator, the transaction, however, winding up in a law suit. The sale of the large plot owned by the Hoffman estate at 118 and 120 West 32d street, extending through to 31st street, is the first recent sale of any size on this street between 6th and 7th avenues. The plot contains 9875 square feet, and the price reported, $450,000, would be at the rate of $45.68 a square foot, a fairly good price under present conditions, although some people are predicting $100 and that in the near future.

THE AUCTION MARKET

The chief interest in the Auction Market this week centered in the sale on Wednesday, of the holdings offered by the executor of the estate of Joseph W. Meeks, Bryan L. Kennelly being the auctioneer. The first parcel offered was the 14-16 Vesey street. The bidding was started by Max Marx at $250,000 and after twenty one bids was knocked down to William J. Van Pelt, of Geo. R. Read & Co., representing William Waldorf Astor, for $307,500. At a sale held last year this property was bid in at $315,000. The other parcel offered was 28-30 Vesey street, northeast corner of Church street; it is 52.5x75 and was bought by Samuel H. Stone and Heilner & Wolf, for $206,000. This parcel was offered last year and was bid in at $297,500 in 1901, 26, 28 and 30, a plot 76.7x75, were offered and bid in at $238,500. The opposite northwest corner of Vesey and Church sts, 50x100, was recently bought by Charles M. Russell for $296,000. In 1905 the lot 25x100 at 22 Vesey street sold for $95,000 and No. 24 a similar parcel adjoining, sold in 1906 for $126,000. Mr. Astor seems to have paid about all that the plot was worth. The legal sales were either adjourned or bought by the parties in interest.

RECORD BROKEN FOR RECORD AND GUIDE QUARTERLY.

The Quarterly number of the Record and Guide for July, August and September is now ready for delivery. This copy was off the press within three weeks from the date of the last record which it contains. This is a record for shortness of time. It is the ambition of the publishers of this book and the other services designed for the benefit of real estate men to give the very best possible service commensurate with a fair profit. The greater the number of subscribers to each service the greater the possibilities are for the maximum efficiency. It can be asserted safely that never before have the records placed in the office of the real estate men in New York been of such high grade, so accurate and comprehensive as they are to-day. All that is needed is the entire co-operation of real estate men in New York to give a service which in accuracy and efficiency will mean the saving of thousands of dollars in every office. Every real estate man who is not a subscriber to the services or publications of the Record and Guide is depriving himself of the advantage of a co-operative work which is as valuable in his business as the telephone has proven to be. Its absence in an office means a terrible handicap being given to competitors who have it.

This Quarterly number contains all conveyances, mortgages, projected buildings, alterations and leases filed in the Borough of Manhattan for the months of July, August and September, arranged in the most scientific manner. It is a recognized fact that when records are easy to examine, they are used frequently. Where it is difficult to reach them they are used seldom. A real estate office that has not the Quarterly would not use their records one-tenth as often as a subscriber to the Quarterly, and thus would lose the advantage of being thoroughly posted on the details of their business.

TAXPAYERS' ALLIANCE.

The Taxpayers' Alliance of the Bronx, held a regular monthly meeting on Wednesday, November 10, at the Bronx Masonic Temple, 1781 Washington avenue. President Hottenroth was in the chair. Secretary Robitzek read the reply of the N. Y. C. & H. R. R. to the complaint of the Alliance regarding the reduction of fares, on their lines in the Bronx. The answer contains over seven thousand words. The railroads principal defense is that the Interstate Commerce Commission has sole jurisdiction in the matter because their road runs beyond the state lines and also carries mail.

The hearing before the Public Service Commission will be held at 2.30 P. M. on Wednesday, November 17, 09, in the Commission's offices in the Tribune Building.

The committee on Rapid Transit has obtained the report of the Interboro Company, to the Public Service Commission in regard to the proposed subway up Madison avenue and the Sixth avenue L extension up Jerome avenue.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

GOLD ST.—Ruland & Whiting Company has sold for Frederick H. Palmer 71 Gold st, a 4-sty building, on a plot 25x50, to Edward Greenbaum. This property abuts 56 Beekman st now owned by Edward Greenbaum, so that his holdings now surround the northwesterly corner of Gold and Beekman sts.

GREENWICH ST.—Edward N. Crosby & Co. sold for the Minerva Realty Co. 818 and 820 Greenwich st, a 3-sty brick building on a plot 42.4x92, to a builder, who will improve the plot with a 6-sty store and loft building.

GROVE ST.—The Duross Company has sold for Robert Hunter the 3-sty and basement dwelling 88 Grove st, on lot 20x100. The parcel faces a triangular park.

HOUSTON ST.—Herbert S. Ogden, executor of the estate of Sarah B. Reynolds, has agreed to sell to the First Austrian Tauld Torka 394 and 396 East Houston st, running through to 285 and 287 2d st, four 3-sty buildings, on plot fronting 40 ft. on each street and about 70 ft. deep. The association will erect a 6-sty school.

MACDOUGAL ST.—G. Carlucci & Co. have sold for D. Abbate and P. Alvino the 6-sty tenement, with stores, 64 and 66 Macdougal st, on plot 40x75. This is one of a row built by the sellers four years ago.

PRINCE ST.—Frederick Fox & Co. have sold to Mr. Charles Laue the old building at 101 Prince st for the Kettel Estate. This completes a plot for Mr. Laue of 100 feet, taking in the northeast corner of Greene st, upon which he will immediately begin the construction of a building for post office purposes, the building having been leased to the government for a term of years.

11TH ST.—John H. Dye Co. sold for Scott McLanahan the 6-sty new law apartment house 237 and 239 West 11th st, on a plot 37.6 x100, to a client for investment.

Duross Co. sold for the Prudential Real Estate Corporation 120 West 17th st, a 4-sty and basement business building, on lot 20.7½x92.

19TH ST.—N. Wilson has sold for Jackson & Stern 328-330 West 19th st, old buildings, on plot 50x92, to a builder, who will erect a 2-sty tenement.

20TH ST.—M. & L. Hess have sold to Judson S. Todd, for various owners, and resold to M. Crystal the property 40 to 46 West 20th st, covering a plot of 107.8x92, upon which will be erected a 12-sty store and loft building, to be ready for occupancy in the Fall of 1910. About $700,000 is involved in the operation.

21ST ST.—S. B. Goodale & Son and John R. and Oscar L. Foley have sold for the Madison Square Mortgage Company to the Butler Estates No. 148 West 21st st, a 4-sty dwelling on lot 23x92. The Butler Estates now own a plot 96x92.

25TH ST.—M. & L. Hess have sold for the Realty Holding Co. 24 and 36 West 25th st, 50x98.9, to the Twenty-Fifth Street Construction Co., which will raze the present dwelling houses on March 1 and erect on the site a 12-sty store and loft building, to be ready for occupancy in the Fall of 1910. In connection with the sale, the Realty Holding Co. has made a building loan of $110,000 on the property to the Twenty-Fifth Street Construction Co.

26TH ST.—N. A. Berwin & Co. sold to John Palmer for Indiana Gieberson the 3 buildings at 109, 111 and 113 East 26th st, on a plot 62.6x100. This property is situated about 150 ft. from the cor of 4th av. Mr. Palmer has no present intentions of improving the property, but intends holding the same for future advancement. The property has been held at $125,000.

28TH ST.—N. A. Berwin & Co. have sold for Talmadge L. Parsons, of Gloversville, N. Y., 115 East 28th st, a 4-sty and basement dwelling, on lot 21.10x98.9. The property was sold for cash to an investor.

32D ST.—Parish, Fisher & Co. and Lewis B. Preston have sold to the Alliance Realty Co. for the estate of Chas. F. Hoffman 118 and 120 West 32d st, running through to 121 and 123 West 31st st, a plot 50x197.6, beginning 225 ft. west of Broadway. The Gimbel Bros.' store is being erected on the block to the north. The asking price for the property has been $450,000.

43D ST.—H. M. Weill Co. sold 249 East 43d st, a 5-sty tenement on lot 20x100.5, for Margaret Nealis to David Bath.

48TH ST.—The property at 625 to 629 West 48th st, three 5-sty tenements, on plot 75x75.5, between 11th and 12th avs, has been resold. The seller purchased the property from the estate of Milton Mayer about a month ago.

51ST ST.—Duross Co. have sold for Jos. Clark 235-7 East 51st st, a 5-sty quadruple tenement, on lot 33.4x100.

New Residence for 52d St.

52D ST.—Payson McL. Merrill, in conjunction with Buek & Crawford, has sold for G. Thompson Lane a vacant lot, 17.6x100.5, on the south side of 52d st, 218 feet east of Madison av. This lot is opposite the duplex house now being erected by William K. Vanderbilt, and is the only unimproved parcel on the south side of the street, the rest of which is entirely devoted to high-class residences. Milton E. Oppenheimer is the buyer.

57TH ST.—Henry D. Winans & May have sold 10 West 57th st, a 4-sty high-stoop brownstone dwelling, on lot 22x100.5, for the trustee of Julia A. Freeman, deceased. The house is located 103 feet west of the Whitney residence at the southwest corner of 5th av.

57TH ST.—Henry D. Winans & May sold for the Oliver Harriman Estate 24 West 57th st, a 4-sty dwelling, on a plot 50x100.4. Although the identity of the buyer was not definitely determined, it was stated that it was his intention to improve the plot with a modern building, designed and planned exclusively for occupany by physicians.

Improvement for Madison Av.

MADISON AV.—The Herald Square Holding Co., Samuel Levy, president, has bought from the Kip's Bay Realty Co. and Marvin S. Buttles, respectively, 76 and 78 Madison av, southwest corner 28th st, two 4-sty dwellings, on plot 49.9x95. Heil & Stern and George Backer were the brokers. The property will be improved with a 12-sty store and loft building, which, it is understood, has already been leased to a prominent firm for 21 years. This concern, it is said, will occupy six floors in the new structure and sublet five floors and the store.

PARK AV.—Herbert A. Sherman has sold for the Chas. H. Welling Co., 46 Park av, a 4-sty high stoop brownstone house, 24x105, to a

THE ***Investors' Number*** of the Record & Guide will be published December 18th.

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client of Douglas Robinson, Chas. S. Brown & Co., who will erect a new house for his own residence. This is in the J. P. Morgan block, and adjoins in the rear the residence of Col. Herbert L. Satterlee, a son-in-law of J. P. Morgan. The property has been held at $135,000.

4TH AV.—Horace S. Ely & Co. sold for the Jeremiah Estate to Eliza L. Edgar 412 4th av, a 4-sty building on a lot 20x78, between 28th and 29th sts. The purchaser owns 404 to 410 4th av and 47 East 28th st, and, with this additional lot, now controls a frontage of 94 feet in the avenue and a depth of 78 feet in 28th st, or a plot of about 7,350 square feet, at the northwest corner of 4th av and 28th st. The property just sold has not been transferred since 1880, when it was bought by the late Thomas F. Jeremiah for $17,000. Edgar &, Curtis represented the purchaser in the recent transaction.

5TH AV.—Nos. 556 and 558 5th av, the old home of the Lotus Club, in the west side of 5th av, 25.5 feet south of 46th st, with the 5-sty club house, on a plot 50x100.5, has been purchased by a syndicate composed of the Alliance Realty Co., Heilner & Wolf and Daniel B. Freedman, with possession on or before March 15, 1910. The property was sold in 1906 for $750,000, the title however never passed and in January of this year a cancellation of the contract was recorded. It is located in the block below the Windsor Arcade on the northerly corner of which the firm of W. & J. Sloane will erect and occupy a building. O'Connor, Lawrence & Ellison were the brokers.

8TH AV.—Duross Company have sold for the Estate of Abraham Underhill to John H. Fisher the northeast corner of 8th av and Greenwich av. This property is opposite Jackson Park and is known as 136 Greenwich av and 68-70 8th av.

NORTH OF 59TH STREET.

65TH ST.—H. C. Senior & Co. have sold for Eugenia Wolf 146 and 148 West 65th st, two 4-sty dwellings on plot 38x100.5, to Thomas Berkley for investment. During the past three months six houses on this street have been sold.

79TH ST.—Lillie E. Kelly has sold 110 West 79th st, a 4-sty and basement stone front dwelling, on lot 18x76.8, near Columbus av.

97TH ST.—Anna M. Merkle is reported to have sold the 3-sty dwelling 121 West 97th st, on a lot 15x100, about 196 feet west of Columbus av.

111TH ST.—The plot of 10 lots, 250x100, on the south side of 111th st, 75 ft. east of Broadway, sold several weeks ago by Dr. Isaac L. Kip, has been resold, and is to be improved with three apartment houses.

116TH ST.—Bert G. Faulhaber & Co. have sold for S. G. Painter Realty & Securities Co. to Auguste Buchner 121 and 123 West 116th st, a new law 6-sty apartment house with stores on plot 41.8x100.11. In part payment for the above they take 58 and 60 East 93d st, two 5-sty single apartment houses on a plot 50x100.8.

118TH ST.—The Brown Realty Co. has bought from Myron Sulzberger 344 East 118th st, a 6-sty new law tenement, on lot 25x100.

133D ST.—Samuel Brown has sold to Benjamin F. Koch 523 West 133d st, a 6-sty apartment house, on plot 37.6x99.11.

139TH ST.—A. L. Mordecai & Son resold for Mrs. M. A. Rowan 602 West 139th st, a 6-sty elevator apartment house, on a plot 75x100, to Theophile Kick. The property was sold through the same brokerage firm last month for The Joseph H. Davis Building Co. It is located 100 feet west of Broadway.

148TH ST.—Joseph Seamon sold 530 West 148th st, a 3-sty and basement dwelling on a lot 16.8x100.

150TH ST.—Louis F. Bernholz has sold for a Mr. Arnsberg 418 West 150th st, a 3-sty and basement dwelling on lot 16.1x99.11.

170TH ST.—The Helene Realty & Construction Co., Sol Simon, president, has sold through H. M. Fischer to Sarah Haase for investment 503 to 507 West 170th st, two 5-sty apartment houses known as Irving Court and Henry Court respectively. The property is located just west of Amsterdam av and each house occupies a plot 50x100.

AMSTERDAM AV.—Irving Judis, president of the Irving Judis Realty & Construction Co., has purchased from the trustees of the estate of Wm. Astor the plot on the northwest corner of Amsterdam av and 108th st, size 100x100.11, which he will immediately improve by the erection of a high-class apartment house. Mr. Judis recently purchased from the same estate, and resold to a builder for improvement, the other half of the block front, being the southwest corner of Amsterdam av and 109th st, size 100x100.11.

BROADWAY.—W. D. Morgan resold for the New York Operating Co., P. H. Lynch, president, the northwest corner of Broadday and 162d st, a plot 42.5 feet in Broadway, 175 feet in the street and a rear line of 69 feet. The plot, 25 feet front in Broadway, located 17.5 feet north of 162d st, was purchased on November 4 by the sellers, who already owned the adjoining plot at the corner. The Thomas Smith Construction Co. is the buyer in the present deal.

BROADWAY.—The Dow Realty & Construction Co. bought the northwest cor of Broadway and 145th st, a plot 100x150, from Denis J. Dwyer and William Haight, and will erect a 14-sty building. The property has been held at $250,000.

R. E. Dowling Buys Broadway Block.

BROADWAY.—The Evans block, bounded by Broadway and West End av, 89th and 90th sts, has been bought by Robert E. Dowling, president of the City Investing Co., from the trustees of the Thomas W. Evans Museum and Institute of Philadelphia. Mr. Dowling pays $1,250,000 for the property and is making the purchase solely in an individual capacity. Horace S. Ely & Co. were the brokers in the transaction. With them was associated Lewis B. Preston. The block measures 201.5 feet on both Broadway and West End av and 325 feet along 89th and 90th sts, and has an area of about 26 city lots. It has been regarded as the most valuable unimproved parcel held in single ownership anywhere on the west side between 59th and 110th sts, with the possible exception of the two Astor blocks just east of it between 89th and 91st sts, Broadway and Amsterdam av. Dr. Evans bought the block in 1873. The deal for this block marks the passing within a fortnight of the second large plot on the west side that had remained for many years in one ownership. The other plot was that owned by the Furniss estate heirs, covering the greater part of the block bounded by West End av and Riverside Drive, 99th and 100th sts.

BROADWAY.—Negotiations are pending and are reported to have been practically concluded for the sale by the Sandford estate of the block front in the east side of Broadway between 78th and 79th sts, having frontages of 204.4 feet in Broadway and 103 feet in each street. There are ten 2-sty taxpayers in the Broadway front.

FORT WASHINGTON AV.—Adolph M. Bendheim has sold the 6-sty elevator apartment house at the southwest corner of Fort Washington av and 179th st, on plot 110x100.

LENOX AV.—John A. Steinmetz has sold for John Roach to Jacob Schiff 472 Lenox av, a 5-sty double flat on lot 25x85, between 133d and 134th sts.

MANHATTAN AV.—The McVickar, Gaillard Realty Co. has sold for the Brodhead estate 150 Manhattan av, southeast corner of 107th st, a 5-sty apartment house with stores, on lot 25x100.11, to a client for investment.

RIVERSIDE DRIVE.—John R. and Oscar L. Foley sold for the State Realty & Mortgage Co., Judson L. Todd, president, to the Dacorn Realty Co(the south corner of Riverside Drive and 145th st, a plot 100x125. The purchasers will improve the property with a 10-sty high-class elevator apartment house, which will represent an investment of about $700,000. Riverside Drive is not open above 145th st.

St. Nicholas Avenue Corner Sold

ST. NICHOLAS AV.—George E. Baldwin sold to the Reliant Realty Co. for the Kingsway Construction Co. the northeast corner of St. Nicholas av and 172d st, a plot 94.6x125. The property was held at $100,000. The new owner will erect a 6-sty apartment house.

Another Dyckman Sale.

SHERMAN AV.—Thomas L. Reynolds & Co., acting for T. D. Sullivan, bought from Edmund J. Trowbridge the plot of 4 lots at the southeast cor of Sherman av and Hawthorn st, with frontages of 110 and 100 ft. respectively. Mr. Trowbridge was represented in the deal by the Deane Realty Co. Sherman av, with a width of 100 ft., running diagonally from Broadway to Amsterdam av, promises to be one of the important thoroughfares in the Dyckman. A great deal of activity is looked for very soon at the upper end of Manhattan and the announcement of probably a dozen deals in the last couple of months indicate that there is a demand for plots in that section.

WEST END AV.—Robert Reis has bought 613 West End av, a 4-sty and basement dwelling, on lot 18x90. Emma V. Manheimer is the owner of record.

BRONX.

MOUNT HOPE PL.—The Bronx Land, Mortgage & Real Estate Co. has sold for a client 60 Mount Hope pl, between Walton and Morris avs.

152D ST.—Eugene J. Busher has sold for Elizabeth Dusing 258 East 152d st, 25x118, with a two-family frame house, to John J. Greene and resold same to an investor. This property has not changed hands in 23 years.

152D ST.—The Johnston-Umsted Realty Co. has sold 348 East 152d st, a 6-sty apartment, on plot 50x100.

155TH ST.—Eugene J. Busher has sold for Margaretha Merz two lots on the south side of East 155th st, 145 feet west of Elton av, 50x100, to John J. Greene and has resold same to a builder with a building loan, who will erect 5-sty building, 50x88, four families to each floor. This property has not changed hands in 30 years.

163D ST.—Henry Morgenthau Co. sold to the Emmul Realty Co. the plot, 108x100 at the southwest corner of 163d and Fox sts, for improvement with a 6-sty elevator apartment house, the contract to build which has been awarded to the Thomas J. Reiley Co.

175TH ST.—A. Friedberg has sold for Joseph Joseph and Margareth Gies to John Ohl the 3-family house 416 East 175th st, on lot 17x108.

179TH ST.—The Keats Co. has sold its Bronx holdings, consisting of about 39 lots, in the Bronx, and including the block front on the south side of 179th st, bet 3d and Monterey avs, with frontages of 215, 100 and 104 ft. respectively; 8 lots, 200x100, adjoining on Monterey av; the entire block front of 16 lots on the east side of Monterey av, bet 178th and 179th sts, and the block front of about 8 lots on the north side of 179th st, bet Monterey and Lafontaine avs. In exchange the Keats Co. takes the former Phoenix Insurance Building at 12 to 20 Court st, Brooklyn, a 7-sty office structure, occupying a plot with a frontage of 69 ft. and a depth of 125 and 81 st. on the southerly and northerly lines respectively. The property adjoins the Garfield Building, at the northwest cor of Remsen st, and is only 31 ft. south of Montague st. The Lotus Co., of which Frederick Tucker is president, is the seller of the Brooklyn property.

196TH ST.—Patrick Monahan has sold to William H. Rooney the plot 54.5x102.11, on the north side of 196th st, 25.1 feet east of Creston av.

BEACH AV.—William Kelleher has sold for Gustav Killenburgh the northwest corner of Beach and Gleason avs, Westchester.

BRYANT AV.—Le Vieu & La Velle sold for the Elviel Realty Co., to an investor, one of the new 3-sty two-family houses, just completed, at the northeast corner of Bryant av and Jennings st.

FINDLAY AV.—O'Hara Brothers sold for Thornton Brothers 1318 Findlay av, a 2-family dwelling, on a lot 20x100.

GLEBE AV.—William Peters & Co. have sold for Miller & Bretzfelder, attorneys, the semi-detached one-family dwelling 2510 Glebe av, 20x100. to Franz Marquardt, who has recently made several large purchases in Westchester village section of the Bronx.

TIEBOUT AV.—Shaw & Co. have sold for the Central Bronx Realty Co. 2470 to 2474 Tiebout av, near Fordham road, two 4-sty double flats, each on plot 31x100, to an investor.

WEBSTER AV.—O'Hara Brothers sold for Mary Stanton 1341 Webster av, a 3-family tenement, with stores, on a lot 20x90.

WHITE PLAINS AV.—Max Marx has bought from William Sorley, through Hall J. How & Co., a plot of about 50 lots on the east side of White Plains av and fronting also on Nereid and Concord avs and Byron st. This property had been owned by the seller for 30 years.

LEASES.

Senior & Stout have leased for Auguste Rosenberg to Charlotte Coupier the 4-sty brownstone dwelling 122 West 58th st, for a term of years.

Sheldon & Becker have leased for the Estate of Susan M. Weir the 4-sty dwelling at 161 West 74th st, to a Mrs. Lillian Hammond for a term of years.

Henry M. Weill Co. leased for James Madigan to a client the 4-sty and basement dwelling 51 West 84th st, and for Edward N. Powers to A. E. Main the 3-sty and basement dwelling 327 West 112th st.

Pocher & Co. report leasing store 54 East 125th st for the Martin Estate to Maurice Rogaliner for a term of years. Also leasing private house at 221 West 36th st for M. McDonald to M. Plehiers for business purposes.

Thos. J. O'Reilly has leased for the Title Ins. Co. of New York stores and lofts in their new building Broadway and 108th st, for terms of 1 to 3 years to the following: Corson & Son, Colonial Lunch Co., Hudson-Fulton Yacht Club, L. Zwerling, and Master Music Studios.

J. Arthur Fischer was the broker in the leasing of the premises 108 West 49th st for Samuel K. Jacobs to Oresto Giolito, who will utilize the same as a Table d'Hote restaurant. The same broker has also leased the premises 107 West 38th st, a 4-sty brown stone building, for a term of years.

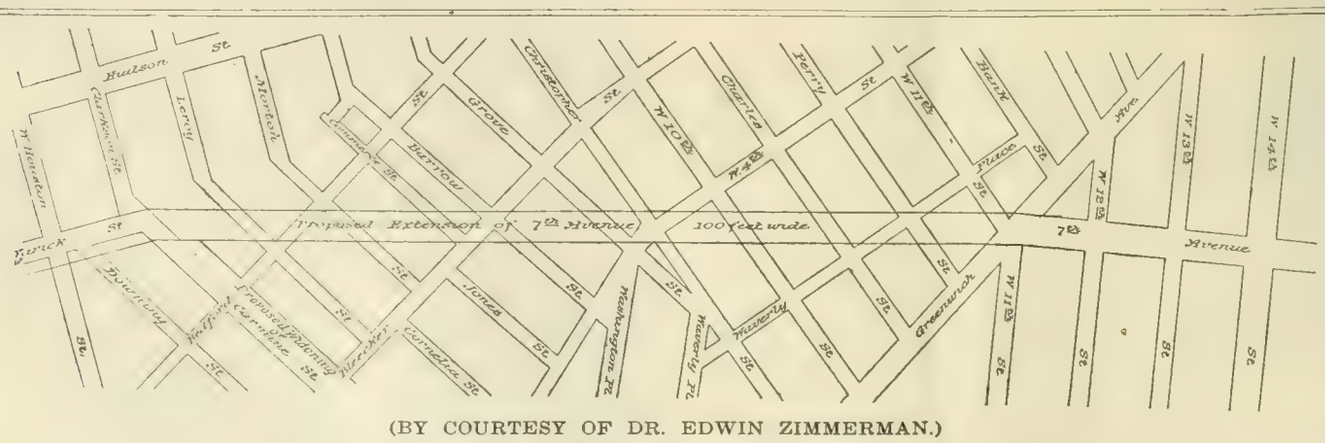
Albert B. Ashforth has leased to the Perkins-Goodwin Co., paper manufacturers, a large space in the Acker, Merrall & Condit Co. building, 35th st and 5th av. This marks the first move of a concern in that line of business north of 23d st. The Perkins-Goodwin Co. are now located at 13th st and 5th av and were the first concern to move from the downtown paper district to an uptown location.

M. & L. Hess have leased, from the plans, for the Realty Holding Co., in the building now in the course of construction at 119 to 133 West 27th st, a space amounting to about 150,000 square feet, to the following tenants: G. Gaudig & Blun, furriers; Nelson & Landsberg, underwear; Floersheimer Co., children's dresses; the Colonial Waist Co., ladies' waists; the South Jersey Underwear Co., kimonos, underwear, &c; Cohen & Freedman, skirts; E. Winters, waists; Thompson & Kent, bath robes and bathing suits; the Embroidered Garment Co.; Abraham M. Rosenthal, corset covers; John Freid, waists; Bonis & Co., furriers, and Gross Bros., children's dresses; also, for the same company to various tenants from the plan, 50,000 square feet in 22 and 24 West 27th st, and 30,000 square feet in 40 and 42 West 27th st.

Whole Town Sold.

WOODMERE, L. I.—Maximilian Morgenthau, president of the Hudson Realty Co., has completed the organization of a syndicate, in which strong New York financial interests are represented, and has purchased the entire town of Woodmere, L. I. Robert L. Burton is the present owner of the town, and the sale to the Morgenthau syndicate was negotiated by L'Ecluse, Washburn & Co. and Clarence G. Galston, respectively, the representatives of the seller and buyers. Woodmere is on the Rockaway branch of the Montauk division of the Long Island Railroad, 19 miles from New York. It is the centre of the Lawrence, Cedarhurst and Hewlett communities and lies between the Jamaica and Woodmere bays. On one side it adjoins the Rockaway Hunt Club; on the other is the bay front and the Keystone Yacht Club. On all sides it is surrounded by older communities that have long constituted one of the most exclusive and restricted residential colonies near New York. The property comprises 250 acres of upland, 150 acres of meadow land, and 38 houses and buildings, together with all the stock of the Woodmere Land Association. No announcement was made concerning the price, but it is said to have been in the neighborhood of $3,000,000.

It is the purpose of the syndicate management to continue the development of the colony as a carefully, restrictively, select suburban residential town, in accordance with the plans and ideals of Mr. Burton. Among the present residents of Woodmere and its vicinity are James McCrea, vice-president of the Long Island Railroad, and son of the president of the Pennsylvania road; J. H. Burton, one of the two founders of the town; James Timpson, of the Mutual Life Assurance Co.; Henry Ziegler, president of the Steinway Piano Co.; George L. Stebbins, of the Produce Exchange; Hartman K. Evans, the banker; Henry Otis Chapman, the architect; John J. Livingston, the electrical contractor; Daniel L. Cox, the naval architect; Arthur N. Peck and Edward L. Smith. When the Pennsylvania-Long Island tunnels are completed Woodmere will be about 35 minutes only from Herald Square.



(BY COURTESY OF DR. EDWIN ZIMMERMAN.)

MAP OF PROPOSED EXTENSION OF SEVENTH AVENUE.

The above is the plan advocated by the Greenwich Village Public Service Committee for the extension of Seventh avenue to Varick street, the extension of a widened Varick street to a junction at West Broadway and Franklin st., and the widening of Carmine street from 6th avenue to Varick street. The committee claims that adoption of this plan would develop the entire district, and rightly so. With Seventh avenue running to the Battery, instead of ending at a brick wall, the value of every lot in the district would be increased, and a substantial building movement started in Greenwich Village. The proposition is on the Calendar of the Board of Estimate and Apportionment for November 19, and at the present time there seems to be every

WANTS AND OFFERS

BEAUTIFUL SOUTHERN HOME FOR SALE. BY THE OWNER, at a sacrifice one of the best farms in southeast Georgia, few miles from large city, on main public road, 300 acres, 6-room residence, flock, lake, lots, two-room house, three-room house, barns, stables, outhouses, beautiful lake, timber, live stock, implements, etc., everything for $16 per acre. FRANK WHEYLAND, Jacksonville, Fla.

A PROMINENT real estate firm, centrally located, wants two men in the renting department; must be thoroughly experienced in the business sections, say 10th Street or below, and up to about 50th Street; good opportunity for the right men; applications treated confidential. Address "J.," Box 70, care of Record and Guide.

TO LET Stonecraft of Klingstock & Co., East 106th Street, about 200 ft. front, 100 ft. deep, with tools, implements, machinery, etc., from Jan. 1, 1910, to Nov. 1, 1911. Address all communications before Nov. 22 to HAYS, KAUFMAN & LINDHEIM, 60 Wall Street, New York City.

A PROMINENT REAL ESTATE FIRM wants thoroughly experienced renting man for territory Chambers to 34th St. Business property. Only men who are successful need apply. Liberal proposition. Address "BUSINESS," Box 75, Record and Guide.

YOUNG MAN, familiar with building, architecture or engineering, to call on builders, architects and engineers with a well-known line of specialties for an old-established concern. Address "PAINTS," Box 25, care of Record and Guide.

REALTY SALESMAN and mortgage man desires position, salary and commission basis and expenses. "EXPERIENCED," care of Record and Guide.

AN EXPERIENCED, reliable Salesman wants a specialty for the building trade; highest reference. BOX 30, Record and Guide.

CAN YOU USE three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. JACOB A. KING, 51 W. 125th St., New York.

WANTED Properties, sale or rent, send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

RECORD & GUIDES for about 10 years for sale; reasonable. BOX 35, care Record & Guide.

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SEND FOR SAMPLE SHEETS

THE RECORD AND GUIDE CO., 11 East 24th Street, N. Y.

UNCLASSIFIED SALES

The total number of sales reported is 66, of which 27 were below 59th st, 24 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 76, of which 13 were below 59th st, 43 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 192 as against 179 last week, and in the Bronx 235, as against 141 last week. The total amount involved is $7,177,895, as against $6,864,033 last week. The amount involved in the auction sales this week was $1,065,408, and since January 1, $52,538,710. Last year the total for the week was $2,346,930, and from January 1, $35,674,746.

30TH ST.—M. & L. Hess have sold to the Realty Holding Co. for Edward S. Atwater, president of the Farmers & Manufacturers' National Bank of Poughkeepsie, 7 and 9 West 30th st, two 4-sty and basement buildings, on plot 50x98.9, located 175 feet west of 5th av and diagonally opposite the Holland House. It is the first sale made in this block for some time.

AMSTERDAM AV.—The T. J. McGuire Construction Co. has sold the new 6-sty apartment house on plot 100x100, at the northwest corner of Amsterdam av and 178th st. The buyers are Lowenfeld & Prager, who give in part payment a large plot on the west side of Prospect av, 131 feet north of 166th st. It has a frontage of 232.8 feet, and the northerly and southerly lines measure 232.8 and 220 feet, respectively. At the rear it is 163 feet. The house just sold is one of two structures recently finished by the McGuire Company overlooking High Bridge park. The other occupies a plot 75x100, and the two comprise the block front on Amsterdam av, between 178th and 179th st, with the exception of one lot at the 179th st corner.

179TH ST.—Salomon & Greenbaum and J. Romaine Brown & Co. have sold for A. P. W. Kinnan to Harry Goodstein the plot 150x92.6, on the south side of 179th st, 12.5 feet east of Fort Washington av. Mr. Kinnan purchased the property at the Fort Washington syndicate auction sale last April. The plot is opposite the new site of the Holyrood church.

REAL ESTATE NOTES

C. F. W. Johanning was the broker in the sale of 2055 8th av, from the Rivers estate to the Marvel Banking Co.

Harry C. Bryan has been elected a member of the Real Estate Board of Brokers.

Broadway is now paved from the Battery to the City line. The section from Kingsbridge to Yonkers was completed last week.

Brokers' attention is called to the advertisement of the Port Morris Realty and Construction Company which appears in our advertising pages.

The Title Guarantee & Trust Co. loaned this week on first mortgage $250,000 on the 5-sty store and office building located at 54-56 Broad st to Realty Holding Co. The mortgage is for three years at 4 per cent. The building is on a plot 45.4x115 ft.

Wm. A. White & Sons have been appointed agents for the Franklin-Hudson Building, which is being erected by Mr. A. C. Bechstein, a 10-sty office building, covering the entire block front on Hudson st, from Franklin to Leonard st.

The property 185 and 187 Madison av, at the northeast corner of 34th st, which is improved with a 16-sty building, on a lot 49.4x100, was transferred this week to the Glengary Realty Co. by Mrs. Margaret S. E. Cameron, for a nominal consideration over a mortgage of $450,000. The property until recently was involved in a lawsuit, as part of the structure is built on ground covered by the Murray Hill restriction.

Francis Burton Harrison took title on Tuesday through the Matoaka Realty Co., as his representative, from the Realty Co. of America, Franklin Pettit, president, 54 and 56 Broad st, a 5-sty restaurant and office building, on a plot 45.4x116.6, between Beaver st and Exchange pl. A loan of $250,000 for three years at 4 per cent. was made on the property by the Title Guarantee & Trust Co. The buildings are leased for a long term of years to the S. M. Robins Restaurant Co. Mr. Harrison bought last June the southeast corner of Broadway and 57th st, which is leased to A. T. Demarest & Co. for twenty years at an annual net rental of $37,000.

In the "College Room" of the Hotel Astor, on Wednesday evening, November 10, 09, Senator William H. Reynolds, President of the Estates of Long Beach, tendered a dinner to the salesmen of the company "In appreciation of their earnest efforts in the successful election on the Long Beach proposition." Covers were laid for seventy-five. The speakers were: Senator Reynolds and Messrs. Frank Bailey, Vice-President, Title Guarantee and Trust Company and a director of the Long Beach Company, H. R. Talbot and W. Fields Kolvenback. The winning of this election gives to the Long Beach Company control of nine and one-half miles of the finest beach along the Atlantic Coast. In his speech Senator Reynolds said: "I consider Long Beach the best development ever put on the market, within five years New Yorkers will have the greatest seaside resort in the world within thirty-five minutes of Herald Square."

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, Nov. 15.

180th st, opening, from Bronx River to West Farms road; 2 and 3 p. m.

Burnett pl, opening, bet Garrison av and Tiffany st; 1 p. m.

Rosewood st, opening, Bronx Boulevard to Cruger av; 1 p. m.

Morris av, closing, from Railroad av to Grand Boulevard and Concourse; 12 a. m.

Jerome av, widening, from 184th st to Cameron pl; 3 p. m.

178th st, sewer easement, from westerly line of Port Morris & Spuyten Duyvil R. R. to Harlem River; 11 a. m.

Edgewater road, opening, from Garrison av to Seneca av; 2 p. m.

Ludlow av, &c, opening, from Tremont av to Whitlock av, &c; 2 p. m.

Magenta st, opening, from White Plains road to Golden av, and Bartholdi st, from White Plains road to Bronxwood av; 10 a. m.

Seneca av, opening, from Hunts Point road to Bronx River; 11 a. m.

Unnamed st (W 187th st), opening, from Fort Washington av to Northern av; 11 a. m.

Eastern Boulevard, opening, from N. Y. New Haven & Hartford R. R. to Hunts Point road; 1 p. m.

Tremont av, opening, from Eastern Boulevard to Fort Schuyler road; 2 p. m.

Riverside Drive, opening, from 135th st to Boulevard Lafayette; 2 p. m.

Tuesday, Nov. 16.

Tremont av, closing, from Aqueduct av to Sedgwick av; 1 p. m.

Zerega av, opening, from Castle Hill av near Hart st to Castle Hill av near West Farms road; 1 p. m.

205th st, opening, from White Plains road to Boston Post road; 2 p. m.

177th st (Wyatt st), from Tremont av to Morris Park av; 3 p. m.

Cruger av, opening, from Williamsbridge av to South Oak Drive; 11 a. m.

Grote st, closing, from 182d st to Southern Boulevard; 4 p. m.

Garrison av, opening, from Leggett av to Longwood av; 11 a. m.

Benson av, &c, opening; 3 p. m.

Guerlain st, &c, opening; 11 a. m.

Cornell av, &c, opening; 12 a. m.

Boston road, opening, bet Bronx Park and White Plains road, and Bear Swamp road, bet Boston road and White Plains road; 1 p. m.

141st st, opening, from Park av to Rider av; 10 a. m.

Wednesday, Nov. 18.

Rosedale av, &c; 12 a. m.

Thursday, Nov. 19.

Unnamed st, (Bennett av), opening, from 181st st to Nagle av; 2 p. m.

3d av, widening, from Washington av to Lorillard pl; 2 p. m.

Gun Hill road, opening, from Jerome av to Mosholu Parkway North.

AT 258 BROADWAY.

Monday, Nov. 15.

Westchester av, rapid transit; 10.30 a. m.

Bridge No 3; 2 p. m.

15th to 18th st, North River, docks; 2.30 p. m.

Tuesday, Nov. 16.

120th st, dock, Harlem River; 10.30 a. m.

Loop No. 1, rapid transit; 2 p. m.

Brooklyn Bridge arches; 2 p. m.

Wednesday, Nov. 17.

Westchester av, rapid transit; 10.30 a. m.

Onderdonk av, school site; 2.30 p. m.

Thursday, Nov. 18.

Bulkhead piers, 52d and 53d st, East River; 11 a. m.

Friday, Nov. 19.

Westchester av, rapid transit; 10.30 a. m.

BOARD OF ASSESSORS.

23D ST.—Receiving basins, northeast cor of Av A.

24TH ST.—Receiving basins, southeast cor of Av A. Area of assessment: East side of Av A, from 23d st to 24th st.

140TH ST.—Paving, from Edgecombe to St. Nicholas av. Area of assessment: Both sides of 140th st, from Edgecombe av to St. Nicholas av, and to the extent of half the block at the intersecting avs.

139TH ST.—Paving, from Broadway to Riverside Drive. Area of assessment: Both sides of 139th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts.

148TH ST.—Paving, from Broadway to Riverside Drive. Area of assessment: Both sides of 148th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts.

172D ST.—Paving, from Amsterdam av to Audubon av. Area of assessment. Both sides of 172d st, from Amsterdam av to Audubon av, and to the extent of half the block at the intersecting sts.

The Board of Assessors give notice that all persons opposed to the above assessment must file objections at the office of the Board, 320 Broadway, on or before Dec. 7, at which time hearings will take place.

CONDEMNATION PROCEEDINGS.

FREEMAN ST.—Opening, bet Stebbins av and Intervale av.

ST. NICHOLAS PARK.—From its southerly line near 130th st to point opposite 128th st.

3D AV.—Widening, opposite 159th st.

TRAFALGER SQUARE.—Opening, from 175th to 176th st.

The final reports of the Commissioners of Estimate and Assessment in the above proceedings will be presented to the Supreme Court for confirmation Nov. 16.

214TH ST.—Opening, from White Plains road to Barnes av.

GLEBE AV.—Opening, from Westchester av to Overing av.

LYON AV.—Opening, from Zerega av to Castle Hill av.

FRISBY AV.—Opening, from Zerega av to West Farms road.

TRATMAN AV.—Opening, from Zerega av to Benson av.

Bills of cost in the above proceedings will be presented to the Supreme Court for taxation Nov. 22.

ASSESSMENTS.

Due and Payable.

HAVEN AV.—Opening, from 177th to 181st st. Area of assessment: Beginning at a point formed by the intersection of a line parallel to and distant 100 ft. westerly from the westerly line of Fort Washington av, and a line parallel to and distant 100 ft. southerly from the southerly line of West 177th st; running thence westerly along said line parallel to West 177th st and its westerly prolongation to its intersection with the southerly prolongation of a line parallel to and distant 100 ft. westerly from the westerly line of Buena Vista av; thence northerly along said southerly prolongation and parallel line and its northerly prolongation to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of West 181st st; thence easterly along said line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Northern av; thence northerly along said last mentioned parallel line to its intersection with a line parallel to and distant 400 ft. northerly from the northery line of West 181st st; thence easterly along said last mentioned line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Northern av; thence southerly along said last mentioned parallel line to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of West 181st st; thence easterly along said last mentioned line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Fort Washington av; thence southerly along said last mentioned parallel line to the point or place of beginning.

ANTHONY AV.—Opening, from Clay av to Burnside av. Area of assessment: Beginning at a point in the westerly line of Clay av distant 762 ft. southerly from the southerly line of Belmont st; running thence westerly and at right angles to Clay av to its intersection with a line drawn parallel to and distant 100 ft. westerly from the westerly line of Clay av; thence northerly along said parallel line and the middle line of the blocks bet Topping av and Clay av and its northerly prolongation to its intersection with the northerly line of East 176th st; thence northerly on a straight line to the point of intersection of the northerly line of Bush st with the southeasterly line of the Grand Boulevard and Concourse; thence northeasterly along the southeasterly line of the Grand Boulevard and Concourse to the southerly line of East 182d st; thence easterly along the southerly line of East 182d st to a point midway bet Ryer av and the Grand Boulevard and Concourse; thence southwesterly and parallel to Ryer av to a point 100 ft. northerly from the northerly line of East 181st st; thence easterly at right angles to the said last mentioned parallel line to the westerly line of Ryer av; thence southerly, southeasterly and southwesterly along the westerly, southwesterly and northwesterly line of Ryer av, Tremont av and Carter av to a point midway bet East 173d st and East 174th st; thence easterly at right angles to Carter av to its intersection with the middle line of the block bet Carter av and Webster av; thence southerly along said middle line of the block bet Carter av and Webster av to the northerly line of East 173d st; thence southwesterly to the point formed by the intersection of the southerly line of East 173d st with the middle line of the block bet Webster av and Anthony av; thence southwesterly along said middle line of the block bet Webster av and Anthony av and the middle line of the block bet Webster av and Clay av to the junction of Clay av and Webster av; thence southwesterly on a straight line to the point or place of beginning.

TREMONT AV (177th st).—Opening, from Aqueduct av to Sedgwick av. Area of assessment: Beginning at a point formed by the intersection of the westerly pierhead and bulkhead line of the Harlem River and a line parallel to and distant 100 ft. southerly from the southerly line of East 176th st; running thence northerly along said pierhead and bulkhead line of the Harlem River to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of East 178th st; thence easterly along said parallel line to East 178th st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Sedgwick av; thence northerly along said line parallel to Sedgwick av to its intersection with the westerly prolongation of a line parallel to and distant 100 ft. northerly from the northerly line of Burnside av; thence easterly along said westerly prolongation and parallel line to Burnside av to its intersection with the westerly line of Aqueduct av; thence southerly on a line radial to said line of Aqueduct av from said point to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Harrison av; thence southerly along said last mentioned parallel line to its intersection with a line parallel to and distant 100 ft. southerly from the southerly line of East 176th st; thence westerly along said last mentioned parallel line to the point or place of beginning.

The above assessments are payable to the Collector of Assessments and Arrears on or before Jan. 4, 1910; after that date interest will be charged from Nov. 5, 1909, the date upon which said assessments were entered in the Record of Titles and Assessments.

75TH ST.—Fencing vacant lot, north side, 175 east of Av A, lots 8 and 9 in blk 1487.

110TH ST.—Fencing vacant lot, south side, bet 1st and 2d avs, lots 39 to 47 blk 1681.

136TH ST.—Fencing vacant lots, north side, bet 5th and Lenox avs, lots 54 to 57 blk 1737.

174TH ST.—Fencing vacant lots, south side, to point 200 ft. west of Amsterdam av, lots 40 to 44 in blk 2130.

WALTON AV.—Erecting guard rail, west side, 50 ft. south of 150th st and extending 50 ft. Area of assessment: Lot 43 blk 2352.

GRAND AV.—Repairing sidewalk, east side, 100 ft. north of Tremont av. Area of assessment: Lot 7 in blk 2870.

170TH ST.—Retaining wall &c south side, bet Harlem Railroad and Brook av. Area of assessment: Southeast cor of 170th st and Brook av.

181ST ST.—Repairing sidewalk at southeast cor of Jerome av, extending about 150 ft. Area of assessment: Southeast cor of 181st st and Jerome av.

188TH ST.—Receiving basins, north and southwest cors of Grand av. Area of assessment: West side of Grand av, from Fordham road to 190th st.

189TH ST.—Receiving basins, north and southwest cors of Valentine av. Area of assessment: West side of Valentine av, from East 187th st to Fordham road; northeast cor of 187th st and Grand Boulevard and Concourse; both sides of East 189th st, from Grand Boulevard and Concourse to Valentine av.

Comptroller gives notice that the above assessments are payable on or before Jan. 3, 1910. After that date interest will be charged at 7 per centum per annum from Nov. 3, 1909, the date of entry in the Record of Titles and Assessments.

BOARD OF ESTIMATE PROCEEDINGS.

CHANGE OF GRADE.

Area bounded by Pearl st, City Hall pl, Duane st, Park row, Tryon row, Centre and Lafayette sts.

READE ST.—Bet Centre st and the first unnamed st westerly therefrom.

222D ST.—Bet Boston road and Baychester av.

STREET OPENING.

103D ST.—Bet Bailey av and Heath av; Tibbett av, from 230th to 240th st; Corlear av, from 230th to 240th st. Area of assessment: Beginning at a point distant 100 ft. northerly from the prolongation of the northerly line of West 240th st, as this st is laid out west of Broadway, the said distance being measured at right angle to West 240th st, and the said point being located on the prolongation of a line midway bet Corlear av and Kingsbridge av, as these sts are laid out bet West 236th st and West 238th st, and running thence southwestwardly along the said line midway bet Corlear av and Kingsbridge av, and along the prolongations of the said line to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the northwesterly line of Kingsbridge av and the southeasterly line of Corlear av, as these sts are laid out bet West 232d st and West 234th st; thence southwestwardly along the said bisecting line to the intersection with the prolongation of a line midway bet Corlear av and Kingsbridge av, as these sts are laid out bet West 230th st and West 231st st; thence southwestwardly along the said line midway bet Corlear av and Kingbridge av, and along the prolongations of the said line to a point distant 100 ft. southwesterly from the southwesterly line of West 230th st, the said distance being measured at right angles to West 230th st; thence northwestwardly and always distant 100 ft. southwesterly from and parallel with the southwesterly line of West 230th st, and the prolongation thereof, to the intersection with the prolongation of a line distant 100 ft. northwesterly from and parallel with the northwesterly line of Corlear av, as this st is laid out bet West 230th st and West 231st st, the said distance being measured at right angles to Corlear av; thence northeastwardly along the prolongation of the said line parallel with Corlear av to a point distant 100 ft. southwesterly from the southwesterly line of West 230th st, as this st is laid out bet Tibbett av and Corlear av, the said distance being measured at right angles to West 230th st; thence northwestwardly and parallel with West 230th st to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of Tibbett av and Spuyten Duyvil road, as these sts are laid out southwesterly from and where they adjoin West 230th st; thence northeastwardly along the said bisecting line to the intersection with the prolongation of a line midway bet Spuyten Duyvil road and Tibbett av, as these sts are laid out bet West 232d st and West 236th st; thence northeastwardly along the said line midway bet Spuyten Duyvil road and Tibbett av, and along the prolongations of the said line, to the intersection with a line parallel with West 240th st, and passing through the point of beginning; thence eastwardly along the said line parallel with West 240th st to the point or place of beginning.

235TH ST.—From Spuyten Duyvil Parkway to Riverdale av.

CAMBRIDGE AV.—From 235th to 236th st.

236TH ST.—From Cambridge av to Riverdale av. Area of assessment: Beginning at a point on a line bisecting the angle formed by the intersection of the prolongations of the centre lines of West 235th st and West 236th st, as these sts are laid out bet Spuyten Duyvil Parkway and Cambridge av, distant 100 ft. westerly from the westerly line of Spuyten Duyvil Parkway, the said distance being measured at right angles to Spuyten Duyvil Parkway, and running thence eastwardly along the said bisecting line to the intersection with a line midway bet Oxford av and Cambridge av; thence northwardly along the said line midway bet Oxford av and Cambridge av, and along the prolongation of the said line, to the intersection with the prolongation of a line distant 100 ft. northwesterly from and parallel with the northwesterly line of West 236th st as this st is laid out bet Cambridge av and Riverdale av, the said distance being measured at right angles to West 236th st; thence northeastwardly along the said line parallel with West 236th st, and along the prolongations of the said line to the intersection with the northeasterly line of Riverdale av; thence eastwardly at right angles to Fieldston road to a point distant 100 ft. easterly from its easterly line; thence southwardly and parallel with Fieldston road to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of West 232d st and West 235th st as these sts are laid out bet Arlington av and Netherland av; thence westwardly along the said bisecting line to the intersection with the westerly line of Spuyten Duyvil Parkway; thence westwardly at right angles to Spuyten Duyvil Parkway a distance of 100 ft.; thence northwardly and always distant 100 ft. westerly from and parallel with the westerly line of Spuyten Duyvil Parkway to the point or place of beginning.

The Board of Estimate and Apportionment will hear all persons interested in the above mentioned proceedings at a meeting to be held Nov. 19, at 10.30 a. m. in the City Hall.

AN UNUSUAL DRUG STORE LEASE.

The terms of a lease filed this week between the American Real Estate Co. and William B. Riker & Sons, the druggists, for 21 years from Jan. 1, 1910, are of interest because of the unusual conditions surrounding them.

The American Real Estate Co. recently erected a building at the northwest corner of 149th street and Melrose avenue, the Bronx. Across the street the Corporation of B. Hegeman & Co., of 200 Broadway, has a drug store. The crossing is an important one and upon the supposition that the trade there would be sufficient to support two establishments of that kind, Messrs. Riker signed for 7 per cent. of gross receipts per year derived from sales on premises until such shall equal or exceed $15,000 per annum and thereafter at a rate of $15,000 per annum.

HE KNOWS THE BRONX.

Cyrus C. Miller, the Borough President-elect of the Bronx, has been making loans and buying and selling properties in the Bronx for twenty years. Says Mr. Miller:

"When a man lends the money of his clients and his own money, that man will do his best to understand the business conditions of that section where his business lies, and my business has been largely in the Bronx. I feel that I know the Bronx from the money point of view, and I didn't get my information second hand, either. I know pretty well what is doing out there, because I have had to look out for taxes and assessments and things like that from the standpoint of an investment.

"The Bronx has a wonderful future—from standpoint of buildings and investments. It is a place of homes and little businesses and things of that sort.

"A plain business administration—without any frills—will suit us very well out there. It is all we require and that is what I hope to give them—with a balance sheet at the end of the next four years so that I can show what has been accomplished."

R. E. OWNERS' PROTECTIVE ASSOCIATION.

The annual election of the Real Estate Owner's Protective Association, of the 12th and 22d Wards, was held at Colonial Hall, 101st street and Columbus avenue, on Monday, November 2, 1909. The following officers were elected for the ensuing year; Joseph S. Schwab, President, 206 Broadway; Philip G. Dux, 1st Vice-President, 772 Ninth avenue; George Grolz, 2d Vice-President, 173 West 102d street; Leo. Strauss, Secretary, 137 West 104th street; Henry Ruschmeyer, Treasurer, 257 Broadway; Ira J. Ettinger, Counsel, 257 Broadway; William C. Pratt, Recorder, 51 West 106th street.

After the regular business of the evening, Asst. Corporation Counsel, John P. O'Brien, made an address. His subject was the Corporation Counsel's office and its relation to property owners; and on the subject of mandatory legislation controlling the same. The next regular meeting will be held on Monday, December 6.

WEST SIDE TAXPAYERS.

The regular monthly meeting and annual installation of officers of the West Side Taxpayers Association will be held at 267 West 34th street, on Friday, November 19, 1909. The installation will be followed by a banquet and speeches.

United Real Estate Owners' Association's Election.

At the annual meeting held on Nov. 9 at the Grand Union Hotel the following officers and directors were elected:

President, Thomas Krekeler; First Vice President, Chas. J. F. Bohlen; Second Vice President, Dr. Abraham Korn; Treasurer, John Volz; Recording Secretary, Dr. Philip G. Becker; Financial Secretary, Henry Ruschmeyer; Corresponding Secretary, Chas. H. Schnelle; Board of Counsel, Adolph Bloch, Ira J. Ettinger, John J. Pheelan; Finance Committee, Charles Lutz, J. Fred Boss, Chas. A. Schrag, William Capleas, Heiman M. Kaplan, Henry J. Flicker.

The directors elected to represent the following organizations were: For the 12th and 19th Wards, John Volz, Chas. H. Schnelle, P. M. Clear, Adolph Bloch, Charles Sayer, J. Fred. Boss; the 10th, 11th and 17th Wards, Thomas Krekeler, John Becker, Dr. H. G. Wenzel, Charles Lutz; the West Side Taxpayers, Dr. Philip G. Becker, Dr. George Wenner, Frank DeMuth, Louis Schrag; the 12th and 22d Ward, Henry Ruschmeyer, Joseph S. Schwab, Ira J. Ettinger; the Harlem Property Owners' Association, Dr. Abraham Korn, John Rosenzweig, Joseph L. O'Brien; and for the 18th and 21st Ward, Chas. J. F. Bohlen.

LARGER CONDEMNATION.—Newark is considering a proposition that the city shall acquire some 4,000 acres of unimproved land on its outskirts in order to benefit by the rise in value anticipated from extensive dock improvements which the city proposes to undertake upon the tract. The plan was suggested by the Mayor, and has been approved by the Board of Public Works. Essentially, it seems to be similar to the method of condemnation proceedings which was once proposed here in New York, and fully discussed by eminent authorities in the columns of the Record and Guide, in connection with the selection of a new site for the county court house. In order that the county might derive a portion of the profit from the rise in the value of the land that would follow from the building of a new court house in another part of the city, it was recommended (by the Municipal Art Society, for one) that an area of far larger size than the county would need for the building alone be condemned, at the same moment, and the resulting increment from land values be secured to the city by a subsequent sale of the excess properties to the highest bidder. It was a theory which counted on the utmost economy in condemnation proceedings, in order that the expected profit to the municipality might not be wasted in excessive fees and through exaggerated appraisements. Many thought it assumed for its success theoretical conditions impossible in practice in New York City, if not in most other places, and they feared the making of a trial in a case where so many millions of dollars would be at stake. High authorities could be cited in favor of the speculative plan which Newark is considering; but the main question is: Can the wolves be kept off?

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
EDGAR J. LEVEY President
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CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Nov. 16.

48th st, No 424 East, 25x100.5, 2-sty brk stable.
Amsterdam av, s w cor 182d st, 70.7x125, vacant.
1st av, No 407, 19.9x70, 3-sty brk building with store.
50th st, Nos 132 & 134 West, 50x100.4, two 4-sty brk tenements with brk stable in rear.
44th st, No 161 West, 25x100.5, 4 sty stone front dwelling.
6th av, No 942, 21.6x75, 4-sty brk tenement with store.
57th st, Nos 553 & 555 West, 50x100.5, two 5-sty brk tenements with stores.

Nov. 18.

153d st, s s, 675 w Broadway, 25x99.11, except part about 25x25 taken for Riverside Drive.

BRYAN L. KENNELLY.

Nov. 17.

74th st, Nos 210 to 214 East, 50x102.2, two 4-sty brk tenements with stores.
8th av, Nos 271 to 277, s w cor 24th st, 84x75, four 4-sty brk tenements with stores.
24th st, No 300 West
3d av, No 253, 18.2x75, 3-sty brk tenement with store.
37th st, Nos 304 to 308 West, 73.7x98.9, two 4-sty and one 5-sty brk tenements with stores and 3-sty brk and frame building in rear.
38th st, No 311 West, 25x98.9, 3-sty brk tenement with store.
16th st, Nos 320 to 322 West, 37.6x35.11x37.8x39.4, two 4-sty brk tenements with stores.

JAMES L. WELLS.

Nov. 13.

(On the Premises.)

Undercliff av, Nos 1389-1391 & 1441-1443, four 2-sty dwellings.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Nov. 13.

No Legal Sales advertised for this day.

Nov. 15.

76th st, No 152, s s, 303.8 e Amsterdam av, 21.4 x102.2, 4-sty and basement stone front dwelling. Edgar J Levey agt Hermine R Loening et al; John M Stoddard, att'y, 135 Broadway; Herman S Fried, ref. (Amt due, $11,921.07; taxes, &c, $938.98; sub to a first mort of $20,000.) Mort recorded Oct 16, 1907. By Joseph P. Day.
61st st, No 235, n s, 275 e West End av, 25x100.5, 5-sty stone front tenement. Abraham Beller agt Sarah Sachar et al; Adams & Hahn, att'ys, 1 Liberty st; Michael J Kelly, ref. (Amt due, $13,200.51; taxes, &c, $526.73.) Mort recorded Feb 16, 1907. By Joseph P Day.
99th st, Nos 66 & 68, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and stores.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street
NEW YORK
Tel., 1085 Murray Hill

John Stemme agt George Tomes et al; Francis B Chedsey, att'y, 320 Broadway; Dudley F Malone, ref. (Amt due, $6,000.46; taxes, &c, $738.33; sub to a mort of $37,500.) Mort recorded May 2, 1906. By Joseph P Day.
Prospect av, No 601, w s, 255 n 150th st, 20x100, 4-sty brk tenement. Rose Russell agt Charles Singer et al; Hill, Lockwood, Redfield & Lydon, att'ys, 35 Nassau st; Dudley F Malone, ref. (Amt due, $1,742.85; taxes, &c, $260.) Mort recorded Nov 22, 1905. By Joseph P Day.

Nov. 16.

Clinton av, No 2121, 181st st, No 721 | n w cor 181st st, 26x99.3, 4-sty brk tenement & store. Edward Giegerich agt Harry Feller et al; Wm H Giegerich, att'y, 203 Broadway; Louis F Doyle, ref. (Amt due, $4,419.96; taxes, &c, $434.83; sub to a first mort of $15,000.) Mort recorded June 26, 1908. By Joseph P Day.
10th av, Nos 615 to 619, 44th st, Nos 501 & 503 | n w cor 44th st, 75.3x100, 5-sty brk loft building and store and 2-sty brk stable in rear. Katie F Hayek agt Louis Heyek et al; Edward Miehling, att'y, 258 Broadway; Richard M Henry, ref. (Partition.) By Joseph P Day.

(Continued on Page 873.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 6 to 20, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

19TH WARD, SECTION 5. 75TH STREET—FENCING VACANT LOT, north side, commencing 175 feet east of Avenue A. 12TH WARD, SECTION 6. EAST 110TH STREET FENCING VACANT LOTS at Nos. 308 to 328. WEST 136TH STREET FENCING VACANT LOTS at Nos. 5 and 13. 140TH STREET—FENCING VACANT LOT on south side, commencing 445 feet west of Fifth avenue and running 100 feet. 12TH WARD, SECTION 8. 171TH STREET-FENCING VACANT LOT, south side, commencing 70 feet west of Amsterdam avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 3, 1909. (14354)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 6 to 20, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX

23D WARD, SECTION 9. WALTON AVENUE—ERECTING GUARDRAIL, at the westerly side, 50 feet south of 150th street, and extending southerly 50 feet. 24TH WARD, SECTION 11. GRAND AVENUE—REPAIRING AND ADJUSTING SIDEWALK, east side, 100 feet north of Tremont avenue. EAST 170TH STREET—BUILDING A RETAINING WALL, PLACING THE NECESSARY FILLING TO BRING SIDEWALK TO ITS PROPER GRADE, RELAYING FLAGGING AND ERECTING GUARDRAIL, south side, between the Harlem River and Brook avenue. 181ST STREET AND JEROME AVENUE, southeast corner, REPAIRING THE SIDEWALKS, extending about 150 feet on Jerome avenue, and PLACING GUARDRAIL. RECEIVING BASINS on WEST 188TH STREET AND GRAND AVENUE, northwest and southwest corners, and EAST 189TH STREET AND VALENTINE AVENUE, northwest and southwest corners.

HERMAN A. METZ, Comptroller.
City of New York, November 3, 1909. (14345)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 6 to 20, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. 17TH STREET — TEMPORARY SEWER, from 11th avenue to 7th avenue. 12TH AVENUE—SEWER, from Broadway to Graham avenue. 15TH AVENUE—PAVING, from Broadway to Newton Road.

HERMAN A. METZ, Comptroller.
City of New York, November 3, 1909. (14357)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 8 to 22, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named avenues in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. ANTHONY AVENUE—OPENING, from Clay avenue to Burnside avenue, and from Burnside avenue to the Concourse. Confirmed October 5, 1906; entered November 5, 1909. TREMONT AVENUE (East 177th street) — OPENING, from Aqueduct avenue to Sedgwick avenue. Confirmed July 31, 1909; entered November 5, 1909. 24TH WARD, SECTION 12. DE KALB AVENUE OPENING, from East 240th street to Gun Hill Road. Confirmed July 14, 1909; entered November 5, 1909.

HERMAN A. METZ, Comptroller.
City of New York, November 5, 1909. (14387)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 11 to 24, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN.

12TH WARD, SECTION 6. 118TH STREET—ALTERATION AND IMPROVEMENT TO SEWER, between Third and Lexington avenues.

HERMAN A. METZ, Comptroller.
City of New York, November 9, 1909. (14530)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 11 to 24, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX

24TH WARD, SECTION 12. EMMET STREET—SEWER, from Pelham avenue to a point 100 feet northerly therefrom.

HERMAN A. METZ, Comptroller.
City of New York, November 9, 1909. (14528)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 8 to 22, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. HAVEN AVENUE—OPENING, from West 177th street to West 181st street. Confirmed August 30, 1909; entered November 5, 1909

HERMAN A. METZ, Comptroller.
City of New York, November 5, 1909. (14381)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 795, No. 1. Paving with asphalt block pavement, curbing and recurbing West One Hundred and Fortieth street, from Broadway to Riverside Drive.

List 801, No. 2. Sewer in Fifty-fifth street, between Avenue A and East River.

List 802, No. 3. Paving with asphalt block pavement, curbing and recurbing West One Hundred and Sixty-seventh street, from Amsterdam avenue to Edgecombe road.

List 810, No. 4. Extension of sewer in One Hundred and Forty-second street, from the end of the present sewer to the Harlem River.

BOROUGH OF THE BRONX.

List 295, No. 5. Sewer in Austin place, between East One Hundred and Forty-ninth and East One Hundred and Forty-seventh streets, and in East One Hundred and Forty-seventh street, between Austin place and Southern Boulevard.

List 300, No. 6. Sewer in Bryant avenue, between Garrison avenue and Lafayette avenue.

List 319, No. 7. Sewer in Mott avenue, between Park avenue and East One Hundred and Thirty-eighth street, and in East One Hundred and Thirty-eighth street, between Mott avenue and Walton avenue, and in Walton avenue, between East One Hundred and Thirty-eighth street and the summit north of Cheever place.

List 320, No. 8. Sewer in Mount Hope place, between the west house line of the Grand Boulevard and Concourse and Monroe avenue, and in the Grand Boulevard and Concourse (both sides), between Mount Hope place and East One Hundred and Seventy-sixth street, and in the Grand Boulevard and Concourse (east side), between Tremont avenue and Echo place, and between East One Hundred and Seventy-ninth street and East One Hundred and Seventy-eighth street.

List 346, No. 9. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Teller avenue, between East One Hundred and Sixty-fourth and East One Hundred and Seventieth streets.

List 404, No. 10. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Taylor street, from Morris Park avenue to West Farms road.

List 697, No. 11. Paving with wood blocks Minford place, from Boston road to Jennings street, and curbing where necessary.

List 720, No. 12. Sewer in Seneca avenue, between Whittier street and Hunt's Point road.

List 808, No. 13. Paving with creo-resinate blocks Rogers place, from Dongan street to East One Hundred and Sixty-fifth street, and curbing where necessary.

List 848, No. 14. Sewer in Macombs Dam road, between Jerome avenue and West One Hundred and Seventieth street.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 14, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, November 12, 1909.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 782, No. 1. Receiving basins on the northeast corner of Twenty-third street and Avenue A, and on the southeast corner of Twenty-fourth street and Avenue A.

List 784, No. 2. Paving One Hundred and Fortieth street, from Edgecombe avenue to St. Nicholas avenue.

List 785, No. 3. Paving with asphalt blocks, curbing and recurbing West One Hundred and Thirty-ninth street, from Broadway to Riverside Drive.

List 800, No. 4. Paving with granite blocks, curbing and recurbing West One Hundred and Forty-eighth street, from Broadway to Riverside Drive.

List 803, No. 5. Paving with asphalt blocks, curbing and recurbing West One Hundred and Seventy-second street, from Amsterdam avenue to Audubon avenue.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 7, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, November 5, 1909. (14338)

ADVERTISED LEGAL SALES.

(Continued from Page 872.)

Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty brk dwelling. Marion G Hoey agt Abraham Orently et al; N Henry W Schutt, att'y, 229 Broadway; Adam Weiner, ref. (Amt due, $2,220.60; taxes, &c, $532.38; sub to a first mort of $7,500.) Mort recorded July 20, 1907. By Samuel Marx.

Anthony av|n w cor 175th st, 45x90, vacant.
175th st | Julianna D Dahin agt Frederic J Winston et al; George Freifeld, att'y, 277 Broadway; Frank Cochrane, ref. (Amt due, $5,666.44; taxes, &c, $210.69.) Mort recorded April 12, 1905. By Herbert A Sherman.

Vyse av, e s, 866.7 n 174th st, 23.6x94.4x24x89.5, 1-sty frame store. Terence H Forrest agt Rose Daly et al; Edgar R Mead, att'y, 229 Broadway; Adam Wiener, ref. (Partition.) By Samuel Marx.

123d st, No 416, s s, 237 e 1st av, 25x100.11, 4-sty brk tenement. J Van Vechten Olcott et al agt Morris H Park et al; Mackenzie & Burr, att'ys, 34 Nassau st; Robert L Luce, ref. (Amt due, $9,815.68; taxes, &c, $250.53.) By Joseph P Day.

Carter av, w s, 26.9 n 175th st, 31.10x150.3x 31.6x148.6, vacant. Wm A Cameron agt Patrick J Cleary et al; Wm D Cameron, att'y, 1901 Bathgate av; J Homer Hildreth, ref. (Amt due, $998.25; taxes, &c, $1,103.64.) Mort recorded July 3, 1906. By James L Wells.

82d st, No 70, s s, 132 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling.
84th st, No 31, on map No 27, n s, 380 e Columbus av, 20x102.2, 5-sty stone front tenement.
78th st, No 150, s s, 280 e Amsterdam av, 20x 102.2, 4-sty and basement stone front dwelling. Harriet MacDonald agt Anne I Nunan et al; John D Lyons, att'y, Monticello, N Y; Geo H Smith, ref. (Partition.) By Joseph P Day.

Nov. 17.

97th st, s s, 100 e Madison av, 100x100.11, vacant. Mutual Life Ins Co of N Y agt Simon Myers et al; James McKeen, att'y, 55 Cedar st; Daniel E Seybel, ref. (Amt due, $43,-057.74; taxes, &c, $1,646.05.) Mort recorded Feb 21, 1905. By Bryan L Kennelly.

Elizabeth st, No 163|w s, 12.3 n Delancey st, runs
Delancey st | n 25 x w 93.9 x s 23.1 to Delancey st, x s e 12.3 x e 81.2 to beg, 4-sty brk tenement.
Walker st, No 93 |s w cor Lafayette st,
Lafayette st, Nos 100 to 104| 25.8x86.6x22.2x87.1, 5-sty brk tenement and store.

23d st, No 364, s s, 52 e 9th av, 24x73.10, 4-sty brk dwelling.
30th st, No 345, n s, 250 e 9th av, 25x98.9, 3-sty brk dwelling.
Crosby st, No 11, e s, 142.2 n Howard st, 25x 100, 6-sty brk tenement and store and 6-sty brk tenement in rear.
Sidney B Taylor et al agt Susan B Taylor et al; Lord, Day & Lord, att'ys, 49 Wall st; Chas A Runk, ref. (Partition.) By Herbert A Sherman.

117th st, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement. Mina Fried agt Herman Kedenburg et al; Maurice Steiner, att'y, 43 Cedar st; Samuel S Isaacs, ref. (Amt due, $2,702.62; taxes, &c, $1,183.95; sub to a mort of $18,000; sub to a judgment of $77.47.) By Joseph P Day.

2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. Emigrant Industrial Savings Bank agt Matilda Fitzsimons et al; Action No 1; R & E J O'Gorman, att'ys, 49 Chambers st; Dudley F Malone, ref. (Amt due, $11,115.05; taxes, &c, $692.44.) Mort recorded July 7, 1898. By Joseph P Day.

2d av, No 1905, w s, 52 n 98th st, 26x75, 5-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, $11,126.59; taxes, &c, $676.19.) Mort recorded, May 8, 1899. By Joseph P Day.

2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. Henry Ruschmeyer agt Jennie H Morrison et al; Ira J Ettinger, att'y, 257 Broadway; Edw L Parris, ref. (Amt due, $6,177.08; taxes, &c, $894.98; sub to a prior mort of $20,000.) Mort recorded Oct 17, 1906. By Joseph P Day.

Nov. 18.

Riverside Drive, No 548, e s, 116 s 127th st, 108x95, 6-sty brk tenement. North American Mortgage Co agt Chelton Park Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Roy M Robinson, ref. (Amt due, $58,524.13; taxes, &c, $3,919.28; sub to a first mort of $200,000.) Mort recorded July 18, 1908. By Joseph P Day.

Brook av, No 96|n e cor 164th st, 29.2x74.5x27.6
164th st, No 421 | x64.7, 4-sty brk tenement and store. German Savings Bank in the City of N Y agt George Croneberger et al; A Henry Mosle, att'y, 30 Broad st; Adam Wiener, ref. (Amt due, $16,164.23; taxes, &c, $403.84.) Mort recorded Nov 14, 1906. By Bryan L Kennelly.

65th st, Nos 417 on map Nos 419 & 421, n s, 325.4 w Av A, 37.8x100.5, 5-sty brk tenement and stores. Lucius H Beers agt Benjamin Jackerson et al; Henry deF Baldwin, att'y, 49 Wall st; John H Judge, ref. (Amt due, $13,-970.68; taxes, &c, $1,960.24; sub to a mort of $33,000.) Mort recorded March 20, 1907. By Bryan L Kennelly.

Seabury pl|s e cor 172d st, 50x100, vacant. Cro-
172d st |tona Realty Co agt Isaac L Michael et al; Lachman & Goldsmith, att'ys, 35 Nassau st; Adam Wiener, ref. (Amt due, $5,518.24; taxes, &c, $107.39.) By Hugh D Smyth.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

100th st, No 321, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement and store. Mary F Martin agt Louis Mishkin et al; Action No 2; Arnstein, Levy & Pfeiffer, att'ys, 128 Broadway; Joseph R Truesdale, ref. (Amt due, $7,249.02; taxes, &c, $504.07.) Mort recorded Nov 1, 1905. By Joseph P Day.

Nov. 19.

Broadway, Nos 279 to 283, w s, 50.11 n Chambers st, 50x96.1x50x94.10, 5-sty stone front store. Alice M Dexter, gdn, agt Mary T Rich et al; MacKenzie & Burr, att'ys, 34 Nassau st; J C Julius Langbein, ref. (Amt due, $5,-920.96, taxes, &c, $ - .) Mort recorded Dec 28, 1908. By Joseph P Day.

Nov. 20.

Central av|s e cor St Agnes av, 100x100.
St, Agnes av|
Seaview av, w s, 175 s Central av, 25x100.
Briggs av |s w cor Westchester av, runs s
Westchester av| 145.1 x w 181.2 to Western av,
Western av | x n 125 to Westchester av, x e 108.6 to beg.
Central av |n e cor Lorillard av, 110x475 to
Lorillard av| Pelham River, x 465, Baychester. Anuie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,-904.86, taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Nov. 22.

Willett st, No 30, e s, 137.6 n Broome st, 31.3 x100, 4-sty brk tenement and store and 2-sty brk shop in rear. Mary E Weber agt Max Sporn et al; Thomas J Farrell, att'y, 73 Nassau st; Alvin Untermyer, ref. (Amt due, $25,307.40; taxes, &c, $1,200.) Mort recorded Oct 23, 1906. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 12, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

9th av |n e cor 204th st, 199.10x100, vacant. (Sheriff's sale of all right, 204th st| title, &c.) Withdrawn
*101st st, No 109, n s, 63 e Park av, 15.6x75, 3-sty brk dwelling (Amt due, $1,890.38; taxes, &c, $344.16; sub to a first mort of $5,500.) Flora V Bandler 6,583
*101st st, No 111, n s, 78.6 e Park av, 15.6x75, 3-sty brk dwelling. (Amt due, $1,890.38; taxes, &c, $344.16; sub to a first mort of $5,500.) Flora V Bandler 6,583
2d av |n e cor 126th st, 199.10 to 127th st, x—, leasehold, 1, 2 and 3-sty
126th st| brk park and hall. (Amt due, $183,860.17; taxes, &c, $30,000.)
127th st| Frank C Somers 52,000
*Interior lot, begin 122.11 n 165th st, and 122 w Union av, runs w 69.5 x n 74.2 x e 69.5 x s 74.5
Union av, w s, about 158.10 n 165th st, 2.9x122x2.3x122, vacant
228th st, Nos 840 to 846, n s, 405 e Barnes av, 75x114, Wakefield. (Amt due, $7,839.61; taxes, &c, $871.50; sub to a first mort of $5,000 on No 846 East 228th st; first mort of $6,000 on No 842 East 228th st, and a first mort of $6,000 on No 840 East 228th st.) James Dowds. 18,577
119th st, No 7, n s, 95.5 w 5th av, 14x57.9x14.6x53.1, 3-sty and basement brk dwelling. (Partition.) Emma W Wingate....7,200
123d st, No 332, s s, 322.6 w 1st av, 19.4x100.11, 4-sty stone front tenement. (Amt due, $12,143.47; taxes, &c, $416.12.) Samuel Beck et al, defendants 12,000
123d st, No 334, s s, 303.2 w 1st av, 19.4x100.11, 4-sty stone front tenement. (Amt due, $12,147.36; taxes, &c, $416.12.) Samuel Beck et al, defendants 12,000
132d st, No 36, s s, 385 w 5th av, 15x99.11, 3-sty stone front dwelling (trustees sale). Bid in at $8,000
*1st av, Nos 1029 & 1031, w s, 72 n 56th st, 42.8x74, two 5-sty brk tenements and stores. (Amt due, $9,793.17; taxes, &c, $642.05; sub to a first mort of $30,000.) Albert Winternitz 33,791
Morris av, No 2349|w s, 250 s 184th st, 75x204.1 to Walton av, x75x203.9,
Walton av | 3-sty frame dwelling and 1-sty frame stable and vacant. (Amt due, $3,218.51; taxes, &c, $900; sub to two morts aggregating $10,000.) Mary A Foody, party in interest....15,000
Steuben av|n e cor 208th st, 25x100, vacant. (Amt due, $1,309.11;
208th st | taxes, &c, $258.17.) Herbert J Cantrell 1,800
Chrystie st, No 132, e s, 125 n Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, $3,-383.31; taxes, &c, $1,800; sub to a prior mort of $22,000.) Geo Lodes 27,407
Crescent av, No 836|s w cor Belmont av, 128.9x45x100x126.5, 5-sty brk
Belmont av | tenement and stores. (Amt due, $30,556.54; taxes, &c, $2,353; sub to a first mort of $40,000.) Tony Galiani....51,732

BRYAN L. KENNELLY.

Madison av, No 825, e s, 26 s 69th st, 29x85, 4-sty stone front dwelling (exrs sale). Lester S Holmes....72,500
Lind av, w s, 174.3 n 168th st, 50x154.7x51x144.3, vacant (voluntary). Bid in at $6,000
167th st, n e s, 205.11 s e Sedgwick av, 50x150, vacant (voluntary). Bid in at $6,400
37th st, No 128, s s, 19 w Lexington av, 18.9x49.5, 4-sty stone front dwelling (voluntary). John P Noonan....34,500
Vesey st, Nos 14 & 16, n s, 181.1 w Broadway, 50.2x101x irreg x102.6, 5-sty stone front building (exrs sale). Geo R Read & Co, for William Waldorf Astor 307,500
Vesey st, Nos 28 & 30, n e cor Church st, 52.5x76x52.5x75, 5-sty brk and stone loft and store building (exrs sale). Samuel H Stone and Heilner & Wolf 206,000
Northern av|e s, 348.5 n 181st st, runs n 100 x e 239 x s e 36.7 to New
New av | av, x s 64 x w 240.7, vacant (voluntary). W J Weiler...31,750
Northern av, e s, 448.5 n 181st st, 106.7x226.3x110.8x239, vacant (voluntary). James J Burns 36,750
Northern a, e s, 555 n 181st st, 50x220.5x51.8x226.3, vacant (voluntary). Geo Roberts 14,500
Northern av, e s, 605 n 181st st, 150x202.7x155.7x220.5, vacant (voluntary). Max Marx 48,500
*81st st, No 229, n s, 254.2 w 2d av, 25.5x102.2, 4-sty brk tenement and store and 3-sty frame tenement in rear. (Amt due, $15,048.05; taxes, &c, $289.70.) Harris D Colt, trustee, etc....11,000
11th av, Nos 599 to 603|s w cor 45th st, 75.3x100, three 4-sty brk tene-
45th st, Nos 600 & 602 | ments and stores and 1-sty frame building in street. (Amt due, $8,614.70; taxes, &c, $741.05; sub to a first mort of $35,000.) Adj to Nov 23

HERBERT A. SHERMAN.

*Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty brk tenement and store. (Amt due, $10,277.32; taxes, &c, $625.95; sub to a first mort of $18,000.) Fannie Mayer 23,000

SAMUEL MARX.

*120th st, No 538, s s, 418.9 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. (Amt due, $2,271.75; taxes, &c, $88.77.) Max J Kramer....5,250

HUGH D. SMYTH.

Westchester av|s w cor 156th st, 101.8x84.6x35.10x96.11, vacant. (Amt
156th st | due, $20,502.18; taxes, &c, $222.62; sub to a first mort of $5,000.) Frederick Kurzman 26,485

Total	$1,065,408
Corresponding week, 1908	$1,376,130
Jan. 1st, 1909, to date	$52,538,710
Corresponding period, 1908	$49,544,096

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REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Nov. 5, 6, 8, 9, 10 and 11. (No. 98.)

BOROUGH OF MANHATTAN.

Apthorps lane, being lot on w by line 100 e West End av, on n by line 143 s 92d st; on e by line 175 e West End av, on s by land of party 2d part, being land bet c l said lane and land of party 2d part. Lucy R Ball to Harriet R Rich. Q C and C a G. Nov 11, 1909. 4:1239. other consid and 100

Apthorps lane, c l lot bounded on w by line 175 e West End av, on s by line 143 s 92d st, e by line 225 e West End av, n by land party 2d part, being land bet c l said lane and land party 2d part. Lucy R Ball to Philip Livingston. Q C and C a G. Nov 9. Nov 11, 1909. 4:1239. other consid and 100

Apthorps lane, lot bounded on w by line 225 e West End av, on n by s s land Philip Livingston, on e by e s Broadway, on s by land party 2d part, being land bet c l said lane, and party 2d part, vacant. Lucy R Ball to Saml McMillan. Q C and C a G. Nov 9. Nov 11, 1909. 4:1239. other consid and 100

Apthorps lane, lot bounded on w by line 165 e Riverside Drive, s by line 113.11 s 92d st, x e by line 185 e of said av, x n by land party 2d part, being land bet c l said lane, and land of party 2d part. Lucy R Ball to Frances Sprague. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded on w by line 275 e Riverside av, on n line 113.11 s of 92d st, e by line 300 e said av and s by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Chas E Diefenthaler. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded cn w by line 200 e Riverside Drive, and on e by line 225 e said av, on n s by line 113.11 s 92d st, and on s by land of party 2d part, intended to convey all land bet c l said lane and party of 2d part. Lucy R Ball to John H Lynch. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot b unded w by line 205 e Riverside Drive, s by line 113.11 s 92d st, x e 225 e said av and n by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Lizzie S Hannah. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 175 e Riverside Drive, n by line 113.11 s 92d st, e by line 200 e said av and s by land party 2d part, being land bet c l said lane and land party 2d part. Lucy R Ball to Lizzie J Stubner. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot b unded w by line 225 e Riverside Drive, n by line 113.11 s92d st, e by line 250 e said av and s by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Thos L Bennett. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 185 e Riverside Drive, s by line 113.11 s 92d st, e by line 205 e said av and n by land party 2d part. Lucy R Ball to Jennie S Kuhn. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 150 e Riverside Drive, n by line 113.11 s 92d st, e by line 175 e said av and s by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Elfrieda C Brewer. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 125 e Riverside Drive, s by line 113.11 s 92d st, e by line 145 e said av and n by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to John S Phillips. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w x line 125 e Riverside Drive, n by line 113.11 s 92d st, e by line 150 e said av, s by line party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Anna M Zollikoffer. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 145 e Riverside Drive, s by line 113.11 s 92d st, e by line 165 e said av and n by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Grace H wife of Wm Mitchell. Nov 9. Nov 11, 1909. 4:1251. other consid and 100

Broad st, Nos 54 and 56, w s, abt 165 n Beaver st, 45.4x116.6x35.6 x113.7, s w s, 5-sty brk office and store building. The Realty Company of America to Matoaka Realty Company. Mort $250,000. Nov 8. Nov 9, 1909. 1:24—40 and 41. A $375,000—$445,000. other consid and 100

Cannon st, No 61, w s, abt 200 n Delancey st, 27x100, 5-sty brk tenement and store. Bernard Ojzerkis et al to Leopold Horowitz. Mort $28,000. Nov 4. Nov 5, 1909. 2:333—63. A $18,000—$33,000. other consid and 100

Same property. Leopold Horowitz to Bernard Ojzerkis, 24-100 parts, Max Fuchs 22-100 parts, and Isidor Silverman 34-100 parts, N Y, and Symon Fuchs of Brooklyn, 20-100 parts. Mort $28,000. Nov 4. Nov 5, 1909. 2:333. other consid and 100

Division st, No 261 (287), s s, 128.6 e Montgomery st, 20.6x42, 2-sty brk dwelling.

Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling.
Lewis A Mitchell to Edwin F Walton. Mort $16,000. Oct 2. Nov 10, 1909. 1:287—42 and 43. A $18,000—$20,000. other consid and 100

Division st, Nos 252 and 254 | n w cor Ridge st, 44.4x84x39.6x
Ridge st, Nos 1 to 5 | x63.5, 6-sty brk tenement and stores. Samuel Goldberger to Adolph Levy. Mort $84,400. Oct 30. Nov 11, 1909. 1:315—17. A $40,000—$75,000. nom

Dominick st, No 31, n s, 140.11 w Varick st, 19x75, 3-sty brk dwelling. Hanna L Dooner to Winifred E Judge. Morts $11,765. Nov 10, 1909. 2:579—35. A $7,000—$8,500. nom

East Broadway, No 280, n s, 211 e Montgomery st, 21.2x59.3x21.5 x59.5, 4-sty brk tenement and store. Mort $13,500.

Cherry st, No 270, n s, 156.9 w Jefferson st, 26.1x114x26.1x113.7, 5-sty brk tenement and store. Mort $20,000.

Cherry st, Nos 298 to 304, n s, 133.1 e Jefferson st, 100x80, four 5-sty brk tenements and stores. Morts $64,200.
Agreement bet HEIRS of Samuel Kommel, dec'd, that the property will be divided as follows: Abraham Kommel 1-6 part, Louis M Kommel 1-6 part, Robert Kommel 1-6 part, Frances Appel 1-6 part, Fannie Mayper 1-6 part, Irving Kommel 1-42 part, Matthew Kommel 1-42 part, Nathan Kommel 1-42 part, Robt L Kommel 1-42 part, Frances Kommel 1-42 part, Jessie Kommel 1-42 part, Sadie C Kommel 1-42 part. Nov 6. Nov 10, 1909. 1:256-257-287.

Essex st, No 149, w s, 100 s Stanton st, 25x89.4, 3-sty brk tenement and store. Sam Solomon to Drosin Bros, a corpn. All liens. Oct 8, 1908. Rerecorded from Oct 19, 1908. Nov 8, 1909. 2:411—59. A $22,500—$25,000. other consid and 100

Same property. Samuel Solomon to same. Q C and correction deed. Nov 5, 1909. Nov 8, 1909. 2:411. nom

Same property. Drosin Bros, a corpn, to Louis Drosin. C a G. All liens. Nov 6. Nov 8, 1909. 2:411. other consid and 100

Fort Charles pl E, Nos 37 to 41, late Van Corlear pl, n s, abt 256.8 s e, s and s w on curve from 227th st; also 260.3 e line bet lands of Overbaugh & Dyckman or bet lots 106 and 107, runs n 103.10 x w 25 x n 12.10 x w 25 x s 87 to pl, x e 58.1 to beginning, being lots 105 and 106 onmapNo 738a of North Marble Hill, 2-sty frame dwelling. Katharina Balheimer to Balheimer Estates, a corpn. Mort $10,500. Nov 4. Nov 5, 1909. 13:-3402—455. A $6,000—$13,000. nom

Greenwich st, No 163, e s, 104.9 s Cortland st, 25.8x88.9x25.4x90.10, 5-sty brk loft and store building. Winfield S Spencer to John S Spencer of Westbrook, Conn. All title. Q C. Mar 25, 1908. Nov 8, 1909. 1:60—11. A $19,000—$31,000. nom

Greenwich st, No 176, n w s, abt 32 s Dey st, 24.6x63.6x23.2x56.6, 5-sty brk tenement and stores. John P Morgan et al as TRUSTEES to Frederick M Hilton of Briarcliff Manor, Westchester Co, N Y. Sept 28. Nov 8, 1909. 1:59—32. A $17,000—$22,000 27,500

Greenwich st, Nos 708 and 710, w s, abt 70 n 10th st, 50x93x52.6x 89.8 s s, one 2 and one 3-sty frame (brk front) tenements and two 2-sty brk stables in rear. Teichman Engineering & Construction Co to Moritz L and Carl Ernst. Mort $54,500. Nov 6. Nov 8, 1909. 2:631—20 and 21. A $22,000—$26,000. other consid and 100

Greenwich st, No 549 | s e cor Charlton st, 25x75 to 3-ft alley, with
Charlton st, No 112 | all title to said alley, 3-sty brk tenement and stores and 2-sty brk stable in st. Frances L Meeker to Becker Realty Co. Mort $9,000. Nov 8. Nov 10, 1909. 2:597—45. A $13,500—$15,000. nom

Henry st, No 247 | n w cor Montgomery st, 23x80, 4-sty
Montgomery st, Nos 14 and 16 | brk tenement and stores. Geo T Jackson to Samuel M Jackson. ½ part. All title. B & S. May 21. Nov 10, 1909. 1:286—20. A $22,000—$30,000. nom

Hester st, No 25, n s, abt 75 e Norfolk st, 25x100, 5-sty brk tenement and store. Sarah Lubetkin to Isaac Goldberg. Mort $43,000. Nov 8, 1909. 1:312—37. A $30,000—$45,000. 100

Hester st, No 108 | s e cor Forsyth st, 50x50, 6-sty brk tenement
Forsyth st, No 58 | and stores. Katharina Balheimer to Balheimer Estates, a corpn. Morts $25,000. Nov 4. Nov 5, 1909. 1:301—14. A $40,000—$70,000. nom

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Hester st, No 106, s s, 50 e Forsyth st, 25x50, 5-sty brk tenement and store. Katharina Balheimer to Balheimer Estates, a corpn. Nov 4. Nov 5, 1909. 1:301—16. A $15,000—$22,000. nom

Houston st, No 110 (359), n s, 55 w 2d av, 22.7x50x21.10x50, 4-sty brk tenement and store. Rose H Richardson widow and ano HEIRS &c George Richardson dec'd, both of Bridgeport, Conn, to Dellaripha G Richardson. All title. Q C. Sept 20. Nov 6, 1909. 2:456—38. A $13,000—$17,000. nom

Houston st, Nos 376 to 382, n s, 151.8 e Av C, 65x81 to s s 2d st, Nos 271 to 275 2d st, x65x89.4, five 3 and one 4-sty brk tenements and stores. Sarah Krautman to Katie Krautman. All liens. Nov 4. Nov 5, 1909. 2:371—8 to 10 and 32 to 34. A $43,700—$53,500. other consid and 100

Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. PARTITION. Sept 14. 1909. Edward C Crowley, ref, to Joseph L Ennis. Nov 4. Nov 5, 1909. 8:2112—46 to 48. A $12,000—$12,000. 9,550

Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. Joseph L Ennis to John Soltau. Mort $8,000. Nov 5. Nov 6, 1909. 8:2112—46 to 48. A $12,000—$12,000. nom

Lispenard st, Nos 60 and 62, s s, 140.5 w Broadway, 49.6x90.4 x48.6x87.8, 7-sty brk loft and store building. 1:194—32. A $44,000—$100,000.

Madison av, No 62 | n w cor 27th st, 24.9x95, 11-sty brk and stone
27th st, No 21 | tenement. 3:857—17. A $83,000—$210,000.

5th av, Nos 1353 and 1355 | s e cor 113th st, 50.5x99.8, two 5-sty
113th st, No 2 | brk tenements and stores. 6:1618—69 and 70. A $45,000—$79,000.

Broadway, Nos 2680 to 2690 | n e cor 102d st, runs n 201.10 to s
102d st, No 211 | s 103d st x e 107 x s 100.11 x w 7
103d st, No 216 | x s 100.10 to n s 102d st, x w 100 to beginning, six 5-sty stone front tenements. 7:1874—20 to 22 and 43 to 45. A $254,000—$349,000.

Eliza J Smith to Marion S I Martin, of N Y, and Irving T Smith, o fBrooklyn. All liens. Oct 22. Nov 5, 1909. other consid and 100

Ludlow st, No 16, e s, about 155 n Canal st, 19x87.6, 5-sty brk tenement and store. Sheindelman & Parshelsky, Inc, a corpn, to Aron Safro. Morts $24,500. Nov 1. Nov 5, 1909. 1:297—5. A $16,000—$24,000. nom

Liberty st, No 96 | s s, 26.1 e Trinity pl or Church st, runs s 53.11
Trinity pl, No 109 | x w 25.5 to e s Church st x s 22.3 x e 50.6 x n 76.3 to Liberty st x w 26 to beginning, 5-sty stone front loft and store building.

Also property at Syracuse, N Y.

Emily N Vanderpoel, widow to George and Dickinson W Richards, both of Orange, N J. All title in trust for Floyd L Vanderpoel, grandson of party 1st part. Mar 30, 1901. Re-recorded from July 23, 1901. R S $125. Nov 9, 1909. 1:50—16. A $155,000—$165,000. nom

Macdougal st, No 109, w s, 43 s Minetta st, or lane, 21.6x74.6, 3-sty brk tenement. Joseph P Zurla to Teresa and Louisa Talamini. Mort $8,000. Nov 6, 1909. 2:542—46. A $9,500—$11,000. other consid and 100

Macdougal st, No 109, w s, 43 s Minetta st, or lane, 21.6x74.6, 3-sty brk tenement. Tuskegee Normal & Industrial Institute of Alabama to Joseph P Zurla. B & S. Feb 2. Nov 5, 1909. 2:542—46. A $9,500—$11,000. 13,000

New Bowery, No 17 | s e s, at w s Roosevelt st, runs s along Roose-
R osevelt st, No 51 | velt st, 28.5 x w 28.11 to New Bowery x n e 40 to beginning, gore, 5-sty brk tenement and stores. Geo R Pond to John Taylor of Millburn, Essex Co, N J. B & S. Mort $7,000 and all liens. Nov 1, 1905. Nov 8, 1909. 1:115—19. A $7,500—$10,000. nom

New Bowery, No 18 | n w s, at n e s New Chambers st, runs n
New Chambers st, No 49 | e 11.2 x w 15.2 to New Chambers st x s e 10.8 to beginning, gore, 2-sty frame store.

New Chambers st | n e s, at e s Chestnut st, runs n along
Chestnut st, No 22 | Chestnut st, 20 x e 45.1 to n w s
New Bowery, Nos 20 and 22 | New Bowery x s w 35.2 x s w 15.1 to New Chambers st x n w 7 to beginning, two 3-sty brk tenements and stores.

Geo R Pond to John Taylor of Millburn, Essex Co, N J. B & S. Mort $8,000. Nov 17, 1905. Nov 8, 1909. 1:115—12, 13, 14. A $10,900—$12,000. nom

Norfolk st, No 33, w s, about 125 s Grand st, 25x100, 6-sty brk tenement and store. Katharina Balheimer to Balheimer Estates, a corpn. Nov 4. Nov 5, 1909. 1:311—22. A $23,000—$41,000. nom

Orchard st, No 98, e s, 138.6 n Broome st, 25.5x88.6x24.2x88.6, 5-sty brk tenement and store. Louis D Waxberg et al to Waxberg Realty Co. 4-5 parts. All title. Mort $25,000. Oct 1. Nov 10, 1909. 2:409—3. A $23,500—$37,000. other consid and 100

Oliver st, Nos 31 and 33 | n w cor Madison st, runs n 45.4 x w
Madison st, Nos 51 to 57 | 77 x s 9.2 x e 1.3 x s 29.10 to Madison st, x e 76.1 to beginning, 6-sty brk tenement and stores. Harry Abrams to Ray wife of Harry Abrams. All liens. Nov 11, 1909. 1:279—2. A $30,000—$70,000. other consid and 100

Park pl, No 25 | n s, 33.4 e Church st, runs e 37.11 x n 150 to s s
Murray st, No 22 | Murray st x w 21.4 x s 25 x w 16.3 x s 125 to beginning, 5-sty stone front loft and store building. 25 Park Pl Co, a corpn, to Ellen Y Scott, of Jersey City, N J. Mort $135,000. Nov 3. Nov 8, 1909. 1:124—11. A $145,000—$180,000. other consid and 100

Same property. Ellen Y Scott to 25 Park Pl Co, a corpn. Mort $135,000. Nov 6. Nov 8, 1909. 1:124. other consid and 100

Pearl st, No 427 | n w cor New Chambers st, runs n 16.4 x
New Chambers st, No 35 | w 26.5 to n s New Chambers st x s e 30.10 to beginning, gore, 2-sty brk loft and store building. Geo R Pond to John Taylor of Millburn, Essex Co, N J. B & S. Mort $4,500. Sept 30, 1905. Nov 8, 1909. 1:119—34. A $5,000—$5,500. nom

Rivington st, Nos 304 and 306 | n e cor Lewis st, 25x100, 6-sty brk
Lewis st, Nos 72½ and 74 | tenement and stores. Morris Kronovet et al to Sarah Ehrenreich. Morts $49,500. Nov 8. Nov 9, 1909. 2:329-78. A $25,000—$53,000. other consid and 100

Sammel st, No 30, e s, 60.1 s Madison st, 27x95, 4-sty brk tenement and store and 4-sty brk tenement in rear. Bashe Sarasohn to Isabella Sarasohn. Morts $26,926.84. Nov 9, 1909. 1:266—75. A $13,000—$22,000. other consid and 100

Thompson st, Nos 91 and 93, w s, 125 n Spring st, 50x100, 7-sty brk loft and store building.

Church st, No 273, e s, 100.3 s White st, 25.2x75, 4-sty brk loft and store building.

Elijah K Hubbard of Middletown, Conn, to Kath F wife of Clarence S Wadsworth of Middletown, Conn, party 1st part. Reserves life estate. July 8. Nov 11, 1909. 2:503—33. A $34,000—$70,000; 1:175—13. A $32,000—$38,000. gift

Union sq E, No 50 | n e cor 17th st, 28x115, 4-sty brk office and store
4th av, No 207 | building. Kips Bay Realty Co to The Germania
17th st, No 101 | Life Ins Co. Morts $160,000 and all liens. Nov 9. Nov 10, 1909. 3:873—1. A $95,000—$110,000. other consid and 100

Wooster st, No 147, w s, 245.2 n Prince st, 25x99.9x25x99.11, 4-sty and basement stone front loft and store building. City Real Estate Co to Meyer J Wohlgemuth. B & S. Mort $19,000. Nov 9. Nov 10, 1909. 2:515—30. A $22,000—$27,000. other consid and 100

4th st E, No 314, s s, 146 (?should be abt 170) e Av C, runs s w 96 x s w 18.9 x n w 96 to st x —18.9 to beginning, error, 3-sty brk dwelling. Julius Stoloff to I Arthur Stoloff. Morts $15,000. Nov 6. Nov 8, 1909. 2:373—10. A $10,000—$12,000. other consid and 100

4th st W, No 76, or Washington sq S, No 54 | s w s, at n w s Wooster st, 14x56, 3-sty brk tenement and store. PARTI-
Wooster st, No 247 | TION, Oct 14, 1909. James T Brady referee to Augustus Flattau. Nov 5. Nov 6, 1909. 2:538—17. A $14,000—$15,000. 18,350

6th st E, Nos 749 and 751, n s, 52 w Av D, 41x22.9, 3-sty brk stable and storage. Lena wife of and Michael Kramer to George Ricard. Morts $11,950. Nov 4. Nov 5, 1909. 2:376—40. A $8,000—$10,000. nom

6th st E, No 425. Release from liability on mortgage recorded about Apr 30, 1907. August Hildebrandt to Chas A Friedenberg. Nov 9, 1909. 2:434. nom

6th st E, No 425, n s, 300 w Av A, 25x90.10, 5-sty brk tenement and store. Chas A Friedenberg to August Hildebrandt, of Brooklyn. All liens. Nov 4. Nov 9, 1909. 2:434—45. A $17,000—$32,000. nom

6th st E, No 425, n s, 300 w Av A, 25x90.10, 5-sty brk tenement and stores. Berel Ludwak to Chas A Friedenberg of Hudson County, N J. Q C. All liens. Nov 5. Nov 9, 1909. 2:434—45. A $17,000—$32,000. nom

Same property. Samuel D Lasdon to same. Q C. Nov 5. Nov 9, 1909. 2:434. nom

7th st E, No 112, s s, 275 w Av A, 25x90.10, 5-sty brk tenement and store. Raphael Joseph et al to Benj J Weil. Morts $36,000 and all liens. Nov 1. Nov 5, 1909. 2:434—20. A $17,000—$33,000. other consid and 100

8th st E, No 326, s s, 412.3 e Av B, 21.9x97.6, 5-sty brk tenement. Morris Kronovet et al to Gisella Hochman. Mort $18,500. Nov 4. Nov 5, 1909. 2:390—21. A $14,500—$21,000. other consid and 100

9th st E, No 432, s s, 163 w Av A, 25x94, 4-sty brk tenement and store. Rose Lottman to Herman Lottman of Brooklyn. All liens. Mar 30, 1906. Nov 9, 1909. 2:436—25. A $17,000 $20,000. other consid and 100

10th st E, No 267, n e s, 269 n w Av A, 25x94.8, 5-sty stone front tenement and store. Louis D Waxberg et al to Waxberg Realty Co. Mort $29,500. Oct 1. Nov 10, 1909. 2:438—44. A $17,500—$28,000. other consid and 100

12th st W, No 74, s s, 168.5 e 6th av, 19.3x103.3x19.4x103.3, 3-sty and basement brk dwelling. Lucie E Mirick to Helen A Mirick. Mort $15,000. Nov 9. Nov 10, 1909. 2:575—18. A $18,000—$21,000. nom

14th st E, No 10. General release. Leopold Rosenfeld to Bettie wife Jacob Widder. Oct 4. Nov 8, 1909. 2:571. 1,200

15th st W, No 148, s s, 205 e 7th av, 20x100, 3-sty and basement brk dwelling. Wm C Neudewitz to Julia H Neudewitz. Nov 1. Nov 11, 1909. 3:790—63. A $13,000—$16,000. 22,000

16th st W, Nos 441 and 443, n s, 260.4 e 10th av, 40x92, two 5-sty brk tenements and stores. FORECLOS, Oct 27, 1909. Thos R Lane referee to Emelie Hoffman. Nov 6. Nov 8, 1909. 3:714—12 and 13. A $16,000—$26,000. 5,000

16th st W, Nos 136 and 138, s s, 312.6 e 7th av, 37.6x103.3.
16th st W, Nos 140 and 142, s s, 275 e 7th av, 37.6x103.3. two 5-sty brk tenements.

Florine A Albright to Joseph L Buttenwieser. Morts $110,000. Nov 4. Nov 5, 1909. 3:791—66 and 68. A $53,000—$121,000. other consid and 100

18th st E, No 528, s s, 226.9 w Av B, 43.9x92, 6-sty brk tenement and stores. Llewellyn Realty Co, a corpn of N J, to Sarah Weiss. Morts $44,500 and all liens. Nov 5. Nov 6, 1909. 3:975—38. A $10,500—$44,000. other consid and 100

18th st W, Nos 356 to 362, s s, 100 e 9th av, 50x92, four 3-sty brk tenements. Moritz L and Carl Ernst to Teichman Engineering & Construction Co. Mort $33,000. Nov 3. Nov 8, 1909. 3:741—63 to 66. A $24,000—$28,000. other consid and 100

20th st W, No 223, n e s, abt 290 w 7th av, 25x77.9x25x78.4 s e s, 5-sty brk tenement. William Sweet husband of Sarah Sweet dec'd tenant by curtesy, of Dutchess Co, N Y, to Sarah S Jones, of Dutchess Co, N Y. Q C. July 7. Nov 6, 1909. 3:770—27. A $11,000—$21,000. nom

20th st W, No 156, s s, 138.8 e 7th av, 17.8x93.10, 5-sty brk tenement. Lucie E Mirick to Helen A Mirick. Mort $15,000. Nov 9. Nov 10, 1909. 3:795—71. A $14,000—$21,000. nom

20th st E, Nos 339 and 341, n s, 186.11 w 1st av, 35.8x92, 6-sty brk tenement and stores. Max Schein to Henry H Jackson. Mort $48,500 and all liens. Nov 9. Nov 10, 1909. 3:926—25. A $17,500—$45,000. other consid and 100

21st st W, No 145, n s, 298.2 e 7th av, 19.5x98.9, 4-sty and basement stone front dwelling. Samuel M Jackson to Geo T Jackson. ½ part. All title. B & S. May 21. Nov 10, 1909. 3:797—16. A $17,500—$20,500 nom

22d st W, No 431, n s, 250 w 9th av, 25x98.9, 3-sty stone front dwelling. Louis M Hart to Mattie Cammeyer. Mort $9,000. Nov 5. Nov 9, 1909. 3:720—32. A $11,000—$17,000. other consid and 100

27th st W, Nos 104 to 108, on map No 106, s s, 100 w 6th av, 60x98.9, 12-sty brk and stone loft and store building. Marmac Construction Co to Israel Unterberg. Morts $275,000 and all liens. Nov 10. Nov 11, 1909. 3:802—49. A $52,000—P $70,000. other consid and 100

27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9, 4-sty brk tenement and store. CONTRACT. Mary A O'Neil with Alva Realty Co. Mort $25,000. Oct 30. Nov 5, 1909. 3:802—56. A $17,500—$19,500. 35,000

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29th st W, n s, 55.3 e 11th av, strip, 0.3x49.4. Geo G Kane to Helena M E and Kate F Lindemann TRUSTEES for Hermine M Schuessler. Oct 13. Nov 10, 1909. 3:761. nom

31st st E, No 236, s s, 200 w 2d av, 18.9x98.9, 4-sty stone front dwelling. Julia A Wagner to The Rector, etc, of the Church of the Incarnation. Mort $6,000. Nov 11, 1909. 3:911—45. A $8,000—$12,000. other consid and 100

35th st W, Nos 511 to 515, n s, 150 w 10th av, 75x98.9, 2-sty brk stable. Elizabeth Walker widow, of Norwalk, Conn, to Mary E St John, of Norwalk, Conn. All liens. Dec 14, 1908. Nov 10, 1909. 3:707—26. A $26,000—$29,000. nom

35th st W, No 343, n s, 350 e 9th av, 15x98.9, 4-sty brk dwelling. Margt E Weill to Hotel Bellmens Beneficial Association, a corpn. Morts $12,000. Nov 10. Nov 11, 1909. 3:759—18. A $6,800—$8,500. 100

36th st W, Nos 28 to 32, s s, 365 w 5th av, 50x98.9, three 3-sty brk and stone dwellings. Stuard W Huber to Holland Holding Co. Morts $100,000. Nov 6. Nov 11, 1909. 3:837—62 to 64. A $146,000—$159,000. other consid and 100

40th st W, No 546, s s, 150 e 11th av, 25x98.9, 5-sty brk tenement and store. Anna Blumenstock to Carrie Silverberg. Mort $16,000. May 11. Nov 10, 1909. 3:711—58. A $9,000—$14,000. other consid and 100

41st st W, Nos 415 and 417, n s, 250 w 9th av, 50x98.9, two 5-sty brk tenements and stores. Katharina Balheimer to Balheimer Estates, a corpn. Morts $12,000. Nov 4. Nov 5, 1909. 4:1051—21 and 22. A $22,000—$40,000. nom

43d st E, No 318, s s, 200 e 2d av, 16.8x100.5, 4-sty brk dwelling. Wm L Ogsbury to Joseph Fox. Nov 1. Nov 5, 1909. 5:1335—44. A $6,000—$8,000. nom

48th st W, No 554, s s, 100 e 11th av, 25x100.5, 2-sty brk building and store. Bertha Levy to Maurice Block. Mort $10,000. Oct 7, Nov 8, 1909. 4:1076—60. A $9,000—$13,500. nom

49th st E, No 22, s s, 325 e 5th av, 25.4x100.5, 4-sty brk dwelling. Mort $16,000.

30th st E, No 22, s s, 306.3 e 5th av, 18.9x98.9, 4-sty stone front dwelling. Mort $13,000.
Gabriel Grant to Caroline A Grant. Nov 4. Nov 5, 1909. 5:1284—59. A $71,000—$84,000; 3:859—73. A $52,000—$61,000. 100

49th st W, No 232, s s, 260 e 8th av, 20x100.5, 3-sty brk dwelling. Reginald Steel to John S Spencer of Westbrook, Conn. Mort $25,000. Oct 30. Nov 9, 1909. 4:1020-54. A $24,000—$25,000. other consid and 100

53d st E, No 316, s s, 171 e 2d av, 29x100.5, 4-sty stone front tenement and stores and part 1 and 2-sty brk stable in rear. Josephine Wirsing to Frank Dobson. Mort $12,000. Nov 10, 1909. 5:1345—45. A $11,000—$18,000. other consid and 100

60th st W, No 236, s s, 450 w Amsterdam av, 25x100.5, 4-sty brk tenement and stores. Bella Mintz to Etta Rabinowitz of Brooklyn. Mort $13,100. Nov 8. Nov 10, 1909. 4:1151—51. A $6,000—$10,000. other consid and 100

60th st W, Nos 243 to 247, n s, 150 e West End av, 74.11x100.5, three 4-sty brk tenements, stores in No 247.

4th st W, Nos 268 to 276 | n w cor Perry st, 105.6x75x105.6x
on map Nos 264 to 272 | 74.1, two 6-sty brk tenements.
Perry st, No 59, on map | stores on corner.
Nos 53 to 59 |
Release dower. Ray wife of Harry Abrams to said Harry Abrams. Nov 11. 1909. 4:1152—7 to 9. A $18,000—$30,000; 2:622—56. A $55,000—$130,000. nom

60th st E, No 243, n s, 115 w 2d av, 20x100.5, 3-sty and basement stone front dwelling. Kath G Farrell to Minnie T Brown. Mort $15,000. Nov 4. Nov 11, 1909. 5:1415—20. A $12,000—$16,000. nom

62d st W, No 233, n s, 300 e West End av, 25x100.5, 5-sty brk tenement and store. Hyman Spiegel et al to Sarah Rosenkranz. Morts $14,650. Oct 30. Nov 8, 1909. 4:1154—13. A $6,000—$17,000. other consid and 100

63d st E, Nos 326 and 328, s s, 325 e 2d av, 50x100.5, two 5-sty brk tenements and stores. Annie Levine to Angelo Bianco and Rosina Albano. Mort $43,000 and all liens. Nov 8. Nov 9, 1909. 5:1437—38 ad 39. A $18,000—$42,000. 100

69th st E, No 428, s s, 233.4 w Av A, 41.8x100.5, 6-sty brk tenement. Philip Krauss to Tillie Wacht. All liens. Oct 29. Nov 5, 1909. 5:1463—35. A $15,000—$47,000. nom

72d st E, No 109, n s, 80 e Park av, 20x102.2, 4-sty stone front dwelling. Adon Smith, Borough of Richmond, and Emilie T Smith of Philadelphia, Pa, formerly his wife, to Louisa M Smith. ¼ part. Mort $2,500. Nov 5. Nov 6, 1909. 5:1407—4. A $36,000—$45,000. nom

73d st E, No 506, s s, 148 e Av A, 25x102.2, 2-sty frame building and store. James McGinnis et al HEIRS, &c, James McGinnis, decd to Godfrey Knoche and Anne Weiler. Nov 5, 1909. 5:1484—46. A $6,000—$7,000. 8,000

73d st W, No 274, s s, 82.9 e West End av, 17.3x76.8, 3-sty and basement brk dwelling. Annie M Disosway to T J McLaughlins Sons, Inc. Nov 8, 1909. 4:1164—61. A $13,000—$19,000. nom

79th st E, N s 180 to 184, s s, 71.11 w 3d av, 52.11x75.3x53x75.7, three 3-sty stone front dwellings. Bridget C Kane to Catharine, Elizabeth and Mary Kane, all of Larchmont, N Y. B & S. All liens. Dec 9, 1907. Nov 8, 1909. 5:1413—40½ to 41. A $34,500—$45,000. gift

81st st E, No 23, n s, 95 w Madison av, 20.6x102.2, 5 and 6-sty stone front dwelling. Harry S Harkness to Marie E wife Harry S Harkness. B & S. Nov 5, 1909. 5:1493—13. A $46,000—$91,000. 100

83d st E, Nos 112½ and 115, on map Nos 113 and 115, n s, 135.6 e Park av, 50x102.2, two 5-sty brk tenements. Henrietta Kuehnle to Emily Harnischfeger. ½ part of all title. Morts $56,000. Dec 15, 1906. Nov 6, 1909. 5:1512—7 and 8. A $32,000—$61,000. other consid and 100

85th st W, No 353, n s, 125 e Riverside Drive, 75x102.2, 8-sty brk tenement. Chas E McManus to Joseph J Steindler. Mort $200,000. Nov 1. Nov 5, 1909. 4:1247—part lot 1. A $——$——. other consid and 100

85th st E, No 65, n s, 210 w Park av, 25.6x102.2, 5-sty brk tenement and store. Adolph H Urban to Ellen Brady. Morts $27,000. Nov 1. Nov 5, 1909. 5:1497—28. A $20,000—$28,000. 100

86th st E, No 434, s s, 369 e 1st av, 25x102.2, 4-sty stone front tenement and store. Mary Raphael to Edward Kates. Mort $18,900. Oct 29. Nov 9, 1909. 5:1565—35. A $9,000—$16,000. other consid and 100

88th st E, Nos 12 to 18, s s, 120 w Madison av, 100x100.8, four 5-sty brk and stone tenements. Jacob Wertheim to Union Real Estate Co. ½ part. Mort $145,000 and all liens. Nov 2. Nov 11, 1909. 5:1499—61 to 64. A $180,000—$199,000. other consid and 100

93d st W, No 21, n s, 268 w Central Park West, 20x100.8, 4-sty and basement brk dwelling, being all right, title and interest to an 251-3,780 interest in and to so much of the bed of what was formerly known as Apthorps lane as lies north of 93d st within boundaries of above lot. John S Montgomery to Lawyers Title Ins & Trust Co. Q C. Oct 3. Nov 6, 1909. 4:1207—21¼. A $10,000—$14,000. omitted

94th st W, No 35, n s, 300.4 w Central Park West, 19.8x100.8, 3-sty and basement brk dwelling. Samantha M Neville to Hannah S Gould. Mort $17,000. Oct 25. Nov 8, 1909. 4:1208—20. A $11,000—$20,000. other consid and 100

95th st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty brk tenement. Minnie Schmidt to Stephen H Jackson. Mort $29,500. Nov 5, 1909. 5:1558—22. A $9,500—$27,000. other consid and 100

95th st W, No 174, s s, 82 e Amsterdam av, 18.6x100.8, 4-sty and basement stone front dwelling. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Morts $17,000. Nov 10, 1909. 4:1225—60½. A $9,000—$21,000. other consid and 100

96th st E, Nos 167 to 171, n s, 150 w 3d av, 75x100.11, three 5-sty brk tenements. Morts $62,250.

96th st E, Nos 173 and 175, n s, 100 w 3d av, 50x100.11, two 5-sty brk tenements. Morts $40,000.
Allegiance Realty Co to Isidore S and Max S Korn. Oct 30. Nov 10, 1909. 6:1624—28 to 32. A $67,500—$136,000. other consid and 100

97th st W, No 125, n s, 228 w Columbus av, 16x100.11, 4-sty and basement stone front dwelling. Lydia Taylor and ano to George Smith, Jr. Morts $14,000. Nov 3. Nov 5, 1909. 7:1852—23. A $7,000—$14,000. other consid and 100

98th st E, No 287, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement. Rudolph Loewenthal to Jacob L Lindner. Mort $17,700. Aug 18. Nov 5, 1909. 6:1648—19. A $8,000—$22,000. other consid and 100

98th st E, No 73, n s, 25 w Park av, 25x100.4, 5-sty brk tenement. Harry G Cowen to Bertha S Korn. Mort $17,500. Oct 30. Nov 10, 1909. 6:1604—35. A $9,000—$24,000. other consid and 100

98th st W, No 124, s s, 214.11 w Columbus av, 18x100.11, 4-sty and basement stone front dwelling. The A C and H M Hall Realty Co to Mary E Hanrette. Mort $10,500. Mar 8. Nov 11, 1909. 7:1852—113. A $7,400—$12,000. nom

99th st W, | n s, 125 w West End av, 75x201.10 to s s 100th st,
100th st W| vacant. Guide Realty Co to Meteor Realty and Construction Co. B & S and C a G. Morts $60,000. Nov 3. Nov 11, 1909. 7:1888—63 to 65 and 76 to 78. A $96,000—$96,000. other consid and 100

101st st E, No 109, n s, 63 e Park av, 15.6x75, 3-sty brk dwelling. FORECLOS. Nov 8, 1909. S Howard Cohen ref to Flora V Bandler. Mort $5,500. Nov 10. Nov 11, 1909. 6:1629—3. A $5,000—$7,000. 1,000

101st st E, No 111, n s, 78.6 e Park av, 15.6x75, 3-sty brk dwelling. FORECLOS. Nov 8, 1909. Michael J Egan ref to Flora V Bandler. Mort $5,500. Nov 10. Nov 11, 1909. 6:1629—3½. A $5,500—$7,000. 1,000

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Llewellyn Realty Co, a corpn of N J, to Sarah Weiss. Mort $39,000 and all liens. Nov 5. Nov 6, 1909. 6:1672—37. A $12,000—$43,000. other consid and 100

102d st W, No 308, s s, 150 w West End av, 19x100.11, 3-sty and basement stone front dwelling. Annie Gold to John R Blair. Mort $23,000 and all liens. July 6. Nov 5, 1909. 7:1889—65. A $12,900—$24,000. nom

103d st E, No 156, s s, 101.6 e Lexington av, 27x100.11, 5-sty stone front tenement. Bernard M Roche and Mary A his wife to Mary A Roche. Mort $21,000. Nov 9. Nov 11, 1909. 6:1630—48. A $11,000—$22,000. other consid and 100

105th st W, Nos 140 to 144, s s, 375 e Amsterdam av, runs s 100.11 x e 67.8 to c l old lane (closed), x n e 90.9 to s w s Croton Aqueduct, x n 34 to st x w 93.9 to beginning, three 5-sty brk tenements. Eliz M F Hoefer, of Stamford, Conn, to Eliz M F Ochs of Stamford, Conn. All title. Apr 16. Nov 5, 1909. 7:1859—46 to 49. A $42,000—$92,000. nom

105th st E, No 115, n s, 125 e Park av, 25x100.11, 5-sty brk tenement. Harry G Cowen to Allegiance Realty Co. Morts $19,000. Oct 30. Nov 10, 1909. 6:1633—6. A $10,000—$20,500. other consid and 100

106th st E, Nos 215 and 217, n s, 209.6 e 3d av, 40.3x100.11, 6-sty brk tenement and stores. Mary Ehrmann to Samuel C Wolfenstein and Rose Broom. All liens. Nov 9, 1909. 6:1656—9. A $17,000—$50,000. other consid and 100

106th st E, Nos 215 and 217, n s, 209.6 e 3d av, 40.3x100.11, 6-sty brk tenement and stores. Reuben Bruck to Mary Ehrmann. Morts $55,875 and all liens. Nov 8. Nov 9, 1909. 6:1656—9. A $17,000—$50,000. other consid and 100

107th st W, No 313, n s, 162 e Riverside Drive, 20x100.11, 5-sty stone front dwelling. Mary E Nichols to Benedict W Cheesman. Nov 3. Nov 6, 1909. 7:1892—41. A $13,600—$31,000. other consid and 100

111th st E, No 116, s s, 138.4 e Park av, 16.8x ½ blk.
111th st E, No 118, s s, adj above on east.
Beam right agreement. Augusta E Reese with Title Guarantee & Trust Co. Sept 22. Nov 5, 1909. 6:1638. nom

111th st W, s s, 341.8 w Amsterdam av, 108.4x91.10, 6-sty brk tenement. Highwood Realty and Construction Co to Alma C Stem. Mort $190,000. Nov 11, 1909. 7:1882—part of lots 46 to 50. A $—— $——. other consid and 100

112th st W, No 536, s s, 175 e Broadway, 75x100.11, 6-sty brk tenement. Philip Krauss to Rosa Vesell. All liens. Oct 29. Nov 11, 1909. 7:1883—54. A $42,000—$130,000. other consid and 100

114th st E, No 28, s s, 79 w Madison av, 20x50.11, 5-sty brk tenement.

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114th st E, No 26, s s, 99 w Madison av, runs s 50.11 x w 1 x s 50 x w 18 x n 100.11 to st, x e 19 to beginning, 5-sty brk tenement and store.
Elizabeth Bobbe to Mary Sherry. Morts $35,000 and all liens. Nov 4. Nov 5, 1909. 6:1619—59½ and 60. A $15,500—$30,000. 100

115th st E, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11, 6-sty brk tenement and stores. Etta Matz to Criterion Construction Co. Mort $37,500. Nov 3. Nov 5, 1909. 6:1643—8. A $17,500—$52,000. 100

115th st E, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11, 6-sty brk tenement and stores. Criterion Construction Co to Etta Matz. Morts $45,000. Nov 4. Nov 6, 1909. 6:1643 8. A $17,500—$52,000. 100

116th st W, Nos 38 and 40, s s, 441 w 5th av, 54x100.11, two 5-sty brk tenements and stores. Louis Epstein to Madge A Thompson. 47-100 part mort $70,000. Nov 5, 1909. 6:1599—54 and 55. A $37,000—$62,000. nom

116th st E, No 218, s s, 225 e 3d av, runs w 17 x s 48 x e 0.4 x s 16.2 x e 1.10 x s e 9.6 x s 30.2 x e S x n 100.10 to beginning, 3-sty stone front dwelling. Mollie Rosenblatt to Samuel Rosenblatt. Morts $11,500. Nov 3. Nov 5, 1909. 6:1665—43. A $7,500—$12,000. other consid and 100

118th st W, No 22, s s, 335 w 5th av, 25x100.11, 5-sty brk tenement and store. Louis Friedman to Solomon Levy. All liens. Nov 5. Nov 6, 1909. 6:1601—50. A $14,000—$27,000. nom

Same property. Peter H Sponheimer et al to same. Q C. Nov 5. Nov 6, 1909. 6:1601. 100

119th st E, Nos 341 and 343, n s, 175 w 1st av, 50x ½ blk, 6-sty brk tenement and stores. Esther Schulman to Centennial Securities Co, a corpn. Mort $63,400 and all liens. Nov 1. Nov 5, 1909. 6:1796—19. A $15,000—$57,000. 100

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning, 6-sty brk tenement and stores. George Freeman to Esther Schulman. Mort $42,500. Nov 3. Nov 10, 1909. 6:1808—31. A $——$——. other consid and 100

123d st E, Nos 155 and 157, n s, 298.3 w 3d av, 51.9x100.11, two 5-sty brk tenements, store in No 155. Max J Klein et al to Belwood Realty Co. Mort $25,000. Nov 5. Nov 9, 1909. 6:1772—23 and 24. A $20,800—$41,000. nom

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Tony Wolf to Stephen H Jackson. Mort $30,250. Nov 4. Nov 5, 1909. 6:1790—21. A $17,000—$29,000. other consid and 100

125th st W, No 548, s s, 125 e Broadway, 25x100.11, 5-sty brk tenement. Annie Holland to Emil Harris. All liens. Nov 4. Nov 5, 1909. 7:1979—58. A $11,000—$24,000. other consid and 100

126th st E, No 235, n s, 218.4 w 2d av, 16.8x99.11, 3-sty stone front dwelling. Daniel B Dever to Arthur D V Lyons. Mort $4,000. May 29, 1907. Nov 9, 1909. 6:1791—16. A $5,500—$9,000. other consid and 100

130th st E, Nos 53 and 55, n s, 289.6 w Park av, 38x99.11, 6-sty brk tenement. Herman J Katz to Fredericka Meyer. All liens. Aug 28. Nov 8, 1909. 6:1755—24. A $14,000—$48,000. other consid and 100

Same property. Fredericka Meyer to Alma Werner. Mort $42,700. Nov 5. Nov 8, 1909. 6:1755. other consid and 100

132d st W, No 275, n s, 150 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. Sigmund B Heine to Jacob L Lindner. Morts $10,500. Nov 8, 1909. 7:1938—7. A $6,600—$9,000. 100

132d st W, No 275, n s, 150 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. Jacob L Lindner to John M Weiss of Philadelphia, Pa. Mort $10,000. Nov 8. Nov 10, 1909. 7:1938—7. A $6,600—$9,000. 100

133d st W, No 144, s s, 300 e 7th av, 24.9x99.11x24.10x99.11, 6-sty brk tenement and stores. Yetta Karp to Ray Heyman. ¼ part. All title. All liens. May 6. Nov 10, 1909. 7:1917—51. A $11,000—$34,000. other consid and 100

Same property. Ray Heyman to Annie Moore. ¼ part. All title. All liens. Nov 8. Nov 10, 1909. 7:1917. other consid and 150

133d st W, No 254, s s, 200 e 8th av, 29.2x99.11, 4-sty brk tenement. Morts $17,000.

East End av, No 170, w s, 50.8 s 88th st, 25x96, 5-sty stone front tenement and store. Morts $16,000.

East End av, No 190, w s, 50.8 s 89th st, 25x96, 5-sty brk tenement. Morts $16,000.
Dorothy M Hilbert to Susanna W Bornhoeft. Sept 22. Nov 8, 1909. 7:1938—56. A $12,800—$24,000; 5:1584—28. A $10,000—$22,000; 5:1585—28. A $10,000—$22,000. nom

133d st W, No 523, n s, 225 w Amsterdam av, 37.6x99.11, 6-sty brk tenement and stores. Samuel Brown to Benj F Koch, Mts $46,000 and all liens. Nov 11, 1909. 7:1987—23. A $12,700—$45,000. nom

Same property. Cecilia Mangel to same. Q C. Nov 11, 1909. 7:1987. nom

135th st W, No 122, s s, 324.11 w Lenox av, 25x99.11, 5-sty stone front tenement and stores. Alma Werner to Herman J Katz. Mort $25,750. Nov 5. Nov 8, 1909. 7:1919—47. A $13,000—$26,000. omitted

136th st W, No 27, n s, 447.6 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. Cora B Foster to Julius B Ikelheimer. All liens. Nov 5, 1909. 6:1734—18. A $16,000—$46,000. nom

139th st W, Nos 602 and 604, s s, 100 w Broadway, 75x99.11, 6-sty brk tenement and stores. Margaret A Rowan to Theophile Kick. Mort $102,500. Nov 1. Nov 11, 1909. 7:2087—38. A $27,000—$103,000. other consid and 100

141st st W, No 502, s s, 100 w Amsterdam av, 25x99.11, vacant. Wm M Moore to Harry B Kyle. Mort $25,000. Nov 11, 1909. 7:2072—37. A $6,500—$6,500. other consid and 100

154th st W, Nos 262 to 268, s s, 100 e 8th av, 75x99.11, two 6-sty brk tenements. Nathan Marx et al to Caroline Frankel. Morts $86,000. Nov 10. Nov 11, 1909. 7:2039—58 and 60. A $21,000—$76,000. 100

158th st W, Nos 554 and 556, s s, 75 e Broadway, 50x99.11, two 3-sty frame dwellings. Deborah S and Wm T Graff, EXRS, &c, John C Graff to Alfred E Hanson, of Brooklyn. Oct 19. Nov 5, 1909. 8:2116—9. A $16,000—$17,000. nom

Same property. Wm T Graff et al HEIRS, &c, John C Graff to same. Q C. Oct 19. Nov 5, 1909. 8:2116. nom

Same property. Alfred E Hanson to Samuel E Jacobs. Mort $20,000. Nov 4. Nov 5, 1909. 8:2116. other consid and 100

163d st W, Nos 532 to 546, s s, 188.4 e Broadway, 176.8x99.11, four 5-sty brk tenements. Isidor Wiesbader to Metropolitan Holding Co. Sub to four 1st morts, each $35,000, and to four 2d morts, each $——, and all liens. Nov 6. Nov 9, 1909. 8:2122—part lot 138. A $——$—. nom

167th st W, No 458, s s, 139.3 e Amsterdam av, 19.1x109.3x16x120.4, 3-sty and basement brk dwelling. Harriette A Myers to Rosey Rothlein. Q C. Nov 6. Nov 9, 1909. 8:2111—93. A $5,500—$6,500. nom

181st st W, n s, 175 e St Nicholas av, 50x100, 5-sty brk tenement. Wille Construction Co to Edward T McDonald. Morts $30,500. Oct 25. Nov 6, 1909. 8:2154—24. A $24,000—$——. 100

181st st W, n s, 175 e St Nicholas av, 50x100, vacant. Edward T McDonald to Christine Wille, Caroline Weber and Margt T Martin. Morts $30,500. Nov 11, 1909. 8:2154—26. A $24,000—$24,000. nom

182d st W, Nos 515 and 517, n s, 200 w Amsterdam av, 50x79.9, except part for st, 5-sty brk tenement. D Boris De Waltoff to Mechanics Bank of Brooklyn, a corpn. Mort $30,000. Nov 5. Nov 11, 1909. 8:2155—61. A $10,000—$40,000. nom

Av A, No 1404, e s, 76.1 s 75th st, 26.1x98, 5-sty brk tenement and stores. David Solomon of Brooklyn to Margaret Friedrich of Brooklyn. Mort $24,000. Nov 9. Nov 10, 1909. 5:1486—52. A $8,000—$21,500. nom

Av B, Nos 155 and 157 | s e cor 10th st, runs e 93 x s 69.3 x w 22
10th st, Nos 346 and 348 | x n 23 x w 71 to e s Av B x n 46.3 to beginning, three 5-sty brk tenements and stores. The Composite Realty Co to Henry Tishman. Mort $75,000. Nov 9, 1909. 2:392—7. A $60,000—$85,000. nom

Av B, Nos 155 and 157 | s e cor 10th st, runs e 93 x s 69.3 x w 22
10th st, Nos 346 and 348 | x n 23 x w 71 to av x n 46.3 to beginning, three 5-sty brk tenements and stores. Henry Tishman et al as stockholders of Composite Realty Co to Henry Tishman. B & S and confirmation deed. Mort $75,000. Nov 9, 1909. 2:392—7. A $60,000—$85,000. nom

Av C, No 133, w s, 60 n 8th st, 20x75, 5-sty brk tenement and store. Jacob Kaplan and Ida his wife to Ida Kaplan. All liens. Nov 5. Nov 6, 1909. 2:391—35. A $12,000—$21,000. nom

Amsterdam av, No 713, e s, 25.8 s 95th st, 25x82, 5-sty brk tenement and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort $16,000. Nov 10, 1909. 4:1225—62. A $17,000—$23,000. other consid and 100

Amsterdam av, No 715 | s e cor 95th st, 25.8x82, 5-sty brk tene-
95th st, No 176 | ment and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort $34,000. Nov 6, 1909. 4:1225—61. A $27,000—$37,000. other consid and 100

Broadway, No 456, e s, 30 s Grand st, 25x100, 5-sty stone front loft and store building. Joseph Hyman to Columbia Bank. Mort $75,000. Nov 4. Nov 5, 1909. 1:232—11. A $75,000—$90,000. other consid and 100

Broadway | n w cor 145th st, 99.11x150, vacant. Denis J Dwyer
145th st | et al to Dow Construction Co. Mort $40,000. Nov 5, 1909. 7:2092—26. A $110,000—$110,000. other consid and 100

Broadway, Nos 1981 to 1987 | n w cor 67th st, 84.9x93x75.5x131.8,
67th st, Nos 121 to 127 | four 4-sty brk tenements and stores and three 4-sty stone front dwellings in st.

Broadway, No 1989, w s, 112.10 s 68th st, 28.1x117.4x25x117.4, 2-sty brk store.
Julian E Ulmer to Florence Joel of Fairfield Co, Conn. All title. 1-24 part. Mort on said interest $3,500 and all liens. Nov 5. Nov 8, 1909. 4:1139—14 to 17. A $233,000—$266,000. nom

Broadway, w s | being all of Apthorps lane, bet 91st and 92d
West End av, e s | sts, extending from w s Broadway to e s
Apthorps lane | West End av, two 1-sty frame stores and vacant.

West End av, w s | being Apthorps lane as above, extending
Riverside Drive, e s | from w s West End av to e s Riverside
Apthorps lane | Drive, vacant.
Wm D Holloway to Lucy R Ball of Borough of Richmond. All title. Mar 5. Nov 11, 1909. 4:1239—1½, 4½, 5¼, 8¼, 10½, 12½, 58½ and 59½. A $66,000—$66,000; 1251—42½, 45, 45½, 47½, 48½, 49½, 50½, 51½, 52½, 53½, 57, 57½, 66⅓, 66⅔, 67½, 68½, 69½. A $53,000—$53,000. 1,666.67

Same property. Jennie L wife of and Elmer W Gillmer to same. All title. Mar 5. May 11, 1909. 4:1239 and 1251. 1,666.67

Same property. Martha J Taylor widow to same. All title. Feb 27. Nov 11, 1909. 4:1239 and 1251. 1,666.67

Same property. Henry W Gregory to same. Q C. Aug 21. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Geo H Allison to same. All title. Mar 1. Nov 11, 1909. 4:1239 and 1251. 5,000

Same property. Edgar A Hamilton to same. All title. B & S. Sept 22. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Wm H Bibby et al to same. All title. B & S. Mar 1. Nov 11, 1909. 4:1239 and 1251. 7,083.35

Same property. St Lukes Hospital to same. All title. Nov 4. Nov 11, 1909. 4:1239 and 1251. 7,000

Same property. Paul F Mottelay exr Susan I Mottelay to same. All title. Mar 1. Nov 11, 1909. 4:1239 and 1251. 312.50

Same property. Emma G Hamilton et al to same. Q C. Aug 21. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Emma G Hamilton et al EXRS, &c, Schuyler Hamilton to same. All title. Mar 23. Nov 11, 1909. 4:1239 and 1251. 1,250

Same property. Marie L Strong et al to same. All title. B & S. Mar 4. Nov 11, 1909. 4:1239 and 1251. 104.16

Same property. James W Holloway to same. All title. B & S. Mar 5. Nov 11, 1909. 4:1239 and 1251. 1,666.67

Same property. Release mort. James A Deering to same. Sept 29. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Release dower. Emma G Hamilton widow to same. Mar 23. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Wm H Harris and ano exrs Alice Hamilton to same. All title. May 10. Nov 11, 1909. 4:1239 and 1251. 1,250

Same property. Wm W Astor to same. All title. Q C. Oct 25. Nov 11, 1909. 4:1239 and 1251. other consid and 100

Same property. Grace R Johnson to same. All title. B & S. Mar 1. Nov 11, 1909. 4:1239 and 1251. 7,500

Same property. N Y Life Ins Co exr, &c, Zela Gibbes to same. All title. Oct 14. Nov 11, 1909. 4:1239 and 1251. 7,000

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WATER-FRONT PROPERTIES
Tel., 1094 Rector FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St

Same property. Thos G Taylor to same. All title. B & S. Mar 8. Nov 11, 1909. 4:1239 and 1251. 1,666.67
Same property. Adelaide Hamilton et al to same. All title. B & S. Sept 17. Nov 11, 1909. 4:1239 and 1251. 2,500
Same property. Adrienne former wife of Paul L Mottelay to same. All title. B & S. Oct 19. Nov 11, 1909. 4:1239 and 1251. nom
Same property. Louis T Ewen to same. All title. B & S. Mar 2. Nov 11, 1909. 4:1239 and 1251. 1,666.67
Same property. Adelaide Hamilton et al EXRS, &c, Charlotte A Hamilton to same. All title. Sept 18. Nov 11, 1909. 4:1239 and 1251. 1,250
Same property. Edgar S Appleby INDIVID and TRUSTEE to Emma G Hamilton, Schuyler Hamilton, Henry Staton and Fletcher H Montgomery EXRS Schuyler Hamilton. All title. Q C. Mar 22. Nov 11, 1909. 4:1239 and 1251. nom
Convent av, No 311 (43), e s, 419.6 n 141st st, 20x100, 3 and 4-sty and basement stone front dwelling. FORECLOS, Oct 5, 1909. John T Dooling referee to Myron Sulzberger. Nov 5. Nov 8, 1909. 7:2050—19. A $6,400—$19,000. 18,400
Madison av, No 1231 | s e cor 89th st, 34.2x100.
89th st, No 48 |
Madison av, No 1229, e s, 34.2 s 89th st, 33x100.
two 5-sty brk tenements, stores on cor.
Allegiance Realty Co to Bertha S Korn. Morts $95,000. Oct 30. Nov 10, 1909. 5:1500—52 and 53. A $116,500—$140,000.
other consid and 100
Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tenement and store. Alfred S Engel to Tillie Salkin. Mort $26,000. Nov 3. Nov 6, 1909. 6:1614—50. A $16,000—$26,000.
other consid and 100
Madison av, No 1618 | n w cor 108th st, 25.11x87.6, 5-sty brk tene-
108th st, No 23 | ment and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort $25,000. Nov 6, 1909. 6:1614—14. A $23,500—$37,000. other consid and 100
Madison av, Nos 185 and 187 | n e cor 34th st, 49.4x100, 16-sty brk
34th st | and stone office and store building. Margaret S E Cameron to Glengary Realty Co. B & S. Mort $450,000 and all liens. Aug 31. Nov 9, 1909. 3:864—25. A $260,000—P $260,000. nom
Madison av, No 1837 | s e cor 120th st, 40x75, 5-sty brk tenement
120th st, No 50 | and stores. Benj L and Berthold Weil to Berthold Veit. Mort $47,000. June 30. Nov 11, 1909. 6:1746—50. A $30,000—$54,000. other consid and 100
Same property. Berthold Veit to Leopold Veit. ½ part. Mort $47,000. Nov 9. Nov 11. 1909. 6:1746. nom
Same property. Benj L and Berthold Weil to Berthold and Leopold Veit. B & S. Nov 9. Nov 11, 1909. 6:1746. nom
Manhattan av, Nos 153 to 171 | n w cor 107th st, 201.10 to s s
107th st, No 51 | 108th st, x100, five 6-sty brk tene-
108th st, No 50 | ments and stores on cors. Maurice Cohen to Manhattan Avenue Holding Co. All liens. Sept 29. Nov 5, 1909. 7:1843—14 to 17 and 51. A $131,500—$341,000.
other consid and 100
Morningside av East, No 6, e s, 75.3 s 115th st, 43.6x56.3x37x 79.2, 5-sty brk tenement. John Soltau to Max Amberg. Mort $31,000. Nov 3. Nov 6, 1909. 7:1849—20. A $17,000—$32,000. 100
Park av, No 1964, w s, 40 n 132d st, 20x75, 4-sty brk tenement. Minnie Schmidt to Stephen H Jackson. Mort $8,500. Nov 5, 1909. 6:1757—34. A $5,500—$9,500. other consid and 100
Pinehurst av, s w cor 181st st, 20.6x—x26.1, also deed reads 181st st, s s, at n e s old private road (closed) as on map of property at Fort Washington, runs s and e — to e s land conveyed by Haven to Lane May 1, 1864, x — to s or w line of said private road x n and n w — to st x e — to beginning, except part for Pinehurst av, gore, vacant. FORECLOS, Sept 20, 1909. Eugene V Daly referee to Henry Morgenthau Co. Nov 5, 1909. 8:2177—111. A $3,000—$3,000. 6,000
Pleasant av, Nos 442 and 444 | n e cor 123d st, 35x278.7 to exte-
123d st, No 501 | rior bulkhead line on Harlem River, being land under water with riparian rights, etc., 1 and 2-sty frame building. Lambert Suydam and Abraham C Quackenbush EXRS, &c, Amelia C Van Brunt to Byron Wolverton. Nov 10. Nov 11, 1909. 6:1819—15 and part lot 17. A $—— $——. 5,500
Riverside av, e s, being lot bounded n by c l Apthorps lane, on e by line 125 e Riverside av, s by land party 2d part, being land bet c l said lane and land party 2d part. Lucy R Ball to Townsend Realty Co. Q C. C a G. Nov 9. Nov 11, 1909. 4:1251.
other consid and 100
Riverside Drive, e s, 113.11 s 92d st, and at c l Old Apthorps lane,—x125, being land bet sail c l of lane and land party of 2d part, vacant. Lucy R Ball to Townsend Odell Co. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100
Riverside Drive | s e cor 145th st, 100x124.4x99.11x120, vacant.
145th st | Augusta C Field to Holland Holding Co. Oct 18. Nov 9, 1909. 7:2091—44 to 48. A $46,000—$46,000.
other consid and 100
St Nicholas av | n e cor 186th st, 100x100, vacant. Wm R Brown
186th st | to Donald Robertson. Nov 4. Nov 8, 1909. 8:2157—67. A $45,000—$45,000. other consid and 100
West End av, e s, being lot bounded on s by Apthorps lane, e by line 100 e West End av and n by land party 2d part, being land lying c l said lane and land of party 2d part, vacant. Lucy R Ball to Charles and Henry Minners. Q C and C a G. Nov 9. Nov 11, 1909. other consid and 100
West End av, Nos 834 and 836, e s, 50.11 s 101st st, 50x100, two 5-sty stone front tenements. Morris B Abeles to Fanny Levy. ½ part. All title. Mort $50,000. Nov 5. Nov 11, 1909. 7:1872—63 and 64. A $40,000—$78,000. other consid and 100
West End av | e s, being Apthorps lane, bet 91st and 92d sts,
Apthorps lane | —x100, vacant. Samuel McMillan to Lucy R Bell, B of R. Q C. Nov 8. Nov 11, 1909. 4:1239—1½ and 4½. A $16,000—$16,000. other consid and 100
West End av | lot bounded w by line 300 e Riverside Drive, n by
Apthorps lane | line 113.11 s 92d st, on e by West End av, and s by land party 2d part, being land bet c l said lane and land party 2d part, vacant. Lucy R Ball to Beatrice C, Genevieve F James, Jr, Wm M and Pierce H Butler. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100
West End av | e s, bet 91st and 92d sts, and 143 s 92d st, —x
Apthrops lane | 100, bounded s by land party 2d part, being part of Apthorps lane, and being land bet c l said lane and land party 2d part, vacant. Lucy R Ball to Adelaide G Townsend and Geo W Odell. Q C and C a G. Nov 9. Nov 11, 1909. 4:1239.
other consid and 100
1st av, Nos 1933 to 1939 | n w cor 99th st, 80.11x100, two 6-sty
99th st | brk tenements and stores.
1st av, Nos 1949 and 1951 | s w cor 100th st, 40.11x100, 6-sty
100th st, Nos 342 and 344 | brk tenement and stores.
Maurice Cohen to Manhattan Av Holding Co. All liens. Sept 29. Nov 10, 1909. 6:1671—23, 25 and 30. A $58,000—$188,000. other consid and 100
1st av, No 220, e s, 155 s 14th st, 25.6x66, 5-sty brk tenement and stores. Stefano Chichi et al to Andrea Baldanza. ½ part. All liens. Oct 11. Nov 9, 1909. 2:441—2. A $16,000 $25,000. nom
Same property. Same to Francesco Dichiara. ½ part. All liens. Oct 11. Nov 9, 1909. 2:441. nom
Same property. Same to Calogero Carollo. ¼ part. All liens. Oct 11. Nov 9, 1909. 2:441. nom
2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty brk tenements and stores. Barney Goldman et al to Westchester Av Realty Co. All liens. May 11. Nov 10, 1909. 6:1792—26 and 27. A $16,000—$32,000. 100
2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. Bernhard Mayer to Hedwig Rothschild. Mort $20,000. Nov 3. Nov 11, 1909. 5:1558—51. A $13,000—$23,000. other consid and 100
2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. Bernhard Mayer to Hedwig Rothschild. Mort $20,000. Nov 3. Nov 11, 1909. 5:1558—52. A $13,000—$23,000. other consid and 100
7th av, No 2253, e s, 74.11 s 133d st, 25x100, 5-sty brk tenement and store. Maurice B Ripin to Ripin Realty Co. All liens. Nov 9. Nov 10, 1909. 7:1917—64. A $16,000—$30,000. nom
8th av, No 687, w s, 60 n 43d st, 20.2x100, 3-sty brk tenement and store with 1-sty brk extension. Samuel M Jackson to Geo T Jackson. ½ part. All title. B & S. May 21. Nov 10, 1909. 4:1034—31. A $40,000—$41,000. nom
8th av, No 2055, w s, 75.7 n 111th st, 25.6x100, 5-sty brk tenement and store. Rivers Estate to Marvel Baking Co. Mort $29,000. Sept 28. Nov 9, 1909. 7:1846—45. A $20,000—$33,000. other consid and 100
9th av, No 465, w s, 20.11 s 36th st, 20.6x65, 3-sty brk tenement and store. Mary H Weight to August Struening. Nov 1. Nov 10, 1909. 3:733—38. A $13,000—$16,000. other consid and 100
10th av, Nos 737 to 745 | n w cor 50th st, 125.5x100, 2-sty brk
50th st, No 501 | chapel, 4-sty brk tenement and store, and 5-sty brk settlement house. James A Jenkins, of Piermont, N Y, to John D Rockefeller, Jr. B & S. Aug 5. Nov 11, 1909. 4:1079—29 to 32. A $90,000—$190,000. nom
10th av, No 285, w s, 59.3 n 26th st, 19.9x80, 4-sty brk tenement and store.
10th av, No 287, w s, 79 n 26th st, 19.9x80, 4-sty brk tenement and store.
10th av, No 289, w s, 98.9 n 26th st, 24.9x100, 5-sty stone front tenement and store.
10th av, No 291, w s, 123.6 n 26th st ,24.6x100, 5-sty stone front tenement and store.
Philip Krauss to Pincus Lowenfeld and William Prager. Nov 3. Nov 5, 1909. 3:698—35 to 38. A $42,000—$74,000. nom
11th av, No 626 | s e cor 46th st, 25.1x76, 3-sty brk tene-
46th st, Nos 558 and 560 | ment and store with 1-sty extension. John Hollings to Patrick H Carley. Mort $20,000. Nov 4. Nov 5, 1909. 4:1074—61. A $13,500—$17,000. nom

MISCELLANEOUS.

Appointment of new TRUSTEE under deed of trust. Wm W Starr et al as TRUSTEES appoint Ward I Cornell as TRUSTEE for Abraham Lockwood. Mar 5. Nov 8, 1909.
Assignment of all estate of Simon Goldenberg, dec'd, bequeathed to parties of 1st part by division 15 of the 23d clause under said will (fund to be known as "the Simon and Mary Goldenberg Foundation"). Jacob H Schiff, Julius Goldman, M Warley Platzek, Jacob Rothschild and Louis Seeberger to Hebrew Technical Institute. June 12, 1908. Nov 6, 1909. nom
Exemplified copy of last will of Edward P Hatch. Apr 30, 1909. Nov 6, 1909.
Exemplified copy of last will of Jacob A Chamberlain late of Warwick, Orange Co, N Y. May 24, 1905. Nov 10, 1909.
Power of attorney. John La Farge to Grace E Barnes. Aug 24, 1907. Nov 8, 1909. P A.
Power of attorney. Albert Tag of Weehawken, N J to Casimir Tag of Brooklyn, N Y. July 1, 1893. Nov 9, 1909.
Revocation of power of attorney. Irene M Hornby of Redlands, Cal, to Alonzo Hornby of Redlands, Cal. Aug 23. Nov 6, 1909. P A. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Amethyst st, No 1852, plot begins 395 w White Plains road at point 525 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Louis Gold to Solomon Ginsberg, undivided interest. Mort $4,000. Nov 6. Nov 10, 1909. 100
*Bronx Park East, e s, 50 s Waring av, 50x116.4x50x115.1, and being lots 2 and 3 map (No 1272) of Joel Wolfe Estate. Henry Levy to George Levy. 1-3 interest of all right, title and interest. Mort $1,820. Nov 9. Nov 10, 1909. nom
*Bayard st | n e cor Kingsbridge road, 100x182, with all title
Kingsbridge road | to land in Kingsbridge road and Randall st. Clarence E Willis to Florella G Gore. 1-3 part. All title. Mort $2,061.33 and all liens. Nov 5, 1909. nom
*Beacon st, n s, at s s Tremont av, —x—x— gore and being lot 394 blk L amended map (No 514) of Mapes Estate except part for Tremont av. Abraham H Feuchtwanger to Acme Mortgage Co. Nov 5. Nov 9, 1909. nom
Devoe terrace, No 2468, e s, abt 520 s 190th st, 25x90, 2-sty frame dwelling. T F Murray Real Estate & Construction Co to Francis G Sigel. Mort $5,000. Nov 3. Nov 8, 1909. 11:3219.
other consid and 100
Faile st, e s, 100 s Seneca av, 100x100, and being lots 67 to 70 map No 1273 of 369 lots of Hunts Point Realty Co, vacant. Arthur J McSorley to Sarah D Purrington, of Bronxville, N Y, and Edna H Johnson, N Y. Mort $4,200. Nov 10, 1909. 10:2761.
other consid and 100
Freeman st, No 837, n s, 174.7 w Chisholm st, 25x67.7x32.1x87.9, 2-sty frame dwelling. Patrick Weldon to Margaret Rohan. Mort $7,500. Nov 4. Nov 5, 1909. 11:2971. other consid and 100

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*Fillmore st, e s, 250 n Columbus av, 25x100, and being lot 477 map Van Nest Park. Barbara Lohman to Rosie and Theresa Lohman. 1-3 part. All title. Nov 4. Nov 5, 1909. nom
*Same property. Lizzie Cramer (Lohman) to Theresa Lohman. 1-3 part. All title. Nov 4. Nov 5, 1909. nom
*Garfield st, No 1643, w s, abt 300 s Columbus av, and being lot 349 map Van Nest Park, 25x100. Eugene R Valentine to Emile A Biedermann Mort $3,500. Oct 29. Nov 5, 1909. other consid and 100
Graham sq, e s, 511.8 n Lawrence av, 25x100, and being lot 87 map 100 lots in 23d Ward, property of Maximilian Morgenthau, vacant. Mary Lowe to Goodman R Davis. ½ part. Mort $500 and all liens. Nov 9. Nov 10, 1909. 9:2527. other consid and 150
Hewitt pl late Whitman st, w s, 119.6 n 156th st, 25x129.8x19.3x 128.3, vacant. R Edwin Merrill to John Higgins and John J Stanton. Oct 30. Nov 9, 1909. 10:2688 and 2695. nom
*Jefferson st|s e cor Starling av, 155x100, Unionport. Philip Kauf-
Starling av | man to Annie F Mackenzie. Mort $4,000 and all liens. July 10. Nov 8, 1909. other consid and 100
Kappock st, n e s, — e Fairfield av and at line bet land hereby conveyed and land of Dora M Lesley, runs n e 37.9 x n w along land of Heuer, 105.3 to land of Stewart, x s w 57.10 to st, x s e — to beginning, vacant. Estate of Isaac G Johnson to Mary J Heuer. Nov 4. Nov 5, 1909. 13:3407. nom
Kelly st, e s, 460.3 n 165th st, 30x100, vacant. Pietro Mantovani to Victor Gerhards. Nov 10, 1909. 10:2716. other consid and 100
*Leland st, e s, 100 n 152d st, 75x100 and being lots 17 to 19 map (No 1099) of 126 lots being a subdivision of plot 23 map of Clasons Point. Michael Fippinger to Selma Binde. Nov 8, 1909. other consid and 100
Lyman pl, No 1370, e s, 145 s Freeman st, runs e 100 x n 20 x e 23.10 x s 52.2 x w 123.10 to pl, x n 32.2 to beginning, 2-sty frame dwelling and 2-sty frame stable in rear. Eliz M Garner to Emily Feder of Elizabeth, N J. All liens. Nov 8. Nov 10, 1909. 11:2970. 100
*Montgomery pl, s s, 100 w Maclay av, 25x100, Westchester. Maclay Ave Realty Co to Thomas Clements. Oct 30. Nov 6, 1909. nom
Minford pl, No 1453, w s, 200 s 172d st, 25.9x100, 4-sty brk tenement. Release mort. North American Mortgage Co to the Arthur W Wall Building and Construction Co. Nov 5. Nov 6, 1909. 11:2977. 10,500
Same property. Release mort. Same to same. Nov 5. Nov 6, 1909. 11:2977. 500
Ritter pl, No 822, old No 17, s s, 135 w Prospect av, 25x99.11, except part for st, 2-sty frame dwelling. Elizabeth M Garner to Elizabeth Sheldon, of Mt Vernon, N Y. All liens. Nov 8. Nov 10, 1909. 11:2968. 100
Whittier st, w s, 31.5 n Randall av, runs n w 42.11 x n e 26.11 to st, x s 60.10 to beginning, gore, vacant. Release mort. City Equity Co to Otto G Hupfel. Nov 4. Nov 11, 1909. 10:2770. nom
Same property. Otto G Hupfel to Hunts Point Estates, a corpn. Nov 6. Nov 11, 1909. 10:2770. other consid and 100
*Willow lane, s s, 50 w Robin av, 25x95.11x25x96.9, Tremont Terrace. Raffaela Iuvino to Albertina Peterson. Nov 6. Nov 8, 1909. other consid and 100
*2d st| s s, 205 w Av B, and being lot 9 map Unionport, 50x216
1st st| to n s 1st st. John J Lutz to Mamie Costar. Mort $4,500. Nov 10, 1909. other consid and 100
*Same property. Mamie Costar to John J Lutz and Annie his wife, joint tenants. Mort $4,500. Nov 10, 1909. other consid and 100
*4th st, e s, 100 n e Union av, 20x100, Westchester. Ella V Greene INDIVID & DEVISEE of Maria S Dunkin to Caroline B Witherbee of Moriah Centre, N Y. Q C. Oct 25. Nov 10, 1909. other consid and 100
*12th st| n s, 405 w Av C, 100x216 to s s 13th st, Unionport.
13th st| Chas A Laumeister to Mink Construction Co. Nov 11, 1909. other consid and 100
135th st, No 617, n s, 504.6 e St Anns av, 40x100, 5-sty brk tenement. Sarah D Purrington to Arthur J McSorley. Morts $31,-000. Nov 10, 1909. 10:2548. other consid and 100
135th st, No 608, s s, 424.10 e St Anns av, 25.2x100, 4-sty brk tenement. Margaret Rohan to Patrick Weldon. Mort $12,000. Nov 4. Nov 5, 1909. 10:2547. other consid and 100
136th st, No 428 (682), s s, 255 e Willis av, 15x100, 3-sty and basement brk dwelling. Mary A Dawson to Marvin C Kopp. Mts $6,000. Oct 28. Nov 6, 1909. 9:2280. nom
141st st, Nos 405 and 407, n s, 100 e Willis av, 25x100, two 3-sty frame dwellings. Joseph Morgan to Ada E wife of Richard R Maslen and Julia Carpendale. Nov 10. Nov 11, 1909. 9:2286. other consid and 100
141st st, Nos 405 and 407, n s, 100 e Willis av, 25x100, two 3-sty frame dwellings. Ada E Maslen and ano to Richard R Maslen. Nov 10. Nov 11, 1909. 9:2286. other consid and 100
142d st, No 474, s s, 633.4 e Willis av, 16.8x113.6x16.8x111, 2-sty and basement brk dwelling. John McCafferty and Eliza his wife to Anna and Elizabeth McCafferty. All liens. Nov 10. Nov 11, 1909. 9:2286. other consid and 100
158th st, n s, 148 w Courtlandt av, a strip 25x1.6 bet above and old line of Milton st. Frank D Hadley et al HEIRS, &c, Robert H Elton to Thos J and Hanna Bunt. All title. Q C. Sept 27. Nov 11, 1909. 9:2418. 25
161st st | n s, 99.11 w Sheridan av, runs
Grand Boulevard and Concourse | n 115.7 x w 244.11 to e s Grand Boulevard and Concourse, x s 68.4 x — on curve 78.8 to 161st st, x e 195.1 to beginning, vacant. John McCafferty and Eliza his wife to Elizabeth McCafferty. All liens. Nov 10. Nov 11, 1909. 9:2460. other consid and 100
166th st, n s, 90.8 w Union av, 37.6x149.2x37.6x149.1, 5-sty brk tenement. Werner-Knaus Realty Co to Frederic Allen. Mort $30,000. Nov 4. Nov 5, 1909. 10:2671. other consid and 100
167th st, No 825, n s, 140 w Prospect av, 40x125, 5-sty brk tenement. Charles Danewitz to Anna A Cordts, Esser von Bartenfels. Morts $32,500. Nov 5. Nov 6, 1909. 10:2680. other consid and 100
167th st, No 17, n s, 24.9 w River av, 18.9x80, 2-sty frame dwelling. FORECLOS, Apr 20, 1909. Louis E Felix, ref, to Alexandria M Dike. Apr 24. Nov 9, 1909. 9:2489. 5,250
167th st, No 15, n s, 43.6 w River av, 18.9x80, 2-sty frame dwelling. FORECLOS, Apr 20, 1909. Frederick Durgan, ref, to Alexandria M Dike. Apr 24. Nov 9, 1909. 9:2489. 5,250
167th st, No 13, n s, 62.3 w River av, 18.9x80, 2-sty frame dwelling. FORECLOS, Apr 20, 1909. Denis O'L Cohalan, ref to Alexandria M Dike. Apr 24. Nov 9, 1909. 9:2489. 5,250
169th st, n s, 68 e Walton av, 50x84.2, vacant. Clara Schefsky and ano to Timothy F Fay, of Brooklyn. Mort $1,500. Nov 5. Nov 6, 1909. 11:2839. other consid and 100
172d st, n s, abt 5 e Townsend av, —x—, and being lot 40 map of Mt Eden, except part for st, vacant. J Romaine Brown to Harold Swain. All liens. Oct 4. Nov 11, 1909. 11:2837. nom
178th st, No 615, n s, 100 w Hughes av, 42.1x101.2x41.8x101.3, 5-sty brk tenement. John McNulty to Louis Frankenthaler. Mort $28,000. Nov 3. Nov 5, 1909. 11:3068. nom
179th st, No 716, s s, 100 w Clinton av, 16.8x95, 2-sty frame dwelling. Mary A Ford to Thos J Ford. Mort $2,500. June 20, 1907. Nov 11, 1909. 11:3092. nom
180th st, No 415, n s, 65 w Park av, —x90.4x20.9x88.7, 2-sty frame dwelling. Donald McKaskill to Isabella M wife Donald McKaskill. Mort $3,350. Oct 30. Nov 10, 1909. 11:3030. nom
196th st, n s, 25.1 e Creston av, 54.5x99x44.4x102.11, vacant. CONTRACT. Patrick Monahan with Wm H Rooney. Mort $3,-000. Nov 5. Nov 6, 1909. 12:3315. 5,700
*203d st, n s, 25 w Hall av, 75x91.6.
Timpson av, e s, 91.6 n 203d st, 50x100, and being lots 203 to 205 and 284 and 285, amended map No 1131 of Adee Park. Wm B Hogan to Catherine wife of Patrick Curran. All liens. July 2. Nov 9, 1909. nom
206th st, n e cor Bussings lane, runs n 100 x w 33.9 x s 100 to st, x e 25 to beginning, vacant. Isabel W Niles to Richard O'Connor. Oct 15. Nov 6, 1909. 12:3342. 100
*213th st, n s, 200 w Maple av, 100x100.
213th st, n s, 100 e White Plains road, 19x100, and being lots 79 to 83 map of W P Duncan at Williamsbridge, except part for White Plains road.
FORECLOS, Oct 15, 1909. Stephen Callaghan ref to Sound Realty Co. Nov 5, 1909. 20,000
*215th st, late 1st av, s s, 63 w 4th av, and being lot 113 map Village of Jerome at Williamsbridge, 25x125. Luigi Buonagurio to Vito A De Carlo. Mort $1,000. July 12. Nov 10, 1909. other consid and 100
*223d st (9th av)| s e cor 4th st or av, 105x57, Wakefield. Ada
4th av, or st | E Maslen and ano to Joseph Morgan. Nov 10. Nov 11, 1909. other consid and 100
*227th st late 13th st, n s, 480 e 4th av and being e ½ of e ½ lot 272 map Wakefield, 25x114. Arthur J Mace to Saml Osovsky. Oct 23. Nov 9, 1909. nom
*232d st, late 18th st or av, s s, abt 265 w 5th av, and being west 40 ft of lot 229 map Wakefield, 40x114. Catherine Koke widow to Norwood Heights Realty & Construction Co. Nov 1. Nov 8, 1909. other consid and 100
*235th st, s s, 230 w 3d st, 25x114. John A Ewald to Arno Kiessling. Mort $4,000. Nov 4. Nov 5, 1909. other consid and 100
238th st, s s, 150 w Keppler av, 50x100, vacant. John Taglieber to William Taglieber. Oct 29. Nov 10, 1909. 12:3372. nom
254th st, n s, 25 w Newton av, 75x100 and being lots 168 to 170 map Samler estate, vacant. Stuard Realty Co to J Romaine Brown. Nov 3. Nov 10, 1909. 13:3421. other consid and 100
254th st, n e cor Valles av, 150x100.
256th st, s e cor Sylvan av, 100x80.4x100x87.3.
Sylvan av, e s, 200 n 254th st, 150x100.
254th st, n e cor Sylvan av, 100x100.
vacant.
Stuard Realty Co to Louis Bry. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, s s, 75 w Sylvan av, 25x75.7x25.4x80.7, vacant. Stuard Realty Co to Hans Riesenkonig. Nov 3. Nov 8, 1909. 13:-3421. other consid and 100
254th st, n w cor Newton av, 25x100.
256th st, s w cor Newton av, 50x102x50x98.7, vacant.
Stuard Realty Co to George Form. Nov 3. Nov 8, 1909. 13:-3421. other consid and 100
254th st, s w cor Sylvan av, 75x80.7x76.5x95.3.
Newton av, s w cor 254th st, 50x100.
Broadway, s w cor 256th st, 56x100x62.8x100.
Albany Post road, w s, 260 s 256th st, 26.8x95.7x26.3x97.3.
vacant.
Stuard Realty Co to Irene A Therry. Nov 3. Nov 8, 1909. 13:-3421. other consid and 100
254th st, n s, 175 w Valles av, 25x100, vacant. Stuard Realty Co to Patrick Giblin. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, n w cor Valles av, 25x100.
254th st, n w cor Sylvan av, 50x100.
Newton av | e s, 150 n 254th st, 50x97 to Albany Post road,
Albany Post road| x53.10x78.8, vacant.
Stuard Realty Co to Adolph Flegenheimer, N Y, ½ part, and Leo and Emil Herz, of Jersey City, N J. Each ¼ part. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, n s, 25 w Valles av, 25x100, vacant. Stuard Realty Co to John Rudolph. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, n s, 75 w Valles av, 50x100, vacant. Stuard Realty Co to Richard Ockendon. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, s s, 75 e Sylvan av, 25x100, vacant. Stuard Realty Co to Wm J Malloy. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, n s, 200 w Valles av, 31.11x101.6x14.5x100, vacant. Stuard Realty Co to Mary Loftus. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, n s, 50 w Valles av, 25x100.
Valles av, e s, 425 n 254th st, 52.3x128x50x119, vacant.
Stuard Realty Co to Fred S Burgy. Nov 3. Nov 8, 1909. 13:-3421. other consid and 100
254th st, n s, 125 w Valles av, 50x100, vacant. Stuard Realty Co to Jeanette M Ockendon. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, s e cor Sylvan av, 50x100.
256th st, s s, 100 w Broadway, 24.4x80.7x24.4x87.10.
Newton av, e s, 200 n 254th st, 125x49.8x131.3x14.
Albany Post road, w s, 211.10 n 254th st, 53.2x85.7x52.5x83.
Newton av | e s, 125 n 254th st, 25x97.6 to Albany Post
Albany Post road | road, x26.10x69.1, vacant.
Stuard Realty Co to Joseph Levi. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, s s, 50 e Valles av, 50x75.7x50.11x65.10, vacant. Stuard Realty Co to Wm H and Catherine Giese. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
254th st, s s, 50 e Sylvan av, 25x100.
Albany Post road, w s, 156 s 256th st, 52x98.4x52.5x97, vacant.
Stuard Realty Co to Wm C Schmidt. Nov 3. Nov 8, 1909. 13:-3421. other consid and 100
256th st, s s, 50 w Newton av, 50x105.5x50x102, vacant. Stuard Realty Co to Edward Hirsnay. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
256th st, s s, 48.8 e Newton av, 24.4x89.7x25x91.3, vacant. Stuard Realty Co to William Pfriender. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

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256th st, s e cor Newton av, 48x91.3x48.8x94.6, vacant. Stuard Realty Co to Theo H Friend. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Aqueduct av | e s, 311.7 n 183d st, 7x100 to w s Macombs
Macombs Dam road | Dam road (closed) with all title to land in av and road, vacant. Ann T O'Connor to Wm F Moloney. Mort $2,000 on this and other property. Nov 8. Nov 9, 1909. 11:3212. nom

Albany Post road, w s, 285 n 254th st, 54.3x92.3x52.5x87.3, vacant. Stuard Realty Co to Uriah Harris and Herman Blum, both of Yonkers, N Y. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Albany Post road, w s, abt 76 n 254th st, 54x69.2 to Newton av, x50x49, vacant. Stuard Realty Co to Alfred M Krug, of Yonkers, N. Y. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

*Amundson av, e s, 100 n Nelson av, 25x100, Edenwald. John O'Dea to Annie Ahearn. Mort $3,000. Nov 1. Nov 8, 1909. nom

Anthony av, e s, 178.10 s 173d st, 66x96x66x—, 3-sty frame dwelling. Release mort. Edward F Cole to Anthony F Barro. Nov 4. Nov 5, 1909. 11:2888. 4,500

Arlington av, Nos 2612 to 2624 late Troy st | e s, 115 s 227th st, late Sydney st, 187.1x238 to w s Netherland av late Berrian st, x 249.3x271, 2-sty frame dwelling and vacant and 1-sty stone front stable. Clinton P and Dorothea Darlington to Eleanor M Juul and Jessie V and Murial M Sergeant. Q C. Nov 9. Nov 11, 1909. 13:3407. nom

*Bronxdale av, w s, 177 s 187th st, and being lot 21 map No 1034 of 107 lots of Hudson Park, 25x100. CONTRACT. Antonio Lascalzo with Edward J Cahill. Oct 8. Nov 10, 1909. 1,250

Boone av or st, w s, 162.4 n Jennings st, runs n 97.1 x w 8.8 to a lane x s 46.7 x s e 53.2 to beginning, vacant. Mary A Ford to Thos J Ford. June 20, 1907. Nov 11, 1909. 11:3008. nom

Belmont av, No 2033, w s, 182.9 n 179th st, 50.6x65.6x50.2x59.3, 4-sty brk tenement. Martin Tully Construction Co to William Engel. Mort $18,000. Nov 10. Nov 11, 1909. 11:3080. other consid and 1,300

Bathgate av, No 1970, e s, 108 n 178th st, 18x89.11x18x90, 2-sty brk dwelling.

3d av, No 3679, late Fordham av, n w s, 52 s w 170th st, late 8th st, 26x137, 2-sty frame dwelling.

3d av, late Fordham av, n w cor 170th st, late 8th st, 59x109x56 x107, vacant.

*Washingotn av, Nos 1343 to 1347, w s, 387.6 n 169th st, late 7th st; 60x150, 3-sty frame dwelling, 2-sty frame dwelling and 2-sty frame stable in rear and vacant.

Release dower. Ellen Connor widow of Patrick Connor to Thomas Connor. Q C. July 10. Nov 10, 1909. 11:2910, 2901, 3044, 2911. 100

Boston road, No 1438, s s, abt 25 e Prospect av and 567.9 e from an angle point opposite Jefferson st, runs s 68.10 x s e 51.6 x n 90 to road, x w 47 to beginning, 1 and 2-sty frame dwelling and store. Wille Construction Co to Edward T McDonald. Mort $4,000. Oct 25. Nov 6, 1909. 11:2963. nom

Boston road, No 1438, s s, 567.9 e from an angle in road opposite Jefferson st, and about 25 e Prospect av, 47x90x51.6x68.11, 2-sty frame dwelling and 1-sty frame store. Edward T McDonald to Christine Wille, Caroline Weber and Margaret T Martin. Mt $4,000. Nov 11, 1909. 11:2963. other consid and 100

Bailey av, e s, — s Heath av, and being lots 107 to 110 map (No 1187) of 272 lots Bailey estate at Kingsbridge, 100x52.3x102x 83.9, vacant. Max Holtz to Wm W Beidenkopf. Nov 3. Nov 5, 1909. 11:3237. nom

Broadway, w s, 106 s 256th st, 50x97x50x100, vacant. Stuard Realty Co to Uriah Harris and Herman Blum. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Broadway, w s, 56 s 256th st, 50x100, vacant. Stuard Realty Co to Uriah Harris and Herman Blum. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

*Bronx and Pelham Parkway, s e cor Muliner av, 50x163.9x50x160.9.

Bronx and Pelham Parkway, s w cor Bogart av, 25x145.11x25x147.5.

Bogart av, w s, 147.5 s Bronx and Pelham Parkway, 75x100, and being lots 29, 30 and 36 to 39 blk 71 map (No 1138) Sec 1 of Morris Park.

Bankers Realty & Security Co to Theodore Werner. Nov 8, 1909. other consid and 100

Boscobel av, e s, abt 528.9 n Plympton av, 18x115.5x19.4x108.11 and being lot 26 parcel 19 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. John F Kaiser to Joseph H Jones. Mort $2,100. Nov 5. Nov 9, 1909. 11:2875. other consid and 100

Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8, 5-sty brk tenement. Tony Wolf to Rose Keane. Morts $43,050 and all liens. Nov 8. Nov 9, 1909. 10:2554. other consid and 100

Bryant av | n e cor Freeman st, 53x100x50x85.8, vacant. Louis
Freeman st | Rosenstein to Zingales Realty Co. Morts $11,000. Nov 5. Nov 6, 1909. 11:2999. other consid and 100

Courtlandt av, No 724, e s, 100 n w 155th st, late Mary st, runs e 100 x s 25 x w 100 x n 25 to beginning, 3-sty frame tenement and store. Adam Hunsinger to Mark and Isaac Wolder. Nov 4. Nov 5, 1909. 9:2402. nom

*Corsa av, w s, 50 n Cedar av, 25x—x25x105 and being lots 216 map No 981 in Westchester Co of Laconia Park. Antonio Cirrincione to Rosaria wife of Antonio Cirrincione. Sept 30. Nov 5, 1909. nom

Clay av, No 1773 | w s, 150 s 175th st, old line of Gray st, runs
Topping av | s 50 x w 190 to e s Topping av, x n 49.6 x e 45 x n 0.6 x e 145 to beginning 2 and 3-sty frame dwelling, 2-sty frame stable and vacant. FORECLOS, Oct 14, 1909. Samuel Hellinger ref to Frank Gass. Nov 5. Nov 6, 1909. 11:2799. 12,500

Concord av, No 355 | s w cor 142d st, 20x100, 2-sty and basement
142d st | brk dwelling. Giuseppe Lomonte to Brigida wife of Giuseppe Lomonte. All liens. Oct 26. Nov 6, 1909. 10:2573. other consid and 100

*Cooper av, e s, 100 s Grant st and being lot 38 map Wm Cooper at Westchester, 25x100. Guiseppe Papesca to Archibald G Buckenham. Nov 8. Nov 9, 1909. other consid and 100

Clay av, Nos 1304 and 1306, e s, 37.10 n 169th st, 38.2x80, two 2-sty frame dwellings. Joseph Maggiolo to Hattie wife Joseph Maggiolo. ¼ part. Mort $9,600. Nov 6. Nov 9, 1909. 11:2887. nom

Courtlandt av, No 843 | s w cor 160th st, 23.6x97.7, 3-sty brk
160th st, No 322 | tenement and store and 2-sty frame building in st. George Hooks to Osman F Kinlock, of Troy, N Y. Mort $9,000. Nov 9. Nov 11, 1909. 9:2419. other consid and 100

Clay av | n e cor 166th st, 568.5 to s s 167th st x80, vacant. Al-
166th st | bert J Schwarzler to A J Schwarzler Company, a corpn.
167th st | Mort $45,000. Nov 8. Nov 9, 1909. 9:2426. other consid and 100

College av, No 1043, w s, 238 n 165th st, 22x92.6, 3-sty brk dwelling. Marcus L Osk et al to Anna wife Joseph Reiss. B & S. Mort $9,000. Nov 3. Nov 9, 1909. 9:2437. other consid and 100

College av, Nos 1043 and 1045, w s, 238 n 165th st, 44x92.6, two 3-sty brk dwellings. Paul Grout to Marcus L Osk and Isidore Edelstein. B & S and C a G. ½ right, title and interest. June 16. Nov 9, 1909. 9:2437. nom

*Columbus av, n s, 50 e Van Buren st, 50x100 and being lot 143 and 144 map Van Nest Park. Franziska M Britting to Mary Gasparrini. Morts $6,000. Nov 8. Nov 10, 1909. other consid and 100

*Classon Point rd, e s, abt 361.6 n Harrison st and being lots 1 & 2 map of 170 lots Siems estate, 50x104.9x50x103.11. Minnie wife of Frederick Hartig to Geo W Eccles, B of Q. Nov 10, 1909. 100

Cauldwell av, No 921, w s, 433 n 161st st, 17.11x100, 3-sty brk dwelling. Timothy A Garvey to Mary C wife of Timothy A Garvey. Mort $5,000. Feb 23. Nov 11, 1909. 10:2627. nom

Decatur av, late Norwood av, s s, 319.4 e 205th st, 125x100, vacant. Anna A Cordts, Esser von Bartenfels to Charles Danewitz. Mort $3,500. Nov 5. Nov 6, 1909. 12:3354. other consid and 100

*De Milt av, n w cor Sound View pl, 100x100, and being lots 98 and 99, map Penfield property at South Mt Vernon, 100x100. FORECLOS, Oct 18, 1909. James T Brady, ref, to Edward D Smith. Mort $1,200. Nov 9. Nov 10, 1909. 500

*Doon av, e s, 144.3 s 233d st, 25x75.

Jones av, w s, 82.6 s 233d st, 25x100.

Land Co C of Edenwald to Annie Patjens. Nov 8. Nov 9, 1909. nom

Eagle av, e s, 200 s 156th st, 25x115, vacant. John Slattery to Benedetta Piccirillo. Nov 9. Nov 10, 1909. 10:2624. nom

Elton av | s w cor 159th st, 48x100, vacant. Oliver E Davis to Leo
159th st | Levinson. Mort $9,000. Nov 9, 1909. 9:2380. 100

Elton av | s w cor 159th st, 48x100, vacant. The Jefferson Con-
159th st | struction Co to Oliver E Davis. Nov 8. Nov 9, 1909. 9:2380. 100

*Fairmount av, s s, 75 e Fairfax av and being lot 303 map No 1275 of Lohbauer Park, 25x100. Geo A Steinmuller to John Healey. Nov 9. Nov 11, 1909. other consid and 100

*Fairmount av, s s, 50 e Fairfax av, and being lot 304 same map 25x100. Geo A Steinmuller to Theresa Engbarth. Nov 9. Nov 11, 1909. other consid and 100

*Fairmount av, s s, 50 e Fairfax av, 50x100.

Kearney av, w s, 143 s Waterbury av, 20x100.

Vincent av, w s, 125 n Town Dock road, 25x100.

The Lohbauer Park Impt Co to George A Steinmuller. Jan 20. Nov 11, 1909. other consid and 100

*Fort Schuyler road, w s, abt 150 s Latting st and being lots 38 to 40 map No 401 of Seton Homestead, 75x138x75x—. Thos E Fox et al to Joseph F Flynn and Harriet M Cokeley. Mort $2,500. Nov 4. Nov 5, 1909. other consid and 100

*Fort Schuyler road, w s, 50 n Lamport av, and being lots 111 and 112 map No 1098 of Tremont Heights, 50x—x50x109. Philip Kornfeld to Morris Kornfeld. ½ part. Mort $1,000. Nov 4 Nov 5, 1909. 100

Grand av, No 2449, (Edenwood av), c l 145 n Fordham Landing road, runs n 75.8 x w 132.1 to e s Croton Aqueduct, x s 75.8 x e 132.1, except part for Grand av, 2 and 3-sty frame dwelling and 2-sty frame stable. McLernon Realty and Construction Co to Mary McLernon. All liens. Oct 14. Nov 11, 1909. 11:3213. other consid and 100

Grand (Edenwood) av, c l, 375.6 n from n s Highbridge road, now Fordham road, runs w 132.3 to e s Croton Aqueduct, x n 50 x e 132.3 to c l said av, x s 50 to beginning. Sub to part for said av, 2-sty frame dwelling and 2-sty frame stable in rear and vacant. Henry C Paddock to Anna M Day. All liens. June 16, 1899. Nov 10, 1909. 11:3213. nom

*Highway from Westchester to Kingsbridge, e s, 50 s Chester av, 50x96x—x96.5, and being lots 9 and 10 revised map of Seneca Park. FORECLOS, Oct 13, 1909. Henry G K Heath referee to Walter W Taylor. Oct 30. Nov 10, 1909. 950

Hughes av, Nos 2013 to 2019 | n w cor 179th st, runs w 186 x n 3.8
179th st, Nos 611 to 621 | x n w 50.5 x n by e 26.1 x e 186.8 to av x s 107.7 to beginning, five 4 and one 5-sty brk tenements, stores on cor. Louis and Emma Frankenstein to John O'Leary. Correction deed. Oct 25. Nov 5, 1909. 11:3069. nom

Same property. John O'Leary to O'Leary Realty & Construction Co. All liens. Oct 25. Nov 5, 1909. 11:3069. other consid and 100

Hoe av | s e cor Aldus st, runs s 445.5 x w 60 to w s Hoe av x n
Aldus st | 445.11 to Aldus st x e 60 to beginning, vacant. Deed in cession of that part of Hoe av for public st. American Real Estate Co to The City of N Y. B & S. Aug 17. Nov 8, 1909. 10:2742, 2746. nom

Hoe av, No 1542, e s, 350 s 173d st, 25x100, 2-sty frame dwelling. Lyman W Divine to John A Steinmetz. ½ part. June 16. Nov 8, 1909. 11:2989. other consid and 100

Hoe av | s e cor Aldus st, 445.6x60 to w s Hoe av, x445.11x60,
Aldus st | vacant. Release mort. Mutual Life Insurance Co of N Y to American Real Estate Co. Sept 3. Nov 8, 1909. 10:2742 and 2746. nom

*Kinsella av, s s, 175 e Rose st and being lot 65 map of 211 lots Downing estate at Van Nest, 25x100. John Sohns to Rachel Bailey. Nov 8. Nov 10, 1909. other consid and 100

*Kingsbridge road | s w cor Doon av, 25.3x108.5x25x112.3.
Doon av

Kingsbridge road | s e cor Oakes av, 25x92.3x25x90.11, Edenwald.
Oakes av

Clarence E Willis to Florella G Gore. 1-3 part. All title. All liens. Nov 5, 1909. nom

*Kossuth av | s e cor Concord st, being lots 47 and 48 map 93 lots
Concord st | at South Mt Vernon, and lots 45 and 56 same map, each lot 25x100. Antonio Merendino to Nina Muller. All liens. Nov 6. Nov 8, 1909. other consid and 100

Lafontaine av | w s, 75 n 181st st, runs w 174 to Quarry road, x n
Quarry road | e 89.1 x e 63.3 x n e 26.3 x e 55 to av, x s 100 to beginning, vacant. John P Wenninger to Francis E McKiernan. Nov 4. Nov 6, 1909. 11:3063. nom

*Lydig av, n e cor Matthews av, 100x100, and being blk 72 lots 1 to 4 map (No 1138) Sec 1 of Morris Park. CONTRACT. Fidelity Development Co with Abraham M Van Praag. Mort $9,000. Oct 18. Nov 8, 1909. 9,500

*Muliner av, e s, 150 n Lydig av, 200x100.

*Bogart av, w s, 150 n Lydig av, 275x100 and being lots 7 to 14 and 49 to 59 blk 71 map (No 1138) Sec 1 of Morris Park.

Fidelity Development Co to Theodore Werner. Nov 8, 1909. other consid and 100

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Morris av, No 1987, w s, 120 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Emma S Brocker. Mort $8,000. Nov 8. Nov 9, 1909. 11:2829. 100

Morris av, No 800 n e cor 158th st, 51x101x53.3x101, 6-sty brk 158th st | tenement. Lisette P Wolcott to Bronxland Realty Co. Morts $60,000 and all liens. Oct 20. Nov 5, 1909. 9:2420. 100

Morris av, No 2630 n e cor 193d st, 80x65, three 3-sty brk 193d st, Nos 51 to 55 | dwellings.
193d st, Nos 59 and 61, n s, 85 e Morris av, 40x80, two 3-sty brk dwellings.
Release mort. N Y Trust Co to H U Singhi Realty Co. Nov 5, 1909. 11:3177. other consid and 1,000

Morris av | e s, 275 s Field pl, late 2d st, 75x250 to w s Creston Av A av, late Av B, except parts for Morris and Creston Creston av | avs, vacant. Rosie Tauber to A Warren Construction Co, a corpn. Mort $15,000. Nov 3. Nov 5, 1909. 11:3172. other consid and 100

Mott av, No 384 | s e cor 144th st, 100x100, 3-sty frame dwelling 144th st, No 160 | and vacant. Heights Town Construction Co to Handy Realty Co. Mort $25,000. Oct 26. Nov 8, 1909. 9:2345. other consid and 100

*Monticello av, w s, 400 s Randall av, 50x100. Land Co "C" of Edenwald to Dominick Gilgan. July 28. Nov 10, 1909. nom

Mapes av, No 2102 n e cor 180th st, 93x47, vacant. Release 180th st, No 801 | mort. Minna Knoch to Emile Blaesius. Oct 16. Nov 10, 1909. 11:3111. nom

Newton av, w s, 350 n 254th st, 25x100, vacant. Stuard Realty Co to Bridget Ryan. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av n e cor 254th st, 75x49 to Albany Post road, x 254th st | 76.6x25, vacant. Stuard Realty Co to Arthur Albany P st road | B Conway. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 300 n 254th st, 50x100, vacant. Stuard Realty Co to Wilhelmine K Becher. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 169.6 s 256th st, 50x85.7x52.3x97.6, vacant. Stuard Realty Co to Henry Kress. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 144.6 s 256th st, 25x97.6, vacant. Stuard Realty Co to Margit Brust. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 94.6 s 256th st, 50x97.6, vacant. Stuard Realty Co to Frieda Langen. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 50 s 254th st, 75x100, vacant. Stuard Realty Co to Adele W Frankel wife of Albert H Frankel of Queens. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 198.6 s 256th st, 50x100, vacant. Stuard Realty Co to J Irving Brewer. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 200 n 254th st, 25x100, vacant. Stuard Realty Co to Rudolph H Massack. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 100 n 254th st, 50x100, vacant. Stuard Realty Co to Jeanette M Ockendon. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 248.5 s 256th st, 50x100, vacant. Stuard Realty Co to Lena Bothner. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 150 n 254th st, 25x100, vacant. Stuard Realty Co to Amelia Cheneau. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 148.6 s 256th st, 50x100.
Newton av, e s, 244.6 s 256th st, 50x64.2x52.3x78.6, vacant.
Stuard Realty Co to James J Kelly and James F Coleman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 125 s 254th st, 21.10x101.10x2x100, vacant. Stuard Realty Co to George Howe. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 98.6 s 256th st, 50x100, vacant. Stuard Realty Co to Marie Pozonsky. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 225 n 254th st, 25x100, vacant. Stuard Realty Co to Mabel H wife Wm W Headrick. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av | e s, 325 n 254th st, 25x151 to Albany Post road, Albany Post road | x26.8x142, vacant. Stuard Realty Co to Benjamin Friedman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 220 s 256th st, 25.2x78.6x26.9x85.9.
Albany Post road, w s, abt 208 s 256th st, 52x97.4x53.6x98.5.
Stuard Realty Co to Leopoldina Weil of Yonkers, N Y. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

Nelson av, w s, 150 s Brandt pl, 25x100, and being lot 102 map lots of Century Investing Co, vacant. Jos E Butterworth to James H Havens. Mort $8,125. July 28. Nov 5, 1909. 11:2876. other consid and 100

Nelson av, w s, 175 s Brandt pl, 75x100, and being lots 103 and 104 map of Century Investing Co, 50x100, vacant. Walter E Andrews to James H Havens. Mort $3,250. Aug 10. Nov 5, 1909. 11:2876. other consid and 100

Ogden av, No 996, e s, 25 s 164th st, 25x90, 3-sty frame tenement. Mary M Timoney to Bernhardt C Wenke. Morts $10,000. Nov 4. Nov 11, 1909. 9:2511. other consid and 100

Prospect av, Nos 659 and 663, w s, 50 n 152d st, 75x95, two 5-sty brk tenements. Lizzie Finkelstein and ano to Solomon Levine. Mort $62,000. Sept 29. Nov 10, 1909. 10:2675. other consid and 100

Park av | e s, 302.5 n 138th st, 25x224.7 to w s Canal Canal pl or Canal st W | pl or Canal st West, vacant. Albert Tag et al to Harry W Bell. Oct 19. Nov 9, 1909. 9:2340. other consid and 100

Palisade av, s w cor Independence av, runs w 99.6 to n e s Palisade av x n w on curve to n s Palisade av x e 143.11 to w s Independence av x s — to beginning, vacant. Walter W and Helena Cox by Ella E Cox to estate of Isaac G Johnson. All title. Mar 31. Nov 8, 1909. 13:3407. nom

*Robin av, e s, 100 n Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Abraham M Van Praag. All liens. Oct 25. Nov 8, 1909. other consid and 100

Spuyten Duyvil Parkway, n s, 50 e from w s of lot 15 map David Banks, Jr, filed in Westchester Co, 75.1x91.7x73.5x90.7. Release judgment. Samuel Straus to Jennie V and John Kennedy. Nov 8. Nov 11, 1909. 13:3415. nom

*Seton av, e s, 212.6 n Randall av and being n ½ of lot 31 blk 30 Sec C of Edenwald, 12.6x100. Release mort. Frances G Greeley to Bengt Nelson. Nov 9, 1909. 201.33

*St Peters av | n w cor Maclay av, 25x99.8x25x100, Westchester Maclay av | Maclay Avenue Realty Co to James Brennan of Brooklyn. Nov 5. Nov 11, 1909. other consid and 100

Steuben av, c l, 130 s from c l 210th st, runs s 75 along av x w 130 x n 75 x e 130 to beginning, vacant. Max Holtz et al to Wm W Beidenkopf. Nov 3. Nov 5, 1909. 12:3326. nom

Steuben av, e s, 75 n 208th st, 50x100, and being lots 223 and 224 map No 1104 of 134 lots Varian estate, 50x100, vacant. Release dower. Caroline Wilker to Samuel Cohn. All title. Nov 4. Nov 5, 1909. 12:3337. nom

Sylvan av, w s, 700 n 254th st, 23.10x211.2x30.2x198.3.
Sylvan av, w s, 550 n 254th st, 25x155x26.2x146.4.
Sylvan av | e s, 175 n 254th st, 25x200 to Newton av, x25x100. Newton av | vacant.
Stuard Realty Co to Charles Feischman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 112.3 s 256th st, 50x100, vacant. Stuard Realty Co to Pasquale Manaco. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 100 s 254th st, 7.1x101.10x27x100, vacant. Stuard Realty Co to Roberta F Frank. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 650 n 254th st, 50x198.3x52.3x181, vacant. Stuard Realty Co to Mary Donohue. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 625 n 254th st, 50x181x52.3x163.7, vacant. Stuard Realty Co to Jules K Wilzin. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 100 n 254th st, 25x100, vacant. Stuard Realty Co to John F Wichelns of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 162.3 s 256th st, 50x100, vacant. Stuard Realty Co to Theresa C Fitz. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 250 n 254th st, 100x100, vacant. Stuard Realty Co to Thomas Lynch, Jr. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 500 n 254th st, 50x146.4x52.4x129.1, vacant. Stuard Realty Co to Geo E Brown. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 150 n 254th st, 50x100, vacant. Stuard Realty Co to Chas G Bothner. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 375 n 254th st, 50x100, vacant. Stuard Realty Co to John J Wigger. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 350 n 254th st, 25x100, vacant. Stuard Realty Co to Thaddeus P Duffy of Yonkers, N Y. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 350 n 254th st, 25x100, vacant. Stuard Realty Co to Franz A Wittig. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 575 n 254th st, 25x163.7x26.1x155, vacant. Stuard Realty Co to John Bertsch. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 200 n 254th st, 50x100, vacant. Stuard Realty Co to Eliz M wife of John J Sheridan. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 125 n 254th st, 25x100, vacant. Stuard Realty Co to Stephen W Smith. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 100 n 254th st, 75x100, vacant. Stuard Realty Co to James F McManus. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 375 n 254th st, 125x100, vacant. Stuard Realty Co to Isaac Kurtzman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 212.3 s 256th st, 50x100, vacant. Stuard Realty Co to Michael McNamara. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. J C Julius Langbein to Clement H Smith. Mort $6,000. Oct 23. Nov 9, 1909. 11:2782. other consid and 100

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. Clement H Smith to Eugene Spock of Yonkers, N Y. Mort $6,000. Oct 28. Nov 9, 1909. 11:2782. other consid and 100

Teller av, No 1372, e s, 649.1 n 169th st, 25x79.6x25x79.8, 2-sty frame dwelling. Jennie Rose to Emma Lee. Morts $6,200. Nov 10. Nov 11, 1909. 11:2782. other consid and 100

*Tremont road, n s, 50 w Robin av, 50x100, Tremont Terrace. Bankers Realty & Security Co to Abraham M Van Praag. All liens. Oct 25. Nov 8, 1909. other consid and 100

*Unionport road, w s, abt 78 n Columbus av, 46x—x—x—, and being Lots 440 and 441 map Van Nest Park. Antonio Fausto to Rosa P Fausto of Newark, N J. Oct 29. Nov 8, 1909. nom

Union av, No 1239, w s, 308.10 n 168th st, 21.11x132.8, 3-sty brk dwelling. John O'Leary to Abraham Riback. All liens. Oct 27. Nov 5, 1909. 10:2673. other consid and 100

*Unionport road, e s, at point 595.1 w White Plains road and 225 n along same from n s Morris Park av, runs n 25 x e 69.2 x s 25 x w 70.1 to beginning. Chas R Nagel to Max H Bracker. Mort $3,750. Nov 8. Nov 10, 1909. other consid and 100

Valentine av, Nos 2182 and 2184 | e s, 132.8 n 181st st, 40x118 to Tiebout av | w s Tiebout av x40x118.6, two 3-sty brk dwellings. Release mort. Mary S Croxson to Wm L Phelan. Nov 1. Nov 5, 1909. 11:3144. 14,500

Valles av, w s, 325 n 254th st, 78.4x125.2x75x152.2, vacant. Stuard Realty Co to Wm Eppinger. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 746 n 254th st, 8.6x99.2x13x100, vacant. Stuard Realty Co to James S Segrave. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 626.4 n 254th st, 52.2x64.3x70x75.6, vacant. Stuard Realty Co to Mary Loftus. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 450 n 254th st, 26.2x108x25x114.4, vacant. Stuard Realty Co to Frank O Brunett of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 200 n 254th st, 25x181.4x26x188.6.
Valles av, e s, 175 n 254th st, 25x100, vacant.
Stuard Realty Co to Patrick McGinn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 475 n 254th st, 26.3x134.3x25x128.6, vacant. Stuard Realty Co to Wm Beck. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 250 n 254th st, 100x109.2x100x103.7, vacant. Stuard Realty Co to Bridget Boland. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

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Valles av, w s, 125 n 254th st, 50x195.7x52x210, vacant. Stuard Realty Co to Pasquale Manaco. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 175 n 254th st, 25x188.6x26x195.7.
Valles av, w s, abt 678.6 n 254th st, 50.8x40.7x54x64.3. vacant.
Stuard Realty Co to John S Aroion. Nov. 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 150 n 254th st, 25x100.11x25x100, vacant. Stuard Realty Co to Mary Casey. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, s w cor 254th st, 34.2x249.10 to 254th st x249.3 to beginning, gore.
254th st, s e cor Valles av, 50x65.11x50.11x56, vacant.
Stuard Realty Co to Fordclaw Company. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 100 n 254th st, 25x100, vacant. Stuard Realty Co to Wm F Klinkerfuss, Jr. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 100 n 254th st, 25x210x25x214.5, vacant. Stuard Realty Co to Paul S Hayes. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 525 n 254th st, 50x86.6x50x95.11, vacant. Stuard Realty Co to Max J Gilet of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 400 n 254th st, 26.2x119x25x115.2, vacant. Stuard Realty Co to Edward R Dowling. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 575 n 254th st, 157x100x157x100.3, vacant. Stuard Realty Co to Wm H McDonald of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 350 n 254th st, 50x115.2x50x109.2.
Sylvan av, e s, 87.3 s 256th st, 25x100, vacant.
Stuard Realty Co to Kate Coleman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 500 n 254th st, 26x95.11x25x101.4.
Valles av, e s, 200 n 254th st, 50x103.7x50x101.10, vacant.
Stuard Realty Co to James J McDonnell of Brooklyn. Nov 3. Nov 8, 1909. other consid and 100

Valles av, e s, 125 n 254th st, 25x100, vacant. Stuard Realty Co to Thos S Partlan. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 225 n 254th st, 100x152.2x104x181.4.
Valles av, w s, abt 575 n 254th st, 52.4x75.5x50x86.7.
Albany Post road, w s, abt 259 n 254th st, 26x87.3x26.9x85.9, and being lots 6 to 9, 32 to 35, 46, 47 and 229 map Samler estate.
Stuard Realty Co to James A Hennessy, B of Q. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

Same property. James A Hennessy to Sidney H Shloss. Morts $3,920. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

Valentine av, No 2251, w s, 213.8 n 182d st, 25x100, 2-sty frame dwelling. Mary A wife Thos J Donnelly to Kath E, Helen M and Mary T Brennan. Morts $6,100. Oct 21. Nov 9, 1909. 11:3150. other consid and 100

Vyse av, No 1163, w s, 420 n 167th st, 20x100.
Vyse av, No 1159, w s, 380 n 167th st, 20x100.
Two 3-sty brk dwellings.
Alexander Bottstein to Sarah Bernstein. B & S. Nov 6, 1907. Nov 9, 1909. 10:2752. nom

Wales av, s e cor St Marys st, 100x102.2x100x101.11, vacant.
St Marys st| Moritz L and Carl Ernst to Charles Cohen. Q C and correction deed. Oct 11. Nov 5, 1909. 10:2575. nom

*White Plains road, w s, lot 16 map (No 142 in Westchester Co) of South Washingtonville, 34.3x146.5x—, except part for road. Margaret Foerst to Kunigunda Nagengast. Aug 11. Nov 5, 1909. nom

Walton av, w s, 468.9 s Fordham road, 318.9x101.5x320.3x101.6, except part for av, vacant. Fleischmann Realty & Construction Co to Walton Building Co, a corpn. Oct 28. Nov 5, 1909. 11:3188. other consid and 100

Woodlawn road| n e cor 206th st, runs n 250.2 x n e 247.10 x s e
206th st | 36.6 and 149.3 and 24 and 99.5 to n s 206th st, x
207th st | w 159 to beginning, vacant. Release mort. The Bowery Savings Bank to Isabel W Niles. Oct 15. Nov 6, 1909. 12:3342. nom

*Westchester av, s s, bet 172d and 173d sts. Agreement as to release of easement bet old and new lines of said av. Katharina Keller with Denis D O'Mahoney, Joseph J Gleason and Henry F Muller and D J Dillon Co, each with the other. Nov 18, 1907. Re-recorded from Dec 6, 1907. Nov 10, 1909. nom

*Westchester av, s s, 51.5 w 173d st, and being lot 164 and 165 amended map No 1081 of Gleason property, 51.5x72.10x50x85, e s. D J Dillon Co to Margaretha M Brohmer. Mort $2,160. Nov 3. Nov 10, 1909. other consid and 100

Webster av, e s, 133.5 n 173d st and 25 n of s w cor lot 141 & being part lot 141 map Mt Hope, 75x155.10 to w s Brook st, x75x157, vacant. Geo S de Hierapolis and ano firm of Hierapolis & Co to Dutton Realty and Construction Co. Q C and correction deed. Oct 27. Nov 10, 1909. 11:2898. nom

Same property. Dutton Realty and Construction Co to Aaron A Feinberg. Mort $23,500. Oct 28. Nov 10, 1909. 11:2898. nom

Washington av| s e s, at s w s 164th st, 100x200, except part
164th st | for av, vacant. FORECLOS, Oct 5, 1909. Alexander Brough, ref, to Lewis S Davis. Nov 8. Nov 10, 1909. 9:2368. 40,000

*Lots 45 and 46 map (No 1061) made by Chas A Mapes, Westchester. Nettie J Jones to John G Hopfengartner, Jr. Nov 5. Nov 10, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Nov. 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Centre st, No 134, n e cor White st. Assign lease. Henry Schillingmann and ano to Consumers Brewing Co of N Y. Nov 3. Nov 5, 1909. 1:198 .....nom

Centre st, No 134, n e cor White st, 54x19.6, all. Henry Knabe to Henry Schillingmann and ano; 7 7-12 yrs, from Oct 1, 1909. Nov 5, 1909. 1:198..... 4,000

Columbia st, No 84, all. Barnet Michelman to Samuel Mandelbaum; 3 years, from Nov 1, 1909. Nov 10, 1909. 2:334.....3,152

Delancey st, No 58, store. Clara Kornberg to Katie Flatow; 2 years, from May 1, 1909. Nov 8, 1909. 2:415.....780

Front st, No 128, all except 2d and 3d floors. Fleming Smith of New London, Conn, to John L Bliss of Brooklyn; 5 years from May 1, 1910. Nov 9, 1909. 1:38.....1,800

Grand st, No 206 |n e cor Mott st, all. Samuel Zirinsky to
Mott st, Nos 148 and 150| Joseph Capato; 2 years, from Dec 1, 1909. Nov 10, 1909. 8,000

Houston st, No 207 East. Assign lease. Goodman Kostink to Hyman Iceland. Nov 10, Nov 11, 1909. 2:412.....nom

Irving pl, s w cor 19th st, portion of 1st floor above store. Olivia B Halsey to Bernard Braverman; 5 years, from April 1, 1909. Nov 5, 1909. 3:874 800

Manhattan st, No 126, store. Julia A Donahue to Jerry Laporta; 7 years, from May 1, 1910. Nov 5, 1909. 7:1981..1,560 and 1,800

Oliver st, w s, bet Bowery and Madison st, Cancellation of transfer of tax lien. Daniel Moynihan, Collector of Assessments and Arrears, to Rudolph Wallach. Oct 13. Nov 6, 1909. 1:279..—

Roosevelt st, No 114.....

Water st, No 328.....
Assign lease. John Salzmann to Chas J Knoeppel. All title. Oct 21. Nov 6, 1909. 1:110.....nom

South st, No 83. Assign lease. Harry Wiesman and ano to John D Haase. Mort $750. Oct 30. Nov 8, 1909. 1:72.....nom

South st, No 83, 4-sty building. James Douglas to Harry Wiesman and ano; 5 3-12 years, from Nov 1, 1909. Nov 8, 1909. 1:72.....2,000

South st, No 83. Reassign lease. John D Haase to Harry Wiesman and ano. All title. Mort $750. Nov 9, 1909. 1:72....nom

Stanton st, No 270, cor Columbia st, store and basement. Joseph Bockar to Nathan Rosenzweig; 6 years, from May 1, 1908. Nov 5, 1909. 2:335 .....1,200 and 1,320

4th st, No 199 East. Assign lease. Emilie Ugur to Maria Heni. Mort $2,000. Nov 6. Nov 8, 1909. 2:400...other consid and 100

4th st, Nos 11 to 19 East, 4 lofts. Jennie Simon to Klee & Co; 5 years, from Feb 1, 1912. Nov 5, 1909. 2:545.....19,500

7th st, No 241, all. Hyman Thumen et al to Beril Steiger; 3 years, from Nov 1, 1909. Nov 5, 1909. 2:377.....3,746

15th st, No 137, all. Helene Figge to Henrietta Lange; 3 years, from May 1, 1909. Nov 10, 1909. 3:871.....1,850

39th st and North River, part of pier. City of New York to Jos Stern et al firm Jos Stern & Sons; from Nov 1, 1909 to Apr 1, 1914, (privilege 10 years renewal at $2,310). Nov 9, 1909. 3:665 2,100

39th st, No 15 East, all. Geo M Miller to Aaron A Fishel; 10 2-12 years, from Nov 1, 1908. Nov 10, 1909. 3:869...4,000 and 5,000

87th st, Nos 271 and 273 West, all. Rosalie Bowsky to Hugh F Weston; 10 years from Dec 1, 1909. Nov 9, 1909. 4:1235...6,000

115th st, No 411 East, west store, &c. Rocco D'Onofrio to Pasquale Ferrara; 5 years, from Oct 1, 1909. Nov 5, 1909. 6:1709 .....360 and 420

117th st, Nos 446 and 448 East, all. Chas B Ammerman to Concetta De Franco; 5 years, from Dec 1, 1909. Nov 11, 1909. 6:1710.....2,400 and 2,700

120th st, No 158 West, all. C M Silverman & Son to Isidor J Kressell; 2 years, from Oct 1, 1909. Nov 11, 1909. 7:1907. 1,200

125th st, No 147, n e cor Lexington av, 1st floor, 37.6x96.3 with extensions, 9x57 and 12x27, with room 19.7x45 on 2d floor and room 46x45 and extension 10x18.6 in basement. 12th Ward Bank to U S of A by Joseph Stewart, acting P G of the U S; 7 yrs, from April 1, 1909. Nov 11, 1909. 6:1774.....8,000

125th st, Nos 78-86 West | s e cor, top floor of Marion Building.
Lenox av, Nos 290 and 292| Marion Realty Co to Morningside Billiard Co; 5 8-12 years, from Sept 1, 1909. Nov 5, 1909. 6:1722 .....3,000 to 3,600

Amsterdam av, No 1485, store. Chas Richter to Cyrille F Verrier et al firm Verrier Bros; 3 years from Oct 1, 1909. Nov 9, 1909. 7:1971 1,020

Broadway, No 4239, store and part basement. Robert Ferguson & Sons, a corpn, to H M & L Wasself; 7 years, from Oct 1, 1909. Nov 10, 1909. 8:2176..... 1,800 to 2,600

Broadway, No 3163, all. James W Hawes and ano to Fritz T Richter; 5 years, from Dec 1, 1909. Nov 10, 1909. 7:1993. Taxes &c in excess of $1,257 and $4,545.50 and.....4,605.50

Broadway|n w cor 45th st, Astor Theatre, leasehold. Affidavit and
45th st | order of court to show cause why claim should not be compromised. Lincoln A Wagenhals and Colin Kemper ASSIGNEES and Leopold Sondheim EXR Meyer R Bimberg with George Keister. July 9. Rerecorded from July 10, 1909. Nov 8, 1909. 4:1012..... —

Broadway, s w cor 100th st, —x—. Assign lease. Wm G Richardson to Arthur P Fegert. Oct 25. Nov 8, 1909. 7:1871.....nom

Broadway, s e cor 43d st, 104.3x165.9x100.5x193.9, leasehold. Power of attorney. Frank R Tate of St Louis, Mo, to Xenophon P Wilfley of St Louis, Mo. Oct 27. Nov 5, 1909. (P A)... —

Broadway| s e cor 43d st, 104.3x165.9x100.5x193.9, all of. Mary
43d st | A Fitzgerald of Litchfield, Conn, to Frank R Tate of St Louis, Mo, and Broadway and Forty-Third Street Building Co; 21 years, from Sept 30, 1909; 1st year $50,000; 2d year $75,102, and remainder of term $100,000 per annum and taxes, &c, with 5 renewals of 21 years each, 1st renewal at $115,000 per annum and thereafter as per agreement. Nov 5, 1909. 4:995..... —

Broadway|s e cor 43d st, 104.3x165.9x100.5x193.9, part to be used
43d st | as theatre. Frank R Tate of St Louis, Mo, and Broadway & 43d St Building Co to Geo M Cohan Theatre Company, a corpn; 10 years, from May 1, 1910, at $52,250 or $55,000, with 10 years renewal at $65,000. Nov 5, 1909. 4:995..... —

Columbus av, s e cor 103d st, dining room in rear of bar room and two adjoining rooms, kitchen in basement and two rooms in upper part of building Constantin Delin to Josef Herz; 3 years, from Nov 9, 1909. Nov 5, 1909. 7:1938..... .....as per agreement

Lexington av, Nos 1907 to 1919, s e cor 119th st, all. Rudolph W Pick to Margt Toomey; 5 years, from May 1, 1910. Nov 11, 1909. 6:1767..... .....4,800 and 5,000

Same property. Agreement modifying terms of lease. Same with same. Nov 9. Nov 11, 1909. 6:1767..... nom

Same property. Assign lease. Margt Toomey to Geo C Kienzle. Nov 4. Nov 11, 1909. 6:1767..... .....nom

Park row, No 156| n cor Pearl st, all. Margaret Hyland et al to
Pearl st, No 466 | Daniel J O'Rourke; 7 years, from June 11, 09. Nov 11, 1909. 1:160..... 2,000

1st av, No 419. Assign lease Jacob Wagner to Geo F Wagner. Nov 9. Nov 10, 1909. 3:930..... nom

3d av, No 176, store and basement. Joseph M Lichtenauer to Louis Draudt; 2 1-12 years, from Apr 1, 1910. Nov 10, 1909. 3:872. 1,080

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3d av, No 423, store and basement. James J McGillen to Frank Mutterer; 5 4-12 years, from Jan 1, 1910. Nov 5, 1909. 3:-910.....1,500
3d av, No 1463, store, &c. Nathan A Metzger to John J Junemann; 10 years, from Jan 1, 1910. Nov 11, 1909. 5:1528.....1,440
3d av, No 2062. Assign lease. Ferdinand C Nofsinger to H Koehler & Co. Oct 8. Nov 11, 1909. 6:1640..... nom
3d av, No 2062. Assign lease. H Koehler & Co to Charles Recht. Nov 8. Nov 11, 1909. 6:1640..... nom
4th av, No 234, n w cor 19th st. Agreement as to extension of lease for 3 years, from May 1, 1910, at $6,000 per year. Albert Pittis et al with Herman F Siemers. Oct 1. Nov 10, 1909. 3:848.....nom
5th av, No 92, store and basement. Rose Brown to Moritz H Friedman; 10 2-12 years from Dec 1, 1909. Nov 9, 1909. 3:816. .....4,200 to 4,500
6th av, Nos 460 and 462. Assign lease. Louis Buchler and Archibald Hadden to Ferdinand Munch Brewery. Nov 5. Nov 8, 1909. 3:829.....nom
7th av, No 327, all. Charlotte Y Ackerman to Henry Harberger; 5 5-12 years, from Dec 1, 1909. Nov 8, 1909. 3:804.....2,100
7th av, No 260. Assign lease. Frank Rosset to Edward Harrison. Nov 4. Nov 8, 1909. 3:774..... nom
Same property. Assign lease. Edward Harrison to Arthur Jost. Nov 4. Nov 8, 1909. 3:774.....nom
7th av, No 260, corner store. Augusta Polifeme to Frank Rosset; 7 years from Sept 1, 1909. Nov 9, 1909. 3:774.....1,500 to 2,200
8th av, No 847. Assign of all title to money due upon lease. Jas J Devancy to Lion Brewery. Nov 23, 1906. Nov 8, 1909. 4:1041. ..... nom
8th av, No 618, s e cor 40th st. Assign lease. James S Shea to Morris Jacobs. Nov 5. Nov 8, 1909. 3:789.....n m
Same property. Assign lease. Morris Jacobs to Arthur Jost. Nov 5. Nov 8, 1909. 3:789..... nom
8th av, No 847, all. David H Cochran and ano TRUSTEES Chas Davies to James J Devaney; 10 years, from May 1, 1907. Nov 8, 1909. 4:1041.....taxes, &c, and 3,200 and 3,400
9th av, No 539. Surrender lease. Fred Dohrmann and ano to Mary A McGlynn. Nov 1. Nov 6, 1909. 3:737.....nom
9th av, No 539 | s w cor 40th st, 4-sty brk building. Mary A Mc-
40th st | Glynn to Louis Schwortz and ano; 5½ years, from Nov 1, 1909. Nov 6, 1909. 3:737.. 3,300
10th av, No 637, n w cor 45th st. Assign lease. Michael O'Neill to John J Duffy. All title. Mort $8,000. Oct 29. Nov 8, 1909. 4:1074.....nom
11th av | n e cor 21st st, north store. Acme Mortgage Co to John
21st st | Kelly, Jr, of Rutherford, N J. 20 years, from Dec 1, 1909. Nov 6, 1909. 3:693.....2,000 to 3,000
Pier New No 42 North River, northerly 120 feet of bulkhead. City of New York to Wm Farrell and ano firm Wm Farrell & Son; 5 years from Feb 1, 1909 (5 years renewal at $2,625. Nov 9, 1909. 2,500

BOROUGH OF THE BRONX.

138th st, No 710 East, store and basement. John Robertson and William Gammie to William Schram; 3 years, from Dec 1, 1909. Nov 10, 1909. 10:2566..... 2,300 to 2,500
142d st, No 261 East, all. John J Green to Sarah Pleasants; 2 years, from April 1, 1909. Nov 11, 1909. 9:2334 .... 660 and 720
180th st, No 777 East, store. Micheal or Michael (?) Murtha to L Guarino (errors) 2 or 3 years (?) from Nov 1, 1909. Nov 9, 1909. 11:3110 276
Courtlandt av, No 727, store, &c. Henry Heddrich to Adam Amberg; 5 5-12 years, from Dec 1, 1909. Nov 5, 1909. 9:2415. .....780 and 840
Courtlandt av, No 775, s w cor 157th st, all. Henry Wilker to Gottlieb Staedeli; 7 years, from May 1, 1912. Nov 10, 1909. 9:2416.....960
Same property. Assign lease. Gottlieb Staedeli to Elise Staedeli. ½ part. Nov 10, 1909. 9:2416.....nom
Melrose av, n w cor 149th st, store, 32.8x77.8, also basement, &c. American Real Estate Co to Wm B Riker & Son Co; 21 years, from Jan 1, 1910. Nov 11, 1909. 9:2328.... 7% of total of lessees gross receipts from sales on premises until same shall equal or exceed $15,000 per annum and thereafter to be at rate of per annum $15,000.
Southern Boulevard, No 1285, south store, &c. Morris and Aaron Feldman to Jacob Friedman; 4½ years, from Nov 1, 1909. Nov 11, 1909. 11:2976.....780 and 900
St Anns av, No 211, n w cor 137th st, store. Sol Cohen to Wm J Koch; 4 years from Aug 1, 1908. Nov 9, 1909. 9:2265.....1,200
Same property. Assign lease. Wm J Koch to Jos M Friedberg and Samuel Resnick. Oct 18. Nov 9, 1909. 9:2265. nom
Same property. Assign lease. Jos M Friedberg and ano to Koch Drug Stores, a corpn. Nov 1. Nov 9, 1909. 9:2265.....nom
Same property. Assign lease. Koch Drug Stores to Saml Resnick. Nov 1. Nov 9, 1909. 9:2265.....nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Nov. 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Amsterdam, Samuel with Isaac Marx. Av C, Nos 7 to 11. Extension of $3,000 mort until Nov 28, 1911, at 6%. Oct 26. Nov 5, 1909. 2:384. nom
Alden, Thomas J to BANK FOR SAVINGS in City N Y. 21st st, No 437, n s, 414.4 w 9th av, 21.2x98.9. Nov 6. 1909, 5 years, 4½%. 3:719. 8,000
Aliesch, Peter of Borough of Queens, N Y, to EQUITABLE LIFE ASSUR SOC of the U S. 62d st, No 150, s s, 200 e Amsterdam av, 25x100.5. Nov 8, 1909, due Jan 1, 1915, 4½%. 4:1133. 15,000
Same to Olga Steiner. Same property. Prior mort $15,000. Nov 8, 1909, due &c as per bond. 4:1133. 2,500
Same and Leon J Bamberger individ and as exr Edw S Bamberger and ano as exr same with same. Same property. Subordination agreement. Nov 6. Nov 8, 1909. 4:1133. nom
Averill, Cornelia K and Edw A Johnson with Bronx Investment Co. Hester st, No 46. Subordination agreement. Nov 4. Nov 8, 1909. 1:297. nom
Alliance Construction Co to Grace W Coughlan. 32d st, Nos 15 and 17, n s, 120 w Madison av, 50x98.9. Building loan. Prior mort $195,000. Nov 6, demand, 6%. Nov 8, 1909. 3:862. 50,000
Same to same. Same property. Certificate as to above mort. Nov 6. Nov 8, 1909. 3:862.
Amend, Catherine J and Anna to EMIGRANT INDUSTRIAL SAVINGS BANK. Cannon st, Nos 122 to 126, e s, 150 s Houston st, 50x100. Nov 9, 1909, 3 years, 4½%. 2:330. 42,000
Allenel Construction Co with METROPOLITAN LIFE INS CO. Broadway, Nos 2632 and 2634, s e cor 100th st, 46.9x180.3x53.7 x180.1. Extension of $425,000 mort until Nov 1, 1916, at 5%. Nov 5. Nov 8, 1909. 7:1871. nom
Arenfred, Alice D widow, and Robt Gast and Wm H Steinkamp exrs, &c, Wm Arenfred to Charles Gast. 98th st, No 169, n s, 100 e Amsterdam av, runs n 129.6 x e 36.6 x s 81.9 x s w 15.10 x s 33 to 98th st, x w 27.6 to beginning. Prior mort $19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,000
Same to Edw A Gast. Same property. Prior mort $19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,000
Arenfred, Alice D widow and Robt Gast and Wm H Steinkamp exrs Wm Arenfred to Robt Gast. 98th st, No 165, n s, 142.6 e Amsterdam av, runs n 33 x n w 14.3 x n 81.9 x e 46 x s 79.9 x s w 14.11 x s 33 to st, x w 27 to beginning. Prior mort $19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,500
Same to Dora Gast. Same property. Prior mort $19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,000
Accumulation Realty Co to TITLE INSURANCE CO of N Y. 28th st, No 433, n s, 425 w 9th av, 25x68.9. Oct 15, due Nov 8, 1912, 5%. Nov 9, 1909. 3:726. 14,000
Same to same. Same property. Certificate as to above mort. Oct 15. Nov 9, 1909. 3:726.
Belwood Realty Co to TITLE GUARANTEE & TRUST CO. 123d st, No 155, n s, 323.11 w 3d av, 26.1x100.11. P M. Nov 9, 1909, due, &c, as per bond. 6:1772. 13,000
Belwood Realty Co to TITLE GUARANTEE & TRUST CO. 123d st, No 157, n s, 298.3 w 3d av, 25.8x100.11. P M. Nov 9, 1909, due, &c, as per bond. 6:1772. 12,000
Brugman, Mary E wife Frank E to METROPOLITAN SAVINGS BANK. St Nicholas av, No 1549, w s, 75.4 n 187th st, 19.6x80. Nov 9, 1909, 5 years, 5%. 8:2168. 7,500
Bloch, Adolph and Julius Roubitsheck or Robitschek to EMIGRANT INDUSTRIAL SAVINGS BANK. 86th st, No 341, n s, 200 w 1st av, 25.6x100.8. Nov 8, 1909, 5 years, 4½%. 5:1549. 18,000
Same and Jacob Steiner with same. Same property. Subordination agreement. Oct 29. Nov 8, 1909. 5:1549. nom
Briner, Dora widow to HUDSON CITY SAVINGS INSTN of Hudson, N Y. Lexington av, No 620, w s, 42.1 n 53d st, 21x68. Nov 6, 3 years, 4½%. Nov 8, 1909. 5:1308. 12,000
Bay Counties Investing Co to Edw E Hicks. Certificate as to morts dated Oct 4, 1909. Oct 1. Nov 6, 1909.
Borowitz, Louis, of Brooklyn, N Y, to Jacob Whitton. 4th st, Nos 310 and 312, s s, 102 e Av C, 44x96.2. Prior mort $——. Nov 5, 1909, 5 years, 6% 2:373. 10,000
Batavia & New York Wood Working Co to Sullivan & Cromwell. Claremont av, No 194, s e cor 127th st, Nos 604 to 610, 119.8x 100. Certificate as to mort for $175,000. Oct 9. Nov 5, 1909. 7:1993. nom
Backer, Sarah wife of Geo to GERMAN SAVINGS BANK. Hamilton Terrace, No 51, e s, 479.6 n 141st st, 25x96.6x25x98.7. Nov 5, 1909, 5 years, 4½%. 7:2050. 22,000
Briggs, Eliz H to Johanna H C Schnepf trustee Eleonore Pirkl. 53d st, No 331, n s, 392.5 e 9th av, 17.5x42.4x19.10x44.9. Nov 1, 3 years, 5%. Nov 5, 1909. 4:1044. 1,000
Bates, Lillian E to Geo F Chamberlin trustee Anne Bishop. 58th st, No 144, s s, 65 e Lexington av, 20x80.5. Oct 6, 3 years, 5%. Nov 5, 1909. 5:1312. 21,000
Same and Leon Levy with same. Same property. Subordination agreement. Oct 29. Nov 5, 1909. 5:1312. nom
Benjamin, William, Hamilton F and Julian A, all of Garrison, N Y, to Harris D Colt and ano trustees for Caroline H Johnston will Richard Arnold. 77th st, Nos 65 and 67, n s, 200 e Madison av. 37.6x102.2. Nov 3, 3 years, 4½%. Nov 5, 1909. 5:1392. 42,000
Bachrach, Irving to Eva Male. Av C, Nos 117 and 119. Certificate as to payment of mort &c. Nov 5, 1909. 2:390.
Broadway & Forty-Third St Building Co to Mary A Fitzgerald. Certificate as to mort made by said company (for description see mort under name of "Tate.") Nov 5, 1909. 4:995.
Bolender, Geo P or Geo, Philip H or Philip and Lillian wife Adam Spangenberg to BANK FOR SAVINGS in City N Y. Amsterdam av, Nos 1845 and 1847, w s, 25.11 n 104th st, 2 lots, each 25x100. Two morts, each $2,500. Nov 10, 1909, 5 years, 4½%. 7:1876. 5,000
Bernheim, Geo B with Wm Maas et al. Greene st, No 16. Extension of $27,000 mort until Dec 1, 1914, at 4½%. Nov 10, 1909. 1:230. nom
Becker Realty Co to Frances L Meeker. Greenwich st, No 549, s e cor Charlton st, No 112, 25x75. All title to alley 3 ft wide leading to Charlton st. P M. Prior mort $9,000. Nov 10, 1909, due May 1, 1910, 6%. 2:597. 16,500
Brisbane, Arthur to MUTUAL LIFE INSURANCE CO OF N Y. 125th st, Nos 233 to 237, n s, 525 w 7th av, runs w 50 x n 199.10 to 126th st, Nos 228 to 234, x e 100 x s 99.11 x w 50 x s 99.11 to beginning. Nov 9, due, &c, as per bond. Nov 11, 1909. 7:1931. 180,000
Brown, Minnie T to Kath G Farrell. 60th st, No 243, n s, 115 w 2d av, 20x100.5. Prior mort $15,000. Nov 4, due, &c, as per bond. Nov 11, 1909. 5:1415. 3,500
Carroll, Alice to MANHATTAN SAVINGS INSTN. Wooster st, No 243, w s, 75.11 s 4th st, 19.6x52. Nov 5, 1909, due &c as per bond. 2:538. 3,000
Conway, Arthur B to BANK FOR SAVINGS IN CITY N Y. 45th st, No 139, n s, 260 w 3d av, 22x100.5. Nov 4, 3 years, 4½%. Nov 5, 1909. 5:1300. 5,000
Criterion Construction Co to Sophie H Salomon. 115th st, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11. Prior mort $——. Nov 4, 2 years, 6%. Nov 5, 1909. 6:1643. 7,500
Same to same. Same property. Certificate as to above mort. Nov 4. Nov 5, 1909. 6:1643.

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Cheesman, Benedict W to Hermann H Cammann et al, exrs, &c, Edmund S Bailey. 107th st, No 313, n s, 162 e Riverside Drive, 20x100.11. Nov 5, due, &c, as per bond. Nov 6, 1909. 7:1892. 30,000

Same to John V D Cornell. Same property. Prior mort $30,000. Nov 5, 2 years, 6%. Nov 6, 1909. 7:1892. 5,000

Carlyle Realty Co to METROPOLITAN LIFE INS CO. Cathedral Parkway, s s, 100 w Amsterdam av, 2 plots, each 100x70.11. 2 morts, each $260,000. Nov 5, 1909, due Oct 1, 1914, 6%, until completion of buildings and thereafter 5½%. 7:1881. 520,000

Same to same. Certificate as to both of above morts. Nov 5, 1909. 7:1881. ——

Conway, Arthur B with BANK FOR SAVINGS in City N Y. 45th st, No 139 East. Extension of $10,000 mort until Nov 4, 1912, 4½%. Nov 4. Nov 8, 1909. 5:1300. nom

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907, assessed to Jas A Byrne, lot 24 on 1st av, w s, bet 78th and 79th sts. July 15, 3 years, 6⅜%. Nov 8, 1909. 5:1453. 669.70

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907, assessed to Frances V Decker, lot 28 on 64th st, n s, bet 3d and Lexington avs. July 15, 3 years, 7%. Nov 8, 1909. 5:1399. 1,656.27

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907 assessed to E V N Marvin, lot 30 on 39th st, n s, bet Lexington and 3d avs. July 1, 3 years, 6¾%. Nov 8, 1909. 3:895. 1,132.33

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1901 to 1907, assessed to J Devine, lot 55 on 40th st, s s, bet 3d and Lexington avs. July 1, 3 years, 7%. Nov 8, 1909. 3:895. 926.05

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to Marion B Carroll, lot 22 on 79th st, n s, bet Broadway and Amsterdam av. July 1, 3 years, 6½%. Nov 8, 1909. 4:1277. 1,711.78

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for year 1904, assessed to C D Eidlitz, lot 17½ on 71st st, n s, bet West End av and 12th av. July 1, 3 years, 7⅜%. Nov 8, 1909. 4:1183. 484.65

City of New York to John Miller, 32 Nassau st. Transfer of tax lien for years 1905 to 1907 assessed to unknown. Lot 23 at East River, bet 51st and 52d sts. July 1, 3 years, 9%. Nov 9, 1909. 5:1363. 1,285.37

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1901 to 1907 assessed to Mary F Olcott. Lot 7 on 130th st, n s, bet Lenox and 5th avs. Aug 19, 3 years, 7 1-8%. Nov 9, 1909. 6:1728. 1,426.11

The City of N Y to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1904 and 1906, assessed to J W Stolts, lot 22 on Elizabeth st, w s, bet Prince and Spring sts. June 17, 3 years, 7⅜%. Nov 5, 1909. 2:493. 1,135.12

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to L A Kessler. Lot 57 on 117th st, s s, bet Park and Lexington avs. Aug 19, 3 years, 6 3-8%. Nov 9, 1909. 6:1644. 556.66

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to Harry C Williams. Lot 23 on 128th st, n s, bet Lenox and 5th avs. Aug 19, 3 years, 7 7-8%. Nov 9, 1909. 6:1726. 645.90

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907 assessed to A Slater, Jr. Lot 13½ on 122d st, n s, bet Park and Lexington avs. Aug 19, 3 years, 7%. Nov 9, 1909. 6:1771. 748.51

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to James Thompson. Lot 30½ on 123d st, s s, bet Lenox and Mount Morris avs. Aug 19, 3 years, 7 7-8%. Nov 9, 1909. 6:1721. 885.99

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907 assessed to Harry Lehi. Lot 20½ on 102d st, n s, bet 2d and 3d avs. Aug 19, 3 years, 6%. Nov 9, 1909. 6:1652. 1,256.41

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to unknown. Lot 6½ on 111th st, n s, bet Park and Lexington avs. Aug 19, 3 years, 6 7-8%. Nov 9, 1909. 6:1639. 555.45

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1884 to 1907, assessed to John R Smith. Lot 21½ on 103d st, n s, bet 1st av and Harlem River. Aug 19, 3 years, 12%. Nov 9, 1909. 6:1697. 4,442.11

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907 assessed to D McLane. Lot 4 on Lenox av, e s, bet 119th and 120th sts. Aug 19, 3 years, 6¾%. Nov 9, 1909. 6:1718. 2,020.50

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1881 to 1907 assessed to heirs of J Parker. Lot 20 on 117th st, n s, bet 2d and 3d avs. Aug 19, 3 years, 5¾%. Nov 9, 1909. 6:1667. 3,684.71

The City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to Mitchell & Crane, lot 70 on 28th st, s s, bet 6th and 7th avs. June 17, 3 years, 6⅞%. Nov 5, 1909. 3:803. 2,015.02

City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax liens for years 1905 to 1907, assessed to G E Beers, lot 81, on 6th av, e s, bet 28th and 29th sts. July 1, 3 years, 7%. Nov 5, 1909. 3:830. 2,430.74

City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1890 and 1905, assessed to Mary Myers, lot 4 on West Broadway, e s, bet Grand and Broome sts. June 17, 3 years, 7⅜%. Nov 5, 1909. 2:475. 1,040.61

City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to Wm F Donnelly, lot 71 on 28th st, s s, bet 6th and 7th avs. June 17, 3 years, 6⅞%. Nov 5, 1909. 3:803. 1,511.14

City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1898 to 1907, assessed to E L Burnham, lot 53 on Horatio st, n s, bet Hudson and 4th sts. June 17, 3 years, 8%. Nov 5, 1909. 2:627. 1,655.51

City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for year 1907, assessed to J M Fitzgerald, lot 1 on West Broadway, e s, bet Spring and Prince sts. June 17, 3 years, 7⅛%. Nov 5, 1909. 2:501. 1,151.25

City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907, assessed to —— Weed, lot 51 on 11th st, n s, bet Bleecker and 4th sts. June 17, 3 years, 8%. Nov 5, 1909. 2:623. 1,769.05

The City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907, assessed to Co-operative Social Soc, lot 14 on Jones st, s s, bet Bleecker and West 4th sts. June 17, 3 years, 7%. Nov 5, 1909. 2:590. 576.73

The City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1899 to 1907, assessed to Jacob Hirsch, lot 11 on 4th st, s s, bet Wooster and Greene sts. June 17, 3 years, 7⅞%. Nov 5, 1909. 2:535. 3,230.79

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 55 on Manhattan st, n s, bet Morningside and Amsterdam av, for year 1898. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1966. 476.47

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G. M. Wilkins. Lot 54, on Manhattan st, n s, bet Morningside and Amsterdam avs, for year 1898. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1966. 563.09

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 49 on Manhattan st, n s, bet Morningside and Amsterdam avs, for year 1898. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1966. 529.90

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to John H Sherwood. Lot 26 on 112th st, n s, bet 7th and 8th avs, for year 1902. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1828. 798.94

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 51 on Manhattan st, n s, bet Morningside and Amsterdam avs, for year 1898. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1966. 544.56

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to S V Creeger. Lot 56 on Manhattan st, n s, bet Morningside and Amsterdam avs, for year 1898. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1966. 474.07

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to Chickering & Son. Lots 2 and 3 on Columbus av, e s, bet 97th and 98th sts, for years 1904 to 1907. Sept 20, 3 years, 7⅜%. Nov 10, 1909. 7:1833. 7,050.25

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assesed to James Stone. Lot 37 on 120th st, s s, bet 2d and 1st avs, for years 1900 to 1907. Aug 19, 3 years, 6%. Nov 10, 1909. 6:1796. 1,508.47

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G Fields. Lot 41 on 128th st, s s, bet Lexington and 3d avs, for years 1905 to 1907. Aug 19, 3 years, 7%. Nov 10, 1909. 6:1776. 470.38

City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to D Rabold. Lot 23 on 127th st, n s, bet Lexington and 3d avs, for years 1905 to 1907. Aug 19, 3 years, 6⅞%. Nov 10, 1909. 6:1776. 468.60

City of New York to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907 assessed to John R Slattery. Lot 66 on 83d st, n s, bet Riverside Drive and West End av, July 1, 3 years, 6¾%. Nov 8, 1909. 4:1245. 1,720.39

Cohen, Bernhard to Geo Bruestle. Ridge st, No 117, n w s, 175 n e Rivington st, 25x100. Prior mort $27,000. Nov 1, 3 years, 6%. Nov 11, 1909. 2:344. 5,000

Cushman (D A) Realty Co to U S TRUST CO of N Y. Broadway, No 174, n e cor Maiden lane, 25x50; 8th av, Nos 799 to 813, s w cor 49th st, Nos 300 and 302, runs w 125 x s 100.5 x w 25 x s 25.5 x e 150 to 8th av x n 125.10 to beginning; 9th av, No 162, s e cor 20th st, Nos 362 and 364, 26.6x80; 9th av, n e cor 20th st, No 367, 74x22. Prior mort $360,000. Sept 30, due Sept 1, 1912, 4½%. Nov 8, 1909. 1:65; 3:743 and 744; 4:1039. 340,000

Same to same. Same property. Certificate as to above mort. Sept 30. Nov 8, 1909. 1:65; 3:743 and 744; 4:1039. ——

Corcoran, Ellen A to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 617, n e cor 53d st, 20.5x64. Nov 11, 1909, 3 years, 4½%. 5:1308. 5,500

Coleman, Chrisencia C wife Geo A, of Poughkeepsie, N Y, to NEW YORK SAVINGS BANK. 7th av, No 2311, e s, 94.11 n 135th st, 17x75. Nov 11, 1909, due, &c, as per bond. 7:1920. 2,000

Crown Realty Co to NEW YORK SAVINGS BANK. Columbus av, No 943, e s, 25.11 n 106th st, 25x75. Nov 6, due, &c, as per bond. Nov 9, 1909. 7:1842. 3,000

Same to same. Same property. Certificate as to above mortgage. Nov 9, 1909. 7:1842. ——

Crown Realty Co to NEW YORK SAVINGS BANK. Amsterdam av, No 833, e s, 25.11 s 101st st, 25x75. Nov 8, due, &c, as per bond. Nov 9, 1909. 7:1855. 3,000

Same to same. Same property. Certificate as to above mort. Nov 9, 1909. 7:1855. ——

Cohen, Myer and Mary with ALBANY SAVINGS BANK. Edgecombe av, Nos 323 and 325, w s, 749.6 n 145th st, 64.11x75. Subordination agreement. Nov 8. Nov 9, 1909. 7:2053. nom

Cohen, Myer to ALBANY SAVINGS BANK. Edgecombe av, Nos 323 and 325, w s 749.6 n 145th st, 64.11x75. Nov 8, 5 years, 4½%. Nov 9, 1909. 7:2053. gold, 51,000

Cherokee Realty Co to John T McCall. Certificate as to mort for $30,000 covering land at Islip, L I. Nov 1. Nov 9, 1909. ——

Coleman, Florence with Marmac Construction Co. 27th st, Nos 104 to 108, s s, 100 w 6th av, 60x98.9. Extension of mort for $200,000 to Dec 1, 1911, at 5%. Nov 10, 1909. Nov 11, 1909. 3:802. nom

Dadirrian, Hosanna M to Julia A Dater. 113th st, No 625, n s, 361 w Broadway, 19x100.11. Nov 4, due &c as per bond. Nov 5, 1909. 7:1895. 17,000

Dow Construction Co to Denis J Dwyer and ano. Broadway, late Boulevard or Public Drive, n w cor 145th st, 99.11x150. P M. Nov 5, 1909, 2 years, 5%. 7:2092. 200,000

Same to W Lauman Bull Jr. Same property. Prior mort $200,000. Nov 5, 1909, due Aug 5, 1910, 6%. 7:2092. 20,000

Deane, Summer to Peter J Shields. Nagle av, e l, 430 s w c l Ellwood st, runs s e 250 x s w 100 x n w 250 to e l Nagle av x n e 100 to beginning, except part for Nagle av; Nagle av, n w s, 200 s w Ellwood st, 100x262.7x130.5x346.4. Prior mort $40,500. Nov 6, due Jan 6, 1911, 6%. Nov 8, 1909. 8:2171 and 2172. 6,000

Davis, Edward A with Edw A Davis guardian Hellen F A Heyer and ano. 117th st, n s, 107.11 w St Nicholas av, 25x25.2. Subordination agreement. Nov 8. Nov 9, 1909. 7:1923. nom

Evens, Morris B to ALBANY SAVINGS BANK. Edgecombe av, Nos 327 and 329, w s, 814.5 n 145th st, 65x75. Nov 8, 5 years, 4½%. Nov 9, 1909. 7:2053. gold, 51,000

Same and Annie Evens with same. Same property. Subordination agreement. Nov 8. Nov 9, 1909. 7:2053. nom

Ennis, Joseph L to Fannie F Ely. Jumel pl, w s, 166.3 n 167th st, 75x100. P M. Nov 4, 2 years, 5½%. Nov 5, 1909. 8:2112. 8,000

Eddy, Lawrence R, of Elizabeth, N J, to Eliza E Comstock. 118th st, Nos 212 and 214, s s, 175.5 e 3d av, 37.6x100.5. Nov 11 1909, 1 year, 6%. 6:1667. 5,000

Frankel, Caroline to ALBANY SAVINGS BANK. 154th st, Nos 262 to 268, s s, 100 e 8th av, 2 lots, each 37.6x99.11. 2 morts, each $33,000. Nov 11, 1909, 5 years, 5%. 7:2039. gold, 66,000

Same and Hattie Marx with same. Same property. Two subordination agreements. Nov 10. Nov 11, 1909. 7:2039. nom

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Fox, Joseph to John A Stewart et al trustees of LIVERPOOL & LONDON & GLOBE INS CO in N Y. 43d st, No 318, s s, 200 e 2d av, 16.8x100.5. P M. Nov 4, 5 years, 4½%. Nov 5, 1909. 5:1335. 3,000

Friedman Construction Co to FRANKLIN SAVINGS BANK. 180th st, Nos 719 to 723, n s, 144.5 e Fort Washington av, 85x110. Nov 5, 1909, 5 years, 5%. 8:2176. 110,000

Same to same. Same property. Consent to above mort. Nov 5, 1909. 8:2176. —

Same to same. Same property. Certificate as to above mort. Nov 5, 1909. 8:2176. —

Flattau, Augustus to TITLE GUARANTEE AND TRUST CO. Washington Square South, No 54, or 4th st, No 76, s w s, at n w s Wooster st, No 247, 14x56. P M. Nov 5, due, &c, as per bond. Nov 6, 1909. 2:538. 12,000

Feinberg, Rose to Caroline M Child and Eliz G Wheelwright trustees Benj F Wheelwright. 79th st, No 310, s s, 145.6 e 2d av, 18.6x102.2. Nov 6, due Nov 1, 1914, 5%. 5:1453. 10,000

Folsom, Jessie to TITLE GUARANTEE & TRUST CO. 49th st, No 526, s s, 383.8 w 10th av, two lots, each 26.4x100.5. Two morts, each $14,000. Nov 9, 1909, due, &c, as per bond. 4:1077. 28,000

FARMERS LOAN & TRUST CO with Ellen Y Scott of Jersey City, N J. Park pl, No 25, n s, 33.4 e Church st, 37.11x150 to s s Murray st, No 22, x21.4x irreg. Extension of $135,000 mort until Nov 4, 1912, at 4½%. Nov 4. Nov 8, 1909. 1:124. nom

Fowler, Edward P to DRY DOCK SAVINGS INSTITUTION. 40th st, No 38, s s, 406 e 6th av, 18x98.9. Prior mort $22,000. Nov 10, 1909, due, &c, as per bond. 3:841. 8,000

Finelite, Alexander to Eliz F King et al exrs Edw King. 103d st, Nos 208 to 212, s s, 138 w Amsterdam av, 60x73 to s s former Clendenning lane, x60.1x76. Nov 10, 1909, 5 years, 4%. 7:1874. 45,000

Focarile, John with Chas Griffen et al trustees Saml Willets (Caroline W Frame trust). 117th st, Nos 429 and 431, n s, 306.6 e 1st av, 37.6x100.10. Extension of $30,000 mort until Nov 19, 1912, —%. Nov 3. Nov 8, 1909. 6:1711. nom

Greenbaum, Rosalie J to Roman Catholic Orphan Asylum in the City N Y. Lexington av, No 1553, e s, 26 n 99th st, 25x95. Nov 8, 5 years, 4½%. Nov 9, 1909. 6:1627. 18,000

Gould, Hannah S to Samantha M Neville. 94th st, No 35, n s, 300.4 w Central Park West, 19.8x100.8. Prior mort $17,000. Oct 25, due Nov 1, 1910, 6%. Nov 8, 1909. 4:1208. 6,500

Golding, Joseph and Dore with Leah Buttenwieser. 56th st, Nos 321 and 323 and 325 East. Subordination agreement. Nov 1. Nov 5, 1909. 5:1349. nom

Gerardo, Donato to Pasquale Bocchino. 117th st, No 413, n s, 144 e 1st av, 25x100.10. Prior mort $19,000. Nov 4, 2 years, 6%. Nov 5, 1909. 6:1711. 3,000

Same to Giuseppe Tomasulo. Same property. Prior mort $22,000. Nov 4, 2 years, 6%. Nov 5, 1909. 6:1711. 500

Gutman, Sanders to Louis Frank. Park av, No 952, s w cor 82d st, No 72, 45.6x100. Nov 10, 1909, due Dec 1, 1915, 4%. 5:1493. 60,000

Gear, James to Douglas Robinson and ano trustees Corinne R Alsop. 88th st, No 211, n s, 125 w Amsterdam av, 25x100.8. Nov 10, 1909, due, &c, as per bond. 4:1236. 25,000

Hanson, Alfred E of Brooklyn, N Y, to Deborah S Graff et al exrs John C Graff. 158th st, Nos 554 and 556, s s, 75 e Broadway, 50.99.11. P M. Nov 3, 3 years, 5%. Nov 5, 1909. 8:2116. 20,000

Herzog, Harry to Annie Klossk. 113th st, No 19, n s, 300 e 5th av, 25x100.10. P M. Prior mort $——. Apr 20, installs, 6%. May 14, 1909. 6:1619. Corrects error in issue of April 24, when expiration of mort was given as Jan 2, 1909. 500

Horowitz, Adolf of Brooklyn, N Y, to BROADWAY SAVINGS INSTN of City N Y. Warren st, No 22, n s, 98.10 e Church st, 24.11x100.4. Nov 8, 1909, due May 1, 1911, 5%. 1:135. 70,000

Hilton, Fredk M of Briarcliff Manor, N Y, to UNION DIME SAVINGS BANK. Greenwich st, No 176, n w s, abt 32 s Dey st, 24.6 x63.6x23.2x56.6 P M. Nov 8, 1909, due &c as per bond. 1:59. 22,000

Hennion, John A to FRANKLIN SAVINGS BANK. 45th st, No 411, n s, 152 w 9th av, 24x100.4. Nov 9, 1909, 5 years, 4½%. 4:1055. 15,000

Holland Holding Co to Augusta C Field of Mohegan, Westchester County, N Y. Riverside Drive, s e cor 145th st, 100x124.4x 99.11x120. P M. Oct 18, due, &c, as per bond. Nov 9, 1909. 7:2091. 100,000

Harperly Hall Co to METROPOLITAN LIFE INS CO. Central Park West, n w cor 64th st, 100.5x150. Nov 8, due Oct 1, 1914, 6%, until building is completed and 5½% thereafter. Nov 9, 1909. 4:1117. 725,000

Same to same. Same property. Certificate as to above mort. Oct 18. Nov 9, 1909. 4:1117. —

Harned, Bedell H individ and as admr Caroline H Larned with Emma F Hobby. 123d st, No 112, s s, 180 w Lenox av, 20x 100.11. Extension of $18,000 mort until July 1, 1912, at 5%. Nov 8, 1909. 7:1907. nom

Horowitz, Adolf to Seymour Realty Co. Warren st, No 22, n s, 98.10 e Church st, 24.11x100.4. P M. Prior mort $70,000. Oct 27, 5 years, 5%. Nov 10, 1909. 1:135. 15,000

Holland Holding Co to Stuart W Huber. 36th st, Nos 28 to 32, s s, 365 w 5th av, 50x98.9. P M. Prior mort $100,000. Nov 6, 2 years, 6%. Nov 11, 1909. 3:837. 90,000

Hanrette, Mary E to The A C & H M Hall Realty Co. 98th st, No 124, s s, 214.11 w Columbus av, 18x100.11. Prior mort $10,500. Mar 8, 2 years, 5%. Nov 11, 1909. 7:1852. 1,000

Harper, Lathrop C with Arthur Brisbane. 47th st, No 76, s s, 41 e 6th av, 19x70. Extension of $30,000 mort until Nov 19, 1912, 5%. Feb 1. Nov 11, 1909. 5:1262. nom

Iceland, Hyman to Goldman Schweilsheimer Co, Inc. Houston st, No 207, east store. Lease. Nov 10, installs, 3%. Nov 11, 1909. 3:412. notes, 5,000

Isaacs, Jacob L, Isidor R and Saml S to Esther Isaac. Columbia st, No 119, w s, 150 s Houston st, 25x100; 121st st, No 410, s s, 175 e 1st av, 25x100. Nov 10, 1 year, 6%. Nov 11, 1909. 2:335 and 6:1808. 10,500

Jennings, David D and James B, of N Y, and Frank A Jennings, of Brooklyn, N Y, and Francis W Dunlop, of Brooklyn, N Y to METROPOLITAN SAVINGS BANK. 18th st, Nos 510 to 518, s s, 170.6 e Av A, 125x92. Nov 9, 5 years, 5%. Nov 11, 1909. 3:975. 20,000

Jacobowitz, Israel and Yetta Kupferberg, both of Brooklyn with EMPIRE CITY FIRE INS CO. Lewis st, No 110, e s, 175 n Stanton st, 25x100. Subordination agreement. Oct 30. Nov 9, 1909. 2:330. nom

Jacobowitz, Israel, of Brooklyn, N Y to EMPIRE CITY FIRE INS CO. Lewis st, No 110, e s, 175 n Stanton st, 25x100. Nov 8, 5 years, 4½%. Nov 9, 1909. 2:330. 23,000

Same to Solomon Feiner. Same property. Prior mort $26,000. Nov 8, 3 years, 6%. Nov 9, 1909. 2:330. 2,500

Klasek, Charles to Clausen-Flanagan Brewery. Saloon lease. Av A, No 1364. Nov 5, 1909, demand, 6%. 5:1484. 1,500

Katz, Sigmund to Henrietta Kahn. 1st av, No 1366, e s, 25.7 s 73d st, 25.7x88. Nov 5, due Nov 1, 1912, 5%. Nov 6, 1909. 5:1467. 22,000

Kerschoffer, John, of Sea Cliff, L I, to Dora Topper. 115th st, No 249, n s, 100 e 8th av, 25x100.11. Prior mort $——. Nov 5. Nov 6, 1909, due Dec 6, 1909, 6%. 7:1831. 500

Kane, Catharine, Elizabeth and Mary, all of Larchmont, N Y, to Margaret wife Jos H Mahan. 79th st, No 182, s s, 89.8 w 3d av, 17.8x75.6x17.7x75.6. Nov 6, 1 year, 5%. Nov 8, 1909. 5:1413. 5,000

Kohlman, Henry with Josephine E Egan. 53d st, No 152 East. Extension of $13,000 mort until Aug 1, 1915, at 5%. Nov 5. Nov 8, 1909. 5:1307. nom

Kelly, Fredk J to John P Shafer. 56th st, No 240, s s, 140 e 8th av, 22x100.5. Nov 4, 1 year, 6%. Nov 8, 1909. 4:1027. 500

Klinkowstein, Morris with John A Brown, Jr. Catharine st, No 78. Extension of mort for $27,000 to Nov 1, 1914, at 4½%. Aug 5. Nov 9, 1909. 1:252. nom

Koss, Fannie to Harris D Colt trustee Robt S Bowne. 4th st, No 163, n s, 225.6 w Av A, 24.6x96.2. Nov 8, due Aug 1, 1914, 5%. Nov 9, 1909. 2:432. 3,000

Kreielsheimer, Max A to Nina P Lowenstein. 58th st, No 406, s s, 106.5 e 1st av, 15.10x100.5. Nov 3, 5 years, 5%. Nov 9, 1909. 5:1369. 7,500

Kates, Edward to Charlotte Weinreich. 86th st, No 434, s s, 369 e 1st av, 25x102.2. Nov 9, 1909, due May 9, 1910, 6%. 5:1565. 300

Kaiser, Rudolph to Edw A Davis guardian Hellen F A Heyer and ano. 117th st, n s, 107.11 w St Nicholas av, 25x25.2. Nov 8, due, &c, as per bond. Nov 9, 1909. 7:1923. 5,500

Kane, Andrew with Louisa Minturn. 8th av, No 2243. Extension of $43,000 mort until Oct 1, 1914, at 4½%. Nov 8. Nov 10, 1909. 7:1947. nom

Kyle, Harry B to Wm M Moore Co. 141st st, No 502, s s, 100 w Amsterdam av, 25x99.11. P M. Prior mort $25,000. Nov 11, 1909, 3 years, 6%. 7:2072. 8,000

Klein, Herman to METROPOLITAN SAVINGS BANK. 3d st, No 344, s s, 70 e Av D, 20x56.1. Nov 11, 1909, 5 years, 5%. 2:357. 12,500

Klein, Monie to TITLE GUARANTEE & TRUST CO. 145th st, No 406, s s, 212.6 e Convent av, 15.6x99.11. Nov 9, due, &c, as per bond. Nov 11, 1909. 7:2050. 10,500

Long Beach Water Co to TITLE GUARANTEE & TRUST CO as trustee. Certificate as to mort for $500,000 covering land of party of first part. Oct 18. Nov 9, 1909. —

La Monte, Mary to GREENWICH SAVINGS BANK. 38th st, No 214, s s, 116.8 w 7th av, 16.8x98.9. Prior mort $12,000. Nov 9, 1909, due, &c, as per bond. 3:787. 1,000

Lampen, Elsa, of Philadelphia, Pa to TITLE GUARANTEE & TRUST CO. 54th st, No 144, s s, 207.1 e Lexington av, 17.11x 100.5. Nov 9, 1909, due, &c, as per bond. 5:1308. 9,500

Lindner, Jacob L to Harry C Burdick. 132d st, No 275, n s, 150 e 8th av, 15x99.11. Nov 8, 1909, 3 years, 5½%. 7:1938. 10,000

Lambert, Marie with Eugenie A W Gage. 109th st, No 207 West. Extension of $7,300 mort until Sept 6, 1913, 5%. Nov 8, 1909. 7:1881. nom

Lawyers Mortgage Co with N Y LIFE INS CO. Broadway, No 3880, n e cor 162d st, 99.11x100. Agreement as to share ownership in mort. Oct 29. Nov 8, 1909. 8:2122. nom

LAWYERS TITLE INS AND TRUST CO with Julian Realty Co. 88th st, No 120, s s, 93.4 w Lexington av, 25x100.8. Extension of $24,000 mort until Nov 1, 1914, at 5%. Nov 1. Nov 10, 1909. 5:1416. nom

Luyster, Cornelius W, Jr, to New York Public Library Astor-Lenox & Tilden Foundations. 70th st, n s, 123 w Madison av, 25x100.5. Nov 10, 1909, 3 years, 4½%. 5:1385. 40,000

Loeb, Joseph to GERMAN SAVINGS BANK. 8th av, No 2796, e s, 99.11 n 148th st, 24.11x100. Nov 8, 3 years, 4½%. Nov 10, 1909. 7:2034. 24,000

Same and Emanuel Arnstein and Saml Levy with same. Same property. Subordination agreement. Nov 8. Nov 10, 1909. 7:2034. nom

Landlords Realty Co to Agil H Canton trustee Henry H Wilson. 140th st, No 24, s s, 320 w 5th av, 41.8x99.11. Nov 11, 1909, 3 years, 5%. 6:1737. 32,000

Same to same. Same property. Certificate as to above mort. Nov 11, 1909. 6:1737. —

McShane, Mary H to Johanna H C Schnepf as trustee Eleonore Pirkl. 53d st, No 333, n s, 375 e 9th av, 17.5x44.9x19.9x47.4. Nov 1, 3 years, 5%. Nov 5, 1909. 4:1044. 1,000

Moore, James to Lion Brewery. 37th st, No 121 West. Saloon lease. Oct 29, demand, 6%. Nov 5, 1909. 3:813. 1,985

Moskowitz, David with Julian Realty Co. 88th st, No 120, s s, 93.4 w Lexington av, 25x100.8. Agreement modifying terms of mort. Nov 1. Nov 5, 1909. 5:1516. —

Meyer, Fredericka to Abel King and ano. 130th st, Nos 53 and 55, n s, 289.6 w Park av, 38x99.11. P M. Prior mort $38,000. Nov 5, due Feb 1, 1911, 6%. Nov 8, 1909. 6:1755. 4,700

Mundorff, Theodore to John J Hardecker. 83d st, No 312, s s, 119 w West End av, 18.6x102.2. Prior mort $12,500. Nov 6, due Jan 1, 1913, 5½%. Nov 8, 1909. 4:1245. 5,000

McLaughlins (T J) Sons, a corpn, to Thomas J McLaughlin. 73d st, No 274, s s, 82.9 e West End av, 17.3x76.8. P M. Nov 8, 1909, 3 years, % as per bond. 4:1164. 17,000

MERCANTILE TRUST CO and Wm B Baldwin as trustees Moses G Baldwin with Fredk B Jennings. Moore st, Nos 11-19. Extension of mort for $30,000 to Jan 9, 1913, at 4½%. Nov 4. Nov 9, 1909. 1:8. nom

McQuaid, Mary T to Max Borck. 24th st, Nos 232 and 234, s s, 146.11 w 2d av, 48.3x98.9. Assign rents to extent of $2,500. Nov 8, installs, 6%. Nov 9, 1909. 3:904. 2,500

Maykopf, Geo to Trina Prigge. Vermilyea av, s e cor Hawthorne st, 100x100. Nov 8, 3 years, 5%. Nov 9, 1909. 8:2226. 15,000

Marvel Baking Co to Rivers Estate, a corpn. 8th av, No 2055, w s, 75.7 n 111th st, 25.6x100. P M. Prior mort $29,000. Sept 28, due, &c, as per bond. Nov 9, 1909. 7:1846. 11,000

Same to John Jaburg and ano. Same property. P M. Prior mort $40,000. Nov 8, 1 year, 6%. Nov 9, 1909. 7:1846. 2,000

Mason, Wm S to LAWYERS TITLE INS AND TRUST CO. 56th st, No 128, s s, 350 w 6th av, runs s 100.5 x e 1 x s 100.5 to n s 55th st, No 131, x w 101 xn100.5 x e 0.6 x n 100.5 to s s 56th st x e 99.6 to beginning. Nov 1, 3 years, 4½%. Nov 9, 1909. 4:1008. 200,000

McCabe, Michael to Central Brewing Co. 2d av, No 1349, n w cor 71st st, —x—. Saloon lease. Nov 8, demand, 6%. Nov 10, 1909. 5:1426. 2,200

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Marx, Jacob with Moritz L Ernst and ano. 18th st, Nos 356 to 362, s s, 100 e 9th av, 50x92. Extension of $6,000 m rt until Nov 15, 1911, at 6%. Nov 3. Nov 8, 1909. 3:741. nom

Mandelbaum, Max with Anna S wife of Adolf Miller. 2d av, No 1826, e s, 25.8 n 94th st, 25x79.9. Extension of mort for $13,000 to June 30, 1915, at 5%. Nov 5. Nov 8, 1909. 5:1557. nom

Meyer, Mathilde to EMIGRANT INDUST SAVINGS BANK. Av A, No 1461, w s, 82.11 s 78th st, 19.3x94. Nov 10, 1909, 1 year, 4½%. 5:1472. 1,000

McCormick, Stephen with N Henry W Schutt, exr Henry Frey. 131st st, No 8 East. Extension of $7,000 mort until Apr 25, 1913, at 5%. Nov 11, 1909. 6:1755. nom

Mansfield, Wm C with METROPOLITAN LIFE INS CO. 122d st, No 234, s s, 420 w 7th av, 34x100.11. Extension of mort for $30,000 for Sept 1, 1914, at 5%. Oct 19. Nov 10, 1909. 7:1927. nom

Meteor Realty & Construction Co to Guide Realty Co. 99th st, n s, 125 w West End av, 75x100.11. P M. Prior mort $28,000. Nov 3, 1 year, 6%. Nov 11, 1909. 7:1888. 43,000

Meteor Realty & Construction Co to Guide Realty Co. 100th st, s s, 125 w West End av, 75x100.11. P M. Prior mort $32,000. Nov 3, 1 year, 6%. Nov 11, 1909. 7:1888. 55,000

Nathanson, Ida S with Moses S Nathanson. 149th st, Nos 304 and 306, s s, 125 w 8th av, 50x99.11. Extension of $9,000 mort until June 16, 1910, at 5%. Nov 5. Nov 11, 1909. 7:2045. nom

Nichols Construction Co to Geo H Roberts. Certificate as to mort for $5,000 covering land in Kings County, N Y. Nov 6. Nov 9, 1909. ——

Nathanson, Ida S with Benj Klinger. 149th st, Nos 304 and 306, s s, 125 w 8th av, 50x99.11. Agreement as to share ownership in mort. Nov 6. Nov 8, 1909. 7:2045. nom

Newburg, Isaac J to Katherine Chambers. Amsterdam av, No 1293, e s, 75.11 s 124th st, 25x100. Nov 8, 1909, 5 years, 5%. 7:1964. 30,000

Same to August F Schaefer. Same property. Prior mort $30,000. Nov 8, 1909, 3 years, 6%. 7:1964. 6,000

N Y LIFE INS CO with N Y Mortgage & Security Co. 25th st, Nos 151 to 155, n s, 189.9 e 7th av, 59.4x98.9. Participation agreement. Oct 18. Nov 8, 1909. 3:801. nom

New York Church Extension and Missionary Society of the Methodist Episcopal Church to First Roumanian American Congregation. Rivington st, Nos 89 to 93, s s, 50 w Ludlow st, 76x100. Certificate as to payment of $1,500 on account of mort. Oct 27. Nov 5, 1909. 2:410. ——

Neudewitz, Julia H to Annie C Reilly. 15th st, No 148, s s, 205 e 7th av, 20x100. P M. Nov 1, 10 years, 5%. Nov 11, 1909. 3:790. 13,000

Pollak, William with KNICKERBOCKER TRUST CO. 1st av, No 973, w s, 100.1 n 53d st, 25.1x75. Extension of mort for $10,000 to Oct 25, 1914, —%. Oct 25. Nov 11, 1909. 5:1346. nom

Paur, Emelie to LAWYERS TITLE INS & TRUST CO. Sutton pl, No 27, e s, 33.9 n 58th st, 16.8x75. Nov 11, 1909, 5 years, 5%. 5:1372. 4,000

Pope, Amelia C and Gesine M Bauer with Ferdinand Stern. 85th st, No 517, n s, 173 e Av A, 25x102.2. Extension of $13,000 mort until Nov 9, 1914, at 5%. Nov 9. Nov 10, 1909. 5:1582. nom

Pope, Amelia C and Gesine M Bauer with Ferdinand Stern. 85th st, No 517, n s, 173 e Av A, 25x102.2. Co-ordination agreement. Nov 9. Nov 10, 1909. 5:1582. nom

Porges, Barbara to Saml Kronsky. Rivington st, No 36, n e cor Forsyth st, Nos 168 and 170, 26.1x100x25.5x100. Nov 9, 5 yrs, 5%. Nov 10, 1909. 2:421. 50,000

Same to J Henry Koennecke. Same property. Prior mort $50,000. Nov 9, 1 year, 6%. Nov 10, 1909. 2:421. 5,000

Pellegrino, Vincenzo with Pasquale Bocchino. 117th st, No 413 East. Agreement as to share ownership in mort. Nov 4. Nov 5, 1909. 6:1711. nom

Plotz, Isaac I to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison av, No 1722, w s, 84.5 n 113th st, 16x70x16.6x70. Oct 19, 5 years, 4½%. Nov 8, 1909. 6:1619. 8,000

Plimpton, James L, of Boston, Mass, to Thomas Snell. 9th st, Nos 217 to 223 East, and Stuyvesant st, Nos 26 to 30, begins 9th st, n s, 250 w 2d av, runs w 90.5 x n 24 to s s Stuyvesant st x e 98 x s 40 x s w 39.9 to beginning. Prior mort $75,000. Nov 6, 1909, due Nov 10, 1909, 6%. Nov 9, 1909. 2:465. collateral for notes, 30,150

Powell, Mary A to Harris Mandelbaum and ano. 104th st, No 225 East. Certificate as to reduction of mort. Nov 8. Nov 9, 1909. 6:1654. ——

Putney, Geo T to Wilson Distilling Co. 5th av, No 136, w s, 103.10 n 18th st, runs n e 25 x n w 160 x s w 18.5 x s e 51 x s w 6.6 x s e 109 to beginning, with right to alley 17 ft wide in rear. Leasehold. Nov 9, 1909, demand, 6%. Also recorded in chattel morts. 3:820. 7,500

Rothlein, Rosey to Wolcott G Lane. 167th st, No 458, s s, 139.3 s e Amsterdam av, 19.1x109.3x16x120.4. Nov 9, 1909, 3 years, 5%. 8:2111. 5,300

Robertson, Donald to Wm R Brown. St Nicholas av, n e cor 186th st, 100x100. P M. Nov 8, 1909, due &c as per bond. 8:2157. 45,000

Rosenkranz, Sarah to Hyman Spiegel and ano. 62d st, No 233, n s, 300 e West End av, 25x100.5. P M. Prior mort $10,750. Oct 30, 5 years, 6%. Nov 8, 1909. 4:1154. 3,900

Renwick, Harold S to Julius Lichtenstein. Park row, No 31, ½ part. Aug 16, installs, —%. Nov 6, 1909, 1:90. 875

Renwick, Harold S to Phebe W McConihe. Park row, No 31, Assigns ½ int in rents to extent of $3,500 as collateral security for mort of $5,000. Nov 1. Nov 5, 1909. 1:90. nom

Razata, Frank with Geo H Kech. 66th st; No 329, n s, 200 w 1st av, 24.11x100.5. Extension of $2,000 mort until Jan 1, 1912, at 6%. Nov 3. Nov 8, 1909. 5:1441. nom

Revel Realty and Securities Co to Katie Vorbach et al exrs, &c, Gabriel Sommer. 34th st, No 312, s s, 200 w 8th av, 25x98.9. Prior mort $——. July 15, installs, 5%. Nov 10, 1909. 3:757. 17,000

Rogers, Jacob with Edwin A Ely, 131st st, Nos 45 and 47 East. Extension of mort for $40,000 to Dec 5, 1914, —%. Aug 2. Nov 11,1909. 6:1756. nom

Ringler (George) & Co to Wm H Schaefer. 3d av, n e cor 92d st, 75.6x100, prior mort $50,000; 91st st, n s, 5.3 e Av A, runs w 5.3 to Av A x n 201.5 to 92d st x e 224.11 x s w 342.1 to beginning, prior mort $50,000; 92d st, s s, 175 e 3d av, 150x100; 91st st, n s, 200 e 3d av, 125x100.8; also all fixtures, machinery, &c. Oct 30, 10 years, 5%. Nov 11, 1909. 5:1537, 1538, 1588. 400,000

Same to same. Same property. Certificate as to above mort. Nov 5. Nov 11, 1909. 5:1537, 1538 and 1588. ——

Roschen, Emilie with Carmelo and Bice Atonna. 116th st, No 422, s s, 369 w Pleasant av, 18.7x100.11. Extension of $4,500 mort until Nov 2, 1911, at 5%. Nov 10, 1909. 6:1709. nom

Rowland, Alice P, Dwight P Cruikshank and Mary E Wheeler exrs Rufus Story with EMIGRANT INDUSTRIAL SAVINGS BANK. Water st, No 5,, and Moore st, Nos 10 to 14. Subordination agreement. Oct 30. Nov 11, 1909. 1:8. nom

Republic of Panama with Rosa Perniciaro. Thompson st, Nos 222 to 224, e s, 275 n Bleecker st, 50x85. Extension of mort for $48,000 to Nov 2, 1914, at 5%. Oct 26. Nov 10, 1909. 2:537. nom

Strauss, Rosa with Moses Schwartz. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. Extension of $10,500 mort until Sept 7, 1914, at 5½%. Oct 18. Nov 11, 1909. 6:1697. nom

Schiff, Harry with Richd E Thibaut. 86th st, Nos 340 to 346, s s, 100 e Riverside Drive, 100x102.2. Agreement as to share ownership in mort. Nov 3. Nov 11, 1909. 4:1247. nom

Staib Abendschein Co to whom it may concern. Consent to mort dated Mar 16, 1909, covering land in Sullivan County, N Y. Nov 2. Nov 9, 1909. ——

Same to same. Same property. Certificate as to mort dated Mar 16, 1909, covering land in Sullivan County, N Y. Nov 2. Nov 9, 1909. ——

St Nicholas Construction Co to Frank Cohen and ano. St Nicholas av, Nos 928 and 930, e s, 248.4 n 155th st, runs e 89.7 to Old Croton Aqueduct x n 120.3 x w 122.8 to av x s 124.9 to beginning, except part for ay. Prior mort $155,000. Nov 8, due May 8, 1910, 6%. Nov 9, 1909. 8:2107. 25,000

St Nicholas Construction Co to Frank Cohen and Sidney P Ehrenberg. St Nicholas av, Nos 928 and 930, e s, 248.4 n 155th st, 124.9x122.8x120.3x89.7. Certificate as to mort for $25,000. Nov 8. Nov 9, 1909. 8:2107. ——

Shurman (C N) Investing Co to Carl Ernst. 63d st, No 133, n s, 291.9 w Columbus av, 18.6x100.5. Prior mort $12,500. Nov 9, 1909, due May 9, 1911, 6%. 4:1135. 3,000

Seiferd, Chas and Henry G Leist to Frederick P Hummel. Av A, No 1525, w s, 51.2 s 81st st, 17x70. Nov 6, 1909, 3 years, 5%. 5:1560. 7,500

Schmitt & Schwanenfluegel, a corpn, to Allan Marquand et al exrs Henry G Marquand. 57th st, No 450, s s, 106.5 w Av A, runs s 128.3 x s e 106.9 to w s Av A, No 1035, x n 135.9 to st, x w 106.5 to beginning; Av A, e s, 75 s 57th st, runs e 115 to high water line East River, x s e — x n w 129 to av, x n 67.9 to beginning; all title to land under water adj above. Nov 5, due Oct 1, 1914, 4½%. Nov 6, 1909. 5:1368 and 1372. 78,000

Same to same. Same property. Consent to above mort. Nov 4. Nov 6, 1909. 5:1368 and 1372. ——

Same to same. Same property. Certificate as to above mort. Nov 4. Nov 6, 1909. 5:1368 and 1372. ——

Same and Adam E Schmitt et al with same. Same property. Subordination agreement. Nov 5. Nov 6, 1909. 5:1368 and 1372. nom

Salkin, Tillie to Alfred S Engel. Madison av, No 1629, e s, 25.6 s 109th st, 25x95. P M. Prior mort $26,000. Nov 3, 3 years, 6%. Nov 6, 1909. 6:1614. 4,000

Schwortz, Louis and Fred Dohrmann to Peter Doelger. 9th av, No 539. Saloon lease. Nov 5, demand, 6%. Nov 6, 1909. 3:737. 7,500

Schmitt & Schwanenfluegel. Resignation, acceptance and appointment of new trustees under two mortgages recorded Aug 26, 1892, and Jan 10, 1905, made by Schmitt & Schwanenfluegel. Samuel Untermyer as trustee resigns and Adam E and Magdalena Schmitt et al exrs and trustees, &c, George Schmitt appoint Adam E Schmitt and Louis von Schwanenfluegel trustees under said mortgages. Av A, s w cor 57th st, —x—; Av A, s e cor 57th st, —x—. Nov 5. Nov 6, 1909. 5:1368—1372. ——

Sulzberger, Myron to American Mortgage Co. Convent av, No 311 (43), e s, 419.6 n 141st st, 20x100. P M. Nov 8, 1909, 5 years, 5%. 7:2050. 14,000

Smith, Chas J to Geo Ehret. 178th st, No 659, n s, 125 w Wadsworth av, 12.6x100. Prior mort $7,000. Nov 5, due Sept 27, 1910, 5%. Nov 8, 1909. 8:2163. 2,000

Sussman, Louis to Bachmann-Bechtel Brewing Co. Bowery, No 80. Saloon lease. Nov 9, demand, 6%. Nov 10, 1909. 1:203. 2,000

Struening, August to Mary H Weight. 9th av, No 465, w s, 20.4 s 36th st, 20.6x65. P M. Nov 1, 5 years, 5%. Nov 10, 1909. 3:733. 10,000

Steckler, Louis to Sigmund Kastor. 44th st, No 152, s s, 199.7 e Broadway, 20.4x100.4. Nov 10, 1909, 3 years, 4¼%. 4:996. 25,000

Stern, Ferdinand to Amelia C Pope and ano. 85th st, No 517, n s, 173 e Av A, 25x102.2. Nov 9, 5 years, 5%. Nov 10, 1909. 5:1582. 3,000

Solomon, Hannah to Wm J Amend. 82d st, No 533, n s, 125.4 w Av B, 36x102.2. Nov 10, 1909, 5 years, 5%. 5:1579. 20,000

Samuelson, Isaac to Frank Valente exr Elise Zanmatti. 7th av, Nos 2504 and 2506, w s, 119.10 s 146th st, 40x100. Certificate as to reduction of mort. Nov 1. Nov 10, 1909. 7:2031. ——

Salkin, Abram to ROYAL BANK OF N Y. Av A, No 205, w s, 51.9 s 13th st, 25.9x100. Assignment of rents to secure $1,000. Nov 10. Nov 11, 1909. 2:440. 1,000

Schaeffer, Max with Pincus Schacher. 9th st, No 434, s s, 138 w Av A, 25x94. Extension of $4,500 mort until June 15, 1912, at —% as per bond. Nov 4. Nov 10, 1909. 2:436. nom

Safe Realty Corpn to Atlantic Dock Co. Certificate as to mort for $25,000 covering land in Kings County. Nov 5. Nov 11, 1909. ——

Same to Mary S Croxson. Certificate as to mort for $12,500 covering land in Kings County. Nov 5. Nov 11, 1909. ——

Schwartz, Moses to James Reilly. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. Prior mort $10,500. Nov 1, 2 years, 6%. Nov 11, 1909. 6:1697. 2,000

Stem, Alma C to Highwood Realty & Construction Co. 111th st, s s, 341.8 w Amsterdam av, 108.4x91.10. P M. Prior mort $190,000. Nov 11, 1909, due Mar 11, 1910, 6%. 7:1882. 2,000

Swedish Lutheran Immigrant Home of N Y City to EMIGRANT INDUSTRIAL SAVINGS BANK. Water st, No 5, s w cor Moore st, 24.10x65.10x28x66.4. Nov 11, 1909, 5 years, 4½%. 1:8. 37,500

Timpson, Adele M to TITLE GUARANTEE & TRUST CO. 53d st, No 36, s s, 370.2 e 6th av, 25x100.5. Nov 6, due &c as per bond. Nov 8, 1909. 5:1268. 60,000

Thomas, James C to American Mortgage Co. 7th av, No 495, e s, 40.1 s 37th st, 20x75. Nov 8, 1909, 3 years, 4½%. 3:812. 20,000

Tilden, Marmaduke, of Philadelphia, Pa, to Elsie Powell. Park av, n w cor 74th st, No 63 East, 102.2x27. Nov 9, 1909, 2 years, 5½% for first year and thereafter 6%. 5:1389. 5,000

Thomas, John to Henry Thompson. 115th st, No 233, n s, 250 w 2d av, 20x100.11. Nov 5, 5 years, 5%. Nov 6, 1909. 6:1665. 12,000

Trustees of Columbia College in City N Y, with Charlotte Weatherley. 5th av, No 592. Extension of $168,000 mort until May 1, 1913, at 4½%. Nov 5. Nov 6, 1909. 5:1263. nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

Tate, Frank R of St Louis, Mo, and the Broadway and Forty-third Street Building Co to Mary A Fitzgerald of Litchfield, Conn. Broadway, Nos 1482 to 1490, s e cor 43d st, Nos 144 to 156, 101.3x165.9x100.5x193 9. Leasehold. Building loan. Sept 30, 20 years, 5%. Nov 5, 1909. 4:995. gold, 500,000

Townsend, Priscilla H to Francis L Wandell. Bank st, No 92, s s, 51.3 e Greenwich st, 19x66x6x61. Oct 25, 3 years, 5%. Nov 5, 1909. 2:634. 50)

U S Fidelity & Guaranty Co with Walter W Chandler. Agreement as to assignment of $10,000 of the interest assigned to party 2d part by Florence M Myers to secure check for $10,000. Nov 4, Nov 5, 1909. Decedents estates. nom

Van Deventer, Maria L widow to TITLE INSURANCE CO OF N Y. Church st, No 311, e s, 75 n Walker st, 25x75. Nov 11, 1909. 5 years, 4½%. 1:194. 8,000

Waldeck Co with Albert H Atterbury as trustee Henry J Baker. 5th av, Nos 2231 and 2233, s e cor 136th st, No 2, 37.6x100. Extension of $45,000 mort until Nov 1, 1909, —%. Nov 5, 1909. Nov 11, 1909. 6:1760. nom

Weil, Benj J with Abel King and Isaac Schorsch. 8th av, No 2862, e s, 37.5 s 153d st, 37.5x100. Extension of mort for $8,000 to Dec 1, 1914, at 5%. Nov 9. Nov 10, 1909. 7:2038. non.

Wolverton, Byron to Emma H S Merrill. Pleasant av, Nos 442 and 444, n e cor 123d st, No 501, 35x278.7, to exterior bulkhead line of Harlem River, being land under water, &c. P M. Nov 10, 3 years, 5½%. Nov 11, 1909. 6:1819. 7,000

Wagner, Geo F to Central Brewery. 1st av, No 419. Saloon lease. Nov 9, demand, 6%. Nov 10, 1909. 3:930. 2,000

Walton, Edwin F and Mary J to Wm S Man. Division st, Nos 261 and 263, s s, 128.6 e Montgomery st, 41x42. Prior mort $16,000. Nov 9, 2 years, 6%. Nov 10, 1909. 1:287. 3,000

Weber, Jos M to MUTUAL BANK. Broadway, Nos 1211 and 1213. Leasehold. All title. Oct 30, demand, 6%. Nov 5, 1909. 3:831. 15,000

Williams, Harry C to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 302, w s, 60 n 37th st, 20x80. Nov 5, 3 years, 4½%. Nov 6, 1909. 3:893. 5,000

White (Wm A) & Sons, a corpn, with MUTUAL LIFE INS CO of N Y. 112th st, Nos 50 to 54 West. Participation agreement. Jan 6. Nov 6, 1909. 6:1595. nom

Waldeck Co with Rutherfurd Realty Co. 5th av, No 2229. Extension of $35,000 mort until Nov 1, 1912, at 5%. Nov 9, 1909. 6:1760. nom

Zurla, Joseph P to TITLE GUARANTEE & TRUST CO. Macdougal st, No 109, w s, 43 s Minetta lane, or st, 21.6x74.6. P M. Nov 5, 1909, due &c as per bond. 2:542. 8,000

Zenker, Friedrika or Freda to Meyer P Cohn. 116th st, No 89, n s, 140 w Park av, 25x110.11. Prior mort $——. Nov 8, 1 year, 6%. Nov 9, 1909. 6:1622. 2,500

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Acme Mortgage Co to Miriam C Nordeman. Tacoma st, s s, 151 w Classon av, and being lot 384 blk L amended map Mapes estate, except part for Tremont av. Nov 8, 2 years, 5%. Nov 9, 1909. 500

Altieri, Rosa to BRONX BOROUGH BANK. Daly av, w s, 353.8 s Tremont av, late 177th st, 50.6x258.8 to Crotona Parkway x54.11x273.5. Oct 28, due &c as per bond. Nov 10, 1909. 11:2985. 12,000

Avallone, Constantine individ and as admr Rosina Avallone to Geo Brown. Villa av, e s, 132.6 n 204th st, 25x130x25x130.6. Nov 10, 1909, 3 years, 6%. 12:3311. 2,000

Avenue St John Realty Co to LAWYERS TITLE INS & TRUST CO. Av St John, n e cor Beck st, 25x107.5. Building loan. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 20,000

Same to same. Av St John, e s, 25 n Beck st, four lots, each 25 x107.5. Four building loan morts, each $15,000. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 60,000

Same to same. Av St John, s e cor Kelly st, 25x107.5. Building loan. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 20,000

Same to same. Av St John, e s, 25 s Kelly st, four lots, each 25 x107.5. Four building loan morts, each $15,000. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 60,000

Same to same. Av St John, e s, extends from Kelly st to Beck st, ten lots, each 25x107.5. Certificate as to ten morts aggregating $160,000. Nov 3. Nov 5, 1909. 10:2685. ——

Same and JEFFERSON BANK with same. Subordination agreement. Nov 3. Nov 5, 1909. 10:2685. nom

Altieri, Dominick and Michael to ITALIAN SAVINGS BANK. Concord av, No 466, e s, 173.1 n 146th st, 20x100. Nov 5, 3 years, 5%. Nov 6, 1909. 10:2577. 6,500

Arthur Ave Building Co to HARLEM SAVINGS BANK. Arthur av, n e cor 178th st, 50.1x105x50.2x103.6, except part for av and st. Nov 8, 1909, 5 years, 5%. 11:3068. 40,000

Same to same. Same property. Consent to above mort. Nov 8, 1909. 11:3068. ——

Same to same. Same property. Certificate as to above mort. Nov 8, 1909. 11:3068. ——

*Ahearn (signs Ahern), Annie to John O'Dea. Amundson av, e s, 100 n Nelson av, 25x100. P M. Nov 1, due, &c, as per bond. Nov 9, 1909. 2,300

*Aetna Indemnity Co with Harres Wallerstein. Madison av, s e cor Broadway, 52x122 and being lots 372 and 373 blk 11 map No 1087 Tremont Terrace. Extension of $1,150 mort until Oct 8, 1912, at 6%. Nov 9, 1909. nom

Bambey, Julia E to Christopher H Steinkamp. 200th st, e s, 40 n Perry av, 76.5x101x75x114. Prior mort $14,000. Nov 4, 5 years, 6%. Nov 5, 1909. 12:3292. 5,000

Barro, Anthony F to M E Grace Peary and ano exrs, &c, Susan A Swinburne. Anthony av, e s, 178.10 s 173d st, 66x—x71.6x 101.6. Nov 4, 3 years, 5½%. Nov 5, 1909. 11:2888. 7,000

Bedford Park Construction Co to Prospect Investing Co. Cambreling av, n e cor 189th st, 40x— to w s Beaumont av. Building loan. Oct 15, due Oct 1, 1910, 6%. Nov 5, 1909. 11:3090 and 3091. 28,000

*Binde, Selma to Michael Fippinger. Leland st, e s, 100 n 152d st, 75x100, and being lots 17 to 19 map No 1099 of 126 lots, being subdivision of plot 23 map Clason Point. P M. Nov 8, 1909, 5 years, 6%. 3,600

Bothner, Lena to Stuard Realty Co. Newton av, w s, 248.5 s 256th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 650

Brewer, J Irving to Stuard Realty Co. Newton av, w s, 198.6 s 256th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,720

Burgy, Fred S to Stuard Realty Co. 254th st, n s, 50 w Valles av, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 960

Bry, Louis to Stuard Realty Co. 254th st, n e cor Valles av, 150 x100; 256th st, s e cor Sylvan av, 100x80.4x100x87.3; Sylvan av, e s, 200 n 254th st, 150x100; 254th st, n e cor Sylvan av, 100 x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 12:3421. 13,605

Beck, William to Stuard Realty Co. Valles av, e s, 475 n 254th st, 26.3x134.3x25x128.6. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 300

Burgy, Fred S to Stuard Realty Co. Valles av, e s, 425 n 254th st, 52.3x128x50x119. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 800

Brust, Margit to Stuard Realty Co. Newton av, e s, 144.6 s 256th st, 25x97.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,100

Boland, Bridget to Stuard Realty Co. Valles av, e s, 250 n 254th st, 100x109.2x100x103.7. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,450

Becher, Wilhelmine K to Stuard Realty Co. Newton av, w s, 300 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,120

Brunett, Frank O of Brooklyn to Stuard Realty Co. Valles av, w s, 450 n 254th st, 26.2x108x25x114.4. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 280

Brown, Geo E to Stuard Realty Co. Sylvan av, w s, 500 n 254th st, 50x146.4x52.4x129.1. P M. Nov 3, 3 years, 4½%. Nov 8 1909. 13:3421. 870

Bothner, Chas G to Stuard Realty Co. Sylvan av, w s, 150 n 254th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 840

Becker, Margt J with Richard Dickson. 3d av, w s, 50 n 166th st, 24x100. Extension of $3,000 mort until Oct 28, 1914, at 4½%. Oct 26. Nov 8, 1909. 9:2371. nom

Battenfeld, Henry to GERMAN SAVINGS BANK. 3d av, e s, 289.10 n 174th st, 33.4x100. Nov 9, 1909, 3 years, 5%. 11:2930. 22,000

Same and Philip Held with same. Same property. Subordination agreement. Nov 8. Nov 9, 1909. 11:2930. nom

*Brennan, James, of Brooklyn, N Y, to Maclay Av Realty Co. St Peters av, n w cor Maclay av, 100x25x99.8x25. P M. Nov 5, due, &c, as per bond. Nov 11, 1909. 4,104

Brown, J Romaine to Stuard Realty Co. 254th st, n s, 25 w Newton av, 75x100 and being lots 168 to 170 map Samler Estate. P M. Nov 3, 3 years, 4½%. Nov 10, 1909. 13:3421. 2,235

*Brohmer, Margaretha M to D J Dillon Co. Westchester av, s s, 51.5 w 173d st and being lots 164 and 165 map (No 1081) of Gleason property, 51.5x85x50x72.10, w s. P M. Prior mort $2,160. Nov 9, 3, years, 6%. Nov 10, 1909. 1,540

*Bailey, Rachel to John Sohns. Kinsella av, s s, 175 e Rose st and being lot 65 map 211 lots part of Downing Estate, 25x100 P M. Nov 8, 3 years, 6%. Nov 10, 1909. 700

*Buhler, Gottfried to David Mayer Brewing Co. 233d (19th) st, s s, 230 e 5th av. 25x64; 19th st, s s, lot 19 map 82 lots on 18th and 19th sts, Wakefield, 25x64. Nov 10, 1 year, 5%. Nov 11, 1909. 500

Bunt, Thomas J and Mary H Bunt to Margt Knox. 158th st, n s, 148 w Courtlandt av, 50x101.6. Building loan. Nov 10, demand, 6%. Nov 11, 1909. 9:2412. 28,000

Cohen & Eckman Corpn to Manhattan Mortgage Co. Webster av, e s, 237.11 n 168th st, 42x90. Prior mort $——. Nov 10, due, &c, as per bond. Nov 11, 1909. 9:2396. 30,000

Same to same. Same property. Certificate as to above mort. Nov 10. Nov 11, 1909. 9:2396. ——

Same to same. Brook av, w s, 237.11 n 168th st, 42x90. Prior mort $——. Nov 10, due, &c, as per bond. Nov 11, 1909. 30,000

Same to same. Same property. Certificate as to above mort. Nov 10. Nov 11, 1909. 9:2396. ——

Carucci, Checchina to American Mortgage Co. Belmont av, s w cor 181st st, 85.8x46.3x97.11x50. Nov 10, 1 year, 5½%. Nov 11, 1909. 11:3081. 4,000

Same to same. 181st st, s s, 50 w Belmont av, 69.3x115x67.2x 97.11. Nov 9, 1 year, 5½%. Nov 11, 1909. 11:3081. 4,000

*Carpignano, Cesare to Hudson P Rose Co. Crosby av, w s, 55 n Schuyler st and being lot 14 map 108 lots Coster Estate, 25x 100. P M. Nov 9, 3 years, 5½%. Nov 10, 1909. 350

Croghan, Mary to New York & Suburban Co-operative Bldg & Loan Assn. Pelham av, s s, 25.5 w Cambreleng av, 25.5x137.6x25x 142.5. Nov 9, installs, 6%. Nov 11, 1909. 11:3078. 7,500

Conner, Thos to Wm J Amend trustee Christian Schieck. Washington av, Nos 1343-1347, w s, 387.6 n 169th st, 60x150; 3d av, late Fordham av, n w s, 52 s w 170th st, late 8th st, 26x137, except part for 3d av. Nov 9, 5 years, 5%. Nov 10, 1909. 11:2901-2910. 16,500

Conway, Arthur B to Stuard Realty Co. Newton av, n e cor 254th st, 75x49 to Albany Post rd x76.6x25. P M. Nov 3, 1 year, 5½%. Nov 8, 1909. 13:3421. 5,520

Coleman, Kate to Stuard Realty Co. Valles av, e s, 350 n 254th st, 50x115.2x50x109.2; Sylvan av, e s, 87.3 s 256th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,380

Cheneau, Amelia to Stuard Realty Co. Newton av, w s, 150 n 254th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 275

Casey, Mary to Stuard Realty Co. Valles av, e s, 150 n 254th st, 25x100.11x25x100. P M. Nov 3, 3 years, 5%. Nov 8, 1909. 13:3421. 490

Crolly, Carl P of Mt Vernon, N Y, to Otto Seifert. 139th st, n s, 156.6 e Alexander av, 25x100. Prior mort $15,000. Oct 27, due &c as per bond. Nov 8, 1909. 9:2302. 3,000

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*Clements, Thomas to Maclay Av Realty Co. Montgomery pl, s s, 100 w Maclay av, 25x100. P M. Oct 30, due, &c, as per bond. Nov 6, 1909. 3,420

Danewitz, Chas to Albert Taubert. Decatur av, late Norwood av, s s, 319.4 e 205th st, 125x100. Nov 5, due, &c, as per bond. Nov 6, 1909. 12:3354. 4,000

Diho, John B with LAWYERS TITLE INS & TRUST CO. 170th st, n s, 64 e Bristow st, 36x90. Agreement as to share ownership in mort. Nov 4 Nov 8, 1909. 11:2964. nom

Di Benedetto Realty Co to Martha C Tiemann. Grote st, late Kingsbridge road, n s, 114.3 e Prospect av, late Taylor st, old lines, runs n 116.3 x e 22.9 x s 119.7 to n s Grote st, No 1015, x w 19.6 to road x n 9.9 to beginning. Nov 8, 1909, 5 years, 5%. 11:3113. 14,000

Same to same. Same property. Certificate as to above mort. Nov 6. Nov 8, 1909. 11:3113. ——

Downes, Fredk A to TITLE GUARANTEE & TRUST CO. 183d st, s s, 158.5 w Bathgate av, 15.4x82x12.10x82.8. Nov 8, 1909, due &c as per bond. 11:3050. 4,000

Dowling, Edward R to Stuard Realty Co. Valles av, e s, 400 n 254th st, 26.2x119x25x115.2. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 440

Duffy, Thaddeus P of Yonkers, N Y, to Stuard Realty Co. Sylvan av, e s, 350 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 680

Davis, Oliver E to Jefferson Construction Co of the Bronx. Elton av, s w cor 159th st, 48x100. P M. Nov 8, due, &c, as per bond. Nov 9, 1909. 9:2380. 11,000

Di Benedetto Realty Co to Alfred J Sterne. Grote st, n s, 108 e Prospect av, 31.1x119.7x22.9x119.10. Prior mort $14,000. Nov 8, due Jan 2, 1911, 6%. Nov 9, 1909. 11:3113. 2,000

Diho, John B with LAWYERS TITLE INS & TRUST CO. 170th st, n s, 28 e Bristow st, two lots, each 36x90. Two agreements as to share ownership in two morts. Nov 4. Nov 9, 1909. 11:2964. nom

De La Mare, James C to Walter W Taylor. 142d st, s s, 200 w 3d av, 25x100. Nov 3, 1 year, 6%. Nov 10, 1909. 9:2322. 1,000

Dougherty, John B to Alice M Crooker, of Whitestone, L I. College av, w s, 340.2 n 169th st, 225x92.6 and being lots 174 to 182 map 221 lots Claremont Heights. Prior mort $32,000 on this and other property. Apr 23, 3 years, 6%. Nov 8, 1909. 11:2783, 2784 and 2785. 5,625

Diller, Wm E to Fannie Veith. Walton av, e s, 51.5 n 165th st, 20x100. Nov 10, due, &c, as per bond. Nov 11, 1909. 9:2472. 8,000

Same to Isaac Metzger. Walton av, e s, 71.5 n 165th st, seven lots, each 20x100. Seven morts, each $8,000. Nov 10, due, &c as per bond. Nov 11, 1909. 9:2472. 56,000

Same to same. Walton av, e s, 31.4 n 165th st, 20x100. Nov 10, due, &c, as per bond. Nov 11, 1909. 8,000

*Engbarth, Theresa to Geo A Steinmuller. Fairmount av, s s, 50 e Fairfax av, 25x100. P M. Nov 9, 3 years, 5½%. Nov 11, 1909. 250

E & W Construction Co to ITALIAN SAVINGS BANK. Brook av, w s, 40 s 137th st, 40x100. Nov 11, 1909, 3 years, 5%. 9:2264. 33,000

Same to same. Same property. Certificate as to above mort. Nov 11, 1909. 9:2264. ——

East 189th St Building & Construction Co to Gerson M Krakower. Hughes av, s e cor 189th st, 100x87.6; Belmont av, s w cor 189th st, 100x87.6. Nov 9, due Dec 9, 1909, 6%. Nov 11, 1909. 11:3076. 23,000

Same to same. Same property. Certificate as to above mort. Nov 9. Nov 11, 1909. 11:3076. ——

*Egger, Emile, of Noroton Heights, Conn, to Hudson P Rose Company. Rhinelander av, n s, abt 384 w Stillwell av and being lots 263 and 264 map (No 1130) of 327 lots Hunter Estate, 50x100. P M. Nov 8, 3 years, 5%. Nov 9, 1909. 850

Esser von Bartenfels, Anna A Cordts to Chas Danewitz. 167th st, No 825, n s, 140 w Prospect av, 40x125. P M. Prior mort $——. Nov 5, 2 years, 6%. Nov 6, 1909. 10:2680. 5,500

*Flynn, Joseph F and Harriet M Cokeley to Thomas E Fox and ano. Fort Schuyler road, w s, abt 150 s Latting st and being lots 38 to 40 map Seton Homestead, 75x100. P M. Prior mort $2,500. Nov 4, due, &c, as per bond. Nov 5, 1909. 700

Frankenthaler, Louis to John McNulty. 178th st, n s, 100 w Hughes av, 42.1x101.2x41.8x101.3. P M. Prior mort $28,000. Nov 3, installs, 6%. Nov 5, 1909. 11:3068. 6,000

Friend, Theo H to Stuard Realty Co. 256th st, s e cor Newton av, 48x91.3x48.8x94.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,480

Friedman, Beniamin to Stuard Realty Co. Albany Post road, w s, 347 n 254th st, 27.2x94x26.3x92.2. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,240

Friedman, Beni to Stuard Realty Co. Newton av, e s, 325 n 254th st, 25x57x26.3x49.8. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 520

Forderaw Co to Stuard Realty Co. Valles av, s w cor 254th st, 34.2x249.10 to 254th st x249.3 to beginning, gore; 254th st, s e cor Valles av, 50x65.11x50.11x56. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,820

Fitz, Theresa C to Stuard Realty Co. Sylvan av, e s, 162.3 s 256th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,200

Frankel, Adele W, of Borough of Queens, to Stuard Realty Co. Newton av, w s, 50 s 254th st, 75x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 4,800

Ferschman, Charles to Stuard Realty Co. Sylvan av, w s, 700 n 254th st, 23.10x211.2x39.2x198.3; Sylvan av, w s, 550 n 254th st, 25 x 155 x 26.2 x 146.4; Sylvan av, e s, 175 n 254th st, 25x200 to Newton av x25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 2,460

Form, George to Stuard Realty Co. 254th st, n w cor Newton av, 25x100; 256th st, s w cor Newton av, 50x102x50x98.7. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 3,735

Frank, Roberta F to Stuard Realty Co. Sylvan av, e s, 100 s 254th st, 7.1x101.10x27x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 225

Flegenheimer, Adolph, N Y, and Leo and Emil Herz, of Jersey City, N J, to Stuard Realty Co. 254th st, n w cor Valles av, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 840

Same to Stuard Realty Co. 254th st, n w cor Sylvan av, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,845

Same to Stuard Realty Co. Newton av, e s, 150 n 254th st, 50x97 to Albany Post road x53.10x78.8. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 2,400

*Follini, Joseph to Wm G McCormack and ano. Wright av, w s, and being lot 103 map 107 lots Hudson Park. Nov 1, due, &c, as per bond. Nov 9, 1909. 4,000

Gilet, Max Joseph of Brooklyn, N Y, to Stuard Realty Co. Valles av, w s, 525 n 254th st, 50x86.6x50x95.11. P M. Nov 3, 1 year, 5½%. Nov 8, 1909. 13:3421. 360

Giblin, Patrick to Stuard Realty Co. 254th st, n s, 175 w Valles av, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 495

Gass, Frank and Katharina his wife to BRONX BOROUGH BANK. Clay av, No 1773, w s, 150 s 175th st (or old line Gray st), runs s 50 x w 190 to e s Topping av, x n 49.6 x e 45 x n 0.6 x e 145 to beginning. P M. Nov 5, due, &c, as per bond. Nov 6, 1909. 11:2799. 10,000

Griffin, Mary J, of Pelham, N Y, to Cath L Mouquin. Kingsbridge road, s w s, 98 s Heath av, 40x89.9x45.5x68.1. Prior mort $2,000. Nov 6, 1909, 1 year, 6%. 12:3240. 850

*Gamache, Joseph to Herman C Langen. Bronxdale av, w s, 210 n Morris Park av, 50x100 and being lots 150 and 151 map 211 lots part Downing Estate. Nov 1, due May 1, 1910, 6%. Nov 10, 1909. 1,500

*Gasparrini, Mary wife of and Frank to Franziska M Britting. Columbus av, n s, 50 e Van Buren st, 50x100 and being lots 143 and 144 map Van Nest Park. P M. Prior mort $3,000. Nov 8, due, &c, as per bond. Nov 10, 1909. 3,000

*Gasparrini, Mary to Manhattan Mortgage Co. Columbus av, n s, 50 e Van Buren st, 50x100 and being lots 143 and 144 map Van Nest Park. P M. Prior mort $——. Nov 8, due, &c, as per bond. Nov 10, 1909. 3,000

*Ginsberg, Solomon to Louis Gold. Amethyst st, No 1852, being plot beginning 395 w White Plains road at point 525 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort $4,000. Nov 6, 3 years, 6%. Nov 11, 1909. 800

Grummon, Gertude I wife Josiah D to Annie Wier. 140th st, Nos 408 and 410, s s, 116.8 e Willis av, 33.4x100. Prior mort $4,500. Nov 11, 1909, 1 year, 6%. 9:2284. 2,000

Glass, John Jr to Theo F Schumann. Jerome av, e s, 28.6 n 199th st, late Garfield st, 51.4x138.5x45x113.9. Nov 11, 1909, 3 years, 6%. 12:3320. 4,500

*Healey, John to Geo A Steinmuller. Fairmount av, s s, 75 e Fairfax av, 25x100. P M. Nov 9, 3 years, 5½%. Nov 11, 1909. 250

Handte, Charles and Peter and Wilhelmina Schmidt with Margt Rehan. 135th st, No 608, s s, 424.10 e St Anns av, —x—. Extension of $2,500 mort until July 1, 1910, at % as per bond. Mar 10, 1908. Nov 5, 1909. 10:2547. nom

Herzog, Paul M to HARLEM SAVINGS BANK. Lorillard pl, No 2446, e s, 130 n 188th st, 25x97.5. Subordination agreement. Oct 22. Nov 6, 1909. 11:3058. nom

Hamburger, Robert to HARLEM SAVINGS BANK. Lorillard pl, No 2446, e s, 130 n 188th st, 25x97.5. Nov 5, 5 years, 5%. Nov 6, 1909. 11:3058. 4,500

Havens, James H to Walter E Andrews. Nelson av, w s, 150 s Brandt pl, 75x100, and being lots 102, 103 and 104 map lots of Century Investing Co. Building loan. Nov 4, 1 year, 6%. Nov 5, 1909. 11:2876. 25,000

Same to same. Same property. P M. Prior mort $4,875. Sept 28, due, &c, as per bond. Nov 5, 1909. 11:2876. 3,875

Haskins (John B) Estates, Inc, with Le Roy Construction Co. 190th st, Nos 63 and 65 East. Agreement as to approval of buildings erected on above premises. Nov 5, 1909. 11:3175. nom

Handy Realty Co to Heights Town Construction Co. Mott av, No 384, s e cor 144th st, No 160, 100x100. P M. Prior mort $25,000. Oct 26, 3 years, 6%. Nov 8, 1909. 9:2345. 7,500

Howe, George to Stuard Realty Co. Newton av, w s, 125 s 254th st, 21.10x101.10x2x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 880

Harris, Uriah and Herman Blum to Stuard Realty Co. Albany Post road, w s, 285 n 254th st, 54.3x92.3x52.5x87.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 6,080

Harris, Uriah and Herman Blum to Stuard Realty Co. Broadway, w s, 56 s 256th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 6,440

Hayes, Paul S to Stuard Realty Co. Valles av, w s, 100 n 254th st, 25x210x25x214.5. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 760

Headrick, Mabel H wife Wm W to Stuard Realty Co. Sylvan av, w s, 625 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 360

Hizsnay, Edward to Stuard Realty Co. 256th st, s s, 50 w Newton av, 50x105.5x50x102. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 2,400

Harris, Uriah and Herman Blum of Yonkers, N Y, to Stuard Realty Co. Broadway, w s, 106 s 256th st, 50x97x50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 6,600

Harris, Sidney A to DOLLAR SAVINGS BANK. Brook av, s e cor 150th st, 25x100. Nov 9, due Dec 1, 1912, 5%. Nov 10, 1909. 9:2276. 25,000

Herzog, Tenea to Hannah Wills. Bathgate av, e s, 141.3 s 182d st, 16x110.7. Prior mort $——. Oct 15, 3 years, 5%. Nov 10, 1909. 11:3048. 4,000

Helfrich, Gustav P to Bates & Oesting, Jr Co. Fox st, No 950, w s, 125 n 163d st, 40x107.6x40x107.11. Nov 1, 3 years, 6%. Nov 11, 1909. 10:2714. 4,700

Same to same. Fox st, No 957, w s, 165 n 163d st, 40x107.1x40x107.6. Nov 1, 3 years, 6%. Nov 11, 1909. 10:2714. 4,700

Heuer, Mary J to Estate of Isaac G Johnson, a corpn. Kappock st, n e s, — e Fairfield av and at line bet land hereby conveyed and property Dora M Lesley, runs n e 37.9 x n w 105.3 x s w 58.10 to st x s e — to beginning. P M. Nov 4, due July 14, 1912, 5%. Nov 5, 1909. 3,000

Hennesy, Jas A of Borough of Queens, N Y to Stuard Realty Co. Valles av, w s, 225 n 254th st, 100x152.2x104x181.4; Valles av, w s, abt 575 n 254th st, 52.4x75.5x50x86.7. P M. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:3421. 1,920

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Same to same. Albany Post road, w s, abt 259 n 254th st, 26x87.3 x26.9x85.9. P M. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:3421. 2,000

Heinsfurter, Moses and Jacob Schmidt to Anna M Miller. 163d st, s s, 225 e Washington av, 50x100. Nov 9, 5 years, 4½%. Nov 11, 1909. 9:2367. 40,000

Hecht, August C to Louisa B Martin. Clinton av, n w s, 68.5 n e 170th st, 25x151.1x25x151.2. Nov 9, 3 years, 5%. Nov 11, 1909. 11:2936. 4,000

*Ianaro, Carmela wife Carmine to Eliz K Dooling. Parker av, s s, 102.3 e Castle Hill av, 25x56.11 and 36.11 to Castle Hill av x25x 14.7 and 44.11, and being lot 53 map 120 lots Daily estate. Prior mort $——. Oct 30, 3 years, 6%. Nov 8, 1909. 500

Jefferson National Realty Co of N Y with Wm W Burg. Southern Boulevard, Prospect and Union avs. Agreement by party 1st part to pay party 2d part his commission of $450 as soon as building loan is arranged. Oct 28. Nov 9, 1909. 10:2582. nom

Jones, Jos H to John F Kaiser. Boscobel av, e s, 528.9 n Plympton av, 18x115.4x19.4x108.11 and being lot 26 parcel 19 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907. P M. Nov 5, 2 years, 6%. Nov 9 ,1909. 2,275

Kelly, Eleanor M to Edward C Kelly and ano, exrs, &c, Adeline C Kelly. Mott av, e s, 50 n 149th st, 16.8x105.5x16.8x105.9, except part for Mott av. Nov 3, 3 years, 5%. Nov 5, 1909. 9:2347. 2,000

*Kiessling, Arno to John A Ewald. 235th st, s s, 230 w 3d st as in 1897, 25x114. P M. Prior mort $4,000. Nov 4, 2 years, 6%. Nov 5, 1909. 1,800

*Knickerbocker Trust Co with Sadie M Gorton. Cruger av, No 202. Extension of $1,800 mort until July 10, 1912, at 6%. Oct 5. Nov 6, 1909. nom

Kissam, Jonas B with Heiman Berensticher. 145th st, n s, 125 e Willis av, 50x100. Extension of $40,000 mort until Jan 4, 1915, at 5%. Nov 4. Nov 5, 1909. 9:2290. nom

*Koterba, Jennie to E Colgate Jones. La Salle av, s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25 x n 25 x w 25 x n 108.10 to beginning; Hobart av, e s, 55.7 s La Salle av, 51x89.3x 50x99.7 and being lots 201, 202, 236 and 237 map No 1116a, 336 lots property Sisters of Charity. Nov 4, 3 years, 6%. Nov 5, 1909. 1,200

Klinkerfuss, Wm F Jr to Stuard Realty Co. Valles av, e s, 100 n 254th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 450

Kelly, James J and James F Coleman to Stuard Realty Co. Newton av, w s, 148.6 s 256th st, 50x100; Newton av, e s, 244.6 s 256th st, 50x64.2x52.3x78.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,320

Kress, Henry to Stuard Realty Co. Newton av, e s, 169.6 s 256th st, 50x85.7x52.3x97.6. P M. Nov 3, 3 years, 5%. Nov 8, 1909. 13:3421. 1,540

Klein, Philipp to DOLLAR SAVINGS BANK. 180th st, No 587, n s, 70.9 w Arthur av, 25.3x95.6x25x99.3. Nov 10, 1909, due Dec 1, 1910, 5½%. 11:3062. 1,000

Krug, Alfred M, of Yonkers, N Y to Stuard Realty Co. Albany Post road, w s, abt 76 n 254th st, 54x69.2 to Newton av x50x49. Two P M morts, each $1,200. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:3421. 2,400

Kinloch, Osman, of Troy, N Y, to Geo Hooks. Courtlandt av, s w cor 160th st, 23.6x97.7. Prior mort $9,000. Nov 9, 2 years, 6%. Nov 11, 1909. 9:2419. 1,700

Keller, Sarah F to TITLE GUARANTEE & TRUST CO. Creston av, No 2398, e s, 324 n 184th st, 25x95. Nov 11, 1909, due, &c, as per bond. 11:3165. 5,000

Kennedy, Jennie V to Willis H Thorn. Spuyten Duyvil Parkway, n s, 50 e from w s lot 15 map land David Banks, Jr, runs n 90.7 x e 73.5 x s 91.7 to Parkway x w 75.1 to beginning. Nov 8, 3 years, 6%. Nov 11, 1909. 13:3415. 3,000

Lamport, Nathan with Gerson M Krakower. Hughes av, s e cor 189th st, 100x87.6; Belmont av, s w cor 189th st, 100x87.6. Subordination agreement. Nov 9. Nov 11, 1909. 11:3076. nom

Lamport, Nathan with Shapiro, Portman & Henry, Inc, and East One Hundred and Eighty-Ninth St Building & Construction Co. Lots 216 to 219 map property S Cambreling et al. Subordination agreement. Nov 10. Nov 11, 1909. 11:3076. nom

*Lutz, John J to E Colgate Jones. 2d st, s s, 205 w Av B and being lot 9 map No 29 (Westchester Co) of Unionport, 50x216 to 1st st. Prior mort $3,500. Nov 10, 1909, 2 years, 6%. 1,000

Livingston, Julius I with TITLE GUARANTEE & TRUST CO. Creston av, No 2398. Subordination agreement. Sept 10. Nov 11, 1909. 11:3165. nom

*Latino, Giuseppe R to Eliz K Dooling. 232d st, n s, 230 w Paulding av, 25x114. Oct 30, 3 years, 5½%. Nov 11, 1909. 3,250

Lee, Emma to Jennie Rose. Teller av, e s, 649.1 n 169th st, 25x 79.8x25x79.6. P M. Prior mort $3,500. Nov 10, installs, 6%. Nov 11, 1909. 11:2782. 2,700

Le Roy Construction Co to Daniel R Kendall and ano trustees John L Rogers. 190th st, No 65, n s, 172.3 e Morris av, 34.2x 114.2x25.11x114. Nov 5, 1909, 3 years, 5%. 11:3175. 10,000

Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3175. ——

Same to same. 190th st, No 63, n s, 137.11 e Morris av, 34.3x 114. Nov 5, 1909, 3 years, 5%. 11:3175. 10,000

Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3175. ——

Leonard, John to Fannie E Brooker. Bathgate av, e s, 270 n 176th st, 27x85.7. Oct 2, demand, 6%. Nov 5, 1909. 11:2924. 1,800

Leonard, John with Fannie E Brooker. Bathgate av, e s, 270 n 176th st, 27x85.7. Extension of $3,000 mort until Nov 1, 1912, at % as per bond. Nov 5, 1909. 11:2924. nom

Loftus, Mary to Stuard Realty Co. 254th st, n s, 200 w Valles av, 31.11x101.6x14.5x100. P M. Nov 3,3 years, 5½%. Nov 8, 1909. 13:3421. 600

Loftus, Mary to Stuard Realty Co. Valles av, w s, 626.4 n 254th st, 52.2x64.3x50x75.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 240

Lynch, Thos J to Stuard Realty Co. Sylvan av, w s, 250 n 254th st, 100x100. P M. Nov 3, 3 years, 5%. Nov 8, 1909. 13:3421. 1,750

Langen, Frieda to Stuard Realty Co. Newton av, e s, 119.6 s 256th st, 25x97.6. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 870

Levi, Joseph to Stuard Realty Co. 254th st, s e cor Sylvan av, 50x 100; 256th st, s s, 100 w Broadway, 24.4x80.7x24.4x87.10; Newton av, e s, 200 n 254th st, 125x49.8x131.3x14; Albany Post road, w s, 211.10 n 254th st, 53.2 x 85.7 x 52.5 x 83; Newton av, e s, 125 n 254th st, 25x97.6 to Albany Post road x26.10x 69.1. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 11,260

Levinson, Leo to Oliver E Davis. Elton av, s w cor 159th st, 48x100. Prior mort $9,000. Nov 1, due, &c, as per bond. Nov 9, 1909. 9:2380. 6,250

LAWYERS TITLE INS & TRUST CO with 174th St Construction Co. Forest av, e s, 271.8 n 165th st, 2 lots, each 37.6x136.3. Extension of 2 morts for $30,000 each until Nov 5, 1914, at 5%. Nov 5. Nov 10, 1909. 10:2660. nom

Loring Realty Co to Lulu C Muller. Loring pl, e s, 351.11 n 183d st, 44x110. Nov 10, 1909, due &c as per bond. 11:3225. 12,500

Same to same. Same property. Certificate as to above mort. Nov 10, 1909. 11:3225. ——

Same and Edna A Patton with same. Same property. Subordination agreement. Nov 9. Nov 10, 1909. 11:3225. nom

Langen, Frieda to Stuard Realty Co. Newton av, e s, 94.6 s 256th st, 25x97.6. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 885

Mouquin, Cath L with DOLLAR SAVINGS BANK. Brook av, s e cor 150th st, 25x100. Subordination agreement. Nov 10, 1909. 9:2276. nom

Moloney, Wm F to Ann T O'Connor. Aqueduct av, e s, 286.4 n 183d st, 25.3x100 to w s Macombs Dam road (closed). Nov 8, 1 year, 5%. Nov 9, 1909. 11:3212. 2,000

Malloy, Wm J to Stuard Realty Co. 254th st, s s, 75 e Sylvan av, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 885

McGinn, Patrick to Stuard Realty Co. Valles av, w s, 200 n 254th st, 25x181.4x26x188.6; Valles av, e s, 175 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 960

McDonald, Wm H to Stuard Realty Co. Valles av, e s, 575 n 254th st, 157x100x157x100.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 840

McDonnell, James J to Stuard Realty Co. Valles av, w s, 500 n 254th st, 26x95.11x25x101.4. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 200

Manaco, Pasquale to Stuard Realty Co. Sylvan av, e s, 112.3 s 256th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,840

Manaco, Pasquale to Stuard Realty Co. Valles av, w s, 125 n 254th st, 50x195.7x52x210. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,200

McManus, James J to Stuard Realty Co. Sylvan av, e s, 100 n 254th st, 75x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,920

Massack, Rudolph H to Stuard Realty Co. Newton av, w s, 200 n 254th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 300

McDonnell, James J to Stuard Realty Co. Valles av, e s, 200 n 254th st, 50x103.7x50x101.10. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 960

Marshall, Henry V to EMIGRANT INDUSTRIAL SAVINGS BANK. Perry av, w s, 200 n Holt pl, 25x111.4 to a drive x25.3x115.1. Nov 8, 1909, 3 years, 5%. 12:3343. 3,750

*Mink Construction Co to Charles A Laumeister 12th st, n s, 405 w Av C, 100x216 to 13th st, Unionport. P M. Nov 11, 1909, due, &c, as per bond. 12,000

*Mason, Martha J, of Norwalk, Conn, to Fredk W Koch. Lot 95 map Givan Homestead. Nov 9, 3 years, 6%. Nov 11, 1909. 3,500

McKiernan, Francis E to Albert L Dickinson, exr Louisa H Dickinson. Lafontaine av, w s, 75 n 181st st, runs w 174 to Quarry road x n e 89.1 x e 63.2 x n e 26.3 x e 55 x s 100 to beginning P M. Nov 4, 5 years, 6%. Nov 6, 1909. 11:3063. 7,000

McLernon Realty & Construction Co to Edna A Patton. 188th st, No 121, n w s, 733.11 n e Webb av, 25x95.7x25x94.11. Prior mort $5,000. Nov 1, 1 year, 6%. Nov 11, 1909. 11:3219. 1,100

Millinger, Mary to Fredk Meyer. Webster av, No 1736, e s, 48.5 n 174th st, 25x90.10x25.6x97.5. Nov 10, 2 years, 6%. Nov 11, 1909. 11:2899. 2,500

Same to Dora Wiebke. Webster av, No 1738, e s, 73.5 n 174th st, 25x84.2 to w s former Brook st x25.6x90.10. Nov 10, 2 years, 6%. Nov 11, 1909. 11:2899. 2,000

Newmark, Mary and Julia Drescher widow and devisee Hyman Drescher to Isidor Shlivek. 174th (12) st, n s, 80 w 3d av, 40x100. Prior mort $27,250. Nov 8, 3 years, 6%. Nov 9, 1909. 11:2922. 5,000

Same and Bennett Sanberg with same. Same property. Subordination agreement. Nov 8. Nov 9, 1909. 11:2922. nom

*Negri, Dominick to Tony M Cella. Morris Park av, s s, 120 w Victor st, and being lots 14 and 15 map ——, 50x100. Prior mort $15,500. Nov 9, 1909, 3 years, 6%. 1,400

*Negri, Domenic to Eliz K Dooling. Morris Park av, s s, 45 e Unionport road, 50x100, and being lots 14 and 15 map portion Hunt estate. Prior mort $——. Nov 1, 2 years, 6%. Nov 8, 1909. 2,500

*Nyman, Elik G to New York & Suburban Co-operative Building & Loan Assn. Amundson av, e s, 125 s Nelson av, 25x100. Nov 9, installs, 6%. Nov 11, 1909. 3,000

O'Neill, Elizabeth A to Hester J Morrison. 203d st, s s, 97.10 e Valentine av, 50x100. Nov 9, 2 years, 6%. Nov 10, 1909 12:3308. 1,000

Ott, Frederick J to Henrietta Shotten. 162d st, n s, 162.9 w 3d av, 25x100. ¼ part. All title. Nov 5, due Sept 15, 1910, 6%. Nov 9, 1909. 9:2367. 300

Ockendon, Jeanette M to Stuard Realty Co. 254th st, n s, 125 w Valles av, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,420

Ockendon, Richard of Mt Hope, N Y, to Stuard Realty Co. 254th st, n s, 75 w Valles av, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,290

Ockendon, Jeanette M of Mt Hope, N Y, to Stuard Realty Co. Newton av, w s, 100 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,060

Piccirillo, Benedetta to John Slattery. Eagle av, e s, 200 s 156th st, 25x115. P M. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2624. 3,500

Pfriender, William to Stuard Realty Co. 256th st, s s, 48.8 e Newton av, 24.4x89.7x25x91.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,360

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Peterson, Alb roma to Magnus Nelson. Willow lane, s s, 50 w Robin av, 25x95.11x25x99. P M. Nov 6, due &c as per bond. Nov 8, 1909. 600

Polatschek-Spencer Realty Co to New York Mortgage & Security Co. 161st st, n s, 120 w Prospect av, 100x96.1. Building loan. Nov 4, 1 year, 6%. Nov 5, 1909. 10:2677. 50,000

Same to same. Same property. Certificate as to above mortgage. Nov 3. Nov 5, 1909. 10:2677. —

Phelps, Anna M to Michael Murtha. 160th st, late Denman pl, n s, 146.11 e Union av, 24.9x77.3. Nov 10, 3 years, 5%. Nov 11, 1909. 10:2667. 5,000

Riback, Abraham to LAWYERS TITLE INS & TRUST CO. Union av, No 1239, w s, 308.10 n 168th st, 21.11x132.8. Nov 3, 5 years, 5%. Nov 5, 1909. 10:2673. 7,500

Same and NORTHERN BANK OF N Y with same. Same property. Subordination agreement. Nov 5, 1909. 10:2673. nom

Riback, Lizzie L with same. Same property. Subordination agreement. Nov 5, 1909. 10:2673. nom

Rechnitzer, Max to Lena A Meckes. 170th st, s s, 17.10 e Lind av, 25x102.1x25x104, and being lot 25 parcel 10 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. May 12, installs, 6%. Nov 5, 1909. 9:2532. 575

Robinson, Mary E widow to Archibald A McGlashan et al trustees Woolsey Hopkins. Belmont st, s e cor McCombs road, runs s 118.6 x s e 173.8 to Cromwells creek x n e 195.8 to w s Inwood av x n 32 to Belmont st x w 314.3 to beginning. Prior mort $7,500. Nov 8, 1909, due &c as per bond. 11:2865. 2,500

Rudolph, John to Stuard Realty Co. 254th st, n s, 25 w Valles av, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 980

Reilly, Josephine A with Kate A Doolittle. Barretto st, No 1071. Extension of $4,000 mort until Nov 1, 1912, at 5%. Oct 26. Nov 10, 1909. 10:2717. nom

Riedt Realty Co to Wm Sinclair. 181st st, s s, 130.2 e Clinton av, 33x140.2. Prior mort $17,000. Nov 9, due &c as per bond. Nov 10, 1909. 11:3096. 5,000

Same to same. 181st st, s s, 97.1 e Clinton av, 33x140.2. Prior mort $18,000. Nov 9, due &c as per bond. Nov 10, 1909. 11:3096. 4,000

Same to same. 181st st, s s, 97.1 e Clinton av, 33x140.2; 181st st, s s, 130.2 e Clinton av, 33x140.2. Certificate as to 2 morts aggregating $9,000. Nov 9. Nov 10, 1909. 11:3096. —

Rothenberg, Ettie and Lena Segal to Geo H Hyde. Washington av, No 1285, w s, 75 s 169th st, 25x89.9. Nov 11, 1909, demand, % as per bond. 9:2390. 1,000

*Stadler, Tillie M to Geo Kohler Jr. Saxe av, w s, 100 n McGraw av, 25x100. Nov 1, 3 years, 5½%. Nov 11, 1909. 4,250

Singhi (H U) Realty Co to Ida J Ray. 193d st, n s, 105 e Morris av, 20x80. Nov 5, 1909, due Dec 1, 1912, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mortgage. Nov 1. Nov 5, 1909. 11:3177. —

Same to same. Morris av, n e cor 193d st, 80x25. Nov 5, due Dec 1, 1912, 5%. 11:3177. 12,000

Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3177. —

Singhi (H U) Realty Co to Ida J Ray. 193d st, n s, 25 e Morris av, two lots, each 20x80. Two morts, each $8,000. Nov 5, 1909, 3 years, 5%. 11:3177. 16,000

Same to same. Same property. Two certificates as to above morts. Nov 5, 1909. 11:3177. —

Same to same. 193d st, n s, 85 e Morris av, 20x80. Nov 5, 1909, 3 years, 5%. 11:3177. 8,000

Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3177. —

*Shirmer, M Beth to Frida Horkimer. Lots 126, 127, 150, 161, 184, 238, 243, 254, 270, 281, 282, 292, 293, 305, 391, 396, 519, 520, 523 and 524 map No 1106 Arden property, Westchester, Nov 8, 1909, 1 year, 6%. 2,000

Schmidt, Wm C to Stuard Realty Co. 254th st, s s, 50 e Sylvan av, 25x100; Albany Post road, w s, 156 s 256th st, 52x98.4x52.5x97. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 8,260

Sheridan, Eliz M wife John J to Stuard Realty Co. Sylvan av, w s, 200 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,000

Smith, Stephen W to Stuard Realty Co. Sylvan av, w s, 125 n 254th st, 25x100. P M. Nov 3, 1 year, 5%. Nov 8, 1909. 13:3421. 525

Schwarzler (A J) Co to Kate P McKenna. Clay av, n e cor 166th st, 568.5 to 167th st x80. Nov 8, demand, 6%. Nov 9, 1909. 9:2426. 65,000

Same to same. Same property. Certificate as to above mort. Nov 8. Nov 9, 1909. 9:2426. —

Schaaf, Amalie with Ludwig Larsen. Norwood av, s s, 488.4 w 205th st, 25x112.6. Extension of $4,000 mort until Dec 29, 1914, at 5%. Nov 5. Nov 8, 1909. 12:3353. nom

*Stabile, Michele to Michele G Pasca. Tompkins st, w s, 325 n 152d st, and being lots 27 and 38 amended map No 1108a of 126 lots, being a subdivision of plot 23 on map Clasons Point, 50x100. Oct 8, 1 year, 5%. Nov 9, 1909. 200

*Smith, Edw D to Herman Hagenbuchle of Mt Vernon, N Y. De Milt av, n e s, at n w s Sound View pl, 100x100. Nov 9, 5 yrs, 6%. Nov 10, 1909. 2,000

*Same to Stephen D Stilwell. Same property. Prior mort $2,000. Nov 9, 1 year, 6%. Nov 10, 1909. 2,000

Schmitt, Wm F to Conrad Tisch. Vyse av, w s, 145 s Freeman st, 25x100. Nov 8, 3 years, 5%. Nov 10, 1909. 11:2986. 5,000

Therry, Irene A to Stuard Realty Co. 254th st, s w cor Sylvan av, 75x80.7x76.5x95.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 2,700

Therry, Irene A to Stuard Realty Co. Newton av, s w cor 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,820

Therry, Irene A to Stuard Realty Co. Broadway, s w cor 256th st, 56x100x62.8x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 13,360

Therry, Irene A to Stuard Realty Co. Albany Post road, w s, 260 s 256th st, 26.8x95.7x26.3x97.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,660

Tessor, Edward M to Richard Fensterer. Webb av, No 2468, e s, 499.3 n Devoe terrace, 24.4x91.11x24.3x100.7. Prior mort $4,500. Nov 6, 1 year, 6%. Nov 9, 1909. 11:3219. 1,500

Taglieber, Wm to Ernest E Hausamann. 235th st, s s, 300 w Kepler av, 100x100; 238th st, s s, 150 w Kepler av, 150x100. Oct 29, 3 years, 5%. Nov 11, 1909. 12:3369 and 3372. 5,000

Uhl, John to UNION SQUARE SAVINGS BANK. 169th st, s s, 74 w Franklin av, 35.2x112.9x32.1x116.10. Nov 11, 1909, due Feb 15, 1915, 5%. 10:2612. 26,500

Vreeland, Harold S to Hannah Sullivan. Nathalie av, w s, lot 38 map 175 of 16 villa sites and 80 lots, part of Anthony Estate, 25x112.11x25.2x109.11, s s. Prior mort $3,000. Nov 4, 1 year, 6%. Nov 11, 1909. 12:3256. 1,200

Vale Construction Co to Manhattan Mortgage Co. Intervale av, w s, 216 n Freeman st. Two lots each, 50x105. Two morts, each $8,000. Two prior morts $—— each. Nov 11, 1909, due, &c, as per bond. 11:2965. 16,000

Same to same. Same property. Two consents as to above morts. Nov 11, 1909. 11:2965. —

Same to same. Same property. Two certificates as to above morts. Nov 11, 1909. 11:2965. —

Same to same. Same property. Two secretary's certificates as to above morts. Nov 11, 1909. 11:2965. —

Vollmer, Frederick to Wilson M Powell. 137th st, s s, 155.1 e St Anns av, 50x100. Nov 10, 1909, 1 year, 5½%. 10:2549. 20,000

*Van Praag, Abraham M to Bankers Realty & Security Co. Tremont road, n s, 50 w Robin av, 50x100. P M. Oct 25, 2 years, 5%. 850

*Van Praag, Abraham M to Bankers Realty & Security Co. Robin av, e s, 100 n Tremont road, 25x100. P M. Oct 25, 3 years, 5%. Nov 8, 1909. 450

Weber, Lina A with LAWYERS TITLE INS & TRUST CO. Kelly st, No 48. Agreement as to share ownership in mort. July 6. Nov 8, 1909. 10:2708. nom

Wurm, Carl to IRVING SAVINGS INSTN. 164th st, s s, 39.6 w Cauldwell av, 58x100. Nov 8, 1909, due &c as per bond. 10:2621. 25,000

*Werner, Theo to WASHINGTON SAVINGS BANK. Bronx & Pelham Parkway, s e cor Muliner av, 75.1x165.1x75x160.9; Bronx & Pelham Parkway, s w cor Bogart av, 25x145.11x25x147.5; Bogart av, w s, 147.5 s Bronx & Pelham Parkway, 75x100; Bogart av, w s, 447.5 s Bronx & Pelham Parkway, runs w 100 x s 75 x w 100 to e s Muliner av x s 200 x e 200 to Bogart av x n 275 to beginning. Nov 8, 1909, 2 years, 6%. 47,500

Weldon, Patrick to Margt Rohan. 135th st, No 608, s s, 424.10 e St Anns av, 25.2x100. P M. Prior mort $12,000. Nov 4, installs, 6%. Nov 5, 1909. 10:2547. 600

Wolder, Mark and Isaac to Adam Hunsinger. Courtlandt av, No 724, e s, 100 n w 155th st, late Mary st, runs e 100 x s 25 x w 100 to av, x n 25 to beginning. P M. Nov 4, due, &c, as per bond. Nov 5, 1909. 9:2402. 7,500

Warren, Abraham to Rosie Tauber. Morris av, No 2326, e s, 125 s Field pl, 25x130. Nov 3, 1 year, 5%. Nov 5, 1909. 11:-3172. 3,000

Walton Building Co to Fleischmann Realty & Construction Co. Walton av, w s, 468.9 s Fordham road, 318.9x101.5x320.3x101.6, except part for av. P M. Prior mort $25,000. Oct 28, 1 year, 6%. Nov 5, 1909. 11:3188. 15,000

Same with same. Agreement that morts for $14,000 and $11,000 respectively are liens on above premises. Oct 28. Nov 5, 1909. 11:3188. nom

Wall (Arthur W) Building and Construction Co to Carl Schuster and ano exrs, &c, August Koenig. Minford pl, No 1453, w s, 200 s 172d st, 25.9x100. Nov 3, 5 years, 5%. Nov 6, 1909. 11:-2977. 14,000

Same to same. Same property. Certificate as to above mort. Nov 5. Nov 6, 1909. 11:2977. —

Same and East River Mill and Lumber Co and Caroline Wall with same. Same property. Subordination agreement. Nov 5. Nov 6, 1909. 11:2977. nom

Wichelns, John F to Stuard Realty Co. Sylvan av, w s, 100 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 660

Wittig, Franz to Stuard Realty Co. Sylvan av, w s, 350 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 420

Wigger, John J to Stuard Realty Co. Sylvan av, e s, 375 n 254th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,140

Wilzin, Jules K to Stuard Realty Co. Sylvan av, w s, 625 n 254th st, 50x181x52.3x163.7. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,120

Wilkens, Walter to TITLE GUARANTEE & TRUST CO. Prospect av, e s, 112 n from w s Westchester av, runs e 38.11 and 38.11 to w s Westchester av x n 50 x w 56.3 and 46.3 to Prospect av x s 50 to beginning. Nov 8, due, &c, as per bond. Nov 9, 1909. 10:2690. 20,000

Weber, Mathilde E with LAWYERS TITLE INS & TRUST CO. Wendover av, No 540. Agreement as to share ownership of mort. Sept 17. Nov 10, 1909. 11:2928. nom

Same with same. Wendover av, No 544. Similar agreement. Sept 17. Nov 10, 1909. 11:2928. nom

Wistaria Realty Co to LAWYERS TITLE INS & TRUST CO. Union av, e s, 392.2 s 165th st, 40x173.8x40x173.8. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2678. 35,000

Same to same. Union av, e s, 432.2 s 165th st, 40.10x173.7x40.10 x173.8. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2678. 35,000

Same to same. Union av, e s, 352.2 s 165th st, 40x173.9x40x173.11. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2678. 35,000

Same to same. Same property. Union av, e s, 352.2 s 165th st, 120x abt 173.6. Certificate as to 3 morts for $35,000 each. Nov 9. Nov 10, 1909. 10:2678. —

Wirth Realty & Construction Co to American Mortgage Co. West st, s w s, 28.4 e Mohegan av and being lot 14 map Wardsville, 50x126 to 181st st x50.1x129, except part for 181st st; West st, s s, at e s Mohegan av, runs e 28.4 x s 117.5 to n s 181st st x w 11.3 to av x n — to beginning. Building loan. Nov 4, 1 year, 6%. Nov 5, 1909. 11:3124 55,000

Same to same. Same property. Certificate as to above mort. Nov 4. Nov 5, 1909. 11:3124. —

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Weil, Leopoldina, of Yonkers, N Y, to Stuard Realty Co. Newton av, e s, 220 s 256th st, 25.2x78.6x26.9x85.9; Albany Post road, w s, abt 208 s 256th st, 52x97.4x53.6x98.5 map Samler Estate. P M. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:3421. 7,960

Young Realty & Construction Co with LAWYERS TITLE INS & TRUST CO. Franklin av, e s, 400.8 s 166th st, 55.4x201.9x55.4 201.7; Franklin av, e s, 455 s 166th st, 54.4x201.7x54.4x201.6. Agreement as to correction of description in two morts. Nov 9. Nov 11, 1909. 10:2607. nom

Zemek (John) Association, a corpn to John Zemek. 148th st, n s, 250 w Morris av, 25x106.6. Prior morts $10,800. Nov 10, 1 year, 6%. Nov 11, 1909. 9:2337. 6,250

Same to same. 148th st, n s, 275 w Morris av, 25x106.6. Prior mort $11,750. Nov 10, 1 year, 6%. Nov 11, 1909. 9:2337. 6,250

Zingales Realty Co to Louis Rosenstein. Bryant av, n e cor Freeman st, 53x100x50x85.8. P M. Prior mort $3,000. Nov 5, due July 1, 1910, 6%. Nov 6, 1909. 11:2999. 8,000

*Zuelch, Geo to J Marcus Woodworking Co. 215th st, s s, 17 w 4th av, 46x125, and being lots 114 and 115 map No 589 Westchester Co, New Village Jerome; 215th st, late 1st st or av, s s, and at e s lot 115 same map, runs s 178.5 x e — to west line map of Wakefield, x n 178.5 to beginning; 4th st or av, s w cor 215th st, late 1st av or st, 187.5x50.4x178.5x19.8. Nov 1, due, &c, as per bond. Nov 6, 1909. 814

JUDGMENTS IN FORECLOSURE SUITS.

Nov. 4.

177th st, n s, 100 e Audubon av, 101x170x90x 170. State Bank agt Portland Realty Co; Walter T Kohn, att'y; Harry N French, ref. (Amt due, $89,537.55.)

Nov. 5.

118th st, s s, 100 e 2d av, 40.9x100.10. Max J Klein agt Robert Garcewich; Lese & Connolly, att'ys; Louis F Doyle, ref. (Amt due, $17,-104.97.)

118th st, s s, 140.9 e 2d av, 40.9x100.10. Jacob Reiff agt Robert Garcewich; Lese & Connolly, att'ys; Louis F Doyle, ref. (Amt due, $15,-117.15.)

Nov. 6.

Audubon av, n e cor 182d st, 70.9x70. Frederick S Isaac agt Isaac Marcuson; Louis F Doyle, att'y; Ashley T Cole, ref. (Amt due, $39,555.83.)

Nov. 8.

137th st, n s, 537.6 e Willis av, 16.8x100. Francis M Swanstrom agt Sturley A Rogers; Swanstrom & Keyes, att'ys; Robert Ten Eyck, ref. (Amt due, $6,321.75.)

Central Park West, w s, 35 n 101st st, 40x111.

Central Park West, w s, 75 n 101st st, 25.11x111.

Central Park West, n w cor 101st st, 35x111. David H Hyman agt Lemuel J Arthur; Chas W Dayton, Jr, att'y. (Amt due, $69,724.95.)

Nov. 9.

Randall av, n s, 50 w Coster st, 50x100. East Bay Land & Improvement Co agt Charles Albrecht; R Clarence Dorsett, att'y; Chas J Leslie, ref. (Amt due, $1,327.78.)

51st st, Nos 222 & 224 East. Adele Herold agt Selig A Koss et al; H A Herold, att'y; Chas W Ridgway, ref. (Amt due, $6,344.)

152d st, n s, 25 w Wales av. —x86.11x28.11x 101.5. Wm H McCarthy agt Leopoldine Klein et al; Saxe & Powell, att'ys; Geo C Kobbe, ref. (Amt due, $4,534.71.)

Nov. 10.

Perry st, Nos 113 & 115. John H Vought agt Jacob Katz et al; Henry A Prince, att'y; Chas L Hoffman, ref. (Amt due, $37,630.)

LIS PENDENS.

Nov. 6.

5th av, No 477. Henry H Abbott agt E G Potter Co; action to restrain, &c; att'y, G W Morgan.

Union av, e s, 93 n Home st, 50.8x95.3x48.2x 95.3. Lanier McKee, trustee, agt Alexander Sinai et al; action to set aside conveyance; att'ys, Cass & Apfel.

Lots 103, 105, 106 & 111, map of Cebrie Park, Bronx. A Mark agt Chas F Gordes et al; action to foreclose mechanics lien; att'y, C P Hallock.

Nov. 8.

Clinton av, e s, 30 s 175th st, 27x84. Otto Hartman agt Millie Hartman; action to set aside deed, &c; att'y, E M Bernstein.

Nov. 9.

137th st, No 11 West. Sarah Adler agt Max Rosh et al; action to restrain, &c; att'y, M Jacobs.

Castle Hill av, w s, 525 s Green Lane, 25x 105.2. Cipriani Realty & Construction Co agt Guiseppe Golio et al; action to foreclose mechanics lien; att'y, W T Matthies.

Cauldwell av, Nos 669 & 671. Lanier McKee, trustee, agt Geo M Bruestle et al; action to set aside conveyance; att'ys, Cass & Apfel.

Nov. 10.

Lots 24 to 27, 36 to 43, amended map of Adee Park, Bronx. Albert Taubert et al agt David G O'Hara et al; specific performance; att'y, O J Kalt.

Hoe av, e s, 125 s 173d st, 75x100. Henderson Contracting Co agt John Marx Construction Co; action to foreclose mechanics lien; att'ys, Lindsay, Kalish & Palmer.

231st st, s s, lot 407, map of Village of Wakefield, Bronx. Arthur H Wadick agt Mary F Wadick et al; partition; att'y, A H Wadick.

Nov. 11.

143d st, Nos 253 & 255 West. Johanna Schmidt agt Frederick Rohkohl et al; action to declare deed void; att'y, G A Knobloch.

63d st, s s, 168.4 e Broadway, 80x100.5. Lenox Iron Works agt Benjamin B Davenport et al; action to foreclose mechanics lien; att'ys, Rosendale & Dodd.

8th st, No 315 East. Santiago P Cahill agt David J Simon et al; action to cancel deeds; att'y, W D Stiger.

Nov. 12.

Parcel of land beg at a point 200 n Morris Park av and 1509.6 e Unionport rd, runs w 100 x n 25 x e 100 x s 25 to beg.

Barnes av, No 1819. Charles Rogin agt Abram Ginsburg et al; partition; att'y, M A Rabinovitch.

Washington st, Nos 792 & 794. Vito Marcantonio et al agt Staple Realty Co et al; action to foreclose mechanics lien; att'y, J Lotito.

56th st, s s, 122.7 e Broadway, 50x116.2.

104th st, No 146 West. Nathan Bilder, trustee, agt Chas E Ellis; notice of attachment; att'ys, Cohen, Creevey & Richter.

Clinton st, e s, 175.9 n Delancey st, 25x100. Anna M Grossman et al agt John Kroder et al; action to restrain, &c; att'y, L S Gobel.

72d st, Nos 438 & 440 East. Lawrence B Cohen agt Louisa Fink, action to impress trust; att'ys, Cohen Bros.

FORECLOSURE SUITS.

Nov. 6.

54th st, No 347 West. Hyland P Rice agt John H Scheier et al; att'y, M I St John.

30th st, No 247 West. Jonas Weil et al agt Henry Harburger et al; att'y, M Sundheimer.

Hughes av, e s, 165 n 189th st, 50x87.6; two actions. Alois L Ernst agt Hughes Avenue Construction Co et al; amended; att'ys, Parker & Ernst.

1st av, No 846. Ernest Wibel agt Sarah Baker et al; att'y, H F Lippold.

73d st, n s, 98 e Av A, 37.6x102.2. American Mortgage Co agt Max Stern et al; att'ys, Bowers & Sands.

Oak st, No 36½. Minnie Paliadino agt Annie Belinky; att'y, M Keve.

Nov. 8.

Houston st, n s, 151.8 e Av C, 65x81x65x89.4. Morris Rose agt Katie Krautman et al; att'y, M N Schleider.

143d st, n s, 525 e Broadway, 75x99.11. Samuel A Singerman et al agt Gustave E Beyer et al; att'y, D E Goldfarb.

Lexington av, e s, 50.11 s 104th st, 25x95. Harry Cahn et al agt Hyman Strassner et al; amended; att'y, H Fluegelman.

30th st, No 147 East. Henry W Kreykenbohm agt Herman J Katz et al; amended; att'y, H Swain.

28th st, s s, 201.8 e 7th av, 46.6x98.9. Matthew Micolino agt Quinn & Smith; att'ys, Grasmuck & Ostrander.

118th st, No 19 West. Isidor Siegel agt Gustav Cohen et al; att'y, P Hellinger.

115th st, Nos 111 & 113 East. Harris Schwartz agt Ida Basch et al; amended; att'ys, Manheim & Manheim.

157th st, s s, 200 e Broadway, 75x99.11. Leo M Klein et al agt James C Picken et al; att'ys, Klein & Jackson.

Home st, s s, 252.11 e Stebbins av, 25x32.6x irreg. Estates Settlement Co agt Halvorsen-Barmore Construction Co et al; att'ys, Carrington & Pierce.

Nov. 9.

Lot 163, map of Laconia Park, Bronx. Mary R Prutting agt Rosana Hauptman; att'y, W T Matthies.

85th st, n s, 300 e 2d av, 25x102.2. Martha Blanke agt John Marger et al; att'y, M Arens.

Gouverneur st, No 56.

Monroe st, Nos 212 & 214. Julius Rosenstein agt Morris Goodman et al; att'y, D Galewski.

Nov. 10.

Madison av, No 274. City Real Estate Co agt Percy B O'Sullivan et al; amended; att'y, H Swain.

1st av, Nos 1849 to 1853.

1st av, s w cor 96th st, 25.8x80, four actions. Benjamin Wertheimer et al agt Ignatz Margartten et al; att'y, S Levy.

Pleasant av, e s, 50.8 n 118th st, 25.3x76. Joseph Weisman et al agt Harry Levin et al; att'ys, Slade & Slade.

153d st, n s, 325 e 8th av, runs n 199.10 to 154th st, x e 194.4 to Macomb's Dam road, x s w 228.2 to 153d st, x w 84.4 to beg. Henry F Veith agt Roosevelt Realty & Construction Co et al; att'y, E G Kremer.

78th st, Nos 334 & 336 East. Solomon Feiner agt Marcus L Osk et al; att'y, B F Feiner.

96th st, n s, 180 w Lexington av, 37.6x100.11. Mutual Life Ins Co of N Y agt Jacob Goodman et al; att'y, J McKeen.

Land situated at Throgg's Neck, being part of Grove Farm of Westchester, adj lands of Elijah Ferris, containing 37.888 acres of upland and 18.334 acres of salt meadow.

Land under waters of Long Island Sound, adjoining above premises, containing 28.506 acres of land between high and low tide line.

Land below water line adjacent to the premises above mentioned containing 4.424 acres of land under water.

Sidney H Rosenthal agt Ferris Avenue Realty Co; att'y, M H Hayman.

Park av, w s, 25.2 s 91st st, 25.2x82.2. Edw J Sisley agt William Dietz et al; att'ys, Warner, Wells & Korb.

Forest av, No 731. Lazarus Fried agt Joseph Reznik et al; att'y, S Bitterman.

Arthur av, No 2155. Edward Heid et al agt Hyman Goldberg et al; att'y, S Williamson.

Hoffman st, s e cor Jacob st, 50x90.1. Kate Walsh agt Michael Pignoni et al; att'y, E F Moran.

Christopher st, No 87. Henry Klein agt Rocco M Marasco et al; att'y, B F Schreiber.

Murdock av, w s, 400 n Jefferson av, 25x100. Augusta P Amundson, extrx, agt Julia A Hess et al; att'y, E S Bacon.

Nov. 11.

Palham av, n s, 202.4 w Southern Boulevard, 39.9x174.3xirreg. Robert W Von Felde agt Sarah G Fuller et al; att'y, M C Gross.

Mulberry st, Nos 219 & 221. Michele Volini et al agt Albert S Del Gaudio et al; att'y, T Sattler.

120th st, Nos 325 & 327 East. Lawyers Mortgage Co agt Frank Cecil et al; att'y, G Cary.

97th st, s s, 433.4 e 10th av, 16.8x100.11. Chas T Dotter agt Edward Bloch et al; amended; att'ys, Fred W & Alfred E Hinrichs.

14th st, n s, 326 e 2d av, 25x103.3. Rosehill Realty Corp agt Giulio Legnani et al; att'ys, Bowers & Sands.

120th st, Nos 325 & 327 East. Lawyers Mortgage Co agt Frank Cecil et al; att'y, G Cary.

8th av, n e cor 27th st, 24.6x81.10. Second National Bank of Red Bank, N J, agt Geo M Archer; notice of levy; att'y, F W Garvin.

8th av, n e cor 27th st, 24.6x81.10. Edw M Johnston et al agt Geo M Archer; notice of levy; att'y, G S Simpson

Madison st, No 179. Samuel Ashman agt Isaac Portman et al; att'ys, Kurzman & Frankenheimer.

187th st, s s, 101 w Washington av, 40x100xirreg. City Real Estate Co agt James Mulholland et al; att'y, H Swain.

Nov. 12.

73d st, No 211 East. Amy A C Montague agt Mary Fox et al; amended; att'y, Earle & Russell.

Failie st, No 1015. American Real Estate Co agt Blume Hess et al; att'y, J C Meyers.

113th st, n s, 203.5 w Park av, 25.1x100.11. Francis Frey agt Libby Epstein et al; amended; att'y, W G Whaley.

Belmont av, w s, 280.11 n 181st st, 49.6x80.7x 49.6x79.4. Walter A Mulvihill agt Cerra Realty & Construction Co; att'y, F M Patterson.

1st av, s w cor 96th st, 25.8x80. Eliza N Hall agt Nicholas Balovre et al; amended; att'y, E C Dusenbury.

Gold st, No 78. W W Walker agt Ada E Carter et al; att'ys, Wood, Cooke & Seitz.

1st av, No 220. Solomon Plaut agt Francesco Dichiara et al; att'ys, Lachman & Goldsmith.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Nov.

8 Andrews, Chas—E M Stanbery.....24,356.69
8 Albrecht, Frederick E—Colonial Column Mfg Co 35.48
8 Abraham, Benjamin M—Sonn Bros Co.171.68
9 Ainslie, Geo H—American Newspaper Publishers' Ass'n 265.97
9*Alliegro, Michael—J Newmark 214.98
9 Allen, Ruth—Holbrook & Schafer.....113.30
9 Adler, Jacob P—I Goldenberg.....247.91
10 Anderson, Catherine M—W Lehman...368.13
10 Armstrong, Paul—Mme Epstein Co.....305.10
10 Ahlbach, John—J S Sills et al.....106.47
10 Anstey, Robert L et al—A Yankauer et al. 257.41
10 Abel, Ellis—E E Kleiner et al.....59.46
11 Atkinson, Horace F—Nason Mfg Co....147.85
12 Arnheim, Ludwig—E N Tailer.....352.15
12 Abell, Chas T—A Smalley et al.....634.40
12 Allison, G Fred et al—Fulton Bag & Cotton Mills .....costs, 98.38
12 Aisenstein, Edward—M Stern et al....298.44

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6 Brigot, Mathilde—S May $383.82
6 Burbank, Kathryn I—Doubleday, Page & Co. 61.31
6 Brennan, Robert T & Mary—P Freed...42.41
6 Beck, Henry—E Sontag 855.02
6 Bonnell, Allison C—Sherwin Williams Co. 1,150.16
6 Brennan, Patrick & Mary—S P Jones et al. 23.57
6 Blumenthal, Harry—M L Gomperts....111.81
6 Bonomolo, Domenico—Morgan & Wright.. .....99.86
6 Berkowitz, Sigmund—K Schwartz.costs, 89.37
8 Baker, Charles—James T White Co....157.80
8 Benesch, Albert B—A L Haskell.....138.41
8 Berman, Louis—V Loewers Gambrinus Brewery Co 38.67
8 Brosnan, John—M Donohue 31.48
8 Bangs, Arthur R—J Lurie.....34.59
8 Brill, Jacob—E Kaufman et al.....93.63
8 Balcowitz, Simon—S Weinstein 1,973.33
8 Baumann, Henry G—J Cudrack.....234.51
8 Boomgarten, Nathan—S Fishman 231.65
8 Barney, Edw L—G L Mead.....169.66
9 Bertsch, Alfred & Caroline R—A Smith.. .....2,386.26
9 Berel, Arthur—Knickerbocker Leather Co. 665.01
9 Baltes, Fernando Jr—C E Ellis.....325.61
9 Brill, Joseph—I Guggenheimer et al....97.66
9 Benson, Wm R—L Cohen.....161.07
9 Benedetto, Goffredo & Katie et al—Frank Brewery 195.08
9 Bible, Howard W—J Wolff.....36.16
9 Batonyi, Aurel—F Batonyi.....costs, 230.57
9 Burr, Nelson R—Hewitt Motor Co....284.49
10 Basch, Benjamin A et al—C W Gaylor..142.67
10 Bennett, Thomas C—the same.....142.67
10 Brown, Leonie T—G W Thedford Coal Co. 46.99
10 Babcock, Theodore et al—Arlington National Bank 7,654.01
10 Babcock, Bertrand W—W L Frank....675.16
10 Braisted, Samuel V—J P Storm.....192.19
10 Bauer, Julius C—J H Redding.....157.42
10 Burgholzer, John—F H Mensching.....83.62
10 Birnbaum, Hyman, gdn—A H Joline et al. .....costs, 113.88
10 Birnbaum, Hyman—the same..costs, 113.88
10 Boesenberg, Herman & Malvine—Muhlenberg Coal Co.....112.15
10 Brown, Pratt A—H L Sandford et al...365.78
10 Bouthitt, John F—D Grieme Coal Co..224.06
11 Bauman, Philip et al—J Meurer 609.05
11 Brill, Joseph—S Levy et al.....99.11
11 Brunl, Henry—N Y Evening Journal Pub Co 46.41
11 Bongartz, Adam & Bruno—E J Cahn....64.59
11 Borisoff, Nicholas J—O Rymkus.....225.52
11 the same——C Staniskanis 155.70
11 the same——J Lavzinkis 268.30
11 Bressler, Max—B Wurmbrand et al....151.91
11 Blumenthal, Joseph et al—S C Hirsch et al. 1,102.90
11 Blankfort, Bernard & Joseph*—Plainfield Woolen Co 538.97
11 Blankfort, Bernard & Joseph—Coronet Worsted Co 1,736.91
11 Berse, Charles et al—J Liebman.....114.59
11 Britsch, Otto—S Schechter 96.73
11 Boedicker, Herman C—Souvenir Post Card Co 941.43
12 Benford, Johanna—L P Morton.....71.79
12 Baxter, Irving K et al—Utica City National Bank 278.43
12 Broom, Isidor—Julius Levy Co 43.18
12 Burns, Mary—W H Pittinger.....159.15
12 Bopp, John—J Scanlon et al.....48.08
12 Bopp, John F & Bernhard——the same.472.17
12 Burke, John K—R K Fox.....61.42
12 Bonnano, Vincenzo et al—Oscar Schlegel Mfg Co.....492.68
12 Barnard, George—J F Goldsoll.....90.31
12 Berel, Arthur—B Levy et al.....322.67
12 Bolton, Harry B—L A Payrot.....1,384.34
12 Biedler, Frank R—R L Malcolm.....111.96
12 Beers, James B et al—M N Clement..... .....costs, 94.00
12 Berkman, David et al—Jefferson Bank.851.56
12 Bergman, Henry et al—Oriental Bank. 1,064.28
12 the same——the same 1,379.25
6 Catherwood, Edw S—L Moeschen.....27.41
6 Carton, Andrew B—F S Laird..costs, 217.68
6 Calvi, Minerva P—Herrmann & Grace Co. 119.56
6 Clarke, Anna E—M Struzzieri.....542.55
6 Cornwell, Cornelia—M E Russell.....207.85
8 Calvi, Minerva P—Park & Tilford.....280.20
8 Cohn, Abraham—T F Wallace.....303.72
8 the same——the same 239.72
8 Cohen, Jacob—S De Lange.....456.15
8 Caldwell, Wm H—Robert A Keasley Co.. .....50.31
8 Cronan, Katherine L—Bamberger Stern Co. 157.23
8 Cannon, Chas W et al—J R Branch.1,447.44
8 the same——the same 1,549.97
8 Curtis, Winthrop H—B Altman & Co..886.21
8 Crawley, William—S Durand 24.41
8 Catania, Charles—J F McNaboe.....59.77
8 Cohen, Annie—E S Thomas.....255.50
9 Cohen, William—O A Venderlyn....1,702.25
9 Chenkin, Bernard—Burns Bros 288.34
9 Cohen, Louis—C Geiger et al.....42.65
9*Cava, Stephen et al—Frank Brewery..195.08
9 Christopher, Max S—Smith Bros Publishers 42.23
9 Cornish, Geo H—Charles A Borne Co...22.58
9 Cook, Henry E—Bronx Investment Co.121.11
9 Carlton, Carl E—Forty-Sixth Street & Broadway Realty Co.....45.15
10 Cooper, Harry—Forty-Sixth Street & Broadway Realty Co 45.15
10 Cohn, George—M H Harris.....404.31
10 Coroneos, John—S C Pulis.....costs, 13.85
10 Cone, Josephine——the same.....costs, 24.60
10 Corn, Paul J et al—A Yankauer et al..257.41
10 Carton, Andrew B—Moseley Hotel Co Corp. 195.43
10 Carter, Geo H—American Sales Book Co.61.54
11 Crisfield, Geo C—Gansevoort Beef & Provision Co 227.50
11 Cody, Patrick J—A S Armstrong.....28.72
11 Cantor, Lizzie—E B Robinson....costs, 103.67
11 Cook, Chas E—J H Kliegl et al.....529.48
11 Calvi, Raymond P—J E Walker et al....30.91
11 Carey, Marie J C, extrx—F Hendrick et al. 70.00
12 Calderone, Salvatore—M Florea 115.65
12 Cornell, Trigot—O Thompson et al....25.16
12 Carnacalo, Rocco et al—Francis Draz & Co..... .....310.31
12 Cummings, George S—Farmers National Bank of Boyerton, Pa.....2,628.59
12 Cook, Chas E et al—Corn Exchange Bank. 267.82
12 Cucca, Louis—Globe Lithographing Co..25.26
12 Campagna, Louis—J Lippman.....588.96
12 Corti, Alexander—R Fixel 442.32
6 Dumont, Pierre D—United States Fidelity & Guaranty Co 763.94
6 De Groat, Geo E et al—B Aborn et al...78.02
6 Debo, Louis et al—Martin L Hall Co..150.24
8 Dietch, Louis et al—J M Cox.....331.84
8 Dunn, Mark—L W Sweet & Co.....62.83
8 Deutsch, David—J T Stanley.....135.28
8 De Orville, Henry—M Braman.....165.27
8 Danson, Jacob—J F Cronin.....49.59
9 Davison, Simon et al—S Ofsay.....224.65
9 Davis, Jacob—J Carew 59.57
9 Duckworth, Le Roy et al—District Number One of the Independent Order Banai Berith 101.10
9 Doyle, Andrew T—W A Schumacher...775.00
9 Duberstein, Fanny—M B Dun et al....182.01
9 Dingelman, Oscar—E E Schwartz.....91.36
9 Dornberger, Frederick et al—E Gussaroff. 44.71
9 Druskin, Louis et al—S Adelson et al..251.13
10 Denby, Caroline—M Ash 167.41
10 Davidson, Samuel—J Rentershan....102.05
10 Davidoff, Meyer et al—Fourteenth Street Bank, East Side Branch.....273.87
11 Dounakis, Nicholas—Panhellenic 22.41
11 de Hierapolis, Geo S et al—J C Austin.1,142.36
11 Davis, Samuel M et al—C N Field....8,446.28
12 Dorwin, Gustave S—W J de Rivera...118.41
12 Dreyfus, Max et al—Corn Exchange Bank. 267.82
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12 the same—the same 1,379.25
6 Tully, Thomas F adm—Knox Automobile Co .....costs, 48.10
6 Tesolone, Vincenzo—Nassau Electric R R Co .....costs, 120.54
6 Thompson, R Percy—American Surety Co of N Y 351.43
8 Timberman, Otto W—J H Bender.....310.21
8 Thonet, Joseph H—J Ottmann Lithographing Co 651.01
9 Thompson, R Percy—Longacre Motor Co. 120.25
9 Tannenbaum, Emanuel—Northern Bank of N Y 1,642.50
10 Tochterman, Philip et al—S Brinn et al.271.76
10 Tarler, Michael—H B Claflin Co.....1,058.72
10 Terbush, Elmer E—S A Strait et al.....90.69
12 Tonkin, Samuel D—S Mayer 67.15
12 Trembly, Charles W—C R Craft et al.109.82
9 Umlauf, Clement—C Adler 72.24
12 Underwood, Frank L—Merchants & Farmers Bank 814.55
6 Von Lintig, August & Ernest*—H B Smith. 172.70
9 Valentine, Harry W—W H W Teele.....84.69
9 Vexler, Abraham et al—D A Spellissy et al. 131.54
9 Vogel, Louis G—People, &c.....100.00
9 Van Blarcom, Chas W—M Maxwell et al. 167.97
10 Von Lehe, George—W H Wertheimer et al. 226.15
10 Van Gorden, David F—Anchor Post Iron Works 82.40
10 Van Hassell, Peter—Carscallen & Cassidy. 196.15
11 Vahan, Papazian—A C Dodge.....41.66
6 Winter, Emma—O Goldberg 30.53
6 Ward, Henry M—S May.....64.90
6 Warden, Geo R—C W F Ely.....1,760.36
6 Wiesinger, Gustave—H C Beck 50.00
6 Wilson, Henry J—United States Guarantee Co et al.....costs, 68.95
6 the same—Thiel Detective Service Co. .....costs, 66.85
6 the same—First National Bank of N Y .....costs, 56.85
6 Wenig, Max—D V McNamee et al.....128.17
8 Wickens, Catharine V—H Frued.....398.99
8 the same—the same 304.51
8 Wulkan, Louis et al—H M Susswein..180.68

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8 Werbowsky, Simon -M Guggenheim.....costs, 89.76
8 Wolarsky, Moe—S Sobel.....32.01
8 Wentworth, Reginald D M—C H Arnold & Co 51.94
8 Williamson, Wm A—United States Fire Ins Co 1,163.88
9 Weinstein, Anna—John Church Co.....85.52
9 Wicker, Cassius M—Burns Bros 345.36
9 Weiss, John—Mercantile Finance Co....52.58
9 Weingerath, William—Standard Plumbing Supply Co 287.92
10 Woods, Albert H—J Barondess.....838.62
10 Weyrich, Hugo—Gansevoort Beef & Provision Co 115.68
10 Wolfe, Lena—Francis H Leggett & Co.115.71
11 Weiss, Johanna or Jeanette et al—M E Pettit 1,708.90
11 Williams, Chester et al—M E Pettit.1,708.90
11 Williams, Chaster et al—J T Prout..1,175.20
11 Weiss, Johanna et al—J T Prout.....1,175.30
11 the same—E Toman 2,254.20
11 Williams, Chester et al—the same..2,254.20
11 Weyers, Albert—A Schmid 136.56
11 White, Joseph et al—S C Hirsch et al.1,102.90
11 Walton, Simon T—S H P Pell et al..9,271.62
11 White, Chas W—G W Olivit et al.....86.41
11 White, Henry J—H H Vought et al.....32.65
12 Wellbroek, Henry J—H Z Baum.....122.02
12 Wellbrock, Henry J & Arp D—the same. 282.67
12 the same—the same 321.03
12 Wachsman, Adolph—H J Kumberger et al. 81.95
12 Wainwright, William—H Vossnack, Jr, et al..... .....120.55
12 Welsh, Joseph A et al—H Von Glahn et al 376.32
12 Wilner, Albert J—Naushon Co.....11,108.10
12 Watrouse, Allyn E—H L Calman.....138.19
12 Youngs, George—F L Humbert.....134.66
12 Youngs, Harry—F L Humbert.....122.02
8 Zittel, Frederick B—Colonial Column Mfg Co 69.61
9 Zilz, Max et al—New Beaver Street Corp. 271.08

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6 Breathe-Rite Co—T Martin & Bro Mfg Co. 608.44
6 Williams Sales Co -Van Bueren & N Y Bill Posting Co 2,062.09
6 Quinn & Smith—F A Minuth.....519.31
6 N Y House Wrecking Co—S Goldman..489.92
6 Atlas Construction Co—J Elias.....131.89
6 Indian Creek Brick Co—J W Kay....1,026.54
6 Bituminous Coal Co of America—L S Holmes 314.03
6 Mears Rubber Co—B F Goodrich Co of N Y. 233.15
6 Export Trucking Co—R Recht.....44.05
6 Fort Comfort Inn & Realty Co et al—B Aborn et al 78.02
6 Hemphill Engineering Co—Oakville Co..90.47
6 Erie R R Co—J Palmieri.....3,637.95
6 Interborough Rapid Transit Co—E Morley. .....costs, 91.77
6 the same—F Morley.....costs, 86.82
8 New York Evening Journal Pub Co—J J Lord .....costs, 96.41
8 Hillside Realty & Construction Co—L O Shiff et al 978.85
8 Post & McCord—P A Connors.....1,162.22
8 Estate of Chatham C E Dobbin.....76.65
8 Workmen's Sick & Death Benefit Fund of the United States of America—K Vogt.277.48
8 Roberts Chemical Co—American Lithographic Co 24.95
8 Electrograph Co—Central Electrical Supply Co 350.63
8 N Y Edison Co—Continental Ins Co..... .....costs, 102.77
8 Interborough Rapid Transit Co—J Sabath. 870.19
8 Dry Dock, East Broadway & Battery R R Co—L J Weisinger 150.00
8 the same—G Weisinger 600.00
8 Belding & Franklin Machine Co—J H La Rue 250.00
9 Berliner & Greenberg (Inc)—Harbison-Walker Refractories Co 172.31
9 Bisch-Hoef Realty & Construction Co et al—J Newmark 214.98
9*Alliegro & Spallone Construction Co et al—J Newmark 214.98
9 B A & S N Williams—F C Meyer.costs, 122.63
9 Wittner-Jaffer Realty Co—D Caroline et al. .....costs, 157.99
9 Wallington Fruit Co—John Nix & Co.... .....2,536.21
9 City of N Y—J Kelly.....250.00
9 Jencick Motor Mfg Co—G T Gevilliam.158.01
9 L F Higinbotham Co—C Kahlen.....298.97
9 Ficklin Concrete Construction Co—L Treat. 238.48
9 Union Ry Co of N Y City—M Bowles..334.22
9 the same—the same 79.72
9 R J Sovereign Co—Donegan & Swift...134.71
9 Central R R of N J—E J Willets....1,133.62
9 City of N Y—Sherman Apartment Hotel Co. .....costs, 148.92
9 A Shatzkin & Sons Inc—Melrose Realty Co. 261.36
9 City of N Y—C B Cosgrove.....414.41
9 F Dornberger Realty Co et al—E Gussaroff. 44.71
9 Cherry Autocab Co—P Karsten 376.66
9 Lee Co—Atlantic Advertising Service..103.76
9 American Monolith Co—H M Toch et al.79.01
9 Independent Order Ahawas Israel—S Wilner 809.94
10 Oliver & Burr—Hudson Structural Steel Co. 118.61
10 Grand Conservatory of Music of the City of N Y—Press Pub Co.....35.41
10 J B Chasseand & Co—W T Fleming...534.41
10 Riverside Bank—R Wallach.....costs, 90.85
10 New England Orchards Co—T J Hobe..193.02
10 City of N Y—M Walsh.....152.72
10 United Exploration & Development Co—A Stumpf Pub Co.....137.10
10 Bassford Realty Co—M A Blanchard.48.590.94
10 Throggs Neck Building & Construction Co—A Zeman et al 274.68
10 United Talking Machine Co—E L Bill..397.15
10 Murtha & Schmohl Co et al—A L Smith.. .....5,970.52
10 Eureka Construction Co—H M Toch et al.62.01
11 Bisch-Hoef Realty & Construction Co—E Roth 112.17
11 Weiss Chemical Co et al—E Toman..2,254.20
11 the same—J T Prout.....1,175.20
11 the same—M E Pettit 1,708.20
11 Double S. Solder Co—F X Keil..costs, 90.17
11 Central Park North & East River R R Co—N Finme 5,173.36
11 Froma Realty Co—I Josephson.....111.91
11 Harvard Dental Parlors et al—A McCarthy. 119.72
11 Hageman Construction Co et al—Bronx National Bank of City of N Y.....265.97
11 N Y Hod Hoisting Co—G Latargia...1,044.22
11 Samuel M Davis Mfg Co—C N Field.8,446.28
11 Building Security Co et al—J C Austin.. .....1,142.36
11 Henry Kroeger Construction Co et al—the same 1,142.36
11 Bayside Review Co et al—Mercantile Finance Co 521.41
11 Rector, Church Wardens and Vestrymen of the Church of the Transfiguration in the City of N Y—Rector, Church Wardens, &c, of St Stephens P E Church of the City of N Y .....costs, 487.33
11 Telluride Reduction Co—General Electric Co 3,245.38
12 Zolnay Weiner Co—Dale Co.....456.34
12 Victor Trading Co—J Braah et al....118.66
12 Palitz, Kassel Co—Frederick Stearns & Co. 26.46
12 Henry Huber Co—New England Realty Co et al .....costs, 119.89
12 John V McEvily Co et al—Raymond Van Praag Supply Co..... .....1,667.79
12 Zeltner Brewing Co—P R G Horst..... .....costs, 116.85
12 American Tissot Co—H N Dosker et al.103.24
12 Rockville Centre Milling & Construction Co—L S Croft .....costs, 109.03
12 Metropolitan Underwriting Co—Werther Rausch Co..... .....220.25
12 American Surety Co et al—M N Clement. .....costs, 94.00
12 Good Will Realty Co—P Braunstein..62.41
12 American Talking Scale Co—Eastern Park Co..... .....163.67
12 James Prior's Sons Inc—R Prior....1,634.79
12 Vulvanite Portland Cement Co—Atlantic Building Supply Co..... .....2,900.82
12 Sun Electric Arc Light Co—Metropolitan Brass & Bronze Foundry Co.....129.76
12 Sanitary Wool Cleaning Co—Jacobson Pub Co..... .....154.01

SATISFIED JUDGMENTS.

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Adler, Elias J et al—H Richard. 1909..3,594.44
Altman, Moritz et al—D Temple. 1909....237.17
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Andrews, Frank M—G Barrie et al. 1908..251.36
Augenblick, Samuel—L D Behren. 1908...71.72
Same et al—same. 1909.....164.65
Scharf, Isak et al—L D Behren. 1909....164.65
Abbott, Isaac—City of N Y. 1908.....36.65
Braver, Edwin S—Gross & Herbener Realty & Construction Co. 1909 .....258.63
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Burdracco, Samuel J—J A Somers. 1906..105.40
Bamberg, Wallace et al—D Temple. 1909..237.17
Same—same. 1909 .....111.73
Bristol, Geo W—C A Sterling. 1909.....1,134.32
Bernstein, Philip—J Gold. 1903.....183.99
Same—Morrison & Mashkowitz. 1903...277.47
Baker, John O—W Seggie. 1908.....92.30
Bacigalupo, Charles—V Parrilli. 1908.....71.78
Bernardikas, Jacob et al—S Geraci. 1909...22.22
Bossler, Philip J et al—C L Adams et al. 1908. .....131.66
Briganti, Michael—Tenement House Dept. 1909. .....60.17
Butler, Jacob D & Carrie M—L H Wenzel Co. 1904 .....519.67
Same—same. 1904 .....519.67
Brown, Edw A & O Harry—C R Allison et al. 1909 .....83.09
Barbara, Fritz—Lawyers Title Ins & Trust Co. 1909 .....128.19
[5]Baker, Hyman D & Wm S—H L Goldin. 1909. .....2,978.00
Curtis, Horatio A et al—Knickerbocker Metallic Bed Co. 1909.....75.06
Cornell, Frank B—S Platt. 1909.....49.72
Chichester, Daniel R—P Owen. 1907....7,284.97
Clark, Julius C—E Freiman. 1906.....80.11
Chichester, Daniel—P Owen. 1905.....214.60
Chichester, Daniel R—R H Higgins. 1905.71.84
Crosier, Perley S—W W Taylor. 1909.....866.70
Cole, George et al—J C Watson. 1902....51.28
[6]Cronin, Michael J—R Glogan. 1909.....294.79
Curtis, Chas L—C D Folsom et al. 1909...78.02
Cohen, Louis M—City of N Y. 1908.....29.87
Corning, Christopher R—City of N Y. 1908.. .....379.20
Donohue, John—L Kaufold. 1909.....883.82
Demarest, John M—S De Young. 1909....276.72
Davis, Charles—F A Schermerhorn. 1909.76.94
Dugundi, Basile D—J Bachrach. 1909.....674.69
Ennis, Joseph L—C H Ray. 1909.....17.31
Ell, Eugene—W Bienn. 1909 .....261.61
Froedlander, Julius—J Stern et al. 1907...294.91
Forman, Joseph—M Kirschenbluth. 1906..132.15
Same—M Sperber. 1906 .....133.54
Fassett, Edw S—Amsterdam Rubber Co. 1909. .....89.46
Furey, James—C L Chovey et al. 1909....60.14
Gallagher, Catherine—New Amsterdam Gas Co. 1907 .....41.12
Goldberg, Jeanette et al—H Richard. 1909. .....3,594.44
Green, John K—Highland National Bank of Newburgh. 1896 .....300.17
Gunderson, Bendikta S—I L Cohen. 1909...38.85
Grace, Pierce W et al—City of N Y. 1909..131.09
Hertel, Frank P et al—C L Adams et al. 1908. .....131.66
Hyland, Wm J et al—W H C Hornum. 1909. .....119.31
Hoellerer, Thomas—B Davis. 1909.....204.19
Heine, Morris—M Mehlman. 1909.....317.15
Irvine, Allan A—Oliver Typewriter Co. 1908. .....65.17
Kreilsheimer, Max—United States Exchange Bank. 1909 .....1,550.72
Koblich, Joseph—T W Freiwald. 1908....906.24
Kennedy, John—City of N Y. 1909.....27.61
Kennedy, John—A G Outwater. 1908.....49.04
Same—E Outwater. 1908.....49.04
Linden, Edw F—B Jacobs et al. 1909.....44.75
Lucatelli, Eugenio—M Sabini. 1909.....51.03
Littwitz, Max—H M Shaley. 1909.....148.16
Larson, Torkel et al—H B Broer. 1909....290.89
[3]Lese, Louis—A Lamprecht. 1909.....83.05
Lawrence, Geo W et al—Knickerbocker Metallic Bed Co. 1909 .....75.06
Lansing, Gouverneur K—G E Beyer. 1909..37.17
Lestrange, Michael J—F C White. 1909...120.72
Moss, Samuel A—Century Holding Co. 1909.61.91
McGrath, Michael—J H Coleman et al. 1909. .....350.00
Morey, John J—O'Rourke Engineering & Construction Co. 1909 .....110.63
McIllhargy, Malcolm—J Greeb. 1909 .....314.18
McLewee, Frederick C—G B Leonard. 1908.283.27
Murray, Joseph P—G W Ward et al. 1909.352.14
Nellenbogen, Isidor—W H Smith. 1909...2,012.53
Peterson, James H et al—H B Broer. 1909.290.89
Palmer, Fremont D—Goodyear Tire & Rubber Co. 1909 .....30.83
Ricciardi, Aurelio—Puffer Mfg Co. 1909...52.56
Ritter, Louis, Samuel & Jacob—P Noviak et al. 1909 .....4,150.00
Rubenstein, Isidor E & Louis—L Schipp Co. 1909 .....68.20
Rotkowitz, Israel & Louis—L Stevens. 1909. .....895.72
Same—same. 1909 .....928.11
[3]Rathjen, Jurgen—F Kiers. 1908.....229.39
Raub, Herman et al—A McAloon et al. 1909. .....1,285.65
[6]Rozinsky, Jacob—H Boegsneck et al. 1897. .....4,818.86
Roddy, Hugh V Jr et al—City of N Y. 1909. .....131.09
Robinson, J Beverly—C A Hanna. 1908.1,287.81
Seidl, Bernard et al—H Richard. 1909 ...3,594.44
Saitta, Philip S—National Park Bank of N Y. 1908 .....101.85
Springer, John H et al—A McAloon et al. 1909. .....1,285.65
Shapiro, Annie—C H Smith et al. 1902..25.47
Sandstrom, Victor—Harbison Walker Refractories Co. 1909 .....79.27
Scher, Barney—M Harris. 1909.....905.26
Schlessel, Yetta—S Trimmer & Sons. 1908. .....33.95
Spiegelass, Abraham H & Rebecca—L L Grey. 1909 .....338.12
Simmis, William—M Solomon et al. 1906..48.79
Sokol, Louis J—N H Cohen et al. 1909...453.65
Taylor, Joseph A—M Englander. 1905.....501.83
Tucci, Angelo & Mary—A Vannelli. 1909.64.00
[3]Tishman, Julius—H L Goldin. 1909...2,978.00
Tarbell, Nettie M—Zindel Mfg Co. 1909..368.93
Vingut, Harry K—J H Jones. 1909.....659.89
Volz, Frank—M Cohen et al. 1909.....75.65
Walsh, Alexander et al—W H C Hornum. 1909. .....119.31
Wright, J Butler—H A Siebrecht et al. 1908. .....205.07
Woop, William et al—J T Watson. 1902...51.28
Wallen, Daniel et al—P Markowitz. 1909..61.26
Watson, Harriet C—H Gottlieb. 1909.....78.41
S N Wood & Co—Ohlbaum Bros. 1909..1,575.70
Yetter, Andrew B—E T Westerfield et al. 1909. .....88.08
Zalka, Mayer et al—S Geraci. 1909.....22.22

CORPORATIONS.

Cresco Realty Co—J W Kennedy. 1909.....593.44
National Surety Co—L Bosca et al. 1909.472.49
Sanitol Chemical Laboratory Co—R Lehmaier et al. 1909 .....4,230.22
Monomoy Co—H Wartell. 1909.....169.51
Dannenberg Building Co et al—P Markowitz. 1909 .....61.26
[4]City of N Y—M Mullerleile. 1908.....2,644.24
Decauville Automobile Co—D P Canavan et al. 1909 .....151.50
Same—same. 1907 .....7,104.86
Same—same. 1908 .....349.41
Liquid Carbonic Co—A T Smith. 1909.....26.49
National Surety Co—W J Bormay. 1909..1,104.37
Wm A Force & Co—City of N Y. 1908....157.27
United Dressed Beef Co of N Y—R Weil. 1909. .....100.00

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Nov. 6.

39—Bryant av, w s, 205 n Jennings st, 100x100. New England Mantel & Tile Co agt B T Jackson $360.00
40—Broadway, w s, 225 n 122d st, 50x100. Same agt Mitaw Realty Co.....720.00
41—Locust av, w s, 125 n Elm st, 25x100. Henry G Silleck, Jr, agt Corti Building Co. 200.57
42—19th st, Nos 505 to 509 East. Charles Copman et al agt M Brookman, Daniel Walker & S Finkelstein 26.50
43—Prospect av, Nos 2304 & 2306. Jack Lebas agt Anna Welschman & Chas E Nagel..49.50
44—Broadway, No 3099. Harlem Wall Paper Supply agt Mitow Realty Co.....77.11
45—Tiebout av, w s, 125 s Clark st, 25x100 Tiebout av, w s, 175 s Clark st, 25x100.. Andrew Angeloro agt Dominicus S Voorhees & Charles Cohen (renewal) 1,380.00
46—Ft Washington av, s w cor 180th st, 100x 100. Brownell Co agt Wm H Picken and Thomas Bonner Heating Co.....311.00

Nov. 8.

47—3d av, s e cor 117th st, 18.10x80. Abraham Shuldiner agt Philip Jesselson & Joseph Epstein 314.00
48—Intervale av, w s, 75 s Home st, 75x72.10. Church E Gates & Co agt Volga Improvement Co..... .....752.23
49—Same property. Levoli Construction Co agt same 325.00
50—Same property. Claude I Coon agt Volga Improvement Co, Isidore Lorde & Alfred David 774.04
51—Orchard st, e s, 105 w Main st, 25x103, Bronx. Battista Tucci agt S S Miller & John J Farrell 30.00
52—Intervale av, w s, 75 s Home st, 75x72.10. August H Luedors agt Volga Improvement Co 575.00

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53—3d av, No 2141. Samuel Schumacher agt Philip Jesselson & Joseph Epstein.....145.00
54—Morris Park av, No 658. Fordham Wood Working Co agt Dominick Negri and Awalt & Macdonald 105.00
55—Same property. Charles Shapiro agt Dominick Negri and Awalt & Macdonald....105.00
56—Hoe av, e s, 125 s 173d st, 75x100. Joseph J Murphy agt John Marks Construction Co, Fred Wagner & John Henderson....82.62
57—Madison av, No 2056. Adolph Resiner agt Sundel Hyman and Frederick Siegel & Co. 162.50
58—Bathgate av, s w cor 188th st, 89x195x 304 to 187th st, x95x irreg. Otto L Spannhake, Inc, agt Mountain Construction Co. 675.00
59—165th st, s s, whole front between College and Findlay avs, 191x77x191x90. Same agt same 625.00
60—Morris Park av, No 669. William Greenstein et al agt Antonio L Andgrecke and Awalt & McDonald 24.34
61—106th st, Nos 52 & 54 East. Herman Schmith et al agt Charles Flaum & Rosenberg Contracting Co.....40.00
62—Hudson st, Nos 401 & 403. Jacobs Co agt Nathaniel S Jarvis, Richard P & Anna M Poschman, lessees, and M A Ryan, Inc.60.00
63—Grand av, s w cor Tremont av, 129x83. George Spaeth agt Wm R Lowe & Co....187.50
64—Minford pl, w s, 200 s 172d st, 103x100. George Spaeth agt Arthur W Wall Building & Construction Co.....1,000.00
65—11th av, Nos 567 & 569. J H McLain Co agt Jabez Burns & Sons and Thomas Bonner Heating Co.....985.96
66—Minford pl, Nos 1552 to 1558. Same agt George F Pickens Co and Thomas Bonner Heating Co.....574.88

Nov. 9.

67—Broadway, n w cor 90th st, 100.8x100. Thomas F Cushing Co agt A C & H M Hall Realty Co and Reynolds & McMahon.2,509.32
68—Audubon av, s w cor 176th st, 93.7x100. Same agt Herleon Realty Co and Reynolds & McMahon 1,353.17
69—142d st, n s, 350 w Lenox av, 25x99.11. Same agt R & M Realty Co and Reynolds & McMahon 346.34
70—106th st, s s, 70 e Madison av, 25x100.11. Sam Solovy agt Charles Flaum.....28.83
71—Eastchester rd, e s, 550 s Saratoga av, 25x122.6. George Corti et al agt Maria Sabatino 210.00
72—126th st, No 229 East. Edward Smolka & Co agt Charles Gerlich (renewal).....231.55
73—Intervale av, w s, 95 s Home st, 25x100. P J Heaney Co agt Volga Improvement Co. 1,152.19
74—47th st, No 227 East. Abraham Lager agt Sigmund Orbach & Oppenheim Contracting Co 28.02
75—28th st, s s, 201.8 e 7th av, 46.6x98.9. Standard Fireproof Sash & Door Co agt Quinn & Smith and Mouk & Vermilyea..370.00
76—Hamilton Terrace, e s, 479.6 n 141st st, 25x96.4. Nathan Passman agt George Backer & Sarah Backer 75.00
77—Intervale av, w s, 75 s Home st, 75x72.10. Charles H Bellows Cut Stone Co agt Volga Improvement Co.....964.00
78—125th st, No 543 West. Canton Steel Ceiling Co agt Catalina D V Potter & O D Potter (renewal) 205.00
79—150th st, n s, 100 w 7th av, 150x99.11. Oscar Carlson agt Bisch-Hoef Realty & Construction Co.....1,300.00

Nov. 10.

80—Tinton av, Nos 591 & 593. Oriental Fireproof Sash & Door Co agt Tinton Avenue Construction Co 225.00
81—83d st, No 54 East. Michael Gilmartin agt William Schlemmer and John M Nugent..34.00
82—98th st, No 307 West. Margaret L Kerwin agt Estate Robert Hoe and O W Wait...167.35
83—132d st, Nos 66 & 68 West. Max Gordon agt Freeholtz Construction Co and Samuel Pollack 330.00
84—Hoe av, e s, 125 s 173d st, 75x100. James A Hearn agt John Marks Construction Co Fred Wagner and John Henderson.....33.68
85—Morris Park av, No. 669. Louis Brido agt A Landgrebe and Awalt & Macdonald....27.00
86—Longwood av, s w cor Truxton st, 50x100. Clyde F Howes agt Truxton Realty Co...63.50
87—Fieldstone road, n e cor 261st st, 100x24. Hubbell Hardwood Door Co agt Ann F Gravenhorst (renewal) 503.37
88—Walton av, w s, whole front between Cameron pl and 181st st, 200x100. Clyde F Howes agt Wm Wainwright.....86.00
89—Brook av, n w cor 170th st, 50x90. Philip Stein agt David F Simpson and Geo H Hill Realty Co 593.00
90—Central Park West, No 292. C E Ross Lumber Co agt John Doe and A Haberle.70.00
91—Satisfied.
92—32d st, Nos 344 & 346 East. Keystone Fireproofing Co agt Franko Realty Co and Mandel Building Co 328.72
93—Brook av, n w cor 170th st, 50x90. Gaetano Zingales agt Geo H Hill Realty Co.....114.00
94—123d st, No 332 East. Chas A Kearns agt John Doe, — Seligsohn and Chas A Kearns. 34.15
95—East Broadway, No 253. Grossman Bros & Rosenbaum agt Simon Liebowitz and Eisner Bros 75.00
96—Mott st, No 13. Jacob Burrill agt Amelia Oliver and J Oliver.....129.75
97—Intervale av, w s, 75 s Home st, 75x72.10. B Masor & Co agt Volga Improvement Co. 766.60
98—142d st, n s, 350 e 7th av, 50x99.11. Oriental Fireproof Sash & Door Co agt R & M Realty Co and Reynolds & McMahon...216.00

Nov. 11.

99 Satisfied.
100—Morris Park av, No 658. John E Felter agt A Landgrebe and Awalt & McDonald..52.79
101—176th st, n s, 60 e Prospect av, 25x100. Same agt John Franklin and Awalt & McDonald 25.15
102—2d av, No 1129. Samuel Goldman agt William Eifler, exr, John Condax and Joseph & E Epstein 646.00
103 Nassau st, No 170. Frank J Tyler agt Sun Publishing Co, James C Hoe's Sons and Walter E Savage & Co.....5.00
104—Cornelia st, No. 19. Same agt same..677.50
105—47th st, No 250 West. Max Barth agt Abrahrm Korn and Joseph Finger....1,200.00
106—Satisfied.
107—Ryer av, e s, 125 n Burnside av, 80x100. Louis Holzberg agt Samuel Merksamer.350.00

Nov. 12.

108—189th st, s s, whole front between Belmont and Hughes av, 175x100. Chas M Mapes agt East One Hundred Eighty-ninth Street Construction Co.....200.00
109—22d st, No 457 West. Goldberg & Rubenstein agt Hortensia & Louis Daussa....70.00
110—33d st, No 235 East. Noel Ficarotta agt Peter Jackson's Sons & Carmine Altieri. 250.00
111—Broadway, w s, 223 n 122d st, 75x87. Standard Damp-Proofing & Roofing Co agt Mitow Realty Co.....122.00
112—150th st, Nos 267 to 273 West. Same agt Misch-Hoef Realty & Construction Co. 125.00
113—Grand av, s w cor Tremont av, 129x83. Clifford L Miller & Co agt Wm P Lowe & Co 34.77
114—10th st, No 68 West. Eugene I Early agt George Nicholas 12.00
115—10th st, No 66 West. Same agt George Nicholas 58.00

BUILDING LOAN CONTRACTS.

Nov. 6.

Beach av, w s, 50 n Gleason av, 50x25. Annie P Kirk loans Capodilupo Construction Co to erect a — sty dwelling; — payment....$3,500
32d st, n s, 120 w Madison av, 50x98.9. Grace W Coughlan loans Alliance Construction Co to erect a — sty building; — payments..50,000

Nov. 8.

No Building Loan Contracts filed this day.

Nov. 9.

25th st, Nos 24 & 26 West. Realty Holding Co loans The Twenty-fifth Street Construction Co to erect a — sty building; 12 payments 110,000
Elton av, s w cor 159th st, 48x100x48.1x100. Enoch C Bell loans Leo Levinson to erect a 5-sty tenement; 13 payments 27,500

Nov. 11.

158th st, n s, 148 w Courtlandt av, 50x101. Margaret Knox loans Thomas J & Mary H Bunt to erect a —sty building; 6 payments. 28,000
Manida st, w s, 300 s Spofford av, 50x100. Richard W Horner, atty, loans A Rezzano Construction Co to erect two 2-sty dwellings; — payments 9,000
Kingsbridge Terrace, w s, 150 n Mindham pl, 25x112.11. Hannah Sullivan loans Harold E Vreeland to erect a —sty building; 4 payments 1,200

Nov. 12.

153d st, n s, 340.4 w Elton av, 54.8x109. American Mortgage Co loans Benjamin Benenson to erect a 5-sty tenement; 6 payments 29,000
Wadsworth av, w s, whole front between 184th and 185th sts, 179.10x70. North American Mortgage Co loans Getskay Realty Co to erect a 6-sty apartment; 5 payments. 15,000

SATISFIED MECHANICS' LIENS.

Nov. 6.

14th st, No 36 East. Joseph Becker et al agt John Doe et al. (May 24, 1909).....$472.00
23d st, No 26 West. Sutphen & Meyer agt John Doe et al. (Oct 29, 1909).....358.80
Madison av, No 1629. Elix E Salkin agt Mollie Goldstein et al. (Dec 6, 1908)...2,988.00

Nov. 8.

81st st, No 109 East. Pierre Aguado agt Bernhard Feifer et al. (Nov 20, 1908) 410.00
Same property. Hugh J Keenan agt same. (Nov 24, 1908) 129.00
[2]Clinton av, e s, 20 n 175th st. Borough Cut Stone Co agt Holyoke Realty & Construction Co et al. (Oct 5, 1909).....158.00
[2]Clinton av, n e cor 175th st. Same agt same. (Oct 5, 1909) 278.00
[2]64th st, No 101 West. Alfred H Lee agt Hygrade Iron Works. (Sept 29, 1909)...65.00
164th st, n s, 50 w Caldwell av. Rock Plaster Mfg Co agt Dr Carl Wurm et al. (Sept 15, 1909) 673.20
Morris Park av, No 658. Church E Getes & Co agt Dominick Negri et al. (Nov 5, 1909). 295.06

Nov. 9.

No Satisfied Mechanic Liens filed this day.

Nov. 10.

7th av, No 2283. Joseph McKenna agt J A & F L Pressler et al. (Oct 14, 1909).....15.30
Vyse av, n w cor 167th st. N Y & N J Brick Co agt O'Leary Realty & Construction Co et al. (Aug 6, 1909).....525.00
145th st, s s, 200 e 8th av. Tagger & Katz agt Henry Morgenthal Co et al. (Sept 21, 1909). 6,687.00
Central Park West, Nos 292 & 293. Cassmille Refrigerator Co agt Wm H Knowles et al (Oct 16, 1909) 330.00
[2]200th st, Nos 243 to 247 East. Harry Harper agt Bedford Boulevard Construction Co et al. (Oct 22, 1909) 201.16

Nov. 11.

Arthur av, n w cor 188th st. Zingales Co agt John B Ricco. (Nov 10, 1909).....117.77
157th st, No 521 West. Brooklyn Vitrified Tile Works agt Archibald M Shrady et al. (Oct 19, 1909) 116.90
112th st, No 335 West. Otis Elevator Co agt Richard Lankenau et al. (July 31, 1909).25.83
Kingsbridge Terrace, No 2743. Antonio De Lena agt H L C Recorden et al. (Nov 3, 1909) 61.80
114th st, n s, whole front between St Nicholas and 7th avs. Ronaldo & Johnson Co agt Congregation of Ansche Chesed et al. (Oct 18, 1909) 98.68
St Nicholas av, w s, 75 s 179th st. Same agt James Butler, Inc, et al. (Oct 18, 1909).499.95
Kingsbridge Terrace, No 2743. Wexler & Morelli agt Henry Kroener et al (Oct 26, 1909) 137.00
Same property. Gustave M Roden agt same. (Oct 22, 1909) 147.25
Same property. Geo B Tyndall agt same. (Sept 1, 1909) 200.00
189th st, s s, whole front between Belmont & Hughes avs. Hogan & De Genno agt East 189th Street Building & Construction Co. (Oct 14, 1909) 105.00
Same property. Wm M Young agt same. (Nov 4, 1909) 1,208.10
[2]Belmont av, s w cor 189th st. Houghtaling & Wittpenn agt East 189th Street Building & Construction Co et al. (Oct 13, 1909).1,374.00
[2]189th st, s s, whole front between Belmont & Hughes avs. George Colon & Co agt same. (Oct 11, 1909) 11,648.95
[2]Same property. Church E Getes & Co agt same. (Sept 22, 1909).....1,040.57
[2]Same property. Luigi Naccarato agt same. (Oct 25, 1909) 350.00

Nov. 12.

[1]Brook av, w s, whole front between 136th & 137th sts. Paul W Lippman agt Brook Construction Co et al. (Nov 11, 1909).1,472.36
Ryer av, e s, 125 n 180th st. Eagle Plumbing Supply Co agt Samuel Merksamer et al (Nov 11, 1909) 625.12
6th st, Nos 800 to 804 East. Grossman Bros & Rosenbaum agt Society Ohel Torah et al (Oct 16, 1909) 80.00
6th st, No 804 East. Same agt same. (Oct 18, 1909) 80.00
Audubon av, s w cor 176th st. Thomas F Cushing Co agt Herleon Realty Co et al. (Nov 9, 1903) 1,353.17
142d st, n s, 350 w Lenox av. Same agt R & M Realty Co et al. (Nov 9, 1903)....346.34
Broadway, n w cor 90th st. Same agt A C & H M Hall Realty Co et al. (Nov 9, 1903.) 2,509.32
[1]Mulberry st, Nos 213 to 219. Baron Sheet Metal Works agt Newman Cowen et al. (July 8, 1908) 368.00
[2]98th st, n s, 96.11 e Riverside drive. Lockwood Co agt Meteor Realty & Construction Co et al. (Sept 3, 1909).....1,320.50

ATTACHMENTS.

Nov. 4.

Dixie Trust & Security Co; Jack L Woldenberg; $1,547.32; Hastings & Gleason.

Nov. 5.

Bath, E W; J H C All & Son; $6,312. F A Gaynor.
Smithport Cut Glass Co; Frank W Moore; $2,000; Cass & Appel.

Nov. 6.

Jones, Alfred L, Wm J Davey & George Craig; David J McNiece; $696; E C Ward.

Nov. 8.

Solinsky, Harris & Dave; Henry W Schyke; $1,479.12; Schwed & Frank.

Nov. 9 and 10.

No Attachments filed these days.

CHATTEL MORTGAGES.

Nov. 5, 6, 8, 9, 10 and 11.

AFFECTING REAL ESTATE.

Doctor, E.. 207 W 133d & s w cor 150th st & Edgecombe av..Daru & Huffman. Gas Fixture Contract. 1,260
Gabriel, A. 17 Morris..Godfrey-Keller Co. Boiler. 590
Gordon, A & Bro. 136 5th av..P Roginsky. Contract Iron Work. (R) 4,200
Kay, H. 207 Madison st..Silberstein & S. Mantels. (R) 198
Kupferberg, H..New Home Gas Mantel Co. Incandescent Mantels. 1,000
Mantain Const Co. 188th st & Bathgate av.. Pierce, Butler & Pierce. Steam Heater. 68
Mitow Realty Co. 3009-3011 Broadway..Eureka C Co. Chandeliers (contract). 1,800
Seitz Realty Co. 64 W 138th..Maintenance Co. Elevator. 1,400
Wald & Keltz. 1364-66 5th av..Albert Gas Fixture Co. Gas Fixtures. 100

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THERE is every reason why the Board of Estimate should act at an early date and in a favorable sense upon the proposal, now before it, to extend Seventh avenue to Varick street and to widen Varick street to a junction with Broadway. Of all the street improvements proposed for Manhattan this project offers the most seductive advantage of small expense combined with great public benefit. The expense would be small, because that part of Greenwich Village through which the line of the proposed improvement runs remains almost entirely undeveloped. Real estate values are low and there are no modern buildings to be bought and torn down. The purpose of the project is not to relieve any existing congestion of traffic, but to develop business by opening up a now neglected district. Greenwich Village has been neglected in the march of improvement, partly because its street system cuts it off from the important centers of business in Manhattan; and the object of the proposed improvement is that of providing a new thoroughfare through the heart of the district, directly connected with Broadway and Canal street on the south and Broadway and Forty-second street on the north. Not only, consequently, would the expense be comparatively small, but the city would be reimbursed for its share thereof, by a rapid increase of taxable values in the neighborhood. If a certain part of any city remains dead in spite of the fact that it enjoys the same advantages of accessibility as other parts of the city, the local government is under no obligation to spend money on its resuscitation, but Greenwich Village has been killed by the defects of the street plan, and the improvement thereof is not merely a matter of expediency, but of Justice. The property owners in the vicinity are absolutely united in favor of the plan, and now that the city has money to spare for the purpose, there is no reason to delay its authorization and execution.

NOT only are there no valid reasons for delaying the authorization of the Seventh avenue extension, but there are certain urgent reasons why its execution should be hastened. The cutting of a continuation of Seventh avenue through to Varick street and the widening of Varick street would be of great assistance to the city in the laying out of a lower West Side rapid transit route. One of the difficulties connected with a Seventh avenue subway has always consisted in the lack of a really satisfactory extension of Seventh avenue south of Eleventh street, and this difficulty would be removed by the proposed improvement. The new subway would then have the benefit of an inevitable and straight route as far south as Canal street or thereabouts, and this would accelerate the running time of the trains, cheapen construction, and enable it to serve its purpose in every way more effluently. Express trains could be run all the way from the Pennsylvania station to Cortlandt street without a single stop, and by so doing bring a most important centre of business down town within about five minutes of the most important centre of business in the middle district, and the advantage which the extension would be to a West Side Subway affords an indication of the advantage which the whole street system of Manhattan would derive from a new longitudinal thoroughfare. Such a thoroughfare would relieve the pressure of traffic on Broadway and other parallel avenues; and it would serve this function with peculiar efficiency, because Seventh avenue would then start from a central point and virtually end at a central point. It would leave Broadway in the vicinity of Canal street and rejoin it at Forty-second street, and from Twenty-third street north, it would run within striking distance of the busiest part of the middle district. The Hudson street-Eighth-avenue thoroughfare serves no similar purpose, because it starts at an inconvenient place, and does not reach a really central point until it runs into Columbus Circle. Thus, a Seventh avenue thoroughfare would constitute a peculiarly valuable addition to the general street system of Manhattan. There are other considerations also which should have weight with the Board of Estimate. Seventh avenue from Fourteenth street to Thirty-fourth street is destined to be used hereafter for comparatively important business purposes. At the present time a considerable number of twelve-story loft buildings are being constructed between Sixth avenue and Seventh avenues, and this number will be doubled during the coming year. Within five years a similar process of business improvement will be taking place between Seventh and Eighth avenues. Seventh avenue itself is destined to become an active centre either of wholesale or of retail trade. All this will mean a considerable growth of local traffic and will increase the desirability of providing some better means of reaching and leaving the district from the south. In fact, the business development of the whole part of the middle West Side is fore-shadowed as one of the certainties of the next ten years. If Seventh avenue is extended now this necessary process of business development will be encouraged at a very small expense to the city. If on the other hand it is delayed, the district will be retarded without being prevented, and when the extension is finally made as ultimately it must be made, the expense to the city will be considerably increased.

ALTHOUGH the total vote has not been finally and satisfactorily counted, it is certain that the proposal to amend the constitution for the purpose of allowing the city, if necessary, to build self supporting subways, has been accepted by the electorate, and the city is to be congratulated on this result. Its immediate effect will be to increase the city's borrowing capacity by the equivalent of the cost of the existing subway and certain docks. But that is its least desirable effect, because, the subway question apart, the city is already able to borrow as much money as it really needs for other purposes. But its ultimate effect will be to enable the City to extend its subway system as fast as the expansion of business and population warrants. It is to be hoped, however, that city stock will not be issued for subway construction, provided private capital can be obtained on fair terms. No doubt the legislature will impose conditions on the issue of new subway municipal securities that will effectively guarantee their employment on remunerative enterprises, but the plain fact is that the security market has for the last ten years been deluged with a much larger supply of city stock than it could absorb with economy. It is desirable, consequently, that the issue of new stock should be kept at the lowest possible point until the city's credit has in some measure recovered. Undoubtedly it would be more economical to pay even more than four per cent. for borrowed money, rather than lease subway privileges on unfair terms, because in that event the loss on the subway contract would balance any gain that might accrue to the city from its ability to borrow at a lower rate of interest. But there is no reason in the world why the city's credit should be used, provided new subways, over which the city obtains effective control, can be built with the credit of a private company. And according to indications, at least two private companies are willing to build new subways with their own money. A formal offer is in existence, which obligates certain capitalists to construct the new Broadway-Lexington avenue route under the fair conditions laid down in the new Rapid Transit Act; and there are good reasons for believing that the New Haven R. R. Co. stands behind this offer. Only last week President Mellen of that company stated to a Massachusetts commission that the suburban traffic of his railroad made it necessary to secure an entrance by subway into the heart of Manhattan. In the same way the Interborough Company stands ready to build with its money extensions along Madison avenue north of Forty-second street and along Seventh avenue south of Forty-second street, and the progressive improvement in the credit of that corporation will doubtless make it still more willing to continue the same policy hereafter. It is to be hoped consequently that the additional power, enjoyed by the city to borrow money for subway purposes, will be held in reserve rather than actually used, and indications of the policy to be adopted in this respect by the new administration will be awaited with interest.

BROADWAY, west of Central Park has shown evidence of renewed activity. Several important sales have taken place, all of which will probably mean new buildings during the coming Spring; and several interesting leases have been secured by retail houses on that part of the thoroughfare. The price of real estate on this part of Broadway has increased considerably since the subway was opened for traffic; but, there is room for a still greater increase. A great many lots in the Eighties and the Nineties remain vacant, or else are improved only with taxpayers or antiquated buildings. The only available type of new building for these lots consist of twelve-story apartment houses with shops on the ground floor, and with the increase of such structures and a greater density of the local population the business value of Broadway property will become greater. Higher prices for real estate along this part of Broadway depend upon the ability of landlords to secure more money for the shops on the ground floor, and this in turn depends in part on the increase in the motor-car business and in the growth of the well-to-do local population. What other sources an expansion of values would come from is not apparent. The rentals of apartments in fire-proof buildings can hardly be expected to increase; and general business will not push up Broadway very far north of Columbus Circle. Central Park has been a great boon to the West Side and has helped to make it the important residential district it is, but its situation and bulk condemn the territory both to the east and west thereof to comparatively local and insignificant business development. Whatever local retail business there is on the West Side will be concentrated on Broadway, and together with the motor-car trade it will be sufficient to make Broadway lots more valuable than they are. But there will be a limit to the possible increase. In the meantime Broadway property owners have the advantage, shared by property owners on very few avenues in New York, of being able to rent their ground floors for stores, without destroying the availability of their upper floors for expensive suites of apartments.

THIS MAY YET BE A RECORD YEAR in Manhattan and the Bronx for building, notwithstanding that the plans filed each week for several months past have seemed comparatively few. The estimated value of the projects for new buildings which have been reported so far this year is still ahead of the record made for the corresponding time in both the year 1906 and the year 1905, as well as last year, in these two boroughs; but in Brooklyn this year's record, so far as it has been made, is below the records of the corresponding portions of the years 1905 and 1906. Manhattan and the Bronx together are still about five million dollars ahead of the best previous record for an equivalent period (which was the record made in the year 1905), but Brooklyn is about eighteen million behind the record made by the borough in 1905, and seven million behind the record of 1906. It will be recalled that the filings in Brooklyn during the year 1905 were phenomenal. The three principal boroughs, considered together, have fallen behind their best record, but Manhattan and the Bronx, and also Queens, are individually ahead of their best previous records, and the expectation is that they will maintain their lead to the end of the year. As to the state of employment, it continues good in all trades except bricklaying. The falling-off in brick-building cannot altogether be accounted for without taking into consideration the rise of concrete construction. It is now believed that the large amount of cement work being done has had some effect in reducing the amount of brickwork offering, but the falling-off in 5-sty tenement house work is also responsible. Several trades are reported from official sources to have more work at the present moment than they can well attend to, and among these trades are the structural steel and iron erectors and the cement masons. It has been a good year for mechanics, on the whole, but at the same time the prices of building materials have ruled comparatively low. One of the signs of the times is the number of 12-sty apartment houses that are being erected and planned. Never before were there so many. More high-class loft buildings also are building or projected than ever before. The quality of the construction averages very high. Riverside Drive and Morningside Heights for large apartment houses, and the midtown business sections for loft buildings, are centres of interest at the present time. There will be few vacant sites on the Drive when the present movement ends. There are also signs of a new activity on Broadway, in the Eighties and Nineties. Some of the "high board fronts" will be missing before long.

THE PENNSYLVANIA TUNNELS.—Make a note of this.—The first train carrying passengers made a successful trip through the new tunnels of the Pennsylvania Railroad from Harrison, N. J., to the Sunnyside railroad yards in Long Island City on Thursday. Aboard the train was James McCrea, president of the Pennsylvania Railroad, together with other officials of the road and engineers interested in the great tunnel work.

THE FUTURE OF THE FIVE-STORY HOUSE.

To the Editor of the Record and Guide:

It is surely your intention in publishing articles to give your readers value received, and you surely intend that any article you publish will be truthful as well as valuable information. I would refer you to a report in Saturday's issue entitled: "What is the future of the 5-sty. house?" In the second paragraph, the speaker is reported as saying that "people will walk five stories high and will pay more for the privilege of getting up there," I will give you a few facts. In one 5-sty, apartment building in West 91st st., the owners get $65 for the second and third floors, $60 for the fourth and $55 for the fifth. In another building on this street they get $55 for second, $50 for the third, $47.50 for the fourth and $45 for the fifth. In still another building on this street and in three on 94th st., they get $47.50 for the first floor, $50 each for the second and third, $47.50 for the fourth and $45 for the fifth. You will find in most of the 5-sty. apartment buildings that the fifth floor rents for less than any other floor with a possible exception in some cases of the first floor. I think these apartments are built on 20 ft. lots. There are a great many smaller apartments that rent from $25 to $35 each where three are built on 50 ft. lots. Of course, the value of real estate being so enormously high makes the net income less than it was a few years ago. But in this same article there is another question that is very ridiculous. It is as follows: "I have the actual statistics of the cost of operating an elevator in a 6-sty. building, 50 ft. wide and having 36 familes in it. I find that it only amounts to about $10 or $15 a month." An expert that claims to be educating the people and giving them actual facts on which to base their conclusions, who will state without further explanation, that it costs only "about $10 or $15 a month" to operate an elevator in a 6-sty. building, and in the same clause says that he has "the actual statistics" needs to be investigated at least. He must know that $10 or $15 a month will scarcely buy the raw material to board a man, or even a boy, for a month, in order to operate an elevator, to say nothing about any other costs. D. M. QUAY.

1125 Broadway.

THIS EXPLAINS IT.

To the Editor of the Real Estate Record and Guide:

The quotation in your issue of the 13th of part of my remarks at the recent convention of Building Managers at Detroit, does not quite fully report my statements, and in view of the interest attaching to this subject, I beg leave to make the following addition:

My discussion related to the type of apartment coming between the cold-water tenement and the 6-sty. elevator house, in the latter of which the use of the elevator has established a demand for the benefits of outlook, light and air of upper floors, which is even extending to the non-elevator house, where such advantages are obtainable on the upper floors.

This being the case, the question arose whether the commonly accepted view as to the impracticability of the installation of elevators in 5-sty. buildings, may not be now modified.

If the elevator would so improve the general rental returns as to more than cover the cost of its operation, it might not be difficult to provide for its installation in a large number of such houses, especially as the work which has to be done by elevators in apartments is now found to involve less expense than was at one time thought to be probable.

The cost of electric current, which I gave, is that of the public supply at regular rates, and to this would have to be added the up-keep of the appliance and interest and depreciation on same, together with wages of operator who would also act, as is now usual, as the hall attendant.

527 5th av. REGINALD PELHAM BOLTON.

THE ASTOR HOUSE plot, at Broadway and Vesey st., which was enlarged last week by the purchase by the Astors of No. 14 Vesey st., will no doubt sometime be taken for a comprehensive rebuilding operation, but it is understood that no immediate change is contemplated, as the lease of the hotel was but recently renewed for five years. The "improvement" of this splendid site, when it comes, is expected to be in the form of a larger hotel building. A question in real estate science nowadays relates to the economic length of life of the average hotel. Some say it is as short as ten years. In other words, at the expiration of that period the site is regarded as susceptible to an improvement that will return a larger rate of income, even if the original building represented at the time of its erection the maximum of economic possibility. The site on which the Astor House stands is probably not yielding the maximum net revenue which it could be made to produce, but it is nevertheless a good investment as it stands. And, by the way, has it occurred to any investing or building corporation that since the general migration of hotels from the lower to the middle sections of the island an opportunity has developed for the erection of other really good hotels for business men in the same part of town as that in which the Astor House is situated? Several eating-houses of fine architectural distinction and large proportions have recently been erected there, but no good lodging-place in many years.

CONSTRUCTION.

FLAT-HOUSE OPERATION ON A NEW PLAN.

Apartment Houses Resembling Semi-Detached Residences to be Erected in Norwood, Long Island City, by the Rickert-Finlay Co.

A GREAT DEAL of attention has been paid, in the last few years, to improving housing conditions of flat-dwellers. Model tenements have been erected with this especial object in view, and without the first consideration being the revenue they would bring. It would seem, however, as if one of the most practical solutions of the question was in a new type of flats, designed on a strictly business basis, but which seem to meet the situation better than most of the model tenements erected on a semi-philanthropic basis.

The Rickert-Finlay Realty Co. has filed plans by J. Warner Allen, architect, for two 4-sty Indiana limestone and brick flats, to be erected in "Norwood," Long Island City, which are entirely different from the usual kind, in that they have a court on each side of the building and across the rear, and by this means giving direct light and air on all sides. There are two apartments of six rooms and a bath on each floor, so that each apartment has all the advantages, with respect to air and light, of a semi-detached residence. In place of the usual dark hall in the interior of the building, there is a square hall in the front which has the same dimensions all the way to the roof, thus giving the hall direct light and ventilation on each floor. The flats will have all modern improvements, and in addition a playground on the roof and a roof-garden.

The ordinary type of flat in Manhattan usually covers 70 per cent. of the lot area, and in some cases the law permits an even greater percentage to be built upon. On account of the high land values in Manhattan, it is necessary, in order to get a fair revenue, to use every foot the law allows; but in Long Island City, on account of the lower land values, the same necessity does not exist, and the flats to be erected in "Norwood" will cover only 50 per cent. of the lot area, or 20 per cent. less than in Manhattan.

If we take $25,000 as the average value of a lot in Manhattan on which flats are erected, and 40 feet front were given to each building of this new type, this extra 20 per cent. in courts would represent, in Manhattan, a land value of $8,000, whereas, in Long Island City, based on an average valuation of $2,500 per lot, it would represent a land value of only $1,000. It is thus quite evident that a building having a court all around is not practically feasible on land with Manhattan values. It would seem, however, that they would be profitable on land up to $5,000 per lot, and possibly as high as $10,000, for the increased rental on account of light and air should pay a good revenue on the land value of the court.



NEW TYPE APARTMENT HOUSES TO BE ERECTED ON SIXTH AVENUE, IN NORWOOD, LONG ISLAND CITY.
Rickert-Finlay Company, Owner. J. Warner Allen, Architect.

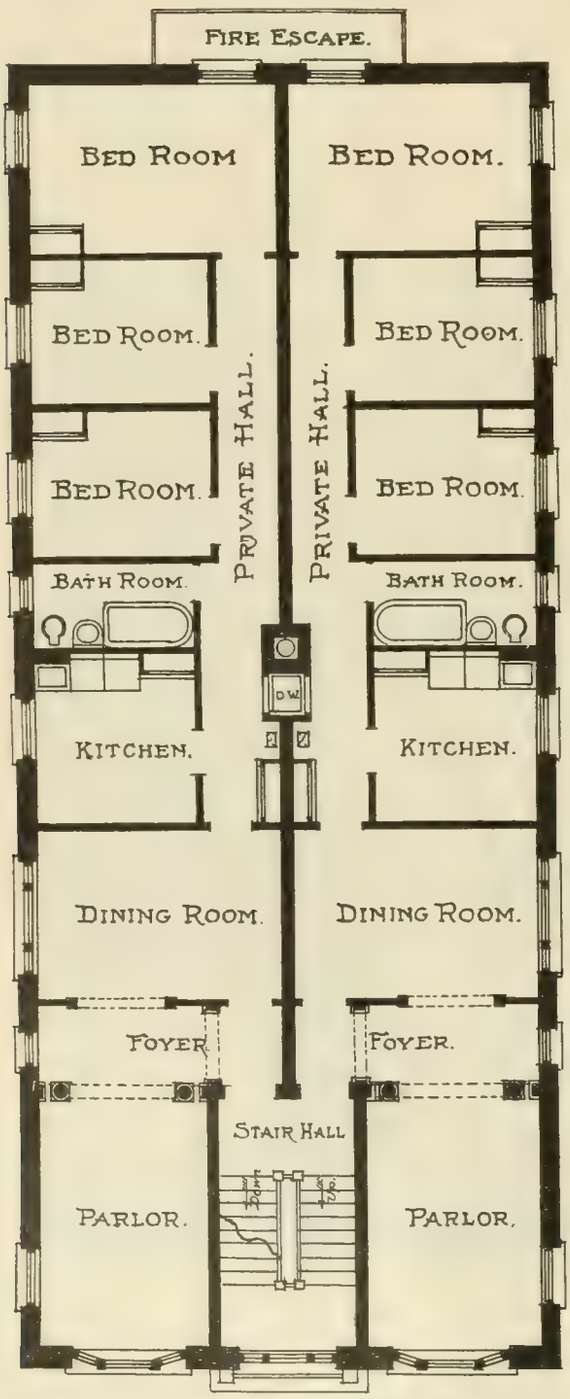
Permits have been taken out by the Rickert-Finlay Realty Co. for two buildings which will be begun at once, and it is intended to have at least ten buildings, with eighty apartments, completed by the time the Pennsylvania tunnels are open in the Spring. Norwood, which has a street frontage of about two miles in the heart of Long Island City, opposite East 81st st, is only five minutes from the Queensboro Bridge, and about the same distance from the Pennsylvania terminals. The new buildings are to be erected with a special view of accommodating the better class among the large population which will follow the transfer of the entire operating forces of the Pennsylvania system from Newark and Jersey City to Long Island City.

MINOR MISTAKES OF INSTALLATION DURING CONSTRUCTION.

By J. E. RANDELL.*

A few things improperly installed make no end of trouble and expense during the subsequent operation of an office building. One of the things which, in my humble judgment, should be made obligatory on architects is the use of galvanized pipes for all plumbing. The inside of a waste pipe soon becomes coated with a slimy protection which prevents corrosion, but dampness collects on the outside, especially during the summer months and causes heavy rust, and it is only a matter of time until a leak will be discovered and then the tearing up and the consequent expense commences. Vent pipes rust on the inside and become clogged with scales.

The urinals are usually arranged in the same location on each floor, and are often cross connected with the janitor's slop sinks,



SECOND FLOOR PLAN OF THE NEW-MODEL APARTMENT HOUSES TO BE ERECTED BY THE RICKERT-FINLAY CO., AT NORWOOD, L. I. CITY.

so that the water supply to either cannot be shut off without shutting off both. There is no object in having the urinals flush every six or seven minutes during the night, and for a man to climb up and shut off the supply to each urinal tank in the building at night and to turn them on again each morning would prove entirely too expensive.

The urinals should have independent runs of their own with a shut-off valve in the attic as well as at each tank, so that a man can turn one valve and stop the water waste in less time than it takes to tell it. The separate run will pay for itself in six months in the saving of water. See that the architect locates the water and waste outlets for washbowls on the column along the corridor walls, and not at right angles to the columns, where they obstruct the space and from which position you will be obliged to move them in dividing space for tenants.

A HEAVY BURDEN.

A central toilet room in a large building becomes a heavy burden on the elevators on account of the necessary inter-flooring traffic occasioned thereby. The installation of a small toilet space on alternate floors proves of great benefit to the service because the majority of persons will walk up or down one story rather than take an elevator. The cost of installation is heavier than that occasioned by a central toilet, but the subseqeuent results, when the building becomes filled, will be most gratifying. I took account of the number of people traveling in my elevators a short time ago, and we are carrying 24,230 people a day. That included all that inter-floor traffic, because we have a central toilet room on the eleventh floor. People go to and from there. The population of the building is not over 3,000. I know it is easy to guess at the population. I have had people guess 15,000. But by the actual census in the building the population is about 3,000.

SPACE UTILIZATION.

For years I have been a pronounced opponent of office space which cannot be naturally lighted. There are two cardinal points which can either make or break a building. The first is light, the second is location. I heard a Chicago architect argue that the more rentable floor area there is in a building, the greater the revenue will be, and this sounds logical, but in the years I have spent in connection with office buildings I have found this statement to be absolutely disproved. The fact is that THE MORE NATURALLY LIGHTED RENTABLE FLOOR SPACE THERE IS IN A BUILDING THE GREATER THE REVENUE WILL BE, but who is foolish enough to lease dark space which it is necessary to light artificially if naturally lighted space is available?

It is against reason because a tenant is then assuming the expense of a lighting bill in addition to his rental. It has been argued that the light is furnished in some buildings without charge to the tenant so that he does not feel this extra expense. In that case the building feels the extra expense in its coal bill. To illustrate this point, let us consider a building on a corner facing two streets and constructed so that it has two wings with a 60-ft. court between. The office facing the streets will naturally have good light provided they are not over 25 ft. in depth; the court offices, however, depend entirely on the width of the court for their light. If the offices facing this court are made deep, say thirty-two feet, how will the ten feet farthest from the windows be lighted, on the floors below the center line of the building?

In order to get two private offices and a reception room, a tenant must take least twenty-feet frontage, or 640 sq. ft., and in order to make up for the deep reception space, which it is necessary to light and furnish, the rental must be reduced rather than allow the space to lie idle. How much better would it have been to have made THE LIGHT COURT WIDER AND THE COURT OFFICES NOT SO DEEP, say twenty-two feet. The same price would be obtained for the two private offices and the reception room without question and the rate per sq. ft. increased accordingly. Why, then, is it necessary to build the extra ten feet of depth across the entire length of each wing? The original investment would have been perhaps $100,000 smaller and the returns would have remained the same. You may ask how do I know the same price could be obtained for the shallow office. My only answer is that during the years I have spent at this work in connection with a number of buildings of both kinds, this has been my experience, and for that reason I am convinced.

In these days good service in a good building is expected and furnished, but good, NATURAL LIGHT IS THE MOLASSES WHICH CATCHES THE TENANT. Natural light means satisfaction for, and better work from, his employees and a minimum expense for artificial illumination. It keeps the tenants praising the light offices and so advertising the fact to others who may subsequently become tenants.

EDISONIAN PHILOSOPHY.—When a man gets $100,000, he figures how he can keep that and get more. It's the hog in us. The people who are fortunate and happy have incomes of $25 to $30 a week, enough to be comfortable and not enough to worry them. Strictly speaking, neither Rockefeller nor any other man has wealth. He can't get more than so much out of his money. He just has a lot of titles to property. —THOMAS A. EDISON.

*The paper which is only in part here given was read by Mr. Randell before the National Convention of Building Managers and Owners at Detroit. Mr. Randell is prominent in Chicago real estate affairs.

THE LAST STAGE IN THE CONSTRUCTION OF THE PANAMA CANAL.

THE building of the Panama Canal is now in its fourth and final stage. The first stage was the sanitation of the Canal Zone; the second, the re-building of the Panama Railroad so as to supply facilities for transporting the soil from the excavations to the dumps; the third, the excavation of the canal, the fourth, and last stage, the building of the Gatun dam and locks, and the locks at Miraflores and San Miguel. On August 1st of this year, the excavation (182,000,000 cu. yds., of which 40,000,000 cu. yds. available had been done by the French) had advanced to a point where only 101,000,000 cu. yds. remained to be done, which, as officially stated by Col. Goethals, can be finished by August 1st, 1911. The remaining excavation is proceeding at the rate of about 3,000,000 cu. yds. per month.

Keeping pace with the speed of excavation are the construction operations in connection with the Gatun dam and locks. The most important part of the mechanical equipment are the thirteen Lidgerwood high speed cableways, which were especially designed and installed for building the Gatun locks. Upon five of these, known as the unloader cableways, will fall the brunt of the work, and upon the ability of these five to handle the amount guaranteed, or more, must depend the question of whether the canal will be finished and in operation on January 1st, 1915, or earlier. These cableways have exceeded their guaranteed capacity by such a large percentage that the engineers in charge of this section of the work are confident that it can be finished at a much earlier date. They are recognized unofficially by Col. Goethals as "that 1913 crowd."

THE LOCKS.

The work of these five cableways is to handle the broken stone and sand which will be required for the walls and floors of the locks. There are six locks, each 1,000 ft. long in the clear and 110 ft. wide. They lie side by side in flights of three, making a total length of more than 3,000 ft. Together they provide a total lift of 85 ft., with some to spare for changes in the initial water level. In these locks there will be used 2,000,000 cu. yds. of broken stone, 1,000,000 cu. yds. of sand and 2,200,000 barrels of cement. The stone and sand arrive in barges on a branch of the old French Canal. The unloader cableway takes it out of the barges with great grab buckets and delivers it 600 ft. or more away in heaps in the storage yard.

From here it is taken by the cars of an automatically operated electric railway to the mixers, and from the mixers the concrete is taken in other electric cars to where the second set of eight cableways can put it in place in the forms for the walls and floor. Four cableways arranged in pairs on two sets of towers handle the broken stone, and a single cableway with independent towers unloads the sand from the barges and deposits it on a storage pile. Each cableway has a span of 800 ft. In the duplex cableways the cables are 18 ft. apart. This corresponds with the distance apart of the transverse bulkheads in the barges. The cableways are all mounted on steel towers 85 ft. high. The towers are mounted on trucks and travel on tracks,

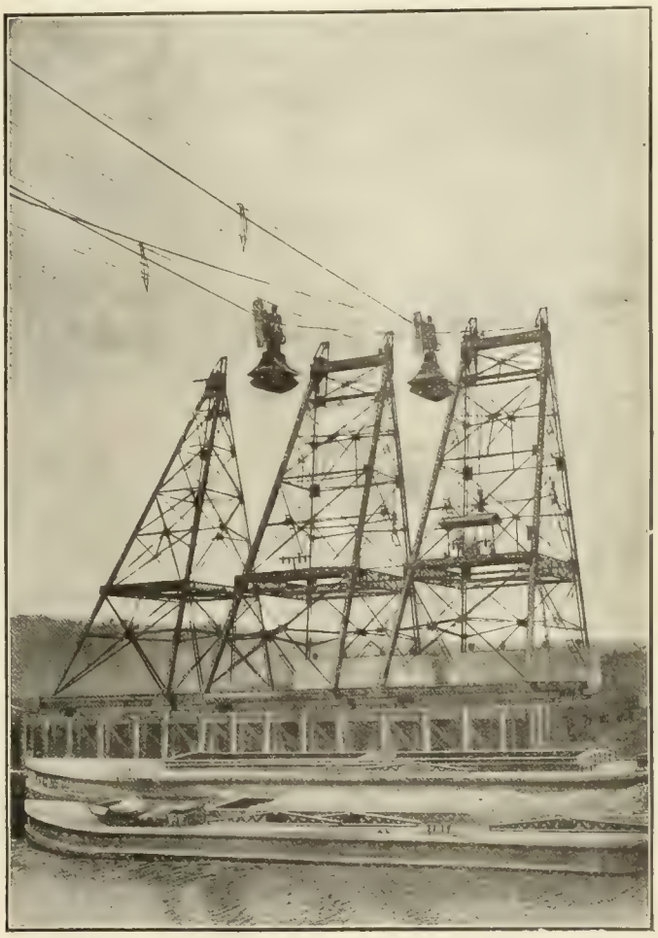


The five high-speed cableways, which are handling, from barges to the storage heaps, the 2,000,000 cu. yds. of broken stone and 1,000,000 cu. yds. of sand required to build the Gatun locks.

so that each cableway performs the function of a traveling crane. The unloader cableways travel the length of the storage yard. Those for building the locks travel more than 3,000 ft.

They are moved electrically, each pair in unison. From the carriage of each of the five unloader cableways there is suspended an improved special 70 cu. ft. iron-ore type of excavating bucket. Each bucket grabs an average load of 54 cu. ft. The load is hoisted 85 ft., conveyed about 600 ft., dumped on the storage pile, and the carriage and bucket returned. This round trip has been made in 1 minute and 8 seconds. The cableways were guaranteed to handle 50 cu. yds. an hour each. They have carried 90 cu. yds. in an hour and the average operation up to date is 60 cu. yds. per hour. This ought to be materially increased with practice. The present record is declared to be double that of any cableway previously employed anywhere.

The high speed and consequent increase in the capacity of the cableways is due to the ease with which the operation of the cableways is controlled; the rope-lead that simultaneously raises



A close view of the tall towers of the unloader cableways showing the position of the barges and of the operators.

and traverses the bucket; the high-speed chock-absorber with which the fall-rope carrier is equipped, and a new type of button-stop.

The hoisting and conveying machinery in the head tower is controlled by an operator in the tall tower stationed on an elevated platform commanding a clear view of the bucket at all times and in all positions. He controls two 150-hp. motors by master controllers of the New York subway type, and the air brakes by two levers operating magnet valves 800 ft. away. The physical effort of operation is so easy that the operator can comfortably maintain the high speed. In all previous cableways this effort was so fatiguing that, although it was possible to attain a speed of 35 round trips per hour with mechanical levers, this could not be sustained for any length of time.

STUDIO BUILDING IN GRAMERCY PARK.—Henry Bradford Simmons has named his new operation in Gramercy Park the "Stuyvesant Studios." There are two buildings, one of which is the old mansion at the southeast corner of Irving Place that was at one period occupied by Stuyvesant Fish, and the other is a new addition thereto, consisting of a four-story building in the rear. The parlor floor in the main house has been retained in its original state, as it was handsomely decorated and could not be improved upon. But with the assistance of George M. McCabe, 96 Fifth Avenue, as architect, Mr. Simmons, as owner, has designed a series of suites that are artistic and comfortable looking and in harmony with the feeling in the neighborhood. The general scheme of the decorations is English; the dominant color tone green. Green is having a remarkable vogue not only in New York but also in Europe. Mr. Simmons says it is hard to get architects to leave the beaten paths. Most often this is the criticism laid by architects upon owners. Mr. Simmons has introduced a tea room in the annex that has appointments similar to the "Van Winkle," in West 40th street, around the corner from Fifth avenue, and it also reminds one of the "Colonia," in West 33d street, both of which he also designed.

CLAIMS FURTHER STRENGTHENED.

Below is a copy of a letter, just received which further demonstrates the possibilities of the Record and Guide as a means of producing business for the wide-awake man:

CITY AND SUBURBAN WINDOW-SHADE CO.
Prompt Attention Given to Real Estate Men and Property Owners.
Suburban Dwellings Fitted.
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New York, November 15, 1909.

Record and Guide Co.,
11 East 24th Street, City.

Gentlemen—In the last few issues of the Record and Guide, I have noticed you published letters received from your subscribers who claim to have gotten good results from following the leads you publish each week under the heading of "Where Building Materials are Needed." We thought you might like to know of our success in getting business from the list of conveyances published by you. We have been subscribers to the Record and Guide for a long time, and can trace a number of good jobs we have finished to information obtained from the list of conveyances.

We feel that the amount we have paid for subscription has already been returned us many times over, and we intend to go in for the business this season harder and more systematically than ever. We consider the assistance we get from the Record and Guide of great value to us in obtaining new business and holding the same.

Yours very truly,
CITY AND SUBURBAN WINDOW-SHADE CO.,
Leo Oestreicher, General Manager.

Mr. Leo Oestreicher, general manager, informs us that the business has grown to such proportions by reason of his aggressive methods in connection with the use of the information he gets from the Record and Guide that he expects shortly to increase his selling force in order that he may be properly equipped to follow up the leads he finds in the Record and Guide each week.

LITTLE ESTATES.—Much thought is being given now by city business men to estates in the country. Now arises Bolton Hall to proclaim what can be done with very little land in the way of providing support for a home. Mr. Hall's new book, "The Garden Yard" (published by David McKay), shows both methods and results. If a man can have his own little place, where by a little attention and not too much manual labor he can raise enough vegetables, fruit and other products to provide for his table most of the year, he surely is a more independent man than one who has no other source of income than the wages he earns. This is a time of centralization of industry, but it looks as though the tide might be turning. The extensive distribution of electrical power, the better facilities of travel, and the easier means of communication have some tendency to restore the small industries. Among these small industries the most important, and the one best worth restoring, as well as the easiest to restore, is the intensive use of the land. In "The Garden Yard" Mr. Hall aims to show the small worker of every kind as well as the professional farmer, how the most profit, and the most enjoyment, too, for the matter of that, can be gotten out of the Little Land. As to the new discoveries and new methods it is exhaustive, and, at the same time, bears the ear marks of the practical, experimental teacher.

CHARLES F. McKIM.—Fourteen societies of arts and letters will unite in a memorial meeting in honor of the late Charles F. McKim, to be held in the auditorium of the New Theatre on next Tuesday afternoon at half-past two o'clock. The societies referred to are the Architectural League, the Society of Beaux Arts Architects, the National Society of Mural Painters, the New York Chapter of the American Institute of Architects, the Faculty of Fine Arts of Columbia University, the Metropolitan Museum of Art, the National Academy of Design, the American Academy in Rome, the American Academy of Arts and Letters, the National Institute of Arts and Letters, the Brooklyn Institute of Arts and Sciences, the Municipal Art Society, the McDowell Association and the National Sculpture Society.

WORLD'S BIGGEST SINGLE FOUNDATION.—Few persons in the building profession know that The Foundation Company, 115 Broadway, is doing the greatest work of its kind ever done in the world, in laying the foundations of the new Municipal Building at the Manhattan approach of the Brooklyn Bridge. According to an official of this company, it is the biggest contract for any single building ever let. The caisson work alone will cost $1,500,000 and over 70,000 barrels of Lehigh Portland cement will be required in sinking the great pneumatic shafts to a depth 100 ft. below the level of the street. The borings so far made indicate about an average of 30 ft. of top soil, then quicksand, gravel and hardpan. So far the presence of shist has not been discovered.

October was the third highest month in the value of new building begun in East Orange this year, reaching the sum of $323,331. There were fifty-eight permits issued in all. May was the banner month of the year and of the history of the city, as well, aggregating $408,186, while March was second with $363,699. Last month's figures bring the total value of building in the city for ten months to $2,524,612.

RISE OF THE TUNGSTEN LAMP.

The wholesale flower and feather firm of Berlinger, Brown & Meyer, of 696 Broadway, have discarded its entire equipment of about thirty enclosed arc lamps and replaced it by one hundred and twenty sixty-watt tungsten lamps, that way reducing their current consumption to less than half without any sacrifice as to the efficiency, effectiveness and quality of the installation.

The Edison Monthly speaks of the change as worthy of record, because it marks a further advance in the supremacy of the tungsten lamp and tungsten lamp features, and we note the following description:

Especially interesting and remarkable is the illumination of the main store, where always four sixty-watt tungsten lamps are combined into one specially designed fixture of great attraction and efficiency. Seventeen of these fixtures are installed, each taking the place of one of the discarded arc lamps. As to appearance, the fixtures remind one of an arc lamp; in fact, the original stems of the arc lamp were adhered to, only the light bearing being renewed. The latter consists of a combination of specially designed mirror reflectors which distribute the light of the four tungsten lamps in a particularly specified manner, practically the total light-giving power of the lamps being used for downward illumination. In order to avoid the glare from the brilliant filament and from the highly illuminated reflector panels, a special enclosing globe or bowl is employed which, though absorbing a good deal, about thirty per cent, of the very strong light of the fixture, not only improves the appearance considerably, but is also imperative from the hygienic point of view.

The opinion is expressed that the goods displayed in the store are more brightly illuminated than before. The illumination plans and fixtures were designed by Alfred A. Wohlauer, Consulting Engineer, 546 5th av., the fixtures manufactured by I. P. Frink, 551 Pearl st. The wiring contractors were Mautner & Freund, 5 East 13th st.

ELECTRIC SIGN ADVERTISING.—A number of new electric signs of striking beauty and brilliancy now attract attention in the theater district. But for the electric lights in these signs "Broadway" would not be the Great White Way." The signs cost a great deal of money and presumably they pay, for they are increasing in number and size. One of the pleasant features of a sail across the Hudson in the evening is the electric sign advertising. "As these signs come into view, one after another," says the Edison Monthly," the evident interest of the passengers changes from the beauties of the Manhattan shore to the signs of New Jersey. Can anyone question rightly the efficiency of such advertising? Can anyone doubt the value of an interest so secured, or the lasting effect of such advertising, upon the thought and memory of those passing to whom it is intended to convey these various messages."

GIFT TO ELECTRICAL ENGINEERS.—A most valuable addition to the library of the Institute of Electrical Engineers has been received from the Western Electric Company. The gift is a patent specification library, and is the largest and most valuable accession since the gift of the Latimer Clark collection by Dr. Schupler Skaats Wheeler. The library just acquired consists of 461 leather-bound volumes, containing approximately 100,000 specifications. These specifications date back to May 30, 1871, and cover the entire period to December, 1908. They embody the telephone, the electric light, electric railways, and the electric motor. From May 30, 1871, up to and including the year 1887, the volumes are complete, and contain all the specifications, certified, issued by the U. S. Patent Department.



RIDLEY MEMORIAL M. E. CHURCH.
Ocean Parkway and Foster Ave., Brooklyn.
Brown, McAghon & Strassle, Architects.

The edifice pictured here will have a site in one of the most preferred parts of Flatbush. The architects have been taking bids this week for its construction, and contracts may be awarded next week. The estimated cost is $50,000 and the materials will be brick and limestone.

STAINING AND FINISHING HARDWOODS.

Answering a correspondent as to which kinds of hardwoods require staining and filling, and which are best finished in the natural and without filling, also the best kinds of filler to be used and the manner in which to do the work, a recent issue of the Painters' Magazine has the following information concerning modern practice, which builders can compare with their own ideas:

The hardwoods requiring filler comprise ash, oak, cherry, mahogany, walnut, rosewood, ebony, birch and redwood. Maple, sycamore and cypress are best filled with shellac varnish, while the open grained hardwoods referred to above should be filled with mineral fillers, the so-called paste fillers offered to the trade by paint manufacturers. These fillers are offered in light shade or natural; also in oak color and dark or walnut, and in mahogany and ebony. Or the consumer may purchase the filler in the natural and color it to match the wood or the stain. Whenever the wood is to be enriched by staining or one wood is to be stained to imitate another, as in the case of birch to imitate mahogany, or of cherry to imitate walnut, the filler must be colored to match the stain. When the wood has been prepared by scraping, sandpapering, etc., and dusted, and requires staining, this operation is always performed before filling, and if the work in hand is interior wood finishing oil stains are best for the work in point of durability. They make the best foundation for the filler, and by using them thinned sufficiently with turps or benzine can be made to stain fairly deep and dry within reasonable time.

The stains being dry and hard, the paste filler is thinned with turpentine to the consistency of thin varnish and applied in the same manner with a short, heavy brush, crossed and recrossed, so that the grain and pores may be filled. The filler is allowed to set, but not permitted to become hard; then the surface is rubbed across the grain with tow, excelsior or shavings to remove the excess of filler and pack the pores. This done, the surface is rubbed over with a piece of soft cloth and from 24 to 48 hours allowed for thorough drying. On very open grained wood a second coat of filler is often required for good work.

When the wood has been filled to the satisfaction of the operator, the surface should be smooth sandpapered and carefully dusted before applying the first coat of varnish. It has been suggested that a good job of hardwood finishing cannot be had without applying a coat of shellac varnish on top of the filler, but we do not favor this because with a fair grade of interior varnish shellacking is not required.

As to imitating walnut on cherry, the stain is best made from Vandyke brown and burnt umber ground in oil, thinned with turps and japan drier.

GEORGE F. JOHNSON JR.'S LATEST OPERATION.

The excavating of the plot at the northwest corner of 113th st and Broadway was finished this week, and the foundations will be started right away for a 12-sty apartment house. The builders are the "Broadway and 113th Street Company," of which Mr. George F. Johnson, Jr., is president. Mr. Johnson is already interested in both the "Chatsworth" and the "Hendrik Hudson," and his experience with those houses shows that there is NO ABATEMENT IN THE DEMAND for that type of high-class apartment houses, the Chatsworth" having only one vacancy out of 88 apartments, and "Hendrik Hudson" one out of 72 apartments. The large number of apartments allows the owner to furnish all conveniences and high efficiency of service to the tenants.

This house will follow in the lines established by the "Chatsworth" and "Hendrik Hudson," where no trouble is spared to please the tenants. It will stand on a plot 175 ft. on Broadway and 100 ft. in 113th st. There will be 68 suites of 6, 7, 8, and 9 rooms, with large foyers. The rent will average from $1,400 to $2,400. The rooms are planned exceptionally large. In the 8 and 9-room apartments the dining-rooms measure 17x22 ft., the parlors 15x22 ft., and the other rooms in proportion. These apartments will have three bathrooms, and the others will have two.

All the apartments are of equal class, and all front on either the street or avenue, with southern and eastern exposure, insuring plenty of sunlight. All the apartments on Broadway have an unobstructed view of the Columbia University Stadium, which makes the view specially interesting. The 113th st front and the rear of the house give a fine view of the Hudson.

Some of the special features are, a servants' elevator with a special vestibule, in addition to the passenger and freight elevators. In the dining-rooms of the 8 and 9-room apartments are panoramic bays overlooking the Hudson, and in all the apartments are bay windows giving a view up and down Broadway.

The facade is of limestone, terra cotta, and brick, with a rich copper cornice of good proportion. The cornice projects 7 ft. and is 7 ft. high. The bay windows, which give a series of strong vertical lines, will also be of copper with ornamental panels. The stores on Broadway, instead of detracting from the looks, will add interest to the facade.



A RIVAL FOR THE "HENDRIK HUDSON."

This great house, which is estimated to cost $1,500,000, will be erected on Morningside Heights by a company headed by George F. Johnson, Jr. Broadway and 113th Street. George and Edward Blum, Architects.

Sobriety in the use of material was looked for, and as an instance the terra cotta and the brick are a perfect match in color, these materials being closely allied.

The entrance will be on 113th st, through the court, and will be simple and dignified. The hall and all the finish, plumbing, etc., will be up to the standard set by Mr. Johnson on all his former buildings.

The architects are George and Edward Blum, and they are assisted by Mr. Frank Worthington as structural engineer and Mr. Percival R. Moses as electrical and sanitary engineer.

W. S. MALLORY MAY HEAD CEMENT ASSOCIATION.—The executive committee of the American Portland Cement Association has settled upon William S. Mallory, vice-president of the Edison Portland Cement Co., for president of the association, to succeed Mr. John B. Lober, who has held that office by annual re-election for over half a decade. Because of ill-health Mr. Loeber feels that he would like to retire from that office, and the election will be held at the Hotel Astor, in this city, on December 13, 14 and 15. The association has sixty members, all of whom are manufacturers of Portland cement in practically every State in the union. Delegates will attend the conference from as far West as California and from points in the extreme South. This organization has nothing to do with price adjustment, that being a subject within the jurisdiction of the North American Portland Cement Co., of 30 Broad st. The conference may possibly informally discuss the situation as it exists to-day in the east of Pittsburgh district.

TEN MILLION FOR NEW SCHOOLS.—The Washington Irving High School, which has been held up for a long time, gets $600,000 to its account in an appropriation just made by the Board of Estimate. The site, in Irving Place, near Gramercy Park, is excavated and boarded up, and has been in this condition since early in the summer. In the last month, the Board of Education, has been allowed approximately $10,000,000 for new schools.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

79TH ST, n s, 205 e Amsterdam av; 12-sty brick, stone and terra cotta apartment house; flag roof, 63x63x102.2; cost, $300,000; owner, Weschler & Noel, inc, 299 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 786

RIVERSIDE DRIVE, s e cor 103d st, 12-sty brick and stone apartment house 125.0x106.0x100.11, gravel roof; cost, $800,000; owner, Brookfield Construction Co, 50 Church st; architects, Lawlor & Haase, 69 Wall st. Plan No. 784.

Henry W. Hodge, 51 East 82d st, president.

177TH ST, n s, 100 w St Nicholas av, two 5-sty brick and terra cotta tenements, plastic slate roof 50x78; cost, $80,000; owner, L. & M. Holding Co, n s 177th st, w of St Nicholas av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 782.

47TH ST, Nos. 506-16 West, 6-sty brick flats, flat brick roof, 100x85.5x59.11 5-48; cost, $95,000; owner, Model Fireproof Tenement Co., 35 Wall st; architect, Ernest Flagg. Plan No. 788.

186TH ST, n e cor St. Nicholas av, 5-sty stone and brick tenements and stores, 58x58x90, tin or plastic slate roof; cost, $60,000; owner, Donald Robertson, 312 West 109th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 790.

41ST ST, No. 258 West, 1-sty brick toilet in rear of 5-sty tenement, 7.8x7.8x22.6, tin roof; cost, $2,000; owner, James P. Mack, 464 8th av; architect, John H. Kembel, 318 West 42d st. Plan No. 791.

79TH ST, n s, 148 w Madison av, 4, 5 and 6-sty brick and stone residence and extension, 30x30x70.5 and 18.6x18.6x20, tile and copper roof; cost, $103,000; owner, William Truslow Hyde, 7 North st, Greenwich, Conn.; architect, C. P. H. Gilbert, 1133 Broadway. Plan No. 792.

John Downey, 410 West 31st st, mason and carpenter.

Stores, Offices and Lofts.

6TH AV, n e cor 14th st, 4-sty brick store and loft building, 56.7½x75 tin roof; cost $50,000; owner, Sarah J. W. Bent, 1773 Washington av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 783. Plumber not named

SPRING ST, No. 145, 8-sty brick store and loft building, 25x25x67, and extension, 21.8x21.8x8, slag roof; cost, $40,000; owner, Estate of Mary A. Post (Bertha K. Bartlett and Helen M. Post, owners), care of Frank F. Ward, 203 Broadway; architect, Frank F. Ward, 203 Broadway. Plan No. 789.

Mason not selected.

Factories.

107TH ST, n s, 225 e Amsterdam av, 3-sty brick factory, 25x25x92.11, tin roof; cost, $20,000; owner, A. Frederick, 95th st and Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 779. Corrects error in last issue, when side of street was omitted.

Hook and Ladder House.

LEXINGTON AV, s e cor 50th st, 3-sty granite, brick and limestone hook and ladder house, tile roof, 45.4x40.6½x irregular; cost, $70,000; owners, City of New York; architect, Chas. B. Meyers, 1 Union sq. Plan No. 781.

Dwellings.

71ST ST, No 10, East, 6-sty brick and stone dwelling and extension; slate and plastic roof; main, 25x25x71.6; extension, 13.6x13.6x18.11; cost, $60,000; owner Chas. C. Auchinsloss, 45 East 57th st; architect, R. H. Robertson & Son, 160 5th av. Plan, No. 785. Mason not selected.

Storage House.

GREENWICH ST, Nos 547 and 549, 6-sty brick warehouse and loft, plastic slate roof, 50x50x71 and 75 ft; cost $65,000; owner, Becker Realty Co, 206 Broadway; architects, Schneider & Deffinbach, 220 Broadway. Plan No. 787

Restaurants and Cafes.

2D AV, No. 156, change opening in banquet room in 3-sty brick cafe and restaurant; cost, $250; owner, T. H. Rosenfeld, 156 2d av; architect, Emery Roth, 20 East 42d st. Plan No. 2498.

Architect will superintend.

MANHATTAN ALTERATIONS.

CHARLES ST, No 151, cut door, remove stairs, put in new floors, 2-sty brick dwelling; cost, $250; owner, N. G. Abbott, 291 West 10th st; architect, W. S. Boyd, 561 Hudson st. Plan No. 2476

ELDRIDGE ST, No. 8, remove stoop, erect new, to conform grade of street for 3-sty store and dwelling; cost, $250; owners, Hyman Podensky, 13 Eldridge st, and Samuel Sherwin, same address; architect, Frank Straub, 122 Broadway. Plan No. 2467.

FORSYTH ST, s e cor Houston, cut windows, new shaft, new floors, 5-sty brick tenement; cost, $5,000; owner, S. Bernstein, 368 Cherry st; architect Adolph Merten, 33 Union sq. Plan No. 2486.

FULTON ST, No. 199, remove rear wall basement, close stair wells, frame new ones, new toilet rooms, fireproof elevator shaft in 5-sty brick store and loft building; cost, $10,000; owner, Corp. of Trinity Church, 187 Fulton st; architect, G. Turland Goosey, 39 W. 38th st. Plan No. 2500.

Jones Construction Co., 1 Union sq. mason.

GRAND ST, s s 85 e Suffolk st, change rear wall, change water closets and wash basins and partitions in 3-sty brick store and tenement; cost, $1,000; owner, Rosie Kowosky, 397 Grand st; architects, Frankfort & Grossman, 63 Nassau st. Plan No. 2485.

Mason and carpenter not selected.

GRAND ST, No. 50, remove partition in 5-sty tenement and store; cost, $350; owner, Leon Mendal, care of 450-52 Broom st; architect, George M. McCabe, 96 5th av. Plan No. 2466.

GRAND ST, No. 356, remove part of rear wall, rebuild partitions, new stairway in 4-sty brick tenement; cost, $500; owner, Geo. W. Goodrich, 107 S. 5th st, Brooklyn; architect, B. B. Stauger, 150 Nassau st. Plan No. 2505.

Architect will supervise.

LEWIS ST, No. 80, window opening and partition in 4-sty brick tenement and store; cost, $150; owner, Annie Miller, 415 3d st, Brooklyn; architect, Henry Klein, 505 East 15th st. Plan No. 2470.

MOTT ST, No. 4, new window sash and partitions in 4-sty brick tenement; cost, $500; owner, H. Bergh & W. C. Bergh, 109 West 75th st; architect, Max Muller, 115 Nassau st. Plan No. 2475.

Superintendent, Geo. Hallock & Son, 401 Grand st.

MAC DOUGALL ST, No. 125, replace front wall, install new skylight, new sinks and partitions, 4-sty brick store and tenement; cost, $500; owner, Mrs. M. E. Hughes, 57 Lena av, Freeport, L. I.; architect, Herman Horrenberger, 122 Broadway. Plan No. 2482.

MONTGOMERY ST, No. 27, build 3-sty brick extension, rear, put in store front, new window in 3-sty brick tenement; cost, $3,500; owner, Leroy Sobel, care architests, Harrison & Sackheim, 230 Grand st. Plan No. 2503.

Owner will superintend.

RUTGERS ST, No. 24, change store front and partitions in 4-sty brick tenement; cost, $3,000; owner, Mary C. Plunkett, 57 West 28th st; architect, John S. Knubel, 318 West 42d st. Plan No. 2501.

SPRING ST, No. 50, change windows, new fire escapes, windows in new four story and basement brick and frame store and tenement; cost $3,000; owner, Henrietta G. Mittnacht, 238 Spring st; lessee, Dominick Abbate, 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 2498.

THOMPSON ST, Nos. 222-224, change front stairs in 6-sty brick tenement; cost, $100; owner Rosa Perniciono, 222-224 Thompson st; architect, L. De Lorenzo, 418 East 14thst. Plan No. 2473.

WATER ST, No. 207-209, remove rear of loft and storage building, and rebuild with cement; cost, $10,000; owner, Estate of W. H. Gleason; architects, Julius Kastner & Dell, 1133 Broadway. Plan No. 2464.

3D ST, No. 132 East, window openings in rear wall, new partitions in 5-sty brick tenement; cost, $3,000; owner, Leah Cohn Mosbrough, Asbury Park, N. J.; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2508.

4TH ST, No. 102 East, new partition frames, skylight opening, in 3-sty brick tenement; cost $300; owner, Henry Gade, 349 Brown st; architect, Henry Klein, 505 East 15th st. Plan No. 2469.

5TH ST, No. 419 East, remove and rebuild openings in rear wall and partitions, in 5-sty brick tenement; cost $2,500; owner, Jacob Froelich, 271 Grand st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2468.

7TH ST, No. 85, change bath room compartments, put in new tubs, new fire-escapes in 5-sty and cellar brick tenement; cost, $2,000; owner, Mrs. Lena Keck, 684 N. 10th st, Brooklyn; architect, Henry Regelmann, 133 7th st. Plan No. 2515.

7TH ST, No. 98, change partitions in 5-sty brick tenement; cost $200; owner, Dr. Henry W. Berg, 245 East 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 2517.

Architect will superintend.

12TH ST, No. 218 East, extend side of 4-sty brick tenement; cost, $500; owner, Dr. Emil Joce, 212 East 12th st; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2507.

16TH ST, No. 434 East, ventilators for toilets, new water closets, waterproof

TABLOID CIRCULARS

In the ***Investor's Number*** of this paper, to appear December 18th, our ***Tabloid*** (condensed) ***Circular*** department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

The standard method of arrangement used marks a great advance in logical publicity and economical sales promotion.

If you desire to sell goods or services, with the least expense in the building market of Greater New York, you should publish your condensed circular in the "Tabloid" department of the Record & Guide.

Send for sample sheets and full information.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square **11 East 24th Street**

floors, slate flags; cost, $1,200; owner, William Waldorf Astor, 23 West 26th st; lessee, Chas. Decker, 274 Humbolt st, Brooklyn; architect, Henry Vollweiler, 696 Bushwick av, Brooklyn. Plan No. 2477.

26TH ST AND EAST RIVER, remove iron stairway, fireproof landing, in Bellevue Hospital; cost $500; owner, City of New York; architect not given. Plan No. 2493.

Superintendent, M. J. Harkins, Bellevue Hospital.

26TH ST, No. 323 East, take out partitions, new steel beams, replace old masonry in cement, new windows in two 5-sty and cellar brick tenements; cost, $1,500; owner, Estate of Frederick Flaccus, 102 1st av; architect, Henry Regelmann, 133 7th st. Plan No. 2516.

Frederick Flassuss, exr, 102 1st av.

28TH ST, No. 324 East, remove partitions in 4-sty brick building; cost, $800; owner, G. Palmer, 324 East 28th st; architect, O. Reissmann, 31 1st st. Plan No. 2510.

28TH ST, No. 112 West, remove brick pier front wall, new show window, remove furnace, new water closet compartments, in 3-sty tenement, brick dwelling; cost, $2,000; owner, L. J. Keeshover, 112 West 28th st; architect, O. Reissmann, 30 1st st. Plan No. 2502.

Owner will superintend.

30TH ST, No. 323 East, remove partitions in 3-sty dwelling; cost, $150; owner, James T. Morrin, 323 East 3d st; architect, James J. Delaney, 392 2d av. Plan No. 2488.

33RD ST, No. 426 West, remove wall, erect new fire escapes, new wooden floors, in 3-sty tenement; cost $750; owner, Jas. J. Carroll, 210 Genesee st, Utica, N. Y.; architect, William Kurtzer, Spring st, cor. Bowery. Plan No. 2465.

34TH ST, No. 137 East, remove front wall and install new partitions in 4-sty and basement dwelling; cost $2,000; owner, Terminal Realty Co., 26 West 31st st; architect, D. J. Comyns, 147 4th av. Plan No. 2487.

39TH ST, No. 325 East, change rear wall of 5-sty brick and stone tenement; cost, $1,200; owner, George I. Roberts & Bros., 471 4th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2512.

39TH ST, No. 323 East, change rear wall in 5-sty brick and stone tenement; cost, $1,000; owner, George I. Roberts & Bros., 471 4th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2513.

47TH ST, No. 165 West, new windows and change partitions in 3-sty and basement dwelling; cost, $2,000; owner, Frederick G. Pappa, Hotel Bristol, 122 West 49th st; architects, Werner & Windolph, 27 West 3d st. Plan No. 2509.

54TH ST, No. 327 West, replace wooden girders with steel, new floors, new plumbing, 1-sty frame gymnasium; cost, $1,000; owner, West Side A. C., 327 West 54th st; architect, J. A. O'Rourke, 1931 Broadway. Plan No. 2481.

Owners will superintend and will do mason and carpenter work.

55TH ST, No. 256 West, remove front wall and partitions in 5-sty tenement to be used for store and lofts; cost, $6,000; owner, C. M. Comstock, care of architect; William J. Dilthey, 1 Union sq. Plan No. 2497.

70TH ST, 336 West, needle and underpin brick wall, fireproof pump house, steam heat and electric wiring, in 3-sty stable to be changed to garage; cost, $2,500; owner, M. Louise Marshall, 20 West 51st st; architect, Karl F. J. Seifert, 25 West 42d st. Plan No. 2479

Mason and carpenter, C. F. Bond Co, 136 Liberty st.

71ST ST, No. 171 West, alter walls, change sun parlor, 12-sty tenement; cost, $1,000; owner, Darilton Corporation, 2240 Broadway; architect, Louis F. Frick, 534 West 179th st. Plan No. 2471.

F. R. Wood & Co., 2240 Broadway will superintend.

81ST ST, No. 242 East, make 1-sty dwelling into business building; cost, $560; owner, I. H. Kempner, 626 8th av; architect, S. Wiesenberg, 271 West 40th st. Plan No. 2483.

82D ST, No. 229 East, new steel beams on roof for tank of 4-sty tenement; cost, $100; owner, H. Wallach, 160 West 132d st; architect, S. Haug, 103 Park av. Plan No. 2463.

91ST ST, Nos. 154 to 160 East, rearrange partitions in 8-sty brick tenement; cost, $2,500; owner, Milton E. Oppenheimer, 206 Broadway; architect, A. Balsclum, 407 East 138th st. Plan No. 2499.

Owner will superintend.

101ST ST, s e cor Manhattan av, change windows, erect partitions, to 6-sty tenement; cost, $200; owner, Emma E. B. Frolich, 826 Lexington av; architect, Joseph W. Tracy, 150 Manhattan av. Plan No. 2461.

111TH ST, No. 218 East, new vent, skylight, new windows in 4-sty brick store and flats; cost, $500; owner, Theresa Nieslini, 218 East 111th st; architect, Wm. Schnaufer, 563 East 149th st. Plan No. 2506.

119TH ST, No. 74 West, cut windows, remove and rebuild dumb waiters, rebuild bath room in 5-sty brick tenement; cost, $2,500; owner, Moses Scholss, 24 Waverly pl; architect, O. Reissmann, 30 1st st. Plan No. 2511.

135TH ST, No. 266 West, change 1-sty brick store into moving picture theatre; cost, $1,000; owner, Henry Pollok, Fuller Building; architect, Arthur Weiser, 21 West 117th st. Plan No. 2495.

141ST ST, No. 501 West, change gable on side wall, rear, put in steel girders, remove partitions, install new ones in 5-sty brick tenement; cost, $900; owner, John P. McCaffrey, 288 Convent av; architect, John Brandt, 271 West 125th st. Plan No. 2504.

AVENUE A, n e cor Houston st, steel partitions and new plumbing, 4-sty brick tenement; cost, $3,000; owners, Helen C. Mostyrs and Elizabeth W. Stevens, 55 East 76th st; architect, E. Wilbur, 120 Liberty st. Plan No. 2480.

Plumber contract not yet let.

BROADWAY, n s, 33d to 34th sts, change show windows in department store; cost, $3,300; owner, Saks & Co., Herald sq; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 2474.

BROADWAY, s e cor 152d st, change front wall, divide basement, in 3-sty basement and cellar brick dwelling for stores and dwelling; cost, $10,000; owner, Thos. Ward, s e cor 152d st and Broadway; architect, Henry Fouchaux, 107 Hudson st. Plan No. 2491.

BROADWAY, s e cor West 42d st, erect tenement house roof of 15-sty brick hotel; cost, $2,000; owner, John Jacob Astor, 23 West 26th st; architect, J. M. Gibson, 3485 Broadway. Plan No. 2494.

MADISON AV, No. 1408, replace store front in 5-sty brick store and dwelling; cost, $725; owner not given; architect, C. F. Biele, 331 West 12th st. Plan No. 2484.

MADISON AV, No. 1046, raise rear extension for stores in store and tenement; cost, $1,200; owner, Chas. A. Stein, 1046 Madison av; architect, Chas. M. Youngs, 26 East 75th st. Plan No. 2496.

S. Selmon superintendent.

1ST AVE, No. 2328, remove present door, new windows and change partitions; cost, $1,000; owner, Angelina Ansalone, 2264 1st av; architect, M. W. Del Gandio, Tremont and Webster avs. Plan No. 2472.

3D AV, No. 1335, change partitions, new windows in 4-sty brick and stone tenement and stores; cost, $200; owner, Catherine R. Saxton, 831 Lexington av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2514.

Architect will superintend.

3D AV, Nos, 1463, change girders, excavate cellar in 4-sty warehouse; cost, $1,500; owner, W. A. Metzger, 394 4th av; architect, Emery Roth, 20 East 42d st. Plan No. 2462.

3RD AV, No. 2199, change show windows in 3-sty frame store and loft; cost, $500; owner, Patrick Lenahan, on premises; architect, Louis Falk, 2756 3d av. Plan No. 2490.

3D AV, No. 1317, change store front in 7-sty brick store and loft building; cost, $150; owner, Ernest M. Odler, 1506 1st av; architect, G. Leitersdorfer, 346 East 65th st. Plan No. 2492.

Superintendent, I. Leitersdorfer.

8TH AV, n e cor West 118th st, change doors, new show windows, new toilets, in 5-sty brick tenement and store; cost, $500; owner, August Eitzen, 347 West 58th st; architect, Louis Falk, 2756 3d av. Plan No. 2489.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

KINGSBRIDGE TERRACE, e s, 425 n Kingsbridge road, 2-sty and attic frame dwelling, shingle roof, 21x45; cost, $4,000; owner, Alfred Larkin, 79 West 102d st; architect, John J. Kennedy, Riverdale. Plan No. 1204.

BASSETT AV, w s, 400 n Saratoga av, 2-sty brick dwelling, felt roof, 20x55.6; cost, $5,000; owner, Prowidenza Cordone, on premises; architect, J. Ziccardi, 586 Morris av. Plan No. 1197.

RYER AV, e s, 111.4 n Burnside av, two 2-sty brick dwellings, tin roof, 21x51.6; total cost, $8,000; owner, Robt. W. Todd, 229 Broadway; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1194.

WASHINGTON ST, e s 75 n Carroll pl, 2-sty frame dwelling, tin roof 21x48; cost, $4,700; owner, James Dolan, Rhinelander av; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 1217.

BAY ST, s s, 225 w William av, 2-sty frame dwelling, shingle roof, 20x30; cost, $3,000; owner, Mrs. Annie Begoin, City Island; architect, Geo. S. Miller, City Island. Plan No. 1219.

BAY ST, s s, 200 w William av, 2-sty frame dwelling, shingle roof, 20x30; cost, $3,000; owner, Mrs. Gerthe Begoin Stelz, City Island; architect, Geo. S. Miller, City Island. Plan No. 1218.

CRESTON AV, w s, 97 n 183d st, four 3-sty brick dwellings, tin roof, 18.9x37; total cost, $20,000; owners, A. Warren Const Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1221.

Abraham Warren, 2036 Webster av, president.

MORRIS AV, e s, 97 n 183d st, four 3-sty brick dwellings, tin roof, 18.9x37; total cost, $20,000; owners, A. Warren Const. Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1220.

Abraham Warren, 2036 Webster av, president.

STARLING AV, s s, 100 e Sand st, 2½-sty frame dwelling, shingle roof, 23x45; cost, $5,000; owner, Philip Kaufman, Odel st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1222.

Apartments, Flats and Tenements.

165TH ST, s w cor Findlay av, 5-sty brick tenement, tin or plastic slate roof, 26.97x81.40; cost, $25,000; owners, Mountain Const. Co.; architect, M. W. Del Gaudio, 1910 Webster av. Plan No. 1202.

Jacob A. Frankel, on premises, president.

Stores.

WEBSTER AV, w s, 275 n 200th st, 5-sty brick stores and tenement, tin roof, 50x96.1⅞; cost, $36,000; owner, Robt. N. Quinn, 2968 Webster av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1199.

INTERVALE AV, e s, 86½ s 165th st, two 5-sty brick tenements, slag roof, 37.6x88; total cost, $80,000; owners, Tully Const Co., 657 Whitlock av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1203.

182D ST, s e cor Arthur av, 5-sty brick tenement, plastic roof, 91.9¾x81.9; cost, $40,000; owners, Central Bronx Realty Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1206.

F. M. Millert, 1692 Monroe av, president.

McCOMBS ROAD, w s, 245 s 170th st, 4-sty brick tenement, plastic slate roof, 25x75; cost, $20,000; owner, Antonio Cebrelli, 28 Clark pl; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1201.

160TH ST, n s, from Jackson av to Forest av, two brick stores and tenements, slag roof, one 6-sty 48.8x71.1 and one 5-sty 48.8x86.4; total cost, $120,000; owner Emma M. S. Mestaniz, 810 Forest av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1216.

NELSON AV, w s, 175 n Brandt pl, two 3-sty brick tenements, tin roof, 20.6x60; total cost, $15,000; owners, Longstaff & Bachmann, 339 Crimmins av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1196.

183D ST, s w cor Ryer av, two 4-sty brick tenements, plastic slate roof, 37.6x77.4, 28.4x83.4; total cost, $48,000; owners, Central Bronx Realty Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1212.

F. M. Mellert, 1692 Monroe av, president.

191ST ST, 50 w Jerome av, 4-sty brick tenement; tin roof, 75x45.23; cost, $26,000; owners, Rehbock Const. Co.; architect, Arthur Boehmer, 407 Tremont av. Plan No. 1209.

August Rehbock, 407 Tremont av, president.

HOE AV, w s, 50 s Jennings st, 5-sty brick tenement, tin roof, 50x88; cost, $40,000; owners, Jackson Const. Co.; architect, Robt. E. La Velle, 1284 So. Boulevard. Plan No. 1208.

Benjamin F. Jackson, 1229 Simpson st, president.

179TH ST, s s, 100 w Prospect av, two 4-sty brick tenements, gravel roof, 36x82; total cost, $40,000; owner and architect, Edw. J. Clark, 83 West 125th st. Plan No. 1213.

WEBSTER AV, n w cor 180th st, 5-sty brick tenement, tin roof, 28x72; cost, $28,000; owner, Chas. Bjorkegren, Inc.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1223.

Chas. Bjorkegren, 2148 Mapes av, president.

Miscellaneous.

CLAREMONT PARK FREIGHT YARD, 304 s 173d st, 1-sty frame storage, 60x16; cost, $2,500; owner, Geo. J. Kuhn, on premises; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 1205.

VAN NEST AV, e s, 140 s Bronxdale av, 1-sty frame shed, 12x18; cost, $50; owner, Anna Mitchell, 642 6th av, Astoria, L. I.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1198.

BROOK AND BERGEN AVS AND 153D ST, 2-sty brick market, tar and gravel roof, 190x44.6; cost, $20,000; owner, John J. Gillen, 136 10th av; architect, James S. Maher, 1267 Broadway. Plan No. 1200.

HOFFMAN ST, w s, 45 s 187th st, 1-sty frame shed, tar or slag roof, 24½x100; cost, $2,000; owner, Raffael Di Lizia, 2493 Hughes av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1214.

POPLAR ST, s s, 101.9 w Chauncey st, two frame buildings, shed 1-sty, stable 2-stys, 15x50, 25.43x20.73; total cost, $2,500; owner, Philip Krausch, 1427 Bryant st; architect, B. Ebeling, 1136 Walker av. Plan No. 1210.

GRANT AV, n s, 100 w John st, 1½-sty frame stable, shingle roof, 20x15.6; cost, $700; owner, Alice Thompson, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1211.

WEST FARMS ROAD, w s, 224.10 n So. Boulevard, 1-sty brick stores, tin roof, 70x61; cost, $10,000; owner, Jas. C. McCarthy, 1071 West Farms road; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1195.

PROSPECT AV, e s 52.7 s 166th st, 1-sty brick stores, tin roof 30.7x46.6; cost, $6,000; owner, L. Thramann, 1074 Prospect av; architect, M. J. Garvin, 3307 3d av. Plan No. 1215.

Storage Buildings.

BROOK AV, w s, 242⅜ n 152d st, 2-sty brick storage, tar and gravel roof, 54.19x89.58; cost, $20,000; owners, Schwarzchild & Sulzberger, 45th st and 1st av; architect, L. Levy, 45th st and 1st av. Plan No. 1207.

BRONX ALTERATIONS.

138TH ST, No. 631-633, new exits, etc., to 2-sty brick amusement hall; cost, $50; owner, Valentine Loerri, 14 East 81st st; architects and lessees, Tisch & Sulka, 434 East 149th st. Plan No. 498.

152D ST, s s, 150 e Courtlandt av, 1-sty brick extension, 30.6x5.2, to 3-sty brick stable; cost, $700; owners, J. & M. Haffen, on premises; architect, A. Arctander Co., 368 East 149th st. Plan No. 501.

152D ST, s s, 36 w 3d av, three 3-sty frame extensions, 6x8.6, etc., to three 3-sty frame tenements; total cost, $3,000; owner, Carl Hulster, 386 East 152d st; architect, Louis Falk, 2756 3d av. Plan No. 511.

189TH ST, s s, 150 e 3d av, 1-sty frame extension, 15.6x55, to 1½-sty frame stable; cost, $250; owner, John Carr, on premises; architect, J. J. McMillan, 2980 Valentine av. Plan No. 509.

BROOK AV, No. 1524, new beams, new posts, new store front, to 4-sty brick stores and tenement; cost, $1,000; owner, Emma Schwab, 1388 Teller av; architect, Frank Straub, 122 Bowery. Plan No. 497.

BRONX BOULEVARD, e s, 1,250 n Pelham Parkway, move and new partitions, etc., to 2-sty frame dwelling; cost, $5,000; owner, Geo. Reiss, on premises;

architect, Geo. H. Olphert, 677 East 224th st. Plan No. 500.

CHATTUTON AV, n s, 125 e Castle Hill av, 2-sty frame extension, 20x26, and new partitions and move 2-sty frame dwelling; cost, $4,000; owner, Martin Dannenfelser, 7th st and Av C; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 508.

COMMONWEALTH AV, No. 424, move 2-sty frame dwellings; cost $250; owner, Wm. B. Logan, 439 West 24th st; architects, John J. Dowling Co., 127 East 106th st. Plan No. 507.

KINGSBRIDGE AV, e s, 163.9 s 236th st, move 2½-sty frame dwelling; cost, $500; owner, J. Romaine Brown, 53 West 33d st; architect, E. L. Brown, 4 Hudson st, Yonkers. Plan No. 504.

KINGSBRIDGE AV, e s, 188.11 s 236th st, move 2½-sty frame dwelling; cost, $500; owner, J. Romaine Brown, 53 West 33d st; architect, E. L. Brown, 4 Hudson st, Yonkers. Plan No. 505.

KINGSBRIDGE AV, e s, 213.7 s 236th st, move 2-sty frame dwelling; cost, $500; owner, J. Romaine Brown, 53 West 33d st; architect, E. L. Brown, 4 Hudson st, Yonkers. Plan No. 506.

OGDEN AV, e s, 100 n 164th st, 1-sty brick extension, 13x6, and new store front to 3-sty frame store and dwelling; cost, $1,000; owner, O. G. Klaveness, on premises; architect, Thomas F. Dunn, 953 Woodycrest av. Plan No. 503.

WASHINGTON AV, No. 940, new show windows, new doors to 3-sty frame hotel; cost, $500; owner, Mrs. Richard Weiver, on premises; architect, Louis Falk, 2756 3d av. Plan No. 499.

WHITE PLAINS AV, w s, 250 n Reiss pl, 1-sty frame extension, 15x75, to 1-sty frame stable; cost, $50; owner, Geo. Riess, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 510.

3D AV, No. 4251, 1-sty frame extension, 5x20, to 3-sty frame store and dwelling; cost, $150; owner, Estate of Althea V. Williams, 1911 Arthur av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 502.

ADVANCE REPORTS.

Fast Work on a Theatre.

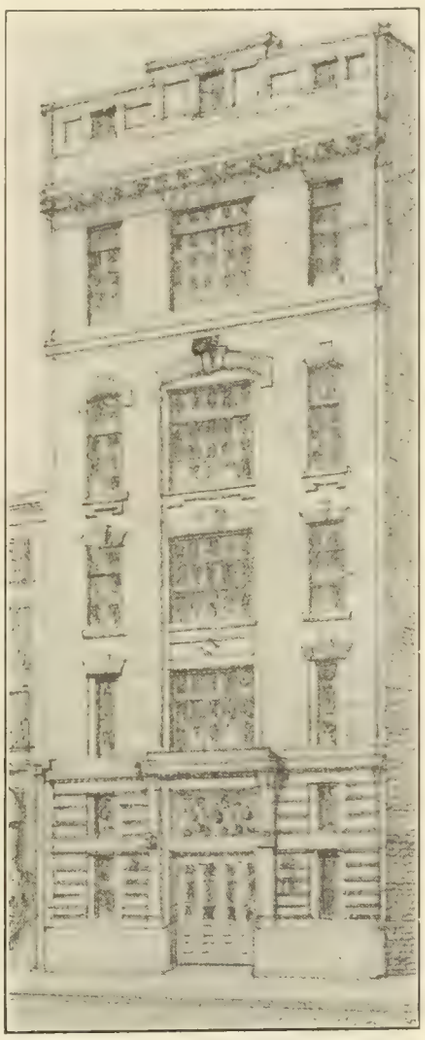
47TH ST.—The Columbia Theatre and 10-sty office building now being erected by the Thompson-Starrett Company at the corner of 47th st and 7th av, was closed this week, and the work of completing the interior is now being pushed to the limit. Should the structure be wholly completed before the end of December, as planned, it would mean that the old buildings had been demolished and the new buildings erected in a period of seven months. The contract calls for completion seven months after possession of the site is taken over by the contractor, and although a month was lost, owing to delay in steel deliveries, the Thompson-Starrett Company expects to make up this delay, and even anticipate the contract date for completion by turning the finished building over to the owners, Weber & Rush, in time to enable them to open the theatre to the public during Christmas week, when it is planned to make a production that will be a welcome contribution to the season's festivities.

Plans for William Truslow Hyde's Residence.

70TH ST.—Plans have been filed by C. P. H. Gilbert, architect, in the Department of Buildings, for a new 6½-sty English basement residence, to be built on the north side of 70th st, between 5th and Madison avs, being a part of the Lenox Library plot improvement, for Mr. William Truslow Hyde. The building is to be 30x90 ft. in size and is to be of the best type of fireproof construction throughout, and will have electric elevators, steam heating plant, vacuum cleaner plant, etc. The facade is of severe classic treatment in design, and in construction will be of buff limestone. The cost of the building will be about $105,000. The contracts for all parts of the work have already been awarded, and construction will be begun immediately.

Edison Company's Proposed 41st Street Battery and Sub-Station.

41ST ST.—The new converter and battery sub-station to be erected by the New York Edison Co. in 41st st, between 8th and 9th avs, will occupy the whole area of the lot, 50x98 ft., extending 105 ft. high above the curb, having basement, converter, cable mezzanine, switchboard and static platform, high tension mezzanine and two battery floors. On the roof at the rear end there will be a pent house for a



ventilating blower system. The exterior will be faced with red brick, with granite base and doorway and terra cotta trimmings at windows and main cornice. Provision will be be made for installing eight rotary converters on the main floor. The interior of the rotary room will be faced with a light colored buff brick, and a cast and wrought iron stairway will give access to all the floors and roof. As estimated, the approximate cost will be $120,000. William Weissenberger, Jr., 55 Duane st, is architect for the company.

Costly Improvement for the Drive.

RIVERSIDE DRIVE.—It is announced that work will soon be undertaken for another costly elevator apartment house at the northeast corner of Riverside Drive and 158th st, Washington Heights. The plans are now in course of preparation by Architect F. D. Brown, of 33 East 20th st. In all probability the building will contain 9-stys and measure 75x99 ft. R. E. Moss, 126 Liberty st, will be the steel engineer; P. R. Moses, 43 West 34th st, electrical and steam engineer, and Alexander Brown, Jr., 33 East 20th st, will be the general contractor. No figures will be asked before the first of December. The estimated cost will approximate $400,000. The names of the interested parties are for the present withheld.

Eight-Story Apartment for 113th St.

113TH ST.—Geo. and Edward Blum, architects, 507 5th av, have just been commissioned to prepare plans for an 8-sty elevator apartment house, to measure 50x100 ft., for the Paterno & Son Construction Co., to be situated in the north side of 113th st, between Broadway and Amsterdam av, to cost in the neighborhood of $160,000. There will be four apartments on a floor, and the exterior will be of limestone, terra cotta and light brick, one electric elevator. Operations are to be started immediately, the building to be completed by fall.

Latest 157th Street Improvement.

157TH ST.—Plans have been completed by Messrs. Rouse & Goldstone, 12 West 32d st, for an improvement on the west side of 157th st, 275 ft, east of Broadway, with a high-class elevator apartment house covering a plot measuring 200x86.5 ft. The Highwood Realty and Construction Co., of 3785 Broadway, will be the owner. The cost will approximate $350,000.

New York Central to Erect $200,000 Station.

WATERTOWN, N. Y.—The New York Central and Hudson River R. R. Co. is having plans prepared by Architects Reed & Stem, and Warren & Wetmore, 314 Madison av, Manhattan, for a new $200,000 passenger station at Watertown. E. W. Kittredge will be the chief engineer. No figures have yet been taken.

Brooklyn Hotel to be Enlarged.

HENRY ST.—Plans are under contemplation for the enlargement of the hotel located at the southwest corner of Henry and Pineapple sts, Brooklyn, by William Trumbridge, the present owner. The proposed annex will be fireproof, 8-stys, brick, steel and stone, 50x100 ft. No architect has yet been anounced. The cost is estimated at about $250,000.

Five Apartments for Wilkins Place.

WILKINS PL. — Messrs. Young & Gronenberg, architects, Marbridge Building, 34th st and 6th av, have just won a competition to prepare plans for five high-class apartment houses to be erected by David Herman, of 132 Nassau st, at the junction of Wilkins pl and Intervale av. The cost will approximate $300,000.

Particulars of 46th St. Warehouse.

46TH ST.—Plans are in progress for the new storage warehouse, 6-stys and basement, which the Schwarzschild & Sulzberger Co., 806 1st av, will erect at Nos. 406-410 East 46th st. The construction will be strictly fireproof, of brick and limestone. Estimates will not be taken for some time yet.

Architect for Branch Post Office.

PRINCE ST.—Charles Laue, of 38 Fulton st, has commissioned Thomas W. Lamb, as of 224 Fifth av, architect of the branch post office building, which he is to erect at 103-5-7 Prince st. The building will have two stories and basement, 75x100 ft.

Architect for Sloane Building Selected.

FIFTH AV.—We are reliably informed that Jno. B. Snook's Sons, 73 Nassau st, have been commissioned to draw the plans for W. & J. Sloane's new building to occupy part of the Windsor Arcade site on 5th av,

Apartments, Flats and Tenements.

ROOSEVELT ST.—Bernard Golden, 508 Pearl st, will erect a 6-sty tenement, 40.9x irregular, at Nos. 94-96 Roosevelt st, to cost $22,000. C. B. Meyers, 1 Union sq, is the architect.

RIDGE ST.—Louis Schwartz Estate, 622 West 47th st, owner, will improve the 5-sty tenement No. 22 Ridge st, from plans by Gross & Kleinberger, Bible House. Estimated cost, $6,000.

19TH ST.—Mrs. M. Muller, 405 East 19th st, will renovate the 5-sty tenement Nos. 405-407 East 19th st. Fred Ebeling, 420 East 9th st, has prepared plans. Estimated cost, $5,000.

BROADWAY.—Irving Judis, 215 West 125th st, contemplates the erection of an apartment house at the southwest corner of 113th st and Broadway. No architect yet selected, and no details decided.

ITHACA, N. Y.—W. H. Miller, Sage Building, Ithaca, will erect a 3 and 5-sty apartment house, 60x55 ft., in Eddy st, Ithaca, to cost, $35,000. Driscoll Bros. & Co., Ithaca, have the general contract.

143D ST.—H. Goldberg, 309 Broadway, will erect a 4-sty brick flat, 25x50 ft., in the south side of 143d st, 215 ft. west of Brook av, Bronx. Young & Gronenberg, Marbridge Building, are making the plans.

127TH ST.—Israel Lipman, 66 Lafayette st, will build a 6-sty high-class flat building in the north side of 127th st, 192.8 ft. west of Broadway, from plans by C. B. Meyers, Union sq. Estimated cost, $100,000.

LAWRENCE ST.—L. A. Cushman, 32 Lawrence st, will erect a 6-sty tenement at No. 27 Lawrence st, at the junction of 127th st, to cost about $30,000. J. J. Smith, 27 Lawrence st, has prepared plans.

163D ST.—Messrs. Schwartz & Gross, 345 5th av, will draw plans for the apartment house to be erected on the north side of 163d st, 100 ft. east of Broadway, for B. House, of 8 West 39th st. Estimated cost, $175,000.

PINECREST AV.—The Helena Realty and Construction Co., 170 Broadway, will erect at the northwest corner of Pinecrest av and 177th st, a 6-sty apartment house, 98x125 ft., to cost $150,000. C. B. Meyers, 1 Union sq, prepared the plans.

138TH ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5-sty flat, 50x87.11 ft., to be erected in the north side of 138th st, 350 ft. west of Broadway, for Edward Waters, of 163d st and Ogden av. Estimated cost, $50,000.

WESTCHESTER AV.—Young & Gronenberg, Marbridge Building, are preparing plans for a 5-sty flat building, 100x97.8 ft., for the Friedman Construction Co., 171 Broadway, to be erected on the west side of Westchester av, 192 ft. north of Hoe av.

NEWARK.—David Bramley plans to erect a 4-story brick apartment to cost about $35,000, at 491-493 Clinton avenue. It will accommodate three stores and nine families. Mr. Bramley is a druggist at 488 Clinton av. Plans are still on the boards.

WEST FARMS ROAD.—The Friedman Construction Co., 171 Broadway, will erect at once two flats on the east side of West Farms road, 147 ft. north of Hoe av, 5-stys, 50x87 each. Young & Gronenberg, Marbridge Building, are preparing the plans.

TRENTON.—The New Jersey Tenement House Commission has approved the plans of Wesley Lanning for the erection of an 8-sty brick apartment house in Trenton at the southeast intersection of Bellevue av and Prospect st. The house will cost $27,000.

ST. NICHOLAS AV.—Moore & Landsiedel, 3d av and 148th st, have prepared plans for a 5-sty flat, 58x90 ft., to be erected at the northeast corner of St. Nicholas av and 186th st, at a cost of $65,000. Donald Robertson, 312 West 109th st, is the owner.

VYSE AV.—Harry T. Howell, 3d av and 149th st, has plans for two 5-sty brick tenements, to be erected on the northeast corner of Vyse av and Freeman st, Bronx, for Chas. G. Jorgensen, of 1223 Hoe av, 40x88 ft. Stores on first story, steam heated, with all improvements, to cost $83,000.

YONKERS, N. Y.—F. S. Polite, 74 School st, Yonkers, will begin at once the erection of a 40-family flat building, 4-stys, brick, 100x65 ft. in size, costing $45,000. Grewey & Birmingham, Warburton Building, Yonkers, are the architects. The owner is ready for figures on sub-contracts.

FREEMAN ST.—Goldner & Goldner, of Westchester and Jackson avs, architects, are drawing the plans for the apartment house which the Zingales Realty Co., of 319 East 107th st, will erect at the northwest corner of Freeman and Bryant sts, to have 5-stys, 50x100, and cost $50,000. Owner builds and will take bids on separate contracts.

JERSEY CITY.—From plans as prepared by Architect George A. Flagg, of Jersey City, two flat houses will be erected on the northerly side of Atlantic st, between Jackson and Ocean avs, by John O'Toole, of 63 Montgomery st. The buildings will be of brick construction, four stories in height, and will measure 50x72 over all. Estimated cost, $22,000.

BROOKLYN.—Shampan & Shampan, 712 Broadway, Williamsburgh, are preparing plans for six 4-sty apartment houses to be erected on block known as Lewis av, Vernon av and Willoughby av, Brooklyn, for the Wexler Realty and Construction Company, as owners. The plot is 200x100 ft. The buildings are to be of a Colonial type of architecture, with a Harvard brick front laid in a Flemish bond, and terra cotta and stone trimming. The interior of each building is to be trimmed with oak and cypress woods. Public halls to be wainscoted with marble and have mosaic tile floors. Stairways to be of iron and marble. Plumbing fixtures to be of "The Standard Sanitary Manufacturing Co." The buildings are to be equipped with electric lighting and steam heating. First floor will be constructed entirely of stone ashlar.

Churches.

ENGLEWOOD, N. J.—T. H. Poole & Co., architects, 13 West 30th st, New York, is taking bids for the erection of a church for St. Cecilia's congregation, Englewood. The edifice will be built of marble and is estimated to cost $100,000.

ELIZABETH, N. J.—A parish building to cost $20,300 will be erected at once by St. John's Episcopal Church. Plans have been prepared. The committee is composed of Francis Collingwood, Warren R. Dix, Theodore T. Johnson and George F. Jones.

NEWARK, N. J.—The contract for the erection of the new temple for the Congregation Oheb Sholom, at 668 High st, was awarded during the week to Frederick Kilgus. William E. Lehman designed the plans for the structure, which will represent an expenditure of about $75,000.

SYRACUSE, N. Y.—No architect has yet been selected for the new edifice to be erected by Holy Trinity R. C. congregation (German), Rev. J. J. Reuland pastor, of 501 Park st. The building committee comprises Pius Gottstein, 1204 Helen st; F. X. Hemdshammer, 111 Schneider st, and Jacob Belgt, 203 Temple st, all of Syracuse.

FAR ROCKAWAY.—Plans are nearing completion for a synagogue to cost $60,000, to be erected on Roanoke av, for the Temple Israel. H. Howard & Co., of Far Rockaway, are the architects. The edifice will be erected of brick and limestone, and will have dimensions of 62x125. Max Katz, of Far Rockaway, is chairman of the building committee.

Club Houses.

ALBANY.—The Albany City Yacht Club has commissioned Scopes & Feustmann, 39 East 28th st, New York, to prepare plans for a new club house.

HYDE PARK, N. Y.—Arrangements are now under way in the village of Hyde Park which, if they prove successful, will be the means of giving to that village a handsome building to be used for a Young Men's Christian Association. The principal persons in the new movement are Mrs. Frederick W. Vanderbilt and Archibald Rogers, who will finance the matter until permanent trustees are appointed. J. S. Huyler, of New York, who is the owner of the gymnasium in Hyde Park, has been appealed to and has given his consent to use the building for association purposes for one year, and if at that time it proves self-sustaining he will deed the property to the association, or purchase a new site and erect a handsome and modern building.

Dwellings.

EDGEMERE, L. I.—E. F. Cojean, 44 Kneer av, Rockaway Beach, is drawing plans for a dwelling to cost $20,000 for Schumacher & Levy, to be erected on the Ridge road.

MT. VERNON.—The Fairmount Realty Co. (Louis S. Eickwort, 29 Fletcher av) is having plans prepared by Architect W. C. Schrenkiesen, of Mt. Vernon, for six frame dwellings, 21x33, to cost $4,000 each.

73D ST.—Chas. J. Brennan, of the Chas. Buek Construction Co., 500 5th av, will erect a handsome residence, brick and stone, 24x102 ft., at No. 125 East 73d st. The owner will build and award all subcontracts.

NOROTON, CONN.—Hoppin & Koen, 244 5th av, Manhattan, have completed plans and awarded to E. C. Brown Co., of Tyering Valley, Conn., the general contract to erect a 3-sty $25,000 residence for C. W. Moury, at Noroton.

SCHENECTADY, N. Y.—H. B. Boardman, vice-president and treasurer of the Schenectady Trust Company, is to erect a 12-room frame and stucco residence on the west side of Lowell road, at a cost of $8,500. Contracts have been awarded.

RENNSELAERVILLE, N. Y.—Woollett & Judson, architects, Volckert Building, Albany, are preparing plans for alterations and addition to the country residence of F. C. Huycke, of 387 State st, Albany, whose residence is at Rensselaerville, N. Y. Estimated cost, $10,000.

NEWARK.—A. H. Thompson drew the plans of the three single-family frame dwellings that the Sherer, Owens & Abrams Company will erect in Seymour av, between Schneider and Conklin avs. Each is to be two and one-half stories high and is to measure 38x30 feet in ground dimensions. Each is to contain eight rooms. The estimated cost for all is $15,000.

NEWARK.—R. Arthur Heller will build a dwelling, of frame construction, on the west side of First st, near Montclair av. It is to be two and one-half stories high and is to measure 24x35½ feet in ground dimensions. The estimated cost is $4,000. Mr. Heller also will erect similar dwellings at the following addresses: 827-829 DeGraw av, 308-310 Montclair av, 824-826 DeGraw av and 828-830 DeGraw av.

SAYVILLE, N. Y.—Mr. and Mrs. W. R. Simons have returned to their Brooklyn home at 904 St. Marks av. The contract for their handsome new home at this place was awarded to Ashby & Brecken-

ridge, of Bayport, who have just finished a fine residence in West Sayville for Mr. Anson Hard, son-in-law of Frederick G. Bourne. The bidding for this last contract was confined to Messrs. Ashby & Breckenridge, Fred Smith, of Bayport, and Robert Nunns, of Sayville. Estimated total cost, $40,000. Architect, A. I. Green.

BLOOMFIELD, N. J.—The Franklin Hill Company has plans out for two new dwellings in Willard av, to cost $5,000 and $4,500 respectively; Frederick L. Moore, of Morton st, is to build a $3,000 home in Morton st; Frank M. Chapman, a $3,500 home in Warren st; John Moore, at Newark av and Baldwin place, is to erect a $3,000 residence; Edward Heckel is to start a $6,000 residence this week in Berkeley av, and E. B. and H. R. Underwood, a $7,000 residence in Belleville av. The Andrew Doremus Company is also to erect two $3,000 houses in Myrtle st. The month has been the busiest one with Inspector Cadmus since the office was created.

Factories.

NEWARK.—The Carnegie Steel Company, of 30 Church st, Manhattan, will expend about $14,000 for altering a warehouse at its plant on the meadows. Plans have been filed with the Superintendent of Buildings here.

DANBURY, CONN.—D. E. Loewe & Co. are preparing to build an addition to their hat factory, 50 ft. long, 30 ft. wide and 3-stys high, the full height of the main factory. W. W. Sunderland has the contract. Plans are now being prepared.

BRIDGEPORT, PA.—Designs for a large storehouse for storing rags, and plans for a 2,000 horse power boiler plant are now being made by Mr. F. W. Dean, mill engineer and architect, of Boston, for the Diamond State Fiber Co., Bridgeport, Montgomery County, Pa.

BELLEVILLE, N. J.—Plans are in the hands of local contractors for estimating on the erection of a plant at Bellevista and Riverdale avs, Belleville, for the Seton Leather Co., of Newark, estimated to cost $40,000. Jeremiah O'Rourke & Sons, of Newark, are the architects.

ALBANY, N. Y.—The International Produce Exchange Annex, N. Y. and Harvester Co., Chicago, Ill., contemplate the erection of a $50,000 warehouse at Broadway and Tivoli st, Albany. Private plans are being prepared. It will be of reinforced concrete, fireproof, 4-stys high and 90x100 ft.

BROOKLYN.—The 3-sty factory on the south side of Willoughby av, extending from Classon av to Taaffe pl, Brooklyn, will be enlarged with two extra stories, from plans by Wm. Bommer, 259 Classon av, Brooklyn, at a cost of about $50,000. Emil Bommer, manufacturer of hinges, 259 Classon av, is the owner.

NEWARK.—A new paper plant will be erected by William T. Plum on Blanchard st and Morris Canal, to replace the one which was destroyed by fire a short time ago. The new one will cost $29,600 and will consist of five buildings, each with brick enclosing walls, incorporated into one mass. The plans have been prepared by F. Phelps.

WATERBURY, CONN.—Plans have been figured for a factory building to be erected in Oakville for the Baird Machine Company. It will be built of reinforced concrete, 50x60 ft., 2-stys and basement, with a tar and gravel roof. It will probably not be let until spring, when a larger addition is to be figured. Griggs & Hunt are the architects.

BUFFALO.—Tentative plans are being considered for the construction by the Beaver Manufacturing Company of another 1-sty factory on the Military road. The building will be 50x200 ft. The estimated cost is placed at $35,000. The firm manufactures wall boards. W. F. McGlashen is president of the company. The factory will be constructed of reinforced concrete.

KEARNY, N. J.—The general contract for the erection of Mill No. 19 at the works of the Nairn Linoleum Company in Kearny has been awarded by Architect Charles P. Baldwin, of 45 Clinton st, Newark, to Salmond Bros. Company, of 526 Elm st, Arlington. The new addition will be of reinforced concrete construction, one story in height, and will measure 62x120. Estimated cost, $14,000.

WOONSOCKET, R. I.—The Desurmont Worsted Co. is now completing its mill, one-half of which was built from designs made two or three years ago by Mr. F. W. Dean, mill engineer and architect, of Boston. The portion now under consideration is considerably larger than originally planned. The first story is of reinforced concrete on the interior, and the upper stories are of slow-burning mill construction; the outside walls are of brick.

HARTFORD, CONN.—The Pratt & Whitney Company has begun work of an addition to its already large plant, the ground having been broken for a building for pattern rooms and a storehouse. It is to stand on the west side of Flower st, north of the railroad tracks, and, when completed, will be the northern-most building of the plant. The new building will be 5-stys high, with 150 ft. front on the street and a depth of 60 ft. It will be of reinforced concrete and as nearly fireproof as a building of the sort can be made. The contract is let to C. B. Andrus & Son.

Hotels and Sanitariums.

READING, PA.—Henry J. Blauvet, architect, Mariner & Merchant Building, Philadelphia, will receive bids until Nov. 26 for the construction of a hotel at Reading, Pa., for the Reading Hotel Co., care of John H. Keppleman and E. R. Gerber, Reading, Pa. The estimated cost is $500,000.

LAKEWOOD, N. J.—D. Wiley Anderson, architect, 922 East Main st, Richmond, Va., has plans on the boards for a hotel and sanitarium costing $60,000 to be erected on Lakewood Terrace, Lakewood, N. J., for the Lakewood Terrace Hotel and Sanitarium Co., 627 Witherspoon Building, Philadelphia, Pa. Dr. A. Trego Shertzer, 25 W. Preston st, Baltimore, Md., president. The engineer is T. B. Shertzer, care Public Service Commission, 154 Nassau st, New York City. It will be of brick, reinforced concrete and hollow tile, 4-stys high and 206x140. It will have a refrigerating plant of 50 tons capacity.

Office and Loft Buildings.

ELIZABETH, N. J.—J. T. Burley, of 29 Broadway, has plans on the boards for a brick and stone office building which is to be erected at Elizabeth. The building is to have four stories, 50x100, and will cost $20,000.

SAN FRANCISCO.—Lyman C. Smith, of Syracuse, the typewriter manufacturer, proposes to erect a 20-sty office building at San Francisco to cost $500,000. This information was given out in Syracuse upon Mr. Smith's departure for San Francisco November 11.

MADISON AV.—No architect has yet been announced for the new 12-sty store and loft building which the Herald Square Holding Co., 220 Broadway (Arnstein & Levy) is soon to erect at Nos. 76-78 Madison av, the southwest corner of 28th st. (See issue Nov. 13.)



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24TH ST.—Frederick C. Zobel, architect, of the "Twenty-Eighth Street Arcade," has been commissioned by the "Twenty-Fifth Street Company" to prepare plans for a 12-sty mercantile building to be erected at 152-156 West 24th st, on a plot 55.6x98.9, at a cost of $300,000.

42D ST.—Mason & Strong, 7 Wall st, architects and engineers, are making the plans for the alterations and additions to the building of the Lincoln Safe Deposit Company, of which company Thos. L. James is president. The operation will consist of adding eleven stories to the existing 9-sty building.

20TH ST.—A 12-sty store and loft building is soon to be erected by Moses Crystal, of the Crystal Realty and Construction Co., of Broadway and 160th st, at Nos. 40 to 46 West 20th st. Mr. Crystal acquired the property, which measures 100x92 ft., about ten days ago. Further building details and the name of the architect cannot be given in this issue.

25TH ST.—Architect Frederick C. Zobel, of the "Twenty-Eighth Street Arcade," has been commissioned by the "Twenty-Fifth Street Construction Co" to draw plans for a new merchantile building to be erected at 24 and 26 West 25th st, on lot 50x98.9. The building will be 12-stys in height and of fireproof construction throughout. The estimated cost is $275,000.

UNION, N. J.—Wm. Necker, as owner, will erect an office building, from plans by Percy A. Vivarttas, 110 East 4th st, Town of Union, N. J., to cost $60,000. Mr. Necker is an undertaker and the new building will adjoin his present premises, at the northwest corner of Main st and Bergenline av. The dimensions are 25x125, 9-stys. The project will not be figured before January.

5TH AV.—The general contract for the alterations to be made by the Methodist Book Concern to the store, office and loft building at 150 5th av has been awarded. The alteration will consist of an additional story on the avenue and three on 20th st, to cost $75,000. Milton See & Son, of 6 West 22d st, are the architects. Dawson & Archer, of 150 5th av, have obtained the general contract.

NEWARK, N. J.—Tentative plans are now being prepared for the erection of a commercial building on the old City Hall site at Broad and William sts, recently purchased by Louis M. Frank and Felix Fuld. The general plan is for the immediate erection of a 4-sty structure with store space on the ground floor and offices or lofts above. The foundations and walls will be made sufficiently strong to bear the weight of additional floors to be built later.

Public Buildings.

HORNELL, N. Y.—Architect E. L. Tilton, 32 Broadway, New York City, is drawing plans for a public library to cost $40,000, to be erected at Hornell, N. Y.

NEWPORT, R. I.—L. P. Hutton, 37 Liberty st, are preparing plans for the 5-sty brick, stone and steel Army and Navy Y. M. C. A. building to be erected at Newport.

SYRACUSE.—The State Fair buildings to be erected here are estimated to cost $800,000. State Fair Commissioner Perren has had plans prepared. The State Architects office at Albany can give information.

MONTCLAIR, N. J.—Ground has just been broken for the new armory for Company K. The plans were prepared six years ago by Dudley S. Van Antwerp, who is an officer on the staff of the Colonel of the Fifth Regt., to which Co. K belongs. The company is financing the operation itself. Owen Feeney has the contract for the structural work. The building will be 60 ft. front by 90 ft. deep, 1-sty. Later on it will be enlarged.

WATERBURY, CONN.—The Barlow Bros. Company have been awarded the contract for the plumbing, heating and roofing, Thomas F. Jackson the cut stone work, J. E. Farmer, of New Haven, the steel work, the Bradley & Hubbard Manufacturing Company, of Meriden, the ornamental iron work and the Atlantic Terra Cotta Company, of New York, the terra cotta for the additions and alterations to the court house on Leavenworth st. Chatfield & Chatfield are the contractors and George A. Upham has the carpenter work. Griggs & Hunt are the architects. Work will not be started until March 1.

Stores and Warehouses.

POUGHKEEPSIE.—Charles Joseph, of 265 Main st, will erect a 3-sty building adjoining his present store building, the first floor to be for a store, the second for offices and the third for apartments.

SYRACUSE, N. Y.—Charles M. Warner is soon to erect a 5-sty mercantile building on the site of the present property at Nos. 446 to 456 South Salina st. The plot has a frontage of 81 ft. Estimated cost of building, $100,000. No contracts yet issued.

Miscellaneous.

CANANDAIGUA, N. Y.—The New York Central Railroad will erect a new roundhouse here. Plans are now being prepared at the Grand Central Depot, New York City.

WELLESVILLE, N. Y.—The Board of Education, of Wellsville, Geo. E. Brown, president, W. J. Richardson, secretary, contemplate rebuilding the high school recently destroyed by fire, an architect will be selected at once.

GOUVERNEUR, N. Y.—The Oswegatchie Light and Power Co. will erect a large electrical power plant on the site of mill No. 5 at Hailesboro in the spring. Architect Eaton, of Watertown, is the architect.

MADISON AV.—Robert T. Lyons, 1493 Broadway, has plans for changing the old flats No. 507 Madison av, into studios and laboratories for the St. Catherine Corporation, 366 5th av. The cost will approximate $60,000, and no figures have yet been taken.

MADISON SQ.—The Madison Square Garden Company will make alterations for the coming automobile show to cost $24,000. F. K. Sturgis is president and J. G. Young is secretary of the company. Ellison Construction Co., 1499 Broadway, have the general contract.

BLAUVELT, N. Y.—The State architect, Franklin B. Ware, of Albany, N. Y., has in contemplation plans for buildings in connection with a State rifle range to be laid out at Blauvelt, Rockland County, N. Y., and which buildings are estimated to cost $75,000. Primarily, there would be a mess hall with kitchen.

BROOKLYN.—J. L. Hamilton & Sons, 348 West 27th st, have received the carpenter work on the new hospital annex for the Kings County Hospital, Brooklyn. Geo. Vassar's Son & Co., 1170 Broadway, Manhattan, have the general contract. Messrs. Helme & Huberty, 190 Montague st, are the architects. The cost for the work is placed at $140,000.

SYRACUSE.—Gaggin & Gaggin have been retained by the City National Bank of Binghamton to prepare plans for a new bank building to be erected at the corner of Washington and Court sts, Binghamton. The new structure will be used exclusively for banking purposes. It will be 1-sty high and will cost between $60,000 and $70,000. John B. Van Name is the president of the bank.

ALBANY, N. Y.—The Albany Yacht Club has decided to ask the city for the lease of enough of the pier to serve as a site for a new club house and will guarantee to construct a building in harmony with the pier improvement and satisfactory to the city engineer. The firm of Scopes & Feustmann, architects, of Saranac Lake and Manhattan, will draw up plans, the building to cost between $12,000 and $15,000. Commodore Scopes will appoint a committee with whom the architects may consult.

Contracts Awarded.

65TH ST.—John M. Bowers, 7 West 21st st; owner, Hoppin & Koen, 244 5th av; architects, have awarded to Richard Deever & Son, 309 Broadway, the general contract to erect a 5-sty high-class residence, 28x100 ft. brick and limestone, at No. 45 East 65th st, to cost $60,000.

40TH ST.—C. Curtis Woodruff & Co., 213 10th st, Long Island City, has obtained the general contract to erect a 6-sty brick, granite and marble apartment house (13 families), at Nos. 144-146 East 40th st, from plans by Walker & Gillette, 131 West 40th st. Cost, about $45,000. J. F. A. Clark, 111 Broadway, is the owner.

BROADWAY.—The Keystone Construction Co., 28 East 85th st, has obtained the mason contract on the new 12-sty elevator apartment house, to be erected at the northwest corner of Broadway

(Continued on page 913.)

Brief and Personal.

W. L. Stoddart, the architect, now has offices at 30 West 38th st, having moved from 31 Union sq. Tel., 3610 Murray Hill.

Architects are evincing a new interest in suburban work. They report that there will be more of this kind of work hereafter.

C. H. Hughes & Co., engineers, formerly at 120 Broadway, have moved to the U. S. Realty Building, 115 Broadway. Tel., 3946 Courtlandt.

Mr. Leonard Metcalf, of the firm of Metcalf & Eddy, consulting engineers, Boston, Mass., has been appointed as one of two experts to appraise the property of the Indianapolis Water Co., Indianapolis, Ind.

Prof. Woolson, of Columbia, conducted a fire test on Tuesday, Nov. 16, at the new Columbia Fire Testing Station, corner of Norman av and Monitor st, Greenpoint, of a reinforced floor constructed by the Trust Metal Lath Company.

We know of a manager and salesman of 15 years' experience among building trades in the machinery line who is desirous of making a change. He has mechanical, executive and selling ability and fine references from former employer. See his adv. under "Wants and Offers."

During the month ending Oct. 20, 1909, there was placed on the Olive Bridge Dam 33,142 cu. yds. of cyclopean masonry and 2,117 cu. yds. of concrete blocks, a total of 35,259 cu. yds. The contract is held by the joint firm of MacArthur Bros. Co. and Winston & Co., and the general superintendent is Mr. M. J. Look.

We are officially informed that Geo. Dillon, Inc., 329 East 116th st, would like to receive proposals on marble work that is required in the new post office and court house to be build at Council Bluffs, Ia. Plans can be seen at the building or at the Washington office of the P. O. Department. Bids wanted not later than Nov. 24.

M. & L. Hess have secured a loan from The Title Insurance Company of New York, of $250,000 in the form of a building loan for the Twenty-fifth Construction Company, for the erection of a 12-story loft building by them on Nos. 24 & 26 West 25th st. The plans are now being drawn by F. C. Zobel, of the "West 28th st Arcade" building. The Title Insurance Company is lending the same builders $180,000 on 25th st, between 6th and 7th avs, and a 12-sty loft building is also to be erected on these premises.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Prices Shift for Many Materials.

Building material found a normal market this week with prices advancing in many lines, although Hudson River common brick is reported lower. Contractors are pushing work in anticipation of an early winter, and haste has been made in every operation to top off before snowfall. A market summary follows:

BRICK—Supply exceeds demand.
CEMENT—Nervous in sluggish market.
LIME—Active. Competition keen.
LUMBER—Soft wood prices low.
PIG IRON—Demand moderate.
SLATE—No. 1 Bangor higher.
STEEL—Sheets and structural up.
STONE—Market quiet. Prices steady.

Brick Prices Shifted Downward.

Hudson River hard brick dropped downward a quarter to a half this week owing in part to over-supply. The cut is said to be only temporary and better things are looked for within a fortnight. The sales this week were normal, seventeen cargoes having gone out on Monday, evidencing an average week. The transactions in cargoes for last week are: Holdovers, Monday, Nov. 8, 12; arrivals, 96; sales, 84; and holdovers, Monday, Nov. 15, 24.

It will be noticed that the arrivals were in excess of almost any week this season, while the sales were about normal. It is also of interest to note that the leftovers for this week were exceptionally numerous. These conditions have a natural temporary effect upon prices. Raritans bring $5.75 to $6.25.

DEALERS BEARS IN MARKET.

The dealers have found that their requirements are not so heavy as they had expected them to be, and in consequence, while the wholesale market was fair, they could not absorb all that was supplied to them. Their offerings were generally at $5.75 for Hudson Commons, with light hards at $4.50 and pales at $3.50. This was four shillings below the low figure set by the manufacturers. Finally the market cracked and then broke to $5.50 and $6.00, with three-quarters ruling yesterday.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, common	$5.50@	$6.00
Hudson River, Light Hard	4.50	4.75
Raritan River, Light Hard	5.75	6.25
Croton Point—Brown, f.o. b.	13.00	14.50
Croton Point—Dark and red	13.00	14.00
Hollow brick, Haverstraw size	7.00	8.00

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	21.00	24.00
Enameled:		
English size	75.00	80.00
American size	70.00	80.00
Kiln run	55.00	60.00

Cement in Sluggish Market.

The slight rally in cement reported a week ago has not been maintained, the demand being a little below normal for this time of the year. Dyckerhoff German Portland cement seems to be an exception to the above case, 700 barrels having arrived on the Zeeland, of the Red Star line this week, all being sold before the boat unloaded. Another cargo of 500 bbls. will leave for this port next week, part of which has been disposed of. The ruling price for this material is $2.43, and it is said that orders placed by E. Thiele, the importer, are averaging larger quantities than formerly.

BIG CONTRACT FOR LEHIGH.

Conspicuous among this year's contracts for local work is that of the Lehigh Portland Cement Co. Hiram Snyder & Co., agents. This is for upwards of 70,000 bbls. for use in the caissons to be sunk in the Municipal Building opposite the Manhattan entrance of the Brooklyn Bridge.

CEMENT.

Portland, Domestic, in cloth*.....$1.43
Rosendale or Natural, per bbl.....80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.58
Bath Portland	1.43	....
Dragon Portland	1.43	1.58
Edison Portland	1.43	....
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Moderate Demand for Pig Iron.

Pig iron was in moderate demand almost the entire week. Prices held stationary in all grades. The inquiries were fair and volume of business was fluctuating. One sale was for 1,000 tons northern foundry for shipment into New Jersey, which for this time of the year is conspicuous. Word was received in the local market this week that the McGunzie furnace in the Pennsylvania field would blow in about January 1. The demand for steel making iron during the last two weeks, has been heavier in the West than here, structural and rail billets standing about even. Steel works were in the market for moderate tonnages of basic iron for this year's delivery. The price tendency is undoubtedly up, but no change is expected for about thirty days.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50
Basic, East Furnace	18.25	18.50
Basic, Alabama	15.00	15.50
Basic, Valley	17.25	17.50

Steel Prices Shift.

The advance in sheets and structural steel referred to in last week's issue was announced as of Monday. Soft steel sheets went up ten cents, as did blue annealed, one pass cold rolled, and cleaned American. Galvanized went up fifteen cents. Tin plate advanced ten cents a case box, while Taggers iron was quoted twenty cents higher. The revised prices are given below.

The market analysis for the week gives an upward tendency to prices, even over those quoted. This is particularly true of bar iron, such as is used for fire-escape work, etc. In steel no change is expected prior to the first of the year, however. The Carnegie Steel Co. will not contract ahead, as the mills are "loaded." The situation is such as to indicate a firm support of the new prices and to point to support of still higher prices even at this early date.

As far as steel and sheet metals are concerned, the winter business will be brisk and quite up to expectations. The fabricators are trying to get all the material they can, although beams and channels, angles and tees, are up ten cents, mill, and zees five cents, mill. The new store prices are given below:

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y

	Mill.	Store.
Beams and Channels, 15-in. and under	$1.76	$2.25
Angles	1.76	2.25
Tees	1.81	2.30
Zees	1.76	....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....	2.00
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	....	2.00
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.35	....
Norway Shapes	3.35	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base	....	2.00
Soft Steel Bars, base or ordy. sizes	....	2.00
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.30
3-16	....	2.40
No. 8	....	2.50
Blue Annealed.		
No. 8	....	2.50
No. 10	....	2.50
No. 12	....	2.55
No. 14	....	2.60
No. 16	....	2.70

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.90	$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 26		
No. 27	3.10	3.50
No. 28	3.20	3.40

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....@	$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs.		$3.10
" 18 and 20	"	"	3.25
" 22 and 24	"	"	3.45
" 26	"	"	3.65
" 27	"	"	3.85
" 28	"	"	4.00
" 30	"	"	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb.	18@19
Sheet Copper, hot rolled, 14 oz. per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Loss	5 5⅛

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

Lime Market Satisfactory.

Leading lime companies are finding conditions changing somewhat and in many instances are preparing to meet them. As an instance of this, it has been rumored in the trade for some time that Clifford L. Miller & Co., of 110 East 23rd st., have been talking of manufacturing hydrated lime, which is today a strong competitor with finishing lime. The present market supply is fair and the demand easy. The kilns are busy especially in New England where they are reported to have all the business they can handle.

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	...	1.40
New Milford Lime	...	1.30
New Milford (small barrel)	...	1.00
Hydrated, per ton	..	9.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs.	1.65
In bags, per ton	$8.50 10.00
Calcined, city casting, in barrels, 250 lbs	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton*	11.00
Wall plaster, with sand, per ton	5.25
Browning	5.25
Scratch	6.25

*Rebate of 10 cts. per bag.

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

	Dock, New York.
Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Lumber Conditions Unchanged.

The attempt on the part of manufacturers and sellers to force market conditions, according to some authorities in the trade, is responsible for the low prices now being generally maintained in the soft woods and building lumber. The sales reported by the wholesalers are fair in volume, competition being still keen. The wholesalers are beginning to report scarcity in certain kinds of hardwoods, and in consequence advancing prices are almost sure to follow.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesole lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

MAPLE FLOORING.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $21.00 per M. West Virginia Hemlock, base price, $21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	$3.75@	$3.85
Eastern spruce, slab	3.65	3.75

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@$26.00
6 to 9 inch cargoes	24.00 26.00
10 to 12 inch cargoes	27.00 30.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@$95.00
Selects, 4-4	82.00 84.00
Selects, 5-4	82.00 84.00
Selects, 6-4	83.00 84.00
Selects, 8-4	82.00 84.00
Shelving, No. 1, 1 x 10 in.	.... 47.00
Shelving, No. 2, 1 x 10 in.	40.00 41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00 62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50 52.50
No. 1 Dressing boards	47.00 50.00
5-4, 6-4, 8-4	54.00 58.00

For 1-2-4 cement, sand, stone, add 8% (32 lbs.) Pine Cone Hydrated Lime.

For 1-2½-4½ cement, sand, stone, add 12% (48 lbs.) Pine Cone Hydrated Lime.

For 1-3-5 cement, sand, stone, add 16% (64 lbs.) Pine Cone Hydrated Lime.

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$51.00@	$54.50
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	51.00	52.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	34.50	37.00
"A" Rift, D. & M., 13-16, counted 1 x 3	46.50	48.50
"B" Rift, D. & M., 13-16, counted 1 x 3	42.00	44.00
"C" Rift, D. & M., 13-16, counted 1 x 3	30.00	32.50
"A" Flat, D. & M., 13-16, counted 1 x 3	31.50	33.50
"B" Flat, D. & M., 13-16, counted 1 x 3	28.00	31.50
No. 1 Com., D. & M., 13-16, counted 1 x 3	24.00	25.00
No. 2 Com., D. & M., 13-16 counted 1 x 3	17.00	18.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	55.00	57.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	48.50	51.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	43.00	45.50
"B" Rift, 13-16 x 3¼, counted 1x4	40.00	41.00
"C" Rift, 13-16 x 3¼, counted 1x4	30.00	32.50
"B" Flat, 13-16 x 3¼, counted 1x4	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	24.00	25.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	17.00	18.00
No. 1 barn boards, 8-in.	39.00	40.50
10-in.	42.50	....
12-in.	49.50	52.50
No. 2 barn boards, 8-in.	36.00	37.00
10-in.	39.00	40.00
12-in.	44.00	48.00
No. 3 barn boards, 8-in.	....	33.00
10-in.	34.50	35.00
12-in.	37.00	39.00

Linseed Oil Still High.

No improvement is noted in the paints and oil situation, and there probably will be none, until the price of linseed oil drops from its present high level. Second hards continue to offer parcels on prompt delivery, but futures are at a standstill pending more normal conditions in flaxseed. City raw, American seed in 5 bbls. or more is selling at 63 and 64 cents; city single boiled, American seed in same quantities bring 64 and 65 cents. City double boiled, American, brings 65 and 66 cents, while Western raw is quoted at 62 and 63 cents. Flaxseed, No. 1 N. W., is quoted this week in Chicago at $1.74, while No. 1 S W. was listed at $1.64.

The demand for paints in this city is a little better than normal, and has been so since early in September, when many of the big operations in this city were being finished. The prospects are, according to well-informed persons in the trade, that the Winter will be a busy one, followed by a lull in the Spring, with resumption of activities on a still larger scale than that of this year in the Summer. Varnish is unsteady, but showed improvement in the early part of the week.

Stone in Quiet Market.

Except for the fact that retailers and wholesalers in the stone trade continue to place good-sized requisitions for rough material, and in nearly every instance in greater quantities than in any year since 1906, the week was uneventful. Cutters report that while they have a good volume of business on hand they are taking few new contracts, comparatively speaking. Most of them have work sufficient to keep them moving well during the winter.

NO. 1 BANGOR SLATE HIGHER.

Slate dealers report that the market conditions in that commodity continue to firm for an advance on Jan. 1. Genuine No. 1 Bangor is quoted today at $5.00 and $6.75, with the latter price ruling. E. J. Johnson, of The E. J. Johnson Co., Potter building, when asked what the price outlook for the first of the year was, said: "The tendency is upward and better prices undoubtedly will prevail after Jan. 1. Market conditions are satisfactory for this time of the year, and toward its close prices will go back to the figures that maintained before the panic." As in the case with other branches of the stone trade, slate is making a greatly improved showing.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	....
Brownstone, Portland, Con.	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink	....	1.00
Granite, Picton Island, pink	....	1.00
Granite, Picton Island, red	....	1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.	.80	....
Kentucky limestone	....	.90
Lake Superior redstone	1.05	....
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1	$5.00	$6.75
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

Old Building Firm Incorporates.

The George W. Ruddell Co., of 25 West 42d st, is a corporation recently formed to succeed the firm of John & G. Ruddell, which was established in this city in 1862. Mr. John Ruddell is president of the new company, and is one of the oldest builders living and still in business. He, with his brother, formed a partnership in the year just mentioned and made a specialty of building private homes both for themselves and others. They built very largely on the East Side, in the 19th Ward, and completed many rows of houses in that section, having had as clients many old representatives of New York whose estates the company still does work for. George W. Ruddell, the vice-president of the company, has been actively engaged in the building business for many years, both as a mason builder and general contractor. His work has been carried on principally on the new West Side, and includes all branches of the building business. The George W. Ruddell Co. is at present actively engaged and has a well established business.

Harrison & Meyer's Work in Demand.

Harrison & Meyer, specialists in artificial stonework, of 16 East 18th st, have recently taken some important contracts for sidewalk and concrete floor work. Among them is the U. S. Casualty building at Liberty st and Temple pl, and the Hudson Savings Bank, Hudson, N. Y., for the Andrew J. Robinson Co., and in St. Luke's Hospital for Ernest Flagg, the architect.

This company makes a specialty of artificial stone sidewalks, cellars and vaults. George T. Harrison and John T. Meyer, are both experts in their line and give personal supervision to all work. Estimates are cheerfully given and inquiries may be made by mail or telephone, Stuyvesant, 3170. Some of the important work that this firm has handled, is found in the Singer building, where this firm laid all the underflooring from sub-basement to roof.

Gasoline vs. Alcohol.

A gallon of denatured alcohol can be made to do the same amount of work in an engine as a gallon of gasoline; moreover, the alcohol does not produce smoke and is less liable to yield obnoxious odors, but the lower price of gasoline makes it the cheaper fuel. These conclusions, based on the results of 2,000 comparative tests of the two substances as engine fuels, are given in Bulletin 392 of the United States Geological Survey.

New Architectural Terra Cotta Company Enters the Field.

The Federal Terra Cotta Company has recently been incorporated with a capital of $1,500,000, and with offices in the Trinity Building, No. 111 Broadway, New York. It is the purpose of this company to immediately build and equip a model architectural terra cotta factory. Great improvements will be made in this factory, which will enable the company to produce a superior quality of terra cotta and make deliveries on shorter time. The plant, which will be the largest in the country, will be completed April 1, 1910. Land has been purchased at Woodbridge, N. J., with siding connections with the Pennsylvania Railroad. It is also situated on the deep waterway, Woodbridge Creek, which will enable the company to ship in bulk to all the coast States.

The officers and directors of the company are as follows: Directors—De Forest Grant, William Manice, John E. Berwind, Edw. R. Stettinius, Frank A. Thayer, Madison Grant, Dwight W. Taylor, Edwin Thorne, Rodney Thayer, Wm. B. Dinsmore.

Officers—President and general manager, De Forest Grant; first vice-president, Edwin Thorne; second vice-president, William Manice; treasurer, Frank A. Thayer; secretary, Dwight W. Taylor.

The management of the company will be in the hands of men who had long and active experience in the terra cotta business and are well known to the building trade. The company is very strong financially, having all the necessary money to build and equip the plant and carry on a large business.

Other prominent men interested financially in the company are Stuyvesant Fish, Goelet Gallatin, H. Holbrook Curtis, H. A. Berwind, B. N. Duke, Wm. de Forest Haynes, Schuyler Schieffelin, Lewis R. Morris, Norman Grant, E. H. Wells, Alfred H. Bond.

In recent years there has developed a very great demand for a high class of architectural terra cotta, and it is to fill this demand satisfactorily and promptly that this company has been formed.

An Engineer on Criminal Courts Building.

Since the scare over the possible collapse of the Criminal Courts Building has passed out of the public mind to some extent at least, and various experts have been heard upon the subject of whether the structure is safe for occupancy, it is interesting to recall that its condition was known to be practically the same as it is to-day five years ago. Discussing the subject of foundations in an interview with a Record and Guide representative this week, Mr. Fred. Dana Rhodes, of 140 Cedar st said:

"During the construction of the subway I had the honor to be engaged on the committee of examination of the construction company, and while our territory was between Brooklyn and the City Hall here, we made an investigation of the Criminal Courts building, and found cracks in the walls and some arches supported by timbers. It is an established fact that a pile deep driven into the earth until the driving end is entirely "broomed," or until it can no longer be driven, will continue to sink slowly if a great weight is constantly applied to it. That, in my opinion, based upon a casual examination, is what is happening in the Criminal Courts building.

"When we reported we recommended that measurements be taken by the city every once in a while exactly as they now propose to do so as to note the rapidity with which these piles are sinking. That is the only way to keep an intelligent tab on the safety of the structure."

Mr. Rhodes added that he believed the building to be safe in its present condition, and that dynamite would have to be employed to tear it down should such a course be attempted.

Mr. Rhodes has attained a high reputation as an expert engineer and examiner of buildings adjacent to new structures, being chief engineer of the committee that examined and reported on buildings and property to the value of $75,000,000 along the Brooklyn-Manhattan subway extension. Some of the buildings adjacent to excavations that he has examined are the Estate of Janet Lavaing, Al. Hayman, The Aeolian building, Mendelssohn Hall, the rectory and church of the Holy Communion, Abbott & Morgan and many others. He is a Cornell graduate and a member of the American Society of Engineers, and has made a life long study of his specialty.

Nassau Steel & Iron Co. to Move.

C. J. Wolfe, properitor of the Nassau Steel & Iron Works, will announce to the trade within the next few weeks the removal of his offices from No. 24-26 Stone st, to his own building at No. 525 58th st, Brooklyn. The Nassau Steel and Iron Works has had its headquarters at the Stone street address for several years, but will move from there on or about December 1.

The works will remain where they are at Nos. 37 and 39 42d st, Brooklyn, where every facility will be offered contractors and architects for turning out architectural and ornamental iron. The company's equipment is of the finest and a staff of expert designers and draughtsmen is employed to give careful attention to the minutest detail of all kinds of ornamental iron construction work. Sketches and estimates, as announced in his advertisement in another part of this issue, are always cheerfuly and promptly given.

Tremendous Demand for Front Brick.

Front brick dealers are reporting a great demand for that material, and are expecting a busy Spring. Discussing this subject a few days ago, Mr. Houghtaling, of Houghtaling & Wittpenn, 44 East 23d st, made this statement, as illustrating 1909 conditions:

"We are selling up to the capacity of our yards, the Kittanning Clay Potteries, at Kittanning, Pa. During the last six months we have had more business than in any one year. A great deal of the demand for our material has been downtown, but while some of it has been in sizeable contracts, medium quantities prevailed. There seems to be much more of this kind of business than usual. This, I consider, to be a good sign for a busy season early next year. I do not look for much this winter, however.

"A good field is opening up in New Jersey. Less frame construction is going on, because most of the progressive cities are extending their fire limits. The result of this is seen in Jersey City, where a fine grade of dwelling and apartment house work is going on. Newark is developing rapidly, but as a result of the introduction of the tunnel system of transportation to and from this city, other towns are developing—Westfield, Elizabeth, Plainfield and towns even as far away as Trenton, taking their part in the demand for front brick."

Rumored Deal Between Big Companies.

The rumor was current in the trade this week that the American Steel & Wire Company had effected a selling arrangement for the Metropolitan district with the Berger Manufacturing Company, s e cor 11th av and 22d st, for the steel company's Triangle Mesh Reinforcement.

This information, which, from inquiries made by the Record and Guide, seems to have some foundation in fact, will be good news to contractors in this city and vicinity, as the Berger Manufacturing Company undoubtedly will carry a large stock available for immediate delivery at jobs, both here and in the suburbs. The Berger Company already has branches established at No. 2 Sarah Ann st, Tompkinsville, S. I., and in the Realty building, 149th st and 3d av, in the heart of the Bronx. This will enable contractors to get this material in almost any quantity desired at short notice, which has not been entirely possible heretofore.

ADVANCE REPORTS.

(Continued from Page 910.)

and 113th st, for Geo. F. Johnson & Son. Geo. and Edward Blum, 503 5th av, prepared the plans. Estimated cost $1,500,000. For further particulars see another column of this issue.

Municipal Work.

DE KALB AV.—Plans are near completion for alterations, which will cost $25,000, to the engine house at 124 De Kalb av, for the New York Fire Department. The architect is H. Bullard, care of the department. The work will include a feed-storage house.

AQUEDUCT.—Bids will be received by the Board of Water Supply, 299 Broadway, Nov. 24, until 11 A. M., for Contract 60, for the construction of the Hurley dikes of the Ashokan reservoir, known as Glenford, Woodstock and West Hurley dikes. They are to be of rolled earth embankments, with concrete core-walls, and aggregate about 1.6 miles in length. The work is located near West Hurley, on the Ulster and Delaware Railroad, about six miles northwest of Kingston, in the towns of Hurley and Kingston, Ulster County, N. Y. The security required will be $280,000.

WILLIAMSBURGH BRIDGE. — The Bridge Department is planning to give more strength to the Williamsburgh Bridge structure in order to prepare for the subway traffic. Commissioner Stevenson says the plans of the present bridge were drawn more than ten years ago, and at a time when subway traffic over the bridge was not contemplated. As early as two years ago, when the Public Service Commission first brought forward the plan to have the subway loop trains cross the bridge, the department began to plan for that new traffic. Two extra bents will be placed underneath the land spans on either side, but the work will not be done immediately. No appropriation has been asked for.

Government Work.

The bid of Morse-Boulger Destructor Co., of New York, $3,750 in amount, has been accepted for the construction of a garbage crematory at Fort Hamilton, N. Y. The work is to be completed within 75 days.

TOLEDO, O.—Sealed proposals will be received December 20 for the installation of a conduit and wiring system and a standard clock system in the U. S. Post Office, Toledo, O. James Knox Taylor, Supervising Architect, Washington, D. C.

Municipal Work.

ATHENS, O.—Sealed proposals will be received on the 28th of December for the construction (including plumbing, gas piping, heating aparatus, electric conduits and wiring), of the U. S. Post Office at Athens, O. James Knox Taylor, Supervising Architect, Washington, D. C.

SARATOGA SPRINGS, N. Y.—Mark P. Wells, of Philadelphia, Pa., general contractor for the new post office building to be erected here, has awarded sub-contract for excavating to Smith W. Robbins, of Saratoga Springs, and the sub-contract for the electric work to R. C. Strang, of Philadelphia. Excavating began this week.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Nov. 12 to 18, inc.		1908. Nov. 13 to 19, inc.
Total No. for Manhattan	197	Total No. for Manhattan	193
No. with consideration	23	No. with consideration	19
Amount involved	$668,150	Amount involved	$749,088
Number nominal	174	Number nominal	174

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	9,496	8,509
No. with consideration, Manhattan, Jan. 1 to date	748	619
Total Amt. Manhattan, Jan. 1 to date	$42,175.981	$32,754,220

	1909. Nov. 12 to 18, inc.		1908. Nov. 13 to 19, inc.
Total No. for the Bronx	137	Total No. for the Bronx	129
No. with consideration	5	No. with consideration	6
Amount involved	$20,453	Amount involved	$57,175
Number nominal	132	Number nominal	128

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	6,526	6,723
Total Amt., The Bronx, Jan. 1 to date	$3,852,546	$4,494,781
Total No. Manhattan and The Bronx, Jan. 1 to date	**16,022**	**15,232**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$46,028,527**	**$37,249,001**

Assessed Value Manhattan.

	1909. Nov. 12 to 18, inc.	1908. Nov. 13 to 19, inc.
Total No. with consideration	23	19
Amount involved	$668,150	$749,088
Assessed value	$637,000	$706,000
Total No. nominal	174	174
Assessed value	$7,380,000	$8,348,000
Total No. with consid., from Jan. 1 to date	748	619
Amount involved " "	$42,175,981	$32,754,220
Assessed value " "	$34,382,700	$26,465,640
Total No. nominal " "	8,828	6,890
Assessed value " "	$467,842,261	$396,589,200

MORTGAGES.

	1909. Nov. 12 to 18, inc. Manhattan.	Bronx.	1908. Nov. 13 to 19, inc. Manhattan.	Bronx.
Total number	201	145	155	115
Amount involved	$4,348,066	*$1,296,306	$3,176,963	$697,225
No. at 12%	6	.....	.....	.....
Amount involved	$23,642	.....	.....	.....
No. at 9⅜%	1	.....	.....	.....
Amount involved	$3,120	.....	.....	.....
No. at 8⅞%	3	.....	.....	.....
Amount involved	$5,107	.....	.....	.....
No. at 8½%	1	.....	.....	.....
Amount involved	$614	.....	.....	.....
No. at 8⅜%	1	.....	.....	.....
Amount involved	$4,953	.....	.....	.....
No. at 8%	5	.....	.....	.....
Amount involved	$6,865	.....	.....	.....
No. at 7⅞%	5	.....	.....	.....
Amount involved	$8,202	.....	.....	.....
No. at 7½%	1	.....	.....	.....
Amount involved	$2,430	.....	.....	.....
No. at 7⅜%	1	.....	.....	.....
Amount involved	$3,347	.....	.....	.....
No. at 6⅞%	3	.....	.....	.....
Amount involved	$6,924	.....	.....	.....
No. at 6¾%	5	.....	.....	.....
Amount involved	$5,482	.....	.....	.....
No. at 6⅝%	2	.....	.....	.....
Amount involved	$3,524	.....	.....	.....
No. at 6½%	3	.....	.....	.....
Amount involved	$6,140	.....	.....	.....
No. at 6⅜%	5	.....	.....	.....
Amount involved	$4,555	.....	.....	.....
No. at 6¼%	1	.....	.....	.....
Amount involved	$2,727	.....	.....	.....
No. at 6%	57	46	71	56
Amount involved	$1,246,034	$453,059	$1,350,566	$289,450
No. at 5⅞%	1	.....	.....	.....
Amount involved	$2,703	.....	.....	.....
No. at 5½%	2	20	10	24
Amount involved	$11,000	$77,870	$137,300	$197,375
No. at 5%	37	36	39	17
Amount involved	$1,507,671	$368,990	$992,000	$141,700
No. at 4½%	37	1	4	.....
Amount involved	$1,125,502	$30,000	$50,000	.....
No. at 4%	3	.....	.....	.....
Amount involved	$45,625	.....	.....	.....
No. with interest not given	21	42	31	18
Amount involved	$321,900	$366,387	$647,097	$68,700
No. above to Bank, Trust and Insurance Companies	43	26	38	16
Amount involved	$1,764,271	$435,600	$1,682,000	$114,000

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	8,235	7,576
Total Amt., Manhattan, Jan. 1 to date	$271,825,290	$243,080,060
Total No., The Bronx, Jan. 1 to date	6,846	6,236
Total Amt., The Bronx, Jan 1 to date	*$57,952,767	$35,631,931
Total No., Manhattan and The Bronx, Jan. 1 to date	**15,081**	**13,812**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$329,778,057**	**$278,711,991**

*Does not include mortgage of $50,000,000 given by Armour & Co., Armour Packing Co. and Armour Car Lines to Farmers Loan & Trust Co as trustees covering real estate, rolling stock, etc., in this and other states.

EXTENDED MORTGAGES.

	1909. Nov. 12 to 18, inc. Manhattan.	Bronx.	1908. Nov. 13 to 19, inc. Manhattan.	Bronx.
Total number	41	31	.....	.....
Amount involved	$1,498,450	$619,500	.....	.....
No. at 6%	1	4	.....	.....
Amount involved	$2,000	$7,500	.....	.....
No. at 5½%	2	.....	.....	.....
Amount involved	$72,000	.....	.....	.....
No. at 5%	19	24	.....	.....
Amount involved	$963,000	$595,000	.....	.....
No. at 4½%	15	1	.....	.....
Amount involved	$387,500	$6,000	.....	.....
No. with interest not given	4	2	.....	.....
Amount involved	$73,950	$11,000	.....	.....
No. above to Bank, Trust and Insurance Companies	11	19	.....	.....
Amount involved	$812,500	$394,500	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,614	.....
Total Amt., Manhattan, Jan. 1 to date	$79,833,207	.....
Total No., The Bronx, Jan. 1 to date	527	.....
Total Amt., The Bronx, Jan. 1 to date	$5,019,420	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**2,141**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$84,852,627**	.....

PROJECTED BUILDINGS.

	1909. Nov. 13 to 19, inc.	1908. Nov. 14 to 20, inc.
Total No. New Buildings:		
Manhattan	12	7
The Bronx	44	36
Grand total	56	43
Total Amt. New Buildings:		
Manhattan	$1,620,000	$237,680
The Bronx	676,950	2,496,650
Grand total	$2,296,950	$2,734,330
Total Amt. Alterations:		
Manhattan	$94,950	$226,350
The Bronx	17,450	45,300
Grand total	$112,400	$271,650
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	891	565
The Bronx, Jan. 1 to date	2,134	1,622
Mnhtn-Bronx, Jan. 1 to date	**3,025**	**2,187**
Total Amt. Alterations:		
Manhattan, Jan. 1 to date	$117,579,562	$74,682,501
The Bronx, Jan. 1 to date	35,692,260	17,395,950
Mnhtn-Bronx, Jan. 1 to date	**$153,271,822**	**$92,028,451**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$11,617,187**	**$10,266,187**

BROOKLYN.

CONVEYANCES.

	1909. Nov. 11 to 17, inc.	1908. Nov. 12 to 18, inc.
Total number	589	590
No. with consideration	29	24
Amount involved	$200,822	$218,125
Number nominal	560	566
Total number of conveyances. Jan. 1 to date	**24,669**	**23,999**
Total amount of conveyances, Jan. 1 to date	**$12,348,725**	**$15,596,449**

MORTGAGES.

Total number	585	472
Amount involved	*$2,479,385	$1,819,451
No. at 6%	381	293
Amount involved	$1,116,639	$957,016
No. at 5½%	89	137
Amount involved	$566,470	$651,779
No. at 5¼%	1	.....
Amount involved	$1,500	.....
No. at 5%	145	26
Amount involved	$668,600	$145,425
No. at 4½%	1	.....
Amount involved	$35,000	.....
No. at 4%	1	.....
Amount involved	$4,800	.....
No. with intrest not given	17	16
Amount involved	$86,326	$65,231
Total number of Mortgages, Jan. 1 to date	**23,885**	**$22,585**
Total amount of Mortgages, Jan. 1 to date	**$94,734,750**	**$82,857,797**

*Does not include two mortgages aggregating $30,021,415, given by Armour & Co., of Illinois., Armour Packing Co. and Armour & Co., of N. J., and Armour Car Line to Farmers Loan & Trust Co., covering real estate, warehouses, machinery, etc.

PROJECTED BUILDINGS.

No. of New Buildings	78	164
Estimated cost	$699,230	$768,208
Total Amount of Alterations	$42,920	$63,170
Total No. of New Buildings, Jan. 1 to date	**9,358**	**5,600**
Total Amt. of New Buildings, Jan. 1 to date	**$51,155,516**	**$33,313,194**
Total Amount of Alteration, Jan. 1 to date	**$3,932,082**	**$4,940,284**

QUEENS.

PROJECTED BUILDINGS.

	1909 Nov. 12 to 18, inc.	1908 Nov. 13 to 19, inc.
No. of New Buildings	141	81
Estimated cost	$755,706	$253,091
Total Amount of Alterations	$22,780	$32,155
Total No. of New Buildings, Jan. 1 to date	**4,090**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$15,084,521**	.....
Total Amount of Alterations, Jan. 1 to Date	**$704,006**	.....

THE WEEK.

WHILE there was an absence of 5th av transactions, which have characterized the market for the past month, there was a very satisfactory amount of business reported. The total foots up seventy-five sales. Of these, eleven were between 24th and 30th sts, between Broadway and 7th. av. All of the sales were to builders for immediate improvement.

Between 30th and 90th sts there were only nine sales reported, none of them being of any importance.

The Bronx is represented in our reports by more than the usual number of transactions, there being twenty-one, of these nine are transactions in vacant property, representing sales of 35 lots.

Washington Heights transactions were all in vacant lots, and there were only six of these, two of them being in the region affected by the 181st st station of the Subway, where there is also a very good demand for stores. All of the stores on 181st st, and also those on St. Nicholas av and Broadway at the same point, are rented. The sale of the Field estate holding in the block bounded by Riverside Drive, Broadway, 149th and 150th sts, is the largest transaction closed on the Heights in some months, and more than likely means its immediate resale to builders for improvement.

THE AUCTION MARKET

THERE were forty-eight parcels offered in the Vesey street salesroom this week, one-half of them being foreclosures.

On Tuesday, Joseph P. Day offered a number of properties at voluntary sales, but met with indifferent success, most of them being bid in.

Wednesday was the interesting day of the week, as over $600,000 worth of property was sold. Bryan L. Kennelly offered several parcels for the Robert Barkley estate, one being the southeast corner of 8th av and 24th st, consisting of three 4-sty buildings, on a plot 84x75, which was bought by David H. Taylor for $160,000. Mr. Taylor represented the Gould estate, which owns the Grand Opera House, at the northwest corner of 8th av and 23d st. This purchase gives the estate a plot fronting 200 feet on the avenue and 275 and 245 feet on 23d and 24th sts, respectively.

On the same day Herbert A. Sherman held a successful sale of the properties in the Taylor estate, the whole bringing $5,000 more than the highest appraisal made for the estate, the total being $147,650. Samuel Marx, James L. Wells Co. and Hugh D. Smyth each sold a Bronx property at foreclosure.

UNIFORMITY IN RENTS.

While Mr. Clarence T. Coley, of the Douglas Robinson, Charles S. Brown Company was making some remarks at the late Detroit convention of building managers and owners, Mr. W. W. Hannan, of Detroit, asked him a question regarding the practice here in New York with respect to renting and managing property. The discussion is reported by Secretary Paterson in "Building Management."

Mr. Hannan (Detroit): I want to ask you a further question which has come up a great deal this last summer in my travels and talks with real estate men all over the country. They have no general rule. A man comes into your office who merely wants you to find a tenant. In this city we charge him 3 per cent of the gross rent. Many persons say to you, "I just want you to find a tenant, I don't want you to look after the property." I found a firm in Seattle which takes nobody's property unless they take it to care for it, and for that they get 5 per cent. I want to know if that is the rule you use in New York?

Mr. Coley (New York): No, we all rent property at the prevailing renting percentages. We make a lease and collect a certain per cent of the gross net of that lease. If a man rents an office for $10,000, we collect a certain percentage of the $10,000 for the making of the lease, paid to us in advance.

Mr. Hannan: My friend suggests possibly you did not quite understand me. This firm in Seattle will not take anyone's property unless they have the care and management of it, for which they get 5 per cent of the monthly remittance. I believe that is the correct principle myself. I have never followed it, but I am going to bring it up before our real estate board here. I was wondering whether you followed any such practice in New York?

Mr. Coley: It is not uniform.

Mr. Hannan: I want to ask another thing: Suppose you have an apartment house where the rents run above $25?

Mr. Coley: A tenement?

Mr. Hannan: Tenement, as you term them. Does the renting of the ground floor, or first story of the building to a store, depreciate the value of the flats above?

Mr. Coley: No, sir, not when you consider it strictly in the tenement district. When you get up to rents of $50, then it does.

A Delegate: Would you advise varying the price of apartments in the same building? We have some buildings where the lower floors rent for so much and the upper ones for more. So, in the same building we get a tenant who pays $50 rent, and also get one who pays $25. My point is this: Is it good policy to mix the tenants who can pay $50 with the tenants who pay only $25?

Mr. Coley: I think, in answering that question, that there would be considerable objection on those low rentals, $25 and $50. Thedifference in the way a man dresses, the difference in his education and general appearance, between a man who can afford to pay $25 and a man who can afford to pay $50, is very marked, although that it not the case after you get up into the higher grade apartments. I may be living in an apartment where there are people who pay $3,000 a year rent. I am only paying $1,000. I dress as well as he does. I have just as good an education and general appearance. In that case it does not depreciate the property as it would in the lower grades of rent where there is a marked difference between the tenants.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

BANK ST.—The Clark estate of Brooklyn has sold 12 and 14 Bank st, 2 x.l.3 sty buildings, on plot 39.2x80.3 x.x. 6th av.

BROOME ST.—P. T. Canavan has sold for Mr. [illegible] for 568 Broome st and 10 Jo. Adam A. Schupp 570 Broome [illegible] Rev. Joseph Shastakas, who will erect a church for Lithuanian Catholics.

CANAL ST.—Samuel Zipris has sold for Celia Cahen 41 Canal st, a 4-sty building 21.10x70, to Max Kobre. The property has been in the possession of the Cohen family for 63 years. The purchaser will erect a 4-sty building on the lot, to which he will remove his [illegible] ing business from 40 Canal st.

CHURCH ST.—The Seymour estate is reported to have sold 286-288 Church st, northwest corner of White st, a 4-sty building on plot 50x50.

COENTIES SLIP.—Hibbard & Lesinsky have bought for a client 31 Coenties slip, a 4-sty building, on lot 27.6x45.6, adjoining the southwest corner of South st. Title to the property stands in the name of Clara A. Chandler.

GREENWICH ST.—Duross Co. sold for Anna M. Buthfer 802-4 Greenwich st, northwest cor 12th st, two 4-sty tenements on plot 41.6x65. The buyer, it is said, will erect an 8-sty business building. This is in the new wine section.

LEROY ST.—P. B. Brown & Son, in conjunction with C. Carlucci & Co., have sold for Ernest L. Hahn 22 and 24 Leroy st, a 6-sty tenement on plot 44x80.

VANDAM ST.—Wm. R. Mason has sold for Anna E O'Neill 99 Vandam st, a 5-sty building on lot 48x25.2.

VARICK ST.—Morris J. Werner has sold through Henry Oppenheimer and Frank & Kreielsheimer 28 Varick st, a 5-sty building, on lot 25x95, adjoining the northeast cor of Beach st.

13TH ST.—Jeremiah W. Dimick and Gustave Burout are reported to have sold 6, 8 and 10 West 13th st, a 3-sty and basement dwelling, on a plot 60x103.3. Last August Geo. A. Plimpton completed the purchase of the adjoining property, fronting 150 ft. on 13th st and 26 ft. in 5th av, for the purpose of erecting a printery. It could not be learned if Mr. Plimpton is interested in the present purchase.

14TH ST.—Duross Co. sold to Douglas Taylor the 4-sty basement and cellar brownstone dwelling 211 West 14th st, on lot 25x120, for Jane G. Jennings. Mr. Taylor owns 209 West 14th st, and with the purchase of this property he enlarges his plot 25x120.

25TH ST.—Henry M. Weill in conjunction with David Goldfarb, has sold for Adolph Altman 158, 160 and 162 West 25th st, plot 56x98.9, and 157 West 24th st, lot 22x98.9. Philip Levey is the buyer. A 12-sty loft building will be erected.

25TH ST.—William Goldstone is reported to have sold 128 and 130 West 25th st, two 3-sty building, on plot 50x81.8, between 6th and 7th avs.

26TH ST.—Henry M. Weill has sold for Jeremiah W. Dimick, the carpet manufacturer, 161 and 163 West 26th st, plot 44x108. A 14-sty building is to be erected on that plot.

26TH ST.—S. B. Goodale & Son sold for Leo J. Kreshover 120 West 26th st, 21.5x98.9, and in conjunction with Henry M. Weill for Albert I. Sire No. 118 West 26th st, making a plot 43x98.9. Samuel Metzger is the buyer.

26TH ST.—Margaret T. Johnston has sold the Van Buren, an 8-sty hotel, at 153 East 26th st. The structure is built on a lot 20 ft. front and has a frontage of 98.9 ft. on Broadway alley, a 13-ft. wide thoroughfare, which extends from 26th to 27th st, 112 ft. west of 3d av.

27TH ST.—The estate of Mary Koenig has sold 221 West 27th st, a 4-sty dwelling, on lot 21.6x98.9, about 200 ft. west of 7th av. William Goldstone is the buyer.

27TH ST.—David and Harry Lippman have sold 122 to 130 West 27th st, old buildings, on plot 98.9x98.9, bet 6th and 7th avs. A business building will be erected by the purchaser, who has heretofore confined his building operations to apartment houses. With the exception of the 37.6-ft. front plot at 118-120, owned by the Realty Holding Co., and for which negotiations are said to be pending for a re-sale with a loan, the entire south side of this block is now in builders' hands. Frost, Palmer & Co. were the brokers. The Rockton Construction Co., Jacob Herb, president, is the buyer.

28TH ST.—T. B. Robertson and S. B. Godale & Son have sold for Jenny K. Stafford to Ellen Dunne 113 West 28th st, a 3-sty building on lot 21.5x98.9. Mrs. Dunne now owns a plot 43x98.9.

29TH ST.—Wm. R. Nelson has sold 118 West 29th st, 3-sty and basement dwelling, on lot 20x98.9, bet 6th and 7th avs. Samuel Metzger is the buyer.

30TH ST.—S. B. Goodale & Son sold for Maria S. Simpson to William Goldstone 149 West 30th st, near 7th av, a 5-sty tenement on lot 25x100.

43D ST.—David Bath has sold 249 East 43d st, a 5-sty tenement, on lot 20x100.5, to Sothern & Marshall, who owns 247 adjoining.

44TH ST.—Martin & Schmonsees have sold for Joseph. F. Gibbons the 3-sty dwelling 435 West 44th st, on a lot 20x100.

51ST ST.—Duross Co have sold to Eugene Gerbereux the 5-sty apartment house 235-237 East 51st st. The buyer recently sold a couple of 2-family houses in Yonkers to the Duross Co.

52D ST.—Buek & Crawford have resold for the Adams Realty Co. to Charles Brendon 46 East 52d st, a vacant lot, 17.6x100.

BOWERY.—B. Wagner has sold for the Callahan estate 119 Bowery, a 4-sty building, on lot 25x100, which has been held by the estate for over twenty years.

6TH AV.—Mrs. A. M. Doyle is reported to have sold the southeast cor of 6th av and 53d st, five 4-sty flats with stores, on plot 100.5x75.

10TH AV.—The Brown Realty Co. has bought 194 10th av, a 5-sty building with stores, on lot 26.2x100, between 21st and 22d sts.

NORTH OF 59TH STREET.

JUMEL PL.—Baumann & Osorio have resold for John Soltau to the Newton Realty & Construction Co. the plot 75x100, on the west side of Jumel pl, 166 ft north of 167th st.

77TH ST.—It was announced this week that the contract made in 1907 for the erection of the apartment house at 44 to 50 West 77th st was about to be completed. The transfer, which will shortly take

place, completes an arrangement with the new owners under which the corporation now holding the property erected the building. Upon completion it was to be taken over by the Manhattan Square Apartment Association at a price arranged in the contract. The stockholders of the latter corporation are to own and operate the new building as a co-operative apartment. It is one of the most elaborate of the many new apartments erected on the co-operation plan within the last two or three years. It occupies a plot 100x102.2 feet, between Central Park West and Columbus av, facing the Museum of Natural History and overlooking Manhattan Square.

81ST ST.—The Frst Church of the Disciples of Christ of 323 West 56th st, has bought the edifice of the Church of the Eternal Hope, at 140 West 81st st, 62.6x102.2. The latter church ceased holding services two years ago. It has been used for the two years by the Free Synagogue, which has a lease on the property until next June.

91ST ST.—Heilner & Wolf have sold 36 West 91st st, a 4-sty and basement dwelling, on lot 18x100.8, between Central Park West and Columbus av. The buyer will occupy the house.

97TH ST.—Louis Kempner has sold for Eva J. Ward 21 West 97th st, a 3-sty dwelling, on lot 18.6x100.11, to a client for occupancy.

112TH ST.—Thomas J. O'Reilly sold for the Advance Building Co., to a client for investment. "The Phaeton," 537-545 West 112th st, a 6-sty elevator apartment house, on a lot 100x100.11. The asking price was $275,000. This house has just been completed, and is of the most modern type of apartment house, with but four apartments on a floor. The same broker sold this plot to the Advance Building Co. for improvement last January.

113TH ST.—Thos. J. O'Reilly sold to the Paterno & Son Contracting Co. for J. Lichtenauer the plot 50x100.11 on the north side of 113th st, 325 ft. east of Broadway. The purchasers will immediately improve the plot with an 8-sty apartment house.

117TH ST.—Mr. Bolton Hall sold 419 West 117th st to Mrs. Mary E. Brown.

135TH ST.—Henry Oppenheimer and Frank & Kreielsheimer have sold for the Janpole & Werner Construction Co. 487 West 135th st, a 6-sty apartment house, on plot 37x99.11, adjoining the northeast cor of Amsterdam av.

137TH ST.—E. Loewenthal & Son have sold 11 West 137th st, a 6-sty flat, 36.6x99.11, for Julia Rosch to Elizabeth Sheldon.

146TH ST.—Duff & Brown Co. have sold for I. M. Berinstein a plot 50x100 on the north side of 146th st, 350 ft. west of Amsterdam av.

146TH ST.—The Scheer & Ginsberg Realty & Construction Co., of which Jacob Scheer is President, has bought a plot 100x100 on the north side of 146th st, 200 ft. east of Broadway. They will break ground immediately and begin the construction of a 6-sty elevator apartment house, which will be a reproduction of the Buckingham Palace apartments at 555 West 147th st.

AMSTERDAM AV.—A. V. Amy & Co. have sold for the St. Luke's Realty Co. to an investor 1088-1090 Amsterdam av, adjoining corner 114th st, a 6-sty new law apartment house with stores, on plot 50 x100.

AMSTERDAM AV.—E. Henry Eckhardt sold 410 Amsterdam av, adjoining the Hotel Lucerne at 79th st, a 5-sty triple flat and store property on lot 25x100 for Joseph M. Door to Annie S. Almy.

AUDUBON AV.—Hall J. How & Co. have sold for James Rowan the northwest corner of Audubon av and 174th st, a plot 44x100x53 x100, to Robertson & Gammie, who will erect a 5-sty apartment house on the site.

BROADWAY.—William Waldorf Astor has sold the northeast cor of Broadway and 98th st, a plot 100.11x188. The buyers are T. J. McLaughlin's Sons. L. J. Phillips & Co. were the brokers. The price is said to be over $300,000.

MADISON AV.—Clarence E. Hutchinson has sold for Arnold Adler the 5-sty flat, with stores, 2093 Madison av, on a lot 25x96. As part payment the buyer gives 1311 and 1315 St. John's pl, Brooklyn, two 4-sty apartment houses, on a lot 52.8x120. The same broker sold the Brooklyn houses to the present owner last December.

Banker to Build on Park Av.

PARK AV.—George Blumenthal has completed negotiations for the purchase of a plot 100x125 at the southwest cor of Park av and 70th st, part of the present site of the Union Theological Seminary. The 69th st cor, 75x125, was recently purchased by Commodore Arthur Curtis James, and it is said that Mr. James will add another lot to his purchase. The entire avenue frontage, 200x125, will be held by two owners and improved with two handsome residences. Mr. Blumenthal is a member of the firm of Lazard Freres, bankers, and now resides at 23 West 53d st.

RIVERSIDE DRIVE.—The Mitral Realty & Construction Co. have sold the northeast cor of Riverside Drive and 181st st, a plot 100x 100. The buyer will erect on the site an 8-sty apartment house.

WEST END AV.—Mrs. Julia T. Keeler has sold 798 West End av, a 3-sty and basement stone front dwelling on lot 16x80, between 98th and 99th sts.

WEST END AV.—Emanuel Kabelsohn sold 195 West End av, a 5-sty flat, on a lot 25.5x100, at the southwest corner of 69th st.

Harriman Estate Sells a House.

5TH AV.—Adolph Lewisohn has bought from Mrs. E. H. Harriman the mansion at 881 5th av, just north of 69th st, formerly owned and occupied by Heber R. Bishop. The price paid for the house is reported to have been $800,000. The deal was negotiated by the Cruikshank Co. Mr. Harriman bought the house last May, and at about the same time acquired the old David Dowe property adioining at the northeast cor of 5th av and 69th st, intending to unite the two properties into the site for a new residence. The two lots combined have frontages of 104 ft. on 5th av and 175 ft. on 69th st. Mr. Lewisohn, it is understood, intends to occupy the house which he has just purchased. Mr. Lewisohn's present home in this city is at 9 West 57th st.

BRONX.

JENNINGS ST.—Herman Roeder has sold to August Schmidt 749 Jennings st, a 5-sty flat on plot 57x57x irregular.

MANIDA ST.—Lauter & Blackner have sold for Charles Hillmann the 2-family brick house 725 Manida st, on plot 30x100; also for Mr. Hillman the 2-family brick detached dwelling 720 Manida st, on lot 25x100.

140TH ST.—S. H. Frankenheim & Co. have sold for Gertrude G. Grummon to Louis Teitelbaum the 3-sty dwelling 479 East 140th st, 16.8x100.

141ST ST.—Paul Baumann sold 405 and 407 East 141st st, two 3-sty private frame dwellings to a builder, who will improve premises.

147TH ST.—Leo Levinson has sold 438 East 147th st, a 5-sty flat on lot 25x100.

160TH ST.—O. G. Manns has sold for E. Maline the 5-sty apartment house, on plot 33x117, at the southeast corner of 160th st and Forest av.

235TH ST.—Shaw & Co. have sold for Mischo & Muller, at Woodlawn Heights, the plot 290x100 on the north side of 235th st, between Oneida and Kepler avs, to a builder for improvement.

BRYANT AV.—Le Vien & La Velle have sold a 3-sty 2-family brick house on lot 20x100 at Bryant av and Jennings st to a physician, who will occupy it. The house was recently built by the Elviel Realty Co.

INTERVALE AV.—Patrick J. Reville, superintendent of the Bronx Bureau of Buildings, has purchased, together with Edward C. Siesel, the vacant plot, 63x125x irregular, at the northwest corner of 163d st and Intervale av, which it is proposed to improve with a 6-sty elevator apartment house.

LAFONTAINE AV.—Salvat L'Asperches sold for S. Lasala a plot 75x100 in the west side of Lafontaine av, 150 feet north of 178th st.

MARION AV.—Salvat L'Asperches sold for Mrs. C. Cronemeyer the private house No 2972 Marion av, 309 feet north of 200th st, on a plot 50x100.

NELSON AV.—W. J. Huston & Son have sold for Peter Hoey to David Anderson the 3-sty brick flat on lot 25x100 on the west side of Nelson av, 50 ft. south of Brandt pl.

PROSPECT AV.—E. Loewenthal & Son have sold a plot 50x100 on the northeast cor of Prospect av and 179th st, to a builder for immediate improvement.

SOUTHERN BOULEVARD.—The Gaines Roberts Co. sold 1023 Southern Boulevard, another of their recently completed 5-sty apartment houses, with stores.

SOUTHERN BOULEVARD.—Salvat L'Asperches sold 2 lots, 50x 100, in the west side of Southern Boulevard, 150 feet north of 187th st.

STEUBIN AV.—O. G. Manss has sold for a client a plot, 75x100, on Steuben av, near 210th st, and four lots on Bailey, near Heath av.

TINTON AV.—Tillie Frank has sold the northwest cor of Tinton av and 160th st, a plot of about 7 lots, having frontages of 145 ft. on the av and 120 ft. on the st, to the 174th St. Construction Co., Ignatz Roth, president, for improvement. The seller recently acquired the property from the McKinley Realty & Construction Co.

UNION AV.—Lauter & Blackner have sold for Leo Levinson the plot 40x100 on the west side of Union av, 26 ft. north of 168th st.

VALENTINE AV.—Salvat L'Asperches sold for the Valentine Construction Co. a 3-sty frame house at the northeast corner of Valentine av and 198th st, and for C. Huber 2 lots, 50x98, in the east side of Valentine av, 405 feet north of 198th st.

WASHINGTON AV.—Ettinger Bros. have bought the northwest cor of Washington av and 169th st, a plot 50x100, with two 3-sty houses.

4TH AV.—A. Shatzkin & Sons have bought from the Wood Just Realty Co. a plot of six lots at the corner of 4th av and 222d st, having a frontage of 114 feet on the avenue and 155 feet on the street.

LEASES.

S. B. Goodale & Son have leased for a term of years for E. E. Horn to the Sutour Restaurant Co. 269 7th av, near 25th st.

Heil & Stern have leased for Gutwillig Bros. all of the loft space in the building at 35 and 37 West 3d st, 90x152. This building was also occupied by George Borgfeldt & Co.

Edward McVickar has leased for estate of James D. Layng to N. T. Robb the private stable at 172 East 73d st; store and basement of 109 Fulton st for T. G. Sellew to Isaac Roberts; store and basement of 59 Crosby st.

M. & L. Hess leased for the Building & Engineering Co. to Bloomberg & Goldstein the 8th loft in 928 and 930 Broadway and 17 East 21st st, and for Wiesen & Goldstein to the Imperial Embroidery Co. the 4th loft in 151 to 155 West 25th st.

Duross Co. have leased for Mary E. Clark the 3-sty and basement dwelling, 115 West 17th st, to Charles Chiclacos for business purposes. They have also leased the store and basement of 364 7th av, in the block adjoining the new Pennsylvania depot, to H. O. Cropper & Co.

John P. Kirwan has leased for A. E. Scallen to Morris A. Forgotston the store 1450 Broadway; for Klein & Jackson to D. A. Lippincott the store 216 West 42d st; for M. F. Donohue to N. W. Neff the store 136 West 42d st, and for Lewis & Conger Co. to Harry Levis the store 784 6th av.

Amos R. E. Pinchot has leased for a term of 21 years the former St. Mary's school property at 6 and 8 East 46th st, opposite the Windsor Arcade. It consists of a 5-sty and basement structure, on plot 40.8x100.5, and was acquired by Mr. Pinchot last July. The Meridan Britannia Company is the lessee. They are now located at 218 5th av, cor of 26th st.

ST. NICHOLAS AV.—F. W. Woolworth & Co. have leased for a term of ten years the stores at 1415 and 1417 St. Nicholas av. These stores are in the new building recently completed by Gustavus L. Lawrence at the southwest corner of St. Nicholas av and 181st st. All of the ground floor space in the building on the avenue frontage has now been leased.

Frederick Fox & Co. have leased for T. Unterberg the store and basement containing 12,000 square feet of space in the new building just completed at 104-6-8 West 37th st, for a long term of years to J. Vorhaus & Sons, fur importers. Also, for Webster B. Mabie & Co. the store and basement in the new building just completed at 29 West 21st st, for a long term of years to the Sterling Button Co.; for the Sailors' Snug Harbor, 5,000 square feet of space in the building 5 and 7 University pl, to Spero & Stanfield.

The Audubon National Bank, whose present quarters are in the building at the northwest cor of Broadway and 143d st, have secured under lease a large portion of the ground floor and vault space in the basement of the 12-sty apartment hotel to be erected at the northwest cor of Broadway and 145th st. The new structure is to be put up by the Dow Construction Co. from plans by Thompson & Frohling. The bank recently took a two years' lease of the quarters at 143d st. The Audubon is the only national bank on the west side north of 42d st. Its officers are D. S. Mills, President; Emil Schwarz, Vice-President, and William Reimers, Cashier.

Heil & Stern have leased for the Meteor Realty Co., in their new building, 40-42 West 17th st, the sixth and seventh lofts to Benj. Levy & Co., and the tenth loft to P. Eisenberg Co.; for Weil & Mayer the sixth loft in the building, 584-586 Broadway, to Epstein & Levy; for the Mendel Estate, the third loft in the building, 104-106 Bleecker St., to Rothschild & Rockwell; for the Realty Holding Co., the ninth loft in the building, 123-133 West 27th st, comprising a total space of 17,500 square feet to John Fried; also for

THE ***Investors' Number*** of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

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The ***Table*** of ***Investment Properties*** to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the ***Investors' Number*** and the ***Table*** of ***Investment Properties*** in detail..

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square 11 East 24th Street

the Realty Holding Co. the sixth loft in the building, 40-42 West 27th st, to H. Scher & Co.; and the sixth loft in the building, 38-44 West 24th st, to Rosenbaum & Ginther; also the eighth loft in the building, 38-44 West 21st st, to H. M. Kutner.

M. & L. Hess have leased for Louis Stern, of Stern Bros., the 12-sty building, 60x208, at Wooster, West 3d and West 4th sts, which will be vacated on Feb. 1 by George Borgfeldt & Co. The new tenants who have been secured for these structures are without exception wholesale clothing manufacturers, who will use the space for offices and salesrooms. Their removal to this neighborhood promises to fix there more permanently than ever the center of the clothing and allied trades and to counteract, so far as at least one line of business is concerned, the general tendency to move north of 14th st. In fact, one of the new tenants of the Borgfeldt Building will actually move southward from quarters near 18th st and 5th av. Another of the tenants will be the firm of Eisner Bros., who have large factories at Red Bank, N. J., and still another will be a large concern with a factory at Woodbine, N. J. Neither of these firms has, heretofore, had headquarters in this city.

SUBURBAN.

WANTAGH, L. I.—Kaseman & Hintz sold for E. F. Kershaw to a buyer for occupancy a ten-room cottage, on a plot 151x200, at a corner of Park and Oakland avs, Wantagh, L. I.

EDGEMERE, L. I.—Joseph P. Day has sold for a client ten lots at Edgemere, L. I., having a frontage of 200 feet on Edgemere av and 100 feet on Wave Crest and Rochester avs, respectively.

STATEN ISLAND.—Cornelius G. Kolff has sold for Mary and Angela Brosnan a plot 50x100 on 4th av, near Westervelt av, New Brighton, to William Wilkie, who has started the erection of a private dwelling.

Mrs. Mary Ross has sold to Anna Rickert Hoffmann through J. Sterling Drake the northwest cor of Richmond Turnpike and Cedar pl, Staten Island, adjoining the Moravian Church, a plot 75x150, with an 8-room cottage.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for Mrs. Minerva P. Calvi to Arthur W. Connable a plot of 19 lots running down from Point Breeze Place to and along Jamaica Bay, at Bayswater, Far Rockaway, L. I.

Duross Co. have sold for the Yonkers Real Estate Exchange another of the group of 2 and 3-family dwelling houses, just completed by this company at 94 Elliott av, four blocks from Van Cortlandt Park and adjoining Broadway.

LITTLE NECK, L. I.—Andrew J. Cobe sold for the Cutter Estate 19 acres at Little Neck, at Broadway and Little Neck road, to a syndicate of Syracuse capitalists. This property abuts the Van Nostrand farms acquired recently by the same syndicate.

PASSAIC, N. J.—R. & J. Dick Co., of Glasgow, Scotland, purchased two acres of land at Passaic, N. J., between Clifton and Passaic, on the Lackawanna Railroad through Frank Hughes. The J. J. O'Leary Co. has been commissioned to build a large factory from plans by Andrew Barclay, of Glasgow.

Pease & Elliman have sold for Mrs. Ridgely Hunt her estate at Highland Falls on the Hudson, known as the William Conger Pell place, to Frederick A. Libbey. The property contains about 20 acres fronting on the river, with a large old-fashioned brick mansion and stable, and is near J. Pierpont Morgan's place.

YONKERS.—ELLIOTT AV.—Yonkers Realty Exchange reports the sale of two of the Gerbereux Co.'s 2-family houses, 92 and 94 Elliott av, Yonkers. Duross Bros. are the purchasers, and the consideration stated is $14,000 each. There are only five of these model two-family dwellings left, and negotiations are pending on some of these.

NEW JERSEY.—HARRINGTON PARK.—S. Carman Harriot has sold the 175 plots with the exception of about an acre, which is located at the entrance of the Park, to L. A. Skinner, of New York City. This Park comprises about 110 acres, and was planned by Vaux & Co., whose senior member was associated in designing Central Park.

STATEN ISLAND.—TOMPKINSVILLE.—The auction sale held by Cornelius G. Kolff last Saturday of the property on the cor of Sherman av and 1st av, Tompkinsville, resulted in the sale of 8 lots on 1st av, the cor plot bringing $1,500, and the inside lots $1,100, the buyers being Walter De Nike and Edgar Sharrott; the sale of 3 lots on Sherman av brought upwards of $1,100 per lot, the purchaser being Edgar Sharrott.

NEW ROCHELLE.—The Clifford B. Harmon Co., which is developing the Pelhamwood tract in Westchester county, has bought from the Luthers and Greene estates a tract of about 40 acres at Winyah and Calhoun avs, New Rochelle. On the property which adjoins the company's present holdings the New York, Westchester & Boston Railway will establish a station. The property will be developed along the same lines as the Pelhamwood tract.

EDENWALD.—The Edenwald Land Companies have sold 36 lots on Amundson Hill, Pratt, Wright, Monticello, Seton, Monaghan, Jones and Bracken avs. Among the buyers are William Mulchahy, Carl and Herman Waldman, Maggie O'Neill, E. J. Schick, W. Lynch, Patrick Dee, Joseph Levy, John McNamara, Carl Muller, A. Rechenbach, Thomas Griffith, Dominick Grogan, Hannah Frank, H. M. Gold, A. Blumm, Isidore Friedman, John Foley, B. Robbins, Louis Frank, Anna Lassen, Mary J. Manning and Jacob Levine.

KATONAH, N. Y.—Mrs. Frank Hunter Potter sold to William Fahnestock of this city, a tract of 100 acres in Maple av, Katonah, N. Y. The purchase price is said to approximate $75,000, which establishes a new record. Mrs. Potter still owns about 80 acres of her original holdings. On the portion retained stands a farmer's cottage, which will be extensively altered from designs by H. B. Price and occupied by Mrs. Potter as her residence. Mr. Fahnestock is also going to build a dwelling for his own occupancy. The property just sold adjoins the holdings of George Nichols and Dr. Turnure.

UNITED REAL ESTATE OWNERS.

A regular bi-monthly meeting of the United Real Estate Owners' Association will be held in Parlor A of the Grand Union Hotel, on Tuesday, Nov. 23. The principal business of the meeting will be the assignment of committees for the ensuing year. An auction of boxes will be held in advance for the annual ball to be held at Terrace Garden, 58th st., between Lexington and Third avs, early in January, 1910.

TITLE OFFICIALS OPTIMISTIC.

It was said this week at the office of the Title Guarantee and Trust Company that it is evident that those about to undertake real estate enterprises need not hold back on account of financial accommodations. Although the real estate market, is, as reported in the Record and Guide last Saturday, a very light market, yet the demand for mortgage investments continues strong. Last week this company supplied to various investors more than one hundred mortgages, aggregating one million dollars.

LAND TITLE REGISTRATION.

Mr. A. N. Gitterman delivered the regular weekly lecture to the Real Estate Class at the West Side Y. M. C. A. last week, his subject being "Land Title Registration." He said in part:

"The present method of recording titles has become too cumbersome. The upkeep of it is a great expense and it necessitates vast storage space for the accumulation of all these voluminous records. The incidental delay, adds greatly to the cost of transferring real estate and the possibility of error is increasing annually. Any expense, tax or tariff added to trading, retards the free and economical exchange of any commodity.

WHEN SEARCHING A TITLE.

"Just for a moment let me call your attention to some of the things that are necessary in searching the title to a house in New York. First, the records of the Register's office are carefully examined and a transcript of all transfers are made. The Surrogate's office is visited next, with a view of finding wills that may have a bearing on the property. The Court records are inspected, to find out any judgments that have been filed against the owner. The County Clerk's office reveals to us all the liens and attachments that have been filed, and the tax books inform us if the taxes are paid up to date, or if they are in arrears. The Department of Public Works may have a bill for water charges—The Tenement House Dept. reveals any violations of this Law.

"Yet, with all these full reports, the title is not freed from attack, as the State does not hold itself liable for any errors that may have occurred in the copying of any of the instruments, and errors are occurring continually, such as the judgment being recorded against a man of similar name, or the name has been transposed. The leaving out of the record if the vendee is married or single. Through these apparently small errors much harm has been done, and future transactions in this piece of property may be delayed until proper adjudication can be had, which may necessitate a lawsuit of years.

"Assume a piece of property of great value has been purchased, and all of this work has been properly done by a careful and conscientious lawyer of ability and good standing. We are morally certain that all the work up to this point is without flaw. Why should this title be liable to attack, if nothing has occurred previous to this transaction? Would it not be far better to record or register these instruments in such a way that all trades in connection therewith in the future should start from this date? Land Title Registration does just this. Land Title Registration secures for the applicant, simplicity, economy and security, instead of tedious and expensive searches and researches.

"In 1853 Mr. Robert Torrens, Commissioner of Customs at Adelaide, Australia, was in charge of the ship registry office of the place. He noted the ease with which ships in transit were registered in the home port, showing not only the participation of the various owners, but the entire history of the ship and all its vicissitudes in its various travels. Mr. Torrens then conceived the idea when put in charge of the Land Registry office at New South Wales, in 1856, that the same method adopted by the seafaring men in registering their ships, could well be done, in connection with ground, which is always situated in the same place and always capable of inspection.

"The Australian provinces at this time were inhabited by remittance men and penal convicts from the home country. These lawless people did not have a high respect for law, in fact it resembled the condition that one finds in a semi-civilized community.

"With this unsettled condition to work upon, and with the Queen's various grants, as a basis, Sir Robert Torrens inaugurated the system which now bears his name, and by it, the owner, adjacent holders and adverse claimants and liens on the property are brought under the eye of the Registrar of Titles, who gives all parties interested an opportunity to be heard, with a view of establishing the merits of the claims made by the presumptive owner. After a specified time, allowing for advertising, and a public hearing, an entry is made by the examiner, and a certificate is issued to the owner, specifying the location of the land, its ownership and encumbrances, and all other details that would affect any transaction in the same. This certificate becomes a negotiable instrument, and by comparison with the original at the registrar's office the exact status of the property can be found on the shortest notice.

HOW TO REGISTER A TITLE.

"The method of proceedure under the Land Title Registration Act, which went into effect February 1, 1909, in this State, provides that the applicant must present a thorough search and examination of the title certified to by an official examiner with an accurate survey to the Supreme Court, with the names of all parties claiming any right or interest in the property. These will receive legal notice to appear and answer a complaint. The notices are to be conspicuously posted on the property and advertised in the newspapers for forty days preceding the hearing. The proceedings are simple, as in 95 per cent. of the cases, there will be no contestants.

"The only pleading is the application signed and sworn to be the owner or prospective owner if the property is under contract. Twenty eight days elapse after notices have been given before the Court takes up the consideration of the application. If the title is then found to be good, a decree of the Court is entered directing the Register to issue to the applicant a certificate of title. In a proceeding properly conducted, every person having possible interest in the land is notified, hence the title is practically established as against the whole world as soon as registered. The time required may be 50 or 60 days, but this does not interfere with the active trading, selling or mortgaging of the property during this time.

"Twenty-six years ago the opposition of the lawyers to Title insurance was a big factor in hindering its early growth, but now that these companies which have done so much for real estate in this city,, are continually helping us, we can look forward, I hope, to the time, not far distant when they will endorse and foster Land Title Registration."

RIVERSIDE AND MORNINGSIDE.

The last regular meeting of the Riverside and Morningside Association was held at the "Hotel Langham," formerly the "Marseille," at Broadway and 103d st., on Nov. 8th. Mr. F. M. Burdick is president of the association and Charles E. Schuyler is secretary. One of the public squares in the neighborhood is named 'Schuyler Square." Other officers and committeemen are Rev. Dr. John P. Peters, rector of St. Michael's, and famous as an explorer of the Holy Land; Rev. E. M. Sweeney, Rev. Dr. Keigwin, J. Aspinwall Hodge, Jr., W. W. Perrine, Myles Tierney, Alexander Walker, William F. Clare, Ward Brower and Vincent Loeser.

The Treasurer reported that a number of members were in arrears for dues, and stated that the work of the Association, which had been so successful in protecting the neighborhood from nuisance, could not go on without money from membership dues. He earnestly requested that all of those owing any dues would forward them to the Treasurer, at No. 820 West End av. The Secretary was requested to notify all of those in arrears by personal letter.

The Local Improvement Committee, through Mr. Loeser, reported that the work on Broadway, of fencing the grass plots in the middle of the avenue, was progressing satisfactorily, and that it was expected that before the beginning of the year, the whole line would be parked from 59th to 122d sts. The Secretary reported that there were no other nuisances complained of.

Mr. Clare, chairman of the Grievance Committee, reported that the work was progressing satisfactorily, and that certain saloons were continued closed on Sundays, but that there was an evident evil in the use of tenements for disreputable purposes. It was suggested that the Clergy of the section hold a meeting to agree upon a basis upon which they could enlist the efforts of the parishioners to assist the Association to rid the section of this disreputable use of flats and apartments, and keep the district as a high-class residential section.

The President stated that he would be away next year, and it would be necessary to elect new officers at the next meeting. He also requested that a nominating committee be appointed to select officers for the coming year, and upon motion, the President was authorized to appoint such a committee. He thereupon appointed Mr. W. F. Clare, Mr. Alexander Walker and Mr. Vincent Loeser, and the Secretary was requested to notify them of their appointment.

There being no further business, the meeting was adjourned until the first monday in December, which will be the annual meeeting.

CONCRETE WATER-GATES.

When Metcalf & Eddy, of Boston, consulting engineers to the Boston Finance Commission, made their recent investigation of the Boston Water Department, the concrete plant had but recently been established for the purpose of manufacturing, in an experimental way, reinforced concrete gate and hydrant boxes to replace the wooden boxes heretofore used. The wooden boxes naturally have a very short life when buried in the earth, while the concrete boxes should last for many years, if not indefinitely. These concrete boxes consist of four flat slabs cast in wooden molds.

The force employed at the time of the inspection consisted of five men, two masons and three helpers. The helpers oiled the molds, mixed the concrete and dumped it into the molds, while the masons packed the concrete and placed the steel reinforcement in it. After filling, the molds were placed in a rack and the concrete allowed to set until hard enough to be removed.

The average amount of work done by the force of five men was then eight slabs per day, or two complete gate boxes. During the inspection it took the force but twenty minutes to perform the complete operation of building a slab. Allowing thirty minutes to each slab, this would mean sixteen slabs or four complete boxes per day, just twice the average amount of work which the force had previously been doing. Later, under the spur of inspection, a force of eight men, two masons and six laborers, completed twenty-eight slabs or seven boxes in eight hours. It is, therefore, fair to assume that an output of three-quarters of a box per day per man is not excessive.

WANTS AND OFFERS

BEAUTIFUL SOUTHERN HOME FOR SALE. BY THE OWNER, at a sacrifice, one of the best farms in southeast Georgia, few miles from large city, on main public road; 900 acres, 6-room residence, plenty shade trees, two room house, three-room house, barns, stables, outhouses, beautiful lake, timber, live stock, implements, etc., everything for $16 per acre. FRANK WHEYLAND, Jacksonville, Fla.

TO LET—Stoneyard of Klingenbeck & Co., East 106th Street, about 200 ft. front., 100 ft. deep, with tools, implements, machinery, etc., from Jan. 1, 1910, to Nov. 31, 1911. Address all communications before Nov. 22 to HAYS, KAUFMAN & LINDHEIM, 60 Wall Street, New York City.

MANAGER OR SALESMAN. Fifteen years experience among lumbering trades in machinery line, good mechanical, executive and selling ability; best references from former employers; present position not satisfactory. BOX 40, Record and Guide.

WANTED, a few capable men of experience in Fifth Avenue Section; good opportunity for the right men. Worthington Whitehouse, 573 Fifth Avenue, New York City.

FOR SALE, complete set of Real Estate Record and Guides, from 1877 to date; bound in two volumes each year; will be sold reasonably. FREUND, 8 Maiden Lane.

BUILDER wants to hire or buy six 40-ft. Breast Derricks; write, stating terms, to "A. B. C.," care Record and Guide.

CAN YOU USE three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. JACOB A. KING, 51 W. 125th St., New York.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

Rule for Valuing Fractional Lots in Manhattan

The rule for valuing fractional lots in Manhattan Borough, prepared by Henry Harmon Neill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each.

Apply at office of The Record and Guide, 11 to 15 East 24th St.

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is rapid and sure. **Tabloid Circulars,** as they are to be published in the Record and Guide, are a modern and logical development.

SEND FOR SAMPLE SHEETS

THE RECORD AND GUIDE CO., 11 East 24th Street, N. Y.

REAL ESTATE NOTES

The Duross Company have opened a branch office at 369 South Broadway, Yonkers. Their main office is at 155 West 14th st, with a downtown branch at 156 Broadway.

Gillen & Strykes have removed their offices to the Fidelity Building on the northwest corner of 26th st. and 6th av., where they will continue to conduct a general real estate business.

The Title Guarantee & Trust Company has loaned on 5 first mortgages, of $6,000 each, on the 2-sty. brick and frame dwelling, located on the east side of Perry av., 1119.52 ft. south of 205th st. Each lot is 20 x 100 and each mortgage is for 3 years, at 5 per cent.

The M. Cohen & Brothers' Realty Company has secured a permanent loan of $450,000 at 4½ per cent. from the Title Guarantee & Trust Company, on its property 31, 33, 35 and 37 West 27th st, 100x98.9 feet. A 12-sty store and loft fireproof building has just been completed on this plot.

Samuel H. Martin has been appointed branch manager for the Phoenix (Fire) Insurance Company of Hartford, Conn., and the New Jersey Plate Glass Insurance Company of Newark, N. J. With the increased facilities he is now in a position to give all business personal supervision. Full commission will be allowed to brokers.

The West Side Taxpayers' Association held its annual installation of officers last evening at 267 West 34th st. The following are the officers for the ensuing year: George Wenner, M. D., president; Charles Hyass, first vice-president; Philip G. Becker, M. D., second vice-president; Charles A. Schrag, recording secretary; Fred Keller, treasurer, and Julius Neke, financial secretary.

The James L. Wells Company found buyers for four two family houses on Undercliff av. at an auction sale conducted on the premises last Saturday. The houses are of recent construction, located just south of the Washington bridge. Francis W. Pollock secured Nos. 1441 and 1443 for $8,200 and $6,500 respectively For No. 1389 Charles McGraddy paid $7,425, and No. 1391 was purchased by John J. Lenihan for $7,350.

Charles A. Hickey has been appointed receiver of the rents of a mercantile building on the southeast corner of 5th av and 41st st, on plot 19x98.4, in a suit brought by Frank B. Martin against the E. G. Potter Company and others to foreclose a second mortgage made by the E. G. Potter Company on May 5, 1909. Justice McCall has signed an order requiring the receiver to file a bond of $3,000. There is a prior mortgage on the property for $350,000.

Suit has been begun in the Supreme Court by Frank B. Martin and Mary C. Maxwell against the E. G. Potter Company and others to foreclose a mortgage of $82,560 on the property at the southeast corner of 5th av and 41st st, a plot 19x98.4. The mortgage was made on May 4, 1905, by the E. G. Potter Company to Agnes L. Burke. An assignment of the mortgage to the plaintiffs in the suit was filed in the office of the Register on Nov. 15. Solomon Hansford, of No. 41 Wall st., is the attorney for the plaintiff. A lis pendens was filed against the property yesterday.

UNCLASSIFIED SALES

The total number of sales reported is 74, of which 30 were below 59th st, 23 above, and 21 in the Bronx. The sales reported for the corresponding week last year were 80, of which 20 were below 59th st, 44 above, and 16 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 201, as against 192 last week, and in the Bronx 145, as against 235 last week. The total amount involved is $5,644,372, as against $7,177,895 last week.

The amount involved in the auction sales this week was $1,167,590, and since January 1, $53,766,300. Last year the total for the week was $786,563, and from January 1, $50,330,659.

RIVERSIDE DRIVE.—The vacant block bounded by Broadway and Riverside Drive, 149th and 150th st, has been sold by the Field Estate to a syndicate of operators. The property will probably be subdivided and resold for improvement with apartment houses. It is understood that the Field estate has been holding the block at a figure around $600,000. The Field block measures 199.10 ft. on Broadway, 205.4 ft. on Riverside Drive, 333.2 ft. on 149th st and 380 ft. on 150th st, with an area of between 28 and 29 city lots. It is the largest plot held in one ownership along the line of the subway from 137th to 157th st, and the improvement of it will close up one of the few remaining gaps in the almost solid wall of new apartment houses between these two points. Just north of the Field block, from 150th to 151st st, is the property of the Hebrew Sheltering Guardian Society, which will probably be put on the market as soon as the society's new buildings in Westchester County have been completed.

8TH AV.—C. A. Christman has bought from the Maze Realty Co. the northeast corner of 8th av and 43d st, on a plot 75.3x100. There are six 5-sty tenements on the plot.

BROADWAY.—The Bendheim Construction Co. has borrowed $435,000 at 4½ per cent. on the apartment houses, which they have erected in the block bounded by Broadway, Wadsworth av, 181st and 182d sts.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, November 22.

Bronx Boulevard, opening, from Old Boston Post road to 242d st. 3 p. m.
Lane av, &c, opening. 1 p. m.
Riverside Drive, opening, from 135th st to Boulevard Lafayette. 2 p. m.
Jerome av, widening, from Cameron pl to 184th st. 2 p. m.
Bush st, opening, from Creston av to Grand Boulevard and Concourse. 10 a. m.
225th st (Muscoata st), opening, from Broadway to line dividing the Boroughs of Manhattan and Bronx. 3 p. m.
A new st, opening, between Broome and Spring sts, from Bowery to Elm st. 4 p. m.
Rosedale av, &c, opening. 12 m.
Magenta st, &c, opening. 10 a. m.
Gun Hill road, opening, from Jerome av to Mosholu Parkway North. 2 p. m.
227th st, opening, between Laconia av and Bronxwood av. 12 m.
228th st, opening, between Chapin av and Laconia av. 12 m.
Cornell av, &c, opening. 12 m.
205th st (Adee av), opening, from White Plains road to Boston Post road. 11 a. m.
Benson av, &c, opening. 3 p. m.
Kingsbridge av, opening, from 230th st to Broadway. 4 p. m.

Tuesday, November 23.

Bronxwood av, &c, opening. 4 p. m.
Faile st, opening, from Garrison av to point 183 feet north of Whitlock av. 11 a. m.
Cruger av, &c, opening. 11 a. m.
Eastern Boulevard, opening, from N. Y., N. H. & Hartford R. R. property to Hunts Point road. 12 m.
Boston road, opening, between White Plains road and north line of city. 1 p. m.

Wednesday, November 24.

Tremont av, closing, from Eastern Boulevard to Fort Schuyler road. 2 p. m.
Tremont av, opening, from Aqueduct av to Sedgwick av. 1 p. m.
Lacombe av, &c, opening. 1 p. m.
Rosewood st, opening, from Eastern Boulevard to White Plains road, and from White Plains road to Cruger av. 1 p. m.

Friday, November 26.

Hull av, opening, from Mosholu Parkway North to Woodlawn road. 2 p m. and 3 p. m.
Sedgwick av, &c, widening. 4 p. m.

AT 258 BROADWAY.

Monday, November 22.

Westchester av, Rapid Transit. 10:30 a. m.
Bulkhead piers, 52d and 53d sts, East River. 11 a. m.
New st, adj Manhattan Bridge. 3 p. m.

Tuesday, November 23.

Fort George, Rapid Transit. 10 a. m.
Fordham road, dock. 10 a. m.
120th st, dock, Harlem River. 10:30 a. m.
Brooklyn Bridge, arches. 2 p. m.
Loop No. 1, Rapid Transit. 2 p. m.
Onderdonk av, school site. 2:30 p. m.

Wednesday, November 24.

Piers 32 and 33, East River. 10:30 a. m.
Westchester av, Rapid Transit. 10:30 a. m.

Friday, November 26.

Chicago av, school site. 10 a. m.
Loop No. 5, Rapid Transit. 11 a. m.

BOARD OF ASSESSORS

140TH ST.—Paving with asphalt block pavement, curbing and recurbing from Broadway to Riverside Drive. Area of assessment: Both sides of 140th st, from Broadway to Riverside Drive.

55TH ST.—Sewer, bet Av A and East River. Area of assessment: Both sides of 55th st, bet Av A and East River; west side of Av A, from 55th st to 56th st.

167TH ST.—Paving with asphalt block, from Amsterdam av to Edgecombe road. Area of assessment: Both sides of 167th st, from Amsterdam av to Edgecombe av, and to the extent of half the block at the intersecting sts and avs.

142D ST.—Extension of sewer, from the end of the present sewer to the Harlem River. Area of assessment: Both sides of 142d st, from Harlem River to Lenox av; east side of Lenox av, from 129th to 142d st, including lots Nos. 58 and 59½ of Block 1739, and both sides of 133d st, from Lenox av to a point about 160 ft. easterly.

AUSTIN PL.—Sewer, bet East 149th and East 147th sts, and in East 147th st, bet Austin pl and Southern Boulevard. Area of assessment: Both sides of 147th st, bet Austin pl and Southern Boulevard; both sides of Austin pl, bet 147th and 149th sts.

BRYANT AV.—Sewer in bet Garrison av and Lafayette av. Area of assessment: Both sides of Bryant av, from Garrison av to Lafayette av; south side of Garrison av; both sides of Seneca av and north side of Lafayette av, between Faile st and Bryant av.

MOTT AV.—Sewer, bet Park av and East 138th st, and in East 138th st, bet Mott av and Walton av, and in Walton av, bet East 138th st and the summit north of Cheever pl. Area of assessment: Both sides of Mott av, from Park av to 138th st; both sides of Walton av, from 138th st to 144th st; north side of 138th st, from Walton av to Exterior st.

MOUNT HOPE PL.—Sewer, bet the west house line of the Grand Boulevard and Concourse and Monroe av, and in the Grand Boulevard and Concourse (both sides), bet Mount Hope pl and East 176th st, and in the Grand Boulevard and Concourse (east side), bet Tremont av and Echo pl, and bet East 179th st and East 178th st. Area of assessment: Both sides of Grand Boulevard and Concourse, from Mount Hope pl to 176th st; north side of 176th st, from Monroe av to Grand Boulevard and Concourse; east side of Grand Boulevard and Concourse, Tremont av and Echo pl and bet 178th and 179th sts.

TELLER AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences, bet East 164th and East 170th sts. Arear of assessment: Both sides of Teller av, bet East 164th and East 170th sts, and to the extent of half the block at the intersecting sts.

TAYLOR ST.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences, from Morris Park av to West Farms road. Area of assessment: Both sides of Taylor st, from Morris Park av to West Farms road, and to the extent of half the block at the intersecting sts.

MINFORD PL.—Paving with wood blocks from Boston road to Jennings st, and curbing where necessary. Area of assessment: Both sides of Minford pl, from Boston road to Jennings st, and to the extent of half the block at the intersecting sts.

SENECA AV.—Sewer, bet Whittier st and Hunts Point road. Area of assessment: Both sides of Seneca av, from Whittier st to Hunts Point road; both sides of Longfellow av, from Garrison av to Lafayette av; both sides of Bryant av and Faile st and Hunts Point road, bet Seneca av and Lafayette av.

ROGERS PL.—Paving with creo-resinate blocks Rogers pl, from Dongan st to East 165th st, and curbing where necessary. Area of assessment: Both sides of Rogers pl, from Dongan st to 165th st, and to the extent of half the block at the intersecting sts.

MACOMB'S DAM ROAD.—Sewer, bet Jerome av and West 170th st. Area of assessment: Both sides of Macombs Dam road, from West 170th st to a point about 470 ft. southerly.

The Board of Assessors gives notice that all persons interested in the above proposed assessments are requested to present their objections, in writing, to the secretary of the Board, 320 Broadway, on or before December 14, at which time objections will be heard.

MOHEGAN AV.—Sewers, from 176th to 175th sts.

VALENTINE AV.—Receiving basins at the north and southwest cor of 203d st.

148TH ST.—Regulating, etc., from a point 225.7 west of Broadway to easterly line of Riverside Drive.

177TH ST.—Regulating, etc., from Sedgwick av to easterly line of Cedar av, and between Cedar av and a point 160 ft. easterly therefrom.

The objections filed against the above assessments after a hearing the Board overruled the objections and ordered the assessment confirmed.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED

211TH ST.—Opening, from Kingsbridge road to Harlem River. The final report of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation November 22.

SENECA AV.—Opening from Hunts Point road to Bronx River.

178TH ST.—Sewer, from westerly line of Spuyten Duyvil and Port Morris R. R. to bulkhead line of Harlem River.

EDGEWATER ROAD.—Opening, from Garrison av to Seneca av.

The final reports of the Commissioners of Estimate and Assessment have been deposited with the County Clerk and will be presented to the Supreme Court for confirmation November 26.

NORWOOD AV.—Opening, between Mosholu Parkway North and Woodlawn road. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and report has been filed with the Bureau of Street Openings for inspection. Objections must be filed at 90 and 92 West Broadway, on or before Nov. 23. Hearings will begin November 26. Reports will be submitted to the Supreme Court for confirmation February 24. The area of assessment is as follows: The area bounded on the southwest by the northeasterly side of Mosholu Parkway, on the northeast by the southwesterly side of Woodlawn road, on the northwest by a line midway between Perry av and Hull av, and on the southeast by a line midway between Norwood av and Webster av.

BRONX BOULEVARD.—Opening, from Old Boston Post road to 242d st; area of assessment: Beginning at a point formed by the intersection of the northerly boundary line of the city of New York, with a line parallel to and distant 500 ft. westerly from the westerly line of Webster av; running thence southerly along said line parallel to Webster av to its intersection with a line midway between Mosholu Parkway North and Woodlawn road; thence southeasterly along said line and its southeasterly prolongation to its intersection with a line parallel to and distant 1,500 ft. westerly from the westerly line of the Bronx Boulevard; thence southerly along said parallel line to the Bronx Bouevard and its southerly prolongation to its intersection with a line parallel to and distant 100 ft. southerly from the southerly line of West Farms road; thence easterly along said parallel line to West Farms road to its intersection with the southerly prolongation of a line parallel to and distant 100 ft. easterly from the easterly line of Barnes av; thence northerly along said last-mentioned southerly prolongation and parallel line and its northerly prolongation to its intersection with the northerly boundary line of the City of New York; thence westerly, southerly, and again westerly along the said boundary line of the City of New York to the point or place of beginning.

Estimate and assessment completed and report filed with the Bureau of Street Openings for inspection. Hearings will begin November 22. Report will be submitted to the Supreme Court for taxation January 25, 1910.

ASSESSMENTS.

DUE AND PAYABLE

NEW ST.—Restoring asphalt pavement in front of No. 21. Area of assessment: Lot No. 3 in Block 23.

PARK AV.—Restoring asphalt pavement in front of No. 1966. Area of assessment: Lot No. 35, in block 1757.

148TH ST.—Re-regulating, regrading, curbing, recurbing, flagging and reflagging, from a point 225 feet 7 inches west of Broadway to the easterly line of Riverside drive. Area of assessment: Both sides of 148th st, from Broadway to Riverside drive, and to the extent of half the block at the intersecting and terminating streets.

177TH ST.—Regulating, grading, curbing, erecting fences, constructing steps and drains, from Sedgwick av to the easterly line of Cedar av, and paving between Cedar av and a point about 160 feet easterly therefrom. Area of assessment: Both sides of 177th st, from Sedgwick av to the Harlem River; both sides of Cedar av, from Sedgwick av to a point about 307 feet northeast of 177th st; both

sides of Sedgwick av, bet Cedar av and Burnside av; both sides of Undercliff av, bet 176th st and Sedgwick av; both sides of Tremont av, bet Montgomery av and Sedgwick av; both sides of Palisades pl, for its entire length; both sides of Popham av, bet 176th st and Montgomery av; also lots Nos. 1, 50 and 58 of block 2885.

MOHEGAN AV.—Sewers, from 175th to 178th st. Area of assessment: Both sides of Mohegan av, from 175th to 176th st; south side of 176th st and north side of 175th st, from Mohegan av to Marmion av.

203D ST AND VALENTINE AV.—Receiving basins at the northwest and southwest corners. Area of assessment: East side of Grand Boulevard and Concourse, between 202d and 204th sts; northwest corner of 202d st and Valentine av, and both sides of 203d sts, from Valentine av to the Grand Boulevard and Concourse.

JEROME AV AND KINGSBRIDGE ROAD.—Receiving basin at the northeast corner. Area of assessment: Block bounded by Jerome and Morris avs, 196th st and Kingsbridge road.

118TH ST.—Alteration and improvement to sewer, between 3d and Lexington avs. Area of assessment: Both sides of 118th st, from 3d av to Park av, including lots Nos. 32a, 32b, 32c, 32d, 32e, 32f and 32g of block 1767; east side of Park av and west side of Lexington av, between 117th and 119th sts; south side of 119th st, between Lexington and Park avs.

The Comptroller gives notice that the above assessments are now due and payable, that payments made on or before January 10 will be exempt from interest, after that date interest at the rate of 7% per annum will be charged from the date when the assessments become a lien.

139TH ST.—Sewer, between Cypress av and a point about 197 feet westerly therefrom. Area of assessment: Both sides of East 139th st, between Cypress and St. Ann's avs.

147TH ST.—Sewer, between Robbins av and St. Mary's Park. Area of assessment: Both sides of 147th st, from Robbins av to Trinity av.

186TH ST.—Paving the roadway and setting curb, from 3d to Park av. Area of assessment: Both sides of 186th st, from 3d to Park av, and to the extent of half the block at the intersecting sts.

The comptroller gives notice that the above assessments are now due and payable. All payments made on or before January 15 will be exempt from interest.

LIABILITY OF REPRESENTATIVE LANDLORDS.

An interesting case, decided not very long since, was based on the failure of the committee of an incompetent's estate to repair properly an alley or hallway retained in control of the landlord of property leased. Injury resulted, and an action was brought for damages.

The estate of the incompetent could not be held liable, for very obvious reasons, he not being in a position to contract an obligation.

The question is quite similar to one where an executor or administrator, who is not, as such, in anyway involved with real estate belonging to the decedent whose estate he represents, but if he do assume its control and management he exercises the same functions as an "administrator de sou tort"; that is, one who acts without authority—"butts in"—and as such must likewise assume the responsibilities.

In the case before us, the committee sought to screen itself from the consequences of the negligence exercised in repairs by the claim of its being simply a functionary appointed by a court, and a mere bailiff of the court to take charge of the property.

The particular question had never but once been decided by a court, but in that instance sustaining the defence of immunity on the part of the committee.

In the case before us (Rooney vs. Peoples Trust Co., 61 Misc., 159) this immunity was changed to one of liability for the committee, the court saying: "Here is a grant of independent authority to enter into the relation of landlord and tenant, and it carries with it, necessarily, an assumption of all the rights and duties that ordinarily attend such a relation. If the committee rents the property under its charge in such a way that it retains control over the common passageways used by the various tenants, there is no conceivable reason why it should not be charged with all the duties of a landlord, to the same extent as it is possessed with all the rights of such a legal relation. The reason why it cannot be held liable in its representative capacity is that the estate of the incompetent must not be subjected to a liability for the torts of one who is not his agent in the legal sense. This reason falls far short of exempting the committee individually."

Directors who do not direct are thus not alone in a class who assume responsibilities they do not intend to fully perform, and committees of incompetents and administrators of estates assuming the function of landlords must learn through personal accountability to perform the duties of the relation.

BUILDING LINE ORDINANCES.

At a meeting held between a representative of the Corporation Counsel's office and Nelson P. Lewis, engineer of the Board of Estimate, it was definitely decided that the new code of ordinances now being prepared and expected to be completed by December 1 will not affect any properties that now encroach on the streets. It is the purpose of the new code to include only new buildings that may be erected on present streets and future construction on new streets.

Such property that does encroach will be protected, as far as it can be protected, by the method that has been in force for a long time—through the permits obtained from city departments and officials.

LAW DEPARTMENT

APARTMENT HOUSE HEATING.

"Since the question of using open cars during unseasonable weather has been satisfactorily settled for the good of the public, may I appeal to your valuable paper to kindly take up the question of the heating of our apartments?

"The tenant nowadays is entirely at the mercy of his landlord; no matter how cold the weather is, he will get heat only when the landlord sees fit, sometimes not before Nov. 1, and rarely after March 31.

"Considering the cost of living in New York City apartments, there should be some law regulating so vital a question.

"M. H."

As in Spring the "voice of the turtle (?) is heard in the land"—search your Scriptures—so, in Fall, possibly even more noticeably, is heard the voice of the tenant—and generally in complaint.

The above communication to one of our contemporaries—the mouthpiece likewise of current Polar complaint—is in point. With "Cook nailed," the correspondent possibly hopes to have "flats heated," become a "next" in its Quixotic efforts to right all wrongs due to extreme cold.

Now, the truth is that all these complaints tending to divert just causes of investigation or remedy, from the forum of proper inquiry, either before or after, to the inflammable, irresponsible sympathies of "the people," smack of yellow journalism. What people will read and pay to read becomes the lodestone of journalistic seek-and-find. A man is killed, and the lamb of sacrifice finally selected—usually by newspaper detective work—is at least half-tried before he ever gets to the proper tribunal, a judge and jury. So, of the steam heating of flats; catch the ear of the newspaper public with a cry of insufficient heating, and every calm principle of judgment is thrown aside in a burst of popular sympathy. If a man nowadays ever claims to have fallen among thieves he needs no good Samaritan in the rush of the newspaper "first aid."

As a man selects, or ought to select, his wife, by careful prematrimonial inquiry, so ought an intending tenant to select his proposed home or flat, and obtain either proper binding previous statements as to what he desires, or learn from past or present occupants if the house has a good name, and be likely to suit him in the respects desired.

LIABILITY.

To the Editor of the Record and Guide:

One of my clients desires to purchase a drug store on which the existing lease has two years to run. The rent is higher than is being asked for adjoining corners. The seller, who is also the lessee, is willing to sell the store for the amount of the debts plus 10 per cent. What my client desires to know is: Does he make himself in any way liable for the lease in case he purchases the drug business and moves it into the opposite corner?

SUBSCRIBER.

ANS.—The question is somewhat obscure. No man is bound to pay the debts of another unless he assumes them in writing. The question, however, seems to involve the purchase of the drug business, to pay all debts and 10 per cent. bonus; the lease is certainly a debt or obligation of the seller, and as such we assume he would expect to have it covered by an obligation of the purchaser to protect him from its required rent. The best course for you, as a broker to prevent future trouble, is to have this plainly understood by the parties to the transaction, for one of them has got to pay the rent required by the lease, for the two years it has yet to run, unless released by the landlord.

TRESPASS.

To the Editor of the Record and Guide:

How can a builder be compelled to remove sheds that are on private property? Consent was given after they were placed there. Long since the buildings have been completed and the builder has promised to remove the sheds three or four times—but they are still there. Both the builder's sheds and the telephone were placed on the premises during the owner's absence.

Answer.—The removal of sheds placed on your premises by a trespasser can be easily effected with an axe. Coupled, however, with what seems to have been a verbal license by you made after erection, an implied reasonable right to their being there would seem to have been established, and we would advise a thirty days' written notice, requiring removal, to be served on the builder, before proceeding to remove them.—Editor.

HOUSE AND REAL ESTATE OWNERS.

A regular monthly meeting of the House and Real Estate owners' Association of the Twelfth and Nineteenth Wards was held on Friday, Nov. 12, 1909, at Central Turn Hall, 85th st, and Lexington av. The principal business of the evening was revising the constitution.

APARTMENT HOUSES AS INVESTMENTS.

By W. W. HANNAN.*

WHEN a builder once determines to erect a large apartment house, he should bear in mind that the addition of two, three or more stories to his original plans will not increase the fixed charges, with the exception perhaps of a slight increase in taxes. The additional revenue that those additional floors will bring, however, more than offsets any possible increase in the expense of conducting the building.

I might better illustrate this point by drawing a comparison with the remarkable increase in the size of the mighty freighters that ply the Great Lakes. We might take, for instance, a steel steamer of the most modern type, about 250 feet long, and a carrying capacity of about 4,000 tons.

The cost of operating that steamer is just as great as the operation of a 600-foot modern leviathan of the Lakes, with a carrying capacity of from 8,000 to 10,000 tons.

COMPARATIVE ECONOMY OF LARGE BUILDINGS.

And so it is with the modern apartment house. You pay your manager, your engineer or fireman, and your elevator men just as much in a six or seven-story building as you do in a ten or twelve-story building. Understand me, I am making these comparisons in round figures, so to speak, permitting a slight variation of perhaps a few dollars in comparative cost. The idea I wish to convey, however, is that the greater income from the greater building reduces in proportion the fixed charges on that property.

In the early life of the large apartment house it was thought essential to the success of that institution that the apartments be equipped for complete housekeeping. To-day, however, the apartment house that has become rid of that feature, and presents to its tenants a well-managed cafe, is, to my mind, the most successful and most lucrative type of apartment house, or apartment hotel, as we have come to term them.

The cafe, however, demands the most exacting attention, as an ill-managed table will do more to injure the reputation of the apartment hotel than any other one element. The cafe, to be successful, must be moderate in price and plain in service. Cleanliness is the cafe's essential. Make the cafe homelike, both in appointments and in service. Make your tenants feel that they are sitting down to a table that provides them with just what they would have were they in their private home. You should remember that the class of tenants which an apartment hotel attracts is such that the cafe is the pivot around which revolves their judgment of the institution.

In this connection, I might say that I find from my experience that the most successful apartment hotel can provide a most satisfactory cafe service for from $7 to $12 per week.

RESTAURANT SERVICE.

My reasons for advocating the apartment house with cafe service in preference to that with housekeeping facilities, are principally that it produces a better return on the investment, and at the same time attracts a more desirable class of tenants. There is a desirable element in every large city that wishes to rid itself of the servant problem and the apartment hotel points the way to them.

I do not hesitate to say that the income from the apartment hotel that presents the proper cafe service is from 15 to 20 per cent. higher than from the housekeeping apartment house which cost just as much, if not more, to construct.

You can take an apartment that rents at, we will say $60, in a housekeeping apartment house, and by converting it into two smaller suites with cafe service in the same building, you can make that same floor space bring $80 per month.

This class of investment, of course, is beyond the reach of the investor of moderate means. But there is a class of apartment house which is within the reach of the man with practically a mere few hundred dollars, and which brings him a return on his investment which is most satisfactory in every respect. This brings me to the subject of the duplex or two family dwellings.

THE TWO-FAMILY DWELLING.

The two-family dwelling presents an ideal form of investment for the man of small means. With a little plot of ground paid for, he is in a position to borrow the money with which to erect this structure. He then makes one-half of it for his own home and from the other half of the house has a revenue which in time justifies the investment. At the same time, the owner is in a position to care for his property by reason of being right on the ground at all times, and he thus has at once the satisfaction and safety of a home, as well as the assistance and independence which even a limited income carries with it. Ownership of a home is conducive to ideal citizenship. Home ownership breeds a contentment. It makes better men and better women.

Before the advent of the duplex building, many a man was deterred from erecting a home of his own accord because with the means at hand he could not provide a home which he felt would become his station in life. The two-family building, however, has shown him the way. He now erects such a dwelling at practically the same cost of a single home, of the nature he sought, would have cost him, and he as an income from it which finally gives him absolute ownership.

THE DUPLEX BUILDING.

That is why the duplex building is so popular in every section of the United States, and nowhere more popular than right here in the city of Detroit. I make the claim that the highest type of duplex building is to be seen in the City of the Straits. I could point out to you building after building, which, with casual observation, you would say was a single dwelling, but which is in reality the most ideal form of two-family structure.

In this same class of investment I might mention the three and four-family structure, but of course that calls for a slightly higher investment. It gets just a little beyond the means of the man who, by careful methods, can come into possession of the two-family building.

Do not confuse the four-family building with the four-story apartment house investment. The four-family building ordinarily occupies two floors and in point of attractiveness is a strong competitor to the two-family building, although it does not hold out the appearance of the single dwelling as strongly as does the two-family house.

In a four-story apartment house the top floor must necessarily bring a lower rental than the other floors, by reason of the tiresome stair climbing. That again brings a different class of tenants, generally, than are found on the lower floors of the same apartment house. This should be avoided if possible. Every apartment house should be so constructed as to attract one class of tenants as nearly as possible for every floor, and every apartment in the entire building.

*Mr. Hannan is prominent in Detroit real estate circles. This article is a portion of a paper read at the Convention of Building Managers at Detroit, as reported in "Building Management."

THE "ALLIANCE" AND SUBWAYS.

The Committee of Legislation of the Taxpayers' Alliance of the Bronx, of which committee Harry Robitzek is chairman, has rendered a report on the Subject vs. Subway building as follows:

Three actions were brought by taxpayers and in each there was demanded that municipal authorities of the City of New York be restrained from committing the City to certain proposed contracts for construction of subways and various other public improvements, and to issue corporate stock therefor, on the ground that thereby the provisions of the constitution with respect to limitation of the City indebtedness would be violated.

Upon application being made for preliminary injunction, an order of reference was made to General Tracy, and the Referee was required to take proof of and to report with his opinion the amount in which the city was indebted for any purpose, and in any manner, on June 30th, 1908, in order that the court might be enabled to determine thereupon the amount of existing indebtedness coming under the constitution.

General Tracy thereafter reported as a margin for the City's limit to incur further indebteness approximately one hundred and six million dollars. The Court of Appeals, on the 22d day of October last affirmed the report in all regards, except one, and that is as to whether or not certain outstanding contracts which had been entered into by the city of public improvements should be regarded as public indebteness, and in this regard the Court of Appeals has taken an exception with General Tracy, and has decided that such contracts are to be considered as indebtedness, and as such should be inclusive of the computation above referred to. These contracts amount to approximately fifty-four million dollars. However, notwithstanding this one exception to the referee's report which has been sustained by the Court of Appeals, the aggregate amount of the City's debt limit at this time is over one hundred million dollars, because many improvements have been made since the 30th day of January, 1908, which are now public indebtedness, and to be computed and made part of the account upon which the city may compute its debt limit. Because of the affirmation of this report by the Court of Appeals in all regards except the one specified, the Board of Estimate has taken up the matter of Fourth Ave. subway in Brooklyn and has acquiesced with the Public Service Commission in this regard, and work will be begun in a couple of days.

It is up to the people of the Borough of the Bronx to see that the money now available for the building of new subways will be used for building of additional subways in the Borough of the Bronx.

From a report obtained by your committee, it is learned that the People of the State of New York at a recent election voted against an amendment to the State Constitution exempting certain bonds from being computed as part of the debt limit; even if this report be correct, there will still be sufficient moneys available for the city to build a direct East Side subway.

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Nov. 26.

153d st, s s, 675 w Broadway, 25x99.11, except part about 25x25 taken for Riverside Drive.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Nov. 20.

Central av, St Agnes av | s e cor St Agnes av, 100x100.

Seaview av, w s, 175 s Central av, 25x100.

Briggs av, Westchester av, Western av | s w cor Westchester av, runs s 145.1 x w 181.2 to Western av, x n 125 to Westchester av, x e 108.6 to beg.

Central av, Lorillard av | n e cor Lorillard av, 110x475 to Pelham River, x 465, Baychester. Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,904.86; taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Nov. 22.

Willett st, No 30, e s, 137.6 n Broome st, 31.3 x100, 4-sty brk tenement and store and 2-sty brk shop in rear. Mary E Weber agt Max Sporn et al; Thomas J Farrell, att'y, 73 Nassau st; Alvin Untermyer, ref. (Amt due, $25,307.40; taxes, &c, $1,200.) Mort recorded Oct 23, 1906. By Joseph P Day.

Nov. 23.

11th av, Nos 599 to 603, 45th st, Nos 600 & 602 | s w cor 45th st, 75.3x100, three 4-sty brk tenements and stores and 1-sty frame building in street. Fannie Strauss agt Benjamin L Weil et al, Myron Sulzberger, att'y, 38 Park Row; Eugene N Robinson, ref. (Amt due, $8,614.70; taxes, &c, $741.05; sub to a first mort of $35,000.) Mort recorded March 1, 1906. By Bryan L Kennelly.

Nov. 24.

Lawrence av, Ferris av | s w cor Ferris av, 275x100.

Westchester av, Western av | n w cor Western av, 300x450x irregular.

Western av, e s, 200 n Westchester av, 275x100.

Westchester av, Western av, Central av | s w cor Western av, runs w 292 x s e — to Central av, x e 100 x n 525 to beg.

Central av, Western av, Lawrence av | n e cor Western av, runs n 400 x e 200 to Lawrence av, x s 400 to Central av, x w 200 to beg.

Railroad av, Lawrence av | s e cor Lawrence av, 75x159.

St Agnes av, Ferris av | s e cor Ferris av, 425x220 to Pelham River, x—x325.

Railroad av, Lawrence av | s w cor Lawrence av, 126.4x89x —x—.

Westchester av, St Agnes av, Sea View av | s e cor St Agnes av, runs s 475 x e 100 to St Agnes av, x n 25 x e 100 to Sea View av, x n 450 to Westchester av, x w 200 to beg.

Main av, Central av, St Marys av | s e cor Central av, runs s 25 x e 200 to St Marys av, x n 25 x w 200 to beg.

Main av, e s, 50 s Central av, 25x100.

Main av, St Marys av | e s, 125 s Central av, 100x200 to St Marys av.

St Agnes av, Central av, Railroad av | s w cor Central av, 25x100.

St Marys av | n e cor St Marys av, 25x100.

Railroad av, St Marys av, St Agnes av | s e cor St Marys av, runs s — x e — to St Agnes av, x n — x w — to beg.

Railroad av, St Agnes av | s e cor St Agnes av, —x—.

Bridge av, Railroad av | e s, 150 n Railroad av, runs n 111 to Pelham Bay, x s e — x w — to beg.

Railroad av, Main av, Ferris av | n e cor Railroad av, 100x200.

Ferris av, Main av, St Marys av | n w cor Ferris av, 50x100.

Ferris av, Main av | n e cor Main av, runs n 300 to Pelham River, x e — to St Marys av, x s 285.9 x w 200 to beg.

Central av, Esmond Stiles agt Perley S Crosier et al; Graham & L'Amoreaux, att'ys, 42 Broadway. Robert L Luce, ref. (Amt due, $65,863.19; taxes, &c, $7,928.82.) At 11 o'clock a. m, at Municipal Bldg., 3d and Tremont avs, Bronx, by Joseph P Day.

Monroe st, s s, 132 e Corlears st, 44x70, 6-sty brk tenement and stores. Abner Distillator agt Rose T Levisohn et al; Davis & Kaufmann, att'ys, 49 Chambers st; James O'Malley, ref. (Amt due, $9,800.38; taxes, &c, $883.21; sub to a first mort of $32,000.) Mort recorded Jan 11, 1907. By Herbert A Sherman.

176th st, Boston rd, Nos 1851 & 1853 | n w cor Boston rd, 73.2 x 110.4 x 130.11 x 125.3, two 1-sty frame stores and vacant. Luther W P Norris gdn agt Anna H Gerding et al; Norwood & Marden, att'ys, 68 William st; Philip J McCook, ref. (Amt due, $14,864.79; taxes, &c, $2,900.) Mort recorded Sept 17, 1907. By James L Wells.

Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. Louisa B White agt Middleboro Realty Co et al; Wm H Hamilton, att'ys, 100 Broadway; Chas W Ridgway, ref. (Amt due, $7,554.80; taxes, &c, $754.26.) Mort recorded June 30, 1905. By Joseph P Day.

107th st, No 209, n s, 175 e 3d av, 25x100.11, 4-sty brk tenement. William Hoff et al agt William Abraham et al; Robert E Bergman, att'y, 3050 3d av, Bronx; Louis B Hasbrouck, ref. (Amt due, $4,482.09; taxes, &c, $300.68; sub to a mort of $8,000.) Mort recorded April 28, 1904. By Herbert A Sherman.

Nov. 26.

163d st, No 286, s s, 158.4 e Morris av, 16.8x 114.10, 2-sty frame dwelling. Otto Bittner et al agt Charles Doll et al; John J O'Brien, att'y, 320 Broadway; Benno Lewinson, ref. (Amt due, $3,281.05; taxes, &c, $67.40.) Mort recorded July 8, 1904. By Joseph P Day.

(Continued on Page 923.)

THOMAS DIMOND
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OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS.

1ST WARD. WILLIAM STREET—SEWER, from the crown north of Wilbur avenue to Paynter avenue. WILBUR AVENUE—SEWER, from Crescent to William Streets, and WILLIAM STREET—SEWER, from crown north of Wilbur avenue to Harris avenue. 12TH AVENUE—SEWER from Broadway to Jamaica avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 11, 1909. (14576)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND.

3D WARD. CONSTRUCTING A COMBINED SEWER in MORNINGSTAR ROAD, from Tait's Lane to Richmond Terrace; in RICHMOND TERRACE from Morningstar Road to a point about half way between Van Pelt avenue and Van Name avenue; in PROSPECT STREET, from Morningstar Road to a point about 465 feet easterly; in SHERMAN AVENUE from Morningstar Road to a point about 565 feet easterly; in INNIS STREET, from Morningstar Road to John Street; in CEDAR STREET from Morningstar Road to Housman avenue; in SIMONSON AVENUE, VAN NAME AVENUE AND BAY AVENUE, from Richmond Terrace to the tracks of the Staten Island Rapid Transit Company, in HOUSMAN AVENUE, from the line of Forest avenue extended to the pier and bulkhead line; and to connect with an OUTLET at the foot of HOUSMAN AVENUE.

HERMAN A. METZ, Comptroller.
City of New York, November 11, 1909. (14574)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN.

30TH WARD, SECTION 19. BATH AVENUE—REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND PAVING, between 14th avenue and Bay 18th street and between Bay 19th street and 21st avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 11, 1909. (14580)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. WEST 148TH STREET—REREGULATING, REGRADING, CURBING, RECURBING, FLAGGING AND REFLAGGING, from a point 225 feet 7 inches west of Broadway to the easterly line of Riverside Drive.

HERMAN A. METZ, Comptroller.
City of New York, November 11, 1909. (14567)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX.

24TH WARD, SECTION 10. WEST 177TH STREET—REGULATING, GRADING, CURBING, ERECTING FENCES, CONSTRUCTING STEPS AND DRAINS, from Sedgwick avenue to the easterly line of Cedar avenue, and PAVING between Cedar avenue and a point about 160 feet easterly therefrom. 24TH WARD, SECTION 11. MOHEGAN AVENUE—SEWERS, from East 175th to 176th streets. 24TH WARD, SECTION 12. EAST 203D STREET AND VALENTINE AVENUE—RECEIVING BASINS at the northwest and southwest corners. JEROME AVENUE AND KINGSBRIDGE ROAD—RECEIVING BASIN at the northeast corner.

HERMAN A. METZ, Comptroller.
City of New York, November 11, 1909. (14570)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 18 to December 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. EAST 139TH STREET—SEWER, between Cypress avenue and a point 197 feet westerly therefrom. EAST 147TH STREET—SEWER, between Robbins avenue and St. Mary's Park. 24TH WARD, SECTION 11. EAST 186TH STREET—PAVING THE ROADWAY AND SETTING CURB, from 3d to Park avenues.

HERMAN A. METZ, Comptroller.
City of New York, November 16, 1909.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 19 to December 3, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the EIGHTH WARD of the BOROUGH OF BROOKLYN, pursuant to the provisions of Chapter 365 of the Laws of 1889, and the act amendatory thereof, and Chapter 378 of the Laws of 1897, and Chapter 466 of the Laws of 1901, amendatory thereof:

41ST STREET—GRADING AND PAVING, from 2d to 3d avenues. 41ST STREET—GRADING AND PAVING, from 5th to 6th avenues. 43D STREET—GRADING, from 5th avenue to the old city line (excepting from 5th to 7th avenues). 44TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 44TH STREET—GRADING AND PAVING, from 5th to 6th avenues. 45TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 46TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 46TH STREET—GRADING AND PAVING, from 5th to 6th avenues. 47TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 48TH STREET—GRADING AND PAVING, from 5th to 6th avenues. 48TH STREET—GRADING, from 5th avenue to old city line. 50TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 52D STREET—GRADING AND PAVING, from 5th to 6th avenues. 53D STREET—GRADING AND PAVING, from 5th to 6th avenues. 54TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 55TH STREET—GRADING AND PAVING, from 5th to 6th avenues. 57TH STREET—GRADING AND PAVING, between 1st and 2d avenues. 57TH STREET—GRADING AND PAVING, from 2d to 3d avenues. 57TH STREET—GRADING AND PAVING, from 5th to 6th avenues. 6TH AVENUE—GRADING AND PAVING, from 39th to 41st Streets. 6TH AVENUE—GRADING, from 39th Street to the old city line. 6TH AVENUE—GRADING AND PAVING, from 44th Street to old city line. 7TH AVENUE—GRADING, from 39th Street to old city line.

HERMAN A. METZ, Comptroller.
City of New York, November 18, 1909.

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings etc., standing upon property owned by the City of New York, acquired by it for street opening purposes in the

BOROUGH OF THE BRONX,

BEING all the buildings, parts of buildings, etc., standing within the lines of Castle Hill Avenue from West Farms Road to the Public Place at its southerly terminus, in the 24th Ward of the Borough of The Bronx, and comprising some seventy parcels, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue at 11 o'clock a. m. on

FRIDAY, DECEMBER 3, 1909

For full particulars see City Record or apply at Room 141, No. 280 Broadway, Borough of Manhattan

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 12, 1909. (14587)

PROPOSALS.

NOTICE TO CONTRACTORS.

TROY, N. Y., November 16, 1909.

Notice is hereby given that plans and specifications for the erection and completion of a building called "The Central School," will be ready and may be obtained on and after Monday, November 22, 1909, at the office of the Board of Contract and Supply. A deposit of twenty-five dollars ($25.00) will be required, such sum to be refunded on the return of the drawings and specifications.

Bids will be advertised for on and after November 22, 1909.

(Signed) E. L. GRIMES,
City Engineer.

ADVERTISED LEGAL SALES.

(Continued from Page 923.)

102d st, No 124, s s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. Malvina Russom et al agt Moses Ochs et al; Morton Stein, att'y; James Oliver, ref. (Amt due, $6,804.37; taxes, &c, $300; sub to a first mort of $16,000.) By Joseph P Day.

Madison av, No 1584, w s, 50.11 n 106th st, 25x100, 5-sty stone front tenement and store. Fenimore Realty Co agt Irving Bachrach et al; Davis & Kaufman, att'ys, 49 Chambers st; Adam Wiener, ref. (Amt due, $5,414.43; taxes, &c, $540.35; sub to a mort of $25,000.) Mort recorded May 16, 1906. By Samuel Marx.

113th st, No 239, n s, 150 w 2d av, 25x100.11, 5-sty brk tenement. Stuyvesant Mortgage Co agt Angela De Sisto et al; Carter & Haskell, att'ys, 18 Wall st; James Kearney, ref. (Amt due, $4,455.55; taxes, &c, $533.46; sub to a first mort of $18,000.) Mort recorded July 17, 1905. By Chas A Berrian.

70th st, Nos 424 & 426, s s, 199 w Av A, 38x100.5, 6-sty brk tenement and stores. Abraham Politziner agt Annie Holland et al; Charles Burstein, att'y, 302 Broadway, Marcel Levy, ref. (Amt due, $16,850.97; taxes, &c, $——; sub to a first mort of $32,000.) By Joseph P Day.

9th av, No 484 | n e cor 37th st, 24.9x100, 5-sty 37th st, No 357 | brk tenement and stores. James Everard agt Catharine F Callan et al; David M Neuberger, att'y, 302 Broadway; Gilbert H Montague, ref. (Amt due, $60,277.77; taxes, &c, $5,952.80.) Mort recorded Feb 21, 1898. By Bryan L Kennelly.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Nov. 27.

No Legal Sales advertised for this day.

Nov. 29.

Rivington st, Nos 255 to 257½, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. Eliza J Smith agt Isaac Sloboder et al; A Fred Silverstone, att'y, 150 Nassau st; Royal E T Riggs, ref. (Amt due, $20,587.27; taxes, &c, $1,400; sub to a first mort of $45,000.) Mort recorded Feb 28, 1905. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 19, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*76th st, No 152, s s, 303.8 e Amsterdam av, 21.4x102.2, 4-sty and basement stone front dwelling. (Amt due, $11,921.07; taxes, &c, $938.98; sub to a first mort of $20,000.) Edgar J Levey.....$34,094

61st st, No 235, n s, 275 e West End av, 25x100.5, 5-sty stone front tenement. (Amt due, $13,200.51; taxes, &c, $526.73.) Dean Holding Co. 14,200

99th st, Nos 66 & 68, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and stores. (Amt due, $6,000.46; taxes, &c, $738.33; sub to a mort of $37,500.) Glassheim & Blaus.....44,381

*Prospect av, No 601, w s, 255 n 150th st, 20x100, 4-sty brk tenement. (Amt due, $1,742.85; taxes, &c, $260; sub to prior mort of $8,750.) Rose Russell 10,500

*Clinton av, No 2121 | n w cor 181st st, 26x99.3, 4-sty brk tenement and 181st st, No 721 | store. (Amt due, $4,419.96; taxes, &c, $434.83; sub to a first mort of $15,000.) Edward Giegerich.....20,009

10th av, Nos 615 to 619 | n w cor 44th st, 75.3x100, 5-sty brk loft building 44th st, Nos 501 & 503 | and store and 2-sty brk stable in rear. (Partition.) Adj sine die .....

123d st, No 416, s s, 237 e 1st av, 25x100.11, 4-sty brk tenement. (Amt due, $9,815.68; taxes, &c, $250.53.) Morris H Park and Phillip Harrison 10,300

*82d st, No 70, s s, 132 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling.....

84th st, No 31, on map No 27, n s, 380 e Columbus av, 20x102.2, 5-sty stone front tenement.....

78th st, No 150, s s, 280 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling.....

(Partition.) Harriet MacDonald 74,300

*117th st, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement. (Amt due, $2,702.62; taxes, &c, $1,183.95; sub to a mort of $18,000; sub to a judgment of $77.47.) Mina Fried.....21,737

2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. (Amt due, $11,115.05; taxes, &c, $692.44.) Matilda Fitzsimons et al, defendants 17,000

2d av, No 1905, w s, 52 n 98th st, 26x75, 5-sty brk tenement and store. (Amt due, $11,126.59; taxes, &c, $676.19.) Matilda Fitzsimons et al, defendants 17,000

*2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. (Amt due, $6,177.08; taxes, &c, $894.98; sub to a prior mort of $20,000.) Henry Ruschmeyer.....23,638

Riverside Drive, No 548, e s, 116 s 127th st, 108x95, 6-sty brk tenement. (Amt due, $58,524.13; taxes, &c, $3,919.28; sub to a first mort of $200,000.) Adj to Dec 2.....

*100th st, No 321, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement and store. (Amt due, $7,249.02; taxes, &c, $504.07; sub to prior mort of $18,000.) Mary F Martin.....25,544

48th st, No 424, s s, 325 e 1st av, 25x100.5, 2-sty brk stable (exrs sale). Anton J Wettach 8,000

50th st, Nos 132 & 134, s s, 350 e 7th av, 50x100.4, two 4-sty brk tenements with 2-sty brk stable in rear (voluntary). J Arthur Fischer for Harriet S James.....60,000

Amsterdam av, s w cor 182d st, 70.7x125, 2-sty frame building with store (voluntary). Bid in at $61,500.....

1st av, No 407, w s, 20.10 s 24th st, 19.9x70, 3-sty brk tenement with store (voluntary). Bid in at $13,900.....

57th st, Nos 553 & 555, n s, 125 e 11th av, 50x100.5, two 5-sty brk tenements with stores (voluntary). Bid in at $40,000.....

44th st, No 161, n s, 101.2 e Broadway, 21x100.5, 4-sty stone front dwelling (voluntary). Alfred M Rau.....111,500

6th av, No 942, e s, 43 n 53d st, 21.6x75, 4-sty brk tenement with store (voluntary). Frank M Manning.....41,750

Broadway, Nos 279 to 283, w s, 50.11 n Chambers st, 50x96.1x50x94.10, 5-sty stone front store. (Amt due, $5,920.96; taxes, &c, $——.) Withdrawn .....

Broadway, Nos 279 to 283, w s, 50.11 n Chambers st, 50x96.1x50x94.10, 5-sty stone front store. (Amt due, $6,749.43; taxes, &c, $——.) Withdrawn .....

BRYAN L. KENNELLY.

*Brook av, No 96 | n e cor 164th st, 29.2x74.5x27.6x64.7, 4-sty brk tene-164th st, No 421 | ment and store. (Amt due, $16,164.23; taxes, &c, $403.84.) German Savings Bank in the City of N Y.....15,500

*65th st, Nos 417 on map Nos 419 & 421, n s, 325.4 w Av A, 37.8x100.5, 5-sty brk tenement and stores. (Amt due, $13,970.68; taxes, &c, $1,960.24; sub to a mort of $33,000.) Lucius H Beers.....44,134

97th st, s s, 100 e Madison av, 100x100.11, vacant. (Amt due, $43,057.74; taxes, &c, $1,646.05.) Van Norden Trust Co.....50,500

8th av, Nos 271 to 277 | s w cor 24th st, 84x75, four 4-sty brk tenements 24th st, No 309 | with stores (trustee's sale). David H Taylor for the Opera House Realty Co.....160,000

3d av, No 253, e s, 82 s 21st st, 18.2x75, 3-sty brk tenement with store (trustee's sale). C B Barclay.....14,000

74th st, Nos 210 to 214, s s, 125 e 3d av, 50x102.2, two 4-sty brk tenements with stores (voluntary). W J Hamilton.....36,000

37th st, Nos 304 to 308, s s, 100.4 w 8th av, 73.7x98.9, two 4-sty and one 5-sty brk tenements with stores and 3-sty brk and frame building in rear (exrs sale). D M Keogh.....61,500

38th st, No 311, n s, 150 w 8th av, 25x98.9, 3-sty brk tenement with store (exrs sale). Kohring Realty Co.....20,000

16th st, Nos 320 & 322, s s, 237.6 w 8th av, 37.6x35.11x37.8x39.4, two 4-sty brk tenements with stores (voluntary). Chas B Gumb.....13,475

JAMES L. WELLS.

(On the Premises.)

Undercliff av | No 1389, n w s, 227.1 n e Sedgwick av, 25x101.7 to Sedg-Sedgwick av | wick av, x 25x92.1, 2-sty frame dwelling (voluntary). Chas B McGroddy 7,425

Undercliff av | No 1391, n w s, 252.1 n e Sedgwick av, 25x110.6 to Sedg-Sedgwick av | wick av, x25x101.7, 2-sty frame dwelling (voluntary). John J Lenahan 7,350

Undercliff av, Nos 1441 & 1443, n w s, 626.8 n e Sedgwick av, 50x124.3 x50.6x116.4, two 2-sty frame dwellings (voluntary). Francis W Pollock 14,700

*Carter av, w s, 26.9 n 175th st, 31.10x150.3x31.6x148.6, vacant. (Amt due, $998.25; taxes, &c, $1,103.64.) Wm A Cameron.....2,567

HUGH D. SMYTH.

Seabury pl | s e cor 172d st, 50x100, vacant. (Amt due, $5,548.24; taxes, 172d st | &c, $107.39.) Sarah Spero 8,500

HERBERT A. SHERMAN.

Elizabeth st, No 163 | w s, 12.3 n Delancey st, runs n 25 x w 93.9 x s 23.1 Delancey st | to Delancey st x s e 12.3 x e 81.2 to beg, 4-sty brk tenement (partition). Dominick Abbate.....25,000

Walker st, No 93 | s w cor Lafayette st, 25.8x86.6x22.2x87.1, 5-Lafayette st, Nos 100 to 104 | sty brk tenement and store (partition). Wm A White & Sons.....55,500

23d st, No 364, s s, 52 e 9th av, 24x73.10, 4-sty brk dwelling (partition). John J Duffy 27,700

30th st, No 345, n s, 250 e 9th av, 25x98.9, 3-sty brk dwelling (partition). Gilbert Kuh 18,450

Crosby st, No 11, e s, 142.2 n Howard st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear (partition). Thomas D Day Jr 31,700

Anthony av | n w cor 175th st, 45x90, vacant. (Amt due, $5,666.44; taxes, 175th st | &c, $210.69.) Estates Settlement Co.....6,200

SAMUEL MARX.

Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty brk dwelling. (Amt due, $2,220.60; taxes, &c, $532.38; sub to a first mort of $7,500.) Abraham Orently et al, defendants.....9,186

Vyse av, e s, 866.7 n 174th st, 23.6x94.4x24x89.5, 1-sty frame store. (Partition.) Michael J Dowd 4,250

Total	$1,167,590
Corresponding week, 1908	786,563
Jan. 1st, 1909, to date	53,706,300
Corresponding period, 1908	50,330,659

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REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Nov. 12, 13, 15, 16, 17 and 18. (No. 99.)

BOROUGH OF MANHATTAN.

Broome st, No 570, n s, 265 e Hudson st, 22.6x84.3, 2-sty brk dwelling. Adam A Schopp to Joseph Shestokas. Mort $8,000 and all liens. Nov 15, 1909. 2:578—76. A $9,000—$10,000. nom

Bayard st, No 53, s s, 175.1 w Bowery, 25.1x85.8x25.2x83.6, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Fredrika P and Janet P Ludlam, of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:163 28—. A $15,000—$32,000. 46,000

Bedford st, No 102, e s, about 60 n Grove st, 22x50, 3-sty frame brk front tenement. Harry G Coss et al to Edward Louvot of Brooklyn. Nov 17, 1909. 2:588—42. A $6,000—$6,500. nom

Bedford st, No 102, e s, about 60 n Grove st, 22x50, 3-sty frame brk front tenement. Edward Louvot to Harry G Coss. Mort $31,000. Nov 17, 1909. 2:588—42. A $6,000—$6,500. nom

Canal st, No 357 | n w cor Wooster st, runs n 72.3 x w 13.9 x s
Wooster st, No 1 | 69.4 to st x e 22.8 to beginning, 5-sty stone front loft and store building. Geo W Banta et al to Harriet T Banta. 1-3 part. All title. Mort $18,000. Nov 11. Nov 12, 1909. 1:228—1. A $24,000—$34,000. 4,000

Chrystie st, No 132, e s, abt 100 s Delancey st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Herman Cohen to Nathan Mayer. All liens. Nov 12, 1909. 2:419—6. A $24,000—$32,000. nom

Cherry st, No 139, s s, 253.6 w Market st, 24.9x60.6, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:250 —76. A $9,000—$16,000. 13,900

Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6, 6-sty brk tenement and store. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Frederika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:250—75. A $9,000—$16,000. 14,500

Cherry st, No 460, n s, 237.5 e Jackson st, 37x97.9, 6-sty brk tenement and stores. Harry Rubinstein to Tillie Wacht. Mort $40,000. Nov 5. Nov 16, 1909. 1:263—36. A $24,000—$52,000. other consid and 100

Same property. Tillie Wacht to Barney Isaacs. All liens. Nov 11. Nov 16, 1909. 1:263. other consid and 100

Christopher st, No 16 | s s, 21 w Gay st, runs s 48.9 x s e 11.6 to
Gay st, No 18 | n w s Gay st x s w 18 x n w 23.5 x n 55.3 to Christopher st x e 21 to beginning, 3 and 4-sty brk and frame tenements. Henry Heidenis to Chester A Luff of Newark, N J. 1-6 part. Mort $6,000. Nov 16. Nov 17, 1909. 2:593—44. A $13,000—$14,500. nom

Cannon st, No 64, e s, 125 s Rivington st, 25x100, 5-sty brk tenement. FORECLOS, Nov 4, 1909. Waldemar F Timme ref to Geo F Anger. Sub to 1st mort $——. Nov 12. Nov 18, 1909. 2:328 —7. A $17,000—$33,000. 9,000

Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty brk tenement and store. FORECLOS, Nov 9, 1909. Edmund J Tinsdale referee to Fannie Mayer. Mort $18,000. Nov 12. Nov 13, 1909. 2:328—35. A $16,000—$28,000. 5,000

Division st, No 261 (287), s s, abt 130 e Montgomery st, 20.6x42, 2-sty brk dwelling.
Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling.
Edwin F Walton to Mitchell A C Levy. Mort $16,000. Nov 10. Nov 13, 1909. 1:287—42 and 43. A $18,000—$20,000. 100

Grand st, No 568, n s, 100 e Lewis st, 25x100, 6-sty brk tenement and store. Harry Breuer to David A Shultz. B & S. Nov 10. Nov 12, 1909. 2:326—57. A $17,000—$37,000. nom

Grand st, No 568, n s, 100 e Lewis st, 25x100, 6-sty brk tenement and store. David A Schultz to Andrew J Provost, of Brooklyn. B & S. Morts $40,000. Nov 10. Nov 12, 1909. 2:326—57. A $17,000—$37,000. nom

Greenwich st, No 723, e s, 96 n Charles st, 18.9x68.10x20.8x76.7, 3-sty brk tenement. Harry G Coss et al to Edw Louvot of Brooklyn, N Y. Nov 17, 1909. 2:632—41. A $6,000—$7,500. nom

Greenwich st, No 723 (729), e s, 96 n Charles st, 18.9x68.10x20.8 x76.7, 3-sty brk tenement. Edward Louvot to Harry G Coss. Mort $31,000 on this and other property. Nov 17, 1909. 2:632—41. A $6,000—$7,500. nom

Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS, Oct 20, 1909. Geo W Collins, ref, to Thos W Jeralds, of Ashland, Greene Co, N Y. Nov 10. Nov 16, 1909. 2:321—4. A $14,000—$24,000. 20,000

Henry st, No 57, n s, about 140 w Market st, 25x100, 5-sty brk tenement. Cath C Allen to Francis A Allen, ¼ part. B & S and C a G. Mort $20,500. Nov 17, 1909. 1:280—19. A $19,000—$38,000. nom

Henry st, No 42, s s, 338.10 w Market st, 25.4x99.9x25.4x99.11, 5-sty brk tenement and store and 5-sty brk tenement in rear. PARTITION, Sept 16, 1909. Francis L Archer ref to Jessie P L Robertson of Upper Montclair, N J, and Julia P Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:277—37. A $19,000—$30,000. 30,000

Hester st, No 46, s s, 62.6 e Ludlow st, 25x50, 3-sty frame brk front tenement and store. Ethel Banks et al to Adelaide Reading of Kingston, N Y. All title. Q C. Oct 7. Nov 17, 1909. 1:297—15. A $16,000—$19,000. nom

Same property. Lydia B Hobbs et al to same. All title. Q C. Nov 5. Nov 17, 1909. 1:297. nom

Hester st, No 25, n s, abt 78 e Norfolk st, 25x100, 5-sty brk tenement and store. Isaac Goldberg et al to Mary Leschnik. Mort $41,500 and all liens. Nov 16. Nov 18, 1909. 1:312—37. A $30,000—$45,000. other consid and 100

Houston st, Nos 394 and 396 | n s, 301.8 e Av C, 40x65.8 to s s 2d
2d st, Nos 285 and 287 | st x40.4x70.9, two 3-sty frame brk front and two 3-sty brk tenements and stores. Herbert S Ogden EXR Ann Mapelsden to William Fischman. Oct 15. Nov 16, 1909. 2:371—15 and 16. A $28,000—$31,000. 26,000

Henderson pl, No 8, e s, 70.9 n 86th st, runs e 46 x s 16.6 x w 10.2 x w 4.8 x s 5.4 x w 12 x s w 5.6 x s 1.4 x w 1 x s 4.3 x w 14 to pl x n 30.8 to beginning, 2 and 3-sty brk dwelling. C N Shurman Investing Co to Alice G Alling. Mort $7,000. Nov 15. Nov 16, 1909. 5:1583—25a and 25b. A $5,000—$7,500. other consid and 100

James slip, No 15, w s, 47.4 n South st, 26x37.2x25.10x36.9, 5-sty brk tenement and store. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:110—5. A $5,300—$10,000. 10,500

Lawrence st, Nos 54 and 56, s w s, 118.6 s e Amsterdam av, 50x100, 6-sty brk tenement and stores. Annie Gotthelf to Hedwig Glass. Mort $48,000. Nov 15. Nov 18, 1909. 7:1966—104. A $18,000—$55,000. other consid and 100

Macombs pl, late Macombs Dam road | n w cor 152d st, 85.1x109.7x
152d st | 74.11x69.2, 1-sty frame stable and vacant. Hague Realty Co to Teichman Engineering & Construction Co. Mort $22,900. Nov 15. Nov 16, 1909. 7:2038 —9. A $21,000—$21,000. other consid and 100

Maiden lane, No 166, s s, 22.1 w South st, runs w 19.6 x s 36 x e 12.3 x n 10 x e 6.6 x n 26 to beginning, 5-sty brk tenement and store. Geo W Hunter et al to Geo P Wetmore, of Newport, R I. Nov 11. Nov 12, 1909. 1:37—40. A $13,300—$15,500. nom

Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9x24.9x81.10, 4-sty brk stable. PARTITION, Sept 16, 1909. Francis L Archer, ref, to Albert Busch and Henry Schwartz, Jr. Nov 12, 1909. 1:254—32. A $13,000—$18,000. 20,200

Monroe st, Nos 36 to 40½ | s s, 82 w Market st, 91.1x75.3 to
Hamilton st, Nos 41 to 47 | n w s Hamilton st x92.8x48.7, three 6-sty brk tenements and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:253—84. A $40,000—$85,000. 70,500

Monroe st, No 157, n s, abt 140 e Clinton st, 23.4x100, 6-sty brk tenement and store. Wolf Somer et al to Abraham Gordon. Mt $25,000. Nov 15. Nov 18, 1909. 1:269—4. A $15,000—$35,000. other consid and 100

Madison st, No 179, n s, 265.6 e Pike st, 24.5x100, 5-sty brk tenement and store. Morris Sherman to Seymour Realty Co. Mort $37,000 and all liens. Nov 15. Nov 17, 1909. 1:273—11. A $19,000—$36,000. 100

North Moore st, No 19, n s, 21.7 w Varick st, 21.7x75, 4-sty brk tenement. Nellie Martin to Thomas Martin. Mort $10,000. July 10, 1906. Nov 18, 1909. 1:190—2. A $12,500—$13,500. 100

Orchard st, No 185, w s, 175.7 n Stanton st, 25.2x87.6, 6-sty brk tenement and store. Louis Gordon to Barnet Levy and Moritz Gruenstein. 2-3 part all title. Mort $35,000. June 21. Nov 18, 1909. 2:417—62. A $21,000—$33,000. other consid and 100

Pell st, Nos 25 and 27, s s, 63.3 w Doyers st, 31.3x66.6x5.7x60.10, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, of N Y. Nov 12. Nov 13, 1909. 1:162—22. A $8,000—$15,000. 30,050

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Park st, Nos 89 to 93 's s, 63.7 e from n e s Worth st, runs Worth st, Nos 175 and 177 s 46.10 to n e s Worth st x s e 41.11 x n 71.7 to Park st at point 74.2 w Mulberry st x w 34.5 to beginning, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, Julia P, Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:161—36. A $ 28,000—$55,000. 55,100

Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40 x100, 6-sty brk tenement and stores. Gussie Horowitz to Isaac Cohen. B & S. All liens Nov 9. Nov 13, 1909. 2:476—40. A $27,000—$50,000. other consid and 100

Washington st, No 215, e s, 52.8 s Barclay st, 26.9x80x27.5x80.8, 7-sty brk factory.

Greenwich st, No 218, w s, 54.3 s Barclay st, 26.6x80x26.6x—, 5-sty brk factory.
Henry J S Hall et al INDIVID, EXRS, &c, Wm H Hall to Hall & Ruckel. Nov 16, 1909. 1:84—40 and 44. A $47,000—$84,000. nom

Water st, No 656, n s, 350 w Jackson st, 26x85.6x25x86.9 w s, 4-sty frame brk front tenement and store and 4-sty brk tenement in rear. FORECLOS, Sept 21, 1909. John H Judge ref to Albert Henz. Nov 18, 1909. 1:260—19. A $9,000—$16,000. 15,000

Water st, No 296, n s, abt 150 e Dover st, 25.2x109.10x25.1x118.1, w s.

Water st, No 298, n s, abt 165 e Dover st, 25.7x99.1x24.7x90.9 e s, except parts for Brooklyn Bridge.
two 4 and 5-sty brk storage buildings.
Wm C Nesmith to James, Charlotte and Sarah F Nesmith, all of Brooklyn. ¼ part. All title. Nov 15. Nov 18, 1909. 1:109—28 and 29. A $19,900—$35,500. nom

4th st W, No 288, w s, 70 n 11th st, 20x60, 3-sty brk dwelling. Jennie M Noble (now Jennie M Cooper) to Ella M Noble. B & S. Nov 11. Nov 12, 1909. 2:623—42. A $7,000—$10,000. nom

4th st W, No 288, w s, 70 n 11th st, 20x60, 3-sty brk dwelling. Wm E Noble to Jennie M and Ella M Noble HEIRS, &c, Eliza J Noble the decd wife of Wm E Noble. B & S and C a G. Feb 28, 1891. Re-recorded from Mar 3, 1891. Nov 12, 1909. 2:623—42. A $7,000—$10,000. nom

4th st E, No 233, n s, 100 w Av B, 24.3x96.2, 5-sty brk tenement and stores. Loui Schwartz et al to Tillie and Solomon Klingenstein EXRS Bernhard Klingenstein. Mort $37,000. Nov 11. Nov 13, 1909. 2:400—42. A $18,000—$30,000. 200

4th st E, No 231, n s, 124.3 w Av B, 24.3x96.2, 5-sty brk tenement and stores. Loui Schwartz et al to Tillie and Solomon Klingenstein EXRS Bernhard Klingenstein. Mort$34,000. Nov 11. Nov 13, 1909. 2:400—43. A $18,000—$28,000. 200

9th st, E, Nos 808 and 810 on map No 810, s s, 120.9 e Av D, 40.9x93.11, 6-sty brk tenement and stores. Regina Lazarus to Hamilton Holding Co. Morts $42,250 and all liens. Nov 13. Nov 17, 1909. 2:365—part lot 10. A $——$——. other consid and 100

10th st E, No 216, on map Nos 216 and 218, s s, 250 e 2d av, 25x92.3, 6-sty brk tenement and stores. Henry Tishman et al stockholders of Composite Realty Co to Henry Tishman. Confirmation deed. Nov 3. Nov 15, 1909. 2:451—19. A $17,000—$29,000. nom

11th st E, No 517, n s, 220.6 e Av A, 25x103.3, 5-sty brk tenement and store. Morris Janowitz to Ike Fenster of Brooklyn. All title. Mort $34,200 and all liens. Nov 17. Nov 18, 1909. 2:405—53. A $18,000—$35,000. nom

12th st E, Nos 326 and 328, on map No 326, s w s, 320.6 s e 2d av, runs s e 37 x s 103.3 x n w — x n e — to s s St Marks Cemetery x e — x n — x n e 40 to beginning, 6-sty brk tenement and store.

45th st E, No 245, n s, 125 w 2d av, 25x100.5, 5-sty brk tenement. Abraham Schwartz to Rachel Schwartz. 1-5 part. All liens. Oct 13. Nov 12, 1909. 2:453—21. A $19,000—$45,000. 5:1319—20. A $10,000—$26,000. 100

15th st E, No 512, s s, 195.6 e Av A, 25x— to n s Stuyvesant st, —x—, with all title to c l of Stuyvesant st, 4-sty brk tenement.
Also all right, title and interest, to all other parcels, adj above, bet s s 15th st, and c l of blk bet 15th and 14th sts, and bet e and w s of said premises described above.
Wm H Kelly to The Church of the Immaculate Conception on East 14th and East 15th sts, 8-9 parts. All title. All liens. Jan 15, 1909. Nov 15, 1909. 3:972—57. A $8,800—$10,500. nom

Same property. Mary K Kelly INDIVID and HEIR Wm H Kelly, Jr. decd to same. All title to undivided part. Q C. Nov 29, 1907. Nov 15, 1909. 3:972. nom

16th st W, No 251, n s, 209 e 8th av, 17x80, 3-sty brk tenement and store. North River Improvement Co to Laura Bayles of Brooklyn. Mort $7,500. Nov 18, 1909. 3:766—13. A $7,000—$8,500. nom

17th st, E, No 618, s s, 288 e Av B, 25x92, 5-sty brk tenement and store. FORECLOSURE. (Oct 28, 1909). Richard H Clarke (Ref) to Henry Tishman. Nov 17, 1909. 3:984—46. A $7,500—$19,500. 20,200

24th st W, Nos 123 and 125, n s, 275 w 6th av, 50x98.8, two 6-sty brk tenements and stores. Bertha Orlick to Henry B Kellner. Morts $65,000. Oct 27. Nov 18, 1909. 3:800—25 and 26. A $40,000—$74,000. other consid and 100

26th st W, No 355, n s, 142 e 9th av, 22x98.9, 3 and 4-sty brk tenement. Charlotte M Hamilton INDIVID and ADMRX Thos L Hamilton to Garret S Wright an undivided interest. Nov 15. 1909. 3:750—9. A $9,500—$12,000. 2,000

26th st W, No 355, n s, 142 e 9th av, 22x98.9, 3 and 4-sty brk tenement and store. Release dower. Charlotte M Hamilton widow to Garret S Wright. Nov 15, 1909. 3:750—9. A $9,500—$12,000. nom

Same property. Thos L Hamilton and ano by Charlotte M Hamilton GUARDIAN to same. All title. B & S. Nov 15, 1909. 3:750. 14,500

27th st W, No 113, n s, 180 w 6th av, 20x98.9, 4-sty stone front tenement. Ernest Harvier to David A Bath. Mort $18,000. Nov 11. Nov 15, 1909. 3:803—28. A $19,500—$21,500. other consid and 100

29th st, W, No 110, s s, 150.4 w 6th av, 19.8x98.9, 4-sty brk tenement and store. Harry G Coss et al to Edward Louvot of Brooklyn, N Y. Nov 17, 1909. 3:804—47. A $19,500—$21,500. nom

Same property. Edward Louvot to Harry G Coss. Mort $31,000 on this and other property. Nov 17, 1909. 3:804. nom

29th st, W, n s, 55.6 e 11th av, —x—. Agreement as to party wall on boundary line as above. Helena M E and Kath F Lindermann, TRUSTEES Hermine M Schuessler with George G Kane of Mt Vernon, N Y. Nov 12. Nov 17, 1909. 3:701. nom

32d st, E, No 161, n s, 100 w 3d av, 25x98.9, 3-sty brk tenement and store. George Mulligan to Emily C Mulligan. Nov 12. Nov 17, 1909. 3:888—35. A $18,500—$20,000. nom

34th st W, Nos 314 and 316, s s, 225 w 8th av, 33.4x98.9, two 4-sty stone front dwellings. Adam J Hafner to City Holding Co. Mort $56,000. Nov 11. Nov 16, 1909. 3:757—46 and 47. A $20,000—$36,000. other consid and 100

37th st W, No 409, n s, 125 w 9th av, 25x98.9, 4-sty brk tenement. Charlotte P Browning to Mary B Bausher, of Chicago, Ill. B & S and C a G. Oct 20. Nov 16, 1909. 3:735—28. A $9,000—$12,000. nom

39th st W, No 204, s s, 43.6 w 7th av, 20.6x75.6, 4-sty stone front dwelling. Release dower. Luz Dias Govin widow of Felix Govin y Pinto to Alex P W Kinnan TRUSTEE Edward M Gedney. Nov 11. Nov 15, 1909. 3:788—51. A $22,000—$25,000. nom

44th st W, No 435, n s, 440 w 9th av, 20x100.4, 4-sty brk tenement. Joseph F Gibbons to George Schwartz. Nov 15. Nov 16, 1909. 4:1054—14½. A $10,000—$11,500. other consid and 100

45th st W, Nos 141 to 147, n s, 271.9 e 7th av, 68.7x100.4, three 4 and one 3-sty brk buildings and stores. Patrick J McMahon to Mary C Stewart, of Brooklyn. Q C. Oct 26. Nov 12, 1909. 4:998—12 to 14. A $148,000—$152,000. nom

45th st W, No 527, n s, 393.9 e 11th av, 18.9x100.5, 4-sty brk tenement. Marie A K Neuberger INDIVID and EXTRX Damian Neuberger to Lillie B Gould. Nov 15, 1909. 4:1074—17. A $6,500—$8,500. other consid and 100

46th st, W, Nos 125 and 127, n s, 450 e 7th av, 33.4x100.5, two 3-sty brk dwellings. Mary E McKesson to Solomon Oppenheimer. B & S. All liens. Nov 16. Nov 17, 1909. 4:999—19 and 19½. A $44,000—$46,000. nom

Same property. Solomon Oppenheimer to Moses Weinman. All liens. Nov 16. Nov 17, 1909. 4:999. nom

46th st, W, Nos 121 and 123, n s, 275 w 6th av, 41.8x100.5, 4-sty brk tenement and store and 3-sty brk dwelling. Harriet S James to Moses Weinman. Mort $47,000. Nov 15. Nov 17, 1909. 4:999—20 and 21. A $54,000—$56,000. nom

47th st E, No 341, n s, 79 w 1st av, 21x50.3, 5-sty brk tenement and store. Parshelsky Bros, a corpn to Union Holding Co. All liens. Oct 11. Nov 16, 1909. 5:1340—22½. A $5,000—$10,500. nom

53d st E, No 40. Power of attorney. Alice M Olcott to R Morgan Olcott. Nov 16, 1909. 5:1288.

53d st W, No 540, s s, 225 e 11th av, 25x100.5, 5-sty brk tenement and store. New Jersey Utility Realty Co to Lewis E Ransom. Mort $21,000. Oct 30. Nov 12, 1909. 4:1081—55. A $9,000—$18,000. other consid and 100

53d st W, Nos 542 and 544, s s, 175 e 11th av, 50x100.5, two 5-sty brk tenements, store in No 542. New Jersey Utility Realty Co to Wm F and Lewis E Ransom and Angie Kilmer, EXRS, &c, Phebe A B Ransom. Mort $42,000. Oct 30. Nov 12, 1909. 4:1081—56 and 57. A $18,000—$36,000. other consid and 100

54th st W, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.3, 1-sty frame store. Louis Kendal to C N Shurman Investing Co. Mt $3,225. Sept 16. Nov 18, 1909. 4:1063—49. A $5,000—$5,000. other consid and 100

55th st, E, No 157, n s, 95 w 3d av, 20x100.5, 3-sty and basement stone front dwelling. FORECLOSURE. (Sept 28, 1909.) Chas L Denks (Ref) to Geo W Short. Oct 19. Nov 17, 1909. 5:1310—31. A $11,000—$14,000.
$3,700 over and above 1st mort for 13,000

56th st E, Nos 233 to 237, n s, 200 w 2d av, 75x100.5, three 5-sty brk tenements and stores. Louis Stroka, a corporation to Beckie Schlaff. B & S. All liens. Nov 17, 1909. 5:1330—14 to 16. A $33,000—$75,000. other consid and 100

56th st W, No 418, s s, 275 w 9th av, 25x78.7x25.2x81.9, 4-sty brk tenement and stores. Philip Liberman et al to Patrick McGinn. Mort $8,000. Nov 13. Nov 16, 1909. 4:1065—44. A $9,500—$13,000. other consid and 100

61st st W, No 240, s s, 225 e West End av, 25x100.5, 5-sty brk tenement. Annie Zimmerman to Jacob M Weiss. All liens. Nov 16. Nov 18, 1909. 4:1152—55. A $6,000—$17,000. other consid and 100

62d st W, Nos 42 and 44, s s, 100 e Columbus av, 60x100.5, 5-sty brk garage. Sarah T McAllister widow to Louise and Heyward H McAllister. Mort $75,000. June 16, 1905. Nov 13, 1909. 4:1111—60. A $65,000—$100,000 nom

66th st W, No 101.
White Plains and Gun Hill roads, 19 acres.
224th and 225th sts, block front.
White Plains road, lot 134 map Olinville.
Lots 764, 765 and 768 map Wakefield.
Lots 11 and 12a map No 2 of Olinville.
Lots 705 and 664 map Wakefield.
Lots 701 and 660 map Wakefield.
Lots 748 and 697 map Wakefield.
Lot 511 map Wakefield.
Lots 1111, 1153 and 1154 map Wakefield.
5th st house.
16th st, three houses.
Lot 1203 map Wakefield.
Lots 110 and 149, map Wakefield.
Land in Texas.
Several mortgages, also cash.
Lots 442, 443, 476, 477, 583, 584, 546, 545, 509, 510, 474, 475, 441, 508, 543, 227, 261, 298, and gores 19, 18, 17, 28, 22 and 21 map of Wakefield.
Agreement as to sale of properties under deed of trust, also as to payment of commission to the trustees, fees to attorneys and to division of balance, appointment of agents placing of mortgages, etc. James C Crawford and Wm E Diller asTRUSTEES under deed of trust by Margaret Crawford (recorded Feb 11, 1903, in Westchester Co) with Francis G Crawford, Mary C wife of and Wilbur L Varian, Sarah C wife of and Daniel M Hopping, James C Crawford and Nettta B his wife, Frances C wife of and Robert M Lowitz and Eliz A wife of and Wm E Diller. July 1. Nov 18, 1909. 4:1138 and A T. nom

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NORWOOD
LONG ISLAND CITY
TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders.
RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

73d st W, No 38, s s, 154.11 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling.

Columbus av, Nos 280 to 284 n w cor 73d st, 102.2x50, 4-sty brk tenement and store and 4-sty and basement brk dwelling.
James A M Johnston et al EXRS &c Eliz S Potter to Fredk A Clark of Cooperstown, N Y. Nov 12. Nov 13, 1909. 4:1125—58. A $19,000—$38,000; 4:1145—31 and 32. A $78,000—$109,000. nom

74th st E, No 482, s s, 250 w Av A, 25x102.2, 5-sty brk tenement. Abe Miller et al to Louis Oppenheim and Theo I Jacobus. Mort $15,000. Nov 12. Nov 15, 1909. 5:1468—35. A $8,000—$23,000. other consid and 100

74th st E, No 234, s s, 233.4 w 2d av, 16.8x102.2, 4-sty stone front dwelling. Herman Hartman to Rebecca Langer. Mort $8,300. Nov 10. Nov 12, 1909. 5:1428—34. A $7,000—$11,000. other consid and 100

74th st E, Nos 421 to 425, n s, 254.6 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Annie Epstein to The R & S Realty Co. Mort $45,000. Nov 15. Nov 16, 1909. 5:1469—10. A $16,000—$56,000. nom

74th st E, No 311, n s, 160 e 2d av, 20x102.2, 4-sty stone front tenement. Benjamin Rodezky to Ray Glogau. Mort $12,500. Nov 17. Nov 18, 1909. 5:1449—7. A $6,500—$13,000. 200

79th st W, No 110, s s, 82 w Columbus av, 18x76.8, 4-sty and basement stone front dwelling. Lillie E Kelly to Gurden E Corwith. Mort $21,500. Nov 15. Nov 16, 1909. 4:1150—36½. A $13,500—$19,000. other consid and 100

81st st E, No 229, n s, 254.2 w 2d av, 25.5x102.2, 4-sty brk tenement and store and 3-sty frame tenement in rear. FORECLOS, Nov 10, 1909. Adam Wiener, ref, to Harris D Colt TRUSTEE Robert S Bowne. Nov 11. Nov 12, 1909. 5:1527—14. A $11,000—$15,009. 14,000

83d st E, No 606, s s, 123 e East End av, 25x80.3x25.3x76.10, 5-sty brk tenement. Bernhard Bloch to Jacob Kilsheimer. B & S. Nov 12. Nov 13, 1909. 5:1590—18. A $7,000—$16,000. 100

84th st W, No 40, s s, 474.6 w Central Park West, 17.2x102.2, 3-sty and basement stone front dwelling. Henry Steinbach INDIVID and EXR Madeline Steinbach to Ferguson Bros and Forshay, a corpn. Nov 10. Nov 16, 1909. 4:1197—52. A $12,000—$18,000. 24,000

85th st E, No 443, n s, 94 w Av A, 25x102.2, 4-sty stone front tenement. Louis Volker to Mary D Heil. Q C. Nov 15. Nov 18, 1909. 5:1565—21. A $8,500—$15,000. 500

85th st E, No 323, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement. Bertha Bank to Herman Heinemann. Mort $24,400 and all liens. Nov 17. Nov 18, 1909. 5:1548—13. A $9,000—$22,500. 125

86th st E, No 340, s s, 200 w 1st av, 25x102.2, 6-sty brk tenement and store. FORECLOS, Oct 28, 1909. R Burnham Moffat, ref, to Robert Johanson. Nov 15. Nov 16, 1909. 5:1548—35. A $10,000—$32,000. $10,000 over and above 1st mort of 28,000

87th st W, No 70, s s, 30 e Columbus av, 20x100.8, 4-sty and basement brk dwelling. King C Gillette to Emily M Roemer. Mort $23,500. Nov 12. Nov 15, 1909. 4:1200—63. A $13,500—$24,000. nom

87th st W, No 70, s s, 30 e Columbus av, 20x100.8, 4-sty and basement brk dwelling. Lina Gillette to Emily M Roemer. Mort $23,500. Oct 28. Nov 15, 1909. 4:1200—63. A $13,500—$24,000. nom

88th st E, No 217, n s, 260 e 3d av, 25x100.8, 5-sty brk tenement. Gustav Kaliski to Rosa Jacobs. Mort $20,500. Jan 18. Nov 18, 1909. 5:1534—12. A $10,000—$22,000. nom

88th st E, No 418, s s, 256 e 1st av, 25x100.8, 5-sty brk tenement. Joseph Leiterer to Edward Muller. B & S. Mort $10,000. Oct 11. (Re-recorded from Oct 11, 1909.) Nov 18, 1909. 5:1567—38. A $8,500—$17,500. other consid and 100

89th st E, No 317, n s, 275 e 2d av, 25x100.8, 5-sty brk tenement. John Schreiner to Herman Loden. Mort $15,000. Nov 15, 1909. 5:1552—12. A $9,000—$21,000. other consid and 100

89th st E, No 313, n s, 225 e 2d av, 25x100.5, 5-sty brk tenement. John Schreiner to Charles L Holbein. Mort $15,000. Nov 15, 1909. 5:1552—10. A $9,000—$21,000. other consid and 100

89th st E, No 315, n s, 250 e 2d av, 25x100.8, 5-sty brk tenement. John Schreiner to Mary Loden. Mort $15,000. Nov 15, 1909. 5:1552—11. A $9,000—$21,000. other consid and 100

93d st E, Nos 313 and 315, n s, 200 e 2d av, 50x100.8, two 5-sty brk tenements. Barbara wife of Charles Reinhart to said Chas Reinhart. Morts $22,000. Nov 15. Nov 18, 1909. 5:1556—9 and 10. A $17,000—$37,000. nom

97th st, W, s s, at centre line of old Bloomingdale rd (closed), between Broadway and Amsterdam av. Agreement as to release of easements. Q C, etc. The Roman Catholic Church of the Holy Name, owner of land lying east of said c l with Samuel Borchardt, owner of land lying west of said c l. Feb 25. Nov 17, 1909. nom

98th st W, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. FORECLOS, Nov 4, 1909. Geo W Collins, ref to Robert F Smith. Nov 12, 1909. 7:1834—19. A $12,000—$28,000. 29,000

98th st W, No 129, n s, 549.1 e Amsterdam av, 24.9x100.11, 5-sty brk tenement. Lena B Fellows to Florence E Fellows. Mort $12,000. Nov 3. Nov 16, 1909. 7:1853—23. A $10,900—$24,000. other consid and 100

98th st W, No 131, n s, 524.3 e Amsterdam av, 24.9x100.11, 5-sty brk tenement. Lena B Fellows to Florence E Fellows. Nov 3. Nov 16, 1909. 7:1853—22. A $10,900—$24,000. other consid and 100

98th st W, No 55, n s, 150 e Columbus av, 25x100.11, 5-sty stone front tenement. James C Thomas to Margaret E Napier. Mort $27,000. Nov 17. Nov 18, 1909. 7:1834—7. A $12,000—$24,000. other consid and 100

98th st W, No 59, n s, 100 e Columbus av, 25x100.11, 5-sty stone front tenement. James C Thomas to Margaret E Napier. Mort $25,000. Nov 17. Nov 18, 1909. 7:1834—5. A $12,000—$25,000. other consid and 100

99th st E, Nos 66 and 68, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, Nov 15, 1909. Dudley F Malone, ref, to Nathan Glassheim and Paul Braus. Mort $37,500. Nov 16, 1909. 6:1604—41. A $14,000—$44,000. 6,100

99th st E, No 67, n s, 75 w Park av, 25x100.11, 5-sty brk tenement. Hyman Littwin and ano to Hannah Kram and Katie Shvev. Mort $21,000. Nov 11. Nov 12, 1909. 6:1605—33. A $9,000—$24,000. other consid and 100

99th st E, No 69, n s, 50 w Park av, 25x100.11, 5-sty brk tenement. Hyman Littwin and ano to Hannah Kram and Katie Shyev. Mort $23,500. Nov 11. Nov 12, 1909. 6:1605—34. A $9,000—$24,000. other consid and 100

100th st E, No 68, s s, 123.3 w Park av, 25x100.11, 5-sty brk tenement. Charles W Bancker to Oscar C Kunze of Newark, N J. Mort $22,000. Nov 11. Nov 12, 1909. 6:1605—42. A $9,000—$24,000. nom

100th st E, No 68, s s, 123.3 w Park av, 25x100.11, 5-sty brk tenement. Helen C or Hattie C Candee to Chas W Bancker. Oct 15. Nov 12, 1909. 6:1605—42. A $9,000—$24,000. nom

100th st E, No 311, n s, 180 e 2d av, 40x100.11, 6-sty brk tenement and store. Stanislaus N Tuckman to William Menke, Everett B Heymann and United States Trust Co of N Y, EXRS John Menke. Morts $45,000 and all liens. Nov 8. Nov 12, 1909. 6:1672—9. $12,000—$45,000. other consid and 125

101st st E, No 106, s s, 47.9 e Park av, 16x100.11, 3-sty brk dwelling. John L and Louis A Cella to Walter Schaad. Mort $7,500. Nov 15. Nov 18, 1909. 6:1628—70. A $6,000—$7,500. other consid and 100

Same property. Walter Schaad to Alfred W Giallorenzi. Mort $7,500. Nov 17. Nov 18, 1909. 6:1628. nom

102d st E, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. FORECLOS, Oct 28, 1909. Chas M Beattie ref to Betsie Gertner. Nov 15, 1909. 6:1629—71. A $8,500—$17,500. 15,000

103d st E, No 56, s s, 180 w Park av, 40x100.11, 6-sty brk tene't. FORECLOS, Nov 4, 1909. Morris Cukor, ref, to Carl Fischer. Nov 4. Nov 16, 1909. 6:1608—46. A $17,500—$50,000. 6,500 over and above 1st mort of $40,000

103d st W, No 305, n s, 120 w West End av, 20x100.11, 3-sty and basement and stone front dwelling. Rosa Hyman to Frank Gulden. All liens. Nov 15. Nov 16, 1909. 7:1890—51½. A $13,600—$26,000. other consid and 100

108th st E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Hodus Berman to Fannie Siskind. ½ part. All liens. Nov 18, 1909. 6:1614—12. A $16,000—$32,000. other consid and 100

108th st, E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Adolph Katzki to Hodus Berman. Mort $35,000. Nov 17, 1909. 6:1614—12. A $16,000—$32,000. other consid and 100

109th st E, Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Sigmund Lissner to Ricka Cohn. All liens. Nov 17. Nov 18, 1909. 6:1636—67 and 68. A $15,000—$20,000. nom

110th st, E, No 78, s s, 129 w Park av, 14x100.11, 3-sty brk tenement and store. Annie Rozinski to Jacob Rozinski. Nov 15. Nov 17, 1909. 6:1615—42. A $6,500—$7,000. other consid and 100

110th st, E, No 74, s s, 157 w Park av, 14x100.11, 3-sty brk dwelling. Mitchell A C Levy to Jacob Rozinski. Q C and Correction deed. Nov 12. Nov 17, 1909. 6:1615—43. A $6,500—$7,000. nom

111th st W, No 302, s s, 260 e Manhattan av, runs s 106.2 x e 33 x n e 8.6 x n 100 to st, x — 39 to beginning, 6-sty brk tenement and stores. Lena Weinstein to Joseph Abrahams. ¼ part. Morts $58,000. Nov 15, 1909. 7:1846—20. A $20,000—$58,000. other consid and 100

113th st, W, Nos 507, 511 and 517, n s, 100 w Amsterdam av, runs n 100.9½ x w 125 x s .0¼ x w 75 x s 100.9¼ to street x e 200 to beginning, three 8-sty brk tenements. Paterno Bros, a corporation, to Southern Holding Co a corporation. Morts $455,000. Nov 16. Nov 17, 1909. 7:1885—21 to 27. A $112,000 -P $150,000. other consid and 100

114th st, E, No 28, s s, 79 w Madison av, 20x50.11, 5-sty brk tenement.

114th st, E, No 26, s s, 99 w Madison av, runs s 50.11 x w 1 x s 50 x w 18 x n 100.11 to street x e 19 to beginning, 5-sty brk tenement and store.
Mary Sherry to Joseph Feinberg. Mort $35,000. Nov 16. Nov 17, 1909. 6:1619—50½ and 60. A $15,500—$30,000 100

115th st W, No 415, n s, 166.8 e Amsterdam av, 66.8x100.11, 6-sty brk tenement. Fannie G Slattery to Theophile Kick. Mort $87,500. Nov 15, 1909. 7:1867—49. A $35,000—$115,000. other consid and 100

116th st, E, Nos 431 to 435, n s, 244 w Pleasant av, 50x100.11, 6-sty brk tenement & stores. Maria Rubano widow and DEVISEE Felice Rubano to Keats Co. a corporation. Morts $65,000. Nov 16. Nov 17, 1909. 6:1710—15. A $17,000—$58,000. other consid and 100

117th st W, No 121, n s, 250 w Lenox av, 18x100.11, 5-sty brk dwelling. Ida M Bradshaw to Arthur Chester. Mort $18,750. Nov 16, 1909. 7:1902—21. A $9,200—$19,000. nom

117th st W, No 419, n s, 186 e Amsterdam av, 18x100.11, 5-sty stone front dwelling. Bolton Hall to Mary E Brown widow. Mt $19,000. Nov 15. Nov 18, 1909. 7:1961—46½. A $10,000—$21,000. other consid and 100

119th st W, No 313, n s, 120 e Manhattan av, 25x100.11, 5-sty brk tenement. James C Thomas to Margaret E Napier. Mort $22,700. Nov 17. Nov 18, 1909. 7:1946—23. A $11,000—$25,000. other consid and 100

119th st W, No 311, n s, 145 e Manhattan av, 25x100.11, 5-sty brk tenement. James C Thomas to Margaret E Napier. Mort $25,000. Nov 17. Nov 18, 1909. 7:1946—24. A $11,000—$25,000. other consid and 100

120th st E, No 538, s s, 418.9 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. FORECLOS, Nov 9, 1909. Patrick J Dobson ref to Jacob S and Michael Friedman. Nov 10. Nov 15, 1909. 6:1816—35½. A $4,500—$5,500. 250

120th st E, No 344, s s, 150 w 1st av, 20x100.11, 3-sty brk dwelling. Teresina Satriale to Luigi Pasoua. ½ part. Mort $8,000. Nov 12, 1909. 6:1796—35. A $5,500—$9,500. 100

121st st W, Morningside av W, s s, 100 e Amsterdam av, 285.2 to w s Morningside av W, side av W x101.10x299.3x100.11, vacant. Falcon Realty Co to Moritz Falkenau. Nov 11. Nov 12, 1909. 7:1963—19 to 29 and part lot 16. A $——$——. other consid and 100

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning, 6-sty brk tenement and stores. Esther Schulman to Albert T Scharps Morts $42,500. Nov 9. Nov 12, 1909. 6:1808—31. A $——$——. other consid and 100

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122d st E, No 417, n s, 221.3 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Estelle E Watkins to Chas C Watkins, Jr. Mort $4,000. Mar 29, 1908. Nov 15, 1909. 6:1810—9½. A $4,000—$7,000. other consid and 100

122d st E, No 112, s s, 112.6 e Park av, 27.6x100.11, 4-sty brk tenement. Marie Jung to Mary Falkenberg. Morts $13,400. Oct 2. Nov 16, 1909. 6:1770—67. A $10,000—$21,000. gift

123d st E, No 116, s s, 165 e Park av, 25x100.5, 5-sty brk tenement. Bertha Blau to Commercial Trading Co. Morts $20,200. Nov 13. Nov 16, 1909. 6:1771—65. A $9,000—$25,500. other consid and 100

125th st W, No 525, n s, 400 e Broadway, 25x99.11, 5-sty brk tenement and store. Herman Rein to Ernstina Marks of Brooklyn. Morts $28,250. Nov 8. Nov 18, 1909. 7:1980—18. A $11,000—$22,000. nom

126th st E, No 229, n s, 280 w 2d av, 25x99.11, 5-sty brk tene't. Catharine Gerlich to Ella Gruning. All liens. May 5. Nov 13, 1909. 6:1791—13. A $9,000—$25,000. other consid and 550

128th st E, No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk tenement. Wm S Patten to William McGowan. B & S. All liens. Nov 15. Nov 16, 1909. 6:1792—28½. A $8,500—$20,000. nom

133d st W, No 144, s s, 300 e 7th av, 24.9x99.11x24.10x99.11, 6-sty brk tenement and store. Ray Heyman to Annie Moore. All title. Q C and Correction deed. Nov 11. Nov 15, 1909. 7:1917—51. A $11,000—$34,000. nom

133d st W, No 28, s s, 360 w 5th av, 25x99.11, 5-sty brk tenement. James C Thomas to Margaret E Napier. Mort $22,000. Nov 17. Nov 18, 1909. 6:1730—51. A $10,000—$22,000. other consid and 100

134th st W, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tenements and stores. Paterno Bros, a corpn to Margaret E Napier. Mort $40,500. Nov 16. Nov 18, 1909. 6:1732—12 and 13. A $20,000—$54,000. other consid and 100

134th st, W, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tenements and stores. Waldeck Company to Paterno Bros, a corporation. Morts $40,500. Nov 16. Nov 17, 1909. 6:1732—12 and 13. A $20,000—$54,000. 100

135th st W, No 116, s s, 250 w Lenox av, 25x99.11, 5-sty brk tenement and store. James C Thomas to Margaret E Napier. Mort $29,000. Nov 17. Nov 18, 1909. 7:1919—44. A $13,000—$26,000. other consid and 100

137th st W, No 11, n s, 208.9 w 5th av, 36.3x99.11, 6-sty brk tenement and stores. Julia Rosh to Elizabeth Sheldon, of Mt Vernon, N Y. Mort $36,500. Oct 25. Nov 16,1909. 6:1735—28. A $13,000—$42,000. other consid and 100

138th st W, No 629, n s, 375 e 12th av, also abt 132 e Riverside Drive, 50x99.11, 3-sty frame dwelling and vacant. Emma C wife of and Edward D Haggerty to Edward Waters. Mort $13,500. Nov 15, 1909. 7:2087—16. A $17,000—$18,000. other consid and 100

140th st W, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 x n 99.8 x n e 0.4 to st, x e 124.9 to beginning, three 6-sty brk tenements. Paterno Bros, a corpn, to Margaret E Napier. C a G. Mort $101,500. Nov 16. Nov 18, 1909. 6:1737—49 to 52. A $39,000—$141,000. other consid and 100

140th st, W, Nos 24 to 28, s s, 320 w 5th av, 124.9x99.8x125x99.11, three 6-sty brk tenements. Landlords Realty Co to Paterno Bros, a corporation. Morts $101,500. Nov 16. Nov 17, 1909. 6:1737—49 to 52. A $39,000—$141,000. 100

145th st W, Nos 531 and 533, n s, 225 e Broadway, 66.6x99.11, two 5-sty brk tenements. Abraham Arndt to Alfred Neuhaus. All title. Mort $67,000. Nov 12, 1909. 7:2077—10 and 12. A $32,000—$70,000. other consid and 100

146th st W, Nos 514 to 524, s s, 180 w Amsterdam av, 120x99.11, three 6-sty brk tenements. Abijah M Dederer to Union Bank of Brooklyn. B & S. Oct 27, 1908. Nov 18, 1909. 7:2077—39 to 43. A $48,000—$150,000. other consid and 100

147th st W, Nos 507 and 509, n s, 150 w Amsterdam av, 50x99.11, 6-sty brk tenement. Riverview Construction Co to Jacob Bloch. Mort $51,000. Nov 11. Nov 12, 1909. 7:2079—25 and 26. A $20,000 $——. other consid and 100

Same property. Jacob Bloch to Henry M and Louis Bloch. ½ part. Mort $51,000. Nov 11. Nov 12, 1909. 7:2079. other consid and 100

148th st W, No 204, s s, 137.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Adam J Hafner to City Holding Co. Mort $34,500. Nov 11. Nov 16, 1909. 7:2033—40. A $10,500—$35,000. other consid and 100

148th st W, No 517, n s, 243 w Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Carlos M Sarria to Katherine Mullins. Q C. All liens. Nov 13. Nov 16, 1909. 7:2080—22. A $7,000—$12,500. other consid and 100

154th st W, Nos 262 to 268, s s, 100 e 8th av, 75x99.11, two 6-sty brk tenements. Caroline Frankel to Nathan and Edward Marx. Morts $86,000. Nov 11. Nov 12, 1909. 7:2039—58 and 60. A $21,000—$76,000. 100

160th st W, No 550, s s, 287.6 e Broadway, 37.6x100.11, 5-sty brk tenement. Lucius H Beers to Philip Laracy. Mort $39,500. Aug 18. Nov 15, 1909. 8:2118—18. A $15,000—$40,000. other consid and 100

163d st W, Nos 449 and 453, n s, 275 e Amsterdam av, 75x112.6, two 6-sty brk tenements. John F Fox to Daniel J Mendelson. All liens. Nov 15. Nov 16, 1909. 8:2110—96 and 98. A $24,000—$82,000. nom

178th st W, No 659, n s, 125 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Marie A Arns to Josephine Arns. Mort $5,000. Nov 15. Nov 16, 1909. 8:2163—21. A $3,600—$7,500. other consid and 100

180th st W, Nos 708 and 710, s s, 254.1 w Broadway, 116.8x100, two 5-sty brk tenements. Ferguson Bros & Forshay to Sarah Elkin. Morts $110,000. Nov 15. Nov 17, 1909. 8:2176—part lot 39. A $——$——. other consid and 100

180th st W, No 712, s s, 370.9 w Broadway, 58.4x100, 5-sty brk tenement. Ferguson Bros & Forshay, a corpn to Lottie B wife Henry Steinbach. Mort $55,000. Nov 15. Nov 16, 1909. 8:2176—part lot 39. A $——$——. nom

Av B, No 256, w s, 26 n 15th st, 22x95.6, 5-sty brk tenement. Louis Oppenheim et al to Abe and Samuel Miller. Mort $8,000. Nov 15, 1909. 3:973—27. A $11,000—$14,500. other consid and 100

Audubon av, No 140 | n w cor 172d st, 57x100, 5-sty brk tenm't.
172d st, No 551 | Donald Robertson to Max F Hoberg and Bertha A his wife, joint tenants. Mort $66,000. Nov 15, 1909. 8:2129—21. A $20,500—$——. 100

Broadway, w s | bet 91st and 92d sts, being Apthorps lane, now
Apthorps lane | closed, extending from w s Broadway, to e s
West End av, e s | West End av, two 1-sty frame stores and vacant.
West End av, w s | bet 91st and 92d sts, being Apthorps lane
Apthorps lane | closed, bet w s of West End av and e s of Riverside Drive, e s | Riverside Drive, vacant. John C L Hamilton to Lucy R Ball, Borough of Richmond. All title. B & S. Sept 21. Nov 15, 1909. 4:1239—1½, 4½, 5¼, 8¼, 10½, 12½, 58½ and 59. A $66,000—$66,000; 1251—42½, 45, 45½, 47½, 48½, 49½, 50½, 51½, 52½, 53½, 57, 57½, 66½, 66 2-3, 67½, 68½ and 69½. A $53,000—$53,000. nom

Broadway, Nos 610 to 618 | n e cor Houston st, 100.5x196.8 to
Crosby st, Nos 150 and 152 | w s Crosby st, x95.5x197.7, two
Houston st, Nos 2 to 18 | 6-sty brk and stone loft and store buildings. Nathan Seeley and ano to L Bell Caldwell, of Mount Vernon, N Y. All title. Sub to life estate of widow of Phineas T Barnum. Nov 13. Nov 15, 1909. 2:522—1. A $560,000—$680,000. nom

Broadway, Nos 3099 to 3103, on map No 3101, w s, 221.10 n 122d st, runs n 80.5 x w 78.11 to c l old Bloomingdale road x s 2.3 x w — to c l blk x s 78.2 x e 100 to beginning, 6-sty brk tenement. Mitow Realty Co to John M Griffin of Portland, Me. All liens. Nov 10. Nov 12, 1909. 7:1993—11. A $62,000—$——. other consid and 100

Broadway | s e cor 163d st, 99.11x100, 6-sty brk tenement and
163d st | stores. Tomahawk Realty Co to Adam J Hafner. Morts $205,000. Nov 15. Nov 16, 1909. 8:2122—52. A $61,000—$——. other consid and 100

Edgecombe av, No 129 | s w cor 141st st, 24.11x90, 5-sty brk tene-
141st st, No 330 | ment and store. Magdalena O Heckman et al HEIRS, &c, John H Oeters to Wm F Knickmann. (Name of party 2d part omitted from caption.) Mort $31.000. Nov 1. Nov 12, 1909. 7:2048—part lot 37. A $——$——. nom

East End av | n w cor 79th st, 102.2x148, vacant. Falcon Realty Co
79th st | to Moritz Falkenau. Mort $57,250. Nov 11. Nov 12, 1909. 5:1576—21 to 26. A $51,000—$51,000. other consid and 100

Lexington av, No 189, e s, 78.6 s 32d st, 21x100, 3-sty brk dwelling. George Mulligan to Emily C Mulligan. Mort $9,000. Nov 12.1909. 3:887—78. A $20,000—$21,500. nom

Lexington av, No 191, e s, 58.6 s 32d st, 20x100, 3-sty brk tenement and store. George Mulligan to Emily C Mulligan. Mort $10,000. Nov 12, 1909. 3:887—77. A $19,000—$22,000. nom

Lexington av, Nos 1025 and 1027 | begins 73d st, n s, 369 w 3d av,
73d st, Nos 149 and 151 | 51 to e s Lexington av x102.2, two 5-sty brk tenements and stores. D A Cushman Realty Co to Hermann Elkan. Nov 11. Nov 12, 1909. 5:1408—20. A $48,000—$95,000. nom

Same property. Hermann Elkan to Frieda Hart. Mort $96,000. Nov 11. Nov 12, 1909. 5:1408. 100

Madison av, No 1045, e s, 66.2 s 80th st, 19x82, 4-sty stone front dwelling. Herman Wronkow to Fannie Hamlin. Nov 5. Nov 18, 1909. 5:1491—51½. A $31,500—$41,000. other consid and 100

Manhattan av, No 547, w s, 48.5 s 123d st, 15x74, 3-sty and basement stone front dwelling. Ellen Sica to Wm C Bergen. Mt $8,000. Nov 16. Nov 18, 1909. 7:1949—50. A $6,700—$11,500. other consid and 100

Park av, No 1647, e s, 64.11 s 117th st, 18x63.4, 2-sty brk dwelling.

117th st E, No 102, s s, 15.10 e Park av, 15.10x64.11, 3-sty brk dwelling.
Estelle E Watkins to Chas C Watkins, Jr. Mort $8,000. Mar 29, 1908. Nov 15, 1909. 6:1644—69B and 71. A $10,500—11,500. other consid and 100

Riverside Drive, No 317 | s e cor 104th st, 22x100, 5-sty stone
104th st, No 324 | front dwelling. Emily M Roemer to Alanta E Gillette of Brookline, Mass. Mort $55,000. Nov 15, 1909. 7:1890—73. A $38,000—$70,000. nom

Riverside Drive, No 210 | n e cor 93d st, runs n 114.4 x e 152.1
93d st | x s 50 x w 0.0 1-8 x s — x w 0.0 3-8 x s 25.8 to n s 93d st, x w 97.9 to beginning, vacant. Atlas Impt Co to Ferguson Bros and Forshay, a corpn. Nov 13. Nov 15, 1909. 4:1252—34 to 37. A $138,000—$138,000. 100

Riverside Drive, No 151, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk and stone dwelling. FORECLOS. Oct 14, 1909. Richard H Clarke ref to Martin D Wylly. Nov 3. Nov 18, 1909. 4:1249—6. A $30,000—$68,000. 62,500

St Nicholas av, No 121 | n w cor 116th st, 89.1x97x75.11x143.8,
116th st, Nos 201 to 211 | 7-sty brk tenement and stores. Palisade Building Co to El Nido Realty Co. Mort $220,000. Nov 15.. Nov 17, 1909. 7:1922—24. A $85,000—$240,000. other consid and 100

West End av, No 609, w s, 83.5 n 89th st, 18x90, 4-sty and basement stone front dwelling. Robert Reis to Sarah wife of Robert Reis. B & S. Mort $20,000. Nov 15, 1909. 4:1250—95. A $12,000—$25,000. other consid and 100

West End av, No 613, w s, 64 s 90th st, 18x90, 4-sty and basement brk dwelling. Emma V Pepper to Robert Reis. Mort $16,000. Nov 15. Nov 16, 1909. 4:1250—97. A $12,000—$25,000. other consid and 100

West End av | n w cor 95th st, 25.2x54.2x25.6x50.5, vacant. Ade-
95th st | laide S, John S, Wm H, and Wm K Browning, EXRS, &c, Wm C Browning to Eugene Higgins. Oct 30. Nov 16, 1909. 4:1253—72. A $15,000—$15,000. 35,000

Same property. Release dower. Therese D wife Wm H Browning to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nom

Same property. Release dower. Mary S S wife Henry K Browning to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nom

Same property. Release dower. Lizzie H wife John S Browning to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nom

Same property. Release dower. Adelaide S Browning widow of Wm C Browning, decd, to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nom

West End av, No 910, e s, 80.9 s 105th st, 20.2x100, 4-sty and basement stone front dwelling. Samuel A McGuire and Alice F, his wife to Mary J McGuire. Q C. Jan 11. Nov 17, 1909. 7:1876—64. A $15,000—$25,000. nom

2d av, No 1854 | s e cor 96th st, 25.8x100, 5-sty brk tenement
96th st, No 300 | and stores. Harry Wolfe to Mamie Kenny. All liens. May 11, 1908. Nov 17, 1909. 5:1558—49. A $21,000—$33,000. other consid and 100

2d av, No 740, e s, 49.4 s 40th st, 24.8x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Betsie Wolt to Sigmund Levin. Mort $25,750. Nov 15, 1909. 3:945—55. A $12,500—$22,000. other consid and 100

2d av, Nos 894 and 896, e s, 50.3 s 48th st, 50.2x100, two 5-sty brk tenements and stores. Emanuel Weiss to Fannie Rottenberg. Morts $44,800. June 8. Nov 12, 1909. 5:1340—51 and 52. A $30,000—$46,000. other consid and 100

2d av, No 1110, e s, 75.3 s 59th st, 25.1x100, 4-sty brk tenement and store. Samuel Luria to Abraham J Smith. Mort $22,000. Nov 3. Nov 18, 1909. 5:1351—52. A $18,000—$27,000. nom

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5th av, Nos 2227 to 2231, on map Nos 2227 to 2233 | s e cor 136th st, 99.11x100, three 6-sty brk tenements and stores. Paterno Bros, a corpn, to Margaret E Napier. C a G. Mort $136,500. Nov 16. Nov 18, 1909. 6:1760—73 to 76. A $45,000—$135,000.
other consid and 100
Same property. Release mort. Same to same. Nov 17. Nov 18, 1909. 6:1760. other consid and 100
Same property. Margaret E Napier to James C Thomas. Mort $136,500. Nov 17. Nov 18, 1909. 6:1760. other consid and 100
5th av, Nos 2227 to 2231 | s e cor 136th st, 99.11x100, three 6-sty
on map Nos 2227 to 2233 | brk tenements and stores. Waldeck Co
136th st, No 2 | to Paterno Bros, a corporation. Mort $136,500. Nov 16. Nov 17, 1909. 6:1760—73 to 76. A $45,000—$135,000. other consid and 100
7th av, No 204 | s w cor 22d st, 25x100, 6-sty brk tene-
22d st, Nos 200 to 210 | ment and stores. Meyer Freeman et al to Meyer Freeman 4-9 parts, Joseph Freeman 1-3 part and Philip and Jacob Freeman, each 1-9 part. B & S. Morts $70,000. Nov 16. Nov 17, 1909. 3:771—46. A $30,000—$65,000. nom
7th av, No 1970, w s, 50.11 s 119th st, 25x100, 5-sty brk tenement and store. Florence I Rosen to Paul Koning. Mort $36,250. Nov 15, 1909. 7:1924 34. A $19,000—$30,000.
other consid and 100
7th av, No 1970, w s, 50.11 s 119th st, 25x100, 5-sty brk tenement and store. Simon Kahn to Florence I Rosen. Morts $34,000. Nov 15, 1909. 7:1924—34. A $19,000—$30,000.
other consid and 100
7th av, No 196, w s, 98.9 s 22d st, 24.7x100, 6-sty brk tenement and stores. Frank Rosen to Meyer and Benjamin Freeman. Mort $40,000. Nov 8. Nov 12, 1909. 3:771—42. A $20,000—$45,000. other consid and 100
9th av, No 788, e s, 125.5 s 53d st, 25x100, 5-sty brk tenement and store. Dora Groll to Karl Groll her husband. Mort $20,000. Nov 11. Nov 15, 1909. 4:1043—3. A $20,000—$31,000. gift
10th av, Nos 567 to 573 | s w cor 42d st, runs w 278.9 x s 98.9
41st st, Nos 505 to 513 | x w 46.3 x s 98.9 to n s 41st st x e
42d st, Nos 500 to 512 | 225 x n 98.9 x e 100 to w s 10th av x n 98.9 to beginning, twelve 6 and 7-sty brk tenements and stores. New York Fireproof Tenement Assoc, a corpn, to Ernest Flagg. Morts $475,000. Nov 12. Nov 13, 1909. 4:1070—20, 33. A $290,000—$585,000. other consid and 100
11th av, No 584, e s, 40.5 s 44th st, 20x65, 4-sty brk tenement and store. Bernadina B Martin to Thomas Martin. Mort $3,000. July 10, 1906. Nov 18, 1909. 4:1072—63. A $6,000—$9,000. 100
Pier 2 North River, all right, title and interest to said pier and to bulkhead on w s of West st, adj the n and s s of said pier with wharfage, dockage, &c. Sarah T McAllister widow to Louise and Heyward H McAllister. B & S. All title. June 16, 1905. Nov 13, 1909. 1:15. nom

MISCELLANEOUS.

Certified copy of last will of Sigmund Niggi. Jan 15, 1894. Nov 12, 1909.
Copy of last will of John Haven, late of Rye, N Y. Aug 13, 1902. Nov 16, 1909.
Order approving bond of Garrard Glenn as TRUSTEE in matter of Wm B Smith and Wm H Osborn INDIVIDUAL and as firm. W B Smith & Co, Bankrupts. Nov 15. Nov 17, 1909.
Power of attorney. Henry Lieberknecht, of Montclair, N J, to George Lieberknecht of Bloomfield, N J. Oct 25. Nov 18, 1909.
Power of attorney. Jenny Rosenberg to Adolph Rosenberg. Aug 12, 1907. Nov 18, 1909.
Power of attorney. Tryne S Fleischer trading as The Fleischer Co to Charles Berlin. Oct 26. Nov 16, 1909.
Revocation of power of attorney. Robert L McCook to John J McCook. Nov 8. Nov 15, 1909.
Revocation of power of attorney. Johanna Bluen to Paul M Herzog. Nov 12, 1909.
Revocation of power of attorney. Morris J Bluen to Paul M Herzog. Nov 12, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Byron st | n w cor 239th st, 100x100, South Mt Vernon. Lillian
239th st | Reiss to Eugene Ballweg. Q C. Nov 17. Nov 18, 1909. nom
Casanova st, e s, 182 s Eastern Boulevard, 25x100, vacant. Release mort. The Trust Co of America to East Bay Land & Impt Co. Nov 15. Nov 17, 1909. 10:2767—2768, 2774 and 2775. nom
Casanova st, e s, 182 s Eastern Boulevard, 25x100, vacant. East Bay Land & Impt Co to Joseph Lisanti. Nov 16. Nov 17, 1909. 10:2767—2768, 2774 and 2775. other consid and 100
Division st, s e s, in blk bet 176th st and Tremont av, and being at north cor of building called Patent Yellow, runs s e 100 x n e 25 x n w 100 to st x s w 25 to beginning, being lot 26 map Wm Crowther in Bronx, except part for Longfellow st. Lillian J Hertz to James G B E Ford. Nov 15. Nov 16, 1909. 11:3016. nom
Elsmere pl, No 814 | s s, 125 w Marmion av, runs w 25 x s 100 x w
Fairmount pl | 50 x s 100 to n s Fairmount pl x e 75 x n 200 to beginning, 3-sty brk dwelling and vacant. Release mort. Gustav Beyer to Wm C Bergen. Nov 16, 1909. 11:2954—2955. 2,000
Freeman st | s w cor Longfellow av, 109.5x131.9, vacant. Herbst
Longfellow av | & Co to Longfellow Realty Corpn. Correction deed. Nov 13. Nov 17, 1909. 11:2993. 100
German pl, No 760 | n e cor 157th st, 25x78.11x25x77.9, 4-sty brk
157th st, No 511 | tenement and store. Charles Fischel to
old No 751 | Cornelius Daniels and Isidore Teitelbaum. Mort $18,000. Nov 11. Nov 13, 1909. 9:2360. nom
Home st, No 882, s s, 211.1 e Stebbins av, 17.1x69.2x17.1x85.8, 2-sty frame dwelling.
Home st, No 884, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st x w 24.10 to beginning, 2-sty frame dwelling.
Minnie K Van Kirk to Thos H Roff. All liens. Sept 20. Nov 12, 1909. 10:2692. other consid and 100
Jennings st, No 749, n s, 156 e Union av, 57x86.8x70.11x44.6, 5-sty brk tenement. Henry Roeder to August F Schmidt. Mort $19,500. Nov 12. Nov 15, 1909. 10:2962. 100
*McDonald st, n s, abt 357 e Eastchester road and being lots 228 and 229 map No 1130, of 327 lots Hunter estate, 50x100. Hudson P Rose Co to John A McDonnell. All liens. Nov 13. Nov 15, 1909. nom
*Main st | s w cor Orchard st, 25x100, lot begins 100 e Main st
Orchard st | and adj land John Boule, runs n 62.6 to land of Bell x e 125 to land of Leviness x s 57.6 x w 125.6 to beginning, with strip 16.6 wide x 125.6 in length adj s s of above, City Island. Thaddeus C Rolfe to Sarah Gebhardt. Q C. Nov 15. Nov 16, 1909. other consid and 100
Manida st, No 725, e s, 206.8 s Spofford av, 20x70.10 to w s Old Hunts Point road, x 20.2x67.11, with all title to Hunts Point road, 3-sty brk dwelling. Ida Hillmann to Leo Levinson. Morts $6,500. Nov 16. Nov 17, 1909. 10:2768. nom
Manida st, No 720, w s, 200 s Spofford av, 25x100, 2-sty brk dwelling. Ida Hillmann to Leo Levinson. Mort $6,000. Nov 16. Nov 17, 1909. 10:2768. nom
*Matilda st, s e s, 300 n 241st st and being lot 132 map of Washingtonville, 50x100. Emil Hertsch to Kate wife Emil Hertsch. Nov 15. Nov 17, 1909. nom
Simpson st No 1083, w s, 359.10 s 167th st, 37.6x100, 5-sty brk tenement. J C Gaffney Construction Co to Martin S Kelly. Mort $26,000. Nov 11. Nov 12, 1909. 10:2726. nom
Simpson st, e s, 100.6 s Freeman st, 40x100, 5-sty brk tenement. Simpson Construction Co to L Estelle Corner, of New Rochelle, N Y. Mort $39,000. Nov 13. Nov 16, 1909. 11:2975. nom
*Sheil st, n s, 150 w Elwood pl and being lots 755 and 756 map of Laconia Park, each lot 25x100. Arthur J Mace and ano EXRS Malinda G Mace to Louis Horowitz and Henry Naschitz. Mort $450 and all liens. Sept 22. Nov 18, 1909. 1,005,45
*Unnamed 50 ft st, n w s, 220 e from road leading to White Stone Ferry st, 25x150, being lot 55 map of S F Meyers at Throggs Neck. Mary A Ford to Thos J Ford her husband. ½ part. All title. Nov 11. Nov 15, 1909. nom
*Willow lane, w s, 175.5 n Madison av, 25.8x100x25x100.
Tremont road, n s, 75 e Pilgrim av, 20x100.
Release mort. Washington Savings Bank to Bankers Realty & Security Co. Sept 9. Nov 17, 1909. nom
*1st st, e s, abt 971 s 224th st and being lots 1280 and 1281 map of Wakefield, 190x116x—x122. Alois Geiszler to Joseph Havender and Martin Geiszler. Mort $2,000. Oct 20. Nov 17, 1909. 100
145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty frame brk front dwelling. Louis Seidman to Mark H Cohen. Mort $6,500. Nov 13. Nov 15, 1909. 9:2306. other consid and 100
148th st, No 517, n s, 100 e Brook av, 25x100, 4-sty brk tene't and 2-sty brk tenement in rear. Kalmin Kalotkin to Mary Rosen. 4-6 parts. All title. All liens. Nov 15. Nov 16, 1909. 9:2275. other consid and 500
150th st, Nos 757 and 759, n s, 44 e Concord av, 50x175, 1-sty frame dwelling, 1-sty frame stable and vacant.
Concord av, No 580 | n e cor 150th st, 175x44, 1-sty frame dwell-
150th st, No 751 | ing and vacant.
Louis Gordon to Concord Av Realty Co. Mort $16,500. Nov 11. Nov 18, 1909. 10:2642. other consid and 100
152d st, No 258, s s, 100 w Morris av, 25x118x25x117.11, 2-sty frame dwelling. Elizabeth Dusing widow to Geo H Janss. Nov 12, 1909. 9:2441. other consid and 100
153d st, No 407, n s, 74.9 e Melrose av, 20.3x100, 3-sty frame dwelling and 2-sty frame stable in rear. Release mort. Frederick Lese to Benjamin Benenson. Nov 16. Nov 18, 1909. 9:2375. nom
153d st, n s, 340.4 w Elton av, 54.8x100. Agreement as to release mortgage of the easterly 20.3 of above premises. American Mortgage Co with Fredk Lese. Nov 16. Nov 18, 1909. 9:2375. nom
155th st, No 428, s s, 145 w Elton av, 50x100, vacant. Rockland Realty Co to Thomas D Malcolm Construction Co. Nov 15. Nov 16, 1909. 9:2376. nom
155th st, No 428, s s, 145 w Elton av, 50x100, vacant. Margaretha K Merz to Rockland Realty Co. Mort $2,000. Nov 3. Nov 15, 1909. 9:2376. other consid and 100
160th st, No 750 | s e cor Forest av, 33x118, 5-sty brk tenement
Forest av, No 824 | and stores. Ernestine Malino to Max Holtz and Chas K Beidenkopf. Mort $43,000. Nov 15. Nov 17, 1909. 10:2656. other consid and 100
161st st, No 407 (661), n s, 66.4 e Melrose av, 25x65.3x25x65.9, 2-sty frame dwelling and store. Chas H Lowerre to John Geidel. Mort $4,000. Nov 15. Nov 16, 1909. 9:2383. other consid and 100
163d st, s s, 90 e Ogden av, 25x100, 4-sty brk dwelling. Edward Waters to Edward D Haggerty. Mort $15,000. Nov 15, 1909. 9:2511. other consid and 100
179th st, s s, 100 w Prospect av, 72x95, vacant. Sophie Knepper to Nora Realty Co. Morts $13,500. June 1. Nov 18, 1909. 11:3093. nom
180th st, Nos 964 and 968, s s, 36.2 e Vyse av, 80x100x80x99.11, 5-sty brk tenement and stores. Release mort. Enoch C Bell to Forbes Construction Co. Nov 11. Nov 17, 1909. 11:3132. nom
181st st, No 65, n s, 150 w Grand av, 50x100, 2-sty brk dwelling. Belmar Investing Co to Jennie Halpert. Mort $10,000. Nov 15, 1909. 11:3207. other consid and 100
186th st, No 462, s s, 220 e Park av, 20x100, 4-sty brk tenement. Bernhard Bloch to Charles Pinzka and Augusta his wife, tenants by entirety. Mort $8,000. Oct 14. Nov 12, 1909. 11:3039. other consid and 100
198th st, No 358, s s, 77.11 w Decatur av, 20x75, 3-sty brk dwelling. Wm C Bergen to Mary J Rizzuto. Mort $6,500. Nov 1. Nov 15, 1909. 12:3283. other consid and 100
198th st, No 356, s s, 65 e Marion av, 20x75, 3-sty brk dwelling. Wm C Bergen to Ellen Sica. Mort $6,500. Nov 16. Nov 18, 1909. 12:3283. other consid and 100
202d st, late Summit av, n s, 964.3 w Briggs av, late Williamsbridge road, 25x100, except part for Grand Boulevard and Concourse, 2-sty frame dwelling. FORECLOS, Sept 28, 1909. James T Brady ref to James A Woolf. Oct 13. Nov 12, 1909. 12:3308. 6,948
Same property. James A Woolf to August Sauer. Mort $6,000 and all liens. Nov 12, 1909. 12:3308. other consid and 100
205th st, No 199, n s, abt 320.3 s and s w on curve from 206th st and being lot 531 map Geo F and Henry B Opdyke, 24th Ward. 25.11x129.9x25x131, 3-sty frame dwelling. Abraham Cahn to E Loewenthal & Son, Inc. Mort $8,000 and all liens. Nov 15, 1909. 12:3312. nom
205th st (Ernescliff pl), No 183, n s, abt 474.6 s w and w on curve from 206th st and being lot 525 map of Geo F and Henry B Opdyke, 28x117.11x25x105.7, w s, 3-sty frame dwelling. Margaret T Conlan to Mary Christians, of Freeport, L I. Morts $8,500. Oct 30. Nov 16, 1909. 12:3312. nom
*205th st | n s block front bet Wallace and Adee avs, 200x70.7x
Wallace av | 203x100.
Adee av |
*Lots 83 to 90 map (No 396) of Adde Park.
CONTRACT. Russell Mack with Christabel Flood. Mort $3,500. July 21. Nov 17, 1909. 7,000

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*221st st (7th st), s s, 155 w 5th av and being w ½ of lot 212 map Wakefield, 50x114. Caterina Chiavenuto to Lena wife Albert Guidano. Mort $4,000. July 17. Nov 12, 1909. nom
Same property. Albert Guidano to Caterina Chiavenuto. Mort $4,000. July 17. Nov 12, 1909. nom
*222d st, n s, 531.7 e Barnes av, 25x88.10, Wakefield. Minnie Becker to Augusta Zeller. Mort $3,200. Oct 27. Nov 12, 1909. other consid and 100
*223d st, late 9th av, n s, 105 e 2d av and being lot 1042 map Wakefield, 100x114. Herman F Kolkmann et al HEIRS, &c, Otto Kolkmann to Anna M Kolkmann widow, their mother. B & S and C a G. Confirmation deed. Nov 10. Nov 15, 1909. nom
*223d st, n s, 275 w Laconia av and being lot 301 map (No 1114a) of 329 lots part Schieffelin Estate, 25x109.6. Release mort. Robert N Quinn to Brownhill Company. July 19. Nov 17, 1909. other consid and 100
*233d st, late 19th st, s s, 280 e 5th av, 50x114, except part for 233d st, Wakefield.
18th st, n s, lot 55 map Wakefield, 25x114.
Leopold Salamon to Albert H Klees. Mort $500 and all liens. Oct 29. Nov 16, 1909. other consid and 100
261st st | n e cor Liebig av, 37.6x100, vacant. Fredk P Forster Liebig av| to the Forster Property Builders, a corpn. Nov 15. Nov 17, 1909. 13:3423. other consid and 100
*Av E | n w cor 11th st, 108x205, Unionport. Peter Handibode, Jr 11th st| to Martin Pletscher and Elise his wife, joint tenants. Mort $7,500. Nov 15. Nov 16, 1909. other consid and 100
Aqueduct av, e s, 462.6 s 183d st, runs e 102.4 to Macombs Dam road x n — to lands covered by mortgage made by party 2d part and recorded Sept 11, 1908, x w — to av x s — to beginning. 2-sty brk dwelling. Release mort. Louis C Tiffany to Wm C Bergen. Sept 3. Nov 12, 1909. 11:3211. 10,750
Andrews av, e s, 488.11 s Fordham road, 56x100, 2 and 3-sty frame dwellings. Henry H Vought et al to Robert Biggart. Mort $15,000. Nov 12. Nov 15, 1909. 11:3218. exch
Arthur av, w s, about 175 n 188th st, lot XI map of 70 lots Cedar Hill plot on Powell farm at Fordham, 25x111.10, vacant. Lewis H Gentles to Harry C Phillips of Portchester, N Y. B & S. Nov 9. Nov 16, 1909. 11:3066. nom
Belmont av, No 1992, e s, 75 n from s s lot 185 on map of Ryer Homestead, runs e 94.6 x n 10.10 and 14.3 x w — to av at point 100 s 179th st x s 27.2 to beginning, 3-sty brk dwelling. Michael J McGuire to Chester Construction Co. Morts $12,500. Nov 11. Nov 12, 1909. 11:3079. other consid and 100
Bathgate av, No 2086, e s, 64.7 s 180th st, 16.10x69.11, 2-sty frame dwelling. Lizzie Mulhern to Adah M McDermott. Q C. June 1. Nov 13, 1909. 11:3225. nom
*Bassett av, w s, abt 324 n Saratoga av, and being lot 107 map No 1130 of 327 lots Hunter estate, 24.7x100. Bendikte S Gundersen to Christine Einersen. Morts $3,700. Nov 11. Nov 12, 1909. other consid and 100
*Bronxdale av, w s, 189 n 187th st, and being lots 75 and 76 map No 1064 of 107 lots Hudson Park, 50x116x—x96. Michael Costello to Nicola Ricciardi. Nov 11. Nov 12, 1909. other consid and 100
*Same property. Geo F Smith to Michael Costello. Nov 9. Nov 12, 1909. nom
*Beech av, n s, 201 e Elm st, 25x100, and being lot 131 map No 981 in Westchester County of Laconia Park. Release mort. Workmen's Sick and Death Benefit Fund of the U S of A to Calcedonio Inciardi. Nov 10. Nov 12, 1909. 400
Bryant av, No 917, w s, 190.3 s Garrison av, 25x100, and being lot 93 map No 1273 of 369 lots, owned by Hunts Point Realty Co, 25x100, 2-sty brk dwelling. Release mort. Bronxland Realty Co. to Chester Construction Co. Nov 9. Nov 12, 1909. 10:2761. 1,000
Same property. Chester Construction Co to Michael J McGuire. Mort $9,000. Nov 9. Nov 12, 1909. 10:2761. other consid and 100
*Bronx and Pelham Parkway, s e cor Muliner av, 75x165.2x75x 160.9.
*Bronx and Pelham Parkway, s w cor Bogart av, 25x145.11x25x 147.5.
Bogart av, w s, 147.5 s Bronx and Pelham Parkway, 75x100.
Theodore Werner to Bankers Realty & Security Co. All liens. Nov 8. Nov 13, 1909. other consid and 100
*Bogart av. Lot 55 and what will be lot 56 blk 45 map (No 1138) Sec 1, Morris Park. Bertha M Schaaf to Wm L and Bertha M Schaaf. Nov 11. Nov 13, 1909. 100
Bailey av, e s, and being lots 107 to 110 map (No 1187) of 272 lots Bailey Estate at Kingsbridge, vacant. Wm W Beidenkopf to Ernestine Malino. Mort $2,380. Nov 15. Nov 17, 1909. 11:3237. nom
Bailey av, e s, 409.5 s on curve from Kingsbridge road, 50x100, 2-sty frame dwelling and vacant. Alma E Poole to Geo E Poole. ½ part. Mort $6,000. Nov 17, 1909. 11:3239. nom
Boscobel av| n w cor 169th st, 139.9x112.6x100.6x82.11, 4-sty brk 169th st | tenement and store and vacant. Cath C Carlin to Thos H Ray. Nov 18, 1909. 9:2506. 500
*Bay av, s s, west lot on map of Francis Scofield Estate on City Island as Nos 13 and 14 on plot 2 on said map, said west lot being 25x100. Gertrude C Stelz to Annie L Burgoyne. All liens. Nov 11. Nov 18, 1909. nom
*Bayside Drive | lot 30 map (No 76 in Westchester Co) Public road to Clasons Point| of Clasons Point, except part for Clasons Point rd. Margt D Kane to Martin J Kane's Hotel & Grove, a corpn. Oct 2. Nov 18, 1909. nom
Beekman av| n w cor Oak terrace, 25x100, vacant. Theresa Hirsch-Oak terrace| berg to Michael J Tully. Nov 17. Nov 18, 1909. 10:2555. other consid and 100
Clay av, No 1224| n e cor 168th st, 34.6x80, 5-sty brk tenement 168th st | and stores. A J Schwarzler Co to Kate Schick. Mort $32,500. Nov 12. Nov 15, 1909. 9:2427. other consid and 100
*Columbus av, s s, 78 w Van Buren st and being lot 71 map Van Nest Park, 26x—x25x—. Regent Realty Co to Geo J Silva. All liens. Nov 12. Nov 16, 1909. nom
*Clasons Point road, w s, 265.10 s Westchester av, 25x134.3x25x 128.5. Release mort. Hudson P Rose Co to Antonio Amoroso. Nov 9. Nov 12, 1909. nom
*Clasons Point road, w s, 265.10 s Westchester av, 50x140.2x50x 128.5. Antonio Amoroso to Hudson P Rose Co. Nov 4. Nov 12, 1909. nom
*Clasons Point road, w s, 215.10 s Westchester av, 51.2x128.4x50x 116.7. Michelangelo Casale to Hudson P Rose Co. Nov 4. Nov 12, 1909. nom
*Clasons Point road, w s, 140.10 s Westchester av, 75x116.7x75x 116.9. Andrea Manzi to Hudson P Rose Co. Nov 4. Nov 12, 1909. nom
Clasons Point road, w s, 190.10 s Westchester av, 25x116.7x25x 118.4. Release mort. Hudson P Rose Co to Andrea Manzi. Nov 9. Nov 12, 1909. nom
*Clasons Point road| e s, 122.3 n Leland st, 50x102.7 to Leland st, Leland st | x55.7x76.
Adam Bauer to George Dumrauf. Nov 16, Nov 17, 1909. other consid and 100
*Clasons Point road, n e s, intersects e s Underhill av, 52x100x x50.3x98.6. Joseph Keller to George Dumrauf. Mort $800. Nov 16. Nov 17, 1909. other consid and 100
*Dudley av, s s, 25 w Cornell av, 50x100 and being lots 129 and 130 map No 1131c) of Harrington Estate, Westchester. Fredk J Holderman to Domenico Trionfo. Mort $650. Nov 16. Nov 17, 1909. nom
*Dudley av, s s, 150 w Cornell av, 50x100 and being lots 124 and 125 map No 1131C of Harrington estate, Westchester. Isaac B Reinhardt to Gustave Bernheimer. 1-3 part. B & S. Nov 3. Nov 13, 1909. nom
*Devoe av |begins Devoe av, e s, bet 174th and 177th sts, at line Van Nest av| bet lands of W W Astor and Domestic Realty Co, runs along said line s e 110.3 x s w 1,006.4 to w s of right of way of N Y, N H & H R R Co x s w on curve 248.5 to line bet lands of Astor and Watson x n w 35.4 x n e 205.10 to e s Devoe av x n e 998 to beginning, contains 2 6.152-10.000 acres. Wm W Astor of London, Eng, to The City & County Contract Co. B & S. Oct 12. Nov 13, 1909. nom
Eagle av, No 717, w s, 110 s 156th st, 18x99.2, 2-sty and basement brk dwelling. Isaac Feldman to Israel Newman. Mort $7,500. Nov 6. Nov 12, 1909. 10:2617. other consid and 100
*Fowler av, e s, 325 s Neil av, 50x100. Release mort. Van Nest Land & Impt Co to Fidelty Development Co. Nov 4. Nov 13, 1909. nom
*Same property. Fidelity Development Co to August Noll of Newark, N J. Mort $1,500 and all liens. Nov 4. Nov 13, 1909 100
*Fordham av or st| s w cor Billar pl, 58x100, City Island. Geo E Billar pl | Leviness and ano to Ella F Liming. All liens. Nov 12. Nov 17, 1909. other consid and 100
*Gainsborg av, w s, 100 n Tremont rd, 50x100. Tremont Terrace. Mildred H Williams to Edward C Gainsborg. Nov 1. Nov 16, 1909. other consid and 100
*Same property. Edward C Gainsborg to August Koenig. Nov 6. Nov 16, 1909. other consid and 100
Hughes av, e s, 100 s 187th st, 50x87.6, vacant. Domenico Lauria to Tony and Giovanni Ciampoli. Q C. Nov 9. Nov 13, 1909. 11:3082. 1,333.33
Heath av, No 2688, e s, 545.3 s Kingsbridge road, 25x127.1x25.4x 123, 2-sty frame dwelling. Bertha Van Gilder to Peter F Mulvey. Mort $5,000. Nov 17, 1909. 11:3240. other consid and 100
Intervale av, No 1234, s e s, 219.4 n e Home st, 24.10x51.1x26.3x 59.2, 3-sty brk tenement. Realty Federation of N Y to Margaret Korth of Allentown, Pa. Oct 30. Nov 12, 1909. 11:2974. 100
*Jones av, w s, 225 n Randall av, 50x100. Land Co "C" of Edenwald to Anna Larsen. All liens. Nov 10. Nov 12, 1909. nom
*Jones av, e s, 275 s Jefferson av, 50x100. Johanna C Blake to Clinton T Roe, of Whitestone, L I. Nov 15. Nov 18, 1909. nom
Kingsbridge road | n e cor Kingsbridge terrace (Nathalie av), Kingsbridge terrace| runs n 18.2 x s 16.10 x s w 1.10 to beginning, gore, vacant. Release all title. Q C and C. The City of N Y to Matilda Edelstein. Oct 18. Nov 16, 1909. 12:3256. 111.50
La Fontaine av, No 2056 (or 2078), e s, 116.4 s 180th st, 15.11x 100, 2-sty frame dwelling. Magdalena Holzkamper to Jacob Marx. Mort $2,600. Nov 16. Nov 17, 1909. 11:3069. other consid and 100
*Lydig av, s w cor Muliner av, 50x100 and being lots 31 and 32 blk 55 map (No 1138) Sec 1 of Morris Park. Fidelity Development Co to Margarete J D Lonie. Nov 11. Nov 16, 1909. 100
Marion av | s e cor 198th st, 75.11x13.5x75x25, 3-sty brk 198th st, No 350| dwelling. Wm C Bergen to Mary E Neary. Mt $8,500. Nov 15, 1909. 12:3283. other consid and 100
Marion av, No 2816| n e cor 198th st, late Travers st, 83.4x25.3x 198th st, No 351 | 25.3x84.1, vacant. Lewis H Gentles to Harry C Phillips. Nov 9. Nov 16, 1909. 12:3284. nom
Morris av, e s, 88.3 n 174th st, 75x85.
Morris av, e s, 263.3 n 174th st, 25x85.
vacant.
L Estelle Corner to Simpson Construction Co. Nov 13. Nov 16, 1909. 11:2795. other consid and 100
*Muliner av, e s, 150 n Lydig av, 200x100.
Bogart av, w s, 150 n Lydig av, 275x100.
Theodore Werner to Bankers Realty & Security Co. All liens. Nov 8. Nov 13, 1909. other consid and 100
*Muliner av, e s, 150 n Lydig av, 200x100.
Bogart av, w s, 150 n Lydig av, 275x100.
Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Nov 10. Nov 12, 1909. nom
Marmion av. | s e cor 178th st, strip 0.2x156.3 to w s South-Southern Boulevard| ern Boulevard x0.3x156.3. Margaret Hanley to Harlem Savings Bank. All liens. Nov 18, 1909. 11:3117. nom
*Monaghan av, e s, 150 n Jefferson av, 25x100, Edenwald. Johanna C Blake to Clinton T Roe, of Whitestone, L I. Nov 15. Nov 18, 1909. nom
*North Chestnut Drive, n s, part lot 91 amended map (No 1038) of Bronxwood Park, begins at line bet lots 91 and 92, 28x96.9x 28x96.11.
North Chestnut Drive, n s, part lots 90 and 91, same map, begins 28 w of line bet lots 91 and 92, 28x96.6x28x96.9.
North Chestnut Drive, n s, part lots 89 and 90, same map, begins 56 w line bet lots 91 and 92, 26x96.4x26x96.6, except parts for Cedar now Barnes av.
Martin Pletscher to Peter Handibode Jr. Morts $15,000. Nov 15. Nov 18, 1909. other consid and 100
Newton av, w s, 250 n 254th st, 50x100, vacant. Stuard Realty Co to Christian Gaul, of Yonkers, N Y. Nov 3. Nov 18, 1909. 13:3421. other consid and 100
Ogden av, e s, 107 s 169th st, 50x118, except part for av, vacant. Robert Biggart, Jr, to Henry H and Nathan F Vought. Nov 11. Nov 15, 1909. 9:2518. other consid and 100
*Old Clasons Point road, w s, 36.8 (?) s Westchester av, runs w 116.8 x n 75 x e 121.11 to road x s 75.2 to beginning being lots 6, 7 and 8, being a subdivision of lot 1 on map of Clasons Point. Hudson P Rose Co to Andrea Manzi. Nov 4. Nov 12, 1909. nom
*Old Clasons Point road, w s, 36.8 s Westchester av, 51.4x140.2x50 x128.5, being lots 11 and 12 on same map. Hudson P Rose Co to Antonio Amoroso. Nov 4. Nov 12, 1909. nom
*Old Clasons Point road, w s, 36.8 s Westchester av, 51.4x128.5x50 x116.8, being lots 9 and 10 same map. Same to Michelangelo Casale. Nov 4. Nov 12, 1909. nom
*Pier av, e s, 139.4 n Middletown road, 25.1x116.5x25x119. Tremont Terrace. Bankers Realty & Security Co to Julius Berger All liens. Sept 23. Nov 12, 1909. 100
*Parker av, e s, abt 462 s Castle Hill av and being lot 50 map No 957 of 120 lots Daily estate.

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Parker av, e s, at line bet lots 37 and 38, runs n e 64.3 x w along line bet lands of Daily estate and St Raymond Park, 50.11 x s w 21.1 to av, x s 25 to beginning, being part lot 38 map No 277 of St Raymond Park.
Anna Kraft to Josephine Lewis. Mort $4,500. Nov 13. Nov 15, 1909. nom

*Pelham road, n e cor Willow lane, runs n 150 x e 118.11 x s Willow lane 106.9 x w 160.5 to beginning and being lots 1 to 6, 27 and 28 map of 143 lots Paul Estate, Westchester. Q C deed and surrender of right of re-entry in virtue of breach of covenants, etc. The Warranty Realty Co and Benno Cohen to James L Davis. Nov 9. Nov 12, 1909. nom

*Pelham road n e cor Willow lane, runs n 150 x e 118.11 x s Willow lane 106.9 x w 160.5 to beginning and being lots 1 to 6 and 27 and 28 map of 143 lots Paul Estate at Westchester. James L Davis to Frank J Marion. Mort $3,500. Nov 12. Nov 15, 1909. other consid and 100

Perry av, s e s, 199.6 s w 205th st, 20x100, 2-sty frame dwelling. Perry Avenue Construction Co to Edward G Getz. Mort $6,000. Nov 15. Nov 16, 1909. 12:3345. other consid and 100

Perry av, e s, 375 s 209th st, late Ozark st, 25x100, vacant. John P Hanigan to Winifred wife John P Hanigan. Q C. Oct 15. Nov 16, 1909. 12:3347. nom

Perry av, No 3184, e s, 20.5 n 205th st, 25x100, 2-sty frame dwelling. Nellie wife of and Harry F Clarke to Chas J Perry. Mort $5,500 and all liens. Nov 16. Nov 17, 1909. 12:3346. 150

*Pierce av, s s, 200 e Deane pl, 25x191.

*Lot 81 partition map (No 913 in Westchester Co) Maria F Pierce et al, Westchester.
Wm H Butler to The Butler Estates, a corpn. Mort $950. Nov 16, 1909. other consid and 100

Plympton av, e s, at w s Boscobel av, runs s along Plympton av, 73.4 x e 23.11 x e 46.3 to Boscobel av x n 61.9 to beginning and being lot 1 parcel 17 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Thomas Donnelly to Kemp-Jones Realty Co. Mort $2,000. Nov 17, 1909. 9:2521. other consid and 100

Randall av, n s, 50 w Coster st, 50x100, vacant. Charles Albrecht to East Bay Land & Impt Co. Mort $1,200 and all liens. Nov 17. Nov 18, 1909. 10:2768. nom

*Robin av, e s, 100 n Tremont road, 25x100, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Oct 25. Nov 16, 1909. nom

*Rhinelander av, s s, 100 e Eastchester road, 31.6x100x6.9x103.2, and being lot 249 map No 1130 of 327 lots Hunter Est. Hudson P Rose Co to John A McDonnell. Nov 4. Nov 15, 1909. nom

Ryer av, Nos 2072 and 2074, e s, 34.5 s 180th st, runs s 50.3 x e 101 x n 43 x n w 37.9 x w 65 to beginning, two 2-sty frame dwellings. Stephen A Whisten to Eleanor D wife Stephen A Whisten. All liens. Nov 4. Nov 17, 1909. 11:3149 and 3144. nom

St Anns av, No 427 145th st, s w cor 145th st, 49.11x75, 6-sty brk tenement. FORECLOS, Nov 3, 1909. Edward L Parris, ref, to Nacie Gartner. Morts $35,000, and taxes, &c, $780.28. Nov 16. Nov 17, 1909. 9:2271. 12,500

Southern Boulevard, w s, 150 n 187th st, 50x102.1x49.5x109.9, vacant. Max Borsuk to Bella A Jorn. Mort $4,500. Nov 15. Nov 16, 1909. 11:3115. other consid and 100

*Seton av, e s, abt 212.6 n Randall av and being n ½ of lot 31 blk 30 map of Sec C, Edenwald, 12.6x100. Release mort. Eastchester Savings Bank to Bengt Nelson. Oct 19. Nov 16, 1909. 240

*Seton av, e s, 212.6 n Randall av, 37.6x100, Edenwald. Bengt Nelson to Claes G Williams Lindh. Oct 19. Nov 16, 1909. nom

*Syracuse av, n w cor Chestnut st, 100x100, and being lot 181 Chestnut st map No 1106 in Westchester Co, of Arden property at East and Westchester. City Real Estate Co to Alex P W Kinnan. B & S. Nov 12. Nov 13, 1909. other consid and 100

Stebbins av, No 1160, e s, 388 n 167th st, 50x100, 2-sty frame dwelling and vacant. August F Schmidt to Henry Roeder. Mort $2,500. Nov 12. Nov 15, 1909. 10:2692. other consid and 100

Steuben av, w s, 100 s 210th st, 75x100, vacant. Wm W Beidenkopf to Ernestine Malino. Nov 15. Nov 17, 1909. 12:3326. nom

Southern Boulevard Prospect av Union av, n w s, at e s Union av, runs n e along Southern Boulevard, 339.5 to w s Prospect av, at point 123.5 s 149th st, x n 23.5 x w 100 x n w 7.1 x s w 160.10 to e s Union av, x s 178.8 to beginning, vacant. Ernest Sexauer to Jefferson National Realty Company. Mort $32,000. Nov 16. Nov 17, 1909. 10:2582. other consid and 100

Trinity av, No 994, e s, 181.10 s 165th st, 38.8x100, 5-sty brk tenement. Emma J Hinchman to Melvina S Joiner of Pike, Wyoming Co, N Y. Morts $40,500 and all liens. Nov 12. Nov 15, 1909. 10:2639. other consid and 100

*Tremont road, n s, 50 w Robin av, 50x100, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Oct 25. Nov 16, 1909. nom

Tinton av, No 723, w s, 142.7 s 156th st, 25x68.7x26.1x54.8, 4-sty brk tenement. Jacob Marx to Magdalena Holzkamper. Mort $10,000. Nov 16. Nov 17, 1909. 10:2654. other consid and 100

Undercliffe av, e s, 225 s Boscobel pl, 50x111.2x50x115.3, vacant. John Brown to Catharine Pilkington. June 14. Nov 15, 1909. 9:2537. other consid and 100

Union av, n w s, 26 n 168th st, and being lot 23 map of Morrisania east of Morse av, 40x101, except part for av, vacant. Leo Levinson to Ida Hillmann. Mort $5,500 and all liens. Nov 16. Nov 17, 1909. 10:2673. other consid and 100

Union av, n w s, 26 n 168th st and being lot 23 map of lots in Morrisania, east of Morse av, 40x101, vacant. Wm E Uptegrove & Bro et al to Leo Levinson. Mort $6,000. Nov 12. Nov 15, 1909. 10:2673. 6,050

Union av, No 1147 Home st, No 800 s w cor Home st (as same existed prior to 1894), 70x100, except parts for av and st, 6-sty brk tenement and stores. Albert Taubert to David and John J O'Hara. Mort $52,500. Nov 1. Nov 18, 1909. 10:2671. other consid and 100

Valles av, w s, about 400 n 254th st, 50x114.4x50x125.1, vacant. Stuard Realty Co to Christian Gaul, of Yonkers, N Y. Nov 3. Nov 18, 1909. 13:3421. other consid and 100

Valles av, e s, abt 220 s 256th st, and being lots 59, 60 and 61 map Samler estate, 78.3x105.3x78.3x100.4, vacant. Stuard Realty Co to Clement Swaim, of Yonkers, N Y. Nov 3. Nov 12, 1909. 13:3421. other consid and 100

Verio av (1st st), e s, 324.11 n 233d st, being lots 15 and 16 map Woodlawn Heights, 45x100, vacant. Chas V Ryer, Jr, EXR Alexander Heckert to Jane Cockburn. Nov 12. Nov 15, 1909. 12:3395. 2,250

Same property. Release dower. Caroline P Heckert widow to Jane Cockburn. All title. Q C. Nov 12. Nov 15, 1909. 12:3395. nom

Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x100, 3-sty frame tenement and 1-sty frame building and vacant. FORECLOS, Oct 19, 1909. Percival Wilds ref to Antonio Costa, of of Orange, N J. Nov 13. Nov 15, 1909. 12:3322. 4,200

Same property. Antonio Costa to Concetta Natale. Nov 13. Nov 15, 1909. 12:3322. other consid and 100

Vyse av, No 1347, w s, 150 s Jennings st, 25x100, 2-sty frame dwelling.

Vyse av, No 1467, w s, 100 n Jennings st, 25x100, 2-sty frame dwelling.
Magdalena Murcke to Lillian M Fishbough. Morts $10,900 and all liens. May 19. Nov 12, 1909. 11:2988. nom

Vyse av, No 1467, w s, 100 n Jennings st, —x—, 2-sty frame dwelling. Lillian M Fishbough to Charles Reilly. B & S. All liens. Nov 9. Nov 12, 1909. 11:2988. nom

Valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99.

Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2. Two 2-sty frame dwellings.
Abraham Kaufman to Moses Salm Morts $13,000. Nov 9. Nov 12, 1909. 12:3302. 100

Weeks av, No 1646, old No 1650, e s, 175 s 173 d st, 20x95.

Weeks av, No 1654, old No 1658, e s, 95 s 173d st, 20x95. Two 2-sty brk dwellings.
Isaac Rosenzweig et al to Sarah Samolar. Mort $17,000. Oct 1. Nov 12, 1909. 11:2792. 100

Walton av, e s, 31.4 n 165th st, 180x100, nine 3-sty brk dwellings. Release mort. Isaac Metzger to Wm E Diller. Nov 10. Nov 13, 1909. 9:2472. 20,000

Walton av, w s, bet 158th and 161st sts. Agreement as to release of easement, etc., to land in bed of Butternut st, adj above. Arrow Realty Co with Wm J Brennan et al. June 26. Nov 15, 1909. 9:2474. nom

Webster av, e s, 170.6 n 187th st, 66.8x135.6x66.4x132.2, vacant. Release mort. Bronx Borough Bank to Irvine Realty Co. Nov 15. Nov 16, 1909. 11:3032. nom

Washington av, Nos 1937 and 1939, w s, 160 s 178th st, 56x150, except part for av, 2-sty frame dwelling and vacant. J C Julius Langbein to Clement H Smith. ½ part. Q C. Mort $30,000 and all liens. Nov 12. Nov 16, 1909. 11:3034. nom

Washington av, e s, 60.5 n 179th st, 50x25.11 to s e s Quarry road closed, x50x17.6 to beginning, vacant. Ella L Hebberd to Isaac N Hebberd. B & S. Nov 15, 1909. 11:3046. 100

Walnut av 132d st 133d st, s w cor 133d st, 212.11 to n s 132d st, x275, vacant. The Port Morris Land and Impt Co to B A and G N Williams, a corpn. All liens. Nov 15, 1909. 10:2584. other consid and 100

Webster av, e s, 170.6 n 187th st, 66.8x135.6x66.4x161,5, vacant. Irvine Realty Co to Michael Murtha. Mort $32,000. Nov 16. Nov 17, 1909. 11:3032. other consid and 100

West Farms rd, s e s, 147.8 n e Hoe av or st, 100x96.9x96.9x76.11, vacant. Lawyers Title Ins & Trust Co to Friedman Construction Co. B & S. Nov 15. Nov 18, 1909. 10:2751. other consid and 100

3d av, w s, 201.2 s 173d st and being lot 205 map Central Morrisania, part Bathgate farm, 50.1x80.6x50x85.5, with strip bet 3d av and old line of Fordham av, vacant. Wm E Read to Louis E Levy. Mort $6,000. Nov 16. Nov 17, 1909. 11:2920. other consid and 100

*Lots 24 to 27 and 36 to 43 amended map No 1131 Adee Park. David G O'Hara et al to Albert Taubert. Mort $11,700. Nov 17. Nov 18, 1909. other consid and 100

Plot begins 122 w Union av and 122.11 n 165th st, runs w 69.5 x n 74.2 x e — x s 74.5 to beginning.

Union av, w s, being a strip extending from above to w s Union av and used as an alley 2.9 on av x 2.3 in rear x —, vacant.

*228th st (14th st), Nos 840 to 846, s s, 405 e Barnes av and being west ¾ of lot 271, map of Wakefield, 75x114.
FORECLOS, Nov 10, 1909. Thos F Grady, ref, to Thos A Cryan. Nov 15. Nov 17, 1909. 10:2670 and A T. 500

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Nov. 12, 13, 15, 16, 17 and 18.

BOROUGH OF MANHATTAN.

Attorney st, No 60, assign lease. Fanny Herbst to Jacob Rosenberg. Nov 8. Nov 17, 1909. 2:342.....nom

Cannon st, No 133, all. Marcus Rosenthal to Louis Shulsky; 3 years from Nov 1, 1909. Nov 12, 1909. 2:335.....2,200

Clinton st, No 78, north store. Marks Rosenberg and ano to Harry Brayer; 2 6-12 years from Nov 8, 1909. Nov 12, 1909. 2:348..900

Cannon st, Nos 83 and 85. Assign lease. David Busker to Abraham Busker, of Stamford, Conn. Oct 1. Nov 18, 1909. 2:334.nom

Desbrosses st, No 30, n e cor Washington st, all. Mary C Shea to Steamship Passenger Transfer Co Inc; 5 years, from Nov 1, 1909. 5 years renewal. Nov 18, 1909. 1:224.....1,500

Delancey st, No 134. Surrender lease. George Seaman to Mary T Wagner. All title. Nov 17, 1909. 2:353.....nom

Delancey st, No 168, double store. Herman and Annie Leiman to Aaron and Regina Shargel; 2 years from Feb 1, 1910 (3 years renewal). Nov 17, 1909. 2:348.....1,620

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WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

East Broadway, No 94, west store and basement. Joseph Zabinski to James Fagnani. 5 years from May 1, 1909. Nov 16, 1909. 1:282 750

East Broadway, No 141, east store. Abraham Agress to Aaron Strauchler; 5 years from May 1, 1910. Nov 16, 1909. 1:283...780

Forsyth st, Nos 168 and 170, all. Barbara Porges to A Joseph Porges; 6½ years, from Nov 1, 1909. Nov 15, 1909. 2:421..7,200

Greene st, Nos 159 and 161, all. Estate of Adolph Strauss to Wertheimer Brothers; 3 years, from Feb 1, 1910. Nov 15, 1909. 2:524.....8,500

Grand st, No 594, store, &c. Giovanni Barbera to Louis Mellen; 5 years from Jan 5, 1910. Nov 12, 1909. 2:321.....240

Grand st, No 270, basement. Joseph Kaplan to Saul Benjamin and ano; 1 year, from Nov 15, 1909. Nov 18, 1909. 2:418. 480

Hester st, No 25. Assign lease. Moses L Braunstein to Ignatz and Sigmund Noschkes. Apr 1, 1907. Nov 13, 1909. 1:312.....nom

Hester st, No 25, east store, bakery, &c. Nathan Lubetkin to Moses Braunstein; 5 years from May 1, 1905. Nov 12, 1909. 1:312 1,740

Lewis st, No 79, w s, 150 n Rivington st, 25x100. Assign lease and bill of sale. Malli Stiefel to Mary R Goelet, Geo G De Witt and Robert Goelet, trustees Ogden Goelet. All liens. Nov 1. Nov 16, 1909. 2:329.....598.98

Mercer st, No 27, store and basement. Morris B Baer to Max Scheer and ano; 3 years from Feb 1, 1910. Nov 17, 1909. 1:230. 1,700

Montgomery st, No 73, cor Cherry st. Assign lease. Jane Levy to Geo C Kienzle. Mort $1,000. Nov 15, 1909. 1:259.... ....nom

Reade st, No 112, store, basement and sub basement. John H Haaren and ano to Emil Deckelmeier and ano; 4 years, from May 1, 1909. Nov 15, 1909. 1:146... 3,000

Spring st | s w cor Mulberry st, all. Michael Bonn to Frank Mulberry st| Macioce; from Aug 1, 1909 to Apr 30, 1912. Nov 17, 1909. 2:481. .....7,600 and 7,700

Water st, No 26, all. Katherine Chambers to Boston Provision and Ship Supply Co, Inc; 5 4-12 years, from Jan 1, 1910. Nov 15, 1909. 1:7.... 1,100

West st, No 358, e s, 25x98.6x25x97.9, all the lot. Woodbury G Langdon to Leopold Katzenstein; 10 years from May 1, 1910. Nov 12, 1909. 2:601.....taxes, &c, and 750

3d st, No 59 East, east store. Rachel Nemirowsky to I Rosenthal; 3 years, from May 1, 1909. Nov 17, 1909. 2:445.....318 and 336

7th st, No 148, s s, 250 e Av A, 25x90.10. Assign lease. Nathan Hurwitz to Yetta Calender. All liens. Nov 3. Nov 15, 1909. 2:-402. .....nom

11th st, No 327 East, all. Pangrazio G Galgano and ano to Domenico Venezia; 5 years from Nov 1, 1909. Nov 12, 1909. 2:453. 2,640

14th st, No 211 East, all. Henrietta L Work to Frank R and Nettie K Shepherd; 5 years, from Mar 1, 1910. Nov 15, 1909. 3:896.....3,800

14th st, No 32 East, store and basement. Evelyn D Rea to Isaac Wolper, of Chelsea, Mass; 8 years from Feb 1, 1910. Nov 16, 1909. 2:571 13,000

14th st, No 32 East. Cancellation of lease. Evelyn D Rea with Isaac Wolper. Oct 22. Nov 16, 1909. 2:571.....—

14th st, No 18 East, 4th loft. Henriette I Bolton by Washington Irving, atty, to George Brunssen Co; 5 years, from Feb 1, 1910. Nov 17, 1909. 2:571 1,800

15th st, Nos 409 to 413 East, assign lease. James Fellows to Florence E Fellows. Nov 3. Nov 16, 1909. 3:947..... 100

16th st, Nos 252 and 254, s s, 93.6 e 8th av, 50x103.1, assign lease. Emily L Hoffbauer to William Engel. All liens. Mar 29, 1907. Nov 16, 1909. 3:765.... ....nom

17th st No 43 West, ground floor and basement. Samuel P Tull to The Capitol Lunch, Inc, a corpn; 20 3-12 years, from Jan 1, 1910. Nov 17, 1909. 3:819.....2,500 to 3,250

18th st, No 38 West| ground floor and basement. Samuel P Tull,
17th st, No 41 West| of Phila, Pa, to The Capitol Lunch, Inc, a corpn; 21 years from April 1, 1909. Nov 17, 1909. 3:819.... .....5,000 to 6,500

18th st, Nos 18 to 22 West| 4th loft. Susquehanna Silk Mills to
17th st, Nos 23 to 27 West| Rubin Brothers, Inc, a corpn; 5 years from Feb 1, 1910. Nov 17, 1909. 3:819.....8,000

Same property, 8th loft. Same to same; 4 years from Feb 1, 1911. Nov 17, 1909. 3:819..... 8,750

19th st, No 41 West. Assign lease. Henry Prince to Julius Stern. Feb 17. Nov 18, 1909. 3:821.....nom

19th st, No 41 West. Assign lease. Julius Stern to Gertie Flecker. April 29. Nov 18, 1909. 3:821.....nom

Same property. Consent to assign lease. Frederick Hoetzer and ano to same. April 29. Nov 18, 1909. 3:821.....—

22d st, No 30 East, basement store. Julius Pepper to Leo P Glasel; 4 years and 15 days, from April 15, 1907. Nov 15, 1909. 3:850..... 600

26th st, No 327 West, assign lease. Marie Grisostomy to Paul F Hausmann. Nov 9. Nov 16, 1909. 3:750.....nom

27th st, No 113, n s, 180 w 6th av, 20x98.9, all. David A Bath to Lucy Schwab; 21 years, from Dec 1, 1909; 21 years renewal. Nov 15, 1909. 3:803... 1,200

28th st, No 232 West, store and basement. David Crawford to Christopher Grisostomy; 3 years from Dec 1, 1909. Nov 17, 1909. 3:777 480

29th st, No 356 West, all. Agnes McGirr to Henry A Siebenborn; 5 years, from Oct 1, 1909. Nov 15, 1909. 3:752. .1,150 and 1,200

30th st, No 11 East, all. Edmund A Hurry to Edgar G Anthony; 3 7-12 years from Feb 1, 1910. Nov 17, 1909. 3:860..... .....6,000 and 7,000

46th st No 11, n s, 220 e 5th av, 20x100.5, assign lease. Chas R Leaycraft, ADMR Agnes J Leaycraft to Frederick Lippold Jr. Nov 15. Nov 17, 1909. 5:1282.....14,000

47th st, No 201 West, store, &c. Louisa Appell to Eugene Held; 1½ years, from Sept 1, 1909. Nov 18, 1909. 4:1019.. 3,000

51st st, No 505 West, entire front building. Frank Strohmer to Caroline M Meyer; 5 years, from Oct 1, 1909. Nov 18, 1909. 4:1080..... 600

58th st, No 370 West. Surrender lease. Max Yachelson to Christopher Steffens. All title. Nov 1. Nov 18, 1909. 4:1048..nom

58th st, No 370 West. Assign lease. Abraham Diekman to Max Yachelson. Oct 29. Nov 18, 1909. 4:1048.....nom

102d st, Nos 178 to 184, s s, 100 e Amsterdam av, 100x100.11, all. Eugene Higgins to Branch Realty Co; 17 1-12 years, from Sept 1, 1909. Nov 15, 1909. 7:1856.. .. ..taxes, and 5,000

102d st, No 430 East, west 3d floor. Geo W Grote to Charles Lake and Wm F Hulse; 3 years from May 1, 1909. Nov 12, 1909. 6:1695 1,000

103d st, Nos 16 and 20 East, all. Joel M Marx to Aaron Rosenstein; 3 years, from Nov 15, 1909. Nov 15, 1909. 6:1608..... .....683.33 and 700

111th st, Nos 232 and 234 East, 4th and 6th lofts. Lorimer Realty Co to Abraham Reiser and Isaac Bord; 5 years from Dec 1, 1909. Nov 17, 1909. 6:1660..... 1,800

121st st, Nos 442 and 444 East, all. Esther Schulman to Abraham Cohen; 3 years, from Aug 1, 1909. Nov 18, 1909. 6:1808. 3,000

135th st, s s, 360 e Lenox av, —x—.
134th st, n s, 385 e Lenox av, —x—. | surrender two leases. National Biscuit Co to Thos S and Emily C Ollive. All title. Oct 25. Nov 12, 1909. 6:1732.....8.198.47

162d st, Nos 566 and 568 West, 7th store and basement from Broadway. C M Silverman to Ernest Catalano; 5 years from June 15, 1909. Nov 12, 1909. 8:2120.....360 and 400

Av A, Nos 211 and 213, all. Samuel and Max Hirsch to Louis Fleischer; 3 years, from Nov 15, 1909. Nov 15, 1909. 2:441.9,518

Av B, No 30, north store. Jacob C Heinsheimer and ano to Lena Opper; 2 years from May 1, 1909. Nov 17, 1909. 2:398..... .....900 and 960

Amsterdam av, No 1746. Assign lease. Nathan Hirsh to Julius Zancig. Oct 11. Nov 18, 1909. 7:2078.. .. .. nom

Broadway, No 530, first floor. Provident Savings Life Assur Soc of N Y to Corn Exchange Bank; 5 years, from Feb 1, 1911. Nov 18, 1909. 2:497..... 6,000

Broadway, No 862, store, &c. Daniel Edgar and ano to Peter M Riley; 3½ years, from Nov 1, 1909. Nov 18, 1909. 3:846...3,000

Broadway, No 3520, n e cor 144th st, store and basement. Harriet W Smith to John Dietrich; 10 years, from Oct 1, 1909. Nov 18, 1909..... ....1,800 to 2,400

Broadway, s w cor 49th st, 20.2x117.9x19.4x114.10. Assign lease. James Churchill to "Churchills" a corpn. Oct 8. Nov 18, 1909. 4:1020..... ....nom

Same property. Assign lease. James Churchill to "Churchills," a corpn. Oct 8. Nov 16, 1909. 4:1020.. .. ..nom

Broadway, Nos 3461 and 3463, n w cor 141st st, stores, &c. Garnet Hall Realty Co to Wm B Riker & Son Co; 4 9-12 years, from Jan 1, 1910. Nov 13, 1909. 7:2073..... 3,000

Broadway, Nos 2049 and 2051, two stores, each 40x50, and basements in Sherman Square Hotel. Sherman Apartment Hotel Co to W B Riker & Son Co; 9 years and 9½ months, from Dec 15, 1909. Nov 13, 1909. 4:1162..... 7,000 and 7,500

Broadway, No 354, e s, 60.11 n Leonard st, 26x175, to w s Benson pl, store and two basements. Emma L Jacobs et al to The Exchange Buffet Corpn; 21 5-12 years from Dec 1, 1909. Nov 12, 1909. 1:171..... 8,000

Broadway, No 648, ground floor, basement and sub basement. Samuel P Tull et al to The Capitol Lunch, Inc, a corpn; 21 years from Apr 1, 1909. Nov 17, 1909. 2:529.....7,500 to 10,000

Lexington av, Nos 1907 to 1919, s e cor 119th st. Reassigns two leases. Geo C Kienzle to Margaret Toomey. All title. Morts $7,225. Nov 12, 1909..... ....nom

Madison av, No 1629, south stoop store and part cellar. Mollie Goldstein to Thomas Murtha; 5 years, from Aug 1, 1908. Nov 13, 1909. 6:1614..... 300

Pleasant av, No 299, s w cor 116th st, store. John Connelly to Francesco Angiulo; 3 years, from Mar 1, 1909. Nov 15, 1909. 6:1709... ... ...480 and 540

Pleasant av, n e cor 117th st, all, except corner store and basements. Martha Lipman and ano to Louis Freehoff; 3 years, from Sept 1, 1909. Nov 18, 1909. 6:1716.. 6,200

St Nicholas av, No 1419, s w cor 181st st, store and basement. Gustavus L Lawrence to W B Riker & Son Co; 4 11-12 years, from Nov 1, 1909. Nov 13, 1909. 8:2176.....4,000 to 6,000

West Broadway, No 412, all. Anna Jacobi to Emil Dietsch; 5 years from May 1, 1909. Nov 17, 1909. 2:502.....684

1st av, No 1102, n e cor 60th st. Assign lease. Andrew Walker to Henry Wolter. Nov 17. Nov 18, 1909. 5:1455.....nom

1st av, No 1102, n e cor 60th st, store, &c. Frederick Herrmann to Andrew Walker; 8 years, from June 1, 1909. Nov 18, 1909. 5:1455..... 1,500

1st av, No 1641, store, &c, and 5 rooms on first floor. Herman Breitenbach to Chas Molzer; 5 6-12 years from Nov 1, 1909. Nov 12, 1909. 5:1548..... 1,260

1st av, No 2167 | corner store and part basement. Maria Bove
112th st, No 359 East| to Cuno Colucci; 3 years from May 1, 1910. Nov 17, 1909. 6:1684..... 1,080

Same property. Assign lease. Cuno Colucci to John D Haase. Mort $4,060. Nov 17, 1909. 6:1684.....nom

3d av, No 2127, store, front basement and 4 rooms on 3d floor. Mary E Clark to Charles Chiclacos; 7 years, from Nov 1, 1909. Nov 18, 1909. 6:1645..... 1,380

3d av, No 33, store and basement..... ....|
9th st, No 203 East, basement ....|
Anna M Brown by Clarence S Brown ATTY to Christian Rauscher; 5 years, from Dec 1, 1909; 5 years renewal at $2,000. Nov 15, 1909..... 1,800

5th av, s e cor 39th st, 1st loft. William Knabe to James W Bell, Son & Co; 10 years from May 1, 1910. Nov 12, 1909..... ....13.000 and 14,000

6th av, No 920, assign lease. Martin J Martell and ano to John H Keyes and ano. Nov 10. Nov 16, 1909. 5:1268.....nom

7th av, No 270, all. Morris Abrahams to John Dietrich; 3 years from May 1, 1909. Nov 12, 1909. 3:775.....2,200

8th av, No 362, n e cor 28th st, all. Anna M Aspell et al, EXRS, &c, Mary R Brennan to James and Michael Harley; 5 1-12 years from Dec 1, 1909. Nov 12, 1909. 3:778.....3,500

Same property. Assign lease. James and Michael Harley to John D Haase. Morts $5,061.60. Nov 12 ,1909. 3:778.....nom

8th av, No 2142. Agreement as to execution of lease, &c. Florence B D Reynolds to Cornelius T Hanscom. May 12. Nov 15, 1909. 7:2830. .... nom

8th av, No 362, n e cor 28th st. Re-assign lease. John D Haase to Michael and James Harley. All title. Morts $5,061.60. Nov 15, 1909. 3:778 ....nom

8th av s e cor 126th st, 49.11x100, Hotel Minot. Agreement
126th st| modifying and extending term of lease from 21 years to 42 years, so that lease will expire Apr 30, 1948, at $10,714.30 per annum. Henry J Humphrey with Ernest Struck and August Schriesheim. Nov 8. Nov 17, 1909. 7:1931.....nom

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HAND POWER ELEVATORS suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

8th av, No 490, all. Marie G Howser et al, EXRS, &c, Geo W Howser, decd, et al to Olympic Musee Co; 5 years from Nov 1, 1909. Nov 17, 1909. 3:784.....3,000 and 3,500
9th av, n e cor 46th st, —x—. Assign lease. Emma Rickenberg EXTRX Henry Rickenberg to Fredk W Langhorst. Nov 15. Nov 16, 1909. 4:1037.....3,800
Same property. Assign lease. Fredk W Langhorst to Peter Doelger. Nov 15. Nov 16, 1909. 4:1037..... nom
10th av, No 502, store, &c. Eliz Kroeger et al to Geo H Peper; 5 years, from April 1, 1910. Nov 18, 1909. 3:736.....1,080
11th av, No 623, s w cor 46th st, store and basement. Bruno Steinel to Louis Sigloch; 5½ years from Nov 1, 1909. Nov 12, 1909. 4:1093.....1,000
Pier foot East 33d st, as now exists, 40x254. The City of N Y by Commr of Docks to Henry Steers, Inc; 5 years from Jan 1, 1910 (5 years renewal at $5,250). Nov 16, 1909. 3:964 and 965..5,000

BOROUGH OF THE BRONX.

Timpson pl, w s, 75 s Whitlock av, store, &c. Ellen M Quinlan to Wm R Houlihan; 5 years from Oct 1, 1909. Nov 12, 1909. 11:2603.....480
Timpson pl, w s, 75 s Whitlock av. Assign lease. Wm R Houlihan to John D Haase. Mort $1,250. Nov 12, 1909. 11:2603.....nom
Timpson pl, w s, 75 s Whitlock av, Re-assign lease. John D Haase to Wm R Houlihan. All title. Mort $1,250. Nov 15, 1909. 11:2803.....nom
156th st, No 401 East, n e cor Melrose av, assign lease. Otto Gerdts to Marie Krother. All title. Mort $4,075. Nov 16, 1909. 9:2378.....nom
*231st st, s s, 305 w 4th av, 100x114.6, and being lot 547 map of Wakefield. City of N Y to Fred W Bain. Dec 15, 1908. Tax lease 1,000 years. Nov 15, 1909.....166.94
Brook av, No 130, double store and ½ of cellar. Mary Dierks to Gustav A Paetzold; 3 years from Apr 1, 1909. Nov 12, 1909. 9:2262.....900
*Morris Park av, No 592, store. Maria Farago to Louis Rabinoff; 3 5-12 years, from Dec 1, 1909. Nov 15, 1909.....480
Prospect av, No 845, store, &c. Sykes Realty Corpn to Rosa Steitz; 5 years from Oct 1, 1908. Nov 16, 1909. 10:2677.....1,500 to 2,000
*Unionport road, No 1674, all. Henry Weber to Vincenzo Nesto; 5 years, from Dec 1, 1909. Nov 18, 1909.....600 to 900
*West Farms road, No 130, all. Fred Damn to Karoline Berls; 5 years, from Sept 15, 1908. Nov 15, 1909.....840 to 1,080
Willis av, No 362, parlor floor store and floor above store. German Real Estate Co to Paul Fischer; from Nov 13, 1909, to June 1, 1911. Nov 17, 1909. 9:2287.....456

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Nov. 12, 13, 15, 16, 17 and 18.

BOROUGH OF MANHATTAN.

Armour & Co to FARMERS LOAN AND TRUST CO trustee. 35th st, s s, bet 11th and 12th avs, stores, Nos 3 and 4 (doors 6, 7, 8 and 9 in building) known as Manhattan Market. Leasehold. May 31, due May 31, 1939, 5%. Nov 15, 1909. 3:680. gold bonds $34,625.18
Armour & Co to FARMERS LOAN AND TRUST CO trustees. 35th st, s s, bet 11th and 12th avs, stores Nos 6 and 7 (doors 12, 13, 14 and 15) in building known as Manhattan Market. Leasehold. May 31, due May 31, 1939, 5%. Nov 15, 1009. 3:680. gold bonds $23,046.45
Astor, John J et al exrs Caroline W Astor with Helen S Sillcocks. 76th st, No 137, n s, 363 w Columbus av, 17x102.2. Extension of $16,000 mort until Nov 1, 1914, at 4½%. Nov 11. Nov 12, 1909. 4:1148. nom
Amundson, Augusta P extrx John A Amundson with Henry S Friend trustee Eva Friend. West End av, No 42. Subordination agreement. Nov 16, 1909. 4:1153. nom
Armour & Co to FARMERS LOAN & TRUST CO as trustee. Certificate as to all underlying first morts dated May 31, 1909. Oct 27. Nov 16, 1909.
Atalanta Realty Co to EMIGRANT INDUSTRIAL SAVINGS BANK. 128th st, Nos 151 to 155, n s, 285 w 3d av, 75x99.11. Nov 15, 5 years, 4½%. Nov 16, 1909. 6:1777. 25,000
Same to same. Same property. Certificate as to above mort. Nov 12. Nov 16, 1909. 6:1777.
Arnstein, Moritz to U S TRUST CO of N Y. Amsterdam av, No 792, w s, 40 s 99th st, 21.8x81.7 to old Bloomingdale rd, x18.4x80.2. Nov 18, 1909, 5 years, 4½%. 7:1870. 20,000
Astor, John J et al exr Caroline W Astor with Sherman B Townsend. 77th st, No 327, n s, 282 w West End av, 18x102.2. Extension of $24,000 mort until Nov 1, 1914, 4½%. Nov 10. Nov 16, 1909. 4:1186. nom
Burnham, Cath M to TITLE INSURANCE CO OF N Y. 78th st, No 66, s s, 100 w Park av, 17x102.2. Nov 15, 3 years, 5%. Nov 16, 1909. 5:1392. 20,000
Burden, Henry as trustee for Henry Burden with Saml Silverman. Norfolk st, No 169, w s, 275 s Houston st, 25x100. Extension of $25,000 mort until Nov 15, 1912, at 5%. Oct 16. Nov 12, 1909. 2:355. nom
Bianco, Angelo and ano to ROYAL BANK of N Y. 63d st, Nos 326 and 328, s s, 325 e 2d av, 50x100. Assign rents to extent of $1,600. Nov 11. Nov 12, 1909. 5:1437. 1,600
Burns, Helen to LAWYERS TITLE INS AND TRUST CO. 173d st, No 521, n s, 151.3 e Audubon av, 18.9x100. Nov 15, 1909, 5 yrs, 5%. 8:2130. 5,000
Buch, Eliza A L and Emily to Agnes Young. 44th st, No 254, s s, 175 e 8th av, 25x100.4. Prior mort $5,000. Leasehold. Nov 12, 3 years, 6%. Nov 15, 1909. 4:1015. 500
Brower, Wm W to SEAMENS BANK FOR SAVINGS in City N Y. 103d st, No 248, s s, 136 e West End av, 18x100.11. Nov 12, 1909, 3 years, 4½%. 7:1874. 22,000
Bancker, Chas W to EXCELSIOR SAVINGS BANK of City N Y. 100th st, No 68, s s, 123.3 w Park av, 25x100.11. P M. Nov 11, 5 years, 5%. Nov 12, 1909. 6:1605. 18,000
Same to Helen C Candee of Washington, D C. Same property. P M. Mort $18,000. Nov 11, 2 years, 6%. Nov 12, 1909. 6:1605. 4,000
Bath, David A to Ernest Harvier. 27th st, No 113, n s, 180 w 6th av, 20x98.9. P M. Nov 11, due Aug 12, 1912, 6%. Nov 12, 1909. 3:803. 5,000
Busch, Albert and Henry Schwartz, Jr to TITLE INSURANCE CO OF N Y. Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9x24.9x81.10. P M. Nov 12, 1909, 5 years, 4½%. 1:254. 11,000
Blyth, Margery H of Bcrough of Richmond, N Y, to Michael Berardini. Mott st, No 39, w s, abt 200 s Bayard st, 25x93.6x25x94 n s. Prior mort $——. Nov 9, 1 year, 6%. Nov 13, 1909. 1:164. 1,028.40
Bloch, Laura to Wm A Spencer and ano trustees Lorillard Spencer for benefit Lorillard Spencer and remaindermen. 9th av, No 519, w s, 49.4 s 39th st, 24.8x100. Nov 12, 5 years, 4½%. Nov 13, 1909. 3:736. 19,000
Babbitt, Searles to TITLE GUARANTEE & TRUST CO. 75th st, No 14, s s, 235 w Central Park West, 20x102.2. Nov 18, 1909, due, &c, as per bond. 4:1127. 25,000
Berliner, Maier and Virginia with UNION DIME SAVINGS BANK. Av A, No 79, w s, 20.8 s 5th st, 27.4x74.3. Extension of $16,500 mort until Nov 1, 1912, at 4½%. Nov 18, 1909. 2:433. nom
Same to same. Same property. Estoppel certificate. Nov 18, 1909. 2:433.
Battiloro, Michele to Giuseppe D'Allesio. 1st av, No 2123, w s, 25.11 n 109th st, 25x75. Prior mort $15,000. Oct 29, due Nov 10, 1911, 6%. Nov 18, 1909. 6:1681. 3,000
Bolender, Geo P or Geo and Philip H or Philip; and Lillian wife Adam Spangenberg with BANK FOR SAVINGS IN CITY OF N Y. Amsterdam av, Nos 902 and 904. Extension of two morts for $13,500 each until Nov 10, 1914, at 4½%. Nov 10. Nov 17, 1909. 7:1876. nom
Battiloro, Michele to American Mortgage Co. 1st av, No 2123, w s, 25.11 n 109th st, 25x75. Oct 29, 5 years, 5%. Nov 17, 1909. 6:1681. 15,000
Bettels, Charles, of Rockville Centre, L I, to Steffen Dieckmann, of Hoboken, N J. Greenwich st, No 396, w s, abt 25 n Beach st, 24x80. July 20, 3 years, 5%. Nov 17, 1909. 1:216. 20,000
Benequit, Isaac A with Albert V de Goicouria. 2d av, No 2047, n w cor 105th st, No 253, 24.5x94. Extension of $29,000 mort until Jan 11, 1912, at % as per bond. Nov 11. Nov 18, 1909. 6:1655. nom
Corkrey, Robert to Anna N Rogers. 34th st, No 158, s s, 132.10 w 3d av, 23.8x98.9x9.11x99.7. ¼ part. Prior mort $——. Nov 18, 1909, 2 years, 6%. 3:889. 1,500
Carnegie Realty Co to Julius Oppenheimer. Certificate as to mort for $6,500 covering land in Woodbridge, N J. Nov 4. Nov 17, 1909.
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to Davidson & Thompson. Lot 16, on Spring st, s s, bet Mott and Elizabeth sts. June 17, 3 years, 7 7-8%. Nov 17, 1909. 2:479. 1,708.41
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to S I & B F Mottley. Lot 60, on 132d st, s s, bet 7th and 8th avs. Sept 20, 3 years, 6¾%. Nov 17, 1909. 7:1937. 744.34
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1898 and 1901 assessed to C S Aiker. Lot 22, on 69th st, n s, bet Broadway and Columbus av. July 1, 3 years, 6½%. Nov 17, 1909. 4:1141. 928.08
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for year 1883 assesed to Goelet Estate, Grand Central Palace. Lot 7, on Lexington av, w s, bet 43d and 44th sts. July 1, 3 years, 6¾%. Nov 17, 1909. 5:1298. 961.68
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 42, on 77th st, s s, bet 2d and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. 552.75
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 43, on 77th st, s s, bet 2 and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. 552
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 44, on 77th st, s s, bet 2d and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. 579.38
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1901 to 1906 assessed to S McMillan. Lot 61, on 106th st, s s, bet Broadway and West End av. Sept 20, 3 years, 6 7-8%. Nov 17, 1909. 7:1877. 3,054.97
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to J B Harkins. Lot 3, on 7th av, e s, bet 132d and 133d sts. Sept 20, 3 years, 6 5-8%. Nov 17, 1909. 7:1917. 1,762.49

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK

Architectural Bronze AND IRON WORK

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1901 to 1906 assessed to ————. Lot 61, on 106th st, s s, bet Broadway and West End av. Sept 20, 3 years, 6 7-8%. Nov 17, 1909. 7:1877. 3,054.97

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to J B Harkins. Lot 3, on 7th av, e s, bet 132d and 133d sts. Sept 20, 3 years, 6 7-8%. Nov 17, 1909. 7:1917. 1,762.49

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1891 to 1893, 1903 and 1907 assessed to Sarah Cimatti. Lot 36½, on 87th st, n s, bet Amsterdam and Columbus avs. July 1, 3 years, 6½%. Nov 17, 1909. 4:1217. 2,978.10

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to C Stringer. Lot 34, on Perry st, n s, bet Washington and Greenwich sts. June 17, 3 years, 8%. Nov 17, 1909. 2:633. 541.35

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to Maria P Korn. Lot 81, on 82d st, s s, bet West End av and Riverside Drive. July 1, 3 years, 6¾%. Nov 17, 1909. 4:1244. 1,828.97

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to — Lundy. Lot 18, on 123d st, n s, bet Lenox and 7th avs. Sept 20, 3 years, 6⅞%. Nov 17, 1909. 7:1908. 816.84

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1885, 1892, 1893, 1896, 1899, 1902 and 1907 assessed to A Corrigan. Lot 87, on Riverside Drive, s e cor 116th st. Sept 20, 3 years, 12%. Nov 17, 1909. 7:1896. 3,749.30

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to Wm Hoffmann. Lot 25, on 55th st, s s, bet Av A and East River. July 1, 3 years, 8 7-8%. Nov 17, 1909. 5:1371. 1,471.78

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to J Dalsen. Lot 54 on 128th st, s s, bet Lenox and 5th av. Aug 19, 3 yrs, 5⅞%. Nov 17, 1909. 6:1725. 2,703.34

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1894 to 1907 assessed to Josephine M Cowperthart. Lot 19, on 102d st, n s, bet 1st and 2d avs. Aug 19, 3 years, 8 7-8%. Nov 17, 1909. 6:1674. 2,538.89

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1906 and 1907 assessed to Eugene Driscoll et al. Lot 28, on Pleasant av, w s, bet 107th and 108th sts. Aug 19, 3 years, 7 7-8%. Nov 17, 1909. 6:1701. 922.85

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to J F Peters and ano. Lot 5, on 82d st, n s, bet Avs A and B. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1579. 1,875.06

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to W & J Bachrach. Lot 2, on 111th st, n s, bet Park and Lexington avs. Aug 19, 3 years, 7 7-8%. Nov 17, 1909. 6:1639. 555.45

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1896 to 1898 and 1903 and 1905 assessed to Eliz Grinnie. Lot 12, on 115th st, n s, bet 5th and Madison avs. Aug 19, 3 years, 9 3-8%. Nov 17, 1909. 6:1621. 3,120.49

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1890 to 1907 assessed to James G Lang. Lot 15, on 134th st, n s, bet 5th and Madison avs. Aug 19, 3 years, 7%. Nov 17, 1909. 6:1759. 3,347.11

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to S W Clark. Lot 45, on 73d st, s s, bet Amsterdam and Columbus avs. July 1, 3 years, 6½%. Nov 17, 1909. 4:1144. 2,234.57

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Mrs. Manderville. Lot 72 on 27th st, s s, bet 8th and 9th avs. June 17, 3 years, 8½%. Nov 17, 1909. 3:750. 614.27

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to G E Beers. Lot 5, on 6th av, e s, bet 28th and 29th sts. July 1, 3 years, 7½%. Nov 17, 1909. 3:830. 2,430.74

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to Joseph M Ledwith. Lot 34, on 9th av, w s, bet 40th and 41st sts. July 1, 3 years, 6¼%. Nov 17, 1909. 4:1050. 2,727.41

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for year 1891 assessed to A C Bistein. Lot 20, on 32d st, n s, bet 10th and 11th avs. June 17, 3 years, 8%. Nov 17, 1909. 3:704 670.79

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1906 and 1907 assessed to John Haggerty. Lot 17, on Prince st, s s, bet Mott and Elizabeth sts. June 17, 3 years, 7 7-8%. Nov 17, 1909. 2:493. 1,260.43

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for year 1907 assessed to E H Schell. Lot 10, on 24th st, n s, bet Madison and 4th avs. July 1, 3 years, 6¾%. Nov 17, 1909. 3:854. 988.75

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to F R Ryan. Lot 55, on West 11th st, bet 6th and 7th avs. June 17, 3 years, 8%. Nov 17, 1909. 2:607. 1,983.73

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1905 and 1907 assessed to Geo F Johnson. Lot 43 on 1st st, n s, bet Bowery and 2d av. June 17, 3years, 7 7-8%. Nov 16, 1909. 2:457. 3,757.75

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1898 to 1907 assessed to J B Ireland. Lot 50, on Horatio st, n s, bet Hudson and West 4th sts. June 17, 3 years, 8%. Nov 16, 1909. 2:627. 1,870.36

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to John J Smith. Lot 11, on 101st st, n s, bet 1st av and Harlem River. Aug 19, 3 years, 8 7-8%. Nov 16, 1909. 6:1695 1,098.43

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1903 and 1906 assessed to E J Smith. Lot 1 on Canal st, n e cor Broadway. June 10, 3 years, 8%. Nov 16, 1909. 1:209. 1,801.01

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1889 to 1907 assessed to J J Astor. Lot 69 on 116th st, s s, bet Morningside av West and Amsterdam av. Sept 20, 3 years, 12%. Nov 16, 1909. 7:1867. 6,053.02

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1891 to 1907 assessed to F Colman. Lot 20 on 27th st ,s s, bet 7th and 8th avs. June 17, 3 years, 12%. Nov 16, 1909. 3:776. 4,053.68

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1903 and 1908 assessed to Smith & Price. Lot 40 on Broome st, s w cor Lafayette st. June 17, 3 years, 8 3-8%. Nov 16, 1909. 2:473. 4,953.69

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1899 to 1907 assessed to J Harrison Est. Lot 16 on 9th av, e s, bet 15th and 16th sts. June 17, 3 years, 12%. Nov 16, 1909. 3:739. 7,061.82

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1903 to 1907 assessed to Geo F Johnson. Lot 39 on 1st st, n s, bet Bowery and 2d av. June 17, 3 years, 6¾%. Nov 16, 1909. 2:457. 961.49

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1903 to 1907 assessed to Geo F Johnson. Lot 38 on 1st st, n s, bet Bowery and 2d av. June 17, 3 years, 6 3-8%. Nov 16, 1909. 2:457. 997.93

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1901 to 1907 assessed to O Ottendorfer. Lot 61, on Riverside Drive, w s, bet 135th and 137th sts. Oct 14, 3 years, 12%. Nov 12, 1909. 7:2005. 422.71

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1883 to 1907 assessed to L J Phillips. Lot 155, on Hamilton pl, e s, bet 136th and 138th sts. Oct 14, 3 years, 12%. Nov 12, 1909. 7:1988. 2,304.81

Clinton Realty Co to MUTUAL LIFE INSURANCE CO OF N Y. 62d st, n e cor Madison av, Nos 691 to 695, 60.8x50. Certificate as to above mort. Oct 8. Nov 12, 1909. 5:1377. ——

Chace, Hattie C wife Chas G to EMPIRE CITY SAVINGS BANK. 48th st, No 612, s s, 200 w 11th av, 24.7x100.5x25x100.5. Nov 8, 3 years, 5%. Nov 13, 1909. 4:1095. 18,000

CHELSEA EXCHANGE BANK with EMPIRE CITY SAVINGS BANK. 48th st, No 612, s s, 200 w 11th av, 25x100.5. Subordination agreement. Nov 6. Nov 13, 1909. 4:1095. nom

Criterion Construction Co to Morris Frank. 143d st, n s, 200 w Broadway, 75x99.10. Prior mort $95,000. Nov 12, 3 years, 6%. Nov 13, 1909. 7:2090. 12,000

Same to same. Same property. Certificate as to above mort. Nov 12. Nov 13, 1909. 7:2090. ——

Cohn, Abraham to Caroline H wife of Hugh Johnston. 15th st, No 211, n s, 207.4 w Rutherford pl, 36.6x103.3. Nov 12, 5 years, 4½%. Nov 15, 1909. 3:897. 47,000

Same and Eugene Vallens with same. Same property. Subordination agreement. Nov 12. Nov 15, 1909. 3:897. nom

Cohen, Solomon to Fredk M Hilton trustee Thos F Carhart. 119th st, No 30, s s, 567.6 e Lenox av, 17.6x100.11. Nov 15, 1909, 5 years, 4½%. 6:1717. 10,000

Church of St. Gabriel, a corpn to EMIGRANT INDUSTRIAL SAVINGS BANK. 36th st, Nos 309 to 319, n s, 100 e 2d av, runs n 98.9 x e 21 x n 98.9 to 37th st, Nos 308 and 310, x e 139 x s 197.6 to st x w 160 to beginning, except part occupied by present church building. Nov 16, 1909, 3 years, 4½%. 3:942. 180,000

Colon (Geo) & Co with City Mortgage Co. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Subordination agreement. Nov 15. Nov 16, 1909. 7:2011. nom

Chelsea Realty Co with Elizabeth, Kate, Minnie and Matilda Haffner. 135th st, No 625, n s, 377.7 w Broadway, 52.5x99.11. Extension of mort for $45,000 to Nov 3, 1912, at 4½%. Nov 3. Nov 15, 1909. 7:2002. nom

Deckelmeier, Emil and Nicholas Goetz to Lion Brewery. Reade st, No 112. Saloon lease. Nov 10, demand, 6%. Nov 15, 1909. 1:146. 3,000

Dresner, Rachel to Lydia K Peterson. 54th st, No 338, s s, 225 w 1st av, 25x100.5. Nov 13, 1 year, 6%. Nov 15, 1909. 5:-1346. 1,000

Di Dario, Dominick to Lionello Perera. 116th st, No 355, n s, 78 w 1st av, 22x100.11. Prior mort $16,750. Nov 13, due, &c, as per bond. Nov 15, 1909. 6:1688. 2,000

Dixon, Annie G and John J to Bertha Brasch and ano. Topping av, w s, 100 n 174th st, 32.6x95 (prior mort $12,000); 1st av, No 2272, e s, 25.2 s 117th st, 20.5x94 (prior mort $10,000). Nov 12, 1 year, 6%. Nov 18, 1909. 11:2798; 6:1710. 2,291

Degenhardt, Marie to TITLE GUARANTEE & TRUST CO. 73d st, No 205, n s, 80 e 3d av, 27.6x102.2. Nov 18, 1909, due, &c, as per bond. 5:1428. 6,000

Dietz, Frank with Albert V de Goicouria. 129th st, No 549, n s, 122.2 e Broadway, 37.6x99.11. Extension of $34,000 mort until Feb 7, 1913, at % as per bond. Nov 11. Nov 17, 1909. 7:1984. nom

Decker, Wm F with Charles V Hoffman. 74th st, No 247, n s, 170 e West End av, 20x102.2. Extension of $5,000 mort until Dec 15, 1910, at 6%. Nov 16. Nov 18, 1909. 4:1166. 5,000

Elkan, Hermann to MANHATTAN SAVINGS INSTN. 73d st, Nos 149 and 151, n s, 369 w 3d av, runs w 51 to Lexington av, Nos 1025 and 1027, x n 102.2 x e 51 x s 102.2 to st. P M. Nov 11, due, &c, as per bond. Nov 12, 1909. 5:1408. 80,000

Same to D A Cushman Realty Corpn. Same property. P M. Prior mort $80,000. Nov 11, 3 years, 6%. Nov 12, 1909. 5:1408. 16,000

Engel, Geo C with Anna Orth and ano, exrs Wm Orth. 97th st, No 101, n w cor Columbus av, 100x25. Subordination agreement. Nov 1. Nov 12, 1909. 7:1852. nom

EQUITABLE LIFE ASSUR SOC of the U S with Jacob Sternberg. 143d st, No 261, n s, 100 e 8th av, 37.6x99.11. Extension of $30,-000 mort until Jan 1, 1913, at 5½%. Oct 28. Nov 12, 1909. 7:-2029. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Rufus B Cowing. Claremont av, No 49, s w cor 119th st, 62.6x100. Extension of $125,000 mort until Jan 1, 1915, at 4½%. July 26. Nov 16, 1909. 7:1990. nom

Elkin, Sarah to Ferguson Bros & Forshay, a corpn. 180th st, No 710, s s, 254.1 w Broadway, 58.4x100. P M. Prior mort $——. Nov 15, due July 1, 1914, 6%. Nov 17, 1099. 8:2176. 11,750

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

Elkin, Sarah to Ferguson Bros& Forshay. 180th st, No 708, s s, 312.5 w Broadway, 58.4x100. P M. Prior mort $ —. Nov 15, due July 1, 1914, 6 . Nov 17, 1909. 8:2176. 12,250

El Nido Realty Co to Palisade Building Co. St Nicholas av, No 121, n w cor 116th st, Nos 201 to 211, 89.1x97x75.11x143.8. P M. Prior mort $220,000. Nov 17, 1909, 2 years, 6%. 7:1822. 20,000

Edgar Construction Co to ALBANY SAVINGS BANK. Manhattan st, No 111, n s, 100 e old Broadway, 72x100x64x100.2. Nov 15, 5 years, 4½%. Nov 16, 1909. 7:1982. gold, 95,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909 7:1982. ——

Same to Jos Hamershlag. Same property. Prior mort $65,000. Nov 15, demand, 6%. Nov 16, 1909. 7:1982. 46,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:1982. ——

Erff, Geo with Isidor Shlivek. 114th st, No 56, s s, 325 e Lenox av, 18.4x100.11. Extension of $11,000 mort until Apr 4, 1913, at 5%. Nov 16. Nov 18, 1909. 6:1597. nom

Ferris, Edwin of Montclair, N J, to Sherwood B Ferris of Lakewood, N J. Washington st, No 183, e s, 20.10 n Dey st, 20.5x46 x19.1x40.6. Prior mort $15,000. Nov 10, 2 years, 5½%. Nov 13, 1909. 1:82. 5,000

Foster, Cora B with Charles Griffen et al trustees, &c, of Samuel Willets. Cherry st, No 482, n s, 21 w Corlears st, 28x50. Extension of mort for $13,500 to Sept 23, 1912, 5%. Sept 23. Nov 12, 1909. 1:263. nom

Friedman, Harris to Charles Salomon. 117th st, No 105, n s, 95 w Lenox av, 20x100. Nov 15, 1909, due Dec 1, 1912, 4½%. 7:-1902. 16,000

Fox, David with Jno T Willets guardian Josiah M Willets. 137th st, No 129, n s, 325 e 7th av, 25x99.11. Extension of $17,000 mort until Nov 19, 1912, at 5%. Nov 11. Nov 12, 1909. 7:2006. nom

Feifer, Bernard to Corcoran Realty Co. Av A, Nos 174 and 176, n e cor 11th st, Nos 501 and 503 East, 51.7x95.5. Certificate as to reduction of mort. Oct 30. Nov 13, 1909. 2:405. ——

Fischman, Wm to Herbert S Ogden. Houston st, Nos 394 and 396, n s, 301.8 e Av C, 40x65.8 to 2d st, Nos 285 and 287 x40.4x70.9. P M. Oct 15, 5 years, 5%. Nov 16, 1909. 2:371. 22,000

Frank, Louis with Margt A Leonard. 22d st, No 320 West. Extension of $10,000 mort until Dec 1, 1912, at 4½%. Nov 15. Nov 16, 1909. 3:745. nom

Falkenberg, Mary to N Y SAVINGS BANK. 122d st, No 112, s s, 112.6 e Park av, 27.6x100.11. Nov 16, 1909, due, &c, as per bond. 6:1770. 14,000

Same to Wm J Campbell. Same property. Prior mort $14,000. Nov 16, 1909, 1 year, 6%. 6:1770. 600

Freeman, Benj to Meyer Freeman. 7th av, No 196, w s, 98.9 s 22d st, 24.7x100. Prior mort $40,000. Nov 12, 1909, 3 years, 6%. 3:771. 4,000

Ferguson Bros & Forshay, a corpn to TITLE GUARANTEE & TRUST CO. Riverside Drive, No 210, n e cor 93d st, runs n 114.4 x e 152.1 x s 50 x w 0.00 x s — x w 0.03⅜ x s 25.8 to st x w 97.9 to beginning. Building loan. Nov 13, due Dec 1, 1915, 4½% until second advance is payable, and 6% until building is completed and 5% thereafter. Nov 15, 1909. 4:1252. 550,000

Same to same. Same property. Certificate as to above mort. Nov 13. Nov 15, 1909. 4:1252. ——

Gordon, Abraham to Wolf Somer and ano. Monroe st, No 157, n s, abt 140 e Clinton st, 23.4x100. P M. Prior mort $25,000. Nov 15, 3 years, 6%. Nov 18, 1909. 1:269. 7,000

Gordon, Louis, Barnett Levy and Moritz Gruenstein to Jacob Gordon. Orchard st, No 185, w s, 175.7 n Stanton st, 25.2x87.6. P M. Prior mort $——. June 21, due Aug 1, 1912, 6%. Nov 18, 1909. 2:417. 10,000

Guiterman, Milton S with Lawyers Mortgage Co. 163d st, n s, 210 e Broadway, two lots, each 77.6x99.11. Two agreements as to share ownership in two morts. Nov 11. Nov 12, 1909. 8:2122. nom

Getskay Realty Co to North American Mortgage Co. Wadsworth av, n w cor 184th st, 179.10 to 185th st x70. Prior mort $155,-000. Nov 12, 1909, 1 year, 6%. 8:2167. 15,000

Same to same. Same property. Certificate as to above mort. Nov 12, 1909. 8:2167. nom

Goldberg, David L to Caroline H wife of Hugh Johnston. 15th st, No 207, n s, 243.7 w Rutherfurd pl, 36.3x103.3. Nov 12, 5 years, 4½%. Nov 15, 1909. 3:897. 47,000

Same and Eugene Vallens with same. Same property. Subordination agreement. Nov 12. Nov 15, 1909. 3:897. nom

Gould, Lillie B to Marie A K Neuberger. 45th st, No 527, n s, 393.9 e 11th av, 18.9x100.5. P M. Nov 15, 1909, 3 years, 5%. 4:1074. 6,000

Gertner, Betsie wife of and Josef to Eliz Silberhorn. 102d st, No 102, s s, 27 e Park av, 28x75. P M. Nov 15, 1909, 1 year, 5%. 6:1629. 15,000

GREENWICH SAVINGS BANK with Emma Wells. 117th st, No 132 West. Extension of $14,000 mort until Nov 12, 1914, at 4½%. Nov 12. Nov 15, 1909. 7:1901. nom

Godfrey, Edward L to Geo Peper, of Pearl River, N Y. 64th st, No 173, n s, 100 e Amsterdam av, 25x100.5. Nov 16, 1909. 5 years, 5%. 4:1136. 20,000

Glassheim, Nathan and Paul Braus to John Stemme. 99th st, Nos 66 and 68, s s, 262.6 e Madison av, 37.6x100.11. P M. Prior mort $37,500, due May 16, 1912, 6%. Nov 16, 1909. 6:1604. 3,550

Gulden, Frank to Rosa Hyman. 103d st, No 305, n s, 120 w West End av, 20x100.11. P M. Nov 15, 3 years, 4½%. Nov 16, 1909. 7:1890. 20,000

Healy, Florence to Harry C Wingate. Croton st, s s, 189.6 w Amsterdam av, 25x87 to 165th st, No 511, x25x86.10, except part for 165th st. Nov 1, 3 years, 5½%. Nov 13, 1909. 8:2123. 6,000

Healey, Margt to John McCarthy. 115th st, Nos 124 and 126, s s, 208.6 e Park av, two lots, each 17.10x100.10. Two morts, each $6,000. Nov 8, 1 year, 5%. Nov 15, 1909. 6:1642. 12,000

Hoberg, Max F to Donald Robertson. Audubon av, No 140, n w cor 172d st, No 551, 57x100. P M. Prior mort $66,000. Nov 15, 1909, 3 years, 6%. 8:2129. 10,000

Haines Realty Corpn with METROPOLITAN LIFE INS CO. 5th av, No 12, w s, 28.6 n 8th st, 26.3x100. Extension of $125,000 mort until Sept 1, 1912, at 5%. Nov 13, 1909. 2:572. nom

Hanley, Nora to EMIGRANT INDUSTRIAL SAVINGS BANK 123d st, No 242, s s, 62 w 2d av, 18x50. Nov 16, 1909, 1 year, 4½%. 6:1787. 6,500

Hermann, Simon to Julius Pauly. 129th st, No 302, s s, 75 w 8th av, 25x99.11. Prior mort $14,000. Nov 15, 2 years, 6%. Nov 16, 1909. 7:1955. 3,000

Hafner, Adam J to Tomahawk Realty Co. Broadway, s e cor 163d st, 99.11x100. P M. Nov 15, 3 years, 6%. Nov 16, 1909. 8:2122. 15,000

Herzog, Alexander and Harry Von Arx with J Frederic Kernochan et al, trustees Thos B Winthrop. No 344 East. Subordination agreement. Nov 18, 1909. 5:1338. nom

Horowitz, Isidore with Barnet Printzman. 10th st, No 349 East. Agreement modifying terms of mort. Nov 15. Nov 18, 1909. 2:393. nom

Herzog, Alexander to J Frederic Kernochan et al, trustee Thomas Buchanan Winthrop. 46th st, Nos 344 and 346, s s, 100 w 1st av, 40x100.5. Nov 17, 5 years, 5%. Nov 18, 1909. 5:1338. 25,000

Hinz, Albert to John J Schmitt. Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, w s. Nov 18, 1909, 3 years, 5%. 1:260. 12,000

Haas, Henriette to The American Missionary Association. West End av, No 483, w s, 20 n 83d st, 19.6x79. Nov 18, 1909, 5 years, 4½%. 4:1245. 18,000

Hamlin, Fannie to ALBANY SAVINGS BANK. Madison av, No 1045, e s, 66.2 s 80th st, 19x82. Nov 18, 1909, 5 years, 4½%. 5:1491. gold, 35,000

Hebrew Sheltering Guardian Society of N Y Orphan Asylum with Leopold and Julius Merksamer. 117th st, No 366, s s, 100 e Morningside av East, 25x100.11. Extension of mort for $18,000 to Nov 2, 1911, at 5%. May 20. Nov 16, 1909. 7:1943. nom

Hochstim, Annie to Emanuel A Jackson. 11th st, Nos 218 and 220, s w s, 329.6 n w 2d av, runs s w 95 x n w 43.6 x n e 42 x s e 0.6 x n e 53 to 11th st x s e 43 to beginning. Prior mort $67,500. Nov 16, installs, 6%. Nov 17, 1909. 2:466. 3,000

Isaacs, Barney to Saml Wacht. 1st av, Nos 1225 and 1227, n w cor 66th st, Nos 343 and 345, 50x75. Prior mort $62,500. Nov 15, 5 years, 6%. Nov 16, 1909. 5:1441. 6,000

Josephthal, Louis M trustee Theresa Josephthal with Barnet Appel. 4th st, No 266, s s, 288.7 e Av B, 24.9x96.3. Extension of $25,000 mort until Nov 12, 1914, at 5%. Nov 15, 1909. 2:386. nom

Janeway, Theo C with Jesse B Nichols. 60th st, No 131, n s, 85 w Lexington av, 20x100.5. Extension of $14,000 mort until Nov 11, 1912, at 4½%. Nov 12. Nov 13, 1909. 5:1395. 2,002.45

Jackson Geo T to Saml McCauley. 21st st, No 145, n s, 298.2 e 7th av, 19.5x98.9. May 21, 5 years, 4%. Nov 17, 1909. 3:797. 17,625

Johanson, Robert to LAWYERS TITLE INS & TRUST CO. 86th st, No 340, s s, 225 w 1st av, runs s 102.2 x e 25 x n — x e 0.1 x n — to st, x w 25 to beginning. Nov 15, 5 years, 4½%. Nov 16, 1909. 5:1548. 22,000

Kendall, Louis to Annie W Hollister et al exrs Henry H Hollister. Fulton st, No 44, s e s, 75 n w Pearl st, runs s w 23.3 x n w 6.4 x s w 12.9 x n w 16.10 x n e 30.11 to st, x s e 26.9 to beginning. Aug 25, 5 years, 5%. Nov 15, 1909. 1:75. 19,000

Kraisman, Ida with Louis Fleischer and Jacob Traum. 5th st, No 718, s s, 260.6 e Av C, 25x96. Extension of $2,950 mort until Nov 18, 1912, at % as per bond. Nov 8. Nov 12, 1909. 2:374. nom

Koning, Paul to Florence I Rosen. 7th av, No 1970, w s, 50.11 s 119th st, 25x100. P M. Prior mort $29,000. Nov 15, 1909, 5 years, 6%. 7:1924. 7,250

Koch, Frank to Anna Orth and ano exrs Wm Orth. Columbus av, No 760, n w cor 97th st, Nos 101 to 105, 25.4x100. Nov 1, 5 years, 4½%. Nov 12, 1909. 7:1852. 45,000

Kommel, Louis M. Robt, Bertha, Francis and Jessie; Frances Appel and Fannie Mayper with Abraham Kommel, all being heirs under will Saml Kommel. Agreement as to payment of $3,000 to party 2d part and that same shall be a lien on the shares of party first part. Nov 6. Nov 12, 1909. 1:256, 257 and 287. nom

Kram, Hannah and Katie Shyev to Hyman Littwin and ano. 99th st, No 67, n s, 75 w Park av, 25x100.11. P M. Prior mort $21,000. Nov 11, 3 years, 6%. Nov 12, 1909. 6:1605. 2,000

Klein, Joseph to Caroline F Zimmer. 104th st, No 216, s s, 193.4 e 3d av, 16.8x100.11. Nov 12, 5 years, 5%. Nov 13, 1909. 6:1653. 6,500

Lier, Frank to Barbara Brodil. 71st st, No 421, n s, 263 e 1st av, 25x102.2. Nov 13, 3 years, 6%. Nov 16, 1909. 5:1466. 2,500

Lamb, Amelia C to TITLE GUARANTEE & TRUST CO. 10th av, No 589, w s, 23.5 s 43d st, 13.6x80. Nov 16, 1909, due, &c, as per bond. 4:1071. 6,500

Lily Waist & Dress Co to Julius Alexander. Certificate as to chattel mortgage for $1,000 covering property at 138 West 17th st, on demand, at 6%. Nov 16, 1909. ——

Leichter, Adolf to Eliza C Farnham. Houston st, No 306, n s, abt 80 e Av B, 22.6x70. Nov 10, 5 years, 5%. Nov 12, 1909. 2:-384. 22,500

Levy, Barnett to Louis Gordon. 115th st, No 36, s s, 433 e Lenox av, 18x100.11. Prior mort $——. Oct 22, 5 years, 6%. Nov 12, 1909. 6:1598. 5,000

Levy, Leon with Annie W Hollister et al exrs Henry H Hollister. Fulton st, No 44. Subordination agreement. Nov 15, 1909. 1:-75. nom

Laracy, Philip to Lucius H Beers. 160th st, No 550, s s, 287.6 e Broadway, 37.6x99.11. P M. Aug 18, due May 15, 1912, 6%. Nov 15, 1909. 8:2118. 7,000

Landlords Realty Co to EXCELSIOR SAVINGS BANK. 140th st, No 26, s s, 361.8 w 5th av, 41.8x99.11. Nov 15, 1909, 5 years, 5%. 6:1737. 32,000

Same to same. Same property. Certificate as to above mort. Nov 13. Nov 15, 1909. 6:1737. ——

Levinsohn, David to Lion Brewery. 1st av, No 857. Saloon lease. Nov 11, demand, 6%. Nov 15, 1909. 5:1340. 1,650

Lawler, Hugh J to Fredk T Street. Broadway, s w cor 169th st, No 600, 90x150. Prior mort $250,000. Nov 11, 3 years, 6%. Nov 12, 1909. 8:2138. 15,000

Lawler, Hugh J with Fredk T Street. Broadway, s w cor 169th st. Agreement as to correction of subordination clause in mort, &c. Nov 18, 1909. 8:2138. nom

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Limbert, August trustee Fredk Gebhard with Geo F Anger. Cannon st, No 64. Extension of $22,000 mort until Nov 12, 1912, at 5%. Nov 12. Nov 18, 1909. 2:328. nom

Louvet, Edward to LAWYERS TITLE INS & TRUST CO. 29th st, No 110, s s, 150.4 w 6th av, 19.8x98.9; Bedford st, No 102, e s, abt 60 n Grove st, 22x50; Greenwich st, No 723, e s, 96 n Charles st, 18.9x68.10x20.8x76.7. Nov 17, 1909, 5 years, 4½%. 2:588, 632 and 3:804. 31,000

Lawyers Mortgage Co to Hyman Cohn and ano. 113th st, Nos 135 and 137, n s, 290 e Park av, 41x100.11x irreg x100. Extension of $40,000 mort until Dec 1, 1914, at 5%. Nov 8. Nov 17, 1909. 6:1641. nom

Laracy, Philip to Caroline M Butterfield et al, trustees Fredk Butterfield. 46th st, No 536, s s, 375 w 10th av, 25x100.5. Nov 15, 1909, 3 years, 5%. 4:1074. 12,000

Levy, Louis to Thos W Jeralds of Ashland, N Y. Goerck st, No 8, e s, 125 s Broome st, 25x100. P M. Nov 15, 5 years, 5%. Nov 16, 1909. 2:321. 21,000

Middle-Town Realty Co to Milton S Guiterman. 163d st, n s, 210 e Broadway, two lots, each 77.6x99.11. Two certificates as to two morts for $78,000 each. Nov 11. Nov 15, 1909. 8:2122. —

Middle-Town Realty Co to Milton S Guiterman. 163d st, n s, 210 e Broadway, two plots, each 77.6x99.11. Two morts, each $78,000. Nov 11, 5 years, 5%. Nov 12, 1909. 8:2122. 156,000

Middle-Town Realty Co to Joseph Schere. 163d st, n s, 210 e Broadway, two lots, each 77.6x99.11. Two morts, each $10,500. Two prior morts, each $78,000. Nov 12, 1909, due Dec 1, 1910, 6%. 8:2122. 21,000

Same to same. Same property. Two certificates as to above morts. Nov 12, 1909. 8:2122. —

MUTUAL BANK with TITLE GUARANTEE & TRUST CO. 56th st, No 61 West. Subordination agreement. Nov 11. Nov 12, 1909. 5:1272. nom

Mandelbaum, Max with Cilly wife of and Henry Friedman. 5th st, No 739 (294), n s, 220 w Av D, 23x97. Extension of $23,000 mort until Nov 12, 1914, at 5%. Nov 12. Nov 13, 1909. 2:375. nom

Mercantile Trust Co with Ellie R Moloney. West End av, Nos 201 and 203. Extension of $40,000 mort until Dec 1, 1914, at 5%. Nov 8. Nov 15 1909. 4:1181. nom

Mercantile Trust Co trustee James H Hyde with Sarah Rosenthal. 9th av, No 234. Extension of mort for $22,000 to Jan 23, 1913, at 4½%. Nov 10. Nov 15, 1909. 3:748. nom

MERCANTILE TRUST CO with Sidonia Weiss. 28th st, No 329 West. Extension of mort for $15,000 to Jan 1, 1913, at 4½%. Nov 6. Nov 15, 1909. 3:752. nom

Michaels, Alfred to MUTUAL LIFE INS CO of N Y. 93d st, No 325. n s, 300 w West End av, 75x100.8. Nov 4, due, &c, as per bond. Nov 15, 1909. 4:1252. 110,000

McInerney, Caroline to Nora Driscoll. Manhattan av, No 136, e s, 51.3 s 106th st, 17x70. P M. Prior mort $9,000. Nov 12, due, &c, as per bond. Nov 15, 1909. 7:1841. 3,000

McDonald, John P to Eliz K Dooling. 2d av, No 1458, e s, 27.2 n 76th st, 25x88.8. Prior mort $14,000. Nov 15, 1 year, 5%. Nov 16, 1909. 5:1451. 1,000

McManus, Guillemina to Alex P W Kinnan, trustee Edw M Gedney. 39th st, No 204, s s, 43.6 w 7th av, 20.6x75.6. Nov 13, due, &c, as per bond. Nov 15, 1909. 3:788. 2,500

Miami Realty Co to Penco Realty Co. Audubon av, No 141, n e cor 172d st, 94.6x95. Nov 18, 1909, 5 years, 5%. 8:2129. 132,500

Same to same. Same property. Certificate as to above mort. Nov 16. Nov 18, 1909. 8:2129. —

Miami Realty Co to Penco Realty Co. Audubon av, s e cor 173d st, 100x95. Nov 18, 1909, 5 years, 5%. 8:2129. 137,500

Same to same. Same property. Certificate as to above mort. Nov 16. Nov 18, 1909. 8:2129. —

Mullins, Bridget E to Vahan Z M Boyajian. 3d st, Nos 43 and 45, n w cor Wooster st, Nos 233 to 237, 42x74.10. Prior mort $47,000. Apr 26, demand, 6%. Nov 17, 1909. 2:538. 1,250

Meyer, Max with TITLE GUARANTEE & TRUST CO. Madison st, No 401, n s, 150 e Jackson st, 25x65.2 to Grand st, No 557, x28x79. Subordination agreement. Nov 11. Nov 17, 1909. 1:265. nom

Newman, Henry to Carnelia B Schwartz. 40th st, No 432, s s, 375 e 10th av, 25x98.9. Prior mort $12,000. Nov 9, due, &c, as per bond. Nov 15, 1909. 3:737. 1,000

N Y Press Co, a corpn, to WINDSOR TRUST CO as trustee. Spruce st, Nos 21 and 21½, n w cor William st, Nos 187 and 189, runs n 37.1 x n w 58.4 x s w 22.9 to Spruce st x e 62 to beginning. Prior mort $130,000. Nov 3, 5 years, 5%. Nov 13, 1909. 1:102. gold bonds, 25,000

Napier, Margt E to Paterno Bros, a corpn. 140th st, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 x n 99.8 x n 0.4 to s s 140th st x e 124.9 to beginning; 5th av, Nos 2227 to 2231, s e cor 136th st, 99.11x100; 134th st Nos 65 and 67, n s, 260 e Lenox av, 50x99.11. P M. Prior mort $——. Nov 16, installs, 6%. Nov 18, 1909. 6:1737, 1732 and 1760. 15,500

Oppenheimer, Solomon to Mary E McKesson. 46th st, Nos 125 and 127, n s, 450 e 7th av, 33.4x100.5. P M. Nov 16, 3 years, 4½%. Nov 17, 1909. 4:999. 40,000

Oppenheim, Louis and Theo I Jacobus to Samson Lachman. 74th st, No 482, s s, 250 w Av A, 25x102.2. P M. Prior mort $15,000. Nov 12. Nov 15, 1909. 2 years, 6%. 5:1468. 2,500

O'Neill, Eugene to Leopold Frank. 52d st, No 347, n s, 325 e 9th av, 20x100.5. Nov 12, 5 years, 4%. Nov 15, 1909. 4:1043. 6,000

Porges, A Joseph to Lion Brewery. Forsyth st, Nos 168 and 170. Saloon lease. Nov 5, demand, 6%. Nov 15, 1909. 2:421. 3,000

Parshelsky Bros, Inc or Union Holding Co to American Mortgage Co. 47th st, No 341, n s, 79 w 1st av, 21x50.3. Certificate as to mort for $7,000. Oct 29. Nov 16, 1909. 5:1340. —

Person, Chas A with Irving Bachrach and Isaac Schmeidler. Lexington av, No 1713. Agreement as to amount due on mort and subordination agreement. Oct 20. Nov 18, 1909. 6:1635. nom

Person, Chas A with Irving Bachrach and Isaac Schmeidler. Lexington av, No 1715. Agreement as to amount due on mort and subordination agreement. Oct 20. Nov 18, 1909. 6:1635. nom

Penco Realty Co with Lawyers Mortgage Co. Audubon av, No 141, n e cor 172d st, 94.6x95. Agreement as to share ownership of mort. Nov 18, 1909. 8:2129. nom

Penco Realty Co with Lawyers Mortgage Co. Audubon av, s e cor 173d st, 100x95. Agreement as to share ownership in bond and mortgage. Nov 18, 1909. 8:2129. —

Quinlan, Francis J to American Mortgage Co. Horatio st, No 13, n s, 61.6 w 4th st, 18.9x87.6. Nov 15, 1909, 3 years, 5%. 2:627. 6,500

Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Pell st, No 25, on map Nos 25 and 27, s s, 63.3 w Doyers st, runs w 31.3 x s 66.6 x e 5.7 x n 60.10 to beginning. P M. Nov 12, 3 yrs, 4½%. Nov 13, 1909. 1:162. 13,000

Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Park st, Nos 89 and 93, s s, 63.7 e Worth st, runs s 46.10 to n e s Worth st, Nos 175 and 177, x s e 41.11 x n 71.7 to Park st x w 34.5 to beginning. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:161. 25,000

Robertson, Jessie P L, of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams, of N Y, to TITLE INS CO of N Y. Monroe st, Nos 36 to 40½, s s, 82 w Market st, runs s 48.7 to n w s Hamilton st, Nos 41 to 47, x s w 92.8 x n 75.3 to Monroe st x e 91.1 to beginning. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:253. 32,000

Republic of Panama with Nichola and Michelina Mangiere. Mott st, No 121, n w cor Hester st, Nos 177 and 179, 49.10x62.8. Extension of $63,000 mort until May 5, 1914, at 5%. Nov 17, 1909. 1:237. nom

Ross, Katherine wife David with Eliz M Bunting and ano. 121st st, No 312, s s, 241.6 w 8th av, 33.6x100.11. Extension of $22,000 mort until Oct 12, 1914, at 5%. Oct 4. Nov 16, 1909. 7:1947. nom

Regenbogen, Betsy to TITLE GUARANTEE & TRUST CO. Madison st, No 401, n s, 150.1 e Jackson st, 24.10x65.3 to Grand st, No 557, x27.10x79.1. Nov 16, due, &c, as per bond. Nov 17, 1909. 1:265. 18,000

Rozinski, Jacob to Henry P A Clausen. 110th st, Nos 74 to 78, s s, 129 w Park av, 42.6x100.11. Nov 15, 5 years, 5%. Nov 17, 1909. 6:1615. 25,000

Rand, Mary to Daniel London. Av D, No 77, n w cor 6th st, No 753, 22.9x52. Prior mort $——. Nov 16, due May 15, 1911, 6%. Nov 17, 1909. 2:376. 1,000

Robertson, Jessie P L of Upper Montclair, N J, Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams, of N Y, to TITLE INS CO of N Y. James slip, No 15, w s, 47.4 n South st, 26x37.2x25.10x36.9. P M. Nov 12, 3 yrs, 4½%. Nov 13, 1909. 1:110. 4,500

Robertson, Jessie P L, of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:250. 65,000

Rice, Wm P to Martin Keppler. Cooper st, s s, 150 e Academy st, 100x100. Nov 12, due &c as per bond. Nov 13, 1909. 8:2238. 10,000

Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Cherry st, No 139, s s, 253.6 w Market st, 24.9x60.6. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:250. 6,000

Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Bayard st, No 53, s s, 175.1 w Bowery, 25.1x85.8x25.2x83.6. P M. Nov 12, 3 yrs, 4½%. Nov 13, 1909. 1:163. 21,000

Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams, of N Y, to TITLE INS CO of N Y. Henry st, No 42, s s, 338.10 w Market st, 25.4x99.9x25.4x99.11. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:277. 14,000

Republic of Panama by Wm N Cromwell its fiscal agent with Emma L Schirmer. 65th st, Nos 312 and 314 East. Extension of mort for $33,000 to Nov 1, 1914, at 4½%. Nov 11. Nov 12, 1909. 5:1439. nom

Rosen, Florence I to LAWYERS TITLE INS AND TRUST CO. 7th av, No 1970, w s, 50.11 s 119th st, 25x100. Nov 15, 1909, 5 years, 5%. 7:1924. 29,000

Rosenfeld, Benj to T H Simonson & Son Co. 100th st, No 305, n s, 100 e 2d av, 40x100.11. Prior mort $44,000. Nov 9, due April 23, 1912, 6%. Nov 12, 1909. 6:1672. 1,000

R & M Realty Co to City Mortgage Co. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Building loan. Nov 15, demand, 6%. Nov 16, 1909. 7:2011. 2,000

Same to same. Same property. Certificate as to above mort. Nov 16, 1909. 7:2011. —

Schwartz, Geo to Jos F Gibbons. 44th st, No 435, n s, 440 w 9th av, 20x100.4. P M. Nov 15, 3 years, 4½%. Nov 16, 1909. 4:1054. 3,000

Sinclair, Eliza G to TITLE GUARANTEE & TRUST CO. 57th st, No 425, n s, 206.5 e 1st av, 19.3x100.4. Nov 16, 1909, due, &c, as per bond. 5:1369. 3,000

Stern, William with Daniel Schwartz, of Yonkers, N Y. 88th st, No 532, s s, 171 w East End av, 25x100.8. Extension of mort for $13,000 to Feb 14, 1915, at 4½%. Nov 7. Nov 15, 1909. 5:1584. nom

Silverson & London Construction Co to Jos Silverson and ano. Riverside Drive, No 552, e s, 86.6 n 127th st, runs n 75 x e 141.11 x s 92.7 x s w 30.1 x w 174.4 to beginning. Prior mort $190,000. Nov 15, 1 year, 6%. Nov 16, 1909. 7:1995. 10,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:1995. —

Spanier, Louis with Wilson M Powell. 12th st, No 526, s s, 270.6 w Av B, 25x103.3. Extension of $28,500 mort until Nov 22, 1914, at 5%. Nov 1. Nov 12, 1909. 2:405. nom

Smith, Gertrude L with Marie W Hancox. 101st st, No 100, s e cor Park av, 16x100.4. Extension of $8,000 mort until Oct 10, 1912, at % as per bond. Nov 16. Nov 18, 1909. 6:1628. nom

Suydam, Lambert with Erste Gorlicer Chevra Machiska Emes, a corpn. Lewis st, No 101½, w s, 58 n Stanton st, 22.2x49.10x22.2 x50.1. Extension of $9,000 mort until Oct 15, 1914, at 5%. Nov 12, 1909 2:330. nom

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Spanier, Joseph with Congregation Sheveth Achim. Ridge st, No 26, e s, 125 s Broome st, 25x72. Extension of mort for $2,000 to May 1, 1912, at 6%. Nov 8. Nov 12, 1909. 2:341. nom

Scanlan, Michael J to EMIGRANT INDUST SAVINGS BANK. 18th st, No 359, n s, 60 e 9th av, runs n 22.5 x e 2 x n 24.10 x e 18 x s 47.3 to st, x w 20 to beginning. Nov 15, 1909, 1 year, 4½%. 3:742. 1,500

Schwartz, Morris, Benj, Elinore, Fannie and Solomon by Abraham Schwartz their guardian, and Rachel Schwartz to Wolf Brand. 12th st, Nos 326 and 328, on map No 326, s w s, 320.6 s e 2d av, runs s e 37 x s 103.3 x n w —to point 339.5 s e 2d av x n e — to s s St Marks Cemetery x e — to s e cor St Marks Cemetery x n —to land Wm Beard x n e 40 to beginning. All title. Nov 12, 1909, 4 years, 6%. 2:453. 2,500

Sigloch, Louis to V Loewer's Gambrinus Brewery. 11th av, No 623, s w cor 46th st. Saloon lease. Nov 9, demand, 6%. Nov 12, 1909. 4:1093. 1,200

Stern, Morris H with Frederic de P Foster. 2d av, No 1315. Extension of $15,000 mort until Nov 10, 1914, at 4½%. Nov 3. Nov 12, 1909. 5:1424. nom

Smith, Robert F to Hermine Smith et al. 98th st, No 25, n s, 325 w Central Park West, 25x100.11. P M. Nov 12, 1909, 3 years, 4½%. 7:1834. 8,000

Shields, Nelson T to TITLE GUARANTEE & TRUST CO. 56th st, No 61, n s, 99.5 e 6th av, 22.9x100.5. Prior mort $46,500. Nov 12, 1909, due, &c, as per bond. 5:1272. 2,500

Spring, Anna R with Wm C Amend. 64th st, No 154, s s, 200 e Amsterdam av, 20x100.5. Extension of $18,000 mort until Nov 1, 1912, at 5%. Nov 1. Nov 17, 1909. 4:1135. nom

Seventy-Sixth St Co with METROPOLITAN LIFE INS CO. West End av, No 336, s e cor 76th st, No 256, 79.4x100. Extension of $425,000 mort until Nov 1, 1912, at 5%. Nov 10. Nov 17, 1909. 4:1167. nom

Southmayd, Maria C, of Middletown, Conn, to TITLE GUARANTEE & TRUST CO. Greenwich st, No. 829, e s, 55 n Horatio st, runs e 30 x s 5 x e 30 x n 25.1 x w 60 to st x s 20 to beginning. Nov 16, due, &c, as per bond. Nov 18, 1909. 2:627. 2,500

Swan, Edward H and Theo A exrs Lucretia A Brydon with Annie Gotthelf. Lawrence st, Nos 54 and 56. Extension of $42,000 mort until Mar 1, 1912, 5½%. Mar 5. Nov 18, 1909. 7:1966. nom

Shurman (C N) Investing Co to Louis Kendel. 54th st, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.2x52.3. P M. Prior mort $3,225. Nov 17, 1 year, 6%. Nov 18, 1909. 4:1063. 305

Solomon, Leah to Kate V Barnum. Clinton st, No 171, w s, 100 s Grand st, 25x100. Nov 17, 1909, 5 years, 5%. 1:313. 30,000

Schmidt, Herman A, Chas D Donahue and Walter A A Wells to TITLE GUARANTEE & TRUST CO. 86th st, No 218, s s, 225 e 3d av, 22x100. Nov 3, due, &c, as per bond. Nov 17, 1909. 5:1531. 14,000

Southern Holding Co to Paterno Bros. 113th st, Nos 507 and 511, n s, 100 w Amsterdam av, 125x100.9. P M. Prior mort $——. Nov 16, installs, 6%. Nov 17, 1909. 7:1885. 44,631

Schwartz, Moritz to District Number One of the Independent Order Benai Berith, a corpn. 79th st, No 316, s s, 204 e 2d av, 20x102.2. Nov 11, 3 years, 4½%. Nov 17, 1909. 5:1453. 13,000

Sorrentino or Marazza, Felicia with American Mortgage Co. 1st av, No 2123, w s, 25.11 n 109th st, 25x75. Subordination agreement. Oct 17. Nov 17, 1909. 6:1681. nom

Schwartz, David to Chas K Beekman, trustee Chas H Neilson. Grand st, No 39, s w s, abt 48 e Thompson st, 22.6x72.8. Nov 17, 1909, 3 years, 4½%. 1:227. 9,000

TITLE GUARANTEE & TRUST CO with Jacob Wiesenfelder. Amsterdam av, No 485. Extension of $12,000 mort until Nov 8, 1914, at 4½%. Nov 8. Nov 12, 1909. 4:1214. nom

TITLE GUARANTEE AND TRUST CO with Wm Oeters et al individ and as trustees under deed of trust. Edgecombe av, No 129, s w cor 141st st, No 330, 24.11x90. Extension of $25,000 mort until Nov 1, 1912, at 5%. Nov 9. Nov 12, 1909. 7:2048. nom

Tishman, Henry to TRUST CO OF AMERICA. 10th st, Nos 216 and 218, s s, 250 e 2d av, 50x92.4. Nov 15, 1909, due Oct 10, 1914, 4½%. 2:451. 58,000

Teichman Engineering & Construction Co to North American Mortgage Co. Macombs pl, late Macombs Dam road, n w cor 152d st, 85.1x109.7x74.11x69.2. Nov 15, 1 year, 6%. Nov 16, 1909. 7:2038. 74,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:2038. ——

Same to Hague Realty Co. Same property. P M. Prior mort $74,000. Nov 15, 1 year, 6%. Nov 16, 1909. 7:2038 8,231.33

Taylor, Washington H with Henry S Friend, trustee Eva Friend. West End av, No 42. Agreement as to ownership of bond and mortgage. Nov 15. Nov 16, 1909. 4:1153. ——

Thomas, James C to Margt E Napier. 5th av, Nos 2227 to 2233, s e cor 136th st, No 2, 99.11x100. Prior mort $——. Nov 17, 2 years, 6%. Nov 18, 1909. 6:1760. 7,000

Travers, Mary widow to Geo McCay. 51st st, No 321, n s, 265 w 8th av, 20x100.5. Nov 16, 1 year, 6%. Nov 17, 1909. 4:1042. 1,500

Trusch, Bernard of Brooklyn, N Y to UNION TRUST CO of N Y. Essex st, No 137, w s, 125.1 n Rivington st, 25x89.1. Nov 15, 5 years, 4½%. Nov 17, 1909. 2:411. 25,000

Same to Levy Sobol. Same property. Prior mort $25,000. Nov 16, 2 years, 6%. Nov 17, 1909. 2:411. 2,000

Tishman, Henry to Wilson M Powell, a treasurer of the Monthly Meeting of N Y of the Religious Society of Friends. 17th st, No 618, s s, 288 e Av B, 25x92. P M. Nov 17, 1909, 3 years, 5%. 3:984. 14,000

Todd, Perry C and Margt S of Montclair, N J to Donna M Davis. 8th st, Nos 397 and 399, n s, 77.3 e Av D, runs e 51 x n 94.5 x w 48.1 x s 46.5 x w 3.1 x s 48 to beginning. 1-3 part all title. Nov 12, due Dec 1, 1912, 5%. Nov 17, 1909. 2:365. 4,500

TITLE GUARANTEE & TRUST CO with Charles Thorley, a corpn 70th st, No 344, s s, 484.6 w West End av, 28.6x101.8x12.9x100.5. Extension of mort for $13,000 to Nov 1, 1912, at 5%. Nov 1. Nov 16, 1909. 4:1181. nom

Uhlig, Caroline to Packard & Co. Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100. Assign rents to extent of $2,400. Nov 17, 1909. 7:1867. 2,400

Union Holding Co to American Mortgage Co 47th st, No 341, n s, 79 w 1st av, 21x50.3. Nov 10, 5 years, 5%. Nov 16, 1909. 5:1340. 7,000

Same to same. Same property. Certificate as to above mort. Oct 13. Nov 16, 1909. 5:1340. ——

Van Praag Realty Co to John J Halstead and ano trustees for Christina Halstead, &c, under will Pearson S Halstead. 112th st, Nos 522 and 524, s s, 375 w Amsterdam av, 50x100.11. Nov 15, 1909, due Nov 1, 1914, 4½%. 7:1883. 70,000

Same to same. Same property. Certificate as to above mort. Nov 15, 1909. 7:1883. ——

Wiesenberg, Rachel and Morris to FRANKLIN SAVINGS BANK. 118th st Nos 161 and 163, n s, 190 w 3d av, 45x100.11. Nov 16, 1909, 5 years, 4½%. 6:1767. 28,000

Walker, Julia G wife Keitt P to Caroline B Sexton. 81st st, No 44, s s, 200 w Park av, 19x102.2. Nov 16, 1909, 3 years, 4½%. 5:1492. 40,000

Watt, Thomas L, of Scarsdale, N Y, to Louis M Schwan. Lenox av, 7th av, 139th st, and 140th st, the block. Prior mort $500,000. Nov 13, due June 1, 1910, 6%. Nov 15, 1909. 7:2008. 50,000

Wright, Garret S to Anna M Jeroloman. 26th st, No 355, n s, 142 e 9th av, 22x98.9. P M. Nov 15, 1909, 3 years, 5%. 3:750. 11,000

Wolt, Betsie to Sigmund Levin. 24th st, No 230, s s, 195.2 w 2d av, 24.4x98.9. Prior mort $22,500. Nov 15, 1909, installs, 6%. 3:904. Notes. 458

Werner, Rebecca to Moses Goodman. Norfolk st, No 113, w s, 151.7 s Rivington st, 25x100. Prior mort $21,500. Nov 18, 1909, 5 years, 6%. 2:353. 6,000

Wallach, Hayman and Max Zucker to Rose Schreiber. 8th st, No 316, s s, 288.6 e Av B, 19.10x97.6. Prior mort $25,750. Nov 16, 3 years, 6%. Nov 17, 1909. 2:390. 3,000

Waldeck Co to Southern Holding Co. 5th av, No 2229, e s, 37.6 s 136th st, 37.5x100. Prior mort $41,909.09. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. 3,000

Waldeck Co to Southern Holding Co. 5th av, No 2227, e s, 74.11 s 136th st, 25x100. Prior mort $30,363.64. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. 1,750

Waldeck Co to Southern Holding Co. 5th av, No 2231, s e cor 136th st, No 2, 37.6x100. Prior mort $55,727.27. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. 3,750

Wolf, Fannie to Max Lipman. Forsyth st, Nos 55 and 57, w s, 51.8 s Hester st, 50x99.11x50x100. Prior mort $82,000. Nov 1, 2 years, 6%. Nov 17, 1909. 1:302. 2,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Armour & Co and Armour Packing Co and Armour Car Lines to FARMERS LOAN AND TRUST CO as trustees. Brook av, w s, 87.9 n 152d st, late Rose st, runs n w 133.11 x n e 50 x n w — to Bergen av, x n e 50 x s e 175 to Brook av, x s w 102.6 to beginning; also land in Cook Co, Ill, Douglas Co, Neb; Wyandotte Co, Kan; Woodbury Co, Iowa; Tarrant Co, Texas; Hennepin and Ramsey counties, Minn, and Kings Co, N Y, also all rolling stock, &c. June 1, due June 1, 1939, 4½%. Nov 15, 1909. 9:2361. gold bonds, $50,000,000

Altman, Rebecca and Joseph Simerman to LAWYERS TITLE INSURANCE & TRUST CO. 146th st, s s, 390.2 w Brook av, runs s 100 x w 9.9 to ws Mill Brook x n 0.5 to w 30 x n 100 to 146th st x e 34.9 to beginning. Nov 13, 5 years, 5%. Nov 16, 1909. 9:2290. 32,000

Same to same. 146th st, s s, 350 w Clifton av; also 340 w Brook av, 50.2x100. Nov 13, 5 years, 5%. Nov 16, 1909. 9:2290. 40,000

Armour, Jane L with Harry Goodman et al. Cortlandt av, Nos 706 and 708. Extension of $40,000 mort until Nov 1, 1914, at 5%. Nov 12. Nov 16, 1909. 9:2401. nom

*Anderson, Charles T of Arlington, N J to Kate S Bell. Seton av, w s, 500 s Jefferson av, 36.5x100x38.7x100, Edenwald. Nov 15, 2 years, 6%. Nov 16, 1909. 300

Braunstein, Abraham with Alice M Doremus. West Farms road, e s, 438.5 n 174th st, runs n 130 x e 29 to bulkhead line Bronx River x s w — x w 15 to beginning. Subordination agreement. Nov 12, 1909. 11:3020. nom

Boehm, Adolf to DRY DOCK SAVINGS INSTN. Willis av, No 289, w s, 50 n 139th st, 25x106. Nov 12, 1909, due, &c, as per bond. 9:2302. 8,000

Barry Edward A and Arthur J to HARLEM SAVINGS BANK. Prospect av, w s, 33 s 178th st, three lots, each 29x100. Three morts, each $15,500. Nov 12, 1909, 5 years, 5%. 11:3093. 46,500

Brener, Saml to American Baptist Home Mission Society. Brook av, w s, 184.11 s Westchester av, runs w 68.6 x s w 30.7 x e 82.9 to Brook av x n 27.1 to beginning. Oct 27, 3 years, 5%. Nov 12, 1909. 9:2294. 2,000

Same and Jonas Weil with same. Same property. Subordination agreement. Oct 27. Nov 12, 1909. 9:2294. nom

Benenson, Benjamin to American Mortgage Co. 153d st, n s, 340.4 w Elton av, 54.8x100. Building loan. Nov 11, 1 year, 5½%. Nov 12, 1909. 9:2375. 20,000

Brown, Isaac to Prospect Investing Co. 167th st, s s, 113.3 w Hall pl, runs w 25 x s 21.5 x w 25 x n 18.8 x w 25 x n 146.11 to st, x e 75 to beginning. Building loan. Nov 10, due Sept 30, 1910, 6%. Nov 15, 1909. 10:2691. 60,000

Same and Irvine Realty Co with same. Same property. Subordination agreement. Nov 13. Nov 15, 1909. 10:2691. nom

Bergen, Wm C to Clairville E Benedict guardian James A Benedict and ano. Aqueduct av, e s, 537.6 s 183d st, 37.6x101.8 to McCombs Dam road, x37.6x102.2. Nov 13, 3 years, 5%. Nov 15, 1909. 11:3211. 11,000

Blanchard, Rachel A with German Evangelical Lutheran Church of St Paul in City of N Y. Topping av, e s, 109 s 176th st, 25x95. Extension of $5,500 mort until Oct 1, 1912, % as per bond. Nov 12. Nov 13, 1909. 11:2800. nom

*Brennfleck, Henry to Kilian Klauer. Plot begins 740 e White Plains road at point 920 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Nov 15, 1909, 3 years, 5%. 3,500

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Brook Construction Co to Manhattan Mortgage Co. Clinton av, e s, 107 s 180th st, 41x120.9x46x120.9. Prior mort $ —. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:3094. 30,000

Same to same. Same property. Certificate as to above mort. Nov 17, 1909. 11:3094. ——

Same to same. 180th st, s s, 80.6 e Clinton av, 41.6x107. Prior mort $——. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:3094. 30,000

Same to same Same property. Certificate as to above mort. Nov 16. Nov 17, 1909. 11:3094. ——

Same to same. 180th st, s s, 40 e Clinton av, 40.6x107. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:3094. 30,000

Same to same. Same property. Certificate as to above mort. Nov 16. Nov 17, 1909. 11:3094. ——

Same to same. Clinton av, s e cor 180th st, 107x39.9x107x40. Prior mort $——. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:3094. 40,000

Same to same. Same property. Certificate as to above mort. Nov 16. Nov 17, 1909. 11:3094. ——

Benenson, Benj to Geo H Coutts. 153d st, n s, 320 w Elton av, 20.3x100. Nov 17, 1909, due, &c, as per bond. 9:2375. 6,500

Bell, Enoch C of Nyack, N Y with LAWYERS TITLE INS & TRUST CO. 166th st, n s, 90.8 w Union av, 2 lots, each 37.6x149.3. Certificate and declaration as to ownership, extension, etc, of two bonds and morts. Nov 1. Nov 17, 1909. 10:2671. ——

Booth, Vincentine T with Thomas Donnelly. Plympton av, e s, at w s Boscobel av, runs s along Plympton av, 73.4 x e 23.11 x e 46.3 to Boscobel av x n 61.9 to beginning. Extension of mort for $2,000 to June 22, 1912, at 6%. June 24. Nov 17, 1909. 9:2521. nom

Baum Realty Co with METROPOLITAN LIFE INS CO. Bathgate av, e s, 274.2 n 174th st, 42x110. Extension of mort for $32,500 to Nov 1, 1912, at 5%. Nov 4. Nov 18, 1909. 11:2922. nom

Bolton, Lavinia M to BRONX BOROUGH BANK. Vyse av, No 1901, n w s, about 190 n Boston road, adj land heretofore sold by Walker to Ward, runs n w 150 x n e 50 x s e 150 to av, x s w 50 to beginning. Prior mort $——. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:2992. 1,100

Bergmann, Wm C E to Fredk W Wottrich. Marmion (Marion) av, n w s, about 48.9 n 178th st, and being n ½ of lot 161 map East Tremont, 66x150. Nov 17, 3 years, 5½%. Nov 18, 1909. 11:-3107. 3,000

Cleland, Henry to Eliz. MacCarthy. Park av, e s, 217.4 s 179th st, 41.5x100. Sept 30, due May 5, 1912, 5%. Nov 12, 1909. 11:3035. 30,000

Cohen, Mark H to Louis Seidman. 145th st, No 356, s s, 78.4 e 3d av, 25x100. P M. Nov 13, 2 years, 6%. Nov 15, 1909. 9:2306. 1,500

*Campagna, Leonardo to Henry Chamberlaine. 223d st, late 9th av, s s, 330 w 4th st or av, 25x114, Wakefield. Nov 15, 1909. 3 years, 5½%. 3,000

Cushing Realty Co to Kate Moore. 236th st, s s, 25 e Oneida av, 25x100. Nov 15, due, &c, as per bond. Nov 16, 1909. 12:3370. 5,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. ——

*Chester Improvement Co to Albert Mamlock. Parker av, s s, 175 e Lyon av, 25x130. Prior mort $3,800. Nov 16, 1909, 1 year, 6%. 1,000

*Same to same. Same property. Certificate as to above mort. Nov 16, 1909. ——

*Cilentano, Francesco to Peter Handibode Jr. Lafayette st, w s, plots 3 and 4 on subdivision of plot 455 map (29 in Westchester Co) of Unionport. 50x108. Prior mort $5,000. Nov 17, 2 years, 6%. Nov 18, 1909. 1,500

*Caffrey, Jerome T to Jacob Cooper. Plot begins 740 e White Plains road at point 400 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort $3,000. Nov 17, 2 years, 6%. Nov 18, 1909. 1,500

*Diehl, John to Fred M Weiss. Fort Schuyler road, w s, 155 n Marrin st, 25x—x25x91. Building loan. Nov 9, 3 years, 5½%. Nov 13, 1909. 2,500

*Diener, Louisa B to Louisa Schaefer. 172d st, w s, 131 s Gleason av, and being lot 621 map No 313 Gleason property, 25x100. Nov 12, due Jan 1, 1913, 5%. Nov 15, 1909. 4,000

*Davis, Vivian W and Willis O to Rufus L Scott. Schofield st, n s, 50 e land Geo Byles, runs e 150 to Long Island Sound x n e 119 x w — to point 50 e land Geo Byles x s 119 to beginning City Island. Nov 16, 1909, 1 year, 6%. 300

*Del Donno, Luigi to Herbert S Ogden et al, exrs Edwin R Butler. Columbus av, s s, 125 e Garfield st, 50x100 and being lots 489 and 490, map Van Nest Park. Nov 15, due Nov 1, 1914. 5%. Nov 16, 1909. 5,000

*Dumrauf, Geo to Adam Bauer. Clason Point road, e s, 122.3 n Leland st, 50x102.7 to Leland st x55.7x76 and being lots 5 and 6 map No 1099 126 lots, being a subdivision of plot 23 on map Clasons Point. P M. Nov 16, 3 years, 5%. Nov 17, 1909. 1,400

Ennis, Sara E to TITLE GUARANTEE & TRUST CO. Decatur av, No 3262, e s, 235.4 n 207th st, 25x190 to w s Parkside pl. Nov 18, 1909, due, &c as per bond. 12:3355. 4,000

E & W Construction Co to Florence A Gallagher. Brook av, w s, 40 s 137th st, 40x100. Prior mort $33,000. Nov 15, 3 years, 6%. Nov 17, 1909. 9:2264. 6,000

*Einersen, Christine to Aline Gundersen. Wright st, w s, and being lot 107 map No 1130 of 327 lots Hudson Park, 26x96x—x100. P M. Nov 11, due &c as per bond. Nov 12, 1909. 500

Froma Realty Co to Alice M Doremus of Allenhurst, N J. West Farms road, e s, 438.5 n 174th st, runs n 130 x e 29 to bulkhead on w s Bronx River x s w — x w 15 to beginning. Nov 12, 1909, 1 year, 6%. 11:3020. 3,000

Same to same. Same property. Certificate as to above mort. Nov 12, 1909. 11:3020 ——

Friedman Construction Co to LAWYERS TITLE INS & TRUST Co. West Farms road, s e s, 197.8 n e Hoe av, 50x96.9x50.11x 86.10. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751. 33,500

Same to same. West Farms road, s e s, 147.8 n e Hoe av, 50x 86.10x50.11x76.11. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751. 31,500

Same to same. Westchester av, n w s, 191.11 n e Hoe av, 50x 96.9x76.11. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751. 70,000

Same to same. West Farms road, s e s, 147.8 n e Hoe av, runs n e 100 x s e 96.9 x s e 96.9 to Westchester av, x s w 100 x n w 76.11 x n w 76.11 to beginning. Certificate as to 3 morts aggregating $135,000. Nov 18, 1909. 10:2751. ——

Files, Geo W to Arthur M Reese. Lind av, w s, 202.6 n Lawrence av, 25x100. ½ part. Nov 5, 1 year, 6%. Nov 16, 1909. 10:2527. 434

Forster Property Builders, a corpn to Park Mortgage Co. 261st st, n e cor Liebig av, 37.6x100. Nov 15, due Oct 1, 1912, 5½%. Nov 17, 1909. 13:3423. 8,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 17, 1909. 13:3423. ——

Same to Fredk P Forster. Same property. P M. Prior mort $8,000. Nov 15, due Apr 1, 1913, 6%. Nov 17, 1909. 13:3423. 2,025

Forbes Construction Co to LAWYERS TITLE INS & TRUST CO. 180th st, No 964, s s, 36.2 e Vyse av, 40x99.11. Nov 17, 1909, 5 years, 5%. 11:3132. 29,000

Same to same. 180th st, No 968, s s, 76.3 e Vyse av, 40x100x40x 99.11. Nov 17, 1909, 5 years, 5%. 11:3132. 29,000

Same to same. 180th st, Nos 964 and 968, s s, 36.3 e Vyse av, 80x 100x80x99.11. Certificate as to two morts for $29,000 each. Nov 17, 1909. 11:3132. ——

Grimm, Louis to Fritz Hartz and ano. Minford pl, w s, 34 n 172d st, 33x67; 172d st, n s, 67 w Minford pl, 33x100. Prior mort $29,000. Nov 11, due, &c, as per bond. Nov 16, 1909. 11:2977. 4,500

Geidel, John to Anna M Lowerre. 161st st, No 407, n s, 66.4 e Melrose av, 25x65.3x25x65.9, except part for street. P M. Nov 15, 3 years, 5%. Nov 16, 1909. 9:2383. 1,000

Getz, Edward G and Lillie L to Perry Avenue Construction Co. Perry av, s e s 199.6 s w 205th st, 20x100. Prior mort $6,000. Nov 15, due May 15, 1910, 6%. Nov 16, 1909. 12:3345. 1,000

Gomprecht, Carrie, Lena Aronson and Samuel Rosenthal to Barbara Heffernan, gdn Wm Pohl. Southern Boulevard, w s, 333.3 s 182d st, 67.1x147.3x66x135.10. Prior mort $——. Aug 10, 2 years, 6%. Nov 16, 1909. 11:3111. 7,000

*Gorton, Eliz to Helena Meier of College Point, L I. Plot begins 240 e White Plains rd at point 595 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Nov 15, 3 years, 6%. Nov 16, 1909. 800

*Same to Mary Eagan. Same property. Nov 15, due Dec 1, 1912. 5½%. Nov 16, 1909. 500

Gaul, Christian, of Yonkers, N Y, to Stuard Realty Co. Valles av, w s, about 400 n 254th st, 50x114.4x50x125.1 Nov 3, 3 years, 5½%. Nov 18, 1909. 13:3421. 560

Gaul, Christian, of Yonkers, N Y, to Stuard Realty Co. Newton av, w s, 250 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 18, 1909. 13:3421. 640

Gareiss, Augustus with Max Borsuk. Southern Boulevard, w s, 150 n 187th st, 50x102.1x49.5x109.9. Extension of $4,500 mort until Feb 20, 1911, at 6%. Nov 16, 1909. 11:3115. nom

*Giaccomazzi, Maria to Robert N Quinn. 223d st, n s, 275 w Laconia av, 25x109.6 and being lot 301 map 329 lots part Schieffelin Estate. July 19, 3 years, % as per bond. Nov 17, 1909. 337.50

Gartner, Nacie to Bernard Vogel. St Ann's av, No 427, s w cor 145th st, 49.11x75. P M. Prior mort $35,000. Nov 16, due Dec 1, 1912, 6%. Nov 17, 1909. 9:2271. 5,000

Hitchcock, Jennie C to Fredk G Laemmle. Nelson av, No 1018, e s, 200.6 n 164th st, 25x70.10x25.2x69.6. Prior mort $5,000. Nov 13, due &c as per bond. Nov 15, 1909. 9:2512. 1,000

Hynes, Mary S with James H Spellman. Ogden av, No 1172, e s, 84 n 167th st, —x—. Extension of $3,000 mort until Nov 1, 1912, at 5%. Nov 15, 1909. 9:2516. nom

*Hauser, George with Herbert S Ogden et al exrs Edwin R Butler. Lincoln st, w s, 100 s Columbus av, 50x100. Subordination agreement. Nov 15, 1909. nom

*Horowitz, Louis and Henry Naschitz to Arthur J Mace and ano. Sheil st, n s, 150 w Elwood pl and being lots 755 and 756 map Laconia Park, 50x100. P M. Sept 22, 3 years, 6%. Nov 18, 1909. 450

Horton, Lydiard to Edw S Burghard. 137th st, No 461, n s, 620.10 w Willis av, 16.8x100. Nov 16, 1 year, 5%. Nov 17, 1909. 9:2282. 1,000

Irving Construction Co to UNION DIME SAVINGS BANK. Honeywell av, s e cor 179th st, 32.6x85. Nov 18, 1909, due, &c, as per bond. 11:3122. 22,000

Same to same. Same property. Certificate as to above mort. Nov 18, 1909. 11:3122. ——

Same to Frank Hertel. Same property. Prior mort $22,000. Nov 18, 1909, 2 years, 6%. 11:3122. 4,000

Same to same. Same property. Certificate as to above mort. Nov 18, 1909. 11:3122. ——

Investors Mortgage Co with Kate Moore. 236th st, s s, 25 e Oneida av, 25x100. Subordination agreement. Nov 15. Nov 16, 1909. 12:3370. nom

Irvine Realty Co to Sarah E Bruce. Webster av, e s, 170.6 n 187th st, 33.4x133.10x33.2x132.2. Nov 16, 1909, due Nov 1, 1912, 5%. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 11:3032. ——

Same to Blanche W Cameron, extrx Henry R Moore. Webster av, e s, 203.10 n 187th st, 33.4x135.6x33.2x133.10. Nov 16, 1909, due Nov 1, 1912, 5%. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909.. 11:3032. ——

Janss, Geo H to Harriet Balcom of Norwalk, Conn. 152d st, No 258, s s, 100 w Morris av, 25x118x25x117.11. Nov 12, 1909, 3 years, 5%. 9:2441. 4,000

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Kemp-Jones Realty Co to Thomas Donnelly. Plympton av, e s, at w s Boscobel av, runs s along Plympton av, 73.4 x e 23.11 x e 46.3 to Boscobel av x n 61.9 to beginning. P M. Prior mort $2,000. Nov 17, 1909, 1 year, 6%. 9:2521. 2,000

Kemp-Jones Realty Co to Clinton S Harris. Plympton av, w s, at s w s Boscobel av, runs n along Plympton av 33.6 x n w on Boscobel av 24.7 x w 58.4 x e 53.7 to beginning. Certificate as to mort for $10,000. Oct 22. Nov 15, 1909. 9:2522. ——

Kemp-Jones Realty Co to Clinton S Harris. Plimpton av, n w s, 550 n e 170th st, runs n e 30.6 to Boscobel av x n 24.7 x w 58.4 x e 53.7 to beginning. Oct 20, 3 years, 5%. Nov 12, 1909. 9:2522. 10,000

Korth, Margt of Allentown, Pa to Theone H Loscarn. Intervale av, No 1234, s e s, 219.4 n e Home st, 24.10x51.1x26.3x59.2. Oct 30, 5 years, 5%. Nov 12, 1909. 11:2974. 8,000

Kelly, Martin S to J C Gaffney Construction Co. Simpson st, No 1083, w s, 359.10 s 167th st, 37.6x100. P M. Prior mort $26,000. Nov 11, 3 years, 6%. Nov 12, 1909. 10:2726. 9,000

Kelly, Wm C with Hudson Mortgage Co. 178th st, s s, 80 w Daly av, 80.7x81.4. Subordination agreement. Nov 12. Nov 15, 1909. 11:3121. nom

Kronenberger (Lawrence) Construction Co to Franz Flory. Seabury pl, No 1460, e s, 275 s 172d st, 37.6x100. Nov 12, due &c as per bond. Nov 15, 1909. 11:2977. 22,000

Same to same. Same property. Certificate as to above mort. Nov 12. Nov 15, 1909. 11:2977. ——

Kraus, David to J Frederick Williams. Fulton av, s w cor 174th st, 18.11x87.7x18.10x88.3. Prior mort $5,500. Nov 12, 1 year, 6%. Nov 13, 1909. 11:2930. 2,000

Kuntz, Louisa K and Frederick T Hoffman to KNICKERBOCKER TRUST CO. 3d av, n e cor 166th st, 50x100x46x100. Nov 8, demand, 6%. Nov 13, 1909. 10:2608. 20,000

*Lingsch, Fredreck A to Herbert S Ogden et al exrs Edwin R Butler. Lincoln st, w s, 100 s Van Nest av, 50x100. Nov 15, 1909, due Dec 1, 1914, 5%. 6,000

Luongo, Rosa to Mary W Reynolds of Brooklyn, N Y. 184th st, s e s, 141.11 s from n e cor 184th st and Bainbridge av, runs s e 83.8 x s w 25 x n w 77 to street x n e 26.1 to beginning. Nov 12, 1909, 3 years, 5½%. 11:3024. 3,500

*Lonie, Margarete J D to Fidelity Development Co. Lydig av, s w cor Muliner av, 50x100, and being lots 31 and 32, block 55, map No 1138, section 1, Morris Park. Nov 11, 3 years, % as per bond. Nov 16, 1909. 2,750

*Same to same. Same property. P M. Prior mort $2,750. Nov 11, 3 years, % as per bond. Nov 16, 1909. 1,350

LAWYERS TITLE INSURANCE AND TRUST CO with J C Gaffney Construction Co. Simpson st, w s, 397.4 s 167th st, 37.6x100.Extension of mort for $26,000 to Nov 11, 1914 at 5%. Nov 11. Nov 15, 1909. 10:2726. nom

LAWYERS TITLE INSURANCE AND TRUST CO with J. C. Gaffney Construction Co. Simpson st, w s, 359.10 s 167th st, 37.6x100. Extension of mort for $26,000 to Nov 11, 1914, at 5%. Nov 11. Nov 15, 1909. 10:2726. nom

LAWYERS TITLE INSURANCE AND TRUST CO with Leo Levinson. Union av, n w s, 26 n 168th st and being lot 23 on map of part of Morrisania, east of Morse av, 40x101, except part for avenue. Extension of $5,500 mort until Nov 15, 1910. Nov 13. Nov 15, 1909. 10:2673. nom

LAWYERS TITLE INS & TRUST CO with Herman Jarecky, Esther Wohlfeld and Rose Baum. Bathgate av, Nos 1754 and 1756, e s, 232.2 n 174th st, 42x110. Extension of $32,500 mort until Nov 1, 1914, at 5%. Nov 10. Nov 12, 1909. 11:2922. nom

LAWYERS TITLE INS & TRUST CO with Friedman Construction Co. Stebbins av, w s, 100 n Jennings st, 5 plots, each 40x100. Extension of 5 morts for $20,000 each until Nov 9, 1914, at 5%. Nov 9. Nov 12, 1909. 11:2964. nom

LAWYERS TITLE INS & TRUST CO with Leader Bloom and Silverman Realty Co. Washington av, e s, 150.2 s 173d st, 2 plots, each 50x109.10. Extension of 2 morts for $38,000 each until Nov 9, 1914, at 5%. Nov 9. Nov 12, 1909. 11:2914. nom

LAWYERS TITLE INS & TRUST CO with Geo H Jacob Construction Co. Boston road, s e s, 49.5 n 165th st, 59.5x97.11x50.2x 129.10. Extension of $43,000 mort until Nov 12, 1914, at 5%. Nov 12. Nov 17, 1909. 10:2622. nom

Lawyers Mortgage Co with Eliz Eisele. 139th st, n s, 206.6 e Alexander av, old line, 25x100. Extension of $15,000 mort until Nov 26, 1912, at 5%. Nov 5. Nov 17, 1909. 9:2302. nom

LAWYERS TITLE INS & TRUST CO with Werner-Knaus Realty Co. 166th st, n s, 90.9 w Union av, 2 lots, each 37.6x149.3. Extension of two morts for $30,000 each until Nov 1, 1914, at 5%. Nov 1. Nov 17, 1909. 10:2761. nom

Lilienthal, Lillie B with Eliz C Murphy. College av, w s, 172 n 165th st, 22x92. Extension of $9,000 mort until Feb 26, 1915, at 5%. Oct 15. Nov 16, 1909. 9:2437. nom

Lisanti, Joseph to East Bay Land & Impt Co. Casanova st, e s, 182 s Eastern Boulevard, 25x100. P M. Nov 16, due Dec 1, 1914, 5½%. Nov 17, 1909. 10:2767, 2768 and 2774. 800

Longfellow Realty Corpn to North American Mort Co. Freeman st, s w cor Longfellow av, 109.5x131.9. Nov 16, 1 year, 6%. Nov 17, 1909. 11:2993. 80,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 17, 1909. 11:2993. ——

Same and Daniel J Mendelson with same. Same property. Subordination agreement. Nov 15. Nov 17, 1909. 11:2993. nom

MERCANTILE TRUST CO with Adolph Steiner. Willis av, No 142. Extension of $15,000 mort until Dec 1, 1912, at 5%. Nov 15, 1909. 9:2279. nom

*McDonnell, John A to Hudson P Rose Co. McDonald st, n s, 280 w Stillwell av, and being lots 228 and 229, map No 1130 of 327 lots, Hunter Estate. P M. Nov 13, 3 years, 5½%. Nov 16, 1909. 837.87

*Same to same. Rhinelander av, s s, 100 e Eastchester rd, and being lot 249, same map, 31.6x100x6.9x103.2. P M. Nov 4, 3 years, 5½%. Nov 16, 1909. 412.50

Muller, Diedrich to GERMAN SAVINGS BANK. Home st, n e cor Forest av, 22.10x100x22.11x100. Nov 16, 1909, due Nov 1, 1910, 5%. 10:2662. 15,000

Malcolm (Thomas D) Construction Co to Enoch C Bell. 155th st, No 428, s s, 145 w Elton av, 50x100. Bldg Loan. Nov 15, 1 year, 6%. Nov 16, 1909. 9:2376. 23,000

Same to same. Same property Certificate as to above mort. Nov 15. Nov 16, 1909. 9:2376. ——

Same to Rockland Realty Co. Same property. P M. Nov 15, 1 year, 6%. Nov 16, 1909. 9:2376. 13,250

McGuire, Michael J to Samuel F Reynolds. Belmont av, No 1992, e s, about 100 s 179th st and 75 n from s s lot 185 on map Ryer Homestead, runs e 94.6 x n 10.10 x n 14.3 x w — to pt 100 s 179th st x s 27.2 to beginning. Prior mort $8,000. Nov 11, 2 years, 6%. Nov 12, 1909. 11:3079. 4,500

Mortgage Investing Co with Lawyers Mortgage Co. St Anns av, e s, 85 s 137th st, 40x101.7x irreg x102.8; St Anns av, e s, 45 s 137th st, 40x102.8x40x103.10. Two agreements as to share ownership in two morts. Oct 27. Nov 15, 1909. 10:2549. nom

Mara, John to Lamont McLaughlin trustee William Murray. Gun Hill road, n w cor De Kalb av, 25.5x115.11x25x120.9. Nov 12, 5 years, 5%. Nov 13, 1909. 12:3328. 350

*Mackenzie, Annie F wife Archibald T to Eliz K Dooling. Taylor av (Harrison av), w s, 150 s McGraw av, 25x90. Nov 1, 3 years, 5½%. Nov 17, 1909. 4,000

Mellwin Realty & Construction Co to Fridolin C Mehler. Honeywell av, e s, 24.11 n 178th st, two lots, each 20x112.8. Two morts, each $1,000. Two prior morts, each $8,000. Nov 17, 1 year, 6%. Nov 18, 1909. 11:3122. 2,000

Marx (John) Construction Co to Sophie Knepper. Washington av, w s, 100 s 169th st, 35x150, except part for av. Certificate as to mort for $1,230. Sept 22. Nov 18, 1909. 9:2390. ——

*Meyer, Rudolph with Augusta Schark. 216th st, n s, 397 e White Plains road, 25x114. Extension of $4,000 mort until Jan 1, 1915, at 5%. Nov 15, 1909. nom

*Mooney, Mary A to Ellen Connor. McGraw av, n w cor Leggett pl, 75x100 and being lots 335 to 337 map 370 lots McGraw Est. Nov 12, 1 year, 5%. Nov 17, 1909. 2,490

*Monterosso, Olimpia wife Rocco to Louis D Riggio et al. Plot begins 195 w White Plains road at point 95 n along same from Morris Park av, runs n 25 x w 100 x s 25 x e 100 to beginning, with right of way over strip to Morris Park av. Nov 16, 3 years, 5½%. Nov 17, 1909. 3,000

*Same to Marie A Eastburn. Same property. Prior mort $3,000. Nov 16, 2 years, 6%. Nov 17, 1909. 500

Malino, Ernestine to Wm W Beidenkopf. Steuben av, w s, 100 s 210th st, 75x100. P M. Nov 15, 3 years, 5%. Nov 17, 1909. 12:3326. 2,000

*Noll, August of Newark, N J, to Fidelity Development Co. Fowler av, e s, 325 n Neil av, 50x100. P M. Nov 4, 1 year, % as per bond. Nov 13, 1909. 1,500

Noble & Gauss Construction Co to Jessie C Strauss. Eagle av, w s, 300 s 156th st, 37.6x99.1. Prior mort $27,000. Nov 10, due &c as per bond. Nov 13, 1909. 10:2617. 4,000

Natale, Concetta to Rosalie G F Barr et al trustees William Barr for Gillian W B Bailey. Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x100. P M. Nov 15, 1909, due Nov 1, 1912, 5½%. 12:3222. 2,000

*Niner, Harriet of Brooklyn, N Y and Stephen E Carmina to Herman Lowenstein. Edwards av, n e cor Latting st, 50x100 and being lots 138 and 139, map 1084 of Seton Homestead. Nov 6, 3 years, 6%. Nov 16, 1909. 1,700

O'Hara, David G and John J to Albert Taubert. Home st, old line, s s, at w s Union av, old line, 100x70, except part for av. P M. Prior mort $52,500. Nov 17, 3 years, 6%. Nov 18, 1909. 10:2671. 12,000

Pinzka, Charles to Eliza Miller. 186th st, No 462, s s, 220 e Park av, late Vanderbilt av, 20x100. Nov 11, 3 years, 6%. Nov 12, 1909. 11:3039. 1,000

Pinzka, Charles to TITLE GUARANTEE & TRUST CO. 186th st, No 462, s s, 220 e Park av, 20x100. P M. Nov 3, due, &c, as per bond. Nov 12, 1909. 11:3039. 7,500

Same to Solomon Katz. Same property. P M. Prior mort $7,500. Nov 11, 3 years, 6%. Nov 12, 1909. 11:3039. 2,000

Power, Irene with Atlas Investors Co. Westchester av, n e cor Robbins av, 76.6x79.11x12.4x110. Extension of $30,000 mort until Dec 1, 1912, at 5%. Nov 11. Nov 16, 1909. 10:2644. nom

*Pieper, Frank to John Struckmann. 234th st (20th av), n s, 206 e 2d st or av, 25x114. Building loan. Nov 16, 3 years, 6% until building is erected and 5% thereafter. Nov 17, 1909. 4,000

Proebsel, Anna to Charles Massoth. Honeywell av, s e s, at n e s 181st st, 70.11x29.4x68.4x19.3; 178th st, n e s, at s e s Mohegan av, runs s e 143.4 x n e 36.4 x n w 145.2 to av x s w 31.2 x s 4.6 to beginning. Nov 13, 3 years, 6%. Nov 15, 1909. 11:3123 and 3125. 2,000

Peters, Marie Q of Arlington, N J, to Anna Weiler widow. Clinton av, w s, 132.2 n Boston road, runs s 31.5 x w 28 x s 2.4 x w 60.2 x n 31.1 x e 88.2 to beginning. Prior mort $18,000. Nov 15, 1909, 1 year, 6%. 11:2933. 5,000

Pilkington, Catherine to William Klauberg. Undercliff av, e s, 125 s Boscobel pl, 150x111.2x150x123.4. Nov 15, 1909, due &c as per bond. 9:2537. 6,000

Perry Avenue Construction Co to TITLE GUARANTEE AND TRUST CO. Perry av, s e s, 119.6 s w 205th st, six lots, each 20x100. Six morts each $6,000. Nov 15, due, &c, as per bond. Nov 16, 1909. 12:3345. 36,000

Same to same. Same property. Six certificates as to above morts. Nov 15. Nov 16, 1909. 12:3345. ——

Perry Avenue Construction Co to Anthony F Koelble. Perry av, s e s, 119.6 s w 205th st, four lots, each 20x100. Four morts, each $1,500. Four Prior morts $6,000 each. Nov 16, 1909, due, &c, as per bond. 12:3345. 6,000

Same to same. Same property. Four certificates as to above morts. Nov 16, 1909. 12:3345. ——

*Pletscher, Martin to Peter Handibode, Jr. Av E, n w cor 11th st, 108x205, Unionport. P M. Prior mort $5,500. Nov 15, 2 years, 6%. Nov 16, 1909. 2,000

Phelan, Wm L to Moses Seelig. Valentine av, e s, 132.8 n 181st st, 20x118.3 to w s Tiebout av x20x118.6. Prior mort, $8,000. Nov 15, due, &c, as per bond. Nov 16, 1909. 11:3144. 2,000

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Poughkeepsie Savings Bank with John and Nicholas Schlemmer. 138th st, s s, 37.4 e Brook av, 38.11x100. Extension of $32,500 mort until Oct 30, 1914, 5%. Nov 6. Nov 15, 1909. 9:2265. nom

Same with same. 138th st, s s, 76.4 e Brook av, 38.8x100. Extension of $32,500 mort until Oct 30, 1914 at 5%. Nov 15, 1909. 9:2265. nom

Same to same. Valentine av, e s, 152.8 n 181st st, 20x118 to Tiebout av x 20x118.3. Prior mort $7,500. Nov 15, due, &c, as per bond. Nov 16, 1909. 11:3144. 2,000

*Quarg, Frederick O to Fredk I Hoffman. Fowler av, w s, 125 n Rhinelander av, 25x142.4, and being lot 50 blk 46 map No 1138 Sec 1 Morris Park. Prior mort $4,000. Nov 13, due Dec 1, 1912, 6%. Nov 15, 1909. 1,300

Reilly, John J to TITLE GUARANTEE & TRUST CO. Manida st, w s, 17.3 s Spofford av, runs w 42.2 x n 17.9 to Spofford av x w 7.8 x s 100 x e 50 to Manida st x n 82.8 to beginning. Nov 15, 1909, due &c as per bond. 10:2768. 1,000

Rizzuto, Mary J to Wm C Bergen. 198th st, No 358, s s, 77.11 w Decatur av, 20x75. P M. Prior mort $6,500. Nov 1, installs, 6%. Nov 15, 1909. 12:3283. 3,000

*Ricciardi, Nicola to Michael Costello. Bronxdale av, w s, 189 n 187th st, and being lots 75 and 76 map 1064 of 107 lots Hudson Park, 50x116x—x96. P M. Nov 4, 3 years, 5%. Nov 12, 1909. 2,100

Rothenberg, Ettie and Lena Segal to John G Clegg. Washington av, No 1285, w s, 75 s 169th st, 25x89.9x25x89.8. Nov 16, 3 years, 5%. Nov 18, 1909. 9:2390. 7,000

*Riley, Wm A, John Cornacchia and Lorenzo Scinto to Eliz K Dooling. Tremont av, n s, at s s Tacoma st, 100x25x—x62, and being lot 382 blk L amended map (No 514) of Mapes Estate, West Farms, except part for Tremont av. Oct 15, 3 years, 5½%. Nov 18, 1909. gold 7,500

Schwartz, Samuel to American Mortgage Co. Southern Boulevard, s w cor Tremont av, late 177th st, 109.9x95.10x100x50.6. Nov 18, 1909, 3 years, 5½%. 11:2960. 15,000

*Stickel, Margaretha to Mary I Ehrgott. Glebe av, e s, 101 s Lyon av and being lot 36 blk A map Dore Lyon property, Westchester, 25.5x115.9x26.9x107.8. Nov 17, 3 years, 6%. Nov 18, 1909. 4,500

Schmidt, August F to Henry Roeder. Jennings st, No 749, n s, 156 e Union av, 57x86.8x70.11x44.6. Prior mort $19,500. Nov 12, 5 years, 5%. Nov 15, 1909. 10:2962. 9,000

Schmitz, William and Gustav Eulenstein with Franz Flory. Seabury pl, e s, 275 s 172d st, 37.6x100. Subordination agreement. Nov 12. Nov 15, 1909. 11:2977. nom

Sender, Fanny and Blanche Kronethal with Annie Dorf. Boston av, No 974. Extension of $18,000 mort until Dec 1, 1914, at 5%. Nov 3. Nov 13, 1909. 10:2621. nom

Schick, Kate to A J Schwarzler Co. Clay av, No 1224, n e cor 168th st, 34.6x80. P M. Prior mort $——. Nov 12, 3 years, 6%. Nov 15, 1909. 9:2427. 4,500

Schaefer, Sarah J wife Charles Jr to Emma K Janss. Vyse av, e s, 172 s 180th st, 35x112.11x35x113.6. Prior mort $18,000. Nov 15, 1909, 3 years, 6%. 11:3132. 3,000

Sauer, August to James A Woolf. 202d st, late Summit av, n s, 964.3 w Briggs av, late Williamsbridge road, 25x100, except part for Grand Boulevard and Concourse. Nov 12, 1909, 3 years, 6%. 12:3308. 6,000

Simpson Construction Co to Edna E Patterson. Morris av, e s, 88.3 n 174th st, 75x85; Morris av, e s, 263.3 n 174th st, 25x 85. Nov 15, due, &c, as per bond. Nov 16, 1909. 11:2795. 6,000

Same to same. Same property. Certificate as to above mort. Nov 16, 1909. 11:2795. ——

Schrag, Louis with BOWERY SAVINGS BANK. Monroe av, No 1871. Extension of $6,000 mort until Nov 8, 1912, at 4½%. Nov 8. Nov 16, 1909. 11:2801. nom

Scheuerman, Clyde E to Russell W Tether. 3d av, late Fordham av, w s, 25 s w 173d st, 37.8x98.11x37.6x—; also 3d av, late Fordham av, w s, 63 s 173d st, 37.8x95.3x37.6x98.11. ½ part. Nov 12, due &c as per bond. Nov 13, 1909. 11:2920. 3,500

Salm, Moses to Abraham Kaufman. Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2. P M. Prior mort $——. Nov 9. 3 years, 6%. Nov 12, 1909. 12:3302. 1,500

Same to same. Valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99. P M. Prior mort $——. Nov 9, 3 years, 6%. Nov 12, 1909. 12:3302. 1,500

*Thorn, Thos R to MUTUAL LIFE INSURANCE CO OF N Y. Havemeyer av (Av B), s e cor Houghton av (5th st) runs s 108 x e 105 x s 108 to n s Quimby av (4th st) x e 100 x n 216 to Houghton av x w 205 to beginning, Unionport. Nov 12, 1909, due, &c, as per bond. 6,000

*Trisolini, Achille to Hudson P Rose Co. Bassett av, w s, 650 s Saratoga av, 25x100. P M. Nov 9, 3 years, 5½%. Nov 13, 1909. 325

Tinton Av Construction Co to Arthur P Goldsmith. Tinton av, Nos 591 to 597, w s, 100 n 150th st, 75x95.2x75x95.11. Nov 18, 1909, demand, 6%. 10:2653. 12,000

Same to same. Same property. Certificate as to above mort. Nov 17. Nov 18, 1909. 10:2653. ——

*Tozzini, Alemano, Ottilio and Silvestro, of Westchester, N Y. to Hudson P Rose Co. Lot 93 map No 1371 of resubdivision of lots 93, 94 and 108 on map 108 lots Coster Est. P M. Oct 28, 3 years, 5½%. Nov 17, 1909. 300

*Trionfo, Domenico to Fredk J Holderman. Dudley av, s s, 25 w Cornell av, 50x100. Nov 16, 3 years, 5%. Nov 17, 1909. 650

Tully, Michl J to Theresa Hirschberg. Beekman av, n w cor Oak terrace, 25x100. P M. Prior mort $——. Nov 17, 3 years, 5%. Nov 18, 1909. 10:2555. 3,000

Will, Anna to Lillie Cossin. Lot 1 parcel 9 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Nov 11, due &c as per bond. Nov 13, 1909. 9:2533. 850

Winters, Samuel to DRY DOCK SAVINGS INSTN. Longwood av, s s, 147.3 e Prospect av, runs s 102 x s e 58.9 x s 10.8 x e 33 x n 150 to Longwood av x w 75.1 to beginning. Nov 15, 1909, 5 yrs, 4½%. 10:2688. 30,000

Waterbury, Chas A to BROOKLYN TRUST CO. Mott av, e s, 35.7 n 150th st, 17.7x90, except part for av. Nov 12, 3 years, 5%. Nov 15, 1909. 9:2443. 5,000

*Wemyss, Fredk S, Courtney T and James S to CORN EXCHANGE BANK. Westchester av, n s, adj land formerly William Cooney, runs s w 96 x n w 147 x n e 101 x s e 84 x s e 103 to beginning, except part for av. Nov 12, 2 years, 5%. Nov 15, 1909. 3,000

Williams (B A & G N), a corpn, to Port Morris Land & Impt Co. Walnut av, s w cor 133d st, 212.11 to 132d st x275. P M. Nov 15, 1909, due &c as per bond. 10:2584. 60,000

Walton Building Co to Henry G Silleck. Walton av, w s, 468.9 s Fordham road, late Highbridge road, 318.9x101.5x317.11x101.6, except part for av. Prior mort $40,500. Nov 10, demand, 6%. Nov 15, 1909. 11:3188. 5,000

*Werner, Theodore to Fidelity Development Co. Muliner av, e s, 150 n Lydig av, 200x100. P M. Nov 8, 2 years, interest as per bond. Nov 12, 1909. 4,000

*Same to same. Bogart av, w s, 150 n Lydig av, 275x100. P M. Nov 8, 2 years, interest as per bond. Nov 12, 1909. 5,500

Webb, Geo W to C N Bovee. 201st st, n s, 125 e Valentine av, 25x 100. Nov 16, 3 years, 5%. Nov 17, 1909. 12:3307. 4,000

Wolf, Henry F A to TITLE GUARANTEE & TRUST CO. Hull av, No 3187, w s, 29.7 n 205th st, 25x100. Nov 16, due, &c, as per bond. Nov 17, 1909. 12:3346. 5,500

Whisten, Eleanor D wife Stephen A to BRONX SAVINGS BANK. Ryer av, e s, 34.5 s 180th st, runs s 25.1 x e 65 x s e 36.8 x n 21.6 x n w 37.9 x w 65 to beginning. Nov 15, 3 years, 5%. Nov 17, 1909. 11:3149 and 3144. 5,000

Same to same. Ryer av, e s, 59.7 s 180th st, runs s 25.1 x e 101 x n 21.6 x n w 36.8 x w 65 to beginning. Nov 15, 3 yrs, 5%. Nov 17, 1909. 11:3149 and 3144. 5,000

Same and Edna A Patton with same. Ryer av, Nos 2072 and 2074. Subordination agreement. Nov 16. Nov 17, 1909. 11:3149 and 3144. nom

Wright (Wm H) & Son, Inc to Arena A Wright. Briggs av, No 2671, w s, 301.11 n 194th st, 18.9x90.6x17.6x88.7. Nov 15, 3 years, 5%. Nov 18, 1909. 12:3300. 6,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 18, 1909. 12:3300. ——

*WASHINGTON SAVINGS BANK with Henry Blumenstock. Muliner av, w s, 229.6 s Neil av, 50x105x50x103.4. Extension of two morts for $500 each until Oct 27, 1910, at 6%. Nov 10. Nov 17, 1909. nom

BUILDING LOAN CONTRACTS. ORDERS.

Nov. 11.

103d st, Nos 311 & 313 East. Gertrude K Brennan agt Angela M Milano et al; Alfred L M Bullowa, att'y; Francis A Dugro, ref. (Amt due, $4,106.)

98th st, No 56 East. Theresa Schappert agt Philip Lynch; Emile A Hassey, att'y; John J Freedman, ref. (Amt due, $15,116.31.)

Av St Nicholas, n e cor 172d st, 94.6x125. John H Behrens agt Kingsway Construction Co; Albert J Shaw, att'y; Warren S Burt, ref. (Amt due, $22,053.95.)

Nov. 12.

5th av, n w cor 137th st, 49.11x62.6. Mary Rosenberg agt Samuel Schenker; Feltenstein & Rosenstein, att'ys; Albert Blumensteil, ref. (Amt due, $17,719.07.)

137th st, n s, 62.6 w 5th av, 51.6x99.11. John Staudt agt Samuel Schenker et al; Gustav Lange, Jr, att'y; Lauren Carroll, ref. (Amt due, $13,342.32.)

Lexington av, n w cor 33d st, 26.8x100. Bridget Clare agt Thomas H Monroe; James L Clare, att'y; Francis S McAvoy, ref. (Amt due, $1,066.33.)

133d st, No 26 West. Emma Britz agt Sarah Balagur; Thompson, Koss & Warren, att'ys; David Thomson, ref. (Amt due, $14,151.83.)

Nov. 13.

149th st, No 400 West. Germania Life Ins Co agt John F Cockerill et al; Dulon & Roe, att'ys; Adam Wiener, ref. (Amt due, $20,795.90.)

3d av, n e cor 168th st, runs e 337 to Fulton av, x n 41.8 x w 111.1 x n 87 x w 60.10 x n 50 x w 180 x s 176 to beg. Emigrant Industrial Savings Bank agt Joseph F Schnugg; R & E J O'Gorman, att'ys; Gilbert H Montague, ref. (Amt due, $57,215.28.)

West Houston st, n s, 35.10 w Hancock st, 26 x100. Domingo T y Moran agt Samuel Bachner et al; Lemuel Skidmore, att'y; Julius J Frank, ref. (Amt due, $37,558.88.)

5th av, w s, 24.11 s 135th st, 25x90. Domingo T Moran agt Mary Hirshfield; Lemuel Skidmore, att'y; Charles Leslie, ref. (Amt due, $23,546.25.)

Nov. 15.

Madison av, No 747. Florence H Von Asten agt Hubbard W Mitchell; Eisman, Levy, Corn & Lewine, att'ys; David Thomson, ref. (Amt due, $4,635.71.)

Nov 16.

95th st, n s, 125 w 2d av, 25x100.8. Virginia K White agt Ignatz Weisberger et al; Louis F Reed, att'y; Chas W C Bates, ref. (Amt due, $15,249.16.)

Nov. 17.

133d st, s s, 107 w 5th av, 28x99.11. Jacob Platt agt Louis Lese; F P Hummel, att'y; Fred R Rich, ref. (Amt due, $9,689.32.)

164th st, Nos 434 & 436 West. Pine Moon Realty Co agt Max S A Wilson et al; W Bennett Marx, att'y; Edwin D Hays, ref. (Amt due, $10,855.23.)

112th st, No 37 West. Morris Levy agt Virginia A Tappenden et al; Elek J Ludvigh, att'y; Ashley T Cole, ref. (Amt due, $3,763.33.)

LIS PENDENS.

Nov. 13.

No Lis Pendens filed this day.

Nov. 15.

51st st, n s, 150 e 7th av, 50x100. Edward Hoctor agt Eliza Hoctor et al; partition; att'ys, R & E J O'Gorman.

Nov. 16.

Plimpton av, w s, 75 s 170th st, 201.7x100x irreg. John Norton agt James C Picken et al; action to foreclose mechanics lien; att'ys, McLoughlin & Martin.

St Nicholas av, No 930. Isidor Bleiman agt Chas P Feibusch et al; action to enjoin, &c; att'ys, Weschler & Rothschild.

Bronx Terrace, w s, lot 1218 and gore 108, map of Village of Wakefield, Bronx. Frank M Abbott agt Wm E Diller; specific performance; att'y, H B Bradbury.

Stanton st, No 121.

Essex st, Nos 154 & 156. Emily S Garside agt Sola Roth et al; action to cancel lease; att'y, H A Vieu.

Nov. 17.

2d st, s s, 187.11 e 1st av, 25x105.11.

Grand st, n e cor Goerck st, 25x75.

Grand st, n s, 25 e Goerck st, 25x75. Annie Drucker agt Wilhelmina Singler et al; admeasurement of dower; at'y, J P Niemann.

98th st, No 287 East. Israel Freiman agt David Liebgold et al; action to foreclose mechanics lien; att'ys, Fried & Fried.

151st st, s s, 220.3 e Morris av, 24.6x118.5. Alfred J Schmitt agt Louise Schmitt et al; partition; att'y, J S Jenkins.

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Boston rd, No 966. Amelia Fetzer agt John Fetzer et al; partition; att'y, R H Bergman.
Madison av, No 766. Bertha Ullman agt Jeanette Busse; partition; att'ys, Cahn, Nordlinger & Landauer.

Nov. 18.

86th st, No 437 East.
Montgomery st, No 62.
Philip Rosenberg, trustee, agt Hyman Rubin et al; action to set aside conveyance, &c; att'y, A Palmer.
181st st, s s, 100 w Audubon av, 125x119. Standard Plumbing Supply Co agt William H Bingham Plumbing & Contracting Co et al; action to foreclose mechanics lien; att'y, S T Stern.
8th st, No 315 East. Santiago P Cahill agt David J Simon et al; action to cancel deeds; att'y, W D Stiger.
129th st, No 543 West. Northern Bank of N Y agt William Gunn et al; notice of levy; att'y, C L Hoffman.

Nov. 19.

30th st, Nos 33 to 37 East. Amsterdam Building Co agt The Thirty-five East Thirtieth Street Co et al; notice of levy; att'y, Robert W Bernard.
137th st, Nos 627 & 629 East. Arthur G Muhlker agt Richard Krother et al; action to set aside deeds; att'ys, A & H Bloch.
1st av, No 954. Emma B Miller agt Jacob Hoffman Brewing Co et al; action to foreclose mechanics lien; att'y, E I Herbst.
Broadway, n w cor 179th st, 111.4x170.2. Max Salmon agt McDowell Construction Co; action to foreclose mechanics lien; att'y, H M Levin.
234th st, n s, 435 w Katonah av, 50x100. Geo H Leopold et al agt Bernard Schultz; action to foreclose mechanics lien; att'y, B J Kelly.
Prospect av, w s, 125 n 167th st, 223.7x108.2x irreg. Steiman Realty Co agt Pincus Lowenfeld et al; specific performance; att'y, W B Hopping.

FORECLOSURE SUITS.

Nov. 13.

97th st, No 125 West. Daniel B Freedman agt George Smith, Jr, et al; att'y, A L Wescott.
58th st, n s, 303.11 w Av A, 18.1x100.4. Maria C Langschmidt agt Abraham Rose et al; att'ys, Hull, Arnold & Eberhardt.

Nov. 15.

Crotona av, w s, 125 n 187th st, 50x100.
Elm st, Nos 85 to 93.
Henry K S Williams agt John M Cornell; att'ys, Shiland, Shoemaker & Hedges.
58th st, n s, 311 e 6th av, 22x100.5. Sydney Bernheim agt Geo W Falk et al; att'ys, Rose & Putzel.
14th st, n s, 326 e 2d av, 25x103.3. Rosehill Realty Corp agt Giulio Legnani et al; amended; att'ys, Bowers & Sands.
18th st, Nos 648 & 650 East. Thomas M Blake agt John McDermott et al; att'y, P J O'Beirne.
Cherry st, Nos 402 to 406. James A Trowbridge agt Caroline E Miles et al; att'y, A L Wescott.
83d st, No 606 East. Chas C Busch et al agt Frederick Lesser et al; att'y, T Smith.
26th st, No 336 East. Adolph Pawel agt Adolph S Miller et al; att'y, J Pawel.
13th st, No 234 East. Mutual Life Ins Co of N Y agt Louis Lese et al; att'y, J McKeen.

Nov. 16.

5th av, s w cor 126th st, 20.10x85. George Waddington, trustee, agt Emily G Painter et al; att'ys, Robinson, Biddle & Benedict.
2d st, n s, 120.2 w Av A, 20.2x100, Bronx. Richard Friedlander agt Philip R Lryendecker et al; att'ys, Lindsay, Kalish & Palmer.
152d st, n s, 350 w Courtlandt av, 50x100. Henry H Jackson agt Johnston United Realty Co et al; att'y, S H Jackson.
Tilden av, w s, lot 668, map of Laconia Park, Bronx.
1st st, s s, lot 653, map of Laconia Park, Bronx. Two actions. Frank Koch agt A Shatzkin & Sons et al; att'y, A Caccia.
5th av, s e cor 41st st, 19x98.4. Frank B Martin et al agt E G Potter Co et al; att'y, S Hanford.
182d st, s s, 120.3 e Washington av, 18x61.7x irreg. Josephine F Geiger et al agt Hillside Realty & Construction Co et al; att'ys, Oakes, Van Amringe & Schurz.
56th st, No 240 West. Amy A C Montague agt Frederick J Kelly; att'ys, Earle & Russell.

Nov. 17.

Lots 135, 136 & 137, map of 336 lots, property of Sisters of Charity, situated on Eastern Boulevard, opposite Country Club, Bronx. Chas V Gabriel agt Edw J Gallagher et al; att'y, B E Rabell.
Water st, Nos 23 & 25.
Broad st, Nos 105 to 107.
Northern Bank of N Y agt Adolph Hollander et al; att'y, C L Hoffman.
95th st, No 229 East. Geo S Runk agt Lissberger & Jacobs Realty Co et al; att'y, F P Hummel.
Lots 4, 48 & 49, map of 336 lots, property of Sisters of Charity, situated on Eastern Boulevard, opposite Country Club, Bronx. Chas V Gabriel agt Wm P Rooney et al; att'y, B E Rabell.
83d st, Nos 127 & 129 East; two actions. John H D Meyer agt John H Yockel; att'y, J M Ruck.
Broadway, w s, whole front between 108th and 109th sts, 201.10x100. Caroline Hecht agt Manhasset Realty Corporation et al; att'ys, Guggenheimer, Untermyer & Marshall.
175th st, No 1630½ East. Robert H Bergman agt August Frank et al; att'y, H K Davis.
8th av, No 2573. Mary S Leech agt Wm A Egner et al; att'y, H Swain.

Nov. 18.

One half of lots 5 to 7, map of Estate of Orrin P Fordham, City Island.
Parcel of land under waters of Long Island Sound in front of and adjacent to the uplands of Ezra L Waterhouse, Town of Pelham, containing 1.67 acres.
Rosalie A Williams agt Chas H Collison et al; att'y, D Mathewson.
14th st, n s, 326 e 2d av, 25x103.3. Rosehill Realty Corp agt Giulio Legnani et al; amended; att'ys, Bowers & Sands.
165th st, n s, 145.5 e Boston av, 16.4x40xirreg. Gertrude Bougman agt Ida E King et al; att'ys, Black, Varian & Somers.
Brook av, w s, 55.6 n St Pauls pl, 22.3x35x20.8x 34. Irving S Balcom agt Abraham Shatzkin et al ;att'y, B F Gerding.
136th st, n s, 95 w Brown pl, 50x100. Alice S Anderson agt Nellie B Bogart et al; att'y, M J Horan.
Clinton av, No 1996. Richard C Burns agt Samuel Lewis et al; att'y, A S Weltfisch.
Martha av, w s, 85 n 238th st, 20.1x100. Caroline Forster agt German Real Estate Co; att'y, S Miehling.

Nov. 19.

97th st, No 106 East. John J Mahoney agt Rachel Weissman et al; att'y, D P Mahony.
97th st, No 118 East. Same agt John Donohue et al; att'y, D P Mahony.
97th st, No 108 East. Same agt Michael Lupowitz et al; att'y, D P Mahony.
Av A, e s, 118.6 s 18th st, 19.6x95.6. Josephine D Kumpf extrx agt Moses Selig et al; att'y, J H Mahan.
113th st, Nos 339 & 341 East. Louis C Tiffany gdn agt Abraham Norwalk et al; att'ys, De Forest Bros.
83d st, No 606 East. Chas C Busch et al agt Frederick Lesser et al; amended; att'y, T Smith.
7th av, w s, 22 n 33d st, 19.2x61.2xirreg. Franklin Savings Bank in the City of N Y agt Louis Voelker et al; att'y, W M Powell.
Cherry st, No 362. Lawyers Mortgage Co agt Tillie Heicklin et al; att'y, G Cary.
35th st, No 209 East. City Real Estate Co agt Helen McCartney et al; att'y, Allen & Sabine.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.
The Judgments filed against corporations, etc., will be found at the end of the list.

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13 Asch, Paul—H Miller $106.59
13 Ahrens, Henry J J Landy 66 15
15 Apotheker, William—W J Smart.....59.41
15 Altieri, Mary—L Frank et al.....243.69
16 Aderer, Adolph—Manhattan Leasing Co.178.05
16 Ackinson, John* & John T et al—Northern Bank of N Y 96.40
16 Arnold, Bertha or Brand or Abbott—A Stender 279.47
17 Anness, John—E W Coykendall.....857.83
17 Aronowsky, Abraham—E Weller..costs, 71.89
17 Anderson, John J—F H Brown et al....73.86
17 Austin, James C—G B Hayes.....367.50
18 Armano, Luigi—R Mascolo 92.01
18 Alexander, Bernard—United States Title Guaranty & Indemnity Co.....40.51
19 Altman, Adolph—A Rosendahl 23.91
19 Archer, Geo M—E M Johnston et al..2,972.29
19 Apfel, Harry—Imperial Engraving Co.115.49
13 Balassa, Cornel et al—H C Wetterau & Co.....74.78
13 Burger, Rudolf & Clara—T & E Casselman. 71.94
13*Bradley, Gordon & Winfield H—R H Hicks et al 377.35
13 Baum, Max C—Title Guarantee & Trust Co .....costs, 102.20
13 Bradshaw, Charles—B W Monbo.....107.97
13 Bass, James M—U L Bass 1,652.36
13 the same——P N Milsted 2,070.93
15 Bindler, Charles & Joseph*—Penn Produce Co.....220.61
15 Brown, Max—J Leibling 66.41
15 Blumberg, Samuel—Frederick Stearns & Co. 65.76
15 Bowne, Thomas G—C A Fisher.....12,289.60
15 Baruch, Herman—A Koplik 50.31
15 Boyle, John et al—People, &c.....100.00
15 Baumohl, Harry—L Steinwurzel 79.50
15 Beet, Thomas—M Brill 74.30
15 Bisco, Nathan H Lewkowitz 161.80
15 Birnbaum, Louis et al—C Steiner....947.90
15 Brewster, Bernett—Interborough Rapid Transit Co.....costs, 73.88
16 Barker, Thomas et al—J M Bromley..5,126.92
16 Burnham, Ella F—S Waidelich 7,203.15
16 Brand, Bertha or Arnold or Abbott—A Stender 279.47
16 Burger, Charles—F Schuaufer 193.12
16 Brewer, Mary S—S B Balcolm.....166.70
16 Bern, Edward—Encyclopaedia Britannica.41.86
16 Bammann, Harry G—F L Froment et al.142.26
16 Bowman, Sumner S—C A Davidson 390.22
16 Byrnes, Horace D—C Dierck et al.....115.91
16 Berger, Emil—W T Koch et al.....355.96
16 Berman, Julius et al—R Schwartz....614.29
17 Bland, William—H Batjer et al.....190.08
17 Bua, Demetrio—O'Brien Bros 85.97
17 Barnes, Henry—G B Childs Co.....39.26
17 Brill, Joseph—B Nathanson 223.41
17 Brenner, Alexander—E Hamilton 99.77
17 Bedell, Arthur G—G Kershaw et al.....250.00
17 Bleich, Ignatz et al—J Saltzberg et al..486.06
17 Benanfeld, Bernard & Harry—D A Shultz Novelty Co 70.45
17*Berkowitz, Jacob et al—J Aronauer.....66.15
17 the same——the same 60.95
17 Bedford, Geo P—W Henn 26.89
17 Baxter, Frank C—Gimbel Bros.....142.47
17 Berkman, Beckie—S Leiberman 1,103.92
18 Barbato, Salvatore—I Silberberg 41.91
18 Broderick, Michael J—John Burke Importing Co 198.49
18 Blitzer, Max—State Bank 219.44
18 Bates, Hayden—S May 44.26
18 Brooks, Adolph et al—M J Attschul.....17.65
18 Bernheimer, Murray S A H Whittleman. 163.65
18 Beckerman, Louis—P Liebovitz 32.41
18 Block, Henry J—United States Title Guaranty & Indemnity Co.....62.61
18 Bush, James J—E Dickerman 317.15
18 Bachner, Fred & Fannie—B Gruber.....47.12
18 Bergman, Mary—S Mann et al...costs, 68.47
18 Bergman, Abram—M Cohen 337.65
18 Barnett, Gustave—Louis Solomon & Co.40.56
18 Bishop, Claude P et al—Morning Telegraph Co 33.42
18 Beck, Reinhold L—Julius Levy Co.....125.87
18 Brill, Joseph—Eagle Waist Co.....96.91
18 Burkhardt, Henry et al—Empire State Garage .....costs, 120.81
18 the same——James Beggs & Co..1,562.70
18 Barlow, Alfred E—Kingsbridge Real Estate Co .....costs, 47.97
19 Berny, Louis et al—A Brown 60.66
19 Beer, Morris et al—G F Anger.....687.31
19 Boyce, Edw C—Gurney Heater Mfg Co.222.11
19 Bruno, Leonardo admrx—South Brooklyn Ry Co.....costs, 68.54
19 Bissing, Harry—W F Irish Electric Co..112.50
19 Brady, Joseph L—Mercantile Finance Co. 48.00
19 Bentley, Arthur & Alice M—Northern Bank of N Y 120.90
19 Burke, James F—M Rosenfield et al....78.89
19 Buff, Emil—P Wildhaber 95.22
19 Brayden, John D—Electric Repair Co..65.26
19 Bond, Caroline M—Press Pub Co..costs, 23.08
13 Curren, John—C J Carroll et al.....3,660.72
13 Cashriel, Bernhard—C H Levitt et al....76.71
13 Cohn, Benjamin—B Bernzweig.....1,389.58

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15 Colnan, Aaron—J N Jorgensen 28.30
15 Cohen, Morris et al J Pers 113.45
15 Cohen, Mildred—Consolidated Gas Co of N Y ..... costs, 111.07
15 Cowley, Edw A H B Ayres 434.49
15 Curry, Ida—L D Bendis 113.16
16 Coleman, Edward—D M Junk 230.38
16 Cohen, Sarah & Morris W Perez 279.01
16 Chasin, Jacob S Badell 44.41
16 Cooper, Joseph—W Wiltchik et al 24.17
16 Creelman, John A et al—J M Bromley 5,126.92
16 Connezzera, Domenico—I Hellman 158.55
16 Cooper, Irving—A H Goetting 126.23
16 Cammeyer, Jerome et al—R W Hebberd 84.72
16 Cohn, Emma—E Hamilton 1,130.88
16 Cohen, Rose H L R Himmel 37.54
16 Cook, Frank—M Donnelly 1,463.09
17 Campbell, Wm J—M A Davis 179.52
17 Castellano, Tony—D T Merritt et al 64.83
17 Casey, Thomas H—I Modry 66.65
17 Clark, Isabella—J Baumann et al 66.40
17 Cowley, Edw A—John Forsythe (inc) .. 155.38
17 Castilluecio, Fiorile et al—People, &c. 2,000.00
17 Caporale, Peter—the same 2,000.00
17 Cohen, Louis H E Sever 46.99
18 Cooper, Louis D—G E Myers .... costs, 79.42
18 Carlson, Evelina—N Y Edison Co. costs 109.43
18 Caples, Byron H—M Edelmuth 23.78
18 Corcoran, William M Behrer 446.39
18 the same—the same 221.14
18 Cassesse, Biagio & Antonio—H Bohme et al. 65.91
18 Crusius, John N—J T Eagan 1,121.90
19 Chadwick, Robert et al—R W Hibbard .. 49.72
19 Clyti, Victor—W F Crosby 463.41
19 Cohn, Louis—A Weil 563.03
19 Curren, Minnie—M N Clement 1,820.97
19 Canfield, Delia A—N Y Transportation Co. ..... costs, 568.17
19 Cox, Elizabeth J & Isabel—Isaac G Johnson & Co ..... costs, 112.10
19 Cook, Chas E—Carey Lithograph Co .. 87.26
19 the same—Carey Show Print 385.03
19 Calvert, Wm E—A Schmidt 178.55
19 Conrrie, Alexander J—I H Cokefair ... 167.16
19 Curley, John J—Hollywood Co 103.38
19 Campbell, James J—Charles W Aschenbach Co 75.67
13 Doyle, Andrew M—Columbia Mantel Co. 50.31
15 Donnelly, Richard—W S Verplancks ... 319.67
15 Donato, Narciso C—Edward Thompson Co. 188.99
15 De Palo, Thomaso—J Foelger et al 350.72
15 Dickstein, Samuel—I J Rubin et al 43.16
15 Demarest, Andrew J et al—People, &c .. 200.00
15 Dolan, Joseph et al —the same 100.00
16 Davis, Harry C—J C Hinrichs 72.50
16 Downey, James et al—J M Bromley .. 5,126.92
16 Dolan, James—Press Pub Co .... costs, 159.84
16 Dallin, Louis—V Hattermer 76.41
16 Duke, Oak—J C Wait et al 4,088.58
17 Diener, Alfred I—I Rubenstone et al ... 59.41
17 David, Chas T—M Finkelstein 171.15
17 Dexter, Corydon J—H White 297.32
17 De Goode, Wm A—A A Weeks Hoskins Co. 361.94
17 Deutsch, Samuel—A Grossman et al .. 1,167.95
17 De Mesa, Hannibal—E Herz 739.72
17 Drapp, George—E S Alpaugh et al 76.01
18 De Mille, Matilda B—Geo C Flint Co .. 177.03
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18 Dempsey, Charles et al—Central Union Gas Co 102.42
18 Dominick, Paul—J M Tully et al 702.85
18* Dumas, Alexander et al—I Heisman 97.65
18 Davis, Benjamin D—S Hyman Co 68.07
18 Dick, Adolph E et al—Lake Hopatcong Club 1,211.60
19 Deutsch, David et al—W F Clemmons . 404.71
19 Dubeshtir, Isadore et al—the same ... 404.71
19 Doty, Samuel W—White Van Glahn & Co. 219.35
19 Dietz, Samuel—E E Beardsley 52.41
19 De Pascale, Antonio—S F Bridges. ... 421.52
19 Dreyer, Abraham—Salt Springs National Bank of Syracuse 566.89
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19 Dodge, Grace—A Bleke 171.50
19 Deutsch, Louis—Swift & Co 22.41
19 Dolphin, M Martin—Underwood Typewriter Co 30.90
15 Ephraim, Lee et al—People, &c 100.00
15 Ehrgott, Geo M et al—C Hyman 237.15
15 Evans, Willard et al—People, &c 100.00
16 Engert, Geo A et al—J H Bromley .. 5,126.92
16 Emdin, Lionel—A L Root 129.77
18 Ehrgott, Geo M—M J Packard et al 115.87
18 Eisenberg, Morris et al—H Berkowitz et al. 105.93
18 Ely, Harry A—J Johnson 1,040.66
19 Eichner, Nathan M A Lawson 507.14
13 Fanto, Adolph et al—H C Watterau & Co. 74.78
13 Federman, Charles—D Meyerowitz et al. 691.84
13 Fogarty, Wm P—S A O'Reilly 760.59
15 Farrell, Patrick—M Levy 47.21
15 Frankel, Charles & Marie*—H Burg ... 119.91
16 Ficken, John—C Koster et al 113.21
16 French, Wm S—Metropolitan Street Ry Co. ..... costs, 70.38
16* Flaherty, Eugene et al—S P Jones et al. 326.77
16 Frank, Moe—Aaron Buchsbaum Co. ..... costs, 27.67
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17 Fuller, Ella G H—C E Kankke 228.41
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17 Flashenberg, Louis et al—the same ... 66.15
17 Feldman, Henry—John Ruszits Fur Co .. 86.28
17 Friedman, Solomon—L Crone .... costs, 23.88
17 Freystadt, Daniel O—M L Ernst et al. 3,475.82
18 Friedman, Leon—J M Stewart 298.17
18 Frank, Benjamin A—A Macy et al 192.40
18 Ford, Geo L & Geo L Jr W H Knochenhauer 46.17
18 Feder, Morris H et al—M J Kramer. 2,591.58
18 Fine, Morris—B Boskey et al .... costs, 23.97
18 Fasano, Angelo N et al—Engel-Heller Co. 154.30
19 Finkel, Hyman—J Lapinsky & Co 121.71
19 Finkelstein, Meyer et al—O Walsh et al. 78.53
19 Faybick, John—M Friedman 48.07
19 Feeney, Michael et al—R W Hebbard et al. 49.12
13 Garfine, Oscar et al—S Meyerhoffer 534.31
13 Gladow, Adolf V Loewers Gambrinus Brewery Co 1,633.57
13 Golding, Gustav—L Golding ..... costs, 97.30
15 Griffin, John et al—People, &c 100.00
15 Gallagher, Francis—S Bloch 84.90
15 Graff, Harold A—Brooks Bros 88.84
15 Gross, Annie—S Silberstein 5,129.92
16* Goldman, Harris et al—L Saideman 331.91
16* Goldenblum, Abraham et al—I Pickus .. 224.65
16 Gleason, Michael—W Hill 1,649.69
16 Gommel, Peter et al—J M Bromley .. 5,126.92
16 Greenfield, William—F Schnaufer 201.72
16 Gluck, John—E Kaufman et al 235.54
16 Greene, Hartwell S—National Alumni ... 78.65
16 Gregory, James—S Morris 126.50
16 Goldberg, Morris—Gleason Tiebaut Glass Co. 149.95
16 Gruhn, Samuel—Gill & Co 262.79
16 Groll, Chas W—S Bernstein 29.41
16 Gravoys, Samuel & Bessie—M Mandel .. 115.63
16 Gottel, Charles—Schwarzschild & Sulzberger Co 42.12
16 Gross, Max et al—R Schwartz 614.29
17 Glaser, Max—D Weissberger et al. costs, 69.30
17 Gardiner, Oliver W—G F Maddock 106.64
17 Gentile, Michael—E J Davey et al 278.87
17 Gershowitz, Mendel—E Meller 653.78
17 Gottlieb, Fannie—W H Bormann 1,423.22
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17 Gottman, Willie—M Gruber et al. costs, 13.08
17 Gorham, John M et al—A L Sykes 280.92
17 Grasshorn, George—J E Nichols et al .. 291.23
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18 Gigioli, Federigo F—Stallman Co 781.27
18 Gallagher, Elizabeth—Nathan Hirsch et al. ..... costs, 17.31
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19 Giles, James M & Aracely de B—H Jacoby et al 87.86
19 Goldman, Barnet or Barney—A Schlesinger 291.67
19 Griem, Gustav A et al—C S Rosenblat . 318.25
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19 Green, Latitia—W W Ladd ..... costs, 75.88
19 Godet, Henry—A E Hasbrouck 1,934.13
19 Goldstein, Max—W C Rosenberg 174.55
19 Gillies, Frank E & Wm F—C E Eickhoff. 27.41
13 Heathman, Harry—A Heyer 90.33
13 Heintzelmann, Henry—E L Forsgren et al. 35.32
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13 Hyde, Lionel—D J Sargent 31.91
15* Heitzner, Frank et al—E McC Jaques . 1,654.42
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15 Hafner, Fred et al—C Furcht 139.18
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16 Hollander, Christian B—C M Neundorff .. 37.35
16 Hartman, Albert C—B Solomon 75.00
16 Hartenstein, H Rich—the same 39.31
16 Henne, John E et al—R W Hebberd 84.72
16 Harnett, Michael D—O Mills .... costs, 107.95
17 Hine, Caroline S—J G Kloes 137.47
17* Hoffman, Solomon et al—G H Lewis et al. 428.57
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18 Hirsch, Sarah et al—J B Guttin .. costs, 72.78
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19 Hollander, *Herman & David—G Willcomb 304.86
19 Harris, Abraham A—Peoples Bank & Trust Co 387.20
19 Hill, Isidor L—A M Lasser 81.81
15 Ianaro, Carmine or Yanaro—Ebling Brewing Co 860.20
17 Israelowitz, Max—S Rosenfeld 200.00
18 Irving, R Johnson—C M Higgins. costs, 202.73
18 Ingold, Wm F et al—Lake Hopatcong Club. 1,211.60
19 Ireland, John B et al—B F Goodspeed .. 693.80
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15 Johnson, Rufus et al—People, &c 100.00
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16 Jackson, Annie—T Gibson 60.90
16 Jaffe, David & Baske—A Levy .... costs, 32.50
17 Jordan, Edw L et al—A Molyneaux 234.84
17 Joyce, Michael F—J O Naughton 1,027.76
17 Jabour, Anees & David* et al—W Henkel Jr 484.41
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18 Justo, Toney—C Massco ..... costs, 25.00
18 Justo, Tony—C Massco 32.22
18 Janney, Samuel M et al—Windsor Trust Co. 5,213.74
18 Jacobs, Jennie by gdn—City Fireproofing Co et al ..... costs, 94.10
18 Jacobs, David et al—the same .. costs, 124.55
19 Johnson, Ida E—I S Vought et al 267.91
19 Jacobs, Abraham—Growers Cut Flowers Co. 147.30
19 Johnson, Walter D et al—Night & Day Bank 162.37
19 Johnson, Walter D et al—C S Rosenblat. 318.25
13 Kelleher, Frank—H Ronner 90.66
13 Kafka, Beckie—J Lapinsky & Co, Inc .. 151.91
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13 the same—M Levy et al 175.01
13 Klein, Samuel—Princess Dress Skirt Co. 64.06
15 Kemper, Harry et al—J Pers 113.45
15 Krieg, Oscar E et al—E McClure Jaques. 1,645.42
15 Karl, Chas P et al—People, &c 100.00
15 Krull, Alexander et al—the same 100.00
16 Klenke, Horatio C—H F Clarke et al. ..... costs, 110.32
16 the same—H F Clarke et al. ..... costs, 110.32
16 Kaufman, Edward—Cudahy Packing Co. 152.02
16 Keyser, Clarence—Second United Cities Realty Corp 100.31
16 Kearney, Clara—J G Kloes 43.88
16 Kauderer, Frank M—R Friedlander et al. 112.72
17 Kutler, Samuel et al—G H Lewis et al .. 428.67
17 Koopf, Max et al—I Weiman 117.31
17 Karger, Mendel—I Weiman 117.31
17* Kersh, John et al—A Agress 121.27
17 Kohlreiter, Nathan—S Shanker 872.15
17 Kronengold, Adolph—J Bauman et al ... 30.75
17 Kornfeld, Samuel & Max—L Rothbart. 5,533.32
18 Knevals, Louis S & Antoinette A—S L Gross 855.61
18 Knepper, Herman—United States Title Guaranty & Indemnity Co 34.41
18 Kropp, Charles—P Baumgarten et al ... 40.82
18 Kimball, Wilbur R—John A Roeblings Sons Co of N Y 19.89
18 Kane, Bernard J adm—N Y, N H & Hartford R R Co ..... costs, 113.21
19 Kleinfelder, George—G Josephie 1,389.25
19 Kropacok, Frank—Franklin Brewing Co. 3,080.50
19 Kulla, Jacob—Cudahy Packing Co 189.93
19 Kraus, Jacob—M Morrison 15.41
19 Kolb, Jacob—J S Bernzweig 54.12
19 Kurrus, Edward—Dreadnaught Tire Co. 88.41
19 Kadushin, Philip—A J Jacobs et al. ..... costs, 110.88
19 Katz, Sam et al—G F Anger 687.31
19 Kronengold, Philip—Asbestolith Mfg Co. 225.81
19 Kennedy, David E—F A Jaeger 94.41
13 Lehman, Daniel—Edward Kirschner. 1,823.89
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13 Loper, Geo W—H E Keeler 746.52
13 Lesser, M Monae Jr—R Weber 63.06
15 Levy, Elias G—Edward Thompson Co. 313.15
15 Lemonis, Athanasios—E Mylonas 49.65
15 Lyman, William* et al—C Furcht 139.18
15 Lowenthal, Edward—A Petry 176.72
15 Lang, Rudolph et al—People, &c 100.00
15 Lee, Wm A et al—the same 100.00
15 Lemlein, Philip—G Scarano 366.66
15 Leavitt, Abraham—H de Vries .... costs, 90.30
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16 Lupovitz, William—H Sanft 143.91
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16 Lieders, Oliver et al—J M Bromley .. 5,126.92
16 Lyons, Samuel H—J V Varallo et al ... 169.91
16 Levy, Julius—A R Jenkins 184.83
16 Lustgarten, Abraham—I S Lichtenstein. 116.91
16 Lapinsky, Jacob et al—R Schwartz 614.29
16 Lazaore, Jacob J—S Pushkoff 373.40
16 Levy, Morris et al—R Schwartz 614.29
16 Lanson, Fidele—G Stiegler et al 69.22
16 Lazard, William—Schwarzschild & Sulzberger Co 234.64
16 Lawton, Virginia E—C Lippert et al 53.44
16 Lallemand, Virginia A—V Z Root. costs, 109.83
16 Levinson, Max—H R Bernard 339.55
17 Lewis, Louise—Mercantile Safe Deposit Co. 25.11
17 Lebowitz, Rubin & Jacob—A Fredman .. 35.65
17 Lippner, Chas S et al—S J Weil 132.35
17 Laughlin, David—Title Ins Co of N Y .. 124.77
18 Lyons, Mary—B Drucker 228.12
18 Levin, Isidor & Leon—Eureka Silk Mfg Co. 164.41
18 La Rocco, Joseph—I Brusco 84.67
18 Longfield, Arthur—P J Kiernan 45.61
18 Lawson, Samuel—Independent Consumers Ice Co 180.51
18 Lent, Smith et al—First National Bank of Ossining, N Y 1,425.88
18 Levinter, Hyman—Consolidated Gas Co of N Y ..... costs, 68.47
18 Le Roy, Emma F et al—R Cohen 668.01
18 Lax, Jaques—S Stern 47.65
18 Lentz, Louise—Solomon's Independent Consumers Ice Co 264.82
18 Levine, Max S—I Heisman 97.65
18 Linch, Geo W, rec'r—C Marotta 74.73
18 the same—T Marotta 74.73
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Cady, J Carlton—F S Shephard. 1907.....192.33
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Cone, Josephine—S C Pulis. 1909.....24.60
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Dauphin, William—Hudson Structural Steel Co. 1909 .....141.34
De Angelo, Antonio—C S Horton et al. 1909. .....180.73
Erff, Charles—M M Erff. 1909.....81.50
Epstein, Louis—E E Beardsley. 1909.....25.41
[1]Elson, Louis—City of N Y. 1908.....29.43
Feinberg, Elias—M Litowich et al. 1909.5,038.26
Goldberg, William—P McCarthy. 1908..1,392.25
Same——same. 1908 .....5,035.23
Geisler, Albert et al—J Bieber. 1909.....221.45
Groll, Charles—United Dressed Beef Co. 1909. .....1,079.58
Gargiulo, Pasquale—H L Kringel et al. 1909. .....1,170.09
[6]Goodman, Abraham—M Smith et al. 1907.644.83
[6]Same——S Seigel. 1907 .....529.65
Gunn, Wm A—W C H Brown. 1909.....156.91
[1]Hurst, James—People, &c. 1908.....500.00
Huben, Julius—A B Berk. 1909.....250.26
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Kennedy, Frank—M Rosenfield et al. 1909. .....149.64
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[1]King, James et al—People, &c. 1908.....500.00
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Lynch, Cornelius—D Daly. 1909.....841.38
Lamb, Lawrence E—M M Morine et al. 1909. .....54.01
Lesser, Louis—E M Arnold. 1908.....898.34
Lester, Wm C & Edw A—F J Griffin. 1907.15.00
Mulholland, James—A M Pringle. 1909....979.15
Same——W Nelson et al. 1909.....1,073.64
McAlpin, Anna—Bergen Realty Co. 1909.... .....29,224.32
McAlpin, Anna M et al—G R Simpson. 1909. .....538.87
[1]Myers, Joseph L—J S Epstein et al. 1909.920.09
McGown, Henry P Jr—Van Norden Trust Co. 1904 .....173.92
Mooney, Thomas J & Mary—I Osserman. 1909. .....1,984 52
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Morse, Chas W—W E Bird Jr. 1909....16,078.24
Same——same. 1909 .....2,215 28
Norton, Jim—I Blotsky. 1908.....45.35
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Paradiso, Mauro—A Mosca. 1909.....161.35
[4]Pearson, Rodman J et al—F J Kirkwood et al. 1908 .....18,713.32
Pierson, Walter G—Manhattan Screw & Stamping Works 1909 .....147 49
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[6]Schaum, Abraham—Gude Bros. 1909.....129.17
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[1]Sartirana, Angelino—A Dickson et al. 1909. .....131.68
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Whitaker, Frederick W—P Cameron. 1909.. .....1,146.95
[1]Woods, Albert H—J Barondess. 1909.....838.69
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Wicker, Cassius M—Sheffield Farms Slawson Decker Co. 1909 .....164.83
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James Everards Breweries—W Sommer. 1909. .....543.17
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Manhattan Refrigerating Co—W H Henneberger et al. 1909..... —
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Same——same. 1908 .....3,296.41

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Nov. 13.

116—Delancey st, No 152. Joseph Grillo et al agt Isaac Lefkowitz and King & Salkin.$42.75
117—Mt Hope pl, s s, 114 e Jerome av, 50x100. Vincent Lo Re & Co agt Rehbock Construction Co 250.00
118—Broadway, e s, 54.3 n 57th st, 53.10x131.2 x53x111.3. Eureka Fire Hose Mfg Co agt B F Goodrich Co and James D McEntee.1,083.00

Nov. 15.

119—125th st, No 543 West. Andrew F Gallugan agt Cataline D V Potter and Greater New York Builders & Contractors Co (renewal) 170.00
120—63d st, Nos 22 to 26 West. James B Fraser agt Benjamin B Davenport and Paul de B Laighton 3,500.00
121—38th st, No 311 West. Chas M Pine agt Estate of Charles Lehritter and Charles Lehritter 110.45
122—Clinton st, Nos 58 to 62. Teddy Connolly agt Estate of W Hammond and Clinton Investment Co 2,800.00
123—Satisfied.
124—Belmont av, No 2475. Fordham Wood Working Co agt Giovanni Carozzo and Nicola Damiano 20.00
125—127th st, Nos 141 & 143 West. Harry Meltzer agt Frieda Hart and Max Hart..265.60
126—42d st, No 120 East. George Durham agt Third Avenue R R Co, F Pearsall and Frank Heitzner & Co 245.04
127—99th st, Nos 62 & 64 East. Frooke Engine Co agt Jacob Shenk (renewal).....60.75

Nov. 16.

128—46th st, No 155 West. Patrick McCarthy agt Frederick J Lancaster, trustee and —— Wilson 267.73
129—Bracken av, w s, 100 n Randall av, 50x100 .....
Bracken av, w s, 175 n Randall av, 50x100. Israel Komissar agt Joseph Steen and George Erlacher 200.00
130—123d st, No 116 East. Harry Chaimowitz agt Max Blau 60.00
131—152d st, No 378 East. William Blumenauer agt Tannenbaum Construction Co and S Tannenbaum, Pres.....900.00
132—235th st, Nos 122 & 124 East. John Bell Co agt Sidney H Blower, Howard Constructing Co, G Colona and Thomas Amabile..450.00
133—46th st, No 164 West. Julius Braunstein agt Thomas B Hidden and Emanuel W Bauman 263.00
134—Kossuth av, s e cor Concord st or 239th st, 100x50. Tremont Moulding Mill agt Mina Muller and Antonio Meredino.....650.00
135—3d av, No 2141. Christian Blayer agt Otto Meier and Joseph Epstein.....196.00

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136—32d st, Nos 344 & 346 East. Louis Jampol et al agt Franbro Realty Co and Mandel Building Co 300.00
137—Hughes av, n w cor 179th st, 107x186. Moses Kaplan et al agt O'Leary Realty & Construction Co and L Isaacs & Co.....61.00
138—Grand Boulevard and Concourse, e s, 150 n Burnside av, 57x104. George Mongo & Son agt Tremont Temple Congregation Gates of Mercy, L Tager and Jacob Katz.....741.96

Nov. 17.

139—Grand Boulevard and Concourse, e s, 150 n Burnside av, 60x100. Church E Gates & Co agt Tremont Temple Congregation Gates of Mercy and Gurlitt Manning Co.....707.09
140—2d av, Nos 140 & 142. Acme Roofing Co agt Max Menschel and Frederick W Fisher. 157.00
141—Heath av, No 3055. Lenox Tile Co agt Michael Mahoney (renewal).....102.17
142—127th st, No 147 East. Hugh H Graham agt Ann Day & Thomas F Day.....61.00
143—Audubon av, No 319. Jacob Schlesinger agt Frederick G Hobbs and James Smith.360.00
144—Pearl st, No 32. Kalman Altwoltz agt Hungarian Home and Alexander & Roth.30.00
145—Morris Park av, No 658. Morris Levenson et al agt Dominick Negri and Awalt & Macdonald 100.00
146—115th st, No 203 East. Israel Bornstein agt Mary Israel and Rosenberg Contracting Co 114.00
147—Broadway, No 3099. Morris Goldstein agt Mitow Realty Co and Isidore Cohen....485.45
148—Bathgate av, w s, 335 s 172d st, 25x114. Charles Schneider agt Herman Nathan and Jacob Wolfe 112.90

Nov. 18.

149—Madison av, e s, whole front between 58th and 59th sts. Dimock & Fink Co agt John D Crimmins, Walter J Solomon and 59th Street Madison Avenue Co, lessees (renewal). 1,383.25
150—42d st, n s, 125 w 5th av, 72x100. Same agt Estate E A Hoffmann, E B L Carter, trustee, State Realty Co and Walter J Solomon 758.05
151—49th st, No 38 West. Same agt Trustees Columbia College and Walter J Solomon (renewal) 251.04
152—88th st, No 178 West. G Selkin & Son agt Edward Carroll Jr.....91.50
153—8th av, Nos 750 & 752. Rapid Floor Surfacing Co agt Metropolitan Mercantile & Realty Co 250.00
154—Tinton av, w s, 75 n 150th st, 75x94.11. John A Murray agt Tinton Avenue Construction Co 1,575.00
155—Same porperty. Seward Engineering Co agt same 2,077.00
156—Same property. Gustav Ernst agt same. 1,050.00
157—185th st, n s, 125 w St Nicholas av, 25x—. Harry Zudek agt Pincus Lowenfeld, William Prager and Max Toonkel.....65.00
158—8th av, s e cor 129th st, 20x—. Same agt same 30.00
159—Grand Boulevard, e s, 150 n Burnside av, 57x104. Louis Tager agt Tremont Temple Congregation Gates of Mercy and Gurlitt Manning Co (Inc).....3,510.00
160—118th st, Nos 161 & 163 East. Sol Minskoff agt Rachel Weisenberg and Morris Weisenberg 420.00

Nov. 19.

161—150th st, Nos 267 to 273 West. Nason Mfg Co agt Bisch-Hoef Realty & Construction Co & Knickerbocker Plumbing Contractors Co.....534.63
162—Ryer av, e s, 125 n 180th st, 75x103. David Bradspis et al agt Julius K Brady, Rebecca F Levin, Joe Lowenfeld, Samuel Merksamer and Freytag & Diamond....625.12
163—Hoe av, e s, 125 s 173d st, 75x100. Carter, Black & Ayers agt John Marx Construction Co.....195.00
164—Intervale av, w s, 75 s Home st, 75x72.8. Same agt Volga Improvement Co.....390.00
165—130th st, Nos 115 to 119 East. Roof Maintenance Co agt Meyer Sacks and Lexington Sheet Metal Works 125.00
166—Hudson st, Nos 401 & 403. Max Rothbart agt Trinity Church Corp & M A Ryan, Inc.....141.00
167—109th st, No 231 East. Max Kanner agt Jane Thorburn & Thorburn Smith, Inc..295.00
168—3d av, No 2141. Jacob Efron agt Philip Jesselson, Otto Meier, Jacob Portman & Joseph Epstein 237.00
169—Washington av, No 1281. Carter, Black & Ayers agt John Marx Construction Co. 353.60
170—234th st, n s, 435 w Katnoah av, 50x100. Fordham Parquet Floor Co agt Bernard Schultz 187.00

Nov. 17, 1909.

Editor of Record and Guide:
The lien which Vincent LoRe & Co. has filed against us we consider unjust. We will bond the same immediately and contest it.
REHBOCK CONSTRUCTION CO.

BUILDING LOAN CONTRACTS.

Nov. 13.

Lot 57, map of Seton Homestead, Bronx. Fred M Weiss loans John Diehl to erect a —sty building; — payments $2,500

Nov. 15.

137th st, s s, 155.1 e St Ann's av, 50x100. Wilson M Powell loans Frederick Vollmar to erect a —sty building; 4 payments.....20,000
Clay av, e s, whole front between 166th & 167th sts, 568.5x80. Kate P McKenna loans A J Schwarzler Co to erect a —sty building; 7 payments 65,000
Riverside drive, n e cor 93d st, 114.4x152.1x irreg. Title Guarantee & Trust Co loans Ferguson Bros & Forshay to erect a 12-sty apartment; 16 payments 550,000

Nov. 16.

155th st, s s, 145 w Elton av, 50x100. Enoch C Bell loans Thomas D Malcolm Construction Co to erect a 5-sty tenement; 11 payments. 23,000
McCombs Dam rd, n w cor 152d st, 85.1x109.7 x74.11x69.2. North American Mortgage Co loans Teichman Engineering & Construction Co to erect a 6-sty building; 15 payments. 74,000
Amundson av, e s, 125 s Nelson av, 25x100. N Y & Suburban Co-operative Building & Loan Ass'n loans Erik G Nyman to erect a —sty building; — payments.....3,000

Nov. 17.

Mapes av, n e cor 180th st, 93.10x47.1. James G Wentz loans Mellwin Realty & Construction Co to erect a 5-sty apartment; 8 payments 34,000
Clinton av, e s, 107.8 s 180th st, 41x120.8. Manhattan Mortgage Co loans Brook Construction Co to erect a 5-sty apartment; 13 payments 30,000
180th st, s s, 80.6 e Clinton av, 41.6x107. Same loans same to erect a 5-sty apartment; 14 payments 30,000
Clinton av, s e cor 180th st, 107x40. Same loans same to erect a 5-sty apartment; 13 payments 40,000
180th st, s s, 40 e Clinton av, 40.6x107. Same loans same to erect a 5-sty apartment; 14 payments 30,000
Longfellow av, s w cor Freeman st, 131.9x109.5. North American Mortgage Co loans Longfellow Realty Co to erect four 5-sty apartments; 14 payments 80,000
234th st, n s, 206 e Carpenter av, 25x114. John Struckman loans Frank Pieper to erect a 2-sty dwelling; 3 payments 4,000

Nov. 19.

Belmont av, n e cor 189th st, 90x100. Manhattan Mortgage Co loans Cipriani Realty & Construction Co to erect a 5-sty apartment; 13 payments 56,000
Webster av, n w cor 194th st, 100x72.6x100x 62.7. Wm S Patten loans Frederick M Mellert to erect two 5-sty apartments; 10 payments 54,000

SATISFIED MECHANICS' LIENS.

Nov. 13.

3d av, No 137. Sam S Glauber (Inc) agt John Doe et al. (March 24, 1909).....$175.00

Nov. 15.

5th av, No 85. Robert Leve agt Carrie Butler et al. (Oct 23, 1907).....145.15
Broadway, w s, 93.9 n 190th st. Frederick B Benedict agt Henry C Haumann et al. (Aug 10, 1909) 600.00
Same property. Frederick B Benedict agt same. (Aug 10, 1909).....160.00
[2]26th st, Nos 22 & 24 West. M Eberhart & Son Co agt John Doe et al. (Oct 20, 1909). 100.71

Nov. 16.

[2]98th st, No 287 East. Harry Sobel agt David Liebgold et al. (Oct 7, 1909).....88.00
[2]Bathgate av, s w cor 188th st. Otto L Spannhake (Inc) agt Mountain Construction Co et al. (Nov 8, 1909).....675.00
[2]165th st, s s, whole front between College & Findlay av. Same agt same. (Nov 8, 1909). 625.00
[2]Manida st, n e s, 113.11 n w Lafayette av. Ficklein Concrete Construction Co agt Manida Co et al. (July 29, 1909).....1,375.10
Same property. Same agt same. (June 10, 1909) 1,375.10
Trinity av, Nos 992 & 994. William David agt Mary Kurshman et al. (Sept 27, 1909).130.00
Walton av, w s, 85 s 183d st. Torregiani & Severino agt Bedford Park Construction Co et al. (Nov 1, 1909).....300.00
Delancey st, No 134. Harry A Berger agt Ottenberg & Becker et al. (Oct 26, 1909).. .....120.00

Nov. 17.

[3]St Nicholas av, s w cor 181st st. O'Shea Construction Co agt Gustavus L Lawrence et al. (Sept 2, 1909).....3,861.26
[2]Minford pl, e s, 129.4 s 173d st. Tony Bruno agt Geo F Picken Construction Co et al. (Nov 1, 1909) 2,000.00
[3]Hughes av, n w cor 179th st. Moses Kaplan et al agt O'Leary Realty & Construction Co. (Nov 16, 1909 .....61.00
West End av, No 365. William Doellner agt A R Stern et al. (Oct 8, 1909).....89.50
[1]Pike Slip, Nos 81 & 83. Morris Hochberg agt J McSweeney et al. (July 9, 1909)...65.00
[1]Same property. Louis Sanlowitz et al agt same. (Aug 21, 1909).....25.00
[1]Same property. Joe Wexler agt same. (Aug 3, 1909) 35.00
[1]Same property. Osias Pest agt same. (Aug 2, 1909) 100.00
[1]Same property. Isidor Kasofsky agt same. (Sept 13, 1909) 130.00
Essex st, No 111. Alberene Stone Co agt Joseph A Wangler et al. (Nov 5, 1909).129.25

Nov. 18.

Audubon av, w s, whole front betwen 177th & 178th sts. Norwalk Lock Co agt Washington Heights Development & Construction Co et al. (Nov 15, 1909).....1,821.15
5th av, No 85.....
16th st, Nos 5 & 7 East.....
M F Westergren (Inc) agt Carrie M Butler et al. (July 18, 1907).....3,513.19
142d st, n s, 350 e 7th av. Oriental Fireproof Sash & Door Co agt R & M Realty Co et al. (Nov 10, 1909) 216.00
118th st, Nos 161 & 163 East. United Plumbers Supply Co agt John Doe et al. (Oct 19, 1909) 54.50
146th st, No 307 West. Morris Perlman Co agt Abraham Nelson et al. (July 3, 1909).. .....52.75
[2]Whitlock av, Nos 965-969, 973-977-981 and 985. Patrick McCormack agt James F Meehan et al. (Oct 4, 1909).....180.00

Nov. 19.

Canal st, Nos 213 to 219. Thomas Hanley agt Newman Cowen et al. (Sept 14, 1908. (canceled) 157.94
44th st, Nos 34 & 36 West. Hull, Grippen & Co agt Phi Gamma Delta Club et al. (June 12, 1909 .....775.47

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Fox st, n e cor 167th st. Loek Plumbing & Construction Co on Altro Realty Co to pay E F Keating Co.....$1,221.63

ATTACHMENTS.

Nov. 11.

E T Burrowes Co, Geo T Parsons; $2,036.29; L Levy.
Lindheimer, Leopold & Albert; International Hide & Skin Co; $793.64; Hays, Kaufman & Lindheim.
Cleveland Trust Co; Sallie S Brown; $3,400; Breed, Abbott & Morgan.

Nov. 12.

Ellis, Chas E; Nathan Bieder, trustee, &c; $196,860; Cohen, Creevey & Richter.
Stoddard, Rose C & Chas P; Harry M Bishop; $1,600; Goldsmith & Rosenthal.

Nov. 13.

Richardson Construction Co; Eugene C Worden; $41,427.75; McLaughlin, Russell, Coe & Sprague.
Appley, Chas H, Ethel D, Leonard G, Frederick E, Walter & Herbert L; also Lillian M A Oliver, Julia E Bogart & Elva R A Heckler; Joseph D Gallagher et al; $120,000; T Cleveland.

Nov. 15, 16 and 17.

No Attachments filed these days.

CHATTEL MORTGAGES.

Nov. 12, 13, 15, 16, 17 and 18.

AFFECTING REAL ESTATE.

De Rosa, H. 628 Mead st, Bronx..Seward Eng Co. (R) $350
Ferguson Parkway Garage. 110th st and Central Park West..Raisler Heating Co. Heating Plant. 850
Le Roy Construction Co. 190th st and Creston av..Union Stove Works. Ranges. —
Mountain Const Co. Bathgate av and 188th st ..E N Y Refrigerator & W Working Co. Mantels. 630
Minsky & Engel & Steuer. 195-7 Chrystie.. Maintenance Co. Elevator. 200

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PERHAPS the most interesting real estate news of the week is the announcement that the Pennsylvania Railroad Company is really going to lay out an eighty-foot street opposite the Concourse of the station, and running from Thirty-third to Thirty-fourth street. This street will provide an additional means of access to the station and will greatly facilitate the movement of the vehicular traffic towards and away from the Terminal. It is probable, also, that the company can afford to surrender the 80x200 feet, required for this street without any loss to itself. It owns very large frontages on both Thirty-third and Thirty-fourth streets and opposite the station, and the increased value of the remainder of the plot resulting from the frontage on the new streetway will be sufficient to compensate the company for the cost of that part of the property which will be turned over to the public use. The whole incident is a lesson in the way street improvements could almost, if not quite, be made to pay for themselves, provided the city had the legal power to condemn the property immediately adjoining that needed for a new street, and provided the cost of condemnation proceedings to the city was not unnecessarily increased by wasteful and unscientific methods. When the Pennsylvania Railroad Company secured the right to build a Terminal at Thirty-third street and Seventh avenue, a wise and far-seeing city government, possessed of sufficient powers, would have behaved in the following manner: It would have foreseen both the need of abundant access to the new station and the congestion of traffic which would take place in Greeley Square as a result of the business development of the neighborhood. It would, consequently, have purchased all the property between Seventh avenue, Sixth avenue, Thirty-fourth and Thirty-first streets; and it would then have prepared a general plan of street improvement, which would have provided both for convenient and sufficient access to the station and for the needs of future traffic across Greeley Square. Then the rest of the property would have been re-sold to private individuals in plots adapted to the needs of the neighborhood, and at prices which would have reimbursed the city for the expense of the operation. The actual course adopted has, of course, been precisely the opposite of the one suggested. The city authorities were partly unable and partly unwilling to take one single step for the purpose of preparing the street system of the neighborhood for the additional demands which would be made upon it. They allowed seven years to pass, during which the value of real estate thereabouts increased by leaps and bounds, and when finally they tried on the eve of the opening of the station, means to widen one street between Seventh avenue and Greeley Square, the cost had become so great that they shrank from the undertaking. Moreover, such a widening would necessarily have been an extravagant procedure, both for the city and the individual property owners. The city would have been obliged to purchase the needed twenty feet on each side of the street at a high price without obtaining any compensation from the increased value of the remainder of the street. At the same time, the residue of the lot not in the hands of the individual property-owners, would have been so reduced in size that it could not have been used to the best economical advantage. In this way everybody would have suffered by the process of appropriation. The city would have paid top prices, and obtained the minimum of benefit. Individual property-owners would have been left with mutilated and comparatively useless lots on their hands. And the total expense would have been huge. On the other hand, the action of the Pennsylvania Company shows how a much better result could have been accomplished at a much smaller expense. In planning for a new street from Thirty-third to Thirty-fourth street, it paid individual property-owners good prices, while real estate was comparatively cheap. It reaped the advantage of the subsequent increase of value, and can now throw away 16,000 square feet of space, and improve the accessibility of the station with but slight, if any, cost to itself.

IT is a singular fact that retail merchants have not as yet shown any sufficient appreciation of the advantage of securing locations in the immediate vicinity of the Pennsylvania station. The real estate on all the avenues and streets leading towards the Terminal has, of course, long been held by speculators. They have been asking prices which may have looked stiff to a retail firm which had no means of estimating the probable future value of a location near the station; and the consequnce has been that only two or three leases or purchases have as yet been reported on the part of the class of people who will eventually use the property. Yet nothing is more certain than that ultimately retail firms will have to pay higher prices for the property they need than those hitherto demanded by the speculators. There can be no doubt that the streets and avenues immediately in the vicinity of the station and leading directly thereto will contain as good sites for retail stores of a certain kind as any which can be found in Manhattan. Seventh avenue between Forty-second and Thirty-fourth streets will be better adapted to retail trade than is Forty-second street between Broadway and the Grand Central Station. The side streets between the Terminal and Greeley Square will lead from a square that will become the most important centre of business in the middle region of Manhattan to the largest railroad station in the largest city in America. There is no telling, consequently, how high the values of well-situated real estate near the station may climb. It will not be until somewhere between five and ten years after the station is opened that the final level of values will be reached, because it will take at least that much time to develop the traffic in Long Island tributary to the station, and to develop, also, the business advantages of Greeley Square and its neighborhood. The celerity of this development will depend partly upon the date on which the Public Service Commission will allow the city to have the benefit of a lower West Side Subway. But although the ultimate level of values will come slowly it will undoubtedly be, when it does come, as high as anything else of the same kind to be found in Manhattan. The dominant characteristic of the real estate development of Manhattan during the past five years has been the gradual appreciation of the most advantageous retail sites in the Borough by business men who needed them, and at hitherto unprecedented prices for that class of property. The explanation of this movement is that the Middle District of Manhattan is now assuming a comparatively fixed distribution of business usage. The retail trade will not continue to creep uptown as it has done hitherto. It will be held to its present locations by the need of remaining accessible to the millions of people living on Long Island and New Jersey. But in this process of appropriation the streets leading to the Pennsylvania station have hitherto been neglected and their gradual appropriation for business purposes and at record prices will be one of the most conspicuous facts of the real estate market during the next year or two.

THE Record and Guide pointed out last week that Broadway, west of Central Park, was violating real estate precedents in Manhattan, because it was destined to be an important business thoroughfare, while at the same time remaining the site of the largest and most expensive apartment houses on the West Side. It should be remarked also that Park avenue to the east of Central Park, is also violating a real estate precedent in Manhattan—the precedent which has prevented an avenue from being desirable for a combination of expensive private residences and apartment houses. Of course, there are thoroughfares like Madison avenue, which are lined for a part of their distance both with handsome dwellings and with fine apartments; but in this and in other similar instances what is really taking place is a process of substitution. Madison avenue is merely changing from a residence to an apartment house thoroughfare, and if a conflagration were to destroy the existing buildings thereon,

they would be replaced almost exclusively by apartment houses. On the other hand, the effects of a similar conflagration on Park avenue would be different. The land would be re-improved in part with residences and in part with huge apartment houses. It is a very desirable avenue for residences, because it is much quieter than Madison avenue, less expensive than Fifth avenue, and affords more air and sun than any of the side streets. On the other hand, its great width makes it peculiarly desirable for apartment houses which can be erected to a greater height on Park avenue than they can be on Lexington, Madison or Fifth avenues. It is for this reason that two new co-operative apartment houses are now being erected on that thoroughfare. In all probability the further improvement of Park avenue will proceed in both of these directions. In the fifties and sixties apartment houses will predominate. In the seventies individual residences will be most numerous. In the eighties the pendulum will probably swing back towards apartment houses. But on no part of the avenue, until the tenement blocks are reached, will any one type of building exclude its rival.

HOW much longer will the old Astor House survive? The recent purchase of adjoining property on Vesey street by William Waldorf Astor does not mean that it will soon be torn down, because, as we pointed out last week, it has recently been leased for another five years. It is at present by far the oldest hotel of any importance in New York City—in spite of the fact that it was the first hotel of any importance to be erected in New York City. It has survived equally important successors and rivals, such as the Fifth Avenue, the Clarendon, the New York and the Broadway Central, and probably the Gilsey House; and there is good authority for stating that it still remains a fairly profitable property, even at its existing ground value. At the same time we imagine that its owners would do well to build on the site a modern building before many years elapse. The Astor House is the one plot in the vicinity of the present post-office which would be peculiarly available for a new post-office. The Federal Government really needs it for the purpose; and if New York had been fairly treated by Congress it would have already been purchased by the nation. If its owners do not look out, however, something of the kind may eventually happen. The existing post-office is so inadequate and inconvenient in every respect that it will have to be superseded eventually; and when it is superseded, the Astor House is likely to be appropriated for the purpose. On the other hand, the erection of a modern office building on the site would probably make the property too expensive even for the Federal Government and might lead to some arrangement whereby the Government could occupy part of the new building for its own necessary purposes.

REPORTS OF BUILDING PROJECTS are multiplying as the year draws to a close. A splendid array of work is coming forward. Until this present week the weather has been ideal for outside work, and if the coming winter is as favorable on the whole as the last one a lot of new work will get an early start. As yet, the advance reports are more significant than the plans actually filed. One of the verified announcements of the week is that an apartment house will be erected in "Millionaires Row"—upper Fifth avenue—where apartment houses have not been supposed to go. It therefore represents a social victory for the apartment house, and is a new and striking indication both of the growing appreciation for apartments by millionaires and of the high standard of construction to which these houses have attained. Another type of construction that is becoming popular with New Yorkers is represented by the announcement that Mr. Howard Gould is to erect a large country house at Port Washington, on the Sound. One more "sign of the times" is the extraordinary number of churches that are being planned and erected all over the Eastern States. The number of new factories that are being built is also large.

WAIT TILL PLANS ARE APPROVED.—Section 121 of the Tenement House law prohibits anyone from beginning the construction, alteration or conversion of a tenement house or building or any part thereof until the plans have been approved. It seemed to be necessary that an example should be made of somebody, and an East Side contractor was consequently assigned for violating the law, in that he proceeded with alterations without approved plans. It appears from the testimony that his men were working even after the contractor had been ordered to stop work on the building. Mr. O'Sullivan represented the Corporation Counsel and the Tenement House Department.

WHO ARE THE BURDEN-BEARERS?

To the Editor of the Record and Guide:

Mr. Edgar J. Levey in his letter published last week, in regard to the effect of taxes on rents, says that when, in the late campaign arguments, it was asserted that the burden of taxation fell upon the rentpayers, "obviously the home-dweller, the flat or tenement dweller, was in mind; not the lessee of a store on 5th av, or the tenant of a Broadway office building who may live in New Jersey."

He says further that, as to stores and office buildings, it may be admitted that the burden of increased taxation must be borne chiefly by the landlord, but "to the dweller in a 4-sty Brooklyn flat, the increase in taxation inevitably means increased rents."

It seems to me that these statements are contradictory; that the fact that the lessee of a store on Broadway may live in New Jersey has no bearing on the effect of increased taxation upon his store property. He must do business at that location in order to make a living; and if there is any place where the increased tax would fall on the tenant, it is in the case of a man who cannot move without sacrificing his livelihood.

On the other hand, the dweller in the Brooklyn flat is precisely the man who can easily remove to the commuting areas of New Jersey, if the landlord attempts to raise the rent of the flat for any other reason except that the privilege of living in Brooklyn is really becoming worth more money. And, in that case, the landlord does not wait for an increase in the tax in order to raise the rent.

Mr. Levey says that if taxes are increased, a builder "must feel assured of getting back the net additional annual charge by increased rents or he will not build." The illustration should have been carried one step further. If he cannot get back the additional charge in that way, he may still build provided he can get a sufficient reduction in the price asked for land to come out with a profit.

In my letters I believe that I have proven the fallacy of the assertion recently made during the campaign that "High taxes make high rents," and, conversely, that "Low taxes make low rents." Mr. Levey's letters have been very intelligent and interesting, yet he has failed to convince me, as well as others, that the assertions quoted above are true.

EDWARD POLAK.

A SIGHT TO SEE!—The waking up at nightfall (5.30 to 6.30 P. M.) of New York's "Rialto" on the East Side, when the great crowd of the proletariat surges through every east-and-west street, from Canal to 14th, is one of the sights of New York.

Men, women and fourteen-year-old children walk shoulder to shoulder from stoop line to stoop line, going home to supper and to do the evening shopping. No need to widen the sidewalk for these (reversing 5th avenue's innovation of widening the driveway) they simply absorb the sixty-foot streets from side to side, and the horse and truck that has the bad luck to meet this homeward-bound human tide, simply stays "put" during its flood.

Were the investing real estate public to follow income-producing property as they are led to follow speculative promises, "rises for a sale," Eldridge st with his wholesale woolen district, and Hester st, with its retail dry goods, would not be left to the purchasing power of the growing pocket-book of the "stranger in the land"—fast as he is growing to be a citizen, and absorbing quietly the good things in realty of this day and generation, as did John Jacob Astor (senior) in the century that is past. New York will soon no longer have a north-and-south line of trade and travel only, but, like London, an East Side and a West Side—and the East Side will equal and outstrip the West.

OUTGOING OF ANOTHER OLD RACECOURSE.—Men are tearing down the grandstand of the Morris Park racecourse. New York has got through with it and needs the room for house-building. The handsome clubhouse is to be skidded up to Pelham Parkway somehow and made over into a hotel. Then Morris Park avenue will be cut through the course, and presently the Fidelity Development Company will have another sale of lots on the premises. Still on the guardrail in front of the disappearing grandstand, painted in black, is the word "Finish." After the horse-racing stopped, automobiles used to fly around the course, and this year there were exhibitions of real flying machines at the park. The horse seemed slow in comparison with the later whizzers. But that which has befallen Morris Park comes to every such place in time, so far as New York is concerned. Eventually the city overspreads them. The Park was laid out and owned by Dave Hennen Morris, and was sold by him in 1906, to the Fidelity Development Company. In September of that year three hundred lots were disposed of at public sale, the McVickar Galard Realty Co. acting as auctioneers.

—Comptroller Metz is advertising for sale, "at the request of the Bridge Commissioner," all the buildings standing in Manhattan within the lines of property acquired for the Manhattan approach to the Manhattan bridge.

CONSTRUCTION.

ESSENTIAL PRINCIPLES OF A BUILDING CODE.

How It Should Be Written, and How Amended — The Authority Building Superintendents Should Have—Objections to a Board of Appeal.

By LAWRENCE VEILLER.*

NO piece of local legislation as a rule approaches the importance the enactment of a proper building code. Upon the soundness of its provisions depends to a large extent the future character of every city and the prosperity, health and social welfare of its citizens. Upon the wisdom with which it is drawn will rest the determination of the city's future growth, and the manner of that growth.

Affecting as it does so closely the homes of the people, their places of labor, of public assemblage, of recreation, it becomes of vital importance. Building codes must necessarily vary in different cities, and be adapted to the needs of each locality, but certain essential principles govern all of them.

SHOULD BE CONCISE IN FORM.

In the first place they are for practical use by builders, architects, plumbers and mechanics. The first requisite is therefore clearness. What the law intends must be quickly and readily understood. They should, too, as far as practicable, be concise in form. Their provisions should be expressed in short separate sentences, not in long involved paragraphs. Precision is of vital importance. All terms should be carefully defined. On the other hand, such laws must be so drawn as to stand the test in the courts. In a word, they should be as if written by laymen for laymen, and yet at the same time so carefully drawn that every word has its exact legal value and says neither more nor less than is intended.

The great and vital thing overshadowing all others in importance, is that there shall be uniformity of treatment for all persons affected by its provisions. There must be no discrimination between individuals, nor any opportunity for such discrimination. Affecting, as it does, vast property interests, it must be based upon foundations of justice and fairness.

And yet, it is at this point that most building laws fail—viz., in their treatment of the granting of discretionary power to the enforcing officials. Every architect and every builder will tell you that he is in favor of discretionary power. That it is essential, that the building industry is a constantly changing one and that building laws cannot be rigid. There must be flexibility to them or the building industry will suffer; the architect must have free play for the exercise of his originality. If you question him, however, he will admit that it is in the exercise of this discretionary power that municipal corruption lies.

In this subject is wrapped up nearly everything of importance in a building code. There is little use in providing with minute care for the thickness of walls of certain heights, the methods of building firestops, the way in which plumbing shall be vented, if at the same time you give to your enforcing official the power to change all these requirements in his discretion.

Even with honest public officials, large grants of discretionary power are unsafe. They inevitably lead to favoritism, discrimination, arbitrary use of authority, and nullification of the legislative intent.

TENDS TO NULLIFICATION.

A striking illustration of the last-mentioned effect is found in the experience of New York City some years ago. In 1895 it was provided in the Tenement House law enacted in that year that no tenement-house erected after that date should occupy more than 65 per cent. of the lot. This was the clear intent of the framers of the law. They, however, added a clause to the effect that where the light and ventilation of a building was materially improved, the Superintendent of Buildings might permit a greater percentage of the lot to be occupied, but in no case more than 75 per cent. In a word, they departed from their original purpose of definitely limiting the amount of land to be occupied, believing that the enforcing officer might be permitted to use his judgment and permit a larger proportion to be covered in special cases.

Now, what actually happened? Within a year, every tenement house that was erected occupied the full 75 per cent. of the lot. No one even thought of covering any less, and from the very nature of things, nothing else could have been expected. If one architect presents a plan for a new building and the Superintendent of Buildings permits him to occupy 75 per cent. of the lot, a competing architect a few weeks later in submitting his plans will demand that he too be permitted to occupy as much. So gradually every architect insists upon his right to cover as much of the lot as his predecessors have done.

Arbitrary use of authority as a consequence of these vague grants of power seems to spring almost immediately from it. Heads of bureaus and their subordinates quickly learn to stretch the law beyond all reasonable limits—and when called to account by the protesting citizen invariably fall back on the answer: "This is a mater that is within the Superintendent's discretion." Sometimes it is, often it is not.

There is much misunderstanding about this question of discretionary power, not only as to what it is, but as to the necessity for it, and the position of architects, builders and others in the building trade in favor of large grants of powers of this kind cannot be successfully sustained. Their contention, however, that building codes should not be too rigid and that they must have sufficient elasticity to provide for the changing developments in the building industry, with the discovery of new processes and new materials, is absolutely sound.

One, however, does not involve the other. It is entirely feasible to provide sufficient elasticity to permit the use of new material and new processes as these develop, without at the same time vesting in the enforcing officer the power to modify and set aside every provision of your building law. The granting of such power breaks down every principle of sound government. From time immemorial it has been recognized that enforcing officers should not also be legislative ones.

Moreover, in most cases there is no necessity of vesting discretionary powers in the Superintendent of Buildings. The practice grew up originally in New York City at a time when New York's Building Code was an act of the Legislature. Under these conditions it was inconvenient, and sometimes impossible, for owners and contractors to wait nine months or a year until they could amend the law in the legislature, and because of this situation the Superintendent of Buildings was given the power to modify the law.

This situation does not exist, however, in many cities. Most building codes are local ordinances, adopted by the aldermen. In most cities the aldermen generally meet about once a week and it is very easy—if some provision of a building law is wrong—to secure the necessary amendments to it through the regular legislative channels. No hardship is thus involved.

HOW BUILDING CODES SHOULD BE AMENDED.

This is the only way in which building codes should be amended—namely, by the legislative bodies which enact them, not by administrative officers. Most important of all, however, is the fact that when a code is amended in this manner, the code is amended generally and affects all citizens equally. The public also is aware of what is going on and knows what it has to expect. It is also in a position to make known to the local legislative officials the reasons for or against any proposed change, and bring to bear upon them the full force of public sentiment.

How different this is from the other process of permitting one man, the Superintendent of Buildings, in camera, to set aside or suspend the operation of some provision of the law in the interests of some particular builder, architect or contractor. What rich opportunities for favoritism and graft such methods open up!

NEW YORK SETS THE STANDARD

for the entire country in its building laws. There is probably no American city which has not a building code that is modeled on the New York statute. This is naturally so. The problems of building that occur in that great metropolis have to be worked out satisfactorily there, and it is only proper that other cities should take advantage of the experience of the larger community.

Unfortunately, however, New York's Building Code (not only the proposed one but also the present one) is a whited sepulchre. Anyone reading it would gather the impression that it is a carefully drawn series of provisions, providing in minute detail for the manner in which buildings shall be constructed in that city and safeguarding the public interest at every point. Apparently, it is. But the value of these seemingly carefully drawn provisions is vitiated by the fact that the Superintendent of Buildings is given a general blanket power to modify or set aside every provision of the code at his pleasure, at any time, and this power is limited in no respect, the conditions under

*Formerly Deputy Commissioner of the New York City Tenement House Department. This article constituted the principal portion of a paper read by Mr. Veiller before the National Municipal League at Cincinnati.

which it may be exercised are not prescribed, nor is any publicity provided for his decisions; they do not even serve as precedents binding upon the department in similar cases. What is more important than all, his acts are not reviewable by the courts. In addition to this general power to set aside the law, it will be found that the Superintendent of Buildings has in numerous sections all through the code been given the power to modify those particular sections.

A BOARD OF APPEAL NOT FAVORED.

On the other hand the situation is not to be met by creating some board of appeal with power to overrule the decisions of the Superintendent of Buildings. This brings about even greater evils. It means division of responsibility, with all that that implies; it means that the head of the department ceases to be the head. A superintendent who desires to escape responsibility and to permit some form of construction in a given case which he is not quite ready to stand for publicly, because of his fear of the consequences, readily appreciates the value of "putting up" a proposition of this kind to a board, the members of which have no individual responsibility. On the other hand, an honest Superintendent of Buildings should not have his decisions, which are sound and in the interests of the public, set aside and reversed by a board without responsibility for the administration of the department.

The way to meet the situation is to give the Superintendent of Buildings FULL POWER TO ENFORCE THE LAWS, NOT TO MAKE THEM; to have his decisions final, subject to review only by the courts; to create no board of appeals, to permit no modification of the law except by the law-making bodies. This satisfies every situation, except that it does not provide for the changes that are constantly going on in the building industry and the development of new processes and the use of new materials. There is one sure, simple and satisfactory way to meet that situation:

Provide a board of men to pass upon building materials and building processes; require that whenever anyone wishes to introduce the use of a new material or a new process the matter shall be submitted to this board; that prolonged and properly supervised fire and strength tests of new material shall be made under the board's supervision, with complete records kept of the results; upon approval by the board of these materials they shall then become legal, and when once used in one case may be used in the future in similar cases. A further requirement for complete publicity with regard to the records and actions of such a board will in every way meet the situation.

Powers to be given to a body like this should be limited strictly to the passing upon new materials and new processes, and the board should be made up of disinterested members of architectural, building and engineering professions and the various trades interested in and competent to pass upon these subjects. The members should be appointed by the mayor of the city, preferably from lists submitted by the leading professional and trade societies; they should receive fees for each meeting they attend and should be removable by the mayor at any time. By no other method will corruption be eliminated from our building departments.

To sum up: Building codes should be DEFINITE, CLEAR and PRECISE. They should afford no opportunity of discrimination between individuals; they should encourage the use of new materials and processes, the development of the city, the building up of property and should protect at every point the health and welfare of the community.

ST. JOHN'S CATHEDRAL.—Workmen have finished waterproofing the temporary dome of the Cathedral on Morningside Heights. The openings under the four great arches have been enclosed by temporary concrete walls, and the four walls have been crowned by a dome made of thin tiles. Finally, the tiles, in turn, have been laid over with layers of black waterproof roofing felt and plastic cement. The roofing work was finished this week, but the masonry of the dome was done in August. The dome is constructed entirely of 6-inch brick tiles, one inch thick, and 15 to 18 inches long, according to the Guastavino system. The space beneath this dome, called the "crossing" and measuring 122x122 ft., will now be available for use as a temporary house of worship. The crossing is but the central space from which the cathedral will develop, one arm after another being provided until the whole edifice is complete. The four great arches are to disappear, to be covered up by the growth of other structural parts, but their function of bearing up the central tower and spire is more important than their visible impressiveness.

NEW INTEREST IN HOBOKEN.—Some New York investors find that Hoboken at the present time measures up pretty well to their ideas of a good place to make a real estate investment. The new 7-story "Terminal Building," built of reinforced concrete, and which will be ready for tenants next week, is an instance. New Yorkers will be able to locate it by a great electric advertising sign for an insurance company, which it will carry. The officers of the company are: B. N. Duke, of the American Tobacco Company, president; R. B. Arrington, of the same company, vice-president, and Ernest L. Sawyer, of Brooklyn, secretary and treasurer.

VENTILATION OF BUILDINGS.

Owners Must Comply With the Regulations of the State Factory Inspector, Regardless of How They Make Their Leases Read.

A DECISION rendered in a test case this week by the Appellate Division of the Supreme Court clears the pathway of the State Factory Inspector in his fresh-air campaign against the owners of buildings used in whole or in part for manufacturing purposes, unless the case shall be appealed. The statute requiring that "proper and sufficient means of ventilation" shall be provided in factories was recently strengthened by making the "owner, agent or lessee" responsible, instead of the lessee alone.

As the installation and maintenance of ventilating machinery of the capacity required by the Factory Inspector's regulations is an expensive operation, owners were remonstrating against the severity of the requirements and the legality of the Factory Inspector's proceedings against owners, rather than tenants, when a test case was made up between Mr. Amos R. Eno and the State Department of Labor, whereby a stipulated set of facts was submitted to the Appellate Division. This is the case in which the Court has now rendered a decision. The law reads as follows:

"The owner, agent or lessee of a factory shall provide in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein, the rooms must be ventilated in such manner as to render them harmless, so far as is practicable."

The Eno case was taken to court to test the question whether the owner or tenant of the building is liable for the statutory penalty when the lease definitely specifies that the tenant shall keep the premises in such order as may be required by the Board of Health, the city ordinances or any other legal authority.

It appears from inquiry among owners that their claim is that the usual amount of heating radiation in lofts is insufficient to take care of the large quantity of fresh cold air that would be introduced by forced ventilation, and that the cost of heating the fresh air introduced would increase the average cost of heating the building about three hundred per cent., without counting the cost of installing and operating ventilating machinery.

In this particular case the court was asked to determine whether the owner is liable for any statutory penalty. Both parties admitted and agreed that if the question was decided in the affirmative the State should have a judgment of ten dollars a day for two days, and if in the negative the owner of the building should have a judgment to the effect that he is not liable to any penalty and dismissing the proceedings. Huntington, Rhinelander & Seymour are the attorneys for the defendent, Mr. Eno, as owner of the buildings 427 to 431 West Broadway. Pending the decision in this case the State factory inspectors' activities were less pronounced. Owners of factory and loft buildings, tenants and engineering firms were all interested. The Court says:

When it is admitted that the subject matter of the acts in question comes within the exercise of police power by the Legislature, it was for that body to determine the most efficacious way to insure its enforcement. It was determined that when an owner of a building turns it into a tenant-factory as defined by law, that owner should be held responsible in defined particulars for the observance of this health law, and by specific provisions has conferred upon him opportunity and power to observe these provisions by right of entry and, if necessary, dispossess proceedings.

"It has in terms also made the tenant responsible. Whether the public officer charged with the enforcement of the law should proceed against the owner or the tenant or both is a matter of administration of the law with which the court has nothing to do. It is no answer for one person who is made responsible by law for an existing condition to say that another person is also responsible and should be proceeded against."

Insufficient ventilation under the labor law as amended to July 1, 1908, was the charge carrying a penalty after notification of $10 per day. Mr. Eno contended that the ventilation should have been provided by his tenants. Josephson Brothers, with whom he had a lease, requiring them to comply with the requisition, regulations of the Board of Health and labor laws.

M'ADOO TUNNEL WORK.—It has been promised by the McAdoo interests that the new stations at Twenty-eighth and Thirty-third streets, Manhattan, will be opened next May, which will be the means of adding greatly to the traffic between New York and Jersey City. Work on the Railroad ave extension to Summit av in Jersey City is progressing rapidly, and it is probable that the Henderson st station will be ready by next May at the latest. It is understood to be the belief of President McAdoo, according to the Jersey City Journal, that in the first year of complete operation the trains will carry almost 100,000,000 passengers, instead of 77,000,000 as originally estimated. The capacity of the system, with eight-car trains operated on a one and a half minute headway, is placed at 220,000,000 passengers a year, and when working up to that capacity the surplus applicable to dividends should be more than $5,000,000 a year.

WHAT DEMAND FOR NEW BUILDINGS?

Percentage of Occupancy in Various Sections—New Houses in the Bronx 90 Per Cent. Rented—Midtown Opportunities.

THANKSGIVING week is considered an appropriate time to note the state of the building market with regard to the evident requirement for more residential and business buildings. This can be judged in part from the percentage of occupancy of existing apartments and loft buildings in the sections which are having the most activity.

Midtown real estate is enjoying activity, expanding with the increasingly rapid reconstruction of the section. Row after row of dwelling and tenement houses are disappearing and business buildings are taking their places. Lofts in the section below the Pennsylvania station and west of Broadway are reported to be running well at good prices. In 25th and 26th and 27th sts, between Broadway and 6th av, values are approaching $4,000 per foot front. This value can easily be sustained, it is said, with lofts 50x90 renting readily at $3,500. A firm of brokers active in the sections, Messrs. S. B. Goodale & Son, state that the most recent tendency is toward an equalization of the values in the blocks on 25th, 26th and 27th sts, between 6th and 7th avs, to more nearly approach the values in the same blocks between Broadway and 6th av.

"On 28th and 29th sts the effect of the car tracks is as yet problematical," said Mr. Goodale this week. "The bad effect of these tracks as regards shipping is probably exaggerated, and will be somewhat compensated for by the increased prominence of these streets when proper car service is installed. Building in 7th av has been retarded by a scattering ownership of small parcels and the fulfillment of the real destiny of the avenue as a street of sixteen to twenty story loft buildings covering block fronts and one-half block fronts is still in the future. The new lofts in the 4th av section are renting in a satisfactory manner and will be occupied by lines of business of a very desirable character, including white goods, neckwear and upholstery goods.

NO CHANCE OF OVER-BUILDING HERE.

"There is little chance of either section becoming even temporarily over-built. These sections do not depend upon new firms or new business to occupy their rentable space, but draw on the almost unexhaustible reservoir of business already in existence in the lower sections. Builders are justified in expecting success for their operations by considering an unbroken list of successes made by other builders in these sections. In the building of steel loft buildings in these sections foreclosures or broken-down operations have been unknown for some years.

THE NEW PUBLISHING HOUSE CENTRE.

"Above the Pennsylvania station the section between 7th and 8th avs, between 35th and 40th sts, has been marked as the new publishing house centre, and in addition there is a feeling that loft buildings for clothing and for miscellaneous trades will also invade these streets. Lofts in 5th av, between 23d and 42d sts, are necessarily held at high rentals and can only be occupied by lines of business of the highest character. Some vacancies have been carried during hard times, but these are now rapidly disappearing."

ON WASHINGTON HEIGHTS.

In the central and lower Washington Heights sections, apartments are reported to be well rented, notwithstanding the vast amount of building that has been concentrated into a brief period of years. It is said, however, that reports reach the Heights vacancies in old apartments in the Bloomingdale and Harlem sections, caused by the large exodus to the Heights.

Frederick Zittel & Sons, of 140th st and Broadway, expressed the opinion this week that the demand in that section was for apartments of seven, eight and nine rooms each.

IN THE BRONX.

Mr. Edward B. Boynton, president of the American Real Estate Company, when asked this week if houses were well occupied in the Bronx, gave it as his judgment that the percentage of occupancy throughout the Bronx was about ninety per cent.

In the Westchester av and Southern Boulevard district, where the American Real Estate Company is building most largely, the percentage of occupancy is higher, running from ninety-five to one hundred per cent. Ten new aparement buildings erected during the present year by this company, completed for occupancy September 1, and containing 165 apartments, were fully rented by October 15. Taking the rental properties of this company as a whole in this district, there is about five per cent. of vacancy. It will thus be seen, as compared with the city as a whole, that the renting in the A-RE-CO district of the Bronx is on a very satisfactory basis.

Apartment buildings constructed in this district by the Gaines-Roberts Company and the Bates, Oesting, Jr., Company have been rented as rapidly as completed. Three buildings completed on Fox st by Bates, Oesting, Jr., Company for fall rentals are fully occupied, and this is also true of ten buildings on Southern Boulevard and eight buildings on Hoe av built by the Gaines-Roberts Company.

Mr. Boynton says there is unquestionably an opportunity for further building expansion. Nearly all of the houses built during the past season have been rented and sold as fast as completed. The market is sufficiently strong to warrant further operations. The district offers opportunity for the building of 6-sty elevator and 4 and 5-sty non-elevator apartment houses.

Mr. J. Clarence Davies says that in over twenty years' experience he has never seen better conditions for new houses in good and accessible locations. Mr. Davis said this week: "The opportunity for the builder in this section is better than at any previous period in the history of the Bronx, as the demand is greater than the supply of both elevator and medium priced apartments and two and three-family houses. The percentage of occupancy in new-law houses under our charge is 95. We have fewer vacancies than at any time in the last four years."

IN HONOR OF THE LATE CHARLES F. McKIM.

In the New Theatre, on Central Park West, on the afternoon of Tuesday, Nov. 23, a large gathering of ladies and gentlemen representing fourteen societies of art, architecture, letters and sciences, besides many other citizens, listened to eulogies by distinguished men of the late architect, Charles Follen McKim. It was the most impressive occasion of the kind that we can remember, and appropriately held in the most beautiful place in this country dedicated to Art. More than a thousand persons were present. A former President of the American Institute of Architects, Mr. George B. Post, was the chairman.

Addresses were delivered by Hon. Joseph H. Choate, Hon. Elihu Root, Mr. Robert Peabody, of Boston, and Mr. Walter Cook; and appreciations by Prof. H. Langford Warren of Harvard University, Mr. Joseph H. Benton of the Boston Public Library, President Nicholas Murray Butler of Columbia University, and Mr. John R. Cadwallader of the New York Public Library. Resolutions were read by Prof. William M. Sloane, and anthems were sung by the Mendelssohn Glee Club.

On the stage were Cass Gilbert, president of the American Institute of Architects (vice-chairman of the meeting); Arnold W. Brunner, president of the New York chapter of the same body (also a vice-chairman of the meeting); Theodore Ely, representing the American Architects of Rome; J. Pierpont Morgan, representing the Metropolitan Museum of Art; John W. Alexander, president and representative of the National Academy of Design; E. H. Blatchfield, president of the National Society of Mural Painters; S. Grant La Farge, president of the Architectural League of New York; A. Augustus Healy, president of the Brooklyn Institute of Arts and Sciences; Eugene Heffly, representing the McDowell Association; Austin W. Lord, president of the Society of Beaux Arts Architects; Prof. J. R. Wheeler, of the faculty of Fine Arts of Columbia University; Herbert Adams, representing the National Sculptors Society; Prof. H. Langford Warren, representing Harvard University; President Nicholas Murray Butler, representing Columbia University; Joseph H. Benton, representing the Boston Public Library; John Cadwallader, representing the New York Public Library; Pros. William M. Sloane, Frank Miles Day, Daniel H. Burnham, Hamilton W. Mabie, William R. Mead, Robert W. De Forest, Daniel C. French, John M. Converse, Seth Low, Henry Rutgers Marshall, Donn Barber, Andrew Carnegie and Austen Fox.

The orations by Mr. Choate and Mr. Root were masterpieces. Mr. Choate related the following reminiscences.

"His buildings soon arose here and in many other cities, marvels of simplicity and beauty, honors came fast upon him, but all this he bore with the simplicity of a child and the modesty of a woman. When he came to London to receive from the British Institute the royal gold medal, perhaps the highest recognition of his standing which was conferred upon him, he was all of a tremble. I had to accompany him to what he thought a terrible ordeal. Then when he began to receive the congratulations of his friends here in America he cabled back, 'I still wear the same hat.'

"The members of the famous firm he founded, McKim, Mead & White, were like brothers, heart to heart, brain to brain, sharing their triumphs together. I remember that at a great banquet given in McKim's honor once a speaker was proceeding to give to McKim all the credit for the architectural merit in the Madison Square Garden structure. McKim interjected the one word, 'White,' and it was the only word he spoke at that banquet."

—A real estate operator said this week, while discussing the future development of the upper East Side, that the year 1911 in his opinion would witness wonderful changes around the Manhattan approach to the Queensboro Bridge. This territory is to bound to be a busy retail centre where small stores will thrive. He expected, he said, to see many office buildings rear their lofty walls in the vicinity owing to the accessibility of the area.

THE ECONOMY OF A LOCAL REPAIR DEPARTMENT.

By JOHN H. FEDELER.*

THE most important matter, to my mind, which will reduce the cost of repair and operation in a large building is the system under which it is managed. I want to propose to you a system I operated with—how you may do your own repairs, and still have time to spare.

There should be two separate offices in a large building. The making of leases, investigation of new tenants, collecting of rents and paying of bills should be attended to in one office, for which the agent, owner or manager is responsible.

The superintendent should have a separate office, and be held responsible for the renting of the offices, the engineer's force, the janitor's department, the maintenance and repairs of the building. The superintendent is the man who is best able to judge of the requirement of his tenants; he is closest to them; in the best rented building the manager or superintendent generally made it so.

The idea of separate departments is also economy. If you have a number of small tenants, there is always a large number who do not like to part with their rent. It seems to hurt them to pay up, and when they do so they invariably have a complaint to make of some sort. If they are then referred to some other office to lodge their complaint, they will forget it unless such complaint is justified.

The superintendent should select his assistants. The janitor should hire and discharge his own men. Every man or woman under him has his or her duties to perform. Complaints with reference to the cleaning of offices are sent to the superintendent, who investigates and lays the blame where it belongs. The janitor orders his material through the superintendent.

Here again our method of accounting is very simple. An order is made out on the agent or dealer. A copy of this order remains in the order book. After the goods have been received and the bill presented, the amount and cost of the material is written on the original copy, and the date the bill has been approved for payment. This copy is then torn out of the copy book and filed, so that each of the various items or material are kept together, and an easy access can be had to any previous order. This is very handy when you wish to find out how much you pay for, where you got it before, and how much is used for any given period of any material.

Once every year I make a copy like the following: each line contains the name of a material we carry in stock, and by purchasing a monthly supply, I am able to check up with the previous year whether there has been any waste. This list does not include any material used for repairs. [A form exhibited].

The engine room is in charge of a chief engineer; as the changes in this department are not frequent, I generally investigate a prospective employee and then send him to the chief for approval or rejection. My relation to the engineer force is that of a consulting engineer. All repairs and purchases are ordered through my office. A superintendent can best serve his object if he carries an engineer's license; it is, however, not essential. The consumption of coal and oil per day and month is kept on file the same as before mentioned.

Every hour the steam pressure, the load in amperes, and the number of engines running is marked down. If you want to adopt a log which will tell you at a glance the condition of your engine room, the following description will serve you. If you want to have a simple log, here is something that I have examined and found very efficient. For instance, I have a big book. I have a piece of canvas on that so that when the engineer puts his hands upon it he won't soil it. One page is used for the day run, and the other page for the night run. The pages are arranged as follows: [A form exhibited.]

This form represents the day run. The two pages facing each other will do for one month. You see under every hour I have got three small separate columns, which gives me the amperes, number of engines running, and the pressure of steam. This table will show you at once when your coal bills are getting larger.

It is easy to note how you may compare one day with the other, and in practice you can see by the variation in the electric load how the days are gradually getting shorter or how a larger consumption of coal during any period is accounted for by dark weather, etc.

The repair department is under my personal direction. Where in a small building one man can attend to many different classes of repairs, in our building we have a first-class carpenter and cabinet maker, who can also make keys and repair door checks. An electrician to attend to electrician's repairs and constructions. A plumber who also does all kinds of pipe fitting. A plasterer who can lay tile and brick and build plaster block partition. An elevator machinist to do all elevator work. A helper who can mix mortar, trim an arc lamp or paint, and from four to ten painters, as may be required at the time. All these may be used in an emergency for roping an elevator or in case of fires, etc. All complaints are sent to the superintendent's office where an order for the work is made out and the duplicate filed. These slips are a great help to a superintendent in laying out the work for his men.

The efficiency and economy of a repair department depends to a great extent upon local labor conditions. If a contractor can hire labor as cheap as you, you will hardly be able to compete with him on contract work. The cost does, however, not always play the most important role for the convenience is so great in a well organized local repair department that other matters are not considered. They can be called upon in case of fire and flood or other emergencies.

In my case the matter of cost was of greatest importance, and wherever the labor conditions are similar to those in New York, I believe the work of carpentry, plaster block partition, building, painting, tile repairing, plumbing, steamfitting, roping of elevator cars, electric wiring, etc., can all be done cheaper and better by a local repair force.

In New York there are always men with families who prefer a good, steady position, with less pay, than a job now and then, with union wages.

*Superintendent of the New York Produce Exchange Building. The paper which is here given in part was delivered before the National Convention of Building Managers and Owners, at Detroit, as reported by Secretary Patterson in "Building Management."

SOCIETY OF BEAUX ARTS.

At the annual meeting and dinner of the Society of Beaux Arts Architects, at the Hotel Brevoort-Lafayette Monday evening, the following officers were elected:

President, Donn Barber; vice-president, Charles W. Ewing; recording secretary, A. B. Trowbridge; treasurer, Joseph Howland Hunt, and corresponding secretary, John V. Van Pelt.

Executive committee, Donn Barber, A. B. Trowbridge, James Otis Post, Harvey W. Corbett, Charles W. Ewing, Edwin H. Denby, Austin W. Lord, William W. Bosworth and Joseph Howland Hunt.

Paris prize jury, Lloyd Warren, chairman; Donn Barber, Harvey W. Corbett, Edward L. Tilton and James Otis Post.

It was announced that Robert Bacon, the newly appointed Ambassador to France and former Assistant Secretary of State, had promised funds, amounting to about $2,000, for the next Paris prize, which provides for two years' study in the Ecole des Beaux Arts, in Paris.

Last year's Paris prize was paid for by J. Pierpont Morgan and the prize for the year before by Andrew Carnegie.

A DEPARTURE IN THE TRAINING OF TEACHERS OF INDUSTRIAL EDUCATION.—The demand for competent teachers of industrial arts has led Teachers College, Columbia University, to plan a series of night courses, by which young men men who have a first rate technical ability in the trades, such as woodworking or machine-shop work, can prepare themselves for the profession of teaching. These courses are being offered at night in the School of Industrial Arts of Teachers College, covering mathematics, drafting, design, woodworking, machine-shop work, industrial chemistry, industrial history, methods of teaching industrial arts. A three years' course of night work will enable an expert mechanic, otherwise qualified, to gain a diploma as teacher of industrial arts. For those interested in hand-wrought metal, Columbia University announces four free lectures on November 29 and December 6, 13 and 20 at Havemeyer Hall.

THE EDISON HOUSE.—A "poured" concrete house! Precisely so, Mr. Edison says. He is going to pour the concrete through a funnel like water, as if he were moulding a statue, all at one operation. Take away the mould and find a house complete from cellar to chimney, wall friezes, bathtub, stairs, porches, everything—except doors and windows—of fireproof, verminproop and everlasting material. He has made concrete run like water through a sluiceway. The crushed granite in the liquid did not settle at all, because they used clay and soda in the mixture to act as colloid. Mr. Edison will not ask royalties on the patent, but will issue licenses to build the houses at not more than 15 per cent. profit. In the matter of the concrete house, Mr. Edison is moved by a sincere desire to make it possible for small wage-earners to have a house they can call their own. For ten years or more the higher cost and the necessarily high standard of small house construction in the country has driven a larger proportion of families into rented apartments than ever before. Mr. Edison's idea is that they can be emancipated again.

By December 31 the electrification of forty miles of track, on the Long Island Railroad, on which work was begun this year, will have been completed, and more than 140 miles of road will be ready for the operation of electric cars. On June 1, 1910, the lines will be in full operation, and by that time work will be well advanced on the electrification and double tracking of the entire North Shore division of the road from Winfield Junction to Flushing, Whitestone, Malba and Whitestone Landing, and from Whitestone Junction to Port Washington. A site for an immense sub-station to supply power for this division has been secured at Winfield. Before the end of next summer the road will be carrying passengers from the entire North Shore territory direct to Manhattan.

THE NEW CHURCH AT FORT WASHINGTON.

The Chelsea Methodist Episcopal Church, in course of erection in one of the most attractive neighborhoods on Washington Heights, will be a conspicuous feature from every point of view, situated, as it is, near the highest part of the ridge. It will be seen from all converging streets and from the Hudson River. It is particularly fitting that a building of this monumental character should be reared at this particular point, as it lends a distinct and pleasing variation from the class of buildings to which most of those to be erected in this neighborhood belong.

The Chelsea Church is not a new organization. For over half a century it did a great work in the lower section of the city whose name it bears. Many of the most conspicuous preachers of the Methodist Church have served in its pastorate. The old church building it still owns is located in 30th st, between 8th and 9th avs. The coming of the Pennsylvania R. R. station to the neighborhood so affected its congregation and membership that it became necessary to move, in order to survive. This valuable property is now for sale. Several large offers have been made for it and refused. Hence the completion of the new structure is momentarily halted, awaiting the necessary funds which will be soon forthcoming from the disposal of its downtown holdings. The present pastor of the church, Rev. A. E. Barrett, has held several successful pastorates in the city, and his enthusiasm, resources and inspiration, it is believed, will be largely instrumental in securing for this grand old church in its promising new field a success in the future that will eclipse even the glory of the past.



THE "CHELSEA M. E. CHURCH." Bannister & Schell, Architects.

The edifice as designed by the architects, Messrs. Bannister & Schell, will be an interesting modification of the Tudor development of Gothic. The tower will rise to a height of 112 ft. above the curb level, and the building is being constructed of a beautiful light granite. The trimmings, being of terra cotta, are still lighter in tone, making a pleasing contrast.

The edifice faces Fort Washington av, and covers a plot having a frontage of 85 ft. on Fort Washington av, and a depth of 138 ft. 5 ins. on 178th st. The principal entrance on Fort Washington av is to a vestibule about 2 ft. above the curb level. This vestibule, with staircases at the northerly and southerly ends, extends across the whole front of the building. So far only the basement is finished, and the following particulars are taken from the plans.

The main auditorium is reached by a short flight of marble steps from each end of the vestibule, as above stated. The congregation, entering, will pass first into an assembly-room, which may be shut off from the auditorium. This assembly-room, which has a seating capacity of 100, opens directly into the main auditorium, which is to have a seating capacity, exclusive of the galleries, of 540. A gallery will extend around three sides of the auditorium and will have a seating capacity of 430, making a total seating capacity for the church proper of 970.

The pulpit arrangements are those usual to the Methodist Church, the choir space providing for a chorus of 40 and a quartette, and the position of the organ manual is such that the organist may have supervision of the choir, the level of the choir platform being about 3 ft. above the pulpit platform. The lecture-hall, on the level of the main auditorium, has a seating capacity of 290, and with the classrooms opening into it, a capacity of 130 additional. The gallery of the lecture-room has a class-room capacity of 160, and there is a Bible class-room and also a ladies' parlor.

Access to the main floor of the Sunday school is by means of short flights of stairs from two entrance vestibules on West 178th st. Rear stairs are also being provided from the main floor of the Sunday School to the basement of the building. We note in the plans that there are three flights of stairs extending to the gallery of the Sunday School. The pastor's study is at the junction of the Sunday School building and the gallery of the main church, having a frontage on West 178th st. All of the sections and rooms named are at a level of about 10 ft. above the curb level on Fort Washington av.

The basement of the church has a floor level at the average level of the curb on West 178th st, so that the basement becomes a most important factor in this edifice. The social room in the basement has a seating capacity of 650; it also has a large platform and has rooms opening into the main room for a complete social arrangement, such as a kitchen, service-room, dressing-room and hat and cloak room. In the rear of the main social room is the basement of the parish house, which contains a lecture hall having a capacity of 220, two classrooms having a capacity of 60 and an infants' classroom having a capacity of 150. This basement to the parish house has practically a level entrance from West 178th st.

The cellar of the building is particularly well lighted, having a broad area opening to West 178th st and large areas on the northerly and westerly sides also. Here will be a large gymnasium and bowling alleys, a workshop and classroom for manual training, and the usual space required by boilers, machinery and vaults. The third story of the parish house contains a complete modern apartment for the pastor.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing $35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problematic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS. Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

PINEHURST AV, n w cor 178th st, two 5-sty brk and st apartment houses, 55x55x87.7, plastic slate roof; cost, $120,000; owner, Degenhardt Const. Co., 711 West 180th st; architect, Neville & Bagge, 217 West 125th st. Plan No. 794.

Henry Degenhardt, 715 West 180th st, president; David J. Oliver, 715 W. 180th st, secretary and treasurer.

19TH ST, Nos. 340 to 342 West, 6-sty and cellar brick tenement, 50x79, tin roof; cost, $50,000; owners, Harbatec & Silk, 117 East 7th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 798.

No plumber contract let. Owner will superintend.

AUDUBON AV, n w cor 174th st, 5-sty brick and stone tenement and store, 90x44, slag roof; cost, $50,000; owners, Robertson & Gammie, 1375 Intervale av; architect, J. C. Cocker, 2017 5th av: Plan No. 801.

Miscellaneous.

136TH ST, s s, 100 w Madison av, frame open shed and fence, 70x70x100, slag roof; cost, $1,500. Lessee, The Pure Oil Co., Madison av and 136th st; architects, Greevey & Birmingham, 45 Warburton av, Yonkers. Plan No. 795.

Emil Greevey will superintend.

151ST ST, n s, 200 e Amsterdam av, 1-sty brick garage and extension, 50x100, gravel roof; cost, $10,000; owner, Dorman L. Ormsley, 415 West 150th st; architect, Jno. E. Kerby, 481 5th av. Plan No. 796.

No plumber named.

33D ST, No. 239 West, 1-sty brick passageway, 30x93; cost, $7,000; owner, architect and builder, Pennsylvania Tunnel & Terminal R. R. Co., 10 Bridge st. Plan No. 799.

Stores, Offices and Lofts.

110TH ST, s s, 300 e 2d av, 6-sty bk loft bldg, 50x50x94, plastic slate or slag roof; cost, $50,000; owner, The Resingo Const. Co., 411 East 116th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 793.

Gaetano Saggesse, 411 E. 116th st, pres.

MONROE ST, Nos. 153-155, 1-sty brick and glass stores, 46.9x100; cost, $5,000; owner, P. P. Appel, 333 W. 23d st; architect, Geo. M. McCabe, 96 5th av. Plan No. 800.

MANHATTAN ALTERATIONS.

ATTORNEY ST, No. 97, cut windows in toilet, erect new compartments in 3-sty brk tenement; cost, $500; owner, Martin Grossman estate, 1106 Jackson av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2522.

Martin J. Grossman, executor.

CENTRE ST, No. 208, alter floors, beams, girders to 3-sty brick loft and store; cost, $600; owner, not given; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2566. J. K. Stephens, 140 Baxter st, lessee.

DIVISION ST, No. 81, carry down foundation walls, lower first floor to new street level for 5-sty brick store and tenement; owner, Josephine J. S. Wendell, 175 B'way; architect, John B. Snook's Sons, 73 Nassau st. Plan No. 2528.

No mason contract let.

ELDRIDGE ST, No. 69, enlarge windows, change sinks, refill yard with fresh earth in 5-sty brick tenement and store; cost, $800; owner, estate of Samuel Caskel, 31 Nassau st; architect, Chas. B. Meyer, 1 Union sq. Plan No. 2520.

Charles Jackson, executor.

GREENWICH ST, No. 756, new toilets, open partition, new skylight in two 3-sty brk tenement: cost, $200; owner, E. L. Greenin, Hillside, N. J.; architects, Jaudy & Foster, 1931 Broadway. Plan No. 2519.

HAMILTON ST, Nos. 2 to 8, open windows, put in new partitions in 4-sty brk tenement; cost, $400; owner, Clarence J. Conger, 196 Columbia Heights, Brooklyn; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2529.

MOTT ST, No. 79, change size of court windows, new toilet in 5-sty brick store and tenement; cost, $750; owner, Harry Blumenthal, 5 East 119th st; architect, William Kurtzer, Spring st, cor Bowery. Plan No. 2530.

MULBERRY ST., No. 84, 1-sty brick rear extension, 26x61.2, to 3-sty brick dwelling and store; cost, $1,500; owner, A. Grande, 84 Mulberry st; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 2569.

SOUTH ST, Nos. 226-7, remove wall, rebuild same, using I-beams, new windows, in 2 3-sty brk loft and market; cost, $3,500; owner, Samuel Kutlar, 34 Market st.; architect, Herman Horenberger, 122 Bowery. Plan No. 2533.

WASHINGTON ST, No. 677, strip coping wall and make ready for new story, cut opening in rear of 1-sty brick garage; cost, $3,000; owners, Beadleston & Woertz, 283 West 10th st; architect, Louis

TABLOID CIRCULARS

In the ***Investor's Number*** of this paper, to appear December 18th, our ***Tabloid*** (condensed) ***Circular*** department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

The standard method of arrangement used marks a great advance in logical publicity and economical sales promotion.

If you desire to sell goods or services, with the least expense in the building market of Greater New York, you should publish your condensed circular in the "Tabloid" department of the Record & Guide.

Send for sample sheets and full information.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square **11 East 24th Street**

A. Hornum, 145 East 42d st. Plan No. 2549.

Owner will superintend. Mason and carpenter, Louis Weber Building Co., 1 Madison av.

14TH ST, Nos. 222 to 228 West, erect supports for 1 15,000-gal. and 2 6,000-gal. pressure tanks on 6-sty brk factory; cost, $4,430; owner, N. Y. Consolidated Card Co., 222-228 W. 14th st; architect, J. E. Ditmars, 111 5th av. Plan No. 2540.

The Rusling Co., 39 Cortlandt st, supt. masons and carpenters.

30TH ST, No. 15 West, remove stoop, raise floor, alter window, change partitions in 4-sty and basement brick store and loft; cost, $750; owner, Isaac Walker, 9 West 29th st; architects, Gillespie & Garrel, 1123 Broadway. Plan No. 2555.

32D ST, No. 139 West, new plumbing, redecorating and renovating 3-sty and basement brick dwelling; cost, $800; owner, Thos. Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2557.

No plumber selected.

32D ST, No. 141 West, new plumbing, repair roof, redecorating and renovating interior of 3-sty and basement dwelling; cost, $800; owner, Thos. Dimond, 20 West 73d st; architect, Clinton & Russell, 32 Nassau st. Plan No. 2558.

No plumber selected.

32D ST, No. 143 West, new plumbing, repair roof, redecorating 3-sty and basement brick private dwelling; cost, $800; owner, Thos. Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2559.

32D ST, Nos. 147 to 149 West, new plumbing, repair roof and vault lights, store and stable on ground floor and meeting rooms above, redecorate and renovate; cost, $1,500; owner, Thos. Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2560.

32D ST, No. 137 West, alter plumbing, repair roof 4-sty brick loft building; cost, $600; owner, Thomas Dimond, 20 West 73d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2556.

No plumber selected.

37TH ST, No. 314 West, partitions, windows, toilets, to 5-sty brick tenement; cost, $1,500; owner, Wenner Realty Co., 353 W. 46th st; architect, John H. Knubel, 318 W. 42d st. Plan No. 2567.

41ST ST, No. 319 West, remove partitions, install 2 water closets, new skylight, repair wood trim in 2-sty brick store and tenement; cost, $500; owner, Geo. Peabody Wetmore, Newport, R. I.; architects, Thom & Wilson, 1123 Broadway. Plan No. 2523.

Architects will supervise.

44TH ST, No. 111 West, erect frame on roof uprights of 4-sty theatre; cost, $385; owner, Stuyvesant Theatre Co., 111 West 44th st; architect, Geo. Keister, 12 West 31st st. Plan No. 2552.

48TH ST, No. 520 to 524 West, cut opening in rear wall 6-sty brick loft building; cost, $175,000; owner, National Gum & Mica Co., 510 West 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 2554.

48TH ST, No. 3 East, 1-sty brick rear extension, 16.2x33.3, add 1-sty, partitions, stairs, new front to 4-sty brick and stone dwelling; cost, $30,000; owner, Mrs. Anson R. Flower, Watertown, N. Y; architects, Thain & Thain, 4 East 42d st. No contract let. Plan No. 2561.

53D ST, Nos. 406-408 East, add 1-sty beams, girders to 1-sty brick ice factory; cost, $12,500; owner, Artificial Ice Co., 420 E 53d st; architect, Louis A. Hornum, 145 E 42d st. Plan No. 2564.

63D ST, No. 125 East, new store fronts in 4-sty brick tenement; cost, $1,500; owner, John Divine, 118 East 63d st; architect, A. Balschum, 427 East 138th st. Plan No. 2542.

Owner will superintend.

67TH ST, West, foot of st, and North River, alter easterly steps to bridge; cost, $100; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architect, G. W. Vaughan, Grand Central Station. Plan No. 2563.

72D ST, No. 364 East, cut well, open new entrance, I-beams, fill old windows in 6-sty brick store and tenement; cost, $4,500; owners, A. & A. Realty Co.; architect, Richard Rohl, 128 Bible House. Plan No. 2527.

Domenick Abbate, Pres., 226 Lafayette st. Plumber, Francis Celia, 338 E. 116th st.

107TH ST, also 108TH ST, 50 w Columbus av, cut temporary doorway, close existing opening, replace half of interior wood with steel construction and fireproof floors in 4-sty brick beer storage house; cost, $50,000; owner, Lion Brewery, 108th st and Columbus av; architect, J. Kastner & Dell, 1133 Broadway. Plan No. 2539.

112TH ST, No. 245 East, change cellar entrance, remove steps, block partition in cellar, concrete floor, new toilet, in 4-sty brick dwelling; cost, $500; owner, Clemente Le Luisi, 245 East 112th st; architect, John Coggiano, 354 West 50th st. Plan No. 2548.

118TH ST, No 420 West, enlarge window, remove unlawful rooms in 6-sty brk tenement; cost, $300; owner, James C. Bushby, 420 W. 118th st; architects, David & Mack, 1 Madison av. Plan No. 2534.

119TH ST, n e cor Pleasant av, cut new doors on each floor, iron lintels on each, frame wooden floor beams for new vent flues, in 4-sty brick public school; cost, $167,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2521.

No plumbing contract let.

142D ST, No. 456 West, add story, put in dormer windows, remove partitions, new stairs, new vent shaft in 4-sty brick dwelling; cost, $4,060; owner, Andrew Davey, 456 W. 142d st; architect, Chas. H. Rechter, 68 Broad st. Plan No. 2518.

Architect will superintend. Thomas J. Brady, Jr., 18 W. 27th st, mason and carpenter.

155TH ST, n s, 275 w Broadway, add temporary 1 sty on top of terrace of 2-sty brick offices and stock room for exhibition purposes; cost, $7,000; owner, The Hispania Society of America, 155th st, w of

Broadway; architect, Charles P. Huntington, 18 W. 31st st. Plan No. 2531.

J. C. Udall, 29 W. 34th st, mason and carpenter.

AV A, No. 1525, change show window, alter partitnons in 3-sty brick store and dwelling; cost, $700; owner, Henry R. Feist, 204 E. 86th st, N. Y.; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 2530.

Owner will superintend.

AV A, No. 235, 1-sty brick rear extension, 26x13, add 1-sty partitions, balcony, girders, columns to 4-sty brick dwelling and store; cost, $5,000; owner, Joseph Finger, 152 Norfolk st; architects, Weiser & Korn, 21 W. 117th st. Plan No. 2562.

AMSTERDAM AV, Nos. 172-4, take out portion of gable wall, support walls on iron columns, remove store front in two 5-sty brick stores and tenements; cost, $2,000; owner, Peter Doelger, 407 E. 55th st; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 2537.

Architect will superintend.

AMSTERDAM AV, n e cor 83d st, remove part side wall, new iron girders, new partitions in 5-sty brick store and tenement; cost, $5,500; owner, J. S. Shea, 618 8th av; architect, Louis A. Scheinart, 1496 Bryant st. Plan No. 2551.

Architect will superintend.

AMSTERDAM AV, s e cor 121st st, partitions, alter windows, doors to 6-sty brick tenement and store; cost, $700; owner, Arnold Kaiser, 320 Broadway; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2565.

BROADWAY, No. 319, new store front in 4-sty brick store and office building; cost, $800; owner, N. Y. Hospital, 317 Broadway; architect, superintendent mason and carpenter, J. Odell Whitenack, 231 W. 18th st. Plan No. 2535.

COLUMBUS AV, No. 492, 1-sty brick rear extension, 26x61.2, to 5-sty brick tenement; cost, $1,500; owner, A. Grande, 84 Mulberry st; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 2568.

MADISON AV, No. 125, new walls on east side, concrete footings, stone foundations, brick wall, rearrange stud partition in 5-sty brick tenement; cost, $10,000; owner, S. F. Prager, 714 Broadway; architect, Jno. E. Kerby, 481 5th av. Plan No. 2541.

MADISON AV, No. 177, take out part of wall, new windows, new partitions and skylight to 3-sty brick tenement; cost, $1,500; owner, S. F. Carroll, 263 Hewes st, Brooklyn; architect, H. Horenberger, 122 Bowery. Plan No. 2543.

MADISON AV, No. 673, n e cor 61st st, remove walls, new show windows, new stairs, new plumbing fixtures in 4-sty brick dwelling; cost, $2,500; owner, Geo. Schaffer, 474 4th av; architect, W. K. Benedict, 1133 Broadway. Plan No. 2547.

Architect will superintend.

2D AV, No. 2035, remove front, erect new one, widen stage, new proscenium, rearrange seats, new stairway in 5-sty brick moving picture theatre; cost, $1,500; lessees, Sonti Bros., 1714 Lexington av; architect, M. W Del Gaudio, Tremont and Webster avs. Plan No. 2546.

Lessees will superintend.

3D AV, No. 423, remove rear pier in cellar, new bakers' oven in —sty brick tenement; cost, $1,000; owner, Jonas J. McGillen, 423 3d av; architect, John H. Friend, 148 Alexander av. Plan No. 2524.

3D AV, No. 830, remove show windows and build new ones in 2-sty brick store; cost, $150; owner, A. Shubkin, 830 3d av; architect, O. Reissmann, 30 1st st. Plan No. 2532.

Owner will superintend.

5TH AV, No. 584, remove stoop, raise basement door openings in 4-sty brick and stone dwelling; cost, $900; owner, A. T. Sullivan, 584 5th av; architect, W. S. Miller, 141 E. 40th st. Plan No. 2536.

5TH AV, w s, between 83d and 84th sts, add 2½-sty brick and stone addition to art museum, 206.4½x206.4½x114.8½, tile roof; cost, $300,000; owner, Metropolitan Museum of Art, 82d st and 5th av; architect, McKim, Mead & White, 160 5th av. Plan No. 2553.

No mason or carpenter selected. Architects will superintend. Sir C. Purdon Clarke, director.

6TH AV, No. 407, also 25TH ST, No. 106 West, cut wall, n s of present extension for exit, metal ceiling, 4 and 3-sty brick slot machine parlor; cost, $1,000; owner, J. Valenci & Co., 407 6th av; architect, Louis C. Maurer, 1493 Broadway. Plan No. 2526.

Lessee, Lewis F. Bergman, 106 W. 25th st. Owner will superintend.

6TH AV, n e cor 20th st, 1-sty side brick extension, 25.4x27.3, to stone church; cost, $5,000; owner, Church of the Holy Communion, 47 West 20th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 2538.

Rev. Henry Mollet, 407 West 20th st, chairman board of trustees.

7TH AV, No. 2200, cut new window in gable wall, new show window, new partitions, to 5-sty brick tenement; cost, $400; owner, Miss C. L. Slater, 237 West 71st st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2544.

Owner's agent, D. D. Heckey, 237 West 71st st; builder, P. J. Byrnes, 105 East 31st st.

8TH AV, No. 625, install new store front, galvanized iron cornices and tern plates in 3-sty brick store and dwelling; cost, $1,000; owner, Doherty Estate, 264 West 44th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2545.

L. W. Weill, 627 8th av, lessee, will superintend.

8TH AV, Nos. 2605 to 2607, remove skylight, build chimneys in 5-sty brick tenement; cost, $2,000; owner, Abram Bachrach, 64 East 91st st; architect, Marshall P. Grimes, 39 East 42d st. Plan No. 2525.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

180TH ST, n e cor Mapes av, 5-sty brick tenement, plastic slate roof, 47.1x83.8; cost, $45,000; owners, Mellwin Realty & Cons. Co.; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 1228.

Robt. A. Winters, 768 Fairmount pl, president.

187TH ST, s e cor Hoffman st, two 5-sty brick tenements, tin roof, 40.0x81.1 and 29.3x74.7; total cost, $77,000; owners, M. Pignone, Inc., 2396 Hoffman st; architect, N. Serracino, 1170 Broadway. Plan No. 1236.

BAINBRIDGE AV, w s, 245.4 n 200th st, two 4-sty brick tenements, tin roof, 21x70; total cost, $28,000; owner, Jacob Zurneiden, 3008 E. 204th st; architect, Wm. S. Irving, 315 E. 241st st. Plan No. 1234.

Dwellings.

BRIGGS AV, w s, 100 n 196th st, five 3-sty brick dwellings, tin and slate roof, 20x37; total cost, $25,000; owner and architect, August Nelson, 193 West 168th st. Plan No. 1227.

GLEASON AV, n s, 325 e Olmstead av, four 2-sty frame dwellings, tin roof, 21x52; total cost, $16,000; owner, Mink Const. Co.; architect, Henry Lane, 1499 Zerega av. Plan No. 1231.

Adam Mink, 2150 Gleason av, president.

POPHAM AV, w s, 394.10 n 176th st, 2-sty and attic frame dwelling, shingle roof, 20.3x55.4; cost, $6,000; owner, Edwin T. Branning, 260 Montgomery av; architect, John Bruns, 777 Elsmere pl. Plan No. 1224.

RYER AV, e s, 303.4 s 183d st, 2-sty frame dwelling, tin roof, 21x56; cost, $5,500; owner, Barbara Walz, 323 E. 52d st; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 1232.

Churches.

MORRIS PARK AV, s e cor Cruger st, 1-sty frame portable church, 22x66; cost, $3,000; owners, City Extension & Missionary Society of the Methodist Episcopal Church, 156 5th av; architects, Ducker Co., 277 Broadway. Plan No. 1226.

Miscellaneous.

BOWNE ST, s w cor Main st, City Island, 1-sty frame shed, 17x30; cost, $150; owner, Herman Cordes, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1230.

GRAND CONCOURSE, w s, 177.7 s 165th st, 1 -sty frame shed, 12x17; cost, $150; owner and architect, W. L. Saulpaugh, 723 Union av. Plan No. 1229.

MELVILLE AV, w s, 225 n Van Nest av, 1-sty frame shed, 16x9; cost, $100; owner, Marie Bonifatlo, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1225.

GRAND AV, n w cor 176th st, 1-sty brick garage, slate roof, 23x31; cost, $1,500; owner, Samuel Jackson, 36 Wall st; architects, Rouse & Goldstone, 12 W. 32d st. Plan No. 1233.

OLD WHITE PLAINS ROAD, n w cor Bronx Park pl, 1½-sty frame stable, 25x50; cost, $500; owner, Geo Reiss, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1235.

BRONX ALTERATIONS.

138TH ST, No. 389, new show front to 5-sty brick store and tenement; cost, $500; owners, M. A. & M. C. Cain, on premises; architect, Fred Ebeling, 420 East 9th st. Plan No. 517.

165TH ST, No. 701, new show windows, new partitions, to 2-sty brick store and dwelling; cost, $500; owner, Richard J. Callahan, on premises; architect, Louis Falk, 2756 3d av. Plan No. 516.

186TH ST, No. 472, new store front to 4-sty brick stores and tenement; cost, $500; owner, David Mayer Brew. Co., 3560 3d av; architect, Louis Falk, 2756 3d av. Plan No. 512.

201ST ST, No. 359, two 1-sty frame extensions—20.4x18, 6.9x8.6—to 2-sty and attic frame dwelling; cost, $500; owner, Luce Furmen, on premises; architect, Richard Rohl, 128 Bible House. Plan No. 513.

BRONX BOULEVARD, w s, 776.6 s 224th st, move 2-sty frame dwelling; cost, $1,500; owner, Adam Eisengrein, Willett av, and 213th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 521.

ST. LAWRENCE AV, n w cor Mansion st, move 3-sty frame store and dwelling; cost, $500; owner, Jos. W. Krauer, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 518.

ST. LAWRENCE av, w s, 25 s Merrill st, move 3-sty frame store and dwelling; cost, $500; owner, John Soffel, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 520.

ST. LAWRENCE AV, w s, 25 n Mansion st, new store front to 1-sty frame store and dwelling; cost, $100; owner, Jos. W. Krauer, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 519.

SOUTHERN BOULEVARD, No. 796, new partitions, etc., to 2-sty brick abbatoir and stable; cost, $500; lessee, Nathan Newman, 830 Hewitt pl; architect, Herman Horenburger, 122 Bowery. Plan No. 514.

WALES AV, e s, 75 s 150th st, move and new partitions, etc., to 2-sty and attic frame dwelling; cost, $1,750; owner, Henry Wilker, 769 Courtlandt av; architect, Chris F. Lohse, 627 Eagle av. Plan No. 515.

ADVANCE REPORTS.

An Apartment House Proposed for "Millionaire Row."

FIFTH AV.—The Century Holding Company (Lee & Fleischman), 141 Broadway, connrm to the Record and Guide the report that they contemplate erecting a 12-sty apartment house at the northeast corner of 5th av and 81st st, a plot measuring 102x125 ft. No architect has yet been selected, and the owners have not had time to decide upon details, as they purchased the property only on Tuesday of this week from August Belmont. It can be taken for granted that it will be an elegant house, but it will be rather conspicuous in that section, owing to its surpassing height, there being nothing but private dwellings in that part of the avenue. It is in line with the changing standards of living and the growing preference, even among millionaires, for city apartments rather than for city dwellings.

Metropolitan Museum Annex.

5TH AV.—Bids are to be opened on Thursday, December 9, by the city for labor and materials for the new addition to be known as "Annex H," to the Metropolitan Museum of Art, Fifth av and 83d st. It will be the largest addition that has been built since the construction of the original building, 2-sty and basement, extending 206 feet north along 5th av, from the recently completed "Addition E," and 180 feet west. The estimated cost of the new operation is $750,000. It will be entirely of limestone, and along the 5th av side will have eight huge columns, carrying out the design of the part already constructed. McKim, Mead & White, are the architects. The amount of security required is $150,000, and the time allowed to complete the work will be 350 consecutive calendar days.

Large Warehouse for Duane and Hudson Streets.

DUANE ST.—Messrs. Rouse & Goldstone, architects, 12 West 32d st, have just been commissioned to prepare plans and specifications for a large fireproof warehouse, 12-stys, to measure 84x100 ft, for Sonn Bros., of 149 Church st, to be erected at the south corner of Duane and Hudson sts, to cost in the neighborhood of $500,000. The construction will be strictly fireproof, steel frame and brick, and there will be four electric elevators installed. Messrs. Morse & Rogers (shoes), 134 Duane st, will occupy the building. No building contract has yet been awarded.

Fine Apartments for Upper Broadway.

BROADWAY.—Emery Roth, architect, of 18 East 42d st, is preparing plans for two buildings in which there will be a large use of Moravian and Faience tile in the facades. They will stand on opposite corners of Broadway and 153d st. On the southeast corner there will be a 5-sty studio building, for the Trinity Studio Company, of which Lawrence Davis is president, and on the southwest corner a 6-sty elevator apartment for Morris Levine. The houses will have copper cornices and bay windows and have architural distinction.

Building for a Sixth Avenue Corner.

6TH AV.—Moore & Landseidel, architects, 148th st and 3d av, are drawing plans for Mrs. Sarah J. Wyckoff Bent, of 1773 Washington av, Bronx, for a 4-sty store and loft building, to be erected at the northeast corner of 6th av and 14th st, on a plot 57x75. The building is estimated to cost $60,000. The site is now occupied by two old buildings of small dimensions.

Apartments, Flats and Tenements.

158TH ST.—Floyd Del Brown, of 30 East 20th st, has completed plans for a 6-sty house to cost $250,000, for the northeast corner of Riverside Drive and 158th st, for Annie Brown of 2345 Broadway.

64TH ST.—F. L. Leland, 79 8th av, owner, will soon have plans ready for remodeling and modernizing the 10-sty apartment house at 32 East 64th st. D. E. Hardley, 1 Madison av, is the architect.

VYSE AV.—Carmine Croffi, 1116 Intervale av, will erect from plans by Harry T. Howell, 3d av and 149th st, a 5-sty tenement, 50x88 ft., in the east side of Vyse av, 100 ft. south of 172d st, to cost $40,000.

ALDUS ST.—Harry T. Howell, 3d av, and 149th st, reports plans under way for five tenements, to be erected in the north side of Aldus st, between Hoe av and Faile st, to cost a total of $120,000. Owner's name withheld.

19TH ST.—Bernstein & Bernstein, architects, 24 East 23d st, will prepare plans for a 6-sty tenement house, to cost $50,000, which is to be erected at 342-4 West 19th st, for Harbater & Silk, builders, of 117 East 7th st.

BELMONT AV.—The Thomas S. Malcolm Construction Co., River av and 167th st, will erect a 5-sty tenement, 32x190 ft., at the southeast corner of Belmont av and 179th st, to cost $40,000. Harry T. Howell, 3d av and 149th st, is planning.

157TH ST.—Neville & Bagge, architects, 217 West 125th st, are planning a 6-sty elevator house to cost $175,000, for Sarah Haimes of 50 W 86th st, which will have a frontage of 112.6 ft on the south side of 157th st, 101 ft west of Broadway.

155TH ST.—Plans are being prepared by Harry T. Howell, 3d av and 149th st, for a 5-sty tenement to be erected in the south side of 155th st, 145 ft. west of Elton av, 50x88 ft., for the Thos. S. Malcolm Con. Co., River av and 167th st. Cost, $50,000.

FOX ST.—Harry T. Howell, 3d av and 149th st, has prepared plans for six 5-sty tenements, 40x89.3 ft., to be erected in the west side of Fox st, 245 3 north of 163d st, for the Wm. C. Oesting Co., 985 Fox st. All improvements, estimated cost, $180,000.

63D ST.—The City & Suburban Home Co. will erect, from plans by P. H. Ohm, of 42 E. 23d st, a 6-sty house to cost $100,000, on 63rd st, south side, 175 ft west of Amsterdam av. The building will have a frontage of 137 ft 6 in. The owner's address is 281 4th av.

BRIGGS AV.—Charles S. Clark, 445 East Tremont av, Bronx, architect, is taking bids for three 4-sty apartment houses to be erected on the east side of Briggs av, 195 ft south of 196th st, for W. Wicke (ribbons), of 36 East 22d st, Manhattan, to cost a total of $60,000.

177TH ST.—C. B. Meyers, 1 Union sq, architect, has finished plans to the order of the Helena Realty Co., of 277 Broadway Sol. Simons, prest, for a 6-sty elevator apartment, estimated to cost $100,000, to be erected at the northwest corner of 177th st and Pinehurst av.

WASHINGTON AV.—Architect F. Wolfgang, 531 E. Tremont av, has plans on his hands for a 5-sty house, 50x81, to be arranged for 20 families, which the "Will" Const. Co., of 624 East 183rd st, will build on the east side of Washington av, 90 ft south of 183rd st, at a cost of $45,000.

127TH ST.—C. B. Meyers, architect, 1 Union sq, has plans in progress for a 6-sty house to be arranged for 61 families, to be erected in 127th st, between Broadway and Riverside Drive, for Israel Lippman, builder, of 54 Lafayette st. Dimensions, 100x132; estimated cost, $150,000.

ROOSEVELT ST.—C. B. Meyers, architect, 1 Union sq, has completed plans for B. F. Golden, of 508 Pearl st, who will



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erect a house of 6-stys 41x60 ft, for 27 families, at 94 and 96 Roosevelt st. Stores on first floor. Owner builds and is taking bids on materials and subs. Estimated cost $25,000.

OGDEN AV. A 10-family house will be erected on the west side of Ogden av, 125 ft south of 165th st, Bronx, by William Collahan, 2660 Decator av, from plans by Schaefer & Jaeger, architects, 461 Tremont av, to cost $45,000. Five stories, with stores, 50x76. The architects are taking bids.

180TH ST.—Charles Kreymoorg, architect, 908 Jennings st, has plans in progress for a 5-sty house, 47x83, arranged for 23 families, to be erected on the northeast corner of 180th st and Mapes av, Bronx, for the Mellwin Realty and Construction Co., of 768 Fairmount pl, and to cost $45,000.

157TH ST.—Kuhn & Lawson Co., 508 W. 142d st, is having plans made by J. C. Cocker, architect, 2017 5th av, for a 6-sty apartment for a site on the south side of 157th st, 214 ft east of the Boulevard Lafayette. The house will have a frontage of 112.6 and a depth of 86.10, and is estimated to cost $140,000.

100TH ST.—Moore & Landseidel, architects, 148th st and 3d av, have completed plans for a semi-fireproof, 6-sty elevator house, to be erected on the south side of 100th st, 300 ft east of 2d av, with dimension of 50x94 ft, for the Rosana Const. Co., of 411 East 116th st. The owner will take bids on separate contracts and materials.

138TH ST.—Moore & Landseidel, architects, 148th st and 3d av, have plans about completed for a 5-sty house, 50x88, arranged for 22 families, to be erected on the north side of 138th st, 350 ft west of Broadway, for Edward Waters, owner and builder, who will take bids on separate contracts and materials. Estimated cost, $50,000.

DELANCEY ST.—Plans are in progress in the offices of Oscar Lowinson, architect, 18 East 42d st, for a 6-sty tenement house to be erected on the northwest corner of Delancey and Elizabeth st, for Nathan Ullman, who may be addressed in care of his architect. The plans will be ready about Dec. 13. The house will be arranged for 24 families, and the estimated cost is $45,000.

FREEMAN ST.—Charles Jargensen, 1283 Hoe av, Bronx, builder, is having plans drawn for two 5-sty apartment houses which he will erect on the northeast corner of Freeman st and Vyse av, Bronx. He will take bids on separate contracts. Harry Howell, of 149th st and Willis av, is drawing the plans. The house will be arranged for 16 families. Estimated total cost is $83,000.

146TH ST.—B. W. Levitan, architect, 202 West 31st st, has plans about completed for a 6-sty elevator apartment house to be erected in 146th st, 200 ft east of Broadway, for the Scheer-Ginsberg Realty and Construction Co., of 198 Broadway, Jacob Scheer, president, and Isador Ginsberg, secretary. The owners will build. The house will have dimensions of 100x150 ft, and is estimated to cost $150,000.

DALY AV.—Moore & Landseidel, architects, 148th st and 3d av, have plans about completed for four apartment houses to be erected on the east side of Daly av, 250 ft south of Tremont av, for Harry C. Benline Const. Co., of 148th st and 3d av, to cost a total of $80,000. The houses will contain four stories, 32x91 ft, arranged for eight families each. The owner builds and will take bids on separate contracts.

EAST ORANGE, N. J.—The general contract has been awarded to Trivett & Walters Co., 7 Bond st, Newark, for the erection of an apartment house for eight families, on the southeast corner of Arlington and Parks avs, East Orange, to cost $35,000. Owners, Fairchild & Baldwin, 185 Market st, Newark; architect, H. Bechlin, 45 Clinton st, Newark. The house will have four stories on ground dimensions of 50x70.

RIVERSIDE DRIVE.—The Engineering Supervision Company has been retained for the mechanical equipment, including elevators, of the nine-story apartment house to be erected at the junction of 158th st and Riverside Drive. The building is being constructed by Alexander Brown, Jr., 33 East 20th st, and Mr. Floyd Brown is the architect. The heating system will be designed with a view to burning low-grade fuel.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty and basement brick and stone flat house to be located in the north side of South 2d st, 25 ft. west of Hooper st, Brooklyn, for M. B. Evens, of Brooklyn. The building will cover a plot 50x95 ft., having a facade designed in a modern style of architecture, trimmed with terra cotta and stone. The public halls will be entirely fireproof, having iron and marble stairs, tile floors and walls wainscoted with marble. The architects are to supervise construction.

Dwellings.

WASHINGTON, D. C.—The French Government will erect an embassy building at Washington. Plans have been approved and contracts will soon be let. One million dollars will be spent. Address the Secretary of the French Embassy, Washington, D. C.

PORT WASHINGTON, L. I.—Contracts for the construction of a country house at Port Washington, L. I., have been confirmed by Howard Gould. The plans, prepared by Hunt & Hunt, of this city, show that a structure with a frontage of 228 feet and a depth of 110 feet is to be erected. The new "Castle Gould," as the residence will be known, will be started as soon as the present frame structure which Mr. Gould has used as a residence is demolished. It will be a three-story and basement structure, equipped with all modern improvements, including an electric elevator, and, with garages, stables, and outbuildings, will involve an outlay of close to $1,000,000. "Castle Gould," erected in 1902 at Sand's Point, L. I., in which Mrs. Gould retains a dower right, was designed in general upon the lines of Kilkenny Castle, in Ireland. The new castle will be on the plan of an English manor house, and while it will not be as pretentious in size as the Sand's Point house, it will be its equal in point of equipment and landscape effects. Materials for the fronts of the building are limestone and local stone.

Factories.

GREENE AV.—W. B. Wills, of 32 Ditmars st, Brooklyn, architect, has plans in progress for a shoe factory, to be erected for I. Voelbel, owner, on Greene av, between Classon and Grand av, Brooklyn, 4-stys, 76x95, brick,, with limestone trimmings, non-fireproof; to cost $30,000. Mr. Voebel's address is 982 Greene av.

WILLOUGHBY AV.—Wm. Bommer, 259 Classon av, Brooklyn, is the architect for an addition and alterations, to cost $50,000, to the factory of Emil Bommer (hinges) on the south side of Willoughby av, between Classon and Taaffe pl, Brooklyn. The general contract has been awarded to John Auer & Sons, 648 Lexington av, Brooklyn, There will be an extension of 5-sty, 80x144, brick with bluestone, non-fireproof.

BUFFALO.—Tenative plans are in progress at the office of R. S. M. Mitchell, architect and engineer, 905 Madison st, Syracuse, N. Y., for a fireproof brewery, to be erected at Clinton st and Bailey av, Buffalo, for the Buffalo Brewery Co., John Hagen, president, Buffalo. The plant will contain a cold storage equipment, besides a cooperage and a bottling department. It will have dimensions of 100x300, two and three stories, with a capacity of 125,000 bbls. and is estimated to cost $500,000. General contractor, Dunfee Const. Co., 221 Union Building, Syracuse, N. Y.

WILLIAMSBURG. — The Engineering Supervision Company, 43-45 West 34th st, has been appointed to take charge of the steam and electrical equipment of the extension to the Royal Baking Powder Company's works at Kent av and Morton st, Williamsburg. The new building has six stories on ground dimensions of 216x60. The factory has been burning pea coal in the past, and the alterations and additions will be so made as to allow the burning of cheaper fuel. The Turner Construction Company has the general contract for alterations of the building.

Hospitals and Asylums.

86TH ST.—Jacob A. Zimmerman, 505 5th av, has obtained the general contract to build the addition to the hospital of the Sisters of Miserecorde, at 531 E. 86th st. The new building will be semi-fireproof and will contain a chapel. The estimated cost is $75,000.

PATERSON, N. J.—Contracts for the erection of the Sarah Amelia Quackenbush Memorial Home for Nurses awarded by Architect F. W. Wentworth, call for a 3-sty building of fancy red brick, with artistic trimmings. The structure will cost $35,000 and will be 40x80 ft. in extent.

26TH ST.—Edwin Outwater, 225 5th av, has taken the general contract to make over the residence at 420-426 E. 26th st, into a nurses club house, at an estimated cost of $130,000. The owner is the Training School for Women Nurses, of which Wm. C. Osborn is Pres., at 440 E. 26th st. There will be a 6-sty extension, 50x125; partitions, etc. in old house.

Hotels.

BROADWAY.—The J. T. Brady & Co., 103 Park av, has obtained the general contract to erect the hotel, restaurant and cafe for James Churchill at the corner of Broadway and 49th st, from plans by Herbert Baer, of 542 Fifth av. The estimated cost if $150,000.

HENRY ST.—Montrose W. Morris, 82 Wall st, Manhattan, has plans in progress for an addition to the St. George Hotel, at the s w cor Henry and Pineapple sts, Brooklyn. The owner, William Trumbridge (on premises) is undecided whether to build or let separate contracts. There will be an 8-sty fireproof addition, 50x100 ft.

Municipal Work.

STANDARDIZATION OF SUPPLIES. —The Board of Estimate and Apportionment of New York City has informed the Treasury Department of the appointment of a committee, consisting of Comptroller Metz, President McGowan and W. H. Hoge, to standardize supplies used in the city departments and to provide for a central purchasing commission. It is the intention of this committee to visit Washington at an early day to confer with Assistant Secretary of the Treasury Hilles and other members of the general supply committee, which supervised the purchases of supplies for the current fiscal year for the government departments. This New York committee will thoroughly go into the subject of standardizing for the city government of supplies on the line recently adopted by the general supply committee in this city.

Office and Loft Buildings.

WESTFIELD, N. J.—J. T. Tubby, Jr., 81 Fulton st, Manhattan, who has plans for a 3-sty pumping house, 20x90, to be erected at Westfield, N. J., for Lloyd Thompson, has awarded the contract to the M. Byrne Building Company, of 430 Westfield av, Elizabeth, N. J.

IRVING PL.—No architect has yet been selected for the 12-sty loft building which Alfred M. Rau, of 135 Broadway, contemplates erecting at Nos. 67 and 69 Irving pl, a plot measuring 46x85.6, adjoining the northwest corner of 18 st, which he purchased this week.

MADISON AV.—Schwartz & Gross, 345 5th av, have been selected to draw plans for the store and loft building to be erected at 76-78 Madison av, at the southwest cor. of 28th st. The plot measures, 24x95 ft., and the building will be either ten or twelve stories. The Herald Square Holding Co. is the owner. Address, Arnstein & Levy, 220 Broadway. Blum & Koch (straw hats), 84 5th av, are the lessees.

CHICAGO.—J. C. Green, 103 Park av, Manhattan, formerly of Kirby, Petit & Green, architects, is drawing plans, under a commission from William R. Hearst, Esq., for a monumental building to be erected in Chicago, and to be used as a printing house for the Chicago "American," and also to be used for stores, offices and lofts. It will stand ten stories high, on the northeast corner of Madison and Market sts, with ground dimensions of 189x136 ft.

Public Buildings.

HACKENSACK.—Work will start on the Bergen County Court House next week. The John T. Brady Company, 103 Park av, is the general contractor.

RIVERHEAD, L. I.—Architect W. G. Beardsley, Poughkeepsie, N. Y., has plans in progress for a jail at Riverhead, L. I., to cost $175,000. Building will contain 145 cells, separate water plant and a sewage disposal plant. A wall of concrete 12 ft. high, will be built around the jail. Owner, Board of Supervisors, Suffolk County. J. F. Flugrath, Clerk, Patchogue, L. I.

CLINTON AV.—The Justices of the Supreme Court, Brooklyn, at a meeting held recently, voted to abandon the proposed site for the new courthouse that was picked out a few weeks ago in the Heights section. The blocks chosen—known as the "doctors' block"—was bounded by Clinton, State and Livingston sts and Sidney pl. The sentiment now is in favor of building either in the neighborhood of South Oxford st and Lafayette ave or in the Eastern Parkway.

Schools and Colleges.

IRVING PL.—The Board of Education, N. Y. C., decided this week on a height of eight stories for the new Irving High School for girls. The appropriation is $600,000.

CHATHAM, N. J.—The Board of Education of this city has voted to spend $8,000 for the completion of the new school building. The total cost of the building will be about $32,000.

CENTERVILLE, CONN. — Architect Frank E. Brown has completed the plans for the new school house to be erected in Centerville by the town of Hamden, and estimates will be made at once.

WOODBRIDGE, N. J.—At a special meeting of the School Board and voters in Masonic Hall, it was voted to spend $70,000 for the erection of a high school at Barron av and Grove st. The building is to cost $65,000 and the lot $5,000.

PORTER AV.—Bids will be received by C. B. J. Snyder, Superintendent, for the general construction, etc., of new Public School 166, on the easterly side of Porter av, between Ingraham st and Harrison pl, Borough of Brooklyn, on Monday, Nov. 29, at the Dept of Education, Park av and 59th st, Manhattan.

TROY, N. Y.—Plans are in progress for a public schoolhouse to be erected on the east side of 7th av, between State and Congress st, Troy, N. Y. The owner is the Board of Contract, and Supply, of which J. H. Reilly is secretary. Architect, R. C. Sturgis, 120 Boyleston st, Boston, Mass. Steam engineer, French & Hubbard, Albany Building, Boston, Mass. The building will be of brick and stone, 5-stys, 250x100, 24 class rooms, laboratories, manual training room, lunchroom, assembly room, etc. Estimated cost $300,000 .

Theatres.

48TH ST.—Architect R. Napier Anderson, 63 5th av, is taking bids for a theatre to be erected at 137-143 48th st, Manhattan, for the New Netherlands Theatre Co. (Wm. A. Brady, Pres.), care of the architect. The building will have ground dimensions of 80x100, and a seating capacity of 1,000. D. C. Weeks & Son, 289 4th av, are figuring.

BRIDGEPORT, CONN. — The contract for the plumbing in the Empire Theatre, on Main st, owned by W. O. Laughna, has been awarded to W. J. Snadecki. The structure is to be built almost entirely of reinforced concrete. The plans are by Architect Joseph A. O'Brien, and the Sperry Engineering Co., of New Haven,, has the general contract. It is reported that Sylvester Z. Poli will soon get his plans under way for the construction of his projected new theatre on the east side of Main st, just below Congress st.

BEDFORD AV.—The new Hammerstein opera house, at Bedford av, Dean and Bergen sts, Brooklyn, will contain five stories. The material is to be brick with terra cotta trimmings. The main entrance is to be located on Dean st, which is clear of railroad tracks and suitable for carriage traffic. The front of the opera house will be very ornamental. The stage is to be located on the Bergen st end of the building. It is proposed to make it one hundred feet in width by seventy-five in depth, so that it will be one of the largest stages in the world. One of the features of the interior will be the grand tier on which there will be twenty-five boxes. The plans filed last week are known as the floor plans. Those for the exterior will be filed later. The architect is W. H. McElfatrick, 1402 Broadway, Manhattan.

Miscellaneous.

159TH ST.—Geo. H. Pegram, architect, has completed plans for a 3-sty brick club house, 50x100, to be erected at 159th st and 8th av, New York, for the Interborough R. T. Co., to cost $25,000. The owner will soon take bids. Address the architect at 165 Broadway, Manhattan.

OSWEGO, N. Y.——Chief Eng. G. W. Kittridge, Grand Central Depot, N. Y. C., has preliminary plans for concrete and brick carshops to be erected at Oswego, N. Y., to cost $75,000, for the N. Y. Central R. R. Co. Will require power plant. Bids will be called for about January 1.

179TH ST.—General contract has been awarded to Thos. McKeown, of 103 Park av, for a storehouse and shop building, in connection with the pumping station in 179th st, near Amsterdam av, for the Department of Water Supply, Gas and Electricity.

LAFAYETTE AV.—No architect has yet been selected for the parish hall for St. John's Chapel, (R. C.) Lafayette av, near Vanderbilt av, Brooklyn, to cost $50,000. Rt. Rev. Geo. W. Mundelein (pastor), Greene av, near Clermont av, Brooklyn. Materials, brick and stone; fireproof. Seating capacity, 1,000.

Government Work.

PHILADELPHIA, PA. — The contract for furnishing an electric power unit for the Marine Corps storehouse at Philadelphia has been awarded to A. D. Granger Co., of New York City, for the engine and the Ridgway Dynamo & Engine Co., Bayonne, N. J., for the generator.

TRENTON, N. J.—Sealed proposals will be received at this office on January 6, for the construction of an additional story, remodeling, etc. (including gas piping and electric conduits and wiring), to the U. S. Post Office and Court House, at Trenton, N. J.—James Knox Taylor, Supervising Architect, Washington, D. C.

SARATOGA SPRINGS.—The successful bidder for the construction of the Saratoga Springs post office specified the following fixtures to be used; Plumbing fixtures, J. L. Mott Iron Works; boiler, New York Central Iron Works; furnace, Hawley Down-Draft Furnace Co.; direct radiators, American Radiator Co.; wall radiators, Fowler & Wolf Mfg. Co.; gate and radiator valves, Jenkins Bros.

SAN FRANCISCO. — Sealed proposals will be received the 22d day of December, and then opened, for the alterations, including plumbing and drainage, in the United States Appraisers' Stores, to accommodate a power plant to be installed in the United States Custom House and the United States Appraisers' Stores at San Francisco, Cal. James Knox Taylor, supervising architect, Washington, D. C.

NEW HAVEN.—No New Haven firm submitted a bid for building an extension to the post office. The New Haven builders, after looking the prospect over, decided that there was too much "red tape" in it for them, and that they did not care to bid. The bids opened on November 15 were as follows: W. H. Fissell Co., New York City, $44,973; time as specified. Conroy Bros., New York City, $42,375; time as specified. Wills & Marvin Co., New York City, $48,712; time as specified. M. P. Wells, Philadelphia, Pa., $47,917; time as specified. Connors Bros. Co., Lowell, Mass., $52,300; time as specified.

Bids for five new barge canal contracts, involving an expenditure of about $2,387,316, will be opened December 1 by State Superintendent of Public Works F. C. Stevens. The contracts to be awarded and the estimates of State Engineer Williams are: Dredging a channel in the Hudson River at the canal outlet, $1,439,933; constructing lock at Fort Edward, $232,908; constructing lock in the Hudson River, below Machanicsville, $270,675; completing two locks at Waterford, $372,000; providing winches for movable dams on the canal, $72,000.

Brief and Personal.

Thanksgiving.

A short week.

All holidays should, somehow, have been made to come at the beginning or end of the week, preceding or following Sunday.

The best year since 1906, a period of recuperation from the last panic, but not a year entirely full of good times. Next year is expected to be all to the good.

The firm of Young & Groenberg, architects, has been dissolved and Mr. Harold Lawrence Young will continue the business in the same offices, at 1328 Broadway. Telephone, 4576 Murray Hill.

H. Otto Wittpenn, of the firm of Houghtaling & Wittpenn, 44 East 23d st, took his oath of office for another term as Mayor of Jersey City on Tuesday without any ceremony. He was sworn in by the City Clerk, Michael L. Fagan.

The Waterproofing Co., 147 East 35th st, has secured the contract to waterproofing, with hydrolithic cement, the building for the Fulton Bag & Cotton Mills, at New Orleans, La. The architects for this build-

ing are Stone Bros.; contractors, Jefferson Construction Co.; both of New Orleans.

The Thompson-Starrett Company raised flags at the highest points of the Gimbel Building last Saturday. The building has a height of 150 ft. above the street level, and it extends 40 feet below grade. Meanwhile the Thompson-Starrett Company will hurry the balance of the steel erection all over the lot, in order to meet the schedule date of December 1 for finishing the superstructure, which will be an unparalleled record for rapid steel assembling.

At the regular meeting of the board of directors of the Thompson-Starrett Company, at 51 Wall st, on Monday, Vice-President and General Manager Louis J. Horowitz read a report on earnings for the six months ended October 31, 1909, and an additional report showing that the company is at present engaged on the largest and most profitable volume of business in its history, having some fifty building operations under way in various cities from the Atlantic Coast to the Pacific Slope. The directors then declared the regular semi-annual dividend, at the rate of 8 per cent., on the common stock of the company, and in addition thereto a dividend of 16 per cent., making a total of 20 per cent., payable on the common stock Jan. 3, 1910, to stockholders of record at the close of business Dec. 15. When this dividend of 20 per cent. is paid the stockholders will have received dividends at the rate of 8 per cent. per annum from the time the stock was issued to date.

The Federal Tile Company, No. 131 West 24th st, is issuing to the trade a folder which for distinctiveness is bound to attract attention. It is in three folds and represents a young business man, pointing out the reasons why the claims of this company should be considered before finally placing orders for marble work. The folder embraces several rudimentary conditions which must be observed, it says, to insure proper work. They follow: "The foundation is the base of all work. If the foundation is poor, the finished work will be poor. Foundations for floors should be made of sand and Portland cement, wire lath should be used as a base for wall tile, and the same should be coated with sand and cement. The proper way to prepare for tile—either wall, ceiling or floor—is to let the tile contractor do the same; then he is absolutely responsible. Don't give your tile work to a firm that employs cheap men. Good union men always command their price, and are not to be found in a cheap shop."

—The Witney-Steen Co., of 135 Broadway, has the steel skeleton of the 16-sty Firemen's Insurance Company's building in Newark up to the 7th tier.

McCrum-Howell Co. Increases Stock.

The McCrum-Howell Co., Park av and 41st st, New York, N. Y., manufacturers of "Richmond" boilers, radiators and enameled ware, with two plants at Uniontown, Pa., and one at Norwich, Conn., have increased their capital stock from $1,200,000 to $3,000,000.

The entire increase of preferred stock was purchased by Gavet & Porter, Boston; George H. Burr & Co., New York; Farson, Son & Co., Chicago, and Scully, Painter & Beech, Pittsburg, whose favorable attention to the company was attracted by its progressive methods, wonderful growth and recognized quality of its output.

The bankers represented in this purchase of stock recently made a visit to Uniontown, for an inspection of the plants of the company located there. In the party were Mr. Porter, of Gavet & Porter; Mr. Spaulding, representing Farson, Son & Co.; Mr. Painter, of Scully, Painter & Beech; Mr. King, of the St. Louis house of George H. Burr & Co.; Mr. Fosdick, of their Boston house; Mr. Crandall, of their Chicago house, and Mr. Burr himself.

The visiting bankers were most favorably impressed with the size of the plants, the evidences of good management, the thorough organization and efficiency of the men and manufacturing equipment.

This increase in capitalization was authorized at a recent meeting of the stockholders, at which time it was also authorized that the dividend rate on the preferred stock be increased from 6 per cent. to 7 per cent.

The foundry for big tubs in the enameled ware plant will be lengthened 120 feet, with a new foundry half that size for lavatories. The foundry at the radiator plant will also be extended so as to increase the production materially. The company was not able to take nearly all the business in radiation offered it this year, although its capacity was increased one-third only a year ago. The contemplated increase will add about one-fourth to the capacity. The proceeds of the increase of stock will be used to anticipate a bond issue which has not matured, and also provide additional working capital.

Lime Making in 1908.

Lime production in the United States in 1908, in common with other industries, decreased in both quantity and value of output. Many plants that had closed in 1907 remained closed during 1908, and some plants ran only part of the time or with diminished force.

The lime made in 1908 amounted to 2,766,873 short tons, valued at $11,091,186, a decrease of 325,651 short tons in quantity and of $1,565,519 in value from the production of 1907.

The value of the lime produced in this country during the last twelve years is shown in the following table:

VALUE OF LIME PRODUCED IN THE UNITED STATES, 1897-1908:

1897	$6,390,487
1898	6,886,549
1899	6,983,067
1900	6,797,496
1901	8,204,054
1902	9,335,618
1903	9,255,882
1904	9,951,456
1905	10,941,680
1906	12,480,653
1907	12,656,705
1908	11,091,186

In 1908 Pennsylvania ranked first in both quantity and value of output, and Ohio, Wisconsin, Missouri, and Maine followed, in the order named.

The largest use of lime is that for building; the next largest is that for fertilizer. Considerable quantities are used by paper mills, chemical works, sugar factories and tanneries.

The production of hydrated lime, a comparatively new industry, requires large operations, and many new hydrating plants were established in 1908.

An advance chapter from "Mineral resources of the United States, calendar year 1908," has just been published by the United States Geological Survey and may be had by applying to the Director of the Survey at Washington.



THE NEW CAVALRY STABLES AT WEST POINT.

(From the "Brickbuilder." Cram, Goodhue & Ferguson, Architects.

Whale Creek I. W. Adds to Plant.

Title passed on November 23 on fifteen lots situated at Moultrie st, Meserole av and Humboldt st, Greenpoint, Brooklyn, whereby the Whale Creek Iron Works, Andrew N. Peterson, president, and William K. Ross, secretary, will expand their already large establishment. These lots will give the works an area of more than one and a half city blocks or over 100,000 sq. ft. A new addition has been built to the company's bronze factory and four improved furnaces have been installed. The urn for the Prison Ship Martyrs' Monument, which weighed 20,000 lbs., was manufactured and erected, it will be remembered, by this concern, which has several other very important contracts on hand, among which is material for the Hartford State Library and Supreme Court Building, at Hartford, Conn.

The Chicago Cement Show.

At the drawing on Oct. 29 for space at the third annual cement show to be held at Chicago on Feb. 18-24, 1910, the entire main floor and annex in the big Coliseum was taken and over thirty concerns were unable to secure space at al. This is the only instance where the entire available exhibition space has ever been taken so far in advance of the time of the show. About 185 companies had filed applications before the first drawing and the 50,000 sq. ft. of floor space was assigned to 150 of these. Space will be provided for the overflow in an "annex."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Peevish Building Material Market.

The building material market was peevish and fluctuating this week, due to stormy weather on Tuesday and Wednesday and to the holiday on Thursday. The effort to catch up yesterday with incoming cargoes and piled-up deliveries on some jobs was not altogether successful and large amounts of materials will remain at a standstill until the first of the week. A summary follows:

BRICK—Sales quick; supply heavy.
CEMENT—Dull and inactive.
LIME—Sales normal; prices firm.
LUMBER—Firmer.
PIG IRON—Sales small; prices steady.
STEEL—Less active.
SLATE—Structural demand better.
STONE—Cutters busy; prices firm.

Storm and Holiday Tie Up Market.

The storm of the early part of the week, the holiday on Thursday and a generally fretful condition of the building material market combined to check the consumption of brick this week and to hinder contractors in their efforts to hurry jobs through before winter sets in. The attempt made yesterday to catch up with incoming brick cargoes and to consume other material delivered on jobs during Tuesday and Wednesday was not sufficient to even up conditions, and the blockade, if such it may be called, will run over to Monday, anyway. Sales for this week were a little below normal, but prices held firm at the figures quoted last week in this department. Yesterday they were somewhat stronger and the market seemed to be strengthening for a slight raise. The yards up the river are sending down a little more brick than usual for this time of the year, but few of the dealers are stacking, most of the cargoes being absorbed on jobs. Last week's transactions show that not only are these cargoes being taken, but that the sales have actually exceeded the number of arrivals. The official figures follow:

Heldover, Nov. 13, 24; arrivals, 86; sales, 89, leaving 21 on hand at the docks on Nov. 22.

NEW JERSEY TAKING LARGE QUANTITIES.

Reports from Washburn Bros., Sayre & Fisher Co., Cook & Genung and other big distributors across the river, show that New Jersey is taking exceptionally large quantities of common brick for this time of the year, and this in spite of the fact that the number of permits issued in the various leading Jersey cities have fallen off within the last few weeks. Discussing this matter at the Builders' Exchange, this week, one gentleman said that it was undoubtedly due to contractors hastening work in the suburbs and to the general practice of dealers to stack in anticipation of much higher prices early next year. Builders over there were fixing to be prepared to take new business on sizeable contracts during the winter, should it be an open one. This condition held true in nearly all classes of building material, stone being one of the exceptions.

RARITAN RIVER HARDS IN DEMAND

Raritan River hard brick is still in demand, both in this city and in New Jersey. Brooklyn also is taking a large quantity. Big shipments are going into small Jersey towns, for instance, New Brunswick, Elizabeth and Perth Amboy, where big operations are in progress, this company's yards being within easy lighterage distance. They are holding firm at $5.75 to $6.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, common	$5.50@	$6.00
Hudson River, Light Hard	4.50	4.75
Raritan River	5.75	6.00
Croton Point—Brown, f.o. b.	13.00	14.50
Croton Point—Dark and red	13.00	14.00
Hollow brick, Haverstraw size	7.00	8.00

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	21.00	24.00

Enameled:

English size	75.00	80.00
American size	70.00	80.00
Kiln run	55.00	60.00

Cement Feels Depressed Market.

The depression in the building material market had its effect upon Portland cement this week. Rosendale held firm, with satisfactory sales, while Portlands were generally dull and inactive. A representative of one of the smaller companies, speaking of the situation this week, said, regarding the output and consumption for 1909, that it undoubtedly would exceed the figure for last year and of 1907. The output for last year, he said, was 51,000,000 barrels, an increase of 6 per cent. over that of the year previous, while the output for this year probably will exceed 60,000,000 barrels. In all three years there has been a productivity, he said, larger than the consumption, causing a congestion at many points, resulting in surplus stock being dumped at sacrifice, as has been the case in this city during the early spring and summer. He said that it was his belief that another advance in price was nearer than most people were inclined to admit.

No long-term contracts are being taken, but spot sales are numerous, though not worthy of special comment. There seems to be a better feeling among the local agencies, due to a more optimistic undertone.

CEMENT.

Portland, Domestic, in cloth*	$1.43
Rosendale or Natural, per bbl.	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.58
Bath Portland	1.43	....
Dragon Portland	1.43	1.58
Edison Portland	1.43	....
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Pig Iron Remains Quiet.

The market for pig iron remained quiet this week, with sales generally small. Prices are firm at last week's quotations. Local foundries were reported as light buyers, but the transactions were commonplace. Southern iron is somewhat easier, owing to the attitude of southern interests toward the market. Steel-making iron had a uniformly good call and negotiations are readily entered into wherever the iron is offered for sale. On the whole, consumers are well supplied. Heavy products are quiet, but the demand for lighter material is fair. Nearly all the current business for the eastern section is confined to small lots for early shipments, upon which slight premiums are being demanded and obtained. Both iron and steel bars are being offered on the basis of 1.50c. Pittsburgh or 1.60c. tidewater for future shipment.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Northern:		
No 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70
Southern:		
No. 1 Foundry, steamship dock	19.25	19.50
No. 2 Foundry, spot	18.75	19.00
No. 3 Foundry	18.25	18.50
Basic, East Furnace	18.25	18.50
Basic, Alabama	15.00	15.50
Basic, Valley	17.25	17.50

Steel Market Less Active.

Nearly all the current steel business in the eastern section is confined to small lots for early shipment, upon which slight premiums are demanded. This includes bars, plates and shapes. Jobbers here say that the situation is normal. The principal business of the week was for railroad equipment, the amount of structural business being reported at just sufficient to sustain the advances reported in these columns last week.

Some independent manufacturers of sheets who can make early deliveries on blue annealed are offering to take business on the basis of 1.80c. for No. 10 gauge, which is $1 per ton higher than the Steel Corporation price for late deliveries, or within 90 days from receipt of specifications. Last week the American Sheet and Tin Plate Co. was operating 169 mills.

The demand for wire products, as stated at the offices of the American Steel and Wire Company, was much improved. The announcement of the reported deal between the Triangle Mesh Reinforcement Department and the Berger Manufacturing Company for sales privileges for the metropolitan district was confirmed this week.

FABRICATORS REPORT GOOD BUSINESS.

Fabricators in this city and vicinity, Levering & Garrigues, Radley, the Hay Foundry and Iron Works, and the American Bridge Company, especially, report great improvement in business and aver that from contracts now in hand the indications for a busy early spring are exceptionally good. They are far ahead of last November's tonnages, they say.

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N Y

	Mill.	Store.
Beams and Channels, 15-in. and under	$1.76	$2.25
Angles	1.76	2.25
Tees	1.81	2.30
Zees	1.76	....

BAR IRON FROM STORE (National Classification)

ROUND AND SQUARE IRON.

1 to 1¾, base price	2.00
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1¼ to 4 in. x ⅝ to 1 in., base price	2.00
1¼ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in x 1¼ to 1½	4-10c extra
Norway Bars	3.35 ....
Norway Shapes	3.35 ....
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish base	2.00
Soft Steel Bars base or ordy. sizes	2.00
Tool Steel, regular quality	7.00 ....
Tool Steel, extra quality	13.00 ....

SOFT STEEL SHEETS

¼ and heavier	....	2.30
3-16	....	2.40
No. 8	....	2.50
Blue Annealed.		
No. 8	....	2.50
No. 10	....	2.50
No. 12	....	2.55
No. 14	....	2.60
No. 16	....	2.70

	One Pass. Cold Rolled.	Cleaned American.
No. 16	$2.90	$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 26		
No. 27	3.10	3.50
No. 28	3.20	3.40

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	@$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	$10.90 11.45
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd	22 24

GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs.	$3.10
" 18 and 20	" " "	3.25
" 22 and 24	" " "	3.45
" 26	" " "	3.65
" 27	" " "	3.85
" 28	" " "	4.00
" 30	" " "	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb.	18@19
Sheet Copper, hot rolled, 14 oz. per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Loss	5 5⅛

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

Lime and Plaster Firmer.

A generally satisfactory condition exists in lime, as sales for this week were reported normal and a good inquiry for sizeable contracts was in hand. Wall plaster is doing well. The opinion expressed by one of the city's biggest plaster agents is worth repeating:

"The production of wall plaster is considerably larger than ever before, but, owing to a great expansion in the industry within the last three years competition is fierce and prices have been more or less demoralized. This you can see for yourself in this city. It is unfortunate, too, just at a time when a recovery is being made from the depression and upon the eve of a history-making year. Locally consumption is very large, but there is practically nothing in it for anybody but the distributer, and he gets a mighty small look-in."

LIME.

500-bbl. lots delivered to the trade in Greater New York

State common, cargo rate, per bbl.	@$0.75	
Rockland-Rockport, Com., per bbl.		.92
Rockland-Rockport, L., per bbl.	1.02	
Rockland-Rockport, special, 320 lbs.		1.37
Select finish, per 350 lbs., net	1.60	

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	1.40
New Milford Lime	1.30
New Milford (small barrel)	1.00
Hydrated, per ton	9.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs	1.65
In bags, per ton	$8.50 10.00
Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs	1.65
Neat wall plaster, in bags, per ton*	11.00
Wall plaster, with sand, per ton	5.25
Browning	5.25
Scratch	6.25

*Rebate of 10 cts. per bag.

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Firmer Market for Lumber.

The week's analysis of the lumber market shows a slightly improved condition. Those companies having their yards in the suburbs report an increasing business, and the requisitions that are being received from retailers are not only larger, but terms are much better, showing a good feeling in the trade. Prices are holding firm. Hardwoods maintain a tardiness as to available quantities, while softs are still backward in improvement.

The Lumbermen's Club of New York met at headquarters, 6 West 24th st, a week ago Wednesday, when the annual dinner was held. Speeches were made by prominent men in the business and there were a number of guests present from southern districts.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds		49.00
Cypress, 1 in., shop		33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No 1 common	55.00	65.00

MAPLE FLOORING.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $21.00 per M. West Virginia Hemlock, base price, $21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	$3.75@	$3.85
Eastern spruce, slab	3.65	3.75

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@	$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.		47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	58.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$51.00@	$54.50
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	51.00	52.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	34.50	37.00
"A" Rift, D. & M., 13-16, counted 1 x 3	46.50	48.50
"B" Rift, D. & M., 13-16, counted 1 x 3	42.00	44.00
"C" Rift, D. & M., 13-16, counted 1 x 3	30.00	32.50
"A" Flat, D. & M., 13-16, counted 1 x 3	31.50	33.50
"B" Flat, D. & M., 13-16, counted 1 x 3	28.00	31.50
No. 1 Com., D. & M., 13-16, counted 1 x 3	24.00	25.00
No. 2 Com., D. & M., 13-16 counted 1 x 3	17.00	18.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	55.00	57.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	48.50	51.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4		
"A" Rift, 13-16 x 3¼, counted 1x4	43.00	45.50
"B" Rift, 13-16 x 3¼, counted 1x4	40.00	41.00
"C" Rift, 13-16 x 3¼, counted 1x4	30.00	32.50
"B" Flat, 13-16 x 3¼, counted 1x4	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	24.00	25.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	17.00	18.00
No. 1 barn boards, 8-in.	39.00	40.50
10-in.	42.50	
12-in.	49.50	52.50
No. 2 barn boards, 8-in.	36.00	37.00
10-in.	39.00	40.00
12-in.	44.00	48.00
No. 3 barn boards, 8-in.		33.00
10-in.	34.50	35.00
12-in.	37.00	39.00

Slate and Stone in Good Demand.

Slate, especially structural, was in good demand this week, several large contracts for this grade being signed for local and out-of-town jobs. Stonecutters are taking more business and the wholesalers report increasing requisitions. Prices remain firm, the demand being mostly for limestone. Granite was more or less quiet, the opinion being general that the activity in this stone is practically over for this year. Marble is steady, large quantities going for interior work in the Bronx and in the outskirts of Brooklyn.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	
Brownstone, Portland, Con	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink		1.00
Granite, Picton Island, pink		1.00
Granite, Picton Island, red		1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft	.80	
Kentucky limestone		.90
Lake Superior redstone	1.05	
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1	$5.00	$6.75
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

Cement Brick in Mill Construction.

Although cement brick (or concrete brick) construction is still in its experimental stage, enough is known to demonstrate that under favorable conditions it may be a strong competitor of clay brick in both price and appearance.

The extensive use of cement brick by the Plymouth Cordage Co., of Plymouth, Mass., has demonstrated several valuable facts. For the construction of a new mill, which has an aggregate wall length of nearly one-fifth of a mile, almost two and one-half million cement bricks were made upon the ground.

The mixture used in the major part of the work was 3 parts sand to 1 part cement. A few bricks were made of 4 parts sand to 1 cement, for lightly loaded walls. The brick used on the outside of the buildings had a facing (⅛ inch thick after compression) of 2 parts fine sand and 1 part cement, with the addition of 2 per cent. waterproofing (by weight) to the cement. Enough water was used to make a mortar of such consistency that it would hold its shape under compression, without flushing water to the surface so as to cause the mortar to stick to the plates. No definite percentage can be given as to the amount of water, as that is governed largely by temperature and atmospheric conditions, but the average amount was about 8 per cent. Care in curing the brick (that is, constant wetting), will overcome to a large degree any minor weakness which is theoretically developed by a "dry mix."

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Nov. 19 to 24, inc.		1908. Nov. 20 to 25, inc.	
Total No. for Manhattan	152	Total No. for Manhattan	196
No. with consideration	8	No. with consideration	10
Amount involved	$240,400	Amount involved	$548,875
Number nominal	144	Number nominal	186

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	9,648	8,705
No. with consideration, Manhattan, Jan. 1 to date	756	629
Total Amt. Manhattan, Jan. 1 to date	$42,416,381	$33,303,095

1909. Nov. 19 to 24, inc.		1908. Nov. 20 to 25, inc.	
Total No. for the Bronx	111	Total No. for the Bronx	107
No. with consideration	9	No. with consideration	7
Amount involved	$75,550	Amount involved	$57,050
Number nominal	102	Number nominal	100

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	6,637	6,830
Total Amt., The Bronx, Jan. 1 to date	$3,928,096	$4,551,831
Total No. Manhattan and The Bronx, Jan. 1 to date	**16,285**	**15,535**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$46,344,477**	**$37,854,926**

Assessed Value Manhattan.

	1909. Nov. 19 to 24, inc.	1908. Nov. 20 to 25, inc.
Total No. with consideration	8	10
Amount involved	$240,400	$548,875
Assessed value	$212,000	$360,000
Total No. nominal	144	186
Assessed value	$6,663,000	$8,268,600
Total No. with consid., from Jan. 1 to date	756	629
Amount involved " "	$42,416,381	$33,303,095
Assessed value " "	$34,594,700	$26,825,640
Total No. nominal " "	8,972	7,076
Assessed value " "	$474,505,261	$404,857,800

MORTGAGES.

	1909. Nov. 19 to 24, inc. Manhattan.	Bronx.	1908. Nov. 20 to 25, inc. Manhattan.	Bronx.
Total number	121	115	128	110
Amount involved	$3,978,761	$1,275,683	$2,862,740	$1,107,155
No. at 6%	46	47	53	34
Amount involved	$1,173,484	$542,408	$434,340	$298,200
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5½%	3	3	3	24
Amount involved	$193,500	$27,000	$140,000	$180,145
No. at 5%	22	43	42	21
Amount involved	$518,000	$551,750	$1,689,650	$441,000
No. at 4½%	19	5	7	.....
Amount involved	$511,300	$23,550	$191,250	.....
No. at 4%	1	.....	.....	1
Amount involved	$5,000	.....	.....	$4,000
No. with interest not given	30	17	23	30
Amount involved	$1 577,477	$130,975	$407,500	$188,810
No. above to Bank, Trust and Insurance Companies	27	16	37	19
Amount involved	$1,913,000	$377,500	$1,632,600	$396,250

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	8,356	7,704
Total Amt., Manhattan, Jan. 1 to date	$275,804,051	$245,942 800
Total No., The Bronx, Jan. 1 to date	6,961	6,346
Total Amt., The Bronx, Jan 1 to date	$59,228,450	$36,739,086
Total No., Manhattan and The Bronx, Jan. 1 to date	**15,317**	**14,050**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$335,032,501**	**$282,681,886**

EXTENDED MORTGAGES.

	1909. Nov. 19 to 24, inc. Manhattan.	Bronx.	1908. Nov. 20 to 25, inc. Manhattan.	Bronx.
Total number	35	10	.....	.....
Amount involved	$1,493,000	$109,600	.....	.....
No. at 6%	2	1	.....	.....
Amount involved	$12,000	$2,500	.....	.....
No. at 5½%	.....	2	.....	.....
Amount involved	.....	$65 000	.....	.....
No. at 5%	23	5	.....	.....
Amount involved	$1,252,500	$31,600	.....	.....
No. at 4½%	7	1	.....	.....
Amount involved	$207,000	$10,000	.....	.....
No. at 4%	1	.....	.....	.....
Amount involved	$15,000	.....	.....	.....
No. with interest not given	2	1	.....	.....
Amount involved	$6,500	$500	.....	.....
No. above to Bank, Trust and Insurance Companies	14	2	.....	.....
Amount involved	$978,500	$26,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,649	.....
Total Amt., Manhattan, Jan. 1 to date	$81,326,207	.....
Total No., The Bronx, Jan. 1 to date	537	.....
Total Amt., The Bronx, Jan. 1 to date	$5,129,020	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**2,186**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$86,455,227**	.....

PROJECTED BUILDINGS.

	1909. Nov. 20 to 26, inc.	1908. Nov. 21 to 27, inc.
Total No. New Buildings:		
Manhattan	11	13
The Bronx	22	64
Grand total	33	77
Total Amt. New Buildings:		
Manhattan	$313,500	$2,892,950
The Bronx	207,900	935,625
Grand total	$521,400	$3,828,575
Total Amt. Alterations:		
Manhattan	$664,275	$67,009
The Bronx	6,400	9,850
Grand total	$670,675	$76,859
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	902	578
The Bronx, Jan. 1 to date	2,156	1,686
Mnhtn-Bronx, Jan. 1 to date	**3,058**	**2,264**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$117,893,062	$77,525,451
The Bronx, Jan. 1 to date	35,900,160	18,331,575
Mnhtn-Bronx, Jan. 1 to date	**$153,793,222**	**$95,857,026**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$12,287,862**	**$10,283,046**

BROOKLYN.

CONVEYANCES.

	1909. Nov. 18 to 23, inc.	1908. Nov. 19 to 24, inc.
Total number	395	405
No. with consideration	17	23
Amount involved	$136,145	$359,125
Number nominal	378	382
Total number of conveyances, Jan. 1 to date	**25,064**	**24,404**
Total amount of conveyances, Jan. 1 to date	**$12,484,870**	**$15,955,574**

MORTGAGES.

Total number	427	370
Amount involved	$1,459,105	$1,412,049
No. at 6%	191	206
Amount involved	$431,025	$636,170
No. at 5½%	81	118
Amount involved	$321,894	$589,300
No. at 5½%	.....	.....
Amount involved	.....	.....
No. at 5%	126	27
Amount involved	$608,725	$149,890
No. at 4½%	1	1
Amount involved	$4,000	$7,500
No. at 4%	.....	1
Amount involved	.....	$450
No. with intrest not given	28	17
Amount involved	$93,461	$28,739
Total number of Mortgages, Jan. 1 to date	**24,312**	**$22,955**
Total amount of Mortgages, Jan. 1 to date	**$96,193,855**	**$84,269,846**

PROJECTED BUILDINGS.

No. of New Buildings	135	130
Estimated cost	$688,145	$1,575,125
Total Amount of Alterations	$47,558	$35,395
Total No. of New Buildings, Jan. 1 to date	**9,493**	**5,730**
Total Amt. of New Buildings, Jan. 1 to date	**$51,843,661**	**$33,888,319**
Total Amount of Alteration, Jan. 1 to date	**$3,979,640**	**$4,975,679**

QUEENS.

PROJECTED BUILDINGS.

	1909 Nov. 19 to 24, inc.	1908 Nov. 20 to 25, inc.
No. of New Buildings	82	58
Estimated cost	$242,350	$237,250
Total Amount of Alterations	$15,100	$16,554
Total No. of New Buildings, Jan. 1 to date	**4,172**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$15,326,871**	.....
Total Amount of Alterations, Jan. 1 to Date	**$719,106**	.....

THE WEEK.

ALTHOUGH the week was broken by a holiday, leaving only five days in which to transact business, the reports from the brokers' offices show a week's business well up with the average.

There were over half a hundred sales, several of them of more than usual interest. Among the latter was the sale of the property at the intersection of Broadway, 66th st and Columbus av, by the estate of Francis Crawford. Also, the sale of the plot of six lots at the corner of 5th av and 81st st, upon which, the buyers state, they will erect a 12-sty apartment house.

Washington Heights furnished its usual list of deals, there being sales of five apartment houses and three vacant plots, representing fourteen lots.

While the midtown section continues to be well represented, there are more sales reported this week west of 7th av than between Broadway and 7th av. Park av, north of 59th st, also figures in the week's news, in the sale of the plot of 100x75 at 588 to 596.

South of 14th st there was only one sale reported.

At last the domain of the Vanderbilts on 5th av has been invaded by business; the southwest corner of 5th av and 53d st has been leased to Brewster & Co. They will alter the building and occupy the same as a wareroom for the sale of automobiles and carriages.

THE AUCTION MARKET

SALES in foreclosure were the only kind at the Vesey street salesroom this week, and the plaintiffs were the buyers in all instances. Bryan L. Kennelly, Herbert A. Sherman, Joseph P. Day, Samuel Marx and Charles A. Berrian were the auctioneers.

On Wednesday next the estate of Stephen Whitney will offer for sale seventeen properties located in the lower part of the city. Some of them are in tenement sections, several in the business district, along Water, Front and South sts, and one a loft building on Broadway, running through to Mercer st. This is a partition sale by order of the Court, and will be sold at the stand of Joseph P. Day.

There are a number of voluntary offerings for the coming week on the 30th. Mr. Day will offer ten parcels, and on December 1. Bryan L. Kennelly and William Kennelly, Jr., have several parcels to offer.

SUGGESTIONS FOR EXTENSIONS OF SIXTH AND SEVENTH AVENUES.

Calvin Tomkins agrees with the proposition that the extension of 6th and 7th avs should be undertaken now while values along the proposed route are lower than they will be in the future. Speaking of the subject this week, Mr. Tomkins said an unusual opportunity was here afforded for the city to avail of the principle of EXCESS CONDEMNATION. If coincidentally with the execution of this improvement the city should acquire not only land for the extensions but the abutting lands on either side and at the same time arrange for building a subway through one of the new avenues, with provision for future similar use of the other avenue,—the sale or lease of the abutting property so taken, at its enhanced value due to the improvement, would in large part if not completely pay for the extensions.

"These street extensions must be made and the subways must be built," he added. "Why not utilize the opportunity so as to make the improvements pay for themselves, as the German cities are so effectively doing?

"Contrast this situation with that which exists at the 59th st approach to the Blackwell's Island Bridge. Here the necessity for street widening is already urgent and as the bridge traffic shall develop will become more and more so, and yet the expense attending this improvement seems at present to make it prohibitive, although in the future it will doubtless have to be undertaken however burdensome to the city it may be.

"Of all the street improvements contemplated by the City of New York the southerly extension of these two avenues, together with the widening and extension of Varick st, are the most practicable and easily effected. The necessity for the reorganization of the congested streets of lower Manhattan will become more apparent as this part of the city develops into the hub of the Port of New York, and any comprehensive plan for such reorganization will only be made possible by resorting to the policy of making improvements pay for themselves out of increase of land values."

SMALL INVESTORS BUYING MORTGAGES.

Mr. Salisbury, in charge of the mortgage department of the New York office of the Title Guarantee & Trust Company, said this week: "The most encouraging sign in connection with last week's business was the steady demand from investors for mortgages. We disposed of 126 mortgages aggregating $1,255,755, about $800,000 of this representing mortgages in Manhattan and the Bronx, and the balance in Brooklyn and Queens County. The small mortgages in amounts between $2,000 and $5,000, with interest guaranteed at 4½ per cent., are attracting to the field of mortgage investments many people who up to date have felt that mortgage investments were only for the people who had amounts of $10,000 or more to invest. If enough of these people are taught the value and safety of mortgage investments the property owners of the Greater City will have at their disposal for real estate purposes more than enough money to supply their demand for loans."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

IRVING PL.—Alfred M. Rau has bought from Sarah J. O'Neill and Grace R. Johnson 67 and 69 Irving pl, two 4-sty and basement dwellings, on plot 46x85.6, adjoining the northwest corner of 18th st. The buyer will erect a 12-sty loft building on the site. N. A. Berwin & Co. were the brokers.

Sale in Water Street.

WATER ST.—De Selding Brothers have sold for E. M. Fulton to V. M. Turner the 7-sty building at 81 Pine st and 128 Water st, forming an "L" around the southwest corner of Pine and Water sts, with frontages of 29.10 ft. and 23 ft. The buyer gives in part payment the new 4-story double flat 308 12th st, Brooklyn, between 5th and 6th avs.

15TH ST.—Geo. R. Read & Co. sold for William H. Burke, of Clifton Springs to James A. McMillan 141 West 15th st, a 3-sty and basement dwelling on a lot 20x103.3, between 6th and 7th avs. Eliza J. Lowden bought 143 and 145 adjoining in April last.

19TH ST.—James N. Wells' Sons have sold for Clara A. Grover, of Red Bank, N. J., the gore lot on the southeast corner of 19th st and the new Marginal av, having a frontage of 58 feet on the av. As the land facing the new Chelsea Docks is all held by large estates and corporations and not in the market, there are few plots on the av available for investors, and the price paid for this fraction of a lot is said to have established a new record for this location. The purchaser will erect a building for business purposes.

24TH ST.—Alfred M. Rau has sold 148 and 150 West 24th st, two 5-sty tenements with stores, on plot 50x98.9. The buyer will erect a 12-sty loft building on the site.

24TH ST.—Duross Co. have sold the 3-sty and basement brick dwelling, 453 West 24th st, on lot 20.9x99.9 for Dr. Louis Neumann to a client who will occupy the house.

25TH ST.—Frank C. Campbell sold for May Irwin to C. E. Johnson 220 and 222 West 25th st, two 4-sty and basement private dwellings, each on lot 15.6x98.9, near 7th av.

26TH ST.—James N. Wells' Son sold 355 West 26th st for the estate of former Tax Commissioner Thomas L. Hamilton. The property, which is a 4-sty business building on plot 22x98.9, is being held by the purchaser for resale or lease.

29TH ST.—The property at 141 and 143 West 29th st, 2 and 3-sty buildings, on plot 38.6x98.9x irregular, has been sold. It is between 6th and 7th avs, and is owned, according to the records, by William P. Nixon and Ellen Rowden.

30TH ST.—Mrs. Eliot Danforth purchased from Josephine L. De Forest, 49 and 51 East 30th st, two 4-sty brick dwellings, each on a lot having a frontage of 19.2 ft. The property adjoins the northeast corner of 4th av, which is also owned by Mrs. Danforth, who now controls a plot 74.4 ft. in the av and 86.8 ft. in the st.

The purchase is made from a purely investment standpoint and the buildings are leased on terms which bring good interest on the investment.

30TH ST.—S. B. Goodale & Son and Charles E. Hibson have sold for Mrs. Josephine Todd, of Cambridge, Mass., 245 and 247 East 30th st, a 6-sty flat on plot 50x98.9 about 100 feet west of Second av. The property was held at $85,000. It abuts in the rear the Adams Memorial Church.

34TH ST.—A. B. Herzog is reported to have sold to M. A. C. Levy 455 West 34th st, a 3-sty and basement dwelling, on a lot 20.10x98.9.

39TH ST.—The Brown Realty Co. has bought 433 and 435 West 39th st, two 5-sty tenements on plot 50x98.9.

45TH ST.—James A. Farley has sold to the Brevoort Construction Co., through John N. Golding, 2, 4 and 6 West 45th st, a plot 75x100, immediately adjoining the southwest corner of 5th av and 100 feet west of the av. This property was held at $450,000. The buyer will erect a high-class 16-sty business building, operations to begin as soon as possession is had. It is understood a prominent retail concern is now negotiating for a lease of the entire building, and another house is negotiating for a lease of the store and several floors.

54TH ST.—Clifford N. Shurman has sold for Louis Kendal to C. N. Shurman Investing Co., 432 West 54th st on plot 16.8x53.6 with a one-sty business building.

54TH ST.—Jesse T. Meeker has sold for Frances X. O'Connor 239 West 54th st, a 3-sty and basement dwelling on lot 20x100.5.

56TH ST.—Philip Liberman has sold to Frederick O'Neill, 418 West 56th st, a 4-sty building on lot 25x81.9x irregular between 9th and 10th avs.

56TH ST.—Ada Ryan is reported to have sold 68 East 56th st, a 4-sty and basement brownstone front dwelling on lot 18x100.5, between Madison and Park avs.

LEXINGTON AV.—F. M. Schwab, Jr., is reported to have purchased 717 Lexington av, on a plot 20x65, located 40.5 feet south of 58th st.

LEXINGTON AV.—Moore & Wyckoff have sold for Abraham Schwab, 632 Lexington av, a 3-sty and basement dwelling on lot 18x70, adjoining the southwest corner of 54th st.

PARK AV.—Huston & Asinari, in conjunction with the firm of Leonard J. Carpenter, sold 558 to 596 Park av, five 4-sty brownstone buildings, on a plot 100x75, for James C. McGuire & Co. The property is located 20.5 feet south of 64th st and has been held at $250,000. The name of the purchaser was not disclosed, nor could it be ascertained whether the plot would be improved immediately by the present buyers or resold to a builder.

NORTH OF 59TH STREET.

HENDERSON PL.—Clifford N. Shurman has sold for the C. N. Shurman Investing Co., 8 Henderson pl, adjoining East 86th st, a 3-sty dwelling on lot 30.8½x46 to Alice Guy Alling.

60TH ST.—Post & Reese sold for Dr. and Mrs. Von Berhoup Thompson 107 East 60th st, a 4-sty and basement brownstone dwelling, on a lot 20x98.9.

61ST ST.—Joseph P. Day has sold for Richard Shepard 140 West 61st st, a 4-sty flat on lot 22.6x100.5; also, in conjunction with Nelson Falanagan for George E. Kitching 138 West 61st st, a similar parcel.

79TH ST.—Saffe Albert has sold for Moritz Falkenau to the Stevenson Construction Co., James A. Stevenson, President, a plot 148x

THE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

The possibilities of profit to the investor, together with ***absolute safety,*** will be indicated.

The ***Table*** of ***Investment Properties*** to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the ***Investors' Number*** and the ***Table*** of ***Investment Properties*** in detail.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square 11 East 24th Street

102.2, at the northwest corner of 79th st and East End av, whereon the new owners will erect a 9-sty loft building, which is to cost $300,000.

84TH ST.—Frederick Zittel & Sons have sold for F. G. Schmidt 321 West 84th st, a 3½-sty high stoop brownstone dwelling, on lot 18x102.2, to a client for occupancy.

84TH ST.—Morris E. Sterne has sold the 5-sty and basement flat house 209 West 84th st, for Emerson P. Harris.

88TH ST.—Century Holding Co., Lee & Fleischmann, gave to August Belmont three lots, 75.5x100, in the north side of 88th st, located 138.10 west of Madison av, in part payment for the northeast corner of 5th av and 81st st. Pease & Elliman were the brokers in the deal.

96TH ST.—Robert E. Dowling, president of the City Investing Co., purchased half a block or upper west side property this week for $500,000. The parcel, which consists of 13 lots fronting 100.11 on Broadway, 325 feet on 96th st and 100.11 on West End av, is considered one of the most desirable vacant plots on Broadway. The sale was made through L. J. Phillips & Co., acting for the owner, Moritz Walter. This is the second large purchase Mr. Dowling has made on the upper west side within ten days.

97TH ST.—Joseph Burke and the Duross Co. have sold for Henry C. Beadleston 130 West 97th st, a 3-sty dwelling, on lot 17.6x100.

105TH ST.—Frederick Zittel & Sons have sold for William C. Lester 250 West 105th st, a 4½-sty American basement on lot 15x100.11 to Charles L. Bowler, for occupancy.

113TH ST.—Kurz & Uren have sold for A. R. Newcomb, 14 East 113th st, a 5-sty tenement on lot 20x100.

113TH ST.—The Keystone Investing Co. has sold the Rensselaer, a new 8-sty apartment house at 536 and 538 West 113th st, on plot 75x100.11. It is situated on the south side of the st, between Amsterdam av and Broadway, and adjoins on the west a row of private dwellings.

133D ST.—Duross Company sold for Theodore R. Brennen 222 and 224 West 133d st, a 5-sty apartment house, on a plot 33.4x100. In part payment was given the 10-room house 265 Broad st, Bloomfield, N. J., together with a stable on a plot 100x200.

160TH ST.—Arnold Schramm sold a plot of two and a half lots in the south side of 160th st, 73 feet west of Fort Washington av. The buyer, who is represented by Bernard Smyth & Sons, contemplates erecting an apartment house.

AMSTERDAM AV.—A. V. Amy & Co. have sold for the St. Luke's Realty Co. 1088 and 1090 Amsterdam av, adjoining the corner of 114th st, a 6-sty apartment house, with stores, on a plot 50x100.

BROADWAY.—The Fleischmann Brothers Co. has sold the new 6-sty elevator apartment house at the southwest corner of Broadway and 157th st, on a plot fronting about 115 feet on the plaza formed by the junction of Broadway, Audubon pl and 157th st, and 101.9 feet on 157th st. This is one of two similar structures recently completed by the sellers on the west side of Broadway, covering the block front from 156th to 157th st, part of the old Audubon Park property.

Heights Apartment in a Trade.

BROADWAY.—Emanuel Blumenstiel has bought from Henry T. Bulman the new 6-sty elevator apartment house known as Charleston Court, at the northwest corner of Broadway and 163d st, on plot 100 x125. In part payment Mr. Blumenstiel gives 8 lots on 98th st, between 5th and Madison avs. The lots are in three separate parcels and comprise a plot 100x100.11 on the south side of the st, 125 feet east of 5th av; a plot 50x100.11 on the same side, 95 feet west of Madison av, and a piot 50x100.11 on the north side of the st, 120 feet west of Madison av. The three properties are to be improved by Mr. Bulman with apartment houses.

BROADWAY.—The estate of Francis Crawford has sold the building occupied by the Colonial Bank at the southerly end of the block formed by the intersection of Broadway, 66th st and Columbus av, through Charles F. De Casanova & Co. to Udo M. Fleischmann for $650,000. The plot has frontages of 88.3 feet on 66th st, directly opposite the Subway station; 75.3 feet on Columbus av, and 57.7 feet on Broadway, with a northerly line of 100 feet, being in all 7,640 square feet, improved with a 2-sty store and office building. The tenancy of the bank will not be affected since the bank has a lease to run for several years, and the property was sold subject to that lease. The purchaser, Udo M. Fleischmann, is president of the Maximillian Fleischmann Co., of 1 Madison av, a corporation which has loaned extensively on bond and mortgage in this city. The property was originally purchased by the late Francis Crawford in 1866, and the present improvement was erected about 12 years ago, and has been held by the heirs at $650,000.

BROADWAY.—Max Marx has resold through DuBois & Taylor to Elias Gussaroff the plot 100x160 at the northwest corner of Broadway and 150th st.

This is the first resale in this block of property, and the projected improvement of the site by the erection of either a 10 or 12-sty fireproof apartment house is an indication of the eventual improvement of the block as a whole.

RIVERSIDE TERRACE.—The Mantle Realty Co. has sold the plot on the east side of Riverside terrace, 226 ft. south of 181st st, 100x128x68.4x124.8, containing 10,640 square feet, and adjoining the detached residence of Samuel W. Weiss. The buyer is a western client of David Stewart.

Apartment House for "Millionaire's Row."

5TH AV.—Pease & Elliman and George Backer have sold for August Belmont to Century Holding Co. (Lee & Fleischmann), the northeast corner of 5th av and 81st st, a plot 102x125. The price is said to be in the neighborhood of one million dollars. Century Holding Company will erect a 12-sty apartment house which will be the finest apartment house in the world. This will be the only modern apartment house on 5th av between 60th and 92d sts, and is the first invasion of this character of the so-called "Millionaire's Row," a district heretofore reserved for the private residences of the wealthiest Americans. The negotiations have been pending for some time and it is said that Century Holding Company will send a man to Europe to study the problems involved in making the building absolutely unique in every particular.

7TH AV.—Benedict & Co. have sold to Isidor Blumenkrohn for Jacobina Ramsberger 2367 and 2369 7th av, two 5-sty flats, with stores, each on plot 25x100.

BRONX.

HEWITT PL.—Arthur Weyl & Co. have sold for Ignatz Roth the plot on the west side of Hewitt pl, 104 feet south of Longwood av, 50x200, to builders who will improve it with a high-class apartment house.

163D ST.—The Broadway and Cathedral Parkway Co. has sold to a syndicate headed by Walter Isaacs the block front of 10 lots on the north side of East 163d st, Kelly st to Intervale av. The plot will be immediately improved with two elevator apartment houses. The site is but one short block front from the new Intervale av Subway station, now being built midway between Prospect av and Simpson st stations. The new trolley line, planned to be in operation by next March and connecting 145th st and Lenox av with the Sound at Hunts Point, will be immediate to the premises, and the Westchester

av trolley is but a block distant; there will also be an express station of the Broadway-Lexington av Subway at the corner of 163d st and Southern Boulevard. East 163d st is a 100-foot st.

222D ST.—A. Shatzkin has sold to Raffaele Di Luglio 6 lots on the south side of 222d st, east of White Plains av.

BOSTON ROAD.—A. Siegel has sold the plot 47x90x irregular on the east side of Boston road, about 30 feet north of Prospect av.

BRIGGS AV.—George D. Kingston has sold one of the new 2-family houses, 2876 Briggs av, 375 feet north 198th st.

WHITE PLAINS AV.—Ernst & Cahn in conjunction with A. Friedberg have sold for Charles A. Metzger the 2-3-family houses known as 4436-4438 White Plains av on lot 25x85 each and Mr. Metzger takes in part payment premises known as 113 East 129th st, a 5-sty apartment with stores on lot 25x100.

LEASES.

The Charles F. Noyes Co. has leased for the Estate of John Castree the building 339 Washington st to Kraemer & Wanke for a long term of years.

Pocher & Co. report leasing the upper floors at 219 East 34th st for the Levy Estate to Mary Vaeth; private dwellings 254 West 52d st to Catharine Downing for a term of years.

Mr. A. Nelson Lewis informs us that the 1st loft in 35 West 3d st and the basement of 35 and 37 West 3d st, have not been rerented and are still to be had from February 1.

The Charles F. Noyes Co. has leased the ground floor at 324-8 Pearl st for Edward F. Jackman to Harper & Bros.; the first loft at 94 White st to Michael B. Decunzo, and a floor at 59 Ann st to George Henke.

Eugene J. Busher has leased for a term of five years the store at 2852 3d av, next to the corner of East 149th st Subway station, to the Hanover Lunch Corporation for a restaurant and lunch room at an aggregated rental of $18,500.

The Charles F. Noyes Co. has leased for Archibald D. Russell the new 6-sty building at 391-395 Washington st, corner of Hubert, to the Connolly Auction Co. The lease is for ten years, on a net rental basis at an aggregate rental of about $150,000, including taxes.

The 118 East 16th Street Co. (Benjamin Mordecai, president), has leased to the Detmer Woolen Co., the 5th loft of their new building, southwest corner of Irving pl and 16th st. The loft, covering about 12,000 sq. ft., will be occupied by the Detmer Woolen Co. for their own business. The brokers were Ogden & Clarkson.

M. & L. Hess leased for the Realty Holding Co. to A. S. Miller & Brother the 8th loft in 129 and 133 West 27th st. For the same company to the Regal Undergarment Co. the 4th loft in 129 and 133 West 27th st. For David Aaron to M. B. Smith & Co. the top loft in 55 West 28th st. For Harriet S. Coogan to Adolph Silverman the store, 434 6th av.

Morris E. Sterne has leased the entire upper part of building 273 5th av for a term of ten years, for the Welte Artistic Piano Player Co., to a client for men's tailoring; store and basement 92 5th av for Brown Realty Co. to M. H. Friedman for a term of 10 years; 3d loft 18 E. 14th st, to Geo Brunssen Co. for a term of 5 years; 4th loft 60 E. 10th st, to Weinstein Bros & Abrahams.

Duross Co. have leased the 3-sty high stoop dwelling on lot 20x75 at 439 West 19th st to Elizabeth Smith; also the lower part of the house at 209 West 14th st for Nelson H. Crane to George W. Russey Estate Co., for business purposes; also the 3-sty and basement dwelling at 293 West 4th st to George M. McEvoy; the 3-sty and basement dwelling at 120 West 13th st, for Richard Pastor to Alma Cooley, and the store at 673 Hudson st for the Philbin Estate to M. M. Willets; for John J. Danaher to John Brennan, 824 Greenwich st.

Frederick Fox & Co. have leased for Wiesen & Goldstein 12,000 sq. ft. of space in the new building just completed at 151-155 West 25th st for a long term of years to I. Sternberg and Levy & Julius; for the Realty Holding Co., about 5,000 sq. ft. of space in the new building 40-42 West 27th st to Harry Scher & Co.; for the Brevoort Construction Co., 5,000 square feet of space in the new building now being rented at 6 and 8 West 18th st, to Jacob Epstein, and for the Brunswick Realty Co. space in the 28th Street Arcade Building, 116 East 28th st, for a long term of years to the Henry C. Nathan Co.

The Cruikshank Company, acting for Mrs. Frederick Gallatin, leased for a long term of years her handsome house at 670, southwest corner of 53d st, to the firm of Brewster & Co. This property adjoins the residence of W. K. Vanderbilt, Jr., at 666 5th av. The Brewster firm is now at Broadway, 47th and 48th sts. Brewster & Co| will alter the building and occupy it as showrooms for carriages and automobiles. The house stands on a plot 50.5x100. No rental figure was announced in connection with the lease. The Vanderbilts, as the result of the Brewster lease, will soon be flanked north and south, by business establishments.

New Location for Park & Tilford.

Park & Tilford, who have been established in this city since 1840, have leased from Henry Corn, through Taylor Brothers, the large store and showroom in the Brunswick Building, at the northeast corner of 5th av and 26th st, facing Madison sq, with frontages of 100 feet in the av and 140 feet in 26th st. About September 1, 1910, Park & Tilford purpose moving their principal store and offices, now located at 917-919 Broadway, to the new location. Park & Tilford have occupied the southwest corner of Broadway and 21st st since 1859, but now find that the change in retail activity demands a store further uptown, and on the great shopping thoroughfare and centre —5th av—where many other large houses have already gone. In addition they have a store at 5th av and 59th st, established in 1884, thus giving them two large establishments in that thoroughfare. It has been the policy of Park & Tilford to locate neighborhood stores, two of which have been established in the last three years, and they are now opening another at 87th st and Broadway, thus giving them three stores in Broadway and eight large stores north of 9th st. It is also contemplated by the firm to add another and very large warehouse for storage and manufacturing purposes similar to the building they now occupy in 36th st, near Herald sq.

SUBURBAN.

YONKERS.—Clifford N. Shurman has sold for Orville C. Alling to C. N. Shurman Investing Company, 720 Palisade av, at Yonkers, New York, a 3-sty dwelling and grounds.

WESTFIELD, N. J.—J. P. & E. J. Murray sold to E. L. Louis of New York a corner plot 100x140, in Pennsylvania av, on the Westfield Estates, near Westfield, N. J.

RUTHERFORD, N. J.—Clifford N. Shurman sold for H. J. Konderman to C. N. Shurman Investing Co., 185 Orient Way, a 3-sty dwelling and grounds at Rutherford, N. J.

YONKERS, N. Y.—Duross Co. sold for Annie Hutchings to a client, a 3-family house on plot 25x100, at 291 Riverdale av, Yonkers, New York.

STATEN ISLAND.—The Estate of Sarah C. Cisco sold through Cornelius G. Kolff to Frederick Rohde a plot of ground 100x113 at the corner of the Richmond Turnpike and Eddy st, opposite Silver Lake Park, Grymes Hill, Staten Island.

Large Sale at Stamford, Conn.

STAMFORD, CONN.—Joseph P. Day has sold for the Ritch estate 66 acres on the Newfield road, Stamford, Conn. The owner will improve the property by building a large country residence. This is the second tract of this estate that the same broker has sold within the past few weeks.

Buys Farm Near City Watershed.

ARMONK, N. Y.—F. A. Stratton, of Mount Vernon, president of the Westchester Lighting Co. purchased the Thomas Brundage farm of 126 acres, one mile east of Armonk, on the edge of the New York City watershed. The purchase price was about $25,000. The property was for many years a dairy farm.

NEW JERSEY.—Columbia Investment & Real Estate Co. reports two recent and successful sales, one at Hudson Heights, N. J., and the other at Edgewater, N. J. At these two sales 94 lots brought $76,835. Hudson Heights is only 12 minutes from the Weehawken Ferry landing of the 42d st ferry, and Edgewater is 5 minutes' walk south of the ferry house of the 130th st route.

Yonkers Lots at Auction.

Joseph P. Day sold at auction in the Vesey st salesroom on Tuesday, for the Metropolis Extension Co., 150 lots in Pinecrest, North Yonkers.

A large parcel of waterfront, extending 713 ft. along the Hudson river and measuring about 160 ft. in depth, was knocked down for $11,000.

Among the buyers of lots were Rudolph Reichardt, E. G. Osterman, W. A. Doyle, F. A. Van Sant, S. T. Stewart, William Gaul.

Prices for lots running through from Warburton av to the old Crton aqueduct ranged from $450 to $725. Successful bids for parcels 135 ft. deep along Broadway, north of Pinecrest drive, averaged about $2,700.

UNCLASSIFIED SALES

The total number of sales reported is 53, of which 20 were below 59th st, 27 above, and 6 in the Bronx. The sales reported for the corresponding week last year were 104, of which 21 were below 59th st, 56 above, and 21 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 121, as against 201 last week, and in the Bronx 115, as against 145 last week. The total amount involved is $5,254,-444, as against $5,644,372 last week.

The amount involved in the auction sales this week was $206,-948, and since January 1, $53,913,248. Last year the total for the week was $931,978, and from January 1, $51,262,637.

85TH ST.—Joshua L. Evans sold for Charles F. Swan the 6-sty elevator apartment house 338 and 340 West 85th st, near Riverside Drive, on plot 50x100. The Three Arts Club, now located at 532 to 536 West End av, will occupy the building as soon as the present lease expires. The Three Arts Club was organized in 1902. Its object is to provide a suitable home for young women studying music, painting and the drama in this city. The board of managers includes Bishop Greer, Mrs. John H. Hammond, Mrs. Douglas Robinson, Mrs. Harry Markoe, Mrs. Breck P. Trowbridge and the Rev. George A. Strong.

129TH ST.—Ernst & Cahn, in conjunction with A. Friedberg, has sold for Sophie Newhouse to Charles A. Metzger 112 East 129th st, a 5-sty tenement with stores, on lot 25x99.11. In part payment Sophie Newhouse takes the two 3-family houses 4436 and 4438 White Plains road, each on lot 25x85.

WEST 131ST ST.—The D. A. Cushman Realty Co. purchased from the Charter Realty Co. 35 West 131st st, a 6-sty elevator apartment house on plot 50x99.11, between Lenox and 5th avs. Shaw & Co. were the brokers.

HAMILTON PL.—The Saramill Realty Co. has sold to Leslie R. Palmer, president of the Palmer Realty Co., the northeast corner of Hamilton pl and 140th st, two 6-stp apartment houses, on plot 109x108.

SMALL HOUSES NEEDED.

It is reported by real estate investors that since the opening of the Hudson tunnels there has been a large falling off in the supply of "ready-to-occupy homes" in nearby Jersey, more particularly in Hudson and Bergen counties.

The complaint in this direction is doubtless well founded, for go where one will in the territory referred to, the familiar cry is heard: "We want more new dwellings." This should be a warning both to the homeseeker and the investor. To the former it may shape itself into a suggestion to begin an early hunt for that dwelling, or for the land to build upon, that it has been decided to substitute for the city flat. Investors will read their way to quick sales and ready profits by erecting medium-priced houses in localities which they have no difficulty in discovering to be in need of them. Just at present, there may be said to be a dearth of comfortable homes across the Hudson that can be sold for from $4,500 to $7,500, a statement that can be confirmed by any real estate agency handling property of this description.

The condition spoken of applies as well to many of the outlying districts of Manhattan and the Bronx. Unless the demand for low-cost houses is met by real estate dealers and operators, it is reasonable to assume that many desirable home-buyers will be driven by necessity to locate in more distant parts, thus resulting in a considerable pecuniary loss to both which might otherwise be avoided.

WANTS AND OFFERS

BEAUTIFUL SOUTHERN HOME FOR SALE. BY THE OWNER, at a sacrifice, one of the best farms in southeast Georgia, few miles from large city, on main public road, 900 acres, 6-room residence, plenty shade trees, two-room house, three-room house, barns, stables, outhouses, beautiful lake, timber, live stock, implements, etc., everything for $16 per acre. FRANK WHEYLAND, Jacksonville, Fla.

GREATEST MONEY-MAKING Real Estate Opportunity around New York; acreage on line Pennsylvania Railroad; within commuting distance, buy as farms; sell in small homesites, immense increase in values certain on opening tunnels now practically completed; special bargains, large or small tracts; prices and terms right; correspondence invited. L. F. MENAGE, 30 Church street, New York.

WANTED MAN WHO THOROUGHLY UNDERSTANDS MORTGAGE LOANS; TO TAKE CHARGE OF LOAN DEPARTMENT OF ESTABLISHED REAL ESTATE OFFICE. "LOANS," BOX 45, RECORD AND GUIDE.

WANTED—Boy 15 to 16, understanding typewriting and stenography and who has had experience in real estate office; references required; state salary expected. BOX 50, Record and Guide.

WANTED—Man under 30, with some experience in high class real estate; call Saturday afternoons only. J. P. WHITON-STUART CO., Private House Brokers, 8 East 54th Street.

125TH ST. PROPERTY in a good location, can be had on a 60 year lease. JACOB A KING, 51 W. 125th street, New York.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

FOR SALE—Record and Guides bound with Index, 1868 to 1905. Make offer. Address Box 60, care of Record and Guide.

WANTED—Bromley map with ownerships; state price; BOX 55, Record and Guide.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS $9,500,000

$5,000,000 added to surplus in last 17 years

160 Broadway, New York

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RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

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PROGRESS IN PUBLICITY

is rapid and sure. **Tabloid Circulars,** as they are to be published in the Record and Guide, are a modern and logical development.

SEND FOR SAMPLE SHEETS

THE RECORD AND GUIDE CO., 11 East 24th Street, N. Y.

REAL ESTATE NOTES

Maximillian Weinstein, real estate broker, announces his removal from 35 Nassau st to 1123 Broadway.

The Realty Associates has declared a semi-annual dividend of three per cent. and an extra dividend of one per cent., payable January 15 to stock of record January 5.

The four 3-sty dwellings at 152 to 158 West 79th st, purchased by Edgar A. Levy in October as the site for a new apartment house, sold for $109,000. The plot is 67x102.2.

P. S. Treacy, who has been convalescing from an attack of inflammatory rheumatism at the Virginia Hot Springs, has returned and is at his office daily to transact business.

Loibl & Masson, of Manhattan, were the brokers for Justice P. Henry Dugro and John F. Reis in the sale, during the week, of the Barclay, Klein and Carpenter farms in Woodside, Queens Borough.

DeSelding Brothers have placed for James H. Cruikshank a first mortgage loan of $62,000 at 4½ per cent. for three years on his new 6-sty and basement fireproof mercantile building located at 483 to 485 Greenwich st, size 43.6x90.

Charles C. Missall, formerly of 390 Central Park West, has opened new offices at 2 Rector st, where he will conduct a general brokerage business. He will make a specialty of handling first and second mortgages, as well as building loans.

A. W. McLaughlin & Co. have placed for James H. Cruikshank on 487 to 489 Greenwich st, adjoining, a first mortgage loan of $63,000 at 4½ per cent. for five years. This building is also a 6-sty and basement fireproof mercantile building on plot 44x90.

Frederick W. Roe, of Brown, Draper & Co., and S. Seward Gould, for many years with Ogden & Clarkson, have formed a copartnership under the firm name of Roe & Gould. They will do a general real estate and fire insurance business at No. 262 5th av.

At a meeting of the board of directors of the Realty Associates, held Wednesday, the following officers were elected: Frank Bailey, president; Clifford S. Kelsey, vice-president; William M. Greve, second vice-president; Henry A. Frey, treasurer, and Robert Wheelan, secretary.

Jacob A. King, the real estate agent who has been superintendent of a United States postal station for a long time, resigned from "Uncle Sam's" employment on Nov. 15. Mr. King's increasing responsibilities, owing to his many new real estate and insurance clients, has compelled him to take this step.

The Title Guarantee & Trust Company loaned on first mortgage $140,000 on the 6-sty brick apartment house at 207-209 West 56th st, 50x95.6, 150 feet west of 7th av, to the Clinton Realty Company. The mortgage is for five years at 4½ per cent., and has been assigned to the Mutual Life Insurance Company.

President Percy A. Gaddis, of the Jersey City Board of Brokers, has appointed a committee on appraisals, consisting of Cornelius J. Cronan, chairman, and all the members of the board in good standing. The object of this committee is to have a real estate broker give an order to the board for an appraisal, and when the appraisal is made to divide the fee between the board and the brokers.

The New York Central railroad is extending its holdings on the south side of 49th st, west of Park av. The property at 54 East 49th st, was transferred on Tuesday by Alexander M. Pennington, as executor, to the New York State Realty and Terminal Co., the New York Central's subsidiary corporation for holding title to its real estate. Recently the same company took over 60 East 49th st, from Maud Van B. Holme. The two intervening houses, 56 and 58 East 49th st, are owned by Robert A. Chesebrough and Edward A. Le Roy, respectively.

Work was started on Monday on the new 80-foot street which will connect the 33d st entrance to the Pennsylvania Railroad terminal with 34th st. House wreckers took possession of the property and the work of demolishing the present structures was commenced. The company owns a plot having a frontage of 295 feet in 33d st and 235 feet in 34th st, so there remains a plot of considerable size in each side of the new thoroughfare should the company decide to build. The 33d st entrance to the station leads directly to the concourse, and it is thought that a large percentage of the traffic will be diverted to 34th st by means of the new street.

William G. McAdoo, as president of the Hudson and Manhattan Railway Co., announced on Tuesday that the company has decided to offer for sale a large portion of its real estate in the block bounded by Christopher, Hudson, Greenwich and West 10th sts. This is the block in which the upper Hudson tunnel has its first station on Manhattan Island, and is at the junction of the Hudson tunnel with the 9th av elevated railroad, which has a station at Christopher st. The land to be sold has an area of about 22,000 square feet, and has a large frontage on Hudson, Greenwich and West 10th sts (including the corner of Greenwich and 10th sts), and has an outlet on Christopher st. Horace S. Ely & Co. are the agents.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, November 29.

Triangular area, opening, from Lafontaine av to Quarry road, at 11 a. m.
Morris av, closing, from N. Y. & H. R. R. to Concourse, at 12 noon.
Guerlain st, etc, opening, from Beach av and Unionport road, at 12 noon.
Tremont av, closing, from Aqueduct av to Sedgwick av, at 1 p. m.
Bush st, opening, from Creston av to Concourse, at 2 p. m.
Magenta st, etc, opening, at 10 a. m.
East 227th and 228th sts, opening, at 12 noon.
East 180th st, opening, from Bronx River to West Farms road, at 2 p. m.
Baker av, opening, from Baychester av to City line, at 3 p. m.
Rosedale av, etc, opening, at 12 noon.
Fox st, opening, from Leggett av to Longwood av, at 10.30 a. m.
A new st, opening, from Bowery to Elm st, at 4 p. m.
West 178th and 179th sts, opening, at 4 p. m.
Faile st, opening, from Garrison av to Whitlock av, at 11 a. m.
East 205th st (Adee av), opening, from White Plains road to Boston road, at 2 p. m.
Tremont av, opening, from Eastern Boulevard to Fort Schulyer road, at 2 p. m.
Benson av, etc., opening, at 3 p. m.
Mathews av, opening, from Burk av to Boston road, at 3 p. m.

Tuesday, November 30.

St. Lawrence av, etc, opening, at 1 p. m.
Jerome av, widening, from Cameron pl to E 184th st, at 2 p. m.
225th st (Muscoota st), assessment, at 2 p. m.
West 176th st, opening, from Amsterdam av to St Nicholas av, at 3 p. m.
Cruger av, etc., opening, at 11 a. m.
Boston road, opening, from White Plains road to Northern Boundary City, at 1 p. m.
Leland av, etc., opening, at 2 p. m.
Bronx Park, addition, at 10 a. m.
Zerega av, opening, from Castle Hill av to Castle Hill av, at 1 p. m.
Unnamed st (West 187th st), opening, at 11 a. m.
Cornell av, etc, opening, at 3 p. m.
West 184th st, opening, from Broadway to Unnamed st at 12 noon.

Thursday, December 2.

3d av, widening, from Washington av to Lorillard pl, at 2 p. m.
Eastern Boulevard, opening, from New Haven R. R. to Hunts Point road, at 12 noon.

Friday, December 3.

2d and 3d new sts, opening, north of 181st st, at 4 p. m.
Rosewood st, opening, from Bronx blvd to Cruger av, at 1 p. m.

AT 258 BROADWAY.

Monday, November 29.

Westchester av, Rapid Transit, at 10.30 a. m.
Piers 52 and 53, dock, East River, at 11 a. m.
Loop No. 4, Rapid Transit, at 1.30 p. m.
Loop No. 3, Rapid Transit, at 2.30 p. m.
15th and 18th sts, dock, at 2.30 p. m.
A new st, adjoining Manhattan Bridge, at 3 p. m.

Tuesday, November 30.

Chicago av, school site (Queens), at 10 a. m.
120th st, police station, at 10.30 a. m.
Brooklyn Bridge, arches, at 2 p. m.
Loop No. 1, Rapid Transit, at 2 p. m.
Fordham road, dock proceeding, at 2 p. m.
Onderdonk av, school site (Queens).

Wednesday, December 1.

Westchester av, Rapid Transit, at 10.30 a. m.
Piers 32 and 33, East River, at 11 a. m.

Friday, December 3.

Westchester av, Rapid Transit, at 10.30 a. m.

BOARD OF ESTIMATE PROCEEDINGS.

CHANGE OF GRADES.

CANAL ST.—A proposition is now before the Board to change the grade in Canal st between the Bowery and Forsyth st, of Chrystie st, between Canal st and a point about 337 feet northerly from the centre line thereof, and of Forsyth st, between Canal st and a point about 62.5 ft. north from the centre line thereof, Borough of Manhattan; or so as to change the lines of Canal st, between the Bowery and Chrystie st; the grades of Canal st, between the Bowery and Forsyth st; of Chrystie st, between Canal st and a point about 337 ft. north from the centre line thereof, and of Forsyth st, between Canal st and a point about 62.5 ft. north from the centre line thereof, and that a meeting of said Board will be held in the Old Council Chamber, City Hall, Borough of Manhattan, City of New York, on December 3, 1909, at 10.30 o'clock a. m.

The matter will be considered by the Board on Dec. 3.

GRAND AV.—A proposition is now before the Board to change the grade of Grand av between Tremont av and West 180th st, and of Burnside av between Harrison av and Davidson av. The matter will be considered by the Board on Dec. 3.

WEST OF N. Y., W. & BOSTON R.R.—A proposition will be considered by the Board on Dec. 3 to changes the grades of the street system adjoining the right of way of the New York, Westchester & Boston Railroad, between East 132d st and Jennings st.

STREET OPENINGS.

The Board of Estimate will consider on Dec. 3 the advisability of amending the proceeding to acquire title to the lands and premises required for the opening and extending of Rosedale av, Commonwealth av, St. Lawrence av, Taylor av and Leland av, between West Farms road and Westchester av, and of Beach av and Theriot av, between West Farms road and Gleason av, by excluding from it Beach av, Taylor av, Theriot av and Leland av, in the Bronx.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

BURNETT PL.—Opening and extending from Garrison av to Tiffany st. Commissioners P. J. Kane and John Gibson will present the final report in this proceeding for confirmation to the Supreme Court, Dec. 7.

ASTOR AV.—Opening and extending from Olinville av to White Plains rd. Commissioners Wm. E. Morris and Julius Martin will present the final report in this proceeding for confirmation to the Supreme Court, Dec. 9.

BRONX BOULEVARD.—Opening and extending from Old Boston Post rd to East 242d st (Demilt av). Commissioners James A. Donnelly, S. Duncan Marshall and Michael E. Devlin will present supplemental and additional bill of costs, charges and expenses in this proceeding for taxation to Supreme Court, on Dec. 6.

151ST ST.—In the matter of the application of The City of New York, by the Corporation Counsel, for the appointment of Commissioners of Estimate and Assessment to ascertain and determine the compensation which should justly be made for the discontinuance and closing of West 151st st, from the east side of Riverside drive extension to the United States bulkhead line, Hudson river. Commissioners Morris J. Hirsch, Cambridge Livingston and Gilbert H. Montague will present the final supplemental and amended report in this matter to the Supreme Court Dec. 6.

ASSESSMENTS.

DUE AND PAYABLE.

233D ST.—Regulating, grading, etc., from Bronx boulevard to Baychester av. Area of assessment:—Both sides of 233d st, from the Bronx boulevard to Baychester av, and to the extent of half the block at the intersecting sts and avs.

THE WEST SIDE TAXPAYERS' ASSOCIATION BANQUET.

The West Side Taxpayers' Association held a banquet at their meeting rooms, Nos. 267 West 34th st, last Friday evening. On this occasion the installation of new officers took place. A handsome loving cup and a set of silver service was presented to the retiring president, Mr. Frank Demuth, for his long and faithful service to the association. The gifts were presented by John J. Phelan and Louis Schrag. Both spoke of Mr. Demuth's record and marked advancement of the West Side Taxpayers' Association during his administration.

The following speakers addressed the members: Thomas Krekeler, president of the United Real Estate Owners' Associations, spoke on association matters. Adolph Bloch spoke on the Tenement House Laws and their improvements. Ira J. Ettinger advised the taxpayers to oppose favorable action by the New York State Legislature upon the proposed amendment to the United States Constitution, giving Congress the power to enact an income tax law. Joseph A. Schaub, president of the 12th and 22d Wards Association talked on the reforms needed in our State legislation. Dr. Abraham Korn, president of the Harlem Property Owners' Association, spoke on what taxpayers' associations can accomplish for the entire community. Charles H. Schenelle spoke on the results achieved by our law and legislation committee during our last State Legislature. Other speakers were Pierre M. Clear, Dr. Gustav Scholer and Henry Bloch.

The new officers for the ensuing year are George Wenner, M. D., president; Charles Hvass, 1st vice-president; Philip G. Becker, 2d vice-president; Charles A. Schrag, recording and corresponding secretary; Fred Keller, treasurer; Julius Neke, financial secretary.

THE RESPONSIBLE BIDDER.

Real estate owners and agents not infrequently err when considering bids on repair work by finally closing a contract with the lowest bidder. It does not always follow because a contractor has the reputation for doing good work on a non-competitive job that he will give the same satisfaction under an agreement secured by close bidding. Generally speaking, flawless workmanship is not compatible with low prices. There is undoubtedly a sort of fetich in favor of the lowest bid under any and all circumstances, and the following view coming from the former Secretary of the Interior will prove interesting to both holders and managers of real property. The observation was made at a conference of supervising engineers, and is as follows:

"When the bids come in I want the local men never to hesitate to throw out unduly low bids. There is nothing more distressing to the department than to deal with a failing contractor. The mere fact that it is the lowest bid gives the presumption that it ought to be accepted, but if any engineer knows that a contractor has made a mistake or is not qualified or is not responsible, or is negligent in the method of performing his work, that should be one of the prime conditions to be considered in making a recommendation for or against giving the contract to that contractor. I always want the word 'responsibility' to be given the fullest meaning that the law will allow it. It must be the responsible bidder in every case. Much of our difficulty has been in dealing with men who were not responsible."

AN AID TO DEVELOPERS OF REALTY.

Developers of vacant real estate lying beyond the zone of public improvements will be interested in an experiment now being tried in one of the suburbs of the metropolis involving the erection of a number of residences equipped with all the sanitary conveniences of a city home. It consists of individual sewage disposal plants, being constructed so as to do away with the necessity of the regulation system of sewage. The plant referred to is a development of the so-called septic tank. The ordinary house drain is run into an underground tank of cast-iron where the liquefaction of the sewage is allowed to take place through the aid of aerobic bacteria. The liquid is then conducted into a nitrification duct where the liquefied sewage is purified before reaching the earth surrounding the duct.

According to experience, the trench to accommodate the nitrification duct is usually extended alongside the house, and is also parallel with the front of it. The duct is described as two lines of tile pipe laid with broken joints and both embedded in broken stone of similar material, one tile line being 12 ins. above the other. The upper one is connected with the outlet from the tank, while the lower one is employed as an air duct and at its discharge end is connected to an air inlet grating in some inconspicuous place in the sidewalk or in the lawn. This is an arrangement for providing an air circulation essential in the second process in the purification of sewage which demands the activity of aerobic bacteria—the class that needs air for existence. On account of the open and porous nature of the broken stone medium between the tiles and that the upper pipe will only have a stream of liquid in its bottom, it is the scheme of this system to allow for a movement of air from, say, the inlet grating through the lower tile pipe.

The main body of the tank is substantially a large iron pipe built in two parts, one fitting into a flanged recess of the other. The third or top part brings the top of the tank to the ground surface. After the excavation for the tank is made, concrete is spread over the bottom of the excavation and the iron pipe constituting the tank is then lowered in place. Over the concrete bottom and within the tank is added a further supply of concrete in order to insure a watertight bottom. With the tank comes an inlet and an outlet fitting passing through holes provided in the tank. These two fittings are practically tees and the inlet one is located slightly above the outlet. Both dip below the surface of the liquids in order not to agitate the floating material on the surface, and the upward pointing outlets of the fittings allow for a freedom of the movement of air from the outlet of the tank into the air space of the tank and thence into the inlet fitting and so into the house drain and the vent of the plumbing system. The two fittings lie on opposite sides of a diaphragm or baffle plate. This is to prevent an immediate admixture of the incoming fresh sewage and that partially purified and liquefied.

The cost of an outfit as outlined is not prohibitive. At Haworth, N. J., where the system is installed, the tanks are built in sections, which has been found to facilitate installation. When covered the tanks are located by a manhole cover at the surface of the ground.

BROKERS GET VERDICT.

A suit for commission tried before Judge Gerard, in which M. & L. Hess were the plaintiffs and Mattias Rock the defendant, resulted in a verdict for the full amount of $6,476 in favor of the plaintiffs.

The suit was based upon a lease made by Mr. Rock to the J. C. Lyons Building and Operating Company in July, 1907, for an 11-sty building erected by Mr. Rock at 13 and 15 West 27th st. The payment of the commission was refused on the ground that the plaintiffs were not present at the closing of the transaction.

JERSEY CITY BOARD OF BROKERS APPOINTS COMMITTEES.

President Percy A. Gaddis of the Board of Real Estate Brokers of Jersey City and vicinity has announced the appointment of the following committees for the ensuing year:

Committee on Ways and Means—President, chairman; Jersey City, Frank Stevens; West Hudson, Thomas A. Ryer; Hoboken, C. Alfred Burhorn; North Hudson, Charles Singer, Jr., and Bayonne, J. H. Mahnken.

Committee on Appraisals—C. J. Cronan, chairman, and all members of the association in good standing.

Committee on Membership and Arbitration—Henry Eigenrauch, chairman; Charles Read, Charles Fall, J. H. Mahnken and George D. Canfield.

Committee on Meetings and Receptions—Thomas A. Ryer, chairman; George A. Foye, C. Alfred Burhorn, Charles Singer, jr.; Frank Stevens, C. Howard Slater and Clarence T. Van Deren.

Committee on Promotion of Trade and Stock Lists—H. C. Albright, chairman; James F. Gannon, Gen. P. F. Wanser, John H. Paul and Louis N. Creighton.

Committee on Legislation and Taxation—Harry Ward, chairman; John P. Landrine, Carl G. A. Schumann, T. J. Carroll, Thomas McEwan, jr.; Francis Gormley and John H. Weastell.

Committee on Records, Statistics and Publication—Dana F. Putnam, chairman; D. D. Fennell, B. T. Bishop, Frederick Bietz and James Hyland.

Committee on Auction Matter—A. A. Franck, chairman; Frank Stevens, F. C. Wolbert, Henry T. Nugent, James F. Gannon and C. A. Tisot.

Brokerage Claim Committee—C. Howard Slater, chairman; William H. Brown, William C. Wallace, D. D. Fennell and Anthony Michel.

LAW DEPARTMENT

To the Editor of the Record and Guide:

Will you kindly let me know through your Law Department column the following:

(1) I am the owner of a parcel of property on which a mortgage was given in 1884. Interest on mortgage and taxes not paid in 25 years. Property was sold by the city several times for arrearages. Could the mortgage be foreclosed now and a deficiency judgment rendered?

(2) If not, suppose I were to try and raise a mortgage on the property, would the prior mortgage be a detriment in trying to secure same?

(3) If you were in my position in this matter, would you reclaim the property and pay the back taxes? R. E. W.

Answer.—You need very decidedly the advice of a good attorney before taking so momentous a decision as indicated by your last question. The facts before us are too few for a decision of such moment to you. It is a rule of law that a mortgage on which interest has not been paid for twenty years is presumably paid. But this is only a presumption and may be proven not to be a fact.

The recent Title Registration law was intended among other things to cover just such questions as this, and provide a method of making questionable titles clear.

You could not get any cautious attorney for a mortgage lender to loan his client's money on a title so doubtful as to possible lien of the old mortgage as this would be.

If the property be of value, why not buy up the tax lien through the city sale for taxes, through a third party, and foreclose the lien after six months; making the holder of the old mortgage, or his representatives, a party to cut off the lien.—Ed.

To the Editor of the Record and Guide:

A broker leases a house for three years, and the owner accepts the tenant and pays the commission. After a year or more the tenant, not being able to pay the rent, vacates the house. The same broker rents the house for five years to another party and claims commission for full term. The owner says he is not entitled to full commission, as he has already received a commission for a part of the term and would therefore receive two commissions for the same period. The broker claims that as the owner accepted the first tenant, the second lease had no bearing in the first. Which is right? A BROKER.

Answer.—On general principles the broker is correct as to the law. If another broker had made the second letting with authority to do so, or with an acceptance of the proposal by the landlord implying such authority, there could be no question but that a commission would be earned by the other broker. We can see no ground under this reasoning why the original broker is not likewise entitled to a second commission, unless he guaranteed the original lessee in some way, or had accepted under that lease the relation of renting agent to the property, charging a continuing commission on the collection of the rents. In this case we believe he would be required to keep the property rented from time to time as it became vacant, without a special commission on each new letting.—Ed.

PUBLIC DIRECTORIES.

In a recent issue the American Contractor discussed the improvement of street signs, pointing out that nothing in this country suggests the exercise of a wider range of genius than signs of this description. One of the suggestions advanced relates to the improvement of such directories as are now in use by erecting at prominent corners, such as transfer points of street railways, elevated stations and important centres, signs containing information as to the location of parks, public buildings and other things of importance, with the lines of transportation reaching them.

The question of street signs has been periodically brought up by the municipal authorities hereabouts with the result that a large proportion of streets in Manhatan and the Bronx are at present adequately supplied with good street signs. To be complete, though, a considerable number of them containing clearer information should at least be hung at reasonable distances along prominent thoroughfares, in order that drivers of vehicles may readily determine their whereabouts without blocking traffic to the dismay of shopkeepers and property owners, as frequently happens at present.

THE TITLE INSURANCE CO., OF NEW YORK
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VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Nov. 30.

10th st, No 204 & 206 West, 39.9x95x39.9x94.10, 2½-sty brk and frame dwelling.

15th st, No 110 West, 20x88.3, 4-sty stone front dwelling.

12th st, No 274 West, 16.7x91x16.6x92.5, 5-sty stone front tenement.

15th st, No 605 East, 25x103.3, 5-sty brk tenement.

85th st, No 216 East, 25x102.2, 5-sty stone front tenement.

100th st, No 42 West, 19.4x100.11, 4-sty brk tenement.

Broad st, Nos 105½ to 111 | s e cor Water st, 146.11
Water st, No 25 | x66.6x irregx46.10, St
Front st, No 26 & 28 | sty, three 5-sty, 4½-sty and 3-sty brk buildings.

1st av, Nos 1515 to 1519, 75x100, three 4-sty stone front tenements with stores.

5th av, Nos 2178 & 2180, 49.11x110, two 5-sty brk tenements with stores.

134th st, Nos 71 to 75 West, 52.6x99.11x52.3x99.11, three 3-sty brk dwellings.

BRYAN L. KENNELLY.

Dec. 1.

39th st, No 317 West, 25x98.9, 4-sty brk tenement and store and 3-sty frame building in rear.

132d st, Nos 2 & 4 West, 35x99.6, two 4-sty stone front dwellings.

WM. KENNELLY, JR.

Dec. 1.

52d st, No 110 West, 20x76.9x20.4x80.5, 4-sty brk and stone garage.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Nov. 27.

Central av, s e cor St Agnes av, 100x100. St, Agnes av,

Seaview av, w s, 175 s Central av, 25x100.

Briggs av | s w cor Westchester av, runs s
Westchester av | 145.1 x w 181.2 to Western av,
Western av | x n 125 to Westchester av, x e 108.6 to beg.

Central av, n e cor Lorillard av, 110x475 to Lorillard av | Pelham River, x 465, Baychester. Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,904.86, taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Nov. 29.

Rivington st, Nos 255 to 257½, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. Eliza J Smith agt Isaac Sloboder et al; A Fred Silverstone, att'y, 150 Nassau st, Royal E T Riggs, ref. (Amt due, $20,587.27; taxes, &c, $1,400; sub to a first mort of $45,000.) Mort recorded Feb 28, 1905. By Joseph P Day.

9th av, No 484 | n e cor 37th st, 24.9x100, 5-sty brk tenement and stores. James Everard agt Catharine F Callan et al; David M Neuberger, att'y, 302 Broadway; Gilbert H Montague, ref. (Amt due, $60,277.77; taxes, &c, $5,952.80.) Mort recorded Feb 21, 1898. By Bryan L Kennelly.

37th st, No 357 |

Nov. 30.

57th st, No 149, n s, 150 e Lexington av, 25x100.5, 3-sty brk stable. Frederick B Case, trustee, agt Chas W Morse et al; Masten & Nichols, att'ys, 49 Wall st; Thomas F Gilroy, Jr, ref. (Amt due, $32,034.24; taxes, &c, $1,150; sub to a mort of $20,000.) By Joseph P Day.

147th st, s s, 215 w Brook av, 50x99.10, vacant. Katharine S Lyons agt Kate Noble et al; Michael J Sullivan, att'y, Willis av and 148th st, Bronx; Francis S McAvoy, ref. (Amt due, $2,998.65; taxes, &c, $600; sub to a first mort of $7,500.) Mort recorded Feb 16, 1905. By Joseph P Day.

Walton av, No 559, w s, 210.8 s 150th st, 17.7x102.10x17.7x101.11, 3-sty and basement brk dwelling. Security Co, trustee, agt Jane Adams et al; James S Greves, att'y, 32 Park pl; James Oliver, ref. (Amt due, $3,967.15; taxes, &c, $1,050.23.) Mort recorded July 2, 1891. By Samuel Marx.

Goerck st, Nos 152 to 158, on map Nos 148 to 162
Houston st, Nos 488 & 490 on map Nos 484 to 490
3d st, Nos 386 & 388
n e cor Houston st, runs e 90 x n 81 x w 45 x n 94.3 to 3d st, x w 45.4 s 181.1 to beg, three 6-sty brk tenements and stores.

Houston st, Nos 496 & 498 on map Nos 494 & 496, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores.
Sada Makler agt M Fine Realty Co et al; Myers & Schwersenski, att'ys, 299 Broadway; Wm B Ellison, ref. (Amt due, $12,640.38; taxes, &c, $4,386; sub to first mort on Nos 152 & 154 Goerck st of $46,500; first mort of $35,000 on Nos 156 & 158 Goerck st; first mort of $27,000 on Nos 496 & 498 East Houston st, a second mort of $77,700 and a third mort of $18,000.) Mort recorded Oct 16, 1907. By Joseph P Day.

Dec. 1.

Lawrence av | s w cor Ferris av, 275x100.
Ferris av |
Westchester av | n w cor Western av, 300x450x
Western av | irregular.
Western av, e s, 200 n Westchester av, 275x100.
Westchester av | s w cor Western av, runs w 292
Western av | x s e — to Central av, x e 100
Central av | x n 525 to beg.
Central av | n e cor Western av, runs n 400
Western av | x e 200 to Lawrence av, x s 400 to
Lawrence av | Central av, x w 200 to beg.
Railroad av | s e cor Lawrence av, 75x159.
Lawrence av |
St Agnes av | s e cor Ferris av, 425x220 to Pel-
Ferris av | ham River, x—x325.
Railroad av | s w cor Lawrence av, 126.4x89x
Lawrence av | x—.
Westchester av | s e cor St Agnes av, runs s 475
St Agnes av | x e 100 x n 25 x e 100 to Sea
Sea View av | View av, x n 450 to Westchester av, x w 200 to beg.
Main av | s e cor Central av, runs s 25 x e
Central av | 200 to St Marys av, x n 25 x w 200
St Marys av | to beg.
Main av, e s, 50 s Central av, 25x100.
Main av | e s, 125 s Central av, 100x200 to St
St Marys av | Marys av.
St Agnes av | s w cor Central av, 25x100.
Central av |
Railroad av | n e cor St Marys av, 25x100.
St Marys av |
Railroad av | s e cor St Marys av, runs s — x
St Marys av | e — to St Agnes av, x n — x w —
St Agnes av | to beg.
Railroad av | s e cor St Agnes av, —x—.
St Agnes av |
Bridge av, e s, 150 n Railroad av, runs n 111 to Pelham Bay, x s e — x w — to beg.
Bridge av | n e cor Railroad av, 100x200.
Railroad av |
Main av | n w cor Ferris av, 50x100.
Ferris av |
Ferris av | n e cor Main av, runs n 300 to Pel-
Main av | ham River, x e — to St Marys av.
St Marys av | x s 285.9 x w 200 to beg.

Central av, s w cor Western av, 86x205x—, gore. Esmond Stiles agt Perley S Crosler et al; Graham & L'Amoreaux, att'ys, 42 Broadway; Robert L Luce, ref. (Amt due, $65,863.19; taxes, &c, $7,928.82.) At 11 o'clock a. m. at Municipal Bldg., 3d and Tremont ave, Bronx, by Joseph P Day.

Courtlandt av, No 777 | n w cor 157th st, 25x100.

157th st, Nos 329 & 333 | 4-sty brk tenement and store and 2-sty frame tenement and store in street. Sheriff's sale of all right, title, &c, which Simon & Elizabeth Dressel had on May 11, 1909, or since. Guggenheimer, Untermeyer & Marshall, att'ys, 37 Wall st; Thomas F Foley, sheriff. By Joseph P Day.

Jackson st, Nos 41 & 43 | n w cor Cherry st, 50
Cherry st, Nos 432 to 436 | x100, 5-sty brk tenement and stores.

Monroe st, No 219 | n w cor Scammel st, 25x79,
Scammel st, No 31 | 5-sty brk tenement and stores.
Sheriff's sale of all right, title, &c, which Victor Rosenzweig had on June 12, 1909, or since. Manheim & Manheim, att'ys, 302 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

West st, No 30, e s, 150.5 n Morris st, 21.8x 101.7x19.5x98.4, 5-sty brk storage building.

Washington st, No 53, e s, 122.11 n Morris st, 34.3x67.11x31.6x63.9, 5-sty brk tenement and stores.

Whitehall st, No 26, w s, 60.5 n Pearl st, 24x 59.3x24.7x62.3, 5-sty brk loft and store building.

Water st, No 1, s s, 25.10 e Whitehall st, 25.2x 67.2x28.3x65.8, 5-sty brk loft and store building.

South st, No 19, n s, 104.9 e Broad st, 28.7x 112.5x28.7x116.2, 4-sty brk storage building.

Water st, No 31, s s, 75.1 e Broad st, 28.6x77.9 x28.7x75.11, 4-sty brk loft and store building.

Front st, No 48, n w s, 71.3 n e Coenties Slip, runs n w 90 x n e 9.2 x s e 4.10 x n e 10.7 x s e 84.7 x s w 19.9 to beg, 4-sty brk loft and store building.

Front st, No 63, s s, 115.3 w Old Slip, 22.4x 86.10x21.9x86.10, 4-sty brk loft and store building.

South st, No 236 | n s, 103.8 w
Water st, No 459, on map No 461 | Pike st, runs w 25.7 x n 160 to Water st, x e 14.4 x s e 40.3 x s 120.8 to beg, 5-sty brk storage building.

Madison st, Nos 286 & 288, s s, 55.11 w Montgomery st, 36.1x75, two 3-sty brk tenements.

Madison st, No 292 | s e cor Montgomery st, 17x
Montgomery st | 49.9x18.6x49.9, 4-sty brk tenement and store.

Montgomery st, Nos 35 & 37, e s, 49.9 s Madison st, 40x75x42.9x75.1, two 3-sty brk tenements and stores.

Monroe st, No 191, n s, 62.1 e Montgomery st, 20x65.4x20x66.4, 3-sty brk tenement.

Monroe st, Nos 193 & 195, n s, 82.1 e Montgomery st, 40.10x90.10x40.11x93.10, two 3-sty brk tenements

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Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x48.9, 3-sty brk tenement.

Broadway, No 665 | w s, 200 s 3d st, 25x200 to
Mercer st, No 232 | Mercer st, 24.10x200, part 5-sty stone front hotel.

5th st, No 323, n s, 275 e 2d av, 25x97, 3-sty brk stable and 1-sty frame stable in rear. Mary S Kernochan agt Phillips Phoenix et al; J Frederic Kernochan, att'y, 44 Pine st; Edw G Whitaker, ref. (Partition.) By Joseph P Day.

Dec. 2.

118th st, Nos 308 & 310, s s, 140.9 e 2d av, 40.9 x100.10, 6-sty brk tenement and stores. Jacob Reiff et al agt Robert Garcewich et al; Lese & Connolly, att'ys, 35 Nassau st; Louis F Doyle, ref. (Amt due, $15,503.80; taxes, &c, $1,890.76.) Mort recorded Feb 26, 1907. By Joseph P Day.

118th st, No 306, s s, 100 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. Max J Klein et al agt Robert Garcewich et al; Lese & Connolly, att'ys, 35 Nassau st; Louis F Doyle, ref. (Amt due, $17,801.32; taxes, &c, $——.) Mort recorded Jan 26, 1907. By Joseph P Day.

130th st, Nos 609 to 615, n s, 175 w Broadway, 100x99.11, four 3-sty brk tenements, store in No 615. Junction Realty Co et al, exrs, agt Fredericka Radle Estate et al; David E Goldfarb, att'y, 132 Nassau st; Albert J Appell, ref. (Amt due, $11,400.83; taxes, &c, $962.76; sub to four morts aggregating $27,000.) Mort recorded Jan 15, 1906. By Joseph P Day.

Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. North American Mortgage Co agt Chelton Park Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Roy M Robinson, ref. (Amt due, $58,623.13; taxes, &c, $3,919.28; sub to a first mort of $200,000.) Mort recorded July 18, 1908. By Joseph P Day.

Dec. 3.

135th st, No 243, n s, 150 e 8th av, 25x99.11, 5-sty brk tenement. Louisa A Ide agt Marvin D Hubbell et al; Goeller, Shaffer & Eisler, att'ys, 207 Broadway. Thos F Gilroy, Jr, ref. (Amt due, $26,010.72; taxes, &c, $441.72.) Mort recorded April 17, 1905. By Samuel Goldsticker.

Madison av, No 1584, w s, 50.11 n 106th st, 25x100, 5-sty stone front tenement and store. Fenimore Realty Co agt Irving Bachrach et al; Davis & Kaufman, att'ys, 49 Chambers st; Adam Wiener, ref. (Amt due, $5,414.43; taxes, &c, $540.35; sub to a mort of $25,000.) Mort recorded May 16, 1906. By Samuel Marx.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Dec. 4.

No Legal Sales advertised for this day.

Dec. 6.

51st st, Nos 222 & 224, s s, 260 e 3d av, 35.4x 88x -x106.4, 7-sty brk tenement and stores. Adele Herold agt Abraham Drimmer et al; Hieronimus A Herold, att'y, 170 Broadway; Chas W Ridgway, ref. (Amt due, $6,768.90; taxes, &c, $1,105.09; sub to a prior mort of $40,000.) Mort recorded July 12, 1904. By Joseph P Day.

5th av, No 2252 | n w cor 137th st, 49.11x62.6, 6-
137th st, No 1 | sty brk tenement and stores. Mary Rosenberg et al, extrx, agt Samuel Schenker et al; Feltonstein & Rosenstein, att'ys, 309 Broadway; Albert Blumenstiel, ref. (Amt due, $18,098.09; taxes, &c, $2,872.61.) Mort recorded Sept 17, 1907. By Samuel Goldsticker.

St Nicholas av, No 775 | s w cor 149th st, 20.5x
149th st, No 400 | 101.2x20x96.10, 5-sty and basement stone front dwelling. Germania Life Ins Co agt John F Cockerill et al; Dulon & Roe, att'ys, 41 Park Row; Adam Wiener, ref. (Amt due, $21,219.77; taxes, &c, $491.70.) Mort recorded March 15, 1905. By Bryan L Kennelly.

152d st, No 767, n s, 25 w Wales av, 25x86.11 x28.11x101.5, 4-sty brk tenement. Wm H McCarthy agt Leopoldine Klein et al; Saxe & Powell, att'ys, 280 Broadway; Geo C Kobbe, ref. (Amt due, $4,824.50; taxes, &c, $655; sub to a first mort of $11,500.) Mort recorded Sept 21, 1905. By Joseph P Day.

Perry st, Nos 113 & 115, n s, 85.1 e Greenwich st, runs n 26.2 x n e 19 x s e 14.7 x n w 17.3 x n 14.2 x e 24.8 x s 70 to st x w 45 to beg, 6-sty brk tenement. John H Vought et al, trustees, agt Jacob Katz et al; Henry A Prince, att'y, 149 Broadway; Chas L Hoffman, ref. (Amt due, $37,970.40; taxes, &c, $1,831.36.) Mort recorded May 15, 1905. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 26, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*Willett st, No 30, e s, 137.6 n Broome st, 31.3x100, 4-sty brk tenement and store and 2-sty brk shop in rear. (Amt due, $25,307.40; taxes, &c, $1,200.) Mary E Weber 21,000

*Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. (Amt due, $7,554.80; taxes, &c, $754.26.) Louisa B White..... 5,000

163d st, No 286, s s, 158.4 e Morris av, 16.8x114.10, 2-sty frame dwelling. (Amt due, $3,281.05; taxes, &c, $67.40.) John Michel..... 3,950

102d st, No 124, s s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. (Amt due, $6,804.37; taxes, &c, $300; sub to a first mort of $16,000.) Moses Ochs et al, defendants 22,895

70th st, Nos 424 & 426, s s, 199 w Av A, 38x100.5, 6-sty brk tenement and stores. (Amt due, $16,850.97; taxes, &c, $——; sub to a first mort of $32,000.) Morris J Burnstein 33,880

153d st, s s, 675 w Broadway, 25x99.11, except part about 25x25 taken for Riverside Drive, vacant (trustees sale). Withdrawn .....——

(Continued on page 972.)

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OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

29TH AND 32D WARDS, SECTIONS 15, 16, 20 and 23 CONSTRUCTING SEWER in AVENUE G, from Coney Island avenue to Flatbush avenue; FLATBUSH AVENUE, easterly side, from its northerly intersection with Avenue G to its southerly intersection with Avenue G; AVENUE G, from Flatbush avenue to Nostrand avenue; NOSTRAND AVENUE from Avenue G to Avenue F; Avenue F, from Nostrand avenue to Paerdegat avenue southerly side; Paerdegat avenue southerly side, from Avenue F to East Forty-fifth street; East FORTY-FIFTH STREET, from Paerdegat avenue, southerly side, to Avenue G; AVENUE G, from East Forty-fifth street to Paerdegat avenue, southerly side; PAERDEGAT AVENUE, southerly side from Avenue G to Flatlands avenue AVENUE F from East Twenty-sixth street to Nostrand avenue NEW YORK AVENUE, between Avenue C and Avenue D; NEW YORK AVENUE, between Avenue D and Newkirk avenue; NEWKIRK AVENUE, between New York avenue and Nostrand avenue; NOSTRAND AVENUE, between Newkirk avenue and Avenue F; NOSTRAND AVENUE, between Avenue C and Newkirk avenue; BROOKLYN AVENUE, between Avenue H and Avenue J; AVENUE J, between Brooklyn avenue and East Fortieth street; EAST FORTIETH STREET, between Avenue J and Flatlands avenue; FLATLANDS AVENUE, between East Fortieth street and Paerdegat Basin; EAST THIRTY-FIFTH STREET, from Glenwood road to Avenue H; EAST THIRTY-FIFTH STREET, from Avenue H to Flatbush avenue; FLATBUSH AVENUE, east side, from East Thirty-fifth street to Avenue J; AVENUE J, from Flatbush avenue to Brooklyn avenue; EAST TWENTY-NINTH STREET, from Canarsie lane to Avenue F; AVENUE D, from East Twenty-ninth street to Nostrand avenue; NEWKIRK AVENUE, from East Twenty-ninth street to Nostrand avenue; EAST THIRTY-FIRST STREET, between Flatbush avenue and Glenwood road; EAST TWENTY-EIGHTH STREET, from Clarendon road to Newkirk avenue; AVENUE D from East Twenty-eighth street to East Twenty-ninth street; GLENWOOD ROAD, from East Thirty-fourth street to Brooklyn avenue, WITH SEWER BASINS at northeast and southeast corners of GLENWOOD ROAD AND NOSTRAND AVENUE, and northeast and southeast corners of Glenwood road and EAST THIRTY-FIRST STREET, and all four corners of GLENWOOD ROAD AND NEW YORK AVENUE; NEW YORK AVENUE, from Flatbush Water Works to Farragut road; EAST TWENTY-THIRD STREET, from Avenue G to a point about 500 feet north; SEWER BASINS on FARRAGUT ROAD, at the northwest corner of Flatbush avenue; northwest, northeast and southeast corners of EAST TWENTY-FIFTH STREET; all four corners of MANSFIELD PLACE; northeast and northwest corners of DELAMERE PLACE; all four corners of ELMORE PLACE; northeast and northwest corners of KENMORE PLACE and northeast corner of Ocean avenue; northeast and northwest corners of NEW YORK AVENUE and Avenue H; SEWER IN ROGERS AVENUE, between Clarendon road and Flatbush avenue; AVENUE D, between Rogers avenue and East Twenty-eighth street; NEWKIRK AVENUE, between Rogers avenue and East Twenty-eighth street; KENMORE PLACE, from Avenue G to the end of existing sewer north of Avenue G; BROOKLYN AVENUE, between Avenue G and Avenue H; AVENUE D, from East Twenty-third street to Rogers avenue; EAST TWENTY-SIXTH STREET, from Clarendon road to Avenue D; EAST TWENTY-FIFTH STREET, between Clarendon road and Avenue D; EAST THIRTY FOURTH STREET, from Flatbush Water Works to Avenue F; EAST TWENTY-SECOND STREET, from Avenue G north to the end of the existing sewer; FLATBUSH AVENUE, from Nostrand avenue to Avenue N; AVENUE H, from Flatbush avenue to East Thirty-second street; EAST THIRTY-SECOND STREET, from Flatbush avenue to Avenue H; EAST THIRTY-FOURTH STREET, from Avenue I to Flatbush avenue; AVENUE I from Flatbush avenue to East Thirty-fourth street; AVENUE K, from Flatbush avenue to East Fortieth street; FLATLANDS AVENUE, from Flatbush avenue to East Fortieth street; FLATBUSH AVENUE, east side, from Avenue N to East Forty-fifth street; SEWER BASINS, north and south sides of Avenue G, at the Brighton Beach Railroad; at the northeast and northwest corners of EAST THIRTY-SECOND STREET and avenue D; FARRAGUT ROAD, at the northeast and northwest corners of East Twenty-eighth street; southeast and southwest corners of EAST TWENTY-NINTH STREET; all four corners of NOSTRAND AVENUE; southeast and southwest corners of EAST THIRTY-FIRST STREET; southeast and southwestc orners of EAST THITTY-SECOND STREET; southwest corner of EAST THIRTY-FOURTH STREET; sewer in NEWKIRK AVENUE, between East Twenty-sixth street and Rogers avenue; EAST TWENTY-EIGHTH STREET, between Avenue F and Flatbush avenue

HERMAN A. METZ, Comptroller
City of New York, November 23, 1909 (14976)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 18 to December 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS

1ST WARD, BOULEVARD-SEWER, from Webster avenue to Broadway

HERMAN A. METZ, Comptroller.
City of New York, November 16, 1909 (14648)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 20 to December 4, 1909, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS

1ST WARD ACADEMY STREET-PAVING from Freeman avenue to Wilbur avenue

HERMAN A. METZ, Comptroller.
City of New York, November 18, 1909. (14810)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 20, to December 4, 1909, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, ANNEXED TERRITORY. EAST 233D STREET-REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from the Bronx Boulevard to Baychester avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 18, 1909. (14657)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 18 to December 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

24TH WARD, SECTION 5. ROGERS AVENUE-REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Park Place and Montgomery street.

HERMAN A. METZ, Comptroller.
City of New York, November 16, 1909 (14806)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 11. EAST 170TH STREET-PAVING AND CURBING between Franklin avenue and Boston road.

HERMAN A. METZ, Comptroller.
City of New York, November 23, 1909 (14959)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX

24TH WARD, SECTIONS 12 & 13. MT. VERNON AVENUE-OPENING, from Jerome avenue to the northern boundary of the City of New York. Confirmed November 4, 1909; entered November 23, 1909.

HERMAN A. METZ, Comptroller.
City of New York, November 23, 1909. (14964)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

2D WARD, FLUSHING AVENUE-TEMPORARY SEWER, from Brooklyn Borough Line to Atlantic street.

HERMAN A. METZ, Comptroller.
City of New York, November 23, 1909 (14968)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 26 to December 9, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN

7TH & 30TH WARDS SECTIONS 3 & 17 SEWER in 40TH STREET between 7th and New Utrecht avenues, and in 8TH AVENUE, between 39th and 40th Streets. 22D WARD, SECTION 3. 11TH AVENUE-SEWER, between 18th street and Terrace Place. 24TH WARD, SECTION 5. SEWER in PARK PLACE between Buffalo and Rochester avenues, and BASIN at the southwest corner of BUFFALO AVENUE AND PARK PLACE. 29TH WARD, SECTION 16. ARGYLE AND DORCHESTER ROADS-SEWER BASIN at the northeast corner. MARTENSE STREET-SEWER, between Flatbush and Bedford avenues. 30TH WARD, SECTION 18. 5TH AVENUE-GRADING LOTS, west side, between 61st and 62d streets. 32TH WARD, SECTION 19. 84TH STREET-PAVING between 18th and 21st avenues. BENSON AVENUE AND BAY 20TH STREET-SEWER BASINS at the north and west corners, and BAY 20TH STREET-SEWER, between Bath and Benson avenues.

HERMAN A. METZ, Comptroller
City of New York, November 23, 1909 (14972)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF QUEENS

List 261. Regulating, grading and flagging Metropolitan avenue, from the Brooklyn Borough line to Dry Harbor road, Second Ward

List 724. Temporary catch basin on the northwest corner of Eldert avenue and the Boulevard at Rockaway Beach, Fifth Ward.

List 726 Sewer in Sixth avenue, between Flushing avenue and Vandeventer avenue, First Ward.

List 727. Sewer in Webster avenue, from First avenue to Third avenue, First Ward.

List 773. Sewer in the Crescent, from Freeman avenue to Webster avenue, First Ward.

List 774 Laying cement sidewalks on the north side of Jamaica avenue, between Forest parkway and Leggett avenue, Fourth Ward.

List 775. Laying cement sidewalks on the east side of Pullis avenue, from Metropolitan avenue to Satterlee avenue, in Middle Village, Second Ward.

List 851. Sewer in Van Alst avenue, between Jamaica avenue and Elm street, First Ward.

List 852 Sewer in Webster avenue from Jackson avenue to Fifth avenue (Briell street).

PUBLIC NOTICES.

and constructing the necessary basins, First Ward.

List 853. Catch basins at the northeast corner of Graham avenue and Pomeroy street, and on the northwest corner of Graham avenue and Pomeroy street, First Ward.

List 854. Catch basins at the northeast and northwest corners of Ninth avenue and Graham avenue, First Ward.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 21, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors

William H. Jasper, Secretary.
No. 320 Broadway, City of New York, Borough of Manhattan, November 18, 1909 (14827)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for school site purposes in the

BOROUGH OF MANHATTAN.

BEING all the buildings, parts of buildings, etc., known as 368, 370 and 372 Pleasant Avenue and 505, 507 and 509 East 119th Street, located on the east side of Pleasant Avenue 100 feet 11 inches north of East 119th Street and on the north side of East 119th Street 108 feet east of Pleasant Avenue, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held November 1, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

WEDNESDAY, DECEMBER 8th, 1909,
at 11 o'clock a. m. on lots and parcels and in manner and form as follows

Parcel No. 1—3 three-story brick houses, 368, 370 and 372 Pleasant Avenue.

Parcel No. 2—3 three-story brick houses, 505, 507 and 509 East 119th Street.

For full particulars see City Record.

HERMAN A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 18th, 1909. (14814)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York acquired by it for street opening purposes in the

BOROUGH OF BROOOKLYN,

BEING all the buildings, parts of buildings, etc., standing within the lines of Brooklyn Avenue between Clarkson Street and the northerly side of Canarsie Lane and between the southerly side of Avenue C and Paerdegat Basin, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at meeting held Nov. 1, 1909, the sale by sealed bids of the above described buildirgs and appurtenances thereto will be held by direction of the Comptroller on

THURSDAY, DECEMBER 9th, 1909,
at 11 a. m.

For full particulars see City Record.

HERMAN A. METZ, Comptroller.
City of New York, Department of Finance, Comptrolller's Office, November 18th, 1909. (14818)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for street opening purposes in the

BOROUGH OF THE BRONX,

BEING all the buildings, parts of buildings, etc., standing within the lines of Castle Hill Avenue from West Farms Road to the Public Place at its southerly terminus, in the 24th Ward of the Borough of The Bronx, and comprising some seventy parcels, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue at 11:00 a. m. on

FRIDAY, DECEMBER 3, 1909.

For full particulars see City Record or apply at Room 141, No. 280 Broadway, Borough of Manhattan.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 12, 1909. (14587)

PROPOSALS.

Troy, N. Y., November 22, 1909

SEALED PROPOSALS for the erection and [illegible] building called "The Central [illegible] erected on a lot of land on the corner of State street and Seventh street, Troy, N. Y., will be received by the Board of Contract and Supply, of the City of Troy, or by any member thereof, until 11 o'clock a. m. on Tuesday, December 7, 1909, at the office of the Board, City Hall, Troy, N. Y., at which time and place they will be publicly opened and read.

Proposals are to be for work in accordance with [illegible] specifications prepared by R. Clipston Sturgis, Architect, 120 Boylston street, Boston, Mass., and are to be made out on the form accompanying the specifications. Plans and specifications may be obtained on and after November 22, 1909, at the office of the Board of Contract & Supply on deposit of twenty-five dollars ($25.00), such sum to be refunded on the return of the drawings and specifications.

A certified cheque on a Troy Bank for three thousand dollars ($3,000.00) payable to the Treasurer of the City of Troy, must accompany each proposal as security for carrying out said proposal.

Bids will be received, opened, publicly read and acted upon in accordance with the provisions of the City Charter.

Signed—
Board of Contract & Supply, City of Troy.
ELIAS P. MANN, Chairman.

MUNICIPAL BUILDINGS, SPRINGFIELD, MASSACHUSETTS.

SEALED PROPOSALS will be received, in duplicate, by the Municipal Building Commission in the Common Council Room, Municipal Building, Pynchon Street, Springfield, Mass., until three o'clock P. M., on Wednesday, the twenty-second day of December, 1909 and thereafter opened, for Contract No. 2, being the Excavation, Mason Work, Cutstone, Structural Steel, Fireproofing, Roofing, Ornamental Iron, Plastering, Mosaic and Tile Floors, Interior Stone and Marble, Carpentry and Finishing, Vaults and Elevators, for the Auditorium, Tower and Passage, Municipal Office Building and Terrace and steps, of the new Municipal Buildings to be erected by the City of Springfield in Court Street facing Court Square, in the City of Springfield, State of Mass.

Copies of the drawings and specifications may be seen at the Municipal Building, Springfield, Massachusetts, or at the offices of the Architects, Pell & Corbett, 122-124 East 25th Street, New York City, or may be obtained by application to either of the above parties.

The Commission reserves the right to reject any or all bids and waive any informalities in any proposal.

A deposit of Twenty-five ($25.00) Dollars will be required of each bidder taking out a set of plans; Fifteen ($15.00) Dollars will be refunded to each bidder on the return of the plans and specifications in good condition.

A certified check in the sum of about five per cent. (5%) of the amount of the proposal, drawn to the order of the Owners, must accompany each proposal, and the proceeds of such check will become the property of the Owners, if for any reason, the bidder, after the bids are opened, withdraws from the competition, or refuses to execute the contract and bond, in the event of the contract being awarded to him. Checks submitted by the unsuccessful bidders will be returned after the signing of the contract and the approval of the bond executed by the successful bidder. The Owners will be responsible for all checks while same are in their possession.

The successful bidder must furnish a satisfactory Corporate bond.

GEORGE DWIGHT PRATT,
Chairman,
WALTER H. WESSON,
WILLIAM G. McKECHNIE,
WILLIAM E. SANDERSON,
GEORGE D. CHAMBERLAIN,
FRANK E. STACY,
J. FRANK DRAKE.
Municipal Building Commission.

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids, all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for bridge purposes, in the

BOROUGH OF MANHATTAN.

BEING the buildings, parts of buildings, etc., standing within the lines of property acquired for the purposes of the Manhattan Bridge and now remaining on the block bounded by the Bowery, Bayard, Chrystie and Canal streets, and being more particularly designated as Nos. 11, 13, 15, 17, 19, 21 and 23-25 Chrystie street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held May 26, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, DECEMBER 6, 1909,

at 11 a. m., in lots and parcels and in manner and form as follows:

Parcel No. 1. No. 11 Chrystie street, five-story brick building.
Parcel No. 2. No. 13 Chrystie street, six-story brick building.
Parcel No. 3 No. 15 Chrystie street, six-story and basement brick building.
Parcel No. 4. No. 17 Chrystie street, six-story and basement brick building.
Parcel No. 5. No. 19 Chrystie street, six-story and basement brick building.
Parcel No. 6 No. 21 Chrystie street, six-story brick building.
Parcel No. 7. Nos. 23 and 25 Chrystie street, six-story and basement brick building.

For further particulars see City Record.

HENRY A. METZ, Comptroller.
City of New York, Department of Finance, Comptroller's Office, November 23d, 1909. (14965)

Many People Want to Study Real Estate

They want to know what it means to buy and sell property, all about contracts, deeds, mortgages, etc.

There is a book which tells all about this, "Guide to Buyers and Sellers of Real Estate," by Geo. W. Van Siclen

It Costs One Dollar

THE RECORD AND GUIDE

AUCTION SALES OF THE WEEK.

(Continued from Page 970.)

BRYAN L. KENNELLY.

*11th av, Nos 599 to 603 s w cor 45th st, 75.3x100, three 4-sty brk tenements and stores and 1-sty frame building in rear. (Amt due, $8,614.70; taxes, &c, $741.05; sub to a first mort of $35,000.) Fannie Strauss 46,000

HERBERT A. SHERMAN.

*Monroe st, s s, 132 e Corlears st, 44x70, 6-sty brk tenement and stores. (Amt due, $9,800.28; taxes, &c, $883.21; sub to a first mort of $32,000.) Abner Distillator 41,888

*107th st, No 209 n s, 175 e 3d av, 25x100.11, 4-sty brk tenement. (Amt due, $4,482.09; taxes, &c, $300.68; sub to a mort of $8,000.) William Hoff et al 12,410

JAMES L. WELLS.

176th st, Boston rd, Nos 1851 & 1853 | n w cor Boston rd, 73.2x110.4x130.11x125.3, two 1-sty frame stores and vacant. (Amt due, $14,864.70; taxes, &c, $2,900.) Adj to Dec 8 .....

CHAS. A. BERRIAN.

*113th st, No 239, n s, 150 w 2d av, 25x100.11, 5-sty brk tenement. (Amt due, $4,455.55; taxes, &c, $533.46; sub to a first mort of $18,000.) Stuyvesant Mortgage Co 19,925

Total	$206,948
Corresponding week, 1908	$931,978
Jan. 1st, 1909, to date	$53,913,248
Corresponding period, 1908	$51,262,637

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Nov. 19, 20, 22, 23 and 24 (No. 100.)

BOROUGH OF MANHATTAN.

Broome st, East st | n e cor Tompkins st, runs n 148.10 to s s Williamsburgh Bridge, x e 200.6 to w s East st, x s 98 x w 75.2 x s 50.2 to n s Broome st, x w 125.4 to beginning, 1 and 2 sty brk foundry. Arthur I Hoe to Robert Hoe. All title. Mort $77,000. Jan 16, 1906. Nov 22, 1909. 2:318—5. A $65,000—$100,000. 100

Beekman pl, No 13, e s, 40 s 50th st, 20x100, 5-sty stone front tenement. Anna S Krack widow to Robt J Lamoreux of Brooklyn. 1-6 part. Nov 20. Nov 22, 1909. 5:1361—32. A $5,500 $9,000. nom

Chrystie st, No 132, e s, abt 125 n Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS, Nov 12, 1909. Frank Hendrick ref to Rose Chubaroff. Mort $22,000. Nov 18. Nov 19, 1909. 2:419—6. A $24,000—$32,000. 4,675

Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25.1x81.3 w s, 4-sty brk tenement and stores.

Cherry st, No 25, s s, abt 215 w Roosevelt st, 25x95.7, 4-sty brk tenement and store and 2-sty brk tenement in rear.

Cherry st, Nos 29 and 29½, on map No 29, s s, abt 165 w Roosevelt st, 25.2x84x25x84, 4-sty brk tenement and store.

Pearl st, Nos 364 and 366, e s, 156.6 n Franklin sq, runs n e 122.1 x n 5.5 x w 110.5 to st, x s 36.5 to beginning, two 4-sty brk tenements and stores.
Eugenia M wife of and James E Campbell to Robert J Lamoreux of Brooklyn, N Y. 1-56 part. Nov 22, 1909. 1:109—6, 7, 9, and 10. A $30,900—$35,500. 112—7. A $16,000—$18,500. nom

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Ramsdell's Metallic Wash Tub Covers
(PATENTED)

Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

Ramsdell Manufacturing Co.
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Chrystie st, No 132, e s, about 125 n Broome st, 25x100, 5-sty brk tenement & store and 4-sty brk tenement in rear. Rose Chularoff to Ralph J Cahen. 2-3 parts. Mort $25,000. Nov 18. Nov 23, 1909. 2:419—6. A $24,000—$32,000. other consid and 100

Clinton st, Nos 11 and 13, w s, 125 s Houston st, runs w 64 x n 25 x w 36 x s 75 x e 100 to st, x n 50 to beginning, two 5-sty brk tenements and stores and 4-sty brk loft building on rear. Thos J Burnett of Flushing, L I, to James N Webb, of Flushing, L I. All liens. Aug 30. Nov 24, 1909. 2:350—23. A $40,000—$74,000. nom

Division st, Nos 252 and 254 Ridge st, Nos 1, 3 and 5 | n w cor Ridge st, 44.4x84x39.6x63.5, 6-sty brk tenement and stores. Adolph Levy to Sarah Grossman and Bella Feldman. Morts $84,400 and all liens. Oct 30. Nov 23, 1909. 1:315—17. A $40,000—$75,000. nom

Delancey st, Nos 242 and 244, n s, 25 w Sheriff st, 50x75, two 5-sty brk tenements and stores. David Jacobowitz to Louis E Stander. Morts $51,100. Nov 22. Nov 23, 1909. 2:338—73 and 74. A $34,000—$50,000. nom

East Broadway, No 234 | n s, abt 165 e Clinton st, 23.10x107.8 to Division st, No 223 | s s Division st, two 3-sty brk tenement and stores. Emma Ryerson et al to Rachel Geiger. 1-6 part. All liens. July 10. Nov 24, 1909. 1:286—48 and 74. A $27,000—$32,000. nom

Same property. Rachel Geiger to Ber Goldstein. 1-3 part. All title. Oct 30. Nov 24, 1909. 1:286. nom

Eldridge st, No 164, e s, 100 n Delancey st, 25x87.6, 5-sty brk loft building. Eliz J Shephard daughter, HEIR, &c, Peter Reidenbach decd to Margaretha & Susanna Reidenbach daughters and HEIRS Peter Reidenbach. B & S. Nov 24, 1909. 2:415—6. A $17,000 $27,000. other consid and 100

Franklin st, Nos 132 to 140 Varick st, Nos 5 and 7, on map Nos 1 to 9 | n w cor Varick st, 102.10x87x102.1x87.7. Varick st, No 9, w s, 87.7 n Franklin st, 12.6x50. Franklin st, No 142, n s, 102.10 w Varick st, 18.9x87.6. Franklin st, n s, 121.8 w Varick st, strip 0.1x87.6, two 6-sty brk loft and store buildings. Douglass W Mabee of Saratoga Springs, N Y, to David S Walton, of East Orange, N J. ¼ part. All title. B & S and C a G. Morts $160,000. Oct 18. Nov 19, 1909. 1:189—1. A $130,000—$250,000. nom

Grove st, No 88, s s, 101.5 w Waverly pl, 20x100, 3-sty brk dwelling. Caroline Hunter to Ferruccio Vitale. Nov 22, 1909. 2:502—44. A $10,000—$12,000. other consid and 100

Grand st, Nos 581 to 585, s s, 23.4 w Corlears st, runs s 70 x w 41.8 x n 21 x w 20.10 x n 80.6 to st, x s e 70 to beginning, three 5-sty brk tenements and stores. Irving Bachrach et al to Philip Bachrach. All liens. Nov 22. Nov 23, 1909. 1:265—32 to 34. A $28,000—$43,500. other consid and 100

Great Jones st, No 46, n s, 166 w Bowery, 23.1x90.4x23.3x87.11, 7-sty brk loft and store building. Angeline M Booth to Earl G Pier. Nov 12. Nov 23, 1909. 2:531—48. A $21,000—$45,000. 100

Great Jones st, No 46, n s, 166 w Bowery, 23.1x90.4x23.3x87.11, 7-sty brk loft and store building. Earl G Pier to Etagloc Holding Co, a corpn. Mort $36,500. Nov 22. Nov 23, 1909. 2:531—48. A $21,000—$45,000. other consid and 100

Great Jones st, No 55, s s, 100.5 w Bowery, 26.4x100x26.3x99.11, 7-sty brk store and building. Angeline M Booth to Earl G Pier. Nov 12. Nov 23, 1909. 2:530—32. A $29,000—$62,000. 100

Great Jones st, No 55, s s, 100.5 w Bowery, 26.4x100x26.3x99.11, 7-sty brk loft and store building. Earl G Pier to Etagloc Holding Co, a corpn. Mort $48,500. Nov 22. Nov 23, 1909. 2:530—32. A $29,000—$62,000. other consid and 100

Greenwich st, Nos 483 to 489, e s, 43 n Canal st, 87.6x90, vacant. James H Cruikshank to St Johns Park Realty Co. B & S. Nov 23. Nov 24, 1909. 2:594—17 to 20. A $36,000—$36,000. nom

Greenwich st, Nos 483 and 485, e s, 43 n Canal st, 43.6x90, vacant. Release mort. Austin B Fletcher and ano TRUSTEES Jackson S Shultz to St Johns Park Realty Co. Nov 24, 1909. 2:594—17 and 18. A $18,000—$18,000. 29,000

Greenwich st, No 485, e s, 64.9 n Canal st, 21.9x90, vacant. Smith Ely et al EXRS Ambrose K Ely decd et al to Jas H Cruikshank. Q C. Nov 18. Nov 24, 1909. 2:594—18. A $9,000—$9,000. nom

Henry st, No 287 Scammel st, No 8 | n e cor Scammel st, 24x78.11x24x79.4. Henry st, No 289, n s, abt 24 e Scammel st, 24x78.7x24x78.11, n s, 6-sty brk tenement and stores. FORECLOS, Nov 5, 1909. Wm H Peck ref to Fischel Realty Co. Mort $60,000 and all liens. Nov 18. Nov 19, 1909. 1:288—15. A $30,000—$85,000. $24,000 over and above mort for 60,000

Jones st, No 9, n s, 95 w 4th st, 25x100.11x24.11x100, 7-sty brk loft and store building. The Twenty-Fifth Construction Co to Harry W Buchanan of Pike Co, Pa. All liens. Nov 22. Nov 23, 1909. 2:590—77. A $11,000—$40,000. nom

King st, No 28, s s, 400 e Varick st, 25.11x100, 6-sty brk tenement. Lodovico Nesso to Agostino Figallo. 1-3 part. Morts $27,000. Nov 18. Nov 22, 1909. 2:519—24. A $14,500—$39,000. nom

Ludlow st, No 144, e s, 175 n Rivington st, 25x89.4, 6-sty brk tenement and store and 4-sty brk tenement in rear. George Zimmerman to Joseph Golding. Mort $40,400. Nov 16. Nov 19, 1909. 2:411—45. A $23,000—$37,000. other consid and 100

Same property. Joseph Golding to Sophia Siris and Fannie Malzman. B & S and C a G. Morts $40,400 and all liens. Nov 16. Nov 19, 1909. 2:411. other consid and 100

Leroy st, Nos 22 and 24, s s, 200 w Bleecker st, 43.9x80 6-sty brk tenement. Ernest L Kahn to Domenico Peloso and Battista Laraia. Mort $33,000. Nov 18. Nov 20, 1909. 2:586—11. A $19,000—$44,000. 100

Mangin st, No 67, w s, 125 s Rivington st, 25x99, 5-sty brk tenement. FORECLOS, Oct 22, 1909. Chas J Leslie ref to Morris Vollman. Nov 22, 1909. 2:323—21. A $10,000—$28,000. $10,000 over and above 1st mort for 18,500

Monroe st, No 292, s s, 301.5 w Corlears st, 37.2x97.10x37.1x97.10, 6-sty brk tenement and stores. Abraham Thierschevel to Abraham Scheinberg. Mort $43,850 and all liens. Nov 17. Nov 24, 109. 1:263—10. A $22,000—$50,000. other consid and 100

Same property. Annie wife of Isidor Leipzig to same. Q C. Nov 17. Nov 24, 1909. 1:263. nom

Monroe st, Nos 212 and 214 Gouverneur st, No 56 | s e cor Gouverneur st, 50.5x69.10x50.2x66.2, two 5-sty brk tenements and stores. Clara Ruderman to Myron Ritter. Morts $57,200 and all liens. Nov 22. Nov 24, 1909. 1:261—73 and 74. A $36,000—$55,000. other consid and 100

Stanton st, No 200 Ridge st, Nos 141 and 143 | n w cor Ridge st, 25x80, 6-sty brk tenement and stores. David Jacobowitz on map Nos 139 to 143 | to Louis E Stander. Morts $76,000 and all liens. Nov 22. Nov 23, 1909. 2:345—29. A $35,000—$60,000. nom

Suffolk st, No 68, e s, 75 n Broome st, 25x50, 5-sty brk tenement and store. Max Meyer to Jennie Hurwitz. ½ right, title and interest. All liens. Nov 18. Nov 19, 1909. 2:347—1. A $14,500—$20,000. other consid and 100

12th st E, No 639, n s, 145.6 w Av C, 37.6x103.3, 6-sty brk tenement and stores. Joseph Golding to George Zimmerman. Mort $48,400. Nov 15. Nov 19, 1909. 2:395—42. A $22,000—$50,000. other consid and 100

16th st E, No 606, s s, 138 e Av B, 25x103.3, 5-sty brk tenement and 2-sty brk stable in rear. Sarah Nadler to Becky Sobel. All liens. Nov 18. Nov 19, 1909. 3:983—52. A $8,000—$15,500. other consid and 100

16th st W, Nos 315 and 317, n s, 175 w 8th av, 50x64.8x50.2x69.4, two 5-sty brk tenements. Frank C O'Donnell et al EXRS. &c, James O'Donnell to Annie V O'Donnell. Nov 22, 1909. 3:740 24 and 25 A $16,500—$32,000 51,000

16th st E, Nos 610 and 612, s s, 438 w Av C, 50x103.3, two 4-sty brk tenements and stores and 2-sty brk stables in rear. Louis E Stander to David Jacobowitz. Mort $27,625. Nov 22. Nov 23,1909. 3:983—50. A $17,000—$25,000. other consid and 100

17th st W, No 432, s s, 375 e 10th av, 25x92, 5-sty brk tenement and store. Harry Harris to The Mantle Realty Co. B & S. July 21. Nov 19, 1909. 3:714—51. A $9,500—$17,500. nom

17th st W, No 432, s s, 375 e 10th av, 25x92, 5-sty brk tenement and store. Henry Brady to Harry Harris. C a G. Feb 18. Nov 19, 1909. 3:714—51. A $9,500—$17,500. other consid and 100

19th st W, No 540, s s, at e s Exterior or Marginal st, runs e 20.2 x s 52.4 to Exterior st, x n w 56.2 to beginning, vacant. William Hockman to Clara A Grover. ½ part. C a G. All liens. Nov 11. Nov 19, 1909. 3:690—54. A $2,000—$2,000. nom

20th st W, No 250, s s, 125 e 8th av, 25x82x25.4x86, 5-sty brk tenement. Frederick Glock to Frank C and Joseph A O'Donnell. Nov 22. Nov 23, 1909. 3:769—65. A $11,000—$28,000. other consid and 100

20th st W, No 46, s s, 192.4 e 6th av, 25x92, 5-sty stone front dwelling. Faneuil S Weisse et al to Holland Holding Co, a corpn. Confirmation deed. Morts $51,000 and all liens. Nov 18. Nov 20, 1909. 3:821—70. A $52,000—$58,000. nom

Same property. Faneuil D Weisse EXR Mary E Weisse to same. Mort $51,000 and all liens. Nov 18. Nov 20, 1909. 3:821. other consid and 100

22d st E, Nos 152 to 156, s s, 92.4 w 3d av, 57.8x98.9, 6-sty brk tenement. "Gramercy Court." Samuel D Davis to Samuel D Davis Construction Co, a corpn. Morts $114,000. Nov 22. Nov 23, 1909. 3:877—53. A $49,000—$100,000. other consid and 100

26th st W, Nos 536 to 542, s s, 200 e 11th av, 100x98.9, 1-sty brk stable. Release mort. Bowery Savings Bank to Edgar N and James F Andrews and Clara L Poillon wife of Cornelius Poillon. Nov 24, 1909. 3:697—56. A $35,000—$42,000. 4,000

26th st W, Nos 343 to 347, n s, 235.7 e 9th av, 63.11x98.9, 6-sty brk shop. Alex H Hamilton to Thos L and Cath E Hamilton. All title. Q C. Nov 15. Nov 19, 1909. 3:750——13. A $28,000—$65,000. 11,198.59

28th st E, No 328, s s, 340 e 2d av, 20x98.9, 4-sty brk tenement and store and 2-sty frame tenement in rear. Gustav Maier EXR Elizabeth Schuler to Caroline Stange. Morts $9,800. Nov 15. Nov 20, 1909. 3:933—41. A $8,000 $12,000. 1,700

28th st E, Nos 3 and 5, n s, 125 e 5th av, 50x98.9, 2-sty brk store. Arthur I Hoe to Robert Hoe. All title. Mort $135,000. Dec 22, 1905. Nov 22, 1909. 3:858—6. A $130,000—$142,000. 100

28th st W, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9, 7-sty brk loft & store building. FORECLOS, July 8, 1909. Edmund J Tinsdale, ref to One Thirty One West 28th Street Co, a corpn. Nov 22. Nov 23, 1909. 3:804—18. A $47,000—P $75,000. 35,100

29th st W, No 543, n s, 225 e 11th av, 16.8x98.9, 4-sty brk tenement. Directors Realty Co to Geo G Kane. All liens. Nov 23. Nov 24, 1909. 3:701—14. A $5,500—$7,500. other consid and 100

29th st W, No 541, n s, 241.8 e 11th av, 16.8x98.9, 4-sty brk tenement. Emil Topp to Geo G Kane of Mt Vernon, N Y. Nov 22, 1909. 3:701—15. A $5,500—$7,500. other consid and 100

34th st E, Nos 317 to 321, n s, 185.8 e 2d av, 64.3x98.9, three 4-sty brk tenements and stores.

34th st E, No 323, n s, 250 e 2d av, 25x½ block, 4-sty brk tenement and store. Dina Enoch to Julius Sternfeld. 15⅔-100 part. Mort $44,000. Nov 1. Nov 19, 1909. 3:940—12 to 15. A $48,000—$58,000. nom

38th st W, Nos 28 and 30, "Wheeler Bldg. Power of attorney. Wm H Wheeler to Tucker Speyer & Co. June 15. Nov 24, 1909. ——

41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. Jennie Goldstein to Clara Hochland. All liens. Oct 25. Nov 19, 1909. 4:1032—20. A $15,000—$16,000. nom

45th st E, No 229, n s, 300 w 2d av, 25x100.5, 5-sty brk tenement. Irving Bachrach to Seal Realty Co. Mort $——. Sept 25, 1908. Nov 22, 1909. 5:1319—13. A $10,000—$20,000. other consid and 100

49th st E, No 54, s s, 160 w Park av, 20x100.5, 4-sty stone front dwelling. Alex C M Pennington et al, HEIRS, &c, Ann J K Pennington to N Y State Realty & Terminal Co, a corpn. Nov 13 Nov 23, 1909. 5:1284—43. A $37,000—$42,000. nom

51st st E, No 235, n s, 376.8 e 3d av, 33.4x100.5, 5-sty brk tenement. John J Clarke to The Gerbereux Company, a corpn. Morts $33,000. Nov 20. Nov 23, 1909. 5:1325—19. A $15,000—$37,500 other consid and 100

52d st E, No 108, s s, 95.10 e Park av, 19.2x100.5, 4-sty stone front tenement. Wm J Henderson to Van Dyck Estate, a corpn. Mort $21,000. Feb 26. Nov 23, 1909. 5:1306—68. A $14,000—$22,000. other consid and 100

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
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Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

53d st W, No 128, s s, 385.6 w 6th av, 18x100.5, 3-sty stone front tenement and store. Louis Kendal to Lillian E Bates. Mort $10,000. Nov 18. Nov 19, 1909. 4:1005—18. A $14,000—$15,000. other consid and 100

53d st W, Nos 141, n s, 318.9 e 7th av, 18.9x100, 4-sty and basement stone front dwelling. Mary T Sprowl to Wm J Shields. Mort $10,000. Aug 17. Nov 22, 1909. 4:1006—13½. A $15,000—$16,500. nom

53d st W, No 143, n s, 300 e 7th av, 18.9x100.5, 4-sty and basement stone front dwelling. Mary T Sprowl to Wm J Shields. Mort $8,000. Aug 17. Nov 22, 1909. 4:1006—13. A $15,000—$16,500. nom

62d st E, No 355, n s, 128 w 1st av, 16x100.5, 3-sty brk dwelling. Jacob M Newman to Maltus J and Jacob M Newman and Thos R A Hall, EXRS James Newman. B & S. Sept 21, 1893. Nov 19, 1909. 5:1437—21. A $5,500—$7,000. nom

Same property. Maltus J Newman and Robt R A Hall surviving EXRS James Newman to Eugenio Lucchesi. Nov 4. Nov 19, 1909. 5:1437. 7,500

65th st E, No 417, on map Nos 419 and 421, n s, 325.4 w Av A, 37.8x100.5, 6-sty brk tenement and stores. FORECLOS, Nov 18, 1909. John H Judge ref to Lucius H Beers of Southampton, L I. Mort $33,000. Nov 23. Nov 24, 1909. 5:1460—11. A $13,500—$45,000. 10,000

71st st E, No 418, on map Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Ricardo Realty Co to Adolph S Miller. Mort $36,000. Nov 22. Nov 24, 1909. 5:1465—38. A $15,000—$55,000. nom

72d st E, No 12, s s, 219 e 5th av, 22x102.2, 4-sty and basement stone front dwelling. Geo J Bultman to Mathilde M S Bultman. Feb 20. Nov 23, 1909. 5:1386—63. A $85,000—$120,000. gift

74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. The R & S Realty Co to Annie Epstein. B & S. Mort $45,000 and all liens. Nov 23, 1909. 5:1469—10. A $16,000—$56,000. nom

75th st E, No 436, s s, 175 w Av A, 25x102.2, 6-sty brk tenement and store. U S Leasing and Holding Co to Bertha Lefkowitz. Mort $52,000. Nov 16. Nov 22, 1909. 5:1469—32. A $8,000—$30,000. nom

76th st W, No 327, n s, 313 w West End av, 22x102.2, 4-sty stone front dwelling. William Buhler to Henry C Adams. B & S and C a G. Nov 19, 1909. 4:1185—54. A $17,000—$36,500. nom

76th st W, No 327, n s, 313 w West End av, 22x102.2, 4-sty stone front dwelling. Walter D Clark et al EXRS Cyrus Clark to William Buhler. Nov 19, 1909. 4:1185—54. A $17,000—$36,500. other consid and 100

77th st E, No 65, n s, 200 e Madison av, 18.9x102.2, 4-sty stone front dwelling.

77th st E, No 67, n s, 218.9 e Madison av, 18.9x102.2, 3-sty stone front dwelling. Blanket mort on above $42,000. 5:1392-29 and 29½. A $46,000—$66,000.

18th st E, No 216, s w s, 362 n w 2d av, 25x92, 3-sty brk dwelling. 3:898—47. A $14,000—$18,000.

3d av, No 98, n w s, 103.6 n 12th st, 26x100, 4-sty brk tenement and store and 3-sty brk building in rear. 2:558—31. A $22,000—$26,000.

3d av, Nos 134 and 136, n w s, 103.3 s w 15th st, runs n w 79.8 x n 29.5 to point 82 s 15th st x n e 20.4 x s e 100 to av x s w 41.7 to beginning, two 3-sty brk tenements and stores. 3:870—42 and 43. A $46,000—$59,000.

Wm W Benjamin et al HEIRS, &c, Julia K Benjamin to Andros Realty Co. Sub to all liens, leases, etc. Nov 10, Nov 19, 1909. nom

77th st W, Nos 44 to 48, s s, 150 e Columbus av, 100x102.2, 14 and 15-sty brk and stone studio building. 44th W 77th St Co, a corpn, to Manhattan Square Apartment Association, a corpn. Mort $500,000. Nov 19. Nov 20, 1909. 4:1129—55. A $140,000— P $200,000. other consid and 100

79th st E, No 340, s s, 182 w 1st av, 17x102.2, 3-sty stone front dwelling. Eliz J Shephard daughter and heir of Peter Reidenbach to Margaretha and Susanna Reidenbach daughters and HEIRS of said Peter Reidenbach decd. B & S. Nov 24, 1909. 5:1453—34. A $6,000—$9,500. other consid and 100

79th st W, No 152, s s, 283.4 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. CONTRACT. Lawrence E and Edith F Embree EXRS Robt C Embree with Fredk W Fieder Jr, of Plainfield N J. Morts $18,000. Oct 14. Nov 19, 1909. 4:1150—53. A $12,000—$16,000. 27,000

79th st W, No 154, s s, 266.8 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. CONTRACT. Emma D Warner with Frederick W Fieder Jr of Plainfield N J. Oct 16. Nov 19, 1909. 4:1150—53½. A $12,000—$16,000. 26,000

79th st W, No 156, s s, 250 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. CONTRACT. Wm M Morgan with Fredk W Fieder Jr of Plainfield, N J. Morts $20,000. Oct 20. Nov 19, 1909. 4:1150—54. A $12,000—$16,500. 30,000

79th st W, No 158, s s, 233 e Amsterdam av, 17x102.2, 3-sty brk dwelling. CONTRACT. Laura V Ross with Fredk W Fieder Jr, of Plainfield, N J. Mort $16,000. Oct 11. Nov 19, 1909 4:1150—55. A $12,500—$17,500. 26,000

79th st E, No 342, s s, 161 w 1st av, 21x100, 3-sty brk dwelling. William Connolly to Timothy A Leary. All liens. Nov 17. Nov 19, 1909. 5:1453—33½. A $8,000—$12,000. other consid and 100

Same property. Timothy A Leary to William Connolly and Mary A his wife, tenants by entirety. All liens. Nov 17. Nov 19, 1909. 5:1453. other consid and 100

86th st E, No 434, s s, 369 e 1st av, 25x102.2, 4-sty stone front tenement and store. Edward Kates to Jacob L Markel and Solomon Hecht. Nov 8. Nov 23, 1909. 5:1565—35. A $9,000—$16,000. 300

93d st E, Nos 58 and 60, s s, 120 e Madison av, 50x100.8, two 5-sty stone front tenements. Auguste Buchner to S G Painter Realty & Securities Co. Mort $64,000. Nov 19. Nov 20, 1909. 5:1504—47 and 48. A $42,000—$72,000. other consid and 100

94th st E, Nos 329 to 335, n s, 150 w 1st av, 100x100.8, two 6-sty brk tenements and stores. Achille Ginzbourger to Ernest C Stahl. All liens. Nov 22. Nov 23, 1909. 5:1557—17 and 19. A $34,000—$114,000. nom

95th st E, No 229, n s, 175 w 2d av, 25x100.8, 5-sty brk tenement and store. Francis E Hayman to Elizabeth Brandt. Mort $19,500. Nov 23, 1909. 5:1541—17. A $9,000—$19,000. nom

98th st E, No 287, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement and store. Jacob L Lindner to Gussie Schulmann. Mort $16,000. Nov 23. Nov 24, 1909. 6:1648—19. A $8,000—$22,000. other consid and 100

100th st E, No 321, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement and store. FORECLOS, Nov 18, 1909. Joseph R Truesdale ref to Pincus Lowenfeld and William Prager. Mort $18,000. Nov 19. Nov 22, 1909. 6:1672—14. A $7,000—$27,000. 7,000

100th st E, No 105, n s, 51 e Park av, 25x75, 5-sty brk tenement. Joseph J Bach to Jonas W Nathanson. Morts $19,000. Dec 31, 1908. Nov 23, 1909. 6:1628—3. A $9,000—$19,000. other consid and 100

104th st E, No 165, n s, 200 w 3d av, 25x100.11, 4-sty brk tenement. Henry E Bliss and ano, EXRS Ernest F Bliss to Otto J Bliss. Nov 22. Nov 23, 1909. 6:1632—28. A $10,000—$15,000. 14,800

105th st E, No 17, n s, 200 e 5th av, 25x100.11, 5-sty stone front tenement. Biri Weiss to Sam Backer. Morts $25,000 and all liens. Nov 19, 1909. 6:1611—9. A $13,000—$25,000. nom

108th st E, No 115, n s, 180 e Park av, 25x100.11, 4-sty stone front tenement. Henry E Bliss and ano, EXRS Ernest F Bliss to Otto J Bliss. Nov 22. Nov 23, 1909. 6:1636—9. A $10,000—$15,000. 14,100

108th st E, Nos 223 to 227, n s, 285 e 3d av, 75x100.11, three 4-sty brk tenements and stores. Release mort. The Oestreicher Realty Co to Abe Bruder, Frank Hahn and Paul Kaskel. Q C. Nov 18. Nov 19, 1909. 6:1658—12 to 14. A $24,000—$51,000. 3,000

108th st E, No 223, n s, 285 e 3d av, 25x100.11.
108th st E, No 225, n s, 310 e 3d av, 25x100.11.
108th st E, No 227, n s, 335 e 3d av, 25x100.11.
three 4-sty brk tenements and stores.
Paul Kaskel et al to Solon R Postley. All liens. Nov 18. Nov 19, 1909. 6:1658—12 to 14. A $24,000—$51,000. nom

109th st E, No 179, n s, 95 w 3d av, 37.6x100.11, 6-sty brk tenement. Lizzie Levy to Mary Ehrmann. B & S. Morts $42,000. Nov 23. Nov 24, 1909. 6:1637—32. A $15,000—$45,000. other consid and 100

111th st W, No 518, s s, 233.4 w Amsterdam av, 108.4x91.10, 6-sty brk tenement. Samuel D Davis to Samuel D Davis Construction Co. Morts $170,000. Nov 22. Nov 23, 1909. 7:1882—part lots 42 to 46. A $—$—. other consid and 100

114th st W, No 240, s s, 175 e 8th av, 25x100.11, 5-sty brk tenement. Emma C Haake to Amelia McCord. Mort $25,250. Nov 22. Nov 23, 1909. 7:1829—57. A $12,000—$26,000. other consid and 100

115th st W, No 32, s s, 469 e Lenox av, 20x100.11, 3-sty and basement brk dwelling. Joseph Isear to Joseph Newmark. Mort $10,000. Nov 19. Nov 20, 1909. 6:1598—52. A $11,000—$14,000. other consid and 100

116th st W, Nos 121 and 123, n s, 241.8 w Lenox av, 41.8x100.11, 6-sty brk tenement and stores. Release mort. Ira E Miller to S G Painter Realty & Securities Co. Nov 19. Nov 20, 1909. 7:1901—21. A $30,000—$65,000. nom

116th st W, Nos 121 and 123, n s, 241.8 w Lenox av, 41.8x100.11, 6-sty brk tenement and stores. Solomon L Cohen to S G Painter Realty & Securities Co. Q C and Confirmation Deed. Mort $15,000. Nov 19. Nov 20, 1909. 7:1901—21. A $30,000—$65,000. nom

Same property. S G. Painter Securities Company to Menno Brown. Mort $68,500. Nov 19. Nov 20, 1909. 7:1901. 100

118th st E, Nos 305 to 311, n s, 100 e 2d av, 100x100.11, two 6-sty tenements and stores. David Kidansky et al to Harry Aaron. Nov 22. Nov 23, 1909. 6:1795—5. A $35,000—$117,000. other consid and 100

118th st E, No 537, n s, 457.1 e Pleasant av, 40.10x100.11, 5-sty brk tenement. Mary Siess to Fredk Stichweh. Mort $29,000. Nov 16. Nov 24, 1909. 6:1815—19. A $10,000—$31,000. other consid and 100

119th st E, No 431, n s, 288 w Pleasant av, 16.8x100.10, 2-sty brk dwelling. Ede Levenson to Mary Goldberg. Mort $5,000. Nov 19. Nov 20, 1909. 6:1807—14. A $5,000—$6,500. other consid and 100

119th st E, No 330, s s, 300 w 1st av, 18.9x100.10, 2-sty brk dwelling. Max Fleischer to Becky Meyers. Mort $8,000 and all liens. Nov 18. Nov 20, 1909. 6:1795—40. A $5,000—$7,000. other consid and 100

119th st E, No 506, s s, 128 e Pleasant av, 20x98.9, 4-sty stone front tenement. Jacob Loewe et al to The Modern Fireproofing & Reconstruction Co. Mort $7,000. Nov 15. Nov 22, 1909. 6:1815—47. A $4,500—$10,000. other consid and 100

119th st E, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10, two 2-sty brk dwellings. Max Fleisher to William Barnett. Mort $16,000 and all liens. Nov 20. Nov 22, 1909. 6:1795—41 and 42. A $10,000—$14,000. other consid and 100

120th st E, n s, 100 w 3d av, strip 0.1½x72.3x0.4x72.3. Edward Callan to S Charles Welsh exr and trustee Geo W Welch. Q C. Feb 5. Nov 22, 1909. 6:1769. 100

123d st E, Nos 419 and 421, n s, 218.6 e 1st av, 37.9x100.11, 3-sty frame and 3-sty brk dwellings. Jacob Norwalk to Michael Adelmann. Mort $15,000. Nov 18. Nov 19, 1909. 6:1811—9½ and 10. A $9,000—$12,000. other consid and 100

126th st W, No 19, n s, 235 w 5th av, 20x99.11, 3-sty and basement stone front dwelling. Francis B Clark INDIVID and EXR Mary C Clark to Harriette S wife of Francis B Clark. Oct 1, 1908. Nov 24, 1909. 6:1724—27. A $9,500—$15,500. 19,000

Same property. Harriette S Clark to Cathryn MacLean Elder. Nov 17. Nov 24, 1909. 6:1724. nom

Same property. Meredith Clark to same. Q C. Nov 23. Nov 24, 1909. 6:1724. nom

126th st W, No 19, n s, 235 w 5th av, 20x99.11, 3-sty and basement stone front dwelling. Gladys C Ripsom to Cathryn MacLean Elder. Q C. Nov 22. Nov 24, 1909. 6:1724—27. A $9,500—$15,500. nom

128th st E, No 10, s s, 150 e 5th av, 20x99.11, 3-sty stone front dwelling. Julie S Gaddis to Margaret U Bulger. Mort $14,000. Nov 23, 1909. 6:1752—66. A $8,500—$16,000. other consid and 100

132d st W, No 119, n s, 209 w Lenox av, 17x99.11, 3-sty and basement stone front dwelling. Nanni Mooney to Theodore A Grasmuck. Mort $8,000. Nov 13. Nov 22, 1909. 7:1917—23. A $7,400—$11,500. 100

134th st W, No 508, s s, 190 w Amsterdam av, 40x99.11, 5-sty brk tenement. Speedway Realty Co to Philip Krauss. Mort $34,000. Nov 17. Nov 19, 1909. 7:1987—41. A $16,000—$44,000. other consid and 100

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134th st W, No 508, s s, 190 w Amsterdam av, 40x99.11, 5-sty brk tenement. Philip Krauss to Speedway Realty Co. Mort $35,500. Nov 18. Nov 19, 1909. 7:1987—41. A $16,000—$44,000. other consid and 100

136th st W, No 213, n s, 185 w 7th av, 17x99.11, 3-sty and basement brk dwelling. John G Taylor to Agnes K wife of John G Taylor. Mort $16,500. April 21. Nov 24, 1909. 7:1942—24. A $6,800—$12,000. other consid and 100

140th st W, Nos 65 and 67, n s, 75 e Lenox av, 50x99.11, 6-sty brk tenement. Auguste Buchner to Menno Brown. Nov 22, 1909. 6:1738—5. A $17,000—$57,000. nom

144th st W, No 510, s s, 125 w Hamilton pl, 100x99.11, 6-sty brk tenement. Young Realty & Construction Co to Rosa Frank. Mort $140,000. Nov 23, 1909. 7:2075—39. A $——$——. other consid and 100

144th st W, No 510, s s, 125 w Hamilton pl, 100x99.11, 6-sty brk tenement. Rosa Frank to August W Mehler, John C Forster and Geo J Mehler. Morts $167,500. Nov 23, 1909. 7:2075—39. A $——$——. other consid and 100

146th st W, n s, 350 w Amsterd am, 50x99.11, vacant. Isaac M Berinstein to Sadie E Ryerson. Mort $10,000 and all liens. Nov 18. Nov 24, 1909. 7:2078—17 and 18. A $20,000—$20,000. nom

153d st W, No 269, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tenement. Louis McCord to Amelia wife Louis McCord. Mort $36,000. Oct 10. Nov 23, 1909. 7:2039—5. A $10,500—$33,000. other consid and 100

Same property. Amelia McCord to Emma C Haake. Mort $36,000. Nov 15. Nov 23, 1909. 7:2039. other consid and 100

153d st W | s s, 675 w Broadway, 25x99.11, except part for
Riverside Drive | Riverside Drive, vacant. Stillman F Kneeland to Geo W Glaze. April 30, 1907. Nov 22, 1909. 7:2099—61. A $3,000—$3,000. nom

153d st W | s s, 675 w Broadway, 25x99.11, except 25 sq ft
Riverside Drive | taken for Riverside Drive, vacant. Walter C Low of Brooklyn to Stillman F Kneeland of Brooklyn. B & S. Nov 18. Nov 22, 1909. 7:2099—61. A $3,000—$3,000. nom

163d st W, n s, 100 e Broadway, 110x99.11, vacant. Washington Holding Co to Comfort Realty Co. Nov 22. Nov 23, 1909. 8:2122—part lot 127. A $——$——. other consid and 100

176th st W, Nos 509 to 515, on map Nos 509 and 513, n s, 185 w Amsterdam av, 85x99.11, two 5-sty brk tenements. Meyer A Bernheimer to Ralph V Wechsler. Morts $80,000. Sept 2. Nov 23, 1909. 8:2132—94 and 96. A $17,000—$70,000. other consid and 100

182d st W, No 564, s s, 132.2 w Audubon av, 17.10x70, 3-sty frame dwelling. Fred E Brooks to Nellie E Dowd. Morts $8,000. Nov 18. Nov 19, 1909. 8:2154—12. A $3,500—$7,500. other consid and 100

Av A, No 252, e s, 77.6 s 16th st, 25.9x95.6, 4-sty brk tenement and store. Julius Lichtenstein to Elstone Park Realty Co, a corpn. Mort $16,000. Oct 30. Nov 23, 1909. 3:973—59. A $12,500—$18,000. other consid and 100

Av A, No 1659, w s, 25 n 87th st, 25x77, 5-sty brk tenement and store. Myer Koch to Pauline Nussbaum widow. Mort $10,000. July 15, 1904. Nov 23, 1909. 5:1567—22. A $9,000—$19,000. other consid and 100

Av A, No 270, e s, 46 s 17th st, 24.6x95.6, 5-sty brk tenement and store. Sarah Nadler to Becky Sobel. All liens. Nov 18. Nov 19, 1909. 3:974—60. A $11,750—$18,000. other consid and 100

Av B, Nos 235 and 237, e s, 28.3 n 14th st, 40.1x61.3x40.1x60.8, two 5-sty brk tenements and stores. Maria R Sansone to Anna d'Amico. All liens. June 15. Nov 24, 1909. 3:982—2 and 3. A $13,300—$21,500. other consid and 100

Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100, 6-sty brk tenement and stores. Caroline Uhlig to Emilie Uhlig. Morts $72,500. Nov 22. Nov 23, 1909. 7:1867—41. A $30,400—$65,000. other consid and 100

Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4 | Also all right, title and interest to strip on s 0.1x96.4. | 8-sty brk loft and store building. | Joseph Wieselthier to Margt L Gibson. All liens. Nov 14. Nov 19, 1909. 2:530—38. A $31,000—$60,000. other consid and 100

Broadway or Kingsbridge road | s s, 300 e Dyckman st, deed reads lot begins 375 e Dyckman st x 169 n Vermilyea av, runs s 19 x w 75 x n 157 to s s Broadway x e 61 x s e 139.4 x w 12 to beginning, vacant. Geo J Gould et al EXRS, &c, of Jay Gould, decd, to Frank L Nugent. B & S. Nov 17. Nov 19, 1909. 8:2233—14. A $14,500—$14,500. 21,500

Broadway | s e cor 163d st, 99.11x100, 6-sty brk tenement and
163d st | stores. Adam J Hafner to Rosbert Realty Co, a corpn. Morts $220,000. Nov 19. Nov 20, 1909. 8:2122—52. A $61,000—$——. other consid and 100

Broadway, No 1934, n e s, 25.5 s 65th st, 28.11x72.4x25x86.10, 4-sty brk tenement and store. Clarence Martin to Geo F and Henry K Vingut TRUSTEES of Eliz F Floyd decd. Nov 17. Nov 23, 1909. 4:1117—62. A $45,000—$47,000. other consid and 100

Broadway, No 3881 | n w cor 162d st, 17.5x175, vacant. New York
162d st, No 601 | Operating Co to Thomas Smith Construction Co. Mort $10,000. Nov 22. Nov 23, 1909. 8:2137—32. A $7,500—$7,500. other consid and 100

Broadway | s e cor 126th st, 99.11x75, vacant. Anna Fellman to
126th st | Samuel McMillan of Lake Mahopac, N Y. B & S and C a G. Nov 16. Nov 24, 1909. 7:1980—61 to 64. A $67,000—$67,000. other consid and 100

Broadway, No 3883, w s, 17.5 n 162d st, also 1961.3 n from s s 155th st, 25x176.11x51.4x175, 3-sty frame dwelling. Henry or Henri Fouchaux to Thomas Smith Construction Co. Nov 22. Nov 23, 1909. 8:2137—33. A $10,000—$10,000. nom

Broadway, Nos 3136 to 3142 | n e cor 125th st, 99.11x75, 7-sty brk
125th st | tenement and stores. Caroline Uhlig to Jessie A Holt. Mort $155,000. Nov 22. Nov 24, 1909. 7:1980—1. A $72,000—$170,000. other consid and 100

Central Park West | s w cor 86th st, 102.2x150, 12-sty brk and
86th st, No 2 | stone tenement. Chas W Ogden to 2 West 86th Street Company, a corpn. Morts $855,000. Nov 24, 1909. 5:1199—36. A $250,000—$900 000. other consid and 100

Colonial Parkway | s w cor 150th st, 99.11x100, 6-sty brk tene-
late Edgecombe av | ment. Emanuel Doctor to Codae Realty
150th st | Co, a corpn. Mort $170,000. Nov 19. Nov 20, 1909. 7:2053—101 to 104. A $27,000—$——. other consid and 100

Columbus av, No 609, e s, 75 n 89th st, 25.8x100, 5-sty brk tenement and store. Josephine Fries widow to Mary J Russell. Mt $30,000. Nov 22, 1909. 4:1203—4. A $25,000—$38,000. other consid and 100

Lexington av, No 1018, w s, 34.2 s 73d st, 17x80, 3-sty brk dwelling. James B Townsend to Bernard B Bromberg. Q C. Nov 16. Nov 23, 1909. 5:1407—58. A $15,000—$19,000. nom

Lexington av, No 246, w s, 104.6 n 34th st, 20.6x82 to c l old Eastern Post road x 20.6x81.6, 4-sty stone front dwelling. Francis L Ogden to Gertrude H wife Francis L Ogden. B & S. Mort $15,000. Aug 30, 1909. Nov 23, 1909. 3:890—67. A $25,000—$34,500. nom

Lexington av, No 1196, w s, 51.2 n 81st st, 17x55, 3-sty stone front dwelling. Nathan F Strauss to Max Strauss. Mort $8,000. Nov 19, 1909. 5:1510—17½. A $9,500—$11,000. other consid and 100

Madison av, No 2102 | n w cor 132d st, 19.11x80, 4-sty stone
132d st, No 31 | front tenement and store. Jacob Greenfield to Emeline Peppler. Morts $20,925. Nov 22, 1909. 6:1757—14. A $12,000—$20,000. nom

Park av, No 1641 | n e cor 116th st, 100.10x90, four 4-sty
116th st, Nos 97 to 103 | stone front tenements.

119th st, Nos 52 and 54, s s, 360 e Lenox av, 50x100.11, one 4-sty | and one 5-sty brk and stone tenements. | John P Lalor to Teresa Gildea in trust. All title. B & S. Dec 24, 1908. Nov 22, 1909. 6:1644—1 to 4. A $51,500—$68,500. 1717—56 and 57. A $24,000—$55,000. nom

Park av, n e cor 73d st, 77.6x96. |

Park av, e s, adj above on north. | Restriction agreement. Adele Q Brown with the Alliance Realty Co. Nov 19. Nov 24, 1909. 5:1408. nom

Park av, No 1505, e s, 75.8 s 110th st, runs s 25.2 x e 155 x n 25 x w 75 x n 0.2 3-4 x w 80 to beginning, 2-sty brk stable. Getsel Kotcher of Brooklyn, N Y, to Geo Kotcher Corpn. All liens. Nov 24, 1909. 6:1637—72. A $11,000—$14,000. nom

Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tenement and store. Harry Rosengold to Morris Garfinkel. ½ part. All title. Mort $18,250. Nov 13. Nov 24, 1909. 6:1815—3. A $7,000—$18,000. other consid and 100

Riverside Drive, Nos 410 to 413 | n e cor 113th st, runs e 85.3
113th st | x n 50.11 x e 0.1¼ x n 50 x w 111.9 to e s of Drive, x s 104.3 to beginning, 2-sty and attic stone front dwelling and vacant. Holland Holding Co to Emsworth Construction Co. Mort $133,500. Nov 15. Nov 24, 1909. 7:1895—39 to 41. A $110,000—$110,000. 100

Vermilyea av, s s, 100 w Emerson st, 75x150, vacant. Philip Schmidt to Thomas Alexander. Mort $7,500. Oct 25. Nov 22, 1909. 8:2226—14 and 15. A $10,500—$10,500. other consid and 100

1st av, Nos 1029 and 1031, w s, 72 n 56th st, 42.8x74, two 5-sty stone front tenements and stores. FORECLOS, Nov 11, 1909. Rich W Hollaman, ref to Albert Winternitz. Mort $30,000. Nov 17. Nov 19, 1909. 5:1349—26 and 27. A $18,000—$35,000. 3,000

2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. FORECLOS, Nov 17, 1909. Edward L Parris, ref to Elysian Realty Co, a corpn. Mort $20,000. Nov 19, 1909. 6:1663—23. A $10,000—$25,500. 3,000

2d av, No 896, e s, 50.3 s 48th st, 25.1x100, 5-sty brk tenement and store. Fannie Rottenberg to Annie Reich. All liens. Sept 15. Nov 22, 1909. 5:1340—51. A $15,000—$23,000. other consid and 100

2d av, No 769, w s, 24.8 n 41st st, 24.8x80, 5-sty brk tenement and store. Leo Friedman to Lena Jacobowitz. Morts $20,000. Nov 22. Nov 24, 1909. 5:1315—25. A $15,000—$24,000. other consid and 100

3d av, Nos 1316 to 1320, w s, 50 n 75th st, 52x82, 6-sty brk tenement and stores. Release mort. The Bowery Savings Bank to Philo Realty & Construction Co. Nov 20. Nov 23, 1909. 5:1410—part lots 35 and 36. A $——$——. 11,000

7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100, 13-sty brk and stone hotel, Hermitage. Charles A Cowen & Co. to Edward J Carrol. Mort $375,000. Nov 15. Nov 19, 1909. 4:1013—34. A $180 000—$——. other consid and 100

7th av, No 162, w s, 46 s 20th st, 23x85, 3-sty brk tenement and store. Emma wife Frank Rosen to Frank Rosen. Mort $21,000. Nov 11. Nov 20, 1909. 3:769—39. A $16,000—$19,000. other consid and 100

7th av, Nos 2517 and 2519 | s e cor 146th st, 40x100, 6-sty brk
146th st, No 164 | tenement and stores. Gustav Marder to Molly Commer. Morts $74,500. Nov 19. Nov 20, 1909. 7:2014—61. A $32,000—$75,000. nom

9th av, No 795 | s w cor 53d st, 25.5x100. |
53d st, Nos 400 to 404 | |
9th av, No 793, w s, 25.5 s 53d st, 25x100. |
Two 5-sty brk tenements and stores and two 4-sty stone front | tenements in st. |
Wm Keil Jr to Joseph J Baker. Morts $70,000. Nov 19. Nov 20, 1909. 4:1062—35 to 36½. A $55,000—$94,000. other consid and 100

Same property. Assign contract dated Oct 19, 1909. Wm J Dunn to Joseph J Baker. All title. Nov 13. Nov 20, 1909. 4:1062. nom

9th av, Nos 793 and 795 | s w cor 53d st, 50.5x100, two 5-sty brk
53d st, Nos 400 to 404 | tenements and stores and two 4-sty stone front tenements in st. Joseph J Baker to Philip J Curry, N Y and Bernard Curry of Liberty, N Y. Morts $70,000. Nov 20. Nov 22, 1909. 4:1062—35 and 36. A $45,000—$78,000. 100

9th av, No 465, w s, 20.11 s 36th st, 20.6x65. |
9th av, w s, adj above on north. |
Party wall agreement. Mary H Weight with Therese Sommer. Nov 5. Nov 22, 1909. 3:733. nom

9th av | s w cor 53d st, 25.5x100. Release assignment of rents,
53d st | recorded Oct 19, 1909, the Royal Bank to William Keil, Jr, of New Rochelle, N Y. Nov 13. Nov 24, 1909. 4:1062. nom

MISCELLANEOUS.

General power of attorney. Eliz J Webb, of Washington, D C, to Thos W Butts. Nov 27, 1908. Nov 22, 1909. ——

General release. Max Bandler to Barnet Rosenfeld. Nov 16. Nov 19, 1909. 50

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Power of attorney. Kate S Brown to Lewis H Brown. June 11, 1909. Nov 24, 1909.
Power of attorney. Jeanette Monheimer to Isidor Monheimer. Oct 19. Nov 23, 1909.
Power of attorney. Francis S Whitehouse, individ and as extrx, &c Wm F Whitehouse to Wm F Whitehouse and Daniel Seymour. May 10. Nov 23, 1909.
Power of attorney. Kate P McKenna to John J McKenna. Nov 10, 1909. Nov 23, 1909.
Revocation of power of attorney. Brainerd T Norris to Thos K and Edw Norris. Nov 20. Nov 22, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Beck st, No 724, old No 24, e s, 125 s 156th st, 25x100, 2-sty brk dwelling. Harris Seff to Abraham Phillips. Mort $8,500. Sept 25, 1906. Re-recorded from Oct 1, 1906. Nov 19, 1909. 10:2707. nom

Beck st, No 724, e s, 125 s 156th st, 25x100, 2-sty brk dwelling. Antonia Seekamp to Katz-Polacek Realty & Construction Co. Mort $8,500. Nov 18. Nov 19, 1909. 10:2707. other consid and 100

Belmont st, n s, 45 w Mt Hope av late Monroe av, 50x100, 5-sty brk tenement. Geo J Corbett to Menaker Realty Corpn. Q C and C a G. June 1. Nov 19, 1909. 11:2792. nom

Faile st, No 729, e s, 250 s Spofford av, 25x100, 2-sty brk dwelling. Hunts Point Estates to Clarence J Shearn. B & S. Nov 19. Nov 23, 1909. 10:2764. 11,000

Irvine st, No 883, w s, 229.4 s Garrison av, 25x38.2, 3-sty brk dwelling. Release mort. John Rendall to James A Driscoll. Nov 22. Nov 24, 1909. 10:2761. nom

Irvine st, No 883, w s, 125 n Seneca av, 25x38.2, 3-sty brk dwelling. Herrmann Fischer to James A Driscoll. All liens. Nov 22. Nov 24, 1909. 10:2761. other consid and 100

Livingston st, w s, 25 from land of Joseph Delafield, runs n 25 to said land of Delafield x w 140 x s 25 x e 140 to beginning, being part of lot 22 map in possession of Joseph H Jennings with right of way over Delafield av and Livingston st to within one ft of said land of Delafield. Thomas F Finnegan to Wm H Finnegan. Q C. Nov 23, 1909. 13:1315. other consid and 100

Mt Hope pl (Morris st), s s, 150 w Fleetwood (Madison) av, 50x125, 2-sty frame dwelling and vacant. John W Albaugh et al HEIRS, &c, John W Albaugh decd to Cornelia Hyndman. Nov 9. Nov 24, 1909. 11:2827. 100

*Theriot st, e s, 43.5 n Meadow Drive, 25x100, and being lot 64 map (No 1097) of 170 lots Siems Estate. Hudson P Rose Co to Giuseppe D'Arrigo. All liens. Aug 18. Nov 24, 1909. nom

*Wilcox st, e s, 100 n Barkley av, 125x100, and being lots 106 to 110 map No 1131a of St Josephs Orphan Asylum. Frank Glanz to Augusta Glanz. Mort $1,680. Nov 19. Nov 20, 1909. 100

1st st, n e cor Av B, 105x108, Unionport. Jacob Nicklas to Av B , Annie F Mackenzie. Nov 19. Nov 23, 1909. other consid and 100

*8th st, 7th st | s s, 81 w Tremont av, and being lot 162 map Unionport, 100x216 to n s 7th st, ½ acre. Wm B Hogan to Bernard J Shanley. ½ part. Nov 24, 1909. other consid and 100

*9th st, s s, 105 e Av E, 100x108, Unionport. Frank Glanz to Augusta Glanz. Mort $2,000. Nov 19. Nov 20, 1909. other consid and 100

*11th st, n s, 305 w Av B, and being part lot 283 map Unionport, begins 50 e line bet lots 283 and 284, 50x108. Martin Stepper to Joseph H Stepper. June 27, 1908. Nov 19, 1909. other consid and 100

139th st, No 479 (737), n s, 733.4 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I wife of and Josiah D Grummon, of Englewood, N J. Nov 23. Nov 24, 1909. 9:2284. 375

Same property. Gertrude I wife of Josiah D Grummon to Millie Taterka. Mort $4,000. Nov 22. Nov 24, 1909. 9:2284. nom

140th st, No 269, n s, abt 82 e Morris av and at s e cor lot 83, runs n parallel with e s College av, 100 x e 14.8 x s 100 to st, x w 14.8, being part lot 82 map No 225 in Westchester Co of Mott Haven, 2-sty frame dwelling. Edward G Getz to Perry Avenue Const Co. Mort $3,000. Nov 15. Nov 19, 1909. 9:2321. other consid and 100

147th st, No 464, s s, 115 w Brook av, 25x100, 5-sty brk tenement.

147th st, No 460, s s, 165 w Brook av, 25x100, 5-sty brk tenement.

Benj L and Berthold Weil to Moritz and Alfred Weil. Morts $39,700. June 10. Nov 20, 1909. 9:2291. other consid and 100

150th st, No 314, late Denman st, s s, 366.10 w Cortlandt av, 16.4x100, 2-sty frame dwelling. William Leonard HEIR John Leonard to Mary Leonard. Q C. Nov 22, 1909. 9:2331. nom

152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Johnston Umsted Realty Co to Chas A Metzger. Mort $63,000 and all liens. Nov 5. Nov 19, 1909. 9:2412. nom

152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Chas A Metzger to Charles Henry. Mort $63,000 and all liens. Nov 9. Nov 19, 1909. 9:2412. nom

156th st, No 731, n s, 45.10 w Forest av, 41.8x100, 6-sty brk tenement. Katz-Polacek Realty & Construction Co to Antonia Seekamp. Mort $35,000. Nov 15. Nov 19, 1909. 10:2646. other consid and 100

156th st, No 423, n s, 175.8 w Elton av, 24.5x100, 2-sty frame tenement and stores and 3-sty frame tenement in rear. Louis Heuer to Clara Schwartz, of Jersey City, N J. ½ part. All title. Mort $5,500 and all liens. Nov 6. Nov 20, 1909. 9:2378. other consid and 100

170th st, Nos 812 and 814 | s w cor Bristow st, runs w 75.1 x Bristow st, Nos 1391 to 1397 | s 100 x w 50 x s 27.11 x e 67.1 x n 24.8 x e 56.11 to w s Bristow st, x n 105.6 to beginning, 5-sty brk tenement and stores and 5-sty brk storage building. Chas H Sproessig, Jr, to Sproessig Storage Warehouse Co, a corpn. Correction deed. All liens. Nov 20. Nov 22, 1909. 11:2963. other consid and 100

*174th st, w s, 331 s Gleason av, 25x100, and being lot 513 map of Gleason property, date June 24, 1897. Norwood Heights Realty and Construction Co to Edward L Garrow and Chas W Pope. All liens. Nov 15. Nov 22, 1909. other consid and 100

182d st, s s, 28 e Belmont av, 26.4x100.9x25.6x87.3, vacant. Francis Heine to Eugene Spock. Mort $1,750. Nov 20. Nov 22, 1909. 11:3083. other consid and 100

182d st, No 541, n s, 102.11 w 3d av, 40x140, 2-sty frame dwelling. Vittoria Di Benedetto to Di Benedetto Realty Co. Mort $8,000. Nov 6. Nov 24, 1909. 11:3051. other consid and 100

184th st, No 162, late 1st st, s s, abt 120 e Creston av and being lot 21 map of Prospect Hill Estate, 50x100, except part for 184th st, 2-sty frame dwelling and vacant. Johanna Mohr to Mary M Woolf of New Rochelle, N Y. Nov 20. Nov 22, 1909. 11:3164. other consid and 100

*223d st, late 9th av, n s, 255 w 4th av and being west ½ of lot 526 map Wakefield, 50x114. William Leonard HEIR, &c, John Leonard to Mary Leonard. Q C. Nov 22, 1909. nom

*226th st, late 12th av or st, n s, 155 w 4th av, and being w ½ of lot 485, map Wakefield, 50x114. Rosaline Rost to Charles Pace. Mort 1,500. July 26, 1909. Nov 20, 1909. nom

*Same property. Estella Strahl to Rosaline Rost. Mort $1,000. Mar 17, 1906. Nov 20, 1909. nom

*234th st, s s, 80 e White Plains av, 100.1x114. Max Just to Wilbur L Varian. ½ part. Nov 23, 1909. 2,400

*234th st, s s, 80 e White Plains av, 100.1x114. Angel J Simpson and ano EXRS, &c, Henry C Raynor to Wilbur L Varian. ½ part. Nov 23, 1909. 2,400

Arlington av, e s, 220 n 227th st, 60x125, Spuyten Duyvil, vacant. Edgehill Terraces Co to Chas R Demarest. Nov 15. Nov 19, 1909. 13:3407. nom

Arthur av, w s, 319 n Belmont pl, late Kingsbridge road, 100x125, except part for av, vacant. George Cator to Pasquale Gargiulo, of Brooklyn. B & S. June 28. Nov 24, 1909. 11:3065. nom

Arthur (Central) av | n e cor 178th st and being lot 45 map prop-
178th st, No 601 | erty of Nathaniel Jarvis, Jr, in Upper Morrisania, 50x115x50x113.7, except part for Arthur av and East 178th st, 5-sty brk tenement. Arthur Avenue Building Co to Archibald Hamilton. Mort $40,000. Nov 22. Nov 23, 1909. 11:3068. other consid and 100

Belmont av | w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st
182d st | x e x n e along n s 182d st x w s Belmont av 128.7 to beginning, vacant. Mosholu Realty Co to Albor Realty Co, a corpn. Morts $5,500. Nov 22. Nov 23, 1909. 11:3086. other consid and 100

Brook av, No 508, e s, 25 s 148th st, 25x98, 5-sty brk tenement and store. Morris Garfinkel to Joseph Weissman of New Haven, Conn. Mort $12,500. Nov 22. Nov 23, 1909. 9:2274. other consid and 100

Bryant av, Nos 1455 to 1463, w s, 45 n Jennings st, 105x100, five 3-sty brk dwellings. Jackson Construction Co to Kenson Construction Co. June 15. Nov 23, 1909. 11:2995. other consid and 100

Boston av | n e cor Suburban pl, runs n 120.7 x e 81.6 x s 20.3
Suburban pl | x w 42.11 x s 98.11 to av x w 48.7 to beginning, vacant. Max Pike to Jos Baum. Sept 10. Nov 24, 1909. 11:-2939. nom

*Boston road, s s, 45 w Grace av, 50x121.3x50x123.9. Irving Realty Co to Thomas Miller. Nov 18. Nov 20, 1909. other consid and 100

*Boston road, s s, 45 e Grace av, 50x107x50x105. Irving Realty Co to Henry Ritterberger. Nov 18. Nov 19, 1909. other consid and 100

*Same property. Release mort. Crawford Real Estate & Building Co to Irving Realty Co. Q C. Nov 17. Nov 19, 1909. 1,050

*Same property. Release mort. Kassel Edelson to same. Q C. Nov 16. Nov 19, 1909. nom

Briggs av, No 2876, s e s, 328.8 n e 198th st, 25x125, 2-sty frame dwelling. Geo D Kingston to Chas J F Bohlen. Mort $7,000. Nov 22, 1909. 12:3296. other consid and 100

Bathgate av, No 1822, e s, 128.5 n 175th st, 41.6x99.3x41.6x99.1, 5-sty brk tenement. Streebrook Realty Co to Charles T Streeter Construction Co. Morts $40,000. Nov 16. Nov 22, 1909. 11:-2923. other consid and 100

Bathgate av, No 1826, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8 x w 0.1 x s 33.6 x w 99.3 to beginning, 5-sty brk tenement. Streebrook Realty Co to Frank A Ten Brook. Mort $40,000. Nov 16. Nov 22, 1909. 11:2923. other consid and 100

*Barnes av, e s, 363 s Boyd av, 57.5x107.9x91.2, and being lot 13 blk 32 map (No 1140) Sec 1 of Bathgate Estate. Margaret Foerst to John Reinhard. July 28 Nov 24, 1909. other consid and 100

Clay av | n w cor 165th st, runs n 49.11 x w 100 x n 39.1 x w
Teller av | 107.7 to e s Teller av, x s 89 to n s 165th st, x e 209
165th st | to beginning, vacant. Release mort. Dollar Savings Bank to Wenigmann Construction Co. Nov 22. Nov 24, 1909. 9:2428. 6,000

Clinton av, Nos 1810 to 1828 | n e cor 175th st, deed reads Fair-
175th st, No 731 | mount av, n e s, lot 33 map of Fairmount, Upper Morrisania, 200x100, except part for East 175th st, and Clinton av, nine 3-sty brk tenements and one 4-sty brk tenement. Realty and Commercial Co to Holyoke Realty and Construction Co. ¼ part. All title. All liens. Jan 19. (Re-recorded from April 6, 1909). Nov 22, 1909. 11:2949. other consid and 100

Clinton av, s e s, 58.2 n e 175th st, strip 0.3x90.2. Release mort. Lawyers Title Ins and Trust Co to Holyoke Realty and Construction Co. Nov 19. Nov 22, 1909. 11:2949. nom

Clinton av, No 2121 | n w cor 181st st, 26.1x99.2, 4-sty brk tene-
181st st, No 719 | ment and stores. FORECLOS, Nov 16, 1909. Louis F Doyle, ref, to Edward Giegerich. Mort $15,000. Nov 20, 1909. 11:3098. 4,700

*Cedar av, — s, — s of Bartholdi st, lots 6, 7, 8 and 1, 2 and 3 map No 426 of lots near Williamsbridge station. Benjamin Sobin, of Newark, N J, to Morris Sobin, of Newark, N J. ½ part. B & S. Nov 18. Nov 22, 1909. nom

College av, No 402, e s, 75 s 144th st, 50x100, 2-sty frame dwelling and vacant. Jacob Amann to Francis Rogers, of New Rochelle, N Y. Nov 11. Nov 19, 1909. 9:2324. 100

Crotona av, w s, 79.4 s 182d st, 25.1x100x25x100, vacant. Salvatori Abruscato, of Jersey City, N J, to Chas A Winslow, of Jersey City, N J. Nov 16. Nov 19, 1909. 11:3083, 3084. nom

*Crosby av, w s, 55 n Schuyler st, and being lot 14 map No 1115a of 108 lots Coster estate, 25x100. Hudson P Rose Co to Cesare Carpignano. All liens. Nov 9. Nov 24, 1909. nom

*Doon av, e s, 144.3 s 233d st, 25x75, Edenwald. Annie Patjens to Henry Berwaldt. Nov 15. Nov 23, 1909. nom

*Ellis av (13th st), n s, 330 w Castle Hill av (Av C), 25x108, Unionport. Annie F Mackenzie to Jacob Nicklas and Isabella his wife tenants by entirety. Mort $3,500. Nov 19. Nov 20, 1909. other consid and 100

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East River
Newtown Cr.
Harlem River
Hudson River

*Eastern Boulevard, w s, plot begins at east line of Baxter Estate, 142 s road from Westchester to Pelham, runs s 609.6 to w s Eastern Boulevard x n 880 to s s road from Westchester to Pelham x w 215 x s 142 x w 120 to beginning, except Pelham road, s w cor Eastern Boulevard, runs s w 164.2 and 151.2 x n w 140 to road x n e 217 to beginning. Julius B Ikelheimer to Charles Rosenberg, Borough of Richmond. ¼ part. Morts $16,000. Nov 17. Nov 19, 1909. 100

*Eastern Boulevard, n w cor Arnow av at point 275.1 e from n e cor Schuyler pl and Arnow av, a strip, runs n — across Sands av to n s lot 111 x e 3 x s — across Sands av to w s Eastern Boulevard x s w 3 to beginning, Westchester. Julius B Ikelheimer to Charles Rosenberg, Borough of Richmond. ¼ part. Nov 17. Nov 19, 1909. nom

Eagle av, No 695, on map Nos 695 and 697, w s, 300 s 156th st, 37.6x99.1, 5-sty brk tenement. Noble and Gauss Construction Co to Charles Dinkel. Morts $31,000. Nov 22, 1909. 10:2617. 100

Franklin av, No 1188, s e s, 269.10 n 167th st, 30x100, 2-sty frame dwelling. Mary wife of and George Friedgen to Thos F Gregg. Mort $5,000. Aug 4. Nov 19, 1909. 10:2614. 7,000

Same property. Thos F Gregg to The Church of Saint Angustine. B & S. Mort $5,000. Nov 18. Nov 19, 1909. 10:2614. 7,000

Franklin av, No 1211, n w s, 90.5 s 168th st, 17.2x90.7x16.10x94, 2-sty frame dwelling. Joseph V Ritchie to Alfred A Ritchie, of Sullivan Co, N Y. Mort $2,000. Nov 19, 1908. Nov 20, 1909. 10:2611. nom

*Glebe av, e s, 260.6 n Westchester av and being lot 39 blk A map (No 1119) of Dore Lyons at Westchester, 25x139x—x—. George Costar to Mary Welcker. Mort $5,500. Nov 20. Nov 23, 1909. other consid and 100

Gun Hill road, s s, 45.3 w Webster av, 45.3x91.9x45x96.11, vacant. Max Just to Michael J and Dominic J Gilhuly. ½ part. Nov 23, 1909. 12:1355. 3,100

Same property. Angel J Simpson and Max Just, EXRS and TRUSTEES Henry C Raynor to same. ½ part. Nov 23, 1909. 12:3355. 3,100

Heath av| 230th st | n e cor 230th st, 75x100x74.8x104.2, vacant. Samuel Bitterman to Oliver R Brant, Everett M Raynor and Herbert Nulsen. Nov 19. Nov 20, 1909. 12:3256. other consid and 100

Hull av, No 3361, w s, 107 s Gun Hill road, 50x100, 2-sty frame dwelling and vacant. Michael Murtha to Irvine Realty Co. Mort $4,000. Nov 16. Nov 19, 1909. 12:3348. other consid and 100

Hughes av, No 2460, e s, 116.8 n 188th st, 16.8x87.6, 3-sty frame tenement and store. Ernest Damiane to Mariannina Cerasoli. B & S. Nov 19, 1909. 11:3076. other consid and 100

Hughes av, No 2462, e s, 133.4 n 188th st, 16.8x87.6, 3-sty frame tenement and store. Same to same. B & S. Nov 19, 1909. 11:3076. other consid and 100

*Hunt av, e s, 272 s Bronxdale av, and being lot 56 partition map Lott G Hunt estate, Van Nest, 25x100. Martin B Hofman to Betty Wolff. Mort $4,000. Sept 15. Nov 20, 1909. other consid and 100

Hoe av, No 1165, w s, 222.3 s Home st, 25x100, 3-sty frame tenement. FORECLOS, Nov 4, 1909. Harold C Knoeppel ref to Geo J Palmer. Nov 22, 1909. 10:2745. 5,750

Same property. Geo J Palmer to Gesine C Hashagen. B & S and C a G. Nov 22, 1909. 10:2745. other consid and 100

Independence av| Kappock st | n w cor Kappock st, late Washington av, runs n e along Independence av, 672.6 to s s of a public road x n w 245.5 x s w 490.6 to n s Kappock st, late Washington av, x — to beginning, contains 3 acres 1 rood and 33 14-100 perches, except parts for sts and avs, 2 and 3-sty frame dwelling and vacant. William McKinney to Chas R Demarest. B & S and C a G. Morts $40,000. Nov 8. Nov 23, 1909. 13:3411. other consid and 100

Jerome av| 181st st | s e cor 181st st, 100x100, vacant. FORECLOS, Oct 26, 1909. Carl L Schurz, ref to Bettie, George and Arthur Wise EXRS Nathan Wise. Nov 20. Nov 23, 1909. 11:3185. 19,000

Jerome av, e s, 100 s 18st st, 100.6x103x76.6x100, vacant. FORECLOS, Oct 26, 1909. Carl L Schurz, ref to Bettie, George and Arthur Wise EXRS Nathan Wise. Nov 20. Nov 23, 1909. 11:3185. 13,000

Kingsbridge road, No 58, s s, 105.1 e Morris av, 20x122.10x—x123.10, 3-sty brk dwelling. H U Singhi Realty Co to Mary F Martin. Mort $8,000. Nov 22. Nov 23, 1909. 11:3177. other consid and 100

Longfellow av, No 1487, w s, 150 s 172d st, 25x100, 2-sty frame dwelling. Sophia Jacobson to B Wilensky Co, a corpn. Morts $6,050. July 28. Nov 19, 1909. 11:3000. 100

*Lamport av, s s, 200 w Fort Schuyler road, 50x100 and being lots 63 and 64 map No 1098 of Tremont Heights. Wilfrid H Sherrill to Wm M Dunn of Brooklyn. Nov 12. Nov 24, 1909. 100

*Maclay av, e s, 159 n St Peters av, 25x127.9x25x127.4, Westchester. Maclay Avenue Realty Co to Isaac Silverberg. Nov 18. Nov 23, 1909. other consid and 100

*Monticello av, e s, 200 s Jefferson av, 25x100, Edenwald. John A Fogelstrom and ano to Anton W Sabini. Nov 23. Nov 24, 1909. other consid and 100

*Muliner av, e s, 263 s Neil av, 26.10x94x25x84.5, Morris Park. Joseph Hartle to Rachel Bailey. Nov 20. Nov 24, 1909. other consid and 100

Mapes av | Tremont av| n e cor Tremont av or 177th st, 190.3x92.7x190.4x92.7, vacant. John W Cornish to John W Cornish Construction Co. Mort $12,000. Nov 22, 1909. 11:3107. other consid and 100

***Morris Park av, s s, 97 w Bronxdale av, and being lot 102 map of 211 lots part Downing Estate at Van Nest, 25x100. John H Niebuhr to "J H Niebuhr," a corpn. Mort $9,500. Nov 18. Nov 20, 1909. other consid and 100**

***Monticello av, e s, 200 s Jefferson av, 25x100,, Edenwald. August W Zeiss to J A Fogelstrom. B & S and Correction Deed. Nov 15. Nov 20, 1909. nom**

***Monticello av, e s, 200 s Jefferson av, 25x100, Edenwald. Mary Hafelfinger to August W Zeiss. Dec 27, 1904. Nov 20, 1909. nom**

*Old Boston road, c l 412.9 n e 2d st, runs w 183.3 x n 50 x e — to c l said road, x s 50 to beginning, with all title to awards for change of grade of White Plains road in front of above, Williamsbridge. Wm B Hogan to Bernard J Shanley. ½ part. Mort $8,000. Nov 24, 1909. other consid and 100

Ogden av, No 992, e s, 75 s 164th st, 25x90, 3-sty frame tenement. Frederick Cantrell and Charlotte E his wife to Mary J Cantrell, of Huntington, L I. Mort $7,000. July 12, 1907. Nov 20, 1909. 9:2511. nom

*Old road, s s, 193 w Pugsley av and being lot 33 map (No 1130a) of N Y Catholic Protectory, 25x84.10x25x86.7. Jacob Cohen to Antonio Tucci. Nov 20. Nov 22, 1909. other consid and 100

Plympton av| 172d st | s e cor 172d st, 135.3x100x129.9x96.6, vacant. John H Callan to Daniel Meehan. Q C. Nov 4. Nov 19, 1909. 11:2874. nom

Prospect av, No 601, w s, 255 n 151th st, 20x100, 4-sty brk tenement. FORECLOS, Nov 15, 1909. Dudley F Malone ref to Rose Russell. Mort $8,750. Nov 17. Nov 24, 1909. 10:2674. 10,500

Prospect av| Lafayette st| s w cor Lafayette st, 46x90, vacant.

Prospect av, w s, at c l Lafayette st, runs s 25 x w 90 x n 25 to said c l x e 90 to beginning, vacant. Archibald Hamilton to Arthur Avenue Building Co. Nov 19. Nov 23, 1909. 11:2937. other consid and 100

Riverdale av, e s, at w s Fieldston road, 119.2x75.3 to road x103.11 x41.2 and being lots 1 and 2 map (No 1345) of Waldo Hutchins Estate, vacant. Mary F Martin to H U Singhi Realty Co. Mort $4,952.50. Nov 22. Nov 23, 1909. 13:3414. nom

Ryer av| 180th st| s e cor 180th st, runs s 34.5 x e 65 and 37.9 x n 25 to 180th st x w 104.6 to beginning, vacant. Stephen A Whisten to S A Whisten Construction Co. Mort $2,000 and all liens. May 27. Nov 23, 1909. 11:3149. other consid and 100

*Rhinelander av, s s, about 385 w Stillwell av, 50x100, and being lots 263 and 264 map (No 1130) of 327 lots Hunter Estate. Hudson P Rose Co to Emile Egger, of Noroton Heights, Fairfield Co, Conn. All liens. Nov 8. Nov 19, 1909. nom

Ryer av| 180th st, runs s 34.5 x e 65 x s e 37.9 x n 25 to 180th st| s e cor 180th st, to st x w 104.6 to beginning, vacant. Release mort. Chas E Appleby to Stephen A Whisten.. Nov 15. Nov 19, 1909. 11:3149. nom

Sherman av| McClellan st| e s, 139 n McClellan st, 20x100, vacant. Emanuel Rubin to Jennie Amdur. Nov 16. Nov 20, 1909. 9:2452. nom

Stebbins av| Home st | n e cor Home st, 112.8x49.3x49.3x112.8, 5-sty brk tenement and stores. Foxvale Realty Co to Samuel Finkelstein and Joseph Horowitz. Mort $45,000. Nov 18. Nov 22, 1909. 10:2694. nom

Southern Boulevard, w s, 375 n Jennings st, 37.6x100, 5-sty brk tenement and stores. Release mort. Liberty Mortgage Co to Boulevard Construction Co. Nov 16. Nov 19, 1909. 11:2977. nom

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. Eugene Spock, of Yonkers, N Y, to Francis Heine, of Yonkers, N Y. Mort $6,000. Nov 20. Nov 22, 1909. 11:2782. other consid and 100

*Town Dock road, s s, being plot bounded n by Town Dock road, e by strip known as undivided land extending along shore of Eastchester bay and s and w by lands of Estates Development Co (owned by party first part.

Town Dock road, s s, adj above on west (owned by party second part.

Boundary line agreement. Edgewater Realty Co to Estates Development Co. Nov 6. Nov 24, 1909. nom

*Taylor av, s e cor McGraw av, 25x100.

Taylor av, e s, 100 s McGraw av, 25x100. John H McGurk to Annie F Mackenzie. Oct 28. Nov 23, 1909. other consid and 100

Vyse av, w s, 143.9 s 173d st, 18.9x100, vacant.

Vyse av, w s, 160.6 s 173d st, 18.9x100, vacant.

Vyse av, w s, 181.3 s 173d st, 18.9x100, vacant. Release mort. C W H Arnold to Carmine Cioffi. Nov 12. Nov 22, 1909. 11:2989. nom

Vyse av, Nos 2082 and 2084, e s, 100 s 180th st, 72x113.6x70x114.8, two 4-sty brk tenements. Streebrook Realty Co to John H Kelly. Mort $36,000. Nov 16. Nov 22, 1909. 11:3132. other consid and 100

Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty frame dwelling. Katherine Edwards to Patrick J Cleary. Sept 2. Nov 24, 1909. 11:3142. other consid and 100

Valentine av, No 2024, e s, 100.1 n 179th st, 25x90.11x25x89.11, 2-sty frame dwelling. Patrick J Cleary to Harry Le Clair. Nov 22. Nov 24, 1909. 11:3142. other consid and 100

Webster av, No 3109 | n w cor Woodlawn road, 25x115, 1-sty frame store. Angel J Simpson and Max Just EXRS, &c Henry C Raynor to Annie Leahy and Kath E Higgins. ½ part. Nov 23, 1909. 12:3331. 6,450

Woodlawn road, No 3001| Same property. Max Just to same. ½ part. Nov 23, 1909. 12:3331. 6,450

Woodlawn road| Hull av | s e cor Hull av, 52.3x103.11x50x88.7, vacant. Grace F Hagenlocher to Grace I Hagenlocher. Q C. Nov 5. Nov 24, 1909. 12:3349. nom

*Western av, e s, 125 s Westchester av and being lots 31 to 40 block 24 map of Pelham Park, 250x100. Minnie Baum to Rose M Joyce. Mort $1,750 and taxes. Nov 23, 1909. 100

*White Plains road, No 3648, e s, 43.9 s 1st st, 25x66.3x25x64.3, New Village of Jerome. Katherine Loerwald to Catherina Heinrich. Mort $1,500 and all liens. Sept 21. Nov 22, 1909. nom

*Same property. Catherina Heinrich to Mary Englander. Mort $1,500 and all liens. Nov 20. Nov 22, 1909. nom

Wendover av, No 492 (No 754), s s, 126.3 e Washington av, 25.3 x123.2x25x126.10, 4-sty brk tenement and store. Theo A Grasmuck to Nannie Mooney. Mort $24,500 and all liens. Nov 15. Nov 22, 1909. 11:2912. 100

Washington av, No 973, w s, 100 s 164th st, 25x98.11x25x98.10, 2-sty frame dwelling. Ernestine Kohn to Geo F Moody. Nov 19. Nov 22, 1909. 9:2385. nom

Same property. Geo F Moody to Ernestine Kohn. Mort $5,000. Nov 20. Nov 22, 1909. 9:2385. nom

Webster av, Nos 2627 to 2631| 194th st | n w cor 194th st, 100x72.5x100x62.7, except part for av and st, 2-sty frame dwelling and vacant. Wm C Patten to Fredk M Mellert. Nov 10. Nov 19, 1909. 12:3277. other consid and 100

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NORWOOD **TWO MILES** street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.**
LONG ISLAND CITY **45 WEST 34th STREET**

*A strip 10x40, begins 40.6 at right angles, south from Station 388 plus 88 of the six-track c l on present southerly property of the H R & Portchester R R, runs e 40 x s 10 x w 40 x n 10 to beginning, contains 400 sq ft. Release mort. Edwin L Kalish to Bronx Parkway Realty Co. Nov 22. Nov 24, 1909. nom
*Same property. Release mort. Guaranty Trust Co of N Y to Bronx Parkway Realty Co. Nov 22. Nov 24, 1909. 1,000
*Same property. Bronx Parkway Realty Co to Harlem River and Portchester R R Co. Nov 22. Nov 24, 1909. 1,300
*43 foot st, w s, lot 36 map made by David B Taylor, Sept 30, 1835, in Town of Westchester, 25x125 to a public square. Elizabeth Gallagher mother of Anne A Gallagher an heir of Charles Gallagher to Mary E Colford. Q C. Nov 22. Nov 24, 1909. nom
Interior lot, 105.2 e Morris av and 74.6 s Kingsbridge road, runs s 49.3 to point 129.3 n 193d st x e 20 x n 49.3 x w 20 to beginning, vacant. Release mort. N Y Trust Co to H U Singhi Realty Co. Nov 22. Nov 23, 1909. 11:3177. nom
Interior lot 110 e Union av and 352.2 s 165th st, runs e 63.11 x s 120 x w 63.6 x n 120 to beginning, vacant. Wistaria Realty Co to Katie Blab. Q C. Nov 20. Nov 22, 1909., 10:2678. nom
*Lot 93 map No 1371 map of Re-subdivision of lots 93, 94 and 108 map of 108 lots Coster estate. Hudson P Rose Co to Alemanno, Ottilio and Silvestro Tozzini, all of Westchester, N Y. Oct 28. Nov 24, 1909. nom
*Lot 108 and lot C same map. Same to Felix De Canio and Mary M his wife, tenants by entirety. Nov 23. Nov 24, 1909. nom
*Lot 97 being land at Westchester Park, Yonkers Park Station, Eastchester. Power of attorney. Liborio Rubino et al to Pietro Genovese. Sept 24. Nov 19, 1909.
*Plots 374 and 375 map No 1106 of Arden property at East and Westchester, except from plot 375 part taken for Baychester av, also all right, title and interest to c l of Albany av, and Vine st. Walter W Taylor to Robert F Tighe. All liens. Nov 12. Nov 24, 1909. 1,000
*Same property. Release of lien as to an agreement made between Wallach & Taylor & Harmon, recorded in Westchester Co, Feb 16, 1894. Same to same. Nov 24, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Nov. 19, 20, 22, 23 and 24.

BOROUGH OF MANHATTAN.

Bayard st, No 83, all. Israel Wischanski to Maria M de Rosa; 5 years, from Mar 1, 1910. Nov 22, 1909. 1:164.....3,000
Cathedral Parkway, n s, where a prolongation in a south direction of the line of e s of substation No 4 of the Interborough Rapid Transit Co would intersect said Parkway, runs w 60 x n 22 x e 60 x s 22 to beginning, the ground, except space occupied by Elevated R R columns, etc. Manhattan Railway Co and the Interborough Rapid Transit Co to Lounet Leasehold Co; 21 years, from Sept 1, 1909. Nov 19, 1909. 7:1846..... taxes in excess of $150 and $2,500
Canal st, No 243, all. Alfred R Conkling et al TRUSTEES Jacob Lorillard will of Peter Lorillard to John Vicario; 5 4-12 years and 17 days from Sept 14, 1909. Nov 23, 1909. 1:208.....7,250
Fulton st, No 148 | store and room No 1. The Brooklyn Bank to
Broadway, No 206 | Edward Weck; 3½ years, from Nov 1, 1909. Nov 22, 1909. 1:79.....5,600
Greenwich st, Nos 264 and 266, all. Catharine Ferguson to Jas S Coward; 6 10-12 years, from July 1, 1909, with 4 years renewal. Rerecorded from June 11, 1909. Nov 20, 1909. 1:131.....3,400
Same property. Agreement as to extension lease for 3 years, making extension of 7 4-12 years from expiration of above. Robert Ferguson et al to same. Nov 17. Nov 20, 1909. 1:131.

Hudson st, No 520, n e cor 10th st, store and part basement. Allegiance Realty Co to H Koehler & Co ;3 years, from May 1, 1910. Nov 24, 1909. 2:620..... 1,200
Montgomery st, No 73, cor Cherry st. Reassign lease. Geo C Kienzle to Jane Levy. All title. Mort $1,000. Nov 19. Nov 22, 1909. 1:259 .....nom
Mott st, Nos 314 and 316, store, basement and 4 rear rooms. Rocco Cavello to Nicola Polito; 2 years, from May 1, 1910. Nov 22, 1909. 2:521 960
Orchard st, No 188, south store. Asher Haber to Rubin Horowitz; 2 10-12 years from Juy 15, 1909. Nov 23, 1909. 2:412.....480
Reade st, n w cor Hudson st, 2d floor. The Surburg Co to W O Saxton Co; 2 years, from May 1, 1910. Nov 24, 1909. 1:141. 4,000
Rivington st, No 163, s w cor Clinton st. Assign lease. Celia Price to Samuel Nass. Mort $3,194. Nov 17. Nov 22, 1909. 2:348..... .....nom
Roosevelt st, No 114 | Assign lease. Edward Folsey to Chas J
Water st, No 328 | Knoeppel. Nov 19. Nov 20, 1909. 1:110. nom
West st, No 140. Assign lease. Harvey L Leach to Harry Longhurst. Nov 16. Nov 22, 1909. 1:84.....nom
Sullivan st, No 208, store, &c. Domenico Volpe to Edward Fugazy; 5 years from Jan 1, 1910. Nov 19, 1909. 2:540.....900
South st, No 177, all. Jacob J Wallenstein to Nicholas V Cantasano; 3 years from May 1, 1910. Nov 19, 1909. 1:110....2,400
William st, Nos 201 to 205 | s w cor Frankfort st, all. Wm C Orr
Frankfort st, No 17 | to Alexander Hesse; 15 years from May 1, 1910. Nov 23, 1909. 1:102..... .....taxes, &c, and 5,000 to 6,000
Same property. Assign lease. Alexander Hesse to The Ebling Brewing Co. Nov 22. Nov 23, 1909. 1:102.....nom
4th st, No 153, n s, 350 w Av A, 25x96.2. Assign lease. David Gordon to Morris Calendar. All liens. Nov 10. Nov 24, 1909. 2:432 100
7th st, No 63 East. Subordination of lease to mort. Sarah Cooper with Fanny L Levy. Nov 18. Nov 22, 1909. 2:449.....nom
17th st, Nos 243 to 247 West | 7th loft. 17th St Realty Co to
18th st, Nos 232 and 234 West | Jacob Auslander; 5 years from Feb 1, 1910. Nov 23, 1909. 3:767.....3,000 to 3,500
22d st, No 402 West, all. Samuel W Whittemore and ano EXRS Josephine L Wells to Margaretta Schultz; 3 years from Oct 1, 1909. Nov 23, 1909. 3:719.....1,000
24th st, No 440, s w s, 360 s e 10th av, 14.8x80, assign lease. Wm J Kelley, EXR Thos F Brinn to Annie J Smith. Apr 22. Nov 19, 1909. 3:721 .....nom
24th st, No 440, s w s, 360 s e 10th av, 14.8x80, the lot. Margt V C MacNutt to Annie J Smith; 21 years from May 1, 1908. Nov 19, 1909. 3:721..... ..... taxes, &c, and $260 for 1st 5 years and thereafter 350
25th st, No 164 West, store and basement. Aaron Coleman to August Baur ;5 years, from Sept 1, 1907 (5 years renewal at $1,620. Nov 24, 1909. 3:800.....1,200 to 1,500
27th st, No 34 West, all. Joseph Naftalowitz to Max Weber; 10½ years from Nov 1, 1909. Nov 23, 1909. 3:828.....5,400
45th st, No 34 West, part of parlor floor. Marie Cayrel to Adolph Shapara; 2 11-12 years and 5 days, from Nov 25, 1909. Nov 20, 1909. 5:1260..... 780
45th st, No 16 West, all. Leah L P Norton to Christian H Lang and ano firm Lang & Co; 21 years, from May 1, 1910. Nov 20, 1909. 5:1260..... taxes, &c, and 8,000 to 19,200
53d st, Nos 114 and 116 West, 2d floor. Leopold Simon to R Harper Richardson ;5 years, from Nov 15, 1909. Nov 24, 1909. 4:1005..... 1,800
58th st, No 370 West, portion of 1st floor. Christopher Steffens to Max Yachelsen; 1 6-12 years, from May 1, 1911. Nov 20, 1909. 4:1048..... 600
72d st, Nos 433 and 435 East, all. Isaac Spector to Pincus Isaacson; 3 years from Dec 1, 1909. Nov 23, 1909. 5:1467.....6,000
98th st, No 287 East, basement and rear part 1st floor. David Liebgold to Louis J Albert and Dora Kaminsky; 10 years, from May 1, 1909. Nov 24, 1909. 6:1648.. 900
102d st, No 101 East | store and basement. Hyman Levin to Alice
Park av, No 1355 | L McCarthy; 5 years, from Jan 1, 1909 (5 years renewal). Nov 19, 1909. 6:1630.....420 to 660
108th st, No 211 East, west store, &c. Michele Corbo to Giovanni Castellano; 3 4-12 years, from Sept 1, 1909. Nov 20, 1909. 6:1658..... 414
114th st, No 319 East, all. Santo Reda to Assunda Dangelo; 5 years, from Nov 1, 1909. Nov 24, 1909. 6:1686..... ...660
Av A, e s, 69 s 20th st, runs s 48.10 x e 94.10 x n 25.10 x e 0.8 x n 23 x w 95.6 to beginning, all. John U Brookman to Albert G Richter; 10 years, from Jan 1, 1910, if building is completed; 5 years renewal. Nov 24, 1909. 3:977.. ....taxes, &c, and 2,100
Amsterdam av, s w cor 178th st, store, &c. Emmeline C Rickerson to Eugene O'Sullivan; 10 years from May 1, 1909. Nov 19, 1909. 8:2132..... .....900 to 1,800
Amsterdam av, No 501, n e cor 84th st, store, &c. Louise De R Campbell and ano to Dederick Monsees; 3 years from May 1, 1910. Nov 19, 1909. 4:1215.....2,800
Amsterdam av, No 594, s w cor 89th st, store, &c. John E and Joseph Conron to Michael McCourt; 5 years from Aug 1, 1909. Nov 19, 1909. 4:1236.....2,000
Amsterdam av, No 166, store, &c. Elizabeth Flick to Richard Languth; 5 5-12 years from Dec 1, 1909. Nov 23, 1909. 4:1159. 1,800
Broadway, No 3768, n e cor 156th st, north store and basement, 21.1x49. Gross & Herbener to Max Kahlert; 5 years from Oct 1, 1909. Nov 19, 1909. 8:2115.....2,200 to 2,700
Broadway, No 2263, store and basement. Barney Estate Co to James Murphy; 5 years from Oct 1, 1909. Nov 19, 1909. 4:1234. .....aggregate rental for term 17,000
Broadway, s e cor 48th st, all. Assign lease. Samuel Miers to H Koehler & Co. Apr 26, 1907. Nov 22, 1909. 4:1019.....nom
Broadway, s e cor 38th st. Re-assign lease. Davies J Marshall to Adolph Ruehl and James D Racos. Mort $1,500. Nov 24, 1909. 3:813..... nom
Broadway, s e cor 38th st, basement of Hotel Normandie. Herman Wronkow to Adolph Ruebl and James D Racos; 5 years from Nov 1, 1909. Nov 23, 1909. 3:813.....6,000 to 10,000
Same property. Assign lease. Adolph Ruehl and ano to Davies J Marshall. Mort $1,500. Nov 22. Nov 23, 1909. 3:813.....nom
Broadway, No 815, 1st loft. Willard S Burrows Co (agents) to The Clermont Mfg Co; 7½ years and 15 days from Oct 15, 1909. Nov 23, 1909. 2:563.....1,200 to 1,400
Lexington av, Nos 2085 and 2087, s e cor 126th st. Assign lease. Clarence H Neal to John D Haase. Mort $1,822.10. Nov 22, 1909. 6:1774. .....nom
Lexington av, Nos 2085 and 2087, s e cor 126th st. Re-assign lease. John D Haase to Clarence H Neal. All title. Mort $1,822. Nov 24, 1909. 6:1774..... nom
Madison av, No 1767, store and front basement. Emily H and Samuel H and Hamilton H Hoppin to Wolf Jacobs; 7 years, from May 1, 1909. Nov 24, 1909. 6:1621..... 2,000 to 2,200
Madison av, No 1702. Assign lease. Yetta Loewy to Nathan Phillips. Nov 18. Nov 22, 1909. 6:1618.....nom
West Broadway, Nos 176 to 186, s w cor Leonard st, 123.10x50x 124.3x49.8, six buildings. Julia Livingston to Martin L Meinschien; 10 years from May 1, 1910. Nov 23, 1909. 1:179..... .....taxes, &c, and 7,500 and 8,000
1st av, No 2167, n w cor 112th st. Re-assign lease. John D Haase to Cuno Colucci. All title. Mort $4,000. Nov 19. Nov 22, 1909. 6:1684 .....nom
1st av, No 2064, store. Reginalda Gentile to Giuseppe Greco; 1 8-12 years, from Sept 1, 1909. Nov 24, 1909. 6:1700.....420
1st av, No 2064, all except store. Reginalda Bentile to Aniello Viserta; 3 years, from Sept 1, 1909. Nov 24, 1909. 6:1700...720
1st av, Nos 2126 and 2128, south double store and basement, &c. Estelle Freid to Pietro Ferrara; 4 years, from May 1, 1909. Nov 24, 1909. 6:1703..... 720
2d av, No 88, cor store and basement. Morris Rose and ano to John G Klump and ano; 5 1-12 years from Apr 1, 1909. Nov 19, 1909. 2:447..... 2,200
2d av, No 1742, north store and basement. George Gorald to Ferdinando Garofano; 5 years, from April 1, 1908. Nov 24, 1909. 5:1553. 540
3d av, Nos 1059 and 1061, all. John N Beekman et al EXRS, &c, Henry R Beekman, decd, et al to American Exchange Cigar Co; 8 8-12 years from Sept 1, 1909. Nov 19, 1909. 5:1417..... .....5,000 and 5,500
3d av, No 1889, store, &c. George Haering to Charles Glum; 3 years from Nov 10, 1909. Nov 19, 1909. 6:1654.....1,332
3d av, No 1443, 4-sty house. Rosa Thomann to John Klein; 5 8-12 years from Sept 1, 1909. Nov 23, 1909. 5:1527....1,800 and 2,000

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SASH, DOORS, BLINDS AND HOUSE TRIM **LUMBER OF ALL KINDS FOR BUILDERS** Telephone 948 Greenpoint

3d av, No 62, store, basement and 1st floor. Adolph Katzman to William Sudbrink; 5 years from Oct 1, 1909. Nov 23, 1909. 2:556.....1,800

5th av 112th st, No 1 West | n w cor 112th st, store, &c. Arnold Kohn to George Rosenson; 5 years, from May 1, 1910. Nov 22, 1909. 6:1596.....2,000

5th av, No 232, s w cor 27th st, store and basement. American Hotel Victoria Co to Charles T Jones; 5 years, from Aug 1, 1909. Nov 24 1909. 3:828.....13,500

5th av, No 273, 3 upper lofts and abt 1-3 of basement. The Welte Artistic Player Piano Co to Joseph F Webber; 9 3-12 years from Feb 1, 1910. Nov 23, 1909. 3:859.....4,500 to 7,500

8th av, No 2351, n w cor 126th st, all. The Ethelia Realty Co to Isidor Braveman; 21 years from Nov 9, 1909. Nov 23, 1909. 7:1953.....taxes, &c, and 3,500

9th av, No 565. Assign lease. Giuseppe Russo to Antonino Russo. July 1. Nov 24, 1909. 4:1051.....nom

9th av, No 639, s w cor 45th st. Assign lease. Josephine L Lynch to John J McSherry and ano. Mort $8,275. Nov 17. Nov 22, 1909. 4:1054.....nom

9th av, No 678, s e cor 47th st, cor store. Mary Quinlan to Thomas Hughes; 10 years from Sept 1, 1909. Nov 19, 1909. 4:1037.....2,200 and 2,400

9th av, Nos 890 and 892. Assign lease. Max Yachelsen to Bernard Dickman. Nov 20, 1909. 4:1048.....nom

11th av, No 586, store, &c. Jacob and Frank Schmalz to Christian Schmalz; 5 years, from Nov 1, 1909. Nov 20, 1909. 4:1072...600

BOROUGH OF THE BRONX.

156th st, No 423 East, first floor. Clara Schwartz to Louis Hoyer; 1 year, from Nov 15, 1909. Nov 22, 1909. 9:2378.....300

Brook av, No 1299, n w cor 169th st, store, &c. August W Uckele to John F Kilfoile; 10 years from June 1, 1909. Nov 19, 1909. 11:2893.....1,200

Brook av, s e cor 137th st, 2 stores and basements. E & W Construction Co to Henry Schult; 5 3-12 years, from Feb 1, 1910. Nov 20, 1909. 9:2264.....900 to 1,440

Jerome av, No 2345. Assign lease. Martin Powers to Katie Bartels. Mort $2,500. Nov 3. Nov 20, 1909. 11:3198.....nom

Same property. Consent to assign lease. Margt J Ellis to Martin Powers and Katie Bartels. Nov 3. Nov 20, 1909. 11:3198..nom

Morris av, No 936, store, &c. Samuel Ettinger to John F Wohlberg and ano; 3 years, from May 1, 1909. Nov 22, 1909. 9:2423.....660

*Pelham road, cor Alice st, saloon, dwelling and land. Henry Eggers and ano to August F Claussen; 3 years from Oct 1, 1909. Nov 23, 1909.....480 and 540

Southern Boulevard, w s, 70 n 149th st, store, &c. Joseph Picone and ano to Raffaele Barone; 10 years, from completion of bldg. Sept 1, 1909. Nov 20, 1909. 10:2683.....900 to 1,380

Union av, No 782, corner store, 1st floor and basement. John C Heintz and ano to Henry Mohrmann; 4½ years from Nov 1, 1909. Nov 19, 1909. 10:2676.....1,500

*Westchester av, n e cor Main st, two stores and 12 rooms on 1st floor above store. Maria Joseph to Neil A Flannery. Nov 4, 1909, from completion of building to Jan 1, 1915. Nov 22, 1909.....2,400

*White Plains road, No 4137, double stores, basement and 2 floors above. Nunzia Valentino to Carolina Boscheinen, of Mt Vernon, N Y; 5 years from Nov 1, 1909. Nov 19, 1909.....480

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Nov. 19, 20, 22, 23 and 24.

BOROUGH OF MANHATTAN.

Acme Building Co to Charlotte E Moorhouse. Barclay st, No 34, s s, about 125 w Church st, lot 110, 25x100. Leasehold. Prior mort $10,000. Nov 17, 1 year, 6%. Nov 22, 1909. 1:86. 6,500

Abrams, Harry to Harry Panish et al. 60th st, Nos 243 to 247, n s, 150 e 11th av, 74.11x100.5. Nov 19, 1909, due as per notes, 6%. 4:1152. notes, 10,692

Adelmann, Michael to Jacob Norwalk. 123d st, Nos 419 and 421, n s, 218.6 e 1st av, 37.9x100.11. Nov 18, 1 year, 6%. Nov 19, 1909. 6:1811. 2,900

Ahrens, Adele R to HARLEM SAVINGS BANK. West End av, No 755, w s, 42.4 s 97th st, 16.8x100. Nov 24, 1909, 3 years, % as per bond. 7:1887. 13,500

Andrews, Edgar M and James F Andrews, Clara L wife of and Cornelius Poillon to BOWERY SAVINGS BANK. 26th st, Nos 536 to 542, s s, 200 e 11th av, 100x98.9. Oct 30, 3 years, 4½%. Nov 24, 1909. 3:697. 4,000

Alter, Emil to Leonard Katz. 107th st, No 68, s s, 100 e Columbus av, 48.9x100.11. Prior mort $57,750. Nov 19, due, &c, as per bond. Nov 23, 1909. 7:1842. 5,000

Bliss, Otto J to Magdalena Mixsell. 104th st, No 165, n s, 200 w 3d av, 25x100.11. Nov 22, due, &c, as per bond. Nov 23, 1909. 6:1632. 10,000

Boyd, Agnes R to GREENWICH SAVINGS BANK. 84th st, No 25, n s, 368 w Central Park West, 32x102.2. Nov 23, 1909, due, &c, as per bond. 4:1198. 32,500

Same and Richard and Edw J O'Gorman, exrs Marianne O'Gorman with same. Same property. Subordination agreement. Nov 23, 1909. 4:1198. nom

Bliss, Otto J to Magdalena Mixsell. 108th st, No 115, n s, 180 e Park av, 25x100.11. Nov 22, due, &c, as per bond. Nov 23, 1909. 6:1636. 10,000

Block (D L) to Noel B Sanborn and ano, trustee Isaaac G Pearson. 135th st, No 612, s s, 293.2 w Broadway, 38.7x99.11. Nov 23, 1909, 5 years, 5%. 7:2001. 42,000

Same to same. Same property. Certificate as to above mort. Nov 1. Nov 23, 1909. 7:2001. —

Bowler, Robt P of Eden, Me, to MUTUAL LIFE INSURANCE CO of N Y. 46th st, Nos 34 and 36, s s, 447.6 w 5th av, 40x100.5. Prior mort $——. Nov 24, 1909, due, &c, as per bond. 5:1261. 7,000

Butler, Carrie M wife of and Jacob D to GREENWICH SAVINGS BANK. 5th av, No 85, n e cor 16th st, No 1, runs e 141.10 x n 92 x w 25 x s 43 x w 116.10 to av x s 49 to beginning. Nov 24, 1909, due, &c, as per bond. 3:844. 600,000

Same and Eliz Davis with same. Same property. Nov 20. Nov 24, 1909. 3:844. nom

Becker Realty Co to Hinda Mittler. Greenwich st, No 549, s e cor Charlton st, 25x75. Prior mort $——. Nov 11, 1 year, 6%. Nov 24, 1909. 2:597. 2,500

Same to same. Same property. Certificate as to above mort. Nov 11. Nov 24, 1909. 2:597. nom

Borg, Myron I and Sydney C Borg, exrs, &c, Simon Borg with Wilhelmina Bohland. 49th st, Nos 326 to 330, s s, 320 e 2d av, 55x100.5. Extension of $52,000 mort until Nov 23, 1914, at 5%. Nov 23, 1909. 5:1341. nom

Bay Counties Investing Co to Mary A Gordon. Declaration as to mort for $9,000 covering land in Brooklyn, N Y. Oct 25. Nov 22, 1909. —

Bieser, Wendel to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, Nos 2006 and 2008, w s, 49.11 n 159th st, 49.11x 79.10. Nov 19, 3 years, 4½%. Nov 22, 1909. 8:2118. 25,000

Butler, Carrie M to EMIGRANT INDUSTRIAL SAVINGS BANK. 16th st, No 7, n s, 141.10 e 5th av, 50x92. Prior mort $135,000. Nov 22, 1909, 5 years, 4½%. 3:844. 55,000

Bruce, Jos H with James Stokes. 135th st, No 168, s s, 325 e 7th av, 25x99.11. Extension of $21,000 mort until Sept 23, 1912, at 5%. Nov 15. Nov 19, 1909. 7:1919. nom

Bates, Lillian E to Louis Kendal. 53d st, No 128, s s, 385.6 w 6th av, 18x100.5. P M. Prior mort $10,000. Nov 18, 1 year, 6%. Nov 19, 1909. 4:1005. 1,500

Brooks, Fred E to Theo Baumeister. 182d st, No 564, s s, 132.2 w Audubon av, 17.10x70. Prior mort $4,000. Nov 18, due Jan 1, 1913, 5%. Nov 19, 1909. 8:2154. 2,000

Cohen, Saml and Louis to Bertha Cohen. 2d av, No 2306, e s, 53 n 118th st, 27x80. June 1, 1907, due June 1, 1910, 6%. Nov 19, 1909. 6:1795. 4,000

Carrol, Edward J to Charles A Cowen and ano. 7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100. P M. Prior mort $——. Nov 15, 5 years, 5½%. Nov 19, 1909. 4:1013. 180,000

Chubaroff, Rose to James J Gillespie. Chrystie st, No 132, e s, abt 125 n Broome st, 25x100. Nov 18, 3 years, 5%. Nov 19, 1909. 2:419. 25,000

Collegiate Realty Co to GUARANTY TRUST CO OF N Y, trustee. William st, Nos 123 to 133, w s, 122.11 n John st, runs w 89.3 x n 1.9 x w 5.10 x n 100.4 x e 2.6 x n 23 x e 50 x s 0.9 x e 45.5 to William st x s 130.4 to beginning. Leasehold. All title. Prior mort $500,000. Nov 1, due Nov 1, 1927, 6%. Nov 19, 1909. 1:78. gold bonds, 250,000

Curtis, Israel D with Celia Kessler. Broome st, No 313, s s, 74.11 w Forsyth st, 25.2x75. Extension of $25,000 mort until Dec 6, 1912, at 5%. Nov 10. Nov 19, 1909. 2:418. nom

Codae Realty Co to Emanuel Doctor. Colonial Parkway, late Edgecombe av, s w cor 150th st, 99.11x100. P M. Prior mort $——. Nov 19, 3 years, 6%. Nov 20, 1909. 7:2053. 20,000

Castellano, Giovanni to Kips Bay Brewing & Malting Co. 108th st, No 211 East. Saloon lease. Nov 19, demand, 6%. Nov 20, 1909. 6:1658. 500

Cardani, Rose E, Louis F and Dominick J to TITLE GUARANTEE & TRUST CO. Macdougal st, No 128, e s, 91 s 3d st, 25x100. Nov 16, due &c as per bond. Nov 20, 1909. 2:540. 23,000

City of New York to Jacob Kottek, 87 Nassau st. Transfer of tax lien for yrs 1886 to 1907, assessed to unknown. Lot 38 at junction of 129th st and Manhattan st. Oct 14, 3 years, without interest. Nov 22, 1909. 7:1995. 4,777.65

Chapin, Emilia W to American Mortgage Co. 71st st, No 269, n s, 121 e West End av, 18x92.2. Nov 22, 1909, 5 years, 4½%. 4:1163. 16,000

Clinton Realty Co to TITLE GUARANTEE & TRUST CO. 56th st, Nos 207 and 209, n s, 150 w 7th av, 50x95.7. Nov 22, 1909, due, &c, as per bond. 4:1028. 140,000

Same to same. Same property. Certificate as to above mort. Nov 10. Nov 22, 1909. 4:1028. —

Cryder, Louise H with BOWERY SAVINGS BANK. 78th st, No 113 East. Extension of $14,000 mort until Nov 22, 1912, at 4½%. Nov 22. Nov 24, 1909. 5:1413. nom

Collegiate Realty Co to GUARANTY TRUST CO. William st, w s, bet Fulton and John sts. Certificate as to mort for $250,000 dated Nov 1, 1909. Nov 19. Nov 23, 1909. 1:78. —

Comfort Realty Co to Washington Holding Co. 163d st, n s, 100 e Broadway, 110x99.11. P M. Prior mort $——. Nov 22, 1 year, 6%. Nov 23, 1909. 8:2122. 44,000

Same to same. Same property. P M. Prior mort $44,000. Nov 22, 1 year, 6%. Nov 23, 1909. 8:2122. 7,500

Corner Realty Co to Hudson Mortgage Co. Lexington av, No 803, n e cor 62d st, 19.6x70. Prior mort $26,500. Nov 23, 1909, 2 years, 6%. 5:1397. 5,000

Same to same. Same property. Certificate as to above mort. Nov 23, 1909. 5:1397. —

Condit, Wm L with Henry Morgenthau Co. Broadway, w s, near 162d st, begins 25 s of property of Deaf & Dumb Institution, 15x 175. Extension of mort for $10,000 to Nov 1, 1911, at 6%. Oct 19, 1908. Nov 19, 1909. 8:2137. nom

Davis (Samuel D) Construction Co to Saml D Davis. 111th st, No 518, s s, 233.4 w Amsterdam av, 108.4x91.10. P M. Prior mort $170,000. Nov 22, due, &c, Dec 1, 1915, 6%. Nov 23, 1909. 7:1882. 30,000

Deevy, Jefferson to Arthur H Van Brunt. 131st st, No 218, s s, 208.4 w 7th av, 16.8x99.11. Nov 22, 3 years, 5%. Nov 23, 1909. 7:1936. 9,500

Same to Lloyd N Worth. Same property. Prior mort $9,500. Nov 22, 2 years, 6%. Nov 23, 1909. 7:1936. 1,000

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

Davidson, Mary L widow and Mary L Davidson and Edw J Hogan, exrs, &c, John A Davidson to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Broad st, No 94, w s, 52.11 s Stone st, 24.5x63.10x24.11x65. Prior mort $50,000. Nov 22, due Jan 1, 1912, 4½%. Nov 24, 1909. 1:10. 5,000

Denhard, Chas E to Christina Denhard. Edgecombe av, No 197, w s, 375 s 145th st, 16.8x100. Nov 12, due Nov 1, 1910, 4%. Nov 24, 1909. 7:2051. 5,000

Dowd, Nellie E to Fred E Brooks, 182d st, No 564, s s, 132.2 w Audubon av, 17.10x70. Prior mort $4,000. Nov 18. Nov 19, 1909, due Jan 1, 1913, 5%. 8:2154. 2,000

Dean Holding Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for $9,000 covering land in Kings Co. Nov 15. Nov 19, 1909. —

Dougherty, Hugh to Mary E Blodgett. Amsterdam av, No 720, n w cor 95th st, No 201, 25.8x86. Nov 19, 1909, 5 years, 5%. 4:1243. 43,000

D L on Realty Co to MANHATTAN SAVINGS INSTN. St Nicholas av, e s, 25.5 n 159th st, runs e 104.8 x n 75 x w 25 x n 50 x w 103 to av x s 127.1 to beginning. Equal lien with mort for $140,000. Oct 26, due, &c, as per bond. Nov 19, 1909. 8:2103. 20,000

Same to same. Same property. Certificate as to above mort. Oct 26. Nov 19, 1909. 8:2103. —

Davis, Eliz with EMIGRANT INDUSTRIAL SAVINGS BANK. 16th st, No 7, n s, 141.10 e 5th av, 50x92. Subordination agreement. Nov 20. Nov 22, 1909. 3:844. nom

Elysian Realty Co to Henry Ruschmeyer. 2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100. Prior mort $20,000. P M. Nov 19, 1909, 1 year, 6%. 6:1663. 8,000

Same to same. Same property. Consent to above mort. Nov 19, 1909. 6:1663. —

EAST RIVER SAVINGS INSTN with Jacob and Solomon Grunauer. 18th st, Nos 317 and 319, n s, 210 e 2d av, 40x92. Extension of $45,000 mort until Nov 1, 1914, at 5%. Nov 19. Nov 20, 1909. 3:924. nom

EAST RIVER SAVINGS INSTITUTION with Sarah Rothman. 112th st, Nos 53 and 55 East. Extension of $38,000 mort until Nov 1, 1910. 5%. Nov 20, 1909. 6:1618. nom

Emsworth Construction Co to State Realty & Mortgage Co. 113th st, n e cor Riverside Drive, runs e 85.3 x n 50.11 x e .0¼ x n — x w 111.9 to Drive x s 104.3 to beginning. Nov 15, 1 year, 6%. Nov 24, 1909. 7:1895. 250,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 24, 1909. 7:1895. —

Same to same. Same property. P M. Prior mort $250,000. Nov 15, 1 year, 6%. Nov 24, 1909. 7:1895. 91,500

Eagen & Leake, a corpn to Minnie N Levy, admrx Max Levy. Sullivan st, Nos 96 to 100. Assignment of rents upon a lease to extent of $350 each month for months of Nov to May, inclusive, to secure notes of $2,100. Nov 1. Nov 24, 1909. 2:504. nom

Elder, Cathryn MacLean to Harry E Chapman. 126th st, No 19, n s, 235 w 5th av, 20x99.11. P M. Nov 24, 1909, due, &c, as per bond. 6:1724. 14,000

Ferrari, Mary A to Republic of Panama. 116th st, No 420, s s, 387.7 w Pleasant av, 18.7x100.11. Nov 24, 1909, due Dec 1, 1914, 4½%. 6:1709. 7,500

Frazier, Kenneth, Arthur, Isabel, Herbert and Alice F Coleman to Wm H Schmidt et al, exrs Henry W Schmidt. 74th st, No 151, n s, 82.6 e Lexington av, 18.6x102.2. June 30, due, &c, as per bond. Nov 23, 1909. 5:1409. 20,000

Fischer, Hortense B with LAWYERS TITLE INS & TRUST CO. Chrystie st, No 132. Agreement as to share ownership in mort. Nov 18. Nov 23, 1909. 2:419. nom

Frank, Rosa to Young Realty & Construction Co. 144th st, No 510, s s, 125 w Hamilton pl, 100x99.11. P M. Prior mort $40,000. Nov 23, 1909, 5 years, 6%. 7:2075. 27,500

Fischel, Jacob with Samuel Wacht. 117th st, Nos 244 and 246, s s, 110 w 2d av, 50x100.11. Agreement as to share ownership in mort. Nov 15. Nov 23, 1909. 6:1666. nom

Fischel Realty Co with Jacob Fischel. 117th st, Nos 244 and 246, s s, 110 w 2d av, 50x100.11. Agreement modifying terms of mort. Nov 15. Nov 23, 1909. 6:1666. nom

Feuerstein, Marcus to TITLE GUARANTEE & TRUST CO. Sheriff st, No 65, w s, 100 s Rivington st, 25x100. Nov 16, due, &c, as per bond. Nov 19, 1909. 2:338. 17,000

Same to Rachel wife Morris S Herrman. Same property. Prior mort $17,000. Nov 19, 1909, 5 years, 5%. 2:338. 6,000

Feiner, Solomon with LAWYERS TITLE INS & TRUST CO. Rivington st, No 36, n e cor Forsyth st, Nos 168 and 170, 26.1x100 x25.5x100. Agreement as to share ownership in mort. Nov 9. Nov 22, 1909. 2:421. —

Goldberger, Cecilia E wife Isidore W to EXCELSIOR SAVINGS BANK of City N Y. Park av, No 1986, w s, 75.2 n 133d st, 25.7x 86x26.1x86. Nov 19, 1909, 3 years, 5%. 6:1758. 10,000

Goldberger, Cecilia E wife Isidore W to EXCELSIOR SAVINGS BANK of City N Y. Park av, No 1984, w s, 50.3 n 133d st, 24.11x86. Nov 19, 1909, 3 years, 5%. 6:1758. 10,000

Geminder, Herman to Ferdinand Munch Brewery Co. Av C, No 158. Saloon lease. Nov 16, demand, 6%. Nov 20, 1909. 2:379. 1,500

Goldmann, Isabelle L wife Frank J child of Marie Carroll to Abraham B Cox. 5th av, Nos 1360 to 1366, n w cor 113th st, Nos 1 and 3, 100.10x120. Nov 18, due &c as per bond. Nov 19, 1909. 6:1597. 2,000

Green, Noah with Rose, Morris and Gussie Harris. 115th st, Nos 258 and 260 West. Extension of two $18,000 morts until Jan 1, 1913, at 4½%. Nov 17. Nov 22, 1909. 7:1830. nom

Goldman, Esther B to Fleischmann Bros Co. 30th st, No 137, n s, 140 e Lexington av, 20x98.9. Nov 15, quarterly installs of $800 each, 6%. Nov 22, 1909. 3:886. notes 4,800

Greenblatt, Max and Lillie S Lustig with Ruth A Bruce-Brown. 114th st, No 23 East. Subordination agreement. Nov 24, 1909. 6:1620. nom

Gavin, Ellen T with Lee Kamioner. 8th av, Nos 619 and 621, n w cor 40th st, No 301 West, 40x100. Extension of $120,000 mort until May 1, 1915, at 5%. Nov 23, 1909. 4:1031. nom

Gingold, Isaac to Max Vogel. 117th st, No 5, n s, 110 e 5th av, 25x 100.11. Prior mort $18,500. Nov 15, 3 years, 6%. Nov 23, 1909. 6:1623. 6,000

Green, Noah with Richard Russell. 3d av, No 1606. Extension of $21,000 mort until Jan 12, 1913, at 4½%. Nov 19. Nov 23, 1909. 5:1519. nom

Hoe, Robert (4th) to TITLE GUARANTEE & TRUST CO. 55th st, No 113, n s, 246.3 e Park av, 18.9x100.5. Nov 13, due, &c, as per bond. Nov 23, 1909. 5:1310. 25,000

Holbein, Chas L to Minnie Holbein. 89th st, No 313, n s, 225 e 2d av, 25x100.8. Nov 15, 3 years, 6%. Nov 19, 1909. 5:1552. 3,500

Heller, Max and Isaac Sollander to Millie Pelta. 19th st, No 140, s s, 505 w 6th av, runs s 73 x e 2.8 x s 27 x w 32 x n 29.11 x n 7.9 x n 9.6 x n 53 to st, x e 27.10 to beginning. Prior mort $31,000. Nov 17, 3 years, 6%. Nov 22, 1909. 3:794. 3,500

Jenckes Machine Co (Lim) of Sherbrooke, Quebec, Can, with American Mortgage Co. 153d st, s s, 675 w Broadway, 25x99.11, except 25 sq ft for Riverside Drive. Subordination of judgment for $6,533.79 against Stillman F Kneeland to mort for $6,500. Nov 17. Nov 22, 1909. 7:2099. nom

Jacobs, Rose to Therese Wolff. 56th st, No 443, n s, 200 e 10th av, 25x100.5. Nov 22, 1909, 5 years, 5%. 4:1066. 17,000

Jarmulowsky (M & L) to Corcoran Realty Co. Av A, Nos 178 and 180, e s, 51.7 n 11th st, 51.7x95.5. Certificate as to reduction of mort. Oct 30. Nov 22, 1909. 2:405. —

Jacobs, Rose to Therese Wolff. 56th st, No 443, n s, 200 e 10th av, 25x100.5. Prior mort $——. Nov 22, due Mar 22, 1910, 6%. Nov 23, 1909. 4:1066. 1,000

Jacoby, Morris and Charles and Harry L Rosen with DRY DOCK SAVINGS INSTN. 113th st, No 143, n s, 100 e 7th av, 25x 100.11. Subordination agreement. Oct 15. Nov 24, 1909. 7:1823. nom

Jacoby, Morris and Charles and Emanuel Glauber with DRY DOCK SAVINGS INSTN. 113th st, No 141, n s, 125 e 7th av, 25x100.11. Subordinate agreement. Oct 11. Nov 24, 1909. 7:1823. nom

Jacoby, Morris and Charles to DRY DOCK SAVINGS INSTN. 113th st, Nos 141 and 143, n s, 100 e 7th av, two lots, each 25x100.11. Two morts, each $19,000. Nov 24, 1909, due, &c, as per bond. 7:1823. 38,000

Kry-lyn Realty Co to Adolph Auerbach. 3d av, No 587, e s, 105 s 39th st, 20x100. Prior mort $18,000. Nov 22, 1 year, 6%. Nov 24, 1909. 3:919. 4,500

Kee, Frank T with METROPOLITAN LIFE INS CO. Audubon av, No 161, n e cor 173d st, 100x95. Extension of mort for $135,000 to Nov 1, 1912, at 5%. Nov 18. Nov 23, 1909. 8:2130. nom

Kammenzind, Mathias to Perry D Trafford. 2d av, No 1873, w s, 75.11 s 97th st, 25x100. Nov 19, 1909, 3 years, 4½%. 6:1646. 12,000

Krauss, Philip to American Mortgage Co. 134th st, No 508, s s, 190 w Amsterdam av, 40x99.11. P M. Nov 17, 5 years, 4½%. Nov 19, 1909. 7:1987. 35,500

Kahn, Ernst L with John A Brown Jr. Leroy st, Nos 22 and 24. Extension of $30,000 mort until Feb 10, 1911, at 5%. Dec 7, 1907. Nov 20, 1909. 2:586. nom

Kneeland, Stillman F to American Mortgage Co. 153d st, s s, 675 w Broadway, 25x99.11, except part for Riverside Drive. Nov 22, 1909, 3 years, 5½%. 7:2099. 6,500

Same to Jenckes Machine Co (Lim) of Sherbrooke, Quebec, Can. Same property. Prior mort $6,500. Nov 18, 1 year, 6%. Nov 22, 1909. 7:2099. 1,608.94

Lucchesi, Eugenio to TITLE GUARANTEE & TRUST CO. 62d st, No 355, n s, 128 w 1st av, 16x100.5. P M. Nov 19, 1909, due, &c, as per bond. 5:1437. 5,000

Ledwith (Joseph M) Realty Co to TITLE GUARANTEE & TRUST CO. 9th av, No 555, w s, 25 s 41st st, 24.6x100. Nov 17, due, &c, as per bond. Nov 19, 1909. 4:1050. 26,000

Same to same. Same property. Certificate as to above mort. Nov 17. Nov 19, 1909. 4:1050. —

LAWYERS TITLE INS & TRUST CO with Beni and Mary Faden. Clinton st, No 14, e s, 155 s Houston st, 20x100.2. Extension of $25,000 mort until Nov 14, 1914, at 5%. Oct 16. Nov 19, 1909. 2:350. nom

LAWYERS TITLE INS & TRUST CO with Morris Unger. 52d st, No 515, n s, 200 w 10th av, 25x100.5. Extension of $12,500 mort until Dec 1, 1914, at 5%. Oct 25. Nov 19, 1909. 4:1081. nom

Lint, Butscher & Ross Realty & Construction Co to Thomas McIlvaine as trustee Hubert A Newton. Certificate as to mort for $4,500 on Brooklyn property. Nov 16. Nov 20, 1909. —

LAWYERS TITLE INS & TRUST CO with Max Schaefert and Leiser Benowitz. Madison st, No 366, s s, 225.1 w Jackson st, 21.6x 93.2 Extension of $15,000 mort until Dec 1, 1914, at 5%. Nov 6. Nov 19 1909. 1:266. nom

Levy, Fanny L to Adolph Gittler. 7th st, No 63, n s, 300 e 2d av, 25x97.6. Nov 20, 3 years, 4½%. Nov 22, 1909. 2:449. 25,000

Lustig, Lillie S to Ruth A Bruce-Brown. 114th st, No 23, n s, 270 e 5th av, 25x100.11. Nov 24, 1909, 5 years, 5%. 6:1620. 20,000

Lunitz, Lippe and Jacob to Benj Bernard and ano. Madison st, No 148, s s, about 162 w Pike st, 25x100. Prior mort $——. Nov 24, 1909, 3 years, 6%. 1:274. 6,000

Lindner, Jacob L to Sydney B Erlanger et al, trustees Nathan Erlanger. 98th st, No 287, n s, 125 w 2d av, 25x100.11. Nov 23, 5 years, 5%. Nov 24, 1909. 6:1648. 16,000

Laubentracht, Geo to Frank E Rosen and ano. 113th st, No 70, s s, 205 w Park av, 25x100.11. Prior mort $——. Nov 22, installs, 6%. Nov 23, 1909. 6:1618. 300

Lincoln Holding Co to Vigrinia Danziger and ano, exrs Max Danziger. Amsterdam av, Nos 2232 and 2234, s w cor 171st st, No 500, 43x100. Nov 22, 5 years, 4½%. Nov 23, 1909. 8:2127. 67,500

Same to same. Same property. Certificate as to above mort. Nov 12. Nov 23, 1909. 8:2127. —

Leibow, Nathan with Ludwig Ulman. Chrystie st, No 184, e s, about 125 n Rivington st, 25x100. Extension of $28,500 mort until Dec 29, 1913, % as per bond. Nov 20. Nov 24, 1909. 2:421. nom

LAWYERS TITLE INS & TRUST CO with Advance Building Co. 112th st, Nos 537 to 543, n s, 100 e Broadway, 100x100.11. Extension of $150,000 mort until Nov 23, 1914, at 5%. Nov 24, 1909. 7:1884. nom

Mackay, Archibald K K, exr Mary C Mackay with Maria de Los Angeles Govin de Madan. 142d st, No 534, s s, 239.10 e Broadway, 17x99.11. Extension of $8,000 mort until May 14, 1912, at 4½%. Nov 22, 1909. 7:2073. nom

Marrazzo, Michele to Levi S Tenney, trustee Moses B Prichard. 115th st, No 320, s s, 250 e 2d av, 25x100.10. Oct 22, 5 years, 5%. Nov 23, 1909. 6:1686. 12,500

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Miller, Adolph S to Ricardo Realty Co. 71st st, Nos 416 and 418, s s, 238 e 1st av, 50x100.5. P M. Prior mort $36,000. Nov 22, due Nov 30, 1912, 6%. Nov 24, 1909. 5:1465. 11,000

McMillan, Saml to FARMERS LOAN & TRUST CO. Broadway, s e cor 126th st, 99.11x75. P M. Nov 16, 3 years, % as per bond. Nov 24, 1909. 7:1980. 50,000

Meteor Realty & Construction Co to Sender Jarmulowsky. 99th st, n s, 125 w West End av, 75x100.11. Building loan. Prior mort $71,000. Nov 15, 1 year, 6%. Nov 22, 1909. 7:1888. 85,000

Same to same. Same property. Certificate as to above mort. Nov 12. Nov 22, 1909. 7:1888. ——

Meteor Realty & Construction Co to Sender Jarmulowsky. 100th st, s s, 125 w West End av, 75x100.11. Building loan. Prior mort $87,000. Nov 15, 1 year, 6%. Nov 22, 1909. 7:1888. 85,000

Same to same. Same property. Certificate as to above mort. Nov 15. Nov 22, 1909. 7:1888. ——

MUTUAL LIFE INS CO of N Y with Louis Kendal. 53d st, No 128, s s, 385.6 w 6th av, 18x100.5. Extension of $10,000 mort until Mar 1, 1911, at 5%. Feb 24, 1909. Nov 19, 1909. 4:1005. nom

Newmark, Joseph to Joseph Isear. 115th st, No 32, s s, 469 e Lenox av, 20x100.11. P M. Prior mort $10,000. Nov 19, 3 yrs, 6%. Nov 20, 1909. 6:1598. 3,500

Nugent, Frank L to Geo J Gould et al exrs &c Jay Gould. Broadway, s s, 300 e Dyckman st, mort reads plot begins 375 e Dyckman st and 169 n Vermilyea av, runs s 19 x w 75 x n 157 to s s Kingsbridge road or Broadway x e 64 x s e 139.4 x w 12 to beginning. P M. Nov 19, 1909, due &c as per bond. 8:2233. 14,500

N Y City Church Extension & Missionary Soc of the Methodist Episcopal Church to FRANKLIN SAVINGS BANK. 114th st, Nos 407 and 409, n s, 95 e 1st av, 50x100.11. Nov 18, 3 years, 4½%. Nov 19, 1909. 6:1708. 35,000

Nauheim, Simeon of Far Rockaway with Morris Buchsbaum, 8th av, No 2405. Extension of $5,000 mort until May 1, 1913, at 6%. Nov 16. Nov 19, 1909. 7:1955. nom

Nauheim, Carrie with Morris Buchsbaum. 8th av, No 2407. Extension of $7,000 mort until May 13, 1913, 6%. Nov 19. Nov 22, 1909. 7:1955. nom

O'Donnell, Annie V to GERMAN SAVINGS BANK. 16th st, Nos 315 and 317, n s, 175 w 8th av, 50x64.8x50.2x69.4. P M. Nov 22, 1909, 3 years, 4½%. 3:740. 26,000

Ogden, Francis L to American Mortgage Co. 22d st, Nos 555 and 557, n s, 675 w 10th av, 50x98.8. Nov 8, due Nov 24, 1911, at 4½%. Nov 24, 1909. 3:694. 10,000

O'Donnell, Mary F to Herman Lowenstein. 2d av, n w cor 34th st, 20.5x76. Nov 24, 1909, 2 years, 6%. 3:915. 6,000

O'Connor, Annie to Mary A O'Callahan. 121st st, No 231, n s, 400 w 7th av, 25x100.11. Prior mort $21,000. Oct 14, 3 years, 6%. Nov 23, 1909. 7:1927. 1,500

O'Donnell, Frank C and Joseph A to Frederick Glock. 20th st, No 250, s s, 125 s e 8th av, 25x86x25.4x82, s e s. Nov 22, 5 years, 4½%. Nov 23, 1909. 3:769. 16,000

One Thirty-One West Twenty-Eighth Street Co to County Holding Co. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Nov 22, 3 years, 5%. Nov 23, 1909. 3:804. 120,000

Same to same. Same property. Certificate as to above mort. Nov 22. Nov 23, 1909. 3:804. ——

Same to Chas E Hess et al. Same property. P M. Prior mort $120,000. Nov 22, due, &c, as per bond. Nov 23, 1909. 3:804. 37,000

Same to same. Same property. Certificate as to above mort. Nov 22. Nov 23, 1909. 3:804. ——

Same to same. Same property. Prior mort $157,000. Nov 22, due, &c, as per bond. Nov 23, 1909. 3:804. 15,000

Same to same. Same property. Certificate as to above mort. Nov 22. Nov 23, 1909. 3:804. ——

Oppenheimer, Julius, Hyman Sonn, John Frankenheimer and Robt B Rothfeld, trustees Solomon Rothfeld with Morris Buchsbaum. 8th av, No 2405. Extension of $17,000 mort until May 1, 1913, at 5%. Nov 16. Nov 23, 1909. 7:1955. nom

Oppenheimer, Julius, Hyman Sonn, John Frankenheimer and Robt B Rothfeld, trustees Solomon Rothfeld with Morris Buchsbaum. 8th av, No 2407. Extension of $28,000 mort until May 1, 1913, at 5%. Nov 16. Nov 23, 1909. 7:1955. nom

Polito, Nicolo to Lion Brewery. Mott st, Nos 314 and 316. Saloon lease. Nov 17, demand, 6%. Nov 22, 1909. 2:521. 1,600

Philo Realty & Construction Co to J Sargeant Cram and ano trustees Harry S Cram. 3d av, Nos 1316 to 1320, w s, 50 n 75th st, 52.2x82. Nov 22, 1909, 5 years, 4½%. 5:1410. 60,000

Same to same. Same property. Certificate as to above mortgage. Nov 22, 1909. 5:1410. ——

Peloso, Domenico and Marie G and Battista Luisa Laraia to Ernst L Kahn. Leroy st, Nos 22 and 24, s s, 200 w Bleecker st, 43.9 x80. Prior mort $——. Nov 19, 4 years, 6%. Nov 20, 1909. 2:586. 11,000

Power, Maurice to Cath A Tone and ano. 142d st, No 469, n s, 86 e Amsterdam av, 19x99.11. Nov 19, 1909, 3 years, 5%. 7:2058. 15,000

Postley, Solon R to Home for Incurables, a corpn. 108th st, Nos 225 and 227, n s, 310 e 3d av, two lots, each 25x100.11. Two morts. each $12,500. Nov 18, 5 years, 5%. Nov 19, 1909. 6:1658. 25,000

Same and Jos Roth with same. Same property. Two subordination agreements. Nov 18. Nov 19, 1909. 6:1658. nom

Postley, Solon R to Amos C Schermerhorn. 108th st, No 223, n s, 285 e 3d av, 25x100.11. Nov 18, 5 years, 5%. Nov 19, 1909. 6:1658. 12,500

Same and Jos Roth with same. Same property. Subordination agreement. Nov 18. Nov 19, 1909. 6:1658. nom

Pier, Earl G to Angeline M Booth. Great Jones st, No 55, s s, 100.5 w Bowery, 26.4x100x26.3x99.11. P M. Nov 22, 3 years, 5%. Nov 23, 1909. 2:520. 48,500

Pier, Earl G to Angeline M Booth. Great Jones st, No 46, n s, 166 w Bowery, 23.1x90.4x23.3x87.11. P M. Nov 22, 3 years, 5%. Nov 23, 1909. 2:531. 36,500

Roggen, Nathan with Rebecca T Mathews. Division st, Nos 23 and 23½, s s, 25x— to n s East Broadway, No 36. Extension of $45,000 mort until Nov 1, 1914, at 5%. Nov 15. Nov 19, 1909. 1:281. nom

Reidenbach, Margaretha and Susanna to METROPOLITAN SAVINGS BANK. Eldridge st, No 164, e s, 100 n Delancey st, 25x87.6. Nov 24, 1909, 5 years, 4½%. 2:415. 16,000

Roux, Mary to Paul Schleich. 84th st, No 441, n s, 175.3 w Av A, 18.9x102.2. Prior mort $4,000. Nov 24, 1909, due, &c, as per bond. 5:1564. 1,700

Ryerson, Sadie E to Isaac M Berinstein. 146th st, n s, 350 w Amsterdam av, 50x99.11. P M. Prior mort $10,000. Nov 18, 1 year, 6%. Nov 24, 1909. 7:2078. 10,000

Rosenfeld Realty Co to POUGHKEEPSIE SAVINGS BANK. 2d av, s e cor 10th st, 125x65.7. Certificate as to mort for $85,000. Oct 11. Nov 19, 1909. 2:451. ——

Rosenthal, Charles and Louis to Wm H Carpenter, trustee Joseph H Terry. 20th st, No 239, n e s, abt 300 e 8th av, 26.8x73.7x 26.8x74.3, s e s. Nov 23, 1909, 5 years, 5%. 3:770. 26,000

Scholle Brothers, a copartnership with Isaac S Vought and ano. West st, Nos 315 and 316, and Washington st, Nos 524 and 526. Extension of $30,000 mort until Dec 1, 1910, at 5%. Nov 24, 1909. 2:596. nom

Scholle Brothers, a copartnership with Saml Eiseman. Grand st, No 73. Extension of $15,000 mort until Jan 1, 1915, at 4%. Nov 12. Nov 24, 1909. 1:229. nom

Sander, Fredk W with PHILADELPHIA TRUST, SAFE DEPOSIT & INSURANCE CO of Philadelphia, Pa, as trustee for Nielson Brown will Alexander Brown. Park av, No 1640, and 116th st, No 95 East. Extension of $28,000 mort until Nov 12, 1912, at 4½%. Aug 23. Nov 24, 1909. 6:1622. nom

Schnurmacher Realty Co to Isaac Epstein. Consent to mort for $6,000 covering land in Queens Co. Oct 25. Nov 24, 1909. ——

Schroder, Geo J to Clara Steierman and ano. Boulevard Lafayette, w s, 225.4 s Fort Washington Park, 50x100. Prior mort. Nov 23, due Dec 31, 1912, 5½%. Nov 24, 1909. 8:2140. 7,000

Southern Holding Co to FARMERS LOAN & TRUST CO, as trustee. 113th st, No 507, n s, 100 w Amsterdam av, 50x100.9; 113th st, No 511, n s, 150 w Amsterdam av, 75x100.9; 113th st, No 517, n s, 225 w Amsterdam av, 75x100.9. Prior mort $499,631. Nov 17, due Nov 17, 1929, 6%. Nov 24, 1909. 7:1885. gold bonds, 100,000

Same to same. Same property. Consent to above mort. Nov 17. Nov 24, 1909. 7:1885. ——

Same to same. Same property. Certificate as to above mort. Nov 24, 1909. 7:1885. ——

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 24, 1909. 7:1885. ——

Stumpf, Charles to FRANKLIN SAVINGS BANK. 48th st, No 404, s s, 100 w 9th av, runs s 50.2 x e 15 x s 50.2 x w 39.11 x n 100.5 to st x e 24.11 to beginning. Nov 24, 1909, 3 years, 4½%. 4:1057. 16,000

Schumann, Gussie to Jacob L Lindner. 98th st, No 287, n s, 125 w 2d av, 25x100.11. P M. Prior mort $16,000. Nov 23, 2 years, 6%. Nov 24, 1909. 6:1648. 5,000

St John's Park Realty Co to Josiah H De Witt. Greenwich st, Nos 483 and 485, e s, 43 n Canal st, 43.6x90. Nov 24, 1909, 3 years, 4½%. 2:594. 63,000

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 24, 1909. 2:594. ——

Stevens, Eliz and Helen C Mostyn to FARMERS LOAN & TRUST CO. Av A, Nos 2 and 4, n e cor Houston st, No 240½, 25.11 to 1st st, x118.6x11.6x119.6. Nov 23, 5 years, % as per bond. Nov 24, 1909. 2:397. 20,000

Schlichte, Arnold W with Julie S Gaddis. 128th st, No 10, s s, 150 e 5th av, 20x99.11. Extension of $14,000 mort until Apr 16, 1912, at 5%. June 7. Nov 23, 1909. 6:1752. nom

Stern, Caroline with Julius Lichtenstein. Av A, No 252, e s, 77.6 s 16th st, 25.9x95.6. Extension of $16,000 mort until Sept 23, 1914, at 5%. Sept 23. Nov 23, 1909. 3:973. nom

Stein, Hedwig with Ray N Heller. 79th st, No 226, s s, 287.1 w 2d av, 17.11x102.2. Extension of $1,000 mort until Nov 15, 1912, at % as per bond. Nov 15. Nov 22 ,1909. 5:1433. nom

Smith (Thomas) Construction Co to New York Operating Co. Broadway, No 3881, n w cor 162d st, No 601, 17.5x175. P M. Prior mort $10,000. Nov 22, due, &c, as per bond. Nov 23, 1909 8:2137. 19,000

St Nicholas Construction Co to Isidor Bleiman. St Nicholas av, No 930, e s, 248.4 n 155th st, 124.9x124 to old Croton Aqueduct x120.3x90.11. Prior mort $——. Nov 19, 1 year, 6%. Nov 23, 1909. 8:2107. 15,000

Same to same. Same property. Certificate as to above mort. Nov 19. Nov 23, 1909. 8:2107. ——

Smith (Thomas) Construction Co to Henri or Henry Fouchaux. Broadway, No 3883, late 11th av, w s, 17.5 n 162d st; also 1961.3 n from s s 155th st, 25x176.11x51.4x175. P M. Nov 22, due, &c, as per bond. Nov 23, 1909. 8:2137. 26,500

Solomon, Moses with Marie W Hancox. 101st st, No 118, s s, 143.7 e Park av, 16x100.11. Extension of $5,500 mort until Nov 23, 1912, % as per bond. Nov 16. Nov 19, 1909. 6:1628. nom

Schmalz, Christian to Consumers Brewing Co of N Y, Ltd. 11th av, No 586, Saloon lease. Nov 11, demand, 6%. Nov 20, 1909, 4:1072. 2,500

Segalbohm, Louis to Harry Isaacson. 132d st, No 10, s s, 185 e 5th av, 25x99.11. Prior mort $——. Nov 11, 4 years, 6%. Nov 20, 1909. 6:1756. 6,000

Seymour-Dunscombe Company to NEW NETHERLAND BANK of N Y. Certificate as to mortgage on chattles, etc, contained in Nos 16 and 18 East 40th st. Nov 18. Nov 19, 1909. ——

Smith, Andrew H with METROPOLITAN LIFE INS CO. 44th st, Nos 59 to 63, n s, 145 e 6th av, 71.10x100.5. Extension of two morts aggregating $445,000 until Mar 1, 1913, at 5%. Nov 12. Nov 20, 1909. 5:1260. nom

Stern, Minnie to Max Muller. 33d st, Nos 308 to 314, s s, 100 e 2d av, 80x98. Prior mort $——. Nov 22, 1909, 1 year, 6%. 3:-938. 4,000

Twenty-Ninth Street Realty Co to GERMANIA LIFE INS CO. 29th st, Nos 134 to 140, s s, 400 w 6th av, 100x98.9. Nov 19, 1909, due, &c, as per bond. 3:804. 370,000

Same to same. Same property. Certificate as to above mort. Nov 19, 1909. 3:804. ——

TITLE GUARANTEE & TRUST CO with John C Welwood. 25th st, No 330 West. Extension of $11,000 mort until Oct 17, 1911, at 5%. Oct 28, 1908. Nov 23, 1909. 3:748. nom

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Varian Realty Co to Marcus M and Fredk W Marks EXRS. &c, David Marks. Lexington av, No 572, w s, 24 s 51st st 24x64.10. Nov 22, 1909, 3 years, 5%. 5:1305. 20,000

Same to same. Same property. Certificate as to above mortgage. Nov 22, 1909. 5:1305. —

Same and Edw H Boyd with same. Same property. Subordination agreement. Nov 22, 1909. 5:1305. nom

Vitale, Ferruccio to Caroline Hunter. Grove st, No 88, s s, 101.5 w Waverly pl, 20x100. P M. Nov 22, 1909, due, &c, as per bond. 2:592. 11,000

Vesell, Rosa with METROPOLITAN LIFE INS CO. 112th st, No 536, s s, 175 e Broadway, 75x100.11. Extension of $100,000 mort until Nov 1, 1914, at 5%. Nov 16. Nov 19, 1909. 7:1883. nom

Wasserman, Joseph and Nathan Unger to Harris D Colt. Rivington st, No 74, n s, abt 45 e Allen st; also 21.9 w c l blk bet Allen and Orchard sts, runs n 75 x w 21.9 x s 75 to Rivington st x e 21.9 to beginning. Nov 18, due Dec 1, 1914, 4½%. Nov 19, 1909. 2:416. 17,300

Whitehouse, Worthington to Clarence Porter. Broadway, s e cor 212th st, runs e 536.1 to 10th av x s 99.11 x w 600 to Broadway x n 118.7 to beginning. Prior mort $107,000. Apr 4, demand, 6%. Nov 19, 1909. 8:2229. 13,434.78

Waldeck Company to Southern Holding Co. 5th av, Nos 2227, 2229 and 2231. Certificate as to three mortgages dated Nov 16, 1909. Nov 19, 1909. 6:1760. —

Wood, Jos L R with Julia F Karsch. 94th st, Nos 311 to 315 East. Extension of $18,000 mort until Nov 25, 1912, at 5%. Oct 30. Nov 20, 1909. 5:1557. nom

Wiggin, Fredk H to John Ingle, Jr. 36th st, Nos 53 and 55, n s, 215 e 6th av, 40x98.9. Prior mort $135,000. Nov 23, due Jan 28, 1911, 6%. Nov 24, 1909. 3:838. 10,000

Wilkenfeld, Joseph to Adolf Mandel. 11th av, Nos 589 to 595, n w cor 44th st, Nos 601 and 603, 25x100. Prior mort $——. July 9, due Oct 1, 1909, 6%. Nov 20, 1909. 4:1092. 1,250

Yorkville Independent Hygeia Ice Co with BANK FOR SAVINGS in City N Y. 82d st, Nos 603 to 609 East. Extension of $100,000 mort until Aug 15, 1912, at 4½%. Oct 27. Nov 22, 1909. 5:1590. nom

Zimmerman, George to Joseph Golding. 12th st, No 639, n s, 145.6 w Av C, 37.6x103.3. P M. Prior mort $36,000. Nov 15, 8 years, 6%. Nov 19, 1909. 2:395. 12,400

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Albor Realty Co to Mosholu Realty Co. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st x e and n e 128.7 to beginning. P M. Prior mort $5,500. Nov 22, due May 1, 1910. Nov 23, 1909. 11:3086. 2,500

Bowen, Lizzie E or Lizzie to Annie Norz. 148th st, n e s, 137.6 s e Bergen av, 28.6x129.1x26x140.11. Prior mort $11,500. Nov 24, 1909, 3 years, 6%. 9:2293. 1,000

Bowen, Lizzie E or Lizzie to Martin F Breden. 148th st, n e s, 137.3 s e Bergen av, 28.6x129.1x26x140.11. Nov 24, 1909, 5 years, 5%. 9:2293. 11,500

Briggs av Realty Co to Lucy K Birchall. Briggs av, No 2584, e s, 414.3 s 194th st, 19.2x83.11x19.1x82.4. Nov 18, 3 years, 6%. Nov 19, 1909. 12:3293. 1,500

Same to same. Same property. Certificate as to above mort. Nov 19, 1909. 12:3293. —

Bedford Boulevard Construction Co to Louis Block. Bedford Park Boulevard, e s, 35 n Briggs av, two lots, each 25x100. Two morts, each $1,375. Two prior morts, $—— each. Nov 18, due May 18, 1911, 6%. Nov 19, 1909. 12:3303. 2,750

Boulevard Construction Co to Andrew Wilson as trustee Chas E Fleming. Southern Boulevard, w s, 375 n Jennings st, 37.6x100. Nov 17. Nov 19, 1909, 3 years, 5%. 33,000

Same to same. Same property. Certificate as to above mort. Nov 16. Nov 19, 1909. 11:2977. —

Brant, Oliver R, Everett M Raynor and Herbert Nulsen to Park Mortgage Co. Heath av, n e cor 230th st, 75x100x74.8x104.2. P M. Nov 19, 2 years, 6%. Nov 20, 1909. 12:2356. 4,200

*Berti, Alexander to Helena C Baker. Hancock st, w s, 400 s Van Nest av, 25x100. Nov 20, 3 years, 6%. Nov 22, 1909. 1,200

Bohlen, Chas J F to Geo D Kingston. Briggs av, No 2876, s e s, 328.8 n e 198th st, 25x125. P M. Nov 22, 1909, 1 year, 6%. 12:3296. 1,000

Cipriani Realty & Construction Co to Manhattan Mortgage Co. Belmont av, n e cor 189th st, 90x100. Prior mort $——. Nov 18, due, &c, as per bond. Nov 19, 1909. 11:3075 and 3091. 56,000

Same to same. Same property. Certificate as to above mort. Nov 18. Nov 19, 1909. 11:3091 and 3075. —

Cowman, Ellen to Bertel Realty Co. Southern Boulevard, n s, 550 w Av St John, 37.6x105. Prior mort $10,000. Nov 17, demand, 6%. Nov 20, 1909. 10:2683. 1,750

*Cordovano, Angelina to Francesco Arra. 216th st, s s, 125 w 5th av, and being west ½ of e ½ of lot 222 map (No 143 Westchester Co), Wakefield, 25x114. Nov 18, 3 years, 6%. Nov 19, 1909. 500

Colaizzi, Dominick to Louis Massucci. Hoe av or st, e s, 79.1 s Home st, 25x100. Nov 16, 3 years, 4½%. Nov 22, 1909. 10:2752. 3,000

Cornish (John W) Construction Co to City Mortgage Co. Mapes av, n e cor Tremont av or 177th st, 190.3x92.7x190.4x92.7. Building loan. Nov 22, 1909, demand, 6%. 11:3107. 120,000

Same to same. Same property. Certificate as to above mortgage. Nov 22, 1909. 11:3107. —

*Crownhill Construction Co to Henry Oestreicher Co. Ritter pl, n s, 96.4 e Union av, 50x102. Nov 22, 3 years, 5%. Nov 23, 1909. 40,000

*Same to same. Same property. Certificate as to above mort. Nov 19. Nov 23, 1909. 11:2969. —

*Cohen, Esther with Robt A Joyce, 212th st, No 723, n s, 100 w Maple av, 25x100. Subordination agreement. Nov 10. Nov 23, 1909. nom

*D'Angelo, Maria A wife Antonio to Robt A Joyce. Logan st, n s, 100.10 w Maple av, runs n 50 x e 0.10 x n 50 x w 25 x s 100 to st x e 24.2 to beginning. Prior mort $8,000. Nov 20, due, &c, as per bond. Nov 23, 1909. 3,000

De Forest, Lee to Along the Hudson Co. River Drive, w s, 20 s from n line of property party 2d part, runs e on curve 70.7 x s 128.1 to private right of way 15 ft wide x n e 108.11 x — 56.4 x n e — x — 93 x — 83 to beginning. Building loan. Oct 27, due Jan 1, 1910, 6%. Nov 19, 1909. 13:3411. 10,000

Del Balso, Maria to Rollin Tracy as trustee. Vyse av, w s, 100 s Jennings st, 50x100. Oct 9, due as per bond, 6%. Nov 24, 1909. 11:2987. 1,858.89

Di Benedetto Realty Co to LAWYERS TITLE INS & TRUST CO. 182d st, n s, 102.11 w 3d av, 40x140. Building loan. Nov 23, 1 year, 6%. Nov 24, 1909. 11:3051. 28,000

Driscoll, James A to Helene M Boas. Irvine st, w s, 125 n Seneca av, 25x38.2. P M. Nov 22, 5 years, 5%. Nov 24, 1909. 10:2761. 4,500

Driscoll, James A with John Rendall. Irvine st, w s, 229.4 s Garrison av, 25x38.2. Subordination agreement. Nov 22. Nov 24, 1909. 10:2761. nom

Demarest, Charles to Mary M McKelvey. Arlington av, w s, 220 n 227th st, runs s e 125 x n e 60 x n w 125 to av x s w 60 to beginning. Nov 15, 3 years, 5½%. Nov 19, 1909. 13:3407. 6,000

Same to Edgehill Terraces Co. Same property. Nov 15, installs, 5%. Nov 19, 1909. 13:3407. 4,500

*Dannies, Anna to David Mayer Brewing Co. Boston road, s w cor Cedar st, 59x67x50x90, Westchester. Prior mort $1,100. Nov 18, due May 18, 1910, 5%. Nov 19, 1909. 400

EAST RIVER SAVINGS INSTN with Fredk E Steeg. 156th st, No 920, s s, 60.6 w Forest av, 27x90. Extension of $16,000 mort until Nov 1, 1914, at 5%. Nov 23, 1909. 10:2645. nom

E & W Construction Co to E De Forest Haynes et al, exrs Fredk W Haynes. 136th st, n w cor Brook av, 40x100. Nov 24, 1909, due Dec 1, 1914, 5%. 9:2264. 43,000

Same to same. Same property. Certificate as to above mort. Nov 24, 1909. 9:2264. —

Fasola, Catharine C to Adele W Heatley. Bryant av, w s, 200 n Freeman st, 25x100. Nov 24, 1909, 5 years, 6%. 11:2994. 500

Same with same. Same property. Extension of $2,500 mort until Nov 8, 1914, at 6%. Nov 24, 1909. 11:2994. nom

Fowler, Nannie E to Louise Hachmann. Trinity av, e s, 210 n 161st st, late Clifton st, 20x100. Nov 23, 1909, 5 years, 5%. 10:2638. 5,500

Friend, Theo H to Mary A Morris. Weeks av, e s, 95 n 173d st, 25x95. Sept 12, 3 years, 5%. Nov 23, 1909. 11:2792. 4,000

Freiershausen, Fred with THE BOWERY SAVINGS BANK. 136th st, No 450 East. Extension of mort for $10,000 to Nov 18, 1914, at 4½%. Nov 18. Nov 22, 1909. 9:2280. nom

Foxvale Realty Co & Geo F Johnson with LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 430 n Longwood av, 186.8x100. Subordination agreement. Nov 12. Nov 22, 1909. 10:2710. nom

Foxvale Realty Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 430 n Longwood av, five lots, each 37.4x100. Five morts, each $22,000. Nov 22, 1909, 5 years, 5%. 10:2710. 120,000

Same to same. Kelly st, e s, 430 n Longwood av, 37.4x100; Kelly st, e s, 467.4 n Longwood av, 37.4x100; Kelly st, e s, 504.8 n Longwood av, 37.4x100; Kelly st, e s, 542 n Longwood av, 37.4x100; Kelly st, e s, 579.4 n Longwood av, 37.4x100. Certificate as to five morts for $22,000 each. Nov 22, 1909. 10:2710. —

Fox, Noel B with Joseph Lapini. Ryer av, Nos 2052 and 2054. Extension of 2 morts, each $4,100, until Nov 19, 1912, at 5%. Nov 15. Nov 19, 1909. 11:3144 and 3149. nom

Grun, Julius and Jenny Braun and Rosie Stern to Fannie S Laubheim. 167th st, s w cor Hall pl, 49.11x108.10x40.4x113.3. Nov 18, 5 years, 5%. Nov 19, 1909. 10:2691. 14,000

Garner, Annie wife of and Charles to Adelia Jenkins. Franklin av, w s, 44 n 170th st, 16.10x100, except part for av. Prior mort $6,500. Nov 19, due May 19, 1910, 6%. Nov 20, 1909. 11:2932. 300

*Garrow, Edward L and Chas W Pope to Norwood Heights Realty & Construction Co. 174th st, w s, 331 s Gleason av, 25x100, and being lot 513 map Gleason property dated June 24, 1897. Prior mort $——. Nov 15, 2 years, 6%. Nov 22, 1909. 600

Gilhuly, Michl J and Dominick J to Angel J Simpson and ano, exrs, &c, Henry C Raynor and Max Just individ. Gun Hill road, s s, 45.3 w Webster av, 45.3x91x45x96.11. P M. Nov 23, 1909, 5 yrs, 5%. 12:3355. 4,350

Hynes, Mary S with Margaretha Langhorst. 178th st, No 540, s s, 115 e 3d av, —x—. Extension of $6,000 mort until Nov 22, 1912, at 5%. Nov 22. Nov 23, 1909. 11:3060. nom

Hagemann Construction Co to Henry C Heiser. Tiebout av, w s, 100.10 n 182d st, 18.2x67.10x18x66.5. Prior mort $3,750. Nov 18, due, &c, as per bond. Nov 23, 1909. 11:3145. 825

Same to Arthur E Hall. Tiebout av, w s, 91.8 n 182d st, 18.2x66.5x 18x65. Prior mort $3,500. Nov 17, due, &c, as per bond. Nov 23, 1909. 11:3145. 850

Same to Henry C Heiser and Arthur E Hall. Certificate as to two morts above for $825 and $850. Nov 17. Nov 23, 1909. 11:3145. —

Hyndman, Cornelia to LAWYERS TITLE INS & TRUST CO. Mt Hope pl(Morris st), n s, 150 w Fleetwood av, 50x125. Nov 23, 5 years, 5%. Nov 24, 1909. 11:2827. 4,000

Hein, Rosa with Fannie S Laubheim. 167th st, s w cor Hall pl, 49.11x108.10x40.4x113.3. Subordination agreement. Nov 15. Nov 19, 1909. 10:2691. nom

*Hill, Catharine C of Summit, N J with DOLLAR SAVINGS BANK. Wallace av, e s, extends from s s 203d st to n s of road to Westchester and bounded e by Adee av and land of Chas G Spencer. Adee Park.. Subordination agreement. Nov 8. Nov 19, 1909. nom

Holyoke Realty & Construction Co to Edwin B Meeks trustee Joseph W Meeks for Sophia T Hawkins et al. Clinton av, s e s, 39.3 n e 175th st, 19.2x90.2x19.6x90.2. Nov 15, due, &c, as per bond. Nov 20, 1909. 11:2949. 8,000

Henne, Dorothea with Frank Melzer. Stebbins av, e s, 208.9 n Freeman st, 25x125.4x25x126. Extension of $5,500 mort until Nov 9, 1914, 5%. Nov 19, 1909. 11:2965. nom

Higgins & Co to Theo Wentz. Trinity av, w s, 100 s 163d st, 50x 125. Building loan. Nov 19, demand, 6%. Nov 20, 1909. 10:2631. 45,000

Same to same. Same property. Certificate as to above mortgage. Nov 19. Nov 20, 1909. 10:2631. —

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Hollerith, Henry to Title Guarantee & Trust Co. Bristow st, e s, 250 n Jennings st, 20x100. Nov 20, due, &c, as per bond. Nov 22, 1909. 11:2964. 3,000

Hashagen, Gesine C to Henry Stehnken and ano. Hoe av or st, No 1166, w s, 222.3 s Home st, 25x100. Nov 22, 1909, 3 years, 5%. 10:2745. 4,000

Holyoke Realty & Construction Co and Pincus and Morris Shalita and Jacob Spielberg to Edwin B Meeks trustee Jos W Meeks for Sophia T Hawkins et al. Clinton av, s e s, 39.3 n e 175th st, 19.2 x90.2x19.6x90.2. Subordination agreement. Nov 17. Nov 22, 1909. 11:2949. nom

Holyoke Realty & Construction Co to Edwin B Meeks trustee Jos W Meeks for Sophia T Hawkins et al. Clinton av, s e s, 39.3 n e 175th st, 19.2x90.2x19.6x90.2. Certificate as to mort for $8,000. Nov 17. Nov 22, 1909. 11:2949. ——

Heine, Francis of Yonkers, N Y, to Eugene Spock. Teller av, No 1322, e s, 174.1 n 169th st, 25x80. P M. Prior mort $6,000. Nov 20, 2 years, 6%. Nov 22, 1909. 11:2782. 750

Janssen, Bernhard H with Jacob Wicks Jr. Brown pl, n e cor 132d st, 100x95. Extension of $35,000 mort until Nov 19, 1914, at 5½%. Nov 19. Nov 20, 1909. 9:2271. nom

Jacob (George H) Construction Co to ITALIAN SAVINGS BANK. Park av, n e cor 166th st, 96x21.6x99x45.10. Nov 19, 3 years, 5%. Nov 20, 1909. 9:2388. 29,000

Same to same. 166th st, n s, 48.10 e Park av, two lots, each 39.1 x92. Two morts, each $25,000. Nov 19, 3 years, 5%. Nov 20, 1909. 9:2388. 50,000

Same to same. Park av, n e cor 166th st, 96x99.6x92x127.1. Certificate as to above mort. Nov 17. Nov 20, 1909. 9:2388. ——

Kiely, Mary R and Annie O'Brien to Eliz K Upham. Hoe av, e s, 150 n 172d st, 25x100. Nov 19, 1909, 4 years, 5%. 11:2989. 7,300

Same to Francis G Lloyd and ano, trustees David Stevenson for Eliz Stevenson. Hoe av, No 1520, e s, 125 n 172d st, 25x100. Nov 19, 1909, 4 years, 5%. 11:2989. 7,300

Keogh (Wm T) Amusement Co to LAWYERS TITLE INS & TRUST CO. Westchester av, s s, at s e s Bergen av, runs e 78 x s 173.5 x w 24.3 x n w 6 x w 109.7 x s w 8.11 to Gerard st x n w 78.10 to Bergen av x n e 188.11 to beginning. Prior mort $225,000. Sept 30, due 5 years after Feb 15, 1910, 6%. Nov 19, 1909. 9:2294. gold bonds, 112,500

Same to same. Same property. Certificate as to above mort. Sept 30. Nov 19, 1909. 9:2294. ——

Kelly, John H to Wilhelmine Streeter. Vyse av, e s, 100 s 180th st, 37x114.1x35x114.8. P M. Prior mort $——. Nov 16, due Jan 1, 1912, 6%. Nov 22, 1909. 11:3132. 3,000

Kelly, John H to Wilhelmina Streeter. Vyse st, e s, 100 s 180th runs e 114.1 x s 35 x w 113.6 to av, x n 35 to beginning. P M. Prior mort $——, due Jan 1, 1912, at 6%. Nov 22, 1909. 11:3132. 3,000

Kenson Construction Co to AMERICAN SAVINGS BANK. Bryant av, w s, 70 n Jennings st, 20x100. Nov 23, 1909, 3 years, 5%. 11:2995. 8,500

Same to same. Bryant av, w s, 45 n Jennings st, 25x100. Nov 23, 1909, 3 years, 5%. 11:2995. 9,500

Same to same. Bryant av, w s, 70 n Jennings st, 20x100; Bryant av, w s, 45 n Jennings st, 25x100. Certificate as to two morts for $8,500 and $9,500, respectively. Nov 23, 1909. 11:2995. ——

Kayser, Caroline H wife Henry to Christian H Werner. 146th st, s s, 100 e Leggett av, 25x100 and being lot 248 map No 601 Westchester Co of Westchester property of Edw T Young, Springhurst, N Y. Nov 16, due as per bond, 6%. Nov 22, 1909. 10:2737. 250

*Kolkman, Anna widow to Chas F Gilfrich. 223d st, late 9th av, n s, 105 e 2d av and being lot 1042 map Wakefield, 100x114. Nov 22, 3 years, 6%. Nov 24, 1909. 1,500

Leahy, Annie and Katherine E Higgins to Angel J Simpson and ano exrs Henry C Raynor and Max Just individ. Webster av, No 3109, n w cor Woodlawn road, No 3001, 25x115. Nov 23, 1909, 3 years, 4½%. 12:3331. 7,750

Le Moult, Mary F to Henry Hillebrand. Anthony av, e s, 98.9 s Tremont av, runs e 35.6 x s 1.5 x e 69.6 x s 41.2 x w 105 to av x n 45 to beginning. Prior mort $6,000. Nov 24, 1909, 3 years, 6%. 11:2803. 2,000

*Mack, Michl J to DOLLAR SAVINGS BANK of City N Y. Barnes av, s e cor 205th st, runs s 229.9 to Westchester road x n e 171.6 x n 64 x e 30.8 x n 123.2 to st x w 200 to beginning. Nov 11, due June 1, 1911, 5½%. Nov 19, 1909. 15,000

Mellert, Fredk M to Wm S Patten. Webster av, n w cor 194th st, 95.7x37.5x95.2x28.1. P M and building loan. Nov 11, due June 1, 1910, 6%. Nov 19, 1909. 12:3277. 32,000

Same to same. 194th st, late Cole st, n s, 28.1 w Webster av, 35x95.2. P M and building loan. Nov 11, due June 1, 1910, 6%. Nov 19, 1909. 12:3277. 22,000

***McDonald, Margt L to Frank Dreschel. 2d st, s s, 105 w Av B, 50x108, Unionport. Prior mort $——. Nov 18, 3 years, 6%. Nov 20, 1909.** 850

Mellwin Realty & Construction Co to Fridolin C Mehler. Honeywell av, e s, 24.11 n 178th st, two lots, each 20x112.8. Certificate as to two morts for $1,000 each. Nov 17. Nov 20, 1909. 11:3122. ——

***Miller, Thomas to Crawford Real Estate & Bldg Co. Boston road, s s, 45 w Grace av, 50x121.3x50x123.9. P M. Nov 18,** due Aug 1, 1912, 5%. Nov 20, 1909. 750

***Same to Irving Realty Co. Same property. P M. Prior mort $750. Nov 18,** due Aug 1, 1913, 5%. Nov 20, 1909. 550

Moody, Geo F to Rosalie D Lockwood. Washington av, No 973, w s, 100 s 164th st, 25x98.11x25x98.10. Nov 20, due Jan 1, 1913, 5%. Nov 22, 1909. 9:2385. 5,000

*Martzolf, Louise to Irving Realty Co. Edson av, w s, about 191 s Boston road, 50x95; Edson av, w s, about 434.10 n 222d st, 50x95. P M. Prior mort $600. Sept 10, due Aug 1, 1912, 5%. Nov 22, 1909. 500

Maas, Dora to HARLEM SAVINGS BANK. Jackson av, s w cor 166th st, 100x22. Nov 24, 1909, 3 years, 5%. 10:2640. 5,500

Mullins, Annie to Mary C Varian. 198th st, s s, 75 e Decatur av, 25x100x25.1x104.6. Nov 24, 1909, 3 years, 6%. 12:3278. 1,500

*Marthens, Minnie and Martha Schmorr to DOLLAR SAVINGS BANK OF CITY N Y. Harrison av, w s, 100 s McGraw av, 25x90. Nov 17, due Dec 1, 1912, 5½% until D c 1, 1910, and 6%, thereafter. Nov 24, 1909. 5,000

*Mackenzie, Annie F wife Archibald T to Eliz K Dooling. Av B, n e cor 1st st, 108x105, Unionport. Nov 19, 2 years, 6%. Nov 23, 1909. 2,000

*Same to same. McGraw av, n w cor Harrison av, 25x100, Westchester. P M. Oct 28, 1 year, 6%. Nov 23, 1909. 800

Same to same. Harrison av, w s, 100 n McGraw av, 25x100. P M. Oct 28, 1 year, 6%. Nov 23, 1909. 800

Noble & Gauss Construction Co to HARLEM SAVINGS BANK. Eagle av, w s, 337.6 s 156th st, 37.6x99.1. Nov 19, 1909, 3 years, 5%. 10:2617. 27,000

Same to same. Same property. Certificate as to above mort. Nov 18. Nov 19, 1909. 10:2617. ——

Noble & Gauss Construction Co to Jessie C Strauss. Eagle av, w s, 337.6 s 156th st, 37.6x99.1. Prior mort $27,000. Nov 22, due, &c, as per bond. Nov 23, 1099. 10:2617. 4,000

*Nesto, Vincenzo to Geo Wildung. Grant av, n s, 180 w Unionport road, 25x100 and being lot 511 map Van Nest Park. Prior mort $3,000. Nov 18, due, &c, as per bond. Nov 19, 1909. 1,000

*New, Annie and Isabella Giamporcaro to James Carney. Taylor av, e s, 91 n Westchester av, 100x100, and being lots 131 to 134 map 370 lots McGraw Estate. Nov 20, due, &c, as per bond. Nov 22, 1909. 3,600

Nolan, John J to Jarvis A Root. Intervale av, w s, 293.10 n Westchester av, 50x100. Prior mort $5,000. Nov 19, due, &c, as per bond. Nov 20, 1909. 10:2699. 4,500

Ostrow, Kate to BRONX SAVINGS BANK. 181st st, n s, 115.2 w Hughes av, 17.2x95. Nov 12, 3 years, 5%. Nov 19, 1909. 11:3070. 4,100

Ostrow, Kate wife Abraham to Wade Greene. 181st st, n s, 115.2 w Hughes av, 17.2x95. Prior mort $4,100. Nov 13, 2 years, 6%. Nov 19, 1909. 11:3070. 1,200

Onyx Realty & Construction Co to David Galewski. Courtlandt av, Nos 719 and 721, n w cor 155th st, 50x100. Prior mort $——. Nov 18, due as per bond, 6%. Nov 20, 1909. 9:2415. 10,000

173d Street Park Co to American Mortgage Co. Park av, w s, 34.6 n 173d st, runs w 100.4 to c l Mill Brook, x n 40.11 x e 95.3 to av, x s 40.6 to beginning. Nov 22, 1909, 5 years, 5%. 11:2898. 21,000

Same to same. Same property. Park av, n w cor 173d st, 34.6x 100 to c l Mill Brook x34.10x102.11. Nov 22, 1909, 5 years, 5%. 11:2898. 28,000

Phelan, Wm L to Annie Kimberly. Valentine av, e s, 172.8 n 181st st, 20x117.9 to w s Tiebout av, x20x118. Nov 19, 3 years, 5%. Nov 20, 1909. 11:3144. 7,500

Same to same. Valentine av, e s, 192.8 n 181st st, 20.1x117.6 to w s Tiebout av, x20.1x117.9. Nov 19, 3 years, 5%. Nov 20, 1909. 11:3144. 7,500

Same to Geo B Goldschmidt et al trustees Saml B H Judah. Valentine av, e s, 112.8 n 181st st, 20x118.6 to w s Tiebout av, x 20x118.9. Nov 19, 3 years, 5%. Nov 20, 1909. 11:3144. 8,000

Pettit, Margt to Sarah Jacobs. Manida st, Nos 828 and 830, n e s, 263.10 n w Lafayette av, 50x100. Nov 24, 1909, due May 24, 1911, 6%. Nov 24, 1909. 10:2740. 2,000

Russell, Rose to Richard P Lydon. Prospect av, No 601, w s, 255 n 150th st, 20x100. Prior mort $8,750. Nov 17, due Jan 10, 1911, 6%. Nov 24, 1909. 10:2674. 650

Raisbeck, James J to Wm W Johnson and ano trustees Alvin J Johnson for Virginia H Montague. Morris av, No 1855, w s, 35.10 n 176th st, 17.10x95. Nov 19, 1909, 3 years, 5%. 11:2827. 5,000

Same to same. Morris av, No 1861, w s, 89.4 n 176th st, 17.10x95. Nov 19, 1909, 3 years, 5%. 11:2827. 5,000

Same to same. Morris av, No 1863, w s, 107.2 n 176th st, 17.10x 95. Nov 19, 1909, 3 years, 5%. 11:2827. 5,000

Renz, Louisa to Louise Christman. 3d av, No 3044, e s, 25 n 150th st, 25x96. Nov 18, due, &c, as per bond. Nov 19, 1909. 9:2364. 10,000

Rogers, Francis, of New Rochelle, N Y, to Jacob Amann. College av, e s, 75 s 144th st, 50x100. P M. Nov 11, 5 years, 4½%. Nov 19 1909. 10,000

Rose (Hudson P) with Eliz K Dooling. Tremont av, n s and s s Tacoma st, 62x—x25x100, and being lot 382 blk L amended map Mapes Estate. Subordination agreement. Nov 16. Nov 20, 1909. nom

***Rittersberger, Henry to Crawford Real Estate & Building Co. Boston road, s s, 45 e Grace av, 50x112x50x105.2, and being lots 3 and 4 map (No 1208) Bronx Terrace. P M. Nov 18, due Aug 1, 1912, 5%. Nov 19, 1909.** 900

***Same to Irving Realty Co. Same property. P M. Prior mort $900. Nov 18, due Nov 1, 1912, 5%. Nov 19, 1909.** 400

*Rost, Rosaline to Israel Stone. 226th st, late 12th st (12th av), n s, 155 w 4th av and being w ½ lot 485 map Wakefield, 50x114. Prior mort $1,000. June 5, 1907, due June 1, 1908, 6%. Nov 19, 1909. 500

Rezzano (A) Construction Co to James R Strong. Manida st, w s, 300 s Spofford av, two lots, each 25x100. Two morts, each $4,500. Nov 20, due Jan 1, 1913, 5%. Nov 22, 1909. 10:2768. 9,000

Same to same. Manida st, w s, 300 s Spofford av, 50x100. Certificate as to above morts. Nov 19. Nov 22, 1909. 10:2768. ——

Ruth, Abraham with Henry R Wood. 138th st, No 872, s s, 514.5 w Cypress av, 37.6x100. Agreement as to share ownership in bond and mortgage. Nov 19. Nov 24, 1909. 10:2550. ——

*Schill, Edw A to Herman Menaker. Columbus av, s s, 240 w Bronxdale av, 50x—, and being lots 11 and 12 map (1076) Westchester Co, 211 lots, part of Downing Estate. Nov 20, 3 years, 5½%. Nov 22, 1909. 6,000

*Strahl, Marcus with Chas Pace. 226th st, late 12th st, n s, 155 w 4th av, and being w ½ lot 485 map Wakefield, 50x114. Extension of $500 mort until June 1, 1910, at % as per bond. Nov 17. Nov 20, 1909. nom

***Stickel, Margaretha to Frank Gass. Gleve av, e s, about 101 s Lyon av and being lot 36 blk A map (No 1119 Westchester Co), Dore Lyon property, Westchester. Nov 17. Nov 19, 1909, 3 years, 6%.** 700

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*Sullivan, Richard to Frank Gass. Watson av, n e cor Olmstead av, 105x108. Nov 16, 3 years, 6%. Nov 20, 1909. 3,000

Seekamp, Antonia to Katz-Polacek Realty & Construction Co. 156th st, No 731, n s, 45.10 w Forest av, 41.8x100. P M. Prior mort $35,000. Nov 15, 3 years, 6%. Nov 19, 1909. 10:2646. 8,300

*Silverberg, Isaac to Maclay Av Realty Co. Maclay av, e s, 150 n St Peters av, 25x127.9x25x127.4. P M. Nov 18, due, &c, as per bond. Nov 23, 1909 3,705

Smith, Mary E with Geo K Martin. Walton av, n w s, 398.7 s w 164th st, 60x irreg. Extension of $7,500 mort until May 2, 1911, at 5½%. Mar 9, 1908. Nov 24, 1909. 9:2477. nom

Taterka, Millie to Gertrude I Grummon. 139th st, No 479, n s, 733.4 e Willis av, 16.8x100. P M. Prior mort $—— . Nov 22, installs, 6%. Nov 24, 1909. 9:2284. 500

*Thorn, Thomas R to MUTUAL LIFE INSURANCE CO OF N Y. Chatterton av, s s, at w s Westchester Creek, 226x216 to Tremont av x 234 to Westchester Creek x216.1, Unionport. Nov 19, 1909, due, &c, as per bond. 15,000

*Tucci, Antonio to Sophia Goldenberg. Old road, s s, 193 w Pugsley av and being lot 33 map (No 1130a) property N Y Catholic Protectory, 25x84.10x25x86.7. P M. Nov 20, 3 years, 6%. Nov 22, 1909. 450

Varian, Wilbur L to Angel J Simpson and ano, exrs, &c Henry C Raynor and Max Just, individ. 234th st, s s, 80 e White Plains av, 50.1x114. P. M. Nov 23, 1909, 5 years, 4½%. 1,400

*Same to same. 234th st, s s, 130.1 e White Plains av, 50x114. P M. Nov 23, 1909, 5 years, 4½%. 1,400

*Von Seth, Geo to Irving Realty Co. Boston road, s s, about 20 w Edson av, 45x112.11x45x114.7, and being lots 6 and 7 map (No 1208) Bronx Terrace. P M. Prior mort $800. Oct 7, due Aug 1, 1912, 5 . Nov 22, 1909. 200

Wood, Henry R with South Side Construction Co. 138th st, No 872, s s, 514.5 w 138th st, 37.6x100. Extension of $30,000 mort until Sept 27, 1912, at 5½%. Nov 17. Nov 22, 1909. 10:2550. nom

Winslow, Chas A to Salvatori Abruscato. Crotona av, w s, 79.4 s 182d st, 25.1x100x25x100. Nov 16, 5 years, 5%. Nov 19, 1909. 11:3083 and 3084. 1,500

Wahlig & Sonsin Co to Frederic Muller. Southern Boulevard, e s, 300 s Jennings st, three lots, each 33.4x100. Three morts, each $5,000. Three prior morts $25,000 each. Nov 23, due, &c, as per bond. Nov 24, 1909. 11:2980. 15,000

Same to same. Southern Boulevard, Nos 1318, 1322 and 1326. Certificate as to three morts for $5,000 each. Nov 23. Nov 24, 1909. 11:2980.

Wenigman Construction Co to Bronx Investment Co. Clay av, n w cor 165th st, runs n 49.11 x w 100 x n 39.1 x w 107.7 to Teller av, x s 89 to st, x e 209 to beginning. Building loan. Oct 13, demand after July 1, 1910, 6%. Nov 22, 1909. 9:2428. 109,000

Same to same. Same property. Certificate as to above mortgage. Oct 11. Nov 22, 1909. 9:2428.

Wendler, Emil P and Emil A E to N Y & Suburban Co-operative Building & Loan Ass'n. Tinton av, e s, 259.1 s 166th st, 16.8x100. Nov 19, installs, 6%. Nov 22, 1909. 10:2670. 3,000

Weil, Jonas with Fannie S Laubheim. 167th st, s w cor Hall pl, 49.11x108.10x40.4x113.3. Subordination agreement. Nov 15. Nov 19, 1909. 10:2691. nom

JUDGMENTS IN FORECLOSURE SUITS.

Nov. 18.

10th st, Nos 66 & 68 West. Sarah M Sturges agt George Nicholas, Stephen P Sturges, att'y, Warren Leslie, ref. (Amt due, $14,296.33.)

Brown pl, n e cor 155th st, 33.4x100. Chas W McCutchen agt Alfred L Brown; Samuel St J McCutchen, att'y; Leighton Lobdell, ref. (Amt due, $31,420.76.)

Belmont av, n e cor 189th st, 15x87.6. Frank M Patterson agt Louis Noschese et al; W Gibbs Whaley, att'y; Joseph R Truesdale, ref. (Amt Due, $1,035.67.)

Nov. 19.

8th st, n e s, 554.5 n 5th av, 23x93.11. Marie E Jacobson agt Jacob Bernstein; Wells & Snedeker, att'ys; E Mortimer Boyle, ref. (Amt due, $3,635.53.)

110th st, n s, 116.8 w 2d av, 37.6x100.11. Abraham D Weinstein agt Louis Folbe; Freyer, Hyman & Jarmulowsky, att'ys; Joseph W Keller, ref. (Amt due, $9,711.)

66th st, s s, 200 w 1st av, 25x100.5. Wm D Crumbie agt Ben L Fairchild et al; Seward Baker, att'y; Edw A Acker, ref. (Amt due, $5,077.75.)

Eastburn av, e s, 188.4 n 174th st, 50x95. Eliza O'Kennedy agt Belmont Realty & Construction Co; J J Karby O'Kennedy, att'y; Walter T Stern, ref. (Amt due, $1,131.)

Nov. 20.

137th st, Nos 26 & 28 West. Julius Blauner agt Marks Schwartz et al; Samuel D Lasky, att'y; Henry B Hammond, ref. (Amt due, $14,186.34.)

Nov. 22.

No Judgments in Foreclosure filed this day.

Nov. 23.

2d av, No 1852. Emma R Beckwith agt William Ferris; Oliver W Beals, att'y; Chas L Hoffman, ref. (Amt due, $2,679.59.)

Nov. 24.

1st av, e s, 25 n 61st st, 25x95. Henrietta Lowenstein agt Isaac Shapiro; Norwood & Marden, att'ys; Chas W Culver, ref. (Amt due, $22,880.)

Taylor st, e s, 325 s Columbus av, 25x100; Action No 1. Baruch Kaufman agt John Higgins et al; Kendall & Herzog, att'ys; Marcel Levy, ref. (Amt due, $6,200.75.)

Taylor st, e s, 300 s Columbus av, 25x100. Same agt same; Action No 2; same att'ys; Walter C Booth, ref. (Amt due, $6,200.75.)

LIS PENDENS.

Nov. 20.

127th st, No 122 West. Isaac Mollott et al agt Isaac Steinberg et al; action to foreclose mechanics lien; att'y, J Rosenzweig.

Nov. 22.

77th st, s s, 200 e Amsterdam av, 39x102.2.
77th st, s s, 259 e Amsterdam av, 20x102.2.
77th st, s s, 299 e Amsterdam av, 19x102.2.
Mary H Christophe agt Elizabeth A Hollister et al; partition; att'y, D B King.

77th st, s s, 179 e Amsterdam av, 40x102.2.
77th st, s s, 238 e Amsterdam av, 20x102.2.
77th st, s s, 278 e Amsterdam av, 20x102.2.
Lillie L Hearne agt Anna T Heise et al; partition; att'y, G C Franciscus.

Chisholm st, w s, 144.6 n Freeman st, 25.6x115.2x27.1x106.1. Jules Stern et al agt Chas H Goodfield et al; action to set aside conveyance; att'ys, Baggott & Ryall.

8th av, n e cor 27th st, 24.6x81.10. Edw M Johnston et al agt Geo M Archer; notice of levy, att'y, G W Simpson.

6th st, No 114 East. Joseph Wirsing et al agt George Schmitt; action to foreclose mechanics lien; att'y, C P Hallock.

Henry st, No 95. Mary Brennemann agt Charles Brennemann et al; amended partition; att'ys, Coudert Bros.

Nov. 23.

124th st, n s, 199.6 w Amsterdam av, 53x100.11x irreg and property in Queens County. Thomas Williams et al agt Joel Marks et al; action to set aside two deeds, &c; att'ys, Shiland, Shoemaker & Hedges & A R Bunnell.

Brook av, n w cor 140th st, —x104.2xirreg. Louis H Perlman agt Abe Schwalbe et al; action to set aside conveyance; att'y, J E Brousky.

Nov. 24.

Lots 12, 20, 21, 22 and 23, Block 19; Lots 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Block 24, and Lots 3 to 10, Block 30, Map of Pelham Park. Vivian L MacDonell agt Esmond Stiles et al; action to impress trust; att'y, J T Smith.

Nov. 26.

Marmion av, s e cor 175th st, 146x95. Pasquale Trotta et al agt Fairmount Construction Co et al; action to foreclose mechanics lien; att'y, B J Kelly.

Eastern Bay av, e s, 285 s Maple st, runs w 1796.4 to exterior line of lands under water of Henry C Barretto, x s e 190.3 x e 1679.8, to e s Eastern Bay av, x n 150 to beg.

Hillside av, c l, 405 n c l Maxwell st, runs e 183.6 x s 27.2 x s e 234.9 x s 98.9 x s e 145.2 to s s Maxwell st, x w 106.9 to Meadow av, x n 30 x w 290 to c l Hillside av, x n 405 to beg.

Coster av, c l, 175 n c l Maple st, runs w 720 x — 38 x — 125.11 x — 20.11 to c l Maple st, x e 767 x n 175 to beg.
East Bay Land & Improvement Co agt Geo W L Curtis et al; partition; att'y, R C Dorsett.

Ludlow st, w s, 80 s Grand st, 20x87.6. James L McDermott et al agt Elizabeth A Vail et al; action to foreclose mechanics lien; att'ys, Katz & Sommerich.

FORECLOSURE SUITS.

Nov. 20.

2d av, No 1892. Kaufman G Falk agt Julia S Manheimer et al; att'ys, Leventritt, Cook & Nathan.

Lots 70 to 74, map of property of Sisters of Charity, opposite Country Club, Bronx. Chas W Gabriel agt Wm B Hogan et al; att'y, B E Rabell.

159th st, s s, 175 w Elton av, 25x98. John C Heintz et al agt Emma Horenburger et al; att'y, G Frey.

Tinton av, w s, 100 n 150th st, 75x95.2. Catherine L Wynne agt Saint Peters Corporation Construction Co et al; att'y, C H Friedrich.

Home st, s s, 211 e Stebbins av, 17x69.3.

Home st, s s, 228.2 e Stebbins av, 24.10x42.8.
Isaac A Benequit et al agt Henry Demmerle et al; att'y, J L Bernstein.

Kingsbridge road, e s, 151.6 n c l 175th st, runs s 26.6 x e 125 v n 25 x w 125 to beg.

Wadsworth av, c l, 114.4 n 175th st, runs w 83.4 x n w — x e 96.3 x s 25 to beg.
Mary A Garry agt Catherine Foley et al; att'y, G W Simpson.

Washington av, e s, whole front betwen 188th & 189th sts, —x—. City Real Estate Co agt Archibald J MacFarland et al; amended; att'y, H Swain.

Av A, e s, 118.6 s 17th st, 19.6x95.6. Josephine D Kumpf, extrx, agt Moses Selig et al, amended; att'y, J H Mahan.

Nov. 22.

153d st, n s, 325 e 8th av, 84.4x113.6xirreg to Macombs Dam rd. Equitable Life Ins Society of the U S agt August Oppenheimer et al; att'ys, Alexander & Green.

64th st, No 174 East. Mutual Life Ins Co agt Agnes L Dart et al; att'y, J McKeen.

133d st, n s, 137.6 w Amsterdam av, 37.6x99.11. Arnold S Furst agt Carmine Altieri et al; att'ys, Furst & Furst.

Riverside drive, e s, 23.3 n 158th st, 111.7x99.10xirreg. Helen M Schramm agt Henry F Albers et al; att'ys, Man & Man.

South st, No 75. James S Barnes agt John N Crusius et al; att'y, J Brenner.

Madison av, Nos 2116 & 2118. Margaret P Dyett agt Herman Jerome et al; att'y, L Wendel Jr.

Nov. 23.

Norfolk st, No 179. Martin Marks, exr, agt Morris Levin et al; att'ys, Stroock & Stroock.

75th st, No 228 East. Rose Bamberg agt Samuel Silverman et al; att'y, W P Buchler.

97th st, No 207 East. Bernhard Mayer agt Ida Machiz et al; att'y, M Sundheimer.

119th st, No 118 East. William Graeber agt Taft Realty Co; att'y, A D Pape.

Houston st, No 128. Emanuel Arnstein et al agt Pasquale Viggiano et al; att'y, M A Hulett.

105th st, No 334 East. Samuel E Kilner agt Annie Miller et al; att'y, J French.

Cherry st, Nos 227 & 229.

Water st, Nos 486 & 488.
Ignatz Roth et al agt Morris Koslow et al; att'ys, Lese & Connolly.

Nov. 24.

116th st, n s, 245 w Pleasant av, 50x100.11. Susan Van Praag agt Joseph Rubano et al; att'ys, Eisman, Levy, Corn & Lewine.

1st av, w s, 25.1 n 58th st, 25.1x75. George Willi Jr agt John M Bensen et al; att'y, F P Hummel.

33d st, No 205 East. Lillie B Lilienthal agt Abraham Goldenblum et al; att'y, S Wechsler.

Lewis st, n w s, 62.1 n 3d st, 21.4x75.6x22.1x76.1. John T Way et al agt Fred Otto et al; att'y, S H Voris.

141st st, No 551 West. New York Savings Bank agt John Gillies et al; att'ys, Webber & Webber.

118th st, n s, 212.6 w 1st av, 37.6x100.10. American Missionary Ass'n agt Michael Marrone et al; att'ys, Lyon & Smith.

Leland av, n e cor Old Road, 75x109. Louis M Ebling agt Patrick Monahan et al; att'ys, Leventritt, Cook & Nathan.

Brook av, No 1458. Solomon Moses et al agt Emil Berger et al; amended; att'y, E Monocal.

142d st, n s, 507 e Alexander av, 18x50. Edmund I Horton agt Magdalena Romano et al; att'y, W L Snyder.

Nov. 26.

Creston av, e s, 205.2 s 189th st, 70x95; except part released. Carolyn B Wright agt James T Doyle et al; Niles & Johnson.

107th st, s s, 50 w 1st av, 50x63.5. Meyer Jarmulowsky et al agt Salvatore Pergolizzi; att'y, B Alexander.

113th st, No 77 East. Kenyon Fortescue, trustee, agt Benjamin Fishman et al; att'ys, Murray, Bennett & Ingersoll.

133d st, Nos 42 to 48 East. Louis Lese agt Jacob Norwalk et al; att'ys, Lese & Connolly.

94th st, Nos 329 to 335 East; two actions. Louis J Lefkowitz agt Achille Ginzbourger et al; att'y, I Cohn.

126th st, No 233 East. Lina Henschel agt Samuel Levy et al; at'y, M J Gordon.

7th av, w s, 22 n 33d st, 19.2x61.2. Franklin Savings Bank in the City of N Y agt Louis Voelker et al; amended; att'y, W M Powell.

3d av, e s, 77.11 s 136th st, 51.11x186.4 to Lincoln av, x50x172.2. Mary Elfring agt Leo Schafran et al; att'y, M C Gross.

6th st, n s, 175 e Av A, 23.7x90.10. Ida Fleischhauer agt Abraham Strauss et al; att'y, C Brandt, Jr.

45th st, s s, 210 w 6th av, 40x100.4. Thomas E Greacen agt Southern Match Co et al; att'ys, Carrington & Pierce.

4th st, No 61 East Chevra Agudas Achim Misnitz agt Raphael Lahnstein et al; att'y, J L Bernstein.

68th st, s s, 100 w West End av, 50x100.5. Mutual Life Ins Co of N Y agt Gertrude T Cockerill et al; att'y, J McKeen.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Nov.

20 Arimondi, Vittoni A Hammerstein..... .....costs, 29.63

20 Abraham, Lena—Germania Bank of the City of N Y 1,040.99

20 Andrews, Georgina I S—S S Raymond..375.73

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EDISON PORTLAND CEMENT CO., 935 St. James Building, 1133 BROADWAY —NEW YORK—

20 Abheider, Albert—Rogers Tea & Coffee Co. 19.63
20*Adler, Philip et al—E N Bloomberg et al. 71.22
22 Audley, Frank H—E Levy.....141.06
22 Abel, Elias—N Y Telephone Co.....92.93
22 Ackerman, Louis——the same 29.76
22 Amschetsopsky, Abe or Abraham—L Dickerman et al 129.50
23 Auerbach, Isidor J—C H Hackett et al.149.05
23 Adler, Philip—Manhattan Leasing Co..153.49
23 Abramowitz, Moses L—M H Schoenzeit et al. 61.09
26 Amato, Matteo gdn—Interborough Rapid Transit Co..... .....costs, 109.88
26 Abrams, Isaac et al—S Katz 215.69
26 Angarola, Rose—B Leffler 49.41
20 Berliner, Julius et al—T F McLaughlin.. .....1,245.66
20 Berman, Isaac—E Schonberger 87.29
20 Bauer, Richard H et al—P Karadoutes et al. 458.57
20 Bisknity, Constantine—S Corkemaz....289.00
22 Bayer, Anton—Tenement House Dept...59.72
22 Betz, Emma—J Connor 682.49
22 Brandy, Nathan & Beckie—L Haffer....131.65
22 Berkman, Davis et al—B Meyerson....161.65
22 Bass, James M et al—R M Manley.....519.39
22 Bing, Leo—N Y Telephone Co.....48.50
22 Boorman, Charlotte S——the same 22.20
22 Blankfort, Hannah——the same 19.59
22 Bartels, Patrick J——the same.....23.13
22 Bush, Georgie F——the same 53.64
22 Bellis, John R—G B Hurd.....148.46
22 Brunton, Diand* & James—N Y & N J Telephone Co 27.31
22 Bertini, Lawrence N—Central Electrical Supply Co 243.25
22 the same——the same 431.24
23 Becker, Frederick—W W Havens.....98.87
23 Bares, Morris et al—People, &c.....1,000.00
23 Brown, Joseph—L Klein 145.00
23 Brawner, Everett M—M Waterman.....94.40
23 Bruno, Geo N—E Kosherak.....70.37
23 Bernstein, William—H Passman 31.65
23 Body, Henry—Fifth Avenue Library Society 24.22
23 Blondean, Charles—C O Lauchner.....35.22
24 Bartley, Edward—H Simons 94.23
24*Bellows, Walter C et al—American Play Co. 488.66
24 Burlingame, Alvin W Jr—Brown-Green Co. 19.26
24 Blick, Samuel et al—M Rothbart.....464.24
24 Bradley, Chas H Jr—Gotham Building & Construction Co..... .....311.80
24 Bernstein, Barnet & Edward—O Rothmiller 319.41
24 Boyer, James F—F H Tucker Jr.....29.40
24 Bauhahn, Gustave E et al—German Exchange Bank 2,708.15
24 Brodersen, Jacob—E Goldstein.....74.41
24 Blank, Leon et al—I Lipshitz et al....336.38
26 Bayer, Thomas P—W P Soule.....85.85
26 Bunker, Geo T—C S Crego.....207.64
26 Brower, John A—Gorham Co 167.94
26 Ballentine, Julia J—H Stenberg.....676.34
26 Berger, Philip & John* et al—D Albert et al. 31.65
26 Bernstein, Simon—Dean Holding Co...112.51
26 Barcellona, Gioachino or Jimmie et al—R Martorelli 182.64
26 Bosser, William—City of N Y....costs, 119.49
26 Brady, Catherine V—V R Lansingh.... .....costs, 109.58
26 Butler, Sidney B admr—City of N Y..... .....costs, 106.45
26 Beckett, Edward—M Mayers et al.....78.51
26 Brambach, Ernst—J Rueth 113.31
26 Bertich, Frederick—G T Warford.....87.23
26 Brill, Joseph—S Kohn 52.80
26 Beyerle, Jacob et al—E E Kleiner et al. 154.27
26 the same—— EB Elsing et al.....238.63
26 Bernreither, Martin—City of N Y..... .....costs, 473.96
20 Cullinane, Laura—J Jacobs 992.58
20 Coleman, Hugh—J Ahrens 688.86
22 Cahill, Mary H—Tenement House Dept..59.72
22 Cohen, Max & Jacob—L Schiff.....618.36
22 Cohn, Isidor et al—N Y Telephone Co...37.67
22 Cohen, Morris——the same 47.42
22 Cowdery, Harry S—R Meyer 69.91
22 Caccavajo, Joseph—W C Johnson.....141.49
22 Cherkass, Bernard et al—Union Bank of Brooklyn 423.19
22 Colgrove, Bert—R Byars 67.19
22 Crimmins, John J—J A Browee.....859.44
22 Corsiglia, John B et al—M N Clement.1,862.71
23 Carson, Chas G—J B Dingman.....642.44
23 Cicarelli, Cipione—A Fellenstein.....108.10
23 Christie, Geo F—D A Sweeze et al....12.90
23 Colton, Chas G—J B Goggin 190.26
23 Cohen, David J et al—T C Wood.....454.12
23 Cleary, Edw F—Jese Jene Cigar Co....28.15
24 Carmody, Michael F—C Untermeyer..362.73
24 Cohen, Samuel—A Miller 32.41
24 Corbett, John J—D M Junk.....71.50
24 Clark, Jacob E—Oliver Typewriter Co..36.21
24 Chaikelson, Joel et al—C Geller.....187.65
24 Collins, Henry M—F H Stuart.....117.64
26 Cone, E Walter et al—F L Kelley..1,125.32
26 Cowen, Joseph—R Gordon et al.....31.02
26 Cobb, William—J D Murphy 31.91
26 Counselman, Jessie D—Interborough Rapid Transit Co..... ....costs, 110.88
26 Cohen, Max—B Greeff 130.01
26 Carson, Charles G—Gorham Co.....147.02
26 Corn, Henry—S Bergman et al..costs, 110.63
20 Davis, Celia—S Cohen 79.65
20 Donnelly, Richard—A Correal....costs, 113.93
22 Deutsch, Bernat—N Y Telephone Co...29.85
22 Dixon, John C——the same 74.24
22 Drapp, George——the same 48.38
22*Deshel, Jacob et al—Union Bank of Brooklyn 423.19
22 Diehl, Balthazar & John J—T C Wood.394.21
26 Duval, Wm H et al—F L Kelley....1,125.32
26 Disapio, Antonio—N Y Telephone Co..35.83
26 Denn, Emma—Chelsea Exchange Bank... .....423.93
22 Denielson, Alonzo F—N Y & N J Telephone Co 35.41
23 Delaney, Denis, Pres—J O'Neill..costs, 278.90
23 Dabenport, Butler or Benjamin, B et al—M O Rhinelander 1,225.81
23*Doane, Harry H & Jewel L—G W Herbert. 196.91
24 Doerner, Max—State Bank.....400.69
24 Deutsch, David—Camden & Philadelphia Soap Co..... ....140.69
24 de Bruem, Max—State Board of Pharmacy. 59.67
26 Daum, Hanna—H B Claflin Co.....161.56
26 Dingelman, Oscar—M Beck 156.13
26 Di Enrico, Salvatore—P I Simonelli...755.53
20 Ellner, Jacques—F S Heller 3,709.79
22 Elson, Joe—L Tunini 30.25
22 Elias, Hannah—M Rothstein 204.11
23 Epstein, Barnet & Morris—M Gold 59.65
23 Ellis, Samuel et al—R Seril 933.81
23 Evers, Bridget—A H Joline et al..... .....costs, 124.38
23 Egan, K Francis—Massasoit Mfg Co..... .....1,652.07
26*Eig, Abe et al—M Schnur 95.85
26 Edelman, Morris et al—Yorkville Bank.449.45
26 Ewell, Raine—Press Pub Co.....50.21
26 Eddinger, Wallace R—N Y Telephone Co. 93.92
26 Edelstein, David—J Liebman et al.....38.11
26 Eldert, Luke—Callison Motor Co.....537.03
26 Emerich, Otto—Meyer & Lange.....149.09
20 Firestone, Charles—Barclay Realty Co.469.41
20 Fulton, Robert C et al—C L Horton....84.76
20 Freedman, Joseph—Western Sausage & Provision Co 124.72
22 Freidel, Minnie—M Perez et al.....84.66
22 Furlong, Robert et al—R Meyer.....39.12
22 Flood, Eugene J—R Cohn.....costs, 110.07
22 Faulhaber, Frederick—Beckman Co...730.00
22 Feder, William Jr—Mercantile Finance Co. 42.70
22 Fine, Jacob J—J E Linde Paper Co....236.61
22 Ferris, William—James Everards Breweries 1,394.61
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24 Underwood, Pierce A H Goetz.....3,251 75
22 Vlahakis, Gustav—Crandall & Godley Co.....130.90
22 Vincent, Wm E D—Ludowici Celadon Co.....26.41
23 Vessel, Rosa—R Bandes 264 65
23 Vitelli, Dionisio—J Magnus 385 74
23 Van De Carr, John E & Chas H—F W Carlin 204 53
20 Wilchinsky, Henry et al—F F McLaughlin.....1,245 66
22 Wassermann, Leon—Manhattan Brass Co.....364 45
22 Wolff, Ephraim—M Morrison 50.89
22*Winkler, Charles et al—R M Manley..519 93
22 Warshawer, Samuel et al—N Y Telephone Co 37 67
22 Wayburne, Edward or Ned—L Fischer.226.67
22 Wilner, Davis—H Lubouitz 27.01
22 Wentworth, Minnie L M Manley.....252 40
22 Woodhouse, Claidorne O Jr—Provident Chemical Works 586.14
22 Weierman, Frederick—A Abraham et al..299.46
23 Weil, Henry—J Galowitz 58.91
23 Welsch, John—A Dinner 154.06
23 Weinstein, Samuel—D Shapiro.....34.31
23 Winderlich, Frank—M Sulzberger....146.54
23 Woldowsky, Max—L Rosenberg.....239.41
23 Weissberg, Philip—N Y & N J Telephone Co.....36 66
23 Walker, Justin C—R Whyte 190.64
23 Wasserman, Leon—Michigan Copper & Brass Co.....734.90
23 the same—Waterbury Mfg Co.....5,550.45
23 Werner, John—Illustrated Art Pub Co.16.95
23 Woolverton, Wm H, Pres—J A Morris.....costs, 105 68
23 the same——the same .....costs, 93.95
23 Weisman, Abraham—M H Schoenzeit et al.....157 08
23 Wolf, Jacob et al—H Berg et al....9,916 25
23 Wolner, Max et al—L Landsberg.....328.99
23 Winkler, Isaac & Simon M—D Rudd.....costs, 99.00
23 the same—the same .....costs, 120 70
24 Wittstein Morris H Julich et al.....16.11
24 Wilkenfeld, Joseph E Oppenheimer...147 17
24 Wood, H Duncan, Jr—Charles & Co...45.79
24 Warren, Wm I—G Felkenstein.....61 66
24 West, Gustave J R Bloch.....64.41
24 Weiss, Isidor—I Gromert et al.....39.40
24 Wanamaker, Harley—Roebuck Weather Strip & Wire Screen Co.....156 50
24 Werner, rAthur Jr F Blumenthal.....89.68
24 Wadsworth, Geo K—International Bank.....188.99
24 Wehausen, Dora H L D Bulkley.....143.97
24 Werner, Arthur Jr—F Blumenthal.....89.68
24 Wadsworth, Geo K—International Bank... Co and N Y Gas, Electric Light, Heat &
26 Wells, Frederick R—W Reid.....77.26
26 Warner, Arthur—M Phillipsborn Co.....39 66
26 Waselkowsky, Louis et al—N Kohn....120 28
26 Wray, Emma M—D Bienbermann.costs, 99.28
26 Weissberg, Phylipp et al—S Linderman et al 524.41
26 Werner, Herman—Crandall & Godley Co.....257 49
26 Wallingford, Harold A—F Beck.....81 23
26 Walsh, John C et al—Fiske & Co, Inc..519.06
26 Wilson, Ellis—J M Seidenberg.....70.67
26 Webb, Guernsey E—W & J Sloane.....365.20
22 Yockel, Philip C M Mapes.....60 82
20 Zentgraf, Chas W Manhattan Color Works Inc 280 41
24 Zimmerman, Joe et al—C Geller.....187 65
26 Zeigfeld, Mignon—J L Reynolds.....22.38
26*Zeppetelli, Pietro et al—R Martorelli..182 64

CORPORATIONS.

20 North American Mortgage Co—I Greenbaum.....costs, 104.27
20 Thomas Conville Brewing Co—F F White et al 1,393.95
20 Lawyers Appeal Printing Co—L Middlebrich Co 318.13
20 Eureka Construction Co—White Van Glahn Co 63.48
20 F F Fritts Co—Arthur Leslie Sauce Co..59.53
20 Ess Ess Publishing Co—G F B Howard..costs, 27.65
20 Klein Wagon Mfg Co et al—E J Villanvi.....312.51
20 N Y Taxicab Co—J Loewer.....costs 7.67
20 Scheer-Ginsberg Realty & Construction Co—F N De Luca et al.....1,800 97
20 Lord & Taylor—C L Boyer.....costs, 119.58
20 Lincoln Gold & Copper Mining Co et al—C L Boyer 84.76
20 Ph Adler Co et al—E N Bloomberg et al.71.22
20 H H Steffens Trucking Co—H S Bird..211.37
22 Charles E Schuyler & Co, Inc et al—R J McManamy 543.33
22 Charles E Schuyler & Co, Inc——the same. 541.41
22 A G Hyde & Sons—W Hecht.....19,849.27
22 Huguet Silk Co—Jardine, Matheson & Co, Ltd 8,498.94
22 American Butter Co—A R Brandly.....costs, 118.75
22 Jacob Marks Sons—Tuttle & Bailey Mfg Co. 381.17
22*Paul L Snutsel, Inc, et al—J E Linde Paper Co 236.61
22 Broffer Co—N Fells 94.74
22 Continental Carbonator Co—N Y Telephone Co 68.71
22 American Vertebrate Propeller Co——the same 33.70
22 Cortelyou Realty Co——the same.....120.52
22 Jacob Marks Sons—W G Creamer et al.117.60
22 the same——I G Knox et al.....41.09
22 American Protective Roofing Co—Harbison Walker Refractories Co 82.31
22 American Hungarian Pub Co—L Greenberg. 595.71
22 Lehigh Valley R R Co—M Jones.costs, 89.25
22 St Charles Hotel Co—A Doctor et al.2,267.35
22 Union National Bank of Troy—G W Scott. .....costs, 238.56
22 Fein Ball Realty & Construction Co—Hudson Mantel & Mirror Co.....480.16
22 Metropolitan Mercantile & Realty Co—J G Brown 54.90
22 Beckman Nill Live Poultry Co—S Wettach. .....costs, 116.46
23 United States Calculating Co—F J Tracey et al 144.14
23 Atlantic Realty Co—Tenement House Dept. 264.65
23 East 189th Street Building & Construction Co—L Rosenberg 197.51
23 Gallo & Pittelli Construction Co—G Torres. 344.04
23 Authors & Newspapers Assn et al—First National Bank of Bunghampton.....632.99
23*Binghamton Book Mfg Co et al——the same. 632.99
23 Alden Hall Corp—Cross, Austin & Ireland Lumber Co.....136.56
23 Uneeda Ice Cream Co—N Y & N J Telephone Co.....61.43
23 Hoesfoll Construction Co—Aetna Life Ins Co of Hartford 288.91
23 Enhohn Crossland Co—I H Enhohn....519.31
23 Standard Asphalt & Rubber Co et al—M Newmark et al.....64.90
23 Press Pub Co—R Hirsh 3.112.88
23 Hudson Grant View Realty Co—Fidelity Bank 1,234.52
23 Harcombe Restaurant Co—Seaboard Electric Equipment Co.....42.92
23 Hagemann Construction Co et al—C A Montgomery 1,393.50
23 Herman M Kaplan & Co—J Stein....163.32
23 Harsten & Co, Inc—Centaur Film Co..172.82
23 N Wolfert Pharmacy—Naboth Vineyards. 16.65
23 J L Mott Iron Works—B Levy.....16,037.58
23 Empire State Garage et al—Lincoln Trust Co.....536.12
23 Empire State Motor Car Co et al——the same 536.12
23 Empire State Cold Storage Co—F Thompson 46.75
23 Sims Union Realty Co—A Harper....627.17
23 the same the same 377.67
24 N Y Evening Journal Pub Co—J M Brown. 289.44
24 Pen York Dairy Co—N N Gardiner..3,856.46
24 Blenio Fire Proofing Co—J C Fleissner.....1,470.90
24 Prosner Colony Co Brown, Green Co..159.90
24 Rivkin Realty Purchasing Co—M Lowe et al 74.40
24 City of N Y—M McNally 1,500.00
24 Arnold Realty Co J Dickman Co.....83.50
24 North River Electric Light Heat & Power Co and N Y Gas, Electric Light, Heat & Power Co—E E Murray 2,125.00
24 Pilsner Importing Co—J L Little et al.116.61
24 Improved Property Holding Co of N Y—J Meyer 5 992 91
26 Manufahturers Paper Co—West End Paper Co 92.21
26 United Talking Machine Co—North American Mercantile Agency.....20 41
26 Sheffield Farms Slawson Decker Co—D Braun 139.57
26 N Y Central & Hudson R R R Co—R T Crossen 68 23
26 Pinelawn Cemetery -W D Tyndall.costs, 85.83
26 Piel Bros Starch Co—J Jackson et al...236.43
26 Abbott Myroh Mason Medical Co—People, &c 50.00
26 Weisberg Co et al—S Lindeman et al..524 41
26 John H Gould Press, Inc N Y Telephone Co 34.71
26 Rembrandt Realty Co—E Jinushi 37.31
26 Louis Meyer Realty Co et al—State Bank. 290.96
26 Mutual Alliance Trust Co of N Y—L Steiner 1.644 57
26 Amoskeog Savings Bank of Manchester, N H -L Purdy et al .....costs, 15 75
26 Waclark Realty Co—F O'Donnell et al.....costs, 125.05
26 Lionel Froehlich, Inc—Harry Bierhoff & Co. 98.68
26 the same——M K R Reich.....70.62
26 Brooklyn Heights Improvement Co et al—Mechanics Bank of Brooklyn 9 668.78
26 Samurai Co—W Sturndorf.....224.31
26 American Protective Roofing Co—S Panzer et al 71 41
26 Connorized Music Co—Eagle Warehouse & Storage Co 323.05

SATISFIED JUDGMENTS.

Nov. 20, 22, 23, 24 and 26.

Anderson, Alexander—Union Stove Works. 1906 .....75.39
Atkins, Jennie—S Hellman. 1909.....$224.65
Apostolakis, Panagiotis—L Camarinos. 1909. .....131 72
Brady, Wm A—Klebold Press. 1909.....200.14
Beck, Henry—E Sontag. 1909 .....855.22
Beatty, Cornelius—T M Gibbons. 1908....72.79
Butler, Carrie H—S Lewis. 1906.....72.31
[1]Bandler, Max et al—W H Lewisson. 1908.548.82
Brandis, Annunziata et al—J Redell. 1902.28.96
Badinelli, John et al—J Redell. 1902.....28.96
Bachrach, Abram—A Coleman. 1909.....169.41
Brown, Harry—N Schwartz. 1909.....112.15
[2]Blaisdell, Walter F et al—W Scott. 1908.99.73
[3]Same —same. 1908 .....3,697.33
[1]Bernstein, Silvie or Tillie Gold—People, &c. 1909 .....1,000 00
[1]Brennan, Peter J—J Griffin. 1906.....303.38
Barck, Grover C et al—H C Biddle et al. 1908. .....128.20
Casenges, Constantine P et al—D M Stapp. 1909 .....9,570.90
Carrassat, Francis & Mary—Eligi & Gibetti. 1908 .....179.67
Coffin, Frank J—J P Seavey. 1907.....172.39
Cohen, Rudolph—P Arnold et al. 1909..4,229.95
Chichester, Daniel R—Stuyvesant Ins Co. 1904 .....47.38
[3]Curtis, Grove D et al—W Scott. 1908.....99.73
[3]Same——same. 1908 .....3,697.33
Cohen, David—N Y Cornice & Skylight Works. 1909 .....54.72
Cox, Chas H et al—L C Raegener. 1901...633.12
Crystal, Israel & Rachel—State Bank. 1909.99.24
Cooper, Morris exr et al—C L Hirsh. 1909.111.70
Debo, Louis et al—Martin L Hall Co. 1909.150.24
Engelsberg, Samuel—P Mandelman. 1908..170.64
Ehrgott, Geo M et al C Hyman. 1909..237.15
Evers, Morris B—R Silverman. 1909.....1,141.88
Frankel, Albert H et al—C L Hirsh. 1909.111.70
Friedman, Jacob S—J L Grubel. 1909...71.81
Goldenblum, Abraham—I Michaels. 1909.262.61
Gold, Jacob—Merchants Union Ice Co. 1908.247.62
Gillen, Terrance—E C Hazard & Co. 1909.245.05
[1]Grossman, Samuel & Becky—J Streichler. 1909 .....150.97
Giorgio, Guglielmus—H Held. 1909.....4,649.07
Graziadio, Rosie & George—David Stevenson Brewing Co. 1909 .....1,278 04
Goldstein, Solomon—M Pasternack. 1909.245.81
Garner, Wm F Jr—W Pinkus. 1909.....25.03
Gensior, Abraham et al—D M Stapp. 1909 .....9,570.90
Griffin, Kate—John Wanamaker. 1906.....34.94
Griffin, Catherine—J S Sills et al. 1907....12.79
Haarmeyer, Robert F et al—Martin L Hall Co. 1909 .....150.24
Holland, Arthur G—L Kapton. 1909.....2,759.90
[1]Hurwitz, Raphael et al—S E Gumbiner. 1909. .....558 04
Hartig, Charles et al—H C Biddle et al. 1908. .....128.20
Hock, Harris—McCall Co. 1909.....410.50
Kinsky, Ernest—Crandall & Godley Co. 1909 .....92.78
Kennedy, Michael & John—T F Foley. 1909. .....551.76
Same——J H McWilliams. 1909.....352.16
Knoepfle, Adolph—Hub Realty Co. 1908..123.91
Kahn, Baruch—O B Lambine. 1907.....31.69
Kneeland, Stillman F—R Steward. 1909..166.41
Le Piemme, Louise C et al—Rees & Rees. 1909 .....86 66
Lippman, Solomon L—H L Levy. 1909.....31.71
[1]Levy, Julius B Norotzky. 1909 .....28.01
Levy, Morris et al—T R Schwartz. 1909...614.29
Lapinsky, Jacob et al—R Schwartz. 1909.614.29
Lowerro, Chas H & Chas W Raymond Von Praag Supply Co. 1909 .....272.92
[1]Lewis, Samuel et al—S E Gumbiner. 1909.558.04
[1]Loscalzo, Antonio et al—People, &c. 1904..500 00
Meyer, Philip—Atlantic Wire Co. 1909....60.63
Medicus, Henry W & Chas H et al—L C Raegener. 1901 .....633.12
Milay, James C—J B Perrazzo 1909.....1,003.36
McAdam, James & Mary A—John Nix & Co 1909 .....537.28
Moorhouse, Edgar—Frank J Tyler. 1909...25.41
Miller, John D—International Boiler Works Co. 1905 .....344 85
Same——Hazard Mfg Co. 1909 .....73.19
Same——Manhattan Lighterage & Transportation Co. 1906 .....402.96
Morse, Chas W—B L Peck. 1909.....25,431.11
Same —J W Gates. 1909 .....134,328.95
[1]Mac Namara, Louis P—B & H Motor Car Co 1909 .....101.84
[3]Malcolm, James T—T A Healy. 1901....922.82
O'Hara, John & Richard—C H Schuler. 1909. .....376 97
Payne, Chas A—O'Donohue Coffee Co. 1909. .....136.75
Paull, Samuel—E Klopner Fur Co. 1909..131.45
Partridge, Wm O—W Z Schick, Jr. 1909..37.41
Parizweig, Morris & Harry—J Samuel. 1909 .....183.75
[1]Polara, Gioakino or Gioakino, Colora et al—People, &c 1904 .....500 00
Root, Jason W et al—P F Collier. 1908...190 87
[1]Rosenthal, Louis—City of N Y. 1909.....60 17
Rosenfeld, Barnet—M Bandler. 1907.....165 91
Scheier, John H—S Orsher. 1909 .....129.65
Springer, John H—G J Gould et al. 1906. .....1,658.37
Same——same. 1907 .....148 87
Same——same. 1907 .....35 35
Schulman, Mary W H Faust. 1908.....23 35
Same—-L Faust 1908 .....23 35
Schwartz Henrietta C C Steele. 1901..82 12
Smith, G Franklin et al—P F Collier. 1908 .....190.78
Springer, John H—G J Gould et al. 1908...156.82
[1]Shaparo, Israel et al—S E Gumbiner. 1909.558.04
Schenker, Israel W, Morris & Israel W et al—D M Stapp. 1909 .....9,570 90
Schriber, Aaron et al—D M Stapp. 1909.9,570.90
Simon, Benjamin—P Krawitz. 1909.....274.72
[3]Springer, John H—C F Thomas. 1909..7,653.42
[3]Same——C R Thomas. 1909 .....2,627.72
Treadwell, Geo A—Anglo American Authors Assn 1909 .....253 42
Taylor, Joseph A—J McNaught. 1908....212.60
[3]Townsend. Robert—S S Meyers. 1909...108.53
[1]Teitelbaum, Adolph et al—W H Lewisson. 1908 .....548 82
Thompson, Wm J—A Ellenberg. 1908.....47.67

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Whiten, Stephen A—Russell & Erwin Mfg Co of N Y, 1909 ..... 264.87
Walker, David S—Lincoln National Bank. 1909 ..... 41.42
White, Arthur W—H E Taylor & Co. 1909.. ..... 1,661.88

CORPORATIONS.

Eighth Avenue Triangle Co—T L Watt et al. 1909 ..... 107.97
Erie R R Co—Woolson Spice Co. 1909..9,393.11
Fleischman Realty & Construction Co—M Greenbaum. 1099 ..... 46.67
Same—same. 1909 ..... 97.85
Same—same. 1909 ..... 9,007.12
Hooker, Jobson Co J Freira. 1909..... 668.97
Harlem Plastering Works et al—Rees & Rees. 1909 ..... 86.66
[1]Karp Bros, Inc—S Langer, 1909..... 780.15
North American Mortgage Co—I Greenbaum. 1909..... 1,204.39
Paris Modes Co—M Dreyfuss et al, 1909...108.28
St Margarets Church—M Cohen et al. 1909.321.50
Sturtyvant Realty Co—J D Evans. 1909..1,928.67
Throg's Neck Building & Construction Co et al S Hyman. 1909 ..... 237.15

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Nov. 20.

171—Broadway, No 2315. Joseph Elias agt Charlotte R Lee and Leslie Bros & Ferguson $648.00
172—Bowery, No 269. Lewis Finkelstein agt Michael J Adrian Corp, Joseph Adrian & Charles Stiger 90.00
173—2d av, No 608. Harris Bernstein agt Frank Beck and Morris & Meyer Delisky. 62.50
174—Andrews av, s w cor Fordham rd, 100x90. Fowler & Hopkins, Inc, agt Fordham Construction Co..... 1,500.00
175—Madison av, No 132. Samuel Rubin agt Jared W Bell, Wm L Wagner, Edw F Pooley & Louis Hernsheim 285.00

Nov. 22.

176—86th st, No 342 West. Sanitary Art Tile Construction Co agt Solomon M Schatzkin & Harry Schiff 1,132.90
177—190th st, n s, 103.7 e Morris av, 102.11x irreg. Edward Schaile agt Leroy Construction Co 348.00
178—Forsyth st, Nos 126 & 128. Otto Reissmann agt Chebrah Poelzedek Anshei Elia. 90.00
179—2d av, No 875. Otto Reissmann agt Adam Roland & M Goldberg..... 10.00
180—Lewis st, No 159. Otto Reissmann agt Fred Otto 80.00
181—Amsterdam av, Nos 2005 & 2007. Noonan & Price Co agt Louis & Louis K Ungrich, James Murray and John J Wilson..... 168.56
182—Ludlow st, No 55. Muller & Vultel agt Elizabeth A Vail 795.00
183—Houston st, No 121 West. Pegano Nicola agt Raffaelle Tassi, Ferdinand Jornelli & Nicola Jormelli 19.25
184—Same property. Antonio Saiso agt same. 45.50
185—Same property. Francesco Partulano agt same 17.50
186—Same property. Guiseppe Defrouco agt same 38.50
[1]187—Same property. Guiseppe Nabile agt same 25.00
188—Same property. Domenico Sabatiano agt same..... 19.25
189—Same property. Leonardo Leo agt same. 20.25

Nov. 23.

190—119th st, Nos 111 & 113 East. Celia Mufson agt Mrs Sachs & Bernard J Isecks. 44.20
191—Bleecker st, s w cor Barrow st, 40x81. Joseph Elias et al agt Louis Ludwig, Albert M Gilday & Max Schlesinger 128.65
192—Broadway, Fort Washington av, 178th and 180th sts, whole block. James T Maxwell et al agt Fort Washington Syndicate and Ryan & Hannington 1,054.76
193—Ludlow st, No 55. McDermott & Hanigan agt Elizabeth A Vail and Annete & Robert Vail 10,803.94
194—Same property. George Weiderman Electric Co Inc agt same 360.00
195—125th st, No 543 West. Asbestolith Mfg Co agt Catalina D V Potter & Octave Potter (renewal) 518.00
196—Satisfied.
197—Spring st, No 132. Philip Winer agt Max Abramson & Harris Mankin..... 340.00
198—Lewis st, No 142. Hyman Elchenbaum agt Victoria Fisher 27.00
199—234th st, n s, 435 w Katonah av, 50x100. Standard Plumbing Supply Co agt Bernard Schultz & George Leier 170.00

Nov. 24.

200—Barker av, e s, 164 n Magenta av, 34x126. Daniel Nathanson agt Etta Forgotston & Henry Blumenthal 79.85
201—Perry av, s s, 119.6 w 205th st, 80x100. Nelson & Co agt Perry Avenue Construction Co..... 2,735.00
202—7th av, No 2441. Louis Kramer agt Margaret Kilduff 487.75
203 Ludlow st, No 55 McDermott & Hanigan agt Elizabeth A Vail extrx and Annette & Robert Vail 9,737.20
204—Creston av, w s, 175 s 198th st, 25x100. Robert S Trainor agt John J Quinn & Margaret Quinn 1,465.00
205—10th st, No 349 East. Hyman Shapiro agt Barnet Printzman & Louis Cohen..... 370.00
206—43d st, No 601 West. Thomas Bonner Heating Co agt Jabez Burns & Sons....703.37
207—St Nicholas av, No 930. L Werner agt St Nicholas Construction Co..... 36.85
208—Clinton st, No 185. Marx & Jacobson agt Mrs Leah Solomon & Joseph Rosenberg. 757.60

Nov. 26.

209—128th st, No 58 West. Jacob Bauer agt Samuel M Rosendorf 25.00
210—Ft Washington av, e s, whole front between 178th and 180th sts, —x—. Braunfels Browning & Co agt Ft Washington Syndicate and Ryan & Hannington 257.05
211—Willis av, s e cor 140th st, 16.8x80. Berger Mfg Co agt Maurice J O'Gorman and Peter Mueller 40.85
212—114th st, Nos 503 to 553 West..... 116th st, Nos 504 to 554 West..... Patrick M Dorgan et al agt Columbia University and MacIntyre & O'Connor..... 42.00
213—St Pauls pl, n w cor Crotona pl, 51.2x84.10 x irreg. Robert H Mathews Co agt St Paul Construction Co..... 4,053.68
214—Ryer av, e s, 125 n 180th st, 80x100. Louis Holzberg agt Samuel Merksamer..350.00
215—Houston st, No 294 East. Kussel Golod agt Samuel Kamlet, Morris Rosenberg and Barnet Aronson 160.50
216—Marmion av, s e cor 175th st, 146x95. Pasquale Trotta et al agt Fairmount Construction Co..... 3,650.00
217—7th av, No 1964. Weiss & Co agt Chas J Dorner and E Califano & Co..... 58.00
218—63d st, No 28 West. Potter & Foubister agt Benjamin B Davenport & Paul de B Laighton 12,854.38
219—63d st, Nos 22 to 26 West. Same agt same 51,145.18
220—Ryer av, e s, 125 n 180th st, 75x103. Paul Freytag agt Julius K Brody, Rebecca F Levin, Joe Lowenfeld & Samuel Merksamer. 650.00

BUILDING LOAN CONTRACTS.

Nov. 20.

Southern Boulevard, n s, 550 w Av St John, 37.6x105. Bertel Realty Co loans Ellen Cowman to erect a 4-sty dwelling; 3 payments. $1,750
232d st, s s, 100 w Spuyten Duyvil Parkway, 50x—. Along The Hudson Co loans Lee De Forest to erect a 2½-sty dwelling; — payments 10,000
29th st, s s, 400 w 6th av, 100x98.9. Germania Life Ins Co loans Twenty-ninth Street Realty Co to erect a 10-sty building; 6 payments. 370,000
West Farms rd, s s, 147.8 e Hoe av, 100x193.6x 100x153.11. Lawyers Title Ins & Trust Co loans Friedman Construction Co to erect a 5-sty apartment; 9 payments 134,000

Nov. 22.

99th st, n s, 125 w West End av, 75x99.11. Sender Jarmulowsky loans Meteor Realty & Construction Co to erect an 8-sty apartment; 10 payments 85,000
100th st, s s, 125 w West End av, 75x100.11. Same loans same to erect an 8-sty apartment; 9 payments 85,000

Nov. 23.

Mapes av, n e cor 177th st. City Mortgage Co loans John W Cornish Construction Co to erect four 5-sty apartments; 12 payments. 120,000
Daly av, e s, 389 s Tremont av, 128x150. James G Wentz loans Harry C Benline Construction Co, Inc, to erect four 4-sty apartments; 8 payments 64,000

Nov. 24.

Riverside Drive, n e cor 113th st, 104.3x85.3x irreg. State Realty & Mortgage Co loans Emsworth Construction Co to erect a 12-sty apartment; 17 payments 250,000
182d st, n s, 100 w Fordham av, now 3d av, 40 x140. Lawyers Title Ins & Trust Co loans Di Benedetto Realty Co to erect a 5-sty tenement; 9 payments 28,000

Nov. 26.

Prospect av, e s, 153.7 s Fox st, 92.3x104.7x75x 158.3. Bertel Realty Co loans Philipp Freudenmacher to erect two 5-sty apartments; 14 payments 52,000
Av B or East End av, n w cor 79th st, 102.2x 148. Moritz Falkenau loans Stevenson Construction Co to erect an 8-sty loft; 12 payments 125,000
Bryant av, w s, 100 n Lafayette av, 100x100 x irreg. Rockland Realty Co loans West Mount Vernon Realty Co to erect four 2-sty dwellings; 9 payments 18,000
Bronxdale av, w s, 177 s 187th st, 25x100. Herbert S Ogden, att'y, loans Edw J Cahill to erect a 2-sty dwelling; — payments..4,000

SATISFIED MECHANICS' LIENS.

Nov. 20.

[3]61st st, n s, 125 e West End av. John H Pride agt Traverse A Spraggins et al. (June 30, 1909) 132.00
[3]Madison av, No 1917. Max Goldstein agt Jewish Hospital for Deformitories & Joint Diseases et al. (Sept 15, 1909) 78.76
Forest av, n w cor 158th st. Feluce Angelar
[2]Same property. Luigi Gerbino agt same. (Oct 7, 1909) 400.00
[2]Same property. Friedman Slate Works agt same. (Oct 18, 1909)..... 300.00
[2]Same property. Harry Dubroff agt same. (Oct 6, 1909) 135.00
[2]Same property. J P Duffy Co agt same. (Oct 7, 1909) 104.56
[2]Same property. E D Keating Co agt same. (Oct 7, 1909) 620.00
[2]Same property. Dubroff Bros agt same. (Oct 8, 1909) 135.00
[2]Same property. Levine & Posner agt same. (Oct 16, 1909) 1,700.00
[2]Same property. D Bravin Tile & Marble Co agt same. (Oct 5, 1909) 760.00
[2]Same property. Harry Dubroff agt same. (Oct 22, 1909) 135.00

Nov. 22.

Bryant av, w s, 25 n Jennings st. New England Mantel & Tile Co agt B T Jackson et al. (Nov 6, 1909) 360.00
5th av, No 1368. Solomon Sbar agt Thomas McManus et al. (Sept 21, 1908) 55.00
Centrla Park West, No 292. C T Ross Lumber Co agt John Doe et al. (Nov 10, 1909) 70.00
132d st, No 10 East. Herman Slate Co agt Louis Segelbohm et al. (July 27, 1909) 142.50
132d st, Nos 66 & 68 West. Max Gordon agt Freeholtz Construction Co et al. (Nov 10, 1909) 330.00
[2]Cornelia st, No 19. Frank J Tyler agt Sun Publishing Co et al. (Nov 11, 1909)...677.50
Forest av, n w cor 158th st. Felice Angeloro agt William F Rohrig Co et al. (Oct 25, 1909) 180.00

Nov. 23.

[1]60th st, No 48 East. J P Duffy Co agt Chas E Rushmore et al. (July 7, 1909) 112.16
[1]Same property. Wm A Thomas Co agt same. (July 9, 1909) 250.00
[1]Same property. John L Keating Co agt same. (July 10, 1909) 46.00
[1]Same property. Thomas J Mooney agt same. (Aug 18, 1909) 266.00
[1]Same property. Elias Nieberg agt same. (Aug 21, 1909) 2,750.00
[1]Same property. Vincent Valentine Co agt same. (Oct 11, 1909) 130.00
170th st, n e cor Bristow st. Leopold Lenz agt Clara Wiedhopf et al. (Oct 30, 1909). 450.00
[2]98th st, No 287 East. Morris Hochberg agt Jacob L Lindner et al. (July 9, 1909)..136.25
[2]7th av, n w cor 53d st. Frank Boyle agt Adolph Doscher et al. (Oct 7, 1909)..530.00
[2]Fort Hamilton av, s w cor 180th st. Brownell Co agt Picken Building Co et al. (Nov 6, 1909) 311.00
34th st, No 314 East. Herman Bros agt John Doe et al. (June 12, 1909)..... 125.00

Nov. 24.

78th st, No 204 West. Moses J Perault Jr agt David M Myers. (July 23, 1908) 72.57
5th av, No 85. Robert E Leve agt Carrie Butler. (Dec 11, 1907) 145.15
34th st, No 314 East. Dry Dock Sash & Door Co agt Harry Brown et al. (July 16, 1909) 125.00
[2]138th st, No 529 West. Joseph Tiro agt Tautog Realty Co et al. (Sept 28, 1909).111.55

Nov. 26.

47th st, No 105 West. Raisler Heating Co agt Milton Wallenstein et al. (Oct 20, 1909) 275.00
St Paul's pl, n w cor Crotona pl. Garfien Sheet Metal Works agt St Paul's Construction Co. (Nov 23, 1909) 500.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Nov. 18, 19 and 20.

No Attachments filed these days.

Nov. 22.

Lennon, Thomas M G—Manhattan Lighterage Co; $10,000; De Forest Bros.
Simplex Mfg Co; Drummond-Ludlow Co; $40,000; Wing & Russell.

Nov. 23 and 24.

No Attachments filed these days.

CHATTEL MORTGAGES.

Nov. 19, 20, 22, 23 and 24.

AFFECTING REAL ESTATE.

Colaizzi, D. 37 W 42d..Roeser & Sommer Co. Gas Fixtures. $55
Elmer Realty Co. 2834 Valentine av..American Mantel & Mfg Co. Tiled Mantels. 168
Emoh Realty Co. 1736 Madison av..Cosmopolitan Lighting Co. Gas Brackets. 92
Flaxman, M. 62 Lenox av..A Diosy. Chandeliers, &c. (Agreement.) 115
Forsyth Bath Co. 79-81 Forsyth..National Elevator Co. Elevator. 200
agt William F Rohrig Co et al. (Oct 25, 1909) 180.00
[2]Lexington av, w s, whole front between 130th and 131st sts. Theo F Hahn agt Isaac Sakolski et al. (Oct 6, 1909) 365.00
[2]Same property. Friedman Slate Works agt same. (Oct 19, 1909) 300.00
[2]Same property. Luigi Garbino agt same. (Oct 6, 1909) 400.00
[2]Same property. Harlem Mirror & Glass Co agt same. (Sept 16, 1909) 150.00
[2]Same property. Vincent Valentine Co agt same. (Oct 7, 1909) 250.00

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REAL ESTATE RECORD AND BUILDERS GUIDE.
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C. W. SWEET

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THE income account of the Interborough Company for the year ending June 30th last shows clearly that it should divide the profits of the proposed Seventh avenue and Madison avenue extensions with the city. The net income of the Interborough Company for the year amounted to about 13 per cent. on the original stock of that company. Thus after four years and a half of operation it is earning a percentage on its original stock which would have made that stock worth somewhere between 250 and 300—provided no merger had taken place. Moreover, the chance of future profit is still very large. The Subway is carrying now a much heavier traffic than it did last year, and will probably earn over 15 per cent. during the current period. The lengthening of the platforms will increase its carrying capacity by 30 per cent; and the increase of residential population on Washington Heights and of business population at Longacre Square and along Fourth avenue will provide eventually a much greater density of traffic dependent exclusively on the Subway. In another five years its net earnings will probably amount to over 20 per cent. on its original stock. When the Broadway-Lexington avenue line is operated there will be a reduction, but not for long, nor will it be serious. The proposed extensions along Madison and Seventh avenues will not be so quickly profitable as the existing Subway, and they will be burdened with a heavier load of interest charges; but at the end of ten years they will be earning far more than six per cent. on the value of the stock necessary to equip them. The districts through which they run are destined to great future business development, and eventually the traffic which they develop will be as dense as it is on the existing Subway. It is only fair that any profits over six per cent. on the stock issued to pay for the equipment of the proposed extensions should be shared between the company and the city.

THE LATEST phase of the continuous disputing performance between the Public Service Commission and the Interborough Company leaves the contending parties so far apart that the public, which is interested personally in new subways, has reason to be discouraged. If the commission was absolutely opposed to the terms under which the Interborough Company proposed to build its extensions, why did they not announce this decision long ago and make some effort in the meantime to reach an understanding? As it is, six months more have been lost and nothing accomplished. In respect to the merits of the present dispute, the Record and Guide is inclined to sympathize with the commission on some counts and with the Interborough Company on others. The former is right in objecting to saddling on the city the cost of all the real estate, easement, damage suits and increased taxes. It is right also in insisting that the Subway extensions shall not be built under the terms of contract, but shall afford the city a share of any future profits above interest and sinking fund requirements. The proposed subways are too important to be treated merely as extensions; and while it is reasonable that they should be leased for a definite period, it is unreasonable to demand from the city all the probable profits of such a lease. The rate of remuneration which the company propose to pay for third-track privileges on the East Side elevated roads is also too small; but inasmuch as these tracks would only accommodate long-distance passengers and would be an immense and easily accessible convenience to the swarming inhabitants of the East Side, it seems as if this point might be waived—providing the company met the commission's objections in the two other respects. On the other hand, when Mr. Willcox declares that the Interborough Company cannot be allowed to build any extensions in Manhattan and the Bronx unless it also builds more subways in Brooklyn, the Record and Guide feels bound to declare the demand unreasonable. The failure of the Interborough Company to propose certain needed Brooklyn extensions would be censurable, provided the monopoly of that company in respect to rapid transit was complete, or in case, as far as it is complete, it were to be preserved. But the commission has laid out a new route in Manhattan competitive with the existing Subway rather than supplementary thereto, and this route is apparently intended for the purpose of affording another company an entrance into Manhattan. Moreover, this Manhattan route includes a Brooklyn extension and is officially called the "Tri-Borough System." Finally, the Brooklyn Rapid Transit Company already operates elevated roads in Brooklyn and wants to supply additional means of rapid transit. Why, when the Interborough Company is obliged to meet all this competition, should it be obliged to assume the responsibilities of a monopoly and be forced to build subways wherever the commission thinks they are needed? Above all, why should the poor tax-payers and travelers of Manhattan, who have been denied additional rapid transit for years because the Fourth Avenue Subway in Brooklyn blocked the road—why should they continue to suffer from intolerable congestion, because Brooklyn may be suffering from a milder version of the same trouble? Last year the commission said to Manhattan, "You cannot have any subways, no matter how profitable they may be, until an unprofitable subway has been built in Brooklyn." Now when the Brooklyn subway is under construction, the commission says: "No matter how much certain parts of Manhattan and the Bronx remain in need of subways, we object to their construction until still more subways are laid out and contracted for in Brooklyn." Why this persistent discrimination against Manhattan?

CERTAIN CONSERVATIVE financial writers have recently been warning the business community that the business of the country is again showing symptoms of a dangerous excess of prosperity; and the warning should most assuredly be seriously considered. With the defective currency and credit system of the United States, every period of good times, when capital is in demand for all sorts of business purposes, tends soon to stretch the financial resources of the country to the point of absolute inelasticity; and something of the kind is happening now. Money is, indeed, easier than it was, but the comparative ease has the appearance of being only temporary. In case the business expansion continues, relief will have to be found in some direction; and it is not apparent just where such relief can be obtained. The railroads will need to raise or borrow a great deal of money during the coming year. They cannot obtain that money on advantageous terms, in case there is a fall in the price of stocks. On the other hand, stocks could not be further advanced without the employment of an amount of capital for the purpose that would make credit conditions still more dangerous. Possibly the situation may be straightened out, in case stocks are kept at about their present level and further speculation discouraged; but even such measures may not be effective, because it looks as if the general economic situation was becoming unwholesomely speculative. The price of commodities has almost reached the level prevailing in March, 1907. In some lines, such as food, prices are higher than ever before in the history of the country. People are spending money as extravagantly as they were three years ago. Imports are enormous. Exports are less than they were last year. The country is exporting all the gold it produces. Real estate speculation is rampant in the West. The prices of agricultural land has been very much increased, owing to the prosperity of the farmers of that region; and they have been borrowing money on this increased value in order to buy more land. In the meantime wage-earners have not, except in exceptional cases, received any increase in wages, and it looks as if during the coming year the higher cost of living, coupled with the comparative immobility of wages, would result in serious industrial disturbances. In spite of all these dangerous symptoms, there is no immediate threat of a crisis, but storm signals are certainly flying. It behooves conservative business men to take in sail, and prepare against a check to the business expansion of the country and a contraction of credit and confidence.

THE ANNOUNCEMENT that a prominent firm of carriage-builders has acquired possession of a corner of 53d Street and 5th Avenue may cause some consternation in that exclusive neighborhood; but it should not cause any surprise. Business is bound to take possession of 5th Avenue as far as the Plaza; and the attempt to stop the invasion would cost the neighboring residents more money than they will probably care to devote to the purpose. The situation along this part of 5th Avenue is essentially different from the situation on Madison Avenue between 35th and 41st Streets. The value of property on Madison Avenue for business purposes is less than half what it is on 5th Avenue north of 34th Street, and if Madison Avenue south of 34th is occupied by the wholesale trade, the few blocks on that avenue immediately north of 34th Street will remain for an indefinite period more valuable for residential than for business appropriation. But the economic conditions contributing to 5th Avenue values are wholly different. It is settled that the cream of the retail trade of New York is to be concentrated on 5th Avenue from 34th Street north. Real estate values along that stretch have reached an unprecedented level, considering the large amount of property affected, a level approaching $350,000 for inside lots. The insistent demand which has caused such huge prices must be satisfied by an extension of the area of its influence; and the only available direction of extension is along 5th Avenue itself. When business men are willing to offer such prices for 5th Avenue property, they are sure to tempt the owners of private residences—even when they are themselves very rich—to sell; and little by little the older houses on this stretch of the avenue will fall into the gulf opened up by the retail development of the avenue. There can be no doubt, however, that a steady resistance will be encountered. Houses, such as those belonging to the Vanderbilts, for instance, have cost an amount of money which make them more valuable to their present occupiers than they would be even to the most opulent retail firms; and their proprietors would not allow themselves to be dislodged even by the prices now prevailing. But in the course of time, either the pressure of demand will force prices still higher until they become tempting even to very rich men, or else the neighborhood will become less desirable for residential purposes, and the Vanderbilts and their kind will get out of their own accord. But this will be a slow process, so far as the present millionaire proprietors are concerned; and it is possible that they may combine to prevent the stray houses, owned by less wealthy individuals, from passing into the possession of retail firms. In any event, it is probable that Madison Avenue from 42d to 59th Streets will share in the prospects of this part of 5th Avenue and will gradually become occupied by a good class of retail shops. North of 49th Street it will be easier for the retail trade to appropriate Madison Avenue than it will be to appropriate for similar business purposes the side streets in that vicinity leading off 5th Avenue.

DISCRETIONARY POWER IN THE BUILDING DEPARTMENT.

O wad some power the giftie gie us
To see oursel's as ithers see us!
It wad frae monie a blunder free us;
And foolish notion

To the Editor of the Record and Guide:

WHILE reading the article in last week's issue of your paper entitled "Essential Principles of a Building Code," the above words of Burns were constantly in my mind. In a note at the foot of the article it is stated that it was the principal portion of a paper read by Mr. Lawrence Veiller before the National Municipal League at Cincinnati. I am writing this on the assumption that the gentleman referred to is the same Mr. Lawrence Veiller who had more or less to do with the Tenement House Law of New York City. It is difficult, however, to recognize in the writer of that article the same gentleman who appeared a few months ago before Governor Hughes at Albany to advocate an amendment to the Tenement House Law providing that discretionary power be given to the Commissioner of the Tenement House Department, when a few weeks later, a man of the same name, I presume the same man, appeared before Mayor McClellan of this city to protest against any discretionary power being given the Superintendent of Buildings in the proposed building code. The question naturally arises in the mind of any man acquainted with the facts, what was the motive that prompted these two positions in the same man within a few weeks of one another which were in principle so diametrically opposite?

In regard to the special article to which we have referred, the trouble with it, as with most writings that come from so-called altruists, no matter what their motives, is that so many of their statements are but half truths, and this may possibly account for the fact that this address was given in Cincinnati, where the facts are not known, rather than in New York City, where they are known.

For instance, the writer states "that in 1895 there was a tenement house law enacted which provided that no tenement house erected after that date should occupy more than sixty-five per cent. of the lot." They, however, added a clause to the effect that where the light and ventilation of a building was materially improved the Superintendent of Buildings might permit a greater per cent. of the lot to be occupied, but in no case more than seventy-five per cent. In a word, they departed from their original purpose of definitely limiting the amount of land to be occupied, believing that the enforcing officer might be permitted to use his judgment and permit a larger proportion to be covered in special cases. Now, what actually happened? Within a year every tenement house that was erected occupied a full seventy-five per cent. of the lot."

The trouble with the foregoing statement is this, that the writer of the article referred to further states "that the clear intent of the framers of the law was that not more than sixty-five per cent. of the lot should be occupied," when as a matter of fact the purpose of the framers of the law was not that the improvement on a lot should be limited to sixty-five per cent. of the lot, but that by giving builders ten per cent. of additional leeway, providing they gave BETTER LIGHT AND VENTILATION than the law called for, they would be induced to put in a better type of building. And the fact of the matter is that in a large measure it produced that very result, as the type of tenement house erected after 1895 was very much better that what preceded it, and the best thing about it was that the rents of the poor were not materially increased. This latter part is the milk in the cocoanut of the entire matter, and undoubtedly was the principal factor in the minds of the men who framed the law of 1895, but it never enters the minds of the so-called altruists who have for years stood in the way of common-sense tenement house legislation.

Now take another statement in the article referred to: "In this subject (discretionary power of the Superintendent of Buildings) is wrapped up nearly everything of importance in a building code. There is little use in providing with minute care for the thickness of walls of certain heights, the methods of building firestops, the way in which plumbing shall be ventilated, if at the same time you give to your enforcing official the power to change all these requirements at his discretion." A man in Cincinnati who heard this statement would be forced to exclaim: "What rascality there must be in New York City when they allow such things!" but to a builder in the City of New York who has had dealings with the Building Department it means nothing, as he knows from his own experience that while the discretionary power of the Superintendent of Buildings may be used in the matter of thickness of walls, where an equally good construction is substituted, it is never used to permit the elimination of firestops where required, nor to allow an unsanitary method of ventilating plumbing, nor in fact any matter affecting the life, health and safety of the people.

Further on in the article this statement occurs: "Unfortunately, however, New York's Building Code," not only the proposed one but also the present one, "is a whited sepulchre." I maintain, on the contrary, that New York City at the present time is working under the best building code that has ever been given to any city, that the best evidence of this fact is the magnificent progress that our city has made under it, and that notwithstanding the hundreds of millions of dollars spent in building construction, and some of it the largest and highest buildings on earth, we never hear of any failure or the collapse of any of our buildings because of construction permitted by the Superintendent of Buildings in any of the five boroughs composing Greater New York.

Now just one more quotation. "To sum up, Building Codes should be Definite, Clear and Precise." Listen to that, ye architects and builders of apartment houses and tenement houses, who for eight years have racked your brains over the Tenement House Law! Listen to that, ye men who for years have been filing plans in the tenement house department under the Tenement House Law and have found that scores of sections of the law have never had the same meaning two months in succession!

These are not my words, "Definite, Clear and Precise." These are the words of the man who has publicly stated that he has had as much to do as any one man in the preparation of the present Tenement House Law. Ponder these words. Dwell on them. "Definite, Clear and Precise," and place them beside your experience with the Tenement House Law, and imagine if you can what your experiences would be if you had a building code drawn that would be "Definite, Clear and Precise," to the mind of a man who had in any large measure to do with drafting the present Tenement House Law with its possibilities of ten thousand interpretations.

In conclusion, permit me to say that there are at least two things about the proposed new building code that the architects, builders, real estate owners and the building trades generally are agreed and upon which they will insist, namely: Discretionary power to the Superintendent of Buildings in the

(Continued on page 993.)

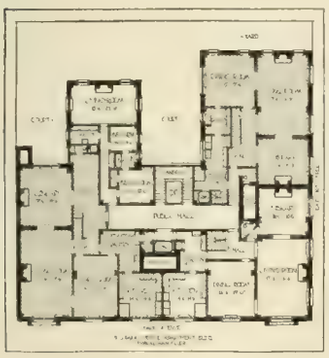
CONSTRUCTION.

THE REBUILDING OF PARK AVENUE

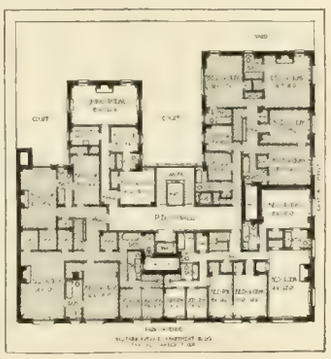
To Exemplify Modern Ideals for Residential Planning in a Great City—Giant "Club" Apartment Houses and Individual Mansions.

BREAKING into public consciousness is the fact that Park av, reconstructed, will be the most modern residential boulevard in the city. By this is meant that the old thoroughfare will be made the one most nearly responding to the new ideals of elegant urban living, as exemplified by the "club" apartment house and its aristocratic relatives, without crowding out the individual mansion. No one type of building will exclude its rival in the "New Park Avenue." Some time ago there was a feeling that when a multi-family house entered a choice neighborhood the doom of private dwellings there was pronounced, and because of the prevalence of this opinion Park av was for a long period looked upon as a builder's problem.

Now the case is clear. There must be in the American metropolis, as in every other, a supremely fashionable residential avenue, and if Fifth avenue has become insufficient, or less available, it must have its fellow—a "second Fifth Avenue." In reconstructing an old thoroughfare to meet this requirement the newer ideas and necessities that have been accepted and recognized by good society must be taken into account. Hence, the really "modern" fashionable boulevard is by the very nature of things compelled to exemplify the new as well as the old standards of living, and on Park avenue at the present moment may be seen under construction, simultaneously, both co-operative and individual houses of the highest type in their respective classes.



TYPICAL MAIN FLOOR.



TYPICAL CHAMBER PLAN.



NO. 925 PARK AVENUE—A MODERN "CLUB" APARTMENT HOUSE.
Delano & Aldrich, Architects.



NO. 829 PARK AVENUE.
William J. Taylor Company, General Contractor.
Pickering & Walker, Architects.

THE INTERESTING PORTION.

Park av, between 59th and 85th sts, is being made over. It presents the rare spectacle of a longitudinal avenue being transformed, not from residential to business uses, but from a rather commonplace thoroughfare of uncertain architectural standing into an exclusively residential and fashionable parkway. Manhattan Island has not seen such an occurrence in many years. Authorities seem to be agreed that a building movement has started here which will not end until the highest expectations are realized. The mainspring of the movement was the elimination of locomotive smoke and noises, leaving what was naturally a broad and handsome parkway in peace and quietness. It is one of the few avenues that has no surface cars, it is not convenient for business traffic and the few small shops remaining will eventually have to go.

One who wishes to get a good first impression of what is being done should start at the upper end, and 86th st seems to be the northern boundary, for the reason that a crosstown trolley comes through Central Park from the West Side at this latitude, and makes it a sort of getting-off place. There are two churches in this neighborhood, and one more under construction, the latter at the southeast corner of 85th st for the Old South congregation, which is now worshipping on Madison av, at the southeast corner of 38th st, which is just inside the limits of the old Murray Hill farm. The new temple is being constructed from plans of Cram, Goodhue & Ferguson, of New York and Boston, who are known to the world as the architects of the New West Point. The walls are only a little way above the ground as yet. Native granite from the foundations is being surfaced and laid with courses of Indiana limestone, much in the same style as in the new Union Theological Seminary and in the new City College.

Mr. Amos R. E. Pinchot recently completed a beautiful white stone residence on the northeast corner of 85th st, diagonally across from the new church, and in order to ensure the high character of this particular neighborhood he has bought the other two corners, together with much other property along the avenue. Mr. Pinchot is a relative to those Enos whose per-

spicuity and influence in real estate matters are well known. With such interests dominating it is very certain that the north end of the line will be either handsomely improved or well protected.

Since the new movement began—and Senator Root was the first one to build—the improvements have been exceedingly handsome without a single exception, but the architectural possibilities have not yet been fathomed. Park av has a width of 140 feet, and apartment houses of a height of 210 feet, or twenty stories, can be erected there. Presumably builders will yet take full advantage of this fact, and still without making



RESIDENCE OF ROBERT S. BREWSTER.
(Southeast corner of Park avenue and 79th street.)
Charles T. Wills (Inc.) Builder.
Trowbridge & Livingston, Architects.

the skyline too ragged. The "club" type of house will have a number of examples. The one at the northeast corner of 80th st, finished a year ago from plans of Delano & Aldrich, architects, by the William J. Taylor Company, has thirteen stories, and it was, naturally, worked out along the lines of ampler space, and with a higher degree of comfort and luxury than had been known in houses of the co-operative type up to that time.

In general plan these apartments differed from the conventional co-operative apartments through the greater space given to the service. There are three types of apartments in this house. There are large duplex apartments, three on each floor, with smaller bachelor apartments in the rear; and there are triplex apartments beginning on the ground floor. There are no studios in the building, but the apartments are all planned and worked out to look as much as possible like gentlemen's private houses, free from the characteristics which mark the usual apartment house. In all these co-operative houses the effort is made to secure a note of real distinction, and this is true of the 12-sty house at the northeast corner of 77th st that was erected by the same builders, the William J. Taylor Company, which is a very prominent instrumentality in the re-improvement of the avenue. It seems only a short time ago when Mr. Taylor was making his pioneer efforts in the line of co-operative houses, in which he is now so well established.

At the southwest corner of 76th st, with the Taylor Co. as contractor, from plans of Pickering & Walker, architects, (103 Park av) for the "929 Park Avenue Company," a 12-sty co-operative house is being erected at the present time. George P. Walker is president of the company of owners. A row of very substantial apartment houses was eliminated to make room for this great house, which will have a frontage on the avenue of 117 feet and a depth of 100 on 76th st. A typical floor plan shows a building following the form of the letter "H" with all the master rooms facing on the avenue or the street. The method followed practically eliminates public, private and rear corridors, and all the other waste space that is seen in some duplex houses. This house will contain thirty-six duplex and twelve single apartments, with rentals ranging between two and four thousand dollars, each, according to location. By excluding unusually large salons, the owners obtain a greater amount of rentable area and a larger yield, and tenants lower rentals than in some houses. This is the theory on which the house is being erected.

Thus far the sightseer in his southward stroll has seen only apartment houses among the new constructions, but at 73d st (the northeast corner) he comes upon the site of Oakleigh Thorne's new residence, now occupied by the 7-sty Brandon apartment house, which is to make way—though it is a building of considerable size and pretensions as old houses go. Just north of the corner where Mr. Thorne's house is to rise is the beautiful white stone house of Mr. James Brown, of Brown Brothers, the bankers, which occupies a single interior lot. On the southeast corner of 73d st Mr. George E. Fahys is making over a 4-sty apartment house into an artistic private residence. It has a limestone base of two stories, and then two stories of very dark red brick. At the corner, in the first story of the house, he has made a room for his automobile.

Senator's Root's new residence is at the southeast corner of 71st street. At the northwest corner of 71st st, diagonally across from Senator Root's, is the house for George S. Brewster, which Charles T. Wills (Inc.) is building from plans by Trowbridge & Livingston. Adjoining on the north is the new residence of Theodore Douglas Robinson. Another Brewster residence stands at the southeast corner of 79th street. This residence of Robert S. Brewster has been standing for several years. Property owners in this vicinity are taking active steps to have the property of the Freundschaft Society, at the southeast corner of 72d street restricted to private dwellings. The plan is for the neighbors to subscribe a fund of $100,000, to be paid to the society as a gratuity, if it will do this, rather than sell to apartment house builders. Within a very few weeks the probability that the entire neighborhood will be devoted to fine residences has been strengthened as the result of the sale of the Union Theological seminary's block front, between 69th and 70th streets, to Commodore Arthur Curtiss James and George Blumenthal, of Lazard Freres. The Presbyterian hospital block bounded by 70th and 71st streets, Park and Madison avenues, it is understood, will also be restricted to private residences.

J. G. Rogers, architect, has filed plans for a four story and attic building, to be built at the northwest corner of Park avenue and 64th street, for Jonathan Bulkley. It is to be of limestone, in the style of Louis XVI. period, ornately decorated, having a central entrance, and ornamental balconies at casement windows, and will be crowned with a mansard and balustrade.

Clients of the firm of Leonard J. Carpenter acquired, a few days ago, the row of five brownstone houses at Nos. 588 to 596 Park avenue, 100 feet on the avenue and about 75 feet deep,



NO. 563 PARK AV.
William J. Taylor, Builder. Walter B. Chambers, Architect.

between 63d and 64th streets, west side, formerly owned by a company headed by James C. McGuire, the engineer, who is now building on Riverside Drive. A high class apartment house will be erected on the site.

On the northeast corner of 62d st the steel frame of a 12-story co-operative house is being put together by the William J. Taylor Company, as the builder, for "No. 563 Park Avenue Co.," on a

plot 65 ft. front by 95 deep. The house is being erected from plans of Walter B. Chambers, of 35 Wall st, and will contain duplex apartments and the fine conveniences characteristic of all of Mr. Taylor's houses. The maximum rent will be about $5,000.

A 15-story co-operative apartment house is being put together at the southeast corner of 61st st and Park av by the Thompson Starrett Company, from plans by Herbert Lucas, the architect who designed a very successful house of that kind which was recently erected in Gramercy Park. This house on Park av will also be owned co-operatively,—by a corporation headed by Howard Mansfield, of Lord, Day & Lord, President; Henry B. Platt, of the Fidelity Trust and Deposit Company, Vice-President; C. Loring Brace, Treasurer. The apartments in this house will not follow any typical plan, but will be arranged to suit the owners' needs and will almost invariably be duplex and as closely resembling a large private house as possible under the circumstances.

CONCRETE APPLIED TO DWELLING HOUSE CONSTRUCTION.

By ROSS F. TUCKER,* M. Am. Soc. C. E.

THE next step in the extension of the use of concrete will be its adaptation to the construction of dwellings. With the army of block machines that are on the market and the great quantity of output from these machines, the bulk of which goes into dwellings, the step above-mentioned has already been in a manner taken, although in the writer's opinion, the technique of the method of manufacture to which many block makers are restricted, renders it difficult to manufacture a wholly satisfactory product. The percentage of water used in mixing will not sufficiently lubricate the aggregates to produce the greatest possible density and strength. All the ramming and tamping in the world, all the pressure that can be exerted by hydraulics or otherwise will not compress a dry, poorly-made concrete into a dense, water-tight block. The particles of aggregate arch themselves and cannot be forced to fill the corners and interstices without sufficient water to allow the faces and surfaces of the aggregate to slip on one another.

It is curious that so many people have taken to block-making as if there were something new about it. Artificial stone was made thirty years ago, and in a manner similar to the block machine method of to-day, and the resultant product had many of the defects of these later productions—a soft, absorbent, spongy mass, of low compressing strength, requiring all sorts of treatments to make it waterproof. The whole practice is wrong, and the only difference between the old method and that of to-day lies in the numerous mechanical devices, which, with greater or less ingenuity, reduce the labor and mold cost to a minimum. All walls built of such material must be so constructed as to avoid the dampness that such concrete must necessarily acquire, and the very softness of the stone precludes any surface treatment that can be called interesting or satisfying in any degree.

All concrete, to be strong and sound, must be wet concrete, far too wet to be delivered from its mold for considerable periods of time. The best artificial stone made in this country to-day is manufactured in Boston by the wet process. The selection of aggregates, together with intelligent mixing, secures results that in the finished product are astonishing and are not attained by any process block machine yet devised.

Again, solid wall construction is very limited in its application to dwelling house work. While we have about solved the problem of the mill and factory building, both structurally and economically in reinforced concrete, the same cannot be said at all of dwelling houses. In the mill and factory structure we have a relatively large amount of concrete as compared with the lumber and labor involved in the making of the forms, whereas, in the dwelling house, with the cut-up surfaces and irregular openings, the ratio of the cost of forms to the concrete is out of all proportion and places concrete practically out of the running in comparison with other material. Moreover, the internal stresses, particularly the shrinkage of concrete in mass, are such that the walls are almost sure to crack. They must be furred or an air space formed, otherwise they will be damp and extremely unsatisfactory. In the fall and spring there is a likelihood of condensation on the inside of an uninsulated concrete wall, and, last of all, it is a difficult matter to give a solid wall any architectural treatment that can be called satisfactory, except at a very considerable expense.

The wooden house is, of course, highly inflammable and should be only built as a last resort. Such a house covered with metal lath and furred has some excellent architectural possibilities, but when well-built, will not be found to be cheaper than a rough brick wall, for the frame must be sheathed, papered, metal furred and lathed and covered with scratch coat of mortar before it is in condition to receive the stucco. This will be found to approximate closely the cost of brick work. Much has been said about the faults of stucco work, but like many another failure in the use of concrete, they are traceable to the ignorance of the user rather than to the fault of the material. Stucco has been greatly abused but it will do good service every time if properly made and applied. I have placed ornamental stucco on the exterior of a power house on the St. Lawrence River, on tile, brick and lath surfaces where it has been subjected to a yearly range of 120 degree temperature for ten years, and it is as good to-day as when applied, although the plastering on the inside, made exactly the same way, of the same material, came off in pieces a yard square on the same walls within two months after it was applied.

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HOW STUCCO SHOULD BE MADE.

Stucco should be made of selected material, not of dirty, clayey bank sand. There are great possibilities in the future of stucco when properly handled. But for this development must come a cheap wall. The writer had occasion to make a study of this problem of a cheap wall construction for stucco application for the late Stanford White, who, had he lived, would have taken some steps to show what could be done in decorative stucco. But all existing methods have been too expensive and we must devise a cheap dry wall before we can make material progress in dwelling house work.

The nearest approach to the ideal wall for concrete dwelling houses seems to have been worked out through the method of placing wet concrete into steam jacketed molds and rapidly hardening it by a controllable heat. This method has proven economical and seems to have solved the problem of handling wet concrete and producing a dense, strong building unit at a very low cost. Considerable building has already been done with these blocks, and the development will be watched with great interest. With such a wall, the extension and possibilities of concrete decoration are unlimited and the future will give us fireproof homes of high structural and architectural value at low cost. The method is so simple, the requirements of skilled labor are so greatly reduced, that houses of concrete, fireproof throughout, may be constructed at a price to compare favorably with wood, and upon the walls may be produced a great variety of color and texture effects, in stuccos made of many materials, enlivened with masses of color in Faience and Mosaic, that give the architect great opportunity for the exercise of his artistic abilities. It will create a school of design adapted to the material and be productive of a style of dwelling possessing individuality and character combined with durability and permanency such as we know little of thus far in our suburban architecture.

DISCRETIONARY POWER IN THE BUILDING DEPARTMENT.

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different boroughs, and a Board of Appeals to whom we can take our cases when we feel that we have not been accorded a square deal. We will not tolerate a continuance of the conditions under which we have suffered during the last four years by the principles advocated in the article referred to and the consequences of which were so vividly illustrated in the conditions made possible by these methods put into effect by the Tenement House Department and the Tenement House Commissioner who is and has been for the past four years persona grata with these principles. J. H. JONES.

(Chairman, Tenement House and Building Committee of the North Side Board of Trade.)

WINDOW BOXES AND THE LIKE.—It is well known that the use of window boxes to brighten stern facades is much more common in Europe than in America, and that the Germans especially have carried this form of exterior decoration to great lengths. A German writer in a German magazine—"Der Städtebau"—has recently given in notes of travel some interesting examples. He speaks of the Town Hall in Karlsruhe as the best known instance of the decoration of a public building in a large way by this means. Every window of the structure has its box and a long box extends across the recessed balcony of the central pavilion. "I do not know," the writer says, "whether the same plants are used every year, but this year it was the new blue petunias whose color and size were distinctive. There are in each case two boxes, one placed above the other, the petunias in the upper box falling over the plants in the lower one, and standing upright are geraniums."

NEWEST OF THE CITY'S STRUCTURAL GIANTS.

Work is now to go ahead on the proposed extension to the Whitehall Building in Battery place. The United States Realty and Improvement Company, having acquired the stock of the Battery Place Realty Company and the latter, which is now a subsidiary company of the United States Realty Co., will erect the building illustrated by the perspective. It was originally planned to erect a tower thirty-six stories high, or 447 feet, and a West st wing thirty-one stories, separated from the present building by a broad exterior court, with a sixteen-story annex in Washington st. At this time the Washington st annex is not to be constructed, and the space will be left for light and ventilation. The part to be erected will be the 31-sty and basement addition upon the plot immediately adjoining the Whitehall Building on the north.

The present building has a frontage of 180.6 ft. in Battery place, facing south, overlooking Battery Park and the harbor; frontages of 69.1 ft. in West st, facing the Hudson River, and 63.4 ft. in Washington st. The plot contains about 12,000



THE ENLARGED WHITEHALL BUILDING.
Clinton & Russell, Architects.

square feet. The combined plot of the present Whitehall Building and the new 31-sty addition comprises 51,515 square feet, or nearly twenty-one city lots.

The enlarged building will have a frontage of 307.2½ ft. in Washington st and 180.8 ft. on Battery place. It is estimated by its projectors that it will be the largest single office building in the city. The height of the building will be 416 ft. from curb to roof, while the boiler room will be 26 ft. below the curb. There will be thirty elevators.

In all there will be 11,000,000 cubic feet, with a rentable area of 550,000 square feet. In it will be used 14,000 tons of structural steel, 7,500,000 common brick, 900,000 face brick, and 45,000 barrels of cement. The general contract has been awarded to the Geo. A. Fuller Co. Messrs. Clinton & Russell, 32 Nassau st, are the architects, and the cost is placed at about $4,600,000. The original Whitehall Building was built by the Battery Place Realty Co., organized by William H. Chesebrough and was opened on May 1, 1903. The completion of the new Custom House and the erection of the Chesebrough, Battery Park, Maritime and Whitehall buildings by Robert A. and William H. Chesebrough have revolutionized the entire neighborhood and have emphasized its possibilities for office purposes. For further description of this operation see issue of Sept. 5, 1908.

—Now that the New Haven Company is the owner of the Tarrytown, White Plains and Mamaroneck line, the deed to which it will take on December 6, it is understood that the company intends to begin the work immediately of improving the roadbed, putting down new ties and making other important improvements along the entire system.

THE FANCY FOR OLD MAHOGANY.

Advices from England say that real old English mahogany furniture has almost altogether vanished from the antique shops, and only copies of the genuine are now to be found in the market. The home demand for genuine antiques is so keen that but few pieces are exported.

In this country the quest for the prized furniture meets with more success when the collector is willing to pay a fair value. In New England the demand so far exceeds what can be found in the shops that collectors from there have begun to enquire for it in the old counties along the Hudson River. Last week two were at Goshen, in Orange County. They were said to represent a leading Boston citizen who is building a palatial residence in the Colonial style in the suburbs and desired to furnish it entirely in real old mahogany. These further incidents are related in a village paper:

"It is said that they called at the home of S. S. Peloubet, at Johnson's Corner, and offered $1,000 for a solid mahogany piano of antique design. The offer was declined, and thereupon increased to $2,000 and later to $3,000. This last offer was also refused, as Mrs. Peloubet had given the piano some time ago to her daughter, who is the wife of a minister in a neighboring town. It is also said that the men offered $1,000 for an old mahogany four poster bed in the Peloubet home. This offer was not accepted.

"In another home where a mahogany piano was found they offered a new modern upright piano in its place. The offer was not accepted, and the tender of $300 cash was made instead, and also refused. Old chairs, desks and sofas were purchased in other places at fancy prices."

THE POSSIBILITY OF NEW YORK BURNING DOWN.—There is a certain body of opinion which holds that New York City is some day to be almost destroyed by a conflagration, and another body of opinion which does not believe anything of the sort. Our Professor Humphrey solemnly informed the people of London this week that New York was doomed. In his interview Mr. Humphrey quoted the rate of loss by fire in Europe at 33 cents per capita, against this country, with its loss of $3 per capita, and he said that Europe was better equipped to prevent and extinguish fires than America unless the building laws of American cities be revised. Chief Croker, replying, says New York will never have such a conflagration. "To be sure we could have a fire in one block which might do as much money damage as the Baltimore fire, which he mentions, but as for a fire sweeping over any such territory it could not happen here. Look at the statistics prepared for all the places in the country, which show that in this city 99 per cent. of all the fires in a year were confined to the building of their origin." The fact has been brought out by the discussion that notwithstanding the stone and other fireproof construction of buildings which prevails in Europe, the insurance companies there were permitted by law to insure only to one-half the value of buildings or stocks and that this was by many regarded as a factor not wholly negligible in the good fire record over there.

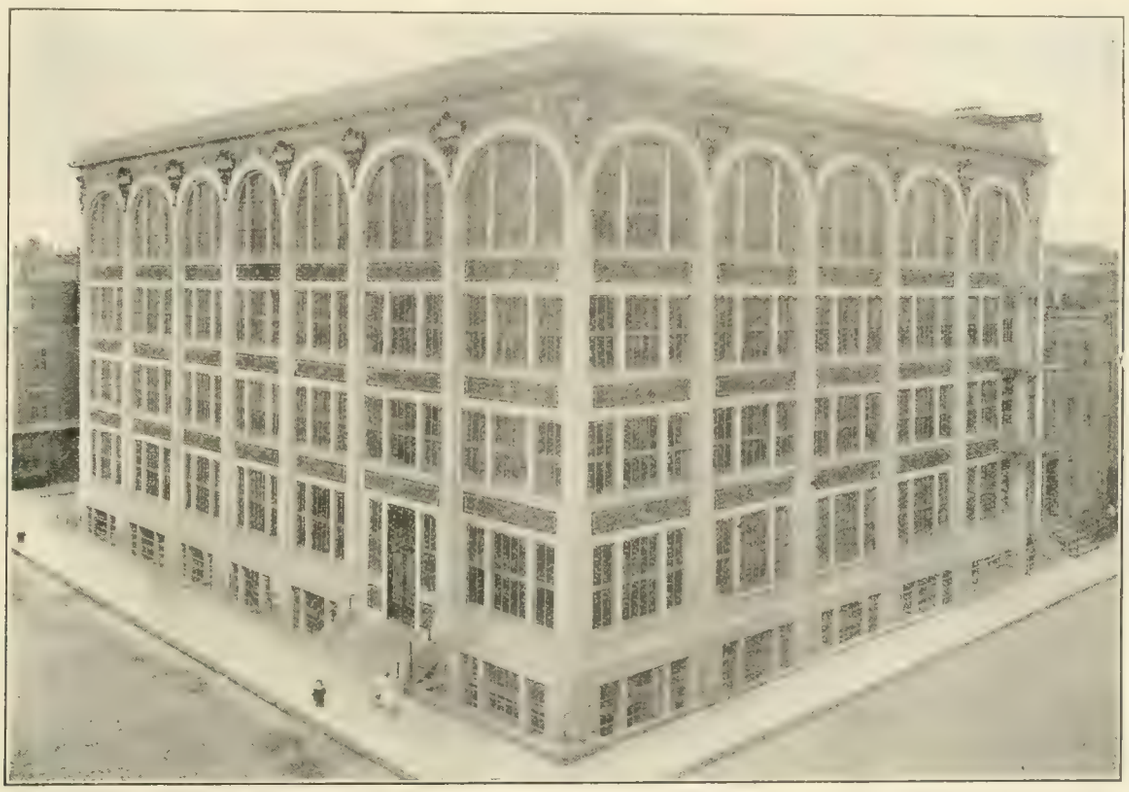
MORE AND MORE the big work comes forward as the year draws to a close. Authority was given to the Bridge Department this week to advertise for bids on the general contract to construct the eight-million dollar municipal building. A change of ownership having been effected for the Whitehall Building, the U. S. Realty and Improvement Company, as the new controlling interest, intends to have the George A. Fuller Company begin the construction of an immense annex to that building, which is the first skyscraper to arrest the gaze of travelers from abroad. On Thursday bids were opened by the Board of Water Supply for a two-million dollar contract on the Catskill Aqueduct, and next Wednesday bids will be opened by the same board, for the construction of the Hill View Reservoir in Yonkers, which is to cost $3,000,000—a contract which will require a period of at least six years and a half to complete. Bids are being asked for a large amount of other public work of a miscellaneous description, including a number of school buildings, in order to close out the duties of the present city administration. For two years or more comparatively little was doing under the head of public works, owing to the state of city finances. Much of the work now proposed can be done in the winter season. Everywhere in the city work is following the usual routine. Apartment house construction is letting up in some sections, as on Washington Heights, and increasing in other sections, as on Park avenue, and employment continues good in most trades.

—The roadway of the new Metropolitan Bridge will be opened to the public on Christmas Eve, but the footpaths and the railroad tracks not for some months yet. This is the last of the East River bridges on the municipal construction list, and the third to be opened in Mayor McClellan's time. Next year, it is expected, they will all have better railroad connection, and the Pennsylvania and Belmont tunnel lines will be in operation also in 1910—a year to be memorable in transit history.

IMPROVED CONCRETE CONSTRUCTION.

THE photograph of the Thomson Meter Factory Building at Bridge, York and Tallman sts, Brooklyn, is published for the reason that it is interesting as a reinforced concrete construction, and because it is the first American building in which a designer has attempted to use the rough concrete construction as architectural decoration. This building, which covers half a block, is entirely constructed of reinforced concrete, the rough columns being exposed on the exterior, and no finish having been applied on them, except a brush coat of white Portland cement. No care was taken to have special frames, and ordinary wooden planks were used. Recesses were left for the brick panels and terra cotta. These recesses were afterwards filled with a special colored brick, and the cornice decoration, which is of colored terra cotta, all light tones, was set in place and fastened by means of brass hooks.

The whole exterior is bright and attractive, and is certainly a new note in factory architecture. The architect of the building was instructed by the owners to design a factory which would be an advertisement for their materials and that would have a maximum amount of daylight. All piers or walls were



ROUGH CONCRETE CONSTRUCTION AS ARCHITECTURAL DECORATION.
The Thompson Meter Factory, Bridge St., Brooklyn. Louis E. Jallade, Architect.

to be eliminated. The architect at the time felt that a new departure in reinforced concrete design was very necessary in this country, and that here was a good opportunity to do something new. He believes that a concrete building should not be designed to look as though it was made of stone or brick, and that more efforts on the part of concrete architects should be given towards the beautifying of their building without money loss to the owners. The decorations in this case have amounted to less than one per cent. of the total cost of the building.

No wood has entered in the construction of this building, and no fire insurance is carried by the owners. All windows are of metal and wire glass. The architect of this building, Mr. Louis E. Jallade, was one of the first architects to introduce reinforced concrete in this country, and for several years was employed as consulting engineer for the New York branch of the Contancein Reinforced Concrete Co. The system used in the construction of the Thomson Meter Factory was the Hennebique.

CONSOLIDATION ADVOCATED.—At a hearing given by the Joint Legislative Committee on charter revision in the City Hall this week, former Senator Geo. W. Brush, of Brooklyn, acting in consort with several other speakers, asked that the Tenement House and Building departments be consolidated. He said that the two departments were in conflict and suggested that the Tenement House Department be made a subsidiary bureau of the Building Department. He added that all sanitary questions in the tenement house should be referred to the Department of Health, instead of to the Tenement House Department. Albert E. Davis, the architect, representing taxpayers' associations of The Bronx, was another who came out in favor of the consolidation of the two departments. Mr. Davis asserted that all architects were of the opinion that there was no good reason for the existence of a tenement house department. C. A. Crane appeared in behalf of the General Contractors' Association to plead that Section 275 of the Building Code be amended so as to provide for an increase of the bond demanded from bidders on public works from 25 per cent. of the total cost of the contract price, as at present, to 40 per cent. when the contract is for $250,000 or less. He asserted that this would do away with irresponsible bidders.

TENEMENT HOUSE CONSTRUCTION.

During the three months ending with September 30 the plans which were filed for the construction of new tenements in the five boroughs of the City of New York represented a proposed investment, for buildings alone, of $26,221,400. Altogether there were 602 buildings planned, containing 7,788 apartments. Of these, 55 were in Manhattan, 171 in the Bronx and 287 in Brooklyn.

In Manhattan only 11 of the 55 were erected below 59th st, 16 between 59th and 110th, 21 between 110th and 155th, and 19 north of 155th st. The statistics are contained in the quarterly report of Commissioner Butler, of the Tenement House Department.

NUMBER OF PLANS FILED FOR NEW TENEMENTS, WITH NUMBER OF BUILDINGS, NUMBER OF APARTMENTS AND ESTIMATED COST, FROM JULY 1ST TO SEPTEMBER 30TH, 1909, INCLUSIVE.

	No. Plans.	No. Buildings.	No. Apartments.	Estimated Cost.
Manhattan	55	68	2,911	$17,169,000
The Bronx	94	171	2,618	5,535,500
Brooklyn	105	287	1,886	3,005,000
Queens	29	75	367	504,900
Richmond	1	1	6	7,000
New York City	284	602	7,788	$26,221,400

LOCATION OF PROPOSED NEW TENEMENTS BY DISTRICTS, MANHATTAN, FOR WHICH PLANS WERE FILED JULY 1ST TO SEPTEMBER 30TH, 1909, INCLUSIVE.

	No. Plans.	No. Buildings.	No. Apartments.	Estimated Cost.
Below 14th st, East	3	5	124	$125,000
Below 14th st, West	1	1	35	15,000
14th to 59th st, East	2	2	60	301,000
14th to 59th st, West	3	3	266	373,000
59th to 72d st, East	..	..	..	.....
59th to 72d st, West	1	1	63	500,000
72d to 110th st, East	3	5	429	1,280,000
72d to 110th st, West	10	11	456	5,125,000
110th to 155th st, East	1	1	69	1,500,000
110th to 155th st, West	17	20	663	3,370,000
North of 155th st	14	19	746	4,550,000
Manhattan Borough	55	68	2,911	$17,169,000

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

ELIZABETH ST, n e corner Delancey st, 6-sty brick and stone store and tenement, 19.10x88; cost, $30,000; owner, Louis J. Ullman, 20 East 96th st; architect, Oscar Lowinson, 20 East 42d st. Plan No. 810.

157TH ST, s s, 275 e Bway, two 6-sty brick and stone apartment houses, 100x86.5, slag roof; total cost, $330,000; owner, Highwood Realty & Construction Co., architects, Rouse & Goldstone, 12 West 32d st. Plans No. 807.

Julius Weinstein, president.

113TH ST, n s, 325 e Bway, 8-sty brick and stone apartment house, 50x85.11; slag roof; cost, $150,000; owner, Paterno & Sons Construction Co., 3058 Heath st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 808.

Stores, Offices and Lofts.

BROADWAY, n e cor 157th st, two 2-sty brick and stone stores and office buildings, 99.11x75x61, slag roof; total cost, $50,000; owner, Gross & Herbener, Inc., 45 West 95th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 803.

34TH ST, Nos 317-323 East, 12-sty brick and stone loft building, 89.2x88.10, slag roof; cost, $300,000; owner, Julius Sternfeld, 114 East 23d st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 809.

GREENE ST, n e cor Prince st, 2-sty brick and stone post-office, 99.7x99.8, tar and gravel roof; cost, $50,000; owner, Charles Lane, 38 Fulton st; architect, Thomas W. Lamb, 224 5th av. Plan No. 805.

PARK ROW, No. 176, 8-sty brick and stone loft, 252x126.6, plastic slate roof; cost, $90,000; owner, Barnett Golden, 508 Pearl st; architect, C. B. Meyers, 1 Union sq. Plan No. 811.

CATHEDRAL PARKWAY, n s, 151.4 w 8th av, 1-sty brick store, 60x22, slag roof; cost, $5,000; owner, Inter Borough Rapid Transit Co., 165 Broadway; architect, Frank W. Herter, 186 Remsen st, Brooklyn. Plan No. 812.

Lounet Lease Hold Co., Inc., Louis S. Steckler, president, 115 Broadway, lessee.

4TH AV, s e cor 24th st, 20-sty brick and stone loft and office building, 98.9x150; concrete roof; cost, $960,000; owner, Philip Braender, 143 West 125th st; architect, Wm. C. Frohne, 38 East 21st st. Plan No. 814.

One building will be demolished. The owner builds; no sub-contracts let.

Dwellings.

PARK AV, n w cor 64th st, 4-sty brick and stone dwelling, 73.4x32.3, slag roof; cost, $40,000; owner, Jonathan Bulkley, 58 East 57th st; architect, James G. Rogers, 11 East 24th st. Plan No. 802.

66TH ST, No. 9 East, 6-sty brick and stone residence, 28x81.8, slag roof; cost, $85,000; owner, Chas. Scribner, 157 5th av; architect, Ernest Flagg, 35 Wall st. Plan No. 806.

No contract let.

Miscellaneous.

90TH ST, s s, 150 e Bway, 1-sty brick shop, 24x50, slag roof; cost, $1,000; owner, J. J. Astor, 23 West 26th st; architect, James McWalters, 2434 Bway. Plan No. 804.

MADISON AV, w s, 100.10 s 86th st, 1-sty brick temporary sub-station, 40.2x32.6; cost, $3,500; owner, Metropolitan Street R. R. Co., 621 Broadway; architect, Wm. T. Dougan, 621 Broadway. Plan No. 813.

MANHATTAN ALTERATIONS.

CANAL ST, No. 41, 1-sty brick rear extension, 8x14, new front, to 4-sty brick tenement; cost, $15,000; owner, Max Kobre, 41 Canal st; architect, B. W. Levitan, 20 West 31st st. Plan No. 2576.

DUANE ST, Nos. 79-81, alter shaft, skylight, store front, to 5-sty brick store and loft; cost, $4,000; owners, W. M. B. & C. F. Hoffman, 317 Broadway; architect, J. Odell, Whitenack, 231 West 18th st. Plan No. 2590.

ELIZABETH ST, No. 228, install oven to 4-sty brick tenement; cost, $550; owner, Liborio Battaglia, 228 Elizabeth st; architect, A. Vendrasco, 1851 East 177th st. Plan No. 2573.

HOUSTON ST, No. 331 East, vent shaft, partitions, skylights, columns, girders, to 5-sty brick tenement and store; cost, $5,500; owner, Leopold Hellinger, 71 East 90th st; architects, Gross & Kleinberger, Bible House. Plan No. 2601.

JAMES ST, No. 2½, partitions, plumbing fixtures, toilets to 4-sty brick tenement and store; cost, $250; owner, Frances McCarty, 160th st and Prospect av; architects, Glucoft & Glucoft, 52 Graham av, Brooklyn. Plan No. 2595.

JAMES ST, No. 4, 2-sty brick rear extension, 3.2x4.10, plumbing, skylights to 4-sty brick tenement and store; cost, $250; owner, Frances McCarty, Prospect av and 160th st; architects, Glucoft & Glucoft, 52 Graham av, Brooklyn. Plan No. 2596.

MULBERRY ST, No. 164, 1-sty brick rear extension, 25x15.4, alter stage, walls, piers, to 5-sty brick picture show and factory; cost, $1,000; owner, Francis R. Stabile, 189 Grand st; architect, Chas. M. Straub, 147 4th av. Plan No. 2587.

MANHATTAN ST, Nos. 79-83, erect sign to 1-sty brick and stone stores; cost, $100; owner, Alex. J. Bruen, 41 Park Row; architect, E. W. Lemay, 132 West 65th st. Plan No. 2584.

MOTT ST, No. 282, 1-sty brick rear extension, 5x3.8, vent shaft, windows, toilets, to 5-sty brick tenement; cost, $2,500; owner, Edna M. Cogswell, East Orange, N. J.; architect, A. Balschun, 427 East 138th st. Plan No. 2593.

MARKET ST, s e cor Monroe st, alter windows, to 5-sty brick public school; cost, $300; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2594.

ORCHARD ST, No. 34, partitions, windows, toilets, to 4-sty brick store and tenement; cost, $2,000; owner, Samuel Hammer, 51 Canal st; architect, H. Horenburger, 122 Bowery. Plan No. 2605.

PITT ST, No. 121, toilets, to 5-sty brick tenement; cost, $200; owner, O. Dobroczynsky, 25 East 99th st; architect, O. Reissmann, 30 1st st. Plan No. 2613.

ROOSEVELT ST, No. 12, partitions, windows, fireproof passage, to 5-sty brick store and tenement; cost, $1,500; owner, Benedetto Ginocchio, 12 Roosevelt st; architect, Frank Straub, 122 Bowery. Plan No. 2616.

SPRING ST, No. 262, windows, concrete cellar floor, skylight, to 4-sty brick tenement; cost, $250; owner, Philip Scheel, 308 West 83d st; architect, J. M. McDonough, 47 Morton st. Plan No. 2602.

SULLIVAN ST, Nos. 66-70, partitions, toilets, windows, to 6-sty brick tenement; cost, $100; owner, John B. Basso, 66-70 Sullivan st; architect, Louis F. Fick, 534 West 178th st. Plan No. 2580.

15TH ST, No. 203 East, alter piers, windows, to 3-sty brick store and dwelling; cost, $250; owner, Stuyvesant Estate, 49 Wall st; architect, W. D. Bishop, 90 East 10th st. Plan No. 2599.

18TH ST, Nos. 108-110 West, 3-sty brick side extension, 25x84, to 6-sty brick store and loft; cost, $6,000; owner, Edward Jansen, 112 West 18th st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 2575.

25TH ST, No. 436 West, partitions to 4-sty brick store and tenement; cost, $300; owner, Herman Hoops, 413 West 21st st; architect, H. Horenburger, 122 Bowery. Plan No. 2606.

27TH ST, 28TH ST, 11th to 13th av, partitions, extension, windows, to 7-sty brick warehouse; cost, $10,000; owner, Terminal Warehouse Co., 17 South William st; architects, R. Deeves & Son, 309 Broadway. Plan No. 2588.

29TH ST, No. 227 East, partitions, show windows, to two 5-sty front and rear tenements; cost, $800; owner, Joseph Personeni, 496 West Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 2578.

L. Laurie, 496 West Broadway, has contract.

34TH ST, No. 527 West, insfall girders, beams to 5-sty brick and stone manufactory; cost, $300; owner, Sprague Electric Co., 527 West 34th st; architect, J. E. Kelley, 707 Washington st. Plan No. 2586.

35TH ST, No. 300 East, alter partitions, show windows, to 4-sty brick tenement and store; cost, $500; owner, Patrick J. Maloney, 421 East 57th st; architect, Louis Falk, 2756 3d av. Plan No. 2572.

37TH ST, No. 351 West, windows, to two 3 and 4-sty tenements; cost, $1,000; owner, Margaret Fulton, 645 West 135th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2604.

46TH ST, Nos. 548-550 West, add 1-sty, elevator shaft, to two 2-sty brick warehouse and stable; cost, $8,000; owner, Hannah Schorn, Weehawken, N. J.; architect, E. W. Granut, 10 West 22d st. Plan No. 2592.

49TH ST, No. 18 West, alter walls to 4-sty brick and stone dwelling; cost, $350; owner, A. G. Paine, Jr., 18 West 49th st; architect, W. S. Miller, 141 East 40th st. Plan No. 2609.

83D ST, No. 4 West, alter partitions, stairs, doors, to 3-sty brick and stone office building; cost, $200; owner, Yosta Rosenberg, 57 East 77th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2579.

Dr. Julius Rosenberg, 57 East 77th st, lessee.

90TH ST, No. 108 East, alter shaft, windows, to 4-sty brick tenement; cost, $500; owner, Wm. C. F. Paul, 31 Sutton pl; architect, O. Reissmann, 30 1st st. Plan No. 2612.

100TH ST, Nos. 151-155 West, windows, to three 5-sty brick tenements; cost, $450; owners, Max & Solomon Scheuer, 101 West 140th st; architect, Elias Cohn, 228 West 141st st. Plan No. 2591.

A. C. Duft, 150 West 101st st, has contract.

TABLOID CIRCULARS

In the ***Investor's Number*** of this paper, to appear December 18th, our ***Tabloid*** (condensed) ***Circular*** department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

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135TH ST, s s, 85 e Lenox av, erect sigh to 1-sty brick stores; cost, $200; owner, Alex. J. Bruen, 41 Park Row; architect, E. W. Lemay, 132 West 65th st. Plan No. 2585.

135TH ST, Nos. 106-108 West, erect sign to 1-sty brick stores; cost, $100; owner, Alex. J. Bruen, 41 Park Row; architect, E. W. Lemay, 132 West 65th st. Plan No. 2583.

151ST ST, n s, 125 e Amsterdam av, move 1-sty brick shop; cost, $250; owner, not given; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2589.

John Brown, 614 West 146th st, lessee.

AV A, No. 1491, partitions to 5-sty brick store and tenement; cost, $250; owners, Lowenfeld & Prager, 149 Broadway; architect, Raphael Prager, 149 Broadway. Plan No. 2571.

AV A, No. 182, partitions, chimneys, windows, to two 4-sty brick tenements; cost, $3,000; owner, R. Wertheimer, 182 Av A; architect, H. Klein, 505 East 15th st. Plan No. 2615.

AMSTERDAM AV, No. 689, partitions, to 2-sty amusement hall and meeting rooms; cost, $1,000; owner, Feist Realty Co., 175 West 93d st; architect, D. Briganti, 205 East 17th st. Plan No. 2581.

BOWERY, No. 75, partitions, toilets, to 5-sty brick store and loft; cost, $800; owner, P. P. Cappel, 333 West 23d st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2614.

BROADWAY, Nos. 512-514, partitions, windows, to 4-sty brick office and warehouse; cost, $500; owner, Estate Elizabeth W. Perkins, 41 Union sq; architect, C. F. Biele, 381 West 12th st. Plan No. 2611.

LENOX AV, Nos. 103-109, partitions, cut openings to 6-sty brick tenement and store; cost, $500; owner, Meyer Bernheimer, 32 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 2570.

LEXINGTON AV, No. 350, 2-sty brick rear extension, 11.6x16.6, to 4-sty brick dwelling; cost, $700; owner, Mrs. John McCreery, 350 Lexington av; architect, W. S. Miller, 350 Lexington av. Plan No. 2608.

1ST AV, No. 1554, toilets, partitions, windows, to 4-sty brick tenement; cost, $400; owner, S. Wohlfeil, 441 East 87th st; architect, A. Vendrasco, 1556 1st av. Plan No. 2574.

2D AV, No. 846, brick wall, alter show windows to 5-sty brick tenement; cost, $100; owner, J. Eear Estate, 875 2d av; architect, A. E Nast, 147 4th av. Plan No. 2598.

3D AV, s w cor 114th st, posts, girders, to 3-sty brick store and loft; cost, $800; owner, Estate O. H. P. Archer, 14 West 52d st; architect, Edwin W. Crumley, 376 Ford st. Plan No. 2610.

3D AV, No. 809, piers, columns, girders, stairs, store fronts, to 3-sty brick store and dwelling; cost, $1,000; owner, R. H. Luthin, 191 Bowery; architect, H. Gronenberg, 153 Lenox av. Plan No. 2577.

3D AV, No. 1021, partition to 4-sty brick store and loft; cost, $300; owner, Geo. W. Ruddel Co., 25 West 42d st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 2607.

5TH AV, No. 632, brick rear extension, add 1-sty, floors, new front, to 4-sty brick residence; cost, $40,000; owner, Mrs. Russell Sage, 604 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 2600.

5TH AV, No. 626, alter entrance, windows, to 4-sty brick and stone dwelling; cost, $2,500; owner, B. Altman, 626 5th av; architect, Francis H. Kimball, 71 Broadway. Plan No. 2597.

Marc Eidlitz & Son have contract.

8TH AV, No. 2441, skylights, doors, windows, to 5-sty brick store and tenement; cost, $500; owner, Augusta C. Hovert, 611 West 146th st; architect, Chas. M. Straub, 147 4th av. Plan No. 2603.

9TH AV, No. 687, toilets, partitions, windows, to 4-sty brick tenements and stores; cost, $1,000; owner, Home Circle Realty Co., 35 9th av; architect, B. W. Levitan, 20 West 31st st. Plan No. 2582.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

FREEMAN ST, n e cor Vyse av, two 5-sty brick tenements, tin roof, 35x90, 40x88; total cost, $83,000; owner, Chas. G. Jorgensen, 1283 Hoe av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1244.

ALDUS ST, n s, from Hoe av to Faile st, five 5-sty brick tenements, tin roof, 40x88x90; total cost, $120,000; owners, The Gaines Roberts Co.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1245.

Furman V. Gaines, 1019 So. Boulevard, president.

CROTONA AV, n e cor 181st st, 5-sty brick tenement, slag roof, 76.49x59; cost, $60,000; owner, Chas. Ast, 36 Manhattan st; architects, Euell & Euell, 36 Manhattan st. Plan No. 1237.

WASHINGTON AV, e s, 90 s 183d st, 5-sty brick tenement, tin roof, 50x80.10; cost, $45,000; owners, Will Const. Co.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1248.

John Marx, 624 East 183d st, president.

DALY AV, e s, 389.3 s Tremont av, four 4-sty brick tenements, tin or plastic slate roof, 32x88.11, 32x84.3; total cost, $100,000; owners, The H. C. Benline Const. Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1239.

H. C. Benline, 148th st and 3d av, president.

181ST ST, n s, 76.5 e Crotona av, 5-sty brick tenement, slag roof, 53x54; cost, $50,000; owner, Chas. Ast, 36 Manhattan st; architects, Euell & Euell, 36 Manhattan st. Plan No. 1252.

LYMAN PL, n e cor Stebbins av, three 4-sty brick stores and tenements, plastic slate roof, 33.4x67.6, 85x82.4; total cost, $75,000; owner, Frank A. Ten Brook, 1826 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1251.

BELMONT AV, e s, 150 n 183d st, 5-sty brick tenement, plastic slate roof, 50x88; cost, $50,000; owners, Germansky

Const. Co.; architects, Moore & Landsdale, 148th st and 3d av. Plan No. 1256.

Max Germansky, 261 Broadway, president.

167TH ST, s e cor Clay av, 5-sty brick stores and tenements, plastic slate roof, 30.84x72; cost, $19,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1254.

CLAY AV, e s, 30.10 n 166th st, thirteen 5-sty brick tenements, plastic slate roof, 39x68; total cost, $390,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1255.

HOLLAND AV, e s, 100 s 215th st, 4-sty brick tenement, tar and gravel roof, 24.10x83; cost, $16,000; owner, Linano Minutillo, 3642 Holland av; architect, Frank J. Stieneken, 1490 Hoe av. Plan No. 1250.

194TH ST, n w cor Webster av, two 5-sty brick tenements, plastic slate roof, 38.1x95.7, 35x95.7; total cost, $68,000; owner, Fred M. Mellert, 1692 Monroe av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1253.

166TH ST, n e cor Clay av, 5-sty brick tenement, 30.84x72, slag roof; cost, $19,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1260.

Dwellings.

HOE AV, e s, 50 n Jenning st, 2-sty brick dwelling, tin roof, 22x60; cost, $6,000; owner, Francis Donnelly, 1468 Hoe av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 1238.

HARRINGTON AV, n s, 75 w Mapes av, 2-sty frame dwelling, tin roof, 21x32; cost, $5,500; owner, Sarah A. Alwell, Middletown road; architect, B. Ebeling, 1136 Walker av. Plan No. 1247.

MATTHEWS AV, w s, 225 s Rhinelander av, 3-sty frame dwelling, tin roof, 21x38; cost, $4,500; owners, John & Clotilda Wedder, Bronxdale; architect, Timothy J. Kelly, 782 Morris Park av. Plan No. 1240.

CASTLE HILL AV, e s, 152 s Westchester av, four 1-sty frame dwellings, tin roof, 8x15; total cost, $800; owner, M. M. Henning, 1237 Castle Hill av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 1249.

235TH ST, n s, 380 w White Plains road, four 2-sty frame dwellings, tin roof, 20x41; total cost, $20,000; owners, Germansky Construction Co.; architect, John J. Zuelch, Williamsbridge square. Plan No. 1258.

Max Germansky, 261 Broadway, president.

229TH ST, s s, 405 e Barnes av, six 2-sty frame dwellings, tin roof, 20x41; total cost, $30,000; owners, Germansky Const. Co.; architect, John J. Zuelch, Williamsbridge square. Plan No. 1257.

Max Germansky, 261 Broadway, president.

MORRIS PARK AV, s e cor, and Bear Swamp road, 3-sty brick dwelling, 25.2¼x56.6⅝, plastic slate roof; cost, $12,000; owner and architect, Geo. Lahrmann, on premises. Plan No. 1259.

MONTICELLO AV, e s, 200 s Jefferson av, 2-sty frame dwelling, tin roof, 20x40; cost, $3,000; owner and architect, W. Sabini, 336 Beekman av. Plan No. 1261.

Schools and Colleges.

MOSHOLU PARKWAY, w s, from Briggs to Bainbridge avs, three 1-sty frame portable schools, 25x31; total cost, $2,400; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1262.

WESTCHESTER AV, n e cor St. Lawrence av, three 1-sty frame portable schools, 25x31; total cost, $2,400; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1263.

Factories and Warehouses.

SO. BOULEVARD, s s, 75 e Brook av, 2-sty brick factory, slag roof, 30x80; cost, $6,000; owners, Heiss & Gauss, 605 East 136th st; architect, Geo. Hoffman, 236th st and Barnes av. Plan No. 1243.

WEBSTER AV, e s, 25 n Anna pl, 8-sty brick storage, concrete and slag roof, 50x90; cost, $80,000; owners, Mauderkin Bldg. Co.; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 1246.

Geo. Kinderman, 1349 Brook av, president.

STATION PL, e s, 524 s Gun Hill road, 4-sty brick factory, slag roof, 50x64; cost, $10,000; owner, H. H. Vought, 103 Park av; architect, N. Frank Vought, 103 Park av. Plan No. 1264.

Miscellaneous.

166TH ST, s s, 1,693 w Washington av, 2-sty brick shop, tar and gravel roof, 25x75; cost, $3,000; owner, Ferdinand Steiger, 1743 Topping av; architect, M. J. Garvin, 3307 3d av. Plan No. 1242.

Stables and Garages.

INTERVALE AV, e s, 161.7 s Freeman st, 1-sty brick garage, plastic slate roof, 32.10x91.9; cost, $7,000; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 1241.

Stores, Offices and Lofts.

CASTLE HILL AV, s e cor Westchester av, 1-sty brick stores, slag roof, 51.9x120; cost, $12,000; owner, M. M. Henning, 1237 Castle Hill av; architect, Max Hausle, 1223 Park av. Plan No. 1265.

BRONX ALTERATIONS.

ELSMERE PL, No. 819, 2-sty frame extension, 16.8x24.6, to 2-sty frame dwelling; cost, $500; owner, Rosa C. Klinkel, 817 Elsmere pl; architect, Wm. Klinkel, 817 Elsmere pl. Plan No. 529.

2D ST, s s, 250 w Av B, 1-sty frame extension, 26x10, to 2½-sty frame dwelling; cost, $250; owner, John J. Lutz, 1075 Virginia av; architect, Thos. L. Newman, 2164 Westchester av. Plan No. 531.

168TH ST, n w cor 3d av, new store fronts to five 1-sty frame stores and dwellings; total cost, $1,500; owner, F. Fisher, 3d av and 169th st; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 530.

BAINBRIDGE AV, w s, 245.4 n 200th st, move two 1-sty and attic frame dwellings; total cost, $500; owner, Jacob Zurneiden, 3008 East 204th st; architect, Wm. S. Irving, 241st st and Katonah av. Plan No. 522.

BROOK AV, s w cor 135th st, new store front to 5-sty brick tenement and store; cost, $500; owner, James Carney, on premises; architect, Louis Falk, 2756 3d av. Plan No. 524.

BRONX BOULEVARD, e s, 100 n 213th st, 1-sty frame extension and 1-sty added to 1-sty frame dwelling; cost, $1,500; owner, Pascaline Belotti, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 526.

JEROME AV, e s, 83 s Kingsbridge road, 1-sty brick extension, 15x36.8, to 1-sty brick store and bakery; cost, $1,500; owners, Singhi Realty Co.; architect, J. C. Cocker, 2017 5th av. Plan No. 528.

H. N. Singhi, Jerome av and Kingsbridge road, president.

McLEAN AV, s w cor Webster av, 1-sty frame extension, 4.6x9, to 3-sty frame store and dwelling; cost, $200; owner, Chas. De Boer, on premises; architect, Wm. S. Irving, 315 East 241st st. Plan No. 525.

ST. LAWRENCE AV, e s, 25 s Beacon st, move 2½-sty frame dwelling; cost, $1,000; owner, Wm. Romkey, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 523.

WEBSTER AV, No. 1815, new vault, new doors, new beams, etc., to 2-sty brick offices; cost, $7,500; owners, Northern Union Gas Co., on premises; architects, Jardine, Kent & Jardine, 3 West 29th st. Plan No. 527.

ADVANCE REPORTS.

City to Take Bids on $8,000,000 Building.

CENTRE ST—Estimates will be advertised for within the next two weeks for the general construction of the new Municipal Building which the city is to erect in Centre st, easterly side to Park Row, extending from Tryon Row to Duane st, covering a plot of 381x168½ ft. The structure will contain 25 stories, and



more than 600,000 square feet of office space, exclusive of stairways, corridors, shafts and halls. The ground floor and basement will be used as the bridge terminal, and all the floors from the second story above will be expressly for city department offices. The estimated cost of the building is given at between $8,000,000 and $10,000,000. Messrs. McKim, Mead & White, 160 5th av, are the architects. For a complete description of the buildnig see issue of May 9, 1908.

Development of 5th Av. and 81st St. Project.

5TH AV—To this date no architect has yet been officially commissioned to design the plans for the new apartment house which the Century Holding Company, (Lee & Fleischman), 141 Broadway, is to construct at the northeast corner of 5th av and 81st st, on a plot measuring 102x125 ft. The building will, of course, be of magnificent equipment and construction of the highest fireproof type. It will be the largest elevator house yet erected on 5th av, having a height of 12-stys, conspicuous in that section, there being nothing but private dwellings in that part of the avenue. It is learned however, that sketch plans are being prepared by Messrs. Rouse & Goldstone, architects, of No. 12 West 32d st, for a building containing apartments for one family on a floor of eighteen rooms each, although no actual layout has been definitely determined. No contract has yet been placed for the construction. The estimated cost has also been withheld. (See issue Nov. 27, 1909.)

Bids for Queens Schoolhouse.

The Board of Education opened bids on Monday, Nov. 29, for the general construction of new Public School 77, in the Borough of Queens. The Bottsford-Dickinson Co. submitted the lowest bid, $282,642. Other bidders were: Charles H. Peckworth, $299,237; P. J. Brennan & Son, $310,000; George Vassar's Son & Co., Inc., $295,000; T. A. Clarke Co., $287,000; J. F. Walsh Construction Co., $282,980; William J. Moran, Inc., $292,385; John Kennedy & Co., $299,975; Peter Cleary, $299,316; Patrick Sullivan, $327,400; George Hildebrand, $308,400;

George Driscoll, $282,700; Thomas McKeown, Inc., $312,939; John H. Parker Co., $324,873; James MacArthur, $314,000; Wills & Marvin Co., $292,929; John Auer & Sons, $287,221; Richard E. Henningham, $307,669.

Plans for Hudson Co.'s Shops.

JERSEY CITY, N. J.—Hugh Hazleton, engineer, 100 Broadway, Manhattan, is progressing rapidly with plans for the new railroad shops, which the Hudson & Manhattan Railroad Co., 30 Church st, Wm. G. McAdoo, president, is to construct in Henderson st near the Pennsylvania Railroad tracks, Jersey City. The buildings will be constructed of brick and reinforced concrete, 1 and 2-stys, of various dimensions, including car storage buildings, car repair and car inspection shops. The cost of the operation is placed at $300,000. When ready the engineer will receive figures on the general and separate contracts from a selected list of contractors.

Squires & Wynkoop Plan Yonkers Apartments.

YONKERS, N. Y.—Squires & Wynkoop, of 44 Cortlandt St, New York City, are preparing plans for a 6-sty elevator apartment house on a plot 125 ft. frontage and 100 ft. deep on South Broadway, Yonkers, just north of the city line. The estimated cost is about $150,000. The apartments are of 4, 5, 6 and 7 rooms and expected to rent for about $10-$12 a room. Fronts are of limestone, brick and terra cotta. The site arises abruptly from Broadway and it is planned to design the house so that the front will be lower than the rear, the entrance court being one story above the street.

Superintendent Reville to Build.

INTERVALE AV—Bronx Building Superintendent, Patrick J. Reville in conjunction with a Mr. Siesel, under the name of the Reville-Siesel Co., will start immediately the improvement of the northwest corner of Intervale av, and 163d st, Bronx, with a high-class elevator apartment house, containing 36 apartments, on a plot 80x123 ft. Maximilian Zipkes, architect, 103 Park av, has been commissioned to prepare the plans, which will be ready in three weeks for figuring.

New Business Building for Newark.

NEWARK, N. J.—The general contract was awarded on Monday for a ten-story fireproof store loft and office building which the Wiss Realty Co., 683 Broad st, is to erect at Nos. 671-675 Broad st, Newark, to cost between $175,000 and $200,000. The construction will be of brick, marble, terra cotta and steel and calls for a structure measuring 60x100 ft. F. T. Nesbit & Company, 116 Nassau st, Manhattan, secured the building contract. H. Baechlin, 45 Clinton st, Newark, is the architect.

A. S. Gottlieb Plans Texas Residence.

SAN ANTONIO, TEX.—Plans have just been completed by Albert S. Gottlieb, architect, 156 5th av, Manhattan, for a high-class brick, veneer residence to be erected for Pompeo Coppini, the sculptor, at San Antonio, Tex. The structure will measure 60x76 ft., 2-sty in height and contain a studio 25x32 ft., and a class-room for modeling. The building contract will be awarded to the W. H. Chambers Realty Company of San Antonio. Mr. Gottlieb makes a specialty of planning out-of-town residences.

$300,000 House for West 111th St.

111TH ST—The Riverside Viaduct Realty Co., Riverside Drive and 127th st, of which Joseph Newmark is president, is taking bids on the structural steel for an 8-sty high-class elevator apartment house, 83x100 ft, to be erected in the south side of 111th st, 75 ft east of Broadway, at an approximate cost of $300,000. The plans are still in progress by Architects Mulliken & Moeller, Terminal Building, 103 Park av.

New 79th St. Loft Building.

EAST END AV—John M. Baker, architect, 21 Jackson av, Long Island City, has plans still in progress for the improvement of East End av and 79th st, with a 9-sty strictly fireproof brick and stone loft building, measuring 148x102 ft. The building is to be constructed by the Stevenson Construction Co., of which James A. Stevenson, Long Island City, is president. The estimated cost is given at $300,000.

Latest Madison Av Improvement.

MADISON AV—Architect William K. Benedict, 1133 Broadway, is preparing plans, and will soon receive bids on the general contract for remodeling the 4-sty stone residence at the northeast corner of Madison av and 61st st, for store and apartment purposes, consisting of new store fronts and general interior alterations. George H. Shaffer, butcher, 474 4th av, is the owner. The estimated cost of the work is about $30,000.

Another Bronx Apartment.

INTERVALE AV—George and Edward Blum, architects, 507 5th av, are preparing plans and will be ready to receive bids about December 22, for a fireproof 6-sty brick, limestone and terra cotta apartment house, measuring 100x125 ft, for W. B. Isaacs, in care of the architects, to be erected at Intervale av and 163d st, the Bronx, at a cost of $130,000.

Notice to Sub-Contractors.

5TH AV.—The Libman-Lewine Company, 1968 Broadway, is figuring plans on the general contract for the new addition "H," to be erected at the Metropolitan Museum of Art, 5th av and 83d st, from plans by McKim, Mead & White, 160 5th av. They state that they desire bids on all sub-contracts at their office by Monday, December 8. (See issue Nov. 27, 1909.)

Apartments, Flats and Tenements.

AMSTERDAM AV.—Robertson & Gammie, 1375 Intervale av, will erect from plans by J. C. Cocker, 2017 5th av, a 5-sty flat, 44xirregular, at the northwest corner of Amsterdam av and 174th st, to cost $50,000.

BROADWAY.—Emery Roth, architect, 20 East 42d st, has prepared plans for a 6-sty high class apartment, 99.11x140 ft., for Morris Levine, 320 5th av, to be erected at the southwest corner of Broadway and 153d st, to cost $190,000.

111TH ST.—The Carnegie Construction Co., 608 West 11th st, will soon erect in the south side of 111th st, 158.4 ft. east of Broadway an 8-sty apartment house, 83.3x83.10 ft., to cost $225,000. Mulliken & Moeller, 103 Park av, have prepared plans.

ELIZABETH ST.—Operations will be started at once by N. J. Ullman, owner, 20 East 96th st, for a 6-sty tenement, to cost $30,000. Oscar Lowinson, 18 East 43d st, has completed plans. Location, northeast corner Elizabeth and Delancy sts.

McCOMBS DAM ROAD.—The Teichman Engineering and Construction Co., 1300 Broadway, will erect from plans by Moore & Landsiedel, 3d av and 148th st, a 6-sty



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flat building at the northwest corner of McCombs Dam road and 152d st. Cost, $75,000.

RIVERSIDE DRIVE.—The Sillan Construction Co., 552 Riverside Drive, will build a 6-sty apartment house, 103.9x irregular, at the northeast corner of Riverside Drive and 151st st, to cost $250,000. Schwartz & Gross, 347 5th av, are the architects.

RIVERSIDE DRIVE. — Schwartz & Gross, 347 5th av, are completing plans for the 8-sty brick, limestone, and terra cotta apartment house, which the Centre Realty Co., 289 4th av, H. D. Lounsbury, treasurer, will erect at Riverside Drive, Audubon place and 157th st.

AMSTERDAM AV.—B. W. Levitan, 20 West 31st st, has completed plans for the improvement of the northwest corner of Amsterdam av and 108th st, with a 6-sty apartment house, 100.11x irregular, to cost $160,000. Irving Judis Building and Construction Co., 215 West 125th st, is the owner and builder.

WADSWORTH AV—Robertson & Gammie, 1375 Intervale av, have purchased the plot 416x98x339.5 on the west side of Wadsworth av, 459 ft north of 190th st. The purchasers will erect four houses each about 100 ft wide, 5-stys, without elevators. J. C. Crocker, 2017 5th av, is the architect.

BELMONT AV.—Operations will soon be started by the Germansky Construction Co. (Max Germansky, pres.), on the 5-sty tenement, 50x88 ft., 26 families, on the east side of Belmont av, 150 ft. north of 183d st, to cost $50,000. Moore & Landsiedel, 3d av and 148th st, are the architects. The owner builds.

100TH ST—Geo. Fred Pelham, 507 5th av, has completed plans for an 8-sty elevator apartment house, 70x82.10 ft, for the West Side Construction Co., to be erected in the south side of 100th st, 280 ft west of West End av. Estimated cost, $160,000. Also plans for an 8-sty apartment, 80x84.9 in the south side of 100th st, 200 ft west of West End av for the Axelrod Realty Co., 321 West 92d st, to cost $200,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three 3-sty brick and stone flat buildings to be erected on the northeast corner of McDougal st and Howard av, Brooklyn, for the Ritare Realty Co., 44 Court st. The facades of the buildings will be designed in Colonial type, trimmed with buff Indiana limestone, having a background of tapestry brick laid up in one-half inch raked color joint to harmonize with the color of brick. The interior will be finished in birch and cypress woods. The owners will be ready for estimates within three weeks.

Churches.

BUFFALO, N. Y.—According to preparations being made by the Rev. Daniel McGurk, pastor of the Riverside M. E. Church, Bird and West avs, a commodious edifice will be constructed in the near future. It will be 2-stys high, of brown brick construction. Estimated cost, about $40,000.

ENGLEWOOD, N. J.—T. H. Poole & Co., 13 West 30th st, Manhattan, have completed plans and awarded to E. M. Waldron & Co., 84 South 6th st, Newark, the general contract for the construction of a fireproof church, marble, seating capacity 1,000, for St. Cecilia's Congregation, at Englewood, to cost $100,000. Rev. Father Angelus is pastor.

Dwellings.

POUGHKEEPSIE, N. Y.—Augustus Davies has purchased property on "Furnace Hill" and will erect several cottages. No plans yet. Dr. John H. Cotter will erect two dwellings on the Mansion st side of this property.

NEWARK, N. J.—H. Baechlin, 45 Clinton st, Newark, has prepared plans for a frame and stucco residence, 2½-stys, 50x70 ft. for David Osterweil, of David Goldsmith & Son, trunk manufacturer, 2 Cherry st, to be erected at the southeast corner of Madison av and 10th st, Newark, to cost $25,000. A garage will also be erected.

BABYLON, L. I.—Architect Albert S. Gottlieb, 156 5th av, Manhattan, has completed plans and awarded contracts to The Commercial Construction Co., 114 Liberty st, Manhattan, for the erection of a 3-sty residence, stucco on terra cotta blocks, and a 2-sty garage of the same material at Babylon, Long Island, for Dr. J. Ralph Jacoby, 44 West 72d st, New York.

WHITE PLAINS, N. Y.—No plans have yet been started or architect selected for rebuilding the mansion of Howard Willets in Mamaroneck av, White Plains, completely destroyed on Tuesday morning. The building was estimated at about $225,000. The place has been in the market for sale for the past year. It is therefore believed that Mr. Willets will not rebuild.

WOODMERE, L. I.—Max G. Heidelberg, architect, 322 5th av, Manhattan, has been commissioned to prepare plans for three stucco and hollow-tile block residences to be erected on property recently purchased from a syndicate which has bought the entire town of Woodmere, L. I. The construction is to be of the highest class, including hot water heat, electric light, hardwood trim and floors, to cost $8,000 each. Work will be started immediately.

Factories and Warehouses.

OSSINING, N. Y.—The H. Wales Lines Co., of Meriden, Conn., has received the contract for the erection of an addition to the plant of the Rand McNally Co. at Ossining, N. Y. It will be built of brick and concrete, 191x94 ft., fireproof.

BROOKLYN.—Plans have been completed for the $650,000 warehouse, to occupy the block bounded by Jay, John, Jewel and Plymouth sts, Brooklyn. It will be built for Arbuckle Bros., foot of Jay st, Brooklyn. Wm. Higginson, 13-21 Park Row, is the architect.

GLOVERSVILLE, N. Y. — The Elite Glove Co., 31 South School st, Gloversville, will erect a new factory in Division st, to cost $25,000. F. L. Comstock, Gloversville, is preparing plans. Bids will be taken about Dec. 10, 5-stys, brick, 60x130 ft., mill construction.

LOWELL, MASS.—The Merrimack Mfg. Co., of Lowell, has been granted permits to construct an addition, 2-stys, to its dyehouse at the cost of $25,000. The new structure will be 88x120 ft. A building adjoining the dyehouse will also be built, costing about $50,000. This structure, 3-stys, will be constructed of brick, 147x165 ft.

NEWARK, N. J.—The Wayne Co., 154 Ogden st, Newark, has awarded to Fred. Kilgus, 14th av, Newark, the general contract to erect a new factory, brick, mill construction, 4-stys and basement, 152x60, with two wings, 31x36, including a main building, power house, stable, 2-stys, and wagon shed 1-sty. The estimated cost is $60,000. Frederick A. Phelps, Union Building, Newark, is architect and engineer.

Hospitals and Asylums.

HARTFORD, CONN.—The State Tuberculosis Commission has decided to purchase a tract of 25 acres on Cedar Mountain for the Hartford County Home for tuberculosis patients.

CENTRAL ISLIP, L. I.—Bids will be received about Dec. 15 for the construction of a State hospital at Central Islip, to cost $300,000. Franklin B. Ware, Capitol, Albany, is State architect.

NEWBURGH, N. Y.—The State Board of Charities has approved the certificate of incorporation of the Newburgh Tuberculosis Sanatorium, which is to be established by ex-Governor B. B. Odell, Jr., at a cost of $75,000.

67TH ST.—A memorial building for surgical purposes is to be erected in connection with the Presbyterian Hospital, 67th, 68th sts and East River. More than $116,000 has been collected. Allan Appleton Robins, 304 Lexington av, is secretary and treasurer.

PATERSON, N. J.—The general contract was awarded to A. B. Van Houten, 72 Paterson st, and masonry to Steele & Hopper, 140 Market st, Paterson, for the new (Quackenbush Memorial) annex to the nurses home, Madison av and Oak st, Paterson, for the General Hospital Association, to cost about $40,000. Fred. W. Wentworth, Paterson, is the architect. The building will be used as a dormitory.

EAST VIEW, N. Y.—The $70,000 additions to the County Almshouse at Eastview will be ready for occunpacy in January. The improvements include a new building to accommodate two hundred, which will be used as a dormitory. A nursery is also being constructed, as well as a hospital, which will accommodate eighteen. All of the additions are being constructed of hollow tile, with a cement finish on the outside.

Hotels.

EDGEMERE, L. I.—Work is soon to start on the "Hotel Lorraine" alteration, at Edgemere, owned by Henry Hart, 1,000 Madison av, Manhattan. The improvement is to cost about $35,000. Wm. K. Benedict, 1135 Broadway, Manhattan, is the architect, and Thomas Pepper, of Far Rockaway, L. I., is in charge.

BUFFALO, N. Y.—"Hotel Statler," southeast corner of Washington and Swan sts, Ellsworth W. Statler, proprietor, is soon to be enlarged with a 13-sty and basement addition, 50x99 ft., granite steel and terra cotta, containing restaurant and banquet hall, cafe, rathskeller and about 150 rooms. Esenwein & Johnson, 781 Ellicott sq, Buffalo, architects. Estimated cost about $500,000. No contract let.

LAKEWOOD, N. J.—Plans are being prepared by D. Wiley Anderson, 922 East Main st, Richmond, Va., for a hotel and sanitarium to be erected on Lakewood Terrace, Lakewood, N. J., for the Lakewood Terrace Hotel & Sanitarium Co., 627 Witherspoon Building, Philadelphia, Pa. T. B. Shertzer, care Public Service Commission, 154 Nassau st, New York, is engineer. The building will be of brick, reinforced concrete and hollow tile, 4-stys, 200x140 ft. It will have a refrigerating plant of 50 tons capacity.

Office and Loft Buildings.

SPRINGFIELD, MASS. — H. & J. Brewer, of Springfield, have purchased the property at 43 Sanford st and intend to erect a new block on the premises for their own use in the wholesale drug business. No plans have yet been prepared.

SCHENECTADY, N. Y.—The Wallace Co. (dry goods), Schenectady, contemplates the construction of an addition 47x200 ft., 4-stys, to their department store. Estimated cost, $50,000. No architect has yet been selected. W. I. Addis, 417 State st, Schenectady, is manager.

SYRACUSE, N. Y.—Figures will probably be taken about Dec. 15 for a 5-sty fireproof brick and stone store and office building, 80x100 ft., to be erected by Chas. M. Warner, of the Warner Quinlan Asphalt Co., at Syracuse, costing about $100,000. Russell & King, Snow Building, Syracuse, are the architects.

5TH AV.—Henry Otis Chapman, architect for Mrs. Russell Sage, has completed plans for remodeling the old 4-sty and basement Sage residence at 632 5th av for

business occupancy as lofts and stores. A new story will be added and a new facade built of the modern Renaissance design. The improvements are to cost $40,000.

4TH AV.—Architect Wm. C. Frohne, 38 East 21st st, filed plans on Friday for the 20-sty loft and office building, 98.9x150 ft., which Philip Braender, 143 West 125th st, is to erect on the site of the old Ashland House, southeast corner of 4th av and 24th st, estimated to cost in the neighborhood of $1,000,000. The owner will build, awarding all sub-contracts.

NEWARK, N. J.—Bids are all in for the store and office building, 4-stys and basement, 50x173 ft., brick, steel and limestone, which Louis M. Frank and Felix Fuld, care of Bamberger & Co., Market and Halsey st, will erect at the northwest corner of Broad and William sts, Newark, from plans by Wm. E. Lehman, 738 Broad st. Building will contain forty-two offices and six stores.

BALTIMORE, MD.—The fire at Baltimore on Thursday destroyed five large office buildings and three others were badly damaged. The estimated loss is between $600,000 and $700,000. The buildings were 102 and 104 Sharp st, occupied by Spear Brothers, shoes; the Royal Cap Co., the C. J. Peed Shoe Co., and Baker Brothers, glassware; Nos. 106 and 108 Sharp st, occupied by McCaddin & McElwee, pictures and mirrors. The Maryland National Bank building and the big building of the R. M. Sutton Dry Goods Co., Lombard and Liberty sts, and the United Glass Co., 110 Sharp st, were badly damaged.

Schools and Colleges.

NORTHFIELD, MASS.—Architect A. W. Holton, of Westfield, is preparing plans for the new high school building to be erected here. It will be a 2-sty brick building, arranged for a memorial hall, a high school and an assembly hall.

GILBERTVILLE, MASS.—Architects E. C. & G. C. Gardner, of Springfield, have been selected to prepare plans for the new high school to be erected in Gilbertville. It will be a 2-sty brick building, arranged for eight class rooms, with steam heat and all improvements.

ROCHESTER, N. Y.—H. D. Whitfield, 160 5th av, Manhattan, has completed revised plans and figures for a 2-sty laboratory and Applied Science Building, 40x60 ft., for the Rochester University. Estimated cost, $50,000. It is expected that contracts will be let about Dec. 15.

LONG BRANCH, N. J.—A new school costing between $80,000 and $100,000 will be erected here. Those interested are Frank K. Gano, Dr. Walter S. Reed and C. Asa Francis, representing the Board of Education, and Arthur L. Holtson and Mayor Charles O. McFaddin, representing the City Council.

NEW HAVEN, CONN.—Work will be started in the spring on the new chapter house for Theta XI., the Sheffield Secret Society. The plans for the building will be drawn by an architect connected with the society and the details will be given out later. Samuel E. Hoyt, 42 Church st, is a member of the chapter.

AUBURN, N. Y.—C. J. Defendorf & Co., 94 East Genesee st, Auburn, have received the general contract to erect a brick school for the Board of Education, at Auburn, to cost $75,000. S. E. Hillger, Seward Building, Auburn, is the architect. F. D. Ingalls, Rosenbloom Building, Syracuse, is heating engineer. Seating capacity, 450.

NEW HAVEN, CONN.—Architects Haight & Githens, 452 5th av, Manhattan, have been commissioned to prepare plans for the new physics laboratory to be erected in Prospect st, New Haven, from funds donated by Harry T. and William D. Sloan, of New York. The plans will be ready to figure in the early spring and a description will be given at that time.

TROY, N. Y.—Bids are to be received on Tuesday, Dec. 7, for the new Central School, 233x105 ft., 4-stys, brick and fireproof construction, to cost $320,000. There will be stone trimmings up to the first story, and alternative bids will be received for the trimmings of the remainder of the building, of limestone or artificial stone. Work will be started in the spring. City Engineer Grimes has plans.

Theatres.

PITTSFIELD, MASS.—Sullivan Bros., of Pittsfield, have purchased the Y. M. C. A. property in North st and will have plans drawn for a new theatre building. They now own the Colonial Theatre and the Empire Theatre in North Adams.

BERGEN AV.—Excavating has been begun for the new theatre which the Wm. T. Keogh Amusement Co., 714 Lexington av, is to erect at Bergen av and 149th st, Bronx. The building will have two and four stories, covering a plot 199x150 ft., irregular, of brick and terra cotta. Seating capacity of the theatre will be 2,300, estimated cost, $500,000. H. C. Severance, 500 5th av, and Neville & Bagge, 217 West 125th st, are the architects. The Mandel Building Co., Marbridge Building, has the general contract.

Miscellaneous.

BINGHAMTON, N. Y.—The Board of Managers of the Binghamton State Hospital and the State Commission in Lunacy at the State Hospital has recommended that the State Legislature be petitioned for an appropriation of $55,000 for a new lighting plant.

NORTH ADAMS, MASS.—All bids were recently rejected by James Knox Taylor, supervising architect, U. S. Treasury, Washington, D. C., for the construction of a post office building at North Adams. Supplemental bids have been asked from the three lowest bidders.

NEW HAVEN, CONN.—The Merchants National Bank contemplates the purchase of the building at the corner of Chapel and State sts owned by the Connecticut Co. The structure will be remodeled and will be used as the new home for the bank. No architect has been selected as yet.

ALBANY, N. Y.—The Hudson Valley Construction Co., of Troy, has received the contract for the construction of a Packard automobile garage at Albany for J. A. P. Ketchum, of Saratoga Springs. The building will be 140x66 ft., fireproof, 2-stys, constructed with reinforced concrete frame, concrete floors and pressed brick exterior, with stone and terra cotta trimmings. The plans are by Albert Kahn, architect, of Detroit, Mich., and Ernest Wilby, associate. The work of construction will be started immediately.

Municipal Work.

WHITESTONE.—The Board of Education will open bids on Dec. 13 for alterations, repairs, etc., to Public School 79, 7th av and 14th st, Whitestone, Queens.

MANHATTAN.—The Bridge Commissioner will open figures on Thursday, Dec. 9, for furnishing one duplex steam-driven air compressor to the Brooklyn Bridge.

RICHMOND.—Bids for filing cabinets for various schools in the Boroughs of Manhattan, the Bronx and Richmond will be opened by the Board of Education Dec. 13.

BROOKLYN.—Estimates will be received by the Superintendent of School Buildings, Monday, Dec. 13, for driving well at Public School 120, Barren Island, Brooklyn.

RICHMOND.—The President of the Borough of Richmond has advertised for bids to be opened on Tuesday, Dec. 14, for furnishing one fifteen gross ton steam road-roller.

BRONX.—The School Board will open bids Dec. 13 for new iron railings and gates, also for relaying pavement, etc., at Public School 35, 163d st, Grant and Morris avs, Bronx.

MANHATTAN.—On Tuesday, Dec. 7, the Commissioner of Correction will open bids for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

NEWTON, N. J.—The Erie R. R. Co., F. L. Stuart, chief engineer, 50 Church st, Manhattan, has submitted plans to the Board of Freeholders for the construction of a bridge over the railroad tracks at Beaver Lake.

BROOKLYN.—Bids will be received by the Commissioner of Bridges, Tuesday, Dec. 14, for the construction of a steel and timber trestle at the Kent av bridge, over Bushwick Creek, in the Borough of Brooklyn.

BROOKLYN.—Estimates will be received by the President, Borough of Brooklyn, Wednesday, Dec. 15, for labor and materials required for gas and electric fixtures and all other work for the public bath northeast corner of 4th av and President st, Brooklyn.

MANHATTAN.—At the rooms of the Board of Water Supply, 299 Broadway, bids will be opened on Wednesday, Dec. 8, for the construction of "Hill View Reservoir and Appurtenances," and portions of the Yonkers and Van Cortlandt siphons of the Catskill aqueduct.

MANHATTAN.—Bids will be received by the Board of Water Supply, Tuesday, Dec. 21, for the construction of Kensico dam, a high masonry dam across the valley of the Bronx River, and appurtenant works, including new Rye reservoir, new Rye dike, Bronx-Rye tunnel, Bronx dike and Rye pipe line.

BROOKLYN.—The Commissioner of Correction will open bids on Dec. 9 for labor and materials required for erection and entire completion of the store and stable buildings, walls and sidewalks in connection with the women's prison of Raymond Street Jail, on the southeast corner of Raymond and Willoughby sts, Brooklyn.

MANHATTAN.—On Dec. 13 the Board of Education will open bids for installing gas fixtures, together with burners, mantles, chimneys, globes, shades, reflectors and by-passes, complete, upon a "purchase and maintenance" basis or a "rental" basis, in the halls, corridors, classrooms and exit stairs mentioned in the specifications, at Puplic Schools 8, 16, 17, 43, 49, 70, 71, 77, 79 and 83, Manhattan.

MANHATTAN.—Bids will be received by the Board of Water Supply, in Room 910, No. 299 Broadway, New York, Thursday, Dec. 16, for the construction of grassy sprain cut and cover, Platt av siphon and portions of Ardsley cut and cover, aggregating about 24,400 ft. of plain concrete conduit, known as aqueduct in open cut and on embankment, 17½ ft. high by 18 ft. wide inside, and about 138 ft. of aqueduct of special design, built of reinforced concrete.

Bids Opened.

Bids were opened by the Department of Education on Monday, Nov. 29, for forming teachers' room and exit at P. S. 10, Manhattan. D. L. Delaney, $1,180, low bidder.

Bids were opened on Thursday by the Board of Water Supply, 299 Broadway, for the construction of seven steel pipe siphons and portions of the Catskill Aqueduct in the town of Olive, New Windsor, Phillipstown and Cortlandt, N. Y. The lowest bid was submitted by the Snare & Triest Co., 143 Liberty st, Manhattan. Other bidders were: The American Pipe & Const. Co., the S. B. Smith Const. Co., the East Jersey Pipe Co. and the Pittsburgh

Const. Co. Owing to tabulation the amount of the bids cannot be given in this issue.

Contracts Awarded.

CHELSEA PARK.—The Park Department has awarded to the T. J. Buckley Const. Co., 103 Park av, the general contract to erect the comfort station and shelter, 1½-stys, 40x24 ft., brick, granite and limestone for the city at Chelsea Park, 27th, 28th sts, 9th and 10th avs, to cost $30,000. Thomas E. Videto, Arsenal Building, is the architect.

NEW HAVEN, CONN.—The contract for the changes to the post office building has been awarded to Conroy Bros., 217 West 105th st, Manhattan, at their bid of $42,375. It is expected that work will be started about Jan. 1. Other firms submitting estimates were the Connors Bros. Co., Lowell, Mass.; W. H. Fissell Co., New York; W. P. Wells, Philadelphia, and Wills & Marvin, New York.

MANHATTAN.—The Power Engineering & Contracting Co., 1123 Broadway, has received the electrical contract on the Tilden Building, Nos. 105-111 West 40th st, from plans by D'Oench & Yost. The W. L. Crow Const. Co. is the builder. The same company has received electrical contracts for the Queens Borough Tax Department, Long Island City., from the E. E. Paul Co., builder, Floyd Y. Parsons, architect, and the residence 471 West End av for the Junction Realty Co., owner.

Government Work.

An addition of $2,764 has been made to the contract of Charles H. Peckworth, of 415 Hudson st, Manhattan, for making changes in the U. S. public building at Elizabeth, N. J.

WASHINGTON, D. C.—Proposals will be received Dec. 21 for the alterations to the main entrance steps and platform of the east front U. S. Treasury Building, Washington, D. C. James Knox Taylor, Supervising Architect, Washington, D. C.

Proposals will be received on Jan. 10 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension, remodeling, etc., to the U. S. Post Office at Lima, Ohio. James Knox Taylor, Supervising Architect.

BRISTOL, TENN.—Proposals will be received Jan. 12 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office and Court House at Bristol, Tenn. James Knox Taylor, Supervising Architect, Washington, D. C.

All bids received by the chief of the bureau of yards and docks, Navy Department, Washington, D. C., on Nov. 6 for furnishing vitrified brick paving at the Charleston navy yard have been rejected. The specifications will be revised and the bids readvertised.

CHESTER, PA.—Proposals will be received Jan. 11 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Chester, Pa. James Knox Taylor, Supervising Architect, Washington, D. C.

WASHINGTON, D. C.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Dec. 24 for steel work, fireproof roof and dressed granite for building No. 110; fireproof storehouse for fuses, acids and oils at the U. S. Navy Yard, Washington, D. C. Wm. M. Smith, Acting Chief of Bureau.

BOSTON, MASS.—Proposals for pier improvements will be received at the and light, and of such toughness that a Bureau of Yards and Docks, Navy Department, Washington, until Dec. 18 for making improvements to pier No. 1, navy yard, Boston, Mass. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, Chief of Bureau.

Brief and Personal.

The January number of the Architectural Record will be devoted exclusively to the work of Carrere & Hastings.

Mr. R. H. Pratt, of the mesh reinforcement department of the American Steel & Wire Co., who was in Washington during the week, will return to his office on Monday.

Horace Trumbauer, the eminent architect of Philadelphia, has recently established an office in the Fifth Avenue Building, which will be operated in conjunction with his Philadelphia office. A. H. Bieler is the New York manager.

The widening of 5th av is now proceeding between 47th and 48th sts. The high stoops of the home of Miss Helen M. Gould, at the northeast corner of 47th st, and of the Goelet house, at the southeast corner of 48th st, will be torn down.

The recently organized firm of the Libman-Lewine Co., builders, 1968 Broadway, have received several important contracts which they are now completing. They include a restaurant addition, No. 103 West 43d st and 759-763 6th av; Walter D. Blair, architect; Dunston & Son, owners. Alteration to residence, No. 122 East 80th st; Schwartz & Gross, architects; Miss Helen Driscoll, owner; American basement dwelling, No. 116 East 78th st; Rouse & Goldstone, architects; George S. Leiner, owner. Mercantile building, Nos. 209-211-213 East Houston st; Chas. B. Meyers, architect; Winthrop estate, owners; alteration to Cafe Madrid, northwest corner Broadway and 46th st; Bernstein & Bernstein, architects; George Rector Co., owners. The officers of the company are A. L. Libman, president, and Irving I. Lewine, treasurer, and the same staff of superintendents and mechanics formerly employed by A. L. Libman have been retained. The aim of the company is to secure high class residence and mercantile work, for which they have excellent facilities both in equipment and in their detail and draughting departments.

A New Material for Brick.

Brick manufacturers of the Hudson Valley and vicinity are interested in a very light tough brick of peculiar fire resisting properties that is being made in Denmark, where it is known as "moler," a foliated, diatomaceous deposit found in Jutland. Professor Joseph W. Richards, writing in "Electro-Chemical and Metallurgical Industry" last month, gives an interesting account of this material, the data having been obtained after careful investigation of the material. Part of his article follows:

"Until recently no use had been found for this material (moler). Mr. C. A. Heyerman, director of the Royal Polytechnic Institute of Copenhagen, tried to use it in the mixture of sandlime bricks but found it unadapted for this use. The Clay Laboratory of the Danish Testing Laboratory has, however, been successful in producing brick from a mixture of clay and moler in various proportions, and from moler alone, with very interesting results, particularly as concerns the properties of these bricks.

"In the fire tests moler was mixed with 25, 50 and 75 per cent. of marl, and with 25 and 50 per cent. of red clay; afterward bricks were burned from moler alone. Contrary to expectations, moler alone burned to a fine red brick, very firm nail could be driven through without cracking it. The specific gravity of these bricks was about one and their strength about that of common brick.

These results were so encouraging, the writer goes on to say, that a grant of 1,000 kroner ($268) was made to investigate the possibility of founding thereupon a new industry. Bricks made as a result of this investigation are, we are told, most satisfactory. Describing this further we learn:

"Their particular properties are their great strength in proportion to their lightness, and their heat insulating quality. They are suitable for partitions, floor constructions and arches of every form. They are not suitable for outside use because of their porosity and absorption of water.

"As a refractory they are, however, a most promising material. Their porosity makes their heat conductivity unusually low and it remained only to test their behavior under strong heat. In the Eastern Gas Works, Mr. Irminger constructed the arches above retorts of them; at the poorhouse, Hundholm, Copenhagen, the chief engineer used them for masonry of steam boilers. In both cases they resisted the heat satisfactorily.

"The Frederiksholm Brick and Lime Works Company, Ltd., had the Clay Laboratory conduct some careful experiments to determine their refractoriness. For this purpose a small vertical shaft was constructed 5 feet high, and with walls one brick (6 inches) thick. The interior was heated by six large gas burners [and] . . . temperatures up to 1000 degrees were recorded; parts of the walls were undoubtedly hotter than this. The results of this test were to prove complete durability of the moler bricks at these temperatures; the faces exposed to the greatest heat were somewhat vitrified. . . .

"Assuming the reliability of these statements, we have here a most excellent refractory material for intermediate use, as a heat insulator in the walls of furnaces, as courses between refractory lining brick and the ordinary outside brick. The low heat conductivity should reduce greatly the heat losses through such composite walls. Its use for electric furnaces outside of the carbon or mabnesite lining and inside the iron shell, should be highly advantageous."

The Granites of Vermont.

A report on the granites of Vermont, by T. Nelson Dale, has just been published by the United States Geological Survey as Bulletin 404.

The report discusses the geographic distribution and geologic relations of the granites, their petrography, and the important geologic features noted at quarries, and describes the quarries in detail. It includes also a classification of the granites, a statement showing their prices, statistics of granite production in Vermont compiled by A. T. Coons, a bibliography of the economic geology of granite, and a glossary of scientific and quarry terms, and is illustrated by numerous maps and diagrams and several halftone plates.

Mr. Dale has already prepared reports on the granites of Maine, Massachusetts, New Hampshire, and Rhode Island, which have been published as bulletins of the Geological Survey, and has nearly completed a report on the granites of Connecticut.

Bulletin 404 can be obtained free by applying to the Director of the Survey at Washington.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market Dull.

The building market this week was featureless, unless an inclination noted in some departments to stiffen prices for an advance could be excepted. This was true of stone and brick. In the former the demand is dangerously near exceeding the supply in certain kinds of stone and in the latter, the close of navigation being at hand warrants this movement. Basic led in iron sales and a general improvement in undertone characterized the cement situation. The falling off in the number of new buildings is more or less counteracted by the great number of alterations which require quantities of building material. A summary follows:

BRICK—Nervous. Demand light.
CEMENT—Undertone improving.
IRON—Basic leads dull market.
LUMBER—Suburbs lead in demand.
STEEL—Demand sustains advances.
STONE—Stiffening for advance.

Fewer Brick Coming In.

In spite of the fact that it is now risky to depend upon boats making the round trip, especially above Newburgh, the Empire Brick and Supply Co. was the only company to cover this week, although many more probably will do so before the end of next week. Prices were fairly well sustained at three-eights to three-quarters up to Wednesday, but yesterday ruling prices were $5.50 to $6.00. They were weak at the latter figure, however. Raritans being $5.75 to $6.00.

The yards up river are still sending cargoes down in fair quantities, although a comparison between the shipments of last week, which included a holiday, and this one were in favor of the week preceding this, while the sales were in more favorable proportion. To illustrate: The incoming cargoes for Monday, Tuesday and Wednesday of Thanksgiving week were 49, while 37 went out. Up to last Wednesday only 40 came in, but 39 went out. The transactions for the six days ending Saturday Nov. 27 follow:

Heldover, Nov. 21; arrived, 56; sold, 58; covered, 4 leaving 15 on hand on Nov. 29.

MANUFACTURERS COVERING FOR DEALERS.

Few dealers in this city have stacked to the extent that they did a year ago. Instead, many of them will draw upon the covered cargoes in the local harbor should they have a sudden demand for commons during the winter. Some of the dealers, it seems, have an arrangement with the manufacturers to cover for them while others will take their chances on local reserve stock. Jersey City, Newark and Hoboken have been drawing heavily this week on Hudson river brick for immediate consumption and for storage.

PRICES TO GO UP SOON.

There is no doubt but that prices will begin to advance from now on. It is considered remarkable by many that they have not moved up before this. In another week it will hardly be wise to depend upon cargoes coming from points above Haverstraw, and next week will witness liberal covering. More brick has been sold this year according to one man, than even in the 1906 boom, but they have not brought the prices they should have brought. Such conditions as existed in this city cannot be remembered within twenty-four years. Low prices and delay in many building operations were responsible for this condition of affairs. Conditions are expected to change this winter, it is said, and early in the Spring activity will begin early in the Spring.

SENATOR ROSE TO DEVELOP YARDS.

Senator John B. Rose, who recently acquired the Bartlett brick yards at Hudson and Roseton, is planning extensive improvements to them and will put them in such shape as to turn out a much larger quantity than ever before. He has not completed his plans yet, but expects to put his new properties in such shape as to make them second to none on the river.

A little strike at Terry Bros.' yards up the river a few days ago, over certain changes that were made on the property was quickly settled and peace now reigns there.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, common	$5.50@	$6.00
Hudson River, Light Hard	4.50	4.75
Raritan River	5.75	6.00
Croton Point—Brown, f.o.b.	13.00	14.50
Croton Point—Dark and red	13.00	14.00
Hollow brick, Haverstraw size	7.00	8.00

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	21.00	24.00

Enameled:

English size	75.00	80.00
American size	70.00	80.00
Kiln run	55.00	60.00

Portland Cement in Timid Market.

The Portland Cement market is still characterized by authorities in the trade as being timid. As the time for the expected readjustment of prices draws near, the undertone for the better that has pervaded this branch of the material market within the last two months seems to gain ground. There is a feeling of hope among the small companies especially, which carries the expectation that conditions will change soon after the first of the year. Reviewing the business of the fall, agents say that while it shows some improvements over last year, something, by the way, that everybody expected, the gain has been merely in volume and not in profitable business. Prices still hold at $1.43.

VULCANITE PORTLAND CEMENT CO. TO MOVE.

The Vulcanite Portland Cement Co., for years located at 949 Broadway, in the Fuller Building, has engaged offices in the Fifth Avenue Building and will occupy them after Jan 1. It will have a suite of six offices on the eleventh floor.

CEMENT.

Portland Cement, in cloth*	$1.43
Rosendale or Natural, per bbl	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.58
Edison Portland	1.43	....
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Basic Leads Iron Sales.

Moderate basic sales featured the week's transactions in iron. About 20,000 tons figured in one transaction for Pennsylvania delivery, while an 8,000 ton order was placed by another concern. A Paterson, N. J., company took still another 3,000 tons. Foundry grades moved slowly and dealers reported practically no change in conditions. There is only scattered buying, but furnaces have a sufficient amount of work on hand to maintain prices firmly. As a whole, the local pig iron market continued dull.

The tendency to buy iron according to analysis seems to be superseding the old method of classification, according to experts in the trade, 2.75 to 3.25 silicate standing for No. 1; 2.25 to 2.75 silicate for No. 2, and 1.75 to 2.25 silicate for No. 3. Local prices follow:

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the first quarter:

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70

The following prices are f. o. b. cars Birmingham, freight to N. Y. $4.25 and including lighterage within lighterage limits, N. Y. harbor, $4.85:

Southern:		
No. 1 Foundry	$15.00@	$15.50
No. 2 Foundry Spot	14.50	15.00
No. 3 Foundry	14.00	14.50
Basic:		
Eastern Pennsylvania	18.75	19.00
Alabama	14.50	15.00
Valley	17.25	15.00

Steel Demand Sustains Advance.

The demand for structural steel well sustains the recent advance, although it cannot be said that the market is stiff at present. This is due to a falling off in fabricating business usual at this time of the year, but encouragement is found in that building plans are going ahead for large operations in this city this winter, among the probable ones being the new Municipal Building and Whitehall addition and one or two others in the Seventh avenue and Fourth avenue sections not yet specified.

The steel trade in general in New York and vicinity was reported as being quiet this week. Stocktaking time has something to do with this, undoubtedly. There was a slight gain in orders, but the shipments were the subject of the most interest. The demand for sheets is picking up, tin and copper leading. The production in steel sheets during the last month is believed to have been a record breaker. Manufacturers of bars and billets are increasing their output to meet the growing demand.

Fabricators here look with satisfaction upon the winter and spring outlook. Inquiries are in for considerable structural work in this city and in Brooklyn, Hoboken, Jersey City and Newark for early spring deliveries. Paterson promises considerable activity. Most of its business will be taken care of probably by the recently acquired Passaic Steel works, reference to which is elsewhere given.

Copper is firmer, with prices slightly higher. Tin also is firmer, with improved prices. The New York Central Railroad was in the market recently for a large tonnage of sheet iron, which was supplied without difficulty, in spite of the delay at the mills in making shipments. The deliveries will run well into the second quarter.

PASSAIC STEEL WORKS SOLD.

The sale this week of the Passaic, N. J., Steel Works to T. H. Conderman, of this city, for $400,000, was a subject of more than passing interest to local iron men. A Philadelphia firm was the only other bidder at the sale, conducted by Ex-Chancellor Magie, of New Jersey. It is understood that the plant will be operated at full capacity after Jan. 1 in fabricating and ornamental iron work.

STRUCTURAL STEEL

Nominal prices f. o. b. dock, N. Y

	Mill.	Store.
Beams and Channels, 15-in. and under	$1.76	$2.25
Angles	1.76	2.25
Tees	1.81	2.80
Zees	1.76	....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....	2.00
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	....	2.00
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in.	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.35	....
Norway Shapes	3.35	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base	....	2.00
Soft Steel Bars, base or ordy. sizes	....	2.00
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.30
3-16	....	2.40
No. 8	....	2.50
Blue Annealed.		
No. 8	....	2.50
No. 10	....	2.50
No. 12	....	2.55
No. 14	....	2.60
No. 16	....	2.70

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.90	$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 26		
No. 27	3.10	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for IC 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.		11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs.	$3.10
" 18 and 20	" " "	3.25
" 22 and 24	" " "	3.45
" 26	" " "	3.65
" 27	" " "	3.85
" 28	" " "	4.00
" 30	" " "	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb. 18@19
Sheet Copper, hot rolled, 14 oz. per lb. 19@20
Sheet Copper, cold rolled, 1c per lb above hot rolled.
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Loss	5 5⅛

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

Suburban Business Upholds Lumber.

A wholesale lumber man said this week that the suburban business was holding up the lumber situation, large shipments having gone to nearby towns and cities within the last week. The gradual decrease in the number of local projected buildings during the last four weeks has had its effect upon the demand for this kind of building material. The quantity of alterations, which on the whole has been in excess of last year, has helped to keep the market fairly firm for this time of the year. Hardwoods continue firm, but an easing off in demand has enabled the manufacturers to catch up with their deliveries to this market. Long leaf yellow pine fell off in demand somewhat this week. Spruce is in fair demand, while heavy timber held its own, as has been the case for the last six weeks.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS.

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No 1 common	55.00	65.00

MAPLE FLOORING.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $21.00 per M. West Virginia Hemlock, base price, $21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	$3.75@	$3.85
Eastern spruce, slab	3.65	3.75

SPRUCE (Eastern, Random Cargoes.)

2 inch cargoes	$22.00@	$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	58.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2½, counted 1 x 3	$51.00@	$54.50
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	51.00	52.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3	34.50	37.00
"A" Rift, D. & M., 13-16, counted 1 x 3	46.50	48.50
"B" Rift, D. & M., 13-16, counted 1 x 3	42.00	44.00
"C" Rift, D. & M., 13-16, counted 1 x 3	30.00	32.50
"A" Flat, D. & M., 13-16, counted 1 x 3	31.50	33.50
"B" Flat, D. & M., 13-16, counted 1 x 3	28.00	31.50
No. 1 Com., D. & M., 13-16, counted 1 x 3	24.00	25.00
No. 2 Com., D. & M., 13-16 counted 1 x 3	17.00	18.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4	55.00	57.00
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4	48.50	51.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4	....	....
"A" Rift, 13-16 x 3¼, counted 1x4	43.00	45.50
"B" Rift, 13-16 x 3¼, counted 1x4	40.00	41.00
"C" Rift, 13-16 x 3¼, counted 1x4	30.00	32.50
"B" Flat, 13-16 x 3¼, counted 1x4	28.00	30.00
No. 1 Com., 13-16 x 3¼, counted 1 x 4	24.00	25.00
No. 2 Com., 13-16 x 3¼, counted 1 x 4	17.00	18.00
No. 1 barn boards, 8-in.	39.00	40.50
10-in.	42.50	....
12-in.	49.50	52.50
No 2 barn boards, 8-in.	36.00	37.00
10-in.	39.00	40.00
12-in.	44.00	48.00
No 3 barn boards, 8-in.	....	33.00
10-in.	34.50	35.00
12-in.	37.00	39.00

Big Stone Shipment Coming in.

Large retail dealers of stone have been receiving great quantities of Indiana limestone within the last week in anticipation of a possible shortage of this product this winter. One dealer has put in over 60 carloads within the last few days, while one or two Newark companies have put in unusually large supplies. The market is stiff for new stock, with prices tending upward sharply. It is said that some wholesalers have sold in excess of supply, and there is a lively scramble all along the line for certain kinds of rough stone.

Visits made this week at the various wholesale offices and to the cutting yards showed that there is considerable optimism in the trade. The cutters are in pretty good shape as far as business is concerned in this city, this being especially true of B. A. & G. N. Williams. The various marble companies with agencies here report that they are taking good sized business, a considerable quantity of which is for delivery in February. That month, according to one man, promises to be especially noteworthy in the quantity of marble delivered in this city. The granite men are casting hungry eyes upon the new municipal building as one of next year's big offerings. As for the present they find encouragement in the upward tendency of the market as a whole.

WANTED—A NEW STONE.

A leading wholesale building stone man told the writer a few days ago that he believed that the day of the popularity of limestone is passing, although, he said, the final obliteration is a long way off. But he said that he felt that, as was the case with brownstone, limestone would have to give way to a different material.

He said that talks with the most progressive architects had led him to believe that they would welcome a new stone, one that offered a different color, for the architectural adornment of New York buildings. Today most of the principle buildings are either brown, light gray or buff, and leaders in architecture believe, he said, that some other hue would be a welcome change and would spring at once into popularity.

A specialist in roofing and structural slate expressed the opinion this week that, while the summer and fall were not up to expectations, the winter would offer a volume of business a little in excess of normal, judging from the quantity of inquiries now in hand. He was speaking of the entire district east of Pittsburgh. New York, he thought, would offer its share of business. The bulk of his shipments, for instance, is now going to the suburbs for roofing and to this city for structural. The outlook for better prices seemed to be getting brighter, each day, he said.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	....
Brownstone, Portland, Con	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink	....	1.00
Granite, Picton Island, pink	....	1.00
Granite, Picton Island, red	....	1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.	.80	....
Kentucky limestone	....	.90
Lake Superior redstone	1.05	....
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1	$5.00	$6.75
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Nov. 26-Dec. 2, inc.	1908. Nov. 27-Dec. 3, inc.
Total No. for Manhattan	235	333
No. with consideration	13	32
Amount involved	$566,100	$3,685,323
Number nominal	222	301

	1909.	1908.
Total No. Manhattan, Jan. 1 to date	9,883	9,038
No. with consideration, Manhattan, Jan. 1 to date	769	661
Total Amt. Manhattan, Jan. 1 to date	$42,982,481	$36,988,418

	1909. Nov. 26-Dec. 2, inc.	1908. Nov. 27-Dec. 3, inc.
Total No. for the Bronx	173	137
No. with consideration	10	17
Amount involved	$82,125	$491,650
Number nominal	163	120

	1909.	1908.
Total No., The Bronx, Jan. 1 to date	6,810	6,967
Total Amt., The Bronx, Jan. 1 to date	$4,010,221	$5,043,481
Total No. Manhattan and The Bronx, Jan. 1 to date	**16,693**	**16,005**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$46,992,702**	**$42,031,899**
Total No. for Manhattan, for Nov.	**861**	**811**
Total Amt. for Manhattan for Nov.	**$1,741,050**	**$2,836,913**
Total No. Nominal	**805**	**751**
Total No. for The Bronx, for Nov.	**668**	**504**
Total Amt. for The Bronx, for Nov.	**$269,544**	**$334,340**
Total No. Nominal	**635**	**464**

Assessed Value Manhattan.

	1909. Nov. 26-Dec. 2, inc.	1908. Nov. 27-Dec. 3, inc.
Total No. with consideration	13	32
Amount involved	$566,100	$3,685,323
Assessed value	$553,000	$3,187,000
Total No. nominal	222	301
Assessed value	$10,390,500	$16,692,200
Total No. with consid., from Jan. 1 to date	769	661
Amount involved " "	$42,982,481	$36,988,418
Assessed value " "	$35,147,700	$30,012,640
Total No. nominal " "	9,194	7,377
Assessed value " "	$484,895,761	$421,550,000

MORTGAGES.

	1909. Nov. 26-Dec. 2, inc. Manhattan.	Bronx.	1908. Nov. 27-Dec. 3, inc. Manhattan.	Bronx.
Total number	207	172	242	154
Amount involved	$7,280,858	$1,664,686	$6,412,943	$1,341,688
No. at 6%	61	74	90	53
Amount involved	$1,371,708	$776,087	$1,773,463	$335,233
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	1	18	11	40
Amount involved	$400,000	$102,750	$343,300	$407,100
No. at 5%	56	51	83	30
Amount involved	$2,763,000	$508,798	$2,285,607	$389,555
No. at 4½%	39	1	20	1
Amount involved	$1,120,500	$45,000	$916,500	$35,000
No. at 4%	1	.....	4	.....
Amount involved	$10,000	.....	$95,298	.....
No. with interest not given	49	28	34	30
Amount involved	$1 615,650	$232,051	$1,026,375	$174,800
No. above to Bank, Trust and Insurance Companies	47	27	71	32
Amount involved	$2,750,000	$251,600	$3,126,525	$487,500

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	8,563	7,946
Total Amt., Manhattan, Jan. 1 to date	$283,084,909	$252,355,743
Total No., The Bronx, Jan. 1 to date	7,133	6,500
Total Amt., The Bronx, Jan 1 to date	$60,893,136	$38,080,774
Total No., Manhattan and The Bronx, Jan. 1 to date	**15,696**	**14,446**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$343,978,045**	**$290,436,517**
Total No. for Manhattan for Nov.	**760**	**642**
Total Amt. for Manhattan for Nov.	**$22,113,193**	**$15,874,497**
Total No. for The Bronx, for Nov.	**701**	**489**
Total Amt. for The Bronx, for Nov.	**$6,492,156**	**4,672,394**

EXTENDED MORTGAGES.

	1909. Nov. 26-Dec. 2, inc. Manhattan.	Bronx.	1908. Nov. 27-Dec. 3, inc. Manhattan.	Bronx.
Total number	38	21	.....	.....
Amount involved	$985,500	$255,000	.....	.....
No. at 6%	5	.....	.....	.....
Amount involved	$67,000	.....	.....	.....
No. at 5½%	.....	4	.....	.....
Amount involved	.....	$12,200	.....	.....
No. at 5%	19	16	.....	.....
Amount involved	$578,500	$226,800	.....	.....
No. at 4½%	8	1	.....	.....
Amount involved	$190,500	$16,000	.....	.....
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	6	.....	.....	.....
Amount involved	$149,500	.....	.....	.....
No. above to Bank, Trust and Insurance Companies	10	11	.....	.....
Amount involved	$339,000	$156,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,687	.....
Total Amt., Manhattan Jan. 1 to date	$82,311,707	.....
Total No., The Bronx, Jan. 1 to date	558	.....
Total Amt., The Bronx, Jan. 1 to date	$5,384,020	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**2,245**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$87,695,727**	.....
Total No. for Manhattan, for Nov.	**143**	.....
Total Amt. for Manhattan, for Nov.	**$5,348,750**	.....
Total No. for The Bronx, for Nov.	**67**	.....
Total Amt. for The Bronx, for Nov.	**$1,172,800**	.....

PROJECTED BUILDINGS.

	1909. Nov. 27-Dec. 3, inc.	1908. Nov. 28-Dec. 4, inc.
Total No. New Buildings:		
Manhattan	19	14
The Bronx	65	56
Grand total	84	70
Total Amt. New Buildings:		
Manhattan	$2,094,500	$1,177,000
The Bronx	1,299,600	1,056,000
Grand total	$3,394,100	$2,233,000
Total Amt. Alterations:		
Manhattan	$116,350	$290,110
The Bronx	13,950	8,400
Grand total	$130,300	$298,510
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	921	592
The Bronx, Jan. 1 to date	2,221	1,742
Mnhtn-Bronx, Jan. 1 to date	**3,142**	**2,334**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$119,987,562	$78,702,451
The Bronx, Jan. 1 to date	37,199,760	19,387,575
Mnhtn-Bronx, Jan. 1 to date	**$157,187,322**	**$98,090,026**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$12,418,162**	**$10,581,556**
Total No. New Bldgs., Manhattan, for Nov.	**66**	**55**
Total Amt. New Bldgs., Manhattan, for Nov.	**$7,436,600**	**$6,251,180**
Total No. New Bldgs., The Bronx, for Nov.	**199**	**200**
Total Amt. New Bldgs., The Bronx, for Nov.	**$3,778,125**	**$4,418,925**

BROOKLYN

CONVEYANCES.

	1909. Nov. 24-Dec .1, inc.	1908. Nov. 25-Dec. 2, inc.
Total number	568	599
No. with consideration	28	30
Amount involved	$208,015	$228,065
Number nominal	540	569
Total number of conveyances, Jan. 1 to date	**25,632**	**25,003**
Total amount of conveyances, Jan. 1 to date	**$12,692,885**	**$16,183,639**
Total No. of Conveyances for Nov.	**2,310**	**2,173**
Total Amt. of Conveyances for Nov.	**$898,797**	**$1,055,610**
Total No. of Nominal Conveyances for Nov.	**2,192**	**2,064**

MORTGAGES.

Total number	553	548
Amount involved	$2,137,479	$2,235,007
No. at 6%	298	309
Amount involved	$885,561	$864,561
No. at 5½%	62	192
Amount involved	$248,755	$1,015,800
No. at 5%	.....	.....
Amount involved	.....	.....
No. at 5%	166	24
Amount involved	$798,072	$289,450
No. at 4½%	3	.....
Amount involved	$75,000	.....
No. at 4%	1	2
Amount involved	$4,600	$15,000
No. with intrest not given	23	21
Amount involved	$125,491	$50,196
Total number of Mortgages, Jan. 1 to date	**24,865**	**$23,503**
Total amount of Mortgages, Jan. 1 to date	**$98,331,334**	**$86,504,853**
Total No. of Mortgages for Nov.	**2,254**	**1,840**
Total Amt. of Mortgages for Nov.	**$8,763,729**	**$6,805,639**

PROJECTED BUILDINGS.

No. of New Buildings	222	155
Estimated cost	$1,290,425	$1,048,500
Total Amount of Alterations	$39,129	$61,614
Total No. of New Buildings, Jan. 1 to date	**9,715**	**5,885**
Total Amt. of New Buildings, Jan. 1 to date	**$53,134,086**	**$34,936,819**
Total Amount of Alteration, Jan. 1 to date	**$4,018,769**	**$5,037,293**
Total No. of New Bldgs. for Nov.	**644**	**695**
Total Amt. of New Bldgs. for Nov.	**$4,236,000**	**$4,901,208**

QUEENS.

PROJECTED BUILDINGS.

	1909 Nov. 26-Dec. 2, inc.	1908 Nov. 27-Dec. 3, inc.
No. of New Buildings	83	72
Estimated cost	$536,950	$239,020
Total Amount of Alterations	$22,265	$30,465
Total No. of New Buildings, Jan. 1 to date	**4,255**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$15,863,821**	.....
Total Amount of Alterations, Jan. 1 to Date	**$741,371**	.....
Total No. of New Buildings for Nov.	**418**	.....
Total Amount of New Buildings for Nov.	**$2,042,316**	**$1,282,133**

THE WEEK.

SALES consummated during the week included all classes of properties, and were well scattered. There were no sensational deals closed, although there were several of the six-figure size. Of the three-score odd reports twenty were for dwellings of moderate price, which it is said were bought for occupancy.

Broadway between Eighty-sixth and One Hundredth streets, continues to receive the attention of the investor and speculator, the section being represented this week by the sale of the Barney Estates Company's block, in the west side, between Eighty-sixth and Eighty-seventh streets, to Leonard Lewisohn, and the sale of the northwest corner of Ninety-second street to Franklin Pettit.

Deals in Washington Heights lots continue at about the normal rate for that section, there having been four plots sold, involving thirty lots, while the sale of the finished product seems to have come to a sudden halt, there being reports of only one apartment and two dwellings, the latter being the product of a former building movement.

South of Fifty-ninth street there is about the usual amount of business reported, with the midtown-district still in the lead.

The Bronx is fairly well represented in the week's reports, with 16 sales about equally divided between lots and improved property.

THE AUCTION MARKET

Of the fifty-three properties offered at auction this week in the Vesey street salesroom, interest centered in the sale of the Stephen Whitney estate held on Wednesday by Joseph P. Day. The sale which was the second of the Whitney estate realized a total of $489,800. The first sale held a year ago brought $524,525.

There was some lively bidding for nearly every parcel, speculators, investors and adjoining or neighboring property owners participating. No. 26 Whitehall street which started at $35,000 was after considerable competition between Robert A. Chesebrough and Saranac Realty Co., knocked down to the latter at $62,500; both of the bidders own adjoining property, hence the high price; Andrew J. Doyle paid $30,500 for 53 Washington st, he owns No. 49; No. 1 Water street was bought by John T. Nagle for $30,000, he owns No. 3; No. 48 Front street was bought for $23,700 by Horace S. Ely & Co. for an adjoining owner. Several parcels belonging to the estate of Patrick Keenan were sold on Tuesday for a total of $79,975.

AGAINST BARNES AVENUE WIDENING.

One of the most absorbing questions to property owners in the Bronxwood Park section is the proposed widening of Barnes avenue. The thoroughfare at present is 80 ft in width and a proposition is now being considered to widen it to 100 ft. Although it is generally admitted that an improvement of this order tends eventually to increase the value of property adjacent thereto, still nearly all of the owners liable to assessment are opposed to the project.

The chief argument advanced by the opposition is that Barnes avenue is sufficiently wide at present and that consequently no increase is necessary. One of the objections to the widening is that house-planting to a considerable extent is said to have been practiced on the avenue. The question of the widening is now before the Local Board and its action is awaited with interest by those likely to be affected.

A petition for acquiring title in Barnes av from Tilden av to Baychester av is also before the Local Board for action. This matter was originally presented to that body on May 27, 1909, and on June 5, 1909. The opposition is by John A. De Leyer and 30 others, also by S. Domalowski, Peter N. Stein and others, as well as by Miss S. J. Johnson. The protests are in writing and are attached to the petition.

MORTGAGE INDICATOR READY.

The Mortgage Indicator, containing mortgage expirations for March, 1910, is now ready for delivery. Eight hundred and eighty-five mortgages mature in this month. These mortgages were placed on property with the rate of interest higher than it is to-day, and a great many of these loans will be retired. This opens a wide field for the mortgage broker. Special attention is given in this issue to classifying the mortgages where the terms, rate of interest and date of expiration are "as per bond." Hitherto this classification has not been accessible to the mortgage broker, and the Mortgage Indicator opened up a new and profitable field. The price of the Mortgage Indicator is $20 per annum, or $2 per copy.

—The time for preparing the new code of city ordinances governing the erection of stoops and areas has been extended from December 1 to December 23. It is understood that the proposed regulations will contain nothing affecting seriously the title to any buildings now in existence.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

BEEKMAN PL—Aaron Goodman has purchased the northwest corner of Beekman pl and Mitchell pl (East 49th st), a 4-sty and basement dwelling on lot 19x80. Henry J. Lippe, the seller, has occupied the house for more than twenty years.

Insurance Co. Buys for Protection.

MAIDEN LANE—Edmund Dwight, resident manager of the Employers' Liability Assurance corporation, has bought the property 58 Maiden Lane, a 6-sty building on lot 25x55. The sale was effected by Horace S. Ely & Co., for the estate of Elizabeth T. Whitson. Interests identified with Employers' Liability Assurance corporation also control the adjoining 11-sty building at 56 Maiden Lane, running through to Liberty st. The purchase of 58 has been made for protective purposes although it is not unlikely that the building will be modernized, or possibly a new five or six-sty structure erected. The property has been held in the Whitson family since 1815.

7TH ST—Morris Jacoby has bought from Weil & Mayer, 112 East 7th st, a 6-sty double tenement, on lot 25x90, between First av and Av A.

11TH ST—Robert W. Tailer is reported to have sold 33 and 35 West 11th st, old dwellings, on plot 51x103.3. The buyer, it is said will erect an apartment house on the site.

15TH ST—M. & L. Hess have sold for Joseph Quinn 34 West 15th st, a 7-sty and basement store and loft building, on plot 25 by 103.3, opposite St. Francis Xavier College and midway between 5th and 6th avs. The buyer is the Etagloc Realty Co.

Countess Zborowski Sells a 21st St Property.

21ST ST.—Heil & Stern have sold to I. Randolph Jacobs the property, Nos. 48-50-52 East 21st st, three 4-sty dwellings, size 75x92 and the abutting property 47 East 20th st size 25x92.

The seller of the 21st st property is Countess Margaret L. Zborowski, who is the great granddaughter of the first John Jacob Astor. This property was one of the first real estate purchases of Mr. Astor over a 100 years ago and has never been out of the family since.

The seller of the 20th st property is Henry Lewis Morris as executor of the estate of Daniel Huntington, who was the famous portrait artist in the early sixties and up to his death four years ago. He purchased this property in 1849 and paid $9,000 for it.

25TH ST—William Morgan and L. E. Friet have sold to Lee Holstein 138 to 144 West 25th st, four old 3-sty dwellings, on plot 90 by 98.9 and irregular. The buyer will erect a modern loft structure. The sale is typical of the activity that is taking place in this vicinity. Mr. Holstein has bought a plot in the block 50 feet east of the foregoing for similar use.

25TH ST.—S. B. Goodale & Son have sold for Milton E. Oppenheimer 137 and 139 West 25th st, two 5-sty buildings, on plot 71.4 by 98.9, between 6th and 7th avs. The buyer is said to be a builder.

25TH ST—The Henry M. Weill Co. in conjunction with Nail & Parker have sold for Hutchins C. Bishop, Rector, Frank Garmand and William H. Smith, Vestrymen, the Old St. Phillips Church, Nos. 157 to 163 West 25th st, between 6th and 7th avs, to Henry Hellman. The plot is 74.7x98.9. A 12-sty loft building will be erected. The congregation will construct a new church immediately, on 134th st, just west of 7th av, on property No. 210 to 216 West 134th st, running through the block to 133d st, which they purchased three years ago. Henry Hellman is the buyer.

28TH ST—Henry M. Weill has resold for Gustav Zimmerman to Andrew F. Gilsey, 141 and 143 West 28th st.

34TH ST—Charles J. McKenna has sold for the estate of Ann Cummins the property 313 East 34th st, a 4-sty tenement on a lot 22x98.9. This is the first transfer of this property in 25 years.

36TH ST.—William P. Jones & Son, and Joseph Kramer have sold to Dr. Philip G. Becker, for Mrs. Mary E. Morton the 5-sty flat, 451 West 36th st, on lot 25x98.9.

38TH ST.—Finney & Mathews have sold for the estate of J. Mauch 238 West 38th st, a 3-sty dwelling on lot 17.10x98.9.

47TH ST.—S. B. Goodale & Son and Nathan Weiss have sold for William G. Roest, 323 West 47th st, a 5-sty tenement, 25 by 100.5, to Jacob Meadows, who owns the adjoining property, No. 321.

49TH ST—The two 3-sty dwellings, 153 and 155 West Forty-ninth st, on plot 41.8x100.5, have been sold by Theodore Riehl and Mary T. Burdett, respectively.

56TH ST—The Douglas Robinson, Charles S. Brown Company has sold for John F. Farrell and others 68 East 56th st, a 4-sty dwelling, 20 by 100.5, to George L. Nichols, who owns the adjoining property, 66.

LEXINGTON AV—Abram Schwab has bought 720 Lexington av southwest corner of 58th st, a 4-sty and basement building, on lot 20x68.9.

Deal Near Pennsylvania Station.

8TH AV—Henrietta C. Warren has sold the property at the southwest corner of 31st st and 8th av, a plot 50x100, on which there are at present several old buildings. The Fay Realty Company, Edward Baer, president, is the buyer. This is one of the few important corners of the Pennsylvania section which has remained in the hands of original owners. The property was directly opposite the Pennsylvania station and the new post office, work on which is now in progress. The corner will be leased for a long term and held by its new owners as an investment.

Post Graduate Hospital Enlarging Site.

2D AV.—The Douglas Robinson, Charles S. Brown Co. has sold for Miss Johanna Kuster 354 2d av, a 3-sty and basement brick dwelling on lot 20x90; also sold for Mrs. Elsie Forster, Mrs. Mary Lyons and Henry W. Kreykenbohm No. 307 to 313 East 20th st, four 3-sty and basement brick dwellings, on plot 80x92. The buyer is the New York Post Graduate Medical School and Hospital. With the above purchases the hospital now controls a plot with frontages of 118 feet on 2d av, 230 feet on 20th st and 60 feet on 21st st, adjoining the corner of 2d av.

2D AV—Charles W. Eidt has sold for Patrick Meehan 834 2d av, a 4-sty tenement on lot 18x70. The buyer is the lessee.

2D AV—S. Silberstein has sold for an estate 758 2d av, a double tenement, 25x100. This property has not changed hands for twenty years.

THE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

The possibilities of profit to the investor, together with ***absolute safety,*** will be indicated.

The ***Table*** of ***Investment Properties*** to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the ***Investors' Number*** and the ***Table*** of ***Investment Properties*** in detail.

THE RECORD & GUIDE CO.

Tel. 4430 Madison Square 11 East 24th Street

4TH AV—Henry R. Drowne as trustee for Margaret A. Harrison and Georgiana H. Salter has sold 125 4th av, a 3-sty and basement building, on lot 20.6x76.4, between 12th and 13th sts, to Caroline A. Sims for $37,000.

7TH AV.—S. B. Goodale & Son have sold for Oscar Krause No. 354 7th av, a 4-sty building on lot 21.4x75, near 29th st.

NORTH OF 59TH STREET.

61ST ST.—E. Scharum sold to the Armor Realty Co., 247 West 61st st, a 5-sty tenement, 25x100.5. No. 36 Vandewater st, a 3-sty business building, 17x50 was given as part payment.

65TH ST.—Henry D. Winans & May report the sale of the 5-sty American basement residence 104 West 65th st, on lot 17x100.5, for Miss Cornelie J. Oppenheim, to a Murray Hill resident, for occupancy.

65TH ST—Mary T. S. Haines sold No. 50 East 65th st, a 5-sty dwelling, on a lot 20x100.5, between Madison and Park avs.

70TH ST—Frank L. Fisher Co. have sold for Dr. Kinch, the 3-sty house at 273 West 70th st. Mrs. J. Crowell is the buyer.

78TH ST—Frederick T. Barry has sold for a client to Mary H. Solley, 151 East 78th st, a 3-sty and basement brownstone front dwelling, on lot 16x82.2, fifty-four feet east of Lexington avenue.

80TH ST—William P. Jones & Son, in connection with Joseph Kramer, sold to Dr. Philip G. Becker, of 245 West 80th st for Mrs. Mary E. Morton, a 5-sty brown stone flat at 451 West 36th st, on a lot 25x100. The selling price is said to be $26,500.

81ST ST—S. Osgood Pell's west side agency sold 315 West 81st st, a 3-sty and basement dwelling on a lot 20x100 for Mary F Dodge.

82D ST—Clara Mayer has sold 147 East 82d st, a 5-sty flat, on plot 30x102.2, adjoining the northeast corner of Lexington av.

84TH ST—Frank L. Fisher Company sold for Ferguson Brothers & Forshay, 40 West 84th st, a 3-sty dwelling, on a lot 17.2x102, between Central Park West and Columbus av, to an investor. The present sellers bought the property in the latter part of October.

89TH ST—S. Oppenheimer & Co., have sold for John Schreiner, the two 5-sty and basement, double flat houses, 315-317 East 89th st, each on lot 25x100 built 80 ft deep to H. Loden, and the adjoining house, 313, also a 5-sty to Chas. L. Holbein, in conjunction with N. H. Weil.

90TH ST—Jacob J. Talbot sold for Nicholas J. Griffith to Captain John McCauley, the 5-sty and basement double flat, 115 West 90th st, on a lot 26.3x100.

91ST ST.—Louis H. Lowenstein has bought for the Maxlow Realty Company from the Meister & Bache Realty Company, and Levy & Starr, the two 5-sty double flats at 108 and 110 East 91st st, on plot 54x102, adjoining the southeast corner of Park av, and gave in part payment 210 West 133d st, a 5-sty apartment house, 42x100. The 91st st houses will be extensively altered and improved.

93D ST—Ludwig C. Traube, leased for a term of years for Thomas Nathans, to William Stuke, 163 East 93d st, a 3-sty and basement, brick private dwelling.

93D ST—Clarence V. Kip sold the 5-sty American basement dwelling No. 266 West 93d st, directly opposite the handsome residence of Walter Lutgen.

108TH ST—Charles E. McManus has sold to L. & A. Pincus the plot, 75 by 100, on the north side of 108th st, 125 feet east of Broadway. Mr. McManus bought this plot, together with the northeast corner of Broadway, in August from William Waldorf Astor. Both plots will be improved with apartment houses.

111TH ST—Joseph Toch has sold the two 6-sty apartment houses at 204 to 210 West 111th st, on plot 100x71.10, adjoining the Elise apartments at the southwest corner of 7th av and 111th st.

111TH ST.—Goodwin & Goodwin have sold for Mrs. Miriam G. Hirsch, 307 West 111th st, 5-sty triple on lot 33.4x100 to a client for investment.

113TH ST—The Braude Papae Company sold for Abram Bachrach 15 West 113th st, a 3-sty and basement private dwelling. The buyer will immediately alter the building into Russian baths. Plans have been prepared for this alteration by Architect George Haug.

113TH ST—J. P. & E. J. Murray sold for E. L. Eois the 3-sty and basement brick dwelling, 304 West 113th st, 168x100.11 adjoining the corner of 8th av.

117TH ST.—Louis Bernstein purchased through Arnold, Byrne & Baumann, from the Fleischman Bros. Construction Co., 145 West 117th st., a 5-sty apartment house on plot 25x100. The same brokers sold Mr. Bernstein the ajoining house 147 about one month ago.

118TH ST.—Harry L. Rosen has bought the 5-sty flat 10 West 118th st, on lot 25.6x100.11.

130TH ST.—C. Andrew Rosenthal & Sons sold for Mrs. Jennie Brisk No. 28 East 130th st, a 4-sty dwelling, on a lot 19x100.

131ST ST.—Shaw & Co. have resold for the D. A. Cushman Realty Company, 35 West 131st st, a 6-sty elevator apartment house on plot 50x99.11 known as the Beatrice.

133D ST.—C. Andrew Rosenthal & Sons sold for Mr. Chas. Wynne 514 West 133d st, a 5-sty triple flat on a lot 25x100.

148TH ST—W. J. Huston & Son have resold for Alexander McCann, 519 West 148th st, a 3-sty dwelling on lot 15.6x99.11.

171ST ST—Nathan H. Weil sold for Edward Bechtoldt to Emilie K. Frey and Baroness Melita Kometer Wywiolek the private dwelling and stable 558 and 560 West 171st st, on a plot 50x95.

BROADWAY.—Franklin Pettit, president of the Realty Company of America, has bought from various owners the northwest corner of Broadway and 92d st, four 5-sty flats and a vacant lot, comprising frontages of 107.2 feet on Broadway and 125 feet on the street. Jesse C. Bennett was the broker.

Taxpayer Sold.

BROADWAY—The Barney Estate Company has sold the block front on the west side of Broadway between 86th and 87th sts. It consists of a two-sty "taxpayer" on a plot of about eight lots, fronting about 202 feet on Broadway, 87 feet on 86th st, and 95.9 feet on 87th st. The property has been held at $700,000. It is directly opposite the new Belnord apartment house covering the block bounded by Broadway and Amsterdam av, 86th and 87th sts. The buildings on the plot have just been completed.

BROADWAY—Charles J. Appell has sold 2532 Broadway, a 5-sty flat on lot 25.4x100, fifty feet south of 95th st. Herman Elfers is the buyer.

Fort George Trade.

Max Marx has sold through William A. Darling to Robertson & Gammie the plot 416x98x339.5 on the west side of Wadsworth av 459 feet north of 190th st. The purchasers will erect on the site four houses, each about 100 feet wide, 5-stys high without elevators. The plot is located near the Fort George subway station now building at 190th street. Robertson & Gammie gave in part payment the four 5-sty flats with stores at the southwest corner of Intervale av and Jennings st, on plot 185.4x117x144.6x110.

BUENA VISTA AV—The Mantle Realty Co. has sold to a client of David Stewart the vacant plot, 100 by 105 by 127 by 100, west side of Buena Vista av, 112 feet south of 181st st. This plot adjoins the one in Riverside Drive sold recently by this company to the same buyer.

LEXINGTON AV—Isaac Hattenbach sold for Sebastian Devito, 1435 Lexington av, a 4-sty single flat on a plot 20x80.

RIVERSIDE DRIVE—The Central Building Improvement and Investment Co. (Sonn Brothers) sold to a client of David Stewart, the vacant plot of land east side of Riverside Drive, 126 feet south of 181st st, 100 by 120 by 86 by 128 feet. This adjoins the property on Riverside Drive and Buena Vista av, sold by David Stewart to the same buyer last week.

ST. NICHOLAS AV—G. L. Lawrence has bought through Horace S. Ely & Co. and W. D. Morgan from Louis B. Conklin, the lot 25x100 on the west side of St. Nicholas av, 50 feet south of 179th st.

2D AV.—Samuel Williams sold to Benjamin Silverman, 2242 2d av, a 4-sty building, on a lot 20x90.

WEST END AV.—Thomas F. Gilroy has sold 627 West End av, a 5-sty American basement dwelling, on lot 18x82, adjoining the Fourth Presbyterian church at the southwest corner of 91st st. The buyer is Henry C. Scofield, of Stamford, Conn.

WEST END AV.—Richtmeyer & Irwing have sold for Henry P. A. Clausen to a client for occupancy 692 West End av, a 5-sty American basement dwelling, on lot 16x85, between 93d and 94th sts.

BRONX.

156TH ST—Kurz & Uren have sold for Louis Lese a plot of three lots on the south side of 156th st, 400 feet west of Courtlandt av.

167TH ST—Von der Linden & Co. sold for Charles Dennemtz 825 East 167th st, a 5-sty new law tenement, on a lot 40x125. The building has a depth of 91 feet.

198TH ST—M. Just sold for William C. Bergen the private dwelling known as No. 354 East 198th st, on a plot 25x75. This leaves only one more house to be disposed of out of the entire block recently erected by Mr. Bergen.

BRIGGS AV—Von der Linden & Co. sold for George D. Kingston a two-family dwelling, on a lot 25x125, in Briggs av, 175 feet south of 199th st.

COMMONWEALTH AV—The F. Dornberger Realty Co. has sold for the Estate of M. Kane and Mrs. C. Smith to a client the 3-sty two-family house on lot 25 by 100, and known as 1,432 Commonwealth av, Westchester.

OLMSTEAD AV—Edward A. Schill has sold to L. E. Kern a plot, 108x105 at the southwest corner of Olmstead and Haviland avs, Unionport, for $5,500. Mr. Kern has resold the plot to George Costar.

CROTONA PARK EAST—Kurz & Uren have sold for Mathias Haffen the lot 22x108 on the east side of Crotona Park East, forty-four feet south of 172d st. The buyer will erect a residence.

DAVIDSON AV—Du Bois & Taylor have sold for J. Maissimino, to a client for occupancy, the 4-sty and cellar semi-deatched, brick and lime stone duplex dwelling on lot 25x89, known as 1907 Davidson av, Bronx.

DECATUR AV—Von der Linden & Co. sold for Mrs. Anna Cordts five lots, 125x100, in the east side of Decatur av, 161.3 feet south of 207th st.

EASTERN BOULEVARD—John R. Peterson sold through Edward Polak, lots 6 and 7 on the north side of Eastern Boulevard 50 ft. west of Quincy st, to Anna Behrens, who will erect two 2-family houses; also for the same owner lots 88 and 89 on Gifford st. Waring estate.

FAIRMOUNT PL—Bremen Realty and Construction Company sold 871 Fairmount pl, one of the four 2-family houses recently constructed by it in the north side of Fairmount place, west of Southern Boulevard.

FULTON AV—Edward Polak sold for the Crotona Construction Co. to a client, a 5-story new law flat on the west side of Fulton av. 50 ft. north of 174th st.

ROSEWOOD AV—Ernst & Cohn have sold to the Melrose Realty Company the plot 106x100 at the southeast corner of Rosewood av and Magenta st.

TINTON AV.—Joshua L. Evans and Leon A. Rains have sold for Catherine Fagan the 5-sty apartment house 1121 Tinton av, on plot 40x127. This is the third property on this block sold by the above brokers recently.

WEBSTER AV.—Edward Polak sold for the Erickson Realty Co. to a client the vacant plot 100x100 on the east side of Webster av. 126 feet north of 184th st. The buyer will erect two 4-sty double flats 37½x80 each immediately..

WOODLAWN RD—Von der Linden & Co. sold for Riley & Loughney a three-story brick house, at the northwest corner of Woodlawn rd and Hull av, on a lot 50x126.

LEASES.

Jacob J. Tabolt has leased for Charles F. Myers to Charles Brice the 4-sty private dwelling 402 West 47th st.

Frost, Palmer & Co., have leased to J. Richman & Co., the entire building, 324 Canal st, extending through to 43 Lispenard st for a term of years.

Louis Becker, of 2003 Amsterdam av, leased for Francis Patrick Prial, the 3-sty and basement dwelling 557 West 152d st, to Dorothy T. Banker of Chicago, Ill., for a term of years.

An important lease of a Broadway property has been negotiated by Henry Corn, who has rented the store and basement in the building at the northwest corner of Broadway and 27th st to the Regal Shoe Co. The lease affects the store and basement now occupied by Burnham & Phillips, tailors, and is for a term of twenty-one years, at an annual rental of $25,000, or a total of $525,000. The new tenant will take possession January 1.

Frederick Fox & Co. have leased for the Building & Engineering Co., 12,000 square feet of space in the new building now in course of erection at 928-930 Broadway, running through to 17 East 21st st. The lessees are Cohen Bros. and Joseph Bluestein, the latter being leased in conjunction with M. & L. Hess; eight lofts are onw leased in this building. For Israel Unterberg, 6,000 square feet of space in the new building 104-6-8 West 27th st, for a long term of years to Samuel Karp, which completes the rental of the entire building; also for the Aurora Investing Co., 5,000 square feet of space in the building now in course of construction at 115-117 West 27th st, for a long term of years to Gwirtzman Bros.; for the wittHaus Estate, 6,000 square feet of space at 10-12-14 East 12th st, for a long term of years to Jacobs & Dorfman; and for Samuel Bergman, the eighth loft at 34 West 17th st, for a term of years to M. & S. Zucker.

SUBURBAN.

TARRYTOWN, N. Y.—Duross Co. has sold for Chas. F. Duross, the three-story brick residence on a plot of two acres known as "Wood Court," Tarrytown, to Mrs. Anna L. Scharsteif who will occupy it.

STATEN ISLAND, N. Y.—Harold E. Wittemann has sold the old Squire Force Homestead, on Clove and Main avs, Concord, Staten Island. The buyer intends to improve the property and use it for his own occupancy.

YONKERS, N. Y.—W. J. Huston & Son have sold for George F. Brown the 3-sty brick and frame dwelling on plot 99x100 at the northwest corner of St. James terrace and Cresmont av, Sherwood park, East Yonkers.

Terry Buys Yonkers Place.

YONKERS, N. Y.—P. S. Treacy and James S. McQuillen have sold for Mrs. Thomas R. Almond and others the mansion and grounds comprising two blocks frontage on Yonkers av, between Dunwoodie st and Stanton st, Yonkers. The buyer is Edward F. Terry, of Manhattan, who will occupy it after extensive improvements.

RYE, N. Y.—Worthington Whitehouse has sold the well-known Marion Story country estate, "Blind Brook farm," situated at Rye, Westchester county. It consists of about 300 acres and is one of the finest estates around New York. It has been a gentleman's estate for over sixty years and is in a high state of cultivation, with beautiful lawns, rare shrubbery and large old trees. On the property are a large modern brick mansion of colonial design, squash court, stable, garage, greenhouses, large farm barns, farmer's house, model dairy, etc.

Railroad Buys New Rochelle Acreage.

NEW ROCHELLE, N. Y.—The sale of the W. B. Bonnett property on the Quaker Ridge Road, just east of North Avenue, New Rochelle, has been reported. The purchaser is said to be the New York, Westchester & Boston Railway Company, which needs the property as a part of its right of way between Mount Vernon and White Plains. There are six acres in the plot, and the price reported to have been paid is about $40,000. A few months ago Mr. Bonnett's brother, Walter Bonnett, sold his property to agents believed to represent the railway company for $27,000.

UNCLASSIFIED SALES

The total number of sales reported is 82, of which 23 were below 59th st, 44 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 103, of which 22 were below 59th st, 44 above, and 37 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 207, as against 121 last week, and in the Bronx 172, as against 115 last week. The total amount involved is $8,945,-544, as against $5,254,444, last week.

The amount involved in the auction sales this week was $7,-572,809, and since January 1, $55,486,057. Last year the total for the week was $2,258,282, and from January 1, $53,520,917.

7TH AV.—Levin & Jackson sold for Frank Rosen to Meyer Frieman 196 7th av, near 21st st, a 6-sty tenement with stores on lot 24.10 x100.

95TH ST.—Horace L. Kempe has sold for Gross & Herbener 53 to 61 West 95th st, five 4-sty dwellings, on plot 89x100.8, to Charles Gohren.

95TH ST.—Berthe A. Du Brul has sold 129 West 95th st, a 3-sty and basement dwelling, on lot 16x100.8, to a client for occupancy.

WEST END AV.—Richtmyer & Irving have sold for Henry P. A. Clausen to a client for occupancy 691 West End av, a 5-sty American basement dwelling, on lot 16x85, between 93d and 94th sts.

WEST END AV.—Slawson & Hobbs have sold for M. S. Ayers 658 West End av, southeast corner of 92d st, a 5-sty American basement dwelling, on lot 20.8x82, to a client for occupancy.

119TH ST.—Edward N. Crosby & Co. have sold for S. B. Kohn 72 East 119th st, a 5-sty flat, on lot 25x100.11.

WADSWORTH AV.—Franklin Pettit sold the northeast corner of Wadsworth av and 177th st, 90x100, to a builder, who will erect a 6-sty apartment house.

Parke, Davis & Co. are the lessees of the building being erected by Trinity Church at the northwest corner of Vestry and Hudson st; William A. White & Sons were the brokers.

"OLD GREENWICH VILLAGE" BEGS FOR NEEDED IMPROVEMENTS.

There is perhaps no more earnest a body of residents and property owners in "Old Greenwich Village" who are fighting for the good of the community than the Greenwich Village Public Service Committee, which is leaving no stones unturned in its attempt to hasten the extension of lower 7th av. The committee is regularly holding meetings at 276 West 11th st and is preparing for a vigorous campaign of education in order to acquaint all owners of real estate in that section with the dire necessity of this improvement.

If one will examine the city map it will at once be apparent that there is at present no outlet to the lower part of New York from Greenwich Village. Sixth av terminates at Carmine st, and 7th av ends at 11th st and Greenwich av. In reality nearly all streets in that zone having a southerly bearing end at Canal st. Practically the only thoroughfares communicating directly with the Battery are Hudson st and Broadway. This is admittedly a peculiar situation and can only be accounted for by the lack of initiative on the part of early residents and owners of realty when that locality first began to assume importance. The result of this early oversight is now manifest in the congestion known to exist in that quarter.

It will be recalled that only recently the attention of the publac was drawn to the newspaper articles showing the area of tuberculosis and typhoid to be greater in the Greenwich section than in any other part of the metropolis. This is attrib-

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uted largely to the narrowness of the streets, which shuts out the light and prevents the proper circulation of air.

However this may be, "old Greenwich village" is sidetracked as it were, and the business of its local committee lies in the direction of correcting the evil. "This can be accomplished gradually by first establishing a more direct means of getting to and from our neighborhood," said Dr. Edwin Zimmerman during the week. "By the extension of 7th av one of the best and most neglected sections of our great city would be pierced by a thoroughfare, where none now exists, which would add at least 500,000 more people to our quarter. Following this improvement innumerable old buildings would be demolished and substantial apartment houses and business structures would quickly rise in their places. Not only would this rehabilitation rebound to the benefit of owners of real estate in the Greenwich section, but the city's revenue in taxes would increase in proportion."

President Zimmerman further called attention to the unclean condition of many of the streets and to the necessity of adequate transit service. "My committee earnestly recommends a subway which should follow under 7th av," he said. "A diversion from this route would detract from many of the advantages of real estate ownership and retard an otherwise upward growth in values. Unless these improvements are voted us I am not alone in the opinion that there will be a gradual migration of residents to other sections."

REAL ESTATE NOTES

Mr. H. S. O'Neill, who has had charge of the renting department of H. M. Weil Co., is no longer connected with them.

Wm. P. Jones & Son, of 303 West 43d st, have been active real estate brokers and agents on the West Side for many years. They make a specialty in the care and management of improved property.

The M. Morgenthau, Jr., Company has placed for the Sterling Realty Co. with an estate a first mortgage of $95,000 at 4½ per cent. for five years on the Camden, 206 West 95th st, a 6-sty apartment house.

George Mercer, a real estate dealer, with an office at 266 West 23d st, died suddenly on Monday while walking in 23d st, between 7th and 8th avs. Heart disease was the cause of his death. He was in his seventy-seventh year.

A mortgage for $650,000 for three years at five per cent. was given yesterday by the Woodstock Hotel Co. to the Metropolitan Life Insurance Co. on the property, 103.8x100.5, in the north side of 43d st, 320.10 ft. west of 6th av.

Samuel Goldsticker has been appointed receiver of the rents of 334-336 Bowery, a 6-sty loft building, pending a suit brought by Samuel Rauch to foreclose a third mortgage of $2,500, made by Joseph Wierethier and others. The prior mortgages amount to $86,000.

Cornelius G. Kolff, specialist in Staten Island property, has issued a new edition of King's Booklets, showing many pretty views in all sections of Richmond Borough, and the many advantages which they offer. These booklets can be had on application to Mr. Kolff at his office, 45 Broadway, Manhattan.

More litigation involving the Evans estate properties may result from the filling of a lis pendens on Saturday in a suit brought by Anna C. McNay against the Thomas W. Evans Museum and Institute Society for a construction of the Evans will. The plaintiff is said to have set up a claim to an interest in the estate amounting to $35,000, alleged to be due her through an assignment on the part of one of the heirs. The lis pendens covers the block bounded by Broadway and West End av, 89th and 90th sts, recently bought by Robert E. Dowling, as well as 117 Fulton st, 44 Ann st, 64 Pearl st, 38 Water st and 26 John st.

After an illness of one year, John Davis, seventy-five years old, who for nearly half a century was in the real estate business in this city, died of heart disease at his home, 620 West 122d st. He was a recognized authority on realty values and was frequently employed by the city as an expert appraiser. Born in London in 1834, Mr. Davis came to New York with his parents, and after being educated in the public schools he entered a real estate office. Within a few years he opened a brokerage office in the financial district and continued in that section until he retired. For many years his office was at 95 Liberty st, where the large business which he had built up has been continued by his two sons.

It was said this week at the office of the Title Guarantee and Trust Company that the most significant feature of the mortgage market continues to be the persistent and extending market for small mortgages. Notwithstanding the fact that it was a holiday week, we disposed of one hundred and twenty-three mortgages, aggregating very close to a million dollars. If this popularization of the small mortgage investment continues and the people who now keep two or three thousand dollars in bank accounts at a low rate of interest begin to invest in mortgages instead, the time will come very quickly to New York City when the amount of money that can be borrowed on real estate will be limited only by the number of safe loans that are wanted.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Dec. 6.

Lane av, etc, assessment, opening, from Westchester av to West Farms road, at 1 p. m.
Bush st, opening, from Creston av to Concourse, at 2 p. m.
East 180th st, assessment, opening, from Bronx River to West Farms road, at 4 p. m.
A new st, opening, from Bowery to Elm st, at 4 p. m.
East 177th st (Wyatt st), opening, from Tremont av to Morris Park av, at 3 p. m.
East 180th st, opening, from Bronx River to West Farms road, at 3 p. m.
Faile st, opening, from Garrison av to Whitlock av, at 11 a. m.
Rosedale av, opening, at 12 noon.
Benson av, opening, from West Farms road to Lane av, at 3 p. m.

Tuesday, Dec. 7.

East 205th st, opening, from White Plains road to Boston road, at 2 p. m.
Cruger av, opening, from Williamsbridge road to South Oak Drive, at 11 a. m.
St. Lawrence av, etc, opening, at 1 p. m.
Boston road, opening, from White Plains road to northern boundary city, at 1 p. m.
Jerome av, widening, from Cameron pl to East 184th st, at 2 p. m.
225th st (Muscoota st), assessment, at 2 p. m.
East 227th and 228th sts, opening, at 12 noon.

Wednesday, Dec. 8.

Guerlain st, etc, opening, at 12 noon.
Unnamed st (West 187th st), opening, from Fort Washington av to Northern av, at 3 p. m.

Friday, Dec. 10.

East 180th st, assessment, opening, from Bronx River to West Farms road, at 3 p. m.

AT 258 BROADWAY.

Monday, Dec. 6.

Fort George, rapid transit, at 10 a. m.
Westchester av, rapid transit, at 10.30 a. m.
15th and 18th sts, dock, at 2.30 p. m.

Tuesday, Dec. 7.

Fort George, rapid transit, at 10 a. m.
Brooklyn Bridge, arches, at 2 p. m.
Onderdonk av, school site (Queens), at 2.30 p. m.

Wednesday, Dec. 8.

Westchester av, rapid transit, at 10.30 a. m.
Piers 32 and 33, East River, at 11 a. m.
15th and 18th sts, dock, at 2.30 p. m.

Thursday, Dec. 9.

Fort George, rapid transit, at 10 a. m.
Bulkhead, Piers 52 and 53, East River, at 11 a. m.
Loop 5, rapid transit, at 11 a. m.
Fordham road, dock, at 3 p. m.

Friday, Dec. 10.

Westchester av, rapid transit, at 10.30 a. m.
Loop 5, rapid transit, at 11 a. m.
15th and 18th sts, dock, at 2.30 p. m.
A new street, adjoining Manhattan Bridge, at 3 p. m.

BOARD OF ASSESSORS.

The following proposed assessments are lodged in the office of the Board of Assessors for examination:

GARRISON AV—Sewer, between Longwood av and Whittier st. List 279, No. 5.

ANDREWS AV—Regulating, grading, etc., from Burnside av to West 180th st. List 294, No. 6.

MOSHOLU PARKWAY NORTH—Regulating grading, etc., from Jerome av to Gun Hill rd. List 393, No. 7.

CHARLOTTE ST—Paving with wood blocks from Boston rd to Jennings st. List 804, No. 8.

193D ST—Receiving basins on the south side at the intersection of Morris av. List 871, No. 9.

167TH ST—Sewer, between Amsterdam av and Audubon av. List 631, No. 1.

111TH ST—Basin, at the northeast cor of Riverside drive. List 811, No. 2.

MANHATTAN ST—Basin, at the north side, 87 ft west of 12th av. List 862, No. 3.

172D ST—Sewer, between Fort Washington av and Broadway. List 864, No. 4.

ASSESSMENTS.

DUE AND PAYABLE.

WEST ST.—Opening, from Honeywell st to Crotona Parkway. Assessment entered Nov. 30. Area of assessment is bounded on the north by a line midway between West st and East 182d st; on the east by Honeywell av; on the south by a line midway between West st and East 181st st, and on the west by Crotona parkway. Payable at the Municipal Building, 3d av and 177th st, Bronx.

KNOX PL.—Opening, from Mosholu parkway north to Gun Hill rd, and Gates pl, opening, from Mosholu parkway north to Gun Hill rd. Assessment entered Nov. 30. Payable at the Municipal Building, 3d av and 177th st, Bronx.

136TH ST—Opening from Locust av to East River. Entered Nov. 26. Area of assessment begins at a point formed by the intersection of the middle line of the blocks between East 140th st and East 141st st, with the United States bulkhead line of the East River; running thence westerly along the United States East River bulkhead line to its intersection with a line parallel to and distant 100 feet west of the westerly line of East 132d st, thence northerly along said parallel line to its intersection with a line parallel to and distant 100 feet north of the northerly line of Cypress av; thence easterly along said last-mentioned line to its intersection with the middle line of the block between East 140th st and East 141st st; thence southerly along said middle line of the block to the point or place of beginning. Payable at the Municipal Building, cor 3d av and 177th st, Bronx.

MOUNT VERNON AV—Opening from Jerome av to the northern boundary of the city. Assessment entered No. 23. Payable at the Municipal Building, cor 3d av and 177th st, Bronx.

170TH ST—Paving and curbing between Franklin av and Boston rd. Area of assessment: Both sides of 170th st, from Franklin av to Boston rd, and to the extent of half the block at the intersecting sts. Assessment entered Nov. 23. Payable at the Municipal Building, cor 3d av and 177th st, Bronx.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

THE TRIANGULAR AREA, bounded by La Fontaine av, Quarry rd and the south side of Oak Tree pl, opening and extending. Commissioners Hal Bell, Timothy M. Hartnett and Fredk. J. Schmaelzlein will present the bill of costs and expenses in this proceeding for taxation to the Supreme Court, Dec. 9.

NEW YORK CENTRAL IMPROVEMENTS.—The following improvements are being planned by the N. Y. C. & H. R. R. Co., to be paid for by the sale of new stock: Electrification of lines, station improvements, etc., in New York City and vicinity, $13,920,400; grade crossing eliminations in Buffalo, $674,400; Utica, $220,000; Newburgh, $125,000; new passenger stations at Rochester, $750,000; Ravena, $45,000; Watertown, $258,500; site for passenger station, Buffalo, $100,000; electrification of West Shore Railroad from Utica to Syracuse, $112,900; double tracking and grade revisions from Syracuse to Buffalo, $1,580,200; Watertown Junction to Richland, $582,000; Utica to Stittville, $144,700; automatic signals to shorten blocks, Croton to Buffalo, $680,000; motive power facilities and improvements, $623,200; signals, $561,600.

DOWNTOWN BUILDINGS.

"Downtown Buildings" was the subject of a talk delivered on Tuesday evening by E. A. Tredwell, the well-known real estate broker of 41 Park Row, before the Real Estate Class of the West Side Y. M. C. A. Mr. Tredwell criticised the skyscrapers of Chicago, but in New York he said the architect had been superior. Mr. Tredwell thought free-rent inducements a poor policy in the financing and renting of office buildings and advocated straight business methods. After an interesting talk on financing of modern office buildings, he outlined what he considered the advances as well as the backward tendencies in skyscraper erection:

"The high building in New York is not thought by many as practical as those in other cities, notably Chicago and the West, but more architecture seems evident here. In the West, size and utility are of primal importance. Perhaps the architect has been office boy to the engineer, so their structures are highly developed iron boxes, with a multiplicity of elevators and windows, but no item of beauty except a certain grandeur in size that is impressive. On the contrary, in the East, particularly in New York, the architect has been supreme and perhaps the engineer here has been office boy to the architect—the result is outwardly more pleasing to the eye, but hitherto inwardly less pleasing to the pocketbook, than the Western variation.

"I think it is permissible to say a high building is as essentially an engineering proposition as a bridge or viaduct, and does it not follow that the architect is most clever who, recognizing natural conditions, either employs as a co-worker a responsible engineer or establishes an engineering department in his own office than is worth while?

"The fundamental financing is no small part of the proposition of building a skyscraper. Three years' carrying charges are usually figured in, as part of the expenses, for it usually takes that time to completely fill a modern office building. It is hard for an owner to believe this to begin with. 'Hope springs eternal in the human breast,' but that's where he usually ends up with, not believing, but knowing. Short cuts to income have been tried in fifty-seven varieties, usually they fail. Good renting means work, sticking to it like a chestnut burr, letting no good man escape who means to pay rent and allowing prospective tenants needing extraordinary inducements to go elsewhere. Psychologically considered, your good business man is somewhat afraid of undue inducements—free rent schemes, etc.; he knows some one has to pay. He knows he is the one eventually to pay, and he feels, possibly, he may be paying for a gold brick and not know it, when you offer him something he feels he ought not to have.

"Nothing succeeds in renting like straight business and fair dealing. It seems superior to all the prize income schemes so far developed. Suffer a small injustice rather than be rightfully accused of having committed one. If your power over tenants is great, why not use it so wisely that by common consent it is never questioned. You should not forget that a lease is a limited conveyance, that if a tenant is a strict constructionist, he can make life a serious burden to an agent whom he does not admire."

Speaking of the financing of office buildings, Mr. Tredwell said: "The cost is very varying, from $300,000 to $12,000,000, depending on circumstances, of which 30% to 40% must be provided by the owners in cash, or from $90,000 to $3,000,000 to $3,500,000 in actual money; the balance is mortgage. Did you ever consider what a dislocation of securities this cash pro-

vision means? If the mortgage begins as a building loan, as the structure progresses, it is made in partial payments, at usually 6% interest. On completion of the structure it becomes usually a permanent loan at from 4½% to 5% interest; this interest charge works every day, including Sundays and holidays, and is the real white man's burden when the paper scheme of the architect of real estate man fails to make good.

"The architect, the building and the real estate man have three separate points of view. The real estate man's viewpoint is perhaps of more value to the owner than the others, for it is concerned with the production of income.

"A competent real estate man given a set of plans and paid to criticise them, also to estimate probable income, is a consummation devoutly to be wished in the preliminaries of a building operation. Then, possibly, owners would not suffer the disillusionment they so often experience, for the real estate man should know what people want to rent, what they will pay well, and what they will not take, no matter what the rent.

"Perhaps our hardest downtown problem to-day is light—plain, common daylight. We real estate agents, in that district, perhaps, do not rent space. I conceive we rent light, with some space added. One office applicant wanted park frontage, nothing else. He had moved four times in four successive years. Each year a new structure cut off his light, and he would only go where he knew the light would not be cut off.

"The improvement in skyscrapers in the last ten years have been many in detail, but few in fundamentals, perhaps some fundamentals have retrograded—say ceiling height.

"The advances I note are: complete fireproofing, better elevator service, better electric lighting, improved water supply, vacuum cleaning, improved locks, better attention to tenants, improved plumbing and fixtures, improved ventilation.

"I notice also certain backward tendencies in some cases. I imagine retrograde movements in the newer buildings, namely, lower ceiling height; larger buildings and consequently tenants harder to get at; intricate passenger elevator service (express and local) that strangers have to learn.

"He who keeps up to date most, is, seemingly, in the business game longest; but he who cries, it is finished, when the new building is done, lets himself and the property he manages stay finished without constant subsequent repair and improvement. That building and that agent may be likened to a Dinosaurian survival, a relic of the past, a monument perhaps, or walking around to save the expense of interment, but the living, breathing, pulsing present has but small use for monuments. As time goes on, a monumental building unconsidered and unrepaired and unimproved, gradually becomes the home of businesses that have been; of calm and reflective citizens who dislike change or worry; cobwebs come in the hall, the vacant offices have a tomb-like look, while the elevator boy, when not asleep, hates to be interrupted in his reading, and somehow you don't want to annoy him, he is so much the proprietor and the only living thing in sight.

"The care and management of old property is to be your experience. So fast does this city move that any building over five years old gets classified by tenants as among those who 'also ran.' The twenty-year old building is as good as the five-year old in tenants' opinion, given the facilities the tenants expect are to be had in the one as well as the other, but there's the rub. Therefore, the real age of a building, I conceive, to be its constant adaptation to the varying needs of an increasingly insistent tenancy, demanding co-operative facilities and tending to make office management akin to hotel keeping, minus beds.

"As this is apparently the beginning of the day of the specialist in all business, real estate is no exception. Has not the general real estate agent in large communities been replaced in increasing numbers yearly by the specialist who makes one branch of the business his particular study? And should we not consider this modern dividable tendency to business is to increase proportionately in the future as in the past?"

In speaking of old buildings, Mr. Tredwell had this to say of Trinity Church:

"Some other estates seem to show but little interest in the city, whose growth is the source of their prosperity. The most notorious of 'L'Roi Faineants,' or 'lazy kings,' possibly is Trinity Church, part of whose charitable activities, on which much of its rents are spent, should be the practical consideration and amelioration of its own remissness to the city to whom it owes all.

"There are still other owners downtown whose peculiar activities seem bent on staying or destroying values in their own and surrounding property.

"I have not tried to enumerate in this lecture any particular instances, as the profession is crowded with stories of this or that transaction. They will presently engage your attention. But you who represent the future real estate agents in this city may have to consider as your downtown province the entire area between the Battery and 59th st, for I wish you to consider one proposition that I lay before you to-night, that the downtown district of the City of New York embraces the entire area to-day between the Battery and 59th st. It may seem a little hard for you to recognize that, but the fact remains true, nevertheless.

MAY AFFECT PENDING REALTY DEALS.

THE excessive cost of bringing the tracks of the Southern Boulevard and Westchester av branch of the Broadway-Lexington Avenue Subway to the surface at a location near East 158th st, is responsible for a proposed modification in the general subway construction plans, as recently suggested by the Public Service Commission. As the proposition now stands, it is reasoned that instead of coming to the surface at the street mentioned, it would be better to continue the road as a subway to a point in private holdings on Whitlock av, between Bancroft and Aldus sts. A change is also planned in the line of the railroad north of Hunt's Point. Instead of continuing along the Southern Boulevard and Westchester av it curves into Whitlock av, running thence northerly along Whitlock av and private holdings into Westchester av.

Many owners of real estate in that neighborhood fear that the proposed change will result in much delay, since the recommendations of the Board of Estimate must be thoroughly looked into by that body, and a public hearing held before they can be finally adopted. Not only is the suspense with respect to the outcome confined to owners of Bronx realty, but real estate brokers as well are beginning to complain that negotiations for property are likely to be interfered with if the question of route is not quickly settled.

DEPRECATE TROLLEY DELAY.

Much discontent is at present being shown by residents and owners of real estate in the vicinity of Van Nest and Westchester over the trolley situation in East 177th st. As the matter now stands, little if anything is being done by those in charge of the construction work towards expediting the completion of the new Bronx crosstown line. The road is practically ready for operation, except for the placing of the poles and wires, and a general cleaning up and adjustment of the line at the gap where it crosses the New Haven Road.

It will be recalled that East 177th st is a new thoroughfare, and it may be said to be the most important highway connecting the middle Bronx with the recently annexed territory easterly therefrom. The necessity of the early operation of a transit line through the street in question is regarded by realty owners in that quarter as especially urgent at this time, particularly since many resales of property depend upon the actual running of cars between the points alluded to. As planned at present the road goes from Unionport Bridge and Ludlow av over East 177th st (Tremont av) to West Farms, where it connects with the Lenox av subway on a 3-cent transfer. It then travels over the tracks of the crosstown line in 181st, running under the 3d av elevated, thence crossing Washington Bridge connecting with the Broadway division of the subway, at which point a 3-cent transfer will be given as well.

At some future time the line will be run to the Sound, meeting the Shore Boulevard. When this is done, much desirable residence property in the vicinity of Throggs Neck Gardens will be thrown upon the market. Among other estates to be affected by the extension of the transit line are the Huntington estate, the holdings of the Havemeyer family and John A. Morris, and St. Joseph's Institute. The question of the prolonged delay in opening the first section of the road is now being discussed by the taxpayers' associations of Unionport and Van Nest.

PLANNING FOR THE FUTURE.

The recent formation of the "Manhattan Central Improvement Association," which plans to aid property and business interests in the territory between 31st and 37th sts (bounded on the east and west by both rivers), bids fair to result in a considerable quickening in realty transactions in the section referred to if the ideas of its promotors are carried out. The association intends to direct its influence toward widening some of the streets, if found necessary. It will also bid for the maintenance of a subway station in 34th st, in the event of the construction of an underground road on the West Side to connect with the tunnels of the McAdoo system. In addition to this the organization contemplates taking an active interest in improving the thoroughfares leading to the new 7th av station of the Pennsylvania Railroad.

Although no definite plans have as yet been officially announced, it is likely that the Improvement Association will at once attempt to enlist the aid of individual owners of property in obtaining substantial support to the movement. "All property owners in this district have been invited to join," said Walton H. Marshall, who acted for George C. Boldt at the preliminary meeting. "Tiffany, Claflin, Gorham, Oppenheim & Collins, Macy, Saks and many others were represented at the meeting, and we hope to have nearly all important property owners present at the December 6 meeting."

The directors of the new body are Isidor Straus, Isidor Saks, Oscar Hammerstein, Geo. C. Boldt, Louis Stewart, Wm. H. Martin, Chas. H. Keep, Roderick M. Cameron, Edwin H. Popper and C. J. Allen. Mr. Allen has been engaged as secretary of the association, partly owing to his newspaper experience. The temporary chairman is Isidor Saks, who was largely instrumental in bringing about the formation of the association.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
EDGAR J. LEVEY President
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CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, } Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Dec. 8.

47th st, No 14 W, 25x100.5, 4-sty stone front dwelling.

75th st, No 312 W, 30x134.1x30x132.11, 5 sty stone front dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Dec. 4.

Central av, St, Agnes av — s e cor St Agnes av, 100x100.

Seaview av — w s, 175 s Central av, 25x100.

Briggs av, Westchester av, Western av — s w cor Westchester av, runs s 145.1 x w 181.2 to Western av, x n 125 to Westchester av, x e 108.6 to beg.

Central av, Lorillard av — n e cor Lorillard av, 110x475 to Pelham River, x 465, Baychester.

Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, $6,-904.86; taxes, &c, $900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.

Dec. 6.

51st st, Nos 222 & 224, s s, 260 e 3d av, 35.4x88x x100.4, 7-sty brk tenement and stores. Adele Herold agt Abraham Drimmer et al; Hieronimus A Herold, att'y, 170 Broadway; Chas W Ridgway, ref. (Amt due, $6,768.90; taxes, &c, $1,105.09; sub to a prior mort of $40,000.) Mort recorded July 12, 1904. By Joseph P Day.

5th av, No 2252 — n w cor 137th st, 49.11x62.6, 6-sty brk tenement and stores.

137th st, No 1 — Mary Rosenberg et al, extrx, agt Samuel Schenker et al; Feltonstein & Rosenstein, att'ys, 309 Broadway; Albert Blumenstiel, ref. (Amt due, $18,098.09; taxes, &c, $2,872.61.) Mort recorded Sept 17, 1907. By Samuel Goldsticker.

St Nicholas av, No 775, 149th st, No 400 — s w cor 149th st, 20.5x101.2x20x96.10, 5-sty and basement stone front dwelling. Germania Life Ins Co agt John F Cockerill et al; Dulon & Roe, att'ys, 41 Park Row; Adam Wiener, ref. (Amt due, $21,219.77; taxes, &c, $491.70.) Mort recorded March 15, 1905. By Bryan L Kennelly.

152d st, No 767, n s, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty brk tenement. Wm H McCarthy agt Leopoldine Klein et al; Saxe & Powell, att'ys, 280 Broadway; Geo C Kobbe, ref. (Amt due, $4,824.50, taxes, &c, $655; sub to a first mort of $11,500.) Mort recorded Sept 21, 1905. By Joseph P Day.

Perry st, Nos 113 & 115, n s, 85.1 e Greenwich st, runs n 26.2 x n e 19 x s e 14.7 x n w 17.3 x n 14.2 x e 24.8 x s 70 to st x w 45 to beg, 6-sty brk tenement. John H Vought et al, trustees, agt Jacob Katz et al; Henry A Prince, att'y, 149 Broadway; Chas L Hoffman, ref. (Amt due, $37,970.40; taxes, &c, $1,831.36.) Mort recorded May 15, 1905. By Joseph P Day.

Dec. 7.

137th st, No 3, n s, 62.6 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. John Staudt, exr, agt Samuel Schenker et al; Gustav Lange, Jr, att'y, 257 Broadway.. Lauren Carroll, ref. (Amt due, $13,720.73; taxes, &c, $1,735.95; sub to a prior mort of $26,000.) Mort recorded Sept 17, 1907. By Bryan L Kennelly.

St Nicholas av, Nos 1240 to 1246, 172d st — n e cor 172d st, 94.6x125, 6-sty brk tenement and stores. John H Behrens agt Kingsway Construction Co et al; Albert J Shaw, att'y, 11 Pine st; Warren S Burt, ref. (Amt due, $22,411.33; taxes, &c, $795.05; sub to two morts aggregating $52,000.) Mort recorded March 20, 1909. By Joseph P Day.

177th st, Nos 503 to 515, n s, 100 e Audubon av, 170x90x170x101, four 5-sty brk tenements. State Bank agt Isidore Londner et al; Walter T Kohn, att'y, 309 Broadway; Harry N French, ref. (Amt due, $89,949.87; taxes, &c, $5,864.20.) Mort recorded April 14, 1906. By Samuel Marx.

103d st, Nos 311 & 313, n s, 200 e 2d av, 50x100.11, two 4-sty brk tenements and stores. Gertrude K Brennan agt Angela M Milano et al; Alfred L M Bullowa, att'y, 31 Nassau st; Francis A Dugro, ref. (Amt due $4,402.88; taxes, &c, $1,442.45.) Mort recorded March 28, 1907. By Joseph P Day.

Dec. 8.

176th st, Boston rd, Nos 1851 & 1853 — n w cor Boston rd, 73.2 x 110.4 x 130.11 x125.3, two 1-sty frame stores and vacant. Luther W P Norris gdn agt Anna H Gerding et al; Norwood & Marden, att'ys, 68 William st; Philip J McCook, ref. (Amt due, $14,864.79; taxes, &c, $2,900.) Mort recorded Sept 17, 1907. By James L Wells.

133d st, No 26, s s, 335 w 5th av, 25x99.11, 5-sty brk tenement. Emma Britz agt Sarah Balagur et al; Thompson, Koss & Warren, att'ys, 256 Broadway; David Thomson, ref. (Amt due, $14,711.44; taxes, &c, $527.86; sub to a prior mort of $10,000.) Mort recorded March 27, 1906. By James L Wells.

Lawrence av, Ferris av — s w cor Ferris av, 275x100.

Westchester av, Western av — n w cor Western av, 300x450x irregular.

Western av, e s, 200 n Westchester av, 275x100.

Westchester av, Western av, Central av — s w cor Western av, runs w 292, x s e — to Central av, x e 100 x n 525 to beg.

Central av, Western av, Lawrence av — n e cor Western av, runs n 400 x e 200 to Lawrence av, x s 400 to Central av, x w 200 to beg.

Railroad av, Lawrence av — s e cor Lawrence av, 75x159.

St Agnes av, Ferris av — s e cor Ferris av, 425x220 to Pelham River, x—x325.

Railroad av, Lawrence av — s w cor Lawrence av, 126.4x89x —x—.

Westchester av, St Agnes av, Sea View av — s e cor St Agnes av, runs s 475 x e 100 x n 25 x e 100 to Sea View av, x n 450 to Westchester av, x w 200 to beg.

Main av, Central av, St Marys av — s e cor Central av, runs s 25 x e 200 to St Marys av, x n 25 x w 200 to beg.

Main av, e s, 50 s Central av, 25x100.

Main av, St Marys av — e s, 125 s Central av, 100x200 to St Marys av.

St Agnes av, Central av — s w cor Central av, 25x100.

Railroad av, St Marys av — n e cor St Marys av, 25x100.

Railroad av, St Marys av, St Agnes av — s e cor St Marys av, runs s — x e — to St Agnes av, x n — x w — to beg.

Railroad av, St Agnes av — s e cor St Agnes av, —x—.

Bridge av, e s, 150 n Railroad av, runs n 111 to Pelham Bay, x s e — x w — to beg.

Bridge av, Railroad av, Main av, Ferris av — n e cor Railroad av, 100x200. n w cor Ferris av, 50x100.

Ferris av, Main av, St Marys av — n e cor Main av, runs n 300 to Pelham River, x e — to St Marys av, x s 285.9 x w 200 to beg.

Central av, s w cor Western av, 86x205x—, gore. Esmond Stiles agt Perley S Crosler et al; Graham & L'Amoreaux, att'ys, 42 Broadway; Robert L Luce, ref. (Amt due, $65,863.19; taxes, &c, $7,928.82.) At 11 o'clock a. m. at Municipal Bldg., 3d and Tremont avs, Bronx, by Joseph P Day.

Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. North American Mortgage Co agt Chelton Park Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Roy M Robinson, ref. (Amt due, $58,623.13; taxes, &c, $3,-919.28; sub to a first mort of $200,000.) Mort recorded July 18, 1908. By Joseph P Day.

137th st, No 451 (old No 715), n s, 537.6 e Willis av, 16.8x100, 3-sty and basement brk dwelling. Frances M Swanstrom agt Shirley A Rodgers et al; Swanstrom & Keyes, att'ys, 20 Nassau st; Robert C Ten Eyck, ref. (Amt due, $6,-595.95; taxes, &c, $349.32.) Mort recorded June 26, 1907. By James L Wells.

Lenox av, Nos 620 & 622, e s, 49.11 n 141st st, 50x100, 6-sty brk tenement and stores. Leon Tuchmann agt Simon Ginsburg et al; Manheim & Manheim, att'ys, 302 Broadway; Isaac F Russell, ref. (Amt due, $18,187.77; taxes, &c, $2,553.68; sub to a prior mort of $42,000.) Mort recorded May 6, 1908. By Joseph P Day.

Dec. 9.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty and basement stone front dwelling. Florence C Von Asten agt Chas F Homer et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; David Thomson, ref. (Amt due, $4,902.18; taxes, &c, $453.07.) Mort recorded Sept 26, 1908. By James L Wells.

88th st, No 503, n s, 75 e Av A, 25x141.5, 3-sty stone front dwelling. Theresa Schappert agt Philip Lynch et al; Emile A Hassey, att'y, 302 Broadway; John J Freedman, ref. (Amt due, $13,443.51; taxes, &c, $250.39.) Mort recorded May 1, 1907. By Joseph P Day.

South st, No 385, n s, 50 w Jackson st, runs n 104.4 x w 12.10 x s 7.5 x w 12.1 x s 26.11 x w 25 x s 70 x e 50 to beg, 3-sty brk shop. John W Sullivan agt W Hertz Oltarsh et al; Bailey & Sullivan, att'ys, 135 Broadway; Frank Keck, ref. (Amt due, $21,360.25; taxes, &c, $1,-091.34.) By Joseph P Day.

Dec. 10.

Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70, 5-sty stone front tenement and store. Jessie Gillender agt Rebecca Rosenblatt et al; Seth B Robinson, att'y, 1 Liberty st; Lyttleton Fox, ref. (Amt due, $10,822.39; taxes, &c, $235.37.) Mort recorded June 14, 1908. By Joseph P Day.

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133d st, No 6, s s, 107 w 5th av, runs s 74.11 x w 3 x s 25 x w 25 x n 99.11 x e 28 to beg, 5-sty brk tenement. Jacob Platt et al agt Louis Lese et al; F P Hummel, att'y, 1511 3d av; Frederick R Rich, ref. (Amt due, $10,114.32; taxes, &c, $300; sub to a mort of $12,500.) Mort recorded June 20, 1904. By Samuel Marx.

112th st, No 37, n s, 350 e Lenox av, 25x100.11, 5-sty brk tenement. Morris Levy agt Virginia A Tappenden et al; Elek J Ludvigh, att'y, 299 Broadway; Ashley T Cole, ref. (Amt due, $4,049.18; taxes, &c, $855.94; sub to a mort of $20,000.) Mort recorded March 31, 1903. By Joseph P Day.

164th st, Nos 434 & 436, s s, 325 e Amsterdam av, 50x112.4, 5-sty brk tenement. Pine Moon Realty Co agt Max S A Wilson et al; W Bennett Marx, att'y, 257 Broadway; Edwin D Hays, ref. (Amt due, $11,346.40; taxes, &c, $——; sub to a prior mort of $50,000.) Mort recorded July 30, 1906. By Joseph P Day.

80th st, No 110, s s, 179.6 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. May W Bloom agt Elizabeth McKnight et al; John H Rogan, att'y, 145 Nassau st; Geo W Ellis, ref. (Amt due, $18,994.29; taxes, &c, $1,191.63.) Mort recorded March 15, 1894. By William Kennelly, Jr.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Dec. 11.

No Legal Sales advertised for this day.

Dec. 13.

5th av, No 2216, w s, 24.11 s 135th st, 25x90, 5-sty brk tenement and store. Domingo Torres y Moran agt Mary Hershfield et al; Lemuel Skidmore, att'y, 69 Wall st; Chas J Leslie, ref. (Amt due, $23,989.63; taxes, &c, $571.99.) Mort recorded Aug 25, 1899. By Joseph P Day.

Houston st, No 174, n s, 35.10 w Hancock st, 26x100, 6-sty brk tenement and stores. Domingo Torres y Moran agt Samuel Bachner et al; Lemuel Skidmore, att'y, 69 Wall st; Julius J Frank, ref. (Amt due, $38,011.53; taxes, &c, $1,356.07.) Mort recorded Aug 31, 1899. By Joseph P Day.

3d av, Nos 3524 to 3542, 168th st, Fulton av — n e cor 168th st, runs n 176 x e 180 x s 50 x e 60.10 x s 87 x e 111.11 to Fulton av, x s 41.8 x w 337 to beg, 3-sty brk tenement and store and one 2, 3 and 4-sty brk and frame brewery and vacant. Emigrant Industrial Savings Bank agt Joseph F Schnugg et al; R & E J O'Gorman, att'ys, 51 Chambers st; Gilbert H Montague, ref. (Amt due, $57,-547.60; taxes, &c, $2,434.90.) Mort recorded March 27, 1908. By Joseph P Day.

PUBLIC NOTICE.

Department of Finance, Bureau for the Collection of Taxes, New York, December 1, 1909.

NOTICE TO TAXPAYERS.

UNDER THE PROVISIONS OF SECTION 919 of the Greater New York Charter, notice is hereby given to all persons or corporations who have omitted to pay their taxes, "To pay the same in the Borough in which the property is located," as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.

Borough of The Bronx, corner Third and Tremont avenues, The Bronx, N. Y.

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.

Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, N. Y.

Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.,

—and that under the provisions of section 917 of said Charter, "If any such tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax so remaining unpaid on that day, in addition to the amount of such tax, seven per centum per annum upon the amount thereof from the day on which said taxes became due and payable (October 5, 1909), as provided by section nine hundred and fourteen of this act, to the date of payment."

DAVID E. AUSTEN,
Receiver of Taxes.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 3, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

118th st, Nos 308 & 310, s s, 140.9 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. (Amt due, $15,503.80; taxes, &c, $1,890.76; sub to prior mort of $36,000.) Ignatz Roth $47,300

*118th st, No 306, s s, 100 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. (Amt due, $17,801.32; taxes, &c, $——; sub to prior mort of $36,000.) Max J Klein et al 47,300

130th st, Nos 609 to 615, n s, 175 w Broadway, 100x99.11, four 3-sty brk tenements, store in No 615. (Amt due, $11,400.83; taxes, &c, $962.76; sub to four morts aggregating $27,000.) Withdrawn .....

Courtlandt av, No 777, 157th st, Nos 329 & 333 — n w cor 157th st, 25x100, 4-sty brk tenement and store and 2-sty frame tenement and store in st. (Sheriff's sale of all right, title, &c.) Withdrawn .....

Jackson st, Nos 41 & 43, Cherry st, Nos 432 to 436 — n w cor Cherry st, 50x100, 5-sty brk tenement and stores .....

Monroe st, No 219, Scammel st, No 31 — n w cor Scammel st, 25x79, 5-sty brk tenement and stores ..... (Sheriff's sale of all right, title, &c.) Withdrawn .....

57th st, No 149, n s, 150 e Lexington av, 25x100.5, 3-sty brk stable. (Amt due, $32,034.24; taxes, &c, $1,150; sub to a mort of $20,000.) Julian G Roberts 40,749

(Continued on page 1014.)

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OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 27 to December 11, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named street in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. EAST 136TH STREET OPENING, from Locust avenue to East River. Confirmed October 26, 1909; entered November 26, 1909.

HERMAN A. METZ, Comptroller.
City of New York, November 26, 1909. (15116)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the followed-named street and place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. WEST STREET—OPENING, from Honeywell street to Crotona Parkway. Confirmed November 9, 1909; entered November 30, 1909. 24TH WARD, SECTIONS 12 AND 13. KNOX PLACE—OPENING, from Mosholu Parkway North to Gun Hill road, and GATES PLACE—OPENING, from Mosholu Parkway North to Gun Hill road. Confirmed August 9, 1909; entered November 30, 1909.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909 (15204)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

1ST WARD. PROSPECT AVENUE—REGULATING AND FLAGGING, from York avenue to Lafayette avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15214)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. FAILE STREET—SEWER, between Seneca avenue and Lafayette avenue. RECEIVING BASIN at the southwesterly corner of IRVINE PLACE AND GARRISON AVENUE, 24TH WARD, SECTION 11. SUBURBAN PLACE—PAVING THE ROADWAY AND SETTING CURB, from Boston road to Crotona Park East.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15209)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 2 to 15, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. SEWER in BODINE STREET, from VERNON AVENUE to Hamilton street; in HAMILTON STREET, in HANCOCK STREET, and in the BOULEVARD, from Bodine street to Harris avenue; in BODINE STREET, from Hamilton street to the Boulevard, and from the Boulevard to Sherman avenue.

HERMAN A. METZ, Comptroller.
City of New York, November 30, 1909. (15218)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 3.—Regulating, grading, curbing and laying cement sidewalks on Gravesend avenue, from Fort Hamilton avenue to Twenty-second avenue, together with a list of awards for damages caused by a change of grade.

List 562.—Sewer in Eighty-eighth street, between Fort Hamilton avenue and Fifth avenue; outlet in Gelston avenue, between Eighty-eighth street and Ninety-second street; in both sides of Fort Hamilton avenue, between Eighty-eighth and Ninetieth street; with outlets between Ninetieth and Ninety-second streets.

List 609.—Sewer in Eighty-fourth street, between Fort Hamilton avenue and Seventh avenue, and in Eighty-fifth street, between Fort Hamilton avenue and Seventh avenue.

List 637.—Sewer in Bushwick avenue, from Garden street to Beaver street.

List 643.—Sewer in East Ninth street, between Ditmas and Eighteenth avenues.

List 673.—Sewer basin at the northeast corner of Bond and Third streets, and sewer in Third street, from Bond street to Gowanus Canal.

List 685.—Grading a lot on the south side of Fifty-second street, between Ninth and Tenth avenues, known as Lot No. 11 of Block 5659.

List 732.—Sewer in Chester street, between Blake avenue and Hunterfly road.

List 734.—Sewer in Commerce street, between Columbia and Richards streets.

List 735.—Sewer in Dobbin street, between Meserole and Norman avenues.

List 739.—Sewer in East Twenty-third street, between Beverley road and a point 220 feet north.

List 743.—Sewer in Fifty-third street, between Eighth and Ninth avenues.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 4, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, December 2, 1909. (15179)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 631.—Sewer in West One Hundred and Sixty-seventh street, between Amsterdam and Audubon avenues.

List 811.—Basin at the northeast corner of One Hundred and Eleventh street and Riverside Drive.

List 862.—Basin at the north side of Manhattan street, 87 feet west of Twelfth avenue.

List 864.—Sewer in West One Hundred and Seventy-second street, between Fort Washington avenue and Broadway.

BOROUGH OF THE BRONX.

List 279.—Sewer in Garrison avenue, between Longwood avenue and Whittier street.

List 294.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Andrews avenue, from Burnside avenue to West One Hundred and Eightieth street.

List 393.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Mosholu Parkway North, from Jerome avenue to Gun Hill road.

List 804.—Paving with creo-resinate wood blocks Charlotte street, from Boston road to Jennings street, and setting curb where necessary.

List 871.—Receiving basin on the south side of East One Hundred and Ninety-third street, at the intersection of Morris avenue.

BOROUGH OF RICHMOND.

List 557.—Sewer in Tompkins avenue, from a point 175 feet north of Arrietta street northerly to a point about 395 feet north of Wall street; Fort place, from Tompkins avenue to Belmont place; in Monroe avenue, from a point 150 feet north of Richmond turnpike to Fort place; in Montgomery avenue, from a point 160 feet north of Richmond turnpike to Fort place; in Madison avenue, from First avenue to Fort place; in Sherman avenue, from First avenue to Fort place; in First avenue, from Sherman avenue to Westervelt avenue; all being in the district known as Sewer District No 1-D, in the First Ward.

List 695.—Sewer in Richmond terrace, from Harbor road to a point about 880 feet west of Arlington avenue; in Mesereau avenue, from Cedar street to Richmond terrace; in Lockman avenue, from Richmond terrace to a point about 950 feet south therefrom; in Andros avenue, from Cedar street to Richmond terrace; in Harbor road, from a point about 940 feet south of Richmond terrace northerly to the present bulkhead wall of the public dock, with a separate sanitary outlet thence to the pier line; all being within the district known as Sewer District 10-A, First Ward.

List 728.—Sewers in Lockman avenue, from a point about 950 feet south of Richmond terrace southerly for about 275 feet, and in Cherry lane, from the existing sewer in Marrianne street to a point near Palmers run.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 27, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, November 27, 1909. (15134)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 7.—Regulating, grading, curbing and laying cement sidewalks on Ninetieth street, between Third and Fifth avenues, together with a list of awards for damages caused by a change of grade.

List 338.—Regulating, grading, curbing and paving with asphalt East Thirty-second street, from Glenwood road to Avenue H.

List 509.—Receiving basins on Bedford avenue, at the northeast and northwest corners of Carroll street; northeast and northwest corners of Crown street; northeast corner of Montgomery street; southeast corner of Linden street; northeast and northwest corners of Church avenue, and at the intersection of the westerly curb line of Bedford avenue with the easterly curb line of Flatbush avenue.

List 559.—Sewer in Benson avenue, between Bay Twenty-sixth street and Twenty-first avenue; basin on Bay Twenty-sixth street, at the westerly corner of Eighty-sixth street; at the easterly corner of Cropsey avenue; at the north and west corners of Benson avenue and Bay Twenty-sixth street.

List 612.—Sewer in Fourth avenue, west side, between Ninety-second and Ninety-fifth streets, with outlet in Fourth avenue, westerly side, between Ninety-fifth street and Marine avenue, and in Ninety-fourth street, between Fourth and Fifth avenues.

List 681.—Paving with asphalt Blake avenue, from Hopkinson avenue to Junius street.

List 730.—Laying cement sidewalks on the north side of Arlington avenue, between Shepherd avenue and Dresden street, and between Dresden street and Hale avenue; south side of Devoe street, between Morgan avenue and Catherine street; south side of Metropolitan avenue, between Morgan avenue and Vandervoort avenue; west side of Catherine street, from Devoe avenue to Metropolitan avenue; east side of Diamond street, between Nassau street and Driggs avenue; southeast side of Noll street, between Hamburg and Flushing avenues; northwest side of Noll street, between Hamburg and Flushing avenues.

List 733.—Sewer basin at the southeast corner of Chester street and Dumont avenue.

List 736.—Sewer basin at the southwest corner of East Eleventh street and Hinckley place.

List 737.—Sewer basin at the northwest corner of East Twelfth street and Slocum place.

List 742.—Sewer basin at the northeast corner of Emmons avenue and East Twenty-sixth street.

List 763.—Sewer basin at the Southeast corner of Sixth street and Eighth avenue.

List 877.—Paving with asphalt Ditmas avenue, between Flatbush and Ocean avenues.

List 9936.—Regulating, grading, curbing and laying cement sidewalks on Twentieth street, between Tenth avenue and Vanderbilt street, together with a list of awards for damages caused by a change of grade.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 28, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, November 26, 1909. (14987)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF REAL ESTATE.
D. & M. Chauncey Real Estate Company, Limited, Auctioneers.

PUBLIC NOTICE is hereby given that, pursuant to a resolution adopted by the Board of Estimate and Apportionment, on the 12th day of November, 1909, and also by virtue of a resolution adopted by the Commissioners of the Common Lands of the late Town of Gravesend, adopted November 12, 1909, and in accordance with the provisions of law, as enacted by Chapter 638, Laws of 1895, as amended by Chapter 69, Laws of 1897, and as further amended by Chapter 472, Laws of 1897, and Chapter 516, Laws of 1909, the Comptroller of the City of New York will offer for sale, at public auction, on

WEDNESDAY, DECEMBER 29, 1909,

at 12 o'clock M., at the Brooklyn Real Estate Exchange, No. 189 Montague Street, in the city of Brooklyn, the following real estate belonging to and being part of the Common Lands of the Town of Gravesend, located in the Borough of Brooklyn, being known and distinguished as Boulevard Lot 10 on the Map of the Common Lands of the Town of Gravesend, and more particularly described on map on file in the office of the Bureau of Real Estate, Department of Finance, 280 Broadway, Borough of Manhattan.

By order of the Commissioners of the Common Lands of the late Town of Gravesend, under resolution adopted November 12, 1909, and also by order of the Board of Estimate and Apportionment, under resolution adopted November 12, 1909. For full particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 20, 1909. (15112)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale by sealed bids, all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for bridge purposes, in the

BOROUGH OF MANHATTAN,

BEING the buildings, parts of buildings, etc., standing within the lines of property acquired for the purposes of the Manhattan Bridge and now remaining on the block bounded by the Bowery, Bayard, Chrystie and Canal streets, and being more particularly designated as Nos. 11, 13, 15, 17, 19, 21 and 23-25 Chrystie street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held May 26, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, DECEMBER 6, 1909,

at 11 a. m., in lots and parcels and in manner and form as follows:

Parcel No. 1. No. 11 Chrystie street, five-story brick building.

Parcel No. 2. No. 13 Chrystie street, six-story brick building.

Parcel No. 3 No. 15 Chrystie street, six-story and basement brick building.

Parcel No. 4. No. 17 Chrystie street, six-story and basement brick building.

Parcel No. 5. No. 19 Chrystie street, six-story and basement brick building.

Parcel No. 6 No. 21 Chrystie street, six-story brick building.

Parcel No. 7. Nos. 23 and 25 Chrystie street, six-story and basement brick building.

For further particulars see City Record.

HENRY A. METZ, Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 23d, 1909. (14965)

PROPOSALS.

Troy, N. Y., November 22, 1909.

SEALED PROPOSALS for the erection and completion of a building called "The Central School," to be erected on a lot of land on the corner of State street and Seventh street, Troy, N. Y., will be received by the Board of Contract and Supply, of the City of Troy, or by any member thereof, until 11 o'clock a. m. on Tuesday, December 7, 1909, at the office of the Board, City Hall, Troy, N. Y., at which time and place they will be publicly opened and read.

Proposals are to be for work in accordance with plans and specifications prepared by R. Clipston Sturgis, Architect, 120 Boylston street, Boston, Mass., and are to be made out on the form accompanying the specifications. Plans and specifications may be obtained on and after November 22, 1909, at the office of the Board of Contract & Supply on deposit of twenty-five dollars ($25.00), such sum to be refunded on the return of the drawings and specifications.

A certified cheque on a Troy Bank for three thousand dollars ($3,000.00) payable to the Treasurer of the City of Troy, must accompany each proposal as security for carrying out said proposal.

Bids will be received, opened, publicly read, and acted upon in accordance with the provisions of the City Charter.

Signed—
Board of Contract & Supply, City of Troy.
ELIAS P. MANN, Chairman.

AUCTION SALES OF THE WEEK.

(Continued from page 1012.)

*147th st, s s, 215 w Brook av, 50x99.10, vacant. (Amt due, $2,998.65; taxes, &c, $600; sub to a first mort of $7,500.) Katharine S Lyons. 12,400

*Goerck st, Nos 152 to 158, on map Nos 148 to 162.....

*Houston st, Nos 488 & 490 on map Nos 484 to 490; 3d st, Nos 396 & 398 n 94.3 to 3d st, x w 45.4 x s 181.1 to beg, (three 6-sty brk tenements and stores .....

Houston st, Nos 496 & 498 on map Nos 494 & 496, n s, 135 e Goerck st, 45x81, 6-sty brk tenement and stores.....

(Amt due, $12,640.38, taxes, &c, $4,386; sub to prior morts aggregating $231,200.) Sada Makler 243,740

Rivington st, Nos 255 to 257½, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. (Amt due, $20,587.27; taxes, &c, $1,400; sub to a first mort of $45,000.) A Margolin 72,000

1st av, No 1515, w s, 27.2 n 79th st, 25x100, 4-sty stone front tenement with stores (exrs sale). George H Beck.....28,200

1st av, No 1517, w s, 52.2 n 79th st, 25x100, 4-sty stone front tenement with stores (exrs sale). S Berliner 28,000

1st av, No 1519, w s, 77.2 n 79th st, 25x100, 4-sty stone front tenement with store (exrs sale). Charles Rosenberg.....28,100

15th st, No 605, n s, 88 e Av B, 25x103.3, 5-sty brk tenement (voluntary). James N Webb 14,100

10th st, Nos 204 and 206, s s, 97.4 e Bleecker st, 39.9x95x39.9x94.10, two 2½-sty brk and frame dwellings (exrs sale). David & Harry Lippmann and Jacob Kottek 20,600

100th st, No 42, s s, 369.10 w Central Park West, 19.4x100.11, 4-sty brk tenement (exrs sale). Bid in at $13,600.....—

85th st, No 216, s s, 205 e 3d av, 25x102.2, 5-sty stone front tenement (exrs sale). Edward C Sheehan 25,100

Broad st, Nos 105½ to 111 Water st, No 25; s e cor Water st, runs s 146.11 to Front st, x e 66.6 x n — x w 18.10 x n 59 to Water st, x w 46.10 to beg, 8½-sty, three 5-sty, 4½-sty and 3-sty brk buildings (voluntary). Ernest Flagg.....280,500

5th av, Nos 2178 & 2180 133d st; n w cor 133d st, 49.11x110, two 5-sty brk tenements with stores (voluntary). Bid in at $69,000 .....—

12th st, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.5, 5-sty stone front tenements (voluntary). Bid in at $21,100.....—

15th st, No 110, s s, 140 w 6th av, 20x83.3, 4-sty stone front dwelling (voluntary). Bid in at $25,000.....—

134th st, Nos 71 to 75, n s, 208.1 e Lenox av, 52.6x99.11, three 3-sty brk dwellings (voluntary). Ludwig Hess 27,250

(Estate of Stephen Whitney.)

West st, No 30, e s, 150.5 n Morris st, 21.8x101.7x19.5x98.4, 5-sty brk storage building. (Partition.) Stephen Whitney Est Co.....28,000

Washington st, No 53, e s, 122.11 n Morris st, 34.3x67.11x31.6x63.9, 5-sty brk tenement and stores. (Partition.) A J Doyle.....30,500

Whitehall st, No 26, w s, 60.5 n Pearl st, 24x59.3x24.7x62.3, 5-sty brk loft and store building. (Partition.) Saranac Realty Co.....62,500

Water st, No 1, s s, 25.10 e Whitehall st, 25.2x67.2x28.3x65.8, 5-sty brk loft and store building. (Partition.) Dr. John T Nagle.....30,000

South st, No 19, n s, 104.9 e Broad st, 28.7x112.5x28.7x116.2, 4-sty brk storage building. (Partition.) Stevenson Taylor.....32,500

Water st, No 31, s s, 75.1 e Broad st, 28.6x77.9x28.7x75.11, 4-sty brk loft and store building. (Partition.) Thos D Day, Jr.....32,300

Front st, No 48, n w s, 71.3 n e Coenties Slip, runs n w 90 x n e 9.2 x s e 4.10 x n e 10.7 x s e 84.7 x s w 19.9 to beg, 4-sty brk loft and store building. (Partition.) Horace S Ely & Co, for a client....23,700

Front st, No 63, s s, 115.3 w Old Slip, 22.4x86.10x21.9x86.10, 4-sty brk loft and store building. (Partition.) S T Bell.....22,500

South st, No 236; n s, 103.8 w Pike st, runs w 25.7 x n Water st, No 459, on map No 461; 160 to Water st, x e 14.4 x s e 40.3 x s 120.8 to beg, 5-sty brk storage building. (Partition.) L G Timpson. 28,000

Madison st, Nos 286 & 288, s s, 55.11 w Montgomery st, 36.1x75, two 3-sty brk tenements, land only. (Partition.) Paul Hellinger 14,900

Monroe st, No 191, n s, 62.1 e Montgomery st, 20x65.4x20x66.4, 3-sty brk tenement. (Partition.) Lowenfeld & Prager.....16,000

Madison st, No 292; s e cor Montgomery st, 17x49.9x18.6x49.9, 4-sty brk Montgomery st, tenement and store, land only. (Partition.) Catherine Courtney 11,100

Montgomery st, Nos 35 & 37, e s, 49.9 s Madison st, 40x75x42.9x75.1, two 3-sty brk tenements and stores, land only of No 35 Montgomery st. (Partition.) David Baum 16,000

Monroe st, Nos 193 & 195, n s, 82.1 e Montgomery st, 40.10x90.10x40.11x 93.10, two 3-sty brk tenements, land only. (Partition.) Lowenfeld & Prager 14,250

Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x48.9, 3-sty brk tenement. (Partition.) Lowenfeld & Prager.....6,125

Broadway, No 665; w s, 200 s 3d st, 25x200 to Mercer st, 24.10x200, part Mercer st No 232; 5-sty stone front hotel. (Partition.) Stephen Whitney Est Co.....112,000

5th st, No 323, n s, 275 e 2d av, 25x97, 3-sty brk stable and 1-sty frame stable in rear. (Partition.) Louise Fox.....17,750

BRYAN L. KENNELLY.

*9th av, No 484; n e cor 37th st, 24.9x100, 5-sty brk tenement and stores. 37th st, No 357; (Amt due, $60,277.77; taxes, &c, $5,952.80.) James Everard 50,000

39th st, No 317, n s, 250 w 8th av, 25x98.9, 4-sty brk tenement with store (voluntary). Dr Sidonia Weiss.....23,000

132d st, Nos 2 & 4, s s, 75 w 5th av, 35x99.6, two 4-sty stone front dwellings (voluntary). Bid in at $22,750.....—

SAMUEL MARX.

*Walton av, No 559, w s, 210.8 s 150th st, 17.7x102.10x17.7x101.11, 3-sty and basement brk dwelling. (Amt due, $3,967.15; taxes, &c, $1,050.23.) Security Co, trustee.....7,500

Madison av, No. 1584, w s, 50.11 n 106th st, 25x100, 5-sty stone front tenement and store. (Amt due, $5,414.43; taxes, &c, $540.35; sub to a mort of $25,000.) Pendant Realty Co.....30,520

WM. KENNELLY, JR.

52d st, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5, 4-sty brk and stone garage (voluntary). A T Bowen 29,500

SAMUEL GOLDSTICKER.

135th st, No 243, n s, 150 e 8th av, 25x99.11, 5-sty brk tenement. (Amt due, $26,010.72; taxes, &c, $441.72.) Louis Walter.....27,050

Total	$1,572,809
Corresponding week, 1908	2,258,282
Jan. 1st, 1909, to date	55,486,057
Corresponding period, 1908	53,520,917

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

CONVEYANCES

Nov. 26, 27, 29, 30, Dec. 1 and 2. (No. 101.)

BOROUGH OF MANHATTAN.

Allen st, No 42 Hester st, No 95; n e cor Hester st, 75x21.10, 3-sty frame on map Nos 40 and 42 (brk front) tenement and store and 5-sty brk tenement and stores. Louis Smith to Hinda Howard. ½ share, title and interest. All liens. Nov 29, 1909. 1:308—31. A $32,000—$45,000. other consid and 100

Barrow st, No 63, s s, 41.4 e Bedford st, 17x25, 3-sty brk dwelling. Elizabeth Lahey to Fanny H Von Schmid. Nov 29. Dec 1, 1909. 2:587—43. A $2,500—$3,000. other consid and 100

Baxter st, No 15, e s, abt 100 s Worth st, 23.10x81, 6-sty brk tenement and stores. Andrea Defina et al to Elvira Sivori and Anna Lippi. Mort $30,000. Nov 30. Dec 1, 1909. 1:161—23. A $15,000—$35,000. other consid and 100

Beach st, No 63 Greenwich st, No 394; n w cor Greenwich st, runs w 79.8 x n 79.10 to w s Greenwich st, x s 25 to beginning, 4-sty brk loft and store building. Chas Bettels to Empire State Surety Co. Mort $29,000. Nov 26, 1909. 1:216. 33. A $23,000—$31,500. nom

Cherry st, No 346 on map Nos 346 and 350; n w cor Montgomery st, 46.8x97.1x46.8 x96.8, 6-sty brk tenement and stores. Montgomery st, Nos 64 & 66; Ida Kassel and Clara Goldberg to Abraham Kassel and Isaac Goldberg. Mort $95,250. Nov 30. Dec 1, 1909. 1:258—16. A $38,000—$90,000. nom

Catherine st, No 51, e s, 75.5 n Monroe st, 27.3x106.7x27.1x104.9, 5-sty brk tenement and stores. Eliz H Chein to Abraham A Kotzen, of Brooklyn. Mort $28,000. Aug 10. Nov 27, 1909. 1:276—56. A $20,000—$35,000. other consid and 100

East Broadway, No 237, s s, 189.2 e Clinton st, 23.8x87.6, 4-sty brk tenement. Sarah Sturm to Simon Sturm. All liens. Nov 20. Nov 26, 1909. 1:286—32. A $19,000—$24,000. 100

Essex st, No 144, e s, 200 n Rivington st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Charles Rosenbaum to Samuel Shkulnik. Mort $15,000. Nov 26, 1909. 2:354—7. A $25,000—$36,000. other consid and 100

Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk loft and store building. Feischmann Realty & Construction Co to Mary E Hedden. Mort $33,000. Nov 27. Nov 29, 1909. 2:475—30. A $27,000—$41,000. nom

Grand st, No 281, the business. Power of attorney. Max Myer to Jennie wife Max Myer. Sept 3. Nov 26, 1909. —

Greene st, No 151 • Houston st, Nos 44 to 48; n w cor Houston st, 20x79, 6-sty brk loft and store building. Adelaide N Kling to Olive H Chesebro, of New Rochelle, N Y. Mort $45,000. Nov 30, 1909. 2:524—62. A $38,000—$52,000. other consid and 100

Goerck st, No 28, e s, abt 100 n Broome st, 25x100, 5-sty brk tenement and store. Elias Goodman to Jennie Wengeroff of N J. Mort $27,500. Nov 12. Dec 1, 1909. 2:322—2. A $12,000—$29,000. nom

Gold st, No 71, n w s, abt 90 n Beekman st, 25x75, except part for st, 4-sty brk loft and store building. Fredk H Palmer to Edward Greenebaum. Dec 2, 1909. 1:100—4. A $18,000—$22,000. other consid and 100

Greenwich st, No 546, w s, abt 100 s Charlton st, 25x80, 3-sty brk tenement and store. Cleaveland F Benton and Ruth R his wife to Susanna F F Benton, of Perth Amboy, N J. Mort $5,000. Sept 29. Dec 2, 1909. 2:596—77. A $9,500—$11,000. other consid and 100

Houston st, No 176, n s, 61.10 w Hancock st, 26x100, 6-sty brk tenement and store. Barney Boskey to Jerome L Lewis of Columbus, Ohio. Mort $27,000. Nov 23. Nov 29, 1909. 2:527—50. A $18,500—$37,000. other consid and 100

Laight st, No 46, n s, 38 e Hudson st, 25x100, 5-sty brk tenement and store. Caroline Keve to Max Keve. ½ part. All title. Mort $21,550. Nov 24. Nov 26, 1909. 1:220—35. A $15,000—$24,000. other consid and 100

Monroe st, Nos 326 and 328, s s, 132 e Corlears st, 44x70, 6-sty brk tenement and stores. FORECLOS, Nov 24, 1909. James O'Malley, ref to Max Cohen. Mort $32,000. Nov 24. Nov 26, 1909. 1:264—8. A $18,000—$40,000. 9,000

Madison st, No 283, n s, abt 162 w Montgomery st, 23.7x100, 7-sty brk stable. Lester Levy to Fannie wife Henry Osnowitz and Fannie wife Jacob Osnowitz. B & S. July 15, 1908. Dec 1, 1909. 1:269—54. A $17,000—$32,000. other consid and 100

Mulberry st, No 88, s e s, 100.7 s w Canal st, 25x101.2x24.9x 100.10, 5-sty brk tenement and store and 3-sty brk tenement in rear. Vincent A McCormick to Anna T McCormick. 1-6 part or right, title and interest. All liens. Nov 8. Nov 26, 1909. 1:200—11. A $19,000—$29,000. nom

Mulberry st, No 73, w s, abt 75 n Bayard st, 25x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Nostasea Rossi et al to Raffaele Prisco. Mort $31,000. Nov 10. Dec 2, 1909. 1:199—26. A $18,500—$25,000. nom

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Prince st, No 156, s s, 47.5 w West Broadway, 23.7x101x23.9x101, 6-sty brk tenement and stores. Bertha Wright to Alfonso Bracco. ½ part. All liens. Nov 27. Nov 29, 1909. 2:502—21. A $20,000—$40,000. other consid and 100

Prince st, No 136, s s, 75 e West Broadway, 25x101, 6-sty brk loft and store building. Mary F Stanley widow to Elkan Deiches. Morts $38,000 and all liens. June 25. Nov 29, 1909. 2:501—15. A $26,000—$42,000. nom

Rivington st, No 52 n w cor Eldridge st, 20x75, 6-sty brk Eldridge st Nos 191 and 193 loft and store building. Sophie Martinson to Henry Martinson, Inc, a corpn. All title. All liens. Nov 30. Dec 1, 1909. 2:421—74. A $20,000—$36,000. other consid and 100

South st, Nos 226 and 227, n s, 126 e Market slip, 40x80, two 3-sty brk buildings. Samuel Kutler et al to Harry Hellinger. B & S. All liens. Nov 29. Dec 2, 1909. 1:249—7 and 8. A $14,000—$24,000. nom

Stanton st, No 12, n s, abt 125 e Bowery, 25x99.8x23.7x99.8, 5-sty brk tenement and store and 5-sty brk tenement in rear. Wilhelmine Herter to Gisella Berger and Aaron Goldenberg. Mort $42,500. Dec 1. Dec 2, 1909. 2:427—50. A $22,000—$30,000 other consid and 100

Stanton st, No 12, n s, abt 125 e Bowery, 25x99.8x23.7x99.8, 5-sty brk tenement and store and 5-sty brk tenement in rear. Anna C Sterner to Welhelmine Herter. All liens. Nov 5. Nov 29, 1909. 2:427—50. A $22,000—$30,000. other consid and 100

Stanton st, No 276, n s, 84.10 w Cannon st, 19.10x75, 3-sty brk tenement. Fannie G wife Hermann N Appel to Hermann N Appel. All liens. Nov 27. Nov 30, 1909. 2:335—83. A $12,000—$15,000. gift

Suffolk st, No 68, e s, 75 n Broome st, 25x50, 5-sty brk tenement and store. Jennie Hurwitz to Samuel Ginsberg. ½ right, title and interest. All liens. Nov 18. Nov 26, 1909. 2:347—1. A $14,500—$20,000. other consid and 100

Union sq, Nos 36 and 38, or n e cor 16th st, 53x125, two 3 and 4-4th av, Nos 193 and 195 4-sty brk and stone office building. 16th st, No 101 Farmers Loan & Trust Co EXRS and TRUSTEES Alfred W Hearn to Isidore S and Max S Korn. Nov 29. Dec 1, 1909. 3:872—1 and 2. A $180,000—$201,000. other consid and 100

Vandam st, Nos 99 and 101, n s, 51 e Greenwich st, 49x°5, 5-sty brk shop. Anna E O'Neil to Wm J Hiscox. Mort $10,000. Dec 1. Dec 2, 1909. 2:597—72. A $7,000—$10,000. other consid and 100

Willett st, No 30, e s, 137.6 n Broome st, 31.3x100, 4-sty brk tenement and store and 2-sty brk shop in rear. FORECLOS, Nov 24, 1909. Alvin Untermyer referee to Mary E Weber of Brooklyn. Nov 30. Dec 1, 1909. 2:337—38. A $22,000—$30,000. 21,000

West st, No 122 (38) s e cor Dey st, 30.3x54.7x14.2x49.2 s s, Dey st, Nos 87 and 89 5-sty brk tenement and store. Henry Redmond EXR &c William Redmond to Emily Redmond. 1-22 parts. Dec 8, 1908. Dec 1, 1909. 1:59—8. A $33,000—$39,500. 2,951.55

Washington st, No 260, w s, 41.9 n Murray st, 18.4x55.9x18.4x55.4, 4-sty stone front loft and store building. Lewis S Wolff to Samuel Eichhorn. Nov 26. Dec 1, 1909. 1:131—43. A $11,000—$14,000. other consid and 100

Waverly pl, Nos 14 and 16, s s, 49.4 w Mercer st, 67.4x81.10x67.4 x82.5, two 6-sty brk loft and store buildings. Amanda F Lauterbach to William Lauterbach. 1-6 part. Mort $165,000. Nov 26. Nov 29, 1909. 2:547—15 and 16. A $100,000—$164,000 . nom

Water st, No 140, n s, 82.10 e Pine st, 22x60x22x59.7, 4-sty brk loft and store building. Lydia M Negus et al all of Brooklyn, N Y, to John S Negus of Brooklyn, N Y. 3-5 of ½ part. Nov 23. Nov 29, 1909. 1:39—32. A $14,200—$18,000. nom

3d st E, No 58, s s, 171.4 e 2d av, runs s 68 and 12.4 and 21.8 x e 27.4 x n 101.4 to st x w 31 to beginning. 6-sty brk tenement. Max Rosenthal to Louis Limsky. Mort $50,000. Nov 30, 1909. 2:444—18. A $23,000—$46,000. nom

3d st E, Nos 353 and 355, n s, 155.3 e Av D, runs n 96 x e 35 x s 38 x w 0.6 x s 58.5 to st x w 41.9 to beginning. 6-sty brk tenement and stores. Joseph Swell to Jacob Lapinsky. Mort $49,400. July 2. Nov 30, 1909. 2:357—92. A $25,000—$56,000. nom

6th st E, No 322, s s, 300 e 2d av. 25x97. 5-sty brk tenement and store. Charles Rubinger to Millie Segal. All liens. Nov 29. Dec 2, 1909. 2:447—17. A $19,000—$28,000. other consid and 100

6th st E, No 322, s s, 300 e 2d av, 25x97, 5-sty brk tenement and store. Millie Segal to Joseph L Buttenwieser. All liens. Nov 30. Dec 2, 1909. 2:447—17. A $19,000—$28,000 other consid and 100

7th st, No 112. General release, especially as to bond and mort for $9,000. Jonas Weil and Bernhard Mayer to Raphael Joseph and Lena Epstein. Nov 3. Nov 27, 1909. nom

9th st E, No 432, s s, 163 w Av A, 25x93.11, 4-sty brk tenement and store. Herman Lottman to Joseph Goldbronn. Mort $16,500. Nov 29. Dec 1, 1909. 2:436—25. A $17,000—$20,000. nom

9th st E, No 608, s s, 140.6 e Av B, 27.6x93.11, 6-sty brk tenement and store. Carrie Weinberger to Joseph H Messinger. Morts $33,500. Dec 1. Dec 2, 1909. 2:391——11. A $18,500—$38,000. 100

11th st E, Nos 214 and 216, s s, 372.7 w 2d av, runs s 53 x w 0.6 x s 42 x w 35.11 x n 95 to st x e 36.5 to beginning, 6-sty brk tenement. Joseph Harbater et al to Fannie Levy. Mort $58,000. Nov 29. Nov 30, 1909. 2:466—16 and 17. A $24,000—$ —— other consid and 100

11th st W, Nos 237 and 239, n s, 162.6 e 4th st, 37.6x100x38.10x 100, 6-sty brk tenement. Scott McLanahan to Goeffrey R Bourke. Mort $42,000. Dec 1, 1909. 2:614—37. A $19,000—$60,000. other consid and 1,000

14th st W, No 211, n s, 125 w 7th av, 25x120, 4-sty and basement stone front tenement. Jane G Jennings to Douglas Taylor. All liens. Dec 1, 1909. 3:764—32. A $19,500—$25,000. 100

15th st W, No 159, n s, 150 e 7th av, 20x103.3, 3-sty and basement brk dwelling. Mary E Piggott to Murray Kanner. Mort $12,000. Dec 1, 1909. 3:791—9. A $11,500—$14,500. 100

15th st W, No 34, s s, 475 w 5th av, 25x103.3, 7-sty brk loft and store building. Joseph Quinn to Francis Speir of South Orange, N J. Mort $55,000. Oct 19. Dec 2, 1909. 3:816—61. A $47,000—$73,000. other consid and 100

19th st W, No 340, s s, 300 e 9th av, 25x92.
19th st W, No 342, s s, 275 e 9th av, 25x92, two 3-sty brk dwellings.
Harris Mandelbaum et al to Joseph Harbater and Solomon Silk. Morts $22,000. Dec 1. Dec 2, 1909. 3:742—60 and 61. A $24,000—$30,000. other consid and 100

20th st W, No 40, s s, 275 e 6th av, 25x92, 4-sty and basement stone front dwelling. Everett Jacobs to Fabian Construction Co. Mort $35,000. Dec 2, 1909. 3:821—66. A $52,000—$59,000. other consid and 100

20th st W, Nos 42 to 46, s s, 192.4 e 6th av, 82.8x92, 4-sty brk dwelling, 4-sty brk building and store and 5-sty stone front dwelling. Holland Holding Co to Fabian Construction Co, a corpn. Morts $187,000. Dec 2, 1909. 3:821—67, 69 and 70. A $172,000—$186,000. other consid and 100

20th st W, Nos 42 and 44, s s, 217.4 e 6th av, 57.8x92, 4-sty brk building and store, and 4-sty brk dwelling. Maunsell Van Rensselaer et al to Holland Holding Co, 11-15 parts. All title. Mort $76,000. Oct 27. Dec 2, 1909. 3:821—67 and 69. A $120,000—$128,000. other consid and 100

Same property. Alex T Mason et al EXRS, &c, Sarah A Van Rensselaer to same. 4-15 parts. All title. Mort $76,000. Oct 27. Dec 2, 1909. 3:821 22,666.64

22d st E, Nos 29 and 31, n s, 273 w 4th av, 52x98.9, 12-sty brk and stone loft and store building. Brunswick Realty Co to Bernard F Golden, of Brooklyn. Mort $215,000 and all liens. Nov 29, 1909. 3:851 26. A $120,000 P $280,000). other consid and 100

Same property. Bernard F Golden to Selkirk Realty Co. Mort $215,000 and all liens. Nov 29, 1909. 3:851. other consid and 100

25th st W, No 330, s s, 425 e 9th av, 25x98.9, 2 and 3-sty brk stable. John C Welwood to Emil Fraad. Morts $18,500. Nov 30, 1909. 3:748—60. A $10,500—$13,000. 26,500

25th st W, Nos 220 and 222, s s, 202.3 w 7th av, 31x98.9, two 4-sty brk dwellings. May Irwin or May Irwin Eisfeldt to Chas E Johnson, of Plattsburg, N Y. B & S. Mort $15,000 and all liens. Nov 30. Dec 2, 1909. 3:774—52 and 53. A $17,000—$22,000. nom

25th st W, No 330, s s, 425 e 9th av, 25x98.9, 2and 3-sty brk stable. Emil Fraad to The Fraad Contracting Co of N Y. Mort $18,500. Dec 1, 1909. 3:748—60. A $10,500—$13,000. nom

26th st E, Nos 109 and 111, n s, 141.8 e 4th av, 41.8x98.9, two 3-sty brk dwellings. Indiana Giberson to Henry Amster. Morts $45,500. Dec 1. Dec 2, 1909. 3:882—9 and 10. A $37,000—$44,000. nom

26th st E, No 113, n s, 183.4 e 4th av, 20.10x98.9, 3-sty brk dwelling. Anna Giberson to Henry Amster. Morts $22,500. Dec 1. Dec 2, 1909. 3:882—11. A $18,500—$24,500. nom

26th st E, Nos 109 and 111, n s, 141 8 e 4th av, 41.8x98.9, two 3-sty brk dwellings. Henry Amster to John Palmer. Morts $45,000. Dec 1. Dec 2, 1909. 3:882—9 and 10. A $37,000—$44,000. nom

26th st E, No 113, n s, 183.4 e 4th av, 20.10x98.9, 3-sty brk dwelling. Henry Amster to John Palmer. Mort $45,000. Dec 1. Dec 2, 1909. 3:882—11. A $18,500—$24,500. nom

27th st W, No 113, n s, 180 w 6th av, 20x98.9 4-sty stone front tenement. CONTRACT. David A Bath with Otto Wagner, of New Rochelle, N Y. Morts $23,000. Oct 16. Nov 30, 1909 3:803—28. A $19,500—$21,500. 29,000

27th st W, No 113, n s, 180 w 6th av, 20x98.9, 4-sty stone front tenement. David A Bath to Edward J Lynn. Morts $23,000 and all liens. Nov 15. Nov 29, 1909. 3:803—28. A $19,500—$21,500. 100

27th st W, No 432, s s, 350 e 10th av, 25x½ blk, 5-sty stone front tenement. Michael Bonn to Morris H Park. ½ part. All title. All liens. Nov 29, 1909. 3:724—54. A $10,000—$27,000. other consid and 100

29th st W, No 545, n s, 208.4 e 11th av, 16.8x98.9, 4-sty brk tenement. Sophie Krug to Geo G Kane of Mt Vernon, N Y. Nov 26, 1909. 3:701—13. A $5,500—$7,500. other consid and 100

29th st W, No 547, n s, 191.8 e 11th av, 16.8x98.9, 4-sty brk tenement. Martin Finerty to Geo G Kane of Mt Vernon, N Y. Nov 26, 1909. 3:701—12. A $5,500—$7,500. other consid and 100

29th st, Nos 557 to 561 W n s, 55.6 e 11th av, runs n 49.4 x w 11th av, Nos 306 to 310 55.6 to e s 11th av x n 74 x e 100 x s 24.8 x e 25 x s 98.9 to st x w 69.6 to beginning, two 4-sty brk tenements and stores and 4-sty brk mill. Geo G Kane to W & J Sloane, a corpn. All liens. Nov 26. Dec 1, 1909. 3:701—3 and 5 to 7. A $54,500—$65,500. other consid and 100

31st st E, No 234, s s, 218.9 w 2d av, 18.9x98.9, 4-sty stone front dwelling. John S Shea to James Callahan. Mort $11,000. Nov 23. Nov 26, 1909. 3:911—46. A $8,000—$12,000. other consid and 100

34th st E, No 323, n s, 250 e 2d av, 25x½ blk, 4-sty brk tenement and stores. Samuel Posner to Julius Sternfeld. Mort $10,000. July 26, 1906. Rerecorded from July 27, 1906. Dec 1, 1909. 3:940—15. A $13,500—$16,000. other consid and 100

43d st W, Nos 127 to 135, n s, 320.10 w 6th av, 103.8x100.5, 12-sty brk and stone hotel. Metropolitan Life Ins Co to Woodstock Hotel Co. C a G. Dec 1, 1909. 4:996—16. A $225,000—$575,000. other consid and 100

44th st W, No 353, n s, 91 e 9th av, 27.6x100.5, 5-sty brk tenement. Mort ½ of $36,000.

Stebbins av, e s, 175.11 s Freeman st, 50x110, vacant.

Stebbins av, e s, 225.11 s Freeman st, 25x110, vacant.

Southern Boulevard, No 1141, w s, 165 n 167th st, 50x100, frame church and vacant.
Morts on last three parcels $17,500 and all liens.
Jennie Garcewich to Arnold J Drucker Jr. ½ part 1st parcel and all of other properties. Dec 1, 1909. 4:1035—5. A $15,000—$32,000; 10:2728; 11:2973. nom

47th st W, No 323, n s, 300 w 8th av, 25x100.5, 5-sty brk tenement. Wm G Vander Roest to Jos F Gibbons. Dec 1, 1909. 4:1038—20. A $14,000—$27,000. other consid and 100

48th st W No 113, n s, 175 w 6th av, 18.9x100.5, 4-sty stone front dwelling. Wm T Cully to Societe Culinaire Philanthropique de New York, a corpn. Morts $29,000. Nov 30, 1909. 4:1001—25. A $28,000—$31,000. 100

50th st E, No 357, n s, 65 w 1st av, 20x80, 4-sty stone front tenement. Marks Rothschild et al to Jacob and Julius Fleischhauer. Q C. Oct 19, 1898. Nov 26, 1909. 5:1343—23½. A $7,000—$14,000. nom

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50th st E, No 49, n s, 25 w Park av, 25x100.5, 2 and 3-sty brk stable. Ermina J Proal to Arthur B Proal. All liens. Jan 22, 1908. Dec 1, 1909. 5:1286—34. A $35,000—$42,000. 100

51st st E No 329, n s, 293.9 e 2d av, 18.9x100.5, 4-sty stone front dwelling. Alice Shetfield to Rose Deutsch, of Brooklyn. Morts $10,000. Dec 1. Dec 2, 1909. 5:1344—12½. A $7,500—$10,000 nom

51st st W, No 311, n s, 162.6 w 8th av, 20.10x100.5, 4-sty stone front dwelling. Lucy A Cummins to Georgine Oatman. Mort $12,000. Nov 30, 1909. 4:1042—25½. A $12,500—$18,000. other consid and 100

52d st W, No 30, s s, 394 w 5th av, 22x100.5, 4-sty stone front dwelling. Gilbert M Plympton to Lawyers Realty Co, a corpn. Mort $40,000. Nov 30, 1909. 5:1267—54. A $70,000—$80,000. other consid and 100

54th st W, No 537, n s, 350 e 11th av, 25x100.5, 5-sty brk tenement and 2-sty brk stable in rear. Frederick Engelhardt and ano EXRS Jacob Engelhardt to Wm F Luneburg. Dec 1, 1909. 4:1083—15. A $9,000—$13,500. 17,300

54th st W, No 537, n s, 350 e 11th av, 25x100.5, 5-sty brk tenement and 2-sty brk stable in rear. Frederick Engelhardt et al HEIRS Jacob Engelhardt to Wm F Luneburg. Q C. Dec 1. Dec 2, 1909. 4:1083—15. A $9,000—$13,500. nom

55th st E, No 18, s s, 103 w Madison av, 22x100.5, 5-sty stone front dwelling. Chas A Fowler et al to Joseph Fox. Nov 9. Dec 2, 1909. 5:1290—60. A $60,000—$90,000. nom

56th st E, No 153, n s, 206 e Lexington av, 19x100.5, 3-sty and basement stone front dwelling. Henry E Coe to Emeline F Parsons. widow and Rosalie C wife Henry Slack. Mort $15,000. Nov 30. Dec 1, 1909. 5:1311—28. A $13,000—$16,000. nom

56th st E, No 150, s s, 185 e Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Mort $15,000.

56th st E, No 152, s s, 205 e Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Mort $12,500.

56th st E, No 154, s s, 178.4 w 3d av, 16.8x100.5, 4-sty and basement stone front dwelling.

56th st, E, No 158, s s, 145 e Lexington av, 16.8x100.5, 4-sty and basement stone front dwelling. Mort $10,000.

Henry E Coe to Emeline F Parsons widow and Rosalie C wife Henry Slack. Nov 30. Dec 1, 1909. 5:1310—43 and 44 to 46. A $50,000—$68,000. nom

56th st E, No 231, n s, 275 w 2d av, 25x100.5, 5-sty brk tenement and store. Maxwell Davidson to Leibisch Bergman. B & S. All liens. Nov 26, 1909. 5:1330—13. A $11,000—$25,000. nom

57th st W, No 10, s s, 228 w 5th av, 22x100.5, 4-sty and basement stone front dwelling. Warren F Leggett et al as TRUSTEES Julia A Freeman to Charles Sooysmith. Nov 30, 1909. 5:1272—47. A $100,000—$125,000. 130,000

59th st W, No 515, n s, 200 w Amsterdam av, 25x100.5, 5-sty brk tenement. Barnet Berman to Max Inkelas and Herman Sacks. Mort $16,000. Nov 26, 1909. 4:1151—24. A $7,000—$20,000. nom

61st st W, No 241, n s, 200 e West End av, 25x100.5, 5-sty stone front tenement. FORECLOS, Sept 20, 1909. Robert F Wagner ref to Esther Greenberg. Mort $12,000. Oct 20. Dec 2, 1909. 4:1153—9. A $6,000—$16,000. 1,500

62d st E, Nos 304 to 308, s s 89.6 e 2d av, 60x75.5, 6-sty brk tenement and stores. FORECLOS, Oct 29, 1909. James T Brady, ref to Union Bank of Brooklyn, a corpn. 1st mort $44,000. Nov 29. Nov 30, 1909. 5:1436—47. A $20,000—$55,000. 11,000 over and above 1st mort

65th st W, No 162, s s, 210 e Amsterdam av, 18x100.5, 4-sty and basement stone front dwelling. Theo J Yost to Brunswick Realty Co, a corpn. Mort $14,000. Sept 28, 1908. Nov 26, 1909. 4:1136—56. A $10,000—$16,000. other consid and 100

65th st W, Nos 146 and 148, s s, 340 e Amsterdam av, 38x100.5, two 4-sty and basement stone front dwellings. Eugenia Wolf to Bolton Hall. Morts $30,000. Nov 24. Nov 26, 1909. 4:1136—50 and 50½. A $22,000—$34,000. other consid and 100

69th st E, No 407, n s, 138 e 1st av, 25x100.4, 5-sty brk tenement. Terence Maguire et al to John N Hashagen. Mort $5,000. Nov 24. Dec 1, 1909. 5:1464—6. A $8,000—$19,500. other consid and 100

70th st W, No 38, s s, 350 e Columbus av, 20x100.5, 4-sty and basement brk dwelling. Francis J Noble to William Brandt. Mort $30,000 and all liens. Nov 30. Dec 1, 1909. 4:1122—50. A $18,000—$33,500. other consid and 100

70th st E, No 326, s s, 244 w 1st av 25x100.4, 4-sty stone front tenement and store. Tony Wolf to Kate E Zache. All liens. Nov 15. Dec 1, 1909. 5:1444—36. A $9,000—$19,000. 100

70th st E, Nos 507 and 509, n s, 173 e Av A, 50x100.5, two 1-sty frame shops. John Hasbrouck to Hasbrouck Flooring Co. Q C. Dec 1, 1909. 5:1482—8 and 9. A $12,000—$12,000. nom

70th st W, No 118, s s, 157 w Columbus av, 18.6x100.5, 4-sty and basement stone front dwelling. Louis M Hart to Helen W and Alfred J Hart. Dec 1. Dec 2, 1909. 4:1141—39. A $13,000—$22,000. nom

70th st E, Nos 424 and 426, s s, 199 w Av A, 38x100.5, 6-sty brk tenement and stores. FORECLOS, Nov 26, 1909. Marcel Levy, ref to Maurice J Burstein. Nov 30, 1909. 5:1464—33. A $13,000—$15,000. 1,000

73d st E, No 239, n s, 75 w 2d av, 25x51.1, 5-sty stone front tenement and store. Abraham Wolff et al to Clara Thorman. 2-3 parts. Right, title and interest. All liens. Nov 1. Nov 27, 1909. 5:1428—20½. A $7,000—$13,000. nom

74th st E, No 406, s s, 163 e 1st av, 25x102.2, 7-sty brk tenement and store. Isidor Berger et al to Anna C Storner. Mort $29,187.50. Dec 1. Dec 2, 1909. 5:1468—42. A $8,000—$32,000. other consid and 100

75th st W, No 311, n s, 160 w West End av, 20x102.2, 5-sty stone front dwelling. Julia Peck to Lillian P Mendenhall. B & S. May 25, 1907. Dec 2, 1909. 4:1185—14. A $17,000—$35,000. gift

76th st E, Nos 364 and 366, s s, 118.9 w 1st av, 37.6x102x38x108.2, 6-sty brk tenement and stores. Tillie Mann to Abraham and Isaac Hertzberg. 1-3 part. All title. All liens. Nov 23. Nov 26, 1909. 5:1450—32. A $15,000—$48,000. other consid and 100

79th st E, No 416, s s, 241 e 1st av, 25x102.2, 5-sty brk tenement. Charles Hammel & Co to Hannah Steiner. Morts $25,000. Dec 1. Dec 2, 1909. 5:1473—40. A $10,000—$25,000. other consid and 100

84th st W, No 206, s s, 150 w Amsterdam av, 20x100.2, 5-sty stone front tenement. Madge I Hennen to One Hundred and Seventy-First Street Realty Co. Mort $18,000. Dec 1. Dec 2, 1909. 4:1231—39. A $11,000—$21,500. 100

84th st W, No 321, n s, 219 w West End av, 18x102.2, 3-sty and basement stone front dwelling. Fritz G Schmidt to Willard S Crossman. Nov 27. Nov 29, 1909. 4:1246—23½. A $11,000—$22,000. nom

88th st W, No 342, s s, 483 w West End av, 21x100.8, 4-sty and basement brk dwelling. Adolph Wurzburger to Pauline Wurzburger. Nov 27. Nov 30, 1909. 4:1249—52. A $12,500—$32,000. gift

90th st W, No 115, n s, 222.6 w Columbus av, 26.3x100.8, 5-sty stone front tenement. Nicholas J Griffith to John McCauley. Mort $14,000. Nov 29. Dec 1, 1909. 4:1221—23. A $13,000—$27,000. other consid and 100

91st st E, Nos 108 and 110, s s, 96 e Park av, 54x10.8, two 5-sty brk tenements. Meister & Bache Realty Co, a corpn, et al to Maxlow Realty Co, a corpn. Mort $61,000 and all liens. Nov 30. Dec 1, 1909. 5:1519—67 and 68. A $32,000—$56,000. other consid and 100

92d st E, No 129, n s, 73 w Lexington av, 17x100.8, 3-sty stone front dwelling. Celia Cahen to Moses L Blumberg. All liens. Nov 23. Nov 29, 1909. 5:1521—14. A $10,000—$14,000. nom

93d st E, Nos 174 and 176, s s, 150 w 3d av, 40x100.8, two 3-sty stone front dwellings.

93d st E, No 170, s s, 210 w 3d av, 20x100.8, 3-sty stone front dwelling.

92d st E, No 121, n s, 250 e Park av, 12.6x80, 3-sty brk dwelling. Leopold S Friedberger to Pauline Segree. All liens. Dec 1. Dec 2, 1909. 5:1521—11, 43, 44 and 45. A $36,000—$44,500. other consid and 100

94th st E, No 6, s s, 138.10 e 5th av, 20x100.8, 4-sty brk dwelling. Julius Fleischhauer to Jacob Fleischhauer. B & S. ½ part. All liens. Dec 3, 1908. Nov 26, 1909. 5:1505—66½. A $40,000—$50,000. nom

97th st W, No 130, s s, 502.5 e Amsterdam av, 17.6x100.11, 3-sty and basement stone front dwelling. Hy C Beadleston to Douglas Taylor. Nov 23. Dec 2, 1909. 7:1851—44. A $7,700—$13,000. 100

97th st W, No 21, n s, 244 w Central Park West, 19x100.11, 3-sty and basement brk dwelling. Eva J Ward to Rosa Nahon. Mort $12,000. Dec 1, 1909. 7:1833—22½. A $8,800—$15,000. nom

98th st W, No 55, n s, 150 e Columbus av, 25x100.11, 5-sty stone front tenement. Margaret E Napier to The Revenue Realty Co. a corpn. Mort $27,000. Nov 17. Nov 29, 1909. 7:1834—7. A $12,000—$24,000. other consid and 100

98th st W, No 59, n s, 100 e Columbus av, 25x100.11, 5-sty stone front tenement. Margaret E Napier to The Revenue Realty Co. Mort $25,000. Nov 17. Nov 29, 1909. 7:1834—5. A $12,000—$25,000. other consid and 100

98th st E, Nos 227 and 229, n s, 187.6 w 2d av, runs n 100.11 x w 12.6 x s 0.2 x w 25 x s 100.9 to st x e 37.6 to beginning, 6-sty brk tenement and stores. Geo N Ballanger to Jennie Kind. Morts $54,250. Nov 29. Nov 30, 1909. 6:1648—16. A $12,000—$42,000. nom

98th st E, Nos 231 and 233, n s, 150 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Geo N Ballanger to Jennie Kind. Morts $53,250. Nov 29. Nov 30, 1909. 6:1648—18. A $12,000.—$42,000. nom

99th st E, s s, 125 e 5th av, 75x100.11, vacant. David C Hesse to Westown Realty Co. B & S. Oct 27. Nov 30, 1909. 6:1604—65 to 67. A $48,000—$48,000. other consid and 100

100th st W, s s, 150 e Riverside Drive, 70x100.11, vacant. Ellen Y Scott to The West Side Construction Co, a corpn. Mort $71,000. Nov 26. Nov 27, 1909. 7:1888—83, 84 and part 82. A $——$——. other consid and 100

100th st W, s s, 220 e Riverside Drive, 80x100.11, part 3-sty frame dwelling and vacant. Ellen Y Scott to W Axelrod Realty Co. Mort $85,000. Nov 26. Nov 27, 1909. 7:1888—81 and part lots 61, and 82. A $——$——. other consid and 100

101st st E, No 59, n s, 225 w Park av, 25x100.11, 5-sty brk tenement. Anna M Hubeny to Samuel C Baum. Mort $21,000. Nov 24. Nov 26, 1909. 6:1607—26. A $10,000—$20,000. nom

102d st E, No 404, s s, 120 e 1st av, 25x100.11, 1 and 2-sty brk building and store. Bernard Frankel to Abraham Rosenstein. Mort $10,800. Nov 24. Nov 26, 1909. 6:1695—45. A $6,000—$10,500. nom

102d st E, Nos 422 and 424, s s, 345 e 1st av, 50x100.11, two 2-sty tenements and stores. Frederick Behr to Mariangiola Mennella. Mort $30,000 and all liens. Nov 6. Nov 30, 1909. 6:1695—35. A $12,000—$19,000. 100

102d st E, No 124, s s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. FORECLOS, Nov 26, 1909. James Oliver ref to Moses Ochs. Mort $16,000. Dec 1. Dec 2, 1909. 6:1629—60. A $9,000—$17,000. 6,500

104th st E, No 172, s s, 200 w 3d av, 25x100.11, 4-sty stone front tenement. Sadie M McPhee to Minnie Grossman. ½ right, title, and interest. Mort $13,000. Nov 5. Dec 1, 1909. 6:1631—45. A $10,000—$15,000. 100

104th st E, Nos 439 and 441, n s, 563 e 1st av, 50x100.11, two 2-sty brk stores. Edwin Shuttleworth to Vincenzo Caggiano. Mort $14,000. Nov 30, 1909. 6:1698—23. A $——$——. other consid and 100

104th st E, Nos 439 and 441, n s, 563 e 1st av, 50x100.11, two 2-sty brk stores. Release mort. Broadway Savings Instn of City of N Y to Edwin Shuttleworth. Nov 30, 1909. 6:1698—23. A $——$——. 10,000

105th st W, No 69, n s, 118 e Columbus av, 32x100.11, 5-sty stone front tenement. F John Remsen to Franklin M Warner, of New Canaan, Conn. Nov 29. Nov 30, 1909. 7:1841—6. A $15,300—$34,000. nom

107th st E, No 209, n s, 175 e 3d av, 25x100.11, 4-sty brk tenement. FORECLOS, Nov 24, 1909. Louis B Hasbrouck, ref to William and Bertha Hoff. Nov 30, 1909. 6:1657—8. A $8,000—$16,000. 4,000

107th st E, Nos 8 and 10, s s, 182.5 w Madison av, 41.2x100.11, 6-sty brk tenement. Tillie Wacht to Aaron S Rathkowsky. Morts $50,500. Nov 30. Dec 1, 1909. 6:1612—63. A $21,500—$56,000. other consid and 100

108th st E, No 230, s s, 200 w 2d av, 25x100.11, 4-sty brk tenement. Vito Imonto and Rosa his wife to Rocco Romano. Mort $8,000. Nov 27. Dec 1, 1909. 6:1657—33. A $8,000—$16,000. nom

108th st E, No 169, n s, 199.3 e Lexington av, 16.9x100.11, 4-sty stone front tenement. Genevieve Schwarz to Anna M Hubeny. Mort $9,250. Nov 24. Nov 26, 1909. 6:1636—29. A $6,500—$10,000. 100

108th st E, No 169, n s, 199.3 e Lexington av, 16.9x100.11, 4-sty stone front tenement. Samuel C Baum to Genevieve Schwarz. Mort $7,500. Nov 24. Nov 26, 1909. 6:1636—29. A $6,500—$10,000. 100

109th st E, Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Sigmund Lissner to Ricke Cohn. Correction deed. Nov 30. Dec 1, 1909. 6:1636—67 and 68. A $15,000—$20,000. nom

111th st W, Nos 208 and 210, s s, 200 w 7th av, 50x71.10, 6-sty brk tenement. Joseph Toch to Joseph Keller. Mort $55,000. Nov 30. Dec 1, 1909. 7:1826—42. A $20,000—$52,000. other consid and 100

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113th st W, n s, 325 e Broadway, 50x100.11, vacant. Joseph M Lichtenauer to Paterno & Son Contracting Co, a corpn. B & S. Nov 24. Nov 30, 1909. 7:1885—15 and 16. A $28,000—$28,000. 100

113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tenement. Luella Newcombe to Belwood Realty Co. Mort $16,000. Nov 27. Nov 30, 1909. 6:1618—63. A $9,000—$18,000. other consid and 100

113th st E, No 239, n s, 150 w 2d av, 25x100.11, 5-sty brk tenement. FORECLOS Nov 26, 1909. James Kearney referee to Stuyvesant Mortgage Co, a corpn. Nov 29, 1909. 6:1663—19. A $8,000—$25,000. $1,100 over and above 1st mort of 18,000

114th st E, No 237, n s, 175 w 2d av, 25x100.11, 5-sty brk tenement and store. Edward Glokner to Caroline M W wife Edward Glokner. B & S. Nov 23. Nov 27, 1909. 6:1664—17. A $8,000—$22,500. other consid and 100

116th st W, No 610, s s, 175 w Broadway, 50x100.11, 10-sty brk and stone tenement. Paterno Bros, a corpn, to Madeleine L Ottmann. Mort $140,000. Dec 1, 1909. 7:1896—77. A $38,000—$165,000. other consid and 100

117th st W, No 429, n s, 95 e Amsterdam av, 18.4x100.11, 4 and 5-sty stone front dwelling. Bolton Hall to Eva Saymon. Morts $21,500. Nov 22. Nov 26, 1909. 7:1961—42. A $10,000—$21,000. other consid and 100

Same property. Eva Saymon to Eugenia Wolf. Morts $21,500. Nov 22. Nov 26, 1909. 7:1961. other consid and 100

118th st E, Nos 309 and 311, n s, 150 e 2d av, 50x100.11, 6-sty brk tenement and stores. Harry Aaron to Minerva Burwell. B & S. All liens. Nov 24. Nov 30, 1909. 6:1795—part lot 5. A $——$——. other consid and 100

119th st E, Nos 111 and 113, n s, 90 e Park av, 50x100.10, two 5-sty brk tenements. Gertrude Reichbart to Miriam Sachs. 1-5 part. Mort $38,000. Nov 26. Nov 27, 1909. 6:1768—5 and 6. A $18,000—$48,000. other consid and 100

119th st E, Nos 111 and 113, n s, 90 e Park av, 50x100.10, two 5-sty brk tenements. Pearl Sachs to Miriam Sachs. 1-5 part. Morts $38,000. Nov 27. Nov 29, 1909. 6:1768—5 and 6. A $18,000—$48,000. other consid and 100

119th st W, No 311, n s, 145 e Manhattan av, 25x100.11, 5-sty brk tenement. Margaret E Napier to The Revenue Realty Co. Mort $25,000. Nov 17. Nov 29, 1909. 7:1946—24. A $11,000—$25,000. other consid and 100

119th st W, No 313, n s, 120 e Manhattan av, 25x100.11, 5-sty brk tenement. Margaret E Napier to The Revenue Realty Co. Mort $22,700. Nov 17. Nov 29, 1909. 7:1946—23. A $11,000—$25,000. other consid and 100

120th st E, No 345, n s, 150 w 1st av, 37.6x100.11, 6-sty brk tenement. FORECLOS Oct 29, 1909. Jacob S Strahl referee to Rosie Apsel. Nov 29, 1909. 6:1797—20. A $11,000—$43,000. 5,000

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.11 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning, 6-sty brk tenement and stores. Albert T Scharps to Cassandra Mendelson. B & S and C a G. All liens. Nov 27. Dec 1, 1909. 6:1808—31. A $17,000—$71,000. other consid and 100

122d st E, Nos 335 and 337, n s, 175 w 1st av, 50x100.11, 6-sty brk tenement and stores. Metropolitan Holding Co to World Securities Co. B & S. All liens. Feb 13. Nov 29, 1909. 6:1799—19. A $15,000—$57,000. nom

123d st W, No 248, s s, 300.2 e 8th av, 14.1x100.11, 3-sty and basement stone front dwelling. Carrie A Tinelli to Susan C Barrett. Mort $6,000. Nov 26. Nov 27, 1909. 7:1928—52½. A $6,700—$10,000. 100

124th st E, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. Louis Manheim to Nestor Holding Co, a corpn. Mort $11,500. Mar 3. Dec 1, 1909. 6:1812—7. A $5,000—$14,000. other consid and 100

125th st W, No 528, s s, 362 w Amsterdam av, 27x100.11, 5-sty brk tenement and stores. Jennie C Kranp to Ida J Lask. Mort $22,500. Nov 22. Nov 27, 1909. 7:1979—47. A $11,800—$26,000. other consid and 100

128th st E, No 6, s s, 110 e 5th av, 20x99.11. |
5th av, Nos 2071 and 2073, e s, 24.11 s 128th st, 50x110. |
Agreement as to retaining wall, etc. Geo W Glaze INDIVID and as TRUSTEE with Abingdon Construction Co. Nov 10. Nov 26, 1909. 6:1752. nom

130th st E, No 28, s s, 91.10 w Madison av, 18.1x99.11, except small strip —x— adj on west, 3-sty stone front dwelling. Jennie S Brisk to Charles Wynne. Mort $13,000. Dec 1, 1909 6:1754—60. A $7,500—$14,500. other consid and 100

131st st W, No 35, n s, 410 w 5th av, 50x99.11, 6-sty brk tenement. Charter Construction Co to D A Cushman Realty Corporation. Morts $65,000. Nov 29. Nov 30, 1909. 6:1729—19 A $23,000—$80,000. other consid and 100

133d st W, No 216, s s, 346 w 7th av, 27x99.11, 5-sty brk tenement. Lena Kohn to Hannah Grohman. Mort $23,000. Nov 30, 1909. 7:1938—48. A $11,800—$25,000. nom

133d st W, Nos 222 and 224, s s, 416.8 w 7th av, 33.4x99.11, two 5-sty brk tenements and stores. Theo R Brennan to Hugh Jones, of Weehawken, N J. Morts $32,500. Nov 29. Nov 30, 1909. 7:1938—50½ and 51. A $14,600—$28,500. other consid and 100

133d st W, No 28, s s, 360 w 5th av, 25x99.11, 5-sty brk tenement. Margt E Napier to The Revenue Realty Co. Mort $22,000 Nov 17. Nov 29, 1909. 6:1730—51. A $10,000—$22,000. other consid and 100

133d st W, No 210, s s, 250 w 7th av, 42x99.11, 5-sty brk tenement. Maxlow Realty Co to Meister & Bache Realty Co, a corpn, and Katie Levy and Louis Starr. Mort $37,000. Nov 30. Dec 1, 1909. 7:1938—44. A $18,400 $36,000. other consid and 100

133d st W, No 514, s s, 250 w Amsterdam av, 25x99.11, 5-sty brk tenement. Charles Wynne to Jennie S Brisk. Morts $23,000 and all liens. Dec 1, 1909. 7:1986—105. A $8,500—$22,000. other consid and 100

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Edward A Sheahan to Cornelius F Sheahan. Mort $21,000. Dec 2, 1909. 7:1918—10. A $11,000—$22,000. nom

134th st W, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tenements and stores. Margt E Napier to The Revenue Realty Co, a corpn. Mort $40,500 and a blanket mort for $10,500 on above and Nos 24 to 28 West 140th st. Nov 17. Nov 29, 1909 6:1732—12 and 13. A $20,000—$54,000. other consid and 100

135th st W, No 116, s s, 250 w Lenox av, 25x99.11, 5-sty brk tenement and store. Margt E Napier to The Revenue Realty Co. Mort $29,000. Nov 17. Nov 29, 1909. 7:1919—44. A $13,000—$26,000. other consid and 100

135th st W, No 487, n s, 100 e Amsterdam av, 36.2x99.11, 6-sty brk tenement. Janpole & Werner Construction Co to Elias Goodman. Morts $43,000. Nov 30. Dec 2, 1909. 7:1972—5. A $15,500—$47,000. other consid and 100

137th st W, No 11, n s, 208.9 w 5th av, 36.3x99.11, 6-sty brk tenement and stores. Elizabeth Sheldon to Fredk F Whitehead. All liens. Nov 24. Dec 1, 1909. 6:1735—28. A $13,000—$42,000. other consid and 100

140th st W, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 x n 99.8 x n e 0.4 to s s 140th st x e 124.9 to beginning, three 6-sty brk tenements. Margt E Napier to The Revenue Realty Co, a corpn. Morts $101,500 and a blanket mort for $10,500 on above and Nos 65 and 67 W 134th st. Nov 17. Nov 29, 1909. 6:1737—49 to 52. A $39,000—$141,000. other consid and 100

140th st W, No 511 Hamilton pl, Nos 79 to 83 | n s, 225 w Amsterdam av, runs n 99.11 x w 66.7 to s e s Hamilton pl x s w 108.6 to 140th st x e 109 to beginning, two 6-sty brk tenements. Saramill Realty Co to Croton Securities Co, a corpn. All liens. Nov 24. Nov 29, 1909. 7:2072—21 and 22. A $40,000—$150,000. other consid and 100

142d st W, No 623, n s, 290 w Broadway, 15x99.10, 3-sty brk dwelling. Louise H Lamb to Mary F Crandall. Mort $7,000. Oct 12, 1908. Nov 29, 1909. 7:2089—20. A $4,500—$10,000. nom

146th st W, n s, 450 w Amsterdam av, 100x99.11, vacant. Isaac M Berinstein to Bertram Realty Co. Mort $34,000. Nov 21. Dec 2, 1909. 7:2078—11 to 14. A $40,000—$40,000. nom

149th st W, Nos 216 and 218, s s, 460 e 8th av, 40x99.11, 6-sty brk tenement. Nathan Rosenzweig to Lillie Pfeiffer. Mort $37,000. Dec 1, 1909. 7:2034—47. A $11,000—$44,000. other consid and 100

163d st W, Nos 552 and 554, s s, 100 e Broadway, 44.2x99.11. |
163d st W, Nos 548 and 550, s s, 144.2 e Broadway, 44.2x99.11. |
Two 5-sty brk tenements. |
Isidor Wiesbader to World Securities Co. Morts $70,000. Nov 26, 1909. 8:2122 part lot 138. A $——$——. nom

164th st W, Nos 438 and 440, s s, 275 e Amsterdam av, 50x112.4. 5-sty brk tenement. May Leinkram to Lillian Gingold. B & S. All liens. June 30, 1908. Nov 29, 1909. 8:2110—76. A $15,000—$55,000. 100

170th st W, Nos 503 and 507, n s, 100 w Amsterdam av, 100x100, two 5-sty brk tenements. Helene Realty & Construction Co to Sarah Haas. Morts $108,000. Nov 30. Dec 1, 1909. 8:2127—52 and 54. A $28,000—$——. other consid and 100

171st st W, Nos 558 and 560, s s, 125 w Audubon av, 50x95, 2-sty stone front dwelling and 2-sty stone front stable in rear. Edward Bechtoldt to Emilie K Frey and Melita K Wywiolek. Nov 26. Nov 27, 1909. 8:2127—12. A $12,000—$22,000. 100

172d st W, Nos 508 and 510, s s, 173.4 w Amsterdam av, 96.8x95, two 5-sty brk tenements. One Hundred and Seventy-First St Realty Co to Madge I Hennen. Morts $93,000. Dec 1. Dec 2, 1909. 8:2128—38 and 40. A $24,000—$86,000. nom

183d st W, No 518, s s, 252.10 w Amsterdam av, 17.1x104.11, 2-sty brk dwelling. Louise H Lamb to Mary F Crandell. Mort $5,500. Oct 12, 1908. Nov 29, 1909. 8:2155—43. A $5,000—$8,500. nom

202d st W, s s, 100 w 9th av, 100x99.11, vacant. Bertha Bernauer to Alfred C Bachman. Mort $10,000. Dec 1, 1909. 8:2198—17 and part lot 10. A $——$——. other consid and 100

202d st W, s s, 100 w 9th av, 100x99.11, vacant. Alfred C Bachman to Sidney M Seligman. Mort $10,000. Dec 1, 1909. 8:2198—17 and part lot 10. A $——$——. other consid and 100

Av A, No 1487, w s, 54 s 79th st, 25x75, 5-sty brk tenement and store. Henry Kolsch et al to Margaret A Kolsch. 2-6 parts undivided interest. Mort $13,000. Nov 18. Nov 26, 1909. 5:1473—27. A $8,500—$18,000. other consid and 1,000

Av B, No 196 12th st, No 551 | n w s, at n e s 12th st, 18.4x60, 5-sty brk tenement and store. Juliana Lyding et al EXRS. &c, Peter Lyding to Peter Doelger. Mort $15,000. Nov 29, 1909. 2:406—39. A $18,000—$27,000. 33,000

Amsterdam av, Nos 2176 and 2178 | s w cor 168th st, 50x100, two 168th st, No 500 | 2-sty tenements and stores. Frank Begrisch Jr et al stockholders of the Begrisch-Schorn Realty & Construction Co to Emilie Schorn also stockholder of said Co. Q C and confirmation deed. Nov 24. Nov 26, 1909. 8:2123—94. A $30,000—$36,000. nom

Amsterdam av, No 1747, e s, 99.10 n 146th st, 25x100, 5-sty brk tenement and store. Henry Marks et al to Hugo, Paul and Chas A Schmalzl firm Schmalzl Bros. Correction deed. Nov 8. Dec 1, 1909. 7:2061—64. A $18,000—$33,000. nom

Amsterdam av, No 1751, e s, 149.9 n 146th st, 25.1x100, 5-sty brk tenement and store. W Ross Martin to Harry W Brooks. Mts $36,000. Dec 1. Dec 2, 1909. 7:2061—62. A $18,000—$33,000 other consid and 100

Amsterdam av | s e cor 214th st, 25x100, vacant. FORECLOS. 214th st | Oct 26, 1909. James Kearney ref to Fredk H Ehler. Mort $6,000 Nov 26. Dec 2, 1909. 8:2210—8 A $8,000 $8,000. 12,800

Audubon av | n w cor 174th st, 44x100.5x53.6x100, vacant. James 174th st | Rowan to John Robertson and William Gamm'e. Mort $17,500. Nov 30. Dec 1, 1909. 8:2131—21 and 22. A $19,000—$19,000. other consid and 100

Audubon av, Nos 50 to 54, w s, 50 s 168th st, 50x100, three 2-sty frame dwellings. Wm P Cox EXR Matthew Cox to Richard Regan and Ellen his wife, joint tenants. Nov 29. Nov 30, 1909. 8:2124—28 to 30. A $16,500—$22,500. 20,800

Same property. Frances and Edna Cox by Thos H Ray GUARDIAN to same. All title. B & S. Nov 29. Nov 30, 1909. 8:2124. 3,200

Bowery, Nos 231 and 233, e s, 199.9 s Stanton st, runs e 174.9 x n 49.11 x w 75 x n 0.11 x w 105.1 to e s Bowery x s 51.6 to beginning, with machinery, etc, 6-sty brk loft and store building. Chas E Ring of Brooklyn to Mevon Realty Co. All liens. Nov 10. Nov 26, 1909. 2:426—10. A $60,000—$140,000. nom

Broadway, s s, abt 175 e Emerson st, deed reads plot begin 175 e Emerson st and 125 n Vermilyea av, runs n 188.1 to Kingsbridge road or Broadway x e 75.6 x s 184.11 x w 75 to beginning except part for Broadway, vacant. Five Boroughs Realty Co to Frank L Nugent. Mort $10,000. Nov 26, 1909. 8:2236—8 to 10 A $21,000—$21,000. other consid and 100

Bradhurst av, No 4, e s, 27.8 n 142d st, 27.4x59.2x26.10x61.10, 5-sty brk tenement and store. Annie Berger to Moses D Moss Mort $14,000. Apr 10. Nov 30, 1909. 7:2043—29½. A $6,000—$13,500. other consid and 100

Claremont av, e s, 300 n 122d st, 75x115.3 to c l old Bloomingdale road x75.3x121.2, vacant. Wm J Casey to J Clarence Brennan, of Wilmington, Del. Mort $43,000. Nov 29. Nov 30, 1909. 7:1993—57 to 59. A $30,000—$30,000. other consid and 100

Claremort av, Nos 130 to 136, e s, 200 n 122d st, 100x100, 6-sty brk tenement. Emanuel Doctor to Codae Realty Co Morts $167,500. Nov 19. Nov 26, 1909. 7:1993—60. A $60,000—$175,000. other consid and 100

East End av | n w cor 79th st, 102.2x148, vacant. Moritz Falkenau 79th st | to Stevenson Construction Company, a corpn. Mort $57,250. Nov 22. Nov 26, 1909. 5:1576—21 to 26. $56,000—$56,000. other consid and 100

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Edgecombe av, No 140, e s, 25 s 142d st, 25x76.8x25x73.11, 5-sty brk tenement. Carrie Rosenzweig to Emma Stewart. B & S. All liens. Nov 26. Nov 27, 1909. 7:2043—27. A $6,300—$16,500. 100

Fort Washington av, 179th st, 17th st | s w cor 179th st, 100.1x108.3x100x112.7, 6 sty brk tenement. Bendheim Construction Co to Frederick Gerken. Mort $150,000. Dec 1, 1909. 8:2177—54. A $30,000—P $125,000. other consid and 100

Lexington av, No 349, e s, 37 s 40th st, 18.6x87, 3-sty stone front dwelling. Trust agreement. Florence O H Antony of White Plains, N Y, with Thomas Rainey and Eva M, Caroline W and James M Covington, all of N Y. Nov 30, 1909. 3:895—71. A $21,000—$25,000. nom

Lexington av, No 1835, e s, 60.11 s 114th st, 19.9x78, 4-sty stone front tenement and store. Angela Coleman to John McDermott, of Suffolk Co, N Y. Morts $16,000. Oct 20. Nov 30, 1909. 6:1641—51½. A $8,500—$14,500. nom

Lexington av, 130th st, 131st st | n w cor 130th st, 199.10 to 131st st, x80, four 6-sty brk tenements, stores on corners. Release mort. Equitable Life Assurance Society of the U S to Isaac Sakolski. Nov 30, 1909. 6:1779—15 and 56. A $70,000—P $100,000. 65,000

Same property. Release mort. Harris Mandelbaum and ano to same. Nov 23. Nov 30, 1909. 6:1779. other consid and 100

Lenox av, No 220, 121st st | n e cor 121st st, 22.10x100, 4-sty and basement stone front dwelling. Henrietta H Watson et al to Philip Krauss. B & S. Oct 30. Dec 1, 1909. 6:1720—35. A $32,000—$46,000. other consid and 100

Same property. Porte V Ransom to same. Q C. Dec 1, 1909. 6:1720. nom

Same property. Philip Krauss to Samuel Weill. Mort $25,000. Dec 1, 1909. 6:1720. other consid and 100

Lenox av, No 233, w s, 60 s 122d st, 20x80, 4-sty stone front dwelling. Joseph L Buttenwieser to Millie Segal. B & S. All liens. Nov 30. Dec 2, 1909. 7:1906—33½. A $14,500—$23,000. other consid and 100

Madison av, No 2093, e s, 25 s 132d st, 25x96, 5-sty brk tenement and store. Arnold Adler to Morris Manheimer. Mort $25,000 and all liens. Nov 29, 1909. 6:1756—50. A $12,000—$25,000. other consid and 100

Madison av, Nos 2116 and 2118, w s, 19.11 s 133d st, 40x80, two 4-sty stone front tenements and stores. Herman and Nathan S Jerome to Cecil M Munoz. Nov 26. Nov 27, 1909. 6:1757—57 and 58. A $16,000—$25,000. other consid and 500

Madison av, No 672, 61st st, No 25 | n w cor 61st st 25.5x30, 4-sty stone front tenement and store. Mary A O'Reilly and ano to Georgia Development Co, a corpn of N J. Nov 24. Nov 26, 1909. 5:1376—14¾. A $50,000—$60,000. nom

Madison av, No 1435, 99th st, No 49 | n e cor 99th st, 27.10x100, 5-sty brk tenement and stores. Jennie A Rosenberg to Henrietta Hirsch. Morts $46,000. Nov 30. Dec 1, 1909. 6:1605—24. A $32,000—$45,000. nom

Madison av, No 1539, e s, 67.7 n 104th st, 16.8x70, 3-sty brk dwelling. Abram G Reich to Irma Markiewicz. Mort $9,000. Apr 2. Dec 1, 1909. 6:1610—21½. A $9,000—$11,500. 100

Manhattan av, No 150, 107th st, No 22 | s e cor 107th st, 100.11x25, 5-sty brk tenement and stores. Alex L Brodhead et al INDIVID, EXRS, &c, Calvin E Brodhead to Augusta Brakmann. Mort $30,000. Dec 1. Dec 2, 1909. 7:1842—47. A $24,000—$52,000. 50,000

Park av, No 46, w s, 78.6 n 36th st, 24x105, 4-sty stone front dwelling. Katharine C Welling, of North Kingstown, R. I, to the Charles H Welling Investment Co, a corpn of R I. Mort $40,000. Sept 16, 1904. (Re-recorded from Dec 12, 1904.) Nov 30, 1909. 3:866—39. A $78,000—$95,000. nom

Park row, No 31. Release of assignment of rents. Alema Realty Exchange Co to Harold S Renwick. Nov 20. Dec 2, 1909. 1:90. nom

Riverside Drive, 181st st | n e cor 181st st, 100x100, vacant. Mitral Realty and Construction Co to Minoma Realty Co. Morts $102,500. Dec 1. Dec 2, 1909. 8:2179—part lot 1. A $—— $ ——. other consid and 100

Riverside Drive, 99th st, 100th st | s e cor 100th st, runs e 300 x s 201.10 to n s 99th st x w 262.1 to Drive x n — to beginning, 2 and 3-sty frame dwelling and vacant. Sophia R C Furniss et al to Ellen Y Scott of Jersey City, N J. C a G. Nov 22. Nov 26, 1909. 7:1888—43 to 61 and 81 to 87. A $474,000—$479,000. other consid and 100

Riverside Drive, Nos 130 to 133, 85th st, No 357 | n e cor 85th st, 102.2x125, 12-sty stone front tenement. Riverside Drive Realty Co to Edw Steindler. Mort $550,000. Nov 26, 1909. 4:1247—part lot 1. A $——$——. other consid and 100

Riverside Drive, 145th st. | s e cor 145th st, 100x124.4x99.11x120, vacant. Holland Holding Co to The Dacorn Realty Co, a corpn. Mort $100,000. Nov 22. Nov 27, 1909. 7:2091—44 to 48. A $46,000—$46,000. other consid and 100

Riverside Drive, 99th st, 100th st | s e cor 100th st, runs e 150 x s 100.11 x e 150 x s 100.11 to n s 99th st x w 262.1 to Drive x n — to beginning, vacant. Ellen Y Scott of Jersey City, N J, to A L Mordecai & Son, Inc, Emanuel Heilner and Moses J Wolf. Morts $534,000. Nov 26. Nov 27, 1909. 7:1888—43 to 59 and part 61 and lots 85 to 87. A $——$——. other consid and 100

St Nicholas av, 190th st | n e cor 190th st, 90.3x130.2x97.6x130, vacant. Wm T Wardwell to Stephen J Egan. Nov —, 1909. Nov 29, 1909. 8:2161—1. A $40,000—$40,000. nom

St Nicholas av, 192d st | s e cor 192d st, 100x100.

St Nicholas av, 192d st | n e cor 192d st, 100x100.

193d st, s s, 150 w Audubon av, 193.4x100.5x200x100.

Fairview av, St Nicholas av | s w cor St Nicholas av, runs w 102.1 x s 175.1 x e and n 210.1 to beginning.

St Nicholas av, Wadsworth av | n w cor 192d st, runs n 88.4 to Wadsworth av, x s w 209.5 x e 186.5 to beginning.

Wadsworth av, 191st st, 192d st | s e cor 192d st, 114.1x110.11x100x63.7.

Wadsworth av, n e cor 191st st, 101.4x85.11x100x100.

Wadsworth av, s e cor 191st st, 133.11x100.2x127.4x100, vacant. Morgenthau Realty Co to Utility Realty Co. Dec 1, 1909. 8:2161—13 and 17. A $97,000—$97,000; 2169—3, 9 and 18. A $124,000—$124,000; 2170—251. A $15,000—$15,000. 100

West End av, No 798, e s, 51 s 99th st, 16x80, 3-sty and basement stone front dwelling. Fredk W Fieder, Jr, to City Real Estate Co. Morts $19,000. Dec 1. Dec 2, 1909. 7:1870—63. A $10,500—$18,000. 100

West End av, No 798, e s, 51 s 99th st, 16x80, 3-sty and basement stone front dwelling. Peter J Brennan to Frederick W Fieder Jr. Mort $15,000. Dec 1, 1909. 7:1870—63. A $10,500—$18,000. other consid and 100

1st av, No 759, w s, 20.4 s 43d st, 17.6x50, 4-sty stone front tenement and store. Montague Aaron to Charles Shongood. ½ part. Mort $4,000. Nov 29. Dec 2, 1909. 5:1335—29¼. A $5,500—$7,000. nom

1st av, No 761, 43d st | s w cor 43d st, 20.4x50, 4-sty stone front tenement and store. Montague Aaron to Charles Shongood. ½ part. Mort $8,000. Nov 29. Dec 2, 1909. 5:1335—30. A $9,500—$11,000. nom

1st av, Nos 1025 and 1027, w s, 22 n 56th st, 50x74, two 5-sty stone front tenements and stores. Yetta Sack to Irving M Minsky. Morts $44,000. Sept 13. Nov 27, 1909. 5:1349—24 and 25. A $21,000—$42,000. nom

1st av, Nos 430 to 444, leased to Carl H Schultz, a corpn.

1st av, e s, bet 22d and 23d sts, leased to Aimone Mfg Co.

23d st, — s — e 1st av, leased to L Plaut & Co.

23d st, — s — e 1st av, leased to widow of John Savage.

University pl, No 122, leased to Stern & Zobel.

Also stock, mortgage, &c.

Settlement on marriage of Mrs. Louise Schultz with Richard Sievers, of Hamburg, Germany. Louise Schultz, of Murray Hill, N J, with Carl R and Carl W Schultz, N Y, and Orla wife Ernest B Rubsamen, of Murray Hill, N J, in trust. Nov 17. Nov 30, 1909. 2:571; 3:954, 956, 957.

1st av, 101st st, No 339 | n w cor 101st st, 100.11x40, 6-sty brk tenement and stores. Samuel Werner to Fannie wife Samuel Werner. All liens. Nov 30. Dec 1, 1909. 6:1673—26. A $30,000—$75,000. nom

2d av, No 2274, e s, 25.5 s 117th st, 25x84.10, 4-sty brk tenement and store. Max Tannenbaum to Tannenbaum & Lowenstein, a corpn. All liens. Nov 29. Nov 30, 1909. 6:1688—51. A $9,000—$18,000. nom

2d av, No 2242, e s, 20.10 n 115th st, 20x80, 4-sty stone front tenement and store with 2-sty brk extension. Sarah M Williams to Benjamin Silverman. Mort $15,000. Nov 23. Nov 26, 1909. 6:1687—2. A $7,000—$14,500. other consid and 100

2d av, No 834, e s, 91.5 n 44th st, 18x70, 4-sty brk tenement and store. Patrick Meehan to Mary Ricigliano. All liens. Nov 26. Nov 27, 1909. 5:1337—4½. A $9,000—$13,000. other consid and 100

2d av, No 758, s e s, 98.9 n e 40th st, 24.8x100, 4-sty brk tenement and store. Felix Lorch et al HEIRS &c Sarah Lorch to Isidore Silberstein. Nov 29, 1909. 5:1333—52. A $16,000—$25,000. other consid and 100

2d av, No 354, e s, 98.3 n 20th st, 20.3x90, 3-sty brk tenement and store. Johanna M Kuster to N Y Post Graduate Medical School & Hospital. Mort $18,000. Nov 26. Nov 29, 1909. 3:926—70. A $11,500—$18,000. other consid and 100

2d av, No 1627, w s, 77.2 s 85th st, runs w 80 x s 6 x w 20 x s 19 x e 100 to av, x n 25 to beginning, 4-sty stone front tenement and store. Julius Wolf to Irving Wolf. Morts $18,500. Nov 30. Dec 2, 1909. 5:1530—25. A $14,000—$21,000. other consid and 100

4th av, No 125, or Bowery | e s, 102 s 13th st, 20.6x76.4, 3-sty brk tenement and store. CONTRACT. Henry R Drowne TRUSTEE Margt A Harrison and Georgiana H Salter with Caroline A wife Christopher W Sims. Mort $27,000. Dec 1, 1909. 2:558—6. A $18,000—$22,000. 37,000

6th av, No 256, e s, 70.7 n 16th st, 21.5x65, 3-sty brk loft and store building. Moses M Valentine to Joseph and Sara Isear. Nov 30, 1909. 3:818—4. A $54,000—$58,000. other consid and 50

Same property. Joseph Isear and Sara his wife to Moses M Valentine. Nov 30, 1909. 3:818. other consid and 50

7th av, No 732 | w s, 112.6 n 48th st, 22x128.5 to e Broadway, Nos 1604 and 1606 | s Broadway, x42.1x121.1, 1-sty brk store. Jane E Granniss to Century Holding Co, a corpn. Q C. Nov 23. Nov 30, 1909. 4:1020—34. A $150,000—$152,000. nom

Same property. Granville M White and Robt A Granniss EXRS Geo H Granniss to same. 7-48 parts. All title. Nov 29. Nov 30, 1909. 4:1020. other consid and 100

Same property. Robert A Granniss et al to same. 41-48 parts. All title. Nov 29. Nov 30, 1909. 4:1020. other consid and 100

7th av, No 829, 54th st, Nos 162 to 172 | s e cor 54th st, 100.5x100, six 3-sty and basement stone front dwellings and one 5-sty stone front tenement and store on av. Seventh Avenue-Fifty-Fourth Street Co to Selkirk Realty Co. C a G. Mort $224,000. Nov 24. Nov 30, 1909. 4:1006—61 to 64. A $216,000—$228,000. other consid and 100

7th av, 150th st, 151st st | n w cor 150th st, 199.10 to s s 151st st x100, vacant. George Cator to Fleischmann Realty & Construction Co. B & S. Nov 20. Nov 29, 1909. 7:2036—29 to 36. A $101,000—$101,000. nom

7th av, No 2361, 138th st, No 145 | n e cor 138th st, 25x100, 5-sty brk tenement and stores. John Bonwit et al to Mary Woytisek, of Sheffield, Mass. Mort $36,000. Nov 30. Dec 1, 1909. 7:2007—1. A $24,000—$46,000. other consid and 100

7th av, No 492, w s, 74.1 s 37th st, 24.8x98.9, 4-sty brk tenement and store and 4-sty brk tenement in rear. Anna R Morison to Whitney Lyon of Larchmont, N Y. Mort $18,000. Nov 29. Dec 1, 1909. 3:786—47. A $60,000—$66,000. other consid and 100

8th av, Nos 680 to 686, 43d st, Nos 259 to 265, on map Nos 263 to 269 | n e cor 43d st, 75.3x100, three 5-sty brk and one 5-sty frame tenements and stores and three 4-sty brk tenements and stores. The Maze Realty Co to Chas A Christman. Morts $170,000. Dec 1. Dec 2, 1909. 4:1015—1 to 3, 4¼ and 4½. A $140,000—$163,000. other consid and 100

8th av, 7th av, 24th st | n e cor 24th st, intended, runs s e 850 to c l 7th av intended and s w 30 to c l 24th st, and s e 365.5, and s 738.6 to road called Love lane or Abingdon road, x n w 1,341.6 to Fitz Roy road, x n 239 to e s 8th av, x n e 590.8 to beginning. James Green and Aida his wife to Selma Green; 1-16 part. All title. Mort $11,000. Oct 18. Nov 30, 1909. 3:797. 100

9th av, No 892, the business. Power of attorney. Bernhard Dieckman to Max Yachelson. Nov 20. Nov 29, 1909. ——

9th av, No 484, 37th st, No 357 | n e cor 37th st, 24.9x100, 5-sty brk tenement and stores. FORECLOS, Nov 29, 1909. Gilbert H Montague, ref, to James Everard. Nov 29. Nov 30, 1909. 3:761—1. A $30,000—$57,000. 50,000

10th av, Nos 766 to 770, 52d st, Nos 461 and 463 | n e cor 52d st, 75x100, with all title to strip 0.5x—, adj on north, three 5-sty brk tenements and stores and one 3-sty brk loft and store building in st. FORECLOS, Oct 28, 1909. Algernon S Norton, ref, to Lucy A Ledwith. Prior morts $20,000 and all liens. Nov 29. Nov 30, 1909. 4:1062—1 to 3 and 4½. A $55,500—$89,500. $85,600 less amount of prior morts &c.

11th av, Nos 599 to 603, 45th st, Nos 600 and 602 | s w cor 45th st, 75.3x100, three 4-sty brk tenements and stores and 1-sty frame store in st. FORECLOS, Nov 23, 1909. Eugene N Robinson referee to Fannie Strauss. Nov 24. Nov 27, 1909. 4:1092—34 to 36. A $32,000—$35,500. 46,000

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Lot begins 175 e West End av and 113 s 92d st, at c l old lane closed and bounded e by line 225 e West End av, being land between c l said lane and land of party 2d part. Lucy R Ball to Ida O Walter. Q C and C a G. Nov 9. Dec 2, 1909. 4:1239. other consid and 100

MISCELLANEOUS.

Agreement as to payment of $20,000 in lieu of dower by Joseph Collins of N Y to Edith M C Collins his wife, now of London, Eng, on petition for divorce and appointment of Francis L Wellman, with power of attorney. Mar 1, 1906. Nov 27, 1909. P A.

Exemplified copy last will of C Eugene Gunther. Sept 26, 1902. Nov 26, 1909.

General release. Jennie La Coste HEIR Maria La Coste to James M La Coste. EXR Maria La Coste. Nov 21. Nov 26, 1909. 109.59

General release. Nelson J La Coste LEGATEE Maria La Coste and HEIR Lillian La Coste to same. Nov 24. Nov 26, 1909. 259.58

General release. Reformed Church of Wyckoff, N J, LEGATEE Maria La Coste to same. Nov 24. Nov 26, 1909. 559.59

General release. Annie N Steininger LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Grace La C Stock LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Nelson J La Coste LEGATEE of same to same. Nov 24. Nov 26, 1909. 1,392.92

General release. George Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 159.58

General release. Annie Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 61.58

General release. Myra C Smith LEGATEE of same to same. Nov 24. Nov 26, 1909. 209.58

General release. Mary Murphy LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Addie M Maxwell LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Leah C Laffey LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Chester A Luff assignee of Ada A Knight LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.59

General release. Lillian A Fitch LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Samuel Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Cornelius Crawford LEGATEE of same to same. Nov 24. Nov 26, 1909. 159.58

General release. James M La Coste LEGATEE of same to same. Nov 24. Nov 26, 1909. 392.91

General release. Jennie Clearman LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Nettie La C Cahill LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Bessie Ackerman LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Susan La C Baxter LEGATEE of same to same. Nov 24. Nov 26, 1909. 109.58

General release. Geo W La Coste LEGATEE of same to same. Nov 24. Nov 26, 1909. 1,392.91

General release of dower and consent to accept conveyance in lieu of dower. Carrie A Barnett widow of Moses Barnett under terms of will of said Moses Barnett decd dated Dec 7, 1903, to whom it may concern. May 24, 1909. Nov 29, 1909. 6:1750.

Power of attorney. Mercy M Plum to James R Plum. April 20. Dec 2, 1909.

Power of attorney to act in Canada and the U S of A. The Neuchatel Asphalte Co (Lim) to John Travers. Nov 19. (P A.) Nov 30, 1909.

Power of attorney. Pauline Alp to Jos Boltan. Nov 22. (P A.) Nov 30, 1909.

Power of attorney. Thomas Sheils to James H Sheils. Nov 29. (P A.) Nov 30, 1909.

Power of attorney. Mary H wife Michl F Kerby to said Michl F Kerby. Nov 27. Dec 1, 1909.

Power of attorney. Douglas Robinson TRUSTEE William Astor to Jas R Roosevelt and Nicholas Biddle as CO-TRUSTEES under said will. Nov 26. Dec 1, 1909.

Revocation of power of attorney. Katharina Elias widow of Henry Elias Sr to Fredk W Kroehle. Nov 27. Nov 29, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Carroll pl, e s, 250 n Green lane, 25x100 and being lot 193 map (No 398) of Sec 2 St Raymonds Park. Release dower. Edith M C Collins formerly wife Joseph Collins to Elda E Shaffer, of Yonkers, N Y. Q C. All title. Nov 26. Dec 2, 1909. nom

*Same property. Joseph Collins to Elda E Shaffer, of Yonkers, N Y. Nov 20. Dec 2, 1909. other consid and 100

Dashs lane, n s, abt 52 e Greystone av, deed reads private cross-road leading from Riverdale av, at lands of Hiram Barney through lands of T Bailey Meyers to the Mosholu and Spuyten Duyvil road, n s, at fence on s e boundary of said lands of Barney, runs n e along said lands of Barney 194 x s e 69 x s w 40 x s e 200 x s w 45 to said road x n w 190 to beginning, sub to easements over land in Dashs lane or said private road, 2-sty frame dwelling and vacant. Minna T Sturgis to Amy D Dash. Mort $6,500. Nov 26. Nov 27, 1909. 13:3414—lot 658. 100

Fox st, No 855, w s, 466.8 n Longwood av, 33.4x93, 4-sty brk tenement. Winnie Realty & Construction Co to Samuel Lederer. Mort $17,000. Dec 1, 1909. 10:2709. 100

*Fulton st, s w cor of road leading to Williamsbridge, runs w 149.6 to e s Elliott av x s 163.10 x — 115 to w s said road x — 175.6 to beginning, Westchester. Emma E Nestell to Isabelle N Leonard, N Y and Edward V Nestell, of Canaan, Conn. Nov 27. Dec 2, 1909. nom

*Green lane, w s, 225 n St Raymond av, and being lot 1 map (No 277) of St Raymond Park, 31.10x102.8x28.4x106.4, n s. Arthur J Price to Sophia wife Arthur J Price. Jan 23, 1906. Nov 26, 1909. other consid and 100

Grote st, late Fordham to West Farms road, s w s, 38 e Prospect av, and being lots 99 and 100 map South Belmont, 100x127.7x100x126, except part for Grote st or Kingsbridge road. Cath A McGuire to Hagemann Construction Co. Oct 14. Dec 2, 1909. 11:3100. other consid and 100

Hoffman st, No 2406, e s, 27.7 n 187th st, 50x117.10x50x118.1, except part taken for st, 2-sty frame dwelling. Jennie Feinblatt to Robert Loewy. Mort $4,600. Nov 30. Dec 1, 1909. 11:3066. 100

Kingsbridge Terrace, w s, 110 n 230th st, runs n 79.7 x w 96 x s 35 x w 25 x s 5 x e — x s 37.6 x w — x s — x e 119.9 to beginning, vacant. Samuel Bitterman to John P Duff. All liens. Nov 22. Nov 30, 1909. 12:3256. other consid and 100

Kelly st, e s, 230.3 n 165th st, 25x100, vacant. Release mort. Sophie V Reynolds to Albert Gerhards, inc, a corpn. Dec 2, 1909. 10:2716. 1,000

Kelly st, e s, 230.3 n 165th st, 25x100, vacant. Release mort. Manhattan Mortgage Co to Albert Gerhards, inc, a corpn. Dec 2, 1909. 10:2716. 12,000

Kingsbridge Terrace (Boston av), s e s, 295 n e Perot st, 24.6x104.7x24.9x108.2, vacant. Louis Smadbeck to Alfred Macri. Mort $1,100. Nov 26. Nov 27, 1909. 12:3254. 1,800

*Montgomery pl, n s, 150 w Maclay av, 25x73.3, Westchester. Maclay Av Realty Co to Richard J McNulty. Nov 18. Nov 27, 1909. other consid and 100

*Main st | s e cor Orchard st, 101x100x102.6x100, City Island.
Orchard st | Thaddeus Rolfe to Henry Hunneke. B & S. Nov 24. Nov 26, 1909. 100

*Poplar st, s s, 115 w Roselle st, 25x100x25x106, Westchester. Henry Nerenberg to Sarah wife Henry Nerenberg. Nov 26. Dec 2, 1909. other consid and 100

Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Abe Rosenberg to Joseph Stromwasser. ½ part. All title. All liens. Nov 15. Nov 29, 1909. 10:2699. nom

Simpson st (Fox st), e s, 201.10 n Westchester av, 80x100, vacant. Charles Riley to Simpson Construction Co, a corpn. Nov 30, 1909. 10:2727. other consid and 100

Timpson pl | n e cor 144th st, runs e 93.2 to Austin pl x n 72.8 x
Austin pl | n w 71 x w 75 to pl x s 100 to beginning, vacant.
144th st |
Whitlock av | n w cor 144th st, runs w 181.8 x n 56.11 x e 84.11
144th st | and 141.9 to av x s 20.6 to beginning, vacant.
FORECLOS. Hubert A McNally, ref, to Westchester County Savings Bank. Nov 29. Dec 1, 1909. 10:2600 and 2601. 19,000

*5th st | s s, 205 e Av D, 200x216 to n s 4th st, Unionport. Lester
4th st | G Lithgow HEIR &c Frances R Lithgow to Julia J Hirsch. All title. Nov 26. Nov 27, 1909. nom

*43d st, w s, lot 36 map made by David B Taylor Sept 30, 1835, 25x125, to a public sq, Westchester. Edward M Gallagher HEIR Charles Gallagher to Mary E Colford. Q C and correction deed. Nov 24. Nov 26, 1909. nom

132d st | Consent of construction, &c, of railroad over and across
133d st | said streets. The Port Morris Land & Improvement
135th st | Co to The New York Connecting R R Co. June 1, 1906.
136th st | Nov 29 ,1909. 10:2583, 2584, 2587 and 2588.
137th st |

133dst, n s | Consent of construction, &c, of railroad over and
134th st, s s | across said streets. John J Roche to the New
134th st, n s | York Connecting R R Co. July 1, 1909. Nov 29,
135th st, s s | 1909. 10:2585 and 2586.

138th st | Consent to construction, &c, of railroad over and across
139th st | said streets. Central Union Gas Co to The New York
140th st | Connecting Railroad Co. June 28, 1906. Nov 29,
141st st | 1909. 10:2590, 2591 and 2592. nom

135th st, No 287 (531), n s, 150 e Lincoln av, 25x100, 5-sty brk tenement and store. Herman Mehrtens et al to August Maas. Mort $14,000. Nov 29. Dec 1, 1909. 9:2311. other consid and 100

Same property. August Maas to Augustine wife August Maas. ½ part. Mort $14,000. Nov 30. Dec 1, 1909. 9:2311. nom

138th st, s s | Consent to construction, &c, of railroad over and
137th st, n s | across said streets. De La Vergne Machine Co to The New York Connecting R R Co. June 2, 1909. Nov 29, 1909. 10:2589.

139th st, No 461 (719), n s, 583.4 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Maurice J O'Gorman to Abraham J Piddian of Brooklyn. Mort $4,500. Nov 29. Nov 30, 1909. 9:2284. nom

141st st | n s, 4.4 e Rider av, runs n 75 x w 43.10
Rider av, Nos 366 to 370 | to e s Rider av x s e 84.9 to n s 141st st x e 4.4 to beginning, two 2-sty brk and one 2-sty frame dwellings. Herman J Katz to Henry Russell. All liens. Nov 30. Dec 1, 1909. 9:2234. other consid and 100

144th st, No 212, s s, 139.7 e Park av, late Railroad av, 25.4x92.3 x25x88.3, 2-sty brk dwelling and 1-sty frame stable in rear. Mary Cleares to Joseph Poldow. All liens. Nov 26. Nov 29, 1909. 9:2340. 100

146th st, Nos 409 and 411, n s, 125 e Willis av, 50x100.1, 5-sty brk tenement. James Byrne to Benjamin Benenson. Q C. Nov 22. Nov 27, 1909. 9:2291. nom

146th st, n s, 125 e Willis av, being a strip in front of lots 6 and 7 blk 23 map sections A and B of North N Y, and lying bet old and new lines of said st. Edward Willis HEIR Edward Willis dec'd to Benjamin Benenson. All title. Q C. Nov 18. Nov 27, 1909. 9:2291. nom

Same property. Emily A Scott widow of John F Scott et al HEIRS &c Edward Willis to same. All title. Q C. Nov 17. Nov 27, 1909. nom

149th st, s s, at w s Mill Brook, being 241.8 w Brook av, a strip, runs s w along Mill Brook 122.3 x s 8.9 to c l Mill Brook x n e 133.6 to 149th st x w 6.1 to beginning. John A Foley ASSIGNEE in bankruptcy of Francis J Barretto to Frederick Schnaufer. All title. Q C. Oct 22. Dec 1, 1909. 9:2293. 21.39

Same property. Henry L Morris et al to same. Q C. Oct 8. Dec 1, 1909. 9:2293. 748.61

153d st, No 334, s s, 200 w Courtlandt av, 25x100, 4-sty brk tenement. Wilhelmina Ermann to Adam Sahm. Morts $14,000. Dec 1. Dec 2, 1909. 9:2412. other consid and 100

154th st, Nos 408 and 410, s s, 295 w Elton av, 50x100, 2-sty frame dwelling, 1-sty brk office, 2-sty frame rear dwelling and 1-sty frame stable. Anton Rinschler EXR Apolonia Drosselmeir to Regina Neubert. Nov 26. Nov 30, 1909. 9:2375. 13,750

165th st, s s, 26.5 e College av, strip 0.7x28.1.
165th st, s s, 26.5 w Findlay av, strip 0.7x88.8.
Release mort. Hyman Cohen and Morris Bernstein to The Mountain Construction Co. Q C. Nov 24. Dec 1, 1909. 9:2432. nom

172d st, w s, 100 s Boston road, 50x100 and being lots 62 and 63 map (No 1100) of 300 lots controlled by Henry Morgenthau except land in bed of East 172d st, vacant. Louis Lese to Austin R Newcombe of Union Society, Greene Co, N Y. Morts $7,000 and all liens. Nov 30. Dec 1, 1909. 11:2966 and 2977. other consid and 100

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175th st, Nos 631 to 641, late Fairmonut av| n e cor Arthur av late Broad st, runs Arthur av, No 1808 | s e 125 x n e 100 x n w 25 x s w 25 x n w 112.4 to e s Arthur av late Broad st x s w 75.10 to beginning, except part for sts, 2-sty frame dwelling and vacant. PARTITION, Dec 17, 1907. Edward H Maddox, ref, to Ernest G Biggio. Nov 29. Dec 1, 1909. 11:2945. 4,000

175th st, No 414, s s, 116.8 w Park av, late Vanderbilt av, 16.8x108. 3-sty frame tenement. Joseph Gies to John Ohl. Mort $3,750. Nov 30. Dec 1, 1909. 11:2899. other consid and 100

177th st, No 61, n s, 155 w Morris av, 20x100, 2-sty brk dwelling. Kath P Hooks to Leonard J Langbein, of Brooklyn. ½ part. Mort $7,000 and all liens. Dec 2, 1909. 11:2828. other consid and 100

180th st, No 410, s s, 96.6 w Vanderbilt av West, now Park av, runs s 95 x w 9.11 x s 18.11 x w 8.1 x n 113.10 to st x e 18 to beginning, 2-sty frame dwelling. Mary Johnson to James Lynch. Mort $1,700. Jan 12, 1906. Nov 26, 1909. 11:3029. other consid and 100

184th st, No 58, s s, 90 w Grand av, 20.2x59.10, 2-sty frame dwelling. Elizabeth M Blasbery to Herbert Aldhous. All liens. Sept 30. Nov 27, 1909. 11:3212. other consid and 100

188th st, No 653, late Bayard st|n e cor Belmont av (Cambreling Belmont av, No 2450 | av), 50x100, except parts for sts, vacant. PARTITION, July 14, 1909. Adam Wiener, ref to Leonard Weill. Nov 30. Dec 1, 1909. 11:3075. 4,450

*198th st, n s, opposite e line of lot 39 on map of Thwaites pl extended, runs e — to pt opposite w line lot 41 x n — to s w cor lot 41 x w along s s Thwaites pl 25 to e line lot 39 x s — to beginning, 24th Ward. Chas D Galvin to Mary Fitzsimons. Q C. Nov 27. Dec 2, 1909. other consid and 100

*198th st, n s, opposite e l of lot 40 same map, runs n along e l lot 40 to n s Thwaites pl x e — to w l lot 42 x s — to st at pt opposite w l lot 42 x w — to beginning. Same to Wm J Galvin. Q C. Nov 27. Dec 2, 1909. other consid and 100

204th st, Nos 15 and 17| n e cor Villa av, 50x82x50x82.6, two 3-Villa av, No 3120 |sty frame tenements, stores on av. Antonetta Giugliano to Francesco Giugliano. Mort $15,000 and all liens. Nov 29. Nov 30, 1909. 12:3311. other consid and 100

*212th st, s s, 100 w Maple av, 100x100 and being lots 28 to 31 map W F Duncan at Williamsbridge. Abraham Kaufman to Maria A D'Angelo. Mort $3,250. Nov 26. Nov 27, 1909. nom

*216th st, late 2d st, n s, 125 w Tilden av, and being lot 470 map (No 1041 in Westchester Co) of Laconia Park, 25x109.4. Mary M De Canio to Hudson P Rose Co. Mort $300. Nov 23. Nov 26, 1909. other consid and 100

*217th st (3d av or st), n s, 105 w 4th av, and being part lot 503 map (No 143 in Westchester Co) of Wakefield, begins at line bet lots 469 and 503, 25x114.3. Release mort. Emma F Fettretch to Mary Coyne. Nov 23. Nov 27, 1909. nom

*Same property. Mary Coyne to Michele and Donato Labriola. Nov 24. Nov 27, 1909. nom

*223d st late 9th st, n s, 255 e 4th av, 25x114.5, Wakefield. James Ceburre to Richard L Johnson. Mort $4,500. Oct 28. Dec 1, 1909. other consid and 100

*229th st, late 15th av, s s, 255 w 5th av, and being west ½ of| lot 235 map of Wakefield, 50x114.

229th st, late 15th av, s s, 405 e 4th av and being lot 269 same map, 100x114. |
Jacob Lubin to Max Germansky. Morts $2,250 and all liens. Nov 15. Nov 30, 1909. nom

*233d st, late 19th st, s s, 380 e 5th av, 25x114, Wakefield, except part for 233d st. Albert H Klees to Leopold Salamon. All liens. Nov 15. Dec 2, 1909. nom

235th st, No 233, n s, 325 e Keppler av, 25x100, 2-sty frame dwelling. Margaret V I Ryan to Isabella Ryan. Aug 4, 1908. Nov 27, 1909. 12:3376. nom

*242d st, lots 245b, 246a , 246b map (No 1108b) portion Penfield property at Wakefield. Minnie Watzky to Annie Prochaska. Nov 27. Dec 2, 1909. nom

Albany Post road |the blk, 42.7x47.3x10.9, gore, and being lot 240
254th st | map Samler estate. Stuard Realty Co to Clin-
Newton av | ton L Bernd. Nov 26. Nov 29, 1909. 13:3421. other consid and 100

Arlington av, e s, 85 n 227th st, 60x125, vacant. Edgehill Terraces Co to Edwin A Lightner. Nov 15. Nov 26, 1909. 13:3407. nom

Arlington av, e s, 220 n 227th st, 60x125.

Arlington av, e s, 85 n 227th st, 60x125.
vacant.
Release mort. Emily S Sage to Edgehill Terraces Co. Q C. Nov 15. Nov 26, 1909. 13:3407. 5,000

*Bronx and Pelham Parkway|s e cor Muliner av, 75x165.2x75x160.9|
Muliner av |
Bronx and Pelham Parkway, s w cor Bogart av, 25x145.11x25x|
147.5. |
Bogart av, w s, 147.5 s Bronx and Pelham Parkway, 75x100. |
Theodore Werner to Bankers Realty & Security Co. All liens. Nov 8. Nov 26, 1909. 100

Brook av, No 986| n e cor 164th st, 29.2x74.5x27.6x64.7, 4-sty brk
164th st, No 421 | tenement and store. FORECLOS, Nov 18, 1909. Adam Wiener, ref to The German Savings Bank in City of N Y. Nov 26, 1909. 9:2386. 15,500

Bryant av, w s, 100 n Lafayette av, runs w 95 x n 50 x w 5 x n 50 x e 100 to av x s 100 to beginning, vacant. Bronxland Realty Co to West Mount Vernon Realty Co, a corpn. Mort $3,500. Nov 22. Nov 26, 1909. 10:2764. omitted

Bryant av, No 1353| s w cor Jennings st, 20x100, 3-sty brk dwell-
Jennings st | ing. Release mort. Margt Knox to Elviel Realty Co. Nov 30. Dec 2, 1909. 11:2994. nom

Bryant av, No 1353| s w cor Jennings st, 20x100, 3-sty brk dwell-
Jennings st | ing. Elviel Realty Co to Louis R Welzmiller. Mort $12,000. Nov 30. Dec 2, 1909. 11:2994. nom

Bathgate av, No 2168, e s, 131.6 n 181st st, 50x140, 3-sty frame dwelling and 1-sty frame stable. Mary Coffy to Lottie Bednowitz. Dec 1. Dec 2, 1909. 11:3048. other consid and 100

*Cedar av, w s, 100 s Bartholdi av, and being lots 13, 14 and 15 map (No 426) of lots near Williamsbridge station, 75x118. Barnett Friedman to Louis Friedman. All liens. Dec 1. Dec 2, 1909. 100

*Gillespie av, s e cor Coddington av, 41.2x100x74.4x105.4, Westchester. Margaret Berrian et al to Albert and John J Neller. Dec 1. Dec 2, 1909. nom

*Bronxdale av, w s, 177 s 187th st, and being lot 21 map (No 1064) of 107 lots Hudson Park, 25x100. Antonio Loscalzo to Edward J Cahill. Nov 18. Nov 26, 1909. nom

*Briggs av, n s, 200 e 6th av or st, 25x100, Laconia Park. Melrose Realty Co to Pietro Rubillo and Giovanni Fierro. Mort $500. Nov 24. Nov 27, 1909. other consid and 100

*Baychester av, e s, 325 s Edenwald av, 25x75. Land Co "A" of Edenwald to Herman Ferber, Jr. All liens. Dec 1, 1909. nom

*Beech av, s s, 226 w Corsa av, 50x100 and being lots 204 and 205 map (No 1041) of Laconia Park. Melrose Realty Co to Antonio Griego: Mort $700. Nov 30. Dec 1, 1909. other consid and 100

*Same property. Milton J Doernberg to Melrose Realty Co, a corpn. Mort $700. Nov 15. Dec 1, 1909. other consid and 100

Crescent av| s s, at s e s Belmont av, 128.7x128.4x100x47.7, va-
Belmont av | cant. Salvatore Duminuco to Duminuco Construction Co. All liens. Nov 26, 1909. 11:3088. other consid and 100

Crescent av, n s, 33 w Belmont av, runs w 105 x n 85.6 x e 20.4 x n e 7.1 x e 29.9 and 15.6 to beginning, vacant. Solomon C Powell et al to Di Benedetto Realty Co. Sept 28. Nov 27, 1909. 11:3074. other consid and 100

Concord av,No494|n e cor 147th st, 20x100, 3-sty brk dwelling.
147th st, No 751 | Joseph Poldow to Mary Cleares. Mort $5,500. Nov 9. Nov 29, 1909. 10:2580. 100

*Clasons Point road, w s, 196.3 s Westchester av, 25.7x123.4x34.2 x140.8. Jas T Cunningham to Hudson P Rose Co. B & S. Oct 29, 1907. Nov 26, 1909. nom

*Same property. Felix De Canio to same. Nov 23, 1909. Nov 26, 1909. nom

*City Island av, e s, adj land Stephen D Horton, runs e 70 x s 25 to land of Richards x — 138.5 to the street bet lands of Richards and Belden x w 67.4 to av x n 164.7 to beginning, except part for av, City Island. Harriett wife of and Chas F Riley to Frank X Lelong. Mort $8,500. Nov 29. Dec 2, 1909. 100

*City Island av, w s, 100 n Cross st, City Island. Agreement as to making alterations and additions to building on above premises. City of N Y (Dept of Docks) with Henry Hunneke. Nov 9. Dec 2, 1909. nom

Clinton av, w s, 25 n Fairmont pl, 37.6x100, 4-sty brk tenement. Henry S Gamp to Mary P Sheehan. Mort $19,000. Dec 1. Dec 2, 1909. 11:2950. other consid and 100

Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-sty brk tenement. Release dower. Becky wife Ascher Siegfried to Minnie Helfstein and Celia Sperber. Nov 29. Dec 2, 1909. 10:2556. nom

Cypress av| s e cor 139th st, 100x80, vacant. Henrietta Hirsch to
139th st | Jennie A Rosenberg. Mort $10,000. Nov 30. Dec 1, 1909. 10:2657. nom

College av| s e cor 165th st, runs e 27 x s 28.1 x w 0.7 x s 50.11
165th st | x w 26 to av x n 77.3 to beginning, vacant. Release mort. Mary S Croxson to The Mountain Construction Co. Nov 24. Dec 1, 1909. 9:2432. 1,750

Davidson av, w s, 150 n 184th st, 50x100, vacant. Henry U Singhi to Gustave Blass. Mort $3,500. Nov 26, 1909. 11:3199. nom

Decatur av, No 2977, w s, 51 s 201st st, 39x110, 2-sty frame dwelling and 1-sty frame shed in rear. Edward H Von der Linden to Emilie Von der Linden. ½ part right, title and interest. Morts $8,600. Nov 27. Nov 29, 1909. 12:3285. other consid and 100

Delafield av | cor Livingston st, lot 15 on a map of Westchester
Livingston st| in town of Yonkers (now 24th Ward), 50x100, vacant. William Romer to Sabina Beagan. Nov 29. Nov 30, 1909. 13:3415. omitted

Eagle av, No 717, w s, 110 s 156th st, 18x99.2, 2-sty brk dwelling. Israel Newman to Jas S Segrave. Mort $7,500 and all liens. Nov 27. Nov 29, 1909. 10:2617. other consid and 50

*Edwards av, w s, 50 n Marrin st, 50x100, and being lots 216 and 217 map (No 401) of Seton homestead, Westchester. Elise Boman to Richard Benisch. Mort $3,300. Nov 27. Nov 29, 1909. other consid and 100

*Eastern Boulevard, n s, 50 w Quincy st, 50x100, Westchester. John R Peterson to Anna Behrens. Nov 23. Nov 29, 1909. other consid and 100

*Same property. Release mort. Robert Miller to John R Peterson. Nov 24. Nov 29, 1909. nom

*Edison av, w s, 200 n Tremont road, 25x95. Henry I Norr to Louis Rabinowitz. Mort $1,500 on this and other property. Nov 29. Nov 30, 1909. nom

*Edison av, w s, 225 n Tremont road, 25x95, Tremont Terrace. Henry I Norr to Montrose W Escoe. Mort on this and other property $1,500. Nov .29 Nov 30, 1909. nom

Fordham road, No 126, s s, 218.11 e Loring pl, runs s w 79.7 x n e 18.4 x n w 91.3 to road, x w 21.9 to beginning, 3-sty brk dwelling. Fordham Construction Co to Fowler & Hopkin, a corpn. Mort $8,500. Nov 29. Nov 30, 1909. 11:3225. other consid and 100

Fordham road, No 120| s w cor Andrews av, runs n and w on
Andrews av | curve 28.8 x s 114.1 x e 20 to w s Andrews av, x n 114 to beginning, 3-sty brk dwelling. Fordham Construction Co to Louise E Bourgardez. Mort $14,500. Nov 30, 1909. 11:3225. 100

*Fordham av| s w cor Billar pl, 58x100, City Island. Ella F Lim-
Billar pl | ing et al to Elsie A Oetjen. Nov 24. Nov 30, 1909. other consid and 100

*Gifford av, n s, 275 w Swinton st, 50x100, Westchester. John R Peterson to Emma N Polak. Nov 23. Nov 29, 1909. other consid and 100

*Same property. Release mort. Robert Miller to John R Peterson. Oct 27. Nov 29, 1909. nom

*Grace av, now Glover st, e s, 178.11 n old line Westchester av, 75x130, Westchester. Amelia Steinmetz to Steinmetz Construction Co, a corpn, at Westchester, N Y. All liens. Nov 27. Nov 29, 1909. 100

*Grace av, s w s, 70.9 n w St Raymond av, runs n w 25 x w 44.6 x s 44.6 to St Raymond av x e 25 x n 32.11 x e 32.11 to beginning. John Cook to Jennie Koterba. Mort $4,900. Nov 30. Dec 1, 1909. other consid and 100

Grand Boulevard and Concourse| s e cor 178th st, 37.7x106.4x36
178th st, No 200 x95.5, 2-sty frame dwelling. Hagemann Construction Co to Catharine A McGuire. Mort $12,000. Oct 14. Dec 2, 1909. 11:2810. other consid and 100

Grand Boulevard and Concourse, s e cor 178th st, 37.7x106.4x36x|
95.5. |
Grote st, late road from Fordham to West Farms, s w s, 38 e Prospect av and being lots 99 and 100 map South Belmont, 100x127.7x100x126, n w s, except part for Grote st. |
Release judgment. Caryl A Montgomery to Hagemann Construction Co. Nov 29. Dec 2, 1909. 11:2810 and 3100. nom

Grand Boulevard and Concourse, s e cor 178th st, 37.7x106.4x36x 95.5. Release mechanics lien. Dimock & Fink Co to Hagemann Construction Co. Oct 28. Dec 2, 1909. 11:2810. 132.28

Same property. Release mechanics lien. Van Nest Wood Working Co to same. Oct 26. Dec 2, 1909. 11:2810. 351.55

Same property. Release mechanics lien. John Bell Co to same. Oct 23. Dec 2, 1909. 11:2810. 223.91

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Same property. Release mechanics lien. James McBride to same. Oct 26. Dec 2, 1909. 11:2810. 143.50
Same property. Release mechanics lien. Louis E Gunset to same. Oct 28. Dec 2, 1909. 11:2810. 68.25
Same property. Release mechanics lien. Henry G Silleck, Jr to same. Nov 16. Dec 2, 1909. 11:2810. 343.23
Same property. Release mechanics lien. Geo A Kuhner to same. Oct 28. Dec 2, 1909. 11:2810. 84
Same property. Release judgment. Wm A Mapes to same. Oct 28. Dec 2, 1909. 11:2810. 95.59
Grand Boulevard and Concourse, 178th st, No 200 | s e cor 178th st, 37.7x106.4x36x95.5, 2-sty frame dwelling. Release mort. Fanny Lomas to Hagemann Construction Co. Oct 14. Dec 2, 1909. 11:2810. 3,500
Hoe av or st, w s, 37.3 s Home st, 30x68.5x30x71.11, vacant. Release mort. The Public Bank to Berkeley Estates, a corpn. Nov 22. Dec 1, 1909. 10:2745. nom
Same property. The Colonial Bank to same. Q C. Nov 22. Dec 1, 1909. 10:2745. nom
Same property. Berkeley Estates to Trinity Danish Evangelical Lutheran Church. Mort $1,800 and all liens. Nov 22. Dec 1, 1909. 10:2745. nom
Heath av, w s, 25 s 230th st, 125x90, vacant. Martha Roman to Metzler Building & Construction Co. Q C. Nov 26. Nov 29, 1909. 12:3260. nom
Heath av, w s, 180 s 230th st, 180x100.7x180.2x100.7, vacant. Release mort. Hermann H Cammann EXR and TRUSTEE Nathaniel P Bailey to Metzler Building & Construction Co. Nov 26. Nov 29, 1909. 12:3260. 6,000
*Hobart av, e s, 104 s Waterbury av, 25x86.4x26x78.11, and being lot 83 map (No 1115A) of 108 lots Coster estate. Hudson P Rose Co to Angelo Masserano. All liens. Nov 16. Nov 26, 1909. nom
*Hill av, w s, 375 s Jefferson av, 25x100. Land Co A of Edenwald to Carl H Waldman. June 25. Nov 27, 1909. nom
Hull av, No 3124, s s, 88.7 e Woodlawn road, 25x100, 2-sty frame dwelling. Hibbert B Roach to Gerdon R Defendorf. Mort $6,000. Nov 30, 1909. 12:3349. other consid and 100
*Hunt av, s e s, 272 s w Bronxdale av and being lot 56 partition map of Lott G Hunt Estate, near Van Nest, 25x100. Betty Wolf to Charlotte Salm. Mort $4,000 and all liens. Nov 29. Dec 2, 1909. other consid and 100
*Same property. Charlotte Salm to Louisa King. Mort $4,000 and all liens. Nov 30. Dec 2, 1909. other consid and 100
Hughes av, lot begins 184.1 w Hughes av and 382.8 s 180th st, runs s 25.2 x e 86.7 to pt 100 w Hughes av x n 25.1 x w 84.1 to beginning, with easement for 4 ft right of way to w s of Hughes av at pt 407.9 s 180th st, vacant. Joseph Rosenzweig to Belmont Realty & Construction Co. Q C. Nov 12. Dec 2, 1909. 11:3069. nom
Same property. Belmont Realty & Construction Co to Eleanor Donohue. Nov 22. Dec 2, 1909. 11:3069. nom
Intervale av, Wilkens av | e s, at w s Wilkens av, runs s along Wilkens av 311.1 x e 180.6 to Wilkins av x n w 352.5 to beginning, vacant. Henry Morgenthau Co to David Herman. B & S. Mort $52,500. Oct 29. Nov 29, 1909. 11:2976. other consid and 100
Kingsbridge road, No 265, Briggs av | e s, 206.5 n of n s Briggs av, 27.8x139.6 to w s Briggs av x24.4x125.5, 2-sty frame dwelling. Ray E and David Matshak EXRS Samuel Matshak to Wm H Wright & Son, Inc, a corpn. Nov 17. Nov 29, 1909. 12:3293. 6,400
Kingsbridge road, No 263, Briggs av | e s, 234.2 n of n s Briggs av, 27.9x153.7 to w s Briggs av x24.4x139.6, 2-sty frame dwelling. Same to same. Nov 17. Nov 29, 1909. 12:3293. 7,425
Kingsbridge road, No 261, old No 561, Briggs av | e s, 261.11 n of n s Briggs av, 27.9x167.9 to w s Briggs av, 24.4x153.7, 2-sty frame dwelling. Same to Louis F Kuntz. Nov 17. Nov 29, 1909. 12:3293. 100
Longfellow av, e s, 100 s Jennings st, 25x107.6x26.2x100, and being lot 340 map of Sec B of Vyse estate, vacant. Isidor J Auerbach et al to Adolph Auerbach. Mort $1,400. Nov 26. Nov 29, 1909. 11:3007. other consid and 100
*La Salle av, s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25 x n 25 x w 25 x n 108.10 to beginning. Hobart av, e s, 55.7 s La Salle av, 51x89.3x50x99.7. Jennie Koterba to John Cook. Mort $1,200. Nov 30. Dec 1, 1909. other consid and 100
Lafontaine av, w s, 25 s 178th st, 50x100, vacant. Mary P Sheehan to Henry S Gamp. Mort $4,000. Dec 1. Dec 2, 1909. 11:3060. other consid and 100
*Livingston av, e s, 420.3 s Kingsbridge road and being lots 79 and 80 map (No 1098) of 125 lots Ruser Estate, 50x100. Winifred J Moran to Eliz M Cochrane, of Yonkers, N Y. Sept 16. Dec 2, 1909. nom
*Magenta av s e cor Rosewood av, 105x100, Williamsbridge. Sig-Rosewood av | mund Ernst et al to Melrose Realty Co, a corpn. Nov 23. Nov 29, 1909. other consid and 100
*Muliner av, e s, abt 105 n Bronxdale av, 26.9x147.2x25x256.9, and being lot 9 blk 46 map (No 1138) of Sec 1 of Morris Park. Vincenzo Miserendino to Chas H Baechler. Mort $800. Nov 20. Nov 26, 1909. other consid and 100
*Middletown road | n w cor Eastern Boulevard, and bounded n by Eastern Boulevard | land Conrad Buhre and w by land Frederick Baxter. William Snow to Sigmund Aschermann. ½ part right, title and interest. Mort $5,000. Nov 29. Nov 30, 1909. other consid and 100
*McGraw av, n e cor Classon av, 62x100x—x100, and being lots 38 and 39 map of 370 lots of McGraw Estate, Van Nest.
Tremont av, s s, 15 w McGraw av, 56x— to McGraw av, x50x—, and being lots 140 and 141, same map. Christina Fortune (Ross) HEIR David A Ross to Caroline S Ross widow of David A Ross. Q C. Apr 10, 1908. Nov 30, 1909. nom
*Same property. John A Ross HEIR as above to same. Q C. Feb 13, 1908. Nov 30, 1909. nom
*Same property. Eliz M Ross HEIR as above to same. Q C. Mar 20, 1908. Nov 30, 1909. nom
*Same property. James M Ross HEIR as above to same. Q C. Feb 13, 1908. Nov 30, 1909. nom
*Same property. Margaret wife of and John A Ross HEIR, &c, as above to same. Q C. Mar 20, 1908. Nov 30, 1909. nom
Morris av | n e s, at s s 161st st, 60x87, two 5-sty brk tenements and stores. Gabriel Marks to Henry Levey. 1-3 right, title and interest. Morts $40,000. Dec 1. Dec 2, 1909. 9:2040. 500
*Newell av, e s, 200 s Magenta st, 20x125, Olinville.
Newell av, e s, 280 s Magenta st, 20x125. Release mort. Barnard French to Bronx Development Co. Nov 23. Dec 1, 1909. nom
Nelson av, w s, 50 s Bryant pl, 25x100, 2-sty frame dwelling. Peter Hoey to David Anderson. Mort $9,500. Dec 1, 1909. 11:2876. 100
Olmstead av (Av D) s w cor Haviland av (166th st), 108x105 Haviland av (166th st), Unfinished CONTRACT. Edward A Schill with L E Kern. Mort $4,000. Oct 30. Dec 1, 1909. 5,500
Same property. Assign contract. L E Kern to George Costar. Nov 30. Dec 1, 1909. nom
*Penfield av, s s, lots 158a and 158b map (No 1108b) of sub division portion Penfield property lying east of White Plains av at Wakefield, 50x105. William Guilery to Bertha Flasch. Mort $1,000. Dec 1, 1909. other consid and 100
Prospect av, e s, 61.6 s Fox st, 92.2x158.3x75x104.8, vacant. Lawyers Title Ins & Trust Co to Philip Friedenwacher. B & S. Nov 22. Nov 26, 1909. 10:2683. nom
Park av, s w cor 174th st, 116.6x85.7 to c l Mill brook x 120.1 to 174th st, st x 121.1, vacant. Elizabeth Schwarzler to 173d Street Park Company. Nov 24. Nov 26, 1909. 11:2898. other consid and 100
Pelham av, n s, 50.11 w Hughes av, 76.5x100, vacant. Annie P Hurlburt to John J Donovan. Q C. Nov 24. Nov 30, 1909. 12:3273. nom
Pelham av, n s, 50.11 w Hughes av, 76.5x100, vacant. John J Donovan to Levoli Construction Co, a corpn. Mort $14,400 and all liens. Nov 29. Nov 30, 1909. 12:3273. other consid and 100
Same property. Hugh Doon to same. Q C and Correction Deed. Nov 29. Nov 30, 1909. 12:3273. 100
*Pilgrim av, e s, 200 n Tremont road, 25x95, Tremont Terrace. Henry I Norr to Louis A Moseson. Mort $1,500 on this and other property. Nov 29. Nov 30, 1909. nom
*Rosewood av, s e cor Magenta av, and being lots 157 and 158 map (No 426) of lots near Williamsbridge, 55.7x100. Melrose Realty Co to Nicola Madonna. Mort $1,200. Nov 29. Dec 2, 1909. other consid and 100
*Randall av, Murdock av | s e cor Murdock av, 50x100. Land Co C of Edenwald to The Swedish Evangelical Lutheran Bernadotte Church of the City of N Y. All liens. Oct 6. Nov 29, 1909. nom
Ryer av, No 2098, e s, 181.6 n 180th st, 18.6x103x18.6x103.4, 2-sty brk dwelling. Julius K Brody to Mary Bauer. All liens. Nov 24. Nov 26, 1909. 11:3149 nom
Southern Boulevard, No 1019, w s, 363 s Westchester av, 40x126.8x40x125.2, 5-sty brk tenement and stores. The Gaines-Roberts Co to Wm A Schenck. Morts $40,000. Nov 24. Nov 26, 1909. 10:2725. other consid and 100
Southern Boulevard, No 1023, w s, 323 s Westchester av, 40x125.2 x40x123.8, 5-sty brk tenement and stores. The Gaines-Roberts Co to Henry Beicke. Mort $32,000. Nov 24. Nov 26, 1909. 10:2725. other consid and 100
*Seton av, e s, 175 s Nelson av, 50x100. Land Co "C" of Edenwald to Philip and Cathrine Michaels. Oct 29. Nov 30, 1909. nom
Sedgwick av, No 2565, w s, 835.11 s Kingsbridge road, 25x100, 2-sty frame dwelling. Fordham Realty Co to Wm W Klein. Correction deed. Mort $6,000. Nov 26. Nov 30, 1909. 11:-3237. other consid and 100
*St Raymond av, s s, 100 e Lafayette st and being lot 122 map (No 277) of St Raymond Park, 25x100.
Lot begins at pt formed by intersection of east line running to lot 122 with s line lot 122, runs s parallel with Lafayette st to s s plot C on said map x w 12.6 x n — to s s lot 122 x e 12.6 to beginning.
Grace av, w s, abt 161 s St Raymond av and being lots 116 and plot C except w 25 ft of plot C same map. Serafina Mangone to Louis Mangone. Correction deed. Nov 30. Dec 2, 1909. nom
Steuben av, 208th st | n e cor 208th st, 25x100, vacant. FORECLOS, Nov 12, 1909. Wm J A Caffrey, ref, to Herbert J Cantrell. Nov 30. Dec 1, 1909. 12:3237. 1,800
Sedgwick av, w s, 108.5 s w Kingsbridge road, 51.3x133x50x121.10, vacant.
Sedgwick av, w s, 310.2 s w Kingsbridge road, runs n w 135 x s w 150 and 32.11 and 25.1 x s e 121.9 to av x n e 200.9 to beginning, vacant. Henry Tietze to Bronxmont Realty Co. Mort $14,474.25. Dec 1, 1909. 11:3237. nom
Sedgwick av, s w cor Giles pl, 77.4x90x110.7x60.1.
Sedgwick av, w s, 177.4 s Giles pl, 100x90.
Giles pl | s s, abt 90 w Sedgwick av, runs w and s w 98.10 x s Sedgwick av 275 x e 100 x n 124 x e 90 to Sedgwick av x n 100, x w 90 x n 110.7 to beginning, 2-sty frame dwelling and vacant. Margt C Reavy by Alfred C Coxe, Jr, GUARDIAN to James Pilkington, of Fort Washington Park, N Y C. All title. Nov 28. Nov 30, 1909. 12:3255. 16,665.67
Sedgwick av, No 3161, s w cor Giles pl, and bounded as follows:
Sedgwick av, w s, 224.6 s Giles pl, 100x90, being lot 9 map Wm O Giles at Kingsbridge.
Sedgwick av, s w cor Giles pl, 124.6x90x110.8x60.2, being plot 11 same map.
Sedgwick av, w s, begins at n e cor lot 40 which point is 77.5 s Giles pl, 100x90, being lots 40 to 43 map (No 408) Wm O Giles at Kingsbridge Heights.
Giles pl, e s, lots 28 to 31, map (No 408) of Wm O Giles at Kingsbridge Heights, 99.5x100x—x86.5.
Giles pl, e s, lots 32 to 35, same map, 100x86.5.
Giles pl, e s, lots 36 to 39 same map, runs e 86.5 x n 110.8 to s s of Giles pl, x w and s along s and e s of said pl — to beginning.
2-sty frame dwelling and 1-sty frame stable and vacant.
Rose V Reilly and Margt A Carter of Cohoes, N Y, to Emma F Le Roy. ⅓ part. Q C. Nov 3, 1905. Nov 30, 1909. 12:3255. nom

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Same property. John F Reavy of Cohoes, N Y, to James Pilkington, of Fort Washington Park, N Y. Q C. Nov 4. Nov 30, 1909. 12:3255. nom

Same property. Emma F Le Roy widow and Rose V Reilly DEVISEE Alfred Le Roy to same. B & S and C a G. All title. Nov 29. Nov 30, 1909. 12:3255. other consid and 100

Tinton av, No 877, w s, 47 n 161st st, 20.6x135, 3-sty frame dwelling and 2-sty frame building in rear. Katie R Schell to Rosalie O'Brien. Mort $7,000. Nov 29. Nov 30, 1909. 10:2658. 100

Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 to av, x s 75 to beginning, vacant. Katie Roth to Roth Construction Co. Nov 30, 1909. 10:2655. 100

Tiebout av, No 2486, e s, 227.3 n 189th st, 31x100, 4-sty brk tenement. Central Bronx Realty Co to James M Scofield, of White Plains, N Y. Mort $15,000. Dec 1. Dec 2, 1909. 11:3023. other consid and 100

*Tremont av, s s, 237.6 e Public pl, 50x38.10x81.7x75 and being lots 8 and 9 map (No 1077) of 51 lots of Eliza G Ketcham, near Unionport. Ada E Maslen to John Cook. Nov 27. Dec 1, 1909. 100

Tinton av, No 1125, w s, 190 n 166th st, 40x127.3, 5-sty brk tenement. Thos J Quinn to Catharine Fagan. Mort $35,200. Nov 24. Dec 2, 1909. 10:2661. other consid and 100

Tinton av, No 1125, w s, 190 n 166th st, 40x127.3, 5-sty brk tenement. Catharine Fagan to Leon A Rains. Mort $35,200. Dec 1. Dec 2, 1909. 10:2661. other consid and 100

Tinton av, No 1140, e s, 125 s Home st, old line, and 115.3 s new line of Home st, 25x135, and being part lots 83 and 87 map of Eltona, except part for av.

Tinton av, e s, 140.3 s Home st, also 40 n line bet lots 87 and 89 and being part lot 87 same map, 20x133, 2-sty frame dwelling and vacant.

James T Barry to Isaiah Schofler. Mort $8,000. Nov 24. Nov 26, 1909. 10:2671. nom

*Timpson av, e s, 241.6 n 203d st, 75x100. Barnett Levy to Sam Cohn. All title. All liens. Nov 12. Nov 26, 1909. other consid and 100

Undercliffe av, e s, 75.2 s of a 20-ft st and being lots 15 to 17 parcel 24 map subdivision Estate Wm B Ogden at Highbridge filed May 24, 1907, 75x101.3x75x102.5, vacant. Elmer S Prather to Abby B Prather. Nov 12. Nov 26, 1909. 9:2533. 8,000

Valles av, w s, abt 475 n 254th st, 25.6x101.5x25x108.3, and being lot 42 map Samler estate, vacant. Stuard Realty Co to Elizabeth Bernd. Nov 26. Nov 29, 1909. 13:3421. other consid and 100

Valentine av s w cor 199th st, 81.2x95x72x95.5, vacant. Henry L
199th st | School to Michael Varian of Mt Vernon, N Y. All liens. Nov 26. Nov 29, 1909. 12:3305. nom

Vyse av, e s, 100 s 172d st, 50x100, vacant. Raymond L Ditmars to Carmine Cioffi. Nov 29. Nov 30, 1909. 11:2995. other consid and 100

Vyse av, e s, 25 n Freeman st, 50x100, vacant. Jacob Berg to Chas G Jorgensen. Nov 29. Dec 2, 1909. 11:2994. nom

Vyse av, e s, 75 s 173d st, 50x100, vacant. James M Scofield to Central Bronx Realty Co. Mort $4,500. Dec 1. Dec 2, 1909. 11:2996. other consid and 100

Vyse av | n e cor Freeman st, 75x100, vacant. Chas G Jorgen-
Freeman st | sen to Jorgensen Realty & Construction Co. Nov 29. Dec 2, 1909. 11:2994. other consid and 100

*White Plains av, e s, 916.6 n 203d st, 85.7x102.7x62.4x100. Max Marx to Sound Realty Co. All liens. Nov 26. Nov 29, 1909. other consid and 100

Walton av, No 1760, e s, 100 n 175th st, 26x101.1x30.2x116.7, 2-sty frame dwelling. Release mort. Geo E Buckbee to Nathan B Levin Co, a corpn. Nov 27. Nov 29, 1909. 11:2825 and 2826. other consid and 100

Same property. Nathan B Levin Co to Chas E Juillerat. Mort $6,000. Nov 27. Nov 29, 1909. 11:2825 and 2826. other consid and 100

Walton av, Nos 2269 to 2273, w s, 68 s 183d st, 60x95, three 2-sty brk dwellings. Release mort. Prospect Investing Co to Bedford Park Construction Co. Nov 26. Nov 29, 1909. 11:3186. nom

Same property. Release mort. Same to same. Nov 26. Nov 29, 1909. 11:3186. nom

Walton av, No 2273, w s, 68 s 183d st, 20x95, 2-sty brk dwelling. Bedford Park Construction Co to Antonette Carucci. Morts $7,000. Nov 24. Nov 29, 1909. 11:3186. 100

Woodlawn road, No 3040 | n e cor Hull av, 26.1x118.9x25x126.5, 3-
Hull av, No 3125 | sty brk tenement and stores. Riley & Loughney Realty Co to Charles Danewitz. Mort $18,500. Nov 24. Nov 26, 1909. 12:3345. 100

Webster av, No 2406, e s, 37.2 n 187th st, runs e 102.1 x n 69.7 x e 23.4 x n 61.5 x w 132.2 to av x s 133.4 to beginning, 2-sty frame dwelling and vacant. Release mort. Bronx Borough Bank to Irvine Realty Co. Nov 23. Nov 26, 1909. 11:3032. nom

Washington av, No 2089, w s, 21.6 s 180th st, 21.4x98, 2-sty frame dwelling. Tassie Morris to Wm T Morris. B & S. Mort $5,000. Nov 30. Dec 2, 1909. 11:3036. gift

Washington av, No 1523, w s, 125 n 171st st, 25x145, 4-sty brk tenement. Bertha Flasch to William Gullery. Mort $15,600. Dec 1, 1909. 11:2903. other consid and 100

Webster av, e s, 106.6 s 170th st, 56.6x90, vacant. Edward Davi to Henrietta Isaacs. ½ part. All title. Mort $6,500. Dec 1. Dec 2, 1909. 11:2893. other consid and 100

*White Plains road, e s, 64 s 221st st late 7th st, 50x80.1, Wakefield. Catherine Norz to Anthony McOwen and Marie T Dunn. Q C. July 9. Dec 2, 1909. nom

*White Plains road, e s, at line bet Wakefield and new village of Jerome, runs e — to prolongation of a line along n wall of No 3670 White Plains road x w along north face of said north wall to e s of said road x n — to beginning. Release mort. John Bell Co to Adelaide Burlando. Nov 13. Dec 1, 1909. nom

*White Plains road, late 3d st, e s, 64 s 220th st, late 6th av, 50x105, except part for White Plains road, Wakefield. Ratification of deed. Edward H Kelly a stockholder of the Olinville Realty Co to John O'Brien. Nov 24. Nov 26, 1909.

*Same property. Release mort. Daniel Sullivan to same. Nov 24. Nov 26, 1909. nom

*Same property. John O'Brien to Alberto De Verastegui. Nov 23. Nov 26, 1909. other consid and 100

3d av, No 4387 | n e cor 180th st, runs n 74.2 to Quarry road x n e
Quarry road | 96.2 x e 138.5 to w s Monterey av x s 160.6 to
Monterey av | n s 180th st x w 235.2 to beginning, 2-sty frame tenement and store, 2-sty frame building and vacant. Seth S Terry to Michael F Kerby. ½ part. All title. B & S. Mort $32,000. Nov 29. Dec 1, 1909. 11:3062. nom

3d av | n e cor 180th st, runs e 130.2 x n 100 x w 25 and
180th st | 74.3 to s e s Quarry road x s w 37.5 to 3d av x s
Quarry road | 74.2 to beginning. Agreement as to release of mort to all premises not embraced in above description; also agreement as to extension of mortgage covering property above described for $—— to Dec 1, 1912, at 5%. Empire Mortgage Co with Michael F Kerby and Mary H his wife. Nov 30. Dec 1, 1909. 11:3062. nom

Same property. Michael F Kerby to Marcus Beckmann. B & S and C a G. Mort $32,000. Nov 30. Dec 1, 1909. 11:3062. nom

*Lots 340, 357, 358, 371 and 372 map (No 1106 in Westchester Co) of Arden property at East and Westchester. Speculative Realty Co to Arthur G F Moser. Mort $7,000. Nov 30, 1909. nom

*Lots 138, 139 and 256 map of Washingtonville. Wm D Miller to Wm W Penfield. Nov 25. Dec 2, 1909. other consid and 100

*Plot at Eastchester bounded on s by land Elijah Guion, w by road from Eastchester Church to public landing, n by land of Coburn and e by land Alfred H Duncombe, contains 5 15-100 acres. Clement H Smith to George Hooks. Mort $9,000 and all liens. Dec 2, 1909. nom

*Plot begins 840 e White Plains road at point 200 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning. Charles Rogin to Abram Ginsburg. Mort $3,000 and all liens. Nov 27. Nov 29, 1909. nom

A strip lying bet Mill brook and lots 140 and 141 on map of Mt Hope and being lots 44 and 48 blk 2898 on tax map. Ella L Hebberd to Isaac N Hebberd. B & S. All liens. May 28. Dec 1, 1909. 11:2898. nom

*Land under waters of L I Sound, adjacent to upland of Robert Jacob on e s of City Island, at line bet uplands of Benj F Wood and Robert Jacob at high water mark, runs e 400 x n — to land granted to Henry Piepgras x w 400 to beginning. Eliz D De Lancey EXTRX Elias D Hunter to Robert Jacob. Nov 18. Nov 27, 1909. 100

*Same property. The City Island Land & Dock Co to same. Nov 18. Nov 27, 1909. nom

Land under water of L I Sound adjacent to upland of Henry Piepgras on City Island, begins at n e cor of proposed Horton av at high water mark, runs n w along high water mark 343 x n e 300 x s e 343 x s w 300 to beginning, contains 2 35-100 acres.

Land under water of L I Sound adjacent to upland of Henry Piepgras on City Island, begins on east shore of island, 100 n w from n s Pilot av, runs n e 300 x n w 100 x s w 352 to high water mark x s e 112.9, contains 797-1,000 acres.

Henry Piepgras to Robert Jacob of City Island, N Y. Q C. Sept 28. Nov 27, 1909. nom

*Land under waters of Long Island Sound at City Island, begins at h w mark in north boundary line of uplands conveyed by Piepgras to Jacob recorded Aug 17, 1904, runs e 400 x n — to s e cor land under water of party 2d part x w 400 to beginning. Robert Jacob to The City Island Land & Dock Co, a corpn. Q C. Nov 24. Nov 29, 1909. nom

*Salt meadow at Westchester Co bounded n by salt meadow of Thos Oakley w and s by salt meadow of heirs of Henry Odell and e by salt meadow and woodland of Jacob Shearwood, contains 6 acres.

Salt meadow at Eastchester, bounded s by Griffin's Creek and e by salt meadow of Isaac Lawrence.

Salt meadow at Eastchester, bounded e by salt meadow of Isaac Lawrence and w by salt meadow of Stephen Odell.

Geo G Coffin to Marietta Mills. 1-5 part. Nov 15. Nov 29, 1909. nom

Consent to take the real estate mentioned in last will and testament of Anna Vanecek, free from all powers of sale, &c, Stanislav Vanecek et al, HEIRS, &c, Anna Vanecek to whom it may concern. Nov 30, 1909. 9:2367 and 2381.

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year

Nov 26, 27, 29, 30, Dec. 1 and 2.

BOROUGH OF MANHATTAN.

Bleecker st, No 81, store floor. John Ranft to David Eller; 4 8-12 years, from June 1, 1909. Nov 30, 1909. 2:532....1,080

Broad st, No 63, s e cor Beaver st, basement. Alfred W and Henry Manning to Aaron Buchsbaum. Mort $8,000. May 11. Dec 1, 1909. 1:29..... nom

Cannon st, No 64, all. Geo F Anger to Soni Katz; from Dec 1, 1909, to Dec 31, 1912. Dec 2, 1909. 2:328..... ...2,400

Church st, No 130. Assign lease. Martin Joost to Wm Sauter. Oct 25. Nov 30, 1909. 1:133.....other consid and 100

Same property. Consent to assign lease. Catherine Whittemore to Martin Joost. Oct 25. Nov 30, 1909. 1:133 .....nom

Delancey st, No 134. Assign lease. George Seaman to Sarah Tischler and Rose Seaman. Nov 26. Nov 29, 1909. 2:353..nom

Delancey st, No 16, all. Ernst Plath to The National Cleaning & Dyeing Works, Inc; 3 years, from May 1, 1910. Dec 1, 1909. 2:425..... 1,200

Delancey st, No 102. Assign lease. Abraham Berkowitz to Hyman and Max Rubin. Nov 19. Dec 2, 1909. 2:410.... 100

Division st, No 88 | n e cor Eldridge st, store and base-
Eldridge st, Nos 2, 4 and 6 | ment. Abraham Bernstein and ano to Louis Goldstein; 5 years, from Jan 1, 1910. Nov 26, 1909. 1:203. 1,920

Essex st, No 98, n e cor Delancey st, most easterly store. Meyer Vesell and ano to Jacob Barbera; 4 years and 5½ months, from Nov 15, 1909. Nov 27, 1909. 2:353..... .....1,200 to 1,500

Front st, No 28, all. Adolph Hollander to Vassas Freres & Co, a corpn; 5 years, from Dec 1, 1908. Dec 2, 1909. 1:7.....1,650

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WATER-FRONT PROPERTIES

Tel., 1094 Rector

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Hester st, No 105, store, basement and 2d floor. Anna M Budelmann to Solomon and Henry L Bunin; 6 years, from May 1, 1909. Nov 27, 1909. 1:307.....2,520

Henry st, No 193. Assign lease. Ike Greenberg and Joseph Spector to Yetty Barbes. Nov 17. Nov 26, 1909. 1:285.....nom

Rivington st, Nos 121 and 123, 1st store west of entrance. Max Mutnick to Rachmil Rubin or Rubin Bros; 1 1-12 years and 20 days from Mar 10, 1910. Dec 2, 1909. 2:353.....1,020

Spring st, No 24, all. Jacob A Mittnacht Jr to Nunziatto Russo et al; 5 9-12 years, from Sept 1, 1909. Dec 1, 1909. 2:479.....1,035 and 1,500

William st, n w cor Spruce st, 2 stores and part basements. N Y Press Club to John A Reilly; 5 years, from Nov 1, 1909, with 5 years renewal. Dec 1, 1909. 1:102.....4,500

William st, No 134, store, basement and subcellar. Lewis S Cohen and ano EXRS Solomon L Cohen to Washington Lunch Incorporated, a corpn; 5 years, from Jan 1, 1910. Nov 30, 1909. 1:77.....3,500

West st, wharf and bulkhead, begins 203 n Liberty st, at sea wall at e s West st, runs w 70 to w s West st, x n 5 x w 180 to sea wall, x n 66.10.....

Land under water in front of bulkhead or sea wall, where sea wall is interested by line beginning at n s Liberty st, and e s West st, runs w on an extension 70 to w s West st, x n 5 x w 180, to sea wall and n 269.10 as will be covered by and is necessary for ferry structures, &c.....
The City of N Y by Commissioners of Docks to The Pennsylvania Railroad Co. Sept 20, 1909; 10 years, from date when bulkhead or sea wall described in parcel shall be completed (with renewals) $4,000 per annum for parcel 1 and 25 cts per sq ft for land under water actually occupied for about 75,000 sq ft. Dec 2, 1909. 1:57.....

West st, No 61 | Agreement to reassign lease of 1st parcel by
West st, No 61½| party 2d part and assign rents of $56 on 2d parcel for 1 year from May 15, 1909, by party 1st part. Joseph Hayeck with Sultana Jemaiel. ½ part. All title. April 13. Nov 30, 1909. 1:55.....nom

Walker st, No 51, all. U S Trust Co of N Y TRUSTEE and agent to Adolf H Landeker; 3 years, from Feb 1, 1907, with 3 years renewal at $3,650 and $3,700. Nov 27, 1909. 1:193.....3,400 to 3,600

Washington st, No 359, all. Wm H B Totten et al EXRS, &c, John Castree to Casper J Kraemer, of West Hoboken, N J, and Fred L Wanke, of Brooklyn; 5 years, from May 1, 1910. Dec 2, 1909. 1:185.....2,500

9th st, No 621 East, all. Surrender lease. Bennie Wittes to Abraham Stadtmauer. All title. Oct 19. Dec 1, 1909. 2:302.. nom

10th st, No 215 East, all. Simon Nehmer and ano to Hyman Spitzer; 3 years, from Dec 1, 1909. Dec 2, 1909. 2:452.....3,211

11th st, Nos 237 and 239 West. Release of all claims &c under lease. Eliz W Ketcham to Scott McLanahan. Oct 15, 1906. Dec 1, 1909. 2:614.....400

16th st, No 254, s s, 93.6 e 8th av, 25x103.1. Assign lease. Wilhelm Engel to Emily L Hoffbauer. May 24. Dec 2, 1909. 3:765.....other consid and 100

16th st, No 252, s s, 118.6 e 8th av, 25x103.1. Assign lease. Wilhelm Engel to Emily L Hoffbauer. May 24. Dec 2, 1909. 3:765.....other consid and 100

18th st, Nos 144 to 150 West. Subordination of lease to mort. Security Mortgage Co and ano with Equitable Trust Co of N Y. Nov 17. Nov 26, 1909. 3:793.....nom

22d st, No 356, s w s, 135.6 s e 9th av, 21.6x98.8, the lot. Margt V C MacNutt to Fredk S Lamb; 21 years, from Dec 1, 1909, with option to renew. Nov 27, 1909. 3:745.....taxes, &c, and 620

Same property. Leasehold. Agreement as to covenants. Same with same. Sept 28. Nov 27, 1909. 3:745.....nom

Same property. Consent to assign lease. Same to Osborn R Lamb and ano EXRS Eliza Lamb. May 17, 1907. Nov 27, 1909. 3:745.....

Same to same. Assign lease. Osborn R Lamb and ano EXRS Eliza Lamb to Osborn R Lamb. May 1, 1907. Nov 27, 1909. 3:745.....nom

Same property. Assign lease. Osborn R Lamb to Fredk S Lamb. Sept 15, 1909. Nov 27, 1909.....nom

Same property. Consent to assign lease and to a mort. Margt C V MacNutt with Fredk S and Osborn R Lamb. Oct 5, 1909. Nov 27, 1909. 3:745.....

22d st, No 360, s w s, 92.6 e 9th av, 21.6x98.9, the lot. Clement C Moore to Ella G Condie wife Chas R Lamb; 21 years, from Dec 1, 1909, with option to renew. Nov 27, 1909. 3:745.....taxes, &c, and 610

Same property. Leasehold. Agreement as to covenants. Clement C Moore with Ella C Condie Lamb. Sept 28. Nov 27, 1909. 3:745.....nom

24th st, No 25, n s, 425 e 6th av, 25x98.9. Subordination of two leases to mortgage. Anna Lacord et al with Greenwich Savings Bank. Nov 24. Nov 29, 1909. 3:826.....nom

25th st, Nos 107 to 113 West, 2d loft. Sterling Bronze Co to Meier Rothschild and ano; 9 1-12 years, from Jan 1, 1910. Dec 2, 1909. 3:801.....3,500

27th st, Nos 104 to 108 West, 9th and 10th lofts. Marmac Construction Co to Herman and Julius Felsenthal. 5 years from Feb 1, 1910. Nov 29, 1909. 3:802.....6,200 and 6,500

31st st, No 147 West, store floor and basement of front building John Wells to Joseph Gerringer; 3 years, from Dec 1, 1909. Dec 2, 1909. 3:807.....1,465

39th st, No 317 West. All. Daniel F Mahoney to Edgar Walsh. 3½ years from Nov 1, 1909. Nov 29. 1909. 3:763.....2,451.66

46th st E, No 11, n s, 220 e 5th av, 20x100.5, 4-sty stone front dwelling. Assign lease. Frederick Lippold Jr to Elbridge T Gerry of Newport, R I. Nov 15. Nov 26, 1909. 5:1282....nom

48th st, No 63, n s, 777 w 5th av, 21.6x100.5, the lot. The TRUSTEES of Columbia College to E A Bogue; 21 years, from May 1, 1909 (with renewals). Dec 2, 1909. 5:1264.....taxes, &c, and 1,671.25

50th st, No 251 East, 4-sty dwelling. Charles Cohen to Charles Schmid; 3 years, from Oct 1, 1909. Nov 26, 1909. 5:1324..1,000

63d st, Nos 404 to 410 East, all. Abraham Fine and ano to Pietro Salomone and Vincenzo Verona; 3 years, from Dec 1, 1909. Nov 30, 1909. 5:1457.....5,520

66th st, No 10 East, s s, all. Emma Rosenwald to Leander E Whipple; 5 years, from Oct 1, 1909. Dec 2, 1909. 5:1880..4,500

72d st, s s |south of and opposite Riverside Park, 3d floor of Chat-
71st st, n s| worth Annex. Johnson Kahn Co to Charles Hendricks; 3 years, from Oct 1, 1909, with 3 years renewal. Nov 26, 1909. 4:1183.....4,500

104th st, n s, 563 e 1st av, 50x100.11. Assign lease. Orazio G Sorrentino to Vincenzo Caggiano. Aug 12, 1909. Dec 1, 1909. 6:1698.....nom

Same property. Surrender lease. Vincenzo Caggiano to Edwin Shuttleworth. All title. Nov 30. Dec 1, 1909. 6:1698.....100

109th st, No 70 West, all. Pine-Moon Realty Co to James Claudius; 2 years, from Jan 1, 1910. Nov 30, 1909. 7:1844...5,000

110th st, Nos 100 and 102, s e cor Park av, "Hotel Winton" all. August Buhrmeister to Louis Winkler and Sadie Krakower; 21 years, from Dec 1, 1909. Dec 2, 1909. 6:1637.....taxes, &c, and 6,000

110th st, Nos 86 and 88 East. Assign lease and general release of same. Abraham Presser to Simon Ploisen. ½ right, title and interest. Dec 31, 1907. Dec 1, 1909. 6:1615.....nom

114th st, No 87 East |n w cor Park av, all. Julius Bacha-
Park av, Nos 1602 and 1606| rach to Aaron Rosenstein; 2 years, from Dec 1, 1909. Nov 26, 1909. 6:1620.....4,750

172d st, Nos 506 to 510 West. Surrender lease. Charles Schimmer to One Hundred and Seventy-first St Realty Co. All title. Dec 1. Dec 2, 1909. 8:2128.....nom

Av B, No 103, basement. Simon Ellinger to Nathan Tenenbaum; 5 1-12 years, from Apr 1, 1909. Nov 26, 1909. 2:389.....300

Av B, No 83, all. Simon Ellinger to Nathan Tenenbaum; 5 years, from May 1, 1909. Dec 1, 1909. 2:388.....2,160

Bowery, Nos 81 and 81½, 3 upper lofts. Chas H Shulman to Joseph A and Rudolph J Pagliughi; 3 years, from May 1, 1910. Nov 30, 1909. 1:303.....3,000

Bowery, No 18| s w cor Pell st. Subordination of lease to mortgage
Pell st, No 3 | for $5,000. Ellen M McKeon et al and Mann Fang Lowe Co with Emigrant Industrial Savings Bank. Nov 23. Nov 29, 1909. 1:162.....nom

Broadway, No 2299, s w cor 83d st. Assign lease. Chas A McGinley to Peter Kuehnling. Morts $7,252.56. Nov 29, 1909. 4:1230.....nom

Broadway, No 2841, n w cor 110th st Assign lease. John F Klipp to Wm B Riker & Son Co. Nov 30. Dec 1, 1909. 7:1894.....nom

Broadway, s e cor Maiden lane. Assign lease and consent to same. Jacob Frankenstein to N Y Barber Co, with consent by Broadway Building Co. May 1, 1905. Dec 2, 1909. 1:64.. ..nom

Broadway, No 673, store. Daniel C Webb to the New York Barber Co; 10 years, from Jan 1, 1910. Dec 2, 1909. 2:532.....3,000

Bowery, Nos 334 and 336, 1st loft. Joseph Wieselthier to Aron Kohn; 3 years, from Jan 15, 1909. Nov 29, 1909. 2:529.....900

Columbus av, No 872, store. Jacob Schmid to Gustav Roittner; 5 years, from Mar 1 1907. Dec 1, 1909. 7:1857.....2,200

Same property. Extension of lease for 5 years, from Mar 1, 1917, at $2,500. Same to same. Mar 30. Dec 1, 1909. 7:1857.....nom

Columbus av, No 872. Assign lease. Gustav Roittner to Geo J Schroeder. Nov 29. Dec 1, 1909. 7:1857.....nom

Lenox av, No 381, n w cor 129th st. Assign lease. Jas F Collins to Peter Doelger. Nov 30, 1909. 7:1914.....nom

Lexington av, No 1730, s w cor 108th st. All. Chas A Winter to Thorburn Smith, inc, a corpn; 7 yrs, from Aug 1, 1909. Nov 29, 1909. 6:1635.....1,200 to 1,560

Same property. Assign lease. Thorburn Smith, Inc, a corpn to John J Jackson. Nov 27. Nov 29, 1909. 6:1635.....nom

Morningside av, No 163. Assign lease. Paul Wachalski to Charles Schultheis. All title. Nov 27. Nov 29, 1909. 7:1953.....nom

1st av, No 2241, all. Ferdinando Salvatore to Vincenzo Manzione; 8 years, from Nov 1, 1909. Dec 1, 1909. 6:1687....1,380

1st av, No 2064, all except store. Reginalda Gentile to Aniello Viserta; 3 years, from Sept 1, 1909. Nov 24, 1909. Corrects error in last issue when lessors name was Reginalda Bentile. 6:1700.....720

1st av |s w cor. All. Stuyvesant Mfg
101st st, Nos 342 and 344 East| & Improvement Co to Rose Harris; 1 year, from Dec 1, 1909(1 year renewal). Nov 29, 1909. 6:1672.....3,000

1st av, No 2126. Reassign lease. John D Haase to Pietro Ferrara. All title. Mort $1,500. Nov 29, 1909. 6:1703.....nom

1st av, No 2126. Assign lease. Pietro Ferrara to John D Haase. Mort $1,500. Nov 26, 1909. 6:1703.....nom

1st av, No 1790, 5-sty building. Adam Happel to the Kleeson Mfg Co, a corpn; 3 4-12 years, from June 1, 1909. Dec 2, 1909. 5:1572.....3,200

1st av, No 1442. Subordination of lease to mort for $26,000. Frank Benes and Wm Resler with Louis Ash. Dec 1. Dec 2, 1909. 5:1469.....nom

1st av, No 371, n w s, 124.9 n e 21st st, 24x100. Assign lease. Mary Zisola to John Buehler, Jr. Mort $5,900. June 30. Dec 2, 1909. 3:927.....nom

1st av, No 371, n w s, 124.9 n e 21st st, 24x100. Assign lease. Malka Goldstein to John Buehler, Jr. ½ part. All title. July 15. Dec 2, 1909. 3:927.....nom

2d av, No 13, all. Ernst Plath to Ada Shoobs; 3 5-12 years, from Dec 1, 1909. Nov 29, 1909. 2:456.....1,500 and 1,800

2d av, No 834. Assign lease. Guiseppe Ricigliano to Mary Ricigliano. Nov 26. Nov 27, 1909. 5:1337.....nom

2d av, No 1760, north store. &c. William Telschow to John Dorst; 3 years, from Sept 1, 1909. Dec 1, 1909. 5:1554.....660

2d av, No 1627, store floor and 2d floor south. Irving Wolf to Albert Schleutermann; 5 years, from May 1, 1910. Dec 1, 1909. 5:1530.....1,320

2d av, n e cor 10th st, store; also store adj on 10th st, with basement. Rose Trachmar to Cornel Partos; 5 years, from May 1, 1913. Dec 1, 1909. 2:452.....1,860

3d av, No 987, store. Max Schwarz to Luigi Gazzale; 5 years from May 1, 1910. Dec 1, 1909. 5:1332.....1,600 to 1,800

3d av, e s, 80.5 s 61st st, 20x95. Assign lease. John Ruddell to Annie J Ruddell. ½ part. All title. Nov 24. Nov 30, 1909. 5:1415.....nom

3d av, No 2374, store. Henry Hunneke to Max Cohen; 5 4-12 yrs, from Jan 1, 1909. Nov 26, 1909. 6:1777.....900 to 1,200

3d av, No 2374. Assign lease. Max Cohen to Harlem Cafe, a corpn. Jan 6. Nov 26, 1909. 6:1777.....nom

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NORWOOD **TWO MILES** street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.**
LONG ISLAND CITY **45 WEST 34th STREET**

5th av, No 1440, cor stor. and basement. William Grant to I Jos Frankel, 1 year, from July 1, 1909, with 4 years renewal. Nov 26, 1909. 6:1601.....2,100
Same property. Assign lease. I Jos Frankel to Philip Frankel. July 13. Nov 26, 1909. 6:1601..... nom
5th av, No 1440. Assign lease. Philip Frankel to The Ebling Brewing Co. Nov 26, 1909. 6:1601..... nom
6th av, No 642. Assign lease. Charles Koch to Davies J Marshall. Mort $1,700. Dec 1. Dec 2, 1909. 3:839..... nom
6th av, No 642, all. H Fritz R Aymar to Charles Koch; 3 years, from May 1, 1909. Dec 2, 1909. 3:839.....3,500
7th av and 42d st, barber shop in basement of Hotel Hermitage. Horace R Shares and ano to Berthold Kraus; 3 years, from Nov 20, 1909. (2 yrs renewal). Nov 29, 1909. 4:1013..1,200 and 1,500
8th av, Nos 2641, s w cor 141st st, store and basement. Jacob Kortlang to Wm P Martin and ano; 5½ years, from Nov 1, 1909. Nov 29, 1909. 7:2042.....2,100
Same property. Assign lease. Wm P Martin and ano to Arthur Jost. Nov 22. Nov 29, 1909. 7:2042..... nom
8th av, No 906. Assign lease. Eva F Grobet to John L Grobet. Nov 29. Dec 1, 1909. 4:1026..... nom
9th av, Nos 208 and 210 | s e cor 23d st, all. John Shady to Anthony C Lembeck of N J; 5 years, from May 1, 1916. Nov 30, 1909. 3:746.....6,000

BOROUGH OF THE BRONX.

Jerome av, No 1629. Assign lease. Harry C Foster to Elizabeth Thompson. Nov 11. Dec 1, 1909. 11:2860..... nom
Longwood av, No 866, store, &c. Surrender of lease. Samuel Winters with Charles Baer and Sadie Levy. Nov 23. Nov 27, 1909. 10:2688..... nom
Morris av, No 634, all. Margareth Voute to Anthony Paladino and ano; 5 years, from Oct 1, 1909. Dec 2, 1909. 9:2411....480
Prospect av, No 879, w s, 71 n 161st st, 23x105, store and basement. Henry Acker to Mannie M and Herman Cohen and Samuel H Peyser; 5 9-12 years, from Sept 1, 1909. Nov 26, 1909. 10:2677..... 1,875 to 2,475
Same property. Agreement cancelling lease dated Feb 27, 1909. same with same. Sept 1. Nov 26, 1909. 10:2677..... nom
Southern Boulevard, n w cor Longwood av, store. Agreement as to covenants in lease. George Daily and John A Carlson with John P Bastone. Sept 4. Nov 27, 1909. 10:2721..... nom
Southern Boulevard, n w cor Longwood av, cor store and part basement. George Daily and John A Carlson with John P Bastone. Agreement as to extension of lease from July 31, 1916, to July 31, 1921. Nov 29. Dec 2, 1909. 10:2721.. .. .... nom
Webster av, s e cor 187th st, store. C Adelbert Becker to Ernest Oehmsen, of Harrison, N Y; 5 4-12 years and 15 days, from Dec 15, 1909. Dec 2, 1909. 11:3031.. .. ..900 to 1,200
Willis av, No 210, store and part basement. Christian and Charles Schuck to Aaron Marcuse; 1½ years, from Nov 1, 1909. Dec 1, 1909. 9:2281..... 600
3d av, No 3915. Assign lease. Carl Jacobi to Philip Bischoff. Mort $2,812.57. Nov 26, 1909. 11:2919.....nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Nov. 26, 27, 29, 30, Dec. 1 and 2.

BOROUGH OF MANHATTAN.

Arnstein, Emanuel and Saml Levy to Whom it May Concern. 143d st, No 527, n s, 170.10 e Broadway, 70.10x99.11. Certificate as to reduction of mortgage. Nov 29, 1909. 7:2075. —
Axelrod (W) Realty Co to N Y Mortgage & Security Co. 100th st, s s, 200 w West End av, 80x100.11. Prior mort $85,000. Nov 26, due Feb 26, 1911, 6%. Nov 27, 1909. 7:1888. 86,000
Same to same. Same property. Certificate as to above mort. Nov 26. Nov 27, 1909. 7:1888. —
Axelrod (W) Realty Co to A L Mordecai & Son (Inc) et al. 100th st, s s, 220 e Riverside Drive, 80x100.11. Prior mort $85,000. Nov 26, 1 year, 6%. Nov 27, 1909. 7:1888. 25,000
American Mortgage Co with Arthur A Landsman. 5th st, No 748 East. Extension of mort for $12,000 to Nov 23, 1914, at 5%. Nov 23. Nov 26, 1909. 2:374. nom
Amster, Henry to LAWYERS TITLE INS & TRUST CO. 26th st, Nos 109 to 113, n s, 141.8 e 4th av, 62.6x98.9. P M. Dec 1, 3 years, 5%. Dec 2, 1909. 3:882 75,000
Baldwin, Edwin as trustee John Hardman with Elias Rosenbaum. 2d av, No 1384. Extension of $17,000 mort until Dec 1, 1914, at 5%. Dec 1. Dec 2, 1909. 5:1446. nom
Brooks, Harry W to W Ross Martin. Amsterdam av, No 1751, e s, 119 n 146th st, 25.4x100. Prior mort $36,000. P M. Dec 1, due, &c, as per bond. Dec 2, 1909. 7:2061. 5,500
Brown, Adele Q wife James to Henry A C Taylor. Park av, No 789, e s, 77.6 n 73d st, runs e 95.11 x n 5.8 x e 0.1 x n 19 x w 6 x n 0.1 x w 90 to av x s 25 to beginning. Dec 1, 5 years, 4½%. Dec 2, 1909. 5:1408. 20,000
Bernheim, Hannah and Lillie and Hortense Osterman to Fanny Greenebaum. Columbus av, Nos 611 and 613, e s, 50.8 s 90th st, 50x75. Prior mort $57,500. Nov 23, due, &c, as per bond. Dec 2, 1909. 4:1203. 12,000
Branch Realty Co to Louis Korn. 102d st, Nos 178 to 184, s s, 100 e Amsterdam av, 100x100.11. Leasehold. Nov 30, 5 years, 6%. Dec 1, 1909. 7:1856. 25,000
Same to same. Same property. Certificate as to above mort. Nov 30. Dec 1, 1909. 7:1856. —
Brisk, Jennie S to Charles Wynne. 133d st, No 514, s s, 250 w Amsterdam av, 25x99.11. Prior mort $25,750. Dec 1, 1909, due Mar 1, 1911, 6%. 7:1986. 1,500
Bourke, Geoffrey R to Scott McLanahan. 11th st, Nos 237 and 239, n s, 162.6 e 4th st, 37.6x100x38.10x100. Dec 1, 1909, due, &c, as per bond. 2:614. 12,000
Buckley, Chas P and Nathaniel Niles trustees Saml I Hunt with Abraham Levinsky. 39th st, No 432, s s, 350 e 10th av, 25x98.9. Extension of $17,000 mort until Dec 1, 1912, at 5%. Nov 30. Dec 1, 1909. 3:736. nom
Brande, James E and Michele Voccoli to ITALIAN-AMERICAN TRUST CO of City N Y. 34th st, Nos 331 and 333, n s, 340 e 2d av, 40x97.6. Nov 11, due Jan 4, 1910, 6%. Dec 1, 1909. 3:940. 2,000
Bloch, Bernhard to TITLE GUARANTEE & TRUST CO. 2d av, No 1612, e s, 51 s 84th st, 25.6x100. Nov 26, due &c as per bond. Nov 27, 1909. 5:1546. 18,000
Blum, Benj trustee for Alexander Blum et al will Caroline Blum with Gaetano and Giuseppe Rossano. 114th st, No 451, n s, 69 w Pleasant av, 24x75; interior lot, at c l of blk bet 114th and 115th sts, and 74 w Pleasant av, runs s 25 x w 20 x n 25 x e 20 to beginning. Extension of $6,500 mort until Apr 1, 1912, 5%. Nov 23. Nov 26, 1909. 6:1708. nom
Bradley, Daniel I to Fred Hirschhorn. Broadway, Nos 1367 and 1369, s w cor 37th st, No 122, 43.4x85.7x41.1x71.8. ½ part. Nov 24, due Feb 3, 1912, 6%. Nov 26, 1909. 3:812. 3,000
Brennan, J Clarence to Wm J Casey. Claremont av, e s, 300 n 122d st, 75x115.3x75.3x121.2. P M. Prior mort $43,000. Nov 29, 2 years, 6%. Nov 30, 1909. 7:1993. 11,000
BANK FOR SAVINGS IN CITY of N Y with Lillian L L Amouroux. 95th st, No 35, n s, 362 w Central Park West, 16x100.8. Extension of $5,000 mort until Nov 29, 1914, at 4½%. Nov 29, 1909. 4:1209. nom
Bayer, Abraham to Jacob Meadow. Lewis st, No 193, n w s, 78.4 s 6th st, 19.7x78x19.5x75.4. Prior mort $——. Nov 30, 1909, due June 1, 1910, 6%. 2:360. 600
Backer, Jacob to Cornelius F Kingsland trustee for Mary H Tompkins will Ambrose C Kingsland. 101st st, No 68, s s, 80 w Park av, 25x100.11. Nov 30, 1909, 5 years, 4½%. 6:1606. 19,000
Cohen, Celia to Samuel Krugman. Canal st, No 41. Assigns rent. All title. Jan 14. Nov 26, 1909. 1:298. nom
Codae Realty Co to Chas M Rosenthal. Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100. P M. Prior mort $——. Nov 19, 2 years, 6%. Nov 26, 1909. 7:1993. 5,000
Same to same. Same property. Certificate as to above mort. Nov 19. Nov 26, 1909. 7:1993. —
Calvelli, Giuseppe to Mary E Bailey of Brooklyn. 112th st, No 305, n s, 80 e 2d av, 20x56.10. Nov 26, 1909, 8 yrs, 5%. 6:1684. 4,000
CITIZENS SAVINGS BANK with Harris Rosenthal. Pike st, No 17. Extension of $20,000 mort until Nov 15, 1914 at 4½%. Nov 27. Nov 29, 1909. 1:283. nom
Collucci, Magdalena wife of and Como to Giovanni Russielo. 114th st, No 322, s s, 262.6 e 2d av, 18.9x100.11. Prior mort $——. Nov 20, installs 6%. Nov 29, 1909. 6:1685. 600
Caggiano, Vincenzo to Edwin Shuttleworth. 104th st, Nos 439 and 441, n s, 563 e 1st av, 50x100.11. P M. Prior mort $14,000. Nov 30, 1909, installs, 6%. 6:1698. 5,100
Century Holding Co to Granville M White trustee. 7th av, No 732, w s, 112.6 n 48th st, 22x128.5 to Broadway, Nos 1604 and 1606, x42.1x121.1. P M. Nov 29, due, &c, as per bond. Nov 30, 1909. 4:1020. 170,000
Cachard, Henry trustee Edw Stern with Ida Realty Co. 112th st, Nos 63 and 65, n s, 249.6 e Madison av, 39.9x100.11. Extension of $38,000 mort until Dec 22, 1914, at 5%. Nov 11. Nov 29, 1909. 6:1618. nom
C Realty Co to Nestor Holding Co. Av A, s e cor 14th st. Assign rents. Nov 30, 1909. 2:407. nom
Church of the Incarnation to EMIGRANT INDUSTRIAL SAVINGS BANK. St Nicholas av, s e cor 175th st, 100x200. Dec 1, 1909, 3 years, 4½%. 8:2131. 138,500
Chesebro-Davidson Realty Co to Wilson Marshall. White st, No 34, n e cor Church st, Nos 285 and 287, 25x55. Dec 1, 3 years, 5%. Dec 2, 1909. 1:193. 35,000
Same to same. Same property, Certificate as to above mort. Nov 30. Dec 2, 1909. 1:193. —
Cannariato, Salvatore and Marietta to Giuseppe Termini. 75th st, Nos 238 and 240, s s, 125 w 2d av, 50x102.2. Prior mort $——. Nov 29, 2 years, 6%. Dec 2, 1909. 5:1429. 1,000
Deutsch, Rose to Alice Sheffield. 51st st, No 329, n s, 293.9 e 2d av, 18.9x100.5. P M. Prior mort $8,000. Dec 1, 3 years, 5%. Dec 2, 1909. 5:1344. 2,000
Dacorn Realty Co to State Realty & Mortgage Co. Riverside Drive, s e cor 145th st, 100x124.4x99.11x120. Building loan. Nov 22, 1 year, 6%. Nov 27, 1909. 7:2091. 200,000
Same to same. Same property. Certificate as to above mort. Nov 22. Nov 27, 1909. 7:2091. —
Same to same. Same property. P M. Prior mort $200,000. Nov 22, 1 year, 6%. Nov 27, 1909. 7:2091. 60,000
Dahlgren, Winthrop of Boston, Mass, to REAL ESTATE TITLE INS & TRUST CO of Philadelphia trustee. 60th st, No 122, s s, 220 e Park av, 20x100.5; 34th st, No 148, s s, 175 e Lexington av, 16.8x98.9; 34th st, No 144, s s, 135 e Lexington av, 20x98.9; 122d st, No 501, n e cor Pleasant av, Nos 420 to 438, 74x181.11. 1-3 part. All title subject to life estate of Chas B Dahlgren. Oct 30, due Oct 25, 1934, 6%. Nov 27, 1909. 3:889, 5:1395 and 6:1819. 50,000
Day, Annie P to Mary A D Lange. 127th st, No 147, n s, 347.6 w 3d av, 18.9x99.11. Nov 26, 1909, 3 years, 5%. 6:1776. 3,000
Davis, Joseph to Theo J Ludwig and ano. Henry st, No 30, s s, abt 170 e Catharine st, 25x100. Nov 22, 3 years, 5%. Nov 27, 1909. 1:277. 33,500
Dalton, Thomas to EAST RIVER SAVINGS INSTITUTION. 74th st, Nos 303 and 305, n s, 80 e 2d av, two lots, each 20x102.2. Two morts, each $8,000. Nov 30, 1909, 5 years, 5%. 5:1443. 16,000

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Davis, John to Lewis S Davis. 20th st, Nos 18 to 22, s s, 345 w 5th av, runs s 92 x w 25 x s 92 to n s 19th st, No 23, x w 25 x n 92 x w 25 x n 92 to 20th st, x e 75 to beginning. 3-5 parts. All title. Prior mort $——. Mar 15, due, as per bond, 6%. Nov 30, 1909. 3:821. 12,289.10

Ewen, Maria L to TITLE GUARANTEE & TRUST CO. 86th st, No 23, n s, 316.6 w Central Park West, 25x100.8. Nov 26, 1909, due &c as per bond. 4:1200. 45,000

Egan, Stephen J to Wm T Wardwell. St Nicholas av, n e cor 190th st, 90.3x130.2x97.6x130. P M. Nov 29, 1909, 3 years, 4½%. 8:2161. 30,000

EXCELSIOR SAVINGS BANK of City N Y with Saml Amsterdam. Av C, Nos 7 to 11, s w cor 2d st, No 257, 58x56. Extension of $63,000 mort until Nov 28, 1914, at 5%. June 24. Nov 29, 1909. 2:384. nom

Eastern Optical Co to Frank F Weber. Certificate as to chattel mort dated Oct 4, 1909. Oct 4. Dec 2, 1909. ——

Eichhorn, Samuel to City Real Estate Co. Washington st, No 260, w s, 41.9 n Murray st, 18.4x55.9x18.4x55.4. P M. Dec 1, 1909, 5 years, 5%. 1:131. 20,000

Eyre, Harold and Barbara and Morris Simon with Rebecca T Mathews. Suffolk st, No 12, e s, abt 75 n Hester st, 25x50. Subordination agreement. Dec 1, 1909. 1:313. nom

EAST RIVER SAVINGS INSTN with Tommaso Tucci. 115th st, No 450, s s, 94 w Pleasant av, 24.10x100.11. Extension of $15,000 mort until Nov 1, 1914, 5%. Dec 1. Dec 2, 1909. 6:1708. nom

Fieder, Fredk W, Jr to Peter J Brennan. West End av, No 798, e s, 51 s 99th st, 16x80. P M. Prior mort $15,000. Dec 1, 1909, 2 years, 6%. 7:1870. 4,000

Fox, Joseph to LAWYERS TITLE INS & TRUST CO. 55th st, No 18, s s, 103 w Madison av, 22x100.5. P M. Nov 9, 3 years, % as per bond. Dec 2, 1909. 5:1290. 50,000

Fanelli, Vito and Theresa to Pasqualina Forrisi. 1st av, No 2251, Certificate as to reduction of mort. Dec 1. Dec 2, 1909. 6:1687. ——

Flannery, Patrick J to Geo Ehret 39th st, No 108 West. Saloon lease. Sept 27, demand, 6%. Dec 2, 1909. 3:814. 6,000

Frankenstein, Louis with Julia M Foster, of Tuxedo Park, N Y. Lexington av, Nos 2049 to 2053, n e cor 124th st, Nos 149 and 151, 100.11x40. Extension of mort for $45,000 to May 15, 1915, at 5%. Nov 29. Dec 1, 1909. 6:1773. nom

Frank, Valerie with Joseph Toch. 111th st, Nos 208 and 210, s s, 200 w 7th av, 50x71.10. Extension of $10,000 mort until Nov 5, 1912, at 6%. Dec 1, 1909. 7:1826. nom

Finelite, Alexander with Levi P Morton and ano, trustees for Cath N Fane et al. 6th st, Nos 202 and 204 East. Subordination agreement. Nov 15. Dec 2, 1909. 2:461. nom

Fabian Construction Co to Everett Jacobs. 20th st, No 40, s s, 275 e 6th av, 25x92. P M. Prior mort $——. Dec 2, 1909, 1 year, 6%. 3:821. 24,000

Fabian Construction Co to State Realty & Mortgage Co. 20th st, Nos 40 to 46, s s, 192.4 e 6th av, 107.8x92. Dec 2, 1909, 1 year, 6%. 3:821. 165,000

Same to same. Same property. Certificate as to above mort. Dec 2, 1909. 3:821. ——

Same to same. Same property. P M. Prior mort $165,000. Dec 2, 1909, 1 year, 6%. 3:821. 73,000

Ferguson, Eliz W with Sadie Caro. 36th st, No 339 West. Extension of $10,000 mort until Jan 1, 1915, at 5%. Nov 26. Nov 30, 1909. 3:760. nom

Fraad, Emil to John C Welwood. 25th st, No 330, s s, 425 e 9th av, 25x98.9. P M. Prior mort $11,000. Nov 30, 1909, 3 years, 6%. 3:748. 7,500

Frisbie, Lucy M and Florence V W to Henry Wiener. 57th st, No 351, n s, 175 e 9th av, 22x100.5. Nov 30, 1909, 3 years, 4½%. 4:1048. 10,000

Fricke & Schmidt Co to Henry D Fricke. Certificate as to chattel mort, dated Nov 22, 1909. Nov 26. Nov 29, 1909. ——

Finger, Caroline widow and as extrx Anton W Finger with TITLE GUARANTEE & TRUST CO. 2d av, No 1612, e s, 51 s 84th st, 25.6x100. Subordination agreement. Nov 23. Nov 27, 1909. 5:1546. nom

Frey, Emilie K and Melita K Wywiolek to Edw Bechtoldt. 171st st, Nos 558 and 560, s s, 125 w Audubon av, 50x95. P M. Nov 26, 5 years, 4½%. Nov 27, 1909. 8:2127. 23,000

Fenn, Paul to Sophie Pfinder. 90th st, No 316, s s, 216.6 w West End av, 16.6x100.8. Prior mort $13,000. Nov 26, due &c as per bond. Nov 27, 1909. 4:1250. 5,000

Golden, Bernard F to Brunswick Realty Co. 22d st, Nos 29 and 31, n s, 273 w 4th av, 52x98.9. P M. Prior mort $215,000. Nov 29, 1909, due Apr 9, 1913, 6%. 3:851. 28,500

GREENWICH SAVINGS BANK with Morris A Magner. 83d st, No 64 West. Extension of $10,000 mort until Nov 29, 1914, at 4½%. Nov 29, 1909. 4:1196. nom

Grayhead, Isidor to Delia Zinke. Broadway, e s, 94.10 n 187th st, 48x101.1x47.5x87.8. Prior mort $10,000. Oct 3, 1907, due, &c, as per bond. Nov 29, 1909. 8:2170. 6,400

Guedalia, Eliz to A Gertrude Cutter. 60th st, No 220, s s, 352.7 w 2d av, 19.5x100.5. Nov 26, 1909, 5 years, 4½%. 5:1414. 15,000

Goodman, Urry to Hyman Adelstein and Abram Avrutine. Ridge st, Nos 2 and 4. Assigns rents to secure mort for $22,000. Nov 24. Nov 26, 1909. 1:315. nom

Goetz, Nathan to Isidor Simon. 5th st, No 714, s s, 210.6 e Av C, 25x96. Prior mort $26,500. Dec 1, 1909, 5 years, 6%. 2:374. 5,000

Gibbons, Jos F to Wm G Vander Roest. 47th st, No 323, n s, 300 w 8th av, 25x100.5. P M. Prior mort $. Dec 1, 1909, 3 years, 4½%. 4:1038. 16,000

German, Hyman and Rosie to Hebrew Orphan Asylum of City N Y. Essex st, No 68, e s, 100 s Broome st, 50x100. Nov 26, 5 years, 4½%. Dec 1, 1909. 2:351. 34,000

Geringer, Joseph to Geo Ehret. 31st st, No 147 West. Saloon lease. Dec 1, demand, 6%. Dec 2, 1909. 3:807. 2,500

Giberson, Indiana with Hennie Goldsmith. Lenox av, Nos 207 to 217, s w cor 121st st, No 100, 100.11x75. Agreement as to ownership of bond and mort. Dec 1. Dec 2, 1909. 7:1905. nom

Greenebaum, Edw to Chas D Irwin et al exrs, &c Wm Duryea. Gold st, No 71, n w s, abt 90 n Beekman st, 25x75. P M. Dec 2, 1909, 5 years, 4½%. 1:100. 18,000

Hubeny, Anna M to Saml C Baum. 108th st, No 169, n s, 199.3 e Lexington av, 16.9x100.11. P M. Prior mort $9,250. Nov 24, 1 year, 6%. Nov 26, 1909. 6:1636. 519

Harlem Cafe, a corpn, to George Ehret. 3d av, No 2374. Saloon lease. Nov 26, 1909, demand, 6%. 6:1777. 3,000

Haack, Louis to Henry W Van Wagenen. 8th av, Nos 2905 and 2907, w s, 37.6 s 151th st, 37.6x100. Nov 26, 3 years, 5%. Nov 27, 1909. 7:2047. 5,000

Hope Baptist Church, a corpn, to Joseph Merillon trustee Robert T Clinch. Broadway, No 2720, n e cor 104th st, No 223, 73.4x110.3x70.11x91.5. Nov 26, 5 years, 4%. Nov 27, 1909. 7:1876. 10,000

Same and Southern N Y Baptist Assoc with same. Same property. Subordination agreement. Nov 26. Nov 27, 1909. 7:1876. nom

Harrison, Edw J P to Lydia Alexander. St Nicholas av, No 195. Assign rents to extent of $300. Nov 26. Nov 29, 1909. 7:1925. nom

Horwitz, Meyer and Joseph with Louisa Minturn. 118th st, No 35 West. Extension of $21,000 mort until Oct 30, 1914, at 4½%. Nov 20. Nov 30, 1909. 6:1717. nom

Hopkins, Louis D to Ida Mason and ano trustees Julie F H Nevins. White st, No 81, s s, abt 50 e Cortlandt alley, 25x100.11x25x99.8, w s. Nov 30, 1909, 3 years, 5%. 1:176. 38,000

Hanse, Mary wife James of Freeport, L I, to Louis Mander. 14th st, No 223, n e s, 235 s e 3d av, 28.6x103.3. Nov 30, 1909, due Sept 1, 1914, 5%. 3:896. 35,000

Helene Realty & Construction Co to Sarah Haas. Certificate as to mort for $9,000 covering land at Far Rockaway, N Y. Nov 30. Dec 1, 1909. ——

Same to same. Certificate as to mort for $6,000 covering land at Far Rockaway, N Y. Nov 30. Dec 1, 1909. ——

Hashagen, John N to Mary Unger. 69th st, No 407, n s, 138 e 1st av, 25x100.4. P M. Prior mort $14,000. Nov 24, 3 years, 6%. Dec 1, 1909. 5:1464. 4,000

Hashagen, John N to TITLE GUARANTEE & TRUST CO. 69th st, No 407, n s, 138 e 1st av, 25x100.4. P M. Nov 30, due, &c, as per bond. Dec 1, 1909. 5:1464. 14,000

Hurwitz, Nathan to UNION TRUST CO. East Broadway, No 149, s s, 176.5 w Rutgers st, 25x87.6. Nov 29, 5 years, 4½%. Dec 1, 1909. 1:283. 25,000

Hoffman, Emelie to Samuel E A Stern and ano trustees Benj G W Lichtenberg. 16th st, Nos 441 and 443, n s, 260.4 e 10th av, 40x92. Dec 1, due, &c, as per bond. Dec 2, 1909. 3:714. 20,000

Halstead, James W and ano, exrs, &c, Pearson Halstead with Ida Aronson. Monroe st, No 142. Extension of $20,000 mort until Nov 1, 1914, at 5%. Nov 1. Dec 2, 1909. 1:256. nom

Harbater, Joseph and Solomon Silk to Harris Mandelbaum and ano. 19th st, No 340, s s, 300 s e 9th av, 25x92; 19th st, No 342, s s, 275 e 9th av, 25x92. P M. Prior mort $22,000. Dec 1, due June 1, 1911, 6%. Dec 2, 1909. 3:742. 13,000

Same to Abraham Brown. 19th st, Nos 340 and 342, s s, 275 e 9th av, 20x92. Prior mort $35,000. Dec 1, 1 year, 6%. Dec 2, 1909. 3:742. 25,000

Hornberger, Geo to MUTUAL LIFE INSURANCE CO OF N Y. 2d av, No 97, w s, 48.6 s 6th st, runs s 24.9 x w 56 x n 0.6 x w 49 x n 24.3 x e 105 to beginning. Dec 2, 1909, due, &c, as per 2:461. 32,000

Holland Holding Co to Maunsell Van Rensselear et al. 20th st, Nos 42 and 44, s s, 217.4 e 6th av, 57.8x92. P M. Oct 27, due Aug 31, 1910, 6%. Dec 2, 1909. 3:821. 50,000

Hennen, Madge I to One Hundred and Seventy-First Street Realty Co. 172d st, No 508, s s, 173.4 w Amsterdam av, 48.11x75. P M. Prior mort $46,500. Dec 1, due, &c, as per bond. Dec 2, 1909. 8:2188. 2,500

Hennen, Madge I to One Hundred and Seventy-First Street Realty Co. 172d st, No 510, s s, 221.8 w Amsterdam av, 48.4x95. P M. Prior mort $46,500. Dec 1, due, &c, as per bond. Dec 2, 1909. 8:2128. 2,500

Herskowitz, Lajzer and Harris to David Jacobowitz. 8th st, No 394, s s, 155 w Av D, 27.9x97.6. Prior mort $30,000. Dec 1 to Jan 3, 1915, 6%. Dec 2, 1909. 2:377. 6,000

Hiscox, Wm J to Anna E O'Neil. Vandam st, Nos 99 and 101, n s, 51 e Greenwich st, 25x49. Dec 1, 3 years, 5%. Dec 2, 1909. 2:597. 10,000

Isear, Joseph to TITLE INSURANCE CO of N Y. 6th av, No 256, e s, 70.7 n 16th st, 21.5x65. Nov 30, 1909, 5 years, 5%. 3:818. 55,000

Jacobowitz, Lena to Jacob S Gluck. 2d av, No 769, w s, 24.8 n 41st st, 24.8x80. Nov 24, 5 years, 5%. Nov 27, 1909. 5:1315. 24,000

Jones, Charlotte E to Cornelia G Chapin. Manhattan av, No 386, e s, 27.11 n 116th st, 36.3x82. Dec 1, 5 years, 5%. Dec 2, 1909. 7:1943. 30,000

Kohn, Adolph J and Jos J to Louis Ash. 1st av, No 1442, s e cor 75th st, No 400, 25.6x88. Dec 1, 5 years, 5%. Dec 2, 1909 5:1469. 26,000

Krauss, Philip to American Mortgage Co. Lenox av, No 220, n e cor 121st st, 22.8x100. P M. Dec 1, 1909, 3 years, 4½%. 6:1720. 25,000

Kanner, Murray to Mary E Piggott. 15th st, No 159, n s, 150 e 7th av, 20x103.3. P M. Prior mort $12,000. Dec 1, 1909, due, &c, as per bond. 3:791. 2,000

Korn, Isidore S and Max S to FARMERS LOAN & TRUST CO. as exrs Alfred W Hearn. Union sq E, Nos 36 and 38, or 4th av, Nos 193 and 195, n e cor 16th st, No 101, 53x125. P M. Nov 29, 3 years, % as per bond. Dec 1, 1909. 3:872. 23,000

Keve, Max to John C Robinson. Laight st, No 46, n s, 38 e Hudson st, 25x100. Nov 26, 1909, 3 years, 5%. 1:220. 22,000

Kolsch, Margt A to Eliz K Dooling. Av A, No 1487, w s, 54 s 79th st, 25x75. Prior mort $13,000. Nov 20, 1 year, 6%. Nov 26, 1909. 5:1473. 2,350

Klinker, Mary S D wife Fredk C, and Louise wife Wm H Bell to Kate V Barnum. 129th st, No 48, s s, 290 w Park av, 37.6x99.11. Nov 30, 1909, 5 years, 5%. 6:1753. 30,000

Levy, Fannie to Joseph Harbater and Solomon Silk. 11th st, Nos 214 and 216, s s, 372.7 w 2d av, runs s 53 x w 0.6 x s 42 x w 35.11 x n 95 to st, x e 36.5 to beginning. P M. Prior morts $58,000. Nov 29, due June 1, 1910, 6%. Nov 30, 1909. 2:466. 2,000

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Ludwig, Theo J and Flora M with LAWYERS TITLE INS & TRUST CO. Henry st, No 30. Agreement as to share ownership in mortgage. Nov 26. Nov 30, 1909. 1:277. nom

Ledwith, Lucy A to TITLE GUARANTEE & TRUST CO. 10th av, Nos 766 and 768, n e cor 52d st, No 461, runs n 50 x e 63.3 x n 0.1 x e 36.8 x s 50 to st, x w 100 to beginning. P M. Nov 29, due, &c, as per bond. Nov 30, 1909. 4:1062. 43,000

Ledwith, Lucy A to TITLE GUARANTEE & TRUST CO. 10th av, No 770, e s, 50 n 52d st, 25x100. P M. Nov 29, due, &c, as per bond. Nov 30, 1909. 4:1062. 17,000

Labatut, Wm heir Mary E Runyan to Bartow S Weeks. Barrow st, No 108, s w s, 101 n w 6th av, 21x75. Nov 29, 1909, 3 years, 5%. 2:592. 7,000

Lacord, Anna to GREENWICH SAVINGS BANK. 24th st, No 25, n s, 425 e 6th av, 25x98.9. Nov 24, due, &c, as per bond. Nov 29, 1909. 3:826. 47,500

Lenox & Albany Realty Co to HOME TITLE INS CO of N Y. Certificate as to mort for $20,000 covering land in Kings Co, N Y. Nov 16. Nov 27, 1909. ——

Lilienthal, Lillie B with Geo R Dunham and ano individ and as exrs Georgia Dunham. 70th st, No 320 s s, 236.1 w West End av, 18.2x100.5. Extension of $11,000 mort until Jan 29, 1913, at 5%. Nov 26, 1909. 4:1181. nom

Langballe, Louis N to Giovanna P Maresi. 39th st, No 246, s s, 325.6 e 8th av, 20.6x98.9. Prior mort $10,000. Nov 26, due &c as per bond. Nov 27, 1909. 3:788. 5,000

Lamb, Fredk S to Osborn R Lamb. 22d st, No 356, s w s, 135.6 s e 9th av, 21.6x98.8. Leasehold. P M. Sept 15, due Dec 1, 1911, without interest. Nov 27, 1909. 3:745. 7,000

Lubell, Abraham P to LAWYERS TITLE INS & TRUST CO. Lexington av, No 1675, n e cor 105th st, No 153, 25.11x77. Nov 26, 1909, due June 1, 1913, 4½%. 6:1633. 15,000

Ledwith, Lucy A to Catharine Reilly. 72d st, No 248, s s, 230 e West End av, 20x102.2. Nov 26, 1909, 2 years, 4½%. 4:1163. 25,000

Lawyers Mortgage Co to N Y LIFE INS CO. Forsyth st, Nos 168 and 170, n e cor Rivington st, No 36, 100x25.5. Agreement as to share ownership of mort. Nov 19. Nov 26, 1909. 2:421. ——

Lewenthal, Abraham and Sarah his wife to Rachel Solomon admrx Jos S Solomon. 11th st, No 516, s s, 220.6 e Av A, 25x94.9. Nov 26, 1909, due &c as per bond. 2:404. 27,000

Leikens, Joseph G to TITLE GUARANTEE & TRUST CO. 49th st, No 251, n s, 80 w 2d av, 18x100.5. Dec 1, 1909, due, &c, as per bond. 5:1323. 3,000

Lubelsky, David to Sarah Lubelsky. 120th st, No 306, s s, 150 w 8th av, 25x100.11. Dec 1, 1909, 5 years, 5%. 7:1946. 18,000

Lowenthal, Lisetta and Herman Israel to DRY DOCK SAVINGS INSTN. 121st st, No 229, n s, 375 w 7th av, 25x100.11. Dec 1, 1909, due, &c, as per bond. 7:1927. 18,000

Lefkowitz, Louis to Albert Kaskel. 107th st, Nos 12 and 14, s s, 141.2 w Madison av, 41.1x100.11. Dec 1, 1909, 5 years, 5%. 6:1612. 45,000

Laimbeer, John with Cornelius F Kingsland, of Babylon, L I, trustee for Augusta L Jones et al will of Ambrose C Kingsland. 50th st, No 243 West. Extension of mort for $27,500 to Nov 26, 1914, at 4½%. Nov 27. Dec 1, 1909. 4:1022. nom

Luneburg, Wm F to Gustav Leber. 54th st, No 537, n s, 350 e 11th av, 25x100.5. P M. Dec 1, 1909, 5 years, 5%. 4:1083. 9,000

Losche, Carrie L, of Clifton Park, N J to UNION DIME SAVINGS BANK. Perry st, No 383, s e cor Bleecker st, No 88, 61.7x25. Dec 1, 1909, due, &c, as per bond. 2:621. 1,000

Lewis, Mary R with Elias Rosenbaum. 2d av, No 1386. Extension of $17,000 mort until Dec 1, 1914, at 5%. Dec 2, 1909. 5:1446. nom

Levy, Louis with Wm M Walker. 124th st, No 428, s s, 325 e Amsterdam av, 25x100.11. Extension of $21,000 mort until Jan 5, 1914, at 5%. Nov 29. Dec 1, 1909. 7:1964. nom

Lapetina, Giuseppe and Nicola to TITLE GUARANTEE & TRUST CO. 119th st, No 349, n s, 100 w 1st av, 25x100.11. Nov 30, due, &c, as per bond. Dec 2, 1909. 6:1796. 10,000

Same and Harry Frank and Isidor Berman with same. Same property. Subordination agreement. Nov 29. Dec 2, 1909. 6:1796. nom

MERCANTILE TRUST CO as trustee Wm J Haddock with Herman Reher. 11th st, No 276 West. Extension of mort for $10,000 to Jan 1, 1913, at 5%. Nov 8. Nov 26, 1909. 2:622. nom

MERCANTILE TRUST CO with Leo Friedman. 50th st, No 311 East. Extension of $6,000 mort until Jan 1, 1913, at 5%. Nov 17. Nov 26, 1909. 5:1343. nom

Mara, John to Mary E Bird. Park Terrace West, n w s, 153.7 n e 215th st, and being lots 155 and 156 amended map (No 1099) of L Drake, 50x100. Nov 26, 1909, 5 years, 5%. 8:2243. 4,000

Meyer, Hannah to Herman Lubetkin. 115th st, Nos 435 and 437, n s, 244 w Pleasant av, 40x100.11. Prior mort $——. Nov 23, 2 years, 6%. Nov 26, 1909. 6:1695. 6,000

McCormick, James S, Wm D, Francis X, Jos A and Anna T and Consolidated Fire Alarm Co with LAWYERS TITLE INS & TRUST CO. Mulberry st, No 88. Subordination agreement. Nov 22. Nov 29, 1909. 1:200. nom

McShane, Mary J to LAWYERS TITLE INS & TRUST CO. Madison st, No 5, n s, 81 e Pearl st, 25x56.4x25x56.2. Nov 29, 1909, 5 years, 5%. 1:118. 12,000

Same and Mary E Cohen with same. Same property. Subordination agreement. Nov 16. Nov 29, 1909. 1:118. nom

McElduff, Patrick to EMIGRANT INDUSTRIAL SAVINGS BANK. 21st st, No 445, n s, 275 e 10th av, 25x98.9. Nov 29, 1909, 5 years, 4½%. 3:719. 24,000

McCauley, John to N Y SAVINGS BANK. 29th st, No 346, s s, 283.4 e 9th av, 16.8x98.9. Nov 29, 1909, due, &c, as per bond. 3:752. 10,000

Magner, Morris A of Brooklyn, N Y to GREENWICH SAVINGS BANK. 83d st, No 64, s s, 138 e Columbus av, 18x102.2. Nov 29, 1909, due, &c, as per bond. 4:1196. 3,000

McKeon, Ellen M, Chas and Florence M and Ellen Cavanagh or Kavanagh to EMIGRANT INDUSTRIAL SAVINGS BANK. Bowery, No 18, s w cor Pell st, Nos 1 to 7, 25.1x100.10x26x100. Nov 29, 1909, 3 years, 4½%. 1:162. 5,000

McGarry, James F to Mary F Hoe et al exrs Alfred C Hoe. 187th st, s s, 125 w St Nicholas av, 25x100. Nov 29, 1909, 3 years, 5%. 2:966. 5,000

McDonald, Eliz J with American Mortgage Co. 175th st, n s, 125 w St Nicholas av, 75x161.3x75.3x154.5. Subordination agreement. Sept 7. Nov 27, 1909. 8:2144. nom

Moore, Martha of Port Washington, L I to Kath G Boland. West Washington pl, No 75, n e s, 176 n w Macdougal st, 22x97. 1-6 part. All title. Nov 22, 3 years, 6%. Nov 27, 1909. 2:552. 500

Marks, Abraham with Jennie Simon. 4th st, Nos 11 to 19, n w cor Lafayette st, Nos 392 to 400, 115x irreg x137.6x122.8. Extension of $30,000 mort until Nov 19, 1914, at 6%. Nov 19. Dec 2, 1909. 2:545. nom

Mandel, Adolf with Marie W W Hancox. Broome st, No 198, n s, 25 w Suffolk st, 25x60; Suffolk st, w s, 52.6 n Broome st, an alley 7.4x25. Extension of $16,000 mort until Sept 25, 1912, at % as per bond. Nov 16. Nov 29, 1909. 2:352. nom

Moss, Moses D to Frank W Blauvelt. Bradhurst av, No 4, e s, 27.8 n 142d st, 27.4x59.2x26.10x61.10. Nov 29, 5 years, interest as per bond. Nov 30, 1909. 7:2043. 18,000

Mitchell, Catherine to J Roosevelt Roosevelt. 91st st, No 40, s s, 356 w Central Park West, 18x100.8. Nov 30, 1909, 5 years, 5%. 4:1204. 20,000

Moeller, Minnie G to Seymour Realty Co. 165th st, No 469, n s, 225 e Amsterdam av, 25x65.10x25x69.7. Dec 1, 1909, 5 years, 4½%. 8:2111. 3,500

Matthews, Rose M to MUTUAL LIFE INSURANCE CO OF N Y. Leroy st, No 121, n s, 222 w Hudson st, 22x82. Prior mort $——. Dec 1, 1909, due, &c, as per bond. 2:602. 1,000

McLanahan, Scott with N Y SAVINGS BANK. 11th st, Nos 237 and 239 West. Extension of $42,000 mort until Sept 1, 1914, at 4½%. Dec 1, 1909. 2:614. nom

McCormick, James S, of Brooklyn, N Y and Wm D, Francis X and Joseph A McCormick, all of N Y and Anna T McCormick, of Yonkers, N Y, to LAWYERS TITLE INS & TRUST CO. Mulberry st, No 88, s e s, 100.7 s w Canal st, 25x100. Nov 20, 5 years, 5%. Nov 26, 1909. 1:200. 16,500

Matthew Wilson & Co to Howard S Bowns trustee. 49th st, Nos 617-625 West. Leasehold. All title; also all horses, carts, &c. Mort or deed of trust. Dec 1, 10 years, 6%. Dec 2, 1909. 4:1097. gold bonds, 12,000

Same to same. Consent to above mort or deed of trust for $12,000 dated Dec 1, 1909. Nov 30. Dec 2, 1909. 4:1097. ——

Same to same. Certificate as to above mort or deed of trust for $12,000. Dec 1. Dec 2, 1909. 4:1097. ——

MUTUAL ALLIANCE TRUST CO, Henry Gans and Israel Altman with American Mortgage Co. 46th st No 331 East. Subordination agreement. Dec 2, 1909. 5:1339. nom

Middle-Town Realty Co to TITLE INSURANCE CO OF N Y. 162d st, n s, 205 e Broadway. Two lots, each 80x99.11. Two morts each $82,000. Dec 2, 1909, 5 years, 5%. 8:2122. 164,000

Same to same. Same property. Two certificates as to above morts. Dec 2, 1909. 8:2122. ——

Same to Joseph Schere. Same property. Two morts, each $10,000. Two prior morts $82,000 each. Dec 2, 1909, due Mar 1, 1914, 6%. 8:2122. 20,000

Same to same. Same property. Two certificates as to above morts. Dec 2, 1909. 8:2122. ——

Norwood, Ethel J to MUTUAL LIFE INSURANCE CO of N Y. 31st st, No 39, n s, 237.1 e Madison av, 21.5x98.9. Prior mort $——. Nov 29, due, &c, as per bond. Nov 30, 1909. 3:861. 3,000

NEW YORK LIFE INS CO with Bankers Investing Co. 35th st, No 54 West. Extension of mort for $60,000 to June 30, 1910, at 5%. Nov 3. Nov 29, 1909. 3:836. nom

Nugent, Frank L to Five Boroughs Realty Co. Broadway, s s, abt 175 e Emerson st, mort reads plot begins 175 e Emerson st and 125 n Vermilyea av, runs n 188.1 to Kingsbridge road or Broadway x e 75.6 x s 184.11 x w 75 to beginning, except part for Broadway. P M. Prior mort $10,000. Nov 26, 1909, due &c as per bond. 8:2236. 7,000

Nestor Holding Co to Louis Manheim. 124th st, No 409, n s, 125 e 1st av, 25x100.11. P M. Prior mort $——. Mar 3, 1 year, 6%. Dec 1, 1909. 6:1812. 5,000

Nathanson, J Wm with Albert V de Koicouria. 100th st, Nos 413 and 415, n s, 248.4 e 1st av, 37.1x100.11. Extension of $25,000 mort until Feb 19, 1910, at % as per bond. Nov 23. Dec 2, 1909. 6:1694. nom

Ontare Realty Co to John A Bowers. 37th st, No 18, s s, 95 w Madison av, runs s 98.9 x w 23 x n 33.9 x w 0.6 x n 60 x e 0.6 x n 5 to st x e 23 to beginning. Prior mort $70,000. Nov 29, due, &c, as per bond. Dec 2, 1909. 3:838. 20,000

Same to same. Same property. Consent to above mort. Nov 27. Dec 2, 1909. 3:838. ——

Same to same. Same property. Certificate as to above mort. Nov 29. Dec 2, 1909. 3:838. ——

Oestreicher, Emanuel with Chas M Rosenthal. Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100. Subordination agreement. Nov 22. Nov 26, 1909. 7:1993. nom

Oatman, Georgine to Lucy A Cummins. 51st st, No 311, n s, 162.6 w 8th av, 20.10x100.5. P M. Nov 30, 1909, 2 years, 6%. 4:1042. 3,500

Palmer, Martha with John Palmer and Harry Goodstein. Lenox av, Nos 207 to 217, s w cor 121st st, No 100, 100.11x75. Extension of $35,000 mort until May 18, 1912, at % as per bond. Nov 16. Dec 2, 1909. 7:1905. nom

Powell, Thomas to LAWYERS TITLE INS & TRUST CO. St Marks pl, No 28, or 8th st, s s, 386 e 3d av, 26x120. Nov 26, 5 years, 5%. Nov 27, 1909. 2:463. 23,500

Peterman, Frank to Tobe Levin. Hester st, No 72, s s, 50 w Orchard st, 20x75. Prior mort $——. Nov 9, 2 years, 6%. Nov 30, 1909. 1:299. 2,500

Paterno & Son Contracting Co to Jos M Lichtenauer. 113th st, n s, 325 e Broadway, 50x100.11. P M. Nov 24, 1 year, 5%. Nov 30, 1909. 7:1885. 40,000

Palermo, Carmela with Clementine Batiste. 2d av, No 2250, e s, 80.11 s 116th st, 20x80. Extension of $1,000 mort until Nov 18, 1910, % as per bond. Nov 29, 1909. 6:1687. nom

Palmer, Julia B wife Chas G to Mary C Wilson. 84th st, No 344, s s, 432.1 w West End av, 19.11x102.2. Nov 30, 5 years, 4½%. Dec 1, 1909. 4:1245. 15,000

Parsons, Emeline F widow and Rosalie C wife Henry Slack to Saml Parsons, Jr, exr, &c. Herbert Parsons. 56th st, No 154, s s, 178.4 w 3d av, 16.8x100.5. P M. Nov 30, due Jan 1, 1911, 4½%. Dec 1, 1909. 5:1310. 11,000

Poillon, Clara L, wife of Cornelius with BOWERY SAVINGS BANK. 70th st, No 125 East. Extension of $18,000 mort until Apr 30, 1912, 4½%. Oct 30. Dec 1, 1909. 5:1405. nom

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HECLA IRON WORKS
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Prisco, Raffaele to Nostasea Rossi and ano. Mulberry st, No 73, w s, abt 75 n Bayard st, 25x100. P M. Prior mort $31,000. Dec 1, 5 years, 6%. Dec 2, 1909. 1:199. 3,000

Rosenbaum, Morris A to Akiba Weinberg et al, exrs, &c, Phillip Weinberg. Division st, No 15½, s s, abt 182 e Catharine st, 12.6x½ blk. Dec 1, 1909, due, &c, as per bond. 1:281. 5,000

Rieppel, Ludwig to BOWERY SAVINGS BANK. 52d st, No 408, s s, 150.3 e 1st av, 18.9x100.5. Nov 1, 5 years, 4½%. Dec 1, 1909. 5:1363. 5,000

Rosenstein, Julius to Alfred Steckler. 10th st, No 105, n e s, 498 n w 2d av, runs n e 94.7 x s e 23.9 x s w 94.7 to st x n w 23.9 to beginning. Nov 30, due Dec 30, 1914, 4½%. Dec 1, 1909. 2:466. 27,500

Rosenstein, Dora to Alfred Steckler. 10th st, No 107, n e s, 474.3 n w 2d av, runs n e 94.7 x s e 23.9 x s w 94.7 to st x n w 23.9 to beginning. Nov 30, due Dec 30, 1914, 4½%. Dec 1, 1909. 2:466. 27,500

Roth, Celia wife Marcus to Geo G Kip. Ludlow st, No 88, e s, 125.1 n Broome st, 26.1x87.6x26.4x87.6. Dec 2, 1909, 5 years, 5%. 2:409. 27,000

Rosentover, Morris and Morris Markowitz to American Mortgage Co. 46th st, No 331, n s, 275 w 1st av, 25x70.5. Dec 1, 5 years, 5%. Dec 2, 1909. 5:1339. 13,000

Rizzo, Salavatore and Antonio Iorio to Frederic D Weekes. Prince st, No 49, n s, 25 w Mulberry st, 50x79.3x44.8x80. Oct 23, due Nov 1, 1914, 5%. Dec 2, 1909. 2:510. 54,000

Richardson, Emma B to Georgiana Maclay. 56th st, No 54, s s, 81.6 e Madison av, 18.6x89. Nov 26, 1 year, 6%. Nov 30, 1909. 5:1291. 3,500

Regan, Richard to Thos H Kelly. Audubon av, Nos 50 to 54, w s, 50 s 168th st, 50x100. Nov 29, 2 years, 4½%. Nov 30, 1909. 8:2124. 6,000

Rutgers Construction Co to Angie M Booth. Lenox av, Nos 70 to 78, s e cor 114th st, No 82, 100.11x125. Nov 22, due, &c, as per bond. Nov 30, 1909. 6:1597. 210,000

Same to same. Same property. Certificate as to above mort. Nov 29. Nov 30, 1909. 6:1597. —

Same to Leonard Weill. Same property. Prior mort $210,000. Nov 29, 3 years, 6%. Nov 30, 1909. 6:1597. 15,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 6:1597. —

Rutgers Construction Co to Angie M Booth. Lenox av, Nos 60 to 68, n e cor 113th st, No 83, 100.11x125. Nov 22, due, &c, as per bond. Nov 30, 1909. 6:1597. 210,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 6:1597. —

Same to Leonard Weill. Same property. Prior mort $210,000. Nov 29, 3 years, 6%. Nov 30, 1909. 6:1597. 15,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 6:1597. —

Rockford Realty Co to METROPOLITAN LIFE INS CO. 7th av, Nos 848 to 852, w s, 50.5 s 55th st, 75x100. Nov 24, due Oct 1, 1914, 6% until completion of building and 5½% thereafter. Nov 29, 1909. 4:1026. 400,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 29, 1909. 4:1026. —

Ricigliano, Mary to Ada King Kelso. 2d av, No 834, e s, 91.5 n 44th st, 18x70. P M. Nov 26, due &c as per bond. Nov 27, 1909. 5:1337. 12,000

Same to Patrick Meenan. Same property. Nov 26, 3 years, 6%. Nov 27, 1909. 5:1337. 2,000

Ricketts, Anna L to TITLE GUARANTEE & TRUST CO. 79th st, No 115, n s, 145 e Park av, 20x102.2. Nov 26, 1909, due &c as per bond. 5:1508. 15,000

Shkulnik, Samuel to LAWYERS TITLE INS & TRUST CO. Essex st, No 144, e s, 200 n Rivington st, 25x100. Nov 26, 1909, 5 years, 5%. 2:354. 25,000

Same to Charles Rosenbaum. Same property. P M. Prior mort $25,000. Nov 26, 1909, due &c as per bond. 2:354. 8,000

St Johns Park Realty Co to John A Stewart et al trustees of LIVERPOOL & LONDON & GLOBE INS CO in N Y. Greenwich st, Nos 487 and 489, e s, 86.6 n Canal st, 44x90. Nov 26, 1909, 5 years, 4½%. 2:594. 63,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 26, 1909. 2:594. —

Schmittberger, Max F to TITLE GUARANTEE & TRUST CO. 38th st, Nos 319 and 321, n s, 250 w 8th av, 46x98.9. Nov 26, 1909, due &c as per bond. 3:762. 30,000

Scott, Ellen Y of Jersey City, N J, to Sophia R C Furniss et al. 99th st, n s, 275 w West End av, 75x100.11. P M. Nov 22, due Jan 25, 1915, 5%. Nov 26, 1909. 7:1888. 72,000

Scott, Ellen Y of Jersey City, N J, to Sophia R C Furniss et al. 99th st, n s, 350 w West End av, runs n 100.11 x w 140.8 to e s Riverside Drive x s 105 to st x e 112.1 to beginning. P M. Nov 22, due Jan 25, 1915, 5%. Nov 26, 1909. 7:1888. 170,000

Scott, Ellen Y of Jersey City, N J, to Sophia R C Furniss et al. 99th st, n s, 200 w West End av, 75x100.11. P M. Nov 22, due Jan 25, 1915, 5%. Nov 26, 1909. 7:1888. 72,000

Scott, Ellen Y of Jersey City, N J, to Sophia R C Furniss et al. 100th st, s s, 200 w West End av, 80x100.11. P M. Nov 22, due Jan 25, 1915, 5%. Nov 26, 1909. 7:1888. 85,000

Scott, Ellen Y of Jersey City, N J, to Sophia R C Furniss et al. 100th st, s s, 350 w West End av, runs s 100.11 x w 140.8 to e s Riverside Drive x n 101.6 to st x e 150 to beginning. P M. Nov 22, due Jan 25, 1915, 5%. Nov 26, 1909. 7:1888. 220,000

Silverman, Benj to Sarah M Williams. 2d av, No 2242, e s, 20.10 n 115th st, 20x80. P M. Prior mort $——. Nov 23, due Dec 1, 1911, 6%. Nov 26, 1909. 6:1687. 2,000

Scott, Ellen Y of Jersey City, N J, to Sophia R C Furniss et al. 100th st, s s, 280 w West End av, 70x100.11. P M. Nov 22, due Jan 25, 1915, 5%. Nov 26, 1909. 7:1888. 71,000

Schwarz, Genevieve to Saml C Baum. 108th st, No 169, n s, 199.3 e Lexington av, 16.9x100.11. P M. Prior mort $7,500. Nov 24, due Apr 15, 1911, 6%. Nov 26, 1909. 6:1636. 1,750

Saymon, Eva to Bolton Hall. 117th st, No 429, n s, 95 e Amsterdam av, 18.4x100.11. P M. Prior mort $18,000. Nov 22, due Nov 1, 1911, 6%. Nov 26, 1909. 7:1961. 3,500

Steindler, Edward to Riverside Drive Realty Co. Riverside Drive, Nos 130 to 133, n e cor 85th st, No 357, 102.2x125. P M. Prior mort $550,000. Nov 26, 1909, 1 year, 6%. 4:1247. 100,000

Schlossman, Morris to Paul Gross. 1st av, Nos 1704 and 1706, e s, 39 n 88th st, 36.6x86. Prior mort $——. Nov 26, 3 years, 6%. Nov 27, 1909. 5:1568. 7,000

Speranza Realty Co to Mary E Bird. Park Terrace West, n w s, 103.7 n e 215th st, 50x100. Nov 26, 1909, 5 years, 5%. 8:2243. 4,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 26, 1909. 8:2243. —

Stevenson Construction Co to Moritz Falkenau. Av B, n w cor 79th st, 102.2x148. Building loan. Prior mort $90,500. Nov 24, demand, 6%. Nov 26, 1909. 5:1576. 125,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 26, 1909. 5:1576. —

Same to same. Same property. P M. Prior mort $90,000. Nov 23, due &c as per bond. Nov 26, 1909. 5:1576. 32,750

Schoener, Annie wife Louis to Grant Squires. New st or Bennett av, w s, 175 n 190th st, and 208.8 n e boundary line bet lands Lucius Chittenden and land now or late Jos Potter, runs n w 100 x n e 50 x 100 to st x s w 50 to beginning. Nov 22, due &c as per bond. Nov 26, 1909. 8:2180. 500

Security Mortgage Co, a corpn of N J, to THE EQUITABLE TRUST CO of N Y. 18th st, Nos 144 to 150, s s, 207 e 7th av, 90x92. Nov 24, due &c as per bond. Nov 26, 1909. 3:793. 140,000

Same to same. Same property. Consent as to above mort. Nov 24. Nov 26, 1909. 3:793. —

Same to same. Same property. Certificate as to above mort. Nov 18. Nov 26, 1909. 3:793. —

Same and Edgar N Sidman individ and as exr Mary F Sidman et al with same. Same property. Subordination agreement. Nov 26, 1909. 3:793. nom

Solomon, Max to Rachel Robinson. 22d st, Nos 147 and 149, n s, 255 e 7th av, 45x98.9. Prior mort $145,000. Nov 23, due, &c, as per bond. Nov 29, 1909. 3:798. 30,000

Silberstein, Isidore to Felix Lorch and ano. 2d av, No 758, s e s, 98.9 n e 40th st, 24.8x100. P M. Nov 29, 1909, 5 years, 5%. 5:1333. 21,000

Shoobs, Ada to Isaac Hirschhorn. 2d av, No 13. Leasehold. Nov 27, installs, —%. Nov 29, 1909. 2:456. 1,000

Stewart, Mary C of Brooklyn, to Waterford W Smith. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Nov 27, demand, 6%. Nov 30, 1909. 4:998. 6,500

Sooysmith, Charles to Warren F Leggett. 57th st, No 10, s s, 228 w 5th av, 22x100.5. P M. Nov 30, 1909, 3 years, 4½%. 5:1272. 110,000

Shuttleworth, Edwin to BROADWAY SAVINGS INSTITUTION of City of N Y. 104th st, Nos 439 and 441, n s, 563 e 1st av, 50x100.11. Nov 30, 1909, due May 1, 1911, 5%. 6:1698. 14,000

Sakolski, Isaac to NEW YORK TRUST CO. Lexington av, w s, 49.11 n 130th st, 50x80. Nov 30, 1909 5 years, 5%. 6:1779. 30,500

Sakolski, Isaac to Geo Sherman and ano exrs Fredk J Nott. Lexington av, w s, 50 s 131st st, 49.11x80. Nov 30, 1909, 5 years, 5%. 6:1779. 31,000

Sakolski, Isaac to Eversley Childs exr, &c, Wm H H Childs. Lexington av, No 2170, n w cor 130th st, 49.11x80. Nov 30, 1909, 5 years, 5%. 6:1779. 40,000

Schaefer Co to Wm L Kitchel and ano trustees Alfred Van Beuren. 3d av, Nov 976 and 978, w s, 50.5 n 58th st, 50x100. Dec 1, 1909, 3 years, 4½%. 5:1313. 50,000

Same to same. Same property. Consent to above mort. Nov 12. Dec 1, 1909. 5:1313. —

Same to same. Same property. Certificate as to above mort. Dec 1, 1909. 5:1313. —

Schmalzl, Hugo, Chas A and Paul to NEW YORK SAVINGS BANK. Amsterdam av, No 1747, e s, 99.11 n 146th st, 25x100. Dec 1, 1909, due, &c, as per bond. 7:2061. 5,000

Same to Josephine Volkening. Same property. Prior mort $25,000. Dec 1, 1909, 2 years, 6%. 7:2061. 2,000

Schorn, Emilie to Anna Wittich. Amsterdam av, Nos 2176 and 2178, s w cor 168th st, No 500, 50x100. Dec 1, 1909, 3 years, 6%. 8:2123. 11,000

Sivori, Elvira to Giuseppe Lippi. Baxter st, No 15, e s, abt 100 s Worth st, 23.10x81. Prior mort $30,000. Nov 30, due Jan 2, 1912, 5%. Dec 1, 1909. 1:161. 1,000

Stumpf, Jennie to MERCANTILE TRUST CO as trustee. 58th st, No 438, s s, 350 w 9th av, 25x100.5. Nov 30, due Jan 1, 1913, 5%. Dec 1, 1909. 4:1067. 14,000

Slutske, Wm and Herman Gardner to John Egmont Schermerhorn et al, exrs Katie T Schermerhorn. 97th st, No 174, s s, 100 e Amsterdam av, 25x100.11. Nov 11, due Dec 1, 1914, 4½%. Dec 1, 1909. 7:1851. 23,000

Sloane, T O'Conor with Adam Wiener. Christopher st, Nos 107 and 109. Extension of $44,000 mort until Jan 18, 1914, —%. Nov 23. Nov 27, 1909. 2:619. nom

Simon, Morris to Rebecca T Mathews. Suffolk st, No 12, e s, abt 75 n Hester st, 25x50. Nov 30, due Nov 1, 1914, 5%. Dec 1, 1909. 1:313. 18,000

Same and Louis Mutnick with same. Same property. Subordination agreement. Nov 26. Dec 1, 1909. 1:313. nom

Solomon, Michael H to Presbyterian Home for Aged Women in City N Y. 120th st, No 312, s s, 225.3 w 8th av, 24.9x100.11x25 x100.11. Dec 1, due Jan 1, 1913, 5%. Dec 2, 1909. 7:1946. 1,000

Schulman, Mary to Levi P Morton and ano trustees Cath N Fane. 6th st, Nos 202 and 204, s s, 60.1 e 3d av, runs s 48.6 x e 20 x s 48.6 x e 24.11 x n 97 to st x w 44.11 to beginning. Dec 2, 1909, 5 years, 5%. 2:461. 42,500

Segal, Millie to Joseph L Buttenwieser. Lenox av, No 233, w s, 60 s 122d st, 20x80. P M. Nov 30, 1 year, 6%. Dec 2, 1909. 7:1906. 1,500

Taylor, Douglas to Jane G Jennings, of Brooklyn. 14th st, No 211, n s, 125 w 7th av, 25x100. P M. Dec 1, 1909, due, &c as per bond. 3:764. 15,000

Twenty-Eighth Street and Seventh Avenue Realty Co to UNION TRUST CO. 28th st, No 154, s s, 130.6 e 7th av, runs s 73.7 x w 3.3 x s 25.3 x e 24.10 x n 25.3 x w 1.9 x n 73.5 to st x w 20 to beginning. Dec 1, 1909, 5 years, 4½%. 3:803. 20,000

Tucci, Tommaso with Saverio Natella. 115th st, No 450 East. Extension of $5,000 mort until Jan 5, 1913, at 6%. Dec 2, 1909. 6:1708. nom

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IRON WORK FOR BUILDINGS

Twenty Eighth Street and Seventh Avenue Realty Co to UNION TRUST CO. 27th st, Nos 157 and 159, n s, 154.4 e 7th av, runs n 50.1 x n 23.1 x n — to pl 153.6 e 7th av x w 49.8 x s 28.7 x e 0.6 x s 70.2 to st x e 48.1 to beginning. Dec 1, 1909, 5 years, 4½%. 3:803. 40,000

Twenty-Eighth Street and Seventh Avenue Realty Co to UNION TRUST CO. 28th st, No 150 s s, 173.1 e 7th av, runs s 73.4 x e 3.10 x s 25.4 x e 24.9 x n 98.9 to st x w 28.5 to beginning. Dec 1, 1909, 5 years, 4½%. 3:803. 25,000

Twenty-Eighth Street and Seventh Avenue Realty Co to UNION TRUST CO. 28th st, Nos 150 and 154 West, and 27th st, Nos 157 and 159 West. Certificate as to three morts aggregating $85,000. Nov 26. Dec 2, 1909. 3:803. ——

Urban, Adolph H to Jennie D Greene et al trustees Chas B Greene. 88th st, No 217, n s, 200 w Amsterdam av, 25x100.8. Nov 24, 5 years, 4½%. Nov 26, 1909. 4:1236. 25,000

Von Der Geest, Fredk and Max Keve with John C Robinson. Laight st, No 46. Subordination agreement. Nov 26, 1909. 1:220. nom

Von Schmid, Fanny H to LAWYERS TITLE INS & TRUST CO. Barrow st, No 63, s s, 58.4 e Bedford st, runs s 25 x w 17 x n 25 x e 17 to beginning. Dec 1, 1909, 5 years, 4½%. 2:587. 2,500

Volzing, Fredk to Wilson Marshall. 58th st, No 226, s s, 280 w 2d av, 20x100.5. Nov 30, 5 years, 5%. Dec 1, 1909. 5:1331. 10,000

Wiener, Henry with Nathan Lamport. Park av, No 1208, s w cor 98th st, No 62, 100.11x40. Extension of $47,000 mort until Dec 7, 1914, at 4½%. Nov 23. Dec 2, 1909. 6:1603. nom

Wilson, Andrew with Joseph Keller. 111th st, Nos 208 and 210, s s, 200 w 7th av, 50x71.10. Extension of $45,000 mort until Dec 4, 1912, at 5%. Nov 30. Dec 1, 1909. 7:1826. nom

Wotherspoon, Wm W to Margt W Alexander. 13th st, No 432, s s, 400 w 9th av, 25 to Washington st, Nos 837 to 843, x 103.1. P M. Prior mort $37,000. Apr 11, 1906, 1 year, % as per bond. Dec 2, 1909. 2:645. 14,000

Woodstock Hotel Co to METROPOLITAN LIFE INS CO. 43d st, Nos 127 to 135, n s, 320.10 w 6th av, 103.8x100.5. P M. Dec 1, 1909, 3 years, 5%. 4:1006. 650,000

Woytisek, Mary, of Sheffield, Mass, to John Bonwit and ano. 7th av, No 2361, n e cor 138th st, No 145, 25x100. P M. Prior mort $36,000. Nov 30, 3 years, 6%. Dec 1, 1909. 7:2007. 8,500

Waters, Henry with Albert Kaskel. 107th st, Nos 12 and 14 East. Subordination agreement. Nov 30. Dec 1, 1909. 6:1612. nom

Wise, Henry to Augustus Sbarboro. 106th st, No 241, n s, 75 w 2d av. 25x100.11. Nov 30, 1 year, 6%. Dec 1, 1909. 6:1656. 1,000

Weeks, Bartow S trustee Jacob Weeks to Gardner Wetherbee. Greenwich st, No 595, e s, abt 50 s Clarkson st, 24x98x24x100, s s. Nov 26, 1909, 3 years, 4½%. 3:600. 6,000

Same to Carlysle T Weeks et al. Same property. Consent to above mort. Nov 26, 1909. 2:600. ——

West Side Construction Co to N Y Mortgage & Security Co. 100th st, s s, 280 w West End av, 70x100.11. Building loan. Prior mort $71,000. Nov 26, due Feb 26, 1911, 6%. Nov 27, 1909. 7:1888. 79,000

Same to same. Same property. Certificate as to above mort. Nov 26. Nov 27, 1909. 7:1888. ——

West Side Construction Co to A L Mordecai & Son, Inc, et al. 100th st, s s, 150 e Riverside drive, 70x100.11. Prior mort, $150,000. Nov 26, 1 year, 6%. Nov 27, 1909. 7:1888. 19,000

Wolgemuth, Meyer J to United States Grand Lodge Independent Order Free Sons of Israel, a corpn. Wooster st, No 147, w s, 245.2 n Prince st, 25x99.11. Nov 30, 1909, 3 years, 4½%. 2:515. 20,000

Weissleder, Chas to FRANKLIN SAVINGS BANK. Amsterdam av, No 585, e s, 53.10 n 88th st, 28.4x100. Nov 30, 1909, 5 years, 4½%. 4:1219. 25,000

Weichmann, Victor to Bettie Rothfeld et al trustees Sigmund Rothfeld. 112th st, Nos 249 and 251, n s, 300 e 8th av, two lots, each 37.6x100.11. Two morts, each $35,000. Nov 29, 1909, 5 years, 4½%. 7:1828. 70,000

Wilmot Building Co to John A Cisco. 115th st, No 617, n s, 275 w Broadway, 25x100.11. Nov 29, 1909, 3 years, 4½%. 7:1896. 43,000

Same to same. Same property. Certificate as to above mort. Nov 26. Nov 29, 1909. 7:1896. ——

Walker, Geo W to Emil Gabler et al exrs Emma E Wigand. Broadway, Nos 2710 and 2712, s e cor 104th st, Nos 228 to 234, 70.9x59.8x70.2x69. Nov 29, 1909, due Feb 1, 1914, 4½%. 7:1875. 60,000

Wiener, Richard G, Adam and Fred'k as Trustees with Francois Guillot. 97th st, No 144, s s, 76 e Lexington av, 27x100.11. Extension of $15,000 mort until Dec 7, 1912, at 5%. Nov 27, 1909. 6:1624. nom

Werner, Abraham L with Adolph Krause and ano. 29th st, Nos 513½ and 515, n s, 200 w 10th av, 50x98.9. Extension of $12,000 mort until Nov 30, 1910, at 6%. Dec 2, 1909. 3:701. nom

Young Realty & Construction Co to Harry J Butler. 144th st, s s, 287.6 e Broadway, 87.6x99.11. Nov 26, 1909, 5 years, 5%. 7:2075. 125,000

Same to same. Same property. Certificate as to above mort. Nov 26, 1909. 7:2075. ——

Young Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, s s, 200 e Broadway, 87.6x99.11. Nov 22, 5 years, 5%. Nov 26, 1909. 7:2075. 125,000

Same to same. Same property Certificate as to above mort. Nov 26, 1909. 7:2075. ——

Young, Mary A wife John J to N Y SAVINGS BANK. 132d st, No 24, s s, 210 w 5th av, 25x99.11. Dec 2, 1909, due, &c, as per bond. 6:1729. 2,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Blass, Gustave to Henry U Singhi. Davidson av, w s, 150 n 184th st, 50x100. P M. Prior mort $3,500. Nov 26, 1909, 1 year, 6%. 11:3199. 7,500

Beicke, Henry to Gaines-Roberts Co. Southern Boulevard, No 1023, w s, 323 s Westchester av, 40x125.2x40x123.8. P M. Prior mort $32,000. Nov 24, due &c as per bond. Nov 26, 1909. 10:2725. 6,000

Becker, C Adelbert with Anna C Stephens and James Stokes. Webster av, e s, 37.2 n 187th st, 66.8x—. Subrogation agreement. Nov 23. Nov 26, 1909. 11:3032. nom

Bertelsen, Ole G to Caroline F Butterfield. Webster av, w s, 314 n 168th st, 31x100. Nov 26, 1909, 5 years, 5%. 9:2427. 16,500

Bellingham, Delia and Robert to John Jaburg and ano. 3d av, n w s, 30.6 s w 148th st, late Mott st, runs s w 25.6 x n w 70 x s w 25 x n w 12 x n e 45 to st x s e 22.2 x s w 10.9 x s e 80.3 to beginning. Nov 15, 1 year, 5%. Nov 27, 1909. 9:2327. 1,003.19

*Brandt, Wilhelmina with John McMurrough. Plot 121 map (No 1106) of Arden property at East and Westchester. Extension of $1,000 mort until July 9, 1911, at 5½%. July 15. Nov 27, 1909. nom

Breen, Mary C to PUBLIC BANK of N Y City. Crotona Parkway, s e cor 182d st, runs e 218.9 to w s Mohegan av x s 67.5 x w 24.5 x s w 100 to n s West st x w 50 x n 100 x w 115.5 to Parkway x n 84.10 to beginning. Prior mort $——. Nov 26, 1 year, 6%. Nov 29, 1909. 11:3119. 1,500

*Barry, Johanna L to HARLEM SAVINGS BANK. Av D, s e cor 11th st, 33x105, Unionport. Nov 29, 1909, 3 years, 5%. 6,000

*Behrens, Anna to John R Peterson. Eastern Boulevard, n s, 75 w Quincy st, 25x100. P M. Prior mort $3,500. Nov 23, 2 years, 6%. Nov 29, 1909. 1,200

*Same to same. Eastern Boulevard, n s, 50 w Quincy st, 25x100. P M. Nov 23, 2 years, 6%. Nov 29, 1909. 1,200

*Buhl, Wm and Matthew T Halpin to Matthew Halpin. Starling av, s s, 171 w Glebe av, 25x111.7x25x111.8. Prior mort $4,000. Nov 27. Nov 29, 1909, 3 years, 6%. 1,000

Bedford Park Construction Co to AMERICAN SAVINGS BANK. Walton av, Nos 2269 to 2273, w s, 68 s 183d st, three lots, each 20x95. Three morts, each $6,000. Nov 23, 3 years, 5%. Nov 29, 1909. 11:3186. 18,000

Same to same. Same property. Certificate as to three morts for $6,000 each. Nov 23. Nov 29, 1909. 11:3186. ——

Same to Thomas P Howley. Same property. Three morts, each $1,000. Nov 23, due, &c, as per bond. Nov 29, 1909. 11:3186. 3,000

Same to same. Same property. Certificate as to three morts for $1,000 each. Nov 23 Nov 29, 1909. 11:3186. ——

*Bailey, Rachel to George Hauser. Kinsella av, s s, 175 e Rose st and being lot 65 map 211 lots part Downing Estate, 25x100. Nov 27, 3 years, 5½%. Nov 29, 1909. 4,000

*Burlando, Adelaide to Eliza H Roberts. White Plains road, e s, 115.7 s 216th st, runs e 75.11 x s 1.8 x e 5.1 x s 58.1 x w 35.4 x n 0.6 x w 45.11 to road, x n 55.3 to beginning. Nov 15, 3 years, 5½%. Dec 1, 1909. 25,000

Biggio, Ernest G, of Brooklyn, N Y, to Rowena M Southworth. Arthur av, No 1808, late Broad st, n e cor 175th st, Nos 631 to 641, late Fairmount av, runs s e 125 x n e 100 x n w 25 x s w 25 x n w 112.4 to st, x s w 75.10 to beginning, except part for av. P M. Sept 10, due, &c, as per bond. Dec 1, 1909. 11:2945. 7,000

Bednowitz, Lottie to Mary Coffy. Bathgate av, e s, 131.6 n 181st st, 50x140. P M. Dec 1, 1909, 5 years, 5%. 11:3048. 13,500

*Bronx Development Co to Mary M Argersinger. Newell av, e s, 240 s Magenta st, 20x125. Nov 24, due, &c, as per bond. Dec 1, 1909. 3,000

*Same to same. Same property. Certificate as to above mort. Nov 24. Dec 1, 1909. ——

Baldo, Rosina to Simeon C Bradley. Villa av, s w cor 205th st, 25x100. Nov 30, 3 years, 6%. Dec 1, 1909. 12:3322. 2,000

Bronxmont Realty Co to Henry Tietze. Sedgwick av, w s, 108.5 s w Kingsbridge road, 51.3x133x50x121.10; Sedgwick av, w s, 310.2 s w Kingsbridge road, runs n w 135 x s w 150 x s w 32.11 x s w 25.1 x s e 121.9 to av, x n e 200.9 to beginning. P M. Prior mort $14,474.25. Dec 1, 1909, 3 years, 5%. 11:3237. 17,500

*Bell (John) Co with Eliza H Roberts. White Plains road, e s, 140.2 n 215th st, 50x . Subordination agreement. Nov 13. Dec 1, 1909. nom

Bastone, John P to Clausen Flanagan Brewery, a corpn. Longwood av, n w cor Southern Boulevard. Saloon lease. Dec 1. Dec 2, 1909. 10:2721. 6,000

Berry, Jos I to Augustus Gareiss. Webster av, w s, 231.1 n 194th st, 25.1x88.1x25x85.8. Dec 1, 3 years, 5%. Dec 2, 1909. 12:3277. 1,500

Bronx Heights Land Co with Edw J Collins. 241st st, n s, 200 e Katonah av, 25x100, and being lot 1031 map (No 164) property situated at Woodlawn Heights. Agreement as to share ownership in mort. Oct 22. Dec 2, 1909. 12:3390. nom

*Colford, Mary E widow to Edw L Kalish. Road 43 ft wide, w s, 175 n Willow lane, runs w 125 to Public sq x n 75 x e 125 to road x s 75 to beginning, being lots 36 to 38 map No 212 (Westchester Co) of lots being property of Sebastian F Myers and ano, Throggs Neck. Nov 23, 3 years, 6%. Nov 26, 1909. 2,000

*Colombo, Michele to Peter Duncan. White Plains road, e s, 24.9 s from line bet lots 4 and 5, 24.7x100 to w s Garden pl, being part lot 5 map of Washingtonville, except part for road. Prior mort $2,100. Nov 24, demand, 6%. Nov 26, 1909. 700

Cassel, Rachel with John R Hegeman et al trustees Metropolitan Staff Savings Fund. Boston road, w s, 317.11 s 166th st, 37.7x123.1x37x129. Extension of $30,000 mort until Dec 30, 1912, at 5%. Nov 17. Nov 26, 1909. 10:2607. nom

*Cahill, Edward J to Herbert S Ogden et al exrs Edwin R Butler. Bronxdale av, w s, 177 s 187th st, and being lot 21 map (No 1064) of 107 lots Hudson Park, 25x100. Nov 20, due Dec 1, 1912, 5½%. Nov 26, 1909. 4,000

*Connell, Alexander to Annie R Daily. Road to Middletown, s s, 300.6 e Mapes av, 50x103x50x105, Westchester. Nov 17, 5 years, 6%. Nov 29, 1909. 2,300

Cohen, Jacob to BRONX BOROUGH BANK. Charlotte st, e s, abt 235.6 n Seabury pl and being lots 42 and 43 map 300 lots controlled by Henry Morgenthau, 50x100. Nov 18, due, &c, as per bond. Nov 29, 1909. 11:2966. 25,000

*Childs, John J to East Brooklyn Co-Operative Building Association of Brooklyn, N Y. Morris Park av, e s, 25 n Adams or Van Nest st, 25x100. Nov 29, installs, 6%. Nov 30, 1909. 800

*Cook, John to Richard R Maslen. Tremont av, s s, 237.6 e Public pl, 50x38.10x81.7x75 and being lots 8 and 9 map 51 lots of Eliza G Ketchum. P M. Nov 30, 3 years, 5%. Dec 1, 1909. 2,000

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Cioffi, Carmine to Raymond L Ditmars. Vyse av, e s, 100 s 172d st, 50x100. P M. Nov 29, due, &c, as per bond. Nov 30, 1909. 11:2995. 5,600

Callan, James E to Walter L Pate. Marmion av, s w cor 176th st, 100x62. Nov 27, due June 1, 1910, 5%. Dec 1, 1909. 11:-2953. 2,500

*Cook, John with Mary J Haviland. Lot 109 map No 277 of St Raymond Park. Extension of mort for $3,000 to Nov 8, 1912, at 5½%. Dec 1, 1909. nom

Crownhill Construction Co to Lenore Voelker. Ritter pl, n s, 96.4 e Union av, 50x102. Prior mort $40,000. Nov 22, 2 years, 6%. Dec 2, 1909. 11:2969. 7,000

Same to same. Same property. Certificate as to above mort. Nov 19. Dec 2, 1909. 11:2969. ——

Di Benedetto Realty Co to LAWYERS TITLE INS & TRUST CO. 182d st ,n s, 102.11 w 3d av, 40x140. Certificate as to mort for $28,000. Nov 17. Nov 26, 1909. 11:3051. ——

Di Benedetto Realty Co to Solomon C Powell and ano. Crescent av, n s, 33 w Belmont av, runs w 105 x n 85.6 x e 20.4 x n e 7.1 x e 29.9 x e 15.6 to beginning. Building loan. Nov 24, demand, 6%. Nov 27, 1909. 11:3074. 14,000

Same to same. Same property. Sept 28, demand, 6%. Nov 27, 1909. 11:3074. 8,000

Danewitz, Charles to Riley & Loughney Realty Co. Woodlawn road, No 3040, n e cor Hull av, No 3125, 26.1x118.9x25x126.5. P M. Prior mort $18,500, due May 24, 1910, 6%. Nov 26, 1909. 12:3345. 500

Dannhauser, Paul to Margt W Keck et al trustees. Washington av, av, w s, 103.5 s 175th st, runs w 100 x s 0.1 x w 50 x s 24 x e 150 to av, x n 25 to beginning, except part for av. Dec 1, 1909, 5 years, 5%. 11:2907. 17,000

Duff, John P to Samuel Bitterman. Kingsbridge terrace, w s, 110 n 230th st, runs n 79.7 x w 96 x s 35 x w 25 x s 5 x e — x s 37.6 x w — x s — x e 119.9 to beginning. P M. Nov 22, 1 year, 6%. Nov 30, 1909. 12:3256. 4,400

*D'Angelo, Antonio to Abraham Kaufman. 212th st, s s, 100 w Maple av, 100x100, and being lots 28 to 31 map of lots of W F Duncan at Williamsbridge. P M. Prior mort, $——. Nov 26, due Nov 18, 1910, 6%. Nov 27, 1909. 1,350

Davis, Oliver E with Enoch C Bell. Elton av, s w cor 159th st, 48x100. Subordination agreement. Nov 9. Dec 2, 1909. 9:-2380. nom

Deffaa, Louis P with WEST SIDE SAVINGS BANK. Crimmins av, Nos 313 and 315. Subordination agreement. Nov 29. Dec 2, 1909. 10:2556. nom

Ehrsam, Wilhelmina C to LAWYERS TITLE INS & TRUST CO. Jackson av, No 738, e s, 108.9 s 156th st, 18.9x87.6. Nov 26, 1909, 5 years, 5%. 10:2645. 5,500

Elmer Realty Co to American Swedenborg Printing & Publishing Society. 168th st, n s, 98.1 e Walton av, 25x102.4x25.3x98.9. Nov 29, 1909, 3 years, 5%. 9:2466. 5,500

Same to same. 168th st, n s, 123.1 e Walton av, 25x106x25.3x 102.4. Nov 29, 1909, 3 years, 5%. 9:2466. 5,500

Eisler, Fred'k J, Herman Bellmer and Cath M Olsen to Mary Patterson. Arthur av, e s, 175 s William st, and being lots 340 and 341 map property S Cambreling et al, 50x87.6; Arthur av, e s, 75 s William st, lots 344 and 345, same map, 50x87.6, except part for av. Nov 5, 3 years, 5½%. Nov 27, 1909. 11:3073. 5,000

EAST RIVER SAVINGS INST with Jacob Holzman and Danl L Korn. Melrose av, No 827. Extension of $42,500 mort until Nov 1, 1914, at 5%. Dec 1, 1909. 9:2406. nom

Elmer Realty Co to American Swedenborg Printing and Publishing Society. 168th st, n s, 98.2 e Walton av, 50x106x50.6x98.7. Certificate as to mort for $11,000. Nov 26. Nov 30, 1909. 9:-2466. ——

Elmer Realty Co and Geo E Buckbee with American Swedenborg Printing and Publishing Co. 168th st, n s, 98.2 e Walton av, 50x106x50.6x98.7. Two subordination agreements. Nov 29. Nov 30, 1909. 9:2466. nom

Edgar, Allen M B with Fred'k Zibelin. Broadway and Mosholu av, w s, lots 19 to 21 blk 1 map (No 892) of Sheridan & Segrove, 24th Ward. Extension of $5,800 mort until Oct 13, 1912, at 5%. Dec 2, 1909. 13:3421. nom

Filippone, Carmine to Manhattan Mortgage Co. Hoe av, w s, 200 n Charlotte pl, 50x100. Prior mort $——. Nov 30, 1909, due, &c, as per bond. 11:2981. 4,200

Fordham Construction Co to Herman Asher. Fordham road, No 126, s s, 218.11 e Loring pl, 21.9x91.3x18.4x79.7. Prior mort $7,000. Nov 29, due Dec 1, 1910, 6%. Nov 30, 1909. 11:3225. 1,500

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 11:3225. ——

Same to same. Fordham road, No 124, s s, 240.7 e Loring pl, 21.9x102.11x18.4x91.3. Prior mort $7,000. Nov 29, demand, 6%. Nov 30, 1909. 11:3225. 3,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 11:3225. ——

Fordham Construction Co to LAWYERS TITLE INS & TRUST CO. Fordham road, s s, 240.8 e Loring pl, 21.9x102.11x18.4x 91.3. Nov 29, 5 years, 5%. Nov 30, 1909. 11:3225. 7,000

Same to same. Fordham road, No 126, s s, 218.11 e Loring pl, 21.9x91.3x18.4x79.9. Nov 29, 5 years, 5%. Nov 30, 1909. 11:-3225. 7,000

Same to same. Fordham road, s s, 218.11 e Loring pl, 43.5x102.11 x36.8x79.7. Certificate as to two mortgages for $7,000 each. Nov 29. Nov 30, 1909. 11:3225. ——

Finkelstein, Moses L to Daniel R Kendall and ano trustees John L Rogers. Vyse av, w s, 200 s 173d st, two lots, each 25x100. Two morts, each $7,500. Nov 30, 1909, 3 years, 5%. 11:2989. 15,000

Forbes Construction Co to Richard F Harms. Vyse av, s e cor 180th st, 100x34.8x99.11x36.3. Nov 29, 1909, 5 years, 5%. 11:3132. 35,000

Same to same. Same property. Certificate as to above mort. Nov 27. Nov 29, 1909. 11:3132. ——

*Ferrara, Antonio to Fredk Kern. Odell (Jackson) st, e s, 555 n Railroad av, 25x108. Prior mort $1,000. Nov 30, installs, 6%. Dec 1, 1909. 500

Freudenmacher, Philipp to Bertel Realty Co. Prospect av, e s, 61.6 s Fox st, 92.2x158.3x75x101.8. Building loan. Prior mort $21,000. Nov 24, 1 year, 6%. Nov 26, 1909. 10:2683. 52,000

Same to same. Same property. P M. Nov 24, 1 year, 5½%. Nov 26, 1909. 10:2683. 21,000

*Ferber, Herman, Jr, to Land Co A of Edenwald. Baychester av, e s, 325 s Edenwald av, 25x75, Edenwald. P M. Dec 1, 1909, 3 years, 5½%. 200

Fischer, Richard L to James Carlew. Hull av, e s, 432.4 n 205th st, 25x100. Dec 1, due, &c, as per bond. Dec 2, 1909. 12:-3350. 6,200

Griffin, Kate to John H Logie. Belmont av, w s, 50 n 186th st, 25x87.6. Prior mort $4,000. Nov 24, 3 years, 6%. Nov 26, 1909. 11:3074. 1,000

*Greenberg, Ella and Rebecca to Robt Chest. Grant av, s s, 228 w Unionport road, 25x100. Jan 6, due, &c, as per bond. Nov 30, 1909. 800

*Germansky, Max to Jacob Lubin. 229th st, late 15th av, s s, 255 w 5th av ,and being w ½ of lot 235 map Wakefield, 50x 114; 229th st, late 15th av, s s, 405 e 4th av, and being lot 269 same map, 100x114. Prior morts $2,250. P M. Nov 15, due Mar 15, 1910, 6%. Nov 30, 1909. 2,125

Gerhards (Albert), Inc, to Wm R Wilder et al trustees John Baird. Kelly st, e s, 230.3 n 165th st, 25x100. Dec 2, 1909, 5 years, 5%. 10:2716. 15,000

Same to same. Same property. Certificate as to above mort. Dec 2, 1909. 10:2716. ——

Groch, Moses to Moses M Sahler. Crotona av, w s, 225.5 s Tremont av, late 177th st, 25x116. Nov 30, 3 years, 6%. Dec 1, 1909. 11:2946. 2,000

*Griego, Antonio to Melrose Realty Co. Beech av, s s, 226 w Corsa av, 50x100 and being lots 204 and 205 map Laconia Park. P M. Nov 30, installs, 6%. Dec 1, 1909. 400

Goelty, Henry and Francis A, and Fred'k Veser, exrs, &c, Francis A Goeltz with Fred'k and Chas Wehnes. 3d av, e s, 62.7 n 161st st, 18.9x96.3x18.9x95.5. Extension of $11,000 mort until Oct 1, 1914, at 5%. Oct 27. Dec 2, 1909. 10:2620. nom

*Horak, Regina J with Milton J Doernberg. Beech av, s s, 226 w Corsa av, 50x100, and being lots 204 and 205 map Laconia Park. Extension of $700 mort until Mar 28, 1911, at 5½%. Oct 27. Dec 1, 1909. nom

*Hoag, Anna L and Matilda J Snedeker and Chas F Puckhafer to Emma Aldrich. Becker av, s w s, lot 136 map Washingtonville, 50x100. Oct 19, due July 1, 1912, 5%. Dec 2, 1909. 3,500

Hagemann Construction Co to Adele Freese. Road from Fordham to West Farms, s e s, lots 99 and 100 map South Belmont, 100 x127.7x100x126, n w s. P M. Oct 14. 2 years, 6%. Dec 2, 1909. 11:3100. 6,000

Same to same. Same property. Certificate as to above mort. Oct 13. Dec 2, 1909. 11:3100. ——

Same to Cath A McGuire. Same property. P M. Prior mort $6,-000. Oct 14, 2 years, 6%. Dec 2, 1909. 11:3100. 1,500

Heyman, Hannah with Robt Davis. 134th st, No 1016, s s, 279 w Willow av, 24x106.11. Extension of $12,000 mort until Nov 1, 1912, at 5%. Nov 16. Nov 29, 1909. 10:2562. nom

Herman, David to Robt McGill. Intervale av, e s, at w s Wilkins av, runs s 311.1 x e 180.6 to Wilkins av x n w 352.5 to beginning. Building loan. Prior mort $——. Nov 29, 1909, 1 year, 6%. 10:2704. 147,500

Herman, David to Henry Morgenthau Co. Intervale av, e s, at w s Wilkins av, runs s 311.1 x e 180.6 to Wilkins av x n w 352.5 to beginning. P M. Prior mort $200,000. Oct 29, due Nov 18, 1910, 6%. Nov 29, 1909. 10:2704. 57,500

Irvine Realty Co to Anna C Stephens. Webster av, e s, 37.2 n 187th st, 33.4x103.9x33.2x102.1. Nov 24, 3 years, 5%. Nov 26, 1909. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 26, 1909. 11:3032. ——

Same to same. Webster av, e s, 70.6 n 187th st, 33.4x105.5x33.2 x103.9. Nov 24. 3 years, 5%. Nov 26, 1909. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 26, 1909. ——

Same to James Stokes. Webster av, e s, 103.10 n 187th st, runs e 105.5 x n 3.3 x e 23.4 x n 28.3 x w 130.6 to av, x s 33.4 to beginning. Nov 24, due &c as per bond. Nov 26, 1909. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 26, 1909. 11:3032. ——

Same to same. Webster av, e s, 137.2 n 187th st, 33.4x133.2x33.2x 130.6. Nov 24, due &c as per bond. Nov 26, 1909. 11:3032. 16,000

Same to same. Same property. Certificate as to above mort. Nov 23. Nov 26, 1909. 11:3032. ——

Irvine Realty Co to Eugenia Auer. Hull av, w s, 107 s Gun Hill road, 50x100. Nov 30, 1909, 3 years, 6%. 12:3348. 2,500

Same to same. Same property. Consent to above mortgage. Nov 30, 1909. 12:3348. ——

Johnson, Gustavus A to Julius Brosge. Rochambeau av, e s, 359.5 n Gun Hill road, 25x103.6, and being lot 127 map No 1105 Bruner estate. Nov 26, 3 years, 6%. Nov 27, 1909. 12:3328. 800

Jacob (Geo H) Construction Co to August Jacob. 166th st, n s, 48.10 e Park av, two lots, each 39.1x92. Two morts, each $5,000. Two prior morts, each $25,000. Nov 29, 1909, 2 years, 6%. 9:2388. 10,000

Same to same. Park av, n e cor 166th st, 96x21.3x92x48.10. Prior mort $29,000. Nov 29, 1909, 2 years, 6%. 9:2388. 6,000

Juillerat, Chas E to Nathan B Levin Co. Walton av, No 1760, e s, 100 n 175th st, 26x101.1x30.2x116.7. P M. Prior mort $6,000. Nov 27, due, &c, as per bond. Nov 29, 1909. 11:2825 and 2826. 2,500

Same to same. Same property. P M. Prior mort $8,500. Nov 27, due, &c, as per bond. Nov 29, 1909. 11:2825-2826. 300

Jorgensen Realty and Construction Co to TITLE GUARANTEE AND TRUST CO. Vyse av, n e cor Freeman st, 75x100. Bldg loan. Nov 29, 1 year, 6%. Dec 2, 1909. 11:2994. 55,000

Same to same. Same property. Certificate as to above mort. Nov 29. Dec 2, 1909. 11:2994. ——

Jahn, Julia with Jacob Bergman. Fox st, No 1040. Subordination agreement. Nov 30. Dec 2, 1909. 10:2726. nom

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Jones, S Beach as trustee for J Chester. Jones will S Beach Same with same. Beck st, n s, 240.9 e Av St John, 33.4x125. Extension of $12,000 mort until Mar 23, 1912, 5%. Dec 2, 1909. 9:2412. nom

*Johnson, Richard L to Louis Kuntz. 223d st, late 9th st, n s, 255 e 4th av, 25x114.5. P M. Prior mort $4,500. Nov 20, due, &c, as per bond. Dec 2, 1909. 600

Killalea, James to Jacob Bergman. Fox st, No 1040, e s, 273.2 n 165th st, 50x100. Dec 2, 1909, due Jan 1, 1913, 5%. 10:2726. 5,800

Kramer, Heinrich to DRY DOCK SAVINGS INST. Willis av, No 220, s e cor 137th st, 27x80. Dec 1, 1909, due, &c, as per bond. 9:2281. 20,000

*Koterba, Jennie to Cath Whirtley. Grace av, s w s, 70.9 n w St Raymond av, runs n w 25 x w 44.6 x s 44.6 to St Raymond av, x e 25 x n 32.11 x e 32.11 to beginning. Prior mort $3,000. Nov 30, 3 years, 6%. Dec 1, 1909. 1,900

Kenson Construction Co to Sarah R Russel. Bryant av or st, w s, 90 n Jennings st, two lots, each 20x100. Two morts, each $9,000. Two prior morts $—— each. Nov 29, due May 1, 1913, 5%. Nov 30, 1909. 11:2995. 18,000

Same to same. Same property. Certificate as to two morts for $9,000 each. Nov 29, 3 years, 5%. Nov 30, 1909. 11:2995. ——

Same to Wm H Lane. Bryant av, w s, 130 n Jennings st, 20x100. Prior mort $——. Nov 29, 3 years, 5%. Nov 30, 1909. 11:2995. 9,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 11:2995. ——

Koehler, Louise to Marguerite Waegele. 155th st, n s, 100 w Melrose av, 25x100. Prior mort $——. Jan 1, 3 years, 5½%. Nov 29, 1909. 9:2402. 500

Kuntz, Louis F to Ray E Matshak and ano, exrs Saml Matshak. Kingsbridge road, No 261 (No 561), e s, 261.11 n Briggs av, 27.9x167.9 to w s Briggs av x24.4x153.7. P M. Nov 26, due, &c, as per bond. Nov 29, 1909. 12:3293. 5,180

*Labriola, Michael and Donato to Mary Coyne. 217th st, n s, 105 w 4th av and at a line bet lots 469 and 503, runs n 114.3 x w 25 x s 114.3 to st x e 25 to beginning, being part of lot 503 map No 143 (Westchester Co) of Wakefield. Nov 24, 3 years, 6%. Nov 27, 1909. 600

Le Roy Construction Co to Frederic C Beerlin. 190th st, No 65, n s, 172.3 e Morris av, 34.4x114.2x25.11x114. Prior mort $——. Nov 30, 1909, 1 year, 6%. 11:3175. 2,000

Same to same. Same property. Certificate as to above mortgage. Nov 30, 1909. 11:3175. ——

Loonam, Helen C to Mary S Hynes. 180th st, No 744, s s, 149 w Prospect av, 25x100.2. Nov 30, 1909, due, &c, as per bond. 11:3094. 5,500

Levy, Augusta wife Benj to National Ass'n of Audubon Societies for the Protection of Wild Birds & Animals, a corpn. Prospect av, n e cor Beck st, 94.10x100x18.11x136.6. Nov 30, 1909, due, &c, as per bond. 10:2685. 60,000

Levoli Construction Co to North American Mortgage Co. Pelham av, n s, 50.11 w Hughes av, 76.5x100. Nov 29, 1 year, 6%. Nov 30, 1909. 12:3273. 40,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 12:3273. ——

Same to Hugh Doon. Same property. Prior mort $40,000. Nov 29, 1 year, 6%. Nov 30, 1909. 12:3273. 6,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 12:3273. ——

Lese, Louis to Rosie D Otto. 172d st, w s, 100 s Boston road, 50x100, and being lots 62 and 63 map No 1100 of 300 lots controlled by Henry Morgenthau. Prior mort $5,750. Nov 29, due Jan 1, 1911, 5½%. Nov 30, 1909. 11:2966. 1,250

Lynch, Michael to HARLEM SAVINGS BANK. Tiffany st, w s, 218.8 s 167th st, 25x100. Nov 29, 1909, 1 year, 5%. 10:2716. 3,000

LAWYERS TITLE INS & TRUST CO with Maze Realty Co of N Y. Beck st, n s, 274.1 e Av St John, four lots, each 33.4x100.11; Beck st, n s, 207.5 e Av St John, 33.4x100.11. Extension of five morts for $15,000 each until Nov 22, 1914, at 5%. Nov 22. Dec 2, 1909. 10:2685. nom

Same with same. Bek st, n s, 240.9 e Av St John, 33.4x125. Extension of $15,000 mort until Nov 22, 1914, at 5%. Nov 22. Dec 2, 1909. 10:2685. nom

Same with same. Beck st, n s, 407.5 e Av St John, 25x125. Extension of $12,500 mort until Nov 22, 1914, at 5%. Nov 22. Dec 2, 1909. 10:2685. nom

Long, Cornelius to Ellen Althause. Jesup pl, e s, 205.10 n 170th st, runs e 130.10 x s 56.4 x w 104.11 to pl x n 50 to beginning. Nov 29, 1909, 3 years, 5%. 11:2872. 6,000

Lightner, Edwin A to Edgehill Co-operative Savings and Loan Assoc. Arlington av, e s, 85 n 227th st, runs s e 125 x n e 60 x w 125 to av, x s w 60 to beginning. Nov 15, installs, 6%. Nov 26, 1909. 13:3407. 6,000

Same to Edgehill Terrace Co. Same property. Nov 15, 10 years, 5%. Nov 26, 1909. 13:3407. 4,000

*Leddy, John to Julie C Tompkins extrx Julie Coombe. 233d st, n e s, 219.5 s e Bronxwood av (not opened), 31.11 to w s Digney av (not opened) x n 157.8 x w 24.4 x s 136.11 to beginning. Nov 29, due Jan 3, 1913, 5%. Dec 2, 1909. 805

Levinson, Leo to Enoch C Bell, of Nyack, N Y. Elton av, s w cor 159th st, 48x100. Building loan. Prior mort $11,000. Nov 9, 1 year, 6%. Dec 2, 1909. 9:2380. 27,500

Miller, Eliza to Chas L Ellinger exr Sophie Peter. 154th st, n s, 245.3 e Morris av, 25x100. Dec 1, 1909, 5 years, 5%. 9:2414. 7,500

Mulligan, Thomas to TITLE INS CO of N Y. Southern Boulevard, s w cor Av St John, runs s 200 to Timpson pl, x w 100 x n 100 x w 116.9 x n 100 to Southern Boulevard, x e 216.9 to beginning. Dec 1, 1909, 2 years, 6%. 10:2603. 20,000

*Madonna, Nicola to Melrose Realty Co. Lots 157 and 158 map No 426 of lots near Williamsbridge Station. P M. Nov 29, installs, without interest. Dec 2, 1909. 400

*Machlett, Julius E to Robt H Machlett. Wickham av, w s, abt 700 s Nereid av, 25x97.6 and being lot 36 block 30 map Sec 1 Bathgate estate. Dec 1, 1909, 3 years, 6%. 400

Malcolm (Thos D) Co to City Mortgage Co. Home st, s s, 100 e Tinton av, 31.11x115.2. Building loan. Nov 26, 1909, demand, 6%. 10:2671. 25,000

Same to same. Same property. Certificate as to above mort. Nov 26, 1909. 10:2671. ——

*McNulty, Richard J to Maclay Av Realty Co. Montgomery pl, n s, 150 w Maclay av, 25x73.3. P M. Nov 18, due &c as per bond. Nov 27, 1909. 561

*Melrose Realty Co to Nicola Galante. Briggs av, n s, 200 e 6th av or st, 25x100, Laconia Park. Nov 24, due Apr 24, 1912, 6%. Nov 27, 1909. 150

*Masserano, Angelo to Hudson P Rose Co. Hobart av, e s, 104 s Waterbury av, 25x86.4x26x78.11, and being lot 83 map 108 lots Coster estate. P M. Nov 16, 3 years, 5½%. Nov 26, 1909. 300

*Melrose Realty Co to Emma W Cone. Magenta av, s e cor Rosewood av, 105x100, Williamsbridge. P M. Nov 23, due May 24, 1912, 6%. Nov 29, 1909. 2,200

Mountain Construction Co to Prospect Investing Co. College av, s e cor 165th st, runs e 27 x s 28.1 x w 0.7 x s 50.11 x w 26 to av x n 77.3 to beginning. Building loan. Nov 24, due May 1, 1910, 6%. Nov 29, 1909. 9:2432. 19,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 29, 1909. 9:2432. ——

Metzler Building & Construction Co to James G Wentz. Heath av, w s, 25 s 230th st, 125x90. Building loan. Nov 27, demand, 6%. Nov 29, 1909. 12:3260. 28,000

Same to same. Same property. Certificate as to above mort. Nov 27. Nov 29, 1909. 12:3260. ——

Same to Rosa Nathan. Same property. Prior mort $28,000. Nov 27, due, &c, as per bond. Nov 29, 1909. 12:3260. 5,250

Same to same. Same property. Certificate as to above mort. Nov 27. Nov 29, 1909. 12:3260. ——

McCarthy, John with Eliza Dunham and ano extrx Geo H Dunham. Tinton av, w s, 175 s 152d st, two lots, each 37.6x100. Two subordination agreements. Nov 22. Nov 29, 1909. 10:2653. nom

*Minutillo, Luciano to Cath C Hill. Maple av, e s, 135 n 211th st and being lot 97 map New Village Jerome, 25x100. Nov 27, due Oct 27, 1910, 6%. Nov 29, 1909. 7,500

Neubert, Regina to DOLLAR SAVINGS BANK of City N Y. 154th st, Nos 408 and 410, s s, 295 w Elton av, 50x100. P M. Nov 26, 3 years, 5%. Nov 30, 1909. 9:2375. 8,000

N Y LIFE INS & TRUST CO with The E & W Construction Co. Brook av, w s, 80 s 137th st, 2 lots, each 40x100. Extension of two morts for $33,500 each, to Nov 29, 1914, at 5%. Nov 29. Nov 30, 1909. 9:2264. nom

*Neller, Albert and John J to Margt Berrian and ano. Gillespie av, s e cor Coddington av, 41.2x100x74.4x105.4. P M. Dec 1, due Aug 18, 1912, 5%. Dec 2, 1909. 910

173d St Park Co to City Mortgage Co. Park av, s w cor 174th st, runs s 116.6 x w 85.7 to c l Mill Brook x n 120.1 to st x e 121.1 to beginning. Building loan. Nov 24, demand, 6%. Nov 26, 1909. 11:2898. 56,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 26, 1909. 11:2898. ——

O'Neill, Francis J devisee Mary O'Neill to Marion W Voss. 143d st, s s, 425 e Willis av, 20x100. Nov 27 due Jan 1, 1911, 6%. Nov 29, 1909. 9:2287. 350

173d Street Park Co to American Mortgage Co. Park av, n w cor 173d st, 34.6x100.4 to c l Mill Brook, x34.10x109.11. Certificate as to mort for $28,000. Nov 22. Nov 30, 1909. 11:2898. ——

Same to same. Park av, w s, 34.6 n 173d st, 40.6x95.3 to c l Mill Brook, x34.10x100.4. Certificate as to mort for $21,000. Nov 22. Nov 30, 1909. 11:2894. nom

Ohl, John to Jos Gies. 175th st, No 414, s s, 116.8 w Park av, late Vanderbilt av, 16.8x108. P M. Nov 30, 2 years, 6%. Dec 1, 1909. 11:2899. 1,150

*Price, Philip to Herman Rosenbluth. Jones av, e s, 125 s Jefferson av, 25x100. Dec 1, 1909, 1 year, 6%. 250

Port Morris Realty and Construction Co to Leah K Ray. 138th st, n s, 120 e Cypress av, 41.8x100.10. Prior mort $37,000. Nov 26, 3 years, 6%. Dec 1, 1909. 10:2567 and 2568. 8,000

Same to same. 138th st, n s, 161.8 e Cypress av, 41.8x100.10. Prior mort $38,000. Nov 26, 3 years, 6%. Dec 1, 1909. 10:2567 and 2568. 8,000

Same to same. 138th st, n s, 203.4 e Cypress av, 41.8x100.10. Nov 26, 3 years, 6%. Dec 1, 1909. 10:2567 and 2568. 8,000

*Polchinski, Eliz to EASTCHESTER SAVINGS BANK. 225th st, n s, 130 e 2d av and e 75 ft of lot 1038 map Wakefield, 75x114. Nov 26, 3 years, 6%. Dec 2, 1909. 600

*Penfield, Wm W to Saml C Master. Becker av (241st st), s w cor Richardson av (Fulton st), 100x100, Washingtonville; Becker av (241st st), n e cor Bronx Boulevard, 50x100; Kossuth av, (239th st), s w cor Carpenter av, 100x100. Nov 27, 2 years, 5½%. Dec 2, 1909. 3,000

Poldow, Joseph to HARLEM SAVINGS BANK. Concord av, e s, 20 n 147th st, late Dater st, four lots, each 19.8x100. Four morts, each $7,000. Dec 2, 1909, 5 years, 5%. 10:2580. 28,000

Same to same. Concord av, e s, 98.8 n 147th st, late Dater st, 19.10x100. Dec 2, 1909, 5 years, 5%. 10:2580. 7,000

Port Morris Realty and Construction Co to Leah K Ray. 138th st, n s, 120 e Cypress av, 41.5x100.10x41.8x100.10. Certificate as to mort for $8,000. Oct 19. Dec 2, 1909. 10:2567 and 2568. ——

Same to same. 138th st, n s, 161.8 e Cypress av, 41.8x100.10. Certificate as to mort for $8,000. Oct 19. Dec 2, 1909. 10:2567 and 2568. ——

Same to same. 138th st, n s, 203.4 e Cypress av, 41.8x100.10. Certificate as to mort for $8,000. Oct 19. Dec 2, 1909. 10:2567 and 2568. ——

Pilkington, James to Catherine Paris. Sedgwick av, w s, 224.6 s Giles st, 100x90; Giles st, s w cor Sedgwick av, 60x110x90x124.6; Sedgwick av, w s, 77.5 s Giles pl, 100x90; Giles pl, e s, being lots 28 to 31 map No 408 property Wm O Giles, 99x100x—x86.5; Giles pl, e s, lots 32 to 35 same map, 100x86.5; Giles pl, e s, being lots 36 to 39, same map, runs e 86.5 x n 110.8 to s s Giles pl, x w and s — to beginning. P M. Nov 23, 3 years, 5%. Nov 30, 1909. 12:3255. 30,000

Poldow, Joseph to Mary Cleares. 144th st, s s, 139.7 e Park av, late Railroad av, 25.4x92.3x25x88.3. P M. Nov 26, 3 years, 5½%. Nov 29, 1909. 9:2340. 5,500

*Polak, Emma N to Josiah A Briggs. Gifford av, n s, 275 w Swinton st, 50x100. Nov 23, 3 years, 5%. Nov 29, 1909. 480

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*Persse, Thos H to Simeon C Bradley. 219th st, s s, 155 e 5th av, and being e ½ of lot 172 map Wakefield, 50x113.5. Nov 17, 3 years, 6%. Nov 27, 1909. 1,250

Risse, Louis A to Wilhelmina Jaeger and ano. Grand View pl, e s, 184.7 n Transverse road, 37.6x106.3 to w s Grand Boulevard and Concourse x38.5x97.11. Nov 26, 1909, 3 years, 5½%. 9:2464. 2,500

*Rubillo, Pietro and Giovanni Fierro to Melrose Realty Co. Briggs av, n s, 200 e 6th av or st, 25x100. P M. Nov 24, due Jan 25, 1912, without interest. Nov 27, 1909. 400

*Riccio, Matteo to Berthold Pfiffer. White Plains road, e s, 49.4 s from line bet lots 4 and 5, runs e 100 to Garden pl, x s 17.4 x w 100 to road, x n 17.4 to beginning, being part of the south part lot 5 and part of north part lot 6 map Washingtonville. Nov 27, 3 years, 6%. Nov 30, 1909. 1,500

*Romkey, William to Isabella S Wall. St Lawrence av, e s, 25 s Beacon av, and being lots 409 and 410, blk M, amended map (No 514) of Mapes Estate, 50x100. Nov 23, 3 years, 6%. Nov 30, 1909. 2,000

Simpson Construction Co to Chas Riley. Simpson st, e s, 201.10 n Westchester av, two lots, each 40x100. Two building loan morts, each $22,300. Nov 30, 1909, due June 1, 1910, 6%. 10:2727. 44,600

Same to same. Same property. Two consents as to above morts. Nov 30, 1909. 10:2727. —

Same to same. Same property. Two certificates as to above morts. Nov 30, 1909. 10:2727. —

Same to same. Simpson st, e s, 201.10 n Westchester av, 80x100. P M. Nov 30, 1909, due June 1, 1910, 5%. 10:2727. 21,800

*Steinmetz Construction Co to Carrie E B Tripp and ano exrs. Glover st, e s, 203.11 n Westchester av, old line, 25x130. Certificate as to mort dated Nov 24. Nov 30, 1909. —

Sproessig Storage Warehouse Co to Leonard Levis. Bristow st, s w cor 170th st, 105.6x57.6x105.7x52.6. Nov 29, 3 years, 5%. Nov 30, 1909. 11:2963. 47,000

Same to same. Same property. Certificate as to above mortgage. Nov 29. Nov 30, 1909. 11:2963. —

Sproessig Storage Warehouse Co to Church of The Holy Communion. 170th st, s s, 52.6 w Bristow st, runs s 105.7 x e 0.7 x s 24.8 x w 67.1 x n 27.11 x e 50 x n 100 to st, x e 22.8 to beginning. Nov 26, 3 years, 5%. Nov 30, 1909. 11:2963. 27,000

Same to same. Same property. Certificates as to above mortgage. Nov 26. Nov 30, 1909. 11:2963. —

*Shaffer, Elda E, of Yonkers, N Y, to Wm Ludden. Carroll pl, e s, 250 n Green Lane, 25x100, and being lot 193 map Sect 2, St Raymond Park. P M. Dec 1, due, &c, as per bond. Dec 2, 1909. 3,500

*Silvani, Cervaso to Wilhelmine Grevel. Hancock st, w s, about 325 s Columbus av, 50x100, and being lots 117 and 118 map Van Nest Park, 50x100. Dec 1, 3 years, 5½%. Dec 2, 1909. 4,000

*Steinmetz Construction Co to Frederick H Cleaveland. Grace av, e s, 178.11 n Westchester av, old line, 25x130. Building loan. Nov 24, 3 years, 5½%. Nov 29, 1909. 5,000

*Same to same. Same property. Certificate as to above mort. Nov 27. Nov 29, 1909. —

*Same to Carrie E B Tripp and ano exrs Alfred N Tripp. Grace av, e s, 203.11 n Westchester av, 25x130. Building loan. Nov 24, 3 years, 5½%. Nov 29, 1909. 5,000

*Sohns, John with Geo Hauser. Kinsella av, s s, 175 e Rose st and being lot 65 map 211 lots part Downing Estate, 25x100. Subordination agreement. Nov 27. Nov 29, 1909. nom

Simon, Philip, of Danbury, Conn to Eliza Dunham and ano, extrx Geo H Dunham. Tinton av, w s, 175 s 152d st, two lots, each 37.6x100. Two morts, each $24,000. Nov 23, 3 years, 5%. Nov 29, 1909. 10:2653. 48,000

Schofler, Isaiah to Jas T Barry. Tinton av, e s, 150 s Home st, 25x135, except part for av; Tinton av, e s, 115.3 s Home st, also 40 n line bet lots 87 and 89, runs e 133 x n 20 x w 133 to av x s 20 to beginning, being part of lot 87 map Eltona. P M. Nov 24, due Jan 24, 1911, 6%. Nov 26, 1909. 10:2671. 1,500

Steinbeck, Wm A to Gaines-Roberts Co. Southern Boulevard, No 1019, w s, 363 s Westchester av, 40x126.8x40x125.2. P M. Nov 24, 3 years, 6%. Nov 26, 1909. 10:2725. 8,000

*Svejk, Vaclav to Joseph Wollman. Hancock st, w s, 100 s Columbus av, 25x100, and being lot 108 map Van Nest Park, 25x100. Nov 30, 3 years, 5%. Dec 2, 1909. 1,500

Spielmann, Henry to Theresa Schappert. Garden st, s s, 90 w Southern Boulevard, 100x100. Nov 30, 1909, 3 years, 5%. 11:-3112. 3,000

Sheehan, Mary P to Henry S Gamp. Clinton av, w s, 25 n Fairmount pl, 37.6x100. P M. Prior mort $—. Dec 1, 2 years, 6%. Dec 2, 1909. 11:2950. 1,500

Shaw, James, of White Plains, N Y, to Alexander Mitchell. Lafontaine av, e s, 12.9 s Quarry road, 24.9x95. Oct 20, 3 years, 6%. Dec 2, 1909. 11:3063. 4,000

*Stirn, John and Fannie individ and as wife of said John Stirn to Anna Weiler. Catharine st, s e s, lot 195 map Washingtonville, 50x100. Dec 1, 3 years, 5%. Dec 2, 1909. 2,500

Sperber, Celia wife of Max and Minnie wife of Max Helfstein to WEST SIDE SAVINGS BANK. Crimmins av, w s, 48.4 n 141st st, 47.10x80. Nov 29, due, &c, as per bond. Dec 2, 1909. 10:-2556. 26,000

Sproessig Storage Warehouse Co to Ferdinand Kramer. Bristow st, s w cor 170th st, 105.6x57.6x105.7x52.6. Prior mort $47,-000. Nov 29, 3 years, 6%. Dec 1, 1909. 11:2963. 9,000

Same to same. Same property. Certificate as to above mort. Nov 29, Dec 1, 1909. 11:2963. —

Singhi, Henry U to BOWERY SAVINGS BANK. Kingsbridge road, n s, 348.11 w Reservoir av, 346.7x201.4x356.11x260.1. Dec 1, 1909, 5 years, 4½%. 12:3248. 45,000

Trinity Danish Evangelical Lutheran Church in City N Y to Berkeley Estates. Hoe av or st, w s, 37.3 s Home st, 30x68.5x30x71.11. Prior mort 8,800. Nov 29, due May 29, 1910, 6%. Dec 1, 1909. 10:2745. 1,214.07

Thompson, Eliz to A Hupfels Sons, a corpn. Jerome av, No 1629. Saloon lease. Nov 11, demand, 6%. Dec 1, 1909. 11:2860. 548.60

Tiernan, Michael to Century Mortgage Co. Timpson pl, n s, 100 w Av St John, 190.2x100.2x196.11x100. Dec 1, 3 years, 5½%. Dec 2, 1909. 10:2603. 6,000

Tannura, Giuseppe to Hugo J Panzer. 183d st, s s, 14.10 w Prospect av, runs e — to Prospect av x s 94 x w 34.3 x n 95 to beginning, except part for av. Nov 24, 3 years, 6%. Nov 26, 1909. 11:3101. 700

TITLE GUARANTEE & TRUST CO with Ferdinand Pfeifer. Crotona av, s e s, 314.2 n e 181st st, 22.5x65.1x22x69.4. Extension of $4,000 mort until Nov 28, 1912, at 5%. Nov 26, 1909. 11:3098. nom

Varian, Michael, of Mt Vernon, N Y to Henry L School, of Allentown, Pa. Valentine av, s w cor 199th st, 81.2x95x72x95.5. P M. Nov 29, 1909, 2 years, 5½%. 12:3305. 7,000

*Wolz, Geo to Charles Stuetzer, Jr. Lincoln st, e s, 225 n road from West Farms to Westchester, 25x100. Prior mort $—. Nov 29, 1909, 1 year, 6%. 600

Wood, Henry R with South Side Construction Co. 138th st, No 872, s s, 514.5 w Cypress av, 37.6x100. Extension of $30,000 mort until Sept 27, 1912, at 5½%. Nov 17. Nov 22, 1909. Corrects error in last issue when location was 138th st, No 872, s s, 514.5 w 138th st, 37.6x100. 10:2550. nom

Wright (Wm H) & Son Inc to Ray E Matshak and ano exrs Samuel Matshak. Kingsbridge road, No 263, e s, 234.2 n Briggs av, 27.9x153.7 to w s Briggs av x24.4x139.6. P M. Nov 26, due, &c, as per bond. Nov 29, 1909. 12:3293. 5,180

Same to same. Kingsbridge road, No 265, e s, 206.5 n Briggs av, 27.8x139.6 to w s Briggs av x24.4x125.5. P M. Nov 26, due, &c, as per bond. Nov 29, 1909. 12:3293. 4,480

West Mt Vernon Realty Co to Rockland Realty Co. Bryant av, w s, 100 n Lafayette av, runs w 95 x n 50 x w 5 x n 50 x e 100 to Bryant av x s 100 to beginning. Building loan. Nov 22, due June 1, 1910, 6%. Nov 26, 1909. 10:2764. 18,000

Same to same. Same property. Certificate as to above mort. Nov 24. Nov 26, 1909. 10:2764. —

Same to Bronxland Realty Co. Same property. P M. Prior mort $—. Nov 22, due May 22, 1910, 6%. Nov 26, 1909. 10:2764. 7,300

Weill, Leonard to American Mortgage Co. 188th st, No 653 (Bayard st) n e cor Belmont av, No 2450, late Cambreling av, 50x100, except part for st. P M. Nov 30, 3 years, 5½%. Dec 1, 1909. 11:3075. 3,500

Winsten, Ray H, John Lechler and Moses Esberg, exrs, &c, Henry H Heert with Philip, Benj and August Kalmus, Gussie Spingarn, Gertrude J Luhs, Ida K Auerbach and Sophie Blum. 3d av, No 3046, e s, 50 n 156th st, 25x96. Extension of $16,000 mort until Nov 15, 1914, at 4½%. Nov 23. Dec 2, 1909. 9:2364. nom

Wilson, Adelaide to Eliz K Wilson. Prospect av, n w s, 300 n 183d st, old line, and being s ½ lot 146 map Belmont Village, 50x100, except part for av. Nov 30, 3 years, 5%. Dec 1, 1909. 11:3102. 3,000

Zeltner, Emma M to Katharine Rainsford. Fulton av, w s, 326 s 170th st, 49.2x209.2x50x209.8, except part for av. Dec 2, 1909, 3 years, 6%. 11:2925. 1,000

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JUDGMENTS IN FORECLOSURE SUITS.

Nov. 26.

121st st, s s, 250 w 2d av, —x—. Henry Reynard agt Mary Grolig et al; Joseph P Fallon, Jr, att'y; George Parr, ref. (Amt due, $2,108.66.)

182d st, s s, 156.3 e Washington av, 18x89.5x irreg. Eva Bschaidner agt Hillside Realty & Construction Co; Rudolph C Schaider, att'y; Stephen S Blake, ref. (Amt due, $6,732.87.)

Nov. 27.

48th st, s s, 107.4 w 2d av, 18.8x100.5. Philip D Atwater agt Anton Rasmussen; Atwater & Cruikshank, att'ys; Albert P Massey, ref. (Amt due, $2,168.25.)

Monroe st, No 274, Israel Rotkowitz agt Samuel Weinstock et al; Charles Schwick, att'y; Joseph T Ryan, ref. (Amt due, $12,990.25.)

Mangin st, No 25. Chas B Squire agt Isaac Huppert et al; Shepard & Houghton, att'ys; Leighton Lobdell, ref. (Amt due, $15,795.83.)

Nov. 29.

Lexington av, No 1833. Mary S Guerrier agt Jacob Sganga; John V Irwin, att'y; Louis Jersawitz, ref. (Amt due, $15,490.85.)

3d av, e s, 25.11 n 101st st, 25x90. Elise Boyd agt Lena Kannensohn; Johnston & Johnston, att'ys; Lyman W Thompson, ref. (Amt due, $26,003.47.)

Hoffman st, e s, 230 s Pelham av, 25x118. Warren B Sammis agt Jennie Reichman; Warren E Sammis, att'y; Sylvester L H Ward, ref. (Amt due, $530.)

Av B, s e s, intersec s w s, 13th st, 29.5x93. Max Fleischman Co agt Henry Bergman; Jackson Arnold & Fleischmann, att'ys; Geo H Engel, ref. (Amt due, $28,570.20.)

Nov. 30.

Division st, No 243. Lewis W Sanborn agt Nathan Burkan; Wilder, Ewen & Patterson, att'ys; Phoenix Ingraham, ref. (Amt due, $15,169.12.)

Willet st, No 65. Sigmund Kraus agt Ida Hoffman et al; Davis & Kaufman, att'ys; Royal E T Riggs, ref. (Amt due, $8,300.)

Dec. 1.

Av D, n e cor 8th st, 47.6x77. Wm J Amend agt Kalman Goldman; Amend & Amend, att'ys; Geo Haas, ref. (Amt due, $10,955.76.)

LIS PENDENS.

Nov. 27.

Fulton st, No 117.
Ann st, No 44.
Pearl st, No 64.
Water st, No 38.
West End av, n e cor 89th st, runs n 201.5 to 90th st, x e 325 to Grand Boulevard or Broadway, x s w 201.5 to 89th st, x w 325 to beg.
John st, No 26.
Anna C McNay et al agt Thomas W Evans Museum & Institute Society; construction of will, etc; att'y, W F Clare.
Audubon av, n e cor 169th st, 26.7x95.
Audubon av, e s, 26.7 n 169th st, 75x95.
Ellen M Fenton agt Betsy Fenton et al; dower; att'ys, Rushmore, Bisbee & Stern.

Nov. 29.

84th st, s s, 100 w 1st av, 200x102.2.
Orchard st, e s, 125 s Houston st, 25x—.
8th st, s s, 70 e Av C, 37x97.6x irreg.
Willett st, e s, 150 n Grand st, 25x100.
Willett st, e s, 100 n Broome st, 25x100.
23d st, n e s, 150 s w 2d av, 25x98.9.
2d av, No 81.
Phebe Powelson agt Clarissa Goodman et al; partition; att'ys, Winthrop & Stimpson.
Chisholm st, w s, 144.6 n Freeman st, 25.6x115.2x27x106. Jules Stern et al agt Chas H Goodfield et al; action to set aside conveyance; att'ys, Baggott & Ryall.
78th st, Nos 328 to 336 East. Joseph White et al agt Isidore Edelstein et al; action to set aside conveyance; att'y, G J Giudici.

Nov. 30.

113th st, No 21 East.
Hughes av, s e cor 189th st, 100x87.6.
Belmont av, s w cor 189th st, 100x87.6.
Northern av, n w cor 181st st, 29x100.
Broad st, Nos 42 & 44.
Isidor Henry agt Engadine Co et al; action to set aside conveyance, &c; att'y, J Gordon.
61st st, No 125 East. Charles Anderson et al agt Helen M Phelps et al; action to foreclose mechanics lien; att'y, L Boehm.

Dec. 1.

Houston st, No 110. Henry Mandelsman agt Dellaripha G Richardson; specific performance; att'ys, H M & S Salomon.

27th st, No 113 West. Otto Wagner agt David A Bath et al; specific performance; att'y, R D Elder, Jr.

Dec. 2.

Fairmont pl, s e cor Marmion av, 100.10x103.3. Pasquale Trotta et al agt Fairmont Construction Co et al; action to foreclose mechanics lien; att'y, B J Kelly.

Tompkins st, w s, 75 n Broome st, 25x100.

Mangin st, e s, 150.4 n Broome st, 25x200.2. Walter D Starr et al agt Chandler D Starr et al; partition; att'y, W N O'Neil.

Henry st, No 320. Emma Keller agt Rose Gershowitz et al; action to impress trust; att'y, A M Pariser.

Dec. 3.

East Broadway, No 183.
14th st, s s, 125 w 6th av, 25x100.
Carmine st, n e cor Bedford st, 25x75.
Camilla Clark agt Camilla M Peters et al; amended partition; att'y, R S Ransom.
1st av, w s, 39.6 s 33d st, 19.9x70. Celine Shollins agt Chas A Wissmann et al; amended partition; att'ys, Earle & Russell.
4th av, No 125.
Catherine Slip, No 16.
147th st, No 535 West.
Georgiana H Salter agt Henry R Drowne et al; construe will, &c; att'y, W H Hamilton.

FORECLOSURE SUITS.

Nov. 27.

Pleasant av, w s, 380 s 216th st, 20x100. Mary A Sheldon agt Benjamin G Irving et al; att'ys, E R Eckley.

Av B, w s, 68.11 s 14th st, 43.2x95. Joseph Larcham agt Henrietta Cohen et al; amended; att'ys, Engel Bros.

Trinity av, No 828. Carl H Stecker et al agt Mary A Franklin et al; att'y, A P Wasener.

Bowery, Nos 334 & 336. Samuel Rauch agt Joseph Wieselthier et al; att'y, O Englander.

80th st, n s, 325 w Amsterdam av, 25x102.2. Archibald A McGlashan agt Eleanor P Gage et al; att'y, J G Deane.

118th st, Nos 335 & 337 East. Arthur Baur agt Michael Marrone et al; att'ys, Otterbourg, Steindler & Houston.

97th st, s s, 50 w Park av, 50x100.11. Corn Exchange Bank agt Nancy Krakower et al; att'ys, Bowers & Sands.

Park av, s w cor 97th st, 100.11x50. Corn Exchange Bank agt Philip Leizerkowitz et al; att'ys, Bowers & Sands.

56th st, No 240 West. Amy A C Montague agt Frederick J Kelly et al; amended; att'ys, Earle & Russell.

Nov. 29.

121st st, Nos 221 & 223 East. Emily Lotze et al agt Myron Ritter et al; att'y, R Dudensing, Jr.

73d st, n s, 98 e Av A, 37.6x102.2. American Mortgage Co agt Max Stern et al; amended; att'ys, Bowers & Sands.

125th st, No 257 East. Simon Herzig trustee agt Samuel Cohen et al; att'y, A G Meyer.

73d st, No 513 East. D Comyn Moran et al exrs agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.

Lots 383 & 384, map of Sec A, Vyse Estate, Bronx. Wm R Rose agt John E Poillon et al; att'ys, Rose & Putzel.

1st av, Nos 1025 & 1027; two actions. Albert Winternitz agt Samuel Rieger et al; att'y, A Wielar.

156th st, No 423 East. Jacob Wener agt Louis Heuer et al; att'y, S Sturtz.

Nov. 30.

Bathgate av, No 1648. Florence S Hoare agt Annie Cohen et al; att'y, D Mathewson.

126th st, n s, 280 w 2d av, 25x99.11. Sophie Muller agt Catharine Gerlich et al; att'y, H O'Dell.

142d st, No 221 West. Araham H Vogel agt Meyer Sachs et al; att'ys, Lese & Connolly.

137th st, n w cor Wadsworth av, 100x44.10. James O Clark et al agt Hugh King et al; att'y, H Swain.

West End av, No 195. Ida Murphy agt Emanuel Kapelsohn et al; att'y, M H Harris.

97th st, No 120 East. Henrietta Wissler agt Luigi Favata et al; att'y, B J Rubenstein.

29th st, No 235 East. Isaac S Heller agt Israel Augenblick et al; amended; att'ys, Kelley & Connolly.

123d st, Nos 409 & 411 East. Susan Van Praag agt Jacob Siegel et al; att'ys, Eisman, Levy, Corn & Lewine.

Park av, s w cor 109th st, runs w 17 x s 66.1 x s w 10 x s 4.9 x w 6.7 x s 10 x e 24.5 x n 80.10. Carrie L Jacobs agt Louis Meyer Realty Co et al; att'ys, Eisman, Levy, Corn & Lewine.

Dec. 1.

Findlay av, e s, adj lands of Wm H Morris, —x—, Bronx. Margaret L Zborowski extrx agt John Sachs et al; att'y, H L Morris.

3d st, Nos 387 & 389 East. Samuel Weil agt Joseph Liebenthal et al; att'y, M Sundheimer.

Lexington av, s w cor 102d st, 18x75. Chas A Flammer et al agt Robert Spero et al; amended; att'y, E F Flammer.

73d st, No 507 East. Lincoln Trust Co agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.

73d st, n s, 173 e Av A, 37.6x102.2. Lincoln Trust Co agt Ruben Rubenstein et al; amended; att'ys, Bowers & Sands.

56th st, No 235 East. Morris Weiss agt Louis Sroka et al; att'ys, Reiss & Reiss.

75th st, No 228 East. Wm H Reitemeier agt Samuel Silverman et al; att'y, A J Wolff.

67th st, n s, 80 w West End av, 20x100.5. Francis G Lloyd et al agt John F Cockerill et al; amended; att'ys, Merrill & Rogers.

28th st, s s, 102.6 e 7th av, runs s 73.7 x w .06 x s 25.2 x e 25.3 x n 25.2 x e 3.3 x n 73.7 x w 28 to beg. Chas H Young et al agt Wm S Cooper et al; att'y, A Ritchie.

Dec. 2.

Hoffman st, e s, 26 n 189th st, 37x118x37.3x 118.3. Eliza O'Kennedy agt Philip Cohen; att'y, J J K O'Kennedy.

Prospect av, No 1024. Augusta Liebertz agt Chas J Haberstroh et al; att'y, C M Beattie.

10th st, Nos 66 & 68 West. Two actions. German Savings Bank in the City of N Y agt George Nicholas et al; att'y, A H Mosle.

Prospect av, No 659. Ray Helborn agt Benjamin Kolb et al; att'y, H B Davis.

118th st, n s, 231 w 2d av, 29x100.10. Rose Nagel agt Julia Taggart et al; att'y, H H Glass.

Dec. 3.

Av D, s w cor 10th st, 100x105, Bronx. Frank Kunzig et al agt Edw A Schill et al; att'y, S J Stilwell.

3d st, No 58 East. Bernhard Mayer agt Philip Goldstein et al; att'y, I S Heller.

3d av, Nos 4001 & 4003. Nevelson Goldberg Realey Co agt Cornelia K Averill et al; att'y, E A Brown.

Anthony av, e s, 230 s Prospect pl, 30x92.6. Wolf Goldberg agt Resht Realty Co et al; att'ys, Sternberg, Jacobson & Pollock.

Creston av, e s, 176.4 s 183d st, 16.8x89.6. Insa R Meisel agt Mount Shannon Realty Co; att'ys, Meisel & Polles.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Nov. and Dec.

27 Adams, Rayne—C S Lowell $185.97
29 Adams, Jane—S C Master.....335.72
29 Abrams, Isaac et al—N Lehrhaupt et al. 290.50
29 Agolia, Chas J—Acker, Merrall & Condit Co 47.71
30 Abramson, David—J Hirschman 19.41
30 Abrecht, Carl A—J J Lamadrid.....83.40
30 Adams, Thomas A et al—Gansevoort Bank of City of N Y.....3,484.73
1 Aisenstein, Edward—W Friedlander....94.41
1 Altieri, Mary—E Davis 358.95
1 Antler, Sol—L Kilcoyne 53.80
2 Altieri, Mrs Mary—E Hunter.....25.12
2 Abrams, Lena et al—Henry Phipps Estates. 76.80
3 Anselim, Enrice et al—S Piana 168.87
3 Agid, Sam—P D Bagno 552.41
3 Abelson, Ike et al—D Gellis 92.48
3 Alexander, Henry P—L Becker.....25.75
3 Abrahams, William—W Hoff et al.....983.60
27 Bierson, Isidor et al—R Fertig.....217.65
27 Bernstein, Michael—L Keil 343.07
27 Bodkin, Charlotte—E V Harman & Co..123.56
27*Bretstein, Morris et al—R Fertig.....217.65
27 Berndt, Joseph, Jr—Souvenir Post Card Co. 35.17
27 Brenner, Leo—W Trost et al 96.54
27 Bartoli, Michele et al—L Oransky....808.28
27 Backco, Gustav J—A Liehr 732.58
27 Benedict, Julian—J L Post.....258.01
29 Baum, Henrietta—M Leshen 39.71
29 Barkau, Harry—I Cohen 202.22
29 Byrne, Matthew et al—E Davies.....229.17
29*Brown, Morris et al—M Rothenberg et al. 119.65
29 Brill, Joseph—J Anslander 116.76
29 Billington, Reno R—M Prineveau.costs, 132.32
29 Berkowitz, Pincus, gdn—Consolidated Gas Co of N Y.....costs, 263.03
29 Burke, James—Nassau Electric R R Co. .....costs, 112.70
29 Bailey, Abraham—Brooklyn Heights R R Co .....costs, 101.54
29 Boller, Frank—Central Consumers Wine & Liquor Co .....costs, 136.80
29 Benn, Louis F—Penn Brass & Bronze Works 300.61
29 Birmingham, John R—S Shanker.....52.05
29 Baker, Harold W—F M Mellert.....427.17
29 Barbalat, Joseph—A Socolof 95.85
29 Bartow, William—B Schwartzberg.....30.00
29 Bernhard, S Herman et al—Imperial Curtain Co 89.21
29 Becker, Wm A—A L Carter.....500.00
29 the same——the same 500.00
30 Byrne, Michael—C A Winter.....941.75
30 Bowen, Mary L—J P Bowen.....costs, 83.50
30*Beyerle, Jacob et al—Yates Smith Co..370.37
30 Bangs, Anson R—H F Chase.....31.07
30 Bleidner, Albert C—A Bruen et al....1,341.59
30 Bunnell, Frank S et al—N S Squires...320.92
30 Backes, Ida—H Dolan 67.17
30 Bobker, Harry et al—A S Rosenthal et al. 111.91
1 Bang, Wm F et al—A Silz.....173.12
1*Bernstein, Charles et al—D Strauss.....78.51
1 Biskinity, Constantine—Loeb & Schoenfeld Co 51.31
1 Brill, Joseph—I Rosenberg et al.....32.12
1 Ball, Frank E—Mercantile Finance Co.117.17
1 Beyer, Louis—S Eisenstein 53.88
1 Berner, Fred—F J Muller 76.45
1 Brau, David et al—I Plesser.....281.91
1*Braff, Morris et al—I Plesser 281.91
1 Borstleman, Wm L—A Thomson.....121.67
1 Bauckenholz, Samuel A—W P Mitchell.130.52
2 Buckley, David—J Fleischhauer et al....69.72
2 Breakstone, Morris—I Soemitz 59.41
2 Bangs, Mary or White—W S Howell...119.91
2 Bingham, Thomas—J Burk et al.....382.20
2 Bloch, Charles et al—A Altersohn....112.15
2 Bingham Thomas—J Burk et al.....331.08
2 Brooks, Pauline D et al—T J Kelley...739.86
2 Burg, Wm W—E Kaufman et al.....222.53
2 Berger, Carl—A Deckelmeier et al.....39.93
2 Bernhard, S Herman et al—I S Satten..40.37
2 Barkas, S Victor—Mark Cross Co.....61.56
2 Bernardo, Chas et al—P S Goodman..290.26
3 Becker, Louis—C Adler 292.50
3 Becher, Mary—A D Weil et al.....38.20
3 Berg, L Rodney—J H Everett 431.65
3 Bernard, Arnold P—F Rugge 59.41
3 Beldacco, Frances, Amelia & Lydia—E Walsh 289.71

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3 Bettels, Charles F S Williams 113.73
3 Brown, Wm W B Lowenstein 39.91
3 Beckelman, Harris -M Katz et al.....29.41
3 Bergman, Henry S Goldstein 136.91
3 Bowman, Wm F et al—W Shirden.....294.07
3 Barry, James, gdn—D Lenten..costs, 108.78
27 Cohen, Robert—N Y Hollow Ware Co.129.99
27 Cohen, Isaac et al -People, &c.....500.00
27 Cronenberger, George—German Savings Bank in the City of N Y.....1,306.54
27 Capodilupo, Mary—Church E Gates & Co. 375.70
29 Corulna, James—Metropolitan Electric Protective Co 74.41
29 Coen, Ralph M—J Evans.....338.32
30 Catterson, James—Kaplan, Kandra & Co. 99.41
30 Campbell, Stephen J et al—F G Seruya.. .....216.71
30 Carlile, James M—Charles F Mattlage & Sons 272.62
30 Collins, Roderick G Jr et al—Gansevoort Bank of City of N Y.....13,419.27
30 Clinton, Elizabeth S et al—Night & Day Bank 3,570.07
1 Camp, Chas F -Fullerton Case Co.....121.05
1 Clinchy, Thomas—E R Bishop et al...306.69
1*Carter, John A et al -E I du Pont Nemours Powder Co 1,505.98
2 Cohen, Reuben--B Frankenthaler et al.104.76
2 Capron, Sarah J—M Danvers.....24.08
2 Cahan, Matthew D—C Meltsner.....40.80
2 Conforti, Nicholas—C M Mapes.....199.22
3 Clayton, Elias P—H Hardenberg et al..121.05
3 Cassinelli, Lodovico et al -S Piano ...168.87
3 Clark, James F A et al—Lawyers Title Ins &Trust Co..... .....2,683.20
3 Cohn, Harris F A Siskin 51.85
3 Cohen, Samuel--I Lubowitz et al....325.91
3 Curry, Frank H—A N Frank et al..... .....costs, 154.62
27 Dorwin, Gustav S—H A Berger.....49.65
27 Douglass, Arenton J H Lehman.. ...219.31
27 Donohue, Loretta M, admtrx C Braaf.... .....costs, 102.95
27*Demo, Frank et al—L Pransky.....808.28
29 Dooley, James et al -E Davies.....229.17
29 Drapp, George -I Acker 112.56
29 Denny, Warren J -Interborough Building Co 95.19
29 Dill, Robert G—G A Fournier.....147.22
29 Donovan, Austin L—Mercantile Finance Co 67.40
29 Dietzel, William—D E Eberhard.....473.25
30 Dempsey, Ida G K—J D Killian.....563.05
30 Durant, Lawrence T—C G Gunthers Sons. 305.91
30 Doctor, Albert A—W E Hallem et al...509.91
30 Doyle, James A—V Neustadtl.....53.66
30 D'Iorio, Michael—D Levine 17.72
30 Dempsey, Wm J—C B Page.....662.81
30 Doktor, Benjamin—D S Weissberger et al. 205.91
30 DeBrackeleer, Edmond—L Ardin.....119.91
1 Du Mahaut, Adolph—C Minnera et al...32.27
1 Dudley, Arthur E—C Johnson.....195.06
1 De Groat, Geo E & Hannah N P W Engs & Sons 800.76
1 Dalgleish, Robert -F J Muller.....44.64
1 Denes, Francis C—J Brinko.....328.85
2 Dykes, Wm H -F McLean 172.97
2*Davison, Mayme et al Henry Phipps Estates 76.80
2 De Soria, Chas F et al—W H Bumpus..112.17
2 Du Mahout, Adolph N—Kathryn Myers & Co 43.65
2 Dreyer, Charles—J C Gavigan.....2,657.40
2 Dodge, Anna E N Ireland.....293.38
2 Davidson, Samuel P Diamond 414.96
3 Diehl, John B—Robert C Martin & Son Co. 174.50
3 Dillman, Louis C et al—W H Lucas...456.53
3 Donaldson, Patrick—P B Sweeney.....79.75
3 Donnelly, Francis J—H L Ketcham...583.99
29 Ellis, Samuel et al—H Hurewitz.....371.65
29 Evans, John D—Great Eastern Clay Co.198.09
29 Ely, Harry A—M S Harris et al.....529.41
29 Efros, David—I W Moskowitz 41.70
29 Ershowsky, Samuel & Barnet—S Karasov. 200.00
30 Ehrlich, Max—Mercedes Repair Co.....279.34
30 Elswit, Solomon—G A Gortikov.....90.41
30 Einberger, John et al—P A Geis.....682.45
30 Eickhoff, Chas E—F E Gillies et al.....27.41
1 Eisenstein, Peter—E A Schmidt.....241.71
1 Evers, Frederick W et al—A Silz.....173.12
1 Elkan, Herman—Knickerbocker Trust Co.. .....341.69
1 Everett, Nannie B—George C Flint Co.1,344.83
2 Emmerich, Otto—Clover Leaf Wine Co..67.47
2 Engel, Jacob et al—Lorimer Baking Co.52.47
2 Evans, Louis—I Workman et al.....178.91
2 Ellerbe, James E—R H Rountree et al.684.50
2 Ehrenreich, Moritz & Max—S Katz....115.90
2 Emrich, Joseph—I Ditchess 49.56
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30 Whited, Wm J et al—H F Bindseil et al. 236.00
30*Weil, Carl et al—W H Pflum 328.88
30 Wersansky, Rahlah—Johnson & Johnson. 131.61
30 Walton, Arthur R—J S Gaines.....20.67
30 Weislow, Emanuel—S Deutsch 175.38
30 Wiggins, Edw D—Curtiss-Blaisdell Co.142.11
30 Wilson, Mary A—James McCreery & Co.. .....52.82
1*Wright, John et al—Casualty Co of America 144.72
1 Wegner, Emalia—A Toth 50.11
1 Woodard, Herbert M—Chapin National Bank 775.76
1 Weintraub, Morris* & Rubin—S Klansner et al 337.15
1 Wisen, Sam—K Holoschutz 124.51
1 Woodruff, Chas D—M W Richardson...418.04
1 Whitridge, Frederick M rec'r—G Haber.... .....costs, 87.50
2 Woodworth, Frank H—L Blash et al..680.28
2 Wickham, Thomas—M Robinson.....33.61
2 White, Mary or Bangs—W S Howell...119.91
2 Wood, Ernest F—S F Rawson.....122.11
2 Weidenfeld, Jennie—M Weidenfeld et al.. .....costs, 27.65
3 Wagner, Frederick—J H Claffy.....64.31
3 Ward, Reginald H et al—L A Ricago et al 2,683.20
3 Weinberg, Morris—B F Bramson.....54.59
3 Warshavsky, George—Singer Sewing Machine Co 125.41
3 Weiss, Annie—I Brown et al.....113.91
3 Waldorf, Samuel—D Vogel 20.81
3 Weinig, Anthony J—W S Howell et al..44.65
3 Wald, Morris—Empire State Surety Co.14.40
3 Yavitz, Hyman—C B Jones et al.....117.48
29 Zalkin, Chas & Morris—N Y Telephone Co. 25.14
29 Zicarella, Louise—John Wanamaker N Y. 27.82
2 Zimmerman, Philip—C Meltsner 135.82
3 Zimbardi, Salvatore—J Landheer..costs, 32.72

CORPORATIONS.

27 A H Mattox Realty Co—N Y Telephone Co. 28.05
27 W S Kilmer Co——the same.....30.99
27 Juliette Co——the same 42.61
27 Humanatone Introducing Novelty Co—American Colortype Co.....144.51
27 City of N Y—E Phillips.....500.00
29 Metropolitan Mercantile Realty Co—A S Townsend 1,909.16
29 United Surety Co—P Binvegna.....109.15
29 United States Surety Co—D Musco.....134.75
29 Mobile & Ohio R R Co—A G Hyde & Sons. 1,842.58
29 Rosoff Contracting Co—E D Depew et al. 162.22
29 M Nusbaum Iron Works—Berger Mfg Co. 294.67
29 Eddie Leonards Minstrels—W Murray et al. 115.17
29 Charles E McShane & Co—H Gross et al. 90.17
29 Rohman Plumbing Co—M Malbin.....215.06
29 Auto Renting Co—Republic Rubber Co.320.27
29 Horsfall Construction Co—Prince Iron Works 353.42
29 Empire State Cold Storage Co—Garlock Packing Co 15.31
29 Jacob Mark Sons—Empire Foundry Co.350.68
29 Board of Education of the City of N Y—S E Eldridge 1,228.41
29 Eldean Realty Construction Co—F P Fox et al 334.91
29 Trio Underware Co——the same.....267.50
29 Bay Counties Investing Co—J P Duffy Co. 215.41
29 Columbia Circle Hotel Co—L Frank et al. 120.04
30 Jacob Marks Sons—Pfeifer Bros.....166.51
30 Washington Park Improvement Co—S Solotoroff 326.60
30 Feinstein Realty Co—Adolf Weiss & Co.249.81
30 City of N Y—R Grossman.....350.00
30 Bassford Realty Co et al—P A Geis....682.45
30 A Shatzkin & Sons—Record & Guide Co. 92.15
30 Direct Constructing Co—James & Abbotts Co 94.64
30 Fort Comfort Inn & Realty Co et al—T M McCarthy et al 187.83
30 Toback Lock Co—R Offner.....599.35

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30 Corporate Realty Ass'n -C Coonley.22,318.91
1 Adams Repair Co—Peter A Frasse & Co. 829.71
1 N Y City Ry Co—C Clark.....costs, 157.67
1 F F Fritts Co -C F Boell.....264.22
1 Mechanics & Traders Realty Co—S Grossman 5,587.36
1 Imperial Coal & Coke Co—N Y Telephone Co 168.07
1 N Y City Ry Co—B Urales.....500.00
1 White Sewing Machine Co—J Fiesel..7,301.50
1 N Y City Ry Co—D Ureles.....500.00
1 Fisher Textile Co—A Nathan et al..... .....costs, 153.52
1 Hornich-Hirsch Button Co—W J Carlin.63.80
2 American Monolith Co et al—Niles-Bement Pond Co 294.32
2 the same—the same 297.21
2 American Sand & Gravel Co—E Ebert.171.44
2 Albert Gas Fixture Co—P Simpson.....41.86
2 United Photo Co C G Willoughby.....170.11
2 Morrison Shirt Waist Co—N Mindlin...67.46
2 William R Lowe Co et al—Flynn Plumbing & Heating Co 270.12
2 Wallington Fruit Co, Inc—W W Douglass. 2,188.72
2 Woodruff Co—E H Fleming.....663.28
2 Thomas B Bowne & Son Co—Atlantic Coast Lumber Corp 4,865.33
2 American Sand & Gravel Co—W R Robinson 365.74
2 Majestic Sight Seeing Co—Firestone Tire & Rubber Co 555.44
2 Hayes Machine Co, Inc, et al—Corn Exchange Bank 839.38
3 Crescent Marine Engineering Co—National Brass & Copper Tube Co.....65.33
3 Gallo-Pittelli Construction Co—M Ricciardi. 68.72
3 German Union Fire Ins Co of Baltimore—H Feuerstein 773.02
3 Casilda Plantation Co—H H Arthur et al. 95.41
3 New York Electrical Workers Union S Davis .....costs, 234.05
3 Horsfall Construction Co—White Van Glahn Co.....587.94
3 Interborough Construction Co et al -W Shirden 294.07
3 John Newton Porter Co—E H Leng....391.83
3 Improved Benevolent & Protective Order of Elks of the World—E R Hayne et al. 145.16
3 Rockaway Automobile Co—H H Gibbs.564.03
3 Continental Printing & Playing Card Co—A Harder et al.....1,371 23
3 Perfection Electric Mfg & Supply Co—J Gallagher et al 195.60

SATISFIED JUDGMENTS.

Nov. 27, 29, 30, Dec. 1, 2 and 3.

Alfieri, Gaetano—A A Kantor. 1909.....114.49
Abingdon, Wm L—W Tremblett. 1909.....77.37
Anderson, Alexander -Bagge & Sullivan Iron Works. 1905 .....32.81
Alland, Leon & Maurice—G Handel et al. 1909. .....3,654.22
[1]Adler, Carl—L Becker. 1909 .....292 00
Brady, Joseph L—Mercantile Finance Co. 1909. .....49.00
Bauer, Julius C—J H Redding et al. 1909.157.42
[1]Blich, Calel et al—People, &c. 1909....$500.00
Bissing, Harry—W F Irish Electric Co. 1909. .....112.50
Brown, Chas A et al—Fox Bros & Co. 1906. .....290.97
Same——same. 1906 .....796.10
Burlando, Adelaide—E C Williams. 1909...64.67
Brennan, Peter J & James F—H Stonebridge. 1909 .....525.02
Barrymore, John—M Grau 1909 .....249.66
Buttrick, Geo H L Bradley. 1908.....205.40
Brown, Chas A et al—Fox Bros & Co. 1908. .....122.45
Byron, Geo J—G J Byron. 1909.....935.70
Same——Est of Jane N Byron. 1909.....817.50
Same——same. 1908 .....122.45
Same——same. 1908 .....122.45
Same——same. 1907 .....117.25
Same——same. 1907 .....117.25
Same——same. 1907 .....117.82
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Same——same. 1907 .....119.40
Same——same. 1907 .....119.40
Same——same. 1907 .....120.91
Same——same. 1907 .....120.91
Colton, Chas G -J B Coggin. 1909.....190.62
Corcoran, Joseph H—S Abeloff. 1908.....26.41
Cofford, Mary B—S L & S Frank Horse Co. 1909 .....455 01
Cohen, Max—L Kronfeld. 1909.....90.01
Connor, John -Burns Bros. 1908.....416.06
Cassiitt, Julius et al—A Saltz et al. 1909.137.15
Cooper, Wm H et al—Press Pub Co. 1909.65.16
Coroy, Geo A—H H Lyman. 1908.....250.00
Catts, Robert -H N Wessel. 1909.....66.41
Cumisky, Owen -City of N Y. 1908.....100.29
Crawford, James C—H Krollteiffer. 1907..108.00
Same——same. 1909 .....117.37
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Compagnie Generale Transatlantique—Louis Rousseau & Co. 1909.....110.72
Collado, Emilio G et al—A F Fitzgerald et al. 1909 .....297.95
[1]Damon, Ellen et al—People, &c. 1907...1,000.00
Danson, Meyer—Metropolitan St Ry Co. 1901. .....108.62
De Jong, Jacob—City of N Y. 1908.....53.76
Dahlberg, Melvin H—I M Maskoff. 1909..39.76
Same——D J Levett. 1909.....292.73
Same——General Automobile Supply Co. 1909. .....100.06
Same——Union Bank of Brooklyn. 1909.1,519.43
Same——A H Merritt. 1906 .....47.71
Same —J Blauner. 1907 .....216.88
Same——S L Pakas. 1909 .....247.41
Dalberg, Malvin H—A R Naething. 1909..258.43
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East Side House—A N Chambers. 1909..589.24
Fischer, Edward—A Plant et al. 1909.....226.94
Feist, Louis—M Wolf. 1909.....29.56
Foss, Archibald C—G Kipp. 1909.....81.50
Greenberg, Isaac—G B Hewlett. 1896.....49.87
[4]Goutnik, Edw J—O Goldberg. 1909.....83.99
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[1]Goldberg, Philip—City of N Y. 1909.....262.12
[1]Gillies, Frank E & Wm F—C E Eickoff. 1909. .....27.41
[1]Holdstein, Leo—City of N Y. 1909.....59.72
Heiland, Nathan D et al—M Seidner. 1909.606.26
Hodge, Chas J—D W Scanlan. 1909.....5,734.62
Hookey, Wm T—City of N Y. 1907.....264.91
Harlem, Louis J—J E Bates et al. 1909..214.41
Houston, Alexander J et al—J Leiter. 1909.191.32
Same——J H Hoadley et al. 1905.....1,139.05
Hayman, Morris H—J Buttauer. 1909.....534.65
Henderson, Varnum S—H L Redfield. 1905.99.67
Hoes, Wm M—C Blumert. 1909.....432.50
Heck, Charles—J H Light. 1908.....336.05
Hickok, Geraldine H—E M Bunting et al. 1903. .....1,293.60
Helfstein, Max—N Y Telephone Co. 1905..31.74
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[3]Jerome, Nathan S—N Y Telephone Co. 1909. .....44.04
[1]Johnson, Louis et al—People, &c. 1907.1,000.00
[6]Jacobs, Harry et al—People, &c. 1909...500.00
Jones, Edward—J Shandley et al. 1909....12.65
Kellogg, David M et al—E Lissberger. 1909. .....4,671.72
Kahan, Charles et al—L D Cohen et al. 1909. .....214.41
Levin, Hyman J—A Grushkin. 1909.....155.96
Ladd, Edw H Jr et al—E Reeve. 1908.7,257.92
Levy, Morris & Frederika—J H Gross. 1906. .....124.41
[1]Lasker, Emanuel—Perkins & Goodwin & Co. 1908 .....100.66
[1]Lee, Ronald C—S McKee. 1909.....12.41
Lyons, Emma—E A Chapman. 1909.....526.62
Lozier, Eva D—Phipps Munds Realty Co. 1909. .....232.65
Lyons, James, Inc—Collins Bag Co. 1905..34.41
Levine, Max S et al—C S Meyerson. 1909..402.06
[1]Miller, Adolph—City of N Y. 1909.....60.17
Miller, John D—E I Du Pont de Nemours Powder Co. 1909 .....248.43
Same——Dobbie Foundry & Machine Co. 1907. .....184.68
[1]McCann, Christian & Kate—C W Rock. 1909. .....298.49
Miller, John D et al—Fox Bros & Co. 1906. .....290.97
Same —same. 1906 .....796.10
Mengis, Morris C—J E Chandler. 1909.....89.57
Miller, John D—J C Martin. 1906.....229.65
Same——Waterbury Co. 1906.....174.75
Meenan, Patrick—N Y Telephone Co. 1908.37.47
[1]Melzer, Rubin et al—People, &c. 1909...500.00
Meskin, Abraham et al—A Saltz et al. 1909. .....137.15
Mondschein, Levi—R Grossman. 1906....608.27
Miller, John D et al—Fox Bros & Co. 1908. .....122.45
Same——same. 1908 .....122.45
Same——same. 1908 .....122.45
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Same——same. 1907 .....117.25
Same——same. 1907 .....117.82
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Same——same. 1907 .....119.40
Same——same. 1907 .....119.40
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Mehrtens, Herman & Henry—R Rosenbohn. 1909 .....802.81
McCarthy, James—Central Union Gas Co. 1909. .....102.57
Mardeorsian, Kaorg—S L Bruck et al. 1909. .....41.01
McKee, Samuel—H Lee. 1909 .....49.41
Miller, John D—Alsens American Portland Cement Works. 1905 .....343.30
Maher, Thomas A—B L Peck. 1908....14,282.49
Newell, Chas A—C S Barrows. 1909.....194.19
Noonan, John & Thomas—F N Du Bois. 1909. .....737.90
Nooney, Robert B et al—G Williams. 1903.693.70
Otio, Virginia—T Cully et al. 1905.....372.21
Odell, Edw V et al—Press Pub Co. 1909...65.16
Plumacher, Chas F et al—J Poppe. 1909....2972
[1]Paradise, Teresa—R G Wilson. 1907.....214.65
Phillips, Theresa K—M Di Menna. 1909..119.72
Pierce, James F et al—G Williams. 1903..693.70
Pfister, John—City of N Y. 1908.....40.78
Putney, Geo F—City of N Y. 1909.....153.92
Pernas, Francis et al—A F Fitzgerald et al. 1909 .....207.93
Quandt, Paul—Iron Clad Mfg Co. 1909..1,331.72
Quinby, Frank H—A Broenier. 1909 .....1,158.72
Rose, Albert A—B Sonnenschein et al. 1909. .....90.72
Same——same. 1908 .....70.32
Rubenstein, Jacob et al—M Seidner. 1909.606.26
Rosenberg, Aaron—J Finkelstein. 1907....345.12
Reeves, Alfred—P Greenwald. 1909.....160.00
Reeve, Edward et al—E Reeve. 1908...7,257.92
Rosene, John et al—New Netherland Bank of N Y. 1908.....7,651.84
Robbins, Frederick et al—Press Pub Co. 1909. .....65.16
Rehbock, August—L Macousey. 1909.....297.82
Richey, Albert S & Samuel—Lancaster County National Bank. 1896 .....2,594.19
Reilly, Joseph F—Westchester Hard Wood Co. 1909 .....27.87
[1]Rubinger, Charles—City of N Y. 1909...59.72
Rinder, Hermann—R Marder. 1908 .....132.94
Rosenthal, Morris—A Kalmanowitz. 1909...56.38
Rosenzweig, Victor—H Siegel. 1909....1,350.96
Rabinowitz, Morris I & Rachel—I Isler. 1909. .....73.54
Silverman, Julius—W F Clemmons. 1909...70.27
Salzberg, Morris—City of N Y. 1908.....37.53
Sofia, Pasquale—E W Bloomingdale. 1907..76.43
Schnurmacher, Markus—Swain, Nelson & Co. Inc. 1909 .....1,109.06
Scheinman, Meyer S—J A Place. 1909....72.72
Sellhast, Paul—City of N Y. 1909.....33.02
Smith, Terry—C Roedler. 1909.....408.91
[3]Saitta, Philip W—J E Coles. 1909.....893.44
Sigler, Arthur H et al—Bronx National Bank. 1909 .....265.97
Seeley, Frank J et al—M Lewine. 1909....152.25
Sullivan, Christopher D et al—C S Meyerson. 1909 .....402.06
Smith, Edw F—Mercantile Finance Co. 1909. .....27.95
[1]Schwarz, Max—City of N Y. 1909.....264.65
[6]Sleigh, Arthur H—L B W Ladew. 1909.9,193.38
Topol, Nathan—J Newmark. 1909.....265.74
Tull, Edw E—J D Williams. 1909.....68.94
[6]Treibitz, Ray et al—People, &c. 1909....500.00
Thornton, Amasa—H Hutcheson. 1900...323.22
Same——J Liebling. 1907 .....59.41
Same——W C Daniels et al. 1897.....110.08
Same——S William et al. 1897.....45.58
Same——J G Willson. 1900.....20,664.68
Same——Seaboard National Bank. 1893...136.54
Same——M J Murray. 1895 .....360.79
Same——F E Barnes. 1895 .....20.65
Same——G S Bixby. 1894 .....149.27
Same——F Sauer. 1896 .....416.98
Same——E L Keyes. 1896 .....42.77
Same——N Y History Co. 1898.....30.75
Same——J J McCabe. 1899.....39.97
Same——J S Hill et al. 1899.....130.35
Same——P Knauth et al. 1899.....91.18
Same——A Raymond et al. 1899.....173.08
Same——Edison Electric Illuminating Co. 1900. .....36.93
Thornton, Amasa P—E T Bell et al. 1900.2,630.00
Thornton, Amasa et al—G Williams. 1903.693.70
Tower, Walter B et al—M Lewine. 1909.152.25
Traver, Catherine M—G M Hallam. 1909.12.65
[1]Toch, Max B—Toch Tile Co. 1909.....272.82

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Same——same. 1907 .....116.52
Burghard, Frederick et al—J Poppe. 1909...29.72
Vogel, Leo, Aron & Marcus—A Seelig. 1902. ....181.78
Weinstock, Barnet—M Breitman. 1909...484.03
Wiesinger, Gustave—H C Bech. 1909.....50.00
Wade, Richard J—City of N Y. 1909.....79.99
Winter, Edw D—City of N Y. 1909.....40.23
Wood, Willis D et al—E Reeve. 1908...7,257.92
Wittstein, Morris—H Zulich et al. 1909...16.11
Woodhouse, Claiborne C Jr—Provident Chemical Works. 1909 ....586.14
Wineburgh, Jesse—A R Friedlander. 1909.723.35

CORPORATIONS.

North American Mortgage Co—I Greenbaum. 1909 ....114.27
Brooklyn, Queens County & S R R Co—B Rudolph. 1909 .....962.94
Gem Consolidated Mining Co—L B Fordan. 1909 ....987.07
McKinley Storage & Van Co—S J Bloomingdale et al. 1908 .....172.98
Alaska Mercantile Co et al—New Netherland Bank of N Y. 1908.....7,651.84
McArthur Bros Co—C J Osborn. 1909....349.84
Stillman, Appellate Printing Co—City of N Y. 1909 ....72.70
J C Lyons Building & Operating Co—N Knoller. 1909 .....879.19
N Y Contracting Co—C McAuliffe. 1909..634.88
Alphonse, Custodis Chimney Construction Co—E Batty. 1909 .....452.52
Hageman Construction Co et al—Bronx National Bank. 1909 .....265.97
Haverstraw Trap Rock Co et al—Fox Bros & Co. 1908 .....122.45
Same——same. 1908 .....122.45
Same——same. 1908 .....122.45
Same——same. 1907 .....117.25
Same——same. 1907 .....117.25
Same——same. 1907 .....117.82
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Same——same. 1907 .....119.40
Same——same. 1907 .....119.40
Same——same. 1907 .....120.91
Same——same. 1907 .....210.91
Same——same. 1907 .....116.52
McCarthy, James—Central Union Gas Co. 1909 ....102.57
Jacob Mar Sons, Inc—Brooklyn Vault Light Co. 1909 .....474.03
Pain Mfg Co—Nordlinger Charlton Fireworks Co. 1909 .....490.09
Polstein Realty & Construction Co—N Y Telephone Co. 1909 .....182.07
[1]Keats Co—City of N Y. 1909.....519.41
North Side Cornice & Roofing Co—Glokner & Blue Co. 1909 ....500.24
Sheffield, Farms Slawson Decker Co—D Braun. 1909 ....139.57
North River Electric Light, Heat & Power Co et al—E Murray. 1909.....1,124.00
N Y Gas, Electric Light, Heat & Power Co et al—E E Murray. 1909 .....2,125.00

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Nov. 27.

221—Riverside Drive, No 547. Samuel Miller agt Hague Realty Co.....$1,224.00
222—Ludlow st, No 55. David Schirmer agt Elizabeth A Vail, extrx and Annette and Robert Vail and McDermott & Hanigan.130.00
223—Valentine av, w s, 150.4 n 180th st, 50x 104. Samuel Merksamer agt Geo E Schmid and Paul Freytag 350.00
224—Truxton st, s w cor Longwood av, 30x100. Edward A Salch agt Truxton Realty Co..42.00

Nov. 29.

225—69th st, No 225 West. Paul B Goldhammer agt Silverman-Jones Construction Co. $153.65
226—Audubon av, s e cor 176th st, 100x100. Luigi Naccarato agt Munden Construction Co 1,180.00
227—47th st, No 250 West. Harry Eckshtat agt Abraham Korn, Joseph Finger and Max Barth 300.00
228—Longwood av, s w cor Truxton st, 30x100. A Mark agt Truxton Realty Co.....105.00
229—10th st, No 349 East. Antonio Czainsky agt Jacob Kovner and Jacob Karlandchik. 50.00
230—Longwood av, n s, 45 w Tiffany st, 25x 60. A Mark agt Sophie Gorsch.....100.00
231—Satisfied.
232—St Paul's pl, n w cor Crotona pl, 51.2x 100. Vincent Valentine Co agt St Paul Construction Co 1,425.00

Nov. 30.

233—44th st, No 307 East. Nathan Garber agt Teobaldo Tontonico & Salvatore and Roderick McDermott 557.00
234—Heath av, w s, 240 n Boston av, 25x92. Frank Habeck agt Michael Mahoney and Charles Petersen (renewal).....590.00
235—Columbus av, w s, whole front between 109th and 110th sts, 172x150. Fredenberg & Lounsbury agt Cathedral Realty Co..591.72
236—2d av, No 329. Stern & Co agt John Smith and A Lendhart.....45.00
237—St Paul's pl, n w cor Crotona pl, 51.2x 84.10. Jacob Efron agt St Paul Construction Co, Goodman & Co and Morris Kraus. 1,500.00
238—11th st, No 222 East. Lorenzo Building Co agt Richard Harris, John R Hayward and Jane Harris 140.00
239—Creston av, No 2785. Pasquale Castaldo agt John J and Margaret Quinn and Robert A Trainor 187.00
240—Valentine av, e s, 114.10 s 199th st, 100x 98. Jose Salzano agt Stephen McBride and Antonio Papantonio 15.00
241—Same property. Vincenzo Salzano agt same 26.56
242—Same property. Antonio Salzano agt same 20.32
243—136th st, No 501 East.....
137th st, No 500 East.....
Brook av, Nos 197 to 207.....
Joseph Lipman et al agt Brook Construction Co 589.00
244—Broadway, w s, 210 n 122d st, 80x100. Arthur Whittaker agt Mitow Realty Co..653.21
245—St Paul's pl, s w cor Brook av, 80.2x36.9. Ernest Cicoclose agt Emoh Realty Co...232.00

Dec. 1.

1—110th st, n s, 200 e Amsterdam av, 100x70. Givoni Sommommetti agt Cathedral St Johns the Divine, F T Nesbitt & Co, Inc, and Paladino & McCahill 31.50
2—Same property. Nicola Lamorta agt same. 83.75
3—Same property. Nunzio Squilante agt same. 92.40
4—Same property. Frank A Paladino agt same. 377.00

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5—144th st, No 520 West. Robert Griffin Co agt Young Realty & Construction Co....815.63
6—63d st, No 28 West. Enos Co agt Paul de B Leighton 382.95
7—10th st, No 349 East. Wm A Thomas Co agt Jacob Kovner and Jacob Kurlandchick. 172.50
8—Madison av, n e cor 66th st, 100.5x100. Treacy & Stewart agt Parkview Co (renewal) 2,111.95
9—St Paul's pl, s w cor Brook av, 80.2x36.9. Morris Marks agt Emoh Realty Co and William Matthews 55.00
10—Madison st, No 85. Roof Maintenance Co agt Samuel Tarshi and Paul Brillo (renewal) 75.00
11—110th st, n s, 200 e Amsterdam av, 100x70. Squillante & Santry agt Cathedral St Johns the Divine, F T Nesbitt & Co, Inc, and Paladino & McCahill 94.25
12—44th st, No 307 East. Max Siegel agt Teobaldo Teutonico and Salvatore Di Caprio.. .....200.00
13—Katonah av, n w cor 237th st, 75x85. Ruggero Stanchina agt Hibbert C Simmons (renewal) 145.00

Dec. 2.

14—5th av, Nos 114 and 116. Rudolph Voras et al agt Jacob Ruppert and W C Sweetser Co.....843.00
15—Delancey st, No 152. Brooklyn Vault Light Co agt Morris Schreiber and L Aronowitz. 85.00
16—Washington av, w s, 75 s 169th st, 25x90. John Marx Construction Co agt Ettie Rothenberg and Lena Segal and John Rothenberg and Henry Segal 503.95
17—Edgecombe av, s w cor 150th st, 100x100. Kenney Mfg Co agt Emanuel Doctor and Joseph Bloch, Inc 1,757.50
18—Fairmont pl, s e cor Marmion av, 100.10x96.2. Pasquale Trotta et al agt Fairmont Construction Co 3,650.00
19—Houston st, No 121 West. Ferdinardo Iommelli et al agt Raffale Tassi and Guiseppe Tassi 1,030.00
20—Cromwell av, Nos 143 to 148. Frank Budetta agt John Doe and John Blair.....75.00
21—48th st, No 11 East. Herman A B Tinke agt Mary B Seaton and Amsterdam Leasing Co and Alfred Christianson.....299.86

Dec. 3.

22—St Paul's pl, s w cor Brook av, 36.9x80.2. United Metal-covered Door & Sash Co agt Emoh Realty Co..... .....72.00
23—Broadway, Nos 3099 to 3103. Abraham Goldberg agt John M Griffin and Mitow Realty Co..... .....300.00
24—Hoffman st, w s, 200 n 187th st, 50x97. Colwell Lead Co agt Bianchette Construction Co and Jarossi & Dacunmto 1,250.00
25—Av B, Nos 2 & 4. Rahtz & Schnitzer agt Samuel Kamlet & Hurwitz & Finkelstein Iron Works 85.00
26—22d st, Nos 147 and 149 West. Same agt Max Solomon and Hurwitz & Finkelstein Iron Works 85.00
27—Stanton st, No 178. Leib Zimmerman et al agt Mania Neustedter, Max Schimkevitz and Samuel Roseman, lessees 850.00
28—Irvine st, Nos 881 & 883. Manhattan Stair Building Co agt Anna Peace & James A Driscoll & Anna M Pacher 75.00
29—Tiebout av, w s, 198 s 184th st, 25x100. Tiebout av, w s, 248 s 184th st, 25x100. Isidor L Cohen agt Dominick S Voorhees & L A Soule (renewal) 1,283.35
30—Delancey st, No 220. Samuel Rosenberg agt Nettie Goldschlager & Wolf Limmer.270.00
30—Amsterdam av, n w cor 110th st, 95.11x125. Noonan & Price Co agt Yorktown Realty Co & Draddy & Co.....199.15
31—178th st, s s, 80 w Daly av, 80.6x81.5. Colwell Lead Co agt D H Spring Realty Co & John V McEvily 757.89

BUILDING LOAN CONTRACTS.

Nov. 27.

Home st, s s, 100 e Tinton av, 31.10x115. City Mortgage Co loans Thomas D Malcolm Construction Co to erect a 5-sty apartment; 13 payments 25,000
Park av, s w cor 174th st, 116.6x121.2. Same loans 173d Street Park Co to erect three 5-sty apartments; 9 payments.....56,000
Riverside drive, s e cor 145th st, 100x120. State Realty & Mortgage Co loans Dacorn Realty Co to erect a 10-sty apartment; 16 payments 200,000

Nov. 29.

Kinsella st, s s, 175 e Matthews av, 25x100. George Hauser loans Rachel Bailey to erect a 2-sty dwelling; — payments.....4,000
Intervale av, e s, intersec w s Wilkins av, runs s 311 x e 180.6 x n w 352.6 to beg. Robert McGill loans David Herman to erect five 5-sty apartments; 10 payments....147,500
7th av, w s, 50.5 s 55th st, 75x100. Metropolitan Life Ins Co loans Rockford Realty Co to erect a 12-sty apartment; 9 payments... 400,000
Glover st, e s, 203.11 n Westchester av, 25x130. Carrie E B Tripp & Stephen G Guernsey exrs loan Steinmetz Construction Co to erect —sty building; 3 payments.....5,000

Nov. 30.

Simpson st, e s, 201.10 n Westchester av, 40x100. Charles Riley loans Simpson Construction Co to erect a 5-sty apartment; 12 payments 22,300
Simpson st, e s, 241.10 n Westchester av, 40 x100. Same loans same to erect a 5-sty apartment; 12 payments.....22,300
Maple st, e s, 125 n 214th st, 25x100. Catharine C Hill loans Inciano Minutillo to erect a —sty building.. — payments.....7,500
Tinton av, e s, 151.7 n Westchester av, 75x95xirreg. Prospect Investing Co loans Roth Construction Co to erect two 5-sty apartments; 10 payments 43,000
Pelham av, n s, 50.11 w Hughes av, 76.5x100. North American Mortgage Co loans Leodi Construction Co to erect two 5-sty apartments; 14 payments.....40,000

Dec. 1.

100th st, s s, 200 w West End av, 80x100.11. N Y Mortgage & Security Co loans W Axelrod Realty Co to erect a —sty building; — payments 86,000
100th st, s s, 280 w West End av, 70x100.11. Same loans West Side Construction Co to erect a —sty building; — payments.....79,000
Kingsbridge road, intersec s w s Aqueduct av, runs e, s e & s 55.8 x s 696.6 x w 283.6 to Tee Taw av, x n & n e 717.10 x e 226.6 to beg. Title Guarantee & Trust Co loans Hebrew Infant Asylum of the City of N Y to erect a —sty asylum; — payments....125,000

Dec. 2.

19th st, Nos 340 & 342 West. Abraham Brown loans Joseph Harbater & Solomon Silk to erect a 6-sty tenement; 7 payments....25,000
20th st, Nos 40 to 46 West. State Realty & Mortgage Co loans Fabian Construction Co to erect a 12-sty apartment; — payments.. 165,000
Webster av, n w cor 180th st, 28x80. James G Wentz loans Charles Bjorkegren, Inc, to erect a 5-sty apartment; 8 payments....19,000

Dec. 3.

25th st, Nos 137 & 139 West. Milton E Oppenheimer & Ida M Murphy loan Theodore Starrett Co to erect a 12-sty store and lofts; 10 payments 125,000
Audubon av, e s, 259.10 n 175th st, 99.11x100. Metropolitan Trust Co loans Granite Construction Co to erect a 6-sty apartment; 11 payments 120,000
Webster av, e s, 234.11 n 168th st, 42x180 to Brook av. Manhattan Mortgage Co loans Cohen & Eckman Corp to erect two 5-sty tenements; 13 payments 60,000
Stebbins av, e s, 278.8 n Westchester av, 75x80. Enoch C Bell loans Cogswell-Taylor Improvement Co to erect two 4-sty tenements; 11 payments 22,000
Davidson av, s e cor 181st st, 87.10x124.7. North American Mortgage Co loans Bothkirch Building Co to erect a 5-sty apartment; — payments 25,000
Eastburn av, n e cor 174th st, 38.4x95. Same loans Irving Construction Co to erect a 4-sty apartment; 14 payments 22,000
Vyse av, n e cor Freeman st, 75x100. Title Guarantee & Trust Co loans Jorgensen Realty & Construction Co to erect two 5-sty apartments; 8 payments 55,000
25th st, s s, 173.6 e 7th av, 55.6x98.9. Title Ins Co of N Y loans Twenty-fifth St Construction Co to erect — sty building; 13 payments 180,000

SATISFIED MECHANICS' LIENS.

Nov. 20.

Forest av, n w cor 158th st. Feluce Angelar agt William F Rohrig Co et al. (Oct 25, 1909) 180.00
[2]Lexington av, w s, whole front between 130th and 131st sts. Theo F Hahn agt Isaac Sakolski et al. (Oct 6, 1909) 365.00
[2]Same property. Friedman Slate Works agt same. (Oct 19, 1909) 300.00
[2]Same property. Luigi Garbino agt same. (Oct 6, 1909) 400.00
[2]Same property. Harlem Mirror & Glass Co. agt same. (Sept 16, 1909) 150.00
[2]Same property. Vincent Valentine Co agt same. (Oct 7, 1909) 250.00
[2]Same property. Luigi Gerbino agt same. (Oct 7, 1909) 400.00
Note.—The above Satisfied Liens appeared in last issue under the Chattel Mortgage column.

Nov. 27.

47th st, No 250 West. Max Barth agt Abraham Korn et al. (Nov 11, 1909)....$1,200.00
[1]127th st, n s, 100 w Broadway, running through to Manhattan st. John Egan agt Charter Construction Co et al. (Oct 11, 1909) 80.00
[1]Houston st, No 294 East. Kussel Bolod agt Samuel Kamlet et al. (Nov 26, 1909)..160.50
98th st, No 287 East. Harry Sobel agt David Liebgold et al. (Oct 7, 1909).....88.00
15th st, No 143 West. Louis Prignano agt J M Lowden et al. (Nov 5, 1909).....105.00
Intervale av, w s, 75 s Home st. B Masor & Co agt Volga Improvement Co et al. (Nov 10, 1909) 766.00
Same property. Carter, Black & Ayers agt same. (Nov 19, 1909).....390.00
Same property. Charles H Bellows Cut Stone Co agt same. (Nov 9, 1909).....964.00
Same property. Church E Gates & Co agt same. (Nov 8, 1909).....752 23
Same property. Claude L Coon agt same. (Nov 8, 1909) 774 04
Same property. Levoli Construction Co agt same. (Nov 8, 1909).....325.00

Nov. 29.

Central Park West, Nos 292 and 293. John Tesret agt Wm H Knowles et al. (Oct 11, 1909) 34.50
Pearl st, No 32. Kalman Altholz agt Hungarian Home et al. (Nov 17, 1909).....30.00
[2]Westchester av, s s, 200 e Brook av. John W Dunican agt Bronx Refrigerating Co et al. (Oct 27, 1909) 112.50

Nov. 30.

Fordham road, s w cor Andrews av. Fowler & Hopkins, Inc agt Fordham Construction Co et al. (Nov 20, 1909).....1,500.00
127th st, No 147 East. Hugh H Graham agt Ann Day et al. (Nov 17, 1909).....61.00
Grand Boulevard and Concourse, e s, 150 n Burnside av. Louis Tager et al agt Tremont Temple Congregation Gates of Mercy et al. (Nov 18, 1909).....3,510.00
Same property. Church E Gates & Co agt same. (Nov 17, 1909).....707.09
152d st, No 378 East. William Blumenamo agt Tannenbaum Construction Co et al (Nov 16, 1909) 900.00

Dec. 1.

26th st, Nos 334 and 336 East. Simon Berger agt Pauline Miller et al. (July 15, 1909). 252.00
Locust av, w s, 125 n Elm st. Henry G Silleck Jr agt Corti Building Co et al. (Nov 6, 1909) 200.57
Broome st, No 186. Nathan Braverman et al agt Abraham Rudinsky et al. (Oct 24, 1908). 265.00
Grand Concourse & Boulevard, e s, 150 n of Burnside av. George Mongo & Son agt Tremont Temple, Congregation Gates of Mercy et al. (Nov 16, 1909.).....741.96
[2]Same property. Thos Ward agt Tremont Temple Congregation Gates of Mercy et al. (Oct 15, 1909) 646.84
[2]Same property. Wm J Hargrave agt same. (Sept 27, 1909.).....254.32

Dec. 2.

4th st, No 386. Julius Kastner et al agt Ophile Kick etal. (Mar 25, 1909).....50.00
132d st, No 10 East. C Anderson & Co agt L Segelbohm et al. (Sept 3, 1909).....105.00
3d av, w s, between 173d and 174th sts. Samuel Merksamer agt Worcester Construction Co et al. (Nov 29, 1909).....350.00
19th st, No 51 East. Manley N Cutter agt Estate of Thomas or Elliner or Henrietta Pittis et al. (Sept 15, 1908).....646.64
Grand Boulevard and Concourse, s e cor 178th st. Isaac Lipschitz agt Hageman Construction Co et al. (Oct 22, 1909).....85.00
[2]7th av, No 2130. William Higginson agt Alfred Lewin et al. (July 19, 1909)....1,332.00
Nassau st, No 170. Frank J Tyler agt Sun Pub Co et al. (Nov 11, 1909).....5.00

Dec. 3.

Irvine av, w s, 125 n Seneca av. Louis Siegel agt Anna M Pacher et al. (Sept 28, 1909). 50.00
98th st, No 287 East. Morris Hochberg agt David L Gold et al. (July 9, 1909)....136.25
Ryer av, e s, 125 n 180th st. Paul Freyboy agt Julius K Brady et al. (Nov 10, 1908). 650.00
2d av, No 875. Reissmann agt Adam Roland et al. (Nov 22, 1909) 10.00

ATTACHMENTS.

Nov. 26.

Computing Scale Co of Dayton, Ohio; Louis L Quereau; $5,000; Taft & Sherman.

Nov. 27.

No Attachments filed this day.

Nov. 29.

Dutcher, Howard; B Simpson; $612.50; Knox & Dooling.

Nov. 30.

California Grape Juice Co; Charles Dimmock; $2,577.53; McMillon & Hewitt.
Hussmann, Paul; Selda Obermeyer; $10,000; R Marks.
Fleming Sales Co; Chas H Phelps; $3,101.31; W Donahue.

Dec. 1.

Burke, Patrick J; Blue Ribbon Auto & Carriage Co; $650; Seymour, Seymour & Megrath.
Paul, Frank; Coeur D'Alene North Fork Mining & Smelting Co; $15,000; D B Bergstrom.

CHATTEL MORTGAGES.

Nov. 26, 27, 29, 30, Dec. 1 and 2.

AFFECTING REAL ESTATE.

Mountain Const Co. 188th st & Bathgate av.. Albert Gas Fix Co. Gas Fixtures. 585
Pigueron, G H. 32 Union sq..National Elevator Co. Elevator. 500
Poldow, J. 147th st & Concord av..Albert Gas Fix Co. Gas Fixtures. 190
Peterson, C. 217th st & Paulding av..Hudson Mantel & M Co. Mantels. 60
Silverman, A. 736 8th av..Consumers Pie B Co. Saloon. (R) 550
D & H Spring Realty Co. E 178th st west of Daly av..A Weinstock. Mirrors. 360
Weinstein, C I. S e cor 108th st & 5th av.. Silberstein & Silver. Mantels. (R) 780
Weinstein, C I. S w cor 97th st & Madison av..Silberstein & Silver. Mantels. (R) 852

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THE two centres of real estate activity continue to be the new wholesale district to the north of 23d street and west of Broadway and Washington Heights. In respect to the latter section there are no new tendencies to be remarked; but business continues well sustained, and renting conditions are sufficiently good in that neighborhood almost to warrant a continuation of the existing rate of activity throughout the coming year. If anything there will be a certain diminution during 1910 of the number of new apartment houses erected in Manhattan, for it must be remembered that the building of this class of residential accommodation has attained almost record propositions during 1909. By January 1, the plans filed for new Manhattan tenements will have called for an expenditure of almost $70,000,000 as compared with about $73,000,000 for 1905, the year in which the building of tenements was most active. Considering, however, the limited area, within which tenements can be erected in Manhattan, compared with four years ago, the figures for 1909 are really more remarkable. The $70,000,000 estimated to be spent during 1909 is divided among only one third the number of buildings, upon which the $73,000,000 were spent four years ago. In that short space of time the average cost of a tenement house erected in Manhattan has increased from about $50,000 to $150,000. Almost the only type of tenement now being built in Manhattan is the six-story elevator apartment house, erected on a plot 100x100 which means, of course, that really cheap new residential accommodations are no longer being provided on Manhattan Island. In as much, consequently, as only an expensive type of living accommodation can now be built in the big borough, it can hardly be expected that the figures for tenement house construction in that part of the city either for 1905 or 1909 will ever be equalled. Building conditions, either in respect to cheap money or in respect to cheap materials, are not so favorable as they were a year ago, so that even with a continuation of a good demand on the part of new tenants, a certain falling off would be natural. But there is no reason to suppose that this falling off will be very considerable. The fact remains that Washington Heights and beyond is the only district in Manhattan, containing vacant land, adapted to six-story apartment houses. All building of this character will be concentrated on that one district, and it will necessarily be very respectable in volume. At the present rate of consumption the vacant land on the Heights will only last a few years more; and the interesting question will then be: To what part of the Bronx will the building of six-story elevator apartment houses be transferred? It is the sense that the Bronx must soon fall heir to the profits of this class of new construction, which accounts for the high prices of vacant land, now prevailing in certain parts of that borough.

THE real estate movement in the new wholesale district has been assuming certain new phases of late. During the past week an unprecedented amount of activity has been taking place north of 23d street and west of Sixth avenue. The value of unimproved lots on almost all the side streets has been working up to the level prevailing on 27th street; that is, to $2,000 a front foot and over, and builders apparently would rather pay about $2,000 a front foot between Sixth and Seventh avenues than $4,000 a front foot between Broadway and Sixth avenue. At any rate, almost twenty parcels have recently been purchased for improvement during the coming spring, and these blocks will be by far the most active part of the new wholesale district throughout 1910. Inevitably also, these changes between Sixth and Seventh avenues, are beginning to have their effects between Seventh and Eighth avenues. Particularly during the past week there have been a great many transactions west of Seventh avenue, and apparently in certain cases early improvement is contemplated. There seems to be good reason for believing that during the next few years, values between Seventh and Eighth avenues will approximate to the level now prevailing between Sixth and Seventh avenues, and that these streets will gradually be improved with twelve-story loft-buildings. In order to understand the pressure, which may eventually be concentrated on these blocks, one has only to consider the impossibility of the extension of the wholesale district north of 34th street along the lines of Broadway, Sixth avenue, Madison and Park avenues. Madison and Park avenues north of 34th street are more valuable for residential than for wholesale purposes. Fifth avenue and Broadway north of 34th street, and the side streets near thereto will be more valuable for shops, restaurants, theatres, office-buildings and hotels than they will be for loft buildings. Some few wholesale merchants will occupy the upper floors of the tall buildings erected thereabouts, but the great majority of commission and manufacturing firms, will not be able to afford the space. North of 34th street the hitherto prevailing movement of the wholesale trade will meet a barrier, and spread farther east and west. It will consequently occupy the side streets as far west as Eighth avenue and as far east as Lexington avenue. Eventually it may travel even farther toward the two rivers; but, for the next six or seven years, it will probably be confined to the limits described above. Of course in proportion as it spreads west of Seventh avenue south of the Pennsylvania Terminal, it will also tend to occupy the district west of Seventh avenue and north of 34th street. But in the beginning the side streets south of 34th street in this district will naturally have the preference. The one unaccountable element in the whole problem is the extent of the effect which the Pennsylvania station will have upon its immediate vicinity. Nobody can gauge at present either the intensity or the radius of this influence; and this fact introduces an uncertain element in the probable future values of this immediate neighborhood—particularly on Seventh avenue itself.

CONSIDERING the activity in the twenties west of Sixth avenue it is singular that 23d street has been so much neglected. This is the one wide street in this immediate neighborhood. Over ten years some few loft and office buildings had been erected on 23d street between Sixth and Eighth avenues. Yet since the new movement began, and in spite of the activity immediately to the north and to the south, 23d street has been neglected. The neglect is all the more singular, because the stores in loft buildings erected on 23d street should be as valuable as the stores in loft buildings erected on, say, Fourth avenue. The only advantage which avenue property has over street property for the wholesale trade consists in the increased value of the ground floor, plus a better quality of light for some of the lower stories. Loft buildings erected on 23d street would have both of these advantages, denied to the majority of side streets, and yet not one twelve-story building has yet been planned for that street west of Sixth avenue. Presumably the explanation is that the roadway is now congested by trolley cars, and ordinary traffic, and that consequently it would be difficult for trucks to load and unload on 23d street. This difficulty is a real one; and property-owners on 23d street should take steps to make it less serious. They should forego the stoop privileges they now enjoy, and have the roadway widened at the expense of the sidewalks. As soon as this change was made, 23d street would become much more available for loft buildings than it is at present. Even then, however, loft buildings erected on 23d street should also include the lots immediately adjoining on the rear, so that the tenants of the buildings could if necessary obtain an outlet on 22d or 24th streets. But it is certainly time for property-owners on 23d street to bestir themselves and make sure that they get all the increase in value which naturally should accrue to them from the development of the district.

THE PROPERTY-OWNERS on 34th street and its vicinity have recently formed an organization, and they are considering the means which can be taken to make that street serve its tenants with more effect. There can be no doubt that 34th street, as well as 23d street, should have its roadway widened. Traffic is already congested on 34th street, and it will become still more so after the Pennsylvania station is opened for business. Such congestion hurts the business transacted by the retail merchants on the street, and while it cannot be entirely cured, it can at least be alleviated by the widening of the roadway. Another proposed improvement, which should immensely benefit 34th street is the experimental moving platform which may be installed under that street. The moving platform is peculiarly adapted for installation along a line of traffic, which extends with great density for only a short distance; and this will be precisely the condition on 34th street. From Park avenue to Eighth avenue, the crosstown pedestrian traffic will be denser than on any other series of crosstown blocks in the city; and it can only be sufficiently accommodated by some kind of cheap conveyance, which is capable of a continuous performance. A moving platform precisely fills the bill. After it is installed it should so far relieve the sidewalks of pedestrian traffic as to permit them to be made even narrower than the sidewalks of Fifth avenue. But in order to be really useful the moving platform should transfer to the surface cars, and to all subways, and considering the existing standing of transfer privileges in New York, it may be difficult to make such arrangements. In any event 34th street is assuredly destined to be the busiest crosstown street in Manhattan; and it is well that an association of property owners has been formed which is willing to consider all the means necessary to make it adequate to the demands which business will make upon it.

WHEN it comes to be so in a very old city that a house scarcely more than one hundred years old is considered a curiosity and "a historic landmark," simply because of its age, and not because of anything peculiar or unusual in its construction, it is a striking evidence of the rapid economical depreciation of buildings in that city, and, conversely of a corresponding equivalent appreciation of land values. It does not necessarily mean the utter PHYSICAL "depreciation" of a building when it is no longer permitted to encumber the land. The Furniss dwelling on Riverside Drive that is now being demolished was about one hundred years old, and was a type of the ordinary (the very ordinary) frame construction of its era. It was not Colonial either historically or in architectural design, and had little architectural pretension of any kind. It simply was built after the manner of most suburban houses of its time. If the average physical duration of a frame dwelling is one hundred years, and if in consequence one per cent. annually should be charged off on the owner's books for that physical depreciation, then the Furniss house is a proof of the theory. Nothing is absolute in the doctrine, and it is not necessary to argue whether the building had physically depreciated one hundred per cent. or not, but the fact is that its actual duration was one hundred years. Economically the building came to the end of its usefulness many years ago, and has never since represented a business proposition by itself. It stood alone on a square block of land in old Bloomingdale (in the neighborhood once locally known as "Stryker's Bay"), and could not, of course, have either produced or in any way represented by itself an adequate return on the value of the land.

—The good success that is attending in most cases the renting of the new mid-town business buildings indicates a large demand for modern work and larger facilities. Often times the migrating firms find that they are able to combine scattered offices, salesrooms and workshops in a manner to save the salaries of high-priced "live-wire" men through whom the connections between the separated parts of the business were maintained. In this way some firms are saving the difference in rent. The tenants of the new buildings also find that they are in closer touch with buyers, and that it is easier to get them to look at the lines of goods. But some buildings that are a little "off side" as yet, are taking a normal amount of time in getting rented-up. As builders make an allowance of from one to three years' interest when calculating construction costs (the length of the period depending on the size and nature of the building), it is perceived that they have here encountered circumstances averaging better than normal. Some of the operations are speculative, others are not, but in every one of the buildings there is more or less rentable space. The favorable reception, then, which the new buildings are receiving from commercial interests is very cheering to those firms, like the American Woolen Company and Dodd, Mead & Company, which started the movement, but particularly to those large financial interests that have, either as investors or building operators, backed their judgment of the section with their money.

BUILDING CODE REVISION RESUMED.

RUMORS OF AN HARMONIOUS ARRANGEMENT—PROTESTS AGAINST HASTE.

The Building Code which Alderman Frank Dowling reintroduced on Tuesday in the Board of Aldermen is substantially the same report which was favored by the majority of the Building Committee, passed by the Board of Aldermen some months ago, and after extended hearings was vetoed by the Mayor.

Mr. Dowling said his reason for resurrecting the ordinance was to see if the disputed points could not be agreed upon and the Mayor's veto satisfied. As the present Administration ends with the current year, all pending matters of legislation expire at that time, unless enacted into law in the meantime; the present officers retire and the standing committees dissolve.

The Aldermen must act quickly if they are successful in passing the code, and against undue haste civic and professional societies are already raising their voices in protest.

It is to be inferred from Alderman Dowling's remark that some assurances have been received of harmonious action between the factions in the Building Committee. Should a new ordinance not be enacted by the present administration, a new revision commission would be necessary, and the saving of this expense is one of the arguments used in behalf of such modifications in the pending legislation as will satisfy the Mayor's objection.

At a meeting on Tuesday night the New York Chapter of the American Institute of Architects passed a resolution "vigorously protesting" against the enactment of any code between now and the first of the year. President Allan Robinson, of the Allied Real Estate Interests, has called together again his committee of consulting architects, engineers and other representative men to meet on next Monday.

KNOWING TOO MUCH.

To the Editor of the Record and Guide:

Mr. Veiller's remark that a good building code should appear "as if written by laymen for laymen," recalls the saying that a man can know too much about a matter. Governments believe this, or they would have no laymen in their cabinets. No plain American citizen, no one but a specialist, would ever have the honor of representing his country or town in any capacity. A certain mechanical engineer this summer installed an engine of his own design and make, but he couldn't make it go. He worked at it for days and couldn't get it right. His men said, "The trouble is the old man knows too much about the engine. If he would let somebody try who doesn't know so much about it, the engine would go all right. So, finally, the inventor's young son was set at the problem, and it was only a little while before "George" had the really perfect piece of machinery running like a sewing machine.

In a town up the state not long ago a specialist was nominated for membership in the board of water commsisioners, and his chances looked good for election until the opposition paper came out one evening and said that undoubtedly the nominee knew all about the water works; nobody knew as much as he did about them; he probably knew more than all the rest of the board; but because he knew so much and the others so little, he would be the whole thing, whereas the law plainly stated that the board should be constituted by "five" commissioners and not by "one" alone. The very estimable gentleman was rejected at the polls because he knew too much.

New York has made two attempts with commissions of "experts" to draft a building code somewhere near satisfactory. (No one hopes for a code entirely satisfactory.) The last revision of the tenement house law was by laymen, and there hasn't been a "kick" since, unless Mr. Jones's letter of last week was intended for one. Whatever the explanation may be—if anything really can explain it away—the plain fact is that two different bodies of eminent specialists and experts, without one plain citizen among them—not even a real estate man—have tried for three years to make a workable and acceptable building code, while the Tenement House law has been revised by three laymen without the least bit of trouble.

The State law seems to be perfectly intelligible, concise, precise and workable. It is expressed in short sentences—and few of them. Whether it is entirely based upon "foundations of justice and fairness" is not the point in question now; but whether, seeing how successful mere laymen have been in formulating a "State Building Code," and how unsuccessful have been the experts in framing a code for the City of New York, it would not be worth while the next time to let somebody like "George" lend a hand.

A PROPERTY OWNER.

—The New York Tax Reform Association has published in pamphlet form an address before the League of American Municipalities (Montreal, 1909), by A. C. Pleydell, on "Municipal Taxation," together with extracts from addresses by W. Robb, city treasurer of Montreal; F. S. Spencer, comptroller of Toronto; Theodore A. Hunt, city solicitor, Winnipeg; John Perrie, provincial tax commissioner, Alberta, and by J. B. McKilligan, surveyor of taxes, British Columbia, on "Canadian Systems of Local Taxation."

CONSTRUCTION.

MODERN USES OF ELECTRIC POWER IN BUILDINGS.

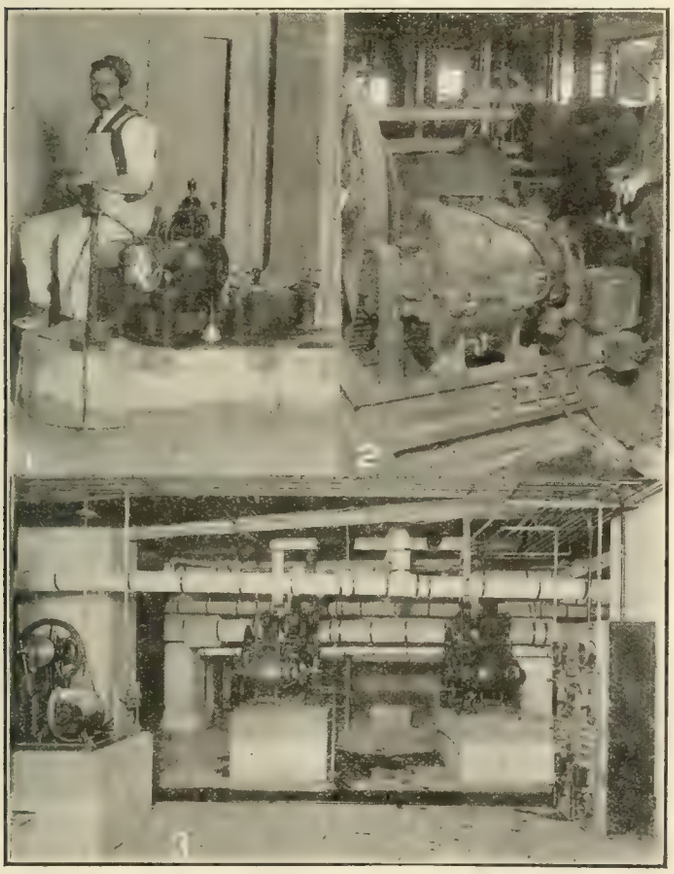
By NORMAN G. MEADE.

THERE are few buildings either new or old at the present time that do not utilize electric power to a greater or less degree, and it may be really classed as a modern necessity.

In public and private buildings alike there are immunerable applications that add to comfort as well as sanitary and hygienic conditions. Electricity in apartment buildings and private residences has now passed the experimental stage and architects and engineers are paying attention to this important field.

For the operation of various household labor-saving devices and conveniences, such as coffee-grinders, knife-cleaners, boot-polishers, polishers and buffers, ice cream freezers, small potato and vegetable peelers, small dish washers and other machines which make up the equipment of a modern home, the small electric motor plays an important part.

The electric laundry or washing machine which has heretofore been used in public laundries, hospitals and hotels and other large institutions exclusively, is now coming into more general use. The present low price is bringing it into the household



(1) A floor polisher used in the reconstruction of the National City Bank. (2) Contractors' hoist, used in the erection of the 5th Avenue Building. (3) Motor driving pumps in the U. S. Custom House.

laundry, where it is found to be an invaluable companion to the electric iron, which has already been installed in many homes.

The ball-bearing type of rotary washer can be operated by a one-tenth horse-power electric motor at a cost of a little over one cent an hour.

An example of a modern residence laundry, depending entirely upon electricity for its operation, is found in the residence of Mr. Edward S. Hawkins at the corner of 75th st and 5th av. It is one of the most complete electrically equipped laundries in New York, and its equipment includes a motor-driven washing machine, a motor-driven power wringer, an electric starch cooker, three electric ironing tables and a "Chicago" clothes-dryer.

House pumps are daily becoming more necessary, owing to the inability of existing water work plants to maintain a good service under rapidly changing conditions caused by the rapidly increasing height of buildings. In order to make up for low or variable water pressure in a high building, such as an apartment house, for instance, it is customary to install a small house pump for the purpose of raising the pressure or for filling storage tanks at the top of the building.

With electric motors it is easy to automatically maintain the head of water constant. The motor is arranged to start when the head of water falls below a certain minimum, and to stop when it has reached a predetermined maximum, thus reducing the item of attandance to practically zero.

For apartments and residences individual electrically operated refrigerators are being extensively used. Their great convenience will be readily appreciated, as the use of ice is entirely



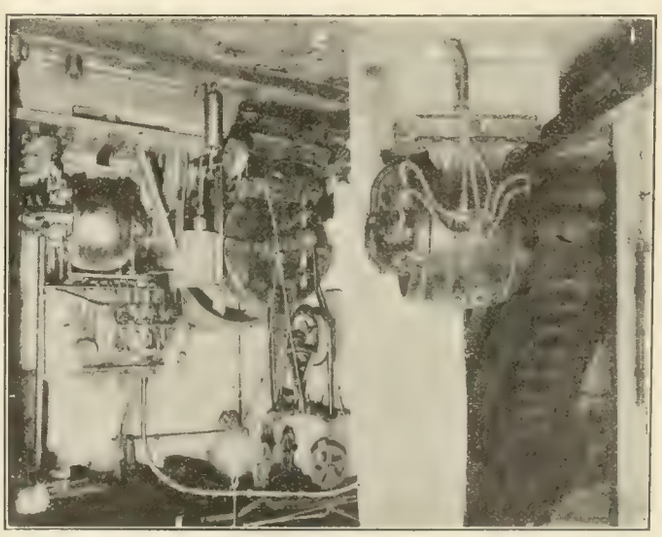
(1) General controlling board of the U. S. Custom House. (2) A power board.

eliminated, it being only necessary to turn a switch to start the mechanism.

In buildings that have not been piped for a stationery vacuum cleaning system, the portable cleaner makes a very efficient substitute, and a great number are in everyday use.

It is important in laying out the wiring system of apartments or residences that a number of outlets be placed in each room about the height of the chair rail for attaching electric irons, vacuum cleaners, radiators, etc. These outlets may be of the flush type with covers which do not have an unsightly appearance.

The extent to which electric service is used in theatres is shown by the electrical equipment of the New Theatre, located on Central Park West, from 62d to 63d sts. The lighting of the building is equal to more than 19,000 16-cp incandescent lamps, of which the stage lighting consists of approximately 14,000 16-cp incandescent lamps. The power used in the building to operate stage revolving, stage elevating, scene shifting, ventilating apparatus, lamps and various pumps, amounts to 1,665



(1) Motor driving ventilating fan, U. S. Custom House. (2) Remodeled elevator mechanism driven by motor, formerly steam driven.

horse-power, all of which is supplied by The New York Edison Company.

The stage lighting is a new departure in theatre lighting, the "Linolite" made by the H. M. Johns-Manville Company being used in all the borders, strips and footlights, with the addition of a dozen Excello arcs. The dimmer system is also something new. It is controlled by automatic devices whereby all the lights may be set at one time to any degree of candle power

from 0 to 151, and then by throwing a single switch they may be all operated at once.

The system for revolving the stage is also new, enabling the stage hands to set up one scene while another is being produced, and when the time comes to change the scenes, the stage is turned around by the use of two 25 horse-power motors. The stage can also be raised or lowered by the use of two motors of 500 horse-power each.

Electricity has a wide field in the ventilation of buildings, and practically all new installations employ motor drive. In buildings where no adequate provision for ventilation has been made, numerous electrically operated ventilators have been used successfully. One of the latest type placed on the market is the Garner Ventilating machine, which is made in two sizes. The No. 1 machine is made especially to ventilate small offices and homes. It is so constructed that it may be placed on a window sill, the fresh air being supplied by means of a duct



A GARNER VENTILATOR IN AN OFFICE.

leading through a panel under the window directly behind the machine.

The machine contains a centrifugal fan connected directly on the shaft of an electric motor, which secures its power through an ordinary lamp socket. A connection with the steam or hot water pipes furnishes the heat for the radiating surface within, over which the air must pass, and thus warms the air whenever desired.

The No. 2 machine has a capacity of about six times that of No. 1, and will ventilate a correspondingly larger office.

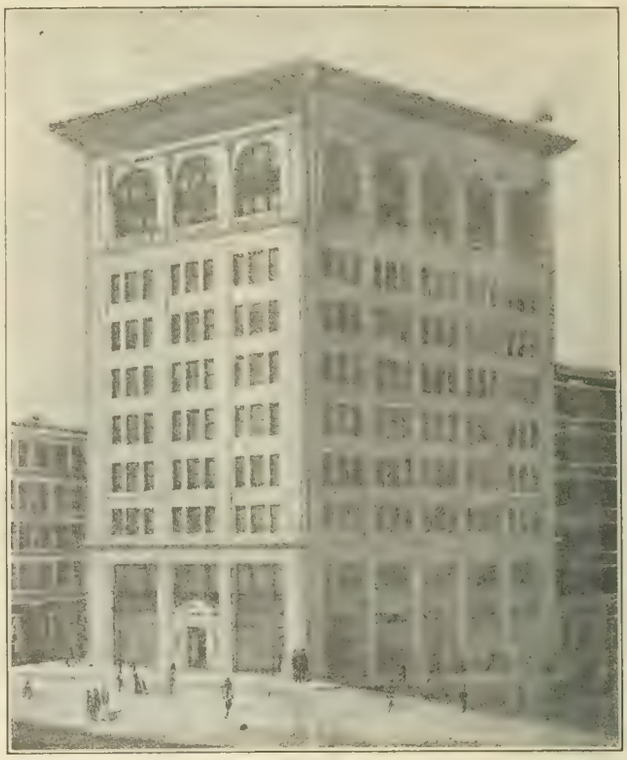
INTERIOR OF THE NEW PRESS CLUB.

THE plans of the home which the New York Press Club formally opened yesterday in the heart of the newspaper district, at the corner of William and Spruce sts, were made by Ernest Greene, who utilized the rather irregular shaped lot with much skill. The interior decoration of the house is an instance of a modern applied art, which heretofore has not sufficiently been used in this country. The board room is executed in golden and brown wall covering, velvet curtains changing in yellow and blue and yellow curtains.

The quiet effect of the lounging room is obtained through the combination of olive green curtains and wall-covering, changing in blue and greenish shades. Lively coloring prevails in the billiard room. The green of the billiard tables and of the wainscoting is sharply contrasted by red stencils in heraldic patterns and red curtains. The room has a remarkable fireplace in Moravian tiles.

The ladies' dining room offers a light and airy effect. Light green and white combined with silver gray prevail in the stencils and in the patterns, including the curtains, showing birds and trees. The ladies' reception room is contrasting in yellow and deep violet and its furniture shows a beautiful silk in modern patterns, imported from Vienna. The assembly room looks dignified and solemn in a color scheme where all the shades from yellow to dark brown are applied with some quietly contrasting blue tones. In the dining-room Greek ornaments in green and red are used in harmony with the other decorations. The small bedrooms look comfortable and even artistic by proper selection of wall paper and curtains.

Altogether the skillful lay out of the rooms by the architect and their artistic and harmonious decoration and furnishing by Ella Briggs and M. L. Mercer, have given a beautiful and most comfortable home to the men of the New York press.



THE FRANKLIN-HUDSON BUILDING.
Alexander Baylies, Architect.

This ten-story fireproof office building is now in course of construction at 100 Hudson Street. The steel girders for the fourth floor have just been set. It takes in the block front between Franklin and Leonard Streets, in the heart of the wholesale grocery, meat and produce district. Hudson Street is one of the broadest and busiest thoroughfares downtown. This new work may be the forerunner of a very general rebuilding in this part of the city. Alexander Baylies, 33 Bible House, is the architect, and William A. White & Sons are the agents.

AUTOMATIC CONTROL OF DUMBWAITERS.

"Full Push Control," with a full set of push buttons on every floor, is an ideal control for dumbwaiters in private residences and for all buildings where it is desired to control the car from different floors at different times. This form of control has been safeguarded by automatic appliances to prevent the car being operated when it should not be operated, but with careless help these safeguards sometimes tend to overreach themselves and cause trouble and dissatisfaction. One cause of trouble is when attendants try to steal the car from each other by keeping their finger on a button, so the moment the car stopped at a floor it would instantly start off again to the floor corresponding to the button the attendant was depressing.

Another cause of trouble in all automatic controls, and which increases as the number of stops increase, is the liability of some careless attendant leaving his door open and so tying up the whole service. When the car fails to respond to a button it is natural to assume that the car is in use elsewhere, and usually valuable time elapses before, in desperation, someone climbs up and down the building looking for the open door that is causing the trouble.

For these reasons the Otis Company's "Indicator" considers that there is a limit beyond which the Full Push Control gives decreasing satisfaction. In general it may be said that it gives good satisfaction up to four or five stops and in occasional special conditions up to eight or ten stops.

"Half Automatic" control and "Call and Send" control are modifications of the full push control, the half automatic control having a full set of buttons only on one floor and a return button on each of the other floors for returning the car to the main floor. The "Call and Send" Control is similar to the "Half Automatic" Control with the addition of a call control button on each floor. These controls are in a general way open to the same advantages and disadvantages as the full push control, except that the limited number of push buttons on all except the main floor, decreases the probability of interference between the different floors, but at the same time decreases the possible range of usefulness of the dumbwaiter. Sometimes one decrease more than offsets the other.

One Point Control is a good form of dumbwaiter control for commercial purposes, the "Indicator" says. The car is controlled from one point only by a pointer and dial or a full set of push buttons and a full set of inter-communicating signals being used between the operator and the different floors. The operator knows when any door is opened and when it is closed, whether the car is running or at rest, which floor the car is desired at and the floor to which it is desired the car should be sent. If the car is tied up at a floor through the inattention or temporary absence of the attendant on that floor, the operator can call the attendant's instant attention by a floor bell. If the car has stopped at a floor he knows when it is not receiving attention, because in this case the signal lamp indicates that the door is not open.

THE APARTMENT HOUSES WE ARE BUILDING.

They Are of Much Larger Average Size—Many Built Nowadays Have More Than a Hundred Feet Frontage.

OF the 68 houses planned for Manhattan during the months of July, August and September, 27 were to be erected on corner lots, which is a number proportionately large in comparison to what was true in former years. Many houses nowadays are built to cover half a block front on avenues, and a number that are under construction at the moment have frontages exceeding more than one hundred feet each.

Not one flathouse of the one-family-on-the-floor type was planned in Manhattan during this time. Originally the flats erected on the West Side were for but one family on a floor. In Brooklyn about one-fifth of the houses planned are of this class, and in the Bronx only about one-tenth.

WIDTH OF LOTS.

Only one tenement house was planned in Manhattan for a lot of less width than twenty-five feet, and only three out of the 68 planned in the three months named were intended for 25-ft. lots. Only four were planned for a 50-ft. frontage and only eleven houses for frontages less than fifty feet. Fifty-three out of Manhattan's 68 were for frontages exceeding fifty feet, and it is a remarkable fact that there were more houses planned with a frontage exceeding one hundred than were planned with a frontage of one hundred feet. Fourteen 100-ft. houses were planned, and 27 houses having a frontage exceeding 100 feet.

SIZE OF APARTMENTS.

More apartments of the size represented by four rooms are being planned than of any other size. While this is true of the city generally, it is not true of the Borough of Queens, where there are more apartments which contain five rooms than of any other kind. During these three months the houses for which plans were filed in the whole city of New York represented 7,788 apartments altogether, of which total number 2,670 apartments consisted each of four rooms, 1,783 apartments contained five rooms each, 843 contained six rooms each, 680 apartments contained seven rooms each, and 117 apartments contained nine rooms or more. The number of apartments containing only three rooms each was 1,140.

The number of tenement houses for which plans were filed in Greater New York during the last quarter, as reported by the Tenement House Department, was 602, of a total estimated value for buildings alone of $26,221,400. Manhattan planned only 68 of these houses, but the total estimated cost of the 68 was $17,169,000, or 69 per cent. of the whole. The average number of apartments in the buildings in Manhattan was 42; in Brooklyn, about 7, and in the Bronx 15.

The alterations to tenement and apartment houses filed during the months of July, August and September amounted in estimated cost to $647,951, of which total sum $483,245 was expended in Manhattan, $141,945 in Brooklyn, and only about $16,000 in the Bronx. A large proportion of the alterations were presumably such as were required in order that old houses should be made to conform to the new law.

COMPLAINTS AND VIOLATIONS.

Nearly thirteen thousand (12,953) complaints were entered at the Tenement House Department during the three months under consideration, of which 9,244 were prompted by conditions in Manhattan, 591 in the Bronx, and 2,846 in Brooklyn. Thirty-three per cent. were on account of lack of cleanliness, and other causes of trouble were dampness, imperfect drainage, danger from fire, insufficient light, defective plumbing and unlawful use, of which last named cause of complaint there were 502 cases in Manhattan, 90 in the Bronx, and 270 in Brooklyn.

The old building violations filed in Manhattan during the period numbered 57,000, in round numbers; in the Bronx, 7,000, and in Brooklyn, 12,000. The new building violations pending, in Manhattan alone, on the first of October, was 281, and in the Bronx, 586. The alteration violations pending in Manhattan on October 1 was 6,240, and in the Bronx, 964.

A BIG YEAR.

During eleven months of this year the number of tenement and apartment houses planned in Manhattan alone was 428, of the value of $65,891,000; to compare with 210, estimated to cost $25,925,000, for the whole of last year. The value of the tenement houses planned so far this year is more than in any previous full year except 1905, which was a year of great things. No less than 1,413 tenement houses were planned in the year 1905, and their estimated cost was $73,500,000. Nine hundred and sixty-five tenements were planned in the year 1906, but their estimated cost was only about $57,300,000.

This has not only been the biggest year in Manhattan for new apartment house projects since 1905, but also the best year ever for loft buildings. It will fall behind the years 1906 and 1908 in the number of office buildings planned.

The statistics of the Manhattan Bureau of Buildings for eleven months of this year, as compiled by the statistician, James W. Spencer, disclose these important facts. The month just ended, furthermore, was the busiest November in a decade, except the one in the year 1905. But the first time since the recent boom in apartment house and high-class flat house construction the record for the month shows a falling off of new tenement house construction as far as capital investment is concerned, although the number of buildings planned was ahead of last year's record.

STANDARDS FOR USING CEMENT.

VARIOUS committees of the National Association of Cement Users are collecting data which will be of high practical value. As it is only through the active support and co-operation of users of cement that the industry advances, the officers hope that such will send in at once information which may be in their possession along the lines requested by the committees. If anyone has any suggestion to increase the value of the outline of the proposed reports, send it in at once, to Edwin E. Krauss, Assistant to the President, Harrison Building, Philadelphia, Pa.

ON SPECIFICATIONS FOR CEMENT PRODUCTS.

This committee desires to have its report cover the following items: (1) Data as to the success or failure of work done under the Standard Specifications for Cement Hollow Building Blocks, Standard No. 3. (2) It is thought that it might be advisable to adopt a Standard Thickness of Joints in laying blocks, so that the blockmakers will know just how to make their blocks to fit a certain size wall. (3) Data in reference to coloring cement products, giving information as to the proper materials and quantities to be used. (4) Standard specifications for Cement Brick, Cement Tile, Cement Pipe, Manufactured Stone, and for Cement Finish in Buildings.

ON EXTERIOR TREATMENT OF CONCRETE SURFACES.

It is proposed to incorporate in the report as much information as possible covering the following:

1.—Effect of material and workmanship on surface: Cement, sand, stone, foreign matter, active or inert (glass, oil, glue); water, pigments, effect of molds, method of mixing and placing, treatment while hardening.

2.—Removal of surface in various ways: (a) unskilled labor, picking, scraping, rubbing; (b) skilled labor, crandall, bush-hammer, tooth tool, chisel, set, laths; (c) sand blast (size of nozzle); (d) chemical treatment (kind, strength, method); (e) age of cement when cut or treated; (f) tools, kind, quality, temper; (g) effect of cutting on impermeability; (h) effect of cutting on durability; (i) effect of cutting on collection or dirt; (j) advantages and disadvantages of certain treatments; (k) photographs.

3.—Coating Surfaces in Various Ways: (a) texture and condition of masonry surface to be covered (masonry includes brick, terra-cotta, stone, concrete, mortar, plaster); (b) metal lath, kinds, method of erection; (c) preparation of base to obtain bond; (d) material, cement, sand, lime, pigments; (e) mixing; (f) placing number of coats and treatment of each, workmanship, texture; (g) joints; (h) washes, cement, etc.; (i) paint; (j) enamel; (k) durability; (l) photographs.

4.—Ornamental Work. Possibilities and Limitations of Surface: (a) cast concrete; (b) cast mortar; (c) plastered mortar; (d) kinds of molds: wood, plaster, iron, glue, sand (plain or treated), clay.

5.—Waterproofing: (a) necessity; (b) mixed in concrete, Hydrated lime, Medusa, clay, aquabar, calcium chloride, etc.; (c) method of incorporation; (d) surface treatment, colorless, Te-Pe-Co, Cabot's, Toch Bros., Dexter Bros., Edison, Glidden Varnish Co., Parafine, hot and cold; (e) surface treatment, changing color, boiled oil and gasoline, tar and benzol, Solvay Co., asphalt, pitch, sarce, antihydrine; (f) durability of each material; (h) preparation and condition of surface to receive each treatment; (i) mortar (Waterproofing Co. of New York City). Under this heading of waterproofing it is understood that extreme care will be used neither to give undue advertising to any particular brand, nor to do an injustice to anyone by an improper statement. It is believed, however, that it is extremely necessary and useful to cement users to have a concise statement of facts regarding the use of various materials, whether patented, trade-marked or not, and it is hoped, therefore, that this subject will receive careful attention.

6.—Limitations, effects blemishes of various sorts, and remedies: (a) range of colors; (b) variation of color due to workmanship and weather; (c) craze crackers, checking; (d) expansion and contraction cracks; (e) irregular size (bulging of molds); (f) mortar and stone at horizontal joint between day's work; in concrete wall; (g) patches are a darker color; (h) efflorescence, cause and remedy; (i) porosity, cause and remedy; (j) frozen surfaces; (k) softness of surface; (l) dusting.

7.—Specifications to obtain all the treatments and results of each subheading Nos. 1, 2, 3, 4, and 5.

8.—Costs. (a) Exact and relative cost of each method and manner of estimating cost of materials and labor.



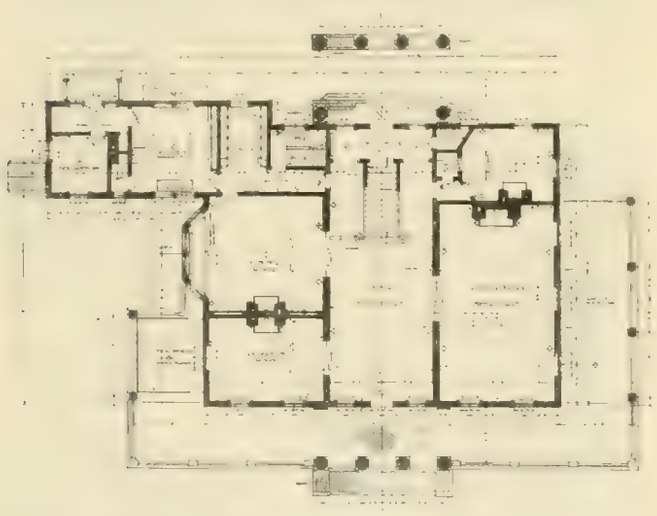
NEW RESIDENCE FOR JOHN W. PARIS AT KISSENA PARK. W. W. Knowles, Architect.

SOUTHERN COLONIAL HOME IN QUEENS.

NOTABLE as a distinct addition to the structural improvements in the Kissena Park section of Flushing, Queens Borough, John W. Paris is having built a large suburban house for his own occupancy, to cost about $35,000, together with a two-story garage that harmonizes architecturally with the house.

Situated in Rose st. the house is three stories in height, and is in the style of the Southern Colonial manor house. It is 50x88 in size, with an exterior of old-fashioned hand-split shingles. There is a red brick terrace across the front of the structure, with brick approach walks, also a spacious veranda. The roof is shingle, surmounted by red brick chimneys.

Extending through the centre of the house, on both the first and second floors, is a hallway 18 ft. wide, connected by



FIRST FLOOR PLAN, RESIDENCE FOR JOHN W. PARIS.

an old-fashioned double staircase, with a broad landing at the turns.

On the first floor is a large living room and a large dining room, both finished in mahogany; also a den finished in Flemish oak, and a parlor finished in white enamel. There is also a large kitchen, with every modern culinary equipment and lined with sanitary flooring. Just beyond the kitchen is a dining room for the servants, opening onto a servants' porch.

In the basement and beneath the dining room is a spacious billiard room, wainscoted in Flemish oak and floored with red quarry tile.

Among the attractive features of the house is a living porch off from the living room and a tea porch off from the reception room. All of the rooms on the first and second floors have dark mahogany doors. Both of the broad hallways are finished in white enamel. Old-fashioned open fireplaces abound.

An admirable circumstance in connection with this fine suburban home is the placing of a vapor heating plant, gas meters and coal bins for both the house and garage in the basement of the latter. The garage is 28x40 in size, and is also partly arranged as a stable. In the upper floor are living quarters for a chauffeur and coachman. William W. Knowles, 1135 Broadway, Manhattan, is the architect.

SAVING MONEY ON COAL.

At the direction of Commissioner John H. O'Brien of the Department of Water Supply, Gas and Electricity, Deputy Commissioner M. F. Loughman has conducted a number of tests on the use of cheaper grades of coal, and it has been satisfactorily established by these tests that the department coal bills for 1909 will be upwards of $150,000 less than in previous years. The first change in the grade of coal was in the use of broken size, which costs less than the grade which the department had been using. In the first contract let for this grade of coal the department saved about $12,000. The following table, giving the results of the tests of the different grades of coal, is very interesting and clearly shows what the department has accomplished in this direction:

COMPARATIVE STATEMENT, BASED ON PUMPING TWENTY-FIVE THOUSAND MILLION GALLONS YEARLY.

	Amount of Water Pumped Million Gallons.	Cost Per Million Gallons.	Coal Gross Tons.	Cost Per Gross Ton.	Total Cost.
Egg coal..	25,000	$3.83	17,470	$5.48	$95,750.00
Broken coal.....	25,000	3.54	18,280	4.84	88,500.00
Decrease.....	.....	$0.29	.....	$0.64	.....
Increase.....	.....	....	810	....	.....
Egg coal.....	25,000	$3.83	17,470	5.48	$95,750.00
Buckwheat, No. 1..	25,000	2.24	18,320	3.10	56,000.00
Decrease.....	.....	$1.69	.....	$2.38	.....
Increase.....	.....	....	950	....	.....
Broken coal.....	25,000	$3.54	18,280	$4.84	$88,500.00
Buckwheat, No. 1..	25,000	2.24	18,320	3.10	56,000.00
Decrease.....	.....	$1.30	.....	$1.74	$32,500.00
Increase.....	.....	....	40	....	.....

Fifteen engineers from city departments, together with Arthur F. Rice, commissioner of the Coal Merchants' Association, and W. S. Rodie, of the North River Coal Company, were appointed this week to consider ways and means for purchasing the city's coal supply so as to get the most and best coal for the least money. It is hoped to save about $1,000,000 a year by the use of scientific methods.

DO INNOVATIONS PAY?

A brick manufacturer who was asked the foregoing question was in doubt how to the answer, but finally said:

"If you have a plant and have had unsatisfactory results, have lost money and can not say for a certainty why, get a brickmaker, one who can tell you why; they are not found everywhere. Don't accept a man who tells you before he sees your proposition what the trouble is. Nine times out of ten he wants a job, and after he leaves you, you will be a poorer, though I will admit, a wiser man. The getting of a brickmaker on many plants is an innovation that is often overlooked. If you are a brickmaker, but not a business man, lose no time in employing such talent; they are not indigenous to brickyards.

"Incidently, a salesman is sometimes needed, though a fine product seldom grows moldy.

"Economy in the treatment of clays, in the handling and in mechanical appliances, should always receive consideration. It often costs money to know it all; it is well to be 'from Missouri,' but once shown and satisfied, adopt. Thus you are abreast of the best, and will go under the wire a good length ahead of the general entry."

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further details and particulars see below.

BRICK.

Edward Waters, 100 W. 163d st, owner.
Schwarzschild & Sulzberger Co., 1st av and 45th st, owner.
Chas. Brogan, Inc., 27 W 20th st, owner.
B F Golden, 508 Pearl st, owner.
Brown Root Co, 167 Reade st, owner.
Board of Education, South Orange, N J, Henry W Foster, Pres; about Dec. 15.*
William Weissenberger, Jr, 55 Duane st (red brick), common brick.
Israel Lippmann, 66 Lafayette st, owner.
C L Grey Const Co, 42 Broadway, builder.

STONE.

Edward Waters, 100 W 163d st, owner; limestone, tile, marble base, granite.
Schwarzschild & Sulzberger Co., 1st av and 45th st, owner; granite, bluestone.
Chas Brogan, Inc, 27 W 20th st, owner; limestone, granite, slate base.
Pell & Corbett, 122-124 E 25th st, architects; Municipal Building Committee, Springfield, Mass, owner; marble, mosaic, tile, granite, limestone, cut stone, until Dec. 22.*
Board of Education, South Orange, N J, Henry W Foster, Pres; about Dec 15.*
William Weissenberger, Jr, 55 Duane st (granite base).
Israel Lippmann, 66 Lafayette st, owner; marble, tile, limestone.
C. L. Grey Const Co, 42 Broadway, builder; stone coping, limestone.

FIREPROOFING.

Edward Waters, 100 W 163d st, owner; (Atlas system), floor arches.
Chas. Brogan, Inc, 27 W 20th st, owner; hollow tile terra cotta.
Brown Root Co, 167 Reade st, owner (De Man system floors).
Schwarzschild & Sulzberger Co, 1st av and 45th st, owner (Kahn system reinforced concrete).
Israel Lippmann, 66 Lafayette st, owner; fireproof blocks.
C L Grey Const Co, 42 Broadway, builder (gypsum block partition), reinforced concrete floor filling.

TERRA COTTA.

Edward Brogan, Inc, 27 W 20th st, owner (coping).
Schwarzschild & Sulzberger Co, 1st av and 45th st, owner, terra cotta.
Brown Root Co, 167 Reade st, owner (vitrified coping).
B F Golden, 508 Pearl st, owner (coping).
Chas Brogan, 27 W 20th st, owner; terra cotta.
Israel Lippmann, 66 Lafayette st, owner, terra cotta coping.
C L Grey Const Co, 42 Broadway, builder, terra cotta cornice and coping.

IRON AND STEEL WORK.

Edward Waters, 100 W 163d st, owner; beams, metal lath.
Schwarzschild & Sulzberger Co, 1st av and 45th st, owner; beams.
Chas Brogan, Inc, 27 W 20th st, owner; steel frame, stairways.
B F Golden, 508 Pearl st, owner; stairs, columns.
Brown Root Co, 167 Reade st, owner; steel frame.
Pell & Corbett, 122-124 E 25th st, architects; Municipal Building Committee, Springfield, Mass, owner; steel, ornamental iron, until Dec. 22.*
William Weissenberger, Jr, 55 Duane st (iron stairways).
Israel Lippmann, 66 Lafayette st, owner, iron stairways, steel girders, posts.
C L Grey Const Co, 42 Broadway, builder; iron lath, steel frame, fire escapes.

ROOFING.

Edward Waters, 100 W 163d st, owner (tin or slate).
Schwarzschild & Sulzberger Co, 1st av and 45th st, owner (tar or gravel).
Chas Brogan, Inc, 27 W 20th st, owner (slag).
B F Golden, 508 Pearl st, owner (slag).
Brown Root Co, 167 Pearl st, owner (slag).
West 30th St Planing Mill Co, 616 W 30th st, owner (felt and gravel).
Israel Lippmann, 66 Lafayette st, owner (slag roof).
C L Grey Const Co, 42 Broadway, builder (plastic slate).

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Edward Waters, 100 W 163d st, owner; cornices, skylights.
Chas Brogan, Inc, 27 W 20th st, owner; skylights, cornices, sheet iron.
B F Golden, 508 Pearl st, owner; cornices.
Brown Root Co, 167 Pearl st, owner; cornices, skylights.
Israel Lippmann, 66 Lafayette st, owner; skylights.
C L Grey Const Co, 42 Broadway, builder; skylights, cornices.

HEATING APPARATUS.

Edward Waters, 100 W 163d st, owner (steam).
Chas Brogan, Inc, 27 W 20th st, owner (steam).
B F Golden, 508 Pearl st, owner (stoves).
Brown Root Co, 167 Reade st, owner (steam).
Israel Lippmann, 66 Lafayette st, owner (steam heat).
C L Grey Const Co, 42 Broadway, builder (steam heat).

PLUMBING.

Edward Waters, 100 W 63d st, owner.
Schwarzschild & Sulzberger, 1st av and 45th st, owner.
Chas Brogan, Inc, 27 W 20th st, owner.
B F Golden, 508 Pearl st, owner.
Brown Root Co, 167 Reade st, owner.
Israel Lippmann, 66 Lafayette st, owner.
C L Grey Const Co, 42 Broadway, builder.

ELECTRICAL EQUIPMENT.

Chas Brogan, Inc, 27 W 20th st, owner.
Schwarzschild & Sulzberger, 1st av and 45th st, owner.
Brown Root Co, 167 Reade st, owner.

ELECTRICAL WIRING AND FIXTURES.

B F Golden, 508 Pearl st, owner.
Edward Waters, 100 W 63d st, owner.

ELEVATORS.

Schwarzschild & Sulzberger Co, 1st av and 45th st, owner.
Chas Brogan, Inc, 27 W 20th st, owner.
Brown Root Co, 167 Reade st, owner.

PLATE GLASS.

Chas Brogan, Inc, 27 W 20th st, owner.
Schwarzschild & Sulzberger Co, 1st av and 45th st, owner (wire glass).

PROJECTED BUILDINGS.
Manhattan.

Apartments, Flats and Tenements.

PINEHURST AV, n w cor 177th st, 6-sty brick and stone tenement, 98x112, plastic slate roof; cost, $200,000; owner, Helene Realty & Const. Co., 277 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 818.

ROOSEVELT ST, Nos. 94-96, 6-sty brick tenement and store, 40.9x48.5, slag roof, stores, terra cotta coping, galvanized iron cornices, steel beams, front brick, iron and slate stairways; cost, $25,000; owner, B. F. Golden, 508 Pearl st; architect, C. B. Meyers, 1 Union sq. Plan No. 824.

No contracts let.

138TH ST, w s, 350 w Broadway, 5-sty brick and stone tenement, 50x87.11, tin or slate roof, terra cotta coping, steam heat, iron beams, metal lath, galvanized iron cornices, skylights, Atlas system concrete arch floors, tile and marble base; cost, $50,000; owner, Edward Walters, 100 West 163d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 821.

Owner builds; plumbing not let.

127TH ST, n s, 192.8 w Broadway, 6-sty brick and stone tenement, 100x135, slag roof, steam heat, terra cotta coping, galvanized iron skylights, fireproof blocks, steel girders, spruce beams, marble and tile floors, marble and iron stairways; cost, $225,000; owner, Israel Lippmann, 66 Lafayette st; architect, Chas. B. Meyer, 1 Union sq. Plan No. 826.

Owner builds.

Office and Loft Buildings.

14TH ST, No. 408 West, two 3-sty brick and stone loft buildings, 25 and 75x108.6, gravel rool; cost, $50,000; owner, John Jacob Astor, 23 West 26th st; architect, Charles H. Cullen, 1493 Broadway. Plan No. 817.

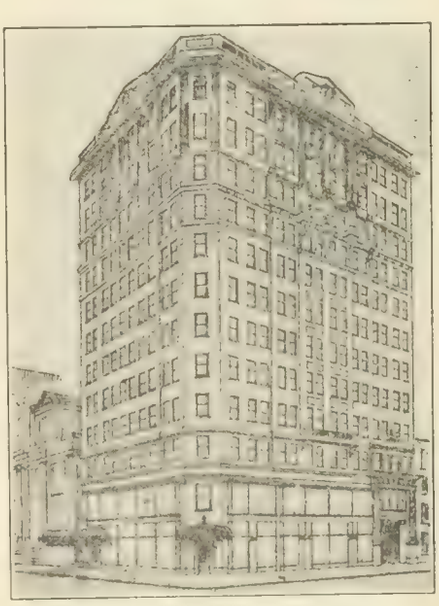
4TH AV, n e cor 20th st, 16-sty brick and stone loft, 69x90, slag roof, fireproof hollow terra cotta blocks, 8 galvanized sheet iron skylights and cornices, outside iron stairs, blue stone coping, steam heat, steel stairways, slate base; cost, $350,000; owner, Chas. Brogan, Inc., 27 West 20th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 823.

Owner builds; plumbing not let.

19TH ST, Nos. 133-135 West, 10-sty brick and stone loft, 40.6x85; slag roof, steam heat, stone coping, iron fire-escapes, galvanized iron cornices, glass and iron skylights, fireproof, steel frame; cost, $100,000; owner, 133 West 19th st. Co., 135 Broadway; architect, M. Zipkes, 103 Park av. Plan No. 829.

Not awarded.

BROADWAY, s e cor 43d st, 12- and 2-sty brick and stone theatre and office bldg, 104.2x57.1 and 100.5x122, plastic slate roof; fireproof, gypsum block partitions, galvanized iron skylights, terra cotta and stone coping, steam heat, reinforced concrete floor filling, steel frame;



cost, $900,000; owner, the Broadway & 43d St Co., 149 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 827.

C. L. Grey Construction Co., 42 Broad-

way, has general contract. Frank R. Talt, St. Louis, president; Herbert T. Jennings, 206 Broadway, vice-president; John Hansen Kennard, 149 Broadway, secretary and treasurer.

Miscellaneous.

110TH ST, No. 324 East, 1-sty brick and stone wagon shed, 25x31; cost, $200; owner, Luigi Guida, 323 East 109th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 816.

GREENWICH ST, No. 609, 1-sty brick storage shed, 25x100; cost, $600; owner, Trinity Church Corporation, 187 Fulton st; architect, J. Harry O'Brien, 1123 Broadway. Plan No. 815.

Michael Toomey, 497 Greenwich st, has contract.

142D ST, s s, 190 w 5th av, two 1-sty frame sheds, 100x17.2x25; total cost, $200; owner, Watt Estate, 7th av and 140th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 828.

Factories and Warehouses.

30TH ST, No. 620 West, 1-sty brick planing mill, 25x40, felt and gravel roof; cost, $1,000; owner, West 30th St. Planing Mill Co., 616 West 30th st; architect, Thomas H. Styles, 449 West 28th st. Plan No. 820.

Jordan Const. Co., 449 West 28th st, has contract.

NORTH MOORE ST, Nos. 56-62, 2-sty brick and stone warehouse, 50.2x82; plastic slate roof, iron and glass skylights, iron scuttle ladder, terra cotta coping, stoves, steel girders, spruce beams; cost, $90,000; owner, Franklin & North Moore Realty Co., 132 Nassau st; architect, L. C. Maurer, 1493 Broadway. Plan No. 819.

Stables and Garages.

HOUSTON ST, No. 212 East, 5-sty brick stable and manufactory, 25.2x61.6, slag roof, vitrified coping, steam heat, galvanized iron cornices and skylights, fireproof, steel frame, De Man system floor filling, one building to be razed; cost, $15,000; owner, Brown-Root Co., 167 Reade st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 825.

Storage Buildings.

1ST AV, s e cor 46th st, 6-sty brick and stone cold storage, 100.7x162.1, tar and gravel roof, granite, bluestone, granite cornices, fireproof, Kahn system reinforced concrete, wire glass, terra cotta blocks; cost, $200,000; owner, Schwarzchild & Sulzberger Co., 45th st and 1st av; architect, Otto Spannhake, 233 East 78th st. Plan No. 822.

Plumbing not let. No contracts let.

MANHATTAN ALTERATIONS.

BEDFORD ST, No. 10, partitions, stairs, tubs, windows to 2-sty brick shop; cost, $1,000; owner, D. Lagrutto, 10 Bedford st; architect, Benj. Adler, 19 E. 105th st. Plan No. 2635.

CHERRY ST, No. 319, partitions, windows to 4-sty brick tenement; cost, $500; owner, Henry Koster, 235 Clinton st; architect, Max Muller, 115 Nassau st. Plan No. 2638.

ELIZABETH ST, No. 269, windows to two 5-sty brick tenements; cost, $300; owner, Angelsea Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2630.

ELIZABETH ST, Nos. 269-277, EAST HOUSTON ST, Nos. 65-69, fireproof platforms, iron beams, columns to eight 5-sty brick tenements; cost, $2,000; owner, Angelsea Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2629.

GRAND ST, Nos. 219-221, partitions, tank to 5-sty brick store and tenement; cost, $3,000; owner, Estate John F. Mehuken, 841 Prospect pl, Brooklyn; architect, Richard Rohl, 128 Bible House. Plan No. 2622.

GREENE ST, Nos. 145-151, tank to 6-sty brick and stone store and loft; cost, $2,750; owner, John Jacob Astor, 23 W. 26th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2647.

HOUSTON ST, No. 69 E., toilets, windows, partitions to 4-sty brick tenement; cost, $2,000; owner, Angelsea Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2632.

HOUSTON ST, Nos. 65-67, toilets, partitions, windows to 4-sty brick tenements; cost, $2,000; owner, Angelsea Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 2631.

HOUSTON ST, No. 327 West, toilets, partitions, windows, to 5-sty brick tenement and store; cost, $1,000; owner, F. W. Kroehle, 403 East 54th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2624.

HOUSTON ST, No. 141 E., beams, partitions, fireproof ceilings, fire escapes, walls to 2-sty brick church; cost, $25,000; owner, Houston St Amusement Co., care of architect; architect, Thomas W. Lamb, 224 5th av. Plan No. 2636.

MADISON ST, No. 32, toilets, partitions, windows, to 14-sty brick and stone tenement and store; cost, $1,200; owner, John Palimieri, World Bldg.; architect, Chas. B. Meyer, 1 Union sq. Plan No. 2654.

MARKET ST, No. 11, brick wall to 4-sty brick tenement; cost, $250; owner, Kupeler Realty, Personalty & Commercial Co., 259 Humboldt st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 2642.

NEW CHAMBERS ST, Nos. 71-73, Batavia st, No. 14, tubs, toilets, partitions, windows, to two 4-sty brick stores and tenements; cost, $1,000; owner, Michael Briganti, 184 Lafayette st; architect, Chas. M. Straub, 147 4th av. Plan No. 2625.

SOUTH ST, Nos. 226-227, add 1 sty, fireproof shutters, fire escapes, beams, windows to two 3-sty brick lofts and market; cost, $3,500; owner, Samuel Kutler, 34 Market st; architect, H. Horenburger, 122 Bowery. Not awarded. Plan No. 2633.

SULLIVAN ST, w s, 140 s West Houston st, 2-sty brick and stone rear extension, 12x10, fireproof passage to 2-sty brick sisters' house and chapel; cost, $1,000; owner, Rev. Ludovic Foppiano, 151 Thompson st; architect, N. Serracino, 1170 Broadway. Plan No. 2623.

4TH ST, No. 351 East, alter windows to 3-sty brick tenement; cost, $150; owner, Isidor Lippert, on premises; architect, Richard Rohl, 128 Bible House. Plan No. 2620.

5TH ST, No. 641 E., toilets, partitions, windows to two 3 and 4-sty tenements; cost, $2,000; owner, M. N. Williams Estate, 148 Hancock st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 2650.

14TH ST, Nos. 206-208 East, 1-sty brick rear extension, 12.6x15, to two 2-sty brick stores; cost, $800; owner, Philip Spiro, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2640.

14TH ST, Nos. 134-136 East, 1-sty brick rear extension, 62.6x62, piers to 4-sty brick theatre; cost, $55,000; owner, S. Schinasi, 32 W. 100th st; architect, S. S. Sugar, 17 W. 42d st. Plan No. 2649.

17TH ST, Nos. 55-61 W., 1-sty brick rear extension, 20x5, toilets, partitions, plumbing to 6-sty brick store and loft; cost, $1,200; owner, Gustave L. Morgenthau, 50 W. 18th st; architects, Westervelt & Austin, 36 W. 34th st. Plan No. 2646.

17TH ST, Nos. 127-139 West, doors, windows to two 6-sty brick loft; cost, $300; owner, Oscar Willgerolt, 2295 Aqueduct av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2626.

21ST ST, Nos. 19-27 West, partitions, to 12-sty brick and stone store and loft; cost, $1,300; owner, David Spero, 160 5th av; architect, Robert D. Kohn, 170 5th av. Plan No. 2653.

72D ST, No. 162 W., floors, partitions, steel beams, new front to 4-sty brick and stone dwelling; cost, $20,000; owners, Slawson & Hobbs, 284 Columbus av; architect, Henry Ives Cobb, 42 Broadway. Plan No. 2643.

No contracts let. Plumbing.

82D ST, No. 65 E., 5 and 8-sty brick front and rear extensions, 20x8.6x6.8, partitions, new front, to 5-sty brick residence; cost, $20,000; owner, Mrs. H. B. Livingston, 23 Washington sq; architects, Cross & Cross, 527 5th av. Plan No. 2644.

82D ST, No. 63 E., 5 and 6-sty brick front and rear extensions, 20x6.8x8.6, add 1-sty partitions to 5-sty brick residence; cost, $20,000; owner, Mrs. H. B. Livingston, 23 Washington sq; architects, Cross & Cross, 527 5th av. Plan No. 2645.

87TH ST, Nos. 257-259 W., posts, girders to 7-sty brick stable; cost, $50; owner, N. Y. Cab Co., Ltd., premises; architect, J. B. Snooks Sons, 73 Nassau st. Plan No. 2648.

102D ST, No. 203 E., toilets, windows, partitions, to 5-sty brick store and tenement; cost, $250; owner, H. B. Rosenthaul & Co., 707 Broadway; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2627.

122D ST, No. 105 W., alter shaft, electric elevator to 3-sty brick dwelling; cost, $900; owner, Elizabeth C. Kenyon 105 W. 122d st; architect, J. Odell Whitenack, 231 W. 18th st. Plan No. 2651.

BOWERY, s e cor 1st st, erect sign to 3-sty brick hotel; cost, $00; owner, O'Connor & Brown, 303 Bowery; architect, E. W. Lemay, 132 West 65th st. Plan No. 2652.

BROADWAY, s e cor 85th st, erect sign to 1-sty brick store; cost, $510; owner, Walter O. Wells, 233 W. 58th st. Plan No. 2628.

LEXINGTON AV, Nos. 1690-1692, cut doors to 2, 3 and 5-sty brick tenement; cost, $200; owner, Albert New Gooden, 1690 Lexington av; architect, Harry Zlot, 58 East 114th st. Plan No. 2617.

MADISON AV, s w cor 46th st, 1-sty brick front extension, 20x5, store front to 4-sty brick dwelling; cost, $1,200; owner, Pittsburgh Building Co., 578 5th av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2619.

MADISON AV, No. 1, erect balcony to 9-sty brick and stone office building; cost, $1,000; owner, Metropolitan Ins. Co., on premises; architects, La Velle & McGlashan, 28 East 23d st. Plan No. 2621.

PARK AV, n e cor 80th st, 1-sty brick rear extension, 20x37.8, windows to 14-sty brick apartment house; cost, $2,000; owner, 925 Park Av Corporation, 925 Park av; architects, Delano & Aldrich, 4 E. 39th st. Plan No. 2641.

1ST AV, No. 71, toilets, windows, partitions, shaft to 5-sty brick tenement; cost, $3,000; owners, A. & C. Zepf, 71 1st av; architect, H. Regelmann, 133 7th st. Plan No. 2634.

1ST AV, No. 371, toilets, partitions, windows, to 5-sty brick tenements; cost, $2,000; owner, John Buehler, Jr., 430 East 169th st; architect, O. Reissmann, 30 1st st. Plan No. 2655.

2D AV, n w cor 51st st, show windows, partitions to 4-sty brick tenement; cost, $1,200; owner, Diedrich Buhrfeind, 223 Eaton av, Jersey City; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2618.

3D AV, Nos. 1959-1963, alter show windows to three 4-sty brick tenements and stores; cost, $800; owner, Herman Mendel, 10 E. 74th st; architect, Francis L. Shea, 135 Broadway. Plan No. 2639.

TABLOID CIRCULARS

In the ***Investor's Number*** of this paper, to appear December 18th, our ***Tabloid*** (condensed) ***Circular*** department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

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PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

DALY AV, w s, 50 s 178th st, 4-sty brick tenement, tin roof, 31.3x67; cost, $20,000; owners, Merrivale Realty Co.; architect, B. Ebeling, 1136 Walker av. Plan No. 1269.

W. S. Arthur, 1029 Tremont av, president.

BRYANT AV, n e cor Freeman st, 5-sty brick tenement, slag roof, 50x90.5; cost, $55,000; owners, Zingales Realty Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1267.

Gaetano Zingales, 319 East 107th st, president.

159TH ST, s w cor Elton av, 5-sty brick tenement, tin or plastic slate roof, 48x90; cost, $50,000; owner, Leon Levinson, 1135 Clay av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1266.

PERRY AV, w s, 130.3 n Mosholu Parkway, two 3-sty frame tenements, tin roof, 21x65; total cost, $15,000; owner, Annie D'Arubra, 206th st and St. George's Crescent; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1272.

144TH ST, s e cor Mott av, two 5-sty brick tenements, tin or plastic slate roof, 50x90 and 88; total cost, $90,000; owners, Handy Realty Co.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1273.

Isreal Cohen, 1471 5th av, president.

BEEKMAN AV, n w cor Oak Terrace, 5-sty brick tenement; plastic slate roof, 25x90; cost, $25,000; owners, Thos. H. Tully Const. Co., 1473 Longfellow av; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 1274.

GRAND AV, e s, 50 n Buchanan place, 4-sty brick tenement tin roof, 25x86; cost, $20,000; owner, Feilx Krupp, 2239 Grand av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1277.

Miscellaneous.

WILKINS PL, n w cor So. Boulevard, 1-sty brick stores, 97.4x85.9, 127.9x85.9, tin roof; cost, $15,000; owner, Emil M. Levy, 514 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1268.

WEBSTER AV, e s, 650 n Woodlawn road, 1-sty frame shop, 21x25; cost, $200; owner and architect, Oswald Benedix, 3166 Webster av. Plan No. 1270.

ROGERS PL, No. 972, 1-sty frame stable, 10x13; cost, $150; owner, Alphonso Lomonte, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1275.

WHITE PLAINS RD, e s, 75 s 216th st, 1-sty frame dressing rooms, 13x13; cost, $100; owner, Peter Sheridan, 3680 White Plains rd; architect, Edw. Dunn, 3682 White Plains rd. Plan No. 1279.

Stores and Dwellings.

FEATHERBED LANE, n e cor Nelson av, five 3-sty brick stores and dwellings, tin roof, sizes irregular; total cost, $20,000; owner, Jos. H. Jones, 150 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1271.

141ST ST, s s, 152 E So Boulevard, 2-sty brick store and dwelling, tin roof, 19.2x42.6; cost, $3,000; John H. Symmers, 167th st and Brook av, architects; Schaefer & Jaeger, 461 Tremont av. Plan No. 1278.

Schools and Colleges.

PROSPECT AV, s w cor 176th st, 4-sty brick school, slag roof, 160x79; cost, $263,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1276.

BRONX ALTERATIONS.

MERRILL ST, s e cor St. Lawrence av, move 3-sty frame stores and dwelling; cost, $1,000; owner, Edw. A. Sehill, 860 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 543.

MERRILL ST, s w cor St. Lawrence av, move 3-sty frame store and dwelling; cost, $1,000; owner, Edward Keil, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 542.

151ST ST, n s, 83.6 e Park av, 1-sty frame extension, 16x15, to 1-sty frame shop; cost, $500; owner, J. P. Pinto, on premises; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 534.

BOSTON ROAD, s w cor Prospect av, new store front to 5-sty brick store and tenement; cost, $1,000; owner, Louis Meister, 1431 Prospect av; architect, Harry B. Van Benschoten, 1296 Union av. Plan No. 539.

CASTLE HILL AV, e s, 125½ n Glover st, move 2-sty frame dwelling; cost, $1,500; owner, Felix De Canio, 98 Castle Hill av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 544.

CASTLE HILL AV, e s, 382 n Westchester av, 2-sty frame dwelling; cost, $1,000; owner, Thos. Walsh, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 545.

CONCORD AV, n e cor 144th st, move 1 and 2-sty frame dwelling; cost, $850; owner, Elizabeth Maxwell, So. Boulevard and 142d st; architect, Chris F. Lohse, 627 Eagle av. Plan No. 541.

KINGSBRIDGE AV, e s, 150 s 232d st, 1-sty frame extension, 15.6x23, and move 1½-sty frame dwelling; cost, $150; owner, B. F. Manierre, 31 Nassau st; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 536.

LONGWOOD AV, No. 866, show windows, new partitions, etc., to 1-sty brick and frame amusement hall; cost, $500; owner, Chas. Nichrom, 3 West 22d st; architect, Herman Gronenberg, 3 West 22d st. Plan No. 540.

PARK AV, Nos. 3474-3476, new toilets, new partitions, etc., to 1-sty frame dwelling and shops; cost, $800; owners, Hyman & Oppenheim, 103 4th av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 537.

TREMONT AV, n w cor Cottage Grove av, move new partitions, etc., to 3-sty frame stores and dwelling; cost, $3,000; owner, John Knoblock, 4411 3d av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 532.

WESTCHESTER AV, s w cor Bergen av, 1, 2 and 3-sty brick stories built upon 1, 2 and 3-sty brick store, making 4-stys

throughout; cost, $50,000; owner, Richard Seigman, Paris, France; lessee, Adams Flanagan, on premises; architects, Buchman & Fox, 11 East 59th st. Plan No. 535.

WEBSTER AV, No. 2006, 1-sty brick extension, 2x14, and new girders to 3-sty frame store and dwelling; cost, $500; owners, Columbian Realty Co.; architect, L. Dee Watson, 505 5th av. Plan No. 538.

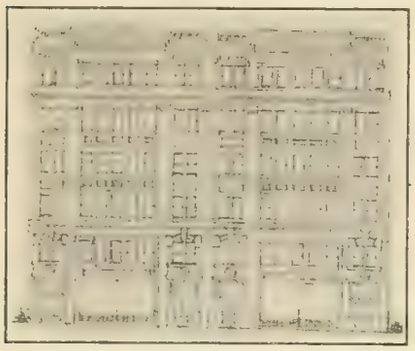
Jacob A. Zimmermann, 505 5th av, president.

3D AV, w s, 223.3 n 167th st, new store front, new beams, new partitions, etc., to 2-sty brick stores and dwelling; cost, $2,000; owners, Estate of Geo. Koenig, 3615 3d av; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 533.

ADVANCE REPORTS.

Proposed North Moore Street Loft.

NORTH MOORE ST—Architect Louis Charles Maurer, 1495 Broadway, has completed plans for the two proposed fifty-foot loft buildings to be constructed by the Franklin and North Moore Realty



Co., at Nos. 56 to 62 North Moore st. The facade will be of pressed brick with limestone trimmings, and a cornice of limestone and brick. No metal work will be employed on the front.

Plans for 37th St. Building.

37TH ST—Messrs. Cleverdon & Putzel, architects, 41 Union sq, were recently selected by James Carlew, builder, 17 West 122d st, to prepare plans for the new 12-sty modern business building which he will construct at Nos. 5, 7 and 9 West 37th st, on a site which measures 60x75 ft, now covered with old dwellings. The undertaking is significant, owing to the fact that it will be the first operation of this nature attempted by Mr. Carlew in recent years, he having been identified for many years with the West Side district in the construction of fine dwellings between 59th and 110th sts. The estimated cost of the new building will approximate $300,000. It will contain every improvement. No sub-contracts have yet been placed. (See issue Sept. 18, 1909.)

Bids Asked for Springfield Building.

SPRINGFIELD, MASS.—Proposals will be received by the Municipal Building Committee for the excavation, mason work, cut stone, steel work, fireproofing, roofing, ornamental iron, plastering, mosaic and tile flooring, interior stone and marble, carpenter work and finishing, vaults and elevators for the auditorium, tower and passage and office building terrace and steps of the new municipal buildings to be erected in Court st for the city, until 3 o'clock, December 22. Separate bids will be asked for construction in different materials, including marble, granite, limestone, terra cotta and brick, and various combinations. Plans may be seen at the Municipal Building or at the offices of the architects, Pell & Corbett, 122-124 East 25th st, Manhattan.

Duplex Dwellings for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for two 4-sty duplex brick 2-family houses to be built in the west side of East 15th st, 260 ft. north of Foster av. Each house will be 20x40 ft. The facade will be designed in Colonial and classic architect, finished in a tapestry brick, laid up in a Flemish bond. The interiors will be finished with hard wood, such as bird's eye maple, birch, oak, each room finished differently. The plumbing fixtures will be of Roman tubs, syphon jet water closets, pedestal wash basins and shower baths. The houses will be heated with steam heat. The Abels-Gold Realty Co., of 44 Court st, Brooklyn, is the owners.

$255,000 Improvement in the Bronx.

TREMONT AV—Harry T. Howell, architect, 3d av and 149th st, has started plans for four 5-sty brick tenements to be erected at the northwest corner of Tremont av and Mapes av, for the John W. Cornish Construction Co., of 466 E 138th st. Two street houses, 45x97 ft, corner house 59x90 ft, av house 50x88 ft, to cost $255,000. Tremont av houses to have stores with bakery in basement; houses to have all improvements, including steam heat, hot water, open plumbing, tiled baths, foyer halls, 8-ft high wood wainscoting in all dining rooms.

Louis Sherry to Erect Country Place.

MANHASSET, L. I.—Louis Sherry, 5th av and 44th st, Manhatan, has closed contracts for the purchase of a large parcel, known as the Schenk farm, adjoining the country places of Francis K. Pendelton, Payne Whitney and Frank Gray Griswold, at Manhasset, Long Island, on which he contemplates the construction of a large house. The Record and Guide was informed on Wednesday that no plans have yet been prepared or an architect selected. It is not probable that operations will be started before next spring.

New Theatre and Store for Brooklyn.

BROOKLYN.—Plans have been prepared by Harrison & Sackheim, 230 Grand st, for a brick and concrete theatre and store building, 57x110 ft., to be erected by Louis Mendelsohn on the west side of Fort Hamilton av, 19 ft. south of 38th st, Brooklyn. The seating capacity will be 400. Plans specify a gravel roof, steam heat, best plumbing, electric lighting, decorative and stucco plastering, ornamental skylight, marble and tile work, steel beams, metal ceilings, leaded glass, lighting fixtures and hand dumbwaiter.

Latest 25th Street Improvement.

25TH ST.—Plans are under way at the office of Louis Charles Maurer, 1495 Broadway, for a 12-sty store and loft building to be erected on plot 66x98.9 at 137-143 West 25th st; steel skeleton construction, reinforced concrete arches, maple floors, three high-speed elevators, facade of white pressed brick and glazed terra cotta. The story heights will be exceptional, the building rising 150 ft. above the curb level. The estimated cost is $185,000. The Theodore Starrett Company is the owner.

Brokaw Residence to be Costly.

GLEN COVE, L. I.—The new residence to be erected at Glen Cove by Clifford V. Brokaw, 5th av and 44th st, to cost between $150,000 and $200,000, for which architects Little & O'Connor, 5 West 31st st, Manhattan, are preparing plans, will probably not go ahead for several months yet. The building will be of frame and stucco construction, 2½-stys, measuring 75x200x irregular, and will be put up by Ronald M. Macdonald, of 29 West 34th st, Manhattan, on the percentage basis.

Architects for $1,000,000 Station.

ROCHESTER, N. Y.—Claude Bragdon, 104 Cutler Building, Rochester, and D. R. Collin, 335 Madison av, Manhattan, associate architects, are preparing the plans for the $1,000,000 passenger station which the N. Y., C. & H. R. R. Co. is soon to construct at Rochester. G. W. Kittredge, of the New York Central, is the engineer. The construction will be fireproof, of brick, limestone and terra cotta. No award has yet been made.

Bath House for Coney Island.

CONEY ISLAND—C. W. R. Van Buskirk, architect, 187 Montague st, Brooklyn, has plans about ready for a 3-sty frame and asbestos block non-fireproof bath house and hotel, dance hall, to measure 100x325 ft, for P. J. Geneas to be erected on Ocean av, Coney Island, at a cost of $60,000. It will contain forty rooms, 4,000 bath houses, and a concrete plunge tank. No contract has yet been awarded.

New Business Building for 17th st.

17TH ST.—Louis Haas, No. 16 West 23d st, informed the Record and Guide on Wednesday that no plans had been prepared or architect selected for the new 12-sty store and loft building which he proposes to construct at Nos. 50-54 West 17th st and 43 West 16th st, fronting 66 ft. in 17th and 25 ft. in 16th. Mr. Haas purchased the site a few days ago from the Astor estate.

Office Building for Brooklyn.

BROOKLYN.—A. J. & J. T. MacManus, architects, 44 Court st, Brooklyn, are preparing plans for an office building, to be erected on Flatbush av, on a plot 34x100 ft., by the Abels Gold Realty Co. The basement is to be occupied by bowling alleys, first floor by stores, second and third floors by offices and lodge rooms. The front is to be of stucco, designed in the art nouveau style.

Westchester Avenue Alteration.

WESTCHESTER AV.—Buchman & Fox, 11 East 59th st, will take figures until about Dec. 17 for remodeling and enlarging the brick store building, 228x181 ft., on the south side of Westchester av, east of 3d av, Bronx, owned by J. Clarence Davies, 14 East 81st st. The cost is estimated at $50,000. The architect will supervise and take the bids.

Apartments, Flats and Tenements.

5TH ST.—Leopold Gottlieb, 33 Av D, will improve the 3-sty tenement, 737 East 5th st, from plans by Jacob Fisher, 296 East 3d st. Cost, about $7,000.

BANK ST.—The property Nos. 42-44 Bank st has been purchased by Charles Rubinger, through Van Vliet & Place, 16 8th av, for improvement with a 6-sty tenement.

INTERVALE AV.—M. Zipkes, 103 Park av, has plans about ready for the 6-sty flat, 80x125 ft., to be erected at the northwest corner of Intervale av and 163d st. Estimated cost, $125,000.

59TH ST.—Sommerfeld & Steckler, 19 Union sq, have plans for extensive improvements to the 5-sty tenement, 235-239 East 59th st, for Henry Korn, 35 East 60th st. Cost, about $10,000.

108TH ST.—A. Breslauer, care of L. & A. Pincus, 1199 Broadway, has purchased the plot 75x100 ft. in the north side of 108th st, 125 ft. east of Broadway, on which he will erect an 8-sty elevator apartment house.

139TH ST.—Wm. M. Moore Co., 99 Hamilton pl, will erect a 6-sty flat, 100x

86.11 ft., in the south side of 139th st, 250 ft. west of Amsterdam av, to cost $100,000. Sommerfeld & Steckler, 19 Union sq, are making plans.

99TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 12-sty elevator apartment, 100.11x irregular, which the Guide Realty Co. is to erect at West End av, northwest corner 99th st, to cost $800,000.

EAST ORANGE, N. J.—An apartment house is to be erected in Prospect st, East Orange. Fairchild & Baldwin will erect the building on property formerly owned by the Edward Reid estate. Estimated cost, $65,000.

191ST ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment, 100x irregular, which Henry T. Bulman, 21 Ft. Washington av, is to erect at 191st st and St. Nicholas av, at a cost of $250,000.

158TH ST.—The Westborough Realty & Const. Co., 51 East 122d st, will erect a 5-sty flat, 50x87.11 ft., in the north side of 158th st, 375 ft. west of Amsterdam av, to cost $50,000. M. W. Del Gaudis, Tremont and Webster avs, is preparing plans.

WASHINGTON AV—Harry T. Howell, 3d av, 149th st, has plans for one 5-sty brick tenement to be erected on Washington av, 27.2 ft north of 184th st, for Martin Tulley, owner, 565 Walton av. House 50x76.8, all improvements; cost, $40,000.

179TH ST.—John Hauser, 360 West 125th st, has completed plans for three flat buildings, 5-stys, 50x80 ft. each, to be erected in the south side of 179th st, 125 ft. east of Fort Washington av, to cost together $150,000. Harry Goodstein, 160 Broadway, is the owner.

163D ST.—Schaefer & Jaeger, 461 Tremont av, have completed plans for the brick and limestone 32-family tenement, 5-stys, 50x87 ft., for Benj. Benson, builder, 407 East 153d st, to be erected in the south side of 163d st, 225 ft. east of Melrose av, Bronx, to cost $40,000. The owner builds.

113TH ST.—F. A. Burdett & Co., 29 West 34th st, have been retained as consulting engineers on the 8-sty apartment house, 50x100 ft., which the Paterno & Son Construction Co. is to erect in 113th st, north side, 325 ft. east of Broadway, to cost about $160,000. Geo. and Edward Blum, 507 5th av, are architects.

BROOKLYN.—Bids will be taken on all materials about Dec. 15, by P. W. Bruce, builder and owner, 44 Court st, Brooklyn, for two 8-family brick tenements, 4-stys, 25x80 ft., to be situated on the north side of Sterling pl, 100 ft. west of Kingston av, Brooklyn, to cost $20,000 each. A. W. Pierce, 383 Jay st, Brooklyn, has plans.

MIDDLETOWN, CONN.—Frank Arrigoni will start work at once on the erection of a new store and tenement at the corner of Main and Liberty sts for himself. It will be a 4-sty brick block, 60x108 ft., with brownstone trim, plate glass store fronts, metal ceilings, electric lights, modern plumbing and all conveniences. The owner will do the mason work and let the other contracts. Brocklesby & Smith, of Hartford, are the architects.

Churches.

PITTSFIELD, MASS. — Competitive plans have been received from local architects for the new church to be erected here for the Morningside Baptist Church. It will cost about $30,000 and will be built of brick and stone.

BOROUGH PARK.—Plans are being prepared by A. J. & J. T. MacManus, architects, 44 Court st, Brooklyn, for a synagogue to be erected in 52d st, Borough Park. The building is to occupy a plot 39x77 ft., and will cost approximately $30,000. Front is to be of brick and limestone.

BRIDGEPORT, CONN.—Pyramid Temple, Nobles of the Mystic Shrine, of Bridgeport, is preparing to erect in Bridgeport a temple for its own occupancy. Officers were elected as follows: President, William E. Burnham; vice-president, Henry Setzer; treasurer, Philip L. Holzer; secretary, Frank Slosson. The building will cost between $80,000 and $90,000.

Dwellings.

FLORIDA.—Denby & Nute, architects, 333 4th av, Manhattan, are preparing plans for two residences, 2½-stys, 40x50 ft., to be erected in Florida. Estimated cost, $30,000.

TUXEDO PARK, N. Y.—Walker & Gillette, architects, 131 West 40th st, Manhattan, have drawn plans for $15,000 worth of alterations to the residence of F. V. S. Crosby, 120 Broadway, Manhattan, at Tuxedo Park.

SPRING LAKE, N. J.—James E. Ware & Sons, architects, 1170 Broadway, Manhattan, have completed plans for a frame residence for H. K. Roebling, to be erected at Spring Lake, N. J, 2½-stys, 73x35x50, all improvements.

RED BANK, N. J.—Messrs. York & Sawyer, architects, 156 5th av, Manhattan, have prepared plans for a 3-sty hollow tile, fireproof country house for J. Amory Haskell, care of architects, to be erected at Red Bank, to cost $75,000.

NEW CANAAN, CONN.—Plans by Architects Rossiter & Wright, 110 East 23d st, Manhattan, are being figured for a residence for W. H. Cary, of New York, care of the architects. It will be a frame house, 35x50 ft., hard woods, steam heat and conveniences. The cost will be about $25,000.

NEW CANAAN, CONN.—Estimates are being made for a $35,000 residence to be built at New Canaan by Judge E. B. Thomas, from plans by Rossiter & Wright, 110 East 23d st, New York. The house will be 35x150 ft., of wood and stucco, with a shingle roof. The heating will be by steam.

DARIEN, CONN.—The contract to build a handsome residence in this place for C. W. Moury, of New York, has been awarded to the E. C. Brown Co., of Tyringham, Mass. The plans are by Hoppin & Koen, 244 5th av, New York, and call for a building of frame and stone, costing about $40,000.

JERSEY CITY.—Architect Thomas W. Biddle, Jr., has just prepared plans for a 2-family house for Sarah M. Cross and Mary Farquhar, to be erected on Bayview av, near Bergen av. Gas and electricity, steam heated, cabinet mantels, elaborate interior trimmings. The cost will be $5,000. The architect will supervise.

MAMARONECK, N. Y.—Plans are being completed and excavations have been made for the $60,000 residence addition to the home of Albert C. Bostwick, broker, of 66 Broadway, Manhattan, at Mamaroneck. Harry St. Clair Zogbaum, 1 Madison av, Manhattan, is the architect. George Mertz Sons, of Port Chester, N. Y., has received the contract.

Factories and Warehouses.

SOUTH LYME, CONN.—Fire destroyed the plant of the Niantic Menhaden Oil & Guano Co., causing a loss of about $10,000. The plant will be rebuilt.

BRIDGEPORT, CONN.—The International Silver Co. has purchased property and will probably be used for future additions to the company's plant.

24TH ST.—F. G. Frost, architect, 527 5th av, is preparing plans for the 6-sty brick factory, 150x98 ft., which Max Englander, 154 West 19th st, is to erect at 513-523 West 24th st. No contract let.

KEARNY, N. J.—The Newark Lime & Cement Co., of Bridge st, Newark, contemplates the erection of a 7-sty rein-



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forced concrete fireproof warehouse, 90x120 ft., on the meadows near the Plank road, Kearny, N. J., to cost about $35,000. The owner will build.

BAYONNE, N. J.—The H. B. Drake Co., manufacturers of office furniture and bar fixtures, 90 West st, New York, has leased for a term of years the Speight property in East 49th st, Bayonne. The company will erect a 1-sty building, 160x160 ft., with about 11,000 sq. ft. of floor space.

TORRINGTON, CONN.—The Turner & Seymour Manufacturing Co. are receiving bids for the erection of an addition to the plant in South Main st to be used for a foundry. The new part will be an addition to the present foundry and will be 52x100 ft., brick, with steel trusses and a ruberoid roof.

Halls and Clubs.

HORNELL, N. Y.—Edward L. Tilton, 32 Broadway, Manhattan, is preparing plans for a 2-sty stone and brick library for the Public Library Association, at Hornell, to cost about $40,000.

HARTFORD, CONN.—Bids will be received until December 15 for the addition and alterations to the clubhouse of the Hartford Saengerbund in Wells st. The plans are by Architect George Zunner, and provide for an addition 52x62x35 ft., 2 and 3-stys high. The interior will also be thoroughly remodeled.

HACKENSACK, N. J.—The Junior Order of American Mechanics will erect a fireproof concrete block and steel, 2-sty and basement club house, 50x130 ft., to cost between $15,000 and $20,000. D. D. Reed, architect, of Hackensack, is making plans. Bids will probably be taken about Dec. 18. G. Dewitt Gilbert, of (Mutual Life Co.) 32 Nassau st, New York City, is president.

Hospitals and Asylums.

MIDDLETOWN, CONN.—The new addition to the Middlesex Hospital in Crescent st is now being plastered. The new operating room is now being finished. W. D. Johnson, Inc., of Hartford, is the architect.

NORWICH, CONN. — Cudworth & Woodworth, architects, of Norwich, for the new group of buildings to be erected for the Hospital for the Insane have completed plans and will take estimates at once from a selected list of bidders.

HARTFORD, CONN.—Bids for the construction of the buildings for the Tuberculosis Sanitarium in Hartford, including the mason, plumbing, carpenter and painting work, went in on Dec. 9. Messrs. Foote & Townsend, architects, New Haven.

NEWARK, N. J.—A. F. Leicht, 9 West 42d st, Manhattan, is taking bids on the general contract for the $50,000 home to be erected by the Baptist Home for the Aged, 265 Roseville av, at Newark. Brick and granite, 3½-stys, 150x75 ft., two wings, to contain 70 rooms.

AMSTERDAM AV.—Crow, Lewis & Wickenhoefer, architects, 160 5th av, will take bids about Dec. 15 for the 8-sty addition, 40x80 ft., to the hospital, Amsterdam av, between 59th and 60th sts, for the Sloane Maternity Hospital. Estimated cost of work is $150,000.

Office and Loft Buildings.

20TH ST.—Schwartz & Gross, 347 5th av, have prepared plans for a 12-sty loft building for the Fabian Const. Co., Moses Crystal, 319 West 89th st, president, to be erected at Nos. 42-46 West 20th st, to cost about $400,000.

MONROE ST—Geo. M. McCabe, 96 5th av, has plans underway for a 7-sty brick and stone store and loft 46x100 ft, for P. P. Chappel, 333 West 23d st, to be erected at Nos. 153-155 Monroe st, to cost $30,000.

13TH ST.—Chas. H. Cullen, architect, has completed plans for the 3-sty store and loft building, 75x25 ft., which John Jacob Astor, is to erect at Nos. 403 to 407 West 13th st, at a cost of $50,000. No contract has been issued.

MERIDEN, CONN.—Architect C. E. Palmer is preparing plans for a 4-sty brick building to be built in Veteran st for Peter Levin. The ground floor will be arranged for one large store. The block will cost about $10,000.

CLEVELAND, OHIO.—Architects Geo. B. Post & Sons, 347 5th av, Manhattan, have taken bids for a 3-sty store and office building, 100x100 ft., for C. W. Baine, to be erected on the south side of Euclid av, near 115 L st, Cleveland, Ohio.

BRIDGEPORT, CONN.—F. H. Macfarlane, president of the Macfarlane Bros. Manufacturing Co., has announced that the company will erect a business block at Bridgeport. The new building will be of brick, arranged for five stores on the ground floor.

34TH ST.—C. C. Brown, 624 Madison av, will be the consulting engineer on the 12-sty loft building, 90x90 ft., which Julius Sternfeld, 114 East 23d st, is to erect at Nos. 317-323 East 34th st, at a cost of $150,000. Geo. and Edward Blum, 505 5th av, are the architects.

WATERBURY, CONN. — Architects Griggs & Hunt are preparing plans for the new business block to be erected by R. William Hampson. It will be a 5-sty building, 60x120 ft., of pressed brick, with terra cotta trim, steam heat, passenger and freight elevator, metal ceilings, plate glass store fronts.

JERSEY CITY, N. J.—The foundation for Colgate & Co.'s administration building, at Hudson and York sts, Jersey City, is now being built of concrete. It is very massive, but is progressing rapidly, despite unforeseen difficulties that were encountered by reason of the fact that the land was not as solid as it might have been, and it was necessary to use extra precaution. Chas. A. Rich, 320 5th av, Manhattan, is the architect, and the Thompson-Starrett Co., 49 Wall st, the builder.

Schools and Colleges.

SOUTH ORANGE, N. J.—Bids will be received about Dec. 15 by the Board of Education, Henry W. Foster, president, for the 3-sty school addition at South Orange. Taylor & Mosley, 1 Nassau st, Manhattan, are the architects. Estimated cost, $136,000.

CENTREVILLE, CONN.—The bids for the school to be erected in Centreville by the Town of Hamden have been rejected, as they exceeded the appropriation. The committee in charge has commissioned Architect Frank Elwood Brown to prepare plans for a building of frame construction in place of brick and estimates will be called for soon. C. F. Clarke is chairman of the building committee.

KENSINGTON, CONN.—Max J. Unkelbach and Delbert K. Perry, associate architects, have been commissioned to prepare plans for the new school to be erected in Kensington by the town of Berlin. The plans call for a building 53x82 ft., with an ell 2-stys, brick with brownstone trim, slate roof, slate blackboards, electric lights, fireproof stairs, concrete floors in the basement and other floors hard wood. The heating has been undecided.

Stables and Garages.

41ST ST.—Aaron Coleman, 20 Vesey st, has purchased the 2-sty stable property No. 221 West 41st st, which he will alter into a garage.

JERSEY CITY, N. J.—The Wells-Fargo Co. stables at Jersey City will be the largest in the State, and will comprise a 5-sty concrete structure, 198x100, at the southeast corner of 10th and Brunswick sts.

OYSTER BAY, L. I.—Albert Strauss, 46 Cedar st, Manhattan, will erect at Oyster Bay a 2-sty terra cotta block garage and stable, 27x60 ft., to cost $10,000. Rogers & Blydenburgh, Babylon, L. I., have the contract.

STAMFORD, CONN.—Bids have been received for a stable to be erected at Stamford by the Standard Oil Co. It will be a brick structure, 2-stys, 30x40 ft., with a gravel roof. P. W. Clark, 26 Broadway, New York, is the engineer in charge.

Miscellaneous.

LITTLE ROCK, ARK.—Messrs. Herts & Tallant, 113 East 19th st, Manhattan, have plans under way for a 3 or 4-sty theatre and hotel building, 80x100 ft., to be erected by I. Kempner, of Little Rock, Ark. Estimated cost, $90,000.

AKRON, OHIO.—Geo. B. Post & Sons, architects, 347 5th av, Manhattan, are completing plans and will take estimates about Jan. 1 for a 7-sty bank building, 110x143x144 ft., for the Second National Bank at Akron, to cost about $300,000.

41ST ST.—The New York Edison Co., 55 Duane st, owner, William Weissenberger, Jr., 55 Duane st, architect, will take figures about Dec. 15 for the 4-sty sub-station to be erected in 41st st, near 8th av, 50x100 ft., to cost $115,000.

NEW HAVEN, CONN. — Architects Foote & Townsend, of New Haven, have drawn plans for a storage building to be erected at Water and Union sts, New Haven, for the Lampson Lumber Co. The building will be 1-sty, 32x100 ft., brick, fireproof construction, with a gravel roof.

ROCHESTER, N. Y.—The New York Central & Hudson River R. R. Co. has completed preliminary plans for a passenger station to be erected at Joiner st at an estimated cost of $1,500,000. George W. Kittridge, Grand Central Station, New York, is chief engineer. Claude F. Bragdon, Cutler Building, Rochester, is the architect.

MONTCLAIR, N. J.—The Delaware, Lackawanna and Western R. R. Co., 90 West st, New York, is having plans prepared by F. R. Nies, care of the company, at Hoboken, for a brick and stone fireproof 1½-sty passenger station to be erected on Greenwood av, Montclair. Estimated cost is $35,000. George Ray, care of the Hoboken office, is chief engineer.

Municipal Work.

MANHATTAN.—The Commissioner of Docks will open bids on Thursday, Dec. 16, for labor and materials required for furnishing and delivering lumber and piles.

BROOKLYN.—Bids will be received by the Commissioner of Bridges Tuesday, Dec. 14, for the construction of a steel and timber trestle at the Kent av bridge, over Bushwick Creek, Brooklyn.

MANHATTAN.—The Commissioner of Correction will receive bids on Thursday, Dec. 16, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

WEST NEW BRIGHTON.—Bids will be received by the President of the Borough of Richmond Tuesday, Dec. 14, for furnishing and delivering spruce and yellow pine lumber at store yard, Columbia st, West New Brighton.

BROOKLYN.—The President of the Borough of Brooklyn will receive bids until Wednesday, Dec. 15, for providing labor and material for gas and electric fixtures and all other work for the public bath on the northeast corner of 4th av and President st, Brooklyn.

BROOKLYN.—On Friday, Dec. 17, the Fire Commissioner will open bids for the erection and completion of a new building for an engine and hook and ladder company, to be located on the east

side of East 14th st, 293.01 ft. north of Kings Highway, Brooklyn.

MANHATTAN.—The Park Board will open bids on Thursday, Dec. 18, for furnishing and erecting three rail pipe fences in Mount Morris Park, Manhattan. Also, for furnishing and delivering 400 corrugated galvanized iron panels for the American Museum of Natural History, Manhattan.

MANHATTAN.—Bids will be received by the Commissioner of Bridges until 2 o'clock P. M. on Monday, Dec. 20, for the completion of the substructure, the erection of the superstructure and the installation of plant, exclusive of interior finish, of the Municipal Building. McKim, Mead & White, architects.

MANHATTAN.—Estimates will be received by the Board of Water Supply, No. 299 Broadway, Tuesday, Dec. 21, for the construction of Kensico dam, a high masonry dam across the valley of the Bronx River, and appurtenant works, including New Rye reservoir, New Rye dike, Bronx-Rye tunnel, Bronx dike and Rye pipe line.

MOUNT KISCO, N. Y.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Tuesday, Dec. 14, for furnishing, repairing, placing and emptying vault pans, etc., at Mount Kisco, Westchester County, N. Y. Also, for labor and materials required and constructing and installing two direct connected, electrically driven vertical pumping units, complete, with all appurtenances, including electric lighting installation, in the pumping station to be erected for the sewage disposal plant at Mount Kisco.

Bids Opened.

QUEENS.—Bids were opened on Dec. 6 for improving the premises at P. S. 39, Queens. Joseph Balaban submitted the low bid, $1,227.

BROOKLYN.—The School Board opened bids on Dec. 6 for fireproof stairways at P. S. 20, 29 and 49, Brooklyn. P. S. 20, A. W. King, $3,270 (low bid); P. S. 29, A. W. King, $1,578 (low bid); P. S. 49 (a), Joseph Ohlhausen, $4,647 (low bid); P. S. 49 (b), A. Feldman Const. Co., Inc., $6,100 (low bid).

On Monday, Dec. 6, bids were opened by the School Board, 500 Park av, for the general construction of new P. S. 92, Queens. T. A. Clarke Co. submitted the low bid, $281,000. Other bidders were: P. Gallagher, $322,900; Richard E. Henningham, $295,000; P. J. Brennan & Son, $286,000; J. F. Walsh Const. Co., $292,000; Charles H. Peckworth, $305,851; James MacArthur, $312,000; George F. Driscoll, $294,700; Thomas McKeown, Inc., $303,000; Peter Cleary, $283,316; John Kennedy & Co., $309,273.

The Board of Education opened bids on Monday, Dec. 6, for the general construction of addition to and alterations in P. S. 78, Manhattan. James F. Kerr submitted the lowest bid, $163,435. Other bidders were: Patrick Sullivan, $192,400; Thomas McKeown, Inc., $178,333; George Hildebrand, $189,744; O'Connell & Hanna, $184,900; Conroy Bros., Inc., $190,777; George F. Driscoll, $205,998; J. & L. Moreland Co., $182,200; James MacArthur, $217,000; John Kennedy & Co., $190,100; H. C. Stowe Const. Co., $178,700; J. F. Walsh Const. Co., $183,447; Calumet Const. Co., $198,743; P. J. Brennan & Son, $189,500; Charles H. Peckworth, $191,870; Richard E. Henningham, $182,752.

Contracts Awarded.

BRIDGEPORT, CONN.—C. W. Murdock, of New Haven, has obtained the contract for the erection of the car barn in Bridgeport for the Connecticut Co. The concrete work has been sub-let to the Industrial Concrete Co., of Manhattan, and the other sub-contracts will be awarded later. The contract is an important one.

39TH ST.—Van Wagonor-Linn Const. Co., 110 West 28th st, has received the electric work on the 7-sty theatre, 59x90 ft., which the 39th St. Theatre Co. is erecting in 39th st, near Broadway, to cost about $125,000. J. McKeefrey, 1416 Broadway, has the general contract. C. B. Meyers and Wm. A. Swasey are associate architects.

NEWARK, N. J.—Custodian George L. Smith, of the Federal Building, has been notified by the postal department at Washington of the award of a contract for proposed extensive alterations to that building to W. H. Fissel & Co., of 1135 Broadway, Manhattan, the contract price being $14,997. Under the terms of the contract the work is to be completed within 90 days from the filing of the bond.

John McKeefrey, of 1413 Broadway, has awarded the contract for all the brass to be used in the new Shubert Theatre, 113 West 39th st, to the firm of M. Gould's Son & Co., of 83 Reade st (factory at Newark). To the same contractors has been awarded by Messrs. Harde & Shorte, the architects, the contracts for the brass to go in the Kismet Temple Brooklyn; and also the bronze work for the Lincoln Safety Deposit Company, 32 East 42d st.

Government Work.

ALLOWAY CREEK, N. J.—Engineer Office, Wilmington, Del.—Sealed proposals for dredging Alloway Creek, N. J., will be received until Dec. 13. L. H. Rand, Capt., Engrs.

MIDDLETOWN, CONN.—The successful bidder for the construction of the Middletown, Conn., court house and post office specified the Standard Sanitary Manufacutring Company's plumbing fixtures to be used.

Proposals will be received at this office until 3 P. M., January 13, for the construction (complete) of the extension to the U. S. Post Office and Court House at Manchester, N. H.—James Knox Taylor, Supervising Architect, Washington, D. C.

BOSTON, MASS.—Proposals for pier improvements will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Dec. 18 for making improvements to pier No. 1, navy yard, Boston, Mass. R. C. Holly-day, Chief of Bureau.

WASHINGTON, D. C.—Proposals for steel work, fireproof roof and dressed granite for building No. 110, will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Dec. 24. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, Acting Chief of Bureau.

PHILADELPHIA, PA.—No action has yet been taken by the quartermaster of the U. S. Marine Corps on the award for the extension to the marine barracks at Philadelphia, Pa., bids for which were opened on November 18 last. The appropriation available for this work is $150,000, while the lowest bid received was $165,000. It is probable the quartermaster will ask each bidder to submit a supplementary bid based on certain recommendations as to changes and suggestions in the specifications made by the architect in charge.

NEW LONDON, CONN.—The following bids were received by Supervising Architect James Knox Taylor, at Washington, D. C., on Nov. 30 for the construction of an extension to the U. S. Post Office at New London, Conn.; W. H. Fissell & Co., New York, $33,970, low bid; time, Jan. 1, 1911. Other bidders were: Bliss & Griffiths, New York; Harman Bros., Williamsport, Pa.; West Chester Engineering Co., New York; M. P. Wells, Philadelphia, Pa.; James A. Dolan, New London, Conn.; Wills & Marvin Co., New York; Hamilton R. Douglas, New London, Conn.; Engineering Construction Co., Baltimore, Md.; Conroy Bros., Manhattan.

Brief and Personal.

The clay industry of the British Isles is reported to be dull.

A big building company sometimes helps clients to finance their operation.

The Edison Portland Cement Company is sending out a big calendar to its friends and patrons.

"Big Bill" Edwards is going to try the vacuum cleaning system on the streets. May be it will keep the silt basins clear.

Architect H. Warren Howard, Jr., of Manhattan, has opened a branch office in the Maher Building on Greenwich av, Greenwich.

The celebrated McCall's Ferry Power Company has been bought in at public sale by William M. Barnum, of New York, representing the first mortgage bondholders. Immense water and electrical works are being established at McCall's Ferry, near Lancaster, Pa.

The thirtieth annual meeting of the A. S. M. E. was held in the Engineers' Building, 33 West 39th st, Dec. 7 to 10. The entire social entertainment was in charge of the members resident in and about New York, under the immediate direction of a local committee appointed by them, of which Mr. William D. Hoxie, is chairman. On Wednesday afternoon, Dec. 8, parties were formed to visit places of interest. In the evening there was a lecture for members and guests.

Mr. H. R. Reveley, senior member of the brick commission firm of Reveley & Emmons, was reported this week to be able to be about the house again for a few hours during the day. Mr. Reveley, one of the best known men in the brick business in this city, has been suffering from pneumonia for a month, and his recovery had been despaired of at his home on Cornwall-on-Hudson. His physicians advise that with great care he will eventually regain his health. Although 65 years of age, he has a strong constitution, which stands him in well at this time.

Expert Supervision of Wiring.

One of the essentials of building construction today is that of having a thoroughly experienced, capable and responsible electrical engineer supervise the wiring of a building not only during installation but afterward. Architects have long recognized this fact, but the owner or agent seldom does. Once the building is turned over to the owner, the subject of care of electrical wiring is sometimes forgotten, thought seldom being given to the fact that deterioration is constantly going on and that a slight accident might destroy his building.

Here is where a responsible company like the Edwards Electrical Construction Co. is indispensable. This company, which is located at 39 E. 42d st, specializes in supervision and also in installations of all kinds of electrical work, lighting, power plant equipment and factory light and power systems. This company, of which Mr. M. J. Levy is general manager, was established in 1872, and was therefore one of the electrical pioneers. It was formerly the contract department of Edwards & Co. The construction company has done work for the City and Suburban Homes Co. and installed all the electrical work in the Phipps tenements in E. 31st st, for which Grosvenor Atterbury was architect. Burglar alarms also are a specialty.

Mr. Levy, the general manager has had 20 years general experience in electrical work and has expert knowledge of this kind of installation in all its branchs.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Better Tone in Building Materials.

Continued good building weather, low prices in brick and the announcement of several large building plans that will go ahead this winter, improved the tone of the building material market considerably this week. As the end of the year approaches, satisfaction with business conditions as a whole, for 1909, seems to be the rule. While it has not been up to expectations, probably because expectations were too high, it has been good on the whole. Collections have been slow, but sure. Steel and iron have had boom-year business, with every indication that it will be continued, if not exceeded next year. More Portland cement has been used in this city than any year since 1906, but prices have been too low to give this condition the prominence due it. Stone has entirely recovered from the effects of the depression and faces a good winter. Lumber had a fair year in this city. The market summary follows:

BRICK.—Prices moved up a quarter.
CEMENT.—Better inquiry, market dull.
IRON.—Little buying. Prices stand.
LUMBER.—Active for this season.
STEEL.—In continued demand.
STONE.—Price advance at hand.

Brick Easy in Dull Market.

Brick went out easily this week at from $5.50 to $5.75 for Hudson River hards. Raritans brought $5.75 to $6. The spurt that seemed to be impending a week ago yesterday resulted in nothing more than a few brick sales and the market resumed its normal aspect. The demand for Jerseys was light, but prices held firm nevertheless.

The yards up the river have about finished their complement, and for the most parts the boats that will make the last trips are at the various plants loading at this time. The commission men here do not look for shipments later than the twentieth of the month, unless unprecedented weather rules. The fifteenth is the usual time for closing of navigation on the river.

Agents here are advising their customers that there is a good quantity on hand, but there is comparatively little up the river, nearly all available Fall and Winter stock having been sent down. About a dozen boats have put up "light" for the Winter. The Empire Brick & Supply Co .is covering some of its own brick, and buying what the market calls for now. Transactions at West 52d st for last week follow:

Left over, Nov. 27, 15; arrived, 85; sold, 76; left over, Dec. 6, 17 after seven cargoes had been covered. This is normal for the first week in December.

"NO CAUSE FOR PESSIMISM."

The representative of one of the biggest Hudson River yards when asked yesterday as to how he sized up the present brick situation, said: "I can certainly see no cause for pessimism, and I doubt very much if there is much of that kind of sentiment in the trade. True, we have had a raw deal this Summer and the Fall was not better than normal, but the outlook is encouraging; it looks as though we were to have a fairly open Winter, which will mean building activity and consequent good prices, and I firmly believe that the Spring has some good things in store for us."

THINGS QUIET ALONG THE RIVER.

Those yards that expect to make improvements this year have not made any move in that direction worthy of mention. The tendency is to let things take care of themselves until next year, owing to the fact that the market this year did not hold out big things to them. In this connection it is interesting to recall price conditions for this time of the year with those of similar periods in 1908, 1907 and 1906, carrying as it did through the panic, the year following it and the present one. Quotations show that from Dec. 1 to 29 in 1906 the quotations for good brick ranged from $5.50 to $6, and from Dec. 7 to Dec. 28 in 1907 they were $5.25 to $5.75. In 1908 they were quoted from $5.75 to $6 until December 26, when they went to $6 to $6.50. It will be seen, therefore, that, contrary to general opinion, this week's prices are entirely normal, and they have continued so for at least three weeks.

THE QUANTITY OF BRICK UP RIVER.

The manufacturers have counted earlier than usual this year, and from information obtained from a reliable source, and one thoroughly in touch with the actual result of the canvass of the various yards up the river, we are enabled to state that there are approximately 150,000,000 less brick in hand than the figure the market concedes. This statement will be somewhat of a surprise to local interests, but it merely shows what a tremendous amount of brick has been consumed in this market this year. It is stated that all records for Hudson River brick manufacture have been broken for this year.

RUMOR OF NEW ASSOCIATION.

The rumor that was heard in brick centres this week to the effect that the manufacturers in the Hudson Valley were planning to organize on a little different basis than formerly, was partly verified by the Record and Guide. At this time it is not possible to give more extensive details as to plans and purposes, but we hope to in the near future. The change embodies a membership of manufacturers only, no distributors being admitted, it is said, within the organization. Primarily, however, the new association will more actively promote the "best interests of the Hudson River brick manufacturers."

BRICK. (Cargo quotations at the wharf.)*

	Per M.
Hudson River, common	$5.50@$5.75
Hudson River, Light Hard	4.00 4.50
Raritan River	5.75 6.00
Croton Point—Brown, f.o. b.	13.00 14.50
Croton Point—Dark and red	13.00 14.00
Hollow brick, Haverstraw size	7.00 8.00

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	26.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	21.00	24.00
Enameled:		
English size	75.00	80.00
American size	70.00	80.00
Kiln run	55.00	60.00

Better Inquiry for Portland Cement.

A better inquiry for Portland cement developed this week, and the feeling was greatly improved. The market was dull, however. The announcements made this week of several large operations which will go ahead this winter has helped to drive pessimism to the wall. It was said here this week that some of the Southern mills have advanced the price of their products fifteen cents a barrel, owing to the greatly increased demand for Portland cement from the railroads which, in that section of the country, are carrying on great improvements at this time.

Speaking of the year's business, an official of the company said that he believed that despite the unfavorable conditions which have existed in the local market, especially since June, the total amount of business done in this city and vicinity during the year would prove to be in excess of that of last year, because of the fact that building operations throughout the country were more than $200,000,000 greater than the total amount involved in 1908. Of that amount New York contributed no small part. The mills are working almost to capacity, he said, to supply the undiminishing demand, and the outlook for 1910 was good.

CEMENT.

Portland Cement, in cloth*	$1.43
Rosendale or Natural, per bbl	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.58
Edison Portland	1.43	....
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Pig Iron Market Quiet.

No change in the condition of the pig iron market was reported this week. Quietness continues in all branches. New business is very light. A moderate buying movement developed on Thursday, but it proved to be without feature, save that steel-making iron was in the lead. Consumption is no longer in excess of production, due in some degree to the fact that stock taking time is at hand in some sections.

November first opened with the prospect of a dull month, and it has fulfilled the prophecy to some extent, although the total output for the month was greater than had been expected, inasmuch as it sustained October's daily average.

The remaining two furnaces at Gary probably will blow in before spring, if present consumption is maintained. Shipments on contracts are still quite heavy in the North, but the movement in the South is being seriously interfered with by the shortage of cars. Contracts for 25,000 tons of New York and New Jersey ore have been placed for next year's shipments.

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the first quarter:

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70

The following prices are f. o. b. cars Birmingham, freight to N. Y. $4.25 and including lighterage within lighterage limits, N. Y. harbor, $4.85:

Southern:		
No. 1 Foundry	$15.00@	$15.50
No. 2 Foundry Spot	14.50	15.00
No. 3 Foundry	14.00	14.50
Basic:		
Eastern Pennsylvania	18.75	19.00
Alabama	14.50	15.00
Valley	17.25	15.00

Steel in Continued Demand.

There seems to be no let up in the demand for structural and sheet steel. There is a large amount of structural work being specified for in this city and vicinity, and further impetus was given the market this week by the announcements of the large building operations that will go ahead this Winter. The total amount of this work now in sight, according to fabricators is about 200,000 tons, with possibly half that much more pending on work that will not come out until after the first of the year. This is exclusive of railroad requisitions, which fell off somewhat this week. Of this

amount the New York Central may specify between 5,000 and 7,000 tons on its contracts pending with the American Bridge Co.

SHEETS HOLDING THEIR OWN.

Local jobbers report that sheet steel is holding its own, there being several important contracts closed this week and more pending. Copper was slow, but with prices hanging steadily. Lead was stronger and refined spelter was dull.

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	Mill.	Store.
Beams and Channels, 15-in. and under	$1.76	$2.25
Angles	1.76	2.25
Tees	1.81	2.30
Zees	1.76	....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	....	2.00
¾ and ⅞ in.	1-10c.	extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	....	2.00
1½ to 4 x ¼ x 5-16	2-10c	extra
2 to 4 in. x 1⅝ to 2 in	5-10c	extra
4¼ to 6 in. x 1¼ to 1½	4-10c	extra
Norway Bars	3.35	....
Norway Shapes	3.35	....
Burden Best Iron	$3.15	base
Burden H. B. & S.	$2.95	base
Machinery Steel, Iron Finish, base	....	2.00
Soft Steel Bars, base or ordy. sizes	....	2.00
Tool Steel, regular quality	7.00	....
Tool Steel, extra quality	13.00	....

SOFT STEEL SHEETS.

¼ and heavier	....	2.30
3-16	....	2.40
No. 8	....	2.50
Blue Annealed.		
No. 8	....	2.50
No. 10	....	2.50
No. 12	....	2.55
No. 14	....	2.60
No. 16	....	2.70

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.90	$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 26		
No. 27	3.10	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb		11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd	22	24

GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs.	$3.10
" 18 and 20	" " "	3.25
" 22 and 24	" " "	3.45
" 26	" " "	3.65
" 27	" " "	3.85
" 28	" " "	4.00
" 30	" " "	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

COPPER.

Sheet Copper, hot rolled, 16 oz.....per lb. 18@19
Sheet Copper, hot rolled, 14 oz.....per lb. 19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Loss	5 5⅛

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., $1.05 per 100 sq. ft.

"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., $1.29 per 100 sq. ft.

November Lumber Market Active.

As if in verification of inquiries made among the principle lumber agencies here as to market conditions for this kind of building material during the month of November, President John R. Walker, of the Lumberman's Bureau, Washington, issues, under date of November 30, a letter, addressed to co-operators in the trade, in which he shows that conditions are greatly improved. He speaks in review of the entire country, but they represent the expressions of local interests fairly well. Speaking of North Carolina Pine, for instance, he says:

"Viewed from the standpoint of the trade at large, the present falling off in the demand for North Carolina pine, is a fortunate circumstance, for without an opportunity for the mills to pile up larger stocks than they now have on hand there would undoubtedly be something of a lumber famine in the Spring accompanied by a radical advance in price which would prove very unsettling—for there is an inevitable reaction which catches everyone unawares."

Discussing the falling off in demand of this product, he continues:

"This falling off in demand is a normal winter development, for North Carolina pine is essentially a building wood, and this is not a building season. However, since the mills have a comfortable supply of orders on hand, and with stocks not above normal, only small concessions are being made from the basis of thirty days ago, and these only with stocks to move. The feeling is universal, and it appears to be based upon sound reasoning, that after the inventory of January 1 a heavy buying movement will set in, and our advice to the buyer, if he would avoid the car shortages, mill delays and higher prices, is to anticipate his Spring wants and buy now.

"With dressed lumber there has been little change except that on roofers decided concessions are being made. Five and one-half inch roofers show a decline of $1 in kiln dried and 50 cents in air dried and the other widths about 50 cents in kiln dried and 25 cents in air dried. The competition of South Western yellow pine has effected a reduction in the price of beveled siding."

OPTIMISM IN HARDWOOD TRADE.

In the monthly report covering the hardwood situation optimism is conspicuous. President Walker therein speaks of the advance of $1 in good hardwood lumber over the prices of October, and adds that low grade lumber is moving slowly with little improvement to be looked for until the prices of good lumber become still higher and until the winter dullness in pine is passed. The feature of the market, throughout the country, he says, is similar to that existing in this city and vicinity, namely, that poplar and red and white plain oak lead the demand. "New England and the East," he adds, by way of emphasis of this condition, "are perhaps showing more activity at present than any other section of the country, although conditions in the Central West are favorable."

Discussing the situation in ash, the head of the Lumberman's Bureau says:

"Ash shows an advance of a dollar in the East, with practically no change in the West. Basswood and Birch are in good demand, and No. 1 common shows a slight advance. Cypress is in good demand, but prices remain practically unchanged."

The trade may expect higher prices after January 1.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	38.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No. 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

MAPLE FLOORING.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, $21.00 per M. West Virginia Hemlock, base price, $21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

LATH.

1½ in. round wood lath	$3.75@	$3.85
Eastern spruce, slab	3.65	3.75

SPRUCE (Eastern; Random Cargoes.)

2 inch cargoes	$22.00@	$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00

WHITE PINE.

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	$94.00@	$95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	82.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.	....	47.00
Shelving, No. 2, 1 x 10 in.	40.00	41.00
Cutting up, 5-4, 6-4, 8-4, 1sts	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 1 Dressing boards	47.00	50.00
5-4, 6-4, 8-4	54.00	56.00

Stone May Come in All Winter.

With the stone market continually improving and better prices at hand, the outlook for the wholesaler for the winter is not bad. As far as the retailer is concerned, he looks for a normal winter. The call that the cutters are making upon the wholesalers for material is a little heavier than normal. In consequence, sawed stone will come in practically all winter, but there will not be much cut stone after this month. The quarries are exceptionally busy both North and West, and they probably will continue working, with the possible exception of a week or so in January and February. They have requisitions in hand sufficient to keep them busy well into the spring, and a good part of this business is from this vicinity. A meeting of quarry representatives was held here on Thursday for the purpose of considering prices and other important matters pertaining to the situation in this city at the present time. Nothing was given out for publication at that time however.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	....
Brownstone, Portland, Con	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink	....	1.00
Granite, Picton Island, pink	....	1.00
Granite, Picton Island, red	....	1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft	.80	....
Kentucky limestone	....	.90
Lake Superior redstone	1.05	....
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1	$5.00	$6.75
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909. Dec. 3 to 9, inc.		1908. Dec. 4 to 10, inc.
172	Total No. for Manhattan	193
8	No. with consideration..	15
$293,425	Amount involved.....	$819,460
164	Number nominal.....	178

1909.		1908.
10,055	Total No. Manhattan, Jan. 1 to date.....	9,231
777	No. with consideration, Manhattan, Jan. 1 to date.....	676
$43,275,906	Total Amt. Manhattan, Jan. 1 to date....	$37,807,878

1909. Dec. 3 to 9, inc.		1908. Dec. 4 to 10, inc.
138	Total No. for the Bronx.....	155
18	No. with consideration.....	9
$104,573	Amount involved.....	$259,271
120	Number nominal.....	146

1909.		1908.
6,948	Total No., The Bronx, Jan. 1 to date.....	7,122
$4,114,794	Total Amt., The Bronx, Jan. 1 to date....	$5,302,752
17,003	**Total No. Manhattan and The Bronx, Jan. 1 to date**.....	**16,353**
$47,390,700	**Total Amt. Manhattan and The Bronx, Jan. 1 to date**.....	**$43,110,630**

Assessed Value Manhattan.

1909. Dec. 3 to 9, inc.		1908. Dec. 4 to 10, inc.
8	Total No. with consideration.....	15
$293,425	Amount involved.....	$819,460
$266,000	Assessed value.....	$844,500
164	Total No. nominal.....	178
$10,144,000	Assessed value.....	$8,245,400
777	Total No. with consid., from Jan. 1 to date	676
$43,275,906	Amount involved..... " "	$37,807,878
$35,413,700	Assessed value..... " "	$30,857,140
9,360	Total No. nominal..... " "	7,555
$495,039,761	Assessed value..... " "	$429,795,400

MORTGAGES.

1909. —Dec. 3 to 9, inc.— Manhattan.	Bronx.	1908. —Dec. 4 to 10, inc.— Manhattan.	Bronx.
127	136	156	176
$3,769,738	$1,096,900	$4,047,015	$1,644,109
1	.....	.....	.....
$137	.....	.....	.....
52	52	58	101
$980,251	$255,500	$1,335,482	$1,034,091
5	18	7	25
$132,350	$163,500	$118,000	$304,137
24	42	56	23
$781,000	$578,500	$1,707,675	$199,575
23	1	9	.....
$1,566,000	$15,000	$852,500	.....
2	.....	2	.....
$25,000	.....	$11,100	.....
20	23	24	27
$285,000	$84,400	$522,258	$106,306
21	25	52	36
$1,011,500	$230,000	$2,308,175	$323,675

1909.		1908.
8,690	Total No., Manhattan, Jan. 1 to date....	8,102
$286,854,647	Total Amt., Manhattan, Jan. 1 to date...	$256,402,758
7,269	Total No., The Bronx, Jan. 1 to date.....	6,676
$61,990,036	Total Amt., The Bronx, Jan 1 to date....	$39,724,883
15,959	**Total No., Manhattan and The Bronx, Jan. 1 to date**.....	**14,778**
$348,844,683	**Total Amt. Manhattan and The Bronx, Jan. 1 to date**.....	**$296,127,641**

EXTENDED MORTGAGES.

1909. —Dec. 3 to 9, inc.— Manhattan.	Bronx.	1908. —Dec. 4 to 10, inc.— Manhattan.	Bronx.
37	7	.....	.....
$1,098,400	$116 200	.....	.....
8	.....	.....	.....
$63,400	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
15	7	.....	.....
$477,000	$116,200	.....	.....
11	.....	.....	.....
$430,000	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
3	.....	.....	.....
$128,000	.....	.....	.....
12	5	.....	.....
$367,000	$78,000	.....	.....

1909	1908
1,724	.....
$83,410,107	.....
565	.....
$5,500,220	.....
2,289	.....
$88,910,327	.....

PROJECTED BUILDINGS.

	1909. Dec. 4 to 16, inc.	1908. Dec. 5 to 11, inc.
Total No. New Buildings:		
Manhattan	18	15
The Bronx	20	55
Grand total	38	70
Total Amt. New Buildings:		
Manhattan	$2,008,000	$507,375
The Bronx	576,450	627,980
Grand total	$2,584,450	$1,135,355
Total Amt. Alterations:		
Manhattan	$125,560	$126,975
The Bronx	62,800	2,100
Grand total	$188,360	$129,075
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	939	607
The Bronx, Jan. 1 to date	2,241	1,797
Mnhtn-Bronx, Jan. 1 to date	**3,180**	**2,404**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$121,995,562	$79,209,826
The Bronx, Jan. 1 to date	37,776,210	20,015,555
Mnhtn-Bronx, Jan. 1 to date	**$159,771,772**	**$99,225,381**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$12,606,522**	**$10,710,631**

BROOKLYN.

CONVEYANCES.

1909. Dec. 2 to 8, inc.	1908. Dec. 3 to 9, inc.
Total number	609	538
No. with consideration	31	20
Amount involved	$245,200	$212,830
Number nominal	578	518
Total number of conveyances, Jan. 1 to date	**26,241**	**25,541**
Total amount of conveyances, Jan. 1 to date	**$12,938,085**	**$16,396,469**

MORTGAGES.

Total number	517	568
Amount involved	$1,831,938	$2,519,370
No. at 6%	289	291
Amount involved	$809,634	$971,882
No. at 5½%	69	214
Amount involved	$291,475	$1,053,125
No. at 5¼%	.....	.....
Amount involved	.....	.....
No. at 5%	133	36
Amount involved	$631,535	$238,413
No. at 4½%	1	3
Amount involved	$28,000	$195,000
No. at 4%	3	1
Amount involved	$5,444	$1,600
No. with intrest not given	22	23
Amount involved	$65,850	$59,400
Total number of Mortgages, Jan. 1 to date	**25,382**	**$24,071**
Total amount of Mortgages, Jan. 1 to date	**$100,163,272**	**$85,024,223**

PROJECTED BUILDINGS.

No. of New Buildings	129	253
Estimated cost	$1,437,956	$1,269,458
Total Amount of Alterations	$37,198	$80,599
Total No. of New Buildings, Jan. 1 to date	**9,844**	**6,138**
Total Amt. of New Buildings, Jan. 1 to date	**$54,572,042**	**$36,206,277**
Total Amount of Alteration, Jan. 1 to date	**$4,056,967**	**$5,117,892**

QUEENS.

PROJECTED BUILDINGS.

1909 Dec. 3 to 9, inc.	1908 Dec. 4 to 10, inc.
No. of New Buildings	59	77
Estimated cost	$202,685	$274,200
Total Amount of Alterations	$13,780	$10,795
Total No. of New Buildings, Jan. 1 to date	**4,314**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$16,066,506**	.....
Total Amount of Alterations, Jan. 1 to Date	**$755,151**	.....

THE WEEK.

IT is very evident that the nearer the time comes for the opening of the Pennsylvania terminal station the more active real estate will become in the Midtown Section; in fact there are already evidences that what may be called a "boom" is starting. This week we publish reports of twelve sales in 26th, 27th, 28th and 29th sts, five in the "thirties," and we have heard of numerous resales which have not yet reached a stage for publicity. Heretofore the movement has not gone west of 7th av, but this week there have been five sales between 7th and 8th avs, with every indication of more to come. It is worth noting that very little has been heard from

7th av, between 23d and 33d sts. With the exception of three transactions in property between 24th and 25th sts, there has not been a sale in months, and at present there are no indications of activity. When the anticipated "boom" does arrive, however, there will be a repetition, no doubt, of what has taken place recently on 4th av, and as in the latter case the smart real estate man will be telling how cheap he could have bought on 7th av.

Of the thirty odd deals closed north of 59th st this week, twenty-two were flats or apartments, the most important being the trade of the northwest corner of Broadway and 151st st for one of the Villard dwellings on East 51st st and a substantial amount of cash. Activity is also on the increase in the Bronx, there being thirty sales there this week, against fifteen last week, and twenty-four for the corresponding week last year.

A matter of importance to real estate interests generally is the rumor that the hollow tile and the concrete fireproofing interests have agreed and settled their differences, and that as a consequence a building code would be passed promptly. The Allied Real Estate Interests has called a meeting of its advisory committee on building code, this to be held on Monday next for the purpose of protesting against any hurried action in the matter, at least until the people that pay the bills know what the new code is to be.

THE AUCTION MARKET

WITH the exception of the offering of 14 East 48th st and 312 West 75th st by Bryan L. Kennelly on Wednesday, all of the auction offerings were by order of the court. Of the two dwellings referred to, the 48th st house was bid in at $96,000, and the 75th st house is said to have been purchased by a brokerage concern for a client, for $103,500.

For the coming week there are voluntary offerings on three days. On Tuesday, Samuel Goldsticker will offer No. 1080 5th av, a 5-sty American basement dwelling at the north corner of 90th st; Samuel Marx will offer eight parcels of Manhattan property on Wednesday. They are located on East 61st st, Park av, Goerck, Cherry and Grand sts. One of Joseph P. Day's special sales days will be on Thursday, when he will sell seven Manhattan parcels, all improved with income-producing buildings.

WILL NEW YORK WAKE UP NOW?

THE rumor that has gained some currency this week, that the Building Code is once more to be taken up, should receive the prompt and serious attention of all who are in any way interested in building and real estate. The rumor gains some color of probability from the report that the hollow tile interests and the concrete fireproofing interests have buried their hatchet—at any rate, so far as one another is concerned. Supplementary evidence is also possibly forthcoming in the fact that the Allied Real Estate Interests called a meeting of their advisory committee on Building Code for a meeting for next week.

Now, what is the public going to do about it? The approved method which has been in vogue for many years is for the public immediately to go to sleep and wait until they are aroused by a good dose of cold water, after which they will awaken to discover that their interests have been manipulated to suit the trade exigencies of a great many conflicting trades. The city of New York will never get a perfectly fair, or even a measurably fair, Building Code, unless they are ready to give some time and attention to the matter. We do not believe, on the other hand, that a good code can be obtained by a "Parliament of Tongs" or an unwieldy body that gathers to talk in pure Kilkenny manner.

The drafting of a code is a matter for experts, and the main thing is to see that the experts are well chosen, and then, that they are well watched. Public opinion should be concentrated at the point where it is effective, and that is on the result and how the result is obtained. A well-known contractor once said that if he were dishonest he would rather have charge of the Building Code than of the police force; that if properly worked to serve individual interests, it is a perfect bonanza to which, fortunately or unfortunately, the public has not yet awakened.

The work of the Allied Real Estate Interests might very well form a rallying point for public attention and co-operation. The Allied Real Estate Interests are striving for a sane, equitable Building Code, and that is what every reasonable citizen demands also.

AUCTIONEERS' HOLD ELECTION.

At a meeting of the Real Estate Auctioneers' Association, held in the Realty Exchange last week, the present officials were re-elected to serve for the ensuing year.

The officers are: James L. Wells, president; Morris Wilkins, vice-president; D. Phoenix Ingraham, secretary, and William F. Redmond, treasurer.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

GROVE ST.—Joshua W. Jones sold for Anna Bogan 28 Grove st, a 3-sty dwelling on a lot 21.6x100, to Mary Walsh.

GRAMERCY PARK.—Buek & Crawford have sold for the Charles Buek Construction Co. 40 Gramercy Park, a 5-sty building, on lot 19.8x81, at the southeast corner of 21st st, together with 148 and 150 East 21st st, two adjoining similar buildings, each on lot 22x78.10. The purchaser, Leon Jamaine, is now the tenant of the buildings. The property was held at $130,000.

RUTGERS ST.—Annie Baranowski has sold to a Mrs. Schulman 54 Rutgers st, a 5-sty tenement, on lot 25x107.

SHERIDAN SQUARE.—Mrs. M. J. Mildeberger sold 13 Sheridan square, an irregular plot covered by an old-fashioned 3-sty brick building. This property has been in the Mildeberger family for 50 years and is one of the landmarks in the Greenwich Village.

STANTON ST.—Wilhelmina Hatten has sold 12 Stanton st, a 5-sty flat, on lot 25x100, to Isidore Goldenburg.

WALKER ST.—The Douglas Robinson, Charles S. Brown Co. has sold for the United States Trust Co., as trustee, 51 Walker st, bet Broadway and Church st, a 5-sty loft building, on lot 25.3x106.10x22.6x98. The buyer is a client of Daniel Birdsall & Co. A one-third interest in this property was transferred this week for $14,666.66.

4TH ST.—Morris Jacoby has bought from the Berliant Realty Co. 250 East 4th st, a 6-sty tenement with stores, on lot 25x96, adjoining the southeast corner of Av B.

10TH ST.—Jacob Kottex and David and Harry Lippman have resold 204 and 206 West 10th st, two 2-sty dwellings, on plot 39.9x94.10. The sellers bought the property at auction about ten days ago for $20,600.

15TH ST.—Dr. Maxwell Volks has sold 206 East 15th st, a 4-sty dwelling, on lot 22x103.3.

17TH ST.—The trustees of William Astor have sold to Louis Haas, through S. B. Goodale & Son, 50, 52 and 54 West 17th st, together with the abuting parcel at 43 West 16th st. On 17th st the property consists of three 4-sty dwellings, on a plot 66x92. The 16th st house stands on a lot 25x92. The buildings are those now occupied by the Maison Rouge. The site has been regarded as one of the best of those available for reimprovement in this section, being only 179 feet from 6th av and very favorably situated for an inside plot so far as light and air are concerned. All the property adjoining to the west, including the 6th av corner, is owned by the Astors, and the greater part of it is under lease for a long time to F. W. Woolworth & Co.

17TH ST.—Mishkind, Feinberg & Friedman have bought 20 West 17th st, a 3-sty building on plot 33.6x92. Title to the property stands in the name of Frederick S. Talmadge, who bought it in 1880. It is understood that a 12-sty building will be erected on the plot.

22D ST.—Dorothea C. Norris sold 17 East 22d st, a 4-sty and basement dwelling, on a plot 33.4x98.9, between Broadway and 4th av.

25TH ST.—The Henry M. Weill Co. has resold for a client to Edward Baer 158 to 162 West 25th st, three 4-sty dwellings, on plot 55x98.9, together with the abutting property, 157 West 24th st, a 4-sty dwelling, on lot 20x98.9. The property, which is about 120 feet east of 7th av, was purchased by the sellers about a month ago from Adolph Altman through the same brokers. Frost, Palmer & Co. have resold the property to Frank L. Morrill.

26TH ST.—Aaron Coleman has sold 235 West 26th st, together with the abutting property, 234 West 27th st, three old buildings, on a plot fronting 24.10 feet on each street and 197.6 feet in depth.

26TH ST.—Henry M. Weill Co. sold for a client to Edward Baer the two 4-sty flat houses 161 and 163 West 26th st, on a plot 44x107.

26TH ST.—Henry M. Weill Co. sold for E. B. and William Goldstone to Chas. A. Gachot 138 West 26th st, a 3-sty building on a lot 18.9x98.9.

27TH ST.—The Intramural Realty Co. has sold 253 and 255 West 27th st, two 4-sty buildings on plot 49.9x98.9, between 7th and 8th avs.

27TH ST.—Edgar P. Holdridge Co., Inc., sold to Daniel B. Freedman for the trustees of the Samuel T. Reynolds estate 245, 247 and 249 West 27th st, three 4-sty buildings, on a plot 75x98.9 on the north side of 27th st, between 7th and 8th avs. This plot has been in possession of the Reynolds estate for 25 years.

27TH ST.—Frederick Fox & Co. have sold the 12-sty mercantile building now being constructed at 115 and 117 West 27th st, some few feet west of 6th av, in the new loft section. The building is being completed by Fleischman Brothers' Co. for the Aurora Investing Co., the last tier of beams having been placed in position about two weeks ago. The buyers, Gross, Engel & Co., are large wholesale manufacturers and importers of furs, now situated at 14 East 15th st. The property was held at $325,000. They give in part payment a 3-sty dwelling at 29 East 132d st.

28TH ST.—Heilner & Wolf sold to a builder for improvement with a mercantile building the plot 75x98.9 in the south side of 28th st, 250 ft west of 6th av.

28TH ST.—Herbert R. Limberg has sold 31 and 33 East 28th st, a 4-sty apartment house and a 3-sty dwelling, with stores, on plot 45.10x98.9, between 4th and Madison avs. The buyer is an operator. The property has been held at $135,000.

Longacre Athlethic Clubhouse Sold.

29TH ST.—David & Samuel M. Korn have sold the former De Witt Chapel property, now used by the Longacre Athletic Club, comprising a plot 50x98.9, at 158 and 160 West 29th st, 97.6 feet east of 7th av, for about $90,000.

29TH ST.—Acme Mortgage Co. resold Nos. 143 and 145 West 29th st, two 2-sty stables on a plot 48x98.9, abutting the new Tenderloin police station.

29TH ST.—S. B. Goodale & Son have sold for the Orthaus Estate 210 West 29th st, a 3-sty building on lot 24.10x98.9.

East 34th Street Sale.

34TH ST.—An important sale of a lot on the south side of 34th st, which is in the disputed Murray Hill district, was made this week by Tucker, Speyers & Co. The property was the 16-ft. dwelling

at 51 East 34th st, formerly owned by Tarrant Putnam, and which has been sold to the Madison Realty Co., represented by the Douglas Robinson, Chas. S. Brown Co. The price paid was $150,000, which is believed to be a record for that street east of Madison av. It shows that the selling price was $91 a sq. ft., or $9,370 a foot front, the lot having a depth of 100 ft. The addition of this plot increases the holdings of the realty company on 34th st to 72 ft. The company was formed a few years ago by the late Dr. Wm. T. Bull for the purpose of securing a good sized plot for the erection of a private sanitarium. The dwellings, 48 to 52 East 34th st, running through to 33d st, taking in the numbers 33 to 43, giving a frontage of 113 ft. on that street, were acquired some time ago, the highest price formerly paid being $122,500 for the 18-ft. lot at 52 East 34th st.

37TH ST.—Pease & Elliman have sold for Clara Howe the 4-sty and basement brownstone dwelling on lot 20x98.9 at 139 East 37th st, 120 feet east of Lexington av.

38TH ST.—Maier Brothers and Edward Levinson have sold the two 5-sty apartment houses, 40x100, at 326 and 328 East 38th st, to James Hughes.

38TH ST.—J. Arthur Fischer has sold for the estates of Caroline A. Brigham and Alexander Lyle to Reckling & Vallender the two 4-sty brownstone dwellings, 223 and 225 West 38th st, each on lot 20.7x98.9, making a plot 41.3x98.9.

39TH ST.—Wm. R. Mason has sold to Reckling & Vallender the two 3-sty and basement private dwellings 244 and 246 West 39th st, on a plot 37.7x98.9.

41ST ST.—L. J. Phillips & Co. have sold for the Van Valkenbergh estate to Aaron Coleman 221 West 41st st, a 2-sty stable, on lot 25x100. This has been in the hands of the sellers for 40 years. The buyer intends to alter the building as a garage.

56TH ST.—The estate of Philip Harding sold to Charles A. Coe the 4-sty and basement brownstone dwelling 58 East 56th st, on lot 22x100.5.

2D AV.—The Hope esate has sold 655 2d av, a 3-sty dwelling, on lot 24.8x100, between 35th and 36th sts.

7TH AV.—James C. Thomas sold 491 and 493 7th av, two 4-sty tenements, on a plot 40.2x75, adjoining Mills Hotel No. 3, at the northeast corner of 36th st, and 60.2 ft. south of 37th st. The property has been purchased by Aaron Coleman.

NORTH OF 59TH STREET.

69TH ST.—Fred Schmitt sold for the McGuire estate 407 East 69th st, a 5-sty double flat, on lot 25x100, to John N. Hovhougen.

79TH ST.—William Wolff's Son sold for Charles Hammel & Co. to Hannah Steiner 415 East 79th st, a 5-sty and basement 14-room tenement, 25x102.2. This is the second house sold by them of a row purchased by the company some time ago.

80TH ST.—Pease & Elliman have sold for George H. De Witt 319 West 80th st, 17x122, a 5-sty American basement dwelling, to a client for occupancy.

81ST ST.—I. Kahn sold to Millard Veit 231 East 81st st, a 5-sty double flat, on a lot 27x100.

84TH ST.—Lowenfeld & Prager have sold to Adolph Miller 327 and 329 East 84th st, old buildings, on a plot 40x102.2. Mr. Miller will erect on the site a 5-sty garage.

86TH ST.—W. W. & T. M. Hall have sold the two 5-sty American basement dwellings 26 and 28 West 86th st, each 22x64x102.2. The houses are of recent construction and are fitted with elevators. Louis B. Tim and B. H. Homan are the buyers of the respective houses.

88TH ST.—The Neerg Realty Co. has sold 183 West 88th st, a 3-sty and basement dwelling on lot 16.8x100.8, adjoining the northeast corner of Amsterdam av.

93D ST.—Millard Veit has sold to a client of J. Levy & Co. 64 East 93d st, near Madison av, a 5-sty flat, on a lot 20x100.8.

97TH ST.—The Duross Company has sold to Douglas Taylor for Henry C. Beadleston 130 West 97th st, a 3-sty dwelling, on lot 17.6x100.

108TH ST.—L. & A. Pincus have resold to A. Breslauer the plot 75x100, on the north side of 108th st, 125 feet east of Broadway. This is the property recently purchased from Charles J. McManus. The purchaser will erect an 8-sty elevator house.

112TH ST.—Thos. J. O'Reilly has resold to Dr. John P. Nolan for investment the Phaeton, 537-45 West 112th st, 125 ft. east of Broadway, on a plot 100x100. This is the third time that this broker has figured in the sale of this property within one year. Last January he sold the plot for improvement to the Advance Building Co.; on Nov. 18 he sold the property improved to a client, and this week Mr. O'Reilly sold the property to Dr. Nolan. The Phaeton is a 4-sty apartment house, with four apartments on a floor. It was built by the Advance Building Co., the president of which is Walter B. Isaac, who was formerly connected with the Johnson, Kahn Co. The new purchaser has appointed Mr. O'Reilly as agent in charge of the property.

113TH ST.—Louis Lese sold to Levy & Starr 16 East 113th st, a 5-sty flat on lot 19x100.11.

133D ST.—Charles Wynee has sold to Jennie Brisk 514 West 133d st, a 5-sty apartment house, and took in part payment the private dwelling 28 East 130th st, on lot 18.2x100.

140TH ST.—Thomas Brennan sold the 5-sty double flat 219 West 140th st, 28x90x99.11.

145TH ST.—Herman Heidelberg has sold his half interest in the four 6-sty houses 532 to 544 West 145th st to Joseph A. Goldfield.

163D ST.—E. Sharum sold to the Armor Realty Co. and resold 449 and 453 West 163d st, two 6-sty apartment houses, 37.6x112.6 each. The Hotel Kenmore, a 3-sty brick hotel, fully furnished, corner Broadway and Van Dorn st, Saratoga Springs, N. Y., was taken as part payment.

181ST ST.—The Hudson Realty Co. has sold the plot 300x150 on the south side of 181st st, 218.5 feet west of Broadway, to a builder for improvement with three elevator apartment houses. Arnold, Byrne & Baumann were the brokers in the transaction.

Amsterdam Avenue Active.

AMSTERDAM AV.—Miss M. Monahan sold for the Haight estate to a client of Moritz G. Morgenthau five 5-sty single flat houses, on a plot 75.11x100, at the southwest corner of Amsterdam av and 105th st.

AMSTERDAM AV.—A. V. Amy & Co. have sold to an investor for Abe Weinstein, President St. Luke's Realty Co., the "Cathedral View," 1084-1086 Amsterdam av, a 6-sty new-law apartment house, with stores, on plot 50x100. This, together with the adjoining parcel, sold last week, and the southwest corner 114th st, previously reported sold by the same brokers in conjunction with N. Wilson, completes the sale of the three houses built by the St. Luke's Realty Company.

AMSTERDAM AV.—Duff & Brown Co. have sold for Louis Levy of Mt. Vernon 1802 Amsterdam av, a 5-sty triple flat with stores, size 25x100.

AMSTERDAM AV.—Elizabeth Becker sold to Israel Lebowitz 2083 Amsterdam av, northeast corner of 163d st, a 5-sty apartment house, plot 34x100. The buyer has resold.

AMSTERDAM AV.—William B. Kaufman sold 1632 Amsterdam av, a 5-sty double flat with stores on lot 25x100, opposite the City College.

AUDUBON AV.—The Miami Realty Company sold the two new elevator apartment houses occupying the block front on the east side of Audubon av, between 172d and 173d sts, on plot 195x95. The buyer, the Winoma Realty Co., gives in part payment the block front on the north side of 181st st, between Northern av and Riverside Drive, with the exception of the Riverside Drive and 181st st corner, 100x100. This plot contains about 30 lots with frontages of 459 feet on 181st st, 150 feet on Northern av and 78.3 feet on the drive, and commands a fine view of the Hudson River. The dwelling thereon was formerly the residence of Albert Buchman, of the firm of Buchman & Fox. This is the largest single plot recently sold in the Fort Washington section.

Washington Heights Corner Exchanged.

BROADWAY.—S. Osgood Pell & Co. sold for B. Crystal & Son the new 6-sty elevator apartment house at the northwest corner of Broadway and 151st st, on a plot 100x150, to C. W. Wells, who gives in part payment 24 East 51st st, a 4-sty dwelling on a lot 48x71. The apartment house is one of the best constructed buildings on Washington Heights and was held by the owners at $450,000. The 51st st house is located 75 feet east of Madison av. The building has a frontage of 25 feet, the balance of the plot being used for light and ventilation. It was valued at $225,000. The building is one of a group built in 1883 by Henry Villard, which also included the block front in the east side of Madison av, between 50th and 51st sts, directly opposite St. Patrick's Cathedral. McKim, Mead & White were the architects. The building at the northeast corner of 50th st is the residence of Mr. Whitelaw Reid, United States Ambassador to the Court of St. James. The Fahnestock houses occupy the 51st st corner. There is a court in the middle of the block, which is jointly owned by abutting owners. In the easterly side of this court are the residences of Messrs. Artemus H. Holmes and Edward D. Adams.

BROADWAY.—Barton Chapin has sold for the Sandford estate and Jos. W. Sandford the block front on the easterly side of Broadway, extending from 78th to 79th st, being 204 ft. on Broadway and 103 ft. on both 78th and 79th st. This block has been held by the Sandford family for 75 years. The buyers, a syndicate of New York business men, will erect a 12-sty housekeeping apartment of the highest class covering the entire Broadway front. The same broker has arranged a building and permanent loan of $1,200,000. This plot has been held at $700,000 by the Sandford heirs, and slightly less than this amount was obtained. This syndicate will hold the property as an investment. Building operations will begin in the Spring.

BUENA VISTA AV.—A. Moses, Sons Co. have sold to George A. Adams the plot 103.5x177.11, on the west side of Buena Vista av, 178.2 feet north of 177th st.

LENOX AV.—The Thomas L. Reynolds Co. has sold for Christian J. Moeller the southeast corner of Lenox av and 143d st, a lot 24.11x85, to the Corn Exchange Realty Co. It is said that a moving picture building will be erected on the site.

MADISON AV.—Frost, Palmer & Co. have sold for the Raymore Realty Co. to an investor 1475 Madison av, 5-sty tenement, 25x90, between 101st and 102d sts.

RIVERSIDE DRIVE.—Samuel McMillan sold to Paterno Brothers, builders, the plot of four lots at the southeast corner of Riverside Drive and 116th st.

ST. NICHOLAS AV.—Porter & Co. have sold for Stephen McDermott the 5-sty flat, 416 St. Nicholas av, on plot 32x125.

5TH AV.—William Hall's Sons have sold 1014 5th av. The property sold has been held at $275,000, and is a most modern 6-sty fireproof American basement dwelling, with splendid restrictions and easements for light and air, on a lot 25.6x100 feet, between 82d and 83d sts. As arranged, the restrictions and easements give the lots on which both houses are erected a depth of practically 110 feet. J. F. A. Clarke is the buyer.

7TH AV.—Porter & Co. have sold for John M. Wyatt to John J. McGrath 2245 7th av, northeast corner of 132d st, a 5-sty flat with store, on lot 24.11x75.

BRONX.

COSTER ST.—The Mulhall Realty Co. has sold to Mrs. Leona A. Terwilliger, 714 Coster st, a one-family brick dwelling, on lot 18.6x100, between Lafayette and Spofford avs, in the Hunts Point Estates property. The house is a third of a row of eight sold within he past month. It is in the section where the American Bank Note Company is building its plant.

GIFFORD ST.—Edward Polak sold for John Lysland lot 62 of the Waring estate on Clifford st, 175 ft. west of Swinton av.

144TH ST.—P. J. Brennan sold to Joseph Poldow 212 East 144th st, a 2-sty brick dwelling and a 1-sty frame stable.

155TH ST.—Ernst & Cahn and J. J. Pittman have sold for Philip Wattenberg the 4-sty and basement triple flat known as 274 East 155th st, 27x86, to Minnie Minogue, who gives in part payment 4467 Park av, a 2-sty and basement dwelling, 18x80.

Trade for Brooklyn Office Building.

179TH ST.—Mandelbaum & Lewine have sold to the Lotus Realty Co. 39 lots, including the block front in the south side of 179th st, between Monterey and 3d av, 215x100x104; 8 lots, 200x100, adjoining in Monterey av, and 16 lots comprising the block front in the east side of Monterey av, between 178th and 179th sts; also the block front, consisting of 8 lots, on the north side of 179th st, between Monterey and Lafontaine av. They take in exchange the Phoenix Insurance Company Building at 12 to 24 Court st, Brooklyn. It is a 7-sty office building occupying most of the block front on the west side of the street between Montague and Remsen sts.

180TH ST.—J. Doris has purchased the 3-family detached frame dwelling, 538 East 180th st.

234TH ST.—Max Germansky sold to Anna Lavelle 633 East 234th st, a 2-family house.

THE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

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The ***Table*** of ***Investment Properties*** to appear in this issue will be of the greatest value to both buyers and sellers.

Every broker and property owner in Manhattan and the Bronx can use this Table to great advantage.

Drop us a line, saying that you would like to know the plan of the ***Investors' Number*** and the ***Table*** of ***Investment Properties*** in detail.

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APPLETON AV.—J. Clarence Davies has sold for Herman Hartman the plot 275x200 on the west side of Appleton av (formerly Pelham road) 320 feet south of Libby st, running through to Westchester Creek.

AQUEDUCT AV.—Edward Polak sold for William C. Bergen the brick dwelling east side Aqueduct av, 420 ft. south of 183d st, 37½ x100.

CLINTON AV.—P. J. Brennan sold to Mary Shenan a 4-sty brick tenement, on a plot 37.6x100, in the west side of Clinton av, 25 ft. north of Fairmount pl.

CAULDWELL AV.—George J. Ross sold to Joseph Geoghegan 887 Cauldwell av, a 4-sty brick house.

GRAND BOULEVARD AND CONCOURSE.—Fitzgerald & Broderick have sold for W. F. Hurley two lots on the western side of the Grand Concourse and Boulevard, 265 feet south of 189th st; also, two lots for John J. Donovan on the west side of Ryer av, 115 feet south of 182d st.

GERMAN PL.—P. J. Brennan sold to Jacob Saulhaber a frame house, on a plot 50x100, in German pl, 150 feet south of Rae st.

HONEYWELL AV.—The Force estate sold 2017 Honeywell av, a 2-sty frame dwelling on a lot 25x140.

LAFONTAINE AV.—P. J. Brennan sold to Henry S. Gamp a plot 50x100 in the west side of Lafontaine av, 188.5 feet north of 177th st.

MORRIS AV.—John Yule sold 978 Morris av, east side, 200 feet north of 164th st, a 5-sty apartment, on plot 37.6x100.

To Enlarge Silk Mills.

PARK AV.—Samuel K. Jacobs of Walter Emmerich & Co., ribbon manufacturers, has bought from the Behren estate for the Tremont Mills 4061 Park av, 26x140. This property adjoins the present Tremont Silk Mills property, and gives this factory a total frontage of 126 feet on Park av and 241 feet on Ittner pl. This is the first time this plot has changed ownership since it was bought by the Behren family when this territory was farming country.

PROSPECT AV.—The Berman Realty Co. has sold for Joseph Corn 730 and 732 Prospect av, a 5-sty apartment house, on plot 50x125x irregular.

SOUTHERN BOULEVARD.—Gurz & Uren have sold for a client four lots on the west side of Southern Boulevard, 175 feet north of 172d st.

SOUTHERN BOULEVARD.—Kurz & Uren have sold for a client sold the 5-sty apartment house 1501 Southern Boulevard on plot 37.6x100.

TREMONT AV.—Edward Polak sold for Mary E. Coughlin the southeast corner Tremont and Arthur avs, vacant plot, 60x100.

WASHINGTON AV.—Nicholas Cappabianca bought the one-family detached frame dwelling house 2094 Washington av.

3D AV.—Edward Polak has leased for L. Guttag a plot of land 33x170 on the west side of 3d av, about 315 ft. north of 174th st, on which will be erected an amusement house.

3D AV.—R. I. Brown's Sons have sold for Wilhelmina Kraus 3479 3d av, being a 2-sty frame dwelling and store, on lot 25x121.

3D AV.—The Thomas L. Reynolds Co. has sold for Edward Baer a lot 17.6x15x irregular, on the east side of 3d av, between 134th and 135th st, to Emma Ervin.

LEASES.

S. B. Goodale & Son have leased for W. H. Brevoort the 5th loft at 134-136 West 25th st, to Lincoln Waist Co.; and also for John E. Olson the 1st loft at 408 6th av to Bauncher Embroidery Co.

John P. Kirwan leased for the English-American Realty Co. to Frank Scarpati, 120 West 44th st; also to Henry Barbeiri, 124 West 44th st. Both houses are three stories high and will be occupied for business purposes.

Tucker, Speyers & Co. leased for the Upright Realty Co. Nos. 1845 and 1847 Broadway, a remodeled 4-sty building, on a plot 57.10 x93x irregular, between 60th and 61st sts, to a client for occupancy. The lease is for a term of twenty-one years at an aggregate rental of $500,000.

Horace S. Ely & Co. and Denzer Brothers have leased for a long term of years for the Royal Phelps estate the store and basement at 25 Union Square, containing about 10,000 square feet, to the J. & D. Lehman Co., in the wholesale glove business for a great many years at 447 Broadway.

M. & L. Hess have leased for A. M. & J. A. Hadden to A. Ware & Co. the entire building 41 East 20th st, for a term of years; also for Annie Brown the store and basement at 225 Greene st, and for Samuel Hirschbein to the American Textile Co. the third loft in 142 5th av, northwest corner of 19th st.

Albert B. Ashforth, in conjunction with S. Osgood Pell & Co., has leased to Charles P. Rogers & Co., for a term of years, the store and basement in the 12-sty building being erected at 14-16 East 33d st. Rogers & Co. are at present located at 5th av and 21st st, and have been in that neighborhood for several years.

William K. Vanderbilt has leased to the Shuberts the American Horse Exchange property in the block bounded by Broadway, 7th av, 50th and 51st sts. The rental is said to be about $50,000 a year. The property cost Mr. Vanderbilt $200,000 in 1883, it has frontages of 159.5 feet on Broadway, 144.8 feet on 7th av, and 149.9 feet on the north side of 50th st. Along its northerly line it measures 157.9 feet. The plot contains about ten city lots.

UNCLASSIFIED SALES

The total number of sales reported is 99, of which 39 were below 59th st, 34 above, and 26 in the Bronx. The sales reported for the corresponding week last year were 75, of which 17 were below 59th st, 34 above, and 24 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 127 as against 207 last week, and in the Bronx 136 as against 172 last week. The total amount involved is $4,866,638, as against $8,945,544 last week.

The amount involved in the auction sales this week was $741,176 and since January 1, $56,227,233.

Last year the total for the week was $1,406,229, and from January 1, $54,927,146.

17TH ST.—J. N. Kalley & Son have sold for a client of I. B. Wakeman 116 East 17th st, a 4-sty dwelling, on lot 25x92.

26TH ST.—The Madison Square Mortgage Co. has sold 241 to 245 West 26th st, two 4-sty buildings, and a 2-sty building on plot 63x98.9, between 7th and 8th avs.

26TH ST.—Frost, Palmer & Co. have sold for B. T. & N. Norris 233 West 26th st, a 4-sty and basement building, on lot 24.10x 98.9, between 7th and 8th avs.

30TH ST.—Frost, Palmer & Co. have sold for Morris Myers to a client of Fixman & Lewis, 145 and 147 West 30th st, two 3-sty buildings, on plot 50x98.9, between 6th and 7th avs.

BROADWAY.—The Kent, a 7-sty elevator apartment house at 2672 to 2676 Broadway, southeast corner of 102d st, on plot 75x 100, has been sold by Walter L. Kent. The buyer is a client of Calder & Nassoit. The store floor of the building is occupied by Archambault's restaurant, which holds a long lease on the premises.

113TH ST.—Susan Devin has sold 603 to 607 West 113th st, two 3-sty brick dwellings and a vacant lot, comprising a plot 75x 100.11, to the Scheer-Ginsberg Realty and Construction Co., which

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WANTED—A set of Hyde's latest maps for Manhattan. Box 80, care of Record and Guide.

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will erect on the site an 8-sty apartment house. The plot adjoins the large plot at the northwest corner of Broadway and 113th st, on which the George F. Johnson Co. is erecting a 13-sty apartment house.

BROADWAY—Lucius Beers and Henry de F. Baldwin have sold 2794 Broadway, southeast corner of 108th st, a 5-sty flat, on lot 25x111.3x25.5x105.4.

EASTERN BOULEVARD.—James McMahon, ex-president of the Emigrant Industrial Savings Bank, has sold to Albert L. Lowenstein the plot 116x100 at the junction of Eastern boulevard and Tremont av, at the terminus of the new Interborough trolley line.

REAL ESTATE NOTES

Henry Marks and Casper Levy, 200 Broadway, have opened an office and will conduct a real estate operating business solely.

M. & L. Hess have secured from the Title Insurance Co. a loan of $220,000 for the Pacific Realty Co., of New York, on 12 and 14 West 32d st, which property is improved with a 12-sty loft building.

The real estate firm of D. Kempner & Son, of 626 Eighth av will remove their offices shortly after January 1, 1910, to 17 West 42d st. The new Amsterdam Realty Co. will also remove to the same location.

Wm. A. White & Sons have secured for the Surova Investing Co. from the Title Insurance Co., of New York, a loan of $200,000 on their 12-sty loft building, covering premises 115 and 117 West 27th st.

Herman Fichter has secured a loan of $200,000 at 4½% for 5 years from the Title Guarantee and Trust Company, on his 6-sty store and elevator apartment building on the southeast corner of Broadway and 148th st. (Plot 99.11x125 ft.)

Elisha Sniffin, of 135 Broadway, has negotiated the following building and permanent loans for the Irving Judas Building and Construction Co.: $165,000 on the northwest corner of Amsterdam av and 105th st; $200,000 on the northwest corner of Amsterdam av and 108th st, and $200,000 on the southwest corner of Amsterdam av and 109th st.

A. L. Mordecai & Son have secured for the West Side Construction Company and the W. Axelrod Realty Company, building loans aggregating $320,000 from the Title Insurance Co. These firms are to erect two eight-story fireproof apartment houses on the south side of 100th street east of Riverside drive, being part of the Furniss block recently purchased by A. L. Mordecai & Son and Heilner & Wolf.

At the office of the Title Guarantee & Trust Company, it is said that the growing strength of the demand for small mortgage investments is a surprising and gratifying feature of the mortgage situation. "Last week we sold to investors, 195 mortgages, aggregating over $1,200,000. Of these mortgages, none was larger than $50,000; 97 of them were under $5,000. This parity between the needs of the small borrower and the requirements of the small investor is an especially pleasing feature of what seems to us a very favorable situation in the mortgage field."

In its annual report for the year 1909 the Realty Associates of Brooklyn shows purchases aggregating $898,911 and sales during the last five years aggregating $8,000,000. Sales during the year aggregated $1,184,932.95 and included ninety-five dwellings, of which sixty-six were built by the company, nine tenement properties and 222 vacant lots. Four hundred and eighteen thousand dollars has been invested by the company in the construction of new dwellings, fifty of which were for occupancy by single families. All of these were sold during the year previous to their completion and fifty others have been built or are in process of construction in Brooklyn. After settlement with the profit shares, the net income for the fiscal year amounts to $407,533.04. Of this amount $239,994 has been paid in dividends and $167,539.04 added to undivided profits. In addition $38,171.28 has been added to the reserve on mortgages owned. Real estate valued at $835,000, its cost price, is held free and clear and is available as a channel through which to obtain funds for new operations. The present Board of Directors includes Frank Bailey, Henry Batterman, Charles S. Brown, Andrew B. Baird, Crowell Hadden, George S. Ingraham, Martin Joost, Augustus D. Juilliard, Clarence H. Kelsey, James McMahon, Alexander E. Orr, Charles A. Peabody, Clifford S. Kelsey, Frederick Potter, William H. Wallace and Ellis D. Williams. The officers are Frank Bailey, president; Clifford S. Kelsey, vice-president; Robert Wheelan, secretary; Henry A. Frey, treasurer, and William M. Greve, second vice-president.

SUBURBAN.

CORNWALL, N. Y.—J. A. Swartwout & Co. sold 800 acres of land near Cornwall on the Hudson for the estate of S. F. Biermann.

MONTCLAIR, N. J.—E. C. Tooker, of Larchmont, N. Y., has bought 350 feet of frontage on the cliff of the Montclair Mountain, for about $30,000. H. S. Connolly & Co. negotiated the sale.

WALDEN, N. Y.—Richard R. Plum has sold a farm two miles from Walden, Orange Co., N. Y., on the State road leading to Pine Bush, for Mary A. Sears to Richard A. Hayhow, of Brooklyn, who will occupy the place.

ARLINGTON, N. J.—E. Sharum sold to the Armor Realty Co. 9 lots, 25x100 each, on the easterly side of Hickory st, 153 ft. south of Quincy av, Arlington, N. J.; 15 lots at Jackson Park, N. J., were taken as part payment.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, Dec. 13.

Morris av, closing; at 12 noon.
Canal pl, opening, from E 138th to E 144th st; at 12 noon.
Lane av, assessment; at 1 p. m.
Glebe av, &c, opening; at 1 p. m.
A new st, opening, from Bowery to Elm; at 4 p. m.
Gun Hill rd, opening, from Jerome av to Mosholu Park North; at 11 a. m.
Pleasant av, opening, from Gun Hill rd to 219th st; at 1 p. m.
Rosedale av, &c, opening; at 12 noon.
East 177th st, Wyatt av, &c, opening; at 2 p. m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler rd; at 2 p. m.
Baker av, opening, from Baychester av to city line; at 11 a. m.
Fox st, opening, from Leggett av to Longwood av; at 11 a. m.

Tuesday, Dec. 14.

Jerome av, widening, from Cameron pl to E 184th st; at 2 p. m.
225th st (Muscoota st), assessment; at 2 p. m.
Benson av, &c, opening, from West Farms rd to Lane av; at 3 p. m.
Cruger av, &c, opening; at 11 a. m.
St Lawrence av, &c, opening; at 1 p. m.
Boston rd, opening, from White Plains rd to northern boundary city; at 1 p. m.

Wednesday, Dec. 15.

Lacombe av, opening, from Bronx River to Westchester Creek; at 1 p. m.
Tremont av, closing, from Aqueduct av to Sedgwick av; at 1 p. m.
2d and 3d New sts, opening, bet Broadway and Overlook Terrace; at 4 p. m.
3d av, widening, from Washington av to Lorillard pl; at 2 p. m.
West 178th and 179th sts, opening, from Haven av to Buena Vista av; at 3 p. m.

Thursday, Dec. 16.

Bush st, opening, from Creston av to Concourse; at 2 p. m.
Morgenta st, &c, opening; at 10 a. m.
Cornell av, opening, from White Plains rd to bulkhead line Bronx River; at 12 noon.

Friday, Dec. 17.

Main st (City Island), extending; at 3 p. m.
East 205th st (Adee av), opening, from White Plains rd to Boston rd; at 3.30 p. m.

AT 258 BROADWAY.

Monday, Dec. 13.

Westchester av, rapid transit; at 10.30 a. m.
Loop 4, rapid transit; at 1 p. m.
Chicago av, school site (Queens); at 2 p. m.
Loop 3, rapid transit; at 2.30 p. m.
15th and 18th sts, dock; at 2.30 p. m.

Tuesday, Dec. 14.

Fort George, rapid transit; at 10 a. m.
Loop 1, rapid transit; at 2 p. m.

Wednesday, Dec. 15.

Westchester av, rapid transit; at 10.30 a. m.
Piers 32 and 33, East River; at 11 a. m.
141st st, school site; at 2 p. m.
15th and 18th sts, dock; at 2.30 p. m.

Thursday, Dec. 16.

Loop 5, rapid transit; at 11 a. m.

Friday, Dec. 17.

Westchester av, rapid transit; at 10.30 a. m.
Westchester av, rapid transit; at 2.30 p. m.

PUBLIC WORKS.

The attention of property owners in Manhattan is directed to the coming meeting of the Local Boards of Improvement to be held in the Borough Office, City Hall, on Dec. 21. At this meeting the following petitions will be considered: Request for paving 171st st, from Broadway to Fort Washington av; regulating and grading of West 176th st, from Amsterdam av to Broadway; paving 9th av, from 201st st to Broadway; regulating and grading Buena Vista av, from West 177th to West 181st st; sewer in Terrace View av at Adrian av; improvement to sewer in 56th st, between 1st and 2d avs and a sewer in 3d av, east side, between 21st and 22d sts. In addition to the foregoing a number of communications requesting the repair of various sidewalks will be acted upon. The meeting will take place at 11 in the morning.

CONDEMNATION PROCEEDINGS.

REPORTS COMPLETED.

SPOFFORD AV.—Acquiring title from Longwood av to Tiffany st, and from Tiffany st to Bronx River. Commissioners John F. O'Ryan and Jacob Katz will present their final report in this proceeding for confirmation to the Supreme Court, Dec. 14.

PIER (OLD) NO. 36, EAST RIVER.—Dock proceeding. Relative to acquiring title to dock or wharf property on or near the southerly line of South St., lying on both the easterly and westerly sides of Pier (old) No. 36, or Market St. Pier West. Notice is given by the Corporation Counsel that the final report of the Commissioners in this matter was filed in the County Clerks Office on Nov. 11. The report will be presented for confirmation to the Supreme Court, Dec. 14.

LAND FOR SEWERAGE PURPOSES.—Relative to acquiring land for sewerage purposes from Amsterdam av, at Fort George, to the Harlem River, pursuant to section 327 of chapter 410, Laws of 1882, as amended by chapter 423, Laws of 1888, and chapter 31, Laws of 1892. Commissioners Arthur H. Masten and Emanuel Blumenstiel will present their final report in this matter for confirmation to the Supreme Court, Dec. 16.

GOUVERNEUR SLIP PIER WEST.—Dock proceeding to acquire title. Pier formerly known as Pier (old) No. 51, East River. Commissioners George H. Engel, Nathan Fernbacher and Samuel Sanders will present their bill of costs and expenses in this proceeding for taxation to the Supreme Court Dec. 17.

176TH ST.—Opening and extending, from Amsterdam av to St. Nicholas av. Commissioners Thos. O'Callaghan, Jr., and Ferdinand Levy will present their final reports in this proceeding for confirmation to the Supreme Court Dec. 14.

BILLS OF COST.

216TH ST.—Acquiring title, from Broadway to the Harlem River. Commissioners Walter C. Booth and Thos. S. Scott will present their supplemental and additional bill of costs and expenses in this proceeding for taxation to the Supreme Court Dec. 17.

PLEASANT AV.—Opening and extending, from Gun Hill rd to East 219th st. Commissioners Wm. F. Burrough and Andrew J. Kelly will present their supplemental and additional bill of costs and expenses in this proceeding for taxation to Supreme Court Dec. 17.

HEARINGS BY BOARD OF ESTIMATE.

Hearings on the following public improvement matters will be held in the old Council Chamber, City Hall, Dec. 17, at 10.30 in the forenoon.

NEW STREET SYSTEM.—To lay out a st system with the territory bounded by the New Haven R. R., Bronxdale av, White Plains rd, Bronx and Pelham Parkway and Williamsbridge rd.

PUBLIC PARK.—To lay out a public park bounded by Convent av, St. Nicholas av and West 151st st.

UNNAMED ST.—To change line and grade of unnamed st extending from Fort George av to Dyckman st.

SERVICE ST.—To lay out a service st on the easterly side of Riverside Drive, bet West 158th st and West 165th st, and establish grades for this st and for West 160th st, 161st st and 162d st, bet the service st and Broadway, and for West 163d st, bet the service st and Fort Washington av.

DAVIDSON AV.—To open and extend Davidson av, from Grand av to West 177th st; Grand av, from Macombs rd to Tremont av; 176th st from Macombs rd to Jerome av, and 177th st from Jerome av to Tremont av.

NEW ST SYSTEM.—To lay out a st system, bounded by Digney av, Bussing av, Grace av, Strang av and East 233d st, and change and establish grades within territory bounded by De Reimer av, Bussing av, Seton av and Strang av.

WESTCHESTER AV.—To change line bet Hobart and Morris Park av, and lay out as public park the block bounded by Westchester av, Hobart av and Morris Park av.

NEW STREET SYSTEM.—To lay out st system, bounded by bulkhead line of Ship Canal, West 218th st, Isham av, 219th st, Seaman av, 218th st, Broadway, Isham st, Cooper st, Emerson pl and a line 400 ft. west of and parallel with Isham st.

ASSESSMENTS.

DUE AND PAYABLE.

137TH ST.—Paving and curbing, from Southern Boulevard to Willow av. Area of assessment: Both sides of 137th st, from Southern Boulevard to Willow av, and to extent of half the block at the intersecting sts. Assessment entered Dec. 2. Payable on or before Jan. 29, 1910, at the Municipal Building, 3d av and 177th st, Bronx.

MARCY PL.—Regulating, grading, etc, from Grand Boulevard and Concourse to Jerome av. Area of assessment: Both sides of Marcy pl, from Grand Boulevard and Concourse to Jerome av, and to extent of half the block at the intersecting sts. Assessment entered Dec. 2. Payable on or before Jan. 29, 1910, at the Municipal Building, 3d av and 177th st, Bronx.

FAILE ST.—Sewer, bet Seneca av and Lafayette av. Area of assessment: Both sides of Faile st, from Seneca av to Lafayette av. Assessment entered Nov. 30. Payable on or before Jan. 29, 1910, at the Municipal Building, 3d av and 177th st, Bronx.

IRVINE PL AND GARRISON AV.—Receiving basin at the southwesterly cor of Irvine pl and Garrison av. Area of assessment: Block bounded by Seneca av, Irvine pl, Garrison av and Hunts Point rd. Assessment entered Nov. 30. Payable on or before Jan. 29, 1910, at the Municipal Building, 3d av and 177th st, Bronx.

SUBURBAN PL.—Paving roadway and setting curb, from Boston rd to Crotona Park East. Area of assessment: Both sides of Suburban pl, from Boston rd to Crotona Park East, and to extent of half the block at the intersecting sts. Assessment entered Nov. 30. Payable on or before Jan. 29, 1910, at the Municipal Building, 3d av and 177th st, Bronx.

A Storage Question.

An ordinance pending in the Board of Aldermen provides in part as follows:

"Sec. 1. The owner of every tenement house shall provide for said building proper and suitable conveniences and receptacles for ashes, rubbish, garbage, refuse and other matter; and no ashes, rubbish, garbage or other refuse (i. e., waste paper, rags, bones, fats or offal) shall be conveyed into or stored, picked over, sorted or otherwise handled in any building whatsoever.

"Sec. 2. EXCEPT that persons may use a store, factory, dwelling house or other building for the purpose of accumulating, picking over, assorting or baling light refuse or rubbish, but no storing, accumulating, picking over, storing or baling any light refuse or rubbish shall be done in any building whatsoever without a special permit from the fire commissioner."

Commissioner Edward J. Butler, of the Tenement House Department, has sent a letter to President McGowan suggesting it would be well before permitting final action upon this measure to make a thorough examination as to whether it conflicts in any way with the provisions of the Tenement House Law. Section 39 of the Tenement House Law reads as follows: "No tenement house, nor any part thereof, nor of the lot upon which it is situated, shall be used as a place of storage, keeping or handling of any combustible article, except under such conditions as may be described by the fire department, under authority of a written permit issued by said department."

NEW JERSEY-NEW YORK R. E. EXCHANGE.

Quarterly Meeting of Directors and Members Adopts System of Listing Property at Exchange Rooms.

THE members and Board of Governors of the New Jersey-New York Real Estate Exchange held their last quarterly meeting for the year on December 7, at the rooms of the Exchange in the Hudson Terminal Building. The principal topic of discussion was a plan for listing property at the exchange headquarters, with a view of making the Exchange a central sales agency in New York City for the benefit of those members that are located in the various suburban towns of New Jersey, and who have exclusive control of properties which they chose to have registered on the books of the Exchange. The plan was adopted and goes into effect on January 1, 1910. A provision for listing property obtained from owners directly, who are not members of the Exchange, was voted down on the ground that the listing privilege should be restricted to the members only.

By the adoption of the listing system, the Exchange signalizes its intention of carrying on its work during the coming year in an aggressive manner. It is hoped by the operation of listing plan to make the Exchange a clearing house in the City of New York of the New Jersey real estate interests. The sentiments expressed at the meeting indicated that the need of such a central market place, as it were, from the city, could, after January 1, do business in New York as if they maintained individual offices there. A great deal of optimistic enthusiasm was manifested over the adoption of the listing project.

Preparations for the annual meeting and election of officers, which is to take place in Jersey City in January, were perfected. President Kempner appointed the following committee on nominations: Messrs. Joseph P. Day, Joseph W. Doolittle, E. R. Holden, Stuard Hirschman and William A. Lambert. The president of the Hudson County Board of Real Estate Brokers, Mr. Percy A. Gaddis, generously tendered the use of their board rooms in Jersey City for the annual meeting of the Exchange, which offer was accepted with thanks.

At the conclusion of the meeting the members proceeded in a body to the Cafe Boulevard, where they participated in a dinner and enjoyed a sociable evening.

PUBLIC IMPROVEMENTS FOR HUNT'S POINT.

JUDGING by the list of petitions for public improvements favorably passed upon at the meeting of the Local Board of Morrisania on Monday, the Hunt's Point section is beginning to fare well under the new administration in the Bronx.

The following petitions on the calendar received the approval of the board. Acquiring title to the lands necessary for Drake st, between Randall av and Eastern Boulevard, No. 284. Acquiring title to the lands necessary for Longfellow av, between Hunt's Point av and Spofford av, No. 285. Acquiring title to the lands necessary for Truxton st from Leggett av to Longwood av, No. 276. The matter of acquiring title to the lands necessary for East 156th st, from Southern Boulevard to Truxton st, in section 10, Twenty-third Ward was also approved by the Local Board.

In addition to the foregoing, the board approved the petition for regulating and flagging the east side of Hunt's Point av between the Southern Boulevard and Lafayette av, where not already laid. Another matter of importance to that locality which received the favorable consideration of the Local Board was the petition for constructing receiving basins and appurtenances on the northeast and southeast cors of the Southern Boulevard and proposed East 163d st (Dongan st), to connect with the existing sewer in the Southern Boulevard, at the intersection of proposed East 163d st (Dongan st), and at the southwest cor of Hunt's Point av and Garrison av.

FAVOR WIDENING OF 34TH STREET.

THE first general gathering of members of the newly organized Manhattan Central Improvement Association met on Monday at the Waldorf-Astoria. It will be recalled that the chief object of the organization is to aid business and property interests in the 34th street section.

One of the topics discussed at the meeting was the matter of the moving sidewalk, in 34th st, which will extend from 2d to 9th av. The plan of the experiment provides for a series of three platforms. The passenger steps first on a platform moving at a speed of 3 miles an hour and then to the second platform, and finally to the third, the last mentioned moving at about nine miles an hour. Before giving expression to its opinion with respect to the effect which this endless platform is likely to exert on property values, along 34th st, the association will await the findings of a committee which will at once begin to gather all the facts relating to the project.

Perhaps the most important matter brought up for discussion was the proposed widening of 34th st. Although many of those present were in favor of increasing the width of that thoroughfare, it was generally believed that much property west of 6th av would suffer serious damage from the necessary removal of stoop lines. After lengthy arguments by several members, a motion was adopted providing for the appointment by the directors of a Committee on Streets to take up the subject and report at an early date.

The efforts of the improvement association toward increasing its membership has been crowned with further success by the addition of the following new members: Frederick M. Davies, representing the A. G. Vanderbilt interests; August Belmont, Irving M. Shaw, President of the Chelsea Exchange Bank; W. F. Parke, representing the D. H. McAlpin property interests; J. Adams Brown, president of the New Netherland Bank; C. H Ditson, A. Frankfield, Mrs. Mary C. Brown, Minturn Post Collins; Mrs. Robert Stafford, Mrs. David Watts, A. B. Ashford, Arthur H. Kirkpatrick, G. V. Mott, Miss Mary P. Cooper, Copeland Townsend, William G. Wagner, Ovington Brothers, Herman Le Roy Edgar, Charles Howland Russell, S. Blumenkron, George Karsch, Michael J. Shanley, and Paul Halpin. The officers are: President, Isidor Strauss, of R. H. Macy & Co.; vice-presidents, R. McLeod Cameron and Edwin H. Popper of Oppenheim Collins & Co.; treasurer, W. R. H. Martin of Rogers, Peet & Co.; secretary, C. J. Allen.

TAXPAYERS SUGGEST NEW MEASURE.

The meetings of the Taxpayers' Alliance are now being held in the rooms of the North Side Board of Trade, Carr Building, 3d av and 138th st. At the December gathering, among other matters brought up for action was a communication from the Clason Point Taxpayers' Association suggesting a measure providing that no borough could secure more appropriations than the amount which was paid by it into the city treasury. In referring to this subject, Secretary Harry Robitzek said: "A bill of this nature would be of doubtful validity, and in any case it would not help the Bronx, for the reason that Manhattan pays 75 per cent. of the taxes." However, the matter is now under consideration by Mr. Robitzek, who is chairman of the Legislative Committee, and a report of his findings in relation thereto will likely be brought up for consideration at the January meeting of the Alliance.

SEVENTH AVENUE EXTENSION.

SPURRED on by the growing necessity for adequate improvements on the lower West Side of Manhattan, and encouraged by the publicity given to the demands of the taxpayers' associations for the extension of 7th av southerly from its beginning at West 11th st, many of the owners of real estate in the Greenwich section have resolved to individually assist their local representatives in obtaining the desired relief. Among such is Dr. J. H. Ferster, who is also doing good work as a member of the Greenwich Village Public Service Committee. Speaking for the latter he said:

"This committee has been advocating the extension of 7th av for some time. It is still advocating it, and intends to 'fight it out to a finish.'

"The reason for this extension are so numerous and so apparent to any one who will give it a moment's thought, that it seems almost like a waste of time to repeat them. The Pennsylvania Railroad station, with its main entrance and exit on 7th av will soon be landing daily many thousands of people at that location.

"The traffic facilities of the avenue can be improved but little until it has an outlet. It is little less than a crime to neglect this outlet or even delay its accomplishment. As it now stands, 7th av runs up against the old brewery building on the corner of West 11th st and Greenwich av, and there you are.

"The Greenwich Village Public Service Committee favors the extension of 7th av in a direct line from its present terminal at West 11th st to Varick st, and the widening of Varick st to Franklin st, thus making a beautiful and useful thoroughfare from Franklin st to Central Park.

"Much money has been expended by our city officials for improvements that are not nearly so important as this one, and yet they seem unwilling to accede to the demand of the citizens for this extension. But it is bound to come, and the local official who opposes it, simply starts to dig his political grave. Every voter of old Greenwich Village will assist him in doing so whenever he goes to the polls to vote. Some plead the debt limit, but no such obstruction seems to be placed in the way when some political job is to be furthered."

The service committee continues to hold frequent meetings relating to the extension of 7th av, and President Edwin Zimmerman will be glad of the assistance of any owner or resident interested in its work.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25	43	$430	25x 25	43	$430
2d, 25x25	24	240	25x 50	67	670
3d, 25x25	19	196	25x 75	86	860
4th, 25x25	14	140	25x100	100	1,000
Total, 25x100	100	$1,000			

*$1,000 is taken as the value of a full lot.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Dec. 16.

3d av, Nos 1313 and 1315, 56.3x105, two 5-sty brk tenements with stores.
83d st, Nos 127 and 129 West, 34x102.2, two 4-sty stone front dwellings.
7th st (Chatterton av), s w cor Av B, Bronx, 205x108, vacant.
Wooster st, Nos 175 and 177, 50x100, 7-sty brk loft and store building.
51st st, No 131 West, 25x100.5, 3-sty brk garage.
52d st, No 128 West, 25x100.5, 3-sty brk garage.
106th st, No 22 East, 25x100.11, 5-sty brk tenement.
Lexington av, No 1672, s w cor 105th st, Nos 138 and 138½, 17.7x55, 4-sty stone building with stores.

SAMUEL MARX.

Dec. 15.

61st st, No 112 East, 18.6x100.5, 3-sty brk dwelling.
Park av, s e cor 111th st, 52.6x100.11, 6-sty brk tenement.
10th st, Nos 406 and 408 East, 40x92.3, two 6-sty brk tenements.
Goerck st, No 32, 25x100, 6-sty brk tenement.
Cherry st, Nos 478 to 482, about 83.8x50, three 6-sty brk tenements.
Grand st, No 478, 25x100, 6-sty brk tenement.

SAMUEL GOLDSTICKER.

Dec. 14.

5th av, No 1080, n e cor 89th st, 25.2x102.2, 5-sty stone front dwelling.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET NEW YORK
Works: West 33d Street, West 32d Street Tel., 1085 Murray Hill

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Dec. 11.

No Legal Sales advertised for this day.

Dec. 13.

5th av, No 2216, w s, 24.11 s 135th st, 25x90, 5-sty brk tenement and store. Domingo Torres y Moran agt Mary Hershfield et al; Lemuel Skidmore, att'y, 69 Wall st; Chas J Leslie, ref. (Amt due, $23,989.63; taxes, &c, $571.99.) Mort recorded Aug 25, 1899. By Joseph P Day.

(Continued on Page 1062.)

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 17, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. DITMARS AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND PAVING, from Steinway avenue to Purdy street.

HERMAN A. METZ, Comptroller.
City of New York, December 2, 1909. (15259)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 17, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

26TH WARD, SECTION 13. NICHOLS AVENUE—PAVING, from Jamaica to Atlantic avenues.

HERMAN A. METZ, Comptroller.
City of New York, December 2, 1909. (15268)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 17, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

24TH AND 29TH WARDS, SECTIONS 5 AND 16. OPENING, EXTENDING, LAYING OUT AND IMPROVING BEDFORD AVENUE, from Eastern Parkway to Flatbush avenue, pursuant to the provisions of Chapter 764, Laws of 1900; as amended by Chapter 590, Laws of 1901, and Chapter 498, Laws of 1903.

HERMAN A. METZ, Comptroller.
City of New York, December 2, 1909. (15268)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 4 to 17, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. EAST 137TH STREET—PAVING THE ROADWAY AND SETTING CURB, from Southern Boulevard to Willow avenue. 23D WARD, SECTION 11. MARCY PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Grand Boulevard and Concourse to Jerome avenue.

HERMAN A. METZ, Comptroller.
City of New York, December 2, 1909. (15266)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF QUEENS.

List 32.—Regulating, grading, curbing and flagging Academy street, from Payntar avenue to Washington avenue, First Ward.

List 110.—Regulating, grading, curbing, flagging and laying crosswalks in Lockwood street, from Broadway to Washington avenue, First Ward.

List 781.—Paving with asphalt blocks Temple street, from the Boulevard to Ely avenue, First Ward.

List 902.—Paving with asphalt block pavement Elm street, from Hopkins street to Ely avenue, First Ward.

List 912.—Paving with asphalt blocks Prospect street, from Payntar avenue to the approach of the Queensboro Bridge at Jane street, First Ward.

List 914.—Paving with asphalt blocks Ninth avenue, from Flushing avenue to Grand avenue, First Ward.

List 920.—Catch basin at the northwest corner of Crescent and Lincoln streets, First Ward.

List 921.—Sewer in Freeman avenue, from Academy street to Radde street, First Ward.

List 922.—Sewer basin at the southeast corner of Elm street and Ely avenue, First Ward.

List 923.—Sewer basin at southeast corner of Temple street and Sherman street, First Ward.

List 924.—Sewer in Twelfth avenue, from Grand avenue to Vandeventer avenue.

List 925.—Sewer in Vandeventer avenue, from Fourteenth avenue to Eleventh avenue, First Ward.

BOROUGH OF RICHMOND.

List 556.—Sewer and appurtenances in Nautilus street, from its easterly end to New York avenue; in a right of way from the bulkhead line to easterly end of Nautilus street; in New York avenue, from Fingerboard road to St. John's avenue; in Fingerboard road, from Summer street to New York avenue; Summer street, from Fingerbroad road to Lyman avenue; in St. John's avenue, from New York avenue to the Staten Island Rapid Transit Railroad; First street, from St. John's avenue to Maryland avenue; in Second street, from St. John's avenue to a point about 100 feet south of Maryland avenue; in Third street, from St. John's avenue to a point about 100 feet south of Maryland avenue, in Sewer District 6a, in the Fourth Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 11, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, December 7, 1909. (15316)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF REAL ESTATE.
D. & M. Chauncey Real Estate Company, Limited, Auctioneers.

PUBLIC NOTICE is hereby given that, pursuant to a resolution adopted by the Board of Estimate and Apportionment, on the 12th day of November, 1909, and also by virtue of a resolution adopted by the Commissioners of the Common Lands of the late Town of Gravesend, adopted November 12, 1909, and in accordance with the provisions of law, as enacted by Chapter 638, Laws of 1895, as amended by Chapter 69, Laws of 1897, and as further amended by Chapter 472, Laws of 1897, and Chapter 516, Laws of 1909, the Comptroller of the City of New York will offer for sale, at public auction, on

WEDNESDAY, DECEMBER 29, 1909,

at 12 o'clock M., at the Brooklyn Real Estate Exchange, No. 189 Montague Street, in the city of Brooklyn, the following real estate belonging to and being part of the Common Lands of the Town of Gravesend, located in the Borough of Brooklyn, being known and distinguished as Boulevard Lot 10 on the Map of the Common Lands of the Town of Gravesend, and more particularly described on map on file in the office of the Bureau of Real Estate, Department of Finance, 280 Broadway, Borough of Manhattan.

By order of the Commissioners of the Common Lands of the late Town of Gravesend, under resolution adopted November 12, 1909, and also by order of the Board of Estimate and Apportionment, under resolution adopted November 12, 1909. For full particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, November 20, 1909. (15112)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 817.—Basin at the southeast corner of Bushwick avenue and Metropolitan avenue.

List 823.—Basins on Eighty-eigth street, on the southerly corners of Second avenue and Shore road.

List 824.—Basin at the southeast corner of Eighteenth avenue and Eighty-sixth street.

List 826.—Sewer in Forty-eighth street, between Sixth and Seventh avenues.

List 828.—Sewer in Fifty-fifth street, between Ninth and Fort Hamilton avenues.

List 829.—Sewer in Fifty-sixth street, between Fourteenth and Fifteenth avenues.

List 830.—Basins at the southeast and southwest corners of Foster avenue and East Eighteenth street.

List 831.—Basin at the northwest corner of Jewell street and Meserole avenue.

List 832.—Sewer in New Utrecht avenue, between Cropsey and Bath avenues.

List 833.—Basin at the southwest corner of New Utrecht avenue and Sixtieth street.

List 834.—Sewer in Prospect place, between Hopkinson avenue and Eastern Parkway.

List 835.—Sewer in Provost street, from Paidge avenue to Eagle street.

List 837.—Sewer in Seventh avenue, between Windsor place and a point 100 feet north.

List 839.—Sewer in Ten Eyck street, between Bushwick avenue and Waterbury street.

List 840.—Sewer in West Ninth street, between Hicks and Henry streets.

List 841.—Sewer in Wythe avenue, from North Fifteenth street to North Thirteenth street.

List 842.—Basins in Ditmas avenue, on the northwest corner of East Eleventh street; at the northeast corner of East Thirteenth street; at the northeast corner of East Fourteenth street.

List 843.—Sewer in Eighty-seventh street, between Third and Fourth avenues, and outlet between Second and Third avenues.

List 880.—Paving East Twenty-ninth street, from Foster avenue to Avenue F.

List 881.—Paving Eightieth street, between First and Second avenues.

List 887.—Paving Forty-third street, between Seventh and Eighth avenues.

List 891.—Paving Prospect place, between Rochester and Buffalo avenues.

List 896.—Paving Sixty-fourth street, between Third and Fourth avenues.

List 910.—Basin at the southwest corner of Kingston avenue and Degraw street.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 11, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, December 9, 1909. (15360)

PROPOSALS.

MUNICIPAL BUILDINGS.

Springfield, Mass.

SEALED PROPOSALS will be received in duplicate by the Municipal Building Commission, in the Common Council Room, Municipal Building, Pynchon Street, Springfield, Mass., until three o'clock P. M., on Wednesday, the 22d day of December, 1909, and thereafter opened for

Contract No. 3.—Heating and Ventilation,
Contract No. 4.—Electric Work,
Contract No. 5.—Plumbing,

for the Auditorium, Tower and passage, and Municipal Office Building of the New Municipal Buildings to be erected by the City of Springfield, in Court Street, facing Court Square, in the City of Springfield, State of Massachusetts.

Copies of the drawings and specifications may be seen at the Municipal Building, Springfield, Mass., at the offices of the Architects, Pell & Corbett, 122-124 East Twenty-fifth Street, New York City, or at the offices of the Engineers, Hollis French & Allen Hubbard, Albany Building, Boston, or may be obtained by application to any of the above parties.

A deposit of $25.00 will be required of each bidder taking a set of specifications and plans for any one of the above contracts; $15.00 will be refunded each bidder on return of the plans and specifications in good condition.

The Commission reserves the right to reject any or all bids and waive any informalities in any proposal.

A certified check in the sum of 5% of the amount of the proposal, drawn to the order of the City of Springfield, is to accompany each bid, and the proceeds of such check will become the property of the City; if, for any reason, the bidder, after the bids are opened, withdraws from the competition, or refuses to execute the contract and bonds in the event of the contract being awarded to him. Checks submitted by the unsuccessful bidders will be returned after signing the contract and the approval of the bonds executed by the successful bidder. The City will be responsible for all checks while same are in their possession.

The successful bidder must furnish a satisfactory Corporate bond.

GEORGE DWIGHT PRATT,
Chairman;
WALTER H. WESSON,
WILLIAM G. McKECHNIE,
WILLIAM E. SANDERSON,
GEORGE D. CHAMBERLAIN,
FRANK E. STACY,
J. FRANK DRAKE,
Municipal Building Commission.

ADVERTISED LEGAL SALES.

(Continued from Page 1061.)

Houston st, No 174, n s, 35.10 w Hancock st, 26x100, 6-sty brk tenement and stores. Domingo Torres y Moran agt Samuel Bachner et al; Lemuel Skidmore, att'y, 69 Wall st; Julius J Frank, ref. (Amt due, $38,011.53; taxes, &c, $1,356.07.) Mort recorded Aug 31, 1899. By Joseph P Day.

3d av, Nos 3524 to 3542 168th st | n e cor 168th st, runs n 176 x e 180 x s 50 x e 60.10 x s 87 x e 111.11 to Fulton av, x s 41.8 x w 337 to beg, 3-sty brk tenement and store and one 2, 3 and 4-sty brk and frame brewery and vacant. Emigrant Industrial Savings Bank agt Joseph F Schnugg et al, R & E J O'Gorman, att'ys, 51 Chambers st; Gilbert H Montague, ref. (Amt due, $57,547.60; taxes, &c, $2,434.90.) Mort recorded March 27, 1908. By Joseph P Day.

St Nicholas av, No 775 | 149th st, No 400 | s w cor 149th st, 20.5x101.2x20x96.10, 5-sty and basement stone front dwelling. Germania Life Ins Co agt John F Cockerill et al; Dulon & Roe, att'ys, 41 Park Row; Adam Wiener, ref. (Amt due, $21,219.77; taxes, &c, $491.70.) Mort recorded March 15, 1905. By Bryan L Kennelly.

Dec. 14.

Madison st, No 126, on map No 128, s s, 86.3 e Market st, runs s 17.4 x e 1.8 x s 82.8 x e 25 x n 100 x w 26.8 to beg, 6-sty brk tenement and store. East River Savings Institution agt Betsy Dubroff et al; Hitchings & Palliser, att'ys, 100 William st; John G Dyer, ref. (Amt due, $32,343.31; taxes, &c, $2,500.) Mort recorded May 5, 1898. By Joseph P Day.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty and basement stone front dwelling. Florence C Von Asten agt Chas F Homer et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; David Thomson, ref. (Amt due, $4,902.18; taxes, &c, $453.07.) Mort recorded Sept 26, 1908. By James L Wells.

Dec. 15.

Wooster st, Nos 179 to 183, w s, 100 s Bleecker st, 74.8x100x74.6x100, 7-sty brk loft and store bldg. Charles Fowler et al agt J B & J M Cornell Co et al; Beals & Nicholson, att'ys, 203 Broadway; Thomas F Gilroy, ref. (Amt due, $57,260.60; taxes, &c, $134.40; sub to a first mort of $120,000.) By Joseph P Day.

110th st, Nos 245 to 249, n s, 116.8 w 2d av, 37.6 x100.11, 6-sty brk tenement and stores. Abraham D Weinstein agt Louis Folbe et al; Freyer Hyman & Jarmulowsky, att'ys, 141 Broadway; Joseph W Keller, ref. (Amt due, $9,330.66; taxes, &c, $758.61; sub to a first mort of $38,000.) Mort recorded July 23, 1906. By Joseph P Day.

Dec. 16.

95th st, No 233, n s, 125 w 2d av, 25x100.8, 5-sty brk tenement and store. Virginia K White, trustee, &c, agt Ignatz Weisberger et al; Louis F Reed, att'y, 2 Rector st; Chas W G Baiter, ref. (Amt due, $15,595.80; taxes, &c, $688.38.) Mort recorded Jan 22, 1908. By Joseph P Day.

10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, $14,605.98; taxes, &c, $69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

164th st, Nos 434 & 436, s s, 325 e Amsterdam av, 50x112.4, 5-sty brk tenement. Pine Moon Realty Co agt Max S A Wilson et al; W Bennett Marx, att'y, 257 Broadway; Edwin D Hays, ref. (Amt due, $11,346.40; taxes, &c, $——; sub to a prior mort of $50,000.) Mort recorded July 30, 1906. By Joseph P Day.

Dec. 17.

104th st, No 123, n s, 200 e Park av, 20x100.11, 4-sty stone front tenement. Sheriff's sale of all right, title, &c, which Edward Jones had on Aug 9, 1909, or since; Keller & Klein, att'ys, 271 Broadway; Thomas Foley, sheriff. By Joseph P Day.

137th st, Nos 26 & 28, s s, 285 w 5th av, 50x 99.11, 6-sty brk tenement. Julius Blauner et al agt Marks Schwartz et al; Samuel D Lasky, att'y, 320 Broadway; Henry B Hammond, ref. (Amt due, $14,605.01; taxes, &c, $1,417.29.) Mort recorded Jan 16, 1906. By J H Mayers.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Dec. 18.

No Legal Sales advertised for this day.

Dec. 20.

9th st, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. Henriette Lowenstein extrx, &c, agt Jacob Roses et al; Spiro & Wasservogel, att'ys, 140 Nassau st; J C Julius Langbein ,ref. (Amt due, $2,491.51; taxes, &c, $297.76; sub to a prior mort of $16,000.) By L J Phillips & Co.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during the week ending Dec. 10, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

51st st, Nos 222 and 224, s s, 260 e 3d av, 35.4x88x—x106.4, 7-sty brk tenement and stores. (Amt due, $6,768.90; taxes, &c, $1,105.09; sub to a prior mort of $40,000.) Margaret Jaeger $49,934

*152d st, No 767, n s, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty brk tenement. (Amt due, $4,824.50; taxes, &c, $655; sub to a first mort of $11,500.) Wm H McCarthy 16,536

*Perry st, Nos 113 and 115, n s, 85.1 e Greenwich st, runs n 26.2 x n e 19 x s e 14.7 x n w 17.3 x n 14.2 x e 24.8 x s 70 to st, x w 45 to beginning, 6-sty brk tenement. (Amt due, $37,970.40; taxes, &c, $1,831.36.) John H Vought et al trustees 35,500

88th st, No 503, n s, 75 e Av A, 25x141.5, 3-sty stone front dwelling. (Amt due, $13,443.51; taxes, &c, $250.39.) Theresa Schappert 12,500

*South st, No 385, n s, 50 w Jackson st, runs n 104.4 x w 12.10 x s 7.5 x w 12.1 x s 26.11 x w 25 x s 70 x e 50 to beginning, 3-sty brk shop. (Amt due, $21,360.25; taxes, &c, $1,091.34.) John W Sullivan 20,000

*St Nicholas av, Nos 1240 to 1246 | 172d st | n e cor 172d st, 94.6x125, 6-sty brk tenement and stores. (Amt due, $22,411.33; taxes, &c, $795.05; sub to two morts aggregating $52,000.) John H Behrens 76,870

103d st, Nos 311 and 313, n s, 200 e 2d av, 50x100.11, two 4-sty brk tenements and stores. (Amt due, $4,402.88; taxes, &c, $1,442.45.) L J L Bernstein 26,287

Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. (Amt due, $58,623.13; taxes, &c, $3,919.28; sub to a first mort of $200,000.) Withdrawn ..... —

Lenox av, Nos 620 and 622, e s, 49.11 n 141st st, 50x100, 6-sty brk tenement and stores. (Amt due $18,187.77; taxes, &c, $2,553.68; sub to a prior mort of $42,000.) Aaron Goodman 62,366

Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70, 5-sty stone front tenement and stroe. Amt due, $10,822.39; taxes, &c, $235.37.) James Butler 14,150

*112th st, No 37, n s, 350 e Lenox av, 25x100.11, 5-sty brk tenement. (Amt due, $4,049.18; taxes, &c, $855.94; sub to a mort of $20,000.) Morris Levy 25,286

(At Municipal Building, Bronx.)

*Lawrence av | Ferris av | s w cor Ferris av, 275x100 .....

Westchester av | Western av | n w cor Western av, 300x450x irregular .....

Western av, e s, 200 n Westchester av, 275x100 .....

Westchester av | Western av | Central av | s w cor Western av, runs w 292 x s e — to Central av, x e 100 x n 525 to beginning .....

Central av | Western av | Lawrence av | n e cor Western av, runs n 400 x e 200 to Lawrence av, x s 400 to Central av, x w 200 to beginning .....

Railroad av | Lawrence av | e cor Lawrence av, 75x159 .....

St Agnes av | Ferris av | Railroad av | Lawrence av | s e cor Ferris av, 425x220 to Pelham River, x—x325 .....

Westchester av | St Agnes av | Sea View av | Main av | Central av | St Marys av | s e cor St Agnes av, runs s 475 x e 100 x n 25 x e 100 to Sea View av, x n 450 to Westchester av, x w 200 to beginning .....

Main av, e s, 50 s Central av, 25x100 .....

Main av | St Marys av | Central av | e s, 125 s Central av, 100x200 to St Marys av .....

Railroad av | St Marys av | St Agnes av | Central av | s w cor Central av, 25x100 .....

Railroad av | St Marys av | n e cor St Marys av, 25x100 .....

Railroad av | St Marys av | St Agnes av | s e cor St Marys av, runs s — x e — to St Agnes av, x n — x w — to beginning .....

Railroad av | St Agnes av | St Marys av | s e cor St Agnes av, —x— .....

Bridge av, e s, 150 n Railroad av, runs n 111 to Pelham Bay, x s e — x w to beginning .....

Bridge av | Railroad av | Main av | n e cor Railroad av, 100x200 .....

Ferris av | Main av | n w cor Ferris av, 50x100 .....

Ferris av | Main av | St Marys av | St Marys av | n e cor Main av, runs n 300 to Pelham River, x e — to x s 285.9 x w 200 to beginning .....

Central av, s w cor Western av, 86x205x—, gore .....
(Amt due, $65,863.19; taxes, &c, $7,928.82.) Esmond Stiles 65,000

BRYAN L. KENNELLY.

*137th st, No 3, n s, 62.6 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. (Amt due $13,720.73; taxes, &c, $1,735.95; sub to a prior mort of $26,000.) John Staudt, exr 31,300

48th st, No 14, s s, 225 w 5th av, 25x100.5, 4-sty stone front dwelling. (Executor's sale.) Bid in at $96,000 ..... —

75th st, No 312, s s, about 159.11 e Riverside Drive, 30x134.1x30x132.11, 5-sty stone front dwelling. (Voluntary.) Slawson & Hobbs for a client 103,500

Interior strip or gore, beginning 52.4 s Barclay st, on line between Nos 8 and 10 Barclay st, and about 210.1 w Broadway, runs s 2.6 x s e on curve 2.4¼ x e 2.6 x n or n w on curve 6 to beginning, containing about 3⅓ sq ft. (Trustees' sale of undivided half interest.) Claude M Meeks 185

JAMES L. WELLS.

176th st | Boston road, Nos 1851 and 1853 | n w cor Boston road, 73.2x110.4x130.11x 125.3, two 1-sty frame stores and vacant. (Amt due, $14,864.79; taxes, &c, $2,900.) Withdrawn ..... —

*133d st, No 26, s s, 335 w 5th av, 25x99.11, 5-sty brk tenement. (Amt due, $14,711.44; taxes, &c, $527.86; sub to a prior mort of $10,000.) Emma Britz 21,010

*137th st, No 451 (old No 715), n s, 537.6 e Willis av, 16.8x100, 3-sty and basement brk dwelling. (Amt due, $6,595.95; taxes, &c, $349.32.) Frances M Swanstrom 7,200

SAMUEL GOLDSTICKER.

5th av, No 2252 | 137th st, No 1 | n w cor 137th st, 49.11x62.6, 6-sty brk tenement and stores. (Amt due, $18,098.09; taxes, &c, $2,872.61; sub to prior mort of $30,000.) Samuel Rosenberg, party in interest. 33,000

SAMUEL MARX.

177th st, Nos 503 to 515, n s, 100 e Audubon av, 170x90x170x101, four 5-sty brk tenements. (Amt due, $89,949.87; taxes, &c, $5,864.20; sub to prior morts aggregating $63,220.) Broadway-Amsterdam Co .. 95,600

*133d st, No 6, s s, 107 w 5th av, runs s 74.11 x w 3 x s 25 x w 25 x n 99.11 x e 28 to beginning, 5-sty brk tenement. (Amt due, $10,114.32; taxes, &c, $300; sub to a mort of $12,500.) Jacob Platt et al 22,202

WM. KENNELLY, JR.

80th st, No 110, s s, 179.6 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. (Amt due, $18,994.29; taxes, &c, $1,191.63.) Robert S Street 22,750

Total	$741,176
Corresponding week, 1908	$1,406,229
Jan. 1st, 1909, to date	$56,227,233
Corresponding period, 1908	$54,927,146

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RECORD AND GUIDE, 11 E. 24th Street, N. Y.

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REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Dec. 3, 4, 6, 7, 8 and 9. (No. 102.)

BOROUGH OF MANHATTAN.

Bank st, No 117, n s, 201 w Greenwich st, runs w 26 x n 109.1 x e 10.1 x s 12.10 x e 18.6 x s 95 to beginning, 5-sty brk tenement. Simon Epstein to Sarah Rosenthal. Mort $18,000. Nov 29. Dec 6, 1909. 2:635—39. A $11,500—$21,000. 100

Canal st, No 41, n s, 21.10 w Ludlow st, 21.10x50, 4-sty brk tenement and store. Celia Cahen to Max Kobre. Mort $26,000. Nov 30. Dec 3, 1909. 1:298—33. A $15,000—$20,000. nom

Chambers st, No 15 City Hall pl | n s, at s e s City Hall pl, runs e 42.4 x n e 18 x n 20.5 to City Hall pl x s w 41.1 to beginning, vacant. Samuel V Abel to Wm F Donnelly. All liens. Dec 7. Dec 8, 1909. 1:159—1. A $63,000—$63,000. nom

Coenties slip, No 31, w s, 36.6 n South st, 27.6x45, 4-sty brk tenement and store. Abbie L M Chandler, HEIR, &c, Clara A Chandler to Michael Schonbrunn. Dec 7, 1909. 1:5—22. A $13,500—$16,500. other consid and 100

Cherry st, No 272, n s, abt 132 w Jefferson st, 26.1x113.1x26.1x 113.7 w s, 5-sty brk tenement and store. Robert Levy and Henrietta his wife to Rosa Levy. Mort $20,000. Nov 11, 1908. Dec 9, 1909. 1:256—9. A $14,000—$30,000. other consid and 100

Cannon st, Nos 54 and 56, e s, 125 n Delancey st, 50x100, two 5-sty brk tenements, store in No 54. Dora Greenberg to Henry Brandt. Morts $78,500. Oct 28. Dec 9, 1909. 2:328—2 and 3. A $34,000—$72,000. other consid and 100

Dey st, No 52, n s, abt 130 e Greenwich st, 25x78, 5-sty stone front loft and store building. Wm E Brayton of Worcester, Mass, to L Bell Caldwell of Mt Vernon, N Y. ½ of all right, title and interest, being intended to convey 1-12 interest of whole. Dec 2. Dec 6, 1909. 1:81—11. A $60,000—$72,000. nom

Emerson st Cooper st | s e cor Cooper st, 25x100, 2-sty frame dwelling. Joseph Fitzpatrick to Geo J Gillespie. Mort $5,000. Dec 7. Dec 9, 1909. 8:2242—36. A $3,500—$3,700. other consid and 100

Greenwich st, No 107, e s, abt 190 n Rector st, —x—, 3-sty frame (brk front) tenement and store and 2-sty brk bldg in rear. Anna Hays et al to Cornelius Hayes. Q C. Dec 2. Dec 8, 1909. 1:51—9. A 27,000—$28,000. nom

Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.4x21.2x91.9 n s.

Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.5x91.10, two 3-sty brk dwellings.
Minerva Realty Co to Neper Construction Co, a corpn. Morts $18,000. Nov 29. Dec 9, 1909. 2:642—60 and 61. A $17,000 $20,500. other consid and 100

Irving pl, No 69, w s, 46 n 18th st, 23x85.6, 4-sty and basement brk dwelling. Grace R Johnson to Charles Hirschhorn. B & S. Mort $16,000. Dec 6, 1909. 3:874—18. A $21,500—$26,000. other consid and 100

Irving pl, No 67, w s, 23 n 18th st, 23x85.6, 4-sty and basement brk dwelling. Sarah J O'Neil to Charles Hirschhorn. Mort $20,000. Dec 6, 1909. 3:874—17. A $21,500—$26,000. other consid and 100

Lafayette st, No 184 (formerly No 170 Elm st), w s, abt 115 s Broome st, 25x100, 5-sty brk tenement and store. Michael Brigante Company to Michele Scangarella. Mort $32,000. Nov 29. Dec 7, 1909. 2:473—41. A $23,000—$28,000. nom

Lewis st, Nos 52 and 54, on map No 54, e s, 137.6 n Delancey st, 37.6x100.11x37.6x101, 6-sty brk tenement and stores. FORECLOS, Nov 3, 1909. J C Julius Langbein ref to Henry and Morris Jones. Dec 3, 1909. 2:328—39. A $20,000—$55,000. 12,000

Madison st, No 412, s s, 375 e Jackson st, 25x100, 5-sty brk tenement and store. Harry Hellinger to Emma L Neppert. B & S. All liens. Dec 9, 1909. 1:265—39. A $16,000—$23,000. nom

McDougal st, Nos 64 and 66, e s, 74.11 s Houston st, 39.9x75x 39.11x74.11, 6-sty brk tenement and stores. Domenico Abbate et al to Giovanni Costa, of Keyport, N J, and Tomaso Tassini, of Matawan, N J. Mort $37,000. Dec 1. Dec 9, 1909. 2:518—14. A $22,500—$45,000. other consid and 100

Minetta st, No 6, n s, 150.2 e Bleecker st, 22.1x75x22.2x75, 2-sty frame brk front dwelling.

Minetta st, No 8, n s, 175.3 e Bleecker st, 22x75x22.2x75, 2-sty frame brk front dwelling.

Minetta st, No 10, n s, 197.3 e Bleecker st, runs n 39.10 x s 34 to st, x s w 21.11 to beginning, 3-sty brk dwelling.
Esther Schulman to William Gullery. Mort $17,500 and all liens. Dec 7. Dec 9, 1909. 2:542—20 to 22. A $14,000—$15,500. nom

Monroe st, No 157, n s, abt 140 e Clinton st, 23.4x100, 6-sty brk tenement and store. Abraham Gordon to Wolf Somer and Max Kalowetzky. Morts $32,000. Nov 30. Dec 8, 1909. 1:269—4. A $15,000—$35,000. other consid and 100

Rivington st, No 137, s s, 75 e Norfolk st, 25x100.4, 5-sty brk tenement and store. Morris Scherzer to Bernard Fortgang. Mts $42,000. Dec 1. Dec 3, 1909. 2:353—60. A $22,000—$39,000. other consid and 100

Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 to st x e 25 to beginning, 7-sty brk loft and store building. Becker Realty Co to Elizabeth Bendfeldt. All liens. Nov 24. Dec 7, 1909. 2:579—21. A $14,500—$43,000. other consid and 100

Sullivan st, No 134, w s, 78 n Prince st, 22x75, 3-sty brk tenement and store. Peter J Rubino and Mary C his wife and Andrew Leone and Carmela his wife to Rosa Rubino and Anna M Leone. Morts $10,000. Oct 15. Dec 6, 1909. 2:518—42. A $10,500—$12,000. nom

Stanton st, No 58 Eldridge st, No 225 | n w cor Eldridge st, 18.2x60, 4-sty brk tenement and store.
Also strip begins 36 n Stanton st and 18.2 w Eldridge st, runs n 23.11 x w 0.8 x s 23.11 x e 0.8 to beginning.
Morris Garfinkel to Samuel Ellis of White Plains, N Y. Morts $26,000. Dec 3. Dec 6, 1909. 2:422—67. A $20,000—$30,000. other consid and 100

Willett st, No 71, w s, 63 s Rivington st, 18.6x50, 5-sty brk tenement and store. Abraham Neuman to Buruch Blum. All title. Mort $10,000. Dec 2. Dec 3, 1909. 2:338—20. A $8,500—$14,000. other consid and 100

Walker st, No 51, s s, 227.10 w Broadway, runs s 98.1 x s w 8.9 x w 22.6 x n 106.10 to street x e 25 to beginning, 5-sty stone front loft and store bldg. Henry Chauncey et al TRUSTEES, &c, Henry Chauncey Jr to Wm H White of Cold Spring Harbor, N Y. ⅓ part. B & S. Nov 26. Dec 4, 1909. 1:193—34. A $31,000—$48,000. 14,666.66

Same property. United States Trust Co to Same. ⅔ parts. Dec 1. Dec 4, 1909. 1:193. nom

2d st E, No 249, s w s, abt 125 w Av C, 25x66.6x25.1x68.4 n w s, 5-sty brk tenement and store. Henry Pinkus to Benjamin J Weil. Morts $25,500. Dec 2. Dec 3, 1909. 2:384—29. A $15,500—$25,000. other consid and 100

2d st E, Nos 79 and 81, s s, 150 w 1st av, 50x73.8x50.3x80.1, 2-sty brk garage and 2-sty brk tenement. 2:443—26 and 27. A $22,000—$26,000.

139th st W, No 306, s s, 108.4 w 8th av, 16.8x99.11, 3-sty brk dwelling. 7:2041—59. A $4,200—$9,500.

138th st W, No 307, n s, 108.4 w 8th av, 16.8x99.11, 3-sty brk dwelling. 7:2041—44. A $4,300—$9,500.

41st st E, Nos 136 and 138, s s, 148.3 e Lexington av, runs s w 75 x s e 22.9 x n e 11.11 x s e 19.3 x n e 70.10 to st x n w 40 to beginning, 4-sty brk stable. 5:1295—46. A $22,000—$32,000.

70th st W, No 119, n s, 175 w Columbus av, 20x100.5, 4-sty and basement stone front dwelling. 4:1142—25. A $14,000—$25,000.

41st st W, No 131, n s, 280.4 w 6th av, 19.8x98.9, 5-sty brk loft and store building. 4:994—21. A $43,000—$55,000.
Also property at Cornwall, Orange Co, N Y.
Philip J Hanigan et al to Phillips Weeks Estate, a corpn. Nov 23. Dec 6, 1909. nom

3d st E, s s, 45.4 e Goerck st, 45.4x88.6x45x94.3, 6-sty brk tenement. William Laue to Lena wife of and Chas W Laue, of Brooklyn. Mort $12,000. Dec 2, 1908. Dec 7, 1909. 2:356—32. A $18,000—$——. nom

3d st E, Nos 348 and 350, s s, 115 e Av D, 37x105.10, two 6-sty brk tenements and stores. Isaac Sloboder to Sam Berkowitz. Mort $61,400 and all liens. Dec 4. Dec 6, 1909. 2:357—11. A $25,000—$60,000. other consid and 100

3d st E, Nos 348 and 350, s s, 115 e Av D, 37x105.10, 6-sty brk tenement and stores. Sam Berkowitz to Sam H Plesofsky. Mort $61,300. Dec 9, 1909. 2:357—11. A $25,000—$60,000. nom

4th st E, No 163, n s, 225.6 w Av A, 24.6x96.2, 4-sty brk tenement and store. Abraham Wachtell to Fannie Koss. Q C. All title. Nov 16. Dec 9, 1909. 2:432—43. A $17,000—$26,000. nom

4th st E, No 61, n s, 142.5 e Bowery, 25x96.2, 4-sty brk tenement and store and 1-sty frame extension. Raphael Lahnstein to Isaac Yagoda and Israel Berliner. Q C. Dec 1. Dec 6, 1909. 2:460—18½ and 56. A $18,300—$23,300. other consid and 100

7th st E, No 237, n s, 71 e Av C, runs n e 48.9 x e 11.4 x n e 48.9 x e 12.3 x s 46.6 x — 7.4 x s 46.6 to st x w 18 to beginning, 3-sty brk dwelling. Samuel S Koenig to Sadie wife Samuel S Koenig. Mort $8,500. Dec 3. Dec 7, 1909. 2:377—69. A $10,000—$11,000. nom

10th st E, No 295, n s, 24 e Av A, 23.10x109.4, 4-sty brk tenement. Sophie Martinson to Max Neuman. Mort $22,000. Dec 4. Dec 6, 1909. 2:401—58. A $18,000—$23,000. nom

10th st E, No 27, n s, 154 e University pl, 24.10x94.9, 7-sty brk loft and store building. Charles A Christman to Maze Realty Co, a corpn. Morts $64,000. Dec 1. Dec 3, 1909. 2:562—44. A $41,500—$80,000. other consid and 100

12th st E, No 528. General release, especially from all liability under bond and mortgage. Annie E Walker to Samuel Kadin. Nov 29. Dec 8, 1909. 2:405. nom

12th st W, No 297 8th av, No 11 | n s, 140.6 e Hudson st, runs e 23 to n w s 8th av x n e 19 x n w 16 x n 55 x w 23 x s 80 to beginning, 5-sty brk tenement and stores. James W Wilson and ano EXRS &c Eliz M Hazleton to Jane G Bellows, Annie S Wering, Clara W Thompson and Lillian L, Florence W and Henry Hazleton, ¼ part. Dec 8, 1909. 2:625—44. A $19,000—$25,000. nom

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13th st E, No 631, n s, 310.6 w av C, 27.6x103.3, 5-sty brk tenement and store. Max Scheidler to Flora Wenz of Newark, N J. All title. Dec 8 1909. 2:396—47. A $14,500—$31,000. other consid and 100

13th st E, n s, 52.3 e Av A, runs n 25.9 x e 109 x n 25.9 x e 12 x s 51.7 to st, x w 22.9 to beginning, 1-sty frame stable. Julius Goodby to Wm F Goodby Mar 11, 1908. Dec 9, 1909. 2:407 part lots 1 and 2. A $—— —. other consid and 100

15th st W, No 159, n s, 150 e 7th av, 20x103.3, 3-sty brk dwelling. Murray Kanner to Florence F Altmayer. B & S and C a G. Mort $14,000. Dec 6. Dec 9, 1909. 3:791—9. A $11,500—$14,500. other consid and 100

15th st E, No 206, s w s, 100 s e 3d av, 22x103.3, 4-sty brk dwelling. Lena Falk to Louis Levyssove. Dec 7. Dec 8, 1909. 3:896—45. A $15,500—$23,000. other consid and 100

17th st E, No 413, n s, 194 e 1st av, 25x92, 5-sty brk tenement and store. Jacob Wolf to Rebecca J Wolf. ½ right, title and all liens. Oct 27. Dec 3, 1909. 3:949—9. A $10,500—$15,500. other consid and 100

21st st W, No 148, s s, 208.6 e 7th av, 20.10x92x22.11x92, 3-sty brk dwelling. Madison Square Mortgage Co to The Butler Estates, a corpn. Mort $18,500. Nov 26. Dec 7, 1909. 3:796—66. A $17,000—$20,000. other consid and 100

22d st E, No 223, n s, 300 w 2d av, 25x98.9, 6-sty brk tenement and store. Isidor Teitelbaum to Antonia wife of Isidor Teitelbaum. All title. B & S. Dec 2. Dec 3, 1909. 3:903—16. A $12,500—$23,000. 100

23d st W, No 430, s w s, 316.8 n w 9th av, 16.8x98.9, 4-sty stone front dwelling. Madison Square Mortgage Co to Robert Alexander and Mary his wife as tenants by entirety. Mort $13,000. Dec 7. Dec 8, 1909. 3:720—62. A $10,000—$14,000. other consid and 100

24th st E, No 230, s s, 195.2 w 2d av, 24.4x98.9, 5-sty brk tenement and store. Betsie Wolt to Wolf Wolt. Mort $22,958.68. Dec 8, 1909. 3:904—35. A $12,000—24,500. other consid and 100

25th st W, No 26, s s, 450 e 6th av, 25x98.9, 4-sty brk dwelling. American Mortgage Co to Rudolph Rosa Jr. B & S. Nov 5. Dec 8, 1909. 3:826—58. A $50,000—$54,000. other consid and 100

Same property. Rudolph Rosa Jr to Realty Holding Co. Nov 5. Dec 8, 1909. 3:826. other consid and 100

25th st W, Nos 137 and 139, n s, 450 w 6th av, 66.4x—x68.3x98.9, two 5-sty brk tenements and stores. Milton E Oppenheimer to Theodore Starrett Co, a corpn. Mort $65,000 and all liens. Nov 30. Dec 3, 1909. 3:801—16 and 18. A $58,000—$72,000. other consid and 100

25th st W, No 156, s s, 173.6 e 7th av, 18.6x98.9.
25th st W, No 152, s s, 210.6 e 7th av, 18.6x98.9.
two 4-sty brk tenements.
Jason P Golden et al to The Alwell Realty Co. Morts $19,100. Oct 23. Dec 3, 1909. 3:800—68 and 70. A $31,000—$35,000. nom

25th st W, No 154, s s, 192 e 7th av, 18.6x98.9, 4-sty brk tenement. Sarah Golden and ano to The Alwell Realty Co. Oct 23. Dec 3, 1909. 3:800—69. A $15,500—$17,500. nom

25th st W, Nos 152 to 156, s s, 173.6 e 7th av, 55.6x98.9, three 4-sty brk tenements. The Alwell Realty Co to Edward S Napolis. Dec 1. Dec 3, 1909. 3:800—68 to 70. A $46,500—$52,500. nom

Same property. Edward S Napolis to The Twenty-Fifth Construction Co. All liens. Dec 1. Dec 3, 1909. 3:800. nom

26th st W, No 120, s s, 235.8 w 6th av, 21.5x98.9, 4-sty stone front tenement and store. Leo J Kreshover to Aaron Coleman. Mort $26,000. Dec 3. Dec 7, 1909. 3:801—54. A $19,000—$21,000. other consid and 100

26th st W, No 118, s s, 214.3 w 6th av, 21.5x98.9, 5-sty brk tenement and store. Albert I Sire to Aaron Coleman. Morts $30,000. Dec 4. Dec 6, 1909. 3:801—53. A $19,000—$34,000. nom

27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement; also
President st, No 168, s s, 75 w Henry st, 34x100, Brooklyn. Joseph King to Minnie Finkelstein. All title, curtesy, etc. B & S. Dec 2. Dec 3, 1909. 3:724—49. A $10,000—$27,000 and 2:349 in Kings Co. other consid and 100

Same property. Arthur C King by Joseph King GUARDIAN to same. All title. B & S. All liens. Dec 2. Dec 3, 1909. 3:724, N Y, and 2:349 Kings Co. 800

27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Anna Clark et al EXRS, &c, Nathan E Clark to Minnie Finkelstein. 1-6 part. Mort $15,000 and all liens. July 13. Dec 3, 1909. 3:724—49. A $10,000—$27,000. 3,300

Same property. Lena Clark to Libbie Fleig, Minnie Finkelstein and Julius Clark. All title. Q C. Oct 31. Dec 3, 1909. 3:724. nom

28th st E, No 115, n s, 193.9 e 4th av, 21.10x98.9, 4-sty stone front dwelling. Tallmadge L Parsons to Samuel Marcus. Mort $25,000 Dec 8, 1909 3:884—10. A $18,500—$23,000. other consid and 100

31st st W, No 114, s s, 183.4 w 6th av, 20.10x107.3x21.4x103, 4-sty stone front tenement and store. Clarence Martin to John H Snell. B & S. Nov 30. Dec 8, 1909. 3:806—51. A $45,000 $48,000 nom

33d st W, No 457, n s, 98.11 e 10th av, 22x35.5x21.11x33.8, 1-sty frame building. PARTITION. (Sept 16, 1909.) Francis L Archer (Ref) to Jules S Bache and Henry Wollman. All title Nov 12. Dec 8, 1909. 3:731—8. A $4,500—$4,500. 7,150

33d st W, No 455, n s, 120.11 e 10th av, 25.1x37.7x25x35.5, 2-sty brk building and store. PARTITION. (Sept 16, 1909.) Francis L Archer (Ref) to Jules S Bache and Henry Wollman. All title. Nov 12. Dec 8, 1909. 3:731—10. A $4,500—$5,500. 10,525

36th st W, No 349, n s, 225 e 9th av, 25x98.9, 5-sty stone front tenement. Henrietta V Mason, of White Plains, N Y, to Wm R Mason, of White Plains, N Y. Mort $20,000. May 17. Dec 3, 1909. 3:760—14. A $11,500—$31,000. nom

38th st E, Nos 326 and 328, s s, 360.9 e 2d av, 40x98.9, two 5-sty brk tenements and 3-sty brk building in rear. Ede Levenson et al to James Hughes. Morts $32,000. Dec 6. Dec 7, 1909. 3:943—42 and 43. A $17,000—$26,000. other consid and 100

40th st E, No 36, s s, 250 e Madison av, 25x98.9, 5-sty brk and stone dwelling. FORECLOS, Oct 27, 1909. Noah A Stancliffe ref to County Holding Co. Dec 3, 1909. 3:869—47. A $50,000 —$120,000. 110,000

51st st E, No 24, s s, 74.6 e Madison av, runs s 60 x w 1.4 x s 10.8 x e 26.10 x n 70.8 to st x w 25.6 to beginning.
51st st E, s s, 100 e Madison av, 22.6x53.8.
51st st E, No 26, s s, 122.6 e Madison av, 22.6x53.8, 4-sty stone front dwelling and vacant. All right, title and interest to an open courtyard beginning 53.8 s 51st st x 100 e Madison av, runs e 55 x s 11 x w 45 x n 11 to beginning; also 1-24 part to court yard on Madison av, e s, 60 s 51st st, 80.10x73.10; with right and easement of light, air, etc, over and across said court yard.
Cath Z Wells to B Crystal & Son, a corpn. Morts $65,000 and all liens. Dec 6. Dec 8, 1909. See Broadway, n w cor 151st st. 5:1286—48 and part lots 22 and 51. A $——$——. other consid and 100

52d st W, No 362, s s, 150 e 9th av, 32.5x—x23.8x100.5, 6-sty brk tenement and stores. John J Hines to Samuel G Hess. Mort $38,000. Aug 2. Dec 6, 1909. 4:1042—58. A $18,000—$43,000. other consid and 100

53d st W, Nos 114 and 116. Power of attorney. Leopold Brunhide and Leopold Simon, both of Philadelphia, Pa, to Joseph M Davis. Dec 3. Dec 9, 1909. 4:1005.

55th st W, No 540, s s, 225 e 11th av, 25x100.5, 5-sty brk tenement and store. De Leon Realty Co to Leopold Mayer. ½ part. All title. Morts $13,000. Dec 3. Dec 6, 1909. 4:1083—55. A $9,000—$16,000. other consid and 100

56th st E, No 231, n s, 275 w 2d av, 25x100.5, 5-sty brk tenement and store. Leibisch Bergman to Perry Cohen. Mort $25,000 and all liens. Dec 2. Dec 3, 1909. 5:1330—13. A $11,000 —$25,000. other consid and 100

Same property. Perry Cohen to Andy Golden. Mort $25,000 and all liens. Dec 2. Dec 3, 1909. 5:1330. other consid and 100

57th st W, No 454, s s, 81 e 10th av, 19x90, 5-sty stone front tenement. Ellen M Dunn to Eliza E Dunn. Mort $12,000. July 20, 1896. Dec 7, 1909. 4:1066—61. A $9,000—$16,000. nom

57th st E, Nos 32 and 34, s s, 75 e Madison av, 50x100.5, 4 and 5-sty stone front school. Stella S Van Laer to Maria B Chapin. Morts $175,000. Dec 1. Dec 7, 1909. 5:1292—48. A $155,000 —$180,000. other consid and 100

59th st E, No 43, n s, 106.8 e Madison av, 16.8x100.5, 2 and 4-sty brk tenement and store. Cleora E Swift to Chandlee H Hickok. Q C. Nov 20. Dec 3, 1909. 5:1374—25. A $40,000—$48,000. nom

59th st E, No 71, n s, 20 w Park av, 20x100.5' 5-sty stone front tenement and store. Geo R Branson and Edward S Burtis EXRS Harriette F Strong to Geo R Branson, N Y, and Edward S Burtis of New Rochelle, N Y. All title. Correction deed. Dec 7. Dec 8, 1909. 5:1374—35. A $48,000—$56,000. nom

62d st W, Nos 229 and 231, n s, 425 w Amsterdam av, 50x100.5, two 5-sty brk tenements. Harry Saltzman to Dora Glantzman. All liens. Dec 2. Dec 6, 1909. 4:1154—14 and 15. A $12,000 —$34,000. other consid and 100

67th st E, No 432, s s, 140 w Av A, 40x100.5, 6-sty brk tenement. Theresa Smith to Samuel Levy. C & G. All liens. Dec 3. Dec 8, 1909. 5:1461—31. A $14,000—$46,000. nom

73d st E, No 115, n s, 205 e Park av, 26.10x102.2x27x102.2, 5-sty brk dwelling. Mary d'A wife Howard Lilienthal to Newbold Morris. B & S. Mort $65,000. Dec 4. Dec 6, 1909. 5:1408—9. A $32,000—$90,000. nom

73d st E, n s, 283 e Park av, 24x102.2, vacant. Mabel C McCrea to Adams Realty Co, a corpn. Mort $21,000. Nov 8. Dec 6, 1909. 5:1408—12. A $28,500—$28,500. other consid and 100

74th st E, No 406, s s, 163 e 1st av, 25x102.2, 7-sty brk tenement and store. Anna C Storner to Dora Greenberg. Morts $29,125. Dec 6. Dec 9, 1909. 5:1468—42. A $8,000—$32,000. other consid and 100

74th st E, No 155, n s, 119.6 e Lexington av, 17x102.2, 3-sty stone front dwelling. Geo R Branson and Edwd S Burtis EXRS Harriette F Strong to Geo R Branson, N Y, and Edward S Burtis of New Rochelle, N Y, INDIVID. All title. Correction deed. Dec 7. Dec 8, 1909. 5:1409—25. A $12,000—$16,000. nom

74th st E, No 159, n s, 153.6 e Lexington av, 16.11x102.2x16.8x 102.2, 3-sty stone front dwelling. George R Branson and Edw S Burtis EXRS Harriette F Strong to Geo R Branson, N Y and Edward S Burtis of New Rochelle, N Y, INDIVID. All title. Correction deed. Dec 7. Dec 8, 1909. 5:1409—26. A $12,000 —$16,000. nom

74th st E, No 335, n s, 325 e 2d av, 25x102.2, 4-sty brk tenement and store. William Silberstein to Julius Miller. Undivided interest. Morts $16,000. Dec 4. Dec 7, 1909. 5:1449—14. A $9,000—$16,000. other consid and 100

76th st W, No 160, s s, 220.8 e Amsterdam av, 20.10x102.2, 4-sty and basement brk and stone dwelling. Charles A Stadler to Joseph Seeman. Nov 29. Dec 3, 1909. 4:1147—55½. A $14,500—$27,000. other consid and 100

78th st E, No 151, n s, 54 e Lexington av, 16x82.2, 3-sty stone front dwelling. Realty Purchasing & Mortgage Corpn to Mary H Solley. Morts $14,000. Dec 6, 1909. 5:1413—22. A $9,000 —$12,500. other consid and 100

80th st, Nos 522 and 524 E, s s, 348 e Av A, 50x102.2, 2-sty brk laundry. J Rumore Realty Co to Martin Gennus. Mort $11,250. Sept 6. Dec 4, 1909. 5:1576—37. A $7,500—$——. other consid and 100

84th st W, No 316, s s, 100 w West End av, 50x102.2, 6-sty brk tenement. George R Branson and Edward S Burtis EXRS Harriette F Strong to Geo R Branson, N Y and Edward S Burtis of New Rochelle, N Y. All title. Correction deed. Dec 7. Dec 8, 1909. 4:1245—80. A $35,000—100,000. nom

84th st W, No 209, n s, 173 w Amsterdam av, 27x102.2, 5-sty brk tenement. Emerson P Harris to Robert G Redlefsen, of Brooklyn. Mort $20,000. Nov 16. Dec 9, 1909. 4:1232—25. A $15,000—$31,000. nom

87th st E, No 512, s s, 189 e Av A, 18x62.4x18x62.8, 3-sty stone front dwelling. John J Cork to Herman Singer. Mort $6,500. Dec 7. Dec 9, 1909. 5:1583—45½. A $4,500—$7,500. 100

Same property. Herman Singer to Malvina wife of Herman Singer. Morts $8,400. Dec 8. Dec 9, 1909. 5:1583. other consid and 100

87th st E, Nos 56 to 60, s s, 164.5 e Madison av, 76.8x100.8, 6-sty brk tenement. Joseph King to Adolf Mandel. Morts $155,000. Dec 7. Dec 9, 1909. 5:1498—45. A $65,000—$150,000. other consid and 100

95th st W, Nos 53 to 61, n s, 211 e Columbus av, 89x100.8, five 4-sty and basement stone front dwellings. Gross & Herbener to Charles Gabren. Dec 1. Dec 3, 1909. 4:1209—9½ to 12. A $48,500—$79,000. other consid and 100

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83-85 Manhattan St., New York

95th st E, No 335, n s, 110 w 1st av, 30x100.8, 5-sty brk tenement. The Cosmopolitan Mortgage Co of North America to Stephen H Jackson. All liens. Dec 1. Dec 3, 1909. 5:1558—21. A $9,500—$27,000. 100

96th st W, No 134, s s, 375 w Columbus av, 25x100.8, 5-sty stone front tenement. George L Amoroux to Lillian L Amoroux. Mort $21,000. Dec 6, 1909. 4:1226—48. A $12,000—$27,000. nom

103d st E, Nos 311 and 313, n s, 200 e 2d av, 50x100.11, two 4-sty brk tenements and stores. FORECLOSURE. (Dec 7, 1909) Francis A Dugro (Ref) to Alice Bullowa. Mort $25,000. Dec 8, 1909. 6:1675—9 and 10. A $14,000—$27,000. 600

104th st E, No 244, s s, 125 w 2d av, 25x100.11, 5-sty brk tenement and store. Isaac Rosenwasser et al to Herman Weissberger and Isaac Rosenwasser. Mort $21,950. Nov 30. Dec 6, 1909. 6:1653—30. A $9,000—$22,500. 100

105th st E, No 202, s s, 74 e 3d av, 18x100.9, 3-sty brk dwelling. Henry Herrlich to Anna MacLeod. Correction deed. Mort $4,000. Dec 2. Dec 4, 1909. 6:1654—44½. A $6,000—$8,500. nom

106th st E, Nos 1 to 5, n s, 100 e 5th av, 120.2x100.11, three 5-sty brk tenements. Thos F Lowndes to Annie T Renn. Morts $112,500. Sept 29. Dec 3, 1909. 6:1612—5 to 9. A $72,000—$126,000. other consid and 100

107th st E, Nos 403 to 407, n s, 113 e 1st av, 100x100, 1-sty frame buildings of coal yard. Thomas F Lowndes to Annie T Renn. Mort $12,000. Nov 4 . Dec 7, 1909. 6:1701—5 to 8. A $24,000—$24,800. other consid and 100

108th st E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Hodus Berman and ano to Mary Drucker. Mort $35,300 and all liens. Dec 8, 1909. 6:1614—12. A $16,000—$32,000. other consid and 450

108th st W, n s, 125 e Broadway, 75x100.11, 6-sty brk tenement being erected. Chas E McManus to Adolph Breslauer. Mort $50,000. Dec 6, 1909. 7:1880—7 to 9. A $36,000—$36,000. 62,000

111th st E, No 84, s s, 114 w Park av, 16x100.11, 3-sty stone front dwelling. Rosie Greenbaum to Sarah Lookstein. Mort $9,000. Nov 30. Dec 9, 1909. 6:1616—42. A $7,000—$8,000. nom

113th st W, No 536, on map Nos 534 to 538, s s, 325 e Broadway, 75x100.11, 8-sty brk tenement. Keystone Investing Co to Melvin E Boas. Morts $200,000. Dec 6, 1909. 7:1884—48 to 50. A $42,000—$——. other consid and 100

113th st W, No 529, n s, 360 w Amsterdam av, 20x100.11, 4 and 5-sty brk dwelling. Neal R White to Mary E White. Q C. Nov 26. Dec 6, 1909. 7:1885—18. A $11,200—$27,000. nom

114th st E, No 241, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement James F Doyle to Vincenzo Cudemo. Mort $12,000. Dec 7. Dec 8, 1909. 6:1664—19. A $8,000—$21,000. 100

116th st E, No 218, s s, 225 e 3d av, runs w 17 x s 48 x e 0.4 x s 16.2 x e 1.8 x s e 9.6 x s 30.2 x e 8 x n 100 to beginning, 3-sty stone front dwelling. Samuel Rosenblatt to Josephine Clauter. B & S. All liens. Nov 26. Dec 9, 1909. 6:1665—43. A $7,500—$12,000. nom

118th st E, No 344, s w s, 125 n w 1st av, 25x100.10, 6-sty brk tenement and store. Myron Sulzberger to Sarah Weiss. Mort $26,500. Dec 1. Dec 3, 1909. 6:1689—32. A $8,000—$29,000. other consid and 100

118th st W, No 22, s s, 335 w 5th av, 25x100.11, 5-sty brk tenement and store. Solomon Levy to Emill Shoostoff. ½ part. All liens. Nov 26. Dec 8, 1909. 6:1601—50. A $14,000—$27,000 other consid and 100

Same property. Same to Wolf Levy. ½ part. All liens. Nov 26. Dec 8, 1909. 6:1601. other consid and 100

119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty brk tenement and store. Harris Rogers et al to Samuel Wacht. Mort $22,750. Nov 29. Dec 3, 1909. 6:1745—42. A $10,000—$22,000. 100

Same property. Samuel Wacht to Bertha Slobodsky. B & S. All liens. Dec 1. Dec 3, 1909. 6:1745. other consid and 100

121st st E, No 434, s s, 224.4 w Pleasant av, 25.8x100.11, 5-sty brk tenement. Martin J Rubin to Isidore Rubin. ½ part. All title. Mort $24,000. Dec 2. Dec 3, 1909. 6:1808—36. A $6,000—$22,000. other consid and 100

122d st W, No 112, s s, 153 w Lenox av, 18x100.11, 3-sty and basement stone front dwelling. Lucy S Scott to John F Scott. Mey 7, 1904. Dec 6, 1909. 7:1906—40. A $8,600—$18,000. nom

122d st E, No 105, n s, 115 e Park av, 24.9x100.11, 5-sty stone front tenement. Katie Whitestone to Rose Herrick (party 2d part omitted from caption). All liens. Nov 29. Dec 8, 1909. 6:1771—6. A 9,000—$24,000. other consid and 100

122d st E, No 105, n s, 115 e Park av, 24.9x100.11, 5-sty stone front tenement. Rose Herrick to Hyman Feltenstein or Fellenstein. Mort $22,000. Dec 7. Dec 8, 1909. 6:1771—6. A $9,000—$24,000. 100

123d st E, Nos 155 and 157, n s, 298.3 w 3d av, 51.9x100.11, two 5-sty brk tenements; store in No 155. Belwood Realty Co to Max J Klein. Frederick Lese and John D Connolly. Morts $25,000. Nov 10. Dec 4, 1909. 6:1772—23 and 24. A $20,800—$41,000. nom

126th st W, Nos 361 and 363, n s, 200 e Columbus av or Morningside av E, 50x99.11, two 5-sty brk tenements. Edward E Porter to Idabel wife of Edward E Porter. Morts $30,000. Dec 8. Dec 9, 1909. 7:1953—9 and 10. A $20,000—$40,000. other consid and 100

128th st E, No 67, n s, 140 w Park av, 25x99.11, 5-sty stone front tenement. Edward Glokner to Caroline M W wife of Edward Glokner. B & S. Nov 23. Dec 4, 1909. 6:1753—30. A $10,000—$25,000. other consid and 100

129th st W, Nos 251 to 255, n s, 100 e 8th av, 76x99.10, 6-sty brk tenement. Kath S Umsted to Johnston-Umsted Realty Co TRUSTEES. Morts $139,000. Dec 6. Dec 9, 1909. 7:1935—9. A $34,000—$120,000. nom

129th st W, Nos 251 to 255, n s, 199 e 8th av, 76x99.10, 6-sty brk tenement. Eugene McGarr to Kath S Umsted. Morts $139,000 and all liens. Nov 30. Dec 9, 1909. 7:1935—9. A $34,000—$120,000. nom

135th st W, Nos 222 to 258, s s, 175 w 7th av, 350x99.11, nineteen 3-sty and basement brk dwellings. James D Ireland to Henry R Carberry. Mort $250,000. Oct 28. Dec 6, 1909. 7:1940—41 to 54. A $167,200—$237,500. nom

145th st W, Nos 532 to 544, s s, 100 e Broadway, 175x99.11, four 6-sty brk tenements and stores. Herman Heidelberg to Jos A Goldfield. All title. Dec 2. Dec 3, 1909. 7:2076—53 to 58. A A $84,000—$240,000. other consid and 100

146th st W, n s, 450 w Amsterdam av, 100x99.11, vacant. Bertram Realty Co to Scheer-Ginsberg Realty & Construction Co. Mort 34,000. Dec 1. Dec 8, 1909. 7:2078-11 to 14. A $40,000—$40,000. other consid and 100

157th st W, No 468, s s, 100 e Amsterdam av, 25x99.11, 3-sty frame dwelling. Edward Glokner to Caroline M W wife Edward Glokner. B & S. Nov 23. Dec 6, 1909. 8:2107—67. A $9,000—$13,000. other consid and 100

157th st W, s s, 200 e Broadway, 75x99.11, vacant. James C Picken et al to Central Building Impt and Investment Co 2-3 parts, and Realty Mortgage Co 1-3 part. Mort $32,000. Dec 8. Dec 9, 1909. 8:2115—part lot 5. A $——$——. nom

159th st W, Nos 534 and 536, s s, 300 e Broadway, 50x99.11, two 5-sty brk tenements. Edward Glokner to Caroline M W wife Edward Glokner. B & S. Nov 23. Dec 6, 1909. 8:2117—18 and 19. A $16,000—$50,000. other consid and 100

Av A, No 1644, e s, 100 n 86th st, 18.6x100, 3-sty stone front dwelling. John Grasenauer, Borough of Richmond to Lena Grasenauer, Borough of Richmond. B & S. All liens. Dec 7, 1909. 5:1583—2. A $8,000—$10,000. nom

Amsterdam av, No 1749, e s, 124.10 n 146th st, 24.11x100, 5-sty brk tenement and store. Release mort. N Y Savings Bank to May E Brooks. Dec 6. Dec 7, 1909. 7:2061—63. A $18,000—$33,000. 20,513.89

Amsterdam av, Nos 2380 to 2386 178th st, No 501 | n w cor 178th st, 100x100, 6-sty brk tenement and stores. T J McGuire Construction Co to Hamilton Holding Co. Mort $143,500. Dec 1. Dec 9, 1909. 8:2152—23. A $50,000—P $82,000. exch

Audubon av, e s, 339.10 n 175th st, 19.11x100. vacant. Release mort. Edith I French EXTRX Winsor P French to Granite Construction Co | Nov 30. Dec 3, 1909. 8:2132—part lot 10. A $——$——. 3,875

Audubon av 173d st | s e cor 173d st, 100x95, 6-sty brk tenement.. Mort $137,500.

Audubon av, No 141 172d st | n e cor 172d st, 94.6x95, 6-sty brk tenement. Mort $132,500.

Miami Realty Co to Minoma Realty Co, a corpn. Nov 30. Dec 7, 1909. 8:2129—30 to 37. A $66,000—$——. other consid and 100

Audubon av 171st st | s w cor 171st st, 95x125, vacant. Atlantic Realty Co to John E Dordan and John P Butler. Mort $40,000. Dec 6, 1909. 8:2127—14 to 18. A $39,500—$39,500. other consid and 100

Amsterdam av, w s, 50 s land Eliza B Jumel, 50x100. Andrew T McKegney to Henry A Brann. Morts $21,000. Dec 8, 1909. 8:2123. 100

Bolton road, n e s, lot 517 map (No 725) of 80 acres part 3d of Dyckman homestead property, 77.1x268.11x80x250.1. Robt W Thompson Jr of Ridgefield, N J, to Robt W Thompson Sr of Ridgefield, N J. Mort $4,500. Oct 14. Dec 9, 1909. 8:2255. nom

Buena Vista av, s w s, 178.2 n w 177th st, 103.5x156.3x100x177.11, vacant. CONTRACT. A Moses Sons & Co, Inc, a corpn, with Geo A Adams, of Brooklyn. Mort $16,000. Oct 23. Dec 6, 1909. 8:2177—340. A $——$——. 23,750

Broadway 113th st | s w cor 113th st, 100x100.11, vacant. The Realty Company of America to Isaac and Henry Mayer. Morts $145,000. Dec 1. Dec 4, 1909. 7:1895—20 to 23. A $94,000—$94,000. other consid and 100

Broadway, Nos 1200 and 1202 29th st, Nos 17 to 21 | n e cor 29th st, runs n 64.7 x e 34.6 x n e 65.11 x e 83.6 x s 98.9 to n s 29th st x w 148.7 to beginning, 8-sty stone front hotel, Gilsey House. James A and Eliz A Benedict by Clairville E Benedict GUARDIAN to John E Olson. 1-3 part. All title. Sub to all liens, leases, &c. Dec 1. Dec 7, 1909. 3:831—20. A $850,000—$1,180,000. 333,333.33

Same property. James M Anderson, INDIVID and as TRUSTEE James W Anderson to same 2-3 parts. B & S. All liens, leases, &c. Dec 1. Dec 7, 1909. 3:831. other consid and 100

Same property. John E Olson to Rube R Fogel. B & S. Dec 4. Dec 7, 1909. 3:831. nom

Broadway, No 3661 151st st, No 601 | n w cor 151st st, 99.11x150, 6-sty brk tenement and stores. B Crystal & Son to Cath Z Wells. Mort $240,000 and all liens. Dec 6. Dec 8, 1909. See 51st st, Nos 24 and 26 E. 7:2098—29. A $77,000—P $122,000. other consid and 100

Broadway, w s, strip beginning 225 e West End av and 150.8 n 86th st, runs n 0.1 x e 92.2½ to w s Broadway x s 0.1 x w 92.2½ to beginning. John O Baker to Barney Estate Co, a corpn. Q C. Dec 2. Dec 8, 1909. 4:1234. other consid and 100

Columbus av, No 227, e s, 75.5 n 70th st, 25x100, 5-sty brk tenement and store. Minnie C wife Francis J Whitman to Cabot Real Estate Co, a corpn. Mort $32,000. Dec 1. Dec 6, 1909. 4:1123—4. A $26,000—$45,000. nom

Columbus av, No 227, e s, 75.5 n 70th st, 25x100, 5-sty brk tenement and store. Archibald Walker et al as TRUSTEES under marriage settlement bet Chas L Robert and Cath B Cheape et al to Minnie C Whitman. Nov 1. Dec 6, 1909. 4:1123—4. A $26,000—$45,000. 38,000

Same property. Ante-nuptial agreement and marriage settlement, &c. Chas L Robert and Cath B Cheape with Archibald Walker et al as TRUSTEES. July 22. Dec 6, 1909. 4:1123. ——

Lexington av, No 311 38th st | s e cor 38th st, 24.8x100, 4-sty stone front dwelling Grace B Tracy to Francis G Brown, TRUSTEE under deed of trust. All title. B & S. Dec 3. Dec 4, 1909. 3:893—64. A 44,500—$62,000. nom

Lexington av, No 51, e s, 79 s 25th st, 19.9x72, 3-sty brk dwelling. Charlotte, wife Frank Lugar to Frank Lugar. All liens. Dec 2. Dec 8, 1909. 3:880—68. A $14,500—$18,000. 100

Lenox av 115th st, No 84 | s e cor 115th st, 27.11x100, 5-sty brk tenement and stores. Albert E Lowe to Jacob Gordon. ½ part. All title. Mort $64,750. Dec 2. Dec 3, 1909. 6:1598—69. A $37,500—$62,000. other consid and 100

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Lenox av| s e cor 143d st, 24.11x85, vacant. Christian Moller, of 143d st | Hoboken, N J to Corn Exchange Realty Co. Mort $6,000. Dec 4. Dec 7, 1909. 6:1740—69. A $21,000—$21,000. nom

Madison av, No 1441, e s, 81.10 n 99th st, 19.1x100, 5-sty brk tenement and store. Annie Holland to William Walser, of West New York, Hudson Co, N J. All liens. Oct 19. Dec 3, 1909. 6:1605—21. A $15,000—$22,000. other consid and 100

Northern av | w s, 178.3 n 181st st, runs w 196.6 and 61.8 x
Riverside Drive| s 54 x w 100 to e s Riverside Drive x s 149.11
181st st | to n s 181st st x e 469.8 to Northern av x n 178.3 to beginning, except Northern av, n w cor 181st st, 78x134 x110.1 to 181st st, x139.11 to beginning, vacant. Minoma Realty Co to Miami Realty Co, a corpn. Morts $94,500 and all liens. Dec 6. Dec 7, 1909. 8:2179—1 and part lot 80. A $——$——. nom

Northern av, e s, 485 n 181st st, 71.2x226.4x73.10x234.10, vacant. Henry G Autenrieth to Paterno Construction Co. Dec 9, 1909. 8:2179—part lot 140. A $——$——. 100

Northern av, e s, 485 n 181st st, 71.2x226.4x73.10x234.10, vacant. Release mort. Equitable Life Assur Soc of the U S to Henry G Autenrieth. Dec 9, 1909. 8:2179—part lot 140. A $——$——. 2,000

Park av, Nos 889 and 891, e s, 76.8 n 78th st, runs e 100 x n 25.6 x w 50 x n 0.6 x w 50 to av, x s 26 to beginning, owned by party 1st part.

Park av, No 893, e s, 84 s 79th st, runs e 80 x s 18.2 x w 30 x n 0.6 x w 50 to av, x n 17.8 to beginning, owned by party 2d part. Agreement releasing restrictions, &c. Fredk A Dwight with Mary M Weir (Henry H Pease mortgagee consents). May 26. Dec 3, 1909. 5:1413. nom

Same property. Party wall agreement and release of restrictions. etc. Frederick A Dwight with Mary M Weir. May 26. Dec 3, 1909. 5:1413. nom

Park av, No 1984, w s, 50.3 n 133d st, 24.11x86.

Park av, No 1986, w s, 75.2 n 133d st, 25.7x86x26.1x86, two 5-sty brk tenements and stores. Cecilia E Goldberger to Julius Levy. Morts $20,000. Dec 1. Dec 3, 1909. 6:1758—35 and 36. A $14,000—$36,000. nom

Park av, No 1132, w s, 25.2 s 91st st, 25.2x82.2, 5-sty brk tenement and store. James R Pierson to William Dietz. C a G. All liens. Dec 3. Dec 6, 1909. 5:1502—39. A $19,000—$27,500. 100

Riverside Drive, e s, 30.7 s 73d st, 35.5x98.11x21x104.11, vacant. John S Sutphen et al EXRS, &c John S Sutphen, decd to Carl D Jackson. Mort $38,000 and all liens. Dec 2. Dec 4, 1909. 4:1184—29. A $40,000—$40,000. 51,000

Riverside Drive, e s, 113.11 s 92d st, runs s — to c l old lane closed x125 being land bet c l said lane and land of party 2d part. Townsend Realty Co to the Townsend-Odell Co, a corpn. Dec 7, 1909. 4:1251. other consid and 100

Same property. Townsend-Odell Co to Townsend Realty Co. Dec 7, 1909. 4:1251. other consid and 100

St Nicholas av| s e cor 192d st, 100x100.
192d st

St Nicholas av| n e cor 192d st, 100x100.
192d st

193d st | s s, 150 w Audubon av, 193.4 to e s St Nicholas
St Nicholas av| av x 100.5x200x100.

Fairview av | s w cor St Nicholas av, runs w 102.1 x s 175.1 to
St Nichols av| n s Wadsworth av x e and n along n s Wadsworth
Wadsworth av| av x w s St Nicholas av, as same wind and curve 210.1 to beginning.

St Nicholas av| n w cor 192d st, runs n 88.4 to s s Wadsworth
192d st | av x s w 209.5 to n s 192d st xe 186.5 to begin-
Wadsworth av| ning.

Wadsworth av| s e cor 192d st, 111.1x110.11x100x63.7.
192d st

Wadsworth av| n e cor 191st st, 101.4x85.11x100x100.
191st st

Wadsworth av| s e cor 191st st, 133.11x100.2x127.4x100, vacant.
191st st |
Utility Realty Co to Henry Morgenthau Co. Dec 4, 1909. 8:2161—13 and 17. A $97,000—$97,000; 8:2169—3, 9 and 18. A $124,000—$124,000; 8:2170—251. A $15,000—$15,000. other consid and 100

St Nicholas av| n e cor 191st st, 100x100, vacant.
191st st |
Henry Morgenthau Co to Utility Realty Co. B & S. Dec 3 Dec 4, 1909 8:2161—9. A $27,000—$27,000. other consid and 100

St Nicholas av, No 921 | n w cor 156th st, 25.10x92.10x24.11x99.9,
156th st | 5-sty brk tenement. Isidor Bleiman to Julia Leffler. Mort $38,000. June 23. Dec 9, 1909. 8:2107—79. A $15,000—$40,000. other consid and 100

West End av, No 910, e s, 80.9 s 105th st, 20.2x100, 4-sty and basement stone front dwelling. Mary J McGuire to Belle M McGuire. Q C. Aug 5. Dec 3, 1909. 7:1876—64. A $15,000—$25,000. nom

1st av, No 181, w s, 22.11 n 11th st, 22.11x100, 6-sty brk tenement and store. Release mort. The Prudential Bond and Mortgage Co and ano to Italian Union Realty & Security Co, a corpn. Nov 26. Dec 4, 1909. 2:453—41. A $19,000—40,000. nom

Same property. Italian Union Realty & Security Co to Pietro and Antonino Fiumefreddo. Morts $42,000. Dec 3. Dec 4, 1909. 2:453. other consid and 100

1st av, No 2064, e s, 40.11 s 107th st, 20x93, 2-sty frame tenement and store and 3-sty frame tenement in rear. Meyer Solomon to Reginalda Gentile. B & S. Mort $6,750 and all liens. Nov 30. Dec 3, 1909. 6:1700—46½. A $6,500—$8,000. nom

1st av, No 2064, e s, 40.11 s 107th st, 20x93, 2-sty frame tenement and store and 3-sty frame tenement in rear. Reginalda Gentile to Assunta Galucci. Nov 17. Dec 3, 1909. 6:1700—46½. A $6,500—$8,000. 100

1st av, Nos 741 to 757, n w cor 42d st, 163x50, nine 4-sty stone front tenements and stores. Montague Aaron to Charles Shongood. ½ part. Mort $57,450. Nov 29. Dec 3, 1909. 5:1335—23 to 29. A $56,000—$71,000. nom

2d av, No 1883, w s, 24.11 n 97th st, 25x100, 5-sty brk tenement and store. Isidore Rubin to Martin J Rubin. ½ part. All title. Mort $23,000 and all liens. Dec 2. Dec 3, 1909. 6:1647—22. A $12,000—$23,000. other consid and 100

3d av, Nos 1391 to 1401 | n e cor 79th st, runs n 124.4 x e 100
79th st, Nos 201 and 203 | x s 22.2 x w 14.19 x s 102.2 to n s 79th st, x w 85.2 to beginning, three 6-sty brk tenements and stores. Samuel D Davis to Hamilton Holding Co. Morts $225,750. Dec 1. Dec 3, 1909. 5:1525—1, 3 and 48. A $105,000—$203,000. other consid and 100

3d av, Nos 1213 to 1217| n e cor 70th st, 75.5x80, three 4-sty brk
70th st, No 201 | tenements and stores. Janet M Ward to Geo Ehret. Dec 1. Dec 7, 1909. 5:1425—1 to 3. A $49,000—$71,000. other consid and 100

3d av, No 253, s e s, 82 s w 21st st, 18.2x75, 3-sty brk tenement and store. Chas H Pond TRUSTEE Robert Barkley, decd, et al to Chas B Barkley. Q C. Dec 4. Dec 7, 1909. 3:901—5. A $12,500—$15,000. 14,000

5th av, e s, 70.6 n 95th st, strip 5x100. Lloyd S Bryce to Mary D Gerard. Dec 1. Dec 3, 1909. 5:1507. other consid and 100

5th av, e s, 25 s from c l of block bet 95th and 96th sts, strip, 0.2x100. Lillian E Frost widow et al to Mary D Gerard. B & S. Nov 20. Dec 3, 1909. 5:1507. 750

5th av, e s, 25.2 s of c l of blk bet 95th and 96th sts, a strip, runs e 100 x s — to n s lot 68 on map of Harlem Commons, x w 100 to av, x n — to beginning. Margt A Goodridge EXTRX Margt E Adriance to Mary D Gerard. Q C. Dec 4. Dec 9, 1909. 5:1507. 200

5th av, e s, 25 s c l of blk bet 95th and 96th sts, strip 0.2 1-8x 100. Emanuel Blumenstiel et al EXRS Alexander Blumenstiel to Mary D Gerard. Dec 8. Dec 9, 1909. 5:1507. 25

6th av, No 814|n e cor 46th st, 24.6x50.4, 5-sty brk tenement and
46th st, No 77| stores. Cath E Smith to Bridget D Fitzpatrick TRUSTEE Philip Fitzpatrick. Morts $38,180. May 3. Dec 3, 1909. 5:1262—1. A $42,000—$50,000. nom

7th av, Nos 592 to 596 on map Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100, 13 and 14-sty brk and stone hotel (Hermitage). Edward J Carrol to Hotel Hermitage Co. Mort $550,000. Nov 27. Dec 8, 1909. 4:1013—34. A $180,000—$400,000. other consid and 100

7th av, No 2245 |n e cor 132d st, 24.11x75, 5-sty brk tenement
132d st, No 167 | and stores. City Real Estate Co to John J McGrath. B & S and C a G. Morts $21,000. Dec 4. Dec 6, 1909. 7:1917—1. A $22,000—$37,000. 100

MISCELLANEOUS.

All right, title and interest to portion of estate, real and personal of the late Wm P Earle decd. Wm H Earle, of Norwalk, Conn, to Eugene M Earle. All title. Dec 2, 1908. Dec 3, 1909. 5:-1292. 4:1049, 5:1311. nom

Same property. Frank T Earle of White Plains, N Y, to same. All title. Nov 30, 1909. Dec 3, 1909. 4:1049; 5:1292 and 1311. nom

Ante-nuptial agreement and marriage settlement, etc, as to estate of Joseph J Lawrence decd. Francis M Butler, of England, and Josephine B Lawrence of N Y, with N Y Security and Trust Co. Oct 14, 1902. Dec 9, 1909. nom

General release. Steiman Realty Co to Pincus Lowenfeld and William Prager. Dec 8. Dec 9, 1909. nom

General power of attorney. Lillie S Olson to Wm E Olssen and James J Thornley, both of Brooklyn. Oct 2. Dec 7, 1909. ——

Power of attorney. Elizabeth Kenedy, widow to Arthur Kenedy, her son. Nov 12. Dec 7, 1909. ——

Power of attorney. Neuss Hesslein & Co, N Y, to Augustus F Nadler, of Hackensack, N J. Dec 6. Dec 7, 1909. ——

Power of attorney. Irving W Riegelman to Chas A Riegelman. May 19. Dec 6, 1909. ——

Power of attorney. Josephine L M B Gentil-Descarieres admrx Elise Lansoy to Coudert Brothers et al. Nov 22. Dec 3, 1909. ——

Power of attorney. Tillie Maskin to Sam Maskin. Nov 24. Dec 3, 1909. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Arthur st, n s, 50 e Tilden av, and being lot 950 map Laconia Park, 25x100. Arthur J Mace and ano EXRS Malinda G Mace to Louis Cohen. Mort $200 and all liens. Dec 8. Dec 9, 1909. 498.94

Buchanan pl, No 29, n s, 150 e Grand av, 25x100, 2-sty frame dwelling. Mary E Reilly to Bernard J Reilly. Dec 7, 1909. 11:3196. nom

Buchanan pl |n s, 100 w Grand av, 50x200 to Wadsworth now
183d st | 183d st, vacant. Chas S Carrington to Edmondson Construction Co. Mort $9,550 and all liens. Nov 22. Dec 4, 1909. 11:3208. 100

*Carlisle pl, e s, 100 s 213th st, 25x100, and being lot 133 map W F Duncan at Williamsbridge. Alex Cohen to Sam Aginsky. Mort $225. Sept 14. Dec 3, 1909. nom

Fairmount pl, No 806, s s, 99.9 w Marmion av, 24x83.10x24x85.6, 2-sty frame dwelling. John J Darmody HEIR John Darmody to Chester A Luff of Newark, N J. ¼ part. Mort $2,000. Dec 3. Dec 4, 1909. 11:2954. nom

Fox st, No 1165, w s, 116.1 n Home st, 25x59x26.3x67, 3-sty brk tenement. Alexander Pfeiffer and ano to Samuel Roberts. Mort $8,500. May 14, 1908. Dec 8, 1909. 11:2974. nom

Fox st, No 1165, w s, 116.1 n Home st, 25x59x26.3x67, 3-sty brk tenement. Samuel Roberts to Jacob Mendelsohn. Mort $8,500. Nov 29. Dec 8, 1909. 11:2974. other consid and 100

Garden st, No 779, n s, 290.2 w Southern Boulevard, 25x100, 2-sty frame dwelling. Irving Construction Co to Chas I Keil. Mort $6,500. Dec 3, 1909. 11:3100. other consid and 100

Hoffman st, No 2354, e s, 243.10 n 184th st (or Belmont pl), 32x 119.1, 1-sty brk market. Joseph Tesoro to Esther Fellman, Raffel G Bastone and Raffel Coleluco. Mort $4,000. Nov 30. Dec 4, 1909. 11:3065. other consid and 100

*Marian st, e s, 200 n 241st st, and being lot 259 map (No 223 in Westchester Co), of Washingtonville, 50x100. Frederick Brockman to Ludwig Yung. Dec 6. Dec 7, 1909. other consid and 100

*Same property. Ludwig Yung to Frederick Brockman and Annie his wife as tenants by entirely. Q C. Dec 6. Dec 7, 1909. other consid and 100

Minford pl, w s, 250 n 172d st, 175x100, vacant. Irving W Riegelman to Unico Realty Co. Mort $20,100. May 24. Dec 6, 1909. 11:2977. other consid and 100

Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Joseph Stromwasser et al to Eduard Stelter. Mort $3,000. Dec 2. Dec 6, 1909. 10:2699. other consid and 100

*Schofield st, n s, adj land formerly of James Lockyer, runs n 119 to land Sam'l Billar, x e 50 to land of Booth or Coughlin, x s 119 to st, x w — to beginning. Truman A Jewell to John F Barry. Mort $1,800. Dec 8, 1909. 100

*2d st, n s, 100 e Av D, 25x103, and being lot 151 map Unionport, except part for Tremont av or 177th st. Denver Realty Co to Mary Welcker. Dec 2. Dec 3, 1909. other consid and 100

*4th st, n s, 280.4 e Green lane, and being lot 171 map (No 398) of Sec 2, St Raymonds Park, 25x100. Patrick J Jordan to Louis Volz and Josephine his wife joint tenants. Mort $3,500. Dec 2. Dec 3, 1909. 100

*5th st|s s, 255 e Av D, 50x216 to n s 4th st, Unionport. PARTI-
4th st | TION Oct 28, 1909. Middleton S Borland ref to Lillian F Lithgow. Dec 8. Dec 9, 1909. 3,500

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*12th st, s s, old line, 105 e Av C and being w ½ of n w ¼ of lot 287 map (No 29 in Westchester Co) of Unionport, 25x108. Fredericka Schill to Margaretha M Brohmer. Mort $1,000. Dec 7. Dec 9, 1909. other consid and 100

134th st, No 433, n s, 275 e Willis av, 25x100, 4-sty brk tenement. Johanna Schlosser to Heinrich D Koch. Morts $12,000. Dec 2. Dec 3, 1909. 9:2279. other consid and 100

134th st, No 383, n s, 81.8 w Willis av, 24.9x100, 5-sty brk tenement. Morris Gintzler to Herman M Schaap. 3-4 part. All title. B & S. Mort $17,500 and all liens. Dec 6, 1909. 9:2297. other consid and 100

Same property. Lewis S Lewkowitz and Herman M Schaap to Bertha Schwartz, all of. B & S. Morts $17,500 and all liens. Dec 6, 1909. 9:2297. other consid and 100

143d st, No 301, n s, 100.3 e College av, 25x100.2, 2-sty frame dwelling. Belle L Hammond and ano to Francis Rogers. Dec 3. Dec 6, 1909. 9:2324. other consid and 100

144th st, No 212, s s, 139.7 e Park av, late Railroad av, 25.4x92.3 x25x88.3, 2-sty brk dwelling and 1-sty frame stable in rear. Joseph Poldow to Mary Poldow. Mort $5,500 and all liens. Nov 30. Dec 4, 1909. 9:2340. 100

146th st, n s, 250 e Burnett pl, 100x12x134x100.

Brown av, w s, 137.5 n 146th st, 270x150x161x131.

Brown av, s w cor 140th st, 100x100, and being lots 218 and 224 to 234, map Edward T Young at Springhurst in block bounded by Leggett av, 146th st and Tiffany st, vacant.

Linus A Gould to Chas S Taber, of Arrochar, Staten Island, N Y. Q C and correction deed. Nov 30. Dec 8, 1909. 10:2737. nom

147th st, s s, 215 w Brook av, 50x99.10, vacant. FORECLOS, Nov 30, 1909. Francis S McAvoy, ref to Katharine S Lyons, of Lancaster, N H. Dec 6. Dec 7, 1909. 9:2291. 3,900

156th st, No 1018, s s, 85 w Southern Boulevard, 40x100, 5-sty brk tenement. Release mort. Arthur Knox to Bronx Holding Co. Dec 6. Dec 7, 1909. 10:2720. nom

156th st, No 1018, s s, 85 w Southern Boulevard, 40x100, 5-sty brk tenement. Bronx Holding Co to Terrace Holding Co. Mort $25,000. Dec 6. Dec 7, 1909. 10:2720. other consid and 100

163d st, No 960 Tiffany st, Nos 941 and 945 — s w cor Tiffany st, 100.4x100, two 5-sty brk tenements and stores. Henry Morgenthau Co to Utility Realty Co, a corpn. B & S. Dec 7, 1909. 10:2711. other consid and 100

171st st, No 500, s s, 100 w 3d av, 24x100, 3-sty frame dwelling. Harris Drusin to Charles Maisel. ½ part. All title. Mort $6,000. Dec 1. Dec 9, 1909. 11:2911. other consid and 100

176th st, No 630, late Woodruff av Arthur av — s e cor Arthur av, late Broad st, 100x100x100x100.5, except part for Arthur av and 176th st, vacant. Kingston Securities Co to Northern Bank of New York. C a G. Feb 8. Dec 6, 1909. 11:2945. nom

Same property. Northern Bank of New York to Margt Robinson. B & S. Nov 17. Dec 6, 1909. 11:2945. other consid and 100

182d st Davidson av — s s, 175 e Grand av, 25 to Davidson av, x100, vacant. Mary Lowe to Helen R Roberts. Mort $3,000. Dec 1. Dec 7, 1909. 11:3195. other consid and 100

188th st, late Bayard st Cambreling av — n e cor Cambreling av, 50x100, except parts for sts. Release judgment. J Marcus Wood Working Co to Owen Toher. Nov 30. Dec 3, 1909. 11:3075. 50

*223d st, late 9th av, s s, 105 e 4th st or av, 25x114, Wakefield.

223d st, late 9th av, s s, 130 e 4th st or av, 25x114, Wakefield.

Elijah W Scott to Annette Scott. Dec 1. Dec 9, 1909. 1,000

*233d st Digney av — n e s, 219.5 s e Bronxwood av, 31.4 to w s Digney av, x157.8x24.4x136.11, Eastchester. Julie C Tompkins EXTRX Julie Coombe to John Leddy. Nov 29. Dec 3, 1909. 1,150

*233d st, n e s, 94 s e Bronxwood av, 31.4x153.10x24.4x134.1, Eastchester. Julie C Tompkins EXTRX Julie Coombe to Mary V wife Timothy F Driscoll. Nov 29. Dec 4, 1909. 875

253d st, late Riverdale lane, n s, at west line land Hugh N Camp at Riverdale, runs n 160 x w 80 to land Wm P Berrien x s 160 to lane x e 80 to beginning. Wm E Berrien et al HEIRS &c Nicholas Berrien to Wm E Berrien. Dec 15, 1897. Dec 8, 1909. 13:3421. 3,600

*Av D 3d st — s e cor 3d st, 103x100, Unionport. Fredericka Schill to Margaretha M Brohmer. Mort $2,000. Dec 7. Dec 9, 1909. other consid and 100

Arlington av 230th st — e s, at w s West 230th st, runs s w along av, 60 x s e 125 x n e 87.5 to s s 230th st, x s w 127.11 to beginning, Spuyten Duyvil, vacant. Release mort. Emily S Sage to Edgehill Terrace Company, a corpn. Q C. Dec 3. Dec 7, 1909. 13:3407. 3,000

Aqueduct av Macombs Dam road — e s, 743.7 n 183d st, 30x92 to c l Macombs Dam road, x30.11x99.7, 2-sty frame dwelling. Aqueduct Realty Co to Francis X Conlon. Mort $9,000. Nov 29. Dec 9, 1909. 11:3212. other consid and 100

*Bronxdale av, w s, 235 n Morris Park av, 50x100, and being lots 151 and 152 map of 211 lots portion Downing Estate at Van Nest. Release mort. Herman C Langen to Joseph Gamache. Dec 2. Dec 7, 1909. 1,000

Boston road, Nos 1851 and 1853 176th st — n w cor 176th st, 125.3x130.11x110.3x73.1, two 1-sty frame stores. Anna H wife Charles Gerding to Thos P Howley. Mort $14,000. Nov 30. Dec 8, 1909. 11:2992. 18,250

Briggs av, w s, 100 n 196th st, 100x93x100x91.2, vacant. Geo E Buckbee to August Nelson. Nov 26. Dec 7, 1909. 11:3301. other consid and 100

Briggs av, w s, at prolongation of the n s of land conveyed to Wm Simon, runs w — to w s 1st av x s 21 x e — to Briggs av x — to beginning, being strip lying bet w s Briggs av as opened and w s 1st av as on map part of farm of John Cromwell at West Farms. A Oldrin Salter et al to Louise Simon. Q C. May 15. Dec 7, 1909. 12:3300. nom

Belmont av, w s, 88.10 s 182d st, 38.3x83.1x38.2x84.1, brk walls of 5-sty brk tenement abandoned at 2d sty. John O'Leary et al to The Belmont Realty and Construction Co. Q C. Nov 26. Dec 6, 1909. 11:3082. other consid and 100

Same property. Release mort. American Mortgage Co to same. Nov 29. Dec 6, 1909. 11:3082. nom

Same property. Belmont Realty and Construction Co to Charles O Krabo. Mort $1,750. Nov 29. Dec 6, 1909. 11:3082. nom

Belmont av, Nos 2142 and 2144, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10, 2-sty brk dwelling and vacant. Ortensia Pianisani to Palmira Brandolini. All liens. Dec 6, 1909. 11:3083. other consid and 100

Belmont av, No 2465, w s, 133.4 n 188th st, 16.8x87.6, 2-sty frame dwelling. Ernest Damiane to Dominic A Trotta. Mort $3,500. Dec 2. Dec 9, 1909. 11:3076. other consid and 100

Belmont av 188th st — s w cor 188th st, 157.6x87.6, vacant. Morris Garfinkel to Samuel Ellis of White Plains, N Y. Mort $6,500. Dec 3. Dec 6, 1909. 11:3076. other consid and 100

Brook av, No 1407, w s, 50 n 170th st, 37.6x90, 5-sty brk tenement and stores. Albion Realty Co to Carrie Lazar. Mort $31,000. Dec 2. Dec 6, 1909. 11:2896. other consid and 100

Bryant av, No 1455, w s, 45 n Jennings st, 25x100, 3-sty brk dwelling. Kenson Construction Co to George Gernand. Mort $9,500. Nov 26. Dec 3, 1909. 11:2995. 16,000

Brook av, No 365, w s, 24.11 n 142d st, 24.11x90, 5-sty brk tenement and store. Apostolo Cutitta to Giuseppe Anselmo. All liens. Dec 2. Dec 3, 1909. 9:2287. other consid and 100

Boscobel av, e s, 46.11 s Plympton av, strip 1x95.6. Gustave Kush to Edmondson Construction Co. B & S.. Dec 9, 1909. 11:2874. other consid and 100

Bedford Park, Boulevard, Nos 383 and 385, late 200th st, n s, 40.1 e Decatur av, 40.1x85.3x39.9x80.2, two 3-sty brk tenements and stores. Kingston & Smyth Construction Co to Armistead G Wilson. Morts $17,000. Nov 15. Dec 9, 1909. 12:3280. other consid and 100

Briggs av, w s, 150 s 196th st, late Ridge st, a strip 50x—, beabove and w s 1st av, being land formerly in bed of old 1st av, West Farms. A Oldrin Salter et al to David Schwartz. Q C. May 15. Dec 9, 1909. 12:3300. nom

Briggs av, w s, 150 s 196th st, late Ridge st, a strip 50x—, between above and w s 1st av, being land formerly in bed of old 1st av. A Oldrin Salter et al to Minnie Fox. Q C. May 15. Dec 9, 1909. 12:3300 nom

Belmont av, w s, 88.8 s 182d st, and being east part of lot 119 on map Samuel Ryer homestead at East Tremont, 25x83.9x25x83.1, brk walls of 5-sty brk tenement abandoned at 2d sty. Release mort. Kate Lurch to The Belmont Realty & Construction Co. Dec 7. Dec 9, 1909. 11:3082. 1,750

*Bruner av, e s, 300 s Nereid av, 50x97.6, and being lots 17 and 18 blk 28 map (No 1140) sec 1 of Bathgate estate. Amelia wife and Louis Schlesinger to Hannah Autenrieth. Q C and confirmation deed. Oct 28. Dec 9, 1909. nom

*Cruger av, No 1669, w s, 150 s Columbus av, and being lot 149 map Hunt estate, Van Nest, 25x95. James M Fitzpatrick to Bridget O'Neill. Mort $4,000. Dec 2. Dec 3, 1909. nom

Clay av, No 1773 Topping av — w s, 150 s 175th st, runs s 50 x w 190 to e s Topping av x n 49.6 x e 45 x n 0.6 x e 145 to beginning, 2 and 3-sty frame dwelling and 2-sty frame stable and vacant. Frank Gass to J C Julius Langbein. Mort $10,000. Dec 3 Dec 4, 1909. 11:2799. nom

*Cornell av, e s, 434.4 s of an angle in the e s of Cornell av and being lot 229 map No 1131C of Harrington estate. Georgianna McDonough to Theresa Rachell. All title. Mort $350. Nov 4. Dec 6, 1909. nom

Crotona av, No 2163. Agreement as to encroachment &c. F Giugliano or Giuliano with Victor Spirlet. Nov 20. Dec 6, 1909. 11:3083. nom

*City Island av, (Main st), w s, 80.6 n Prospect or Carroll st, 29.6x100, except part for av. Jane M Hawkins of City Island to Mary L Roeder. All liens. Nov 10. Dec 9, 1909. 1,300

Carter av, Nos 1805 and 1807, w s, 26.9 n 175th st, 31.10x150.3x31.6x148.5, 1-sty brk factory. FORECLOS, Nov 16, 1909. J Homer Hildreth, ref to Wm A Cameron. Mort $2,500. Dec 6. Dec 7, 1909. 11:2802. 3,700

Courtlandt av, No 622, e s, 75 n 151st st, 20.4x100.

Courtlandt av, No 624, e s, 95.4 n 151st st, 20.4x100. vacant.

Charles Galewski to Onyx Realty & Construction Co, a corpn. Morts $14,000 and all liens. Dec 7, 1909. 9:2398. other consid and 100

Courtlandt av, No 623, w s, 75 n 151st st, 25x100.

Courtlandt av, No 625, w s, 100 n 151st st, 25x100. 2-sty brk tenement and store and vacant.

David Galewski et al to Onyx Realty & Construction Co. Morts $13,750 and all liens. Dec 7, 1909. 9:2411. other consid and 100

Davidson av 181st st — s e cor 181st st, 87.4x142.5x73.9x124.5, vacant. Herman Rothkirch to Rothkirch Building Co. Mort $3,000. Dec 1. Dec 3, 1909. 11:3192. other consid and 100

Decatur av, w s, 284.9 s 193d st, 50x80.6x50x78.8, 1-sty frame building and vacant. Julius Grossmann to Adeline wife of Julius Grossmann. Dec 3. Dec 4, 1909. 12:3275. other consid and 100

Davidson av 182d st — s w cor 182d st, 25x100, vacant. Release mort. Annie M Meyer to Mary Lowe. Dec 1. Dec 7, 1909. 11:3195. 500

Daly av, e s, 100.10 s 180th st, runs e 92.11 x s 25 x e 90.2 x s 155.4 x w 159.9 to av x n 183.11 to beginning, vacant. Hans F N Truelsen to Marie Krabo and Johanna P Ernst. Mort $12,500. Dec 6. Dec 7, 1909. 11:3127. other consid and 100

Daly av 180th st — n w cor 180th st, 35.2x96.

Daly av Honeywell av — w s, 35.2 n 180th st, 150x180.1 to e s Honeywell av, x150x189.9, except part for Daly av, 2-sty frame dwelling and 2-sty frame stable and vacant.

Max Kurzrok to Alonzo G McLaughlin, of Brooklyn, and Leo C Stern, N Y. ½ part. All title. All liens. Nov 30. Dec 9, 1909. 11:3125. other consid and 100

Decatur av, No 2952 — n e cor 200th st, 75.1x

Bedford Park Boulevard, Nos 379 and 381 — 20x77.8x20.2, two 3-sty brk tenements and stores. Kingston & Smyth Construction Co to Roy E Kingston. Mort $11,000. Nov 15. Dec 9, 1909. 12:3280. other consid and 100

*Eastchester road, n e cor of a narrow lane, 34x163 to salt meadow of Jefferson M Levy x—x175. Longin P Fries to Thos C Arnow and Louise Mensch EXRS, &c, Longin Fries, decd. Dec 9, 1907. Dec 8, 1909. nom

Eastburn av 174th st — n e cor 174th st, 38.3x95, vacant. Chas L Keil to Irving Construction Co. All liens. Dec 3, 1909. 11:2796. other consid and 100

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Forest av, No 731, w s, 156.3 s 156th st, 18.9x87.6, 2-sty frame dwelling. Joseph Reznik to Louis Baumgarten. ½ part. All [illegible]. Mort $5,000. Dec 6. Dec 7, 1909. 10:2645. other consid and 100

Fraternal av, No 1387, n w s, 113.5 s w 170th st, 20x100, except part for av, 2-sty brk dwelling. Jennie Starr widow to Annie Lang. Mort $5,000. Nov 30. Dec 7, 1909. 11:2931. nom

Garrison av, s s, 114.8 w Irving st, runs s 123.4 x w 61.8 to Hunts Point av | e s Hunts Point av, x n along e s Hunts Point av, x e along s s Garrison av, as said two avs wind and turn 167.8 to beginning. Release mechanics lien. C J Osborn Co to Robert E Simon and Adelaide P Ehrich. Nov 23. Dec 3, 1909. 10:2761. nom

*Gifford av, s s, 108.2 w Swinton st, 25x83x26.11x72.10, Westchester. Emma N Polak to John Lysland. All liens. Dec 6. Dec 7, 1909. other consid and 100

*Havemeyer av (Av B), No 1168 | e s, 83 n Powell av (11th st), Powell av | runs e 105 x s 83 to n s Powell av, Nos 2311, 2315 and 2319, x e 100 x n 108 x w 205 to Havemeyer av, x s 25 to beginning. George Bickelhaupt to Edward A Schill. Mort $5,000. Oct 28. Dec 9, 1909. other consid and 100

*Hill av, w s, 225 n Randall av and being lot 53 blk 27 map (No 393) Bronx, 25x100. David D Feins to Jacob Miller. Mort $250. Dec 3. Dec 4, 1909. 100

*Hunt av, s e s, and being lots 27, 59, 60 and 61 map 1097 partition sale Lott G Hunt estate. Release judgment. Wm A Ruddell to Wm H Sweeney of Yonkers, N Y. Nov 26. Dec 6, 1909. nom

Hughes av, No 2374 | s e cor 187th st, 100x50, 5-sty brk tenement and stores. Bertha Eckstein to Joseph Tesoro. B & S and correction deed. Dec 6, 1909. 11:-3071. 100

Hughes av, Nos 622 and 624 | 187th st,

Hoe av, No 1543, w s, 225 n 172d st, 20x100, 3-sty brk dwelling. Bryant Co to Leah Silverman. All liens. Dec 2. Dec 4, 1909. 11:2982. 100

Hoe av, No 1541, w s, 205 n 172d st, 20x100, 3-sty brk dwelling. Bryant Co to Louis Mondschein. All liens. Dec 2. Dec 4, 1909. 11:2982. 100

Hoe av, Nos 1537 and 1539, w s, 165 n 172d st, 40x100, two 3-sty brk dwellings. Bryant Co to Henry Bocker of Brooklyn. All liens. Dec 2. Dec 4, 1909. 11:2982. 100

Hoe av, No 1535, w s, 145 n 172d st, 20x100, 3-sty brk dwelling. Bryant Co to Bessie Livingston and Mary Newman. All liens. Dec 2. Dec 4, 1909. 11:2982. 100

Hoe av, No 1533, w s, 125 n 172d st, 20x100, 3-sty brk dwelling. Bryant Co to Leah Silverman. All liens. Dec 2. Dec 4, 1909. 11:2982. 100

Hoe av, No 1158, e s, 275 n 167th st, 25x100, 2-sty frame dwelling. Heinrich D Koch to Johanna Schlosser. Mort $2,000 and all liens. Dec 2. Dec 3, 1909. 10:2752. other consid and 100

Hughes av late Jefferson av, s e s, lot 119 map of Samuel Ryer Homestead, 25x—, except part for Hughes and Belmont avs, and known on tax map as Ward No 24 in block 3082, except part on Hughes, late Jefferson av, 25x95.

Belmont av, w s, 429.11 n 181st st, 13.10x—x13.10x83.1. FORECLOS, Oct 26, 1908. Louis F Doyle ref to Belmont Realty and Construction Co. All right, title and interest which the Blackhill Construction Co et al the defts had on Sep 25, 1908. Nov 16, 1909. Dec 6, 1909. 11:3082. 100

Independence av, e s, 308.6 s 227th st, also at n s land now or late John H Tietjen, runs n 108.9 x e 100 x s 108.9 x w 100 to beginning, 2-sty frame dwelling. Henry C Huntington to estate Isaac G Johnson, a corpn. B & S. Mar 22. Dec 8, 1909. 13:-3411. nom

Inwood av | e s, 429.11 n Clarke pl, late Gerard av, 25x Macombs Dam road | 225 to w s old Macombs Dam road except part for Macombs Dam road. Louis Meckes to Antonio Cebrelli. Mort $5,500. Oct 25. Dec 8, 1909. 11:2856. nom

Jerome av, e s, 100 s 181st st, 100.6x103x76.6x100, vacant. FORECLOS, Oct 26, 1909. Carl L Schurz, ref, to Bettie, George and Arthur Wise EXRS Nathan Wise. Nov 20. Nov 23, 1909. Corrects error in issue of Nov 27 as to location. 11:3185. 13,000

*Jones av, e s, 250 n Randall av, 25x100. Land Co C of Edenwald to Bernard Robbins. All liens. Nov 10. Dec 3, 1909. nom

*Jones av, e s, 275 n Randall av, 25x100. Same to same. All liens. Nov 30. Dec 3, 1909. nom

*Kingsbridge road (Bussing av) | s s, 112.4 e from s e s Kingsbridge road (Bussing av), said part being 72.9 n e of Bronxwood av, runs e along road 24.6 to w s Digney av, x s 92.10 x w 24.4 x n 90.4 to beginning, Eastchester. Julie C Tompkins EXTRX Julia Coombe to May wife of Henry Berwaldt. Nov 29. Dec 7, 1909. 1,025 Digney av

*Kingsbridge road, s s, 25 e Oakes av, 50x94.10x50x92.3, Edenwald. Clarence E Willis to The Chester Hill Stables, a corpn. Q C. All liens. Nov 24. Dec 9, 1909. nom

Lafontaine av | n w cor 179th st, 92.5x240x58.7x242.5. Mort 179th st | $10,000

179th st | s s, 115.4 e 3d av, 100 to w s Monterey av x304.8x Monterey av | 95.9x302.7. Mort $28,000.

Monterey av | s e cor 179th st, 428 to n s 178th st x100x412.9 179th st | to 179th st x101.1. Mort $12,000.

178th st

vacant.

Keats Company, a corpn to Kath K Small. B & S. Nov 15. Dec 7, 1909. 11:3061. other consid and 100

Same property. Kath K Small to City Real Estate Co, a corpn. Mort $65,000. Nov 24. Dec 7, 1909. 11:3061. other consid and 100

Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. FORECLOS, Nov 24, 1909. Chas W Ridgway, ref, to Louisa B White. Dec 8, 1909. 9:2437. 5,000

*Morris Park av, s w cor Victor st, 20x100. Louis Levine to Ike Mayers. All title. Mort $9,000. Nov 17. Dec 8, 1909. nom

*Magenta av, s s, 55 e Rosewood av, 25x100. Melrose Realty Co to Sabastiano Deluca, Jr. Mort $500. Dec 6. Dec 7, 1909. other consid and 100

Marmion av | s w cor Elsmere pl, 200 to n s Fairmont pl, x25, va- Fairmont pl | cant. Charles Welch to Geo W Godward. Mort Elsmere pl | $4,500. Oct 5. Dec 6, 1909. 11:2955. nom

*Monaghan av, w s, 350 s Jefferson av, 25x100. Land Co A of Edenwald to Charles Alperin. All liens. June 16. Dec 6, 1909. nom

*McGraw av, n s, 25 w Saxe av, 25x100, Van Nest. Julia A Clearey et al to Tillie M Stadler. Nov 29. Dec 4, 1909. other consid and 100

Nelson av, Nos 1409 and 1411, w s, 166.8 n Boscobel av, 33.4x95.6 x36.11x79.7, two 2-sty frame dwellings. Edmondson Construction Co to Charles Monday. Mort $7,000. Dec 3. Dec 4, 1909. 11:2874. other consid and 100

Nelson av, Nos 1409 and 1411, w s, 166.8 n Boscobel av, 33.4x95.6 x36.11x79.7, two 2-sty frame dwellings. Release mort. Geo E Buckbee to Edmondson Construction Co. Nov 30. Dec 4, 1909. 11:2874. other consid and 100

Nelson av, No 1014 (14), e s, 150.5 n 164th st, 25x68.3x25.2x67, 3-sty frame tenement. The Flatiron Realty Co to Mary Corduke, of Brooklyn, and Annie Rudden, N Y. Mort $5,500 and all liens. Nov 15. Dec 3, 1909. 9:2512. other consid and 100

Newton av | e s, 295 s 259th st, and being lots 207 and 225 map Broadway | Samler estate, 25x151 to Broadway, x26.10x160, vacant. Stuard Realty Co to Stroefer Realty Co. Nov 24. Dec 6, 1909. 13:3421. other consid and 100

*North Chestnut Drive, s s, 380 e North Chestnut Drive, 120x100, and being lots 112 to 114 amended map No 1038 of Bronxwood Park. Bronxwood Realty Co to Joseph E Butterworth. Mort $1,200 and all liens. Nov 26. Dec 3, 1909. 100

Park av, Nos 4001 and 4003 | n w cor 173d st, 75x95.3 to c l Mill 173d st | Brook x75.9x102.11, two 5-sty brk tenements, stores on cor. 173d St Park Co to Elizabeth Schwarzler. Mort $49,000. Dec 3. Dec 4, 1909. 11:2898. other consid and 100

Park av, No 2580 | e s, 1,091.4 s 144th st, 25x224.10 to w s Canal Canal pl | pl, late Mott Haven Canal, 1-sty frame dwelling. Albert Tag et al to Harry W Bell. Q C. Nov 21. Dec 8, 1909. 9:2340. nom

*Pelham road, w s, 920.7 s Libby st, 275x— to Westchester Creek x—x—, Throggs Neck. Herman Hartman to George Costar. Dec 6. Dec 7, 1909. 100

*Pelham road, w s, 920.7 s Libby st, 275x201x279.7x156.5. George Costar to Lillian E Kern. Mort $6,300. Dec 6. Dec 9, 1909. other consid and 100

Prospect av, w s, 125 n 167th st, runs w 220.4 x n 163.9 x n e 124.10 x n 6.7 x e 108.1 to av, x s 223.8 to beginning, vacant. Pincus Lowenfeld et al to T J McGuire Construction Co. Morts $40,000. Dec 1. Dec 9, 1909. 10:2680. other consid and 100

Private lane, which runs in a north direction from Riverdale lane w s, 321 s land of T & W Thorn & Co at Riverdale, 26x90. Wm E Berrien to Fannie E Emery. Apr 7, 1897. Dec 8, 1909. 13:3421. 575

Ryer av, No 2098, e s, 181.6 n 180th st, 18.6x103.8x18.6x103.10, 2-sty brk dwellings. Release two morts. Max Cohen and Emanuel Glauber to Mary Bauer. Dec 7. Dec 8, 1909. 11:3149. nom

Same property. Julius K Brody to same. Q C. Dec 6. Dec 8, 1909. 11:3149. nom

Same property. Release mort. Esther Cohen and Mollie Glauber to same. Dec 7. Dec 8, 1909. 11:3149. nom

Ryer av, Nos 2096 and 2098, e s, 162.6 n 180th st, 37.6x103.8x37.6 x104, two 2-sty brk dwellings. Samuel Merksamer to Julius K Brody. Q C. Dec 3. Dec 8, 1909. 11:3149. nom

*Road from Westchester to Fort Schuyler, n e s, parts lot 2 to 5 map property Alfred Seton, etc, of Schuylerville at Throggs Neck, begins at lands of Patrick Gibbons, runs w along e s said road 53.4 to land B F Gallagher x n e 157.1 x s e 125.3 x s 125.5 to beginning.

Elliott av, e s, lot 7 and part lot 6 same map, begins at s w cor lot 8, runs e 246 x s 50 x n w 250.5 to av at beginning. FORECLOS, Mar 20, 1905. Frank M Buck, of Mt Vernon, N Y, ref, to Margaret J Uebel, ADMRX Bernard F Gallagher. (This deed given to replace a lost deed which was not recorded. June 27, 1905. Dec 7, 1909. 3,900

Sedgwick av, s w cor Giles pl, 124.6x90x110.8x60.2.

Sedgwick av, w s, 224.6 s Giles pl, 100x90.

Giles pl | e s, 684.5 n Sedgwick av, runs n 275.5 x e 98.10 x Sedgwick av | s 110.7 x e 90 to Sedgwick av x s 100 x n 90 x s 124.3 x w 100 to beginning.

Release of judgment. Caldwell R Blakeman to Emma F Le Roy. Nov 29. Dec 6, 1909. 12:3255. nom

Sedgwick av, e s, abt 225.9 n Undercliff av, 25x101.6 to Undercliff av, x25x92.1, and being lot 5 parcel 26 map subdivision estate Wm B Ogden, at Highbridge, field May 24, 1907, vacant. John F Kaiser to Chas B McGroddy. Mort $7,000. Nov 30. Dec 8, 1909. 9:2538. nom

*Seton av, e s, 225 s Nelson av, 50x100. Land Co C of Edenwald to Thomas Colgan. Nov 30. Dec 6, 1909. nom

Southern Boulevard, No 175, w s, 32.9 s 136th st, 43.10x96.7x37.6x 119.1, 5-sty brk tenement. Wm W Scrugham to Edwin H Updike, of Brooklyn, N Y. Mort $——. Dec 6, 1909. nom

Southern Boulevard | s w cor 156th st, 100x45.
156th st, No 1026

156th st, No 1018, s s, 85 w Southern Boulevard, 40x100, 5-sty brk tenement.

Release mort. N Y Trust Co to Bronx Holding Co. Dec 6. Dec 8, 1909. 10:2720. 100

St. Anns av, No 761 | n w cor 157th st, 25x100, 4-sty brk tenement 157th st, No 531 | and stores. Amelia Heidelberger to The Roseland Company, a corpn. B & S. Mort $19,000. Dec 4. Dec 8, 1909. 9:2360. 100

*St Lawrence av | s e cor Merrill st, 25x100, except part for av. Merrill st | Harry Landy to Edward A Schill. Mort $10,-500. Dec 8. Dec 9, 1909. other consid and 100

Stebbins av, Nos 948 to 954, e s, 278.9 n Westchester av, 75x80, four 3-sty frame tenements. Rockland Realty Co to Cogswell-Taylor Impt Co. Mort $4,450. Oct 15. Dec 3, 1909. 10:2698. nom

Teller av, No 1051, w s, 99.5 n 165th st, 20x100, 3-sty brk dwelling.

Teller av, Nos 1055 to 1073, w s, 139.5 n 165th st, 200x100, ten 3-sty brk dwellings.

Maurice Simmons to Joseph King. Morts $83,500. Dec 7. Dec 9, 1909. 9:2433, 2428. other consid and 100

Tinton av | n w cor 160th st, 145.2x120, vacant. McKinley Realty 160th st | & Construction Co to 174th Street Construction Co. Morts $20,000. Dec 2. Dec 3, 1909. 10:2657. other consid and 100

Trinity av, Nos 745 and 747, on map No 745, w s, 90 n 156th st, 39.8x101x40x101.

Trinity av, Nos 753 and 755, on map No 753, w s, 169.4 n 156th st, 39.8x101.

5-sty brk tenement.

Frieda Thorn to Edward Miltenberger, of Jersey City Heights, N J. All liens. Nov 23. Dec 3, 1909. 10:2629. other consid and 100

Trinity av, Nos 745 and 747. Cancellation of contract dated May 10, 1906. Harry E Wolf with Edward W Miltenberger. Nov 24, 1909. Dec 3, 1909. 10:2629. nom

Trinity av, Nos 996 and 998, e s, 145 s 165th st, 37.6x100.

Trinity av, Nos 992 and 994, e s, adj above on south.

Boundary line agreement. Benj J Weil with Emma J Hinchman. Oct 27. Dec 8, 1909. 10:2632. nom

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Tel., 1094 Rector **WATER-FRONT PROPERTIES** FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

Tiebout av (proposed), w s, 298.6 s 184th st, 51x115, vacant. Geo E Buckbee to Nathan B Levin Co. Correction deed. Dec 3. Dec 8, 1909. 11:3146. nom

Townsend (Grand) av, w s, 130 n 175th st, 60x100, vacant. John C Gartelman to Brandt & Gartelman, a corpn. Dec 8, 1909. 11:2850. other consid and 100

*Tremont av, s s, abt 237.6 e Public pl, 50x38.10x81.7x75, and being lots 8 and 9 map (No 1077) of 51 lots of Eliz G Ketchum, near Unionport. John Cook to George Costar. Mort $2,000. Dec 6. Dec 9, 1909. other consid and 100

Vyse av, No 1521 | n w cor 172d st, 25x100, 2 and 3-sty 172d st, Nos 951 to 957 | frame tenement and stores. Timothy A Leary to John Harnett. Q C. Nov 19. Dec 7, 1909. 11:2989. nom

Valentine av, s e s, 305.9 n e 198th st, 75x98.3x75x98.7, vacant. Chas Platt to Henry J Finck. Dec 4. Dec 6, 1909. 12:3302. 6,200

Valentine av, s e s, 405.9 n e 198th st, 50x97.11x50x98.2, vacant. Christopher Huber to Kate V Brady. Nov 22. Dec 4, 1909. 12:3302. 100

Valentine av, Nos 2104 to 2110, e s, 225 n 180th st, runs e 93.10 x n 2.10 x w 5 x n 68.8 x w 98.2 to av x s 74.10 to beginning, four 2-sty frame dwellings. John Tschanett to Charles Tschanett. B & S. Mort $13,600. Dec 1. Dec 4, 1909. 11:3144. other consid and 100

Valentine av, Nos 2104 to 2110, e s, 225 n 180th st, runs e 93.10 x n 2.10 x w 5 x n 68.8 x w 98.2 to av, x s 74.10 to beginning, four 2-sty frame dwellings. Charles Tschanett to John Tschanett. B & S. Mort $13,600. Nov 13. Dec 3, 1909. 11:3144. other consid and 100

Washington av | s e s, at s w s 164th st, 100x200, except part for 164th st | av, vacant. Lewis S Davis to Harris Bernstein. Dec 3. Dec 4, 1909. 9:2368. 100

Webster av, Nos 3061 to 3065, w s, 475 s Woodlawn road, runs w 104 x s e along lands of Jerome Park Railway Co on curve 121.2 to av x n 62.2 to beginning, two 1-sty frame stores and 2-sty frame dwelling. Mary Lewis et al HEIRS Wm A Canfield to Emma T Canfield widow of Wm A Canfield. All title. Q C. Nov 16. Dec 7, 1909. 12:3331. nom

Webster av, late Thomas av, e s, 190.9 s Kingsbridge road, 50.2 x119.8x50.3x121, with strip in front between e s of Thomas av and e s of Webster av as now laid out, 1 and 2-sty frame church. Release mort. Emigrant Industrial Savings Bank to Church of Our Lady of Mercy. Nov 30. Dec 8, 1909. 11:3033. 8,500

Same property. Church of Our Lady of Mercy to Matthew J Smith. B & S. Dec 6. Dec 8, 1909. 11:3033. 22,000

*White Plains road, e s, 64 s 221st st, late 7th st, 50x80.1, Wakefield. Anthony McOwen et al to Samuel W Williamson. Sept 1. Dec 3, 1909. other consid and 100

3d av, e s, 17.4 n 134th st, 17.4x10.8x16.8x15.5, vacant. Rose Baer to Emma Ervin. Dec 6. Dec 7, 1909. 9:2317. other consid and 100

3d av, s w cor Tremont av or 177th st, "Borough Hall Hotel," the business. Power of attorney. Julius Unger to Wilhelmina C Unger, his wife. Nov 17. Dec 7, 1909.

3d av, No 2493, w s, 25 n 136th st, 25x99.8x25x99.7, 5-sty brk tenement and stores. James Russell to John W Yohe. All liens. Nov 17. Dec 3, 1909. 9:2320. nom

*5th av | n w cor Briggs av, runs n 232 x w 120 x s 211.6 to n s Briggs av | Briggs av x e 30 to beginning, Williamsbridge. Sarah Speir to Mary Glober. ½ part. Mort $3,000 on whole. Dec 4, 1909. nom

Interior strip, begins 93 w Fox st and 466.8 n Longwood av, runs w 7 x n 33.4 x e 7 x s 33.4 to beginning. Release mort. Title Guarantee and Trust Co to Winnie Realty and Construction Co. Dec 1. Dec 9, 1909. 10:2709. nom

*Lots 27 and 28, map No 426 of lots near Williamsbridge Station. Casper Reimer to Chas E Watson. B & S. Nov 27. Dec 9, 1909. nom

*Lots 40, 63, 64, 83, 84, 114 to 121, 124, 125, 126, 158, 159, 177, 178, 187, 188, 189, 198, 210, 215, 235, 236, 255, 256, 257, 271 and 272 map (No 1055) made by E H Holden at Classons Point.

Newman av, s w cor 150th st, now O'Brien av, lots 32 to 35 same map.

Josephine F B Porter to Porter Realty & Development Co, a corpn. Q C. Morts $4,800. Dec 3. Dec 4 ,1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Dec. 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Allen st, No 59, basement. Abraham Hirshhorn to Samuel Baitelman; 2 years, from Mar 1, 1910. Dec 9, 1909. 1:307.....600

Broome st, Nos 358 and 360, double stores, rooms in rear and basement. Domenico Venezia to Joseph Scatturo or Scaturro; 5 years, from Nov 1, 1909. Dec 3, 1909. 2:479..... 1,164

Broome st, No 360. Agreement as to lease. Pincus Nathan owner of fee with Joseph Scaturro. Dec 2. Dec 3, 1909. 2:479.. nom

Canal st, No 45, all. Esther E Engel to Adolph Donner; 4 10-12 years, from July 1, 1909. Dec 9, 1909. 1:298.. ..2,350 and 2,500

Same property. Assign lease. Adolph Donner to Bertha Donner. All title. Oct 23. Dec 9, 1909. 1:298.... ... .nom

Canal st, No 47, store, basement and 1st floor. Moses Price to Louis Seigel; 3 years, from Jan 1, 1910. Dec 6, 1909. 1:298. 2,400

Canal st, No 251, basement and rear room of cafe, &c. Minetta Cafe Co to D Arpig; 1 year, from Jan 1, 1909. Dec 7, 1909. 1:209 600

Clinton st, n w cor Grand st, store, &c. Joseph D Goldstein to Gertrude Goldberg; 5 5-12 years from Dec 1, 1909. Dec 7, 1909. 2:346..... ..2,400

Same property. Assign lease. Gertrude Goldberg to Welz & Zerweck. Dec 1. Dec 7, 1909. 2:346.....nom

Cliff st, No 72 | s e cor Ferry st, store and basement.

Ferry st, Nos 46 and 48 | Rodolfo G Barthold to Anton Herbst; 3 5-12 years, from Dec 1, 1909. Dec 3, 1909. 1:98..... .....2,000 and 2,250

Cliff st, No 72. .....

Ferry st, Nos 46 and 48 .....

Surrender of lease. Adolph Bruckenstein to Rodolfo G Barthold. Dec 2. Dec 3, 1909. 1:98..... .....nom

Delancey st, n e cor Essex st, store. Meyer Vesell and Abraham Collier to Isidore Kupfershmid; 5½ years, from Nov 1, 1909. Dec 9, 1909. 2:353.. .. ..1,800 to 2,400

Duane st, No 14, 5-sty brk building. Catherine Divver widow et al to Susie Ellswanger; 3 years, from May 1, 1909. Dec 9, 1909. 1:121..... 4,500

Duane st, No 14. Assign lease. Susie Ellwanger to Robert Mandoza. Dec 2. Dec 3, 1909. 1:121..... 4,000

East Broadway, No 32. Surrender lease. Maurice J Schiff to Lippman & Rueben Cohn. All title. Dec 6. Dec 7, 1909. 1:281 500

Fulton st, No 141, 1st loft. Robert E Sherwood to Morris Aronowitz; 3 years, from May 1, 1909. Dec 3, 1909. 1:89.....925

Grand st, No 281 | 4 floors. Jacob Levy to Louis Shulsky; 5

Forsyth st, No 84 | years from May 1, 1910. Dec 7, 1909. 1:306. 4,800

Greenwich st, No 178. Assign lease. John F Buell to Adam Dietel and George Tauber. Nov 29 Dec 4, 1909 1:59.....nom

Greenwich st, No 178. Assign lease. Adam Dietel and ano to Consumers Brewing Co. Nov 29. Dec 4, 1909. 1:59.....nom

Greenwich st, No 178, store and basement. Harriet E Ostrander to John F Buell; 3 years, from Oct 1, 1911. Dec 4, 1909. 1:59. .....2,600 and 2,750

Hester st, No 176, store and basement. Bartholomew Sbarboro to Lorenzo Scinto; 2½ years, from Nov 1, 1912. Dec 4, 1909. 1:237 1,500

Houston st, No 436 East, store, basement and 1st floor front. Samuel Glatner to Eugene Zuckerman; 6 years, from Jan 1, 1910. Dec 9, 1909. 2:357... 852

Houston st, No 438 East, all. Samuel Glatner to Morris Meister; 3 years, from May 1, 1907. Dec 9, 1909. 2:357.. 3,000

MacDougal st, No 102, store and cellar. Giovanni Lordi to Salvatore Bonagura and ano; 3 years, from Dec 1, 1909. Dec 3, 1909. 2:540..... 744

Murray st, No 2½, store. Herman King and ano to Lincoln Lunch, a corpn; from Jan 1, 1910, to May 1, 1916. Dec 6, 1909. 1:124. 1,800 to 2,400

Rivington st, No 180, n e cor Attorney st. Re-assign lease. Wm Zoll to Samuel Leder. All title. Dec 2. Dec 6, 1909. 2:344. ....nom

Same property. Assign lease. Samuel Leder to Harris Innerfelt. Mort $1,600. Dec 3. Dec 6, 1909. 2:344.. .. ..nom

Rivington st, No 180, n e cor Attorney st. Assign lease. Harris Innerfelt to Edward E Hoenig. Dec 3. Dec 7, 1909. 2:344..nom

Rutgers pl, No 14, all. Henry A Jaffin to Gussie Pressman; 3 yrs, from Dec 15, 1909. Dec 8, 1909. 1:257..... 4,000

Stanton st, No 24, all. Henrietta Bielefeld to Antonino Rubino; 3 years, from Dec 1, 1909. Dec 8, 1909. 2:427.....1,080

Stanton st, Nos 273 and 275 | Reassign lease. John D Haase to Columbia st, No 102 | Abraham Baumstein. All title. Mort $1,750. Dec 7, 1909. 2:334.....nom

Stanton st, Nos 273 and 275..... ... .

Columbia st, No 102..... ....

Assign lease. Abraham Baumstein to John D Haase. Mort $1,750. Dec 6, 1909. 2:334... ... ...nom

Stanton st, Nos 273 and 275 | stores Nos 3 and 4 and basement Columbia st, No 102 | No 4. Meyer Schwartzreich to Abraham Baumstein; 5 years, from Nov 1, 1908. Dec 6, 1909. 2:334..... ... ...1,200 and 1,500

Trinity pl, No 50. Agreement as to release all claims, etc, under lease. Frank J Huefner with United Express Co (?) error in caption meant for United States Express Co. Dec 3. Dec 6, 1909. 1:19..... ... .nom

Same property. Agreement as to release of all claims, etc, under lease to Frank J Huefner and ano. National Surety Co with United States Express Co. Dec 3. Dec 6, 1909. 1:19.. .....nom

Trinity pl, No 50, s w cor Rector st. Assign lease. Henry Geisner to Frank J Huefner. Morts $5,000. Aug 19, 1908. Dec 6, 1909. 1:19..... ... ...nom

Trinity pl, No 50. Leasehold. Release mort. Otto Huber Brewery to United States Express Co. Dec 1. Dec 6, 1909. 1:19.. ..nom

West st, wharf or bulkhead, begins 203 n from point where sea wall at n s Liberty st and e s West st, runs w 70 to w s West st x n 5 x w 180 x n 66.10. All land under water in front of bulkhead or sea wall, at line beginning at n s Liberty st and e s West st, runs w 70 to w s West st x n 5 x w 180 x n 269.10, as will be covered by ferry structures, &c. The City of New York to the Pennsylvania Railroad Co. Sept 20, 1909, 10 years, from completion of sea wall described in parcel 1 (with renewals.) Rental for parcel 1 $4,000 per annum and for parcel 2 $.25 per sq ft for land under water for about 75,000 sq ft. Dec 4, 1909. 1:57. .....

6th st, No 702 East, basement and parlor floors, s s. Julius Stoloff and ano to Jacob Apfelberg; 2 9-12 years, from Aug 1, 1909. Dec 8, 1909. 2:375..... 564

13th st, No 538, s s, 170 w Av B, 25x103. Florence Bunce, INDIVID and EXTRX Nathaniel R Bunce, decd et al to Julia P McSwegan. All right, title and interest under tax lease sale of year 1853, etc. All liens. Dec 2. Dec 7, 1909. 2:406....87.50

18th st, Nos 6 and 8 West, store and basement. Brevoort Construction Co to Max and Ignatz Sundheimer; 5 years, from Feb 1, 1910. Dec 9, 1909. 3:820.. .. ..5.500

19th st, No 206 East, all. Abraham Pearlman et al EXRS, &c, Annie Stern to J E Rodgers Mfg Co; 5 years, from May 1, 1909. Dec 9, 1909. 3:899..... 2,400

22d st, n s, 675 w 10th av, 50x98.8.
11th av, e s, 24.8 n 22d st, 24.8x75.
Assigns 2 leases. Frank O'Rourke to Clausen-Flanagan Brewery. Dec 1. Dec 7, 1909. 3:694..... ....nom

28th st, Nos 525 and 527, n e s, 325 n w 10th av, 50x98.9, the two lots. Marie M I de Courval to Francis Farrell; 21 years, from May 1, 1906 (with renewal). Dec 6, 1909. 3:700.. .. .. taxes, &c, and 1,200

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29th st, Nos 32 and 34 West. Assign lease. Louis Buchler and ano to Ferdinand Munch Brewery. Nov 24. Dec 4, 1909. 3:330. .....nom

34th st, Nos 108 and 110 West, store and basement. Willard S Burrows Co AGENTS to The N Y Barber Co; 5 years, from May 1, 1909. Dec 8, 1909. 3:809. 2,000

38th st, Nos 28 and 30 West, 8th, 9th and 10th floors. Wm H Wheeler to the New York Telephone Co; 5 years, from Jan 1, 1910. Dec 3, 1909. 3:839. 12,750

42d st, Nos 118 and 120 East, store, &c. Patrick J Flannery to Morris and Abe Krim; 4 10-12 years from Oct 1, 1909. Dec 7, 1909. 5:1295. 3,500

46th st, No 347, n s, 100 w 1st av, —x—. Subordination of lease to mort. Marcus Rosenthal and ano with J Frederic Kernochan et al TRUSTEES Thos B Winthrop. Dec 6. Dec 8, 1909. 5:1339. ..... nom

47th st, No 353 West, east basement. Solomon Loewensohn et al to Joseph Cioncotto; 3 years from May 1, 1910. Dec 7, 1909. 4:1038 .....$268 for 1st two months and 16 monthly thereafter

48th st, No 344 East, store. Alexander Spitzer et al to Lodovico Massimi; 5 years, from May 1, 1909. Dec 8, 1909. 5:1340....420

Same property. Assign lease. Lodovico Massimi to Davidde Cortesini. Oct 26. Dec 8, 1909. 5:1340..... nom

49th st, No 153 West, 3-sty dwelling. Theodore Riehl to Grazsilla Ricard; 2 years, from Nov 1, 1909. Dec 6, 1909. 4:1002.. ..1,800

49th st, n s, 450 e 12th av, 99x100.5, the land. Estate of Bradish Johnson, a corpn, to Gustav Zerbst; 4 5-12 years, from Dec 1, 1909. Dec 9, 1909. 4:1098.. .. ..taxes, &c, and 2,000

Same property. Assign lease. Gustav Zerbst to Matthew Wilson & Co. Dec 1. Dec 9, 1909. 4:1097.. .. ..nom

52d st, No 152 West. Assign lease. Wm R Barnes to Michael Murphy. Mort $2,425. Dec 4, 1909. 4:1004 .....nom

53d st, Nos 114 and 116 W, all. Leopold Brunhild and Leo Simon both of Philadelphia, Pa, to R Harper Richardson; 10 years, from Dec 15, 1909. Dec 9, 1909. 4:1005.. .. ..4,800 and 5,250

67th st, No 205 West. Re-assign lease. Davies J Marshall to Charles Kennedy. All title. Morts $2,400. Dec 9, 1909. 4:-1159..... nom

67th st, No 205 West, Assign lease. Chas Kennedy to Davies J Marshall. Dec 8, 1909. 4:1159..... nom

75th st, No 325 East, store, cellar and rooms over store. Baruch Lewittes to Katy Gutt; 2 years and 4½ months, from Dec 7, 1909. Dec 9, 1909. 5:1450... 720

86th st, n s, bet Lexington av, and 3d av, "Yorkville Theatre." Agreement as to modification of lease and return of $10,000 out of the $15,000 given as collateral according to said lease. Eighty-Sixth Street Theatre Co with International Vaudeville Co. Nov 26. Dec 4, 1909. 5:1515... ..... nom

107th st, Nos 204 and 206 East, first two floors, &c. Max Oelbaum et al to Simon I Winer and Isadore Kretchmer, firm American Wet Wash Laundry Co; 9 10-12 years from Dec 1, 1909. Dec 7, 1909. 6:1656.....2,000

107th st, No 330 East, all. Samuel Cohen to Rosolino Fiducia; 3 years, from Mar 1, 1909. Dec 3, 1909. 6:1678.... 3,240 to 3,480

107th st, No 208, s s, 135 e 3d av, 21.10x100.11. Subordination of lease to mort. Thomas Cullo and ano with Fanny Klein. Nov 24. Dec 4, 1909. 6:1656. .....nom

119th st, No 326 East, all. Sunflower Realty and Security Corpn to August and Hedwig Wuschofius; 2 years, from Oct 1, 1909. Dec 9, 1909. 6:1795... 480

125th st, Nos 144 and 146 East, stores and cellars. Paul J Byck to Harry L Weller; 5 11-12 years, from May 1, 1909. Dec 8, 1909. 6:1773..... 5,620 and 5,820

135th st, Nos 36 and 38, s s, 360 e Lenox av, 50x99.11. All.

134th st, No 55, n s, 385 e Lenox av, 50x99.11. All.
Thos S Ollive to Samuel A Cunningham; 11 years, from Nov 1, 1909, with option to purchase for $50,000. Dec 4, 1909. 6:1732. .....taxes &c and 4,856 to 6,475

159th st, Nos 474 and 476 West, all. Ann McGuire to F C Schuler; 5 yrs, from Oct 1, 1907. Dec 3, 1909. 8:2108....4,200 to 4,500

Same property. Assign lease. F C Schuler to Gilbert Francklyn. Dec 2, 1909. Dec 3, 1909. 8:2108.. 3,000

Av D, n e cor 5th st, store, &c. Morris Slifka to Louis Sperber; 5 years, from Jan 1, 1910. Dec 6, 1909. 2:375... 1,225

Amsterdam av, No 141, n e cor 66th st, store and basement. Henry J Burchell et al to Robert H Conway; 5 years, from May 1, 1910. Dec 9, 1909. 4:1138... 2,100

Audubon av, No 319, s e cor 181st st. Bill of sale and assign lease. Mary E Smith INDIVID and as ADMR James Jr or James Smith to Wm Jaeger and Jos Herbig. Dec 6, 1909. 8:2152. 9,000

Broadway, No 1162, e s, 52.10 n 27th st, 26.5x105.5x24.8x95.11, all. Wm R Appleby to White Restaurant Co; 15 years, from Dec 1, 1909. Dec 6, 1909.....taxes, &c, and $8,250 to 9,500

Broadway, No 4230, all. Estate of Charles Weisbecker to Honnet Lorge; 5 years, from Nov 1, 1909. Dec 9, 1909. 8:2163..2,500

Columbus av, No 789. Re-assign lease. John D Haase to Max Granitz and ano. All title. Mort $4,000. Dec 9, 1909. 7:1834. .....nom

Columbus av, Nos 830 and 832, store and basement. Herman Markowitz to F W Woolworth & Co; 10 years, from May 1, 1910. Dec 6, 1909. 7:1855..... 6,000

Columbus av, No 834, s w cor 101st st, store and basement. Herman Markowitz to F W Woolworth & Co, a corpn; 9 9-12 years, from Aug 1, 1910. Dec 6, 1909. 7:1855.. 3,000

Columbus av, No 789, store and part basement. Abraham Sandberg to Max Granitz and Solomon Wolf; 5 years, from Jan 1, 1910. Dec 8, 1909. 7:1834..... 1,860

Same property. Assign lease. Max Granitz and ano to John D Haase. Dec 8, 1909..... nom

Lexington av, Nos 2022 and 2024, corner store and basement. Joel M Marx to Wm T McKibben; 5 years, from Dec 1, 1909. Dec 6, 1909. 6:1772.. .. ..$2,100 and 2,400

Lexington av, No 982, store. Mary Lyons to Charles Cuccio and ano; 3 years, from Oct 1, 1909. Dec 9, 1909. 5:1406.. 360

St Nicholas av, Nos 1415 and 1417, two stores and basements. Gustavus L Lawrence to F W Woolworth & Co; 5 4-12 years, from Jan 1, 1910. Dec 6,1909. 8:2162.. .. ..4,800 and 6,000

West Broadway, No 196, store, &c.

Leonard st, No 33, part of store.
Estate Daniel Robert to Hanover Lunch; 5 years from May 1, 1910. Dec 7, 1909. 1:179.....10,000

1st av, No 2345, store, part cellar and 2d floor. Lena Hotze to Charles Borstelmann; 3 years, from Jan 1, 1910. Dec 8, 1909. 6:1797..... 1,540

2d av, No 1559, store and basement. Isidor H Kempner to Giuseppe Ferrara; 3 years, from May 1, 1910. Dec 6, 1909. 5:1526. 1,450

2d av, 126th st, 127th st | e s, extends from 126th st to 127th st, 199.10x450.

127th st, s s, 450 e 2d av, runs s 199.10 to n s 126th st, x e 25 x n 99.11 x e 25 x n 99.11 to s s 127th st, x w 50 to beginning. Leasehold. FORECLOS, Nov 10, 1909. Michael J Driscoll ref to David Baird, Henry C Strahmann and Wm P Rinckhoff as Syndicate TRUSTEES. All liens. Dec 2. Dec 3, 1909. 6:1803.. 52,000

2d av, No 13. Surrender lease. Harry Frisch to Ernst Plath. All title. Nov 27. Dec 9, 1909. 2:456.. 125

3d av, No 2378, 4-sty brk building. Richard G Green (agent) to Harry Golding; 15 years, from May 1, 1908. Dec 6, 1909. 6:-1777..... .....2,000 to 2,500

3d av, No 376. Assign lease. Owen Davies to Hotel Fayette Company, a corpn. Nov 29. Dec 7, 1909. 3:883.....nom

3d av, No 376, all. Henry H Jackson et al EXRS, &c, Peter A H Jackson to Owen Davies; 5 years from Dec 15, 1909. Dec 7, 1909. 3:883 4,500

5th av, No 273, all. Julia M Schieffelin et al INDIVID and TRUSTEES Julia A Chase will of Carliebel Findley to The Welte Artistic Player Piano Co; 9 11-12 years, from June 1, 1909. Dec 3, 1909. 3:859..taxes in excess of $3,000 and rental $11,000 to $13,000..... .....

Same property. Leasehold. Power of attorney. Lucien B Chase to the Cruikshank Co. Mar 17, 1908. Dec 3, 1909.....

6th av, No 464. Assign lease. James Churchill to Edward J Stendts. Dec 1. Dec 3, 1909. 3:830... ..... nom

6th av, No 642. Reassign lease. Davies J Marshall to Charles Koch. All title. Mort $1,500. Des 3, 1909. 3:839. .....nom

6th av, No 642. Assignment of money that will become due on surrender of lease. Charles Koch to Bernheimer & Schwartz Pilsener Brewing Co. Dec 1. Dec 6, 1909. 3:839.. .. ..nom

6th av, Nos 210 to 214, all. Sarah J W Bent to Peter A Minakaki; 10 years from May 1, 1910. Dec 7, 1909. 3:816.....45,000

6th av, No 527, store, &c. Max L Meyer to George Dededimos and ano; 8 2-12 years and 18 days, from Feb 10, 1909. Dec 9, 1909. 3:807..... .....8,000 to 10,000

6th av, No 342. Assign lease. Herman Hunecke to Excelsior Brewing Co. Dec 2. Dec 9, 1909. 3:823.. .. .. nom

8th av, Nos 799 and 813, s w cor 49th st, runs w 125 x s 100.5 x w 25 x s 25.5 x e 150 to w s 8th av x n 125.10 to beginning, 8-sty building to be erected. D A Cushman Realty Corpn to Louis Cohen and Tobias Lesser firm L Cohen & Co; 21 yrs, from Oct 1, 1910, with renewal. Dec 8, 1909. 4:1039. Taxes &c and $18,000 per annum for use of land and 6% of cost of building to be erected, interest on mort, &c..... 1,680

8th av, No 2546, store, &c. Herman Joveshof to Jacob L Blumenstock; from Jan 1, 1910, to Apr 30, 1915. Dec 8, 1909. 7:1960.

9th av, Nos 249 and 251, n w cor 25th st. Reassign lease. Davies J Marshall to James Marshall. Mort $10,075. Dec 7, 1909. 3:723 .....nom

9th av, Nos 249 and 251, n w cor 25th st. Assign lease. James Marshall to Davies J Marshall. Dec 3. Dec 6, 1909. 3:723..nom

9th av, Nos 249 and 251, n w cor 25th st. Assign lease. John Brennan to James Marshall. Mort $10,075. Dec 3. Dec 4, 1909. 3,723 .....nom

9th av, No 467. Assign lease. Wm McDevitt to Adam Aller. Oct 28. Dec 3, 1909. 3:733..... nom

9th av, No 467. Assign lease. Adam Aller to Andrew Redmond. Nov 1. Dec 3, 1909. 3:733... ..... nom

BOROUGH OF THE BRONX.

Freeman st, No 1138, west store and basement and 4 rooms in rear of store. Harris Ratner to Julius Benko; 3 5-12 years, from Dec 1, 1908. Dec 8, 1909. 11:2975..... 1,200

Same property. Assign lease. Julius Benko to Charles Kolbe. Nov 29. Dec 8, 1909. 11:2975..... nom

169th st, No 911 East, n e s, 152.4 n w Fox st, all. Anastisia Vogel to Daniel Stein; 3 yrs, from May 1, 1909. Dec 8, 1909. 10:2719. 2,340

*Harrington av, 5 lots, each 25x100, with building known as Harrington House; Dudley av, 2 lots, both parcels together known as lots 69, 70 and 87 to 91 map (No 1131C) of Harrington Estate on Fort Schuyler rd, Westchester. Joseph Bohm to Benno Eibach; 5 years, from Mar 1, 1910. Dec 4, 1909..... 900 to 1,200

*Morris Park av, n s, 50 w Victor st, store and cellar. Hattie A Landgrebe to Christiana Schnitzer; 2½ years, from Dec 1, 1909. Dec 6, 1909..... .....540 to 720

Prospect av, n e cor Beck st, store. Subordination of lease to mort for $60,000. Isidor L and Louis Romanoff with the National Association of Audubon Societies for the Protection of Wild Birds and Animals, a corpn. Nov 30. Dec 9, 1909. 10:-2685..... nom

Southern Boulevard, n s, 587.6 w Av St John. Agreement modifying terms of lease. Dec 3. Dec 4, 1909. 10:2683.....nom

Union av, n w cor 160th st, store and 4 rooms on 2d floor. Marcus Nathan to Wm A Stieger; 3 years, from Oct 5, 1909. Dec 6, 1909. 10:2667..... 360

Willis av, No 221. Assign lease. Warren Lutz to Charles Jandorf and ano. Dec 2. Dec 3, 1909. 9:2300.. .. ..nom

3d av, No 3203, store and part cellar. Matilda and Annarene M Mott to Christ Vasilas and ano; 5 years, from April 1, 1909. Dec 3, 1909. 9:2366.... .....2,000 to 2,400

3d av, No 2858, store and part basement. John Haffen to Hanover Lunch Corpn; 5 years from Jan 1, 1910. Dec 7, 1909. 9:2294.....3,000 to 4,000

3d av, No 2576, n e cor 139th st. Assign lease. Alexander von Bergen and ano to John D Haase. Mort $3,387.75. Dec 9, 1909. 9:2314..... .....nom

3d av, No 2576, store, &c. Thos F Coleman exr Patrick T Coleman to Alexander Von Bergen and ano; 4 4-12 years, from Jan 1, 1910. Dec 9, 1909. 9:2314.. .. ..720 to 960

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NORWOOD **TWO MILES** street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.**
LONG ISLAND CITY **45 WEST 34th STREET**

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Dec. 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Armour, Jane L with John F Haase and Louis Sasse. 125th st, No 450 West. Extension of $21,000 mort until Nov 1, 1912, at 5%. Nov 16. Dec 4, 1909. 7:1965. nom

Arfmann, John to Luis J Phelps trustee Jas H Strong. Av A, Nos 1731 and 1733, n w cor 90th st, No 447, 50.4x107. Dec 1, due &c as per bond. Dec 3, 1909. 5:1570. 16,000

Adelstein, Hyman and Abram Avrutine to Joseph Kandell. 2d av, Nos 68 and 70, s e cor 4th st, Nos 84 and 86, 41.1x84. Prior mort $70,000. Dec 6, 1909, 3 years, 6%. 2:445. 20,000

Antopol Pruzin Realty Co to Daniel Underhill as trustee. Certificate as to 7 morts for $3,000 each, covering land in Kings Co, N Y. Dec 1. Dec 8, 1909. —

Adams, Warren S with Henry A C Taylor. 38th st, No 110 East. Extension of $45,000 mort until Nov 26, 1912, at 4½%. Dec 9, 1909. 3:893. nom

Adler, Ernest N with John T Willets as guardian Josiah M Willets. 75th st, No 515, n s, 323 e Av A, 25x95.7x25.4x99.9. Extension of mort for $11,000 to Jan 12, 1913, at 5%. Nov 23. Dec 8, 1909. 5:1487. nom

Bramwell, Cora M to GUARANTY TRUST CO of N Y. Broadway, No 335, n w cor Worth st, Nos 87 and 89, runs n 28.3 x w 144.10 x n 27.1 x w 34.4 x n 44.8 x w 24.4 x s 100 to st, x e 203.1 to beginning. Dec 7, 3 years, 5%. Dec 9, 1909. 1:173. 75,000

Brenner, Harry and Saml Lesser to Simon Hirsh. Division st, No 26. Leasehold. Dec 7, demand, 6%. Dec 8, 1909. 1:289. 500

Branson, Geo R to NORTH RIVER INS CO. 74th st, No 155, n s, 119.6 e Lexington av, 17x102.2. Dec 7, 1 year, 4½%. Dec 8, 1909. 5:1409. 15,000

Bloss, Otto J to Fredk Backof. 94th st, Nos 203 and 205, n s, 100 w Amsterdam av, 52x100.8x57.2x100.8. Prior mort $91,779.79. Dec 6, due Sept 1, 1911, 6%. Dec 7, 1909. 4:1242. 3,201.21

Brooks, May E and W Ross Martin with Susie K Anderson. Amsterdam av, No 1749, e s, 124.10 n 146th st, 24.11x—. Subordination agreement. Dec 6. Dec 7, 1909. 7:2061. nom

Bornn Hat Co to Wm Stursberg and ano. Certificate as to mort for $2,250 covering machinery, &c. Dec 6. Dec 7, 1909. —

Barkley, Chas B to Mary T Foote and ano. 3d av, No 253, s e s, 82 s w 21st st, 18.2x75. Dec 7, 1909, 3 years, % as per bond. 3:901. 11,500

Beaumont, Francis E, of Chestertown, Md, to Edmund L Beaumont. 138th st, No 604, s w s, 116.8 n w Broadway late 11th av, 16.8x99.11. Nov 24, 3 years, 6%. Dec 7, 1909. 7:2086. 500

Baron de Hirsch Fund to Aaron Jacobs. 112th st, Nos 67 and 69, n s, 289.4 e Madison av, 39.9x100.11. Extension of $40,000 mort until Dec 22, 1914, at 5%. Dec 6, 1909. 6:1618. nom

Barbey, Louis to Cornelius F Kingsland trustee for Henry P Kingsland will Ambrose C Kingsland. 7th av, No 2450, Extension of $21,000 mort until Dec 5, 1915, at 4½%. Dec 2. Dec 6, 1909. 7:2028. nom

Brooks, May E wife of and Harry W to Susie K Anderson. Amsterdam av, No 1749, e s, 124.10 n 146th st, 24.11x100. Dec 6, 1909, 3 years, 5%. 7:2061. 36,000

Ballenberg, Samuel to Bernard Kreizer. 48th st, No 240, s s, 182 w 2d av, 18.8x100.5. Dec 1, due Dec 1, 1911, 6%. Dec 3, 1909. 5:1321. 2,000

Baker, Wm S with LAWYERS TITLE INS & TRUST CO. 144th st, s s, 287.6 e Broadway, 87.6x99.11. Agreement as to share ownership in mort. Nov 26. Dec 3, 1909. 7:2075. nom

Brown, Adele Q wife James with Henry A C Taylor. Park av, Nos 785 to 789, e s, 45.2 n 73d st, 57.4x irreg. Extension of $70,000 mort until Dec 1, 1914, at 4½%. Dec 1. Dec 9, 1909. 5:1408. nom

CITIZENS SAVINGS BANK with Isaac Bockar and Solomon Rotkowitz. Rivington st, No 252, n e cor Sheriff st, —x—. Extension of $40,000 mort until Nov 15, 1914, at 4½%. Dec 8, 1909. 2:334. nom

Cudemo, Vincenzo to James F Doyle. 114th st, No 241, n s, 125 w 2d av, 25x100.11. P M. Prior mort $12,000. Dec 7, 3 years, 6%. Dec 8, 1909. 6:1664. 5,750

City of N Y to Helena S Eckel of 243 W 99th st. Transfer of tax lien for years 1902 to 1907, assessed to unknown lot 71½ on 29th st, s s, bet 6th and 7th avs. June 17, 3 years, 7%. Dec 8, 1909. 3:804. 137.36

Chapin, Maria B with Stella S van Laer. 57th st, Nos 32 and 34 East. Agreement canceling clause and modifying mortgage. Dec 1. Dec 7, 1909. 5:1292. nom

Cohn, Ricke to Alfred Cane. 109th st, No 108, s s, 76 e Park av, 19x100.11; 109th st, No 110, s s, 95 e Park av, 19x100.11. Prior mort $16,000. Nov 24, 2 years, 6%. Dec 7, 1909. 6:1636. 3,000

Corn Exchange Realty Co to Christian Moller. Lenox av, s e cor 143d st, 24.11x85. Dec 4, 3 years, 5½%. Dec 6, 1909. 6:1740. 4,000

Crumbie, Frank R of Nyack, N Y, to Geo G De Witt et al trustees Geo G De Witt. 65th st, Nos 317 and 319, n s, 200 e 2d av, 2 lots, each 25x100.5. 2 morts, each $10,000. Dec 4, 1909, 5 years, 4½%. 5:1440. 20,000

Conolly, Mary A, Hugh E of N Y, Cath C Sampers of Yonkers, N Y, to Royal P Hamerschlag. 96th st, Nos 302 and 304, s s, 100 e 2d av, 50x100.8. Prior mort $13,000. Dec 3, 1909, 1 year, 6%. 5:1558. 4,500

Church of St Joachim to EMIGRANT INDUSTRIAL SAVINGS BANK. Roosevelt st, Nos 22 to 30, e s, 81 n New Bowery, runs e 80.11 to n w s New Bowery, Nos 38 and 40, at pt 114.3 e Roosevelt st x n e 80.3 x n 50.1 x w 135 to e s Roosevelt st x s 104 to beginning. Dec 2, 3 years, 4½%. Dec 3, 1909. 1:117. 130,000

County Holding Co to Union Mortgage Co. 40th st, No 26, s s, 250 e Madison av, 25x98.9. Dec 3, 1909, 3 years, 5%. 3:869. 90,000

Same to same. Same property. Certificate as to above mort. Dec 3, 1909. 3:869. —

Cauthers, Anna to FARMERS LOAN AND TRUST CO. 95th st, No 135, n s, 96.6 w Lexington av, 17x100.8. Dec 9, 1909, 3 years, % as per bond. 5:1524. 12,000

Costa, Giovanni, of Keyport, N J, and Tomaso Tassini, of Matawan, N J, to Domenico Abbate and Pietro Alvino. McDougal st, Nos 64 and 66, e s, 74.11 s Houston st, 39.9x75x39.11x74.11. P M. Prior mort $37,000. Dec 1, 5 years, 6%. Dec 9, 1909. 2:518. 11,000

Connolly, Wm to Eliz K Dooling. 77th st, Nos 431 to 435, n s, 235.9 w Av A, 62.2x102.2. Prior mort $——. Dec 8, due Oct 22, 1912, 6%. Dec 9, 1909. 5:1472. 4,000

de Bernales, Emma J wife Albo to N Y LIFE INS & TRUST CO. 38th st, No 113, n s, 160 w Lexington av, 20x98.9. Prior mort $27,500. Nov 24, 3 years, 5%. Dec 3, 1909. 3:894. 2,500

Davis, Joseph and Julius and Isidore Blauner with Theo J and Flora M Ludwig. Henry st, No 30. Subordination agreement. Nov 26. Dec 4 ,1909. 1:277. nom

Davis, Joseph of Brooklyn, N Y, to Max Mandel. Henry st, No 30, s s, abt 170 e Catharine st, 25x100. Prior mort $33,500. Nov 30, due Jan 1, 1913, 6%. Dec 4, 1909. 1:277. 1,750

Dietz, William to Sol L Kaye. Park av, No 1132, w s, 25.2 s 91st st, 25.2x82.2. Dec 4, due Apr 4, 1910, 6%. Dec 6, 1909. 5:1502. 6,000

Engel, Edward T to Martin Engel. 2d av, Nos 522 and 524, n e cor 29th st, 44x57.7x35.6x53.2. Prior mort $35,000. Dec 7, due &c as per bond. Dec 8, 1909. 3:935. 10,000

Embury, Evelyn J wife of and Philip to Paul A Rehr. 70th st, No 250, s s, 492 w Amsterdam av, 16x100.5. Prior mort $17,500. Dec 3, 1 year, 6%. Dec 4, 1909. 4:1161. 2,000

Export Trucking Co to J E Adams, Jr. Consent to mortgage $2,114.64 on personal property. Dec 8. Dec 9, 1909. —

EQUITABLE LIFE ASSUR SOC of the U S with Maurice H Cohen and ano. Attorney st, No 121, w s, 100 n Rivington st, 25x100. Extension of $18,000 mort until Jan 1, 1915, at 4½%. Dec 3. Dec 8, 1909. 2:349. nom

EQUITABLE LIFE ASSUR SOC of the U S with Harold L Colten. Houston st, No 327, s s, 75 w Ridge st, 25x100. Extension of $18,000 mort until Jan 1, 1915, at 4½%. Dec 3. Dec 8, 1909. 2:345. nom

Flatiron Realty Co to James S Darcy. 35th st, No 248, s s, 275 e 8th av, 25x98.9. Prior mort $25,000. Dec 1, 1 year, 6%. Dec 9, 1909. 3:784. 2,500

Same to same. Same property. Certificate as to above mort. Nov 30. Dec 9, 1909. 3:784. —

Finnigan, Mary C to DRY DOCK SAVINGS INSTN. 49th st, No 216, s s, 180 e 3d av, 21x100.5. Dec 3, 1909, due &c as per bond. 5:1322. 10,000

Fleischmann Realty & Construction Co with METROPOLITAN TRUST CO of N Y. Audubon av, n e cor 176th st, 99.11x100. Subordination agreement. Nov 26. Dec 3, 1909. 8:2132. nom

Fischel Realty Co to Sarah Wiener. Henry st, No 287, n e cor Scammel st, 24x78.11x24x79.4; Henry st, No 280, n s, 24 e Scammel st, 24x78.7x24x78.11 w s. Prior mort $——. Dec 1, due June 1, 1912, 6%. Dec 3, 1909. 1:288. 12,000

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1909. 1:288. nom

Fajen, Hermann H and Fredk to TITLE GUARANTEE & TRUST CO. South st, No 9, s s, 11.7 e Moore st, 22.9x99.10x25.1x99.11. Aug 17, due, &c, as per bond. Dec 3, 1909. 1:4. 15,000

Finkelstein, Minnie, Libbie Fleig and Julius Clark to Bernard and Charles King. 27th st, No 422, s s, 475 e 10th av, 24.7x98.9. Prior mort $15,000. Dec 2, 2 years, 6%. Dec 3, 1909. 3:724. 7,000

Finger, Annie wife of and Joseph to Robert Kommel. Av C, No 110, e s, 48.9 n 7th st, 18.3x82.5. Prior mort $——. Dec 6, 1909, installs, 6%. 2:377. 1,500

Freedman, Andrew as committee Ida A Flagler with P Henry Dugro and ano, exrs, &c, Anthony Dugro. 59th st, Nos 30 and 32 West. Extension of $160,000 mort until Nov 19, 1911, at 4½%. Dec 7, 1909. 5:1274. nom

Freedman, Andrew as committee Ida A Flagler with Hudson Companies. Fulton st, No 214, s s, 102.11 e Greenwich st, 24.11x 77.4x21.8x irreg. Extension of $18,000 mort until Dec 1, 1910, 5%. Dec 7, 1909. 1:81. nom

Freedman, Andrew as committee Ida A Flagler with Clendenin J Ryan. 9th st, No 17, n s, 282.8 w 5th av, 26.2x82.3. Extension of $30,000 mort until Oct 31, 1910, at 5%. Oct 29. Dec 7, 1909. 2:573. nom

GREENWICH SAVINGS BANK with Mary E St John. 35th st, Nos 511 to 515 West. Extension of $6,000 mort until Dec 3, 1914, at 4½%. Dec 8. Dec 9, 1909. 3:707. nom

Gutt, Joseph to Jos Doelgers Sons. 75th st, No 325 East. Saloon lease. Dec 8, demand, 6%. Dec 9, 1909. 5:1450. 1,800

Granite Construction Co to METROPOLITAN TRUST CO of City N Y. Audubon av, e s, 259.10 n 175th st, 99.11x100. Nov 26, 1 year, 6%. Dec 3, 1909. 8:2132. 120,000

Same to same. Same property. Certificate as to above mort. Nov 26. Dec 3, 1909. 8:2132. —

Gahren, Chas to American Mortgage Co. 95th st, No 59, n s, 228 e Columbus av, 18x100.8. P M. Dec 3, 1909, 5 years, 4½%. 4:1209. 14,500

Gordon, Jacob and Albert E Lowe to Joseph D Edelson. 115th st, No 84, s e cor Lenox av, 100x27.11. Prior mort $——. Dec 3, 1909, 3 years, 6%. 6:1598. 15,000

Goldfield, Joseph A to Herman Heidelberg. 145th st, No 532, s s, 237.6 e Broadway, 37.6x99.11. P M. Prior mort $45,000. Dec 2, 4 years, 6%. Dec 3, 1909. 7:2076. 11,000

Gluck, Jacob S with LAWYERS TITLE INS & TRUST CO. 2d av, No 769. Agreement as to share ownership in mort. Nov 24. Dec 3, 1909. 5:1315. nom

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Gahren, Charles to Charles Fraser. 95th st, No 53, n s, 282 e Columbus av, 18x100.8. P M. Dec 3, 1909, 5 years, interest as per bond. 4:1209. gold, 14,500

Gennus, Martin to Wm R Wilder et al trustees John Baird. 80th st, Nos 522 and 524, s s, 318 e Av A, 51x102.2. Dec 2, 3 years, 5%. Dec 4, 1909. 5:1576. 20,000

Gahren, Charles to Julius Oppenheimer. 95th st, No 55, n s, 263 e Columbus av, 19x100.8. P M. Dec 3, 3 years, 4½%. Dec 4, 1909. 4:1209. 15,000

Gahren, Charles to Flora Nordlinger. 95th st, No 57, n s, 246 e Columbus av, 17x100.8. P M. Dec 3, due &c as per bond. Dec 4, 1909. 4:1209. 13,500

Gahren, Charles to Rose Bondy. 95th st, No 61, n s, 211 e Columbus av, 17x100.8. P M. Dec 3, due &c as per bond. Dec 4, 1909. 4:1209. 13,500

Goldsmith, Sarah to Louisa Minturn 117th st, No 138, s s, 300 e 7th av, 25x100.11. Dec 7, 1909, 5 years, 4½%. 7:1901. 22,000

Goldstein, Hyman to STATE BANK. 112th st, No 28, s s, 419 w 5th av, 30x100.11; 112th st, No 30, s s, 449 w 5th av, 30x100.11; 112th st, No 26, s s, 389 w 5th av, 30x100.11. Prior mort $——. Dec 7, 1909, demand, 6%. 6:1595. 12,000

Goldsmith, Sarah to Bertha E Kassing. 117th st, No 138 West. Extension of $3,000 mort until July 31, 1913, at 6%. Dec 7, 1909. 7:1901. nom

Gottesman, Sigmund to Leon Mendelson. 121st st, No 345, n s, 150 w 1st av, 25x100.11. Prior mort $22,125. Dec 6. Dec 7, 1909, 1 year, 6%. 6:1798. 500

Garofalo, Frank to J Frederic Kernochan and ano trustees Stephen S Whitney. 110th st, No 309, n s, 150 e 2d av, 25x100.11. Dec 8, 1909, 5 years, 5%. 6:1682. 16,000

Same and Hiram Snyder with same. Same property. Subordination agreement. Dec 8, 1909. 6:1682. nom

Grossman, Minnie to TITLE INSURANCE CO of N Y. 104th st, No 172, s s, 200 w 3d av, 25x100.11. Dec 2, 3 years, 5%. Dec 8, 1909. 6:1631. 12,000

GUARANTY TRUST CO of N Y trustee Eveline G Marshall for Marie Marshall with Philip Embury and ano. 70th st, No 250, s s, 492 w Amsterdam av, 16x100.5. Extension of $17,500 mort until Dec 1, 1912, at 5%. Dec 1. Dec 9, 1909. 4:1161. nom

Hurwitz, Nathan and Adolph Pawel with UNION TRUST CO. East Broadway, No 149. Subordination agreement. Nov 17. Dec 3, 1909. 1:283. nom

Hurwitz, Nathan and A Rosenbloom with UNION TRUST CO of N Y. East Broadway, No 149. Subordination agreement. Nov 29. Dec 3, 1909. 1:283. nom

Harris, Heyman to Marie L Constable. 8th av, No 413, w s, 49.4 s 31st st, 24.8x100. Nov 29, due May 1, 1913, 4%. Dec 3, 1909. 3:754. 15,000

Hall, Bolton to Anna S Wilson. 63d st, No 109, n s, 81 w Columbus av, 19x100.5. Dec 6, 1909, due &c as per bond. 4:1135. 17,000

Hall, Wm R with Eighty-Sixth St Theatre Co. 86th st, Nos 157 to 161, n s, 204.5 w 3d av, 76.8x100.8. Extension of $20,000 mort until Apr 22, 1911, at 6%. Nov 27. Dec 4, 1909. 5:1515. nom

Harris, Hermen and Hannah Friedman to Louis Horowitz. 7th av, No 2365, e s, 50 n 138th st, 25x100. Prior mort $26,000. Dec 6, 1909, due July 31, 1913, 6%. 7:2007. 4,000

Hickok, Chandlee H to Chelsea Realty Co. 59th st, No 43, n s, 106.8 e Madison av, 16.8x100.5. Nov 20, 3 years, 5%. Dec 3, 1909. 5:1374. 32,000

Hastorf, Harry, Albert H and William exrs Charlotte Hastorf with Julius Oppenheimer et al trustees Solomon Rothfeld. Grand st, Nos 417½ and 419. Subordination agreement. Dec 4. Dec 8, 1909. 1:314. nom

Herrick, Rose to William Feltenstein. 122d st, No 105, n s, 115 e Park av, 24.9x100.11. Prior mort $22,000. Dec 7, installs, 6%. Dec 8, 1909. 6:1771. 1,000

Herleon Realty Co to GERMAN SAVINGS BANK. Audubon av, w s, 106.3 n 175th st, runs n 93.7 to 176th st, x w 100 x s 85 x e 100.3. Dec 9, 1909, 3 years, 5%. 8:2133. 120,000

Same to same. Same property. Certificate as to above mort. Dec 9, 1909. 8:2133. ——

Herzig, Milton A and ano trustees with UNION DIME SAVINGS BANK. 107th st, Nos 237 and 239, n s, 450 w Amsterdam av, 50x100.11. Extension of $65,000 mort until Nov 1, 1914, % as per bond. Oct 4. Dec 8, 1909. 7:1879. nom

Jackson, Carl D to John S Sutphen et al exrs &c John S Sutphen. Riverside Drive, e s, 30.7 s 73d st, 35.5x98.11x21x104.11. P M. Dec 2, 3 years, 4½%. Dec 4, 1909. 4:1184. 38,000

Klein, Fanny to Bertha Scher. 107th st, No 208, s s, 135 e 3d av, 21.10x100.11. Nov 24, 2 years, 6%. Dec 4, 1909. 6:1656. 2,000

Kupeler Realty & Personalty Commercial Co to Max Borck. Market st, No 11, w s, 25 s East Broadway, 25x90. Prior mort $——. Nov 26, due May 15, 1912, 6%. Dec 6, 1909. 1:280 1,150

Kassel, Abraham and Isaac Goldberg with Baron de Hirsch Fund, a corpn. Montgomery st, Nos 64 and 66. Extension of $70,000 mort until Dec 1, 1912, at 5%. Dec 1. Dec 6, 1909. 1:258. nom

Kassing, Bertha E with Louisa Minturn and Sarah Goldsmith. 117th st, No 138 West. Subordination agreement. Dec 7, 1909. 7:1901. nom

Klee, Rose to M Warley Platzek. West End av, No 356, e s, 24.2 s 77th st, runs e 66 x s 24 x w 13 x n w 7.3 x w 48 to av, x n 19 to beginning. Dec 9, 1909, 5 years, 4½%. 4:1168. 18,000

Kursheedt, Alphonse H, Jos Fettretch and Chas D Williams trustee Frederic A Kursheedt with Anna E Troescher. Grand st, No 78 (80), n s, 25x100. Agreement as to reduction of interest. Dec 1. Dec 8, 1909. 2:475. nom

Kantrowitz, Henry J to Annie Klein and Sarah Rosner. 3d st, Nos 389 and 391, n s, 150.10 e Lewis st, 50x97. Extension of $3,500 mort until Jan 2, 1913, at 6%. Dec 6. Dec 9, 1909. 2:358. nom

Lookstein, Sarah with Jos M Lichtenauer. 111th st, No 84 E. Extension of $9,000 mort until Nov 20, 1916, 5%. Dec 9, 1909. 6:1616. nom

Levy, Fredericka and Minnie Frey to Society for the Relief of the Destitute Blind of City of N Y and its Vicinity, a corpn. 63d st, No 128, s s, 400 w Columbus av, 25x100.5. Nov 30, 5 years, 4½%. Dec 4, 1909. 4:1134. 22,000

Same to John L Momand. Same property. Nov 30, 4 years, 6%. Dec 4, 1909. 4:1134. 3,500

LAWYERS TITLE INS & TRUST CO with Sigmund Galewski. 120th st, Nos 309 and 311, n s, 125 e 2d av, 50x100.10. Extension of $43,000 mort until Dec 5, 1912, at 5%. Nov 10. Dec 3, 1909. 6:1797. nom

LAWYERS TITLE INS AND TRUST CO with Salvatore Strano. 106th st, No 308, s s, 150 e 2d av, 25x100.11; 106th st, No 310, s s, 175 e 2d av, 25x100.11. Extension of two morts for $21,000 each, until Dec 5, 1912, at 5%. Nov 22. Dec 8, 1909. 6:1677. nom

LAWYERS TITLE INS AND TRUST CO with David Epstein. 96th st, No 159 (161), n s, 95 e Lexington av, 25x100.11. Extension of $17,000 mort until Jan 4, 1915, 4½%. Nov 23. Dec 8, 1909. 6:1624. nom

Lawyers Mortgage Co with Maud B Prentice. Rivington st, Nos 136 and 138. Extension of mort for $50,000 to Dec 6, 1914, at 5%. Dec 6. Dec 7, 1909. 2:354. nom

Langley, Wm H, of Fargo, N D, to N Y LIFE INS CO. 95th st, Nos 17 and 19, n s, 100 w Madison av, 70x100.8. Nov 27, due Jan 1, 1913, 4½%. Dec 3, 1909. 5:1507. 100,000

Lawrence, Beatrice E to EQUITABLE LIFE ASSUR SOC of the U S. 48th st, No 230, s s, 258.10 e 8th av, 16.8x100.5. Dec 6, 1909, due Jan 1, 1915, 4½%. 4:1019. 16,000

Loew, Marcus with Eighty-Sixth St Theatre Co. 86th st, Nos 157 to 161, n s, 204.4 w 3d av, 76.8x100.8. Extension of $25,000 mort until Oct 10, 1914, at 5%. Nov 26. Dec 4, 1909. 5:1515. nom

Same to same. Same property. Declaration as to assignment of mort &c. Nov 26. Dec 4, 1909. 5:1515. nom

L'Amoreaux, Jesse S with Solomon Mayer. Claremont av, No 180, n e cor 125th st, 100x100. Agreement as to right to enforce collection of principal of mort &c. May 18. Dec 4, 1909. 7:1993. ——

Lawyers Mortgage Co with Baron de Hirsch Fund. Henry st, Nos 287 and 289, n e cor Scammel st, No 8, 48x78.7x48x79.4. Agreement as to share ownership of mort. Dec 1. Dec 9, 1909. 1:288. nom

Mayer, Jeannette with Isaac Simons and Max Gratzner. 95th st, Nos 108 and 110 West. Extension of $16,500 mort until Nov 1, 1911, at 6%. Dec 3. Dec 4, 1909. 4:1225. nom

MacLeod, Anna to TITLE GUARANTEE & TRUST CO. 105th st, Nos 202 to 206, s s, 74 e 3d av, 54x100.9. Dec 3, due &c as per bond. Dec 4, 1909. 6:1654. 17,000

Mayer, Isaac and Henry to Franklin Pettit. Broadway, s w cor 113th st, 100x100.11. P M. Prior mort $145,000. Dec 1, due June 1, 1912, 5½%. Dec 4, 1909. 7:1895. 42,750

McKibben, Wm T to Peter Doelger. Lexington av, Nos 2022 and 2024. Saloon lease. Dec 1, demand, 6%. Dec 6, 1909. 6:1772. 3,000

Mayer, Jeannette with Maryland Mortgage Co. 95th st, Nos 108 and 110, s s, 150 w Columbus av, 49.8x100.8. Agreement as to ownership of mort. Dec 3. Dec 4, 1909. 4:1225. nom

Mulvany, Edward P S, Margt R, Mary C, Ellen, Irene, Luke and Madeline R by Sigmund Heitler their guardian to American Mortgage Co. 72d st, No 161, n s, 125 w 3d av, 25x102.2. Dec 9, 1909, due &c as per bond. 5:1407. 27,000

Margulies, Lazar and Bernard to Orphans' Home and Asylum of the Protestant Episcopal Church in N Y. 25th st, Nos 220 and 222, s s, 298.7 w 2d av, 40x98.9. Dec 7, 1909, 5 years, 4½%. 3:905. 40,000

Same and Joseph Vidootsky with same. Same property. Subordination agreement. Nov 17. Dec 7, 1909. 3:905. nom

Marshack, Simon, of N Y and Isaak Goldberg, of Brooklyn, N Y to Robt L Lee. Suffolk st, No 114, e s, 125 s Rivington st, 25x100. Dec 7, 1909, 5 years, 5%. 2:348. 30,000

Mullins, Joseph M to Ellen Mullins. 57th st, No 322, s s, 225 e 2d av, 22.2x58.11x22.2x57.10. 1-7 part. Mar 2, 1907, 3 years, 5%. Dec 4, 1909. 5:1349. 500

Mullins, John E to Ellen Mullins. 57th st, No 322, s s, 225 e 2d av, 22.2x58.11x22.2x57.10. 1-7 part. Mar 2, 1907, 3 years, 5%. Dec 4, 1909. 5:1349. 500

Marshack, Simon, Isaac Goldberg and Margt T McDermott with Robt L Lee. Suffolk st, No 114. Subordination agreement. Dec 7. Dec 8, 1909. 2:348. nom

Marcus, Samuel to Tallmadge L Parsons. 28th st, No 115, n s, 193.9 e 4th av, 21.10x98.9. P M. Dec 8, 1909, 3 years, 4½%. 3:884. 25,000

Michelson, Lena wife of and David to The Colored Orphan Asylum & Assoc for the Benefit of Colored Children in City of N Y. 128th st, Nos 39 to 43, n s, 403.9 w 5th av, 56.3x99.11. Dec 8, 1909, 5 years, 4½%. 6:1726. 65,000

MUTUAL LIFE INS CO of N Y with Minoma Realty Co, Inc. Riverside Drive, late Boulevard Lafayette, n e cor 181st st, 203.11x irreg to w s Northern av x178.3 to n s 181st st x irreg, with all title to 181st st, n s, 26.2 w Northern av, runs n w 38.6 and 32.11 to n s 181st st x e 71.5 to beginning. Extension of $72,500 mort until Dec 1, 1910, at 5%. Nov 30. Dec 7, 1909. 8:2179. nom

Marcy Holding Co to Murtha J Garry. 145th st, Nos 505 to 509, n s, 160 w Amsterdam av, 40x99.11. Prior mort $25,000. Dec 7, 1 year, 6%. Dec 8, 1909. 7:2077. 10,000

Mulvany, Mary E F to Pauline Maier. 3d av, No 1256, w s, 52.2 n 72d st, 25x100. Prior mort $27,000. Dec 8, 1 year, 6%. Dec 9, 1909. 5:1407. 1,500

Nail, John B to County Holding Co. 6th av, No 450, w s, 49.4 n 27th st, 19.6x100. Dec 9, 1909, 3 years, 5%. 3:829. 80,000

Neper Construction Co to Chelsea Realty Co. Greenwich st, No 818, w s, abt 25 n Jane st, 21.2x91.4x21.2x91.9 n s; Greenwich st, No 820, w s, 45.9 n Jane st, 21.5x92.4x21.5x91.10. Building loan. Prior mort $18,000. Nov 29, 1 year, 6%. Dec 9, 1909. 2:642. 28,500

Same to same. Same property. Certificate as to above mort. Nov 29. Dec 9, 1909. 2:642. ——

Same to Minerva Realty Co. Same property. Prior mort $46,500. Nov 29, 1 year, 6%. Dec 9, 1909. 2:642. 17,000

Nadler, Wolf to Minnie Gross. Forsyth st, No 144, e s, 125.2 n Delancey st, 25x100. Dec 2, 4 years, 6%. Dec 3, 1909. 2:420. 4,000

Nadler, Wolf to Minnie Gross. Forsyth st, No 146, e s, 150 n Delancey st, 25.2x100. Dec 2, 4 years, 6%. Dec 3, 1909. 2:420. 4,000

Newman, Loeb to James R Plum exr &c Mercy M Plum. 113th st, No 155, n s, 295 w 3d av, 25x100.11. Prior mort $——. Dec 6, 1909, 3 years, 5%. 6:1641. 21,000

Olson, John E to James M Anderson, individ and as trustee James W Anderson. Broadway, Nos 1200 and 1202, n e cor 29th st, Nos 17 to 21, runs n 64.7 x e 34.6 x n e 65.11 x e 83.6 x s 98.9 to st x w 148.7 to beginning. P M. Equal lien with two morts for $150,000 each. Dec 1, 1 year, 4½%. Dec 7, 1909. 3:831. 600,000

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HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK
Architectural Bronze AND IRON WORK

Same to Clairville E Benedict guardian Eliz A Benedict. Same property. P M. Equal lien with two morts for $600,000 and $150,000, respectively. Dec 1, 1 year, 4½%. Dec 7, 1909. 3:831. 150,000

Same to same as guardian James A Benedict. Same property. P M. Equal lien with two morts for $600,000 and $150,000, respectively. Dec 1, 1 year, 4½%. Dec 7, 1909. 3:831. 150,000

O'Brien, Alice T to Fredk W Guy. 107th st, Nos 169 and 171, n s, 185 w 3d av, 34x100.11. Mort $8,500. Dec 6, due, &c, as per bond. Dec 7, 1909. 6:1635. 2,500

Orth, Amelia and Fredk C heirs &c Louis H Orth to Margt G Meeks. West Broadway, No 225, e s, abt 32 s White st, 20x50. Dec 1, 3 years, 5½%. Dec 6, 1909. 1:178. 6,000

Olcott, Alice M wife R Morgan Olcott to County Holding Co. 53d st, No 40, s s, 130 e Madison av, 18x100.5. Dec 6, 1909, 3 yrs, 5½%. 5:1288. 60,000

Owens, Minnie T, of Bayport, L I to Herrmann Boeker. Agreement as to payment of $1,270 due party 2d part for professional services rendered to Theo Allen decd. Dec 4. Dec 9, 1909. 2:-560. nom

Paterno Construction Co to Henry E Autenrieth. Northern av, e s, 485 n 181st st, 71.10x226.4x73.10x234.10. P M. Dec 9, 1909, 3 years, 5½%. 8:2179. 19,600

Realty Holding Co to Amedee D Moran. 25th st, No 26, s s, 450 e 6th av, 25x98.9. P M. Dec 8, 1909, 2 years, 5%. 3:826. 70,000

Rosenthal, Marcus and Antoinette B De Witt with J Frederic Kernochan et al as trustees Thos B Winthrop. 46th st, Nos 345 and 347, n s, 100 w 1st av, 40x100.5. Subordination agreement. Dec 7. Dec 8, 1909. 5:1339. nom

Rosenthal, Marcus to J Frederic Kernochan et al trustees Thos B Winthrop. 46th st, Nos 345 and 347, n s, 100 w 1st av, 40x100.5. Dec 7, 5 years, 5%. Dec 8, 1909. 5:1339. 17,500

Same and Carmelo Lopinto with same. Same property. Subordination agreement. Dec 4. Dec 8, 1909. 5:1339. nom

Rubinger, Charles to Jos L Buttenwieser. 26th st, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st x w 46.8 to beginning. Prior mort $——. Dec 4, due Aug 1, 1910, 6%. Dec 7, 1909. 3:882. 15,000

Robertson, Donald to HARLEM SAVINGS BANK. St Nicholas av, n e cor 185th st, 57x100x56.4x100. Dec 7, 1909, 5 years, 5%. 8:2157. 70,000

Rosenthal (Joseph) Realty Co to ALBANY SAVINGS BANK. 134th st, Nos 502 and 504, s s, 100 w Amsterdam av, 50x99.11. Dec 6, 1909, 5 years, 4½%. 7:1987. 45,000

Same to same. Same property. Certificate as to above mort. Dec 6, 1909. 7:1987. —

Same and Louis J Frey with same. Same property. Subordination agreement. Dec 6, 1909. 7:1987. nom

Ransom, Emma S to Louis A Sussdorff. John st, No 39, n e s, 77.1 s e Nassau st, runs n e 62.10 x n w 18.11 x s w 60.1 to John st x s e 19 to beginning; Beekman st, No 16, n s, abt 70 e Nassau st, 23.2x100, except part for st. Nov 29, 3 years, 5%. Dec 4, 1909. 1:78 and 101. 9,500

Regal Construction Co with METROPOLITAN TRUST CO of N Y. Audubon av, n e cor 176th st, 99.11x100. Subordination agreement. Nov 26. Dec 3, 1909. 8:2132. nom

Reid, John and Jos F Mulqueen as trustees with EMIGRANT INDUSTRIAL SAVINGS BANK and Church of St Joachim. Roosevelt st, Nos 22 to 30, and New Bowery, Nos 38 and 40. Subordination agreement and consent to same. Dec 1. Dec 3, 1909. 1:117. nom

Redmond, Andrew to Lion Brewery. 9th av, No 467. Saloon lease. Nov 1, demand, 6%. Dec 3, 1909. 3:733. 500

Ryder, Frances C to Elsie Powell. West End av, No 449, w s, 82 n 81st st, 20.2x100. Dec 9, 1909, 5 years, 4%. 4:1244. 10,000

Rosenthal, Sarah to American Mortgage Co. Bank st, No 117, n s, 201 w Greenwich st, runs w 26 x n 109.1 x e 10.1 x s 12.10 x e 18.6 x s 95 to beginning. P M. Dec 6, 1909, 5 years, 5%. 2:-635. 17,000

Same to same. Same property. P M. Prior mort $17,000. Dec 6, 1909, 1 year, 6%. 2:635. 1,000

Singer, Herman to John J Cork. 87th st, No 512, s s, 189 e Av A, 18x62.4x18x62.8. P M. Prior mort $6,500. Dec 8, 3 years, 6%. Dec 9, 1909. 5:1583. 1,900

Siegelman, Mores with Cornelius F Kingsland trustee for Henry P Kingsland will Ambrose C Kingsland. 73d st, No 214 East. Extension of $10,000 mort until Feb 1, 1915, at 4½%. Dec 8. Dec 9, 1909. 5:1427. nom

Samuels, Lewis with Trustees of the N Y Society Library. 5th av, No 1481. Extension of $34,000 mort until Nov 1, 1914, at 4½%. Dec 1. Dec 9, 1909. 6:1745. nom

Starrett (Theodore Co), a corpn to Milton E Oppenheimer and Ida M Murphy. 25th st, Nos 137 and 139, n s, 450 w 6th av, 66.4x—x68.3x98.9. P M and building loan. Nov 30, due Dec 1, 1910, 6%. Dec 3, 1909. 3:801. 270,000

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 3, 1909. 3:801. —

Seeman, Joseph to Chas A Stadler. 76th st, No 160, s s, 220.8 e Amsterdam av, 20.10x102.2. P M. Dec 1, 5 years, 4½%. Dec 3, 1909. 4:1147. 25,000

Staedler, John E to Chas Pfeiff. 77th st, No. 445, n s, 119 w Av A, 25x102.2. Prior mort $12,000. Dec 2, due Jan 1, 1912, 6%. Dec 3, 1909. 5:1472. 1,000

Schlomann, Fredk H to Clement March. Manhattan av, No 551, w s, 18.5 s 123d st, 15x74. Dec 3, 1909, 5 years, 5%. 7:1949. 7,000

Siviglia, Francesca to TITLE GUARANTEE & TRUST CO. 1st av, No 2122, n e cor 109th st, 25.10x95. Dec 3, 1909, due, &c, as per bond. 6:1703. 8,000

Sillon, Construction Co to Chas M Rosenthal. Riverside Drive, n e cor 151st st, 103.9 x 173.1 x 99.11 x 145. Building loan. Oct 20, due Apr 20, 1913, 6%. Dec 3, 1909. 7:2098. 130,000

Same to same. Same property. Certificate as to above mort. Oct 19. Dec 3, 1909. 7:2098. —

Schulang, Philip with Jas P Plum exr Mary G Willard and ano. 113th st, No 155 East. Subordination agreement. Dec 6, 1909. 6:1641. nom

Samuels, Lewis with A Frances M Clark. 5th av, No 1461. Extension of $36,000 mort until Nov 1, 1914, at 4½%. Dec 1. Dec 6, 1909. 6:1745. nom

Schiff, Jennie wife of and Joseph of Brooklyn, N Y, to Lea Luquer et al trustees Wm P Woodcock. Jane st, No 49, n s, 123.6 e Hudson st, runs e 27.6 x n 87.6 x w 26.6 x s 14 x w 1 x s 73.6 to beginning. Dec 6, 1909, 3 years, 4½%. 2:626. 14,500

Schneible, Carl A to J Frederic Kernochan and ano trustees Stephen S Whitney. 121st st, No 132, s s, 345 e Park av, 20x100.11. Dec 6, 1909, 5 years, 4½%. 6:1769. 9,000

Schonbrunn, Michl to American Mortgage Co. Coenties slip, No 31, w s, 36.6 n South st, 27.6x45. P M. Dec 7, 1909, 5 years, 5%. 1:5. 13,000

Same to Abbie L M Chandler. Same property. P M. Prior mort $13,000. Dec 7, 1909, due Dec 1, 1917, 6%. 1:5. 7,500

Schnurmacher Realty Co to TITLE GUARANTEE & TRUST CO. Consent to mort for $13,750 covering land in Queens Co. Dec 2. Dec 7, 1909. —

Solinsky, Louis to Frank Solinsky. East Broadway, No 147, s s, abt 205 w Rutgers st, 25x75. Prior mort $——. Dec 1, 3 years, 6%. Dec 7, 1909. 1:283. 4,500

Schlinger, Ignatz to DRY DOCK SAVINGS INSTN. 48th st, No 341, n s, 97 w 1st av, 28x100.5. Dec 8, 1909, due &c as per bond. 5:1341. 15,000

Shoostoff, Emill and Wolf Levy to Achilles H Kohn. 118th st, No 22, s s, 335 w 5th av, 25x100.11. Dec 7, 5 years, 5%. Dec 8, 1909. 6:1601. 24,500

Same to Leopold Harris. Same property. Prior mort $24,500. Dec 7, 3 years, 6%. Dec 8, 1909. 6:1601. 3,000

Scheer-Ginsberg Realty & Construction Co to Bertram Realty Co. 146th st, n s, 450 w Amsterdam av, 100x99.11. P M. Prior mort $65,000. Dec 1, 1 year, 6%. Dec 8, 1909. 7:2078. 28,000

Schroder, Geo J to Gustav Roittner. Columbus av, No 872. Store lease. Nov 29, installs, 5%. Dec 8, 1909. 7:1857. notes, 5,000

Seymour, Chas W and Edw E Mercelis exrs Kate P Stevens with Grace Williams guardian Lesta Ford. 102d st, Nos 313 and 315, n s, 212.6 e 2d av, 37.6x100.11. Agreement as to release of all title under ownership agreement. Nov 29. Dec 7, 1909. 6:1674. nom

St John, Mary E of South Norwalk, Conn, to GREENWICH SAVINGS BANK. 35th st, Nos 517 to 521, n s, 225 w 10th av, 75x98.9. Dec 8, 1909, due &c as per bond. 3:707. 7,000

Strauss Building & Realty Co and Herleon Realty Co with GERMAN SAVINGS BANK. Audubon av, s w cor 176th st, 93.7x100.3x85.7x100. Subordination agreement. Dec 8. Dec 9, 1909. 8:2133. nom

Telschow, Wilhelm with Rebecca S Jacobus et al trustees Saml M Jacobus. 2d av, No 1760, e s, 25.2 s 92d st, 25x80. Extension of $18,000 mort until Dec 18, 1912, —%. Dec 2. Dec 9, 1909. 5:1554. nom

Thorman, Clara to Eleanor V R Fairfax. 73d st, No 239, n s, 75 w 2d av, 25x51.1. Dec 7, 1909, 5 years 5%. 5:1428. 12,000

Twenty-Fifth Construction Co to TITLE INSURANCE CO OF N Y. 25th st, Nos 152 to 156, s s, 173.6 e 7th av, 55.6x98.9. Dec 1, 1 year, 6%. Dec 3, 1909. 3:800. 180,000

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1909. 3:800. —

TRUST CO of AMERICA with Joseph Herring. Av C, No 104, s e cor 7th st, Nos 230 and 232, 22.8x83. Extension of $28,000 mort until Dec 14, 1914, at 5%. Nov 9. Dec 3, 1909. 2:376. nom

Trautman, Alexander to August Janssen. 21st st, No 213 West, n s, abt 175 w 7th av, 25x98.9. Prior mort $——. Oct 2, 1908, 1 year, 6%. Dec 8, 1909. 3:771. 2,000

Urban, Adolph H to Amelia Meinhard. 88th st, No 213, n s, 150 w Amsterdam av, 25x100.8. Dec 2, due &c as per bond. Dec 4, 1909. 4:1236. 25,000

Umsted, Katharine S to Eugene McGarr. 129th st, Nos 251 to 255 West. Assign rents to extent of $632. Dec 6. Dec 8, 1909. 7:1935. nom

Weber, John G with Louis Siegel. Hester st, No 57. Extension of $8,000 mort until Dec 6, 1914, at 6%. Dec 6. Dec 8, 1909. 1:310. nom

Wohlgemuth, Sarah with Baron de Hirsch Fund, a corpn. 112th st, Nos 67 and 69, n s, 289.4 e Madison av, 39.9x100.11. Agreement as to share ownership in mort. Nov 17. Dec 7, 1909. 6:1618. nom

Walser, William, of West New York, Hudson Co, N J, to Annie Holland. Madison av, No 1441, e s, 81.10 n 99th st, 19.1x100. P M. Oct 19, due Feb 19, 1910, 6%. Dec 3, 1909. 6:1605. notes, 1,000

Wolf, Rebecca J to Samuel Jagoda. 17th st, No 413, n s, 194 e 1st av, 25x92. Nov 30, 2 years, % as per bond. Dec 4, 1909. 3:948. 500

Williamson, Morris of Brooklyn to TITLE GUARANTEE & TRUST CO. 106th st, No 314, s s, 237.6 e 2d av, 37.6x100.11. Dec 2, due &c as per bond. Dec 3, 1909. 6:1677. 30,000

Welkowitz, William to Charles Mittelman. Clinton st, No 91, w s, 150 s Rivington st, 25x100. Prior mort $30,000. Dec 1, 3 years, 6%. Dec 4, 1909. 2:348. 4,500

White, Mary E wife of and Edw E to UNION DIME SAVINGS BANK. 113th st, No 529, n s, 360 w Amsterdam av, 20x100.11. Dec 6, 1909, due &c as per bond. 7:1885. 20,000

Whitman, Minnie C wife Francis J to Irene B Braman. Columbus av, No 227, e s, 75.5 n 70th st, 25x100. P M. Dec 1, 3 years, 4½%. Dec 6, 1909. 4:1123. 32,000

Wohlgemuth, Sarah with Baron de Hirsch Fund, a corpn. 112th st, Nos 67 and 69, n s, 289.4 e Madison av, 39.9x100.11. Agreement as to share ownership in mort. Nov 17. Dec 6, 1909. 6:1618. nom

Weil, Theresa with Saml Harris and Seaman Sylvester. 7th st, No 200 East. Extension of $7,200 mort until Dec 1, 1914, at 6%. Nov 30. Dec 9, 1909. 2:389. nom

Weil, Theresa with Saml Harris and Seaman Sylvester. 39th st, No 441 West. Extension of $1,600 mort until Dec 1, 1914, at 6%. Nov 30. Dec 9, 1909. 3:737. nom

Weil, Theresa with Saml Harris and Seaman Sylvester. 31st st, No 421 West. Extension of $3,600 mort until Dec 1, 1914, at 6%. Nov 30. Dec 9, 1909. 3:729 nom

Zwerling, Mina to Sophia Schleider. Monroe st, No 254, s s, 250 w Jackson st, 25x97.8. Prior mort $37,000. Nov 30, installs. 6%. Dec 3, 1909. 1:261. 1,000

Zwerling, Mina to Sophia Schleider. Monroe st, No 254. Assigns rents to extent of $1,600, at 6%. Nov 30. Dec 3, 1909. 1:261. 1,600

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK
IRON WORK FOR BUILDINGS

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Albion Realty Co to Israel Karp and ano. Brook av, w s, 50 n 170th st, 37.6x90. Prior mort $25,000. Dec 2, 3 years, 6%. Dec 3, 1909. 11:2896. 6,000

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1909. 11:2896.

Averill, Mary J with Saml Kaslan. Brook av, w s, 52 s 170th st, 18x25. Extension of $3,200 mort until Dec 29, 1910, at 5%. Dec 1. Dec 3, 1909. 11:2893. nom

American Mortgage Co with Kath K Small and Keats Co. Lafontaine av, n w cor 179th st, 92.5x240x58.7x242.5; 179th st, s s, 115.1 e 3d av, 100 to w s Monterey av x304.8x95.9x302.7; Monterey av, s e cor 179th st, 428 to 178th st x100x412.9 to 179th st x101.1. Agreement apportioning mort. Nov 17. Dec 7, 1909. 11:3061.

Altro Realty Co to Morris H Hayman. Barretto st, n e cor 167th st, 82.2x54.7x57.10x79.11. Prior mort $33,000. July 14, due May 15, 1910, 6%. Dec 9, 1909. 10:2718 6,000

Same to same. Same property. Certificate as to above mort. July 14. Dec 9, 1909. 10:2718.

Brandt & Gartelman, a corpn, to John C Gartelman. Townsend av, w s, 130 n 175th st, two lots, each 30x100. Two morts, each $700. Dec 8, 1 year, 6%. Dec 9, 1909. 11:2850. 1,400

Bergen, Wm C to LAWYERS TITLE INS AND TRUST CO. 176th st, s s, 57.1 e Topping av, 19x81.6x19x82.11. Dec 8, 5 years. 5%. Dec 9, 1909. 11:2800. 7,000

Same to same. 176th st, s s, 19 e Topping av, 19x84.3x19x85.8. Dec 8, 5 years, 5%. Dec 9, 1909. 11:2800. 7,000

Same to same. 176th st, s s, 76.2 e Topping av, 19x80.2x19x81.6. Dec 8, 5 years, 5%. Dec 9, 1909. 11:2800. 7,000

Same to same. 176th st, s s, 38.1 e Topping av, 19x82.11x19x84.3. Dec 8, 5 years, 5%. Dec 9, 1909. 11:2800. 7,000

*Berwaldt, May wife of Henry to Julia C Tompkins extrx Julie Coombe. Kingsbridge road, s s, 112.4 e from s e s Kingsbridge road (Bussing av), said part being 72.9 n e Bronxwood av, not opened; runs e 24.6 to Digney av, not opened, x s 92.10 x w 24.4 x n 90.4 to beginning. Nov 29, due Jan 3, 1913, 5%. Dec 7, 1909. 500

*Barry, John F to Truman A Jewell. Schofield st, n s, adjoining land of City of New York, runs n 119 x e 50 x s 119 to st x w — to beginning. P M. Dec 8, 1909, 3 years, 6%. 1,800

*Baroncini, Antonio to Francesco Lanza. Van Buren st, w s, 250 s Columbus av, 25x100. Prior mort $——. Oct 21, due Apr 24, 1910, 6%. Dec 8, 1909. 200

Bauer, Mary to Whitfield Ward. Ryer av, No 2098, e s, 181.6 n 180th st, 18.6x103.8x18.6x103.10. Dec 7, due &c as per bond. Dec 8, 1909. 11:3149. 6,500

Brandt & Gartelman, a corpn to John C Gartelman. Townsend av, w s, 130 n 175th st, 2 lots each 30x100. Two morts each $3,500. Dec 8, 1909, 1 year, 6%. 11:2850. 7,000

Bronx Holding Co to Wm A Spencer and ano trustees Lorillard Spencer for benefit Eleanora L S Cenci, &c. Southern Boulevard, s w cor 156th st, 100x45. Dec 6, 5 years, 5%. Dec 7, 1909. 10:2720. 38,500

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 7, 1909. 10:2720.

Same to Wm Kent and ano trustees Mary G Edwards for Mary G Littleton. 156th st, s s, 85 w Southern Boulevard, 40x100. Dec 6, 5 years, 5%. Dec 7, 1909. 10:2720. 25,000

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 7, 1909. 10:2720.

Bernstein, Harris to Lewis S Davis. 164th st, s e s at s w s Washington av, 200x100, except part for avenue. P M. Dec 3, due May 9, 1910, 6%. Dec 4, 1909. 9:2368. 34,250

Brady, Kate V to TITLE GUARANTEE AND TRUST CO. Valentine av, s e s, 405.9 n e 198th st, 25x98.2. Building loan. Dec 3, 3 years, 6%, until building is completed and 5% thereafter. Dec 4, 1909. 12:3302. 7,000

Same to Christopher Huber. Same property. Prior mort $7,000. Dec 3, due, &c, as per bond. Dec 4, 1909. 12:3302. 2,000

Same to TITLE GUARANTEE AND TRUST CO. Valentine av, s e s, 430.9 n e 198th st, 25x97.11x25x98. Building loan. Dec 3, 3 years, 6%, until completion of building and 5% thereafter. Dec 4, 1909. 12:3302. 7,000

Same to Christopher Huber. Same property. Prior mort $7,000. Dec 3, due, &c, as per bond. Dec 4, 1909. 12:3302. 2,000

Bunt, Thomas J and Mary H to Wm Beaman. 158th st, n s, 148 w Cortlandt av, 50x101.6. Nov 29, 1 year, 6%. Dec 3, 1909. 9:-2418 1,000

Buhler, Anna M to Jacob Fischer. 148th st, s s, 275 e Morris av, old line, e ½ of lot 21 map Melrose South, 25x100. Prior mort $3,000. Dec 1, 2 years, 6%. Dec 3, 1909. 9:2329. 2,000

Cogswell-Taylor Impt Co to Enoch C Bell. Stebbins av, Nos 948 to 954, e s, 278.8 n Westchester av, 75x80. Building loan. Dec 2, 1 year, 6%. Dec 3, 1909. 10:2698. 22,000

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 3, 1909. 10:2698.

Same to Rockland Realty Co. Same property. P M. Prior mort $4,450. Oct 15, 1 year, 6%. Dec 3, 1909. 10:2698. 7,050

*Costar, Geo to Herman Hartman. Pelham road, w s, 920.7 s Libby st, 275x— to Westchester Creek. P M. Dec 6, 3 years, 5%. Dec 7, 1909. 6,300

Cebrelli, Antonio to Louis Meckes. Inwood av, e s, 429.11 n Clarke pl, late Gerard av, 25x225 to w s Old Macombs Dam rd. P M. Oct 25, due April 25, 1911, 6%. Dec 8, 1909. 11:2856. 1,500

*Cohen, Louis to Arthur J Mace and ano exrs Malinda G Mace. Arthur st, n s, 50 e Tilden av and being lot 950 map Laconia Park, 25x100. P M. Dec 8, 3 years, 6%. Dec 9, 1909. 200

Conlon, Francis X to Aqueduct Realty Co. Aqueduct av, e s, 743.7 n 183d st, 30x92 to Macombs Dam road, x30.11x99.7. P M. Nov 29, 3 years, 6%. Dec 9, 1909. 11:3212. 1,000

*Capoano, Antonio of Jersey City, N J, to JERSEY CITY TRUST CO. Lots 208 to 211 map 473 lots Haight estate, Westchester. Dec 6, due &c as per notes. Dec 9, 1909. 3,500

*Deluca, Sebastiano, Jr, to Melrose Realty Co. Magenta av, s s, 55 e Rosewood av, 25x100. P M. Dec 6, due Aug 4, 1910, 6%. Dec 7, 1909. 200

Dazian, Wm Henry et al exrs David W Dazian with Jacob Siegel and John G Heintz. 3d av, s w cor 148th st, 33.6x80.3x14.4x99.1. Extension of $35,000 mort until April 10, 1912, at 5%. Dec 2. Dec 8, 1909. 9:2327. nom

Despard, Fanny I to Clement L Despard. Andrews av, e s, 150.10 n 184th st, runs e 100 x n 50 x w 130 x s 50 x s 29.11 to beginning; Andrews av, e s, 200.10 n 184th st, runs e 100 x n 50 x w 130 x s 50 x e 29.11 to beginning. P M. Dec 1, 1899, due Dec 1, 1909, 5%. Dec 8, 1909. 11:3218. 5,000

*Deere, Mary to Abbie H Wightman. Union av, s e cor 3d st, 100x100, Westchester. Nov 30, demand, 6%. Dec 7, 1909. 1,000

Edmondson Construction Co to Geo E Buckbee. 183d st, s s, 100 w Grand av, 50x100. P M. Dec 3, due, &c, as per bond. Dec 4, 1909. 11:3208. 1,500

Eckstein, Samuel to TITLE GUARANTEE & TRUST CO. Arthur av, No 2325, on map Nos 2323 and 2325, w s, abt 128 n Belmont pl, 49x95.5x49x95.11. Dec 6, 1900, due &c as per bond. 11:3065. 15,000

Ervin, Emma to Thomas L Reynolds Co. 3d av, e s, 17.4 n 134th st, 17.4x10.8x16.8x15.5. Dec 6, 5 years, 6%. Dec 7, 1909. 9:2317. 2,250

Edgehill Terraces Co to Henry Kroger. Arlington av, e s, at w s 230th st, runs s w 60 x s e 125 x n e 87.5 to 230th st x s w 127.11 to beginning. Dec 3, 3 years, 5½%. Dec 7, 1909. 13:3407. 6,000

Same to same. Same property. Certificate as to above mort. Dec 3. Dec 7, 1909. 13:3407.

Fellman, Esther, Raffaele G Bastone and Raffaele Coleluco to John Bell Co. Hoffman st, e s, 243.10 n 184th st, 32x119.1. P M. Prior mort $4,000. Nov 30, 3 years, 6%. Dec 4, 1909. 11:3065. 3,500

Fredeman, Louis W to TITLE GUARANTEE AND TRUST CO. Crotona av, e s, 70.3 s 182d st, 29.3x88.2x27.11x85.4. Dec 3, 1909, due, &c, as per bond. 11:3098. 6,000

Feininger, Tecumseh and Pauline Knauss to TITLE GUARANTEE & TRUST CO. Intervale av, w s, 143.10 n Westchester av, 50x100. Dec 3, due, &c, as per bond. Dec 7, 1909. 10:2699. 8,000

*Flood, John F and Michl Holland to James R Strong. Lincoln st, w s, 225 n West Farms rd, 25x100. Dec 1, due Jan 1, 1913, 5%. Dec 7, 1909. 3,800

Fischer, Hortense B with LAWYERS TITLE INS AND TRUST CO. Bristow st, s w cor 170th st, 105.6x57.6x105.7x52.6. Agreement as to share ownership of mort. Nov 29. Dec 9, 1909. 11:2963. nom

*Farano, Luigi to Carmella V Marino. 218th st, s s, 231 e White Plains road, and being e ½ lot 649 map Wakefield, 50x114. Prior mort $1,700. Dec 9, 1909, 3 years, 6%. 600

*Gamache, Joseph to Henry Suhrig and ano. Bronxdale av, w s, 235.9 n Morris Park av, 25x99.9x25x99.8. Dec 6, 3 years, 5½%. Dec 7, 1909. 4,000

*Same to same. Bronxdale av, w s, 260.9 n Morris Park av, 25x99.9x25x99.9. Dec 6, 3 years, 5½%. Dec 7, 1909. 4,000

*Holmstrom, Regina C to Henrietta Schubert. Byron st, w s, 50.11 n 234th st, 25.11x81.2 to n e s White Plains road x32.4x61.8. Dec 2, due &c as per bond. Dec 3, 1909. 2,000

Hall, Wm H Jr to EMIGRANT INDUSTRIAL SAVINGS BANK. Dawson st, e s, 125 n 156th st, late Craven st, 25x100. Dec 2, 3 years, 5%. Dec 3, 1909. 10:2701. 6,500

Haiss, Katie wife of and George to DOLLAR SAVINGS BANK. Rider av, n w s, 368 s 144th st, 125x125 to s e s Canal pl (Mott Haven Canal). Dec 8, 1909, due Dec 1, 1910, 5%. 9:2340. 5,000

Haarit, Charles to John H Knoeppel. Decatur av, s s, 463.4 w 205th st, 25x112.6. Dec 3, 1909, due Oct 15, 1914, 5%. 12:3353. 5,000

Hunts Point Estates, a corpn, to Geo F Johnson. Spofford av, n w cor Coster st, runs w 105.4 x n e 442.7 to st, x s 428 to beginning; Spofford av, n e cor Coster st, runs n 464.1 x e 78.10 to s e s Hunts Point av, x s e 522.11 to Spofford av, x w 315 to beginning; Spofford av, s w cor Coster st, runs w 101.6 x s e 443.2 to Coster st, x n 427.11 to beginning; Spofford av, s e cor Coster st, runs e 365 to s w s Hunts Point av, x s e 840.8 to n s Randall av, x w 668.8 x n w 196.2 to st, x n 569.5 to beginning; Randall av, n s, at n e s Hunts Point av, runs n w 452.11 x s e 264.9 x n e 249.1 to w s Whittier st, x s — to a creek, x w — to a ditch, x s e — to Randall av, x w — to beginning; Whittier st, e s, 225.5 s Spofford av, runs n e 189.5 x s e 140.5 to c l Old Creek, x s w — to st, x n 386.11 to beginning; Randall av, s s, at s w s Hunts Point av, runs s e 540.2 to e s Whittier st, x w 60 to w s Whittier st, x s 18 x w 589 x n w 573.2 to av, x e 676.11 to beginning; Randall av, s s, at n e s Hunts Point av, runs e — to an old ditch, x s — to Hunts Point av, x n w — to beginning; Hunts Point av, n e s, 100 n Eastern Boulevard, runs e 78.9 to w s Drake st, x n 93.10 to c l of a creek, x w 114.7 to av, x s e 64.8 to beginning, except from above the following parcels: Spofford av, n e cor Coster st, runs e 100 x n 203.4 x n 52.4 x w 76.4 to st, x s 250 to beginning; Spofford av, s e cor Coster st, 200 to Faile st, x200; Faile st, e s, 200 s Spofford av, 100x200 to Bryant av; Faile st, e s, 300 s Spofford av, 125x100. July 27, 3 years, 5%. 10:2763, 2764, 2765, 2768, 2769 and 2770. Dec 9, 1909. 160,000

*Hannon, Kate to Patrick J Hannon. 175th st, e s, 400 n Gleason av, 25x100. Prior mort $4,000. Dec 6, due, &c, as per bond. Dec 7, 1909. 2,000

Hillmann, Ida to Henry Hahnenfeld and ano. Union av, n w s, 27 n 168th st, and being lot 23 map of building lots in Morrisania, east of Morse av, 40x101, except part for Union av. Prior mort $5,500. Dec 3, due Oct 15, 1910, 5½%. Dec 4, 1909. 10:2673. 1,000

Irving Construction Co to North American Mortgage Co. Eastburn av, n e cor 174th st, 38.3x95. Dec 3, 1909, 1 year, 6%. 11:2796. 22,000

Same to same. Same property. Certificate as to above mort. Dec 3, 1909. 11:2796.

Same to Chas L Keil. Same property. P M. Prior mort $22,000. Dec 3, 1909, 1 year, 6%. 11:2796. 3,000

Jorn, Isabella A to Geo C Liebers and ano, exr &c Christian Liebers. Emmett st, e s, 83 n Pelham av, 50x100. Prior Mort $3,000. Nov 16, 5 years, 5%. Dec 4, 1909. 12:3273. 1,500

Jones, S Beach as trustee for J Chester Jones will S Beach Jones with Wilhelmina Ehmann. 153d st, No 572 East. Extension of $12,000 mort until Mar 23, 1912, 5%. Dec 2, 1909. 9:2412. Corrects error in last issue, when 2d line read: Same with same. Beck st, n s, 240.9 e Av St John, 33.4x125 Ex-. nom

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Kauffman, Isidor and Lewis Leavy and Amelia S Lansing with MUTUAL LIFE INS Co of N Y. 137th st, s s, 850 w Home av, 50x100. Subordination agreement. Mar 19. Dec 3, 1909. 10:2549. nom

Same with same. 136th st, n s, 850 w Home av, 50x100. Subordination agreement. Mar 19. Dec 3, 1909. 10:2549. nom

Krabo,Chas O to American Mortgage Co. Belmont av, w s, 88.10 s 182d st, 38.3x83.1x38.2x84.1. Building loan. Dec 3, 1 year, 5½%. Dec 6, 1909. 11:3082. 17,000

Same to Natalie Schwicardi. Same property. Prior mort $17,000. Dec 3, due &c as per bond. Dec 6, 1909. 11:3082. 1,200

Keller, Ernst to Louis Gates. Martha av, e s, 125 n 240th st, 2 lots, each 25x100. 2 morts, each $1,000; 2 prior morts, each $4,750 Nov 12, 1 year, 6%. Dec 6, 1909. 12:3304 2,000

Kaiser, John F of Mt Vernon, N Y, to Eliz Schanze. Undercliff av, w s, 195.5 s Washington Bridge Park, 25x120.4x25.3x124.3, and being lot 22 parcel 26 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Nov 12, due Jan 30, 1912, 5½%. Dec 6, 1909. 9:2538. 2,000

Same to same. Lot 5 parcel 26 same map. Nov 12, 3 years, 5½%. Dec 6, 1909. 9:2538. 1,500

Knox,Arthur with Wm A Spencer and ano trustees Lorillard Spencer for Eleanora L S Cenci, &c. 156th st, s w cor Southern Boulevard, 45x100. Subordination agreement. Dec 6. Dec 7, 1909. 10:2720. nom

Krabo, Marie and Johanna R Ernst to American Mortgage Co. Daly av, e s, 246 s 180th st, 38.9x180x37.5x180. Building loan. Dec 6, 1 year, 5½%. Dec 7, 1909. 11:3127. 18,000

Same to Hans F N Truelsen. Same property. P M. Prior mort $18,000. Dec 6, due Oct 1, 1911, 6%. Dec 7, 1909. 11:3127. 2,000

Same to American Mortgage Co. Daly av, e s, 137.1 s 180th st, three lots, each 36.3x180. Three building loan morts, each $18,000. Dec 6, 1 year, 5½%. Dec 7, 1909. 11:3127. 54,000

Same to Hans F N Truelsen. Same property. Three P M morts, each $2,000. Three prior morts, each $18,000. Dec 6, due Oct 1, 1911, 6%. Dec 7, 1909. 11:3127. 6,000

Same to American Mortgage Co. Daly av, e s, 100.10 s 180th st, runs e 92.11 x s 25 x e 11 x s 11.1 x w 180 to av x n 36.3 to beginning. Building loan. Dec 6, 1, year, 5½%. Dec 7, 1909. 11:3127. 18,000

Same to Hans F N Truelsen. Same property. P M. Prior mort $18,000. Dec 6, due Oct 1, 1911, 6%. Dec 7, 1909. 11:3127. 2,000

Kellwood Realty Co to Perry D Trafford. Seneca av, n e cor Irvine st, 25x100. Dec 8, 1909, 3 years, 5%. 10:2761. 21,000

Same to same. Same property. Certificate as to above mort. Dec 8, 1909. 10:2761. ——

LAWYERS TITLE INSURANCE AND TRUST CO with Chas D or Chas Graff. Prospect av, No 966. Extension of $5,500 mort until Dec 10, 1912, 5%. Nov 26. Dec 8, 1909. 10:2690. nom

LAWYERS TITLE INS & TRUST CO to Crotona Construction Co. Fulton av, w s, 54.6 n 174th st, 42.5x93.8x39x92.1. Extension of $28,000 mort until Nov 30, 1914, 5%. Nov 30. Dec 6, 1909. 11:2930. nom

LAWYERS TITLE INSURANCE & TRUST CO with Altro Realty Co. Barretto (Fox) st, n e cor 167th st, 79.11x57.10x54.7x82.2. Extension of $33,000 mort until Nov 26, 1914 at 5%. Nov 26. Dec 3, 1909. 10:2718. nom

LAWYERS TITLE INS AND TRUST CO with Matilda Schmitt. Tinton av, w s, 294 s 165th st, 16.6x169. Extension of $3,500 mort until Dec 10, 1912, 5%. Dec 8, 1909. 10:2659. nom

LAWYERS TITLE INS AND TRUST CO with John Hoops. 138th st, s s, 748.2 e Willis av, 19.6x85. Extension of $8,000 mort until Nov 14, 1912, at 5%. Nov 18. Dec 8, 1909. 9:2282. nom

Langbein, J C Julius to Frank Gass. Clay av, No 1773, w s, 150 s 175th st, runs s 50 x w 190 to e s Topping av x n 49.6 x e 45 x n 0.6 x e 145 to beginning. P M. Dec 3, due May 1, 1910, 6%. Dec 4, 1909. 11:2799. 2,850

*Lax, Max to Katie Lax. Dudley av, n s, 175 e George st, and being lots 49 and 50 map Harrington estate, 50x114.6x50.6x121.5. Prior mort $——. Aug 19, 3 years, 5%. Dec 3, 1909. 600

McBride, Stephen to TITLE GUARANTEE & TRUST CO. Marion av, n e cor 189th st, 50x100.7x54.5x97.7. Building loan. Nov 30, 3 years, 6% until completion of building, and 5% thereafter. Dec 3, 1909. 11:3026. 40,000

Monday, Chas to Geo E Buckbee. Nelson av, No 1409 and 1411, w s, 166.8 n Boscobel av, 33.4x95.6x36.11x79.7. P M. Prior mort $7,000. Dec 3, 1 year, 6%. Dec 4, 1909. 11:2874. 1,000

McDermott, Adah M to TITLE GUARANTEE & TRUST CO. Tremont av late 177th st, s s, 100.6 w Southern Boulevard, 50x100. Dec 6, 1909, due &c as per bond. 11:2960. 5,000

Maresca, John to Louis Gates. Hughes av, w s, 100 s 187th st, 25x87.6. Prior mort $10,000. Oct 26, due July 1, 1912, 6%. Dec 6, 1909. 11:3073. 3,500

*Murray, John D to G De Witt Clocke. Bronxwood av, e s, abt 327 n Kingsbridge road, and being lots 99 and 100 map (No 876) of 250 lots Thompson-Rose estate, 50x102. Dec 3, 3 years, 6%. Dec 6, 1909. 1,000

Manhattan Mutual Realty Co to NORTH AMERICAN LIFE INS CO, of Newark, N J. Two certificates as to two morts of $2,300 each covering land in Queens Co, N Y. Dec 3. Dec 7, 1909. ——

Same to same. Certificate as to mort for $2,400 covering land in Queens Co, N Y. Dec 3. Dec 7, 1909. ——

Same to same. Certificate as to mort for $2,600 covering land in Queens Co, N Y. Dec 3. Dec 7, 1909. ——

Same to same. Certificate as to mort for $2,500 covering land in Queens Co. Dec 3. Dec 7, 1909. ——

Mulholland, Sidney and Gertrude to MUTUAL LIFE INSURANCE CO of N Y. 193d st, late Brookline st, s e cor Marion av, 101.1x21.8x99.5x32. Prior mort $——. Dec 6, due, &c, as per bond. Dec 7, 1909. 12:3275. 1,500

Meyer, Hermann H to BOWERY SAVINGS BANK. Park av, s e cor 183d st, 90x43.8x90x47.1. Dec 9, 1909, 5 years, 4½%. 11:3038. 15,000

Moffat, Myra to Geo E Hobbs. Southern Boulevard, n e cor 134th st, runs n 107.8 x n 122.3 to 135th st, x e 89 x s 200 to 134th st, x w 169 to beginning. Dec 8, 3 years, 5½%. Dec 9, 1909. 10:2563. 12,000

Meehan, Michl with Perry D Trafford. Irvine st, n e cor Seneca av, 25x100. Suordination agreement. Dec 8, 1909. 10:2761. nom

Maisel, Charles to Harris Drusin. 171st st, No 500, s s, 100 w 3d av, 24x100. P M. Prior mort $——. Dec 1, 3 years, 6%. Dec 9, 1909 11:2911. 1,000

Meyer, Hermann N to Jennie Bernstein. Park av, s e cor 183d st, 90x43.8x90x47.1. Prior mort $15,000. Dec 9, 1909, 3 years, 6%. 11:3083. 3,500

*Mole, Eliz to Frank C Mayhew and ano trustees Levi H Mace. Hancock st, e s, 155 n Columbus av, 25x100, and being lot 235 map Van Nest Park. Nov 15, 3 years, 6%. Dec 9, 1909. 2,000

Nelson, August to Excelsior Mortgage Co. Briggs av, w s, 100 n 196th st, 100x93x100x91.2. Building loan. Nov 26, due June 1, 1910, 6%. Dec 7, 1909. 11:3301. 28,000

Same to Geo E Buckbee. Same property. P M. Prior mort $28,000. Nov 26, due, &c, as per bond. Dec 7, 1909. 11:3301. 4,000

*North Bronx Realty Co to Sadie B Clocke. Wilson pl, n s, being s 100 ft of lot 11 blk A map Lester Park, 25x100. Dec 4, due &c as per bond. Dec 6, 1909. 2,500

Onyx Realty & Construction Co to David Galewski. Courtlandt av, No 623, w s, 75 n 151st st, 25x100; Courtlandt av, No 625, w s, 100 n 151st st late Gouverneur st, 25x100. P M. Prior mort $40,000. Dec 7, 1909, due as per bond, 6%. 9:2411. 10,000

Same to Chas Galewski. Courtlandt av, No 622, e s, 75 n 151st st, 20.4x100; Courtlandt av, No 624, e s, 95.4 n 151st st, 20.4x100. P M. Prior mort $——. Dec 7, 1909, due as per bond, 6%. 9:2398. 6,000

*Olphine, Emma M of New Rochelle, N Y, to Emma F Hawley. Park Drive, n w cor Business pl, 165x100. Nov 22, 3 years, 6%. Dec 8, 1909. 1,000

O'Gorman, Jeanne W to EMIGRANT INDUSTRIAL SAVINGS BANK. Simpson st, w s, 171.8 n 169th st, runs n 25 x w 107.11 x s 10.4 x s e 25 x e 87.8 to beginning. Prior mort $3,000. Dec 6, 1909, 3 years, 5 10:2719. 1,000

*O'Neill, Bridget to James M Fitzpatrick. Cruger av, No 1669, w s, 150 s Columbus av, 25x95. P M. Dec 2, due &c as per bond Dec 3, 1909. 500

174th St Construction Co to McKinley Realty & Construction Co. Tinton av, n w cor 160th st, 145.2x120. P M. Prior mort $20,000. Dec 2, due Jan 15, 1912, 6%. Dec 3, 1909. 10:2657. 7,000

Poldow, Joseph to John L Thomas. Concord av, e s, 20 n 147th st, 59x100. Dec 3, due June 3, 1910, 6%. Dec 4, 1909. 10:2580. 3,000

Pragnell, Agnes M to Martin Caflisch. Ritter pl, No 819 (Washington st), n s, abt 195 e Union av, 25x102. Dec 1, 3 years, 5%. Dec 3, 1909. 11:2969. 5,000

*Policastro, Carmela to Mary White trustee Thomas White. Meade av, n s, 205.1 w Unionport road, 25x100. Dec 3, 3 years, 5½%. Dec 7, 1909. 5,200

Putnam, Margt E to Albert W Putnam. 235th st, s s, extends from Cambridge av to Oxford av, —x—, being lot 422 block 3409 on tax map; 235th st, s s, extends from Oxford av to Johnson av, —x—, being lot 453 block 3409 tax map; Johnson av, n w cor 235th st, being lot 503 block 3409 tax map. Dec 1, due Jan 1, 1913, 5%. Dec 8, 1909. 13:3409. 19,000

Picken, James C to Georgiana Kendall. Plimpton av, No 1323, w s, 141.7 s 170th st, runs w 100 x s 8.4 x s 13.10 x e 97.4 to av, x n 22 to beginning. Dec 8, 3 years, 5%. Dec 9, 1909. 9:2522 6,500

Same and Hyman and Henry Sonn and Realty Mortgage Co with same. Same property. Subordination agreement. Dec 8 Dec 9, 1909. 9:2522. nom

Picken, James C and Hyman and Henry Sonn and Realty Mortgage Co with Francis G Lloyd and ano trustees David Stevenson for Florence S Le Boutillier. Plimpton av, No 1319, w s, 185.7 s 170th st, 22x88.10x22.5x93.11; Plimpton av, No 1317, w s, 207.7 s 170th st, 23x84.5x23.5x88.10; Plimpton av, No 1315, w s, 230.7 s 170th st, 23x79.11x23.5x84.5. Subordination agreement. Dec 8. Dec 9, 1909. 9:2522. nom

Same with same. Plimpton av, w s, 253.7 s 170th st, 25x75.6x23.5 x79.11. Subordination agreement. Dec 8. Dec 9, 1909. 9:2522. nom

Picken, James C to Francis G Lloyd and ano trustees David Stevenson for Florence S Le Boutillier. Plimpton av, No 1317, w s, 207.7 s 170th st, 23x84.5x23.5x88.10. Dec 8, 3 years, 5%. Dec 9, 1909. 9:2522. 6,500

Same to same. Plimpton av, No 1311, w s, 253.7 s 170th st, 23x75.6x23.5x79.11. Dec 8, 3 years, 5%. Dec 9, 1909. 9:2522. 6,500

Same to same. Plimpton av, No 1315, w s, 230.7 s 170th st, 23x 79.11x23.5x84.5. Dec 8, 3 years, 5%. Dec 9, 1909. 9:2522. 6,500

Same to same. Plimpton av, No 1319, w s, 185.7 s 170th st, 22x 88.10x88.10x22.5x93.11. Dec 8, 3 years, 5%. Dec 9, 1909. 9:2522. 6,500

Same to Wm W Johnson and ano trustees Alvin J Johnson for Minnie A Worth. Plimpton av, No 1321, w s, 163.7 s 170th st, 22x93.1x22.5x97.9. Dec 8, 3 years, 5%. Dec 9, 1909. 9:2522. 6,500

Same and Hyman and Henry Sonn and Realty Mortgage Co with same. Same property. Subordination agreement. Dec 8. Dec 9, 1909. 9:2522. nom

Rodehau Realty Co to LAWYERS TITLE INS & TRUST CO. Trinity av, e s, 420 s 165th st, 49.5x100. Dec 6, 1909, 5 years, 5%. 10:2639. 36,000

Same to same. Same property. Certificate as to above mort. Nov 15. Dec 6, 1909. 10:2639. ——

Robinson, Margaret to NORTHERN BANK of N Y. 176th st, No 630, late Woodruff av, s e cor Arthur av, late Broad st, 100x 100x100x100.5, except part for Arthur av and 176th st. P M Nov 17, 3 years, 5%. Dec 6, 1909. 11:2945. 16,500

Riley & Loughney Realty Co to Robt N Quinn. Bainbridge av, s e cor Woodlawn rd (Scott av), 100x25. Prior mort $16,000. Dec 4, 1909, demand, 5½ 12:3334 2,000

Same to same. Same property. Consent to above mort. Dec 4, 1909. 12:3334. ——

Same to same. Same property. Certificate as to above mort. Dec 4, 1909. 12:3334. ——

Rothkirch Building Co to North American Mortgage Co. Davidson av, s e cor 181st st, 87.4x142.5x73.9x124.5. Dec 2, 1 year, 6%. Dec 3, 1909. 11:3192. 25,000

Same to same. Same property. Certificate as to above mort. Dec 2. Dec 3, 1909. 11:3192. ——

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Robertson, Harry J to TITLE GUARANTEE & TRUST CO. Briggs ... No 2884, s e s, 40.8 n e 198th st, 50x125. Dec 7, 1909. ... Nov, as per bond. 12:3296. 6,500

Rabbett or Rabbit, Lucy L to TITLE GUARANTEE & TRUST CO. 169th st, Arcularius pl, n s, 199.6 e Gerard av, 25x100, except part for 169th st. Dec 8, 1909, due, &c, as per bond. 11:2829. 1,000

*Roeder, Mary L to Truman A Jewell. Main st, e s, 109 s Fordham av, 25x100, City Island. Dec 4, 1 year, 6%. Dec 8, 1909. 700

Reese, Max to DOLLAR SAVINGS BANK of City of N Y. Katonah av, n w cor 240th st, 40x100; Katonah av, w s, 80 n 240th st, 80x100 and being lots 306, 307, 310, 326, 327 and 328 map Woodlawn Heights. Prop Edw K Willard et al, each lot 20x100, except part for Katonah av. Dec 4, 3 years, 5%. Dec 6, 1909. 12:3381. 3,000

Rothenberg, Ettie and Lena Segal to Max Kobre. Washington av, w s, 75 s 169th st, 25x89.9x25x89.8. Prior mort $7,000. Nov 30, 2 years, 6%. Dec 8, 1909. 9:2390. 1,500

*Roeder, Mary L to Daniel Stiess. City Island av (Main st), w s, 80.6 n Carroll st, 29.6x100, except part for av. Dec 3, 1 year, 6%. Dec 9, 1909. 1,000

Roberts, Helen R to Mary Lowe. 182d st, s s, 175 e Grand av, 25x100; 182d st, s s, 150 e Grand av, 25x100. P M. Prior mort $6,750. Dec 1, 1 year, 6%. Dec 7, 1909. 11:3195. 2,000

*Schill, Edw A to George Bickelhaupt. Havemeyer av, No 1168, (Av B), e s, 83 n Powell av, 25x105. P M. Nov 4, 3 years, 5%. 2,000

*Same to same. (Powell av), 11th st, n s, 105 e Av B, three lots, each 33.4x108. Three P M morts, each $1,000. Nov 4, 3 years, 5%. Dec 9, 1909. 3,000

Small, Kath K to Chas Cooper. Lafontaine av, n w cor 179th st, 92.5x240x58.7x242.5; 179th st, s s, 115.4 e 3d av, 100 to Monterey av, x 304.8x95.9x302.7; Monterey av, s e cor 179th st, 428 to 178th st x 100x412.9 to 179th st x w 101.1. P M. Prior mort 50,000. Nov 24, demand, 6%. Dec 8, 1909. 11:3061. 15,000

Smith, Matthew J to Church of Our Lady of Mercy. Webster av, late Thomas av, e s, 240.11 s Kingsbridge rd, runs e 119.8 x n 50.3 x w 121 to Thomas av x s 50.2 to beginning. P M. Dec 6, 5 years, 5%. Dec 8, 1909. 11:3033. 12,000

Stonebridge, Carrie with John W Smith. 183d st, s s, 25 w Hughes av, 25x75. Subordination agreement. Apr 11, 1907. Dec 7, 1909. 11:3071. nom

Spring (D H) Realty Co to Chas T Jaeger. 178th st, s s, 80 w Daly av, 80.7x81.4. Dec 4, due Dec 27, 1909, 6%. Dec 6, 1909. 11:3121. 1,000

Same to same. Same property. Certificate as to above mort. Dec 4. Dec 6, 1909. 11:3121.

*Stelz, Gertrude C to Susannah S Folz. Bay av, s s, being the east lot of 2 lots known as Nos 13 and 14 on plot No 2 map Frances Scofield estate, City Island. Dec 1, 3 years, 6%. Dec 6, 1909. 2,500

Seelig, Anna of Borough of Queens, N Y, to Theo Roehrs. 179th st, n s, 150.4 w Crotona av, runs n 100 x w 45.1 to e s Cambreling av x s e 25.11 x s e 77.8 to st x e 20.3 to beginning. Dec 6, 1909, due &c as per bond. 11:3080. 1,800

Stroefer Realty Co to Stuard Realty Co. Newton av, e s, 295 s 259th st, and being lots 207 and 225 map Samler estate, 25x151 to Broadway x26.10x169. P M. Nov 24, 3 years, 5½%. Dec 6, 1909. 13:3421. 4,000

*Stehlby, Theo of New Rochelle, N Y, to Hans Arctander. Sagamore st, n e cor Birchall av, 138x100x—x102, and being lots 281 to 285 map partition sale Lott G Hunt estate, except part for White Plains av. Prior mort $5,000. Nov 29, 4 years, 6%. Dec 9, 1909. 1,000

Tesoro, Joseph to Rockland Realty Co. Hoffman st, e s, 243.10 n 184th st, 32x119.1. Nov 30, due &c as per bond. Dec 4, 1909. 11:3065. 4,000

Tschanett, John to Lawyers Mortgage Co. Valentine av, No 2104, e s, 225 n 180th st, runs e 93.10 x n 2.10 x w 5 x n 14.9 x w 91.1 to av x s 18.4 to beginning. Dec 1, 5 years, 5%. Dec 3, 1909. 11:3144. 3,500

Same to same. Valentine av, No 2108, e s, 262.2 n 180th st, runs e 93.5 x n 18.2 x w 95.9 to av x s 18.9 to beginning. Dec 1, 5 years, 5%. Dec 3, 1909. 11:3144. 3,500

Same to same. Valentine av, No 2106, e s, 243.4 n 180th st, 18.10 x93.5x18.1x91.1. Dec 1, 3 years, 5%. Dec 3, 1909. 11:3144. 3,500

Same to same. Valentine av, No 2110, e s, 280.11 n 180th st, 18.11 x98.2x17.7x76. Dec 1, 3 years, 5%. Dec 3, 1909. 11:3144. 3,300

Timpson, Edgar H to NORTH SIDE SAVINGS BANK. Morris av, w s, 187.6 s Highbridge road or Fordham road, runs w 167.6 to e s Fleetwood av x s 37.6 x e 169 to Morris av, x n 37.6 to beginning, except part for Morris av. Dec 6, 1 year, 5%. Dec 7, 1909. 11:3184. 5,000

*Volz, Louis to Patrick J Jordan. 4th st, n s, 280.4 e Green lane, and being lot 171 map section 2 St Raymond Park, 25.4x92.3x25 x88.3. P M. Dec 2, due &c as per bond. Dec 3, 1909. 900

*Vanderveer, Frank M of Newark, N J, to Fidelity Development Co. Bogart av, e s, abt 200 n Rhinelander av, 25x100, and being lot 9 blk 44 map sec 1 Morris Park. P M. Dec 2, 1 year, % as per bond. Dec 8, 1909. 500

West Bronx Realty Co to Eliz Schanze. Undercliff av, w s, 220.3 s Washington Bridge Park, 25x116.5x25.4x120.4, and being lot 21 parcel 26 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Nov 12, 3 years, 5½%. Dec 6, 1909. 9:2523. 2,000

Winnie Realty & Construction Co to Geo Richter. Kelly st, e s, 68.11 s Intervale av, 76x100. Certificate as to two morts for $27,000 each. Dec 6. Dec 7, 1909. 10:2710.

Winnie Realty & Construction Co to Geo Richter. Kelly st, e s, 68.11 s Intervale av, 36x100. Dec 6, 5 years, 5%. Dec 7, 1909. 10:2710. 27,000

Same to same. Kelly st, e s, 106.11 s Intervale av, 38x100. Dec 6, 5 years, 5%. Dec 7, 1909. 10:2710. 27,000

Wehnes, Frederick and Charles to Minnie Meyer and ano trustees Henry L Meyer 3d av, No 3196, e s, 43.10 n 161st st, late Clifton st, 18.9x95.5x18.9x94.6. Dec 7, 5 years, 5%. Dec 8, 1909. 10:2620. 15,000

*Williamson, Samuel W to AMERICAN SAVINGS BANK. White Plains road, e s, 64.2 s 221st st, 50.1x80.1. P M. Dec 3, 1909, 5 years, 5½%. 13,000

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 2.

129th st, No 304 West. Lillie B Lilienthal agt Clarence Wollner et al; Sigmund Wechsler, att'y; Geo M S Schulz, ref. (Amt due $20,741.67.)

153d st, s s, 375 w Amsterdam av, 25x99.11. Geo E Ward agt Wm F O'Brien; Thompson, Vanderpoel & Freedman, att'ys; Louis B Hasbrouck, ref. (Amt due, $11,552.75.)

Dec. 3.

123d st, No 425 East. Annie Draper agt Annie Friedman; Wesselman & Kraus, att'ys; Joseph N Tuttle, ref. (Amt due, $5,215.)

Dec. 4.

Brook av, n w cor 156th st, 100x23.9. Gustav W Beck agt Eugene Gumpert; Chas J Foltz, att'y; Chas H Beckett, ref. (Amt due $5,930.51.)

Front st, No 36. Farmers Loan & Trust Co agt Benjamin A Mason; Turner, Rolston & Horan, att'ys; John W Goff, ref. (Amt due $8,794.26.)

Dec. 6.

[illegible], s, Nos 348 to 352 East.

80th st, Nos 218 and 220 East, and property, in Kings County.

Susan Van Praag agt Henry Rockmore; Eisner, Levy, Cole & Lewis, att'ys; John D W Warner, ref. (Amt due $13,764.43.)

Rivington st, No 345. John Bergman agt Bella Bruninger; Katz & Sommerich, att'ys; Daniel E Lynch, ref. (Amt due $10,019.86.)

Dec. 7.

1st av, s w cor 96th st, 25.5x80. Eliza N Hall agt Bohemian Real Estate Ass'n of Winfield; Edwin C Dusenbury, att'y; Michael J Driscoll, ref. (Amt due, $18,640.00.)

121st st, No 229 East. Rose Bardach agt Meda Bloch et al; Hymes, Woytisek & Schaaf, att'ys; James A Foley, ref. (Amt due $5,600.62.)

Belmont av, e s, 235 n 181st st, 24.2x172.11x24 x170. John Twiname agt Rowland W Thomas et al; Berry & Davis, att'ys; Adolph Jackson, ref. (Amt due, $6,268.33.)

Ridge st, w s, 152.11 s Rivington st, 26x75. Charles Decker agt Simon Fine et al; Amend & Amend, att'ys; James W Dean, ref. (Amt due, $31,137.50.)

Dec. 8.

127th st, No 70 East. Edward McManus agt Simon Wolk et al; W Bennett Marx, att'y; Arthur R Walsh, ref. (Amt due $4,968.12.)

127th st, No 307 West. Rachel Neuman agt Joseph Ettlinger et al; Aaronstamm & Chorosh, att'ys; Henry H Sherman, ref. (Amt due, $4,707.00.)

127th st, No 305 West. Twelfth Ward Bank agt Joseph Ettlinger et al; Katz & Sommerich, att'ys; Richard P Lydon, ref. (Amt due $4,706.25.)

LIS PENDENS.

Dec. 4.

Rider av, w s, 643 s 144th st, 50x125. Joseph Rice agt Ralph R Reid et al; action to foreclose mechanics lien; att'y, S T Stern.

91st st, s s, 82.2 w 4th av, 19.8x100.8. Florence T Marks agt Rose T Isaacson et al; partition; att'ys, Welch, Heine & Fall.

Dec. 6.

112th st, No 19 East. Sophia M Krulewitch agt Bessie M Phipps et al; action to impress lien; att'y, A S Goldman.

84th st, n s, 100 w 1st av, 20x102.2. John H Powelson agt Phebe Powelson et al; partition; att'y, W D McNulty.

199th st, n s, between Decatur and Marion avs, —x—. Bertha Wasserheid agt Patrick O'Rourke et al; action to impress trust; att'y, E H Kelly.

61st st, No 106 West. Griffin Roofing Co agt Agnes T Adams et al; counterclaim, &c; att'y, A J Griffin.

Dec. 7.

Walker st, n e s, 72 s e Grant st, 27.5x112. Westchester Concrete Block Co agt Minnie Marcuse et al; action to foreclose mechanics lien; att'y, R H Arnold.

Brook av, n w cor 140th st, —x104.2x irreg. Haase-Lippman Construction Co agt Joshua Silverstein et al; specific performance; att'ys, Kantrowitz & Esberg.

77th st, s s, 200 e Amsterdam av, 39x102.2.

77th st, s s, 259 e Amsterdam av, 20x102.2.

77th st, s s, 299 e Amsterdam av, 19x102.2. Mary H Christopher agt Elizabeth A Hollister et al; partition; att'y, D B King.

Dec. 8.

84th st, s s, 100 w 1st av, 200x102.2.

Orchard st, e s, 125 s Houston st, 25x—.

8th st, s s, 70 e Av C, 37x97.6.

Willet st, e s, 150 n Grand st, 25x100.

Willet st, e s, 100 s Broome st, 25x100.

23d st, n e s, 150 s e 2d av, 25x98.9.

2d av, w s, 40.4 s 5th st, 20.1x80.

84th st, n s, 100 w 1st av, 20x102.

1st av, Nos 310 & 312, leasehold.

3d st, n s, 325 w Av A, 25x96.2, leasehold. Phebe Powelson agt Clarissa Goodman et al; partition; att'ys, Winthrop & Stimson.

Morris av, e s, 50 n 160th st, 25x100. David Stevenson Brewing Co agt Michael J Kelly et al; action to declare lien; att'ys, Campbell, Harding & Pratt.

Westchester av, s s, 200 e Brook av, 125x100. John W Dunican agt Bronx Refrigerating Co; action to foreclose mechanics lien; att'ys, Earley & Carstarphen.

Dec. 9.

Greenwich st, Nos 394 & 396. Frank S Williams agt Charles Bettels; notice of levy; att'y, W H Dodd.

10th st, No 268 East. Moses Bard agt Sadie Berger et al; specific performance; att'y, I Apfel.

75th st, n s, 280 w 2d av, 25x102.2. Isaac Berkman agt Philip Sheiber et al; action to set aside conveyance; att'y, M A Rabinovitch.

Dec. 10.

No Lis Pendens filed this day.

FORECLOSURE SUITS.

Dec. 4.

129th st, No 113 East. Lina Hirsch agt Henry R Lilly et al; att'y, J C Guggenheimer.

Broad st, No 42, w s, adj lands of Wm H Aspinwall and Henry S De Bahm, 21x153.9 to New st, No 38 x 32 x irreg. Broadway-Cortlandt Co agt Shapiro, Portman & Henry Inc et al; amended; att'y, E F Clark.

Summit st, n s, 150 e Anthony st or av, 25x100. Geo H Phillips agt Franclyn E Davis et al; att'y, J H Tully.

Dec. 6.

1st av, w s, 38 s 105th st, 37.11x85. Samson Rosenfield agt Maria G Pernetti et al; att'ys, Kantrowitz & Esberg.

158th st, n s, 225 w B'way, 75x229.10. Samuel Eiseman agt Albers Realty Co et al; att'ys, Klein & Jackson.

41st st, No 323 West. American Motrgage Co agt Clara Hochland et al; att'ys, Bowers & Sands.

Dec. 7.

139th st, n s, 525 e St Anns av, 25x100. Amanda D Bates agt Mary E Flynn et al; att'ys, Carrington & Pierce.

75th st, s s, 239.5 w 2d av, 20.2x102.2. Abraham H Sarasohn agt Samuel Silverman et al; att'y, A H Sarasohn.

2d av, No 740. Geo N Fischer agt Samuel Strauss et al; att'y, H Eckhard.

78th st, Nos 328 and 330 East. Nathan Kirsh agt Main Realty Co et al; att'ys, Kantrowitz & Esberg.

45th st, Nos 557 and 559 West. Jessie D Bowne agt Luigia Cavinate et al; att'ys, Curtis, Mallett-Prevost & Colt.

9th av, No 573. Jacob E McMichael agt Rachel Lederer et al; att'y, M Sundheimer.

56th st, No 231 East. Jennie Freed et al agt Andy Golden et al; att'y, E Jacobus.

163d st, No 463 West. Samuel J Luckings agt Lucas Toch et al; att'y, E Congelton.

146th st, s s, 275 w Lenox av, 75x99.11. Lotus Realty Co agt Elizabeth M Thomson et al; att'y, J H Winans.

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Chambers st, No 143. Twelfth Ward Bank of the City of N Y et al agt William Ferris et al; att'y, A W Ashburn Jr.

Dec. 8.

117th st, n s, 150 w 5th av, 23.1x100.11. John T Willets gdn agt Ida Berkman et al; att'y, W M Powell.

Hester st, No 72. Alexander Clitterst et al agt Max Rivlin et al; att'y, J A Walsh.

Broadway, n e cor 125th st, 75x99.11. Franklin L Partridge agt Caroline Urlig et al; att'ys, Lord, Day & Lord.

Lewis st, Nos 3 & 5. Barnett Freedman agt Louis I Baron et al; att'y, J Gordon.

118th st, n s, 175 w 1st av, 37.6x100.10. Annie J Gruner et al agt Michael Marrone et al; amended; att'ys, Bowers & Sands.

Dec. 9.

Houston st, No 128 West. Anna Neill agt Carmine Minetti et al; att'y, W J Hofmann.

30th st, No 147 East. Henry W Kreykenbohm agt Herman J Katz et al; amended; att'y, H Swain.

Hoe av, e s, 125 s 173d st, 75x100. Henderson Contracting Co agt John Marx Construction Co et al; att'ys, Lindsay, Kalish & Palmer.

98th st, s s, 95 e Lexington av, 75x100.11. Two actions. Edward Friedman et al agt Nevelson, Goldberg Realty Co et al; att'ys, Arnstein, Levy & Pfeiffer.

5th st, No 435. Josephine Stein agt Wm F Jordan et al; att'ys, Uterhart & Graham.

Dec. 10.

Hughes av, e s, 36.1 n 181st st, 50.2x84.7 (three actions). Daniel G Wild et al agt Magadalena Marx et al; att'y, W Stearns.

3d av, s e cor 27th st, 74x85x irreg. Henry E Veight agt Mount Shannon Realty Co et al; att'y, Einstein, Townsend & Guiterman.

78th st, s s, 278.7 e 3d av, 26.5x102.2. Alfred Hahn agt Minnie Schapiro et al; att'ys, Davis & Kaufmann.

41st st, No 323 West. American Mortgage Co agt Clara Hochland et al; amended; att'ys, Bowers & Sands.

White Plains rd, e s, lots 4 & 5, map of Village of South Mt Vernon, Bronx; two actions. Theodore J Reese agt Fred Wagner et al; att'y, J R Vunk.

Stebbins, av, No 1094. Anna M Jeroloman agt Harris Bernstein et al; att'ys, Arrowsmith & Dunn.

Randall st, s s, 50 w Carlisle pl, 50x100.

Randall st, s s, 50 e Mapes av, 50x100. Four actions. Wm R Rose agt Ralph Hickox et al; att'y, B A Paskus.

Tinton av, w s, 100 n 150th st, 75x95.2x57x94.11. Catherine L Wynne agt Saint Peters Corporation Construction Co et al; amended; att'y, C H Friedrich.

JUDGMENTS

Dec.

6 Alexander, Henri P—L Rabinowitz et al. 106.22
7 Adams, Chauncey H—A Greenberg....143.91
7 Allison, John W—M G Gennert et al..112.58
7 Adams, Lee P—C M Straus 64.31
8 Althouse, Walter B—W B Fuerth; possession of property and costs, $135.39 or 2,352.39
8 Amouroux, Geo L et al—B Riesner ...173.81
9 Alfieri, Anangelo—M Zwerdling.....84.10
9 Andreini, Joseph—N Y Washer Works Co. 595.45
9 Ayres, Harold B—W D Tyndall.....78.82
9 Ashenhorn, Sarah—C Olian 128.26
9 Arrowsmith, David A Jr—I Simon.....68.91
10 Ariesmohn, Louis—National Jewelry Co.30.41
10 Abraham, Benjamin M—B K Bloch....348.38
10 Alexander, Henri P—New Yorker Zeitung Printing & Pub Co 32.67
10 Avrutis, Aaron—A Geld 66.65
10 Asher, Max et al—H Levinson.....219.86
10 Abramson, Samuel et al—the same..219.86
10 Allen, Chas I & Elizabeth W*—W A Smith. 162.13
10 Appleton, Robert et al—Broadway Trust Co. 1,040.70
10 Abel, George et al—People, &c.....100.00
10 Anger, Samuel et al—People, &c....100.00
10 Adams, Isabel D—A G Evans et al..932.49
4 Brodie, Charles—P Lacari et al $328.75
4 Braun, Chas F—G Hetzer et al 54.41
4 Barston, Rogers L—A M Holmes 148.73
4 Berg, Pauline—Henry Hollerith Construction Co 206.22
4 Buellesbach, Caspar—A Hupfels Sons..320.03
4 Briigs, Harry et al—People, &c.....300.00
4 Becht, Chas J—Manhattan Ry Co.costs, 27.88
4 Burke, John K—J Greenberg 147.22
6 Barry, Richard J—J Marks.....costs, 112.97
6 Bradley, Michael—J W Balet 16.31
6 Burckel, Martin* and Jacob—Francis C Neele Inc 447.09
6 Bopp, John F—E Fleischl 352.11
6 Browne, Anthony—M Maxon 847.94
6 Bergeman, Louis R—A Bailey 114.47
6 Bernstein, Joseph et al—A Kutner et al.31.41
6 Bruton, Joseph V—Mercantile Finance Co. 42.70
6 Bruton, Joseph—the same 42.70
7 Barteski, Philip* and Martin—Nethul Realty Co 49.41
7 Bernardo, Charles—S Bookman et al..385.19
7 Brandon, James—C B Davis 82.38
7 Blum, Solomon—J Levitt 64.15
7 Baker, Richard J—United Electric Light & Power Co 84.33
7 Brownell, Henry T—the same.....19.06
7 Brandreth, Ralph—Wolverine Motor Works 1,317.47
7 Bleidner, Albert C—H J Maris 524.20
7 the same—Johnson & Johnson 119.50
7 Barra, Caesar B F et al—L Kohn 493.84
7 Beck, Louis et al—H Gerstner 284.83
7 Betz, Kasimir—J F Thibaut 115.00
8 Breuning, Frank et al—Stewart Distilling Co..... ....324.52
8 Bowler, Michael—Bell Electric Construction Co..... ....149.72
8 Brodkin, Francis—N Y Edison Co.....28.03
8 Brooks, William et al—H Geisel, Jr....599.80
8 Brooks, Samuel—Casperfield & Cleveland & Co..... ....costs, 27.41
8 Blumberg, Samuel—M Roth et al.....47.15
8 Baird, Wm A et al—German-American Ins Co..... ....114.41
8 Bloom, Edw L—J R Considine et al....98.20
8 Butler, John P—A McOwen 480.32
8 Barnett, Endoise et al—M L Smith..... ....costs, 112.93
9 Bache, Thomas—People, &c.....426.98
9 Blau, Max—Carnegie Hill Livery & Motor Co..... ....19.07
9 Bianchi, Frank G—N Y Telephone Co...20.42
9 Behr, Dietrich—R Frank 102.51
9 Bretstein, Marcus—M A Zipser 140.61
9 Burdeau, Joseph A—N Y Edison Co...26.41
9 Baker, Joseph F—M McCahey 180.52
9*Berse, Charles et al—Jefferson Bank..522.15
9 Block, Mandel et al—Waumbeck Mfg Co. 157.12
9 Barker, Chas B—E M Barker.....2,628.44
10 Brown, Wilbur C—J Levine 1,039.18
10 Brill, Louis et al—N Y Telephone Co..25.36
10 Bull, Julia H—the same 32.68
10 Bohm, Frank et al—the same 70.54
10 Baker, Thomas—Royal Typewriter Co..403.16
10 Brokaw, Sam—Charles J Godfrey Co..42.65
10 Bernstein, Max—North American Realty Co..... ....costs, 107.85
10*Bornstein, Sam et al—J Mandel.....131.88
10 Birmingham, Sterling—W A De Long...349.55
10 Boschman, Daniel et al—People, &c..100.00
10 Berenger, Solomon et al—M N Clement.500.00
10 Bergman, Isaac—C Shulman.....152.15
4 Carney, John—J Hebron 51.25
4 Clarke, Henry—C F Wetzel et al...1,207.33
6 Cohen, Ethel and Samuel—S Gagnet ..170.86
6 Cunningham, Mary A—Simpson-Crawford Co 64.21
6 Cohen, Harry—L Cohen 248.00
6 Curran, Thomas J—J Sherman 46.89
6 Cohen, Barnet & Fannie* et al—H Horowitz 600.16
6*Chankin, Barnet—A Kutner et al 31.41
7 Catsonphis, Stavros—United Electric Light & Power Co 18.51
7 Carroll, Wm A—the same 31.80
7 Chasmar, Alfred—the same 18.91
7 Carpenter, Chas E—Robert Fulton Realty Co 107.63
7 Cooper, Wm A—M Goldberg 146.77
7 Chichester Margaret A—H Wilson 382.23
7 Collina, Gaetano et al—Italian American Trust Co of N Y 698.35
8 Cryan, Patrick J—N Y Edison Co.....14.99
8 Cohen, Julius et al—the same.....35.21
8 Caligiuri, Pasquale—A Werksman et al. 63.72
8 the same—the same 209.55
8 Conkwright, Daniel C—Progress Plate Making Co..... ....72.49
8 Courtney, Bernard—W Chapman Jr..2,146.99
8 Chojnicke, Antonio—Roebling Construction Co ....costs, 106.78
8 Crandall, Joel E—A A Weigert et al..151.79
8*Colouhoun, Duncan A et al—B Riesner. 173.81
8 Carucci, John & Rosario—D Pizzutiello.502.86
8 Cohen, Hyman—Morse Dry Dock & Repair Co..... ....84.72
9 Coughlin, Maurice J—M O'Malley....299.61
9 Coger, William—N Y Telephone Co....23.73
9 Carpenter, J Herbert—W W Rutherford. ....costs, 98.50
9 Coughlin, Maurice J—M O'Malley 299.61
9 Cavanaugh, Wm M—A Brumme..costs, 101.85
9 Coupe, Frank J et al—J W McKinnon..50.60
9 Crowley, Arthur F—C Sing.....24.72
10 Cauglalose, Ciro—G Mac arone 24.57
10 Chess, Solomon et al—State Bank..... ....costs, 163.27
10 Colas, Peter et al—M N Clement.....500.00
10 Cascio, Guiseppe et al—People, &c.....500.00
10 Calder, Schama—N Y Telephone Co...27.87
10 Combes, Elizabeth A—the same 32.66
10 Charles, Eugene S—H Popper & Son, Inc. 234.26
4 Debello, Michael—L Schwartz 28.15
4 De Takacs, Andri—H C Palmer 232.81
6 Dailey, Wm J F—L K Ungrich et al..266.81
6 Dickerman, Horace—C H Johnson 36.90
6 Dilkes, T Pancoast—Sherman National Bank 495.43
6 the same—W H Maclay 215.90
6 Day, Chas J et al—E W Mendels.costs, 82.50
6 Di Vita, Giovanni, adm—City & Suburban Home Co ....costs, 107.81
6 the same—P Norton .....costs, 125.35
7 Dambrossio, Mattio—A Capo 348.00
7 Dryer, Joseph M—Horace Ingersoll Co..131.78
7 Davidoff, Meyer et al—G Lindenmeyr et al. 268.66
7*Delli, Paoli, Ralph et al—L Kohn 493.84
7 Dellon, George—Pierce, Butler & Pierce Mfg Co 464.74
8 Di Niscia, Willis et al—B Gischino 39.72
8 Dymock, John—Security Audit Co....195.71
8 Duffy, Joseph F—A L Meyer...costs, 108.30
8 Dunn, Daisy—H Stenbery 82.98
8 Dilkes, T Pencot—A H Wolter et al..94.01
8 De Lisser, Rudolph L—S E A Stern....495.82
8 Dubinsky, Joseph—M Grotenstein et al.56.75
8 the same—Interborough Sash & Door Co..... ....56.00
8 Day, Geo N—Northern Bank of N Y..37.66
9 Dingelmen, Oscar—H Kahn.....144.81
9 Dressner, Lula B -City of N Y.....59.41
9 Di Marco, Guiseppe—P Cialino 57.15
9 Detuzzi, Vincenzo—Kips Bay Brewing & Malting Co..... ....41.02
9 Draper, T W M—Miss Harmon Brown Co. 559.21
9 Donovan, John J—N Y Telephone Co.34.34
9 Dunn, John J et al—D M Carragher..283.42
9 Del Gaudio, Albert S—J J Freschi....117.41
9 De Paula, Vincenzo—J B McDonald et al. ....costs, 22.60
9 Dalton, Edw J—Holtz & Freystedt Co.153.45
10 Doyle, Aidan J—N Y Telephone Co....90.46
10 Drummond, Edw A—the same.....30.41
10 Delin, Constantine—A Silz 323.27
10 De Maio, Louis—N Y Edison Co.....49.54
10 Dezego, Antonio & Cono—N Y & Penn Co. ....costs, 122.95
10 Dellon, George—Dimock & Fink Co..774.17
10 Dolan, John D—Imperial Pub Co.....60.66
10 De Lyons, Louis—South Side Construction Co..... ....38.31
10 De Acosta, Louis M et al—People, &c..100.00
10 De Pascale, Antonio—J D Robinson.1,600.28
10 De Waltoff, Samuel A -Commonwealth Mortgage Co.....costs, 273.86
10 Downing, Geo H et al—M N Clement..500.00
4 Eaton, Lottie J—Libolt & Co 142.21
4 Epstein, Henry—Marco Bros Inc 36.17
4 Edwards, Gus—H Burkhardt 179.40
6 Emmeluth, Louis—F L Shelf 140.24
7 Emmeluth, Louis—F L Shalp et al...140.24
8 Einkowitz, Louis—R Schreier.....444.13
8 Esposito, Antonio—Swift & Co.....12.41
8 Enright, Mary M—N Y Edison Co.....15.97
8 Emerson, Edwin—V C Pepe.....193.93
8 Ellicott, Chas R—H Stenbery 63.25
9 Eisenstein, William—J Elias.....90.22
9 Epstein, Solomon—N Y & N J Telephone Co..... ....54.36
9 Edelston, John—N Y Telephone Co....25.31
9 Eagleton, John T et al—D M Carragher. 283.42
9 Ernest, Arthur C—Frederick Figge Co.316.67
10 Edelman, Louis et al—N Y Telephone Co. 70.54
10 Eisenberg, Harry—De Laval Separator Co. 78.25
10 Engel, Ignatz—Goldman-Schweisheimer Co. 204.72
10*Edelston, Jacob M et al—H Sulver....61.50
10 Ebersman, Sam—J Mandel 202.61
10 Ebersman, Sam et al—the same 131.85
10 Englehardt, Albert F et al—Geneva National Bank 293.24
10 the same—the same 294.34
10 the same—the same 430.93
10 the same—the same 6,618.53
10 the same—the same 334.03
10 the same—the same 608.34
10 the same—the same 362.23
4 Funston, Hugh M—S F Hyman 52.65
6 Fitz, John—American Surety Co of N Y. ....costs, 69.11
6 Frazer, G Blain—F J Nolan 54.41
6*Fanchun, Joseph et al—H B Claflin Co.154.19
7 Fink, Louis—F J Tyler .....costs, 83.06
7 Futterman, Samuel—H Nusbaum 47.49
7 Britzel, Elizabeth—A Lerman 72.72
7 Fick, George F—H Semken et al.....136.57
7 Fiegel, Isaac—F Asbury 76.58
8 Fischer, David—B Cooperman et al..509.45
8 Finn, Josephine S—N Y Edison Co.....16.59
8 Friscia, Leonard—the same 13.13
8 Forster, Marie—D Rush 380.63
8 Fales, Harrison C—F Bergman 64.21
8 Fairbanks, Fred—D P Nichols et al..... ....costs, 118.20
8 Fugazy, Humbert—M N Clement 1,820.97
8 Finkelstein, Philip—S Fooden 57.75
8 Flohl, Alois G—Sanitary Fire Proofing & Contracting Co... ....152.01
8 Fox, Rose et al—People, &c.....1,000.00
8 the same—the same 1,000.00
8 Feldman, Henry—I Streiffler ....costs, 12.41
8 Fay, John T & Ava N—H D Lambourne et al ....costs, 401.28
9 Fox, Henry E—City of N Y.....59.41
9 Farber, Benjamin & Ike—E Eising et al. 91.81
9 Flynn, John P—D Puretz 28.71
9 Frear, Frank B—N Y Telephone Co..43.55
9 Frankfort, Rose—the same 30.59
9 Fanning, Neuville O—the same.....39.52
9 Freedman, Robert S—A Ruff et al.....74.31
9 Fischer, William—S Juskowitz.....31.65
9 Fuehrer, Annie—M J Mulhall.....82.95
9 Fallick, Abraham—H Schechter..costs, 69.61
9 Fleischman, Julius—Dairy & Confectionery Refrigeration Co... ....394.41
10 Friedman, Abraham—N Y Telephone Co. 43.31
10 Friedmann, Louis—the same 52.35
10 Fitzpatrick, William—the same.....44.70
10 Friedman, Fannie & Nathan—M Nemetz. 519.41
10 Friedman, Maurice -N Y Edison Co....37.00
10 Friedman, David—W E Hallar et al....39.03
10 Feist, Julius G—A E Altmayer.....579.55
10 Friedman, Max & Henry et al—J Franklin et al 75.04
10 Flaherty, Wm H—W P Simpson.....344.31
10 Francis, Anthony J et al—People, &c..100.00
10 Fallotico, Frank et al—the same....500.00
4 Goldberg, Barnet—A Newmark et al..40.68
4 Gerard, John J—J S Bush 32.45
4 Garsson, Joseph—M Rose 114.65
4 Goldfein, Joseph—M J Dennehy..costs, 27.41
6 Goldstein, Max I—H B Claflin Co.....60.78
6 Goldberg, Max—J A McCafferty 617.39
6 Gloss, Mary R—New Netherland Bank of N Y 352.40
6 Gerlach, Daniel et al—F H Smith et al. 140.58
7*Gordon, Morris et al—J Goldstein.....483.01
7 Garber, Jacob -N Nathan 52.90
7 Gluck, Joseph—L Weckameyer 71.29
7 Garvin, Geo M—United Electric Light & Power Co 21.21

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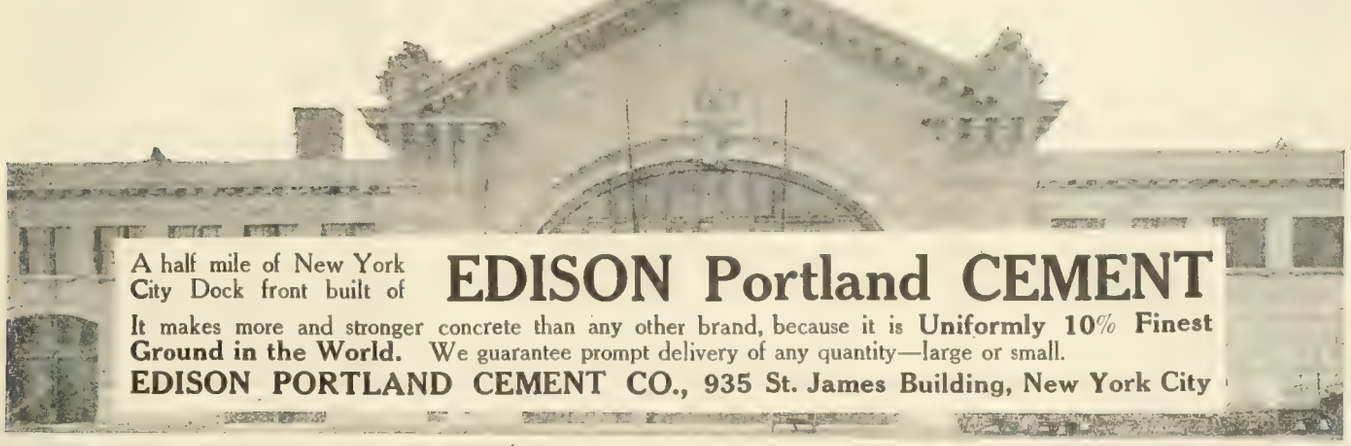
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[illegible] 241.98
[illegible] 18.24
Goelet, William Amerman, Surrogate, Matter of Co 9.65
[illegible] John D W Smith 155.73
[illegible] Peter P Wendel 4.41
[illegible] Carrie J Becker 1,225.38
[illegible] Edward N Y Edison Co.. ..... 35.20
[illegible] same 24.10
8 Goodwin, Arthur—L Cannon.....102.98
8*Goldberg, Solomon et al—W Lipschultz.85.32
8 Gelb, Louis A—Werner Co.....129.62
8 Guggenheim, Grace B—W Guggenheim ..... costs, 146.80
8 Green, Charles et al—People, &c....1,000.00
8 Green, Mr Morgan H Steinbery 15.36
8 Gr[illegible] G Ringgold.....98.41
8 Gerwins, Hannah—David Mayer Brewing Co..... 16.92
8 Goodman, David—Interborough Rapid Transit Co ..... costs, 107.88
8 Geisler, Albert et al—Bernheim Distilling Co..... 79.35
9 Gerardo, Dominick—City of N Y.....59.41
9 Gerbi, Ferdinand the same.....59.41
9 Greenberg, Herman -N Y Edison Co..7.59
9 Gordon, John J—the same.....35.45
9 Green, John & George—the same.....25.41
9 Greenwald, Max H Stackell.....46.65
9 Grant, Andrew R Reimers 586.32
9 Glascheim, Abraham D A Clary.....233.59
10 Glover, Wm T—P Olliveiler 106.51
10*Goldfein, Maurice E et al—N Y Telephone Co..... 25.36
10 Gerkos, Angelo et al—the same 33.07
10 Goldman, Sam -G W Heiland 17.90
10 Greenbaum, Leo E Lentz 51.40
10 Ghetman, Fredericke—B Dolm.....1,288.24
10 Gardner, Albert—N Y Edison Co.....42.88
10 Greenman, Louis W—the same.....21.71
10 Goodman, William—White's Express Co..... costs, 9.91
10 the same—the same .....costs, 7.41
10 Goldstein, Morris et al—S Stein et al..... 1,735.15
4 Heyman, Henry M & Seymour* et al—L A Am[illegible] 338.17
6 Harris, Leopold et al—H R Carberry..316.91
6 Heltzner, Frank—J Rosenzweig 161.91
6 Hung, Hom—C Loung 72.30
6 Hemming, Henry G et al—People &c..1,000.00
6 Hurson, Bernard—N Y Transportation Co. ..... costs, 108.82
6 Hubert, August H B Claflin Co 178.33
6 Hall Robert H Yonge 1,870.56
6 Hirsh, Albert—J Stewart 62.15
7 Henry, Edw R—Ebling Brewing Co 174.96
7 Hurwitz, Herman—Eagle Brass Works.121.97
7 Harlach, John et al—M Rosenfield et al 166.59
7 Hubbard, Geo M—Dennison & Son 102.30
7 Hoffman, Harman -E Hoffman .. 9,647.81
7 Hamilton, George—R E Matshak et al 1,117.08
8 Held, Alters—J H Semel et al.....30.66
8 Hyman, Samuel H—N Y Edison Co....40.28
8 Hartman, Samuel E & Rose—I Davis..73.93
8 Hanskiewicz, Albert et al—B Giochino..39.72
8 Hommel, Wilhelm—A H Joline et al..... costs, 97.88
8 Helfer, Isaac—J Monks 9,988.91
8 Harkness, Geo R et al—T C Wood....368.63
8 Haendel, Frederick J—J McGuckin....366.27
9 Hess, Robert S—E Pitou Jr.....29.91
9 Haenlein, Henry—City of N Y.....59.41
9 Hogan, William the same 59.41
9 Ha[illegible] William et al -L Woll 169.91
9 Hillebrand, Gertrude H N Y Telephone Co..... 36.40
9 Huld, Franz—P Finkenrath.....489.22
9 Hurd, Frank H—C Thorley 107.69
9 Heath, John W—M Schwartz et al....118.10
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10 Horowitz, Samuel—B J Kline.....153.16
10 Heer, Henry—Waldorf Astoria Segar Co. 71.55
10 Hawkins, Geo W Jr—L Throckmorton.72.96
10 Hossock, Alexander et al—W A Smith.162.13
10 Hill, Hawthorne—M Schiller et al.....35.39
10 Higgins, Daniel Pet al—People, &c ...100.00
10 H[illegible] Mines et al—Van Norden Trust Co 4,250.22
9 Ingri, Maria P—Star Co.....costs, 136.69
6*Jormack, Jacob et al—H Horowitz....600.16
6 [illegible] Mary A G Goldberg 42.72
7 Jay M[illegible] W Berger 30.88
8 Jaretski, Philip—N Y Edison Co.....15.35
8 Jackson, David H Stanbery 26.51
9 Jackson, Simon et al H N Holds 39.72
10 Johnson, Harry—Pennsylvania R R Co.. ..... 108.18
10 Judd, Wm M et al—Van Norden Trust Co 4,250.22
10 Johnson, Leo A—Waldorf Astoria Segar Co 38.95
10 Jacobs, Samuel J A Rieger.....33.00
10 Jurkowitz, Moritz—Simon, Strunin et al 68.00
10 Jung, Samuel et al—Cowie & Co, Ltd...30.00
10 Jacobs, Leon—N Y Edison Co.....27.56
10 Jose, John—Melinda Hasbrouck et al.44.13
4 Kanze, William & Gus—M T Sweet 144.41
4 Kostink, Goodman & Morris—S Klar et [illegible] 99.35
4 Kelley, Andrew J—G McKeon 141.31
6 Katz, Abraham and Lena*—A Bloomson.69.31
6 Koch, Henry W et al—I Schneider et al.388.35
6 Kelsey, Wm P H Lounsbery Jr 20.40
6 Kennedy, Joseph W M Lippincott 33.40
6 Keller, Julius H et al—C Spielmann et al. ..... costs, 127.17
6 Keller, Earl H—Elba Realty Co 99.31
6 Kavanagh, Anna M—Hobart Estate Co.238.31
6 Kamilsky, Paul M -R Kalorkan 39.61
6 Kurocki, Lina S A W Lord 73.09
6 Katz, Maurice J—Title Ins Co of N Y..600.76
7 Kurz, Abraham and Joseph—E Steinberg. 3,120.05
7*Kraemer, John et al—M Rosenfield et al 166.59
7 Knox, Andrew W E Rothberg 366.79
7 Krause, Otto—I Wilson et al 108.90
7 Klunder, John—M Suchy 66.68
7 Kimball, Willard R E G Anthony 118.94
8 Kehoe, Wm J—D M Junk 324.92
8 the same—the same 487.02
8 Knecht, Fred et al—Stewart Distilling Co. 324.52
8 Kowaloff, Benjamin et al—S W Denzer..51.25
8 Kirchenbaum, Louis et al—the same.51.25
8 Klein, Sadie—Corn Exchange Bank....255.98
8 Kornfeld, Max et al—Bernhaim Distilling Co..... 79.35
9 Kovarsky, Max et al—Waumbock Mfg Co. 157.12
9 Kaplan, George—City of N Y.....59.41
9 Kotinsky, Nathan—C Kopankiewicz et al. 42.77
9 Kram, Harry—J Shyer .....costs, 124.63
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9 Kaufman, Michael—J F Schreyer 120.99
9 Klein, William et al—Simpson Foundry Co. 521.24
9 the same—the same 354.21
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9 Kenny, James T Grunberg 19.72
9 Kendzur, Beckie et al—Jefferson Bank.522.15
10 Keenan, Jacob—S Goldberger 164.65
10 Koehler, Otto—National Park Bank of N Y. 11,544.95
10 Karol, Max—N Chertoff 111.91
10 Keppler, Chas A—S J Valk et al.....25.22
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10 Korman, Louis J et al—Edward Smolka & Co..... 426.74
10 Kohn, Samuel—Sanitary Fire Proofing & Constructing Co..... 71.98
10 Kainer, Henry—N Y Edison Co.....22.41
10 Katz, Louis—the same 17.41
5 Landau, Emma R E A Brown 37.76
4 Levy, Sam—Standard Smelting & Refining Co 47.76
4 Levinsky, Samuel B Cohn et al 48.72
4 Lonergan, Patrick M J Leonard 358.09
6 Lattimer, S Barclay -F A Corbin 173.86
6 Latson, Wm R—Elba Realty Co.....85.16
6 Levey, Henry—Niagara Lithograph Co.713.10
6 Leiberman, Louis—L Kritz et al.....492.05
6 Levy, Louis—Higgins & Higgins 28.01
6 Lakin, John M—C Hirschhorn et al....65.21
6 Levy, Herman H—S Glemby 271.89
7 Levy, Jack—F Pearce 370.16
7 Levy, Benjamin J—L Berg 37.12
7 Levy, Julius—F M Paist 41.47
7 Loyd, Samuel Jr—United Electric Light & Power Co 21.43
7 Lampert, Moses et al—G Lindenmeyr et al. 268.66
7 Leneahan, William—H D Colsey 46.24
8 Laster, Hyman & Mary*—E Quat.....130.48
8 Lissner, Sigmund et al—W Lipschutz.85.32
8 Larney, Wm A—J W Stolts 47.89
8 Lefkowitz, Hyman J Skolsky 128.38
8 Lanson, Fidele Rohe Bros 286.05
8 Letzter, Edwin—E Thalman et al....362.60
8 Lerner, Sam—K Sperber 41.03
8 Lupo, Thomas B—N Y Tube & Corrugated Paper Co..... 64.47
8 Loricchio, Demetrio et al—People, &c.... ..... 1,500.00
8 Lennon, James D et al—F Fox..costs, 146.47
9 Leffex, Joseph F—City of N Y.....59.41
9 Lipshitz, Isaac—the same 59.41
9 Lentz, Louis—Solomons Independent Consumers Ice Co..... 262.82
9 Levy, Isaiah D—M A Chisholm.....138.31
9 Lovejoy, Irving P—N Y Telephone Co..50.40
9 Lyons, Mary—N Y & N J Telephone Co. 44.95
9 Lohse, Christopher—Crandall & Godley Co. 56.99
9 Lund, Martin J—S S Beard & Co, Inc..86.31
9 Lieders, Helena F & Oscar F et al—National Reserve Bank of the City of N Y. 2,562.30
9 Langer, Joseph—J Sobel et al.....174.02
9*Lusk, Abraham et al—M Sonders et al.216.70
9 Lederer, David J—R A Kestell.....15.52
9 Lewis, Samuel—P Lehrer.....52.00
9 Loebelsohn, Adolph et al—H A Holde..39.72
10 Lesser, Pincus—H I Feldman.....116.51
10 Lloyd, Bailey—E Oppenheimer 78.33
10 Levine, Harry et al—People, &c.....500.00
10 Linardos, Samuel et al—N Y Telephone Co 33.07
10 Landes, Leonard—N Y Edison Co....30.10
10 Lawson, Herbert E—the same.....20.05
10 Leder, Sam—Bernheim Distilling Co..131.51
10 Lada, Wm W recvr—M Brennan.....399.36
10 La Sala, Domenico—Crotona Construction Co... ..... costs, 70.88
4 Manson, Elizabeth H—W G Masserene.102.90
4 Machlin, David—M Sirotkin 117.45
4 Mo[illegible] David et al—People &c 300.00
6 Marshall, Winifred E—Oppenheim Collins & Co 112.58
6 Millstein, Hyman—A Brechner 114.35
6 Mahaney, Frank J—H Osborne 289.16
6 Minor, Gilbert W R Davis 85.86
6 Matthews, Louis P—B D Fincke 76.64
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6 Metzner, Samuel—J Harris 484.40
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6 McTaggart, Daniel—N Y Cab Co, Ltd.... ..... costs, 25.03
6 McGarrey, Daniel A Dalfinger 117.59
7 Marcuss, Sam—Chesebro Whitman Co..61.31
7 Meyering, Anton—Tenement House Dept.55.00
7 Miller, Geo C—Kalil's Restaurant..costs, 68.03
7 Momand, Anna L—United Electric Light & Power Co 19.65
7 Myers, Henry V—Johnson & Johnson..60.60
7 Mohr, Simon—B E Hausdorf 122.41
7 Martin, Harry A—J Stern et al 127.35
7 McKenzie, William—M Kilgore.....352.50
7 McIntyre, Thomas A exr—County Holding Co 3,412.63
7 McKay, Geo L—W C Crane 369.31
8 Maguire, Anne—H E Coe 59.91
8 Maguire, Sylvester H et al—J M Horton Ice Cream Co..... 366.15
8*Mishkin, Jacob et al—L A Moseson...358.02
8 Miller, John Sr & John Jr—J Neurer.488.61
8 Morrow, Geo K—H T Weeks.....3,619.26
8 Medinger, Edward—C Hahn 35.00
8 Messler, Chas E—T Clinchy.....218.67
8 Missildine, Arthur—H M Shaley.....157.41
9 McDougall, Colin—Standard Trust Co of N Y et al ..... costs, 48.40
9 McDonnell, Patrick B—P M Kling....814.48
9 Marcus, Samuel—City of N Y.....59.41
9 Meehan, Patrick—the same.....59.41
9 the same—the same 59.41
9 MacCabe, James H—Sprague Electric Co. 52.23
9 Morrison, Esteven—N Lennon et al....139.66
9 Magee, Alonzo H—M B Evens.....46.23
9 Mayerson, Max—I Cohen 100.00
9 Mannarino, Henry—N Y Edison Co....19.81
9 Marsh, Norman J—H G Hemming..costs, 7.41
9 McElraevy, William—City of N Y.....59.41
9 McDougall, Avery et al—National Reserve Bank of the City of N Y.....2,562.30
9 Marshall, Arthur G—W H Freedman..284.40
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9 Moark, Alex—A L Oberdorfer M D...29.41
9 McCarthy, Joseph T—E McCarthy 534.86
10 Moran, William—H B Hardenburg et al. 48.65
10 Miller, Edward—Brown Forman Co....95.45
10 Motchell, Edmund H—C H Brooks.....530.96
10*McArthur, Samuel et al—Cowie & Co, Ltd. 30.00
10 Mardella, Paolo—A D'Alfonso.....240.81
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10 Minor, Gilbert W—Chas M Decker & Bros. 86.65
10 Matteo, Dominico et al—People, &c.....50.00
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10 Maginnis, R W—the same.....100.00
10*Michele, Anthony et al—E Reed.....143.08
10 Monsees, George & Geo D—M Sacks....120.91
6 Napier, Thomas S et al—C Spielmann et al. ..... costs, 127.17
6 Neuman, Chas A—W Abbott 146.24
6 Niemeyer, Felix—J Evans 114.96
7 Norman, Oscar A—G A Freeman 398.90
7 Noark, Alex—A L Oberdorfer, M D.....29.41
7 Natnason, Max N—S Hoffman 84.66
9 Nieberg, Elias—Hudson Trust Co.....168.23
9 Nesley, Thomas—I J Brock 645.08
9 Newell, Albert P—S E Van Ansdall..144.95
10 Noonan, Martin—Cowie & Co, Ltd.....29.63
10 Nappi, Saverino & Joseppina*—E C Hamburg 29.41
10 Nowak, David & Rose et al—H Silver...61.50
4 O'Malley, Arthur H—Automobile Owners Supply Dept 269.50
7 O'Brien, Joseph W—L Geiger et al.....113.16
7 Oelgeschlager, Annie—K J Schmidt....373.44
7 the same—J C Bogert Co 868.89
7 O'Rourke, Frank et al—R H Hoffman et al. 343.07
7 Ostrowe, Morris—H W Merchant et al.70.71
8 Ogborn, Emlen C—C Cleveland.....215.85
8 Olson, Charles—J Jacobs et al.....77.32
9 Orr, Warren M—T C Chapman et al..160.31
10 Olsson, Charles & Elizabeth—People, &c. 300.00
10 O'Brien, Tom et al—M N Clement.....500.00
10 O'Keefe, Michael et al—the same.....500.00
6 Parrelli, Charles—N A Amodes et al..113.11
6 Peppe, Alphonse—C Adler 241.61
7 Peck, Lucy R—J F Swanick 515.81
7 Peck, Theodore G—A E Stone 563.22
7 Pianisani, Caesar and Ortensio et al—Italian American Trust Co of N Y 698.35
8 Pfaltz, Adolph—M Fuchs 273.68
8 Perry, James—G F Simpson 265.42
8 Prager, Louis D et al—German-American Ins Co..... 114.41
8 Pape, Adelaide—M Black et al.....29.41
8 Phillipson, Emil—C I Earll.....168.41
8 Poelm, Emil—G Straus 330.33
9 Poth, Benjamin—City of N Y.....59.41
9 the same—the same 59.41
9 Portman, Simon—the same 59.41
9 Post, Joshua L—J Fishman.....428.88
10 Phillips, Ellis L—P H Powell.....274.44
10 Parnes, Isidore—P Cohn 130.85
10 Peck, Edw H—G Furck 59.72
10 Peppler, Emeline—J & M Greenfield..... costs, 111.03
10 Pisani, Victor P et al—People, &c.....200.00
10 Papelsky, Mary et al—the same.....100.00
10 Pappas, Charles et al—M N Clement..1,000.00
10 Petrochelli, Antonio et al—People, &c...50.00
10 Parisio, Henry et al—the same.....100.00
10 Pappose, Henry et al—M N Clement..1,000.00
7 Quirk, James et al—R H Hoffman et al. 343.47
4 Reich, Gustave—Bandler & Greenspan Furniture Co 85.76
4 Raphael, Samuel H—J Krupp 125.16
4 Rosenberg, Harry—D Zorn 261.95
6 Rotbaum, Sam et al—L Stern 104.55
6 Richards, Katharine L—Real Estate Management Co 142.71
6 Reiss, Charles et al—H B Claflin Co..154.19
6 Ritchie, Daniel—C D Gregg Tea & Coffee Co 63.06
6 Rouden, Adolph—Parke, Davis & Co...867.72
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7 Rodriquez, Charles—C Webb.....151.40
7 Richardson, Anna S—Transit Realty Co.435.31
8 Rapisardi, Guiseppe—M Dumey et al..206 81
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8 Rabinoff, Nicholas—N Friedman 188.91
8 Rando, Frank—National Park Bank of N Y 157.15
8 Russo, Angelo et al—B Giochino.....39.72
8 Reed, Frederick A et al—M L Smith.....costs, 112.93
8 Richards, John P—A Moses Sons & Co, Inc.....125.66
8 Reesing, Florence P—Cryder & Co.....costs, 27.51
9 Rundle, Byron—Bernheim Distilling Co.101.63
9 Reisler, Frank et al—Simpson Foundry Co 330 55
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9 the same——the same 521.24
9 Rainess, Maurice—N Y Edison Co....26.15
9 Rappeport, Alfred A—J Wolf 129.71
9 Rabinowitz, Solomon et al—H N Holde..39.72
9 Ramer, John I—F Corneby et al....1,134.92
9 Reinhardt, Maurice & Henry et al—F Corneby et al 1,134.92
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9 Ramer, John I et al——the same.....371.82
9 the same——the same 599.02
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9 Reinhardt, Maurice & Henry et al—N D Moore et al 658.54
9 Reynaud, Charles—R L Robinson.....135.91
10 Riehl, Geo A—P Cohn 83.65
10 Rider, Charles—Dame & Townsend Co..154.41
10 Reiss, Charles—H C White Co of N Y.183.09
10 Rockmore, Henry & Annie*—Jefferson Bank 522.15
10 Rothschild, Harry S—T Derrick 783.37
10 Rosenthal, Geo H—F V Bandler 1,413.95
10 the same——the same 1,424.35
10 Riehl, Geo A—P Cohn.....83.65
10 Ragovin, Morris et al—S Stein et al..1,735.15
4 Sulzbacher, Jerome—I Silverman et al.64.51
4 Schmitt, August—Tuttle Roofing Co....61.39
4 Swing, James B, trustee—C N Taintor et al .....costs, 28.71
4 Schoen, Bernard—J Stern et al.....262.35
4 Sheiman, Lewis—Tefft Weller Co 38.83
6 Snydecker, Isaac E—A Segal 3,511.41
6 Spitzer, Morris et al—H R Carberry..316.91
6 Silverman, Charles—L M Taylor.....214.15
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6 Saltzman, Louis H—E G Lyons & Raas Co 123.24
6 Shapiro, Aaron S—Economic Folding Bed Co 93.17
6 Spechler, Abraham, Aaron* and Edward*—J Sturmer 519.65
6 the same——the same 519.65
7 Salomon, Arthur F—S M Jackson Jacobs. 135.51
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7 Schwartz, Herman and Dora—E Van Dornoop 136 81
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7*Smith, Thomas L et al—E Junger et al..48.24
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8*Stephandio, Anastasia et al—J M Horton Ice Cream Co.....366.15
8 Slutzky, Max et al—L A Moseson ...358.02
8 Strasser, Max—J Cardoza.....1,082.14
8 Sheil, Denis R—Mercantile Finance Co.42.70
8 Sewall, John T—Interborough Rapid Transit Co.....costs, 122.88
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9 Schmall, Henry W—N Y Edison Co.....51.32
9 Scheiner, David——the same 22.35
9 Schlamm, Henry—M Solomon et al.....69.90
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9 Schaefer, Charles—Hummelstone Brown Stone Co.....516.49
9 Schuyler, Walter G & James S—G H Storm 511.35
10 Schecter, Samuel et al—State Bank..163.37
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10 Starr, Reginald H E——the same 18.00
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10 Schann, Esther—E P Floyd-Jones.costs, 81.45
10 Stafford, Selina, mother and next of kin and admrx—J H Scoville .....costs, 50.48
10 Sisselman, Harry—J M Aboussleman....29.90
10 Stein, Isaac—Charles Scribners Sons....27.16
10 Shomstein, Abraham—M Rabinowitz....40.65
10 Schlamm, Harry et al—H Bernstein....67.02
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10 Stole, John et al People, &c.....500 00
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10 Sakellos, Jacob et al—M N Clement....500.00
10 the same—the same 1,000 00
10 Simon, Joseph et al—S Stein et al..1,735 15
10 Spaan, Wm J et al E Reed.....145 08
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6 Tunik, Abraham—D Lansner 79.65
7 Tydings, Thomas A—City of N Y.....23.01
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7 Teitelbaum, Joseph—E Abrahamson....60.53
8 Thuman, Nathan—S Levy et al.....230.91
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8*Tiffany, Harrison et al—H Geisel, Jr..599.80
8 Trembrath, Dionysius et al—T C Wood. 368.63
8 Townsend, Chas D K—James M Bell Co. 217.97
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9 Trimble, Milton E—N Y Edison Co....10.45
10 Traver, C Warde—E V Harman & Co...46.62
10 Trenholm, Edgar et al—Twenty-third Ward Bank 743 65
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10 Tavieco, Louis L Keil.....117 03
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7 Vallentine, Benjamin—H W Field 39.31
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4 Whitridge, Frederick W recr—H Volinsky. .....costs 12.65
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6*Warszaw, Israel et al—I Schneider et al 388 35
6 Weil, Leo G—P Rosenwasser 25.55
6 Weiss, Annie H B Claflin Co 144.56
6 Weislow, Otto A—the same 96.10
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6 Wollowitz, Louis et al—H Horowitz....600.16
6 Whitridge, Frederick W recr—H Crueger. 1,114.21
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7 Weinstein, Ludwig—H W Freeman 193.01
7 Witte, Henry J—United Electric Light & Power Co 38.86
7 Wood, Hiram T J L Sullivan 22 41
7 Walker, Wm A—J W Fiske Iron Works. 318.16
7*Weisberger, Samuel et al—H Gerstner.284.83
7 Winter, William—J T Sharkey....costs, 14.42
8 Walsh, Geo S—N Y Edison Co.....25.43
8 Weill, Isaac——the same 19.38
8 Wyly, Thomas H—N Y Edison Co.....9.61
8 Waxman, Abraham——the same 20.37
8 Wilner, Albert J & Bertha W—W Goodman. 3,124.56
8 Willner, Max—Mink Restaurant Co..... .....costs, 107.82
8 the same —the same .....costs, 142 48
8 Warren, Ethel et al—People, &c....1,500.00
8 Weisberg, Simon Jr—E Surut.....158.58
9 Wolf, Jacob—City of N Y.....59.41
9 White, Annie—People, &c.....35.00
9 Warren, Frederick B—Amsterdam Building Co.....1,813.79
9 Wallis, Herman—A Ruff et al.....49.31
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9 Wadsworth, Geo K—Garfield National Bank of the City of N Y.....521 82
10 Wall, Arthur W—C L Brookheim.....72.77
10 Wood, James C—S L Parsons & Co, Inc. 73.75
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10 Weihart, Anna——the same 14.21
10 Wright, J Butler—A B Wolfe.....5,727.00
10 Whitney, Edw D N—S N Moore....3,025.36
10 Wohltman, Minnie—A C Dodge.....39.31
10 Wilson, Edw B et al—People, &c.....200.00
4 Young, Fred R—N Y Talking Machine Co 172 58
10 Yost, Theodore—A Kohn 343.22
7 Zuckerman, Lena—J Teiman 154.46
10 Zimmerman, Louis—J Gordon.....41.84
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4 United Hebrew Retail Coal Dealer Aid Asso J Shapiro 24.41
4 Hemphill Engineering Co—American Valve Co 62 06
4 Riccadonna Hotel Co et al—L A Ames.338.17
4 Turchin, Sheffield Plate & Sterling Silver Co T Phong et al .....costs, 22 65
4 Albany Burgesses Corps—O R Blight et al. 320.73
6 Oriental Bank et al—E W Mendels..... .....costs, 82.50
6*Warzaw Co et al—I Schneider et al..388.35
6 Clason Press—Whiting Paper Co.....198.01
6 Frank T Morrill & Co—H M Toch et al. 345.51
6 North American A B C E R Rodd et al. 82.04
6 Illinois Surety Co et al—People &c....1,000.00
6 N Y Elevated R R Co, Manhattan Ry Co and Interborough Rapid Transit Co—Trustees of Columbia College in the City of N Y .....costs, 164.35
6 Eastern Woolen Co—A Kemp 194.35
6 American Protective Roofing Co—H Cohen. 30.91
6 Bleim Fire Proofing Co et al—F M Smith et al 140 58
7 Ralph B Carter Co—G Fischer 535.91
7 Thomas F Barrett & Co—J H Mathews & Co 36.08
7 N Y City Ry Co—C S Peters 437.13
7 Carey Show Print Co—D T Lyall et al.... .....1,182 82
7 Froma Realty Co—D Leitner 7.41
7 George Grossman Co—P Reddy.costs, 12.14
7 N Y Taxicab Co—J W Aitken et al..... .....costs, 26.67
7 Call Press—P G Boyle et al.....86.33
8 Tebo Yacht Basin Co—Hirsh Lumber Co. 37.90
8 Regal Cigar Co—Adolph Franklin Co, Ltd. 39.66
8 D H Spring Realty Co—M D'Amore et al. 1,738.12
8 Aspell Wholesale Grocery Co—T H Easton 420 69
8 Julius Mariany & Co—N Y Edison Co.20.37
8 Chester Mantel & Tile Co—I Kantor...175.00
8 Roter Conley Mfg Co—W S Halsey....386.20
8 Church of St Monica et al—F Fox..... .....costs, 146.47
8 Middleboro Realty Co—L B White.4,114.75
8 Perry Realty & Construction Co or Bliss Griffiths Construction Co—C Stumpf..... .....1,463.65
9 Epstein Cohen Co—City of N Y.....59.41
9 Madison Square Garden Co——the same. 59.41
9 J George Payne Co—Sprague Electric Co. 135 06
9 New England Construction Co et al—N R Moore et al 658.58
9 Hudson Automobile Co—J E Gidon 31.41
9 Land Co Number One—Westchester County Savings Bank 326.76
9 Ekwanok Realty Co et al—J Mallardi et al 520.01
9 Horton Boat, Engine & Supply Co—T E Greacen 82.95
9 American West Africa Trading Co, Inc. —J W Grimmer 233.48
9 Emil Zola Young Mens Benevolent Assn J Posansky et al 366 91
9 Harlem Plumbers & Tinsmiths Supply Co —J Kissel 157.04
9*Andrews & Coupe et al—J W McKinnon 50 63
9 German American Brewing Co—A Lilienthal et al .....costs 113.53
10 American Protective Roofing Co—N Y Telephone Co 75 93
10 Puckmann Grocery Co——the same.....26.98
10 Consolidated Electric Sign Co——the same. 68.48
10 Grand Central Building and Construction Co——the same 99.29
10 Electrical Audit and Rebate Co—John E Olsen Construction Co.....costs, 12.72

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10 [illegible] Electric and Mfg Co—Fostoria Gas Specialty Co.....14.15
10 [illegible] Exhibition Co—Globe Ticket Co.....171.35
10 [illegible] Building Co et al—Edward Smaltz.....426.74
10 [illegible] & Trimbush Co et al—Twenty Third Ward Bank.....743.65
10 [illegible] & Co—N Y Edison Co...36.84
10 National Park Managers Ass'n—Rooney Electric Lamp Co.....214.72
10 Syracuse Steam Gauge Mfg Co—T C Keogh 546.25
10 N Y City Ry Co—R Zuckerman.....1,750.00
10 the same—A Barbenzo et al...1,750.00
10 the same—F Becker.....1,250.00
10 I S Van Lean Co—Elmer P Morris Co.221.36
10 Imperial Coal & Coke Co et al—Geneva National Bank.....430.93
10 the same—the same.....6,618.53
10 the same—the same.....293.24
10 the same—the same.....294.34
10 Pioneer Commercial Corp & Imperial Coal & Coke Co et al—the same.....608.34
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[8]Conried Metropolitan Opera Co—J K Hahn. 1908.....3,178.90
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[1]Frank T Morriel & Co—H M Toch et al. 1909. .....345.51
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[4]Same—same. 1909.....111.83
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[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Dec. 4.

33—Fordham rd, s w cor Andrews av, —x—. Charles Fuchs agt Fordham Construction Co & Louise E Bourdardon.....$1,130.80
34—178th st, s s, 80 w Daly av, 80.6x81.5. Charles H Bellows Cut Stone Co agt D H Spring Realty Co.....545.25
35—Rider av, w s, 643 s 144th st, 50x125. Joseph Rice agt Roger Potter & Ralph R H Reid.....1,500.00
36—165th st, n s, 26.5 e Fox st, 140.4x70x irreg. W M Young agt William Simpson & Theodore Stapholt.....287.40

Dec. 6.

37—178th st, s s, 80 w Daly av, 80.6x81. Daniel Mapes, Jr, agt D H Spring Realty Co & Samuel Weingarten.....350.00
38—Brook av, n e cor 180th st, 45.7x100. Village Bros agt W F Lennon Construction Co and Brook Avenue Construction Co.1,300.00
39—Satisfied.
40—126th st, n s, 190 e 4th av, 50x99.11. Anton Larson agt Max Epstein & Harris Cohen (renewal).....30.00
41—Spring st, No 150. Wm A Thomas Co agt Max Abramson & Harris Mankin.....128.90
42—110th st, Nos 209 & 211 East. Tombuck & McPhee Inc agt Kryhyh Realty Co....25.40
43—Loring pl, e s, 307.10 n 183d st,(44x130. George Hagemeyer agt G H Masten Realty Co.....150.00
44—150th st, n s, 100 w 7th av, 75x100. Frank Falvella agt Bischhoef Realty & Construction Co, Simon Uhlfelder & Abraham Weinberg. 1,668.50

Dec. 7.

45—189th st, s s, whole front between Belmont and Hughes avs, 175x100. Rogers Terra Cotta Co agt East 189th Street Building & Construction Co.....400.00
46—Holland av, No 1830. Morris Gitelson agt Adam Anderson.....36.00
47—Greenwich st, No 448. John Filam et al agt Greenwich Investing Co.....730.00
48—Washington st, No 433. Same agt same. 730.00
49—Delancey st, No 134. Irving S Ottenberg agt Mary T Wagner, Samuel Tischler and George Seaman.....1,800.00
50—Bathgate av, e s, 113 s Tremont av, 27x85. Herman Kues et al agt John Leonard. 348.90
51—Bathgate av, No 1892. Alexander Thomson agt same.....160.00
52—Matilda av, e s, 200 s 239th st, 100x100. Francesco Cerbone agt Fox Miller Realty Co S Calderone & Co and Frank Tofano...137.00
53—Audubon av, s e cor 176th st, 101x95. Harlem River Lumber & Wood Working Co agt Munden Construction Co.....290.40
54—Ittner pl, n s, 200 e Webster av, 75x100. Sam S Glauber Inc agt High Grade Steam Laundry Co & Allader Brown.....140.00
55—33d st, No 33 West. J H McLain Co agt Jacob Amron & J Kleinert.....57.00
56—34th st, No 46 West. Jacob M Seidenberg agt William Goldsmith, Edward Margolies, Michael Birnbaum & Abraham Sinner....32.50
57—Lexington av, No 1498. Daniel Greenberg agt Morris Katz & S Hausner.....22.80
58—179th st, n s, whole front between Bathgate & Washington avs, 188.4x60.5. Patrick Casey agt Oppenheim & Feldman, Inc and Jacob Keller.....90.00

Dec. 8.

59—138th st, No 529 West. Fiske & Co, Inc, agt Tautag Realty Co & Luciano Minutello. 110.12
60—148th st, No 367 East. Matthew Smith & Co agt Wm W Moore.....601.15
61—34th st, No 158 East. John H Goetschius agt Viola B Corkey.....890.00
62—East Broadway, Nos 251 & 253. John Glassner agt Fanny & Simon Liebovitz and Liebovitz & Glassman.....450.00
63—Same property. Jacob Liebovitz et al agt Fanny & Simon Liebovitz and Liebovitz & Glassman.....350.00
64—120th st, No 2 West. Abraham Wiklinsky agt Isabel H Cohen (renewal).....123.00
65—Barker av, e s, 225 s Burke av, 50x100. J Marcus Woodworking Co agt Mary McGarry.....55.65
66—Brook av, n e cor 170th st, 52x100. Harbison-Walker Refractories Co agt William F Lennon Construction Co & Wm F Lennon 633.15
67—Forest av, w s, 54.3 s 160th st, 63x87.6. Canton Steel Ceiling Co agt Hamerdash Haggodel (renewal).....200.00

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AMERICAN LUXFER PRISM CO.
Tel. 8257 Spring 8258 507-509 West Broadway N.Y.



68—Mohegan av, e s, 165.2 n 179th st, 41x145. Hygrade Iron Works agt Estates Building Co.....500.00
69—Longwood av, n w cor Truxton st, 50x 175. Daniel McFadden agt Chas F Deschler, Arthur Gorsch, James Ghames & Truxton Realty Co.....350.00
70—Forest av, w s, 67.6 n West Farms rd, 21x 52. Morris Bandler agt James F Clancy, Wm H Moran, Fred Q Hahn & Robert L Moran. 90.00
71—189th st, s s, whole front between Belmont and Hughes avs, 175x100. Max Juster agt East One Hundred and Eighty-ninth Street Building & Construction Co and Gerson M Krakower 7,808.00
72—Trinity av, No 992. N Y Cornice & Skylight Works agt Ethel Hinchman & W H Hinchman 35.00
73—116th st, Nos 60 & 62 West. George Gotthelf agt Sixty-two West One Hundred and Sixteenth Street Co & Imperial Theatre Co. (Renewal) 2,950.00

Dec. 9.

74—165th st, n s, 26.6 e Fox st, 140.4x70. Cross, Austin & Ireland Lumber Co agt William Simpson & Theodore Stapholt...1,071.46
75—Pearl st, No 32. Harry Bader agt Hungarian Relief Society, Sigmund Fox and John Rosenzweig 50.00
76—189th st, s s, whole front between Belmont and Hughes av. L H Wood, trustee, agt East 189th Street Building & Construction Co.....198.00
77—Magenta av, s s, 25 w Duncomb av, 100x 100. Frank Goldman et al agt Joseph G & Emily R Didier and John D'Andree ...125.00
78—130th st, n s, 80 w Lexington av, 80x 99.11. F W Ford's Sons agt Meyer Sachs. 70.00
79—Franklin av, No 1407. Geo W Pouder agt Elizabeth M Garner & Charles Garner..63.00
80—Franklin av, No 1407. Chauncey B Sherwood agt Elizabeth Garner & Charles Garner 22.60
81—Ryer av, s e cor 180th st, 34.10x94.6. Christopher D Keegan agt S A Whisten Construction Co.....3,953.00

Dec. 10.

82—178th st, s s, 50 e Honeywell av, 80x100. Sarah Rosenberg agt D H Spring Realty Co, Orson G Howes and Arthur W Whittaker. 192.00
83—Riverside Drive, No 547. Samuel Miller agt Hague Realty Co, Bergen Realty Co, Bernard Wilson and Anna McAlpin...1,224.00
84—96th st, No 206 West. Lewis S Davis Electrical Construction Maintenance & Supply Co agt Mary B Cunningham, S Cunningham. 9.00
85—115th st, No 203 East. Andrew F Galligan agt Mary Israel and Rosenberg & Co....20.00
86—Charles st, No 27. Samuel Bady et al agt Henry Kopf and Lorenzo Building Construction Co 50.00
87—14th st, No 514 East. Harry Eckshtat agt Mrs Du Groot and Lorenze Building Construction Co 20.00
88—Broadway, Nos 3101 and 3103. A Gagliano & Co agt Mitow Realty Co.....1,290.00
89—3d av, No 587. Jacob Plotkin agt Kry Lyn Realty Co and I J Auerbach 75.00
90—3d av, Nos 4001 and 4003. Walter E Handy agt Cornelia K Averill and J B Wood, agent. 400.00
91—189th st, s s, whole front between Belmont and Hughes av, 175x100. Wm M Young agt East One Hundred Eighty-Ninth Street Construction Co. 722.00
92—129th st, No 52 West. Samuel A Bossert agt Louis Wehiebrocke.....105.50

BUILDING LOAN CONTRACTS.

Dec. 4.

No Building Loan Contracts filed this day.

Dec. 6.

Belmont av, w s, 88.10 s 182d st, 38.4x127.2. American Mortgage Co loans Charles O Krabo to erect a — sty building; — payments. $17,000

Dec. 7.

Daly av, e s, 137.2 s 180th st, 36.4x100.10. American Mortgage Co loans Krabo & Johanna R Ernst to erect a 4-sty tenement; 13 payments 18,000
Daly av, e s, 246.1 s 180th st, 38.9x284.9x irreg. Same loans same to erect a 4-sty tenement; 13 payments 18,000
Daly av, e s, 209.9 s 180th st, 36.4x100.10. American Mortgage Co loans same to erect a 4-sty tenement; 13 payments 18,000
Daly av, e s, 179.5 s 180th st, 36.4x100.10. Same loans same to erect a 4-sty tenement; 13 payments 18,000
Daly av, e s, 100.10 s 180th st, 36.4x100.10. Same loans same to erect a 4-sty tenement; 13 payments 18,000
Glover st, e s, 178.11 n Westchester av, 25x 130. Frederick H Cleveland loans Steinmetz Construction Co to erect a — sty Building; 3 payments 5,000
Valentine av, s e s, 405.9 n e 198th st, 50x 97.11. Title Guarantee & Trust Co loans Kate V Brady to erect two 3-sty dwellings; 5 payments 14,000
Briggs av, w s, 100 n 196th st, 100x93. Excelsior Mortgage Co loans August Nelson to erect five 1-family dwellings; 7 payments. 28,000
Marion av, n e cor 189th st, 50x100.6. Title Guarantee & Trust Co loans Stephen McBride to erect a 5-sty apartment; 3 payments..40,000
Bronxdale av, w s, 235.9 n Morris Park av, 25x99.8 .....
Bronxdale av, w s, 260.9 n Morris Park av, 25x99.9 .....
August Suhrig loans Joseph Gamache to erect a — sty building; — payment.....8,000

Dec. 8.

No Building Loans filed this day.

Dec. 9.

Greenwich st, No 820. Chelsea Realty Co loans Neper Construction Co to erect a — sty building; — payments 28,500

Dec. 10.

Waterbury av, n s, 105 e Crosby av, 50.10x75.8 x50, gore. Henry L Smith loans Grace R Goodbody and Joseph E Reiss; to erect a 2-sty dwelling; — payment.....2,000
Amsterdam av, n w cor 108th st, 100.11x100. Lawyers Title Ins & Trust Co loans Irving Judis Building & Construction Co; to erect a 6-sty apartment; 8 payments.....200,000
218th st, s s, 280 w 5th av, 25x114. Herbert S Ogden loans Joseph De Pole and Eno Coletti; to erect a 2-sty dwelling; — payment. 4,000
Woodycrest av, s e cor 165th st, 50x100.9. Manhattan Mortgage Co loans West Bronx Realty Co; to erect a 6-sty apartment and stores; 11 payments 28,000
Walton av, e s, 196 s 184th st, 25x95. Frank Flood loans Wm F Smith and Walter E Phelps; to erect a 2-sty dwelling; 3 payments 2,500

SATISFIED MECHANICS' LIENS.

Dec. 4.

98th st, No 287 East. Israel Freiman agt David Liebgold et al. (Aug 18, 1909)..$697.00
[2]Fairmount pl, s s, 451 w Southern Boulevard, 75x98.2. Keystone Equipment Co agt Fairmount Construction Co et al. (Nov. 1, 1909) 147.80
[2]Same property. Same agt same. (Nov 1, 1909) 149.17
[2]43d st, Nos 311 to 319 West. Eureka Fire Hose Co agt Charles Scribner et al. (Aug 10, 1907) 920.00
[2]Same property. McMann & Taylor agt same. (Aug 20, 1907) 1,428.38
[2]Same property. Colwell Lead Co agt same. (Aug 1, 1907) 1,325.00
[2]Same property. Crane Co agt same. (Aug 21, 1907) 834.13
[2]Same property. John Douglas Co agt same. (April 28, 1907) 1,271.00
[2]Fairmount av, s e cor Marmion av. Pasquale Trotta agt Fairmont Construction Co et al. (Nov 26, 1909) 3,650.00
[1]Greenwich st, Nos 483 to 489. M Eberhart & Son agt John Doe et al. (Aug 26, 1909). 79.69

Dec. 6.

Intervale av, w s, 75 s Home st. August H Lueders agt Volga Improvement Co et al. (Nov 8, 1909) 575.00
Same property. P J Heaney Co agt same. (Nov 9, 1909) 1,159.19
Madison st, n s, 105.8 w Rutgers st, 26x100.1. A Gordon & Bro agt Harry Kay et al. (Sept 4, 1908) 696.08
Madison st, No 207. Marx & Jacobson agt same. (Sept 9, 1908) 825.00
Broadway, s e cor 101st st. Person & Co agt Bloomingdale Leasing Co et al. (Aug 23, 1907) 239.80
101st st, Nos 206 and 210 West. Joseph Tino et al agt Bloomingdale Leasing Co et al. (Oct 16, 1907) 115.00
Broadway, s e cor 101st st. Church E Gates & Co agt Franklin Building Co et al. (Dec 27, 1907) 1,368.80
101st st, Nos 206 to 210 West. Constantino Landadio agt same. (Jan 28, 1908)....4,002.77
Same property. Joseph Tino & Co agt Bloomingdale Leasing Co. (April 4, 1908)...271.79
Broadway, No 2654. Mutual Engineering Co agt same. (April 20, 1908) 1,100.00
100th st, Nos 205 to 209 West. Edward Smolka & Co agt Franklin Building Co et al. (May 22, 1908) 542.43
Same property. Same agt same. (May 26, 1908) 542.43
101st st, Nos 202 to 210 West. Candee, Smith & Howland Co agt Bloomingdale Leasing Co et al. (Oct 15, 1907) 414.85
2d av, No 608. Harris Bernstein agt Frank Beck et al. (Nov 20, 1909).....62.50
43d st, Nos 311 to 319 West. Edward Smolka & Co agt Charles Scribner et al. (Aug 21, 1907) 261.52
[2]Ryer av, s s, 125 n 180th st. Eagle Plumbing Supply Co et al agt R Levin. (Nov 19, 1909) 625.12

Dec. 7.

Edgecombe av, s w cor 150th st. Kenny Mfg Co agt Emanuel Doctor et al. (Dec 2, 1909) 1,752.50
Columbus av, w s, 109th & 110th sts. Fredenburg & Lounsbury agt Cathedral Realty Co et al. (Nov 13, 1909) 591.72
[3]9th av, e s, 48.6 n 46th st. Barnet Cohen agt Estate of William Stube et al. (May 12, 1909) 150.00

Dec. 8.

[1]Madison av, s w cor 130th st. Adolph Reisner agt Sundel Hyman et al. (Nov 8, 1909).162.50
[1]Same property. National Bridge Works agt same. (Oct 23, 1909) 360.00
[1]Same property. David Schwartz agt same. (Oct 25, 1909) 125.00
[1]Same property. Candee, Smith & Howland Co agt same. (Oct 25, 1909) 190.68
Broadway, No 2646. Wheeling Corrugating Co agt Bloomingdale Leasing Co et al. (Nov 27, 1907) 1,207.20
[2]Devoe Terrace, Nos 2464 & 2466. Wm E Lyons agt Thomas F Murray et al. (Aug 14, 1909) 98.00
Mount Hope pl, s s, 114 e Jerome av. Vincent Lo Re & Co agt Rehbock Construction Co. (Nov 13, 1909) 710.00
[2]110th st, n s, 200 e Amsterdam av. Frank A Paladino agt Cathedral of St John the Divine et al. (Dec 1, 1909).....377.00

Dec. 9.

Boston rd, e s, 159.10 n 168th st. Henry Ahr Iron Works agt John M Linck et al. (June 4, 1909) 1,343.00
[3]Fairmount pl, s s, 451.1 w So Boulevard, 75x98.2 .....
Fairmount pl, s e cor Marmion av..... Hugo Bochdam agt Fairmount Construction Co et al. (Sept 11, 1909).....36.50
[3]106th st, Nos 217 & 219 West. Guarantee Hardwod Finishing & Varnishing Co agt John E Calhoun et al. (June 19, 1909)..150.00
[3]Wadsworth av, s w cor 180th st. Peter Johnson agt Elias Gussaroff Realty & Construction Co et al. (Oct 5, 1909).....300.00
Amsterdam av, n w cor 110th st. Noonan & Price Co agt Yorktown Realty Co. (Dec 3, 1909) 199.15
12th st, No 20 East. Joseph Di Corcia agt Julia Fitzgerald et al. (Dec 6, 1909).16,520.08

Dec. 10.

Plimpton av, w s, 75.5 s 170th st. Samuel Finkelstein et al agt James C Pickin et al. (Aug 20, 1909.).....350.00
Same property. John Norton agt same. Aug 12, 1909.).....3,350.00
Same property. Kertscher & Co agt same. (Aug 17, 1909.) 5,440.00
Same property. Harry Turner et al agt same. Aug 17, 1909.) 900.00
Same property. Same agt same. Aug 17, 1909.) 900.00
Same property. Thomas C Edmonds & Co agt same. (Aug 17, 1909.).....295.00
Same property. Adam Happel agt same. Aug 18, 1909.) 1,108.00
Same property. Lewis E Landon agt same. (Aug 18, 1909.) 419.47
Same property. Michael Hughes agt same. (Aug 18, 1909).....3,158.00
Same property. Church E Gates & Co agt same. (Aug 19, 1909.) 670.75
Same property. Alexander Gamble agt same. (Aug 20, 1909.) 2,050.00
[2]161st st, No 575 East. Louis Forella & Co agt Longfellow Realty Corp et al. (Aug 21, 1909.) 141.12
48th st, No 230 West. Bernard Drucker agt Beatrice E Lawrence et al. (Aug 11, 1909.) 70.00
190th st, n s, 103.7 e Morris av. G Schaille & Son agt Lercy Construction Co et al. (Nov 22, 1909.) 318.00
131st st, Nos 528 to 532 West. Weinstein Plumbing Co agt Aqueduct Construction Co et al. (May 4, 1909.) 196.50

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

3d av, w s, 151 n 173d st, —x—. Paul Freytag on Worcester Construction Co to F N Du Bois & Co.....2,500.00
Same property. Same on same to same.2,300.00

ATTACHMENTS.

Dec. 2.

No attachments filed this day.

Dec. 3.

Imperial Export Trading Co, Ltd; Parsons Trading Co; $3,502.69; Parsons, Closson & McIlvaine.
Rudolph, Wurlitzer Co; Hans Hohner; $3,-024.53; B Loewy.

Dec. 4.

No attachments filed this day.
Rickard, Geo L; Cornelius G Coakley; $1,950; A Knox.

Dec. 6.

Wm L Strauss & Co; Josephine A Wygant; $2,145.75; F & A Hinrichs.

Dec. 7.

No attachments filed this day.

Dec. 8.

Wright, Abram K and Geo R Bigler; Edw R Brevoort, Jr.; $958.14; L H Rowe.
Zigler, Sander S; Ulman & Co.; $3,495.25; Bonvier, Dugro & Doyle.

CHATTEL MORTGAGES.

Dec. 3, 4, 6, 7, 8 and 9.

Berliner & Greenberg. 403 E 100th and 510 W 156th..Hudson M & M Co. Oak Mantels. Contract. (R) $900
Home of Daughters of Jacob. 301 E Broadway..Raisler Heating Co. (R) 514
Perlman & Bernikow. N side of 176th st and n s of 177th st and s s 177th st and Amsterdam av..Ideal Heating Co. Heating plant. (R) 1,200
D H Spring Co. South side of 178th st, West Daly av..G E Sealy. Radiators and Boilers. 738
Schmidt, G Jr. 179th st and St Nicholas av.. Pittsburgh Plate Glass Co. Plate Glass. 381

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JUDGE GAYNOR'S ASSURANCES.

AS someone has said, it is so much easier to see, after the procession has passed. Facts then begin to fit into their proper places, and the piecemeal mosaic presents a well-defined picture. This, perhaps, explains why New York is only beginning to appreciate how much was gained for the cause of good government by the recent election. Almost the incredible happened, and the extraordinary thing is that every contending element of the contest, without exception, contributed in some measure to the fortunate outcome. Some of the contributions may not have been intentional, but in the end they constituted a part of the result. If everything had been carefully planned, all could not have come out better. People are beginning to see that although there may have been more thrilling elections and far more rhetorical contests, a completer victory for good government has not been secured anywhere for many years.

The new turn for hope given to public thought is undoubtedly due to the recent utterances of Mayor-elect Gaynor. Every speech he has made since election has been a very positive contribution to public assurance. People are saying "the judge is back to the bench again." Certainly nothing could be better than the spirit and tone of every one of his post-election speeches. The moral assurance which they give as to his attitude in regard to the city government is not only indubitable, but of the highest order. Not even the most fearful can spell "politics" out of any of his words. He has restored, within the last few weeks, the almost defunct hope for good government, and the better forces of the city are visibly encouraged. The encouragement lies not in the words, but in the character of the man and the bent of the mind that is revealed behind the words.

Real estate, which is so very intimately related to all that is meant by good government, is beginning to feel the beneficial financial effects of the personal guarantee which the Mayor-elect is extending to the solid interests of the city. The great body of taxpayers whom this paper serves, personally contribute the major part of the taxes collected. They come directly out of their pockets. Real Estate Owners are the unofficial tax collectors of the city. They underwrite the total tax bill. Consequently the honest, efficient and economical use of the city's revenue directly affects every square foot of realty, and unquestionably some of the perplexities that to-day disturb the real estate situation at large have arisen from what some one has called the "defalcations of maladministration," meaning thereby not outright dishonesty so much as the less criminal but more costly, effects of general inefficiency. Moreover, the conditions of New York city to-day are such that they impose upon the government an extensive and intricate program for betterments of all sorts. Many nations have nothing like the problems that confront New York City. The housing, under sanitary conditions, of our growing population, the providing of adequate transit facilities of all sorts, the regulation of fully a score of administrative functions that must some day be put upon the fundamental basis of equity and efficiency, are matters that must sooner or later be dealt with, and must then be governed by something higher than the principles and methods of impure politics. The permanent and profitable value of real estate depends ultimately upon how wisely these matters are handled. And the first condition to their adequate solution is the impartial honesty of the municipal government itself. After that, or rather, linked with it, is the question of administrative efficiency. So it happens that every thorough student of the real estate situation recognizes how intimately to-day real estate values are involved in the nature of the personality that rules in the City Hall. As Judge Gaynor has pointed out, we are living under a one-man government. We have, wisely or not, centralized our interests within the hands of a single individual. He and he alone is responsible for the tone and character, if not the detail effects, of our government. It is his influence that dominates. It is easy to see, therefore, how deeply the real estate men of this city are concerned in the results of the last election, and why the more they study the situation, the more satisfied they are becoming, to find a man of Judge Gaynor's standard in the seat of power.

THE Record and Guide publishes a carefully prepared account of the meaning, condition and probable scope of the existing movement in Manhattan real estate. There is every reason to believe that the speculative and investment operations that are now being undertaken in the Middle District of Manhattan will prove to be the forerunners of one of the most extraordinary transformations that have ever taken place in the business section of a great city. And a consideration of the reasons for the activity which are fully set forth in the accompanying article should convince even the most skeptical that the movement is justified by the changes that will take place during the next few years in the condition determining the value of this section for legitimate business purposes. But it should be added that there is one serious impediment, from which for some years at least the business development of this district will suffer. The local authorities have as yet done absolutely nothing to aid this development by providing any sufficient means of transit. The existing subway does, of course, run along its eastern boundary, but that subway is too far removed from the centre of the district at Broadway and 34th street to meet its needs for proper means of communicaion with the rest of Manhattan and the Bronx. The other subway, which the Public Service Commission is trying to have built at an early date, viz.: The Broadway-Lexington avenue route will add little or nothing to the transit conveniences of those firms, who are transacting business along the central line of the middle district, because it is designed particularly for the purpose of paralleling the existing subway from 42d to 14th street; but along an avenue which is still further removed from the central line of traffic. It is certainly time that the Public Service Commission and the Board of Estimate should begin to understand how little their plans are assisting the most profound alteration in business conditions, which has ever taken place in Manhattan in so short a time. What the Middle District needs above all is a direct local and express subway connecting it with lower Manhattan and with upper Manhattan and the Bronx, and the only way, in which such a connection can be obtained is by means of the proposed extension of the existing subway south from 42d street and Broadway along Seventh avenue. To delay the construction of such a subway, until arrangements can be made for additional subways in Brooklyn is deliberately and flagrantly to sacrifice the essential interests of Manhattan to the far less immediately important interests of another borough. There is only one consoling aspect to the existing situation. In March the Pennsylvania Terminal will be opened, and the failure of the city to provide for the collection and distribution of the traffic, centering in that neighborhood will raise such a storm of protest that something will have to be done very soon. By that time the Broadway-Lexington avenue line, to which the Commission has sacrificed the normal and wholesome development of the Manhattan transit system will be out of the way; and perhaps then the Commission will feel free to take some active steps to improve the transit service of the rest of the borough.

Some of Judge Gaynor's recent remarks stir us to reprint, elsewhere in this paper, an article that appeared in our columns more than twenty years ago. It deals with problems which have evidently occupied the mind of the Mayor-elect, and is worth reading as a theoretical speculation and practical criticism regarding problems that are just as alive to-day as they were almost a generation back.

The eye reads what the eye brings the means of reading.
(There is much in these pages: Read.)

REAL ESTATE AS AN INVESTMENT

Nature of a Real Estate Investment Compared With Other Forms of Investment—Wherein New York Differs From Other American Cities With Respect to Real Estate Conditions—Selections That An Investor Must Make—Expectations He Must Drop

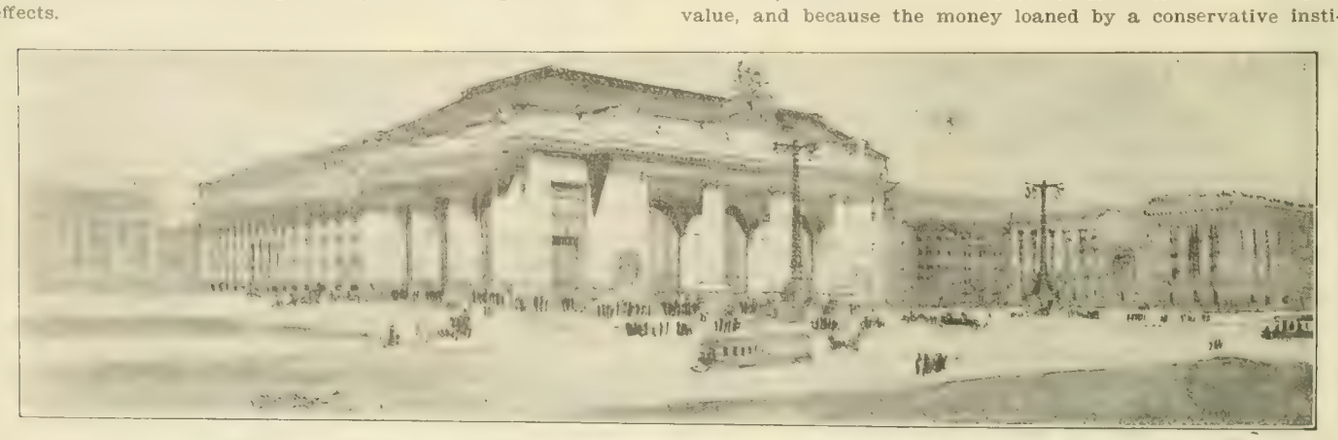
THE desirability of any particular class of income-bearing property as an investment depends partly upon the advantages or disadvantages which it enjoys compared with other classes of income-bearing property under the prevailing general economic condition. There are periods in which real estate is on the whole cheap, as compared with equally desirable forms of property, such as railroad stocks and bonds, or call and time loans; and there are periods when, on the other hand, it is comparatively dear. When it becomes comparatively dear, its dearness under the circumstances does not mean that its price is any higher in proportion to the net income it yields. It only means that the same amount of money invested in some other form of property will yield either a larger income, or else the same income, accompanied by less risk and bother. On the other hand, real estate may become comparatively cheap even though the net rental yielded thereby either has not increased or even has to a certain extent actually diminished. It has become comparatively more desirable because other classes of income-bearing property afford their owners much smaller returns than they did.

The American business world has been recently passing through a period in which real estate was comparatively dear. During the latter part of 1906, and during almost the whole of 1907, general business was extraordinarily active, and made excessive demands upon the fluid capital that was seeking investment. The obvious symptom of this condition was the high rates for money loaned at call; and the longer these high rates continued the more effect they had upon the rates for time money, and for money loaned on mortgage. The first result of this condition on the general investment condition consisted of a general selling of stocks and bonds, because they had become comparatively less valuable than more fluid forms of investment; and this process continued until the price of good securities became very cheap, compared either to the income they yielded or to the income yielded by other forms of property. During this trying period the price of real estate held upon the whole much firmer than the prices of stocks and bonds. There was comparatively little actual liquidation in real estate; but undoubtedly whenever a real estate owner was obliged to sell he had to sell at a sacrifice. The number of owners who were obliged to sell was, however, comparatively small; and their selling at comparatively cheap prices was not sufficient to bring about any general liquidation, or any general demoralization of prices. On the whole, the owners of real property suffered less from the panic of 1907 than the owners of any other kind of property—except insofar as their inability to convert their real estate into cash for the purpose of buying cheap stocks and bonds may be considered a species of loss. They were obliged to put up with a period of two years or more, during which their property was almost unsaleable except at a loss and during which they might have made a good deal of money by purchasing railroad and industrial securities. They suffered tha is negatively rather than positively from the panic and its effects.

LESSENED INCOME FROM RAILROAD AND INDUSTRIAL SECURITIES.

The period, however, during which either loans on collateral or stocks and bonds were more desirable forms of investment than real estate has recently come to an end. Railroad and industrial securities are selling on the average higher than ever before in the history of the country. The prices of gilt-edged bonds have gone back to a four per cent. basis or less. Railroad common stocks are usually selling at figures which yield less than five per cent. Industrial preferred stocks which used to yield from 6½ to 7½ per cent. now bring their owners less than 5½ per cent. The common stocks of many large companies produce an income of less than five per cent., and compensate their owners chiefly by a promise of a further advance in price. The owner of any particular railroad or industrial stock can expect to reach comparatively little advantage from the sale of one issue for the purpose of buying another. Of course by good judgment or because of special information a man may still make money in this way, but the only way in which the average investor can take advantage of the enormous advance in the prices of securities that has taken place in the past eighteen months is to sell out at the prevailing high prices, and to put his money in some form of income bearing property, in which no corresponding increase has taken place. AND THE ONE IMPORTANT CLASS OF INVESTMENT WHICH MEETS HIS NEED IS REAL ESTATE. The increase in the value of real estate resulting from such unusual financial conditions and a new period of general business prosperity has still to come, and its tardy arrival is only natural, because for many reasons real estate is usually the form of property that is last to reap any benefit from expanding business and prosperity.

Hence it is that in the opinion of the Record & Guide the present is an unusually auspicious moment to set forth and to insist upon THE PECULIAR ADVANTAGES OF REAL ESTATE AS AN INVESTMENT. The investor who purchases good New York real estate at the present time and at prevailing prices has an unusually good chance of making money. Of course, the chance is not so good that he can afford to go out upon the street and buy any piece of property that is for sale at any price its holder may choose to demand. The purchase of real estate always demands circumspection and sound knowledge of the special conditions, affecting the value of any particular piece of property. It is none the less true, however, that certain powerful general conditions will be at work during the next couple of years to make for higher real estate values. An investor cannot very well go astray, provided he uses ordinary prudence and good judgment in making his purchases. If he does not delay, he will only be the forerunner of a much larger number of buyers, who will gradually realize that the best way of really benefiting from the rise in the price of securities is to invest their profits in some form of property whose increase in value does not anticipate a period of good times, but rather follows in its wake. The advice, consequently, to buy real estate during the next few months may be given almost without qualification. Buy it soon; and buy as much of it as you can. Operations on a margin in real estate are not attended by the same risks as operations on a margi. in stocks, because urban real estate is much more stable in value, and because the money loaned by a conservative insti-



A GREAT TRAFFIC CENTRE—THE GRAND CENTRAL STATION OF THE FUTURE.

Warren & Wetmore, Reed and Stem, } Architects.

This is a drawing of the building of the future, and now being erected, fronting on 42d street, at the head of Park Avenue South. Besides the lines of the New York Central and those of the New Haven system, which will terminate in this building, there will be tunnel lines from New Jersey and Long Island, and the underground roads of the Interborough, all converging at or near this building. To the westward is 5th avenue, and also the theatre and hotel section of the city; southward is the on-coming tide of business construction, and northward are the residential sections of the city.

The Record and Guide talks weekly to the Owners of SEVEN BILLIONS!

tution always leaves the purchaser with a substantial equity. With $100,000 in capital a man may buy almost $300,000 of real estate without incurring as much risk as if he bought as much stock on a margin. There is no danger that his broker may fail or that the outbreak of war in Europe may knock twenty-five points off the selling value of his holdings in a few days. He can buy real estate on a margin, that is, without ceasing to be an investor. He can reap a considerable advantage from a speculative increase in price without incurring to the same extent as a stock-operator the dangers of speculation.

INVESTMENT VS. SPECULATION IN REAL ESTATE.

A man who invests his money in urban real estate should do so with definite and complete information as to advantages and disadvantages of this particular method of using his capital; and unquestionably one of the greatest advantages which the real estate investor enjoys consists in the opportunity he acquires of speculative profit. He is not merely purchasing an income, he is purchasing a class of property that according to all past experience in the movement of real estate prices is more likely than not to increase in value. Of course the investor in a railroad and industrial stock enjoys usually a similar opportunity of speculative profit, but he does not enjoy it to the same extent. With $100,000 he can, let us say, buy 1,000 shares of stock, and in case he uses this $100,000 to buy 4,000 shares of stock (selling at $100 a share) he ceases to be an investor and loses all the security that a man enjoys who owns his property outright. The consequence is that an increase of twenty-five per cent. in the value of $100,000 safely invested in stocks means a profit only of $25,000. On the other hand, a man who invests $100,000 in real estate can buy about $300,000 of property without incurring the risks attending speculative stock operations. He can borrow the other $200,000 upon terms, which involve to be sure certain inconveniences and dangers during a possible period of prolonged financial stringency; but in case his equity is equal to a third or more of the value of the property, he is in no danger of being sold out. If the property he has bought increases twenty-five per cent. in value, he pockets a profit of $75,000 instead of a profit of $25,000 assuming, of course, that his property is capable of meeting its own carrying charges.

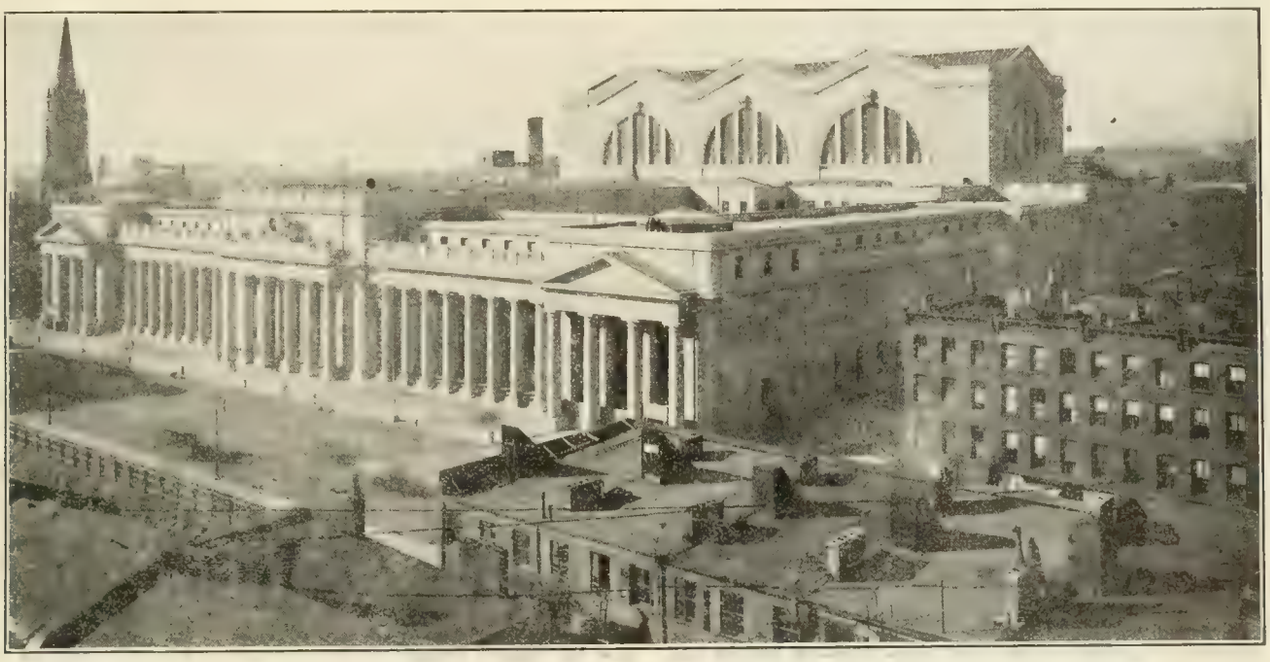
SPECULATION IN NEW YORK.

We must pause for a moment over this aspect of real estate investment, because of its foundamental importance—particularly in relation to the real estate conditions now prevailing in New York City. That real estate offers a peculiar opportunity for speculative profit is, of course, a sufficiently widely known truth; and no group of people in the world seem to need less instruction in this truth than well-to-do Americans, and in particular New Yorkers. Americans have always been a nation of real estate speculators, and because of the popularity of real estate speculation and the profits resulting therefrom have been distributed among a large proportion of the population. But of late years, the business of speculating in real estate has become, particularly in New York, an increasingly professional occupation. The number of men who make a living out of the profession is extraordinarily large; but they are coming none the less to constitute a class, and they are tending to monopolize the speculative advantage to be derived from real estate operations. They are tending to turn over to the real estate investor only those pieces of property whose speculative possibilities have been for the time being exhausted, and their influence, consequently, tends to obscure the peculiar advantages resulting from the speculative purchase of New York, and particularly of Manhattan real estate. This fact is of essential importance in any attempt to set forth for the benefit of investors just how far and where speculative profits in New York real estate are still to be expected, and in what way they can in all probability best be obtained.

In times past, and to a certain extent at present, the typical real estate speculator has been the man who bought, or owned, vacant property on the outskirts of a large city, and who reaped a larger or smaller measure of profit from the growth of the city in population and wealth. This variety of real estate speculation lies, of course, beyond the limits of the present discussion, because it does not contain any element of investment. It is much more of A GAMBLING OPERATION than is the purchase of improved urban real estate. The speculator practically makes a bet that the vacant property will increase more in value every year than the sum total of the carrying charges; and bets of this kind, particularly in the case of vacant property, whose price is already considerable, are as frequently lost as won.

IMPROVED REAL ESTATE A DIFFERENT PROPOSITION.

When a purchaser buys improved real estate, on the other hand, he is confronted by a wholly different situation. He has bought a kind property, which is capable of producing an income, and which has attained economically a more fixed condition. It has, so to speak, been consumed, and presumably it will have thereafter a more definite value and a more restricted possibility of future increase.



THE PENNSYLVANIA RAILROAD STATION.

7th Avenue, 31st and 33d Streets.

McKim, Mead & White, Architects.
Geo. A. Fuller Company. Builder.

The continuation of the Pennsylvania Railroad under the Hudson River into New York, with the erection of this terminal in the heart of the city, has been the dominating influence in the midtown building movement.

That the great mass of urban real estate, after it has once been improved, does not for many years increase very much in value is undoubtedly true. Presumably the ground has been sold at a price, which represents its current availability for business or residence, and the building which has been placed upon it is the one best calculated to convert its availability into income. The conditions which determine this economic value are not likely to change for a good many years. In a small city, or in a large city, that is growing slowly the prospect of a change in conditions likely to produce an increase in value is frequently so remote that the speculative value of the property becomes practically negligible, and its price is determined solely by its value for immediate use or as an income producer. Real estate in this condition should yield to its purchaser a larger percentage upon the investment than would the same amount of money invested in stocks and bonds, because of the additional trouble which the care of real estate demands.

NEW YORK IS "DIFFERENT."

But while the foregoing statements are true in respect to the great mass of improved real estate in the majority of large cities, they are not true of New York, and particularly of Manhattan. The fact which distinguishes Manhattan among other large American cities is the rapidity with which reconstruction takes place in almost every part of the Borough, and the consequent continual increase in the price of real estate over large areas. Ordinarily a piece of real estate that has been im-

What have YOU to offer to this audience?

proved with a substantial building can hardly be expected to change very much in price for a period of fifty years; but the life of the average building in Manhattan has been nearer thirty than fifty years. Sometime within thirty years economic conditions usually change so radically and prices increase so considerably that it pays to tear down the old building and erect a new one. It is this fact which makes the purchase of Manhattan real estate offer such a UNIQUE OPPORTUNITY TO THE CAPITALIST to invest his money therein, while keeping at the same time an excellent chance of speculative profits. He can buy old buildings in or near a rapidly improving district which will afford a sufficient income to yield a certain return on the investment and which in the course of a shorter or longer time can be reasonably expected to increase substantially in value.

Of course, similar opportunities exist to a certain extent in all large and growing cities. The business districts of Chicago and Boston, for instance, are constantly encroaching on former residential sections; and as the former residences or inferior business buildings become available for improvement with modern business structures, they increase in value. But the peculiarity of New York consists in the large area covered by these speculative sections. They include, not indeed the whole of the Borough of Manhattan, but a large part thereof, and a certain part of the Boroughs of Brooklyn and the Bronx. During the past ten years considerable speculative increases in value have taken place, not merely in the financial district, not merely in the new wholesale district north of Fourteenth street, not merely in the new retail district along Fifth avenue, not merely in the new amusement district around Long Acre Square, not merely in the Pennsylvania district near Greeley Square, but also through large tenement districts on the lower East and upper West sides, and in the fashionable residential district to the east of Central Park. In all these sections antiquated business and residential structures have been giving place to modern buildings, and real estate has increased so much in value that the old houses could with profit be thrown into the scrap heap.

Although this process has been carried very far, it is still only in its earlier stages. Notwithstanding the hundreds of modern buildings erected during the past ten years, and notwithstanding the enormous speculative increases in value, it is probable that the next ten years will witness changes still more considerable and still more extended. New York is adding more than 150,000 inhabitants to its population every year. These inhabitants will live in increasingly large percentages in the outlying boroughs, but with the improvements in transit they will more than ever transact their business and spend their money in Manhattan. The central Borough will become to a greater, rather than to a smaller extent, the core and heart of the Metropolis; and its gradual transformation to meet the economic exigencies of the future will mean a constant enlargement of the area of profitable reconstruction and speculation.

The fact to which the Record & Guide wishes to call particular attention is that the largest and MOST INSISTENT DEMANDS WILL BE CONCENTRATED UPON THE MIDDLE DISTRICT OF MANHATTAN—upon the area whose central point is Greeley Square, and which is at present bounded roughly by Fourteenth and Fiftieth streets and Fourth and Seventh avenues. Within a few years this central district will probably extend as far as Fifty-ninth street on the north, Ninth avenue on the west and Third avenue on the east; but however the district may be defined, the important point is that it is here the greatest pressure will be exerted. By this we do not mean that the area of the financial district down town will not expand, and that excellent opportunites for mixed investment and speculation will not exist on the margin of that district. But greater changes will take place north of Fourteenth street, because of the variety, the intensity and the comparative novelty of the forces making for the improvement of that particular locality.

A NEW TENDENCY.

Hitherto only one general tendency has existed in respect to the local expansion of New York business. It has steadily pushed northward. A century ago, all kinds of business—financial, wholesale, retail and theatrical—was concentrated in the vicinity of the City Hall. As population moved up town, certain kinds of business crept with it up Broadway. The financial district stayed where it was; and immediately on the margin of the financial district were always the offices of the lawyers, the important merchants and the commission houses. The march northwards was always led by the retail shops, the theatres, the restaurants and the hotels. A generation ago that part of Broadway between Fourteenth and Forty-second streets was already occupied in part by retail stores, theatres and the like, and the presumption was that as the West Side, Harlem, Washington Heights, and the southern part of the Bronx, became well inhabited, the theatres, shops, hotels and restaurants would push still farther north, until Columbus Circle became the centre of this kind of activity. Such has not been the case. It is true that many theatres and restaurants have been grouped around Columbus Circle, but the centre of the theatrical and amusement district has remained nearly a mile farther south. And there it is likely to remain for an indefinite period. Indeed there is even a chance that it may show a tendency to shift farther south rather than farther north; and admitting such to be the case, an interesting question remains as to the meaning and the probable consequences of this novel fact.

THE FUTURE OF THE MIDDLE DISTRICT

THE fundamental reason for this checking of the exclusively northward expansion of the New York business district has undoubtedly been the increasingly large mass of population which had slowly been accumulating to the east and west of the Borough of Manhattan. In any event, the northward march of business would probably have been checked by the intervention of Central Park, which would have made business locations to the west of its bulk comparatively inconvenient for many inhabitants of the East Side. But the process was checked before Central Park had a chance to have any effect, and it was checked by the obvious condition that the march of population was no longer chiefly to the north. Brooklyn and Queens on the East, and Essex and Hudson counties in New Jersey on the West, were gradually filling up. Of course this process had begun early and had taken place continuously, but its effect upon the business development of Manhattan was slow, because the inhabitants of Manhattan were both more numerous than the inhabitants of the rest of the Metropolitan district, and more closely connected with the business and amusement sections of the Borough. At the present time, however, out of a total population of over 5,500,000 in the Metropolitan district (including Hudson and Essex counties), only about 2,600,000 live in Manhattan and the Bronx. The limit of any substantial increase in Manhattan will be reached in a few years. The Bronx can accommodate several millions of people; and it will gradually get them; but in the mean time, a still larger proportion of the inhabitants of the Metropolitan district will be living to the east, west and south of the central borough. In 1920, out of a probable population of 7,250,000 or more, only a little over 3,000,000 will be living in the old city of New York, and thereafter the proposition will continue to become smaller and smaller.

Of equal, if not of the greater, importance than this shifting in the center of gravity of population, will be the closer ties which will unite the lateral boroughs to the central borough. Until recently they have had fairly convenient connections with the financial district, where many of their inhabitants obtained employment, but the journey to the middle district of Manhattan, where the shops, theatres and restaurants were situated, was very much more difficult. All this, however, is now by way of being changed. One rapid transit subway has already been built into Brooklyn, which enables many of its inhabitants to reach upper as well as lower Manhattan more conveniently than ever before. Three new bridges have, also, been completed; and while they are not being used as effectively as they should, they will become veritable highways of interborough transit within the next five years. Anybody living in Brooklyn or Queens who can take conveniently a Long Island railroad train can be landed in the heart of upper Manhattan in a comparatively short time. A new subway to South Brooklyn has just been authorized in connection with a new Manhattan subway, which will tie the most rapidly growing part of Brooklyn to the central borough. To the westward a similar process of concentration is under full headway. New Jersey passengers are already being landed at Cortlandt street and at Twenty-third street and Sixth avenue in Manhattan at a saving of many minutes over any former means of transit. Within a few years any resident on any of the Jersey suburban lines (the Central excepted) will be able to reach any point in the middle district of Manhattan as far north as Forty-second street with the utmost celerity. Newark will have a tunnel of its own connecting with the Manhattan tunnels, which will enormously increase the traffic between that growing city and central borough. And finally the residents of the district in New Jersey served by the Pennsylvania Railroad Company will have special accommodations for reaching the vicinity of Greeley Square.

ESTIMATES OF THE PRESSURE.

The bearing of these new conditions upon the real estate situation in Manhattan has been in some measure appreciated ever since the Pennsylvania improvement was announced, but we doubt whether even the shrewdest and most far-sighted real estate operators correctly estimate as yet the full force of the pressure, which will be exerted upon the middle district of Manhattan. That pressure cannot be measured by any similar pressure hitherto exercised upon any single part of the Borough. There has been an enormous concentration of demand, making for high real estate values, upon the financial district,

Read this paper during your "Week's End."
(Send your home address to Office of Publication.)

but the area covered by that demand is comparatively small, and the demand itself is merely a demand for offices, which, assuming no change in the building laws, will be satisfied by the erection of a comparatively few very tall buildings.

BUSINESS DEMANDS REGULATE PRICES.

The economic pressure, which will be exerted upon the middle district will be derived from a much larger number of sources. It will necessarily extend over a larger area, and it will become in the course of time increasingly intense. Only that fraction of the population, which is economically dependent upon business directly or indirectly connected with finance, contribute to the aggregate real estate value of the financial district, but all the inhabitants of the whole metropolitan district, just in so far as they have any money to spend upon shops and amusements, will contribute to the aggregate real estate value of the middle district. They will get more and more the habit of coming to Manhattan, and in proportion as the effect of this habit is felt, the shopkeepers, and the purveyors of amusement in Manhattan will further augment it by the offer of additional temptations. The increase in the demand will not be limited by the increase in population, or even by the increase in wealth, but it will grow, as the traffic of a big city always grows, at a ratio, which requires a doubling the effective facilities every ten or fifteen years.

In the future, then, the effect of certain aspects of the business expansion of the metropolitan district, will be centralized as they have never been centralized before in the history of the city. The northward march of business up to 1900 meant of course, that the few blocks to the north of the existing center of up-town business was almost as available for certain business purposes as was the centre itself; and as long as this condition endured, real etate values were bound to remain comparatively low. But as soon as this northward expansion was checked, and a centre of attraction and pressure substituted for the former line of advance, certain particular areas of land soon became much more available for business purposes than others, and began to increase enormously in value. From these particularly central points, the increasing economic pressure, and the growth in real estate values have gradually been radiating, and they will continue to radiate, east and west as well as north and south, until the whole middle district of Manhattan has been transformed in appearance and in economic standing for the purpose of performing its more important services in the business life and growth of New York City.

EXISTING CONDITIONS IN THE MIDDLE DISTRICT.

A READER may, perhaps, criticize the foregoing statement of the general real estate situation of Manhattan on the ground that much of it is irrelevant from the specific point of view of the real estate investor. Such, however, is not the case. In so far as an investor can expect to reap speculative profits, he must clearly understand the tendencies which are contributing at any one time to speculative increases in value; and these tendencies can frequently be stated only in somewhat vague and general terms. The skilful speculative investor is precisely the man, who estimates with some accuracy the force of these general tendencies in the distribution of business and population, and who is able to deduce therefrom specific consequences upon the value of particular pieces of property. But, of course, the ability to estimate the effect of the general tendencies upon particular pieces or classes of property is the quality of peculiar value, and no account of the existing real estate situation in Manhattan from the point of view of the investor can be considered even approximately complete until the general conditions described above are given a more specific application. Every man who wants to invest in real estate is confronted by the question whether or not he should buy a particular piece of property at a particular price. No general article can, of course, answer questions as definite as that, but it can trace somewhat in detail the probable effect of the general conditions upon certain definite localities. For the present we shall confine our attention to the different parts of the middle dstrict, because in that region the best opportunities exist for speculative investments.

The reader will already have remarked the EXTRAORDINARY VARIETY of the business interests, which are being concentrated in the central region of Manhattan. Within the area bounded by Fourteenth and Fifty-ninth streets, Fourth and Seventh avenues, are gathered practically all the first class hotels, restaurants and theatres, all the leading department stores, all the fashionable shops devoted to specific lines of trade, and a very large number of office buildings, in which general business is transacted. Nor is this all. Of late years a strong and growing tendency has existed for certain classes of the wholesale trade to seek accommodations in the new loft buildings, which are now being erected in such large numbers in different parts of the district. The probable local effects of all these varieties of business activity require special consideration, because each of them exercises a somewhat different influence upon the future of the selected neighborhood, and upon the course and the level of real estate values, and we shall beg in with the wholesale trade, because the demand for new loft buildings actually swallows up more property than does the demand provoked by any other class of business.

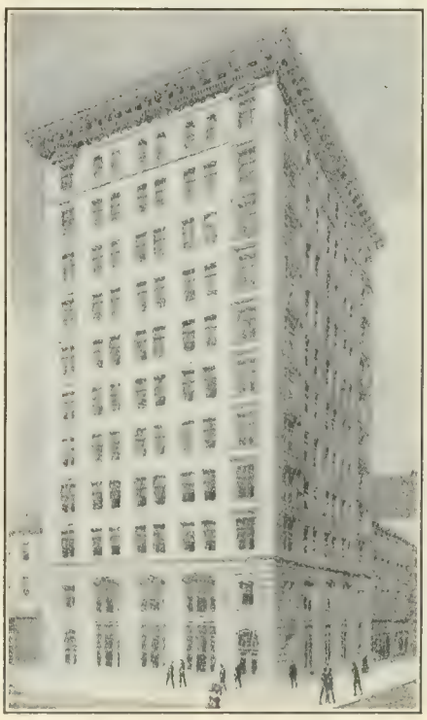
THE WHOLESALE TRADE AND THE MIDDLE DISTRICT.

The effect of the wholesale trade upon real estate is different from the effect of the retail trade because a wholesale merchant does not have the same need of a peculiarly favorable and central location as does a retail merchant, and he usually has no corresponding interest in paying a very high price for such a location. The value of property devoted to loft buildings usually cannot be expected to rise above a certain level,—a level considerably lower than the value of property devoted to important shops. It is of the utmost importance, consequently, that when a speculative investor purchases unimproved property in a rapidly changing section, he should be able to tell whether the plot, offered to him for purchase is more likely to be used for wholesale than for retail purposes.

What the wholesale merchant usually needs is a large amount of well-lighted space, in a modern fireproof building, all of which is contained, if possible, on a single floor. The best situation for this space would be one convenient for his employees and somewhere in the neighborhood of the most important stores and hotels. In so far as the wholesale merchant sells from samples in his offices, the demand usually comes from retail stores in New York or from buyers, sojourning at the hotels. Of course, in so far as his product is sold by travelling salesmen, the location of his show-rooms makes little difference.

WHERE BUSINESS WAS DONE TWENTY YEARS AGO.

Fifteen or twenty years ago, when the most important retail stores and hotels were all situated south of Thirty-fourth street the wholesale trade had not moved north of Fourteenth street.



DODD, MEAD & CO. BUILDING.

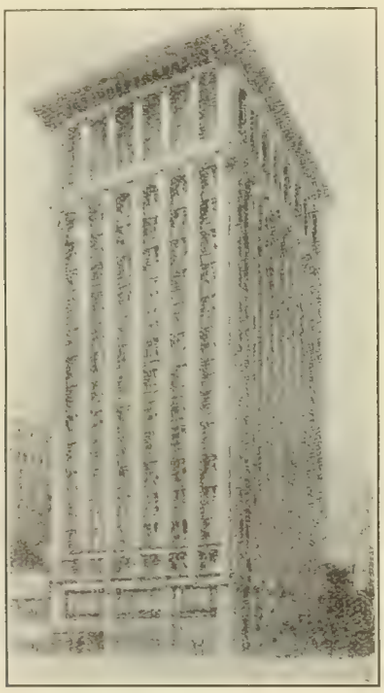
In course of erection at 4th avenue, northeast corner 30th Street. Babb, Cook & Welch, Architects. Edward Corning Co., Builder.

About 1895 it began to occupy the territory between Fourteenth and Twenty-third streets, Broadway and Sixth avenues, and in this region it has been tending to drive out the retail trade, because wholesale business with its trucks littering the streets and its boxes blocking the sidewalks interferes with the free movement of traffic necessary to retail business. The occupation of these few blocks consumed the ten years between 1895 and 1905, because the amount of the demand for new space was measured merely by the expansion of wholesale business. Since 1905, however, the wholesale trade has been pushing rapidly into the region north of Twenty-third street, a region which in 1901 and 1902 had been considered a better location for apartment hotels; and in this region it has occupied a much larger amount of territory in a much shorter time. The side streets from Twenty-third to Twenty-eighth between Broadway and Seventh avenue, are already by way of being occupied by new fireproof buildings; and what is still more remarkable is the enormous number of new loft buildings, which during the past year, have been situated on Fourth avenue. Plans

Names and addresses of ALL who want building materials are given with description of the buildings and other information.

have already been filed this year for about fourteen buildings, from twelve to eighteen stories in height, and all of them occupying at least half the block frontage. So far as we know, the planning of so many huge buildings within a half mile stretch on one avenue in one year is unprecedented in the history of New York., and the business of providing new accommodations for the wholesale trade has swollen so enormously in so short a time that it cannot be explained merely by the expansion of that branch of trade. It can be explained only by the migration of wholesale merchants now situated south of Fourteenth street into the new region, because this new region has certain peculiar advantages for their purposes.

What are those advantages? Well! One advantage is undoubtedly the fact that the wholesale merchant is enabled thereby to keep more closely in touch with the local retail trade and with the hotels, for the centre both of the retail and the hotel trade has been shifting to the north of Thirty-fourth street. But of still greater importance is the character of the edifices, which are now being built for the accommodation of wholesale merchants. The latter are being tempted to move by the offer of better accommodations than they can obtain elsewhere. Many of the older buildings south of Fourteenth street are situated on narrow streets, are inconvenient in their arrangements, not entirely fireproof in their construction, and limited in their area. The new buildings erected north of Twenty-third street are all of them located on streets at least sixty feet wide; and the great popularity of Fourth avenue is due in part to its unsual width and the unusual chance thereby afforded for admirably lighted warerooms,—even though both sides of the avenue should be lined with eighteen-story structures. These buildings are all of very large dimensions. As a rule, they occupy a space of 10,000 square feet; but in many instances even larger areas have been secured. Such spacious well-lighted warerooms are peculiarly tempting to the wholesale merchant, because the situation of all his samples on one or two floors is a great advantage to him in the economical conduct of his business. Finally these buildings are planned with particular reference to the needs of certain specific trades. Their interior arrangement has been reduced to a science, and



MILBANK BUILDING.

In course of erection at 4th avenue, southwest corner of 25th street. Geo. B. Post & Sons, Architects. Andrew J. Robinson Co., Builder.

the conditions to be met are so well known in advance that the buildings are usually to a large extent rented from the plans.

A CONSIDERATION OF VALUES.

The consequence is that space in these new buildings north of Twenty-third street commands higher rentals than space in the older buildings farther south, and real estate adapted to improvement only with loft bulidings has become more valuable in the new than it ever was in the old wholesale district. The general range of values throughout the whole of this section has reached a level which forbids the erection of the old six-story semi-fireproof business building. Nothing is now being run up but buildings twelve stories high or more. As a rule fireproof edifices as high as that are not erected except on property that costs $2,000 a front foot, and lots available for improvement on the margin of the district are selling at about this figure. At present the margin of the district is the line of Seventh avenue on the west and Lexington avenue on the east.

Lots between Sixth and Seventh avenues and between Fourth and Lexington in the twenties, which, a year or two ago could be bought for $35,000, are now held at about $50,000. On certain streets the price tends to be a little higher, and on other streets, a little lower; but $2,000 a front foot constitutes a fair level for the cheaper grade of lots available for this class of improvement. Between Sixth avenue and Broadway, on the other hand, north of Twenty-third street lots are bringing from $3,500 to $4,000 a front foot, and this price represents about the highest level as yet obtained for lots in the side streets, which are used for the wholesale trade. Indeed, inside lots on Fourth avenue in the twenties have not as yet sold any higher or as high as this. During the past fall as much as $100,000 has been refused for single inside lots on Fourth avenue; but the sales made last spring were consummated on a somewhat lower level. .

Corners about 100x100, brought in the beginning of the movement anywhere from $400,000 to $450,000, whereas now $600,000 and more is being asked for similarly advantageous properties. After the buildings now in the course of construction are finished and successfully rented, the other unimproved properties on this part of Fourth avenue will undoubtedly sell for somewhere near $50 a square foot for inside lots, which would be equivalent to $80 a foot and over for corners. At present the foregoing figures represent the outside figures for this class of property, and it s mprobable that they will be much exceeded in the future. The ordinary wholesale business can not afford to pay rentals which justify a higher level of values.

THE WHOLESALE DISTRICT.

The precise definition of the area, which will during the next fifteen years be occupied by the wholesale trade is a matter of much importance to the real estate investor in this neighborhood. In considering the probable future value of unimproved property, offered to him for sale in that neighborhood he can be sure of certain facts. Fourth avenue as far north as Thirty-second street will eventually be as much devoted to the wholesale trade as is Broadway near Bleecker street. All the side streets between Twenty-third and Thirtieth streets and Lexington and Seventh avenues, are destined to perform a similar service. Twenty-eight and Twenty-ninth streets are less available than the others, because the horse car lines are an inconvenience to truckmen; but this inconvenience will not be sufficient to prevent their eventual improvement. In all probability Lexington avenue, also, as far north as Thirty-fourth street, will be improved with loft buildings, but the comparative narrowness of this avenue will prevent lots thereon from becoming as valuable as they are likely to become on Fourth avenue.

So much is certain. As to the rest one can only make a more or less successful guess. In reference to Madison avenue for instance as far north as Thirty-fourth street, the Record & Guide has until recently expected that it would accommodate the over-flow from the retail trade of Fifth avenue; but during the past year there have been reasons to modify this anticipation. Fifth avenue between Twenty-sixth and Thirty-second streets has been losing ground as a site for fashionable retail shops.

While prices on this part of the avenue, amounting as they do to about $275,000 for a full inside lot, are far too high for an exclusively wholesale service, they are lower than the prices which obtain north of Thirty-fourth street, and during the past couple of years, the big retail houses, which have moved have sought locations in the upper thirties or forties. It looks, consequently, as if this part of Fifth avenue would gradually drift towards the wholesale trade, but that the stores in these loft buildings would continue to command high prices for retail purposes. And in this case Madison avenue is certain, also, to be improved with loft buildings. As a matter of fact the new projects, recently announced look for the most part in this direction. Some few houses have been altered with a view to the accommodation of the retail trade, and Madison avenue will doubtless have more value for retail purposes than Fourth avenue, but it is not likely to become an important retail thoroughfare.

THE FUTURE OF BROADWAY.

With the part of Fifth avenue south of Thirty-fourth street we have dealt in connection with Madison avenue; and there remain to be considered only Broadway, Sixth and Seventh avenues. Broadway will continue to preserve as far north as Thirty-fourth street its present mixed character. It will not be given over to any one trade but will be lined with hotels, office buildings, theatres, restaurants and shops; but in so far as new twelve or more storied structures are erected, they will be office buildings rather than lofts. The narrowness of Sixth avenue and the elevated road, makes it improbable that wholesalers will ever care to occupy the avenue, and the fact that there are so many department stores on Sixth avenue south of Twenty-third street and north of Thirty-first street makes it probable that the intervening streets will also be occupied by big retail shops, in which case values on Sixth avenue would become enormously high—even higher than they are at present.

But this result has been constantly predicted during the past five years, and has not yet come to pass. It is possible that

All PURCHASES of real estate are reported in the Record and Guide.

the increasing availability of neighboring property for similar purposes may in some measure disappoint these expectations. Of course Sixth avenue, north of Twenty-third street, is bound to be very useful for certain kinds of retail trade; but whether or not it will be devoted to the better class of retail business remains an open question. A certain doubt also attaches to the future development of this part of Seventh avenue. The probability is that it will be improved with loft buildings, because its width gives it the same availability for this class of improvement as Fourth avenue, and at the same time diminishes its desirability for retail trade. But a possibility remains that it may be given over partly to certain classes of retail business. A good deal depends upon what happens to the blocks in the immediate vicinity of the Pennsylvania station. If hotels, restaurants and theatres start up on Seventh avenue near the station, a certain amount of the same sort of thing may spread farther south. At the present time the most prosperous business establishments on Seventh avenue are apparently restaurants. If it goes into the wholesale trade, values on this part of Seventh avenue should eventually approximate to those now prevailing on Fourth avenue. If the retail trade predominates, they may go even higher.

BETWEEN TWENTY-THIRD AND THIRTIETH STS.

The section which we are now discussing—that is the streets between Twenty-third and Thirtieth streets, Lexington and Seventh avenues, will, of course, become in large measure a wholesale district, and its appropriation for this purpose will not at the present rate of progress occupy much more than five years. A question as to the future expansion of the wholesale trade remains to be considered. Is it or is it not likely to travel further north?

As this is a most important question, involving the future value of a great deal of Manhattan real estate, it deserves to be considered with some care—particularly from the point of view of an investor, who is looking for a speculative profit on his investment. The answer which we shall give to this question may be stated at once. It is wholly improbable that the wholesale district will for the present expand north of Thirty-fourth street. Its direction of expansion, after it has occupied the territory already considered, will probably be to the west.

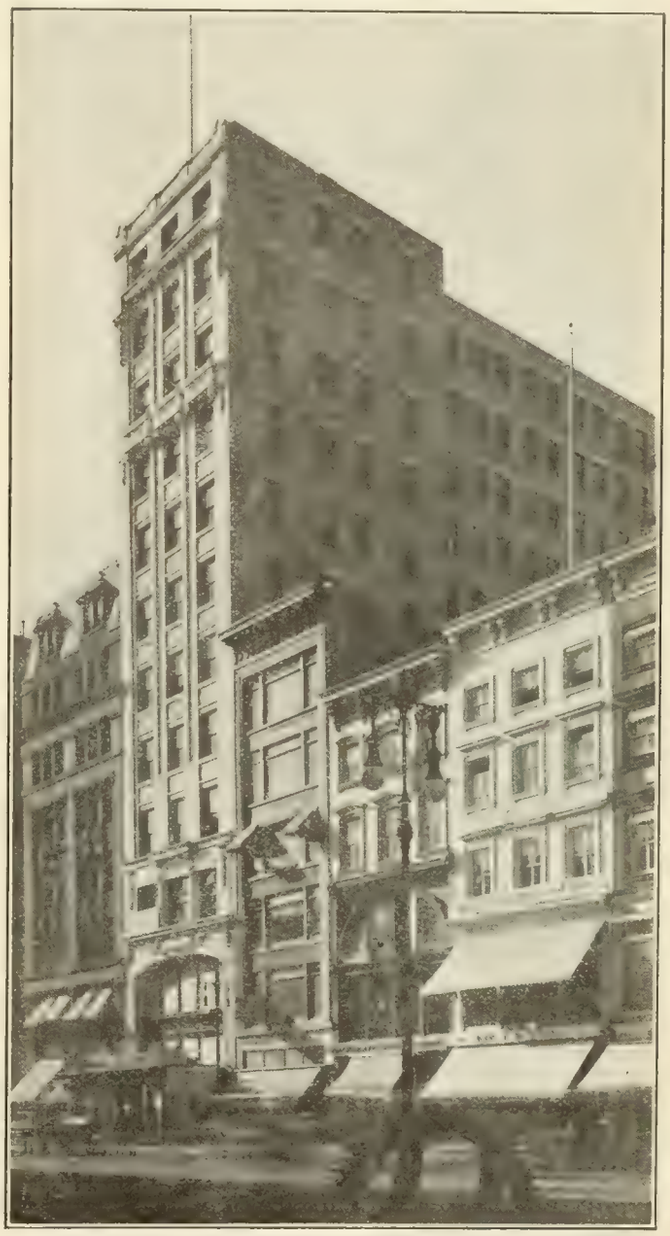
The reasons for this conclusion are not very far to seek. There is no room for expansion to the north, except west of Seventh avenue and Broadway, and it is not likely to occupy territory west of Seventh and north of Thirty-fourth street until it has taken possession of the territory west of Seventh avenue and south of Thirty-fourth street. Its advance along any of the central avenues is absolutely blocked by the appropriation of the property for other purposes. It cannot extend up Fourth avenue north of Thirty-fourth street, because property on that part of Park avenue is now more valuable for residence purposes than it is or can be for the wholesale trade. The same statement is true of Madison avenue south of Forty-first street. Fifth avenue, of course, from Thirty-fourth street north is beyond the reach of the ordinary wholesale merchant. A few of them may locate in the side streets off Fifth avenue, but the existing development of these side streets looks exclusively in the direction of the retail trade. They are becoming the location of shops, which need to be in the neighborhood of Fifth avenue, but cannot afford avenue prices. Sixth avenue and Broadway are excluded, for reasons already given; and Seventh avenue between Thirty-fourth street and Forty-second street is bound to be devoted chiefly to purposes of amusement. These tendencies will be re-enforced by the effect of the Pennsylvania station. The value of all the avenues and the side streets leading to the Terminal or near it will become more valuable for shops, restaurants and the like than they are at present.

LIMIT OF THE WHOLESALE DISTRICT ON THE NORTH.

Thus, the "retail trade"—using that term as a comprehensive description for shops, restaurants, theatres, hotels and office buildings and all those uses for real estate which tend to give it its highest values—will north of Thirty-fourth street erect a barrier against the further northward march of the wholesale trade; and that class of business will be forced to expand either to the east or to the west. Of these two alternatives it will probably turn to the west, because of the development of the West Side water front, which will be taking place at the same time. It is not too much to expect that the whole district between Seventh avenue and the Hudson River, Fourteenth and Forty-second street will eventually become a wholesale and warehouse district. Already a tendency exists south of Twenty-third street to improve property west of Seventh avenue with loft buildings, and there can be no doubt that this tendency will within the next ten years become very active.

It looks consequently, as if a good chance for speculative investment existed in this whole neighborhood. Property thereabouts is still cheap and can be purchased at prices which will enable the buyer to carry it without loss. Eventually lots between Seventh and Eighth avenues should become as valuable as lots between Sixth and Seventh now are; and lots between Eighth and Ninth avenues, while their future increase is more remote also have a good chance of an eventual increase. An investment in this region may not be rewarded with a profit for a good many years, but the ultimate increase is as certain as anything of the kind can be, and it is the man who buys early in a movement of this kind, who reaps the largest reward.

In making any speculative investment in a wholesale district, however, the purchaser should, if possible, ACCUMULATE SEVERAL ADJOINING LOTS. In a retail district a single lot, measuring 25x100 or even less, is a perfectly practicable piece of property, because it can be altered and rented for business purposes to the utmost advantage. But in a wholesale district a single lot, or even two lots, not including a corner are useless for improvement. The really desirable parcel should include at least four full lots and in the course of time the tendency will be to increase rather than diminish the size of the most desirable parcels. An investor should consequently piece out as large a parcel as possible, while property is still cheap,



THE WILLS BUILDING.
Nos. 286 and 288 5th Avenue. James B. Baker, Architect.
Charles T. Wills (Inc.), Builder.

and he may be assured that in the end he will be abundantly rewarded for his additional trouble.

Of course, in all changing districts, he must expect to lose money through vacancies and untrustworthy tenants, but such losses should not prevent him from paying all carrying charges and from obtaining a certain interest, usually low, upon his investment. But his real reward will consist in the doubling in the value of his property at the end, say, of ten years; and the doubling of the value of his property might well mean the trebling or the quadrupling of his cash investment.

INVESTIGATE THE STATE OF THE BUILDING.

Investors who buy property in this district which has already been improved with modern loft buildings, are, of course, confronted by a wholly different situation. In that case the chance of eventual speculative profit is sacrificed for the comparative certainty of a larger immediate return on the investment. Modern loft buildings are supposed to yield almost, if not quite five per cent. on the investment; and at this rate of return they constitute a desirable form of investment, because they are not very much trouble to manage and because rentals are as a rule easily and regularly collected.

But an investor should ascertain that the building is well-constructed, well-arranged for its purpose and well-tenanted with trustworthy firms. Assuming these conditions to be fulfilled, he can purchase such a building with the assurance that the district will not change its character for a generation or more and that the type of business structure purchased will not be superseded for an indefinite period. On the other hand, he does not necessarily surrender all chances of an eventual speculative profit. When the neighborhood is completely improved, space which now rents for 50 or 60 cents a square foot may become worth 70 cents or more, and the income may be proportionately increased. It is probable for instance, that if lots between Seventh and Eighth avenues eventually sell at $2,000 a front foot, the value of lots between Sixth and Seventh avenues would increase to $2,500 or over a front foot, and at the expiration of leases rentals could be slightly raised. A man who invests early in a district of this kind takes, of course, certain chances; but he has not abandoned all legitimate expectation of an increase in value, whenever the surrounding real estate conditions become thoroughly settled.

THE RETAIL TRADE AND THE POSSIBILITIES OF REAL ESTATE IN THE MIDDLE DISTRICT.

ALMOST all that part of the district under consideration, not devoted to the wholesale trade, will gradually be devoted to retail and amusement purposes. The necessary qualifications to this statement are obvious, but they do not affect a very large proportion of the neighborhood under consideration. There are certain avenues and streets east of Madison avenue and north of Thirty-fourth which are and will remain for a long time a good location for expensive private residences and apartment houses. How long this condition will persist no confident prediction can be made, but an essental change need not be apprehended within the next ten years.



4TH AVENUE, LOOKING NORTH FROM 16TH STREET, WHERE THE REBUILDING OF THIS THOROUGHFARE STARTED.

All that can be said is that it will not persist indefinitely and that in the meantime a very slow but steady encroachment will take place by various forms of retail business upon property, which is now wholly residential in its use. There can be no doubt that the whole middle district is destined eventually to be commercialized. The tide will spread over existing residential blocks just as soon as the demand for additional business property in this neighborhood makes it more valuable for such purposes.

The salient fact about the development of the middle district as a centre of retail trade is the enormous increases in value, which have resulted therefrom. The prices, now being paid for the most desirable lots on Fifth avenue, on Thirty-fourth street and on Greeley and Long Acre Squares are unprecedented in the history of New York or any other American city outside of the financial district. Real estate, not in demand for financial purposes, has never before become so valuable; and the prices that are now being paid can be explained only on one supposition. Business men who need real estate for these purposes have reached the conclusion, already stated in this article, that the distribution of business in this part of Manhattan has now assumed a comparatively permanent conditon. It will not shift further and further north in the future as it has done in the past. The area of business occupation will be enlarged, but its centre will remain anchored in the eighborhood of Thirty-fourth street and Broadway. And just because an up town centre of business has become fixed, it is becoming necessary for retailers and others, who need for their businesses certain peculiarly central locations permanently to appropriate such sites, no matter what they cost. During the last five years a gradual appropriation of this kind has been going on, and property has been bid up for the purpose to the unprecedented level we have mentioned. Neither has any limit as yet been affixed to the process. It has been underway only a few years. Its full importance appreciated by only a few people, and when business men who have failed to understand its importance wake up to the fact that they are in danger of being permanently left out, there is no telling how far this bidding up of desirable sites may go.

We have already stated that the highest prices paid for property, used for the wholesale trade varies from $50 to $80 a square foot, according to the location of the lot in the block. On the other hand, the highest prices paid for property adapted to the best retail business is approximating about $200 a square foot. Of course, even higher prices than this have been paid for peculiarly desirable plots, such as the triangle on Greeley Square, formerly owned by the Union Dime Savings Bank, but we need not consider for the moment such very exceptional parcels. Corner lots on Fifth avenue between Thirty-fourth and Forty-eighth streets are worth at least $200 a square foot, and inside lots about $150 a square foot, and the peculiar fact about this level of values is that it extends for the space almost of a mile. Nothing precisely corresponding to this can be discovered even on lower Broadway. In the same way desirable sites on Greeley and Long Acre Squares are becoming equally if not more valuable. On the side streets off Fifth avenue in the best retail district—that is between Thirty-second and Forty-eighth streets, values range from $100,000 to $125,000. A lot, and conditions are at the present moment somewhat unsettled.

LEASEHOLDS.

The ground value of property in this district is, however, very much complicated by the fact that many of the most desirable parcels are being converted into leaseholds; and the increasing popularity of leaseholds is one of the most interesting aspects of the whole movement. Both business men and speculators are finding it to their advantage to appropriate peculiarly desirable sites by leasing them for long terms of years; and this method of mobilizing the value of such parcels seems to appeal also to their fortunate owners. Many people, who need such property cannot afford to tie up the capital needed for its purchase, but they can afford to pay a rental adjusted to its full current value. On the other hand, many owners understand the benefit of leasing their property at a high valuation,—thus securing a considerable income, guaranteed by abundant security. This practice is CERTAIN TO INCREASE in the future, particularly in those localities, where the highest prices prevail, because it unquestionably facilitates the development of certain properties, which otherwise might be much more slowly improved.

The salient fact, then, about that part of the middle district north of Thirty-fourth street, is its permanent appropriation. A loft building is sometimes owned by a big wholesale house, which is its chief tenant, but usually loft buildings pass into the hands of investors and remain for sale at a price. But this retail property is being appropriated in one way or another and is taken more or less out OF THE MARKET. As time goes on it will become still more scarce, and in all probability values will further increase. But the permanent appropriation of the better sites, and the high level of values thereby created will tend to spread retail business into every street and avenue in the district, which can possibly be occupied for the purpose; and the greatest opportunities for speculative investment in the district are to be found in properties, which may hereafter become more and more desirable for retail purposes. Nothing is more certain than that the available retail district must increase in size both by the moving northward of firms which still remain south of Twenty-third street, and by the growth in the actual volume of retail business transacted.

FUTURE RETAIL VALUES.

The properties still to be benefitted by this process are, of course, difficult to locate, but it looks as if the best immediate opportunities still existed in the streets and avenues leading away from and towards the Pennsylvania Terminal. Almost all of this property has, of course, passed into the hands of speculators, who are holding it at prices, which seem high, considering its value only a few years ago. But these speculative values are not high considering the price, which real estate, no more desirable for retail purposes, fetches in other localities.

You have ALL the records in the Record and Guide.

A few years from now good sites within a few blocks of the station should be in as much demand by retailers as are certain similar sites at the present time on Broadway and Sixth avenue. One big drug firm has already had the good sense to appropriate such a site; and a year or two from now scores of similarly situated business men will be following this example. In spite, consequently, of the fact that such lots, now command prices out of all proportion to their immediate producing power, and must, consequently, be carried at a loss, they STILL DESERVE TO BE CLASSED AMONG THE BEST SPECULATIVE OPPORTUNITIES, REMAINING IN MANHATTAN. If any investor seems inclined to doubt this statement, let him take the map of the middle district, and consider carefully in what direction retail business (using that word in its broadest meaning as every kind of business which makes ground floors valuable) can possibly expand from its existing centres.

The result of such an examination will be illuminating. Retail business will push up Fifth avenue to the Plaza; but its progress in this locality will be slow. It will push up Madison avenue from Forty-second street but at an equally slow rate. It will push up Broadway and Seventh avenue from Forty-eighth street north, but it is apparently most certain of all to push down Seventh avenue from Forty-second street to the Pennsylvania station. There it will be reinforced by cross currents of pressure, which will fill up the streets to the west of Greeley Square, and it s possible that it may also extend some blocks on Seventh avenue, south of Thirtieth street. But the fate of this part of Seventh avenue is, as already stated, doubtful and depends partly on what happens to Twenty-third street between Sixth and Eighth avenues. But it must constantly be kept in mind that the pressure will radiate from a centre, and that centre will be situated at the intersection of Broadway, Sixth avenue and Thirty-fourth street. The Pennsylvania station will assuredly have the effect of keeping many shops, restaurants and hotels, which otherwise would have been situated further north in the southern part of the district, because the southern part of the district will remain in closer touch with the millions of prosperous New Yorkers, who will live on Long Island and in New Jersey, and this tendency will be reinforced as soon as a lower West Side subway is assured. The fact that the existing subway turns east at Long Acre Square has had a good deal to do with the peculiarly rapid growth for certain business purposes of Long Acre Square.

A MAP OF THE RETAIL DISTRICT.

An investor, who wishes to make a profitable speculative investment in the parts of the whole district devoted to retail and amusement purposes must, consequently, keep in mind the following real estate map of the district. The two most important avenues devoted chiefly to retail purposes will be Fifth and Sixth avenues. The part of Fifth avenue south of Thirty-second street is and will continue to be less desirable for retail business than the part north thereof, but the ground floors will continue to bring such high rents that the property will be much more valuable than property usually occupied by the wholesale trade, and this statement will remain true even if the upper stories of the buildings erected on Fifth avenue south of Thirty-fourth street, are given over chiefly to wholesale business.

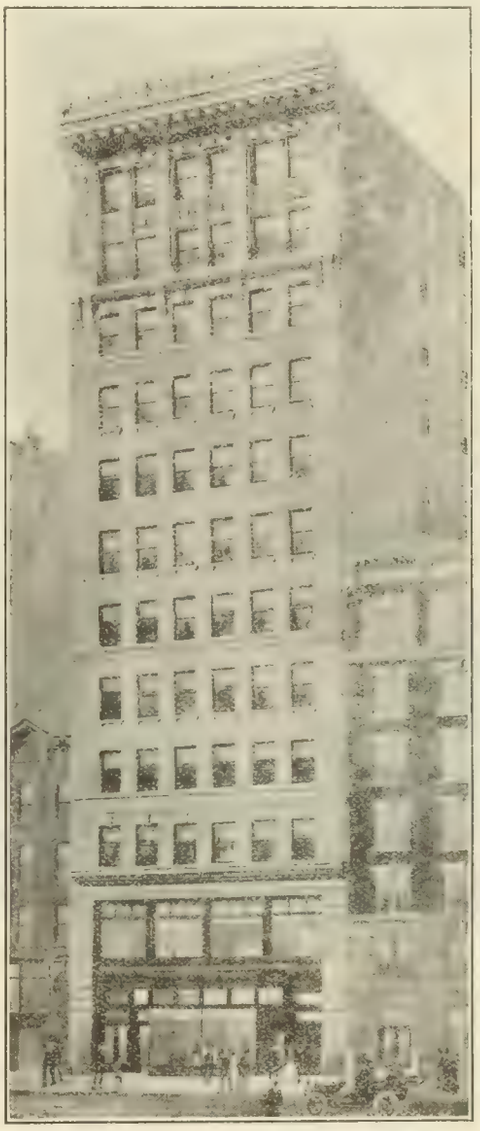
But the retail streets, PAR EXCELLENCE, will be found along that part of Fifth avenue north of Thirty-fourth street, and the same kind of business will very slowly spread along the same avenue as far north as Fifty-ninth street. Retail trade will also gradually appropriate the side streets leading away from Fifth avenue and that part of Madison avenue north of Forty-second street. Some few wholesalers may rent space in the upper parts of buildings erected on the side streets, but they will not be numerous enough to give their own character to the neighborhood. The same statements apply in general to Sixth avenue—except that property on Sixth avenue, barring the immediate vicinity of Greeley Square will not attain the highest level of retail values. On the other hand, there is probably money to be made in the purchase of Sixth avenue property between Thirty-sixth and Fifty-ninth streets—particularly in view of the fact that a good income can now be obtained from it, and that it can consequently be cheaply carried. With the possible future value for retail purposes of Seventh avenue and the side streets near the Pennsylvania station, we have already dealt.

Property on Broadway from Twenty-sixth street north will also have a high retail value, because ground floors will bring large rents for shops and restaurants. But little by little this part of Broadway will become lined with office buildings. Already there are many such buildings from Madison Square north, and little by little they will give their character to these blocks. A certain number of hotels, restaurants and theatres will be scattered in between, but they will not increase much in number (that is on Broadway), while the office buildings will be a constantly increasing quantity. In the long run there can be no doubt that any business transacted in offices, which can be detached from the financial district and moved up town, will adopt that course, and this process also will be accelerated as soon as a lower West Side subway gives Greeley Square an express service with Cortlandt or Rector streets. Any office business, which can move up town will do so, precisely because the middle district will be the real business centre of Metropolitan New York. It will be more accessible to more people.

It will constitute a more interesting neighborhood and as office business concentrates thereabouts, the transaction of business will be facilitated and other classes of it will be drawn towards the centre. It is perfectly reasonable to anticipate that ten years from now the tall office buildings erected along the line of Broadway will have increased at a rate of speed beyond anything which New York has hitherto known for such construction, and that in the end there will be created even a species of subordinate financial district, in which offices of a certain number of the large corporations will be situated.

THE ULTIMATE TYPE.

In so far as any such development does take place, its centre will be Greeley Square, and it will spread into the side streets near Greeley Square as well as along Broadway. Eventually it will occupy that part of Broadway between Greeley and Long Acre Squares; and of course in the immediate vicinity



TWENTY-SEVENTH STREET BUILDING.
Nos. 22-24 West 27th Street. Buchman & Fox, Architects.

of Long Acre Square itself, a half a dozen or more office buildings either are already erected or will be during the coming year. There seems to be NO OTHER CLASS OF BUILDING capable of constituting the ultimate type of improvement for this part of Broadway. Theatres cannot be built profitably on Broadway lots, unless they are united with office buildings. Hotels also will probably seek less expensive locations on other avenues and streets. To all appearances, the two new hotels, which were to have been built on Long Acre Square by Shanleys and Rectors have been abandoned, and if that is so, the reasons which resulted in their abandonment will probably continue to hold good. The future along this part of Broadway belongs to the office building with shops, restaurants or theatres on the ground floor.

The high prices which prevail for unimproved property in this central part of the middle district should not discourage an investor who has as much money as is necessary to engage in such operations. The end is not yet. Prices will go still higher, and the wealthy man who backs a conviction to that effect will reap large profits. Profits in real estate operations are proportioned to the grade of the property in which a man is operating. A man who buys lots between Seventh and Eighth av for $25,000 a lot may sell for double in five years.

Note who the successful are. They are our subscribers.

REAL ESTATE DURING THE YEAR 1909

Remarkable Activity in Apartment and Commercial Construction—Considerable Liquidation, But no Demoralizing Cutting of Prices—Average Cost of Apartment Houses Tripled.

AMONG the other conditons, which an investor in real estate has to consider is the technical condition of the market at the time when he proposes to make the investment, and an account of the existing condition of the real estate market can best be reached by a review of its activity during the past year. The year may be described in general as a period of wholesome recovery from the effects of the panic of 1907. Those effects were not, indeed, as harmful for the owners of real estate as they were for the owners of other classes of property. They were deprived for a certain length of time of any market for their property, except at a concession in price, but very few of them were obliged to sell. There was, of course, a certain amount of liquidation, which had a noticeable effect on the values, chiefly of residence property in Manhattan and elsewhere, yet there was no general or demoralizing cutting of prices, and there was, on the whole, no very considerable loss of income.

The liquidation, however, such as it was, dominated the real estate market during the first nine months of 1908. Throughout that period real estate was usually sold at a certain, though



FOURTH AVENUE, LOOKING SOUTH FROM 28TH STREET.

by no means, disastrous sacrifice, and it was only in the last few months of the year that evidences of recovery began to appear. The comparatively low rates at which money could then be borrowed encouraged a resumption of apartment and tenement house building, and created a renewed demand for unimproved property, while the cheapness of building materials tempted everyone who had any building operation in mind to take advantage of the condition to secure a low-priced edifice. But during that year no very definite tendencies developed in the real estate market itself. Stocks were so cheap that the capital offered for investment went into railroad and industrial securities, and whatever activity there was in real estate was due chiefly to the fact that builders needed land to build upon. The purchase of real estate, that is, was usually incidental to building operations.

The same general condition prevailed throughout the early part of 1909, but it prevailed in much livelier fashion. It developed into an extremely active demand for building sites, wherever speculative building operations were possible in any or all of the boroughs. In the case of Manhattan, Washington Heights was naturally the scene of the most active movement, because the Heights and beyond were the only parts of Manhattan in which much vacant land remained. For two years apartment and tenement-house building had been at a low ebb, and there was room for a great deal of activity. Neither was this activity confined to Washington Heights.

Both on the West and East sides a large number of expensive fireproof apartment houses were planned. The net result was an amount of tenement-house construction, in Manhattan, exceeded during only one previous year in the history of the borough. During the first eleven months of 1909, plans were filed for 428 tenements to be erected at an estimated cost of $65,891,000.

The figures for similar operations during the whole of 1908 were 210 buildings to cost $25,925,500; for 1906 965 buildings to cost $57,372,400, and for 1905, 1,413 buildings to cost $73,522,000. These figures are very significant both as to the amount and the kind of tenement house building which prevailed in 1909. It will be seen that the total estimated cost of the 1909 plans was $65,891,000 for eleven months, against $73,522,000 for the twelve months of 1905—the year which holds the record in tenement house construction.

If $4,000,000 is added for the cost of the buildings, plans for which are recorded during December, the figure for the present year will be only a few million dollars short of the record. But it should be noticed that the immense total for the current year is divided among a comparatively small number of buildings—only 428 in 1909, against 1,413 in 1905. The estimated cost, that is, of the average tenement house erected in 1905 was about $50,000. In 1906 it was about $60,000. In 1908 it was about $125,000. In 1909 it was about $150,000. Such figures as these tell their own story.

HIGHER COSTS OF APARTMENT HOUSES.

In the short space of four years, the cost of the average tenement erected in Manhattan has trebled—which means that very few buildings of this character are erected other than six-story flats, with an elevator, and erected on plots of at least four lots.

The building revival during 1909 was not, however, confined to tenements. That year has broken all the records for the construction of loft buildings. It was apparent during 1908 that when the revival came its effects would be concentrated chiefly on Washington Heights and in the Middle District, and a prediction to that effect was confidently made in the annual review published by the Record and Guide one year ago.

The type of building most needed in the Middle District was the loft building, and such structures were erected during 1909 at an unprecedented rate.

Plans were filed for the first eleven months of that year for 198 edifices of this description to be erected at an estimated cosf of $29,512,450. The corresponding figures for the whole of 1908 were 164 buildings to cost $10,502,250; for 1906, 145 buildings to cost $15,324,200; for 1905, 193 buildings to cost $18,034,575. The total for 1909 will consequently be three times that of 1908, twice that of 1906, and almost twice that of 1905. It should be noticed, however, that the size and the cost of the average loft building erected in Manhattan is increasing in the same way as is the size and the cost of the average tenement. In 1905 the average structure of this class cost a little over $90,000. In 1909 the average loft building cost about $150,000. These figures indicate that the six-story, non-fireproof loft building is following in the foot-steps of the old five-story flat. The expense of the land is forcing builders to put up only fireproof buildings twelve stories or more in height.

The foregoing figures illustrate very well the truth of our introductory statement, that early in 1909 the demand for real estate was created chiefly by the demand for building sites; and the total figures for the past year tell the same story with even greater certainty. The aggregate number of real estate conveyances recorded, affecting property in the three leading boroughs of New York, are substantially the same for 1909 as they are for 1908. In Manhattan the 1909 figures show a small increase, whereas in Brooklyn and the Bronx there has been practically no change. It cannot be asserted, consequently, that the past year has been remarkable in point of real estate activity. On the contrary, compared either to 1905 or 1906 it has been a dull year, with no active demand for real estate except in centres of building activity. On the other hand, it has been in the amount invested in new construction almost a record-breaker. The aggregate estimated cost of the new Manhattan buildings will be about $125,000,000, which is a little better than any other year in the history of the city and which is larger by some $65,000,000 than are the corresponding figures for 1908. In the Bronx the new construction will cost about $40,000,000, against a little over $20,000,000 for 1908, and in Brooklyn, 55,000,000 against about $36,000,000 for the previous year. Adding the totals of the three boroughs together, it appears that the building year of 1909 means an investment of about $200,000,000 capital in new buildings in Manhattan, Brooklyn and the Bronx, to which about $20,000,000 should be tacked on for the new buildings erected in Queens and Richmond. These figures are about equal to the record of 1905, and it is improbable that they will be equalled during the coming year.

A FORECAST.

Building operations during 1910 will probably diminish for a number of good reasons. It will be somewhat more difficult to borrow money than it has been during 1909. There is no indication as yet that anything like a famine will be taking place; but the supply of loanable capital will not be sufficiently large

Owners should keep watch over their realty holdings.

to encourage speculation. Building materials will be higher. The more important centres of local building activity will not require as many new buildings as they have during 1909. On Washington Heights, for instance, notwithstanding the fact that renting conditions are fair, the record-breaking pace of the past year can hardly be continued without over-stocking the market with elevator flats.

The same statement is true in respect to the new wholesale district. In both of these localities a large amount of construction will undoubtedly be undertaken; but the total figures will be smaller than those quoted above. On the other hand, the building of cheaper grades of residential edifices in the Bronx, Brooklyn and Queens will probably show somewhat greater activity than it did in 1909.

So far as the real estate market is concerned, however, any slight loss of activity, occasioned by smaller building operations, will be more than balanced by the increase of demand coming from capitalists, who wish to invest in real estate or need some particular parcel for business purposes. During the past few months there has been an evident increase in purchases by investors, and these purchases will be continued throughout the coming year.

It should, we believe, be plain to any shrewd man that on the whole real estate in a city like New York is cheaper now than railroad and industrial securities. There will consequently be a steady sale of stocks (assuming that no break occurs in the stock market) and an almost equally steady flow of capital into real estate—particularly into real estate, whether improved with or capable of being improved with modern buildings. There is no chance of such an enormous volume of real estate activity as that which occurred in 1905 and 1906, because the speculation in old tenements and flats, upon which this activity depended, was based on conditions, which increased the value of a certain type of building all over Manhattan.

GOOD INVESTMENT DEMAND.

But there will be a good investment demand for new apartment-houses; and there will be even a larger and speculative and investment demand throughout the whole of the middle business district. More money is still to be made more quickly in that part of the city, because back of the investment demand is the actual increased value of this district for substantial and imperative business purposes. This particular section has a character by itself. It reaps inevitably the benefit of the growth of the whole city. The tides of home-seekers may run in the direction of Washington Heights, the Bronx, Long Island or New Jersey, to the advantage of one of those particular sections, and possibly to the disadvantage of competing sections; but wherever the population goes, the shopkeeper or the wholesale merchant in the middle district will reap his advantage from the increase. He has come to realize the fact that in securing a location in that district, he is buying a privilege of permanent and increasing business value. Every year there are about 170,000 people added to the total of his possible customers, and the physical geography and the transit system of the city are such that they must come and go in this great central area. Great as have been the changes in appearance, and the increases in value, which have taken place during the past ten years, it can be confidently prophesied that the next ten years will witness a still more astounding transformation.

Real estate investors and speculators who cannot see that every indication points to a wholly unprecedented concentration of business activity and imperative business demand on this particular section must be very blind, but the real danger is not that they will fail to see the impending transformation, but that they will see it too clearly, and will consequently increase speculative prices so rapidly as to interfere with purchases by business men and investors.

LOFT BUILDINGS AS INVESTMENT PROPOSITIONS.

The Sort of Building an Investor Might Expect for $900,000—Where Such a Building Would Pay—The Nature of the Foundations—Precedents Furnished By a Notable Structure.

BUILDING material and equipment in modern construction are constantly undergoing changes. The former is always being improved. The latter are the luxuries of yesterday transformed into the necessities of today. The man who erected a commercial or industrial building in this city a decade ago would have a different kind of figuring to do were he to invest in a present day office or loft building. He would first find costs considerably higher, but he would also discover that the ultimate earning capacity of his investment would be proportionately greater.

How far, for instance, would $900,000 go, assuming that a plot already had been acquired? Could he expect the finished fabric to be luxuriously equipped? How tall should a structure costing that sum be and how much ground should it cover? How long would it take to build it; would he have to lose a year's or six month's income from property formerly standing on the site? These, to be sure, are questions that his architect would gladly answer for him, but let us assume that he is in the looking-around-stage and is not yet ready to consult his building counsel.

He finds that Fourth avenue looks like a fruitful field, judging from present building activity there. A building at Twenty-seventh and Twenty-eighth streets, on the east side of the avenue strikes his fancy. It is nearing completion but a sign informs him that its steel frame will rise twelve stories from the curb and that the finished structure will be a loft building. Further inquiry brings the information that the cost will be in the neighborhood of the sum that he is desirous of investing. Incidently he gets a clear idea enmasse of what he can expect for his money.

His back number of the Record and Guide, under the head of "plans filed" informs him that the Thompson-Starrett Company of 49-51 Wall street will erect for the Hewitt Realty Co. and Mrs. Edith C. Bryce, two structures, which, when finished, will be practically one, however, from plans by Clinton & Russell, of 32 Liberty street, at an estimated cost of $450,000, for the Hewitt operation, and $400,000 for the Bryce structure. The dimensions are 185x98.8 for the former and 166x8 for the latter.

HOW MUCH TIME WILL IT TAKE?

The question of time consumed in razing old structures, excavating, sinking foundations, erection and finishing ready for occupancy is an important one in the eyes of our friend the prospective investor. He then learns something of the difference between construction methods ten years ago and those of today, and discovers that the keynote of it is organization and system backed up by that sixth sense peculiar to the leading New York general contractors, known as "steam," which, being interpreted, means aggressiveness. He is astounded when he is informed that Thompson-Starrett Company expects to finish that big operation in from four to six months from the time wreckers began to remove the old structures that were landmarks on that site. That was on June 2. He finds that barring hitches the building will be practically completed this month.

Our friend wants to know whether it is safe to rush a building at such a pace. An acquaintance calls his attention to the Everett building, on the same avenue at Seventeenth street, a model 12-story office and semi-loft building, which was erected within five months, counting from the time wreckers began to raze the famous old hotel that stood on the site. The architects of that building, Goldwin Starrett & Van Vleck, tell him that the structure was ready for occupants within four months from the time the first column shoe was set, and that the finished structure was so well constructed that it pays the lowest insurance rates in the city. The Geo. A. Fuller Co. was the builder.

COST OF FOUNDATIONS.

The question of excavations and rock formation on Fourth avenue was the next one that had to be answered. How deep must the caissons go? Would steam shovels be practicable? He went up to the offices of Canavan Brothers, in West Fifty-sixth street, and discussed the matter with A. C. Franke, engineer for the company and learned that steam shovels are entirely practicable in a site measuring more than 100x100 ft, where there is a preponderance of earth. In the case of the Hewitt-Bryce buildings, two steamshovels were employed, but owing to disadvantages from excessive summer heat the teams could not always be worked to capacity. About 26,000 cu. yds. of earth in place, and about 15 per cent. of that figure in litter were removed within a month. The best day's record was 300 loads of from 3 to 3½ cu. yds. each. This is an example of rapid excavation work which, however, cannot always be expected in Manhattan operations of this kind owing to varying composition of sub-stratas.

On the subject of rock formation along Fourth avenue the inquirer learned that earth, solid rock covering from 9 to 17 ft, mica shist or disintegrated trap rock, and finally hardpan, are the rule from 14th street to 32nd street, and drilling is required. But in the case of the Hewitt-Bryce building the earth held many bowlders containing from one to fifteen cubic yards, all of which had to be blasted and on the northeast corner a ledge 60 by 80 ft, had to be drilled. This was a shelf-like formation that receded underneath westward and under which was gravel, then hardpan. Hardpan, in all Fourth avenue formation slopes westward sharply. Allowances in sinking caissons must therefore be made. It might be necessary to carry the pier holes twenty feet below the street surface, or as deep as forty-three feet.

Now, what kind of equipment can he expect? The foundation caissons were sunk, by the open process, by the Thompson-Starrett Company, which also erected the steel skeleton, beginning on September 15. Fifteen days after the riveters started to work, B. A. & G. N. Williams began to deliver limestone (5).* Almost at the same time the Sayre & Fisher Company and

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

Are you BUYING as well as you can?

Pfotenhauer & Nesbit began to deliver front brick. During the entire construction the riveters led the masons by only from ten to fifteen days. This showed the prospective investor what system does for building construction.

THE IMPORTANT MATTER OF PROMPT DELIVERY.

"But can I depend upon my supply men getting their goods to the job when wanted?" was a natural question that arose in our friend's mind. Again we turn to the Hewitt-Bryce operation. All the minor contractors signed up with the understanding that quick deliveries and rapid installations would consequence the Worthington was installed in that operation. For the same reason Heine boilers were installed. The Western Electric Company would supply the motors and the Otis Elevator Company the lifts, both passenger and freight.

He could also count on his building being equipped with a more or less ornate main entrance, the ornamental iron for which, were he to follow the precept of his model, would be supplied by L. Schrieber & Co.

Such is the building that an investor could erect for $900,000. It would be a structure adaptable for office or loft rentals;



HEWITT-BRYCE BUILDINGS.

4th Avenue, east side, between 27th and 28th Streets.

Clinton & Russell, Architects.
Thompson-Starrett Company, Builder.

be expected. The case of the Federal-Huber Co. is enlightening. This company took the contract to supply 1,100 fixtures, including lavatories, closets, stalls, slop sinks, showers and wash trays by December 1. In the mean time James McCullough for the Hewitt building and Hall S. Bolger for the Bryce building, had risers in place as the interior work progressed, so that when floors and partitions were in, the fixtures were on hand for installation. These fixtures will be serviceable without being luxurious. He would also use Rockland-Rockport lime for plastering and finishing. For high grade work the Berger Manufacturing Co. would supply the metal lathing and install the vault lights.

The investigator found further that he could have the Clinton system concrete floor arches (2)* on 6-ft. spans, and each floor would be 12 ft. from ceiling. As for plastering, Crane & Mahoney had the Hewitt-Bryce contract. A good grade of millwork could be obtained, as in the present case, from the Weisberg-Mark Company of Astoria. Granite for exterior work would come from the yards of John Hynes, if the building is to be on the same scale as the one taken for a model, he could have kalameined window sashes upon those facing the court, and wooden ones for windows facing on the street. The floor base would be of wood, as also would be the floors (3)*, of a good serviceable grade. He would, however, find that the cost of this flooring would be a little greater than that paid for in the Hewitt-Bryce building. The sheet metal-work and slag roofing would be done by M. & L. Weiss, but his building would be "piped for gas" only to the extent required by law and as would likely be required by tenants for manufacturing purposes. If the Thompson-Starrett Company constructed the building, it would do the heating and electric lighting in all probability (1)*.

Inasmuch as the prospective building is to be a loft structure, it is essential that a sprinkler system be installed. The Rockwood system went into the Hewitt-Bryce building. As for pumps, no skimping should be done in this matter, and in its general construction would be stable and permanent, but it would not be a gaudy structure, the whole with its straight, Renaissance architecture giving the impression of commercial utility. He would be in the most desirable part of the city, centrally located to all five boroughs and with good transit facilities and short hauls to tidewater.

*These figures refer to the Tabloid Circulars in this issue, which are numbered to correspond with the index figures in the text.

A WORD OF ADVICE TO THE MAN MAKING HIS FIRST PURCHASE.

A GREAT mistake made by many people, in fact, by nearly all investors who make their first purchase of real estate, is in taking for granted that real estate can be treated just as they would treat United States bonds. All they have to do with the bonds is to pay for them, put them in a safe deposit vault and before every interest day clip the coupons and get them cashed. Similarly they imagine a piece of real estate can be treated somewhat in the same way. Instead of having to clip coupons, they imagine that all they have to do is to go once a month to collect the rent.

The first thing that should be done by the intending investor is to consult, before buying, a broker familiar with the locality in which he intends to buy and take his advice, (not that of your friends); first, because he knows values; second, because that is what one does when consulting a lawyer, and, last, because if you don't the results are likely to be disastrous.

Having bought, if you have not the time, or do not know how to properly manage the property, employ a competent agent to look after it, pay him the five per cent. which he asks, and you will be more than satisfied with the results.

The agent, in the first place, knows the property, the locality, the class of tenants likely to want accommodations in a given locality, and he also knows when to say yes or no to the numerous demands that are always being made by the average tenant. He can give the property the personal attention that a busy man cannot give, and his services are well worth his pay.

Our Real Estate and Building statistics are the STANDARD.

INCREASING THE SMALL LOT'S EARNING CAPACITY.

From Residence to Studio Building; A Study in Economics— What $60,000 Can Do in Making A Property More Profitable.

THERE comes a time when the owner of a desirable property is forced to ask himself if his building is economically worth the ground it stands on. Architecturally it may be an addition to the neighborhood, historically a reverenced landmark, sentimentally it may be hedged about with hallowed associations, but commercially it may be, and frequently is, a non-productive holding. If it is not a source of income in exact proportion to that of the most improved property in the neighborhood, the question is answered in the negative. But, when the owner contemplates the size of his lot and finds that it is only twenty-five feet wide, nine times out of ten he simply throws his hands aloft, saying that nothing can be done with such a property, and he puts it on the market for sale.

Modern construction methods, and the ever-constant shifting of population in Manhattan combine to aid the investor confronted with a problem of this kind. To make his holding double its earning capacity he must erect a new building or remodel the old so as to make up in floor area what the lot lacks in acreage. A great deal, of course, depends upon the location of the lot. The improvement of adjoining property does not necessarily force this question to the front, although it may have a contributing influence as an indicator and factor in the tendency of the neighborhood. The widening of a thoroughfare, the transformation of a residential street into a retail shopping centre or office building district, or even the repaving of an adjacent avenue, frequently recasts the importance of a side street. The owner's business accumen, perhaps may tell him to act quickly and to reap the harvest when it is ripest but he may hesitate to improve his property because of the traditional risks involved in a building enterprise. Let us see, therefore, what transformation can be wrought with $60,000 on a side street twenty-five front-foot lot, 100 feet deep, on which stands a four-story residence.

Mrs. Mary E. Seaton, of 418 Madison avenue, owned a residence answering the foregoing description at 11 East 48th street. Situated as it was within a few second's walking distance from Fifth avenue, the value of the property became, within very recent years, greater than was represented by the income derived from the structure on it. Each year business encroached farther and farther upon the residential district, as the importance of 42d street grew as a transportation and shopping centre. The dwellings were given over to physicians' offices, and gradually the dwellers moved farther north. But the time came, within the last half a decade, when the earning capacity of those properties grew so as to put the rentals at too high a figure for the professional men and the structures were remodeled into stores and offices. Then came the very imperative demand for a building a little different from an office building, but not on such extensive plans as a loft structure. Neither must it have any of the characteristics of an apartment house or residence. The professional men demanded a type of building that could be devoted to professional purposes and yet permit no hint of commercialism to be conveyed by either exterior or interior architecture. Thus came the Studio Building, and the dawn of a new era for side-street realty investment. Messrs. Israels & Harder, the architects, studied the problem in conjunction with the New Amsterdam Leasing Company, of 537 Fifth avenue, the lessee of the 11 East 48th street studio building and found that approximately $60,000 would make the property a paying investment. Before the building was ready for occupancy, about one year ago, practically every office was taken and it has remained well tenanted ever since with a universally long term class of rent payer, and one in which wear and tear is so far removed as to be almost negligable.

The facade of the seven-story studio building is of sandstone and polychrome brick work. Architecturally it suggests a club building. The brickwork runs with red-pressed stretchers and alternate red and blue headers from the third to the seventh floor, across the front of which is a wrought iron balcony. The sandstone is ribbed tooled up to the third floor at the centre window of which is an iron rostrum. The entrance is through a marble vestibule on the sidewalk level, through a short marble hallway to a public reception room, where are the telephone exchange, elevator and the superintendent's offices. The elevator shaft opens on short halls on each floor, upon which face doors leading into various offices, and of which there are five, arranged en suite, but they can be rented singly if desired.

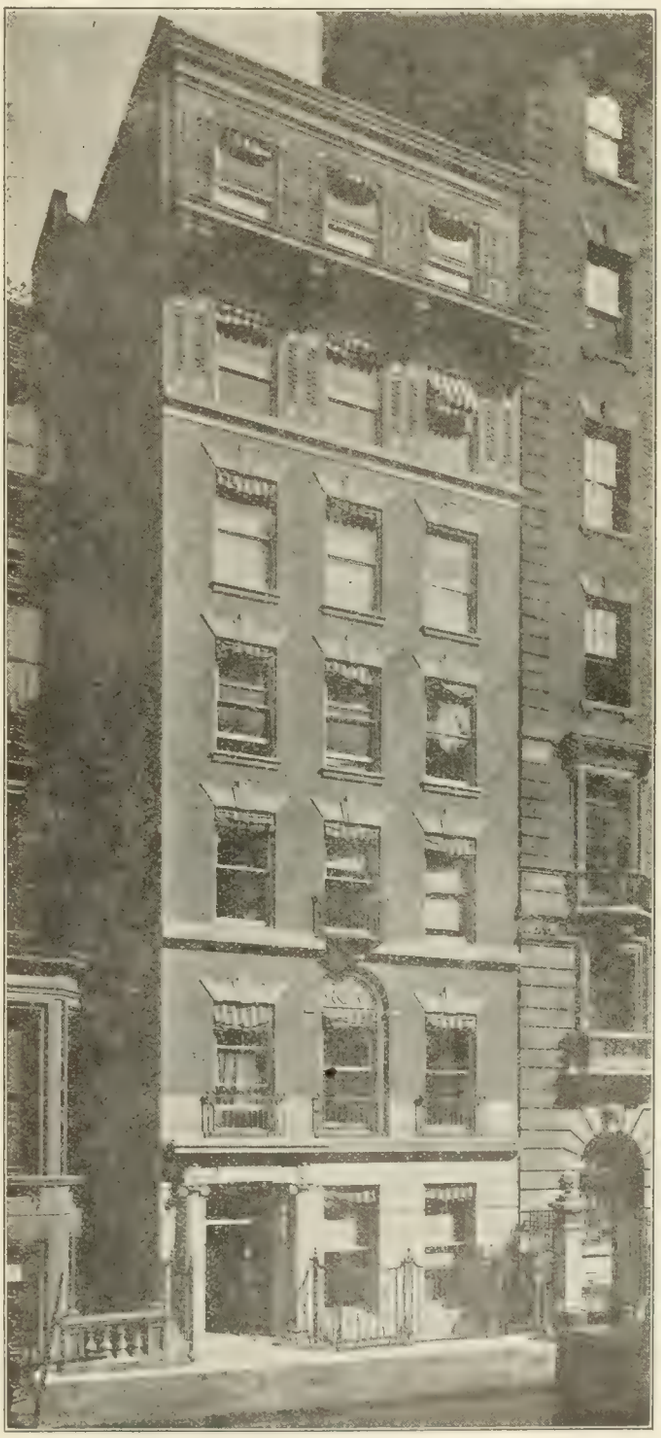
THE QUESTION OF EQUIPMENT.

The question naturally suggests itself to the prospective investor of what kind of equipment should go into a structure of this kind and what the decoration and finish of studio buildings are. If the structure is to be occupied by physicians, dentists and oculists it is essential that the trim be good but not lavishly ornamental, that the plumbing be first class, that the walls and floors be sanitary, that there be plenty of light and ventilation, that gas and electricity be provided, and also compressed air from a central reservoir with taps or valves in each office.

Little steel is required in a building of this type, the walls being brick and floors of reinforced concrete. In 11 East 48th street the stairs are wood, but an Otis electric traction elevator affords quick and silent transportation to all floors.

The building was put up by the Fleischmann Brothers Company. In finishing nothing is left that could be desired, even to the marble sills for doors leading from all halls. This with the marble (4)* in the main hall and the tile work (6)* throughout the building was installed by the United States Tile Works. Another instance of the type of equipment that went into this structure is shown in the fact that N. J. Vincent installed the plumbing and pumps, while the Westinghouse Electric Co. equipped the building with its compressed air service. The roof was put on by M. J. Westergren, a specialist in this line and was high grade in every respect.

The lighting problem (1)* for an operation of this kind is essential, and in this case it was entrusted to D. G. Brussell. It is so arranged that in none of the offices is it necessary to use artificial light for ordinary work, even though tall structures rise on all sides. Messrs. Israels and Harder, the architects



NO. 11. EAST 48TH STREET.
Israels & Harder, Architects.
Fleischmann Realty & Const. Co., Builder.

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

placed the principal operating rooms, both for dentists and surgeons in front and back leaving the reception rooms in the centre of the building where light sufficient to read by is plentifully supplied.

The prospective tenant of this class, in seeking suitable offices, finds that heat is very essential, and accordingly considerable care was taken to permit no fault to be found with this accoutrement. Sorrensen & Farrington, specialists in this line of work, installed the steam equipment for this building, radiation being obtained by the American Radiator Company's segment appliances. To conform to the richness of the oak and white enamel trim installed by G. H. Gerard Son & Co. a fine grade of hardware was put in by the Russell & Erwin Manufacturing Co. Even the painting, done by Mayer Daxe, was of a high type of workmanship.

The floors and walls of this building are interesting because they embody very modern ideas of sanitary construction along this line and were the subject of considerable scrutiny and investigation before the architects approved them. The flooring is a composition that is said to have been used successfully in German hospitals. It was installed by The Doloment Company and when in place is without crease or seam. The corners and wall edges are concave, and form the baseboard. In appearance it resembles concrete and may be tinted any color. It is said to be waterproof, will not craze, crack or burn. The walls, plastered by John Feehan, were covered with The Sanatile Company's secret preparation, which looks like tinted canvass, but which may be washed and scrubbed with soap and water or even acid. The ceiling and wall edges and corners are also concave, permitting absolute cleanliness. The impression gained by even the casual observer is favorable.

All the vitreous china used in the building is the best grade turned out by the Trenton Potteries Company. The fixtures are all nickle plated. A novelty is found in the operating rooms in the form of floor connection for the expectorating bowl which is unobtrusively placed in the flooring where the service pipe comes through. The gas supply is limited to requirements for sterilizing purposes, the artificial lighting being supplied by electricity from the Edison service.

This gives a hint, at least, of what the requirements of such a building are, but if properly provided they have been found to prove inviting to high class professional men. The question of finances, formerly a serious obstacle to surmount, is to-day one of the simplest, under ordinary conditions. Reputable construction companies frequently find ways, through their banking connections, to help an investor or property owner improve his holdings.

Another problem that frequently acts as a deterrant upon the owner who would like to develop his properties, is that he imagines that he cannot be sure that he can get his improvement completed for a legitimate, previously ascertained cost. Today this may be definitely known at the outset, thanks to organization and system placed at the disposal of the prospective investor by the leading construction companies.

The field is here, the time is ripe, the demand urgent. Wanted: Investors.

NEW IDEAS IN RIVERSIDE DRIVE APARTMENT HOUSES.

Helpful Suggestions for the Investor—What $200,000 Will Do and What the Tenant Expects—Inducements That are Made to Secure Good Tenancy.

By ALLEN E. BEALS.

A SIGN on a half-finished apartment house announcing that the suites would be burglar-proof when completed, suggested the query, "What does the apartment house tenant of to-day demand from the builder?" And because of the many luxuries expected by this class of rentpayer, "Does apartment house construction pay?" I might answer the last question at once and say that it unquestionably offers a reasonably safe and satisfactory avenue for a quick return of capital appropriated, provided that the demands of the future occupants of the suites are anticipated as far as possible. Let us, therefore, find out what other investors are doing and what inducements they are offering to insure quick, desirable and permanent rentals.



FIG. 1—DACONA HALL, A TYPICAL APARTMENT HOUSE.
Claremont Avenue and 122nd Street.
Moore & Landsiedel, Architects.

I will select an apartment house that cost between $175,000 and $200,000 to build, and which was sold subsequently at a handsome profit. "Dacona Hall," seven stories high, 200x200 ft, the southwest corner of Claremont avenue and 122nd street, now owned by Abram Bandouine, is a fair example of the modern structure of this kind renting at from $60 to $100 a month, according to floor and exposure. I have selected it because it is several blocks from the subway, that except for its three higher floors, there is no other vista than that of the ordinary West side apartment house, and because the building is a fair example of modern semi-fireproof construction.

It faces "Grant Square," which is a small plot of ground opposite Grant's tomb that was opened last May by the city and laid out with a little fountain, grass plots, and walks. The front windows give a view of Riverside Drive and part of the Hudson. It is occupied by a long term class of tenants, well-to-do wholesale merchants, a banker, a broker, a physician and so forth. As a proof of the assertion that this class of investment pays, it might be said that only two apartments were not taken when the building was thrown open for rental.

When the Dacorn Realty Co. built Dacona Hall, it gave its architects, Messrs. Moore & Landsiedel, carte blanche as to style and architectural design. The finished structure is a monument to sound business judgment. The site had already been excavated when the plot was bought by the developers.

A fifteen degree grade had to be figured with on the 122nd street elevation, but in the construction of the building a shelving of white ribbed-tooled limestone was run around the facades between the second and third floors. This was evidently done to compensate architecturally for the street incline. The first floor is entirely of limestone (5)* ribbed-tooled from the yards of the Charles W. Bellows Company. The same material is used for exterior window-trim and for the soffitted roofs. Fredenburg & Lounsbury's velvet mat brick, laid with sunken joints and in Flemish bond, was used to fill in between the stone work (5).* The color scheme is a dull maroon, giving to the whole structure dignity and richness. In this case two courts were built, faced with a pressed buff brick. One of these divides the two apartment tiers on either side of the building, and the rear court permits ingress and egress for tradesmen. Inasmuch as the building faces north, the court arrangement insures a greater amount of daylight for each room than is usually the case in apartment houses of even this type.

The Dacorn Realty Co. found it profitable to be its own contractor and builder. It therefore had personal supervision of all the work, from the laying of the foundations by S. Di Pace, of Harrison, N. Y., until the Griffen Roofing Company put the roof on and the building was occupied. Quick work is an important part in making this kind of an enterprise pay. It is vital that contractors of known responsibility and ability to live up to their covenants be employed. In this the Dacorn Realty Co. was fortunate. Hardly had Levine & Posner finished steel deliveries than William T. Hoohey began delivering common brick. The fact that Atlas Portland Cement and Rockland-Rockport lime were used shows that high grade materials were specified for this structure.

So much for the exterior. The tenant of today accepts a rich and inviting structure as a matter of course, but the interior, the place where he is going to live, and which his friends are going to criticise, is vital. It was, therefore, no surprise to me to find that the architects had put more adornment inside than outside.

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

Do you know what the municipal government is NOW planning to do?—

A GLANCE WITHIN.

Entering the wide door at the extreme rear of the court, I found myself in a marble (4)* vestibule floored with mosaic tile (6)*, and with sidewalls of solid F. O. Norwegian marble to the ceiling, supplied by Maxwell & Dempsey. I walked up a marble staircase to the entrance hall, telephone exchange and elevator which I noted was an Otis of the automatic, electric control, traction type. Upon each massive marble newal was a tapering brass pedestal, supporting a huge frosted glass globe, containing a half dozen incandescent electric lights. Every window and door and sash in the building is kalameined by the Oriental Fireproof Sash and Door Co., and supplied with clear wire glass, with the exception of the front and side windows

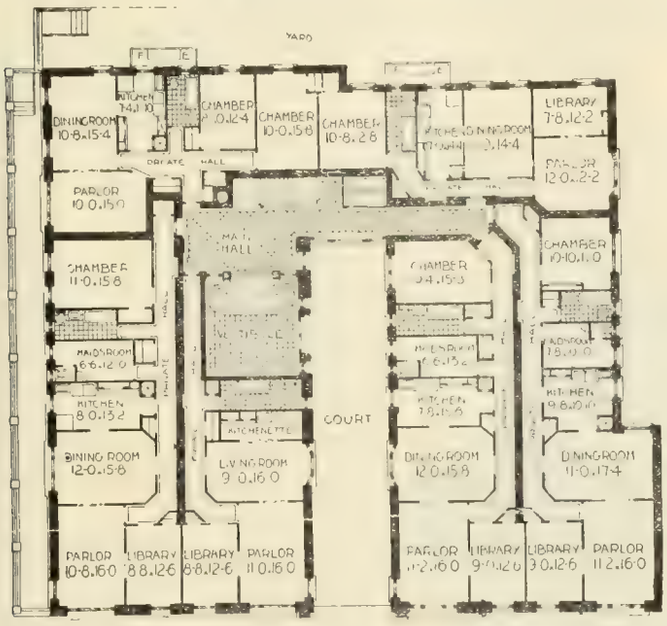


FIG 2—FLOOR PLAN, SHOWING SUITE ARRANGEMENT IN DACONA HALL.

The plans of other floors are identical save in that the apartment, which on this floor is reduced in size by the vestibule and used as a physician's office, is on the other floors a counterpart of the apartment on the opposite side of the court. It rents for $50.

of the apartments themselves, which have fine plate glass supplied by Thomas E. Edmonds. The Automatic Mail Delivery Company's shutes have been installed.

"But what must the present day investor put in the various apartments and how far can he profitably go?" The reader may have asked this question. He must catch the woman's eye as she enters the suite as a house hunter. I therefore saw that the owners had put in Janovsky & Falitz's parquet floors (3).* I found that they had put in odorless gas logs and supplied andirons in and before the fireplaces framed by Colonial enameled pine mantels faced with white tile (6),* and topped with a 4x6 unbeveled plate glass mirror. These mantels were furnished by the E. Bradley Currier Co. I noticed that considerable care had been taken to make the chandeliers harmonize with the general finish of the room. One of the selections from Baldinger & Kupferman's stock hung in both the parlor and dining room, and carried a frame of mahogany retaining polychrome glass of a greenish color scheme.

The wall paper was laid in white bordered panels and was very rich, having been taken from the Robert Graves and Robert Griffen displays. The paper had a silk finish, was green in the parlor and maroon in the sitting room or library. Women prefer halls that arrange the parlor near the front door. This feature was lacking here, however. There were large closets in the library that could be used for books or for clothing.

A NEW COLOR SCHEME.

The dining room offered a departure from the conventional in color scheme. Dark colors here do not begin at the floor and grow lighter toward the ceiling, as is usual. The heavy wood panelling of "silvered oak," a new decoration, suggests the old Dutch decorating schemes with sombre colorings. Between the panels, sepia tapestry paper was laid on a design of huge tea roses. A massive plate rail adorned the wall about three feet from the ceiling, and above it the panelling was continued in smaller areas to a dark freize depicting sailing ships at dusk. The ceiling was in cream colored paper.

Pushing through a heavy walnut swinging door, I sought those conveniences that the modern house seeker expects to find in the butlers pantry and kitchen. The sink and back and drain tables are one piece. Some have a swinging seat attached to one of the legs upon which the tired wife or servant may sit to wash dishes. They generally prove good tenant getters. But while this novelty was absent in this kitchen, it contained a high grade glass lined refrigerator, and a novelty of real merit was found in the washtubs supplied by the Trenton Potteries Company. The washboard is moulded into the sloping side of the tub and near by is a receptical for soap also, an integral part. All the wash woman has to do is to give a twist of her wrist and the elusive soap is safely anchored out of the reach of water. Metal sanitary tub covers are provided. The kitchen is further equipped with a York gas range and an iron ventilator garbage repository. The owner now-a-days supplies garbage pails. This room also had glass-covered closets for aprons and table linen.

In the chamber, at the rear of the apartment, just off the front door was a wall safe and a full length beveled plate glass mirror fastened behind the mahogany door leading to the hall. It is an addition to the furnishing of the room. The room also contains a large plastered and shelved closet for clothing. The wall-paper was satin finished, with white stripe, and adorned with pink poppies. There was a maid's room, just off the kitchen, which contained a wash bowl and toilet accessories.

A uniformly good grade of plumbing goes into the modern apartment house. The bath room was white tiled, all the tiling (6)* being the work of G. Schaille & Son. It contained a white enameled bath tub, wash bowl and toilet, equipped with a "Flush-O-Meter." All piping was nickel plated. Over the bath tub was a shower bath with curtain. All the piping was supplied and installed by K. C. Polatschek.

The electrical fixtures throughout the building were installed (1)* by the Rappaport Electrical Co. In this instance high grade work is essential as a means of satisfying tenants. No central vacuum cleaning plant was installed in the house, the claim being made that conditions in this house would not warrant maintaining such powerful suction for ordinary cleaning purposes. Instead, a socket is placed in the baseboard of each room to which a wire connection can be made and thus the cleaning apparatus can be taken from room to room. This enables tenants to use their own portable vacuum cleaning apparatuses if they have them, which is frequently the case in this day of their cheapness and compactness. Heat is supplied by a Mulhearn boiler and a Standard water heater, supplies the entire building.

This briefly tells the story of what the tenant expects and receives from the majority of builders of high-class apartments. In the construction of this type of house, little steel is used, but common brick enters largely into the item of construction materials. The New Jersey Terra Cotta Co. supplied all terra cotta used.

Floor spans as a rule are of reinforced concrete (2)* usually about six feet each and were done by Gustave Scharnberger. An innovation that Messrs. Davis and Cohen, of the Dacorn Realty Company introduced in this operation, and which they have also done in an operation they now have under way at 180th street and Fort Washington avenue, is that they put 2½x4 inch double bridged spruce studding between all partitions. This prevents the splitting of walls and by spiking a nailing strip into the brick side walls, gives the whole partition a steel-like stability and is in the end economical.

Another feature that is profitable in this type of construction is some good system of water and damp-proofing. In this case it was done by Herman Malkin, who gave each wall a triple coat of his preparation. A high grade of plastering was installed in this operation by Conroy Brothers. All the trim was done by the Empire City Woodworking Co. General lumber being supplied by the Vossnack Lumber Co.

I found that this fairly represents what the investor with $175,000 to $200,000 can expect to get and should provide to-day. He will find that for speculative purposes apartment house construction is a field in which he can quickly turn his money over, providing that, as he builds, he bears in mind the economy in the long run of keeping his tenants satisfied and installing little conveniences that please the women of the household. A pleased servant makes a good servant, and a good servant makes a contented housekeeper. A contented housekeeper seldom wants to move.



A 4TH AVENUE CORNER IN PROCESS OF TRANSFORMATION.

This was the appearance of the west side corners of 4th avenue and 25th street in the Fall of 1909. The white marble building is under construction for the Provident Loan. The vacant site is being excavated for the Milbank Building.

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

It may affect YOUR real estate—

THE OFFICE BUILDING AT AN ORDINARY CROSSING.

The Question, "Is There Call for Such Building Outside the Great Traffic Zones?" Answered By Showing Fifth Avenue's Trend.

IT has been said that Fifth avenue, as a shopping centre, is in the knickerbocker stage. If the number of transformations from private dwellings to business buildings is any proof of this, the avenue has already fixed its destiny. But the question is, why are owners of property along this thoroughfare content to remodel their residences when the tendency to commercialize the avenue is so unmistakably apparent? Casual observers—and among them is no small number of investors—have noted this and continued their searches for what they thought, more desirable investments. They hold that the future of Fifth avenue has not yet been sufficiently defined to hazzard great sums of their associate's money in more extensive operations. But have they searched the facts far enough? Let us see.

Certain far-seeing men saw the future of Fifth avenue when the development began a dozen years ago, northward from 14th street. Today it is well up to 50th street. It will be a long time, twice twelve years perhaps, before the shopping district reaches to the Plaza. No one will be bold enough to say that it never will go further, because the northward march of business in the past has swept before it more supposedly impregnable residential strongholds than "Multi-Millionaires' Row" offers today. But it may be put down as a certainty that the onward march has been arrested as far as the acquisition of new territory is concerned and the development for the next score years will be in office, loft and stores, studio and showroom buildings. As this truth becomes more firmly impressed upon realty experts and, in turn, upon investors, more extensive improvements are being undertaken.

Contrary to some opinions, the successful office building does not necessarily have to be located at the centre of a great traffic zone like Fifth avenue and 42nd street, or at 23d street and Broadway, or at Third avenue and 149th street, although naturally the success of office buildings placed at those centres is assured from the start, providing of course, they are properly managed. There is room for them in any district where retail, wholesale or jobbing interests call people into congested territory, but the needs of the future tenants must be considered carefully. No better example of this truth could be found than by taking the case of Fifth avenue and 31st street.

Here, there are no big stores, no theatres, nor places of public assemblage. Great numbers of people do not pass the corner during morning or evening rush hours, and the number of persons passing from 9 a. m. until 6 p. m. is not greater than



"THE FIFTH AVENUE AND 31ST STREET BUILDING."
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125 per hour. Furthermore, there is a great tide of vehicular traffic, and strict traffic regulations enforced at that point do not permit of carriages or automobiles standing in great numbers at the curbs. Yet, on the northeast corner is the site of a 20-story office building that the "Fifth Avenue Investing & Improvement Company," of No. 1 Madison avenue, is erecting and which it plans to have ready by May 1. Here is an outlay of between $500,000 and $750,000 which might be called a venture on unearned increment, an investment, in other words, which, as the avenue develops, will bring richer and richer returns to its owners.

We shall try to show that there is a good field for an office and showroom building on a longitudinal street where a tendency or movement in any certain direction, has been well developed. In this case it has been shown that the tendency is toward retail shopping. Should we take Fourth avenue, it would be wholesale and jobbing; lower Seventh avenue, light manufacturing, and on its upper part, above 34th street, apartment hotels and restaurants. Or, taking certain cross streets, we find, for instance, the six-story loft building in 33d street, 31st street, 27th street, 24th street, 22nd street, all east and west, while 34th street is developing into a retail shopping centre of a little more fashionable standard than 23rd street. Through all this district Fifth avenue is the backbone, with Broadway a powerful chest plate pushing on this wonderful development. With all these contributary conduits of commerce centered on either side of Manhattan's spinal column, it is not difficult to see that there is room for bigger and better office building development on this thoroughfare than has until recently been the rule.

In the consideration of an investment of this kind the first requisite is an architect who has made a study of conditions here described, because the most must be made of a limited area. When Buchman & Fox, the architects of 11 East 59th street, were first retained on this operation they had a lot 56.9 x150 on which to work. Upon this site to-day stands a structure of modern French design, that not only architecturally graces the avenue but conforms as well to the most exacting commercial tastes and demands. The construction work is that of the Hedden Construction Company, which company, after the excavation had been completed by Patrick Norton, sank the open, or concrete, caissons to hardpan. Shortly afterward Post & McCord began the deliveries of steel, the entire structure being of steel fireproof construction, the National Fireproofing Company's tile being used.

The architects, to carry out the requirements for ornate expression necessary for a structure of that kind in such an avenue, carried the stonework up to the fourth-story course. This ribbed-tooled white limestone (5)* was cut by George Brown & Co., while the brick that surmounts it from the fourth to the thirteenth story was divided up between the Empire Brick and Supply Co. and Rufus Darrow's Sons. This part of the building is light buff up to the tin roof, put on by Coleman & Krause, through Sloane & Moeller.

All the floors in this structure are made of concrete (2)* laid in the Clinton system, Type B, in spans of five feet six inches each with Atlantic Portland Cement. This contract was held by Gollick & Smith (Inc.), which concern has done a large amount of high-class work in this and neighboring cities. On every floor the appointments will be as near perfect as it is possible to provide in a building of this sort. All the plumbing fixtures will be supplied by the Federal-Huber Co., while Monroe M. Golding will install it. Standard enameled ironware will be used in the lavatories.

Otis elevators will convey passengers and freight to all floors, which will be heated by a steam system installed by the Baldwin Engineering Co. The sprinkler system will be a modern one. The trim, supplied by Sloane & Moeller, will be of fine selected wood and all doors and windows will be of kalameined construction and furnished by this firm through A. J. Ellis, of West New York, N. J. The glass was furnished by the Pittsburgh Plate Glass Co.

The electric lighting system (1)* in this building was installed by L. K. Comstock & Co, which company also supplied and installed all switchboards and other electrical work. All steam and electric installation was superintended by Chauncey Matlock, C. E. The plastering was the work of McNulty Brothers. The waterproofing was done by the Tuttle Roofing Co., while the general contractors, the Hedden Construction Co., did the mason work. The tile work and marble (4)* was supplied by John H. Shipway & Brother (6)* while the ornamental ironwork came from the shops of the Hecla Iron Works in Brooklyn. The slate work was done by Arthur Wells, and the mail chutes were from the Cutler Mail Chute Co.

A glance about the neighborhood of this operation is illuminating. Save for the s e corner of Fifth avenue and 32nd street, and the Charles T. Wills Building at 286-288 Fifth avenue, opposite, there is not a modern office building near the one now in course of construction and facing upon the avenue. It is also significant that, with the exception of the new buildings of course, the only places where "to-let" signs are displayed are in the upper floors of buildings formerly used as dwellings but which have been transformed this summer into store and office buildings ranging 5 stories high. This is the character of shops, all of them small ones, in the vicinity, these being cited in order to show that they are not of such a type as to attract the ordinary shopping crowds to that neighborhood.

On the east side of Fifth avenue, between 30th street and 32nd —No. 291, Chinese art store; No. 295, Alice Lazarus, milliner; No. 297, Michaelian Bros., rugs; No. 299, Tel-Electric Co., pianos; No. 301, Fifth avenue Investing & Improvement Company's building, the subject of this article, on the northeast corner of 31st street; No. 307, John Wells, silver; Nos. 309 and 311 are residences; No. 313, Mason-Hamlin pianos; No. 315, Sohmer & Co., pianos, this building being of modern construction, 11 stories high.

West side, between 30th street and 32nd street—the class of store occupancy follow: No. 284, an 8-sty building occupied by Gilman Collamore & Co., crockery; Nos. 286-288, a 12-story modern stone and brick store and showroom building, called the "Charles T. Wills Building," which has just been completed; No. 290, Ph. Weinberger Son & Co., furs; No. 292, Mme. Naijla Mocabcob, importer of robes; No. 294, G. F. C. Boos, furs; No. 296, Francaise, robes; No. 298; Mauser Manufacturing Co., silversmiths; No. 302, Duveen & Co., furniture.

On the northwest corner of 31st street, opposite the building which is the subject of this article: No. 304, McLaughlin, furs; No. 306, Dr. E. A. Jaeger, underwear; No. 308, Grand Maison deBlanc, millinery; No. 310, residence, 4-story and basement; at 312, Ovington Bros., art dealers, and No. 314-16, Kaskel & Kaskel, jewelers, on the southwest corner of Fifth avenue and 32nd street.

In the side streets, evidences of commercial development are also seen, although not so conspicuously as in Fifth avenue.

Henry Korn, of 347 Fifth avenue, the renting agent, says that not only has he rented a large proportion of the rentable area, but that the inquiry for accommodation is also large. Most of the offices have been rented as showrooms to prominent concerns, not only from this city, but in other boroughs. It would therefore seem that there was a demand and a field for this class of office building in a longitudinal street, some distance removed from a heavy cross-traffic centre and that the field was being rapidly taken up by far-sighted investors with profit.



MERCHANTS' EXCHANGE BUILDING.

5th Avenue, southwest corner 17th Street.
Chas A. Cowen & Co., builder.

Maynicke & Franke, Architects.

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THE 12-STORY APARTMENT HOUSE AS AN INVESTMENT.

What $300,000 Will Do in the Way of Improving a Valuable Fifth Avenue Corner—Meeting the Demands for the Best of Everything.

THERE are two sections, at least, in Manhattan where the investor must start out with the idea that nothing but the very best must go into his operation, whether it be an office building, an arcade, an apartment house or a dwelling. One is on Fifth avenue, between 23rd street and 90th street, and the other is Riverside Drive. Both are show streets, both belong to the class rather indefinitely described as ultra-exclusive which, commercially, means that tenants able to rent in those sections are exacting in their tastes and demand the highest standards of excellence, whether it be in plumbing, brick work, fireproofing, parquet floors, tiling or trim. Architects have long realized this, and after great patience and effort have brought the truth home to their clients.

It is the purpose of this article to take up the subject of apartment houses of the twelve-story fireproof type already familiar to Riverside Drive, but comparatively new to Fifth avenue. As for the office building and arcade, suffice it to say at this time that the sentiment that only the best is good enough in Fifth avenue, is growing in exact ratio to the progress that that thoroughfare is making as the centre of the fashionable shopping district. Fifth avenue customers demand store or shop or office accommodations in accord with their accustomed



ELEVATOR APARTMENTS.

Thomas R. A. Hall, Owner and Builder

Fifth Ave., Southwest Corner 51st St.
Alexander M. Welch, Architect.

THE RELATION BETWEEN OWNER AND BUILDER.

What the Present Day Demands Upon the Constructor Are, and How He Studies to Give Perfect Satisfaction to His Client.

Of all the professions, that of the constructing engineer is perhaps the most exacting. He has a plurality of masters to serve and in satisfactorily doing that he requires abilities not generally recognized as business virtues, they being more frequently looked upon as matters of course; something to be expected. The part he has taken in laying down a profitable path for the investor to follow is too little appreciated, yet he plods on day by day, improving constructing methods here, perfecting a new system of organization there and accepting the crumbs that fall to him as the reward of his efforts.

But conditions are changing and when an owner of a desirable parcel determines to improve it, to make it earn the greatest income that it is capable of producing, he invariably seeks the help of two experts. One, of course, is the architect. The other, in this age of steel construction and scientific building, is the constructing engineer. What does he expect from this counsel?

Take for instance a builder whose record of achievement covers many types of buildings, from residences to office buildings, from churches to factories; whose services have been procured by such architects as Adam & Warren, Allen & Collens, Bannister & Schell, Donn Barber, Charles I. Berg, Carrère & Hastings, Clinton & Russell, Ditmars & Brite, D'Oench & Yost, Eidlitz & McKenzie, Hill & Stout, Hoppin, Koen & Huntington, Louis F. Jallade, Parish Schroeder and Charles Volz. Mr. Edwin Outwater, of 225 5th av, is referred to.

First, the owner expects fulfillment of contract. Delays cost money, they frequently cost friendship and clientele. To guard against that the modern builder must have a perfectly trained engineering staff in his organization. He must maintain that department whether times are good or bad. He must see that their efficiency is maintained and developed. He must keep abreast of the times. His personality and understanding of human nature must be acute and alert. When labor troubles threaten he must have a reputation of fair play and live up to it. Sometimes he must even sacrifice self for the benefit of client, whether he deals with the architect direct or through the architect with the owner.

Next, he must have his finger upon the material market so that he can not only have his materials arrive at the job when wanted, but he must have an all seeing eye upon the source of supply to enable him to be prepared to note advancing prices, or other contingencies, not always conducive to uninterrupted construction. He must know the financial responsibility of his sub-contractors, he must know what their reputations for living up to their promises are.

Lastly, he must have a personality that will give him entrée to the company of men of affairs, men who lead in finances, architecture and construction. This ensures him a standing in his profession that is an important factor in meeting the expectations of his client.

With this class of engineer and a good architect, it is a source of wonder why owners of valuable property persist in procrastinating in the matter of developing their holdings. The matter of financing, should that be a restraining influence, is negligible in this day of modern financiering. Owners, who consult with reputable builders, are frequently amazed at what can be done with property that to their opinion is limited in earning capacity.

When consideration is given to the fact that within another decade property will be assessed at 25 per cent., at least, more than it is listed at to-day, it seems to be little less than folly not to act now. The richest rewards will go to the owners who act to-day and now is the time to begin as building material will advance with leaps and bounds early next year. Last year at this time was the psychological hour to buy real estate. This is the psychological moment to develop it.

GETTING A RESPONSIBLE EXCAVATOR AND SHORER.

Profit in the Knowledge that the Primary Sub-Contractor of a Building is Able to Carry Out the Terms of His Covenant.

The average architect wants to be relieved of the details of construction as much as possible. Of course he must keep an executive eye upon each sub-contractor but when, in estimating, he can definitely state that this or that contractor will carry out the terms of his covenant to the very letter, that is the man he wants to engage, because he knows that he can put full trust in that man or company. Confidence is born of a kept contract. In that truism lies the secret of the success of Canavan Brothers Co., excavators and house shorers, of 518 West 56th st.

The life of a building is dependent upon the stability of its foundations, and they are absolutely predestined by the preparations made for them. They must be well built; they must be honestly built. The importance of the work done by the excavator in the erection of the giant architectural creations of the twentieth century is frequently overlooked in the admiration for the finished structure. In Manhattan where it is often necessary to carry the excavations down forty to sixty feet, owing to the peculiar nature of the sub-soil the engineering problems attendant upon this part of the construction work are tremendous.

The first essential to a successful fulfillment of a contract is proper equipment and expert knowledge of its use. A staff of competent engineers must be employed to work out such problems as that, for example, which arose recently in changing the foundations of part of the old Parker building to make way for the American Woolen Company's building. Forty feet of the fire wrecked structure adjoining was cut off. On this, forty feet of new foundations had to be set and the question was how to sustain the great weight while the excavations were in progress. This was met by Canavan Brothers Co. and preparations are now being made to set the foundation shoes. This citation only shows that this company is equipped both in engineering skill and in appurtenance to solve any problem in foundation excavation.

Another annoying feature that the architect finds eliminated in all Canavan Brothers Co. operations is the element of delay which is frequently costly both to owner and architect. "Never procrastinate; do the work to-day" is the company's banner motto, and the idea has taken among architects. This company has made records for hustling work through. For instance in the Hewitt-Bryce Building excavation, there was a site where the use of not only one but two steam shovels was feasible. The plot measured more than 230x200 ft. in which there was a preponderance of earth. About 26,000 cu. yds. of earth in place were removed and about 15 per cent. of that figure in litter, within a month. The best day's work was 300 loads of from 3 to 3½ cu. yds. each. There was also some drilling to be done. They put in and installed 3 boilers in one night, and used them the next day. Here is a case where the average excavator, without equipment equal to this contingent, would have fallen down on his contract. Canavan Brothers Co. actually did the work in less time than the contract called for despite torrid summer weather, on some days.

There is another instance wherein this company excelled and that is in the case of the excavations for the Fifth avenue building. It was a job requiring drilling through solid rock. This was another rush operation. Some of the recent operations, not already mentioned, are: The shoring of the Criminal Courts building, the American Geographical Society's building, 155 6th st and Broadway, the Globe theatre building, 99th st to 100th st, on Riverside Drive, for an apartment house; the Ethical Culture School site, at 64th st and Central Park West, the New Theatre, 62d and 63d sts and Central Park West, and 109th and 110th sts and Columbus avenue, where 45,000 yds. of rock were taken out in less than four months. Lastly, this company is not in any sense an up-start. It has been in the business long enough to win the confidence of the most conservative architects. All three brothers, David P., John F. and Maurice J. Canavan live up to their motto and deliver the goods in the Canavan way.

luxuriousness and lessees in demanding rennovation to their commercial establishments make this fact very plain, to both architect and owner.

While this is true in the commercial world, it is thrice true in the case of the homeseeker who can afford to and wants to live in the very heart of fashionable Gotham. Let us see, therefore, what can be done with a lot 36.1x121, the width facing on Fifth avenue opposite St. Patrick's Cathedral and the length facing West 51st street. Our prospective investor has between $200,000 and $300,000 to use in developing the property, which, of course, does not include the cost of the site or the expense of razing the four-story residences, which have become economically unprofitable. We will take for example the operation recently completed by Thomas R. A. Hall, owner and general contractor, and the design and appointments drawn and devised by Alexander McMillan Welch, the architect, of 11 East 42nd street.

As soon as the buildings had been razed by the Rheinfrank House Wrecking Co., in the latter part of 1907, Samuel Thomason, under the supervision of Rudolph F. Miller, the engineer, began the foundations which rest on firm hardpan about thirty feet below the level of the street. Then The J. B. & J. M. Cornell Co. began the delivery of steel. As this went up tier upon tier The Raritan River Clay Company's hollow tile was laid about the girders. The T. New Construction Co. did all the waterproofing. The stone (5)* foundations and bases then followed from the cutting establishment of B. A. & G. N. Williams, and granite, cut and delivered by J. E. Dutton. Then the speckled buff front brick from Fiske & Co. followed and within four months the entire structure was topped off and M. Harrison & Son had the slate roof in place.

The same standard of high-grade workmanship and materials went inside the building as out. In the matter of floors, for instance, they were made of concrete of Atlas Portland cement, laid in six-foot spans according to Adin C. Pierce's System A, Type 2, fireproof floor construction (2)*. In the matter of plumbing The John L. Mott Iron Works very best grade of nickle plated exposed piping was installed by George H. Creasey. This was another of many high-class operations where Rockland-Rockport lime was used for plaster and finish.

Galvanized wire cloth lathing (2)* was used entirely throughout the structure and the plaster work was done by G. A. Amos. All the trim was installed by Charles F. Albert and supplied by the Batavia & New York Wood Working Company. This was enameled by Maillard & Co., painters, as was all the painting in the structure. The wood was matched and selected so as to be free from blemishes and in consequence the interior, decorated in accordance with the wishes and tastes of tenants, is admirably trimmed and adds considerably to the impression of richness, throughout each of the twelve-room apartments.

The same can be said of the parquet floors (3)* installed by the New York Flexible Wood Flooring Co. They are rich in design, every room having a different pattern. The bathroom and kitchen are in white tiling (6)* done by Mart & Lawton. In the Butler's pantry separating the kitchen from the dining room in each suite is one of Anton Larsen & Son's refrigerators supplied with cold air by one of the Voss Ice Machine Works' central refrigerating plants. A central vacuum cleaner plant supplied by the Sanitary Devices Co. is installed in the building and is connected with every floor.

Entrance to the building is obtained under a marquise on the East 51st street side, toward the extreme western end of the building, through an ornamental iron grating and French plate-glass doors. Admittance is gained at once into the vestibule, which is rich in marble (4)* from Batterson & Eisele's. Electric elevators, of the Otis make, as are the sidewalk lifts, carry passengers silently and swiftly to any floors all of which are connected with the main vestibule by the De Veau House Telephone Manufacturing Company's equipment, which also connects with the New York Telephone Company's service by a switchboard, so that tenants may hold telephonic communication from their apartments with any part of the city. The Automatic Mail Delivery Company's shutes are on each floor.

Speaking of the telephone service, it is interesting to note that all the electric fixtures were supplied for this operation by Black & Boyd Manufacturing Co., and the installation (1)* was done by C. L. Eidlitz Co., under the supervision of Pattison Bros., electrical engineers.

Much is made of ornamental iron work in decoration in this apartment house and the effect is very pleasing and has proved popular. This work was done by J. B. & J. M. Cornell, Treu & Schaefer and the Manhattan Iron Works and is considered a rich example of art in metal work. Wood has been eliminated as much as possible in the structure, it being confined to floors and trim. The windows are kalameined and other sashes are covered with drawn steel, both of which were supplied by the J. F. Blanchard Co. In the matter of hardware the very best in the stock of Yale & Towne was specified and installed. The knobs, locks and all other similar supplies are of the finest material and harmonize well with the general scheme of interior decoration, which was done by D. S. Hess & Co. All glass used in the building is the product of the Pittsburgh Plate Glass Co.

The hall floors are mosaic (6)* and were installed by Batterson & Eisele and Traitel Brothers & Co. The mantels are also from Traitel Brothers & Co. The Prometheus Electric Co. supplied all the electrical plate warmers. The laundry appurtenances were installed by the Dryer Manufacturing Co., the gas ranges by the William M. Crane Co., and the steam engineer for the entire operation was Alfred R. Wolf. Douglass-Elliott pumps were installed.

It will be seen that nothing sensational has been attempted in the way of novelties. The tenant that can afford to pay from $9,500 to $11,000 a year for a 12-room apartment in the heart of New York city does not demand untried and experimental devices. He wants the very best that the market affords, every device that will give him comfort and ease but nothing that might be called "far-fetched." In the appointments and the contractors, who supplied materials for this operation, it will be seen that only the highest grade workmanship and materials were used, contractors of known reliability having been awarded the work.

This, then, is what from $200,000, the amount estimated for the cost of construction as stated in the building plans, to $300,000 will purchase today. The question will be asked, "How large is the field for an apartment house of this type?"

The question is easily answered by citing the rapidity with which apartments of this calibre are rented. The operation at Fifth avenue and 51st street has only just been finished, yet almost every apartment is occupied. We are informed that, at the date of writing, only two were vacant. An elaborately ornamented house is not required. Tenants of this class do not require that so much as a structure that is stately, that is well and safely built, comfortable both as to amount of sunlight and appointments and, last but not least, one that is well-managed.

Externally, the "Fifth Avenue and Fifty-first Street Apartments" fulfill every expectation of the talent. The owner, Mr. Hall, has exercised great care in the matter of tenants renting the two stores on the Fifth avenue front. One of these is occupied by Crechton Bros. of London, England, dealers in old gold and silver and by Gimbel & Wildenstein, dealers in old paintings. Its rich granite base, surmounted by soft buff brick and towering as it does over surrounding buildings with a parlor view of the magnificent St. Patrick's Cathedral with its wide lawn opposite, thus insuring sunlight in the morning until noon for all floors, not only commends itself strongly to the Fifth avenue dweller but insures to the owner a desirable neighborhood, free from the encroachment of skyscraping office buildings for years. This structure and others contemplated like it are forerunners of a transformation of this part of Fifth avenue into an apartment house section of the calibre herein described.

*These figures refer to our Tabloid Circulars in this issue, which are numbered to correspond with the index figures in the text.

CHANGING RESIDENCES INTO PROFITABLE LOFT BUILDINGS

Simple Process of Reconstruction, Costing Little Yet Greatly Increasing the Earning Capacity of a Well Located Plot.

MANY owners of undeveloped property, while realizing that their holdings should be improved, hesitate to make the change for one reason or another. Generally it is procrastination, ofttimes it is lack of a thorough understanding of the tendency of the neighborhood in which the property is situated and consequent indecision as to how extensively they shall go into the enterprise; that of making his plot bring him greater returns. Years ago, the question of cost had great influence upon postponing this kind of improvement, but to-day, thanks to modern financial and construction methods, it should not be a deterrant, and thanks to the wide-awake real estate operators, owners of desirable properties are being made to see the wisdom of grasping the opportunities that are going begging for acceptance.

Take last year and this too, for examples. They embrace a reconstruction period following the financial depression yet the records in the Department of Buildings show that, despite financial uncertainty, more moderate priced renovation and remodeling was done in this borough than at any time since 1906. This was true as to the number of operations of the kind now under consideration, as well as to the total amount of capital expended for similar development. The fact that remodeling figures for 1909 will be considerably in excess of those of 1908 alone shows that property owners are finding this character of improvement, not only profitable, but appreciated by business men in search of modern, well located lofts and showrooms. One cause for this activity in Fifth avenue was the widening of that thoroughfare.

For the purposes of illustration, take the two 5-sty residences that stood at 581 and 583 Fifth avenue prior to July 15. They were in the path of the onward march of business on Fifth avenue. The owners, the City Investing Co., quick to see the present day needs of the neighborhood, decided upon a moderate investment of about $40,000 to improve the property and decided to change the residences into a 5-sty store and loft building. To begin with they had a plot 39 feet by 80. The old structure was removed, down as far as the double foundations upon which reconstruction began.

All municipal improvements are reported in the Record and Guide ahead of time.

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SOMETHING NEW

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DWELLINGS ALTERED FOR MERCANTILE PURPOSES.

Nos 581 and 583 5th Avenue. J. H. Duncan, Architect.

Longitudinal steel beams, supplied by the Lenox Iron Works were set with wooden rafters over which good maple floors (3)* were laid. The front was done in enameled brick, supplied by the Sayer & Fisher Co. upon limestone (5)* cut by B. A. & G. N. Williams. The sidewalls were reconstructed of common brick from N. & W. J. Peck laid in Atlas Portland cement mortar with plastic slate roof put on by the Casemento Roofing Co. The facade was crowned with a cornice made and installed by the Leonard Sheet Metal Works and all the bluestone (5)* was supplied by the J. H. Scully Co.

When the architect, J. H. Duncan, of 208 Fifth avenue prepared the plans for this building, he sought at once roominess and light. To obtain the former he used iron columns to support the upper floors, and comparatively few of these. They are plain, about nine inches in diameter, so as to permit of the greatest possible floor loads, and were supplied by the Lenox Iron Works. For light he depended entirely upon front and rear windows, the only light shaft being in the rear where the fire escapes are located and running from the first floor to the roof. An extensive bay window on the lower floor rear is thus permitted. An Otis, electric elevator serves all floors, an entrance to which is obtained by a hallway, wainscotted in marble (6)* from the Toch Tile Co. and also by a door opening from the store. Wooden winding stairs made by the Rudolph Walter Stair Works also lead to each loft.

The mason and carpentry work was done by Murphy Brothers, the general contractors while the plaster contractor was the O'Rourke, McCabe Plastering Co. All the plumbing was installed by the T. J. Cummins Plumbing Co. The sand and broken stone contractor was Bernard Campbell.

The painting for this operation was done by Peter McKay while the trim was purchased from John H. Carl, and the kalameining from John W. Rapp.

The building is "Piped for Gas" and was wired (1)* for electric light and power from the Edison system by F. C. Farnsworth & Co., the fixtures being supplied by Blackall & Baldwin. The steam heating also was installed by F. C. Farnsworth & Co., steam being generated in a John L. Mott boiler and radiated by the Mansfield Ohio Brass Company's radiators. The plumbing fixtures of enameled iron and the vitreous china bowls were supplied by the Standard Sanitary Manufacturing Company, of Pittsburgh. The water supply for the building is distributed throughout the building from a 2,000 gal. roof tank made by David Isseks of this city. All the glass used in the building supplied by W. E. Lawrance is of a high grade, the elevator shafts being protected by fine clear wire glass.

Such is the equipment of a building transformed from two residences and suitable for show room purposes. From the front it has the appearance of a modern business structure conforming to the architectural demands of a fashionable shopping district. The building stands in the centre of a block which has been changed from a residential one to stores and offices. The building has just been completed and is about ready to be tenanted.

The field for this kind of development in Fifth avenue is unlimited but it is not confined only to this thoroughfare. Such an improvement would be and has been proved to be almost as profitable on certain side streets. It bears investigation.

HIGH-CLASS CONSTRUCTION AS AN INVESTMENT.

Well Built Structures Always Bring Their Price on the Market—What Constitutes a Building of This Class—The Night-and-Day Bank.

IN the battle of adages the investor who goes in for building construction is confronted with two. One is old and familiar: "What is worth doing at all is worth doing well." The other, of more recent origin, but enjoying a large following in this city is: "What's soonest done is quickest begun." Let us see now, which best represents Manhattan construction, taken as a whole.

When S. Osgood Pell found a possible purchaser of the Night-and-Day Bank building at Fifth avenue and Forty-fourth street, owned by "The Forty-Fourth Street and 5th Avenue Building Corporation" (William H. Chesebrough, President), the American Real Estate Company, the prospective buyer, retained Mr. Charles H. Israels, of Israels & Harder, architects, to conduct a thorough analysis of the building and to give an exhaustive report on it. In the opinion which Mr. Israels handed down he made the statement that not only was the building an embodiment of the highest type of construction, but that there probably were not more than four or five structures in this city that were richer in appointment and finish without being gaudy.

It apparently shows that structures built upon the principle of the first adage are extremely rare, while structures hastily assembled are in the majority. Finish and appointment are too frequently sacrificed to speed in construction and quick tenancy.

"Does high class construction pay?" do we hear? It does, undoubtedly, but because of the greater amounts involved transactions are less frequent than in the opposing types and that is probably why the former are in the minority. For instance a structure like the Night-and-Day Bank building costs approximately $750,000. Next month, title will pass to the American Real Estate Company, Mr. E. B. Boynton President, the transaction probably involving a million dollars.

The man who contemplates an investment running into the higher six numeral column naturally wonders what sort of appointments go into a structure of this type and, what is more important to him, what houses supply this grade of appointments? Perhaps a personally conducted tour of the building will be enlightening.

We find that Henry Ives Cobb, the architect for the new Bryant Building in Nassau street, the Heidelberg Building at Broadway and 42nd street and the Newhouse Hotel at Salt Lake City, was also the architect for this structure, and that while E. Remington, who went west at the time of the San Francisco earthquake to help rebuild the city of the Golden Gate, was the advisory builder, the V. J. Hedden & Sons Company, of 1 Madison avenue, not only had most of the construction work under its supervision but also took some of the subs. It will be seen that high-class building counsel was obtained at the very start of the operation, in 1905.

The structure stands on a plot approximately 65x105, which was excavated early in July, 1905, by Canavan Brothers to a depth sufficient to permit of a basement and sub-basement. The foundations were laid by the V. J. Hedden & Sons Co., in concrete made with Atlas Portland cement, and the sand and broken stone being supplied by J. J. Duffy. All the forged steel work that went into the eleven stories was supplied by Post & McCord, with the American Bridge Co. fabricating. All this steel was protected from fire by National Fireproofing Company's hollow tile, with which material in ten inch blocks the floor slabs were built. These were covered with a high grade of fireproofed maple and yellow pine flooring. The halls, however, are wainscoted in marble supplied by Pottier & Stymus Co., and are floored with mosaic tile put in by the Robert C. Fisher Co. (6)*.

The north and west facades are done in South Dover white marble (4)* cut by B. A. & G. N. Williams, this material even forming the soffited cornice. This same firm cut the two huge columns forming the entrance to the bank which occupies the whole ground floor and basement. The whole exterior is an

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adaptation to the modern requirements of Greek Doric. The side walls to the south and east are done in white pressed brick supplied by the Sayre & Fisher Company. The street entrances and the large front windows are bronze done by Pottier & Stymus Co. The entire interior of the building was done in mahogany supplied by the V. J. Hedden & Sons Co. which did all the carpentry in the building. This rich mahogany finish used with pure white marble gives a luxuriant impression of chastity in the decorator's art.

Now we are ready for our personally conducted tour of the building, and about the first thing we wonder at is the walls. What kind of lathing (3)* went into these, is the question asked, and we learn that the Roebling Galvanized wire type was used covered with the United States Gypsum Company's Ivory cement plaster and Rockland-Rockport lime of the very best grade. This we find was applied by McNulty Brothers, who held the plastering contract.

Of course in a building of that kind more or less common brick is used and it is essential that we learn who the general mason was. In this case the common brick was supplied by the Empire Brick & Supply Co., while V. J. Hedden & Sons Co. had the mason sub-contract.

The question of plumbing is an important one, in viewing the appointments of a building of this character, and we find that in this case Griffin & Sedden did this work. This firm is no longer in existence. the partners having dissolved their company and gone into business each under his own name, those of Charles T. Sedden & Co., and James F. Griffin & Co. The Kenney Manufacturing Company's fixtures were used throughout the structure. These are high-grade enameled iron and nickel plate with the exception of the toilet bowls which are of good grade vitreous china. The stalls are equipped with "Flush-o-meters."

Having taken a general view of the appointments of the building, let us start from the roof and go through the entire building. Arriving upon the topmost floor, we see that one of the John Morrow Company's tile roofs has been laid in this building. A steel tank holding approximately 6,000 gallons is on a level with the pent house, which is occupied as an architect's office, but separated by a wall where part of the machinery for the three Otis electric magnet controlled elevators supplying all stories are installed.

Passing through the various floors, we find that from the seventh to the eleventh there are nine offices on each one, but on the third and sixth floors there are approximately 5,194 sq. ft. of rentable area without division. The fifth floor, also undivided, contains 4,723 ft. The fourth floor has 4,840 sq. ft., while the second floor offers 5,235 sq. ft. of rentable space, subdivided. A long court reaches from the top of the second floor to the roof and permits of an extra skylighted office on the first floor off the main vestibule.

In our tour through the building we have noticed that a very high grade of polished plate glass has been used. This is the product of the Pittsburgh Plate Glass Co., which also supplied the clear wire glass on the court side and on elevator shafts. We have also noticed, in admiring the ornamental ironwork at the elevator entrances, that the Cutler Manufacturing Company's mail chutes are an important adjunct to the equipment of the building.

Let us enter the basement to note what appointments are provided there for the comfort and convenience of the tenants. Heat, we find is supplied by four Heine Safety Boilers and diffused throughout the building by American radiators, all being installed by Blake & Williams under the personal supervision of C. F. Smith, steam engineer. Power is obtained by a 150, 175 and a 250 H.P. Flemming steam engine direct coupled with three Triumph Electric Company's generators, which supply all the light and power used in the building.

The system of switchboards was installed (1)* by L. K. Comstock & Co., and all the electrical fixtures came from the Black, Boyd Manufacturing Company. In this basement is also a Vacuum Cleaner Company's equipment, serving the entire building. Attention is called while we are in the basement to its perfect dryness. This is due in no small degree to the fact that all waterproofing was done by the Universal Compound Co.

The painting in the building was done entirely by W. P.



THE NIGHT-AND-DAY BANK.

Fifth Ave., s e corner of 44th St. Henry Ives Cobb, Architect.
The V. J. Hedden & Sons Company, Builder.

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

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Nelson, while the hardware is of the highest grade obtainable from Russell & Erwin.

In March, 1906, the building was ready for tenants, having taken less than one year to construct. While there were no unnecessary delays, time was taken to insure good work in every detail. Take even the sidewalk lift, for instance, it is an Otis hydraulic plunger, but it is equipped with every safety appliance known to the elevator craft.

One thing in particular has impressed us as we have walked through the building, and that is the great amount of light that is obtained for each office. All the floors above the fifth will have permanent light on all four sides of the building, as the modern structures to the east, south and north, cannot be increased in height and these floors rise clear of them. A perfect circulation of air is also obtainable from this factor.

IN A GOOD LOCATION.

The building is directly opposite Sherry's and Delmonico's in the centre of the district embracing some of the best clubs, hotels, theatres and retail shops, besides being accessible to subway, elevated and to principal surface lines at short distance walks. Tenants in this building are also convenient to a bank that is open for business day and night.

Let us look through this establishment as we pass out. The interior is done entirely in polished white marble from plans drawn by Clarence Luce and carries out the Greek Doric type of architecture in more of its original purity than that of the exterior. Besides a private hall connecting the department bisected by the vestibule of the building, entrance to which is obtained only from 44th street, a luxurious stair case leads from the rear of the bank to this other department and also to the vaults in the basement. These embody some interesting features and we will enter.

Passing down a richly carpeted stairs, our approach is heralded by a bell adroitly concealed beneath the carpet. We pass through a massive bronze barrier reaching from the floor to the ceiling and face the huge vault the door of which alone weighs seventeen tons and operated by electricity. The vault, made by the Herring, Hall, Marvin Company, is lined entirely inside with jiggerred polished brass, giving, in the brilliant electric light, a suggestion of the wealth that is contained in the safes and deposit boxes ranged tier upon tier about the visitor. The very latest design of bolts and counter latches are embodied in these vaults. The flooring, it might be mentioned, of this vault is the most expensive obtainable. It is a green vitrified tile (6)* and was supplied by Pottier & Stymus.

In the storage department for priceless works of art, blue prints, trunks and other valuables, not in the class of securities, jewels and costly gems, still another architect was employed to work out the intricate details. Clarence True was engaged for this work, and his arrangement of this department is said to be the most perfect of its kind. It is not necessary to move costly paintings to permit prospective purchases to be viewed. A system of lighting, such as would be found in the Metropolitan Museum of Art is provided by special lights that can be adjusted and shaded to suit any painting.

Passing out of this chamber of riches, we again find our way to the street over the rich velvet carpeted stairway and as we feel that tinge of pleasure born of having inspected a high example of the builder's art, we do not hear the mysterious little bell announcing our departure.

GETTING MAXIMUM RETURNS FROM A CENTRAL SITE

A Close View of the Business Man's Expectations for Office Accomodation at the Hub of Manhattan—The "Fifth Avenue Building" a Model.

NEAR the close of the first half of the last century Madison cottage, a place of public entertainment, which stood at the corner of 23d street, Fifth avenue and Broadway, was the centre of attraction to tourists. It was the favorite turning point of the most popular drive of that day, which extended up the Broadway plank road, past the turn of the Bowery, through Greenwich village and beyond. Even then the building fronted on Madison farm, the old parade ground perpetuated in Madison square. About a half a century ago, roughly speaking, the Fifth avenue hotel opened its doors to the public and within its walls some of the greatest political movements in the history of the United States have had their beginning. During its existence it was a universally recognized meeting place for the famous men of the country. A little more than a year ago the celebrated old hostlery was swept aside to make way for another public building, but of a wholly different type. We New Yorkers already have become familiar with the transformation that has been wrought upon this historic site.

Madison Square is now considered "downtown" in Manhattan, not "way out in the country," as it seemed to be when the Madison Cottage was in its palmiest days, nor merely "uptown," as that center was referred to before it had half passed through its remarkable career. So we have in Madison Square to-day almost as many offices opening into that little plot of green as face upon City Hall Park, and the number is constantly increasing. As this tendency became more and more apparent investors constructed for the future. First the Metropolitan Insurance Company's additions, then the Fuller Building, the Brunswick Building to the north and recently the "Fifth Avenue Building," representing the latest ideas in construction methods and conveniences. Other skyscrapers are being planned in this vicinity and so the end is not yet. The structures that are going to rear their stony faces into the very clouds from this part of Manhattan must be built to meet future demands; they must embody not only the perfection of today but must anticipate that of tomorrow. This condition of affairs is born of the desire of owners of property in this vicinity to make their holdings bring to them the greatest possible revenue. The condition is accellerated by its being a transportation and shopping, as well as a commercial centre.

Madison Square is in the heart of the railway system of the city and suburbs. On the west the McAdoo tunnels bring thousands to and from New Jersey; on the east are the subways to the Grand Central station, the "Gateway of the West," the Battery, Brooklyn, where all Long Island finds an entrance into Manhattan; Harlem, the Bronx, with its home-building hordes; the Sixth Avenue Elevated, half a block away, offering quick transportation to that central upper Manhattan and Bronx territory which the subways do not tap, and from the Staten Island ferries; while surface cars bring thousands direct to that centre from Long Island and New Jersey ferries. The proposed subways in Broadway and 23d street, according to one plan, will meet at the Square. William M. Ivins once said that the future of a piece of property in New York was fixed by the rapidity and ease with which people could be dumped in that vicinity. If that be so, then Madison Square's future is fixed.

It is of interest therefore to investors and builders to study the most modern construction methods as a key to the situation of what the best construction of the day is. The day of cheap construction is passing, we find, if we are to take the "Fifth Avenue Building" as a model. Here is a structure that cost somewhere in the neighborhood of $4,000,000. There is not a stick of wood in its construction. The very highest type of material entered into it and the highest calibre of tenants occupy its offices. It embraces features that not only meet the requirements of the Building Department, but exceed them in point of perfection. One instance is the court, a transverse plan of which is shown. This is the idea of Mr. Julius Franke, of the firm of Maynicke & Franke, the architects who designed and planned the structure and carried it through to completion within one year from the day that the Rheinfrank Housewrecking Co. began to raze the old hotel building. Further reference to this court will be made later.

The Fifth Avenue Building is owned by the company which bears its name, of which Henry C. Eno, is president; Walter E. Maynard, is vice-president and secretary, and Henry L. Eno, is treasurer. The architects had every freedom for obtaining the best that the market afforded for this operation, so unhampered, they bent every effort to making it a monument of architectural beauty and utility. Its classic Renaissance facades rise fifteen stories on four streets; 239.8 outside, and 235.8 inside, on 23d street, 136 on Fifth avenue; 66.2 on Broadway; 264.2 outside, and 261.11 inside, on 24th street, and 98.9 plus 98.9 in an L in the rear, from street to street. The exterior is of white limestone (5)* on polished granite bases by Henry Hanlein & Son.

Nineteen Otis electric overhead traction elevators, with ornate bronze cages open upon halls of unusual width and light, each elevator being capable of making the round trip in thirty-eight seconds, or ninety-six trips an hour. The entire system permits 1,800 trips every sixty minutes. There are also three Otis electric sidewalk lifts. A special ice plant, installed by Karl Vesterdahl & Co., furnishes to each office sterilized ice water, thus saving the tenant the expense of individual coolers and the delivery of ice or bottled waters. The heating system, installed by the Thompson-Starrett Co. includes four of the Heine Safety Boiler Company, totaling 1,400 horsepower, with the Detroit Stoker and Foundry Company's stokers. Two Fitchburg steam engines, operate a pair of Western Electric Company's powerful generators, that distribute light and power throughout the building, wired (1)* by J. Livington & Co. This company also supplied all switchboards and other appurtenances under the direction of Pattison Bros., electrical engineers.

The building is constructed practically for all time. Its steel skeleton, fabricated by the American Bridge Co. and erected by Post & McCord, is built so as to provide for additions, should they be found necessary in the future and are built firmly into foundations installed by the United Engineering & Construction Co. All steel work in the building is pro-

*These figures refer to the Tabloid Circulars printed elsewhere in this paper, which are numbered to correspond with index figures in the text.

Table of Investment Properties

A List of Property in Greater New York and Vicinity
Offering Opportunities to the Investor.

21st Street

bet. 5th and 6th Ave.

To settle estate, 25 x 100, with good brown stone dwelling, suitable for alteration into business purposes or to be improved with modern structure. Bargain to quick buyer.

A four story dwelling on Lexington Ave., near 34th Street, to exchange for income property on cash basis. Equity, $14,000.

A five story 17 foot single flat, near 6th Ave. and 20th St., well rented, will sell at land value.

AMES & COMPANY
Tel. 3570 Mad. Sq. 26 West 31st Street

Madison Ave. Corner

In the Forties, near new location of W. & J. Sloane; contains approximately 10,000 square feet.

Price, $500,000

Very reasonable terms.

Especially suitable for improvement, with stores and apartments.

PEASE & ELLIMAN
309 Madison Avenue
156 Broadway
165 West 72d Street

Sixth Ave. (Herald Sq. Section)

ADJOINING CORNER

A valuable property in this growing section of the city is offered for sale *to settle an estate.* (Personal interview with principals only.)

Water Fronts.

Several well located Water Fronts on Hudson River, East River and Harlem River, for sale at reasonable prices. These properties offer unusual facilities for shipping and are suitable for Coal, Lumber, Brick and similar business.

ARCHIBALD C. FOSS, 39 E. 42d St., N. Y.

Edgecombe Avenue

Nos. 375-77 Edgecombe Ave., near 152d Street, facing Colonial Park. Accessible to Subway and Elevated Road. Two five story triple apartments in suites of one five and two six rooms on a floor, steam heat, hot water, hardwood trim, telephone and electric lights in each suite. Size 37.6 x 87 x 100 each.

Price, $59,000 each

Mortgage, $40,000 at 5%, five years each. Guaranteed rentals, $6,380 each. Further particulars on application.

JAMES K. HOLLY, Agent, No. 929 Amsterdam Ave.

New Jersey Acreage

Commuting stations, Pennsylvania Railway
Buy before Terminals are completed
RAHWAY—25 acres, 90 acres
ISELIN—40 acres, subdivided
METUCHEN—28 acres clay land
STELTON—55 acres trackage
35, 56, 95, 120 and 145 acres
NEW BRUNSWICK—44 acres, plotted
95 acres on Trenton trolley
55 acres with trackage
250 acres, river and rail frontage for manufacturing
100 acres clay
37 acres sand and gravel
VOORHEES—4 acres trackage
116 acres with buildings

LOUIS F. MENAGE, 30 Church St.
Telephone, 859 Cortlandt

123rd St.

Between Lenox and 7th Aves.

A three story and basement dwelling in excellent repair. Well arranged. Surroundings good. Owner desires to leave the city.

Price, $16,000

Easy terms can be arranged.

RALPH REINHOLD, 11 East 24th St.

tected by the National Fireproofing Company's hollow tile, and even the floors are constructed on the flat arch system, of 10-inch terra cotta blocks in spans of five feet each on every floor. A covering of fine cinder concrete made of Northampton Portland cement is laid upon this, and it also forms a backing for a baseboard. All the floors are of this construction, all the trim is of mahogany finish drawn metal, and the window casings are kalameined, all casings being the product of John W. Rapp Co. The mosaic hall floors (6)* were installed by Batterson & Eisele. It will thus be seen that there is no wood in any part of the building save that used in furniture and a fire could hardly spread from one room to another. All the electrical fixtures were supplied by the Black & Boyd Manufacturing Co. and Edward F. Caldwell & Co., and are of fine quality brass and combine ornamentation with utility.

In view of the popularity of limoid, or hydrated lime, it is interesting to note that this material was used in the construction of this building and was supplied by the Charles Warner Co., while the highest grade of Rockland-Rockport plaster went into the walls, the work being done by McNulty Brothers. The piping was the product of the Crane Co. and was installed by the Thompson-Starrett Co.

The several million of common brick that went into the rough construction work of this building was supplied by N. & W. J. Peck, while the mason work was done by the Hedden Construction Co., of the Metropolitan tower. There was no front brick used in this building and instead of enamaled brick, usually selected for the light court, marble faced terra cotta was substituted. A word here about this remarkable light court.

The accompanying cut represents a view toward the west. The court is made in cantilever and offset construction, thus insuring well lighted offices on each floor. At each offset skylights are used to shed light into the various apartments, and it is said that a volume of light equal to that on any side street is obtained. Above the 12th floor the width between walls is 60 feet, or as wide as 24th street. From the eighth to the eleventh story the distance is fifty feet, while from the fourth to the eighth story the court is 40 feet wide. Separate cut-off sky lights are given to the third and second floors. The rear L extension is shown. This is perpendicular but is covered with highly sensitized terra cotta, and the light in these offices is most brilliant.

The plumbing throughout the building is of the finest and was installed by C. H. Darmstadt, while the vitreous china bowls and basins came from the Meyer-Sniffin Co. All the vitreous china appurtenances, came from the J. L. Mott Iron Works. Special shafts carry the piping through the various floors, thus insuring exposed plumbing without being visible. The Kenney Manufacturing Co.'s flushing devices are supplied to the entire building. The tile work (6)* throughout the structure was the work of Batterson & Eisele, and is of the highest grade.

Heat is diffused in the various offices by American Radiators of a special design adapted to the needs of the offices in this building. All glass, and there are 4,216 windows, offering 105,000 sq. ft. of lighting surface, in elevator shafts and courts, was furnished by the Pittsburgh Plate Glass Co. The slag roofing was done by the Tuttle Roofing Co., which company also did the waterproofing for the entire structure. The ornamental iron work was done by the Hecla Iron Works, of Brooklyn.

A word about the corridors. Entrance to the building may be obtained from three thirty-foot vaulted arches which lead to an arcade with marble (4)* of white and brown hue and supplied by Batterson & Eisele. This arcade is twenty-three feet wide and trisects the building in a domed rotunda at the central intersection. These arcades practically form a covered street leading from the different thoroughfares upon which they



THE FIFTH AVENUE BUILDING.

Madison Square.
The Hedden Construction Company, Builder.

Maynicke & Franke, Architects.

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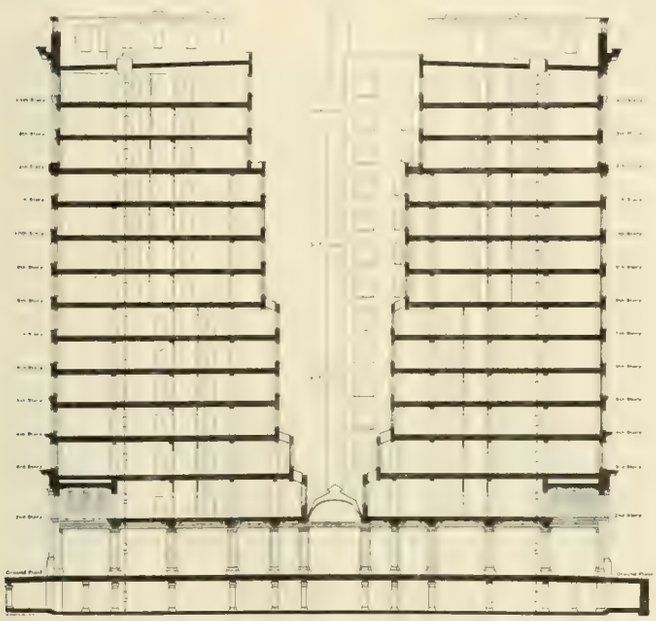
Firms that read the Record and Guide GET THE JOBS.

open and contribute to the imposing appearance and to the convenience of the building. In this corridor is one of the Tablet & Ticket Co.'s office building directories equipped with Willsons patent paper letters, which are gaining in popularity with many of the biggest office buildings of the city. Cutler mail shutes connect with each floor.

The cornices are of the same material as the walls of the building, limestone, (5*) but here and there there is considerable sheet-metal work that is not readily seen, but which plays its important part in the perfection of the building. This work was done by the John Morrow Co. Another important adjunct to this building is its vacuum cleaner system, which was supplied by the Spencer Turbine Cleaner Co.

The Garfield National Bank occupies the corner store at 23d street and Fifth avenue. There are some features about this store that seem to be part and parcel of the structure. The architect for the interior of this bank was J .B. Baker, and the fixtures were installed by Charles T. Wills, Inc. The Safety Deposit vaults were installed by Remington & Sherman Co.

Although the building was only thrown open for tenants on May 1 a little over 50 per cent. of the total rentable area has been taken. When it is considered that there are about 1,300



TRANSVERSE SECTION THROUGH COURT.

offices in the building, and 14 stores, representing a total rentable area of 500,000 sq. ft., the statement made earlier in this article that there is a demand for offices in this kind of a building seems to be verified. The average rent is about $2 per sq. ft., and the shortest term for lease is 2 years. Some tenants have signed for twenty years.

This then, is the type of building of the future. It represents the kind of office accommodation and convenience that the firm that is able to pay for it, wants, and this is the type of office building that will become more numerous in and about the Hub of Manhattan.

THE CITY AS A FIELD FOR INVESTMENTS.

BY JOHN L. PARISH.

THAT conditions have hardly reached the normal in the real estate market is shown by the comparative statistics of the last four years. In the boroughs of Manhattan and Bronx, the middle of December showed, in 1906, 31,336 conveyances filed for record; in 1908 the number had fallen to 16,353; this year they number 17,003.

Mortgage loans recorded in the same period amounted in 1906 to $433,000,000; in 1908, to $296,000,000, and this year to $349,000,000. Only in the volume of new building operations have the undertakings for the year now drawing to a close shown a decided advance, and here the advance is to a new high record.

In 1906 the investment in new buildings in Manhattan and Bronx was $135,000,000. In 1907 it fell to $93,000,000; in 1908 it recovered to $99,000,000, and for the current year the amount projected is $160,000,000, or $3,000,000 above the previous high record of 1905. This shows, of course, that not only are all the branches of the market well on the way to complete recovery, but that the professional element in real estate is so confident of the near future that it is discounting the market.

The course of the market during the panic of 1907-8 as indicated by these figures is indicative of its usual course under similar circumstances and conditions. While money is abnormally tight it merely slows down. It is never brought to any condition even remotely resembling collapse. Not, at least, since 1873. The panic of that year was, admittedly, largely a real estate panic. Not only in New York, but in all the cities of the country real estate speculation had been carried to an unprecedented extreme. As a consequence values crumbled when the speculative bubble was punctured, add they did not find a secure basis again for about twelve years.

Ever since, however, real estate values have had some approach to stability. The theory that property is worth what it can be made to produce in rents at the normal rate of rentals in the vicinity, capitalized at such rate, has come to be more generally understood and accepted as the scientific basis of values. So general is this conception that there is rarely any important deviation from it, and wherever such deviations are attempted they are usually unsuccessful. Therefore, in all the financial panics since 1873 the reactions in real estate, in New York City, have been only such, as have been observed here in the course of the last three years. This has manifested itself chiefly in a quieting down of the usual market activities without any loss of value of importance, and a gradual but steady resumption of activity and further advance in values after the crises of the financial stringency has passed.

All of which seems to bear out in theory what all active brokers and dealers affirm from experience and observation: That New York City real property affords at all times not only the safest but the most profitable of all fields of investment. New York City's advantages are based upon natural conditions—the conditions which have established her undisputed precedence among the cities of the Western world, and are fast building her into the position of precedence among all the great centres of population and industry of all the world.

These are her high and dry setting in a nearly perfect sanitary position; a harbor capable of floating all the navies and fleets of all the world; an inland waterway to the heart of the continent, and unlimited sources of supply of pure water and fuel, and of all the supplies and materials required for the sustenance of the population and the profitable pursuit of her varied occupations. Some other of the world's great cities enjoy some of these advantages equally with New York, but none of them possesses all of them in anything like equal measure. All are deficient in some one or more of these particulars. And this fact gives New York City superior natural advantages forever, over all other cities, for the pursuit of the infinite multitude of industries and occupations which collectively constitute the world's work.

Since real property is a prime requisite of every industry, it follows that a city so endowed ought to present a profitable and safe field for real estate investments. And so it has proved. Some of the world's greatest fortunes have been made by investment and reinvestment in real property in New York City. This fact is notorious and calls for no bill of particulars here. But the fact that opportunity is just as good now as ever in the past may to some minds need a demonstration. The values of lands and their rental income are based entirely on demand, and that demand would cease and desist unless the population increases steadily. In New York the population has increased steadily from the beginning of its history as a centre of civilization. And its growth is more rapid and substantial now than ever before.

The condition of things is unimaginable that would lead to any change in the orderly progress of the city along these lines. So long as the city continues to furnish to the alert, the ambitious, the intelligent and industrious of the world better opportunities than they can find elsewhere, it will continue to grow, faster with every year. It is only four years since the hundred million dollar mark was passed in new construction, and now it is past the one hundred and fifty million mark. And it is a vastly more substantial and enduring city that is being built, over the foundations of the old, and beyond its former confines.

And the municipal spirit reveals itself in a definite purpose to better and better prepare the city for the continually successful waging of the unending competition with all other cities in the doing of the world's work. Hundreds of millions for new water supply, new rapid transit railroads, new bridges, new municipal buildings, new schools and colleges, all testify to the purpose of the municipality to be prepared for the future which awaits it.

—Two new skyscrapers are probabilities for the financial district, one at the northwest corner of Wall and Nassau, and the other at Nassau, Pine and Cedar sts. The "Liberty Tower" is the only giant building under construction at the present time in that centre, and business seems dull to builders when compared with the times of 1905 and 1906, when there were enough skyscrapers running up at the same time in that district to make a spectacular race. Another important development of the week in building affairs was the purchase of the Fourth Avenue Presbyterian Church site (at the northwest corner of 22d st) for a new business building for Mills & Gibb, who are prominent in the wholesale dry goods trade on Broadway. The church was built in 1856, of brownstone after the Gothic manner, and it was long in charge of the Rev. Dr. Howard Crosby. The determination of such an influential firm as Mills & Gibb to leave Broadway is a matter of high importance to 4th av real estate interests, and significant of the new feeling that a Broadway location is no longer considered indispensable in this line of trade.

*The figures marked * in the text refer to the Tabloid Circulars elsewhere in this issue, which are numbered to correspond.

Our real estate CONVEYANCES contain ALL information.

SOME OF THE PRINCIPAL BUILDINGS TO BE CONSTRUCTED IN 1910.

The Estimated Cost of Those Named in This List is Over $72,500,000.

LOCATION	KIND OF BUILDING.	OWNERS.	ARCHITECT.	STORIES	EST. COST.	CONTRACT.
Centre st, Park row, Duane st, Tryon row...	Municipal building	City of New York	McKim, Mead & White	25 stories	$8,000,000	Not awarded.
Madison av, s w cor 42d st	Hotel	Holland House Company	Daniel H. Burnham & Co.	20 stories	8,000,000	Thompson-Starrett Co.
42d st, Depew pl, Vanderbilt av	Passenger station	New York Central & H. R. R. Co.	Warren & Wetmore, Reed & Stem	8 stories	5,000,000	John Peirce Co., Terry & Tench.
Battery pl, West and Washington sts	Office building	United States Realty & Improvement Co.	Clinton & Russell	31 stories	4,000,000	Geo. A. Fuller Co.
6th av, w s, 32d, 33d sts	Department store	Manhattan Hudson Realty Co.	Daniel H. Burnham & Co.	10 stories	4,000,000	Thompson-Starrett Co.
Park av, s w cor 34th st	Hotel	Alfred Gwynne Vanderbilt	Warren & Wetmore	21 stories	2,000,000	City Leasing Co., is lessee.
5th av, n e cor 81st st	Apartment house	Century Holding Co.	Rouse & Goldstone	12 stories	2,000,000	Not awarded.
4th av, n e cor 18th st	Office and loft	Pocono Building Co.	R. H. Robertson & Son	18 stories	1,800,000	Seaboard Realty Co.
Broadway, n w cor 113th st	Apartment house	Broadway and 113th st Company	Geo. & Edward Blum	12 stories	1,500,000	Owner builds
Wall st, Nos 14-18	Office building	Bankers' Trust Co.	Trowbridge & Livingston	20 stories	1,500,000	Eidlitz & Son.
Riverside Drive, bet 156th and 157th sts...	Apartment house	Riviera Realty Co.	Rouse & Goldstone	12 stories	1,500,000	Owner builds.
4th av, s e cor 18th st	Office building	Henry Corn	Maynicke & Franke	20 stories	1,200,000	Hay Foundry & Iron Works, Steel.
Broadway, s e cor 43d st	Office and theatre	43d st Building Co	Geo. Keister	12 stories	1,050,000	C. L. Gray Construction Co.
4th av, n e cor 23d st	Office building	Joseph Milbank	Not selected	20 stories	1,000,000	Not awarded.
37th st, Nos 3-7 West	Office and loft	James Carlew	Cleverdon & Putzel	12 stories	1,000,000	James Carlew.
Broadway, n e cor 42d st	Office building	United Merchants Realty & Improvement Co.	Not selected	20 stories	1,000,000	Not awarded.
Broadway, s e cor 44th st	Restaurant building	Chas. E. Rector	John R. Pope	8 stories	1,000,000	Not awarded.
4th av, n w cor 22d st	Loft building	Mills & Gibbs	Not selected	15 stories	1,000,000	Not awarded.
4th av, s e cor 24th st	Office building	Philip Braender	William H. Frohne	20 stories	1,000,000	Hay Foundry & Iron Works, Steel.
Broadway, n w cor 145th st	Apartment hotel	Dow Construction Co.	Thompson & Frohling	12 stories	1,000,000	Bunting & Bull Co.
Riverside Drive, n e cor 93d st	Apartment house	Ferguson Bros. & Forshay Co.	Not selected	12 stories	1,000,000	Owner builds
4th av, n e cor 17th st	Office building	Germania Life Insurance Co.	D'Oench & Yost	16 stories	1,000,000	Not awarded, tearing down.
West End av, s w cor 100th st	Apartment house	Guide Realty Co.	Neville & Bagge	12 stories	800,000	Owner builds.
Riverside Drive, n e cor 103d st	Apartment house	Brookfield Construction Co.	Lawlor & Haase	12 stories	800,000	Owner builds.
Park av, s e cor 76th st	Apartment house	829 Park Avenue Company	Pickering & Walker	12 stories	800,000	Wm. J. Taylor.
Broadway, n e cor 108th st	Apartment house	Charles E. McManus	Neville & Bagge	12 stories	800,000	Owner builds.
West End av, n w cor 99th st	Apartment house	Guide Realty Co.	Neville & Bagge	12 stories	800,000	Owner builds.
4th av, s w cor 25th st	Office and loft	Joseph Milbank	Geo. B. Post & Son	16 stories	800,000	A. J. Robinson Co., Post & McCord.
5th av and 83d st	Museum annex	Metropolitan Museum of Art of N. Y.	McKim, Mead & White	2-sty & base...	750,000	Now figuring.
77th st, n s, through 78th st	Model tenements	Mr. and Mrs. W. K. Vanderbilt	Henry Atterbury Smith	6 stories	750,000	Jacob & Youngs.
Riverside Drive, s e cor 145th st	Apartment house	Dacorn Realty Co.	L. Blum	10 stories	700,000	Owner builds.
20th st, Nos 40-46 West	Store and loft	Fabian Construction Co.	Schwartz & Gross	12 stories	700,000	Owner builds.
Broadway, s e cor 77th st	Apartment house	Charter Construction Co.	Janes & Leo	12 stories	650,000	Owner builds.
46th st, No 8 East	Church	Fifth Avenue Baptist Church	W. W. Bosworth	1 story	600,000	Not awarded.
Riverside Drive, e s, 107.6 n 116th st.	Two apartment houses	Paterno Bros., Inc.	Schwartz & Gross	12 stories	600,000	Owner builds.
Duane st, s cor Hudson st	Warehouse	Sonn Bros.	Rouse & Goldstone	12 stories	500,000	Not awarded.
William st, Nos 123-133	Office building	125 William Street Co.	Clinton & Russell	12 stories	500,000	Thompson-Starrett Co.
Broadway, s e cor 165th st	Apartment house	The Ecallan Co.	Neville & Bagge	10 stories	425,000	Owner builds.
Riverside Drive, n e cor 158th st	Apartment house	Name withheld	F. D. Brown	9 stories	400,000	Alexander Brown, Jr.
4th av, n e cor 20th st	Office and loft	Charles Brogan	Neville & Bagge	16 stories	400,000	Owner builds, excavating.
54th st, Nos 244-252 West	Loft building	Albert R. Shattuck	Percy Griffin	13 stories	400,000	Thompson-Starrett Co.
Cathedral Pkway, s s, 100 w Amsterdam av..	Two apartment houses	Carlyle Realty Co.	Schwartz & Gross	12 stories	400,000	Owner builds.
5th av, n e cor 78th st	Residence	James B. Duke	Horace Trumbauer	3 stories	365,000	John T. Brady & Co.
Riverside Drive, e s, 100 s 119th st.	Two apartment houses	M. E. Paterno Realty Co.	Schwartz & Gross	12 stories	360,000	Owner builds.
55th st, west, rear of Auto Club	Automobile Club annex	Auto Club of America	C. P. H. Gilbert	12 stories	350,000	Not awarded.
157th st, w s, 275 e Broadway	Apartment house	Highwood Realty & Construction Co.	Rouse & Goldstone	12 stories	350,000	Owner builds.
5th av, n w cor 43d st	Store and office	Camolin Realty Co.	Hoppin & Koen	14 stories	330,000	Chas. T. Wills, Inc.
79th st, Nos 147-153	Apartment house	Weschler & Noel	Schwartz & Gross	6 stories	300,000	Owner builds.
34th st, Nos 317-323 East	Loft building	Julius Sternfeld	George & Ed. Blum	12 stories	300,000	Not awarded.
24th st, Nos 152-156 West	Loft building	25th Street Construction Co.	F. C. Zobel	12 stories	300,000	Not awarded.
111th st, s s, 75 e Broadway	Apartment house	Riverside Viaduct Co.	Mulliken & Moeller	8 stories	300,000	Now figuring.
East End av and 79th st	Loft building	Stevenson Construction Co.	John M. Baker	9 stories	300,000	Not awarded.
25th st, Nos 24-26 West	Loft building	25th Street Construction Co.	F. C. Zobel	12 stories	275,000	Not awarded.
35th st, Nos 141-147 East	Apartment house	Poterfield Construction Co.	Lawlor & Haase	8 stories	261,000	Owner builds.
Riverside drive, n e cor 151st st	Apartment house	Sillan Construction Co.	Schwartz & Gross	6 stories	250,000	Owner builds.
Park av, n e cor 73d st	Residence	Oakleigh Thorne	Alfred Joseph Bodker	4 stories	250,000	Not awarded.
27th st, Nos 118-120 West	Loft building	Realty Holding Co.	Buchman & Fox	12 stories	250,000	Not awarded.
11th av, Nos 306-310	Warehouse	W. & J. Sloane	James B. Baker	10 stories	250,000	Chas. T. Wills, Inc.
Claremont av, n w cor 120th st	Studio apartments	Walter Russell	Emery Roth	12 stories	250,000	Not awarded.
156th st, n s, 185 e Riverside Drive	Apartment house	Geo. R. Bagge Construction Co.	Neville & Bagge	8 stories	250,000	Owner builds.
Claremont av, n e cor 122d st	School of Music	Institute of Musical Art	Donn Barber	— stories	225,000	Marc Eidlitz & Son.
111th st, s s, 158.4 e Broadway	Apartment house	Carnegie Construction Co.	Mulliken & Moeller	8 stories	225,000	Owner builds.
6th av, s w cor 32d st	Store and loft	Frank B. McDonald Estate	George Keister	12 stories	200,000	Carlos Fassell, Inc.
Broadway, n e cor 151st	Apartment house	Castleton Construction Co.	Gross & Kleinberger	6 stories	200,000	Owner builds.
139th st, s s, 175 w Broadway	Apartment house	139th Street Realty & Construction Co.	Young & Gronenberg	6 stories	175,000	Owner builds.
163d st, n s, 100 e Broadway	Apartment house	B. House	Schwartz & Gross	6 stories	175,000	Not awarded.
113th st, n s, bet Bway & Amsterdam av...	Apartment house	Paterno & Son Construction Co.	George & Ed Blum	8 stories	160,000	Owner builds.
Amsterdam av, n w cor 108th st	Apartment house	Irving Judis Building Co.	B. W. Levitan	6 stories	160,000	Owner builds.
100th st, s s, 150 e Riverside Drive	Apartment house	Axelrod Realty Co.	George Fred Pelham	8 stories	160,000	Owner builds.
24th st, Nos 148-150 West	Loft and store	Boreas Realty Co.	V. Hugo Koehler	12 stories	160,000	Peter Guthy.
Pinehurst av, n w cor 177th st	Apartment house	Helena Realty & Construction Co.	C. B. Meyers	6 stories	150,000	Owner builds.
Broadway, Nos 1603-1611	Restaurant building	James Churchill	Herbert M. Baer	3 stories	150,000	J. T. Brady & Co.
10th av, 59th to 60th st	Hospital annex	Sloane Maternity Hospital	Luther H. Lewis	7 stoires	150,000	Not awarded.
Intervale av and 163d st	Apartment house	W. B. Isaacs	George & Ed Blum	6 stories	130,000	Now figuring.
41st, bet 8th and 9th avs	Battery sub-station	New York Edison Co.	Wm. Weissenberger	6 stories	120,000	Owner builds.
79th st, n s, 148 w Madison av	Residence	Wm. Truslow Hyde	C. P. H. Gilbert	4, 5 & 6 stories.	103,000	John Downey.
Webster av, e s, 25 n Anna pl	Warehouse	Julius Kindermann	Wm. Schnaufer	8 stories	100,000	Not awarded.
25th st, Nos 331-335 West	School	R. C. Church of St. Columba	T. H. Poole & Co.	4 stories	100,000	Ormond & O'Brien.
Park av, n w cor 68th st	Loft building	Percy R. Pyne	McKim, Mead & White	4 stories	100,000	M. Reid & Co.
17th st, No 43 West	Residence	Samuel P. Tull	E. A. Arend	12 stories	100,000	Alexander Brown, Jr.
91st st, No 9 East	Residence	J. B. Trevor	Trowbridge & Livingston	— stories	100,000	William Crawford.
13th st, n s, 138 e 4th av	Theatre	City Theatre Co.	Thomas W. Lamb	4 & 5 stories	100,000	Old building demolished.
5th av, n e cor 47th st	Store building	W. & J. Sloane	J. B. Snooks Sons	8 stories	Not given	Not awarded.
Madison av, Nos 76-78	Store and loft	Herald Square Holding Co.	Schwartz & Gross	12 stories	Not given	Not awarded.
19th st, No 133 West	Loft building	133 West 19th Street Company	Maximilian Zipkes	10 stories	Not given	Not awarded.

Estimated cost, total $72,509,000

A BODY OF CENSORS PROPOSED.

APROPOS OF SOME OF MAYOR-ELECT GAYNOR'S RECENT SPEECHES.

(Reprinted from the Record and Guide of 1888.)

THEORIST.—Is it not a defect in our institutions that there is no organ calling the attention of our people to their own deficiencies? The politicians flatter the people, the business of the Fourth of July orators is to set forth the glory and strength of the country and the superiority of our institutions over those of other nations. The press ought to hold the mirror up to nature and be the censor of public morals. But newspapers are business enterprises, and the aim of editor and publisher is to cater to popular passions and prejudices and not correct public evils.

SIR ORACLE.—I have long believed that we ought to have had in this country a body of men and women known as censors. They should devote themselves to the unpopular task of showing up whatever evil influences there were in our institutions with a view to their correction. They should have their representatives in every legislative body—local, State and national. But their business would be to report and recommend what action should be taken by the body of the voters. They themselves should give up all hope of holding places of power or profit.

THEORIST.—There are traces of some such institutions in many countries. The prophets under the Jewish regime were critics, and very stern ones, of the shortcomings, both of princes and the people. There are public censors in China today, but they often degenerate into mere spies, as their reports are made, not to the public, but to the ruling powers. One of the vaguest chapters in Roman history is that which relates to the censors, who during one period of the republic, were very powerful. In periods of corruption they were authorized to revise the polling list, and they often disfranchised large masses of voters. They could declare that certain candidates were unworthy of holding high office. The censors themselves sometimes became rulers in Rome. The Appian Way was built by and named after a famous censor. But the rise and fall of that useful institution is shrouded in mystery.

SIR O.—It would be a great benefit to our country if there was an organization of voluntary censors in every large city. The press claims to represent public opinion on all the great questions of the day, and to be on the side of right as against wrong. But the business interests of the journals often array them on the side of corruption and popular prejudice. Take the monstrous abuses of our pension systems. The politicians dare not call their souls their own in face of the soldier vote. The press declines to represent the public conscience in this matter, and has no word of rebuke for the $80,000,000 spent in pensions annually more than a quarter of a century after the civil war closed. The newspaper editors know of course that fully $60,000,000 of this vast sum is a pure steal. But while they will yelp like curs at a few thousands in a doubtful appropriation for an indispensable river and harbor bill, they say nothing about the hideous waste of these pension bills.

THEORIST.—A body of voluntary censors, such as you propose, would be very unpopular,—that is, if they did their duty and told the truth about public men and public measures. Then, what guaranty would there be that they would be always right in their criticisms and strictures?

SIR O.—Of course they would be wrong at times; but if they entered upon their work with a pledge that they would never hold office of profit personally, they would give a guaranty of disinterested conduct. They themselves would be so sharply criticised by the powerful interests they would assail, that they would be forced to be prudent and lean on the side of justice.

THEORIST.—But would it be feasible to organize such a body? Are there men and women in every community willing to sacrifice themselves for the good of the state?

SIR O.—Every free state that has appeared in history has developed men and women willing to sacrifice their own ease, and even life, for the public good. Men who died on the battlefield were often inspired by pure love of country. The case of the Abolitionists and other reformers shows that certain people are always ready to become martyrs so that humanity may be served. I think if it was clearly shown that a body of censors, such as I have designated, would be useful to the public, there would not be wanting plenty of volunteers to help correct the great public evils.

THEORIST.—What national obliquities and shortcomings have you particularly in mind which need correction and abatement?

SIR O.—To begin with, we are a vainglorious people, and to correct this defect, we need frequent reminders of our shortcomings. Take our system of popular education, for instance; we are far in the rear of Germany or Switzerland, and in the present rate of retrogression Great Britain and France will be ahead of us in time. Yet is it not many years since our public-school system was the best in the world. Then our legal machinery is in a deplorable condition; we have more law and probably less justice than any other modern civilized nation. Our political methods are exceedingly defective. We elect a congress in one year which does not commence to legislate for a year and a half afterwards, and this in an age of steam and electricity. An English Parliament assembles immediately after a general election, and hence responds to the public opinion of its day. Then the frequent Parliamentary elections in England serve to inform the Cabinet as to the drift of opinion in the political constituencies. The permanently hostile attitude of our press towards the laboring classes is a very serious matter, and may sometime result in a catastrophe. Then the censors could canvass our list of candidates at every election, and warn voters against the black sheep. It is now impossible for us to tell the unworthy from the worthy we vote for on the several tickets. But it would take a book to cover this ground. It is very certain that the press does not fulfill its mission, except in a very inadequate way, as a censor of public morals or a corrector of popular delusions. If a new Christ was to be sacrificed, so eager is the press to represent the passions of the hour, that it would be unanimous in demanding his crucifixion. I confidently predict that somehow or other there will arise a body of men and women who will do for us what the censors did for Rome, and the prophets for the people of Israel.

AN INTERNATIONAL CONNECTION.

The American Group of the Societe des Architects Diplomes par le Gouvernement decided at its annual meeting to hold during the coming year an international exhibition of architectural drawings, representative of the modern work being done abroad and in the United States. It was thought that an exhibition of this kind would be of interest to the profession and to the public in general.

A committee was likewise appointed to take up the matter of competitions, constituting itself a "Bureau on Competitions." Its purpose, as outlined, was to co-operate with the American Institute of Architects, and particularly to take cognizance of the competitions that are being held abroad.

A delegate to the parent society in Paris was elected, with instructions to acquaint the society with the architectural movement in this country, and to keep in touch with the general trend of art matters abroad. It was decided to continue the meetings of the group in the form of monthly luncheons as heretofore.

The following is the list of officers: Joseph H. Freedlander, president; Cary S. Rodman, vice-president; Francis A. Nelson secretary; Julian Clarence Levi, treasurer. Executive Committee: Joseph H. Freedlander, Lloyd Warren, Donn Barber, Francis A. Nelson, Hugh McLellan. Delegate: Charles Butler.

Contractors to Get a Dividend.

With the moving of the Police Headquarters from 300 Mulberry st to the new building at Grand and Centre sts, an interesting epoch in building matters was reached. To those who are familiar with the facts existing at the time of suspension of work by the original contractors and the diverse interests of a number of the creditors of the concern, it is rather a matter of surprise that the Headquarters' job was completed, as it has been, and it is satisfaction to be able to state that a substantial dividend is to be declared to those who completed their work. This is the first instance, so far as our attention has been called to the matter, where a trustee in bankruptcy, with the aid and assistance of the sub-contractors upon the work, completed a contract to the satisfaction of the City, the architects and the sub-contractors.

After the failure of the contractors and the appointment of Leo Oppenheimer as trustee in bankruptcy, Messrs. Eidlitz & Hulse, as attorneys for the trustee and for the Police Headquarters' creditors, prepared an agreement for the completion of the building by the sub-contractors on the job, upon the understanding that all of the sub-contractors would share pro rata in the proceeds of the work. This contract was approved by the United States District Court and work proceeded in accordance therewith.

When Architect F. L. V. Hoppin, of the firm of Hoppin, Koen & Huntington turned over the building to Commissioner Baker, he said: "It is with great pleasure that the architects turn over this building to you, Mr. Commissioner, and they desire to note their indebtedness to the committee of creditors, the trustee and their attorneys for the valuable assistance that has been rendered to the architects and their appreciation of the able work which has been performed unselfishly for the City of New York."

The Committee of Sub-contractors referred to by the architect consisted of A. Klaber & Son, McNulty Brothers and John L. Hamilton & Sons.

All efforts to revise the building code before the end of the present administration have ceased, and the old code as interpreted by the superintendents of buildings in their respective boroughs will hold sway for awhile longer. There was a chance that the two principal interests affected by the proposed revision would reach an agreement, but other interests were so strongly opposed to the ordinance that the Building Committee soon preceived that it would be impossible to enact any legislation.

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INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further details and particulars see below.

BRICK.

Westborough Realty & Const Co, 51 E 122d st, owner.
John Miller, 2780 Webster av, owner.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
Sheer Ginsberg Realty Co, 198 Broadway, owner.
The 25th St Const Co, 31 E 27th st, owner.
Neper Const Co, 1 Madison av (H. W. Perelman, Pres).
Sarah Harris, 50 W 86th st, owner.
Henry Guttman, 127 W 24th st, owner.
Thomas H Tully Const Co, owner; Ed J Byrne, 3029 3d av, architect.
John W Cornish Const Co, 466 E 138th st, owner.
James R Gordon, 402 5th av, architect; Knox hat factory addition.*
Henry T Bulman, 21 Fort Washington av, owner.
West Side Const Co, 321 W 92d st, owner.

STONE.

Westborough Realty & Const Co, 51 E 122d st, owner; limestone, marble, tile.
Wm. H. Smith, Acting Chief of Bureau, Navy Dept., Washington, D. C.; dressed granite.*
John Miller, 2780 Webster av, owner; limestone.
Intervale Const Co. (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner; limestone.
L Robinson, New Haven, Conn, architect (Mechanics' Bank); marble.
Edward Corning, 100 William st, contractor; loft, Lafayette and Walker sts.
Sheer Ginsberg Realty Co., 198 Broadway, owner; limestone, tile.
The 25th St Const Co, 31 E 27th st, owner; marble coping, limestone.
Neper Const Co, 1 Madison av, owner; bluestone, tile coping.
Sarah Harris, 50 W 86th st, owner; marble, limestone.
Henry Guttman, 127 W 24th st, owner.
Thomas H Tully Const Co, owner; Ed J Byrne, 3029 3d av, architect.
John W Cornish Const Co, 466 E 138th st, owner; limestone.
James R Gordon, 402 5th av, architect; Knox hat factory.
West Side Const Co, 321 W 92d st, owner; marble, limestone, bluestone coping.
Henry T Bulman, 21 Fort Washington av, owner; limestone, marble.

TERRA COTTA.

Edward Corning Co, 100 William st, contractor; terra cotta coping.
The 25th St Const Co. 31 E 27th st, owner; George Felt, Pres.
Sheer Ginsberg Realty Co, 198 Broadway, owner; coping.
John Miller, 2780 Webster av, owner.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Neper Const Co, 1 Madison av, owner; H W Perelman, Pres.
Sarah Harris, 50 W 86th st, owner.
Henry Guttman, 127 W 24th st, owner.
John W Cornish Const Co, 466 E 138th st, owner.
West Side Const Co, 321 W 92d st, owner.
Henry T Bulman, 21 Fort Washington av, owner; cornices.

ROOFING.

Westborough Realty & Const Co, 51 E 122d st, owner; metal roof.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts; vitrified tile.
Neper Const Co, 1 Madison av, owner; composition roof.
The 25th St Const Co, 31 E 27th st, owner; felt and slag.
Sheer Ginsberg Realty Co, 198 Broadway; tin.
John Miller, 2780 Webster av, owner.
Sarah Harris, 50 W 86th st, owner; slate roof.
Henry Guttman, 127 W 24th st; tin roof.
West Side Realty Co, 321 W 92d st, owner; plastic slate.
Henry T Bulman, 21 Fort Washington av, owner; slag.

IRON AND STEEL WORK.

Matthew W Del Gaudio, 401 Tremont av, architect; stall fixtures.
Wm H Smith, Acting Chief of Bureau, Navy Dept, Washington, D C; structural steel.*
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st; loft, Lafayette and Walker sts.
Sheer Ginsberg Realty Co, 198 Broadway, owner; beams, iron stairs.
The 25th St Const Co, 31 E 27th st, owner; iron stairs, steel frame.
Neper Const Co, 1 Madison av (H W Perelman, Pres); steel, fire escapes.
Sarah Harris, 50 W 86th st, owner; iron stairs, beams.
Henry Guttman, 127 W 24th st, owner; steel frame.
Peter Roberts, 37 Sullivan st, contractor; iron columns, girders, iron base.
M Zimmerman Co, 318 East Houston st, owner; columns, beams.
West Side Const Co, 321 W 92d st, owner; steel frame, iron stairs.
Henry T Bulman, 21 Fort Washington av, owner; steel frame, stairs.
Wilmurth Realty Co, 143 Liberty st, owner; beams.

FIREPROOFING.

Edward Corning Co, 100 William st, contractor; fireproof blocks.
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres); fireproof blocks.
Henry Guttman, 127 W 24th, owner.
M Zimmerman Co, 318 East Houston st; fireproof floors.

PLUMBING.

Department of Health, N Y City, 500 Park av, owner; plumbing, fittings and fixtures.*
James Knox Taylor, Supervising Architect, Washington, D C; gas piping.*
Ernest R. Tilton, Quartermaster, Governor's Island, N Y; plumbing until Jan 10.
John Miller, 2780 Webster av, owner.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 325 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
Sheer Ginsberg Realty Co, 198 Broadway, owner (Jacob Sheer, Pres).
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
Sarah Harris, 50 W 86th, owner.
Henry Guttman, 127 W 24th st, owner.
West Side Construction Co, 321 W 92d st, owner.
Henry T Bulman, 21 Fort Washington av, owner.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Edward Corning Co, 100 William st, contractor; skylights and cornices.
Neper Const Co, 1 Madison av, owner; skylights.
The 25th St Const Co, 31 E 27th st, owner; metal frame skylights, cornices.
Sheer Ginsberg Realty Co, 198 Broadway, owner; cornices, skylights.
John Miller, 2780 Webster av, owner; skylights.
Levin & Levin Contracting Co, 320 5th av, owner; skylights.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Sarah Harris, 50 W 86th, owner; skylights, cornices.
Henry Guttman, 127 W 24th st, owner; cornices, skylights.
West Side Const Co, 321 W 92d st, owner; cornices, skylights.
Henry T Bulman, 21 Fort Washington av, owner; skylights.

HEATING APPARATUS & SUPPLIES.

Commissioners of Water Supply, Gas and Electricity, 21 Park row; pipe, pipe fittings, valves, boiler tubes,*
Ernest R Tilton, Quartermaster, Governor's Island, N Y; heating until Jan 10.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts; steam heat.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres); steam heat.
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres); steam heat.
Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres); steam heat.
John Miller, 2780 Webster av, owner.
Sarah Harris, 50 W 86th st, owner; steam
John W Cornish Const Co, 466 E 138th st, owner.
West Side Const Co, 321 W 92d st, owner; steam heat.
Henry T Bulman, 21 Fort Washington av, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

James Knox Taylor, Supervising Architect, Washington, D C; electrical conduits and wiring until Jan 6.
Ernest R Tilton, Quartermaster, Governor's Island, N Y; wiring and fixtures until Jan 10.
John Miller, 2780 Webster av, owner.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres).
Sarah Harris, 50 W 86th st, owner.
Henry Guttman, 127 W 24th st, owner.
John W Cornish Const Co, 466 E 138th st, owner.
West Side Const Co, 321 W 92d st, owner.
Henry T Bulman, 21 Fort Washington av, owner.

ELEVATORS.

Edward Corning Co, 100 William st, contractor.
Neper Const Co, 1 Madison av, owner.
The 25th St Const Co, 31 E 27th st, owner.
Sheer Ginsberg Realty Co, 198 Broadway, owner; dumbwaiters.
Levin & Levin Contracting Co, 320 5th av, owner; dumbwaiters.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st; dumbwaiters.
John Miller, 2780 Webster av, owner; dumbwaiters.
Henry Guttman, 127 W 24th st, owner.

PAINTS.

Commissioner of Correction, N Y City, owner; paints and oils.*
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
John Miller, 2780 Webster av, owner.
Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres).
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
Sarah Harris, 50 W 86th st, owner.
Henry Guttman, 127 W 24th st, owner.

HARDWARE.

Commissioner of Correction, N Y City, owner; hardware.*
Levin & Levin Contracting Co, 320 5th av, owner.
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

146TH ST, n s, 225 e Broadway, 6-sty brick and stone tenement, 100x irregular, tin roof, galvanized iron cornices, skylights, steel beams, terra cotta coping, steam heat, iron stair rail and stairs spruce beams, tile floor and base; cost, $125,000; owner, Sheer Ginsberg Realty Co., 198 Broadway; architect, B. W. Levitan 20 West 31st st. Plan No. 833.

The owner builds. Jacob Sheer, president.

167TH ST, s s, 175 w Amsterdam av, 5-sty brick and stone garage, 50x85, tin roof, galvanized iron cornices and skylights, steel frame; cost, $65,000; owner, Henry Guttman, 127 West 24th st; architect, Harold L. Young, 1328 Broadway. Plan No. 835.

Owner builds.

BROADWAY, s w cor 163d st, 6-sty brick and stone apartment house, 157.5x90, slag roof, glass and iron skylights, terra cotta cornices and blocks, steam heat, limestone, steel frame; cost, $210,000; owner, H. T. Bulman, 21 Ft. Washington av; architects, Schwartz & Gross, 347 5th av. Plan No. 837.

100TH ST, s s, 280 w West End av, 8-sty brick and stone tenement, 70x82.10, plastic slate roof, fireproof, galvanized iron skylights and cornices, metal lath, bluestone coping, steam heat, steel frame, iron and marble stairs, marble base; cost, $160,000; owner, West Side Const. Co., 321 West 92d st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 836.

157TH ST, s s, 214.3 w Lafayette Boulevard, 6-sty brick and stone tenement, 112.6x86.10; slag roof, steam heat, vitrified tile coping, iron stairs and balconies, steel; cost, $150,000; owner, Kuhn & Lawson Co., 408 West 142d st; architect, J. C. Crocker, 2017 5th av. Plan No. 840.

Office and Loft Buildings.

25TH ST, Nos. 152-156 West, 12-sty brick and stone store and manufactory, 55.6x90.4, felt and slag roof, fireproof, metal frame and wire glass skylights, terra cotta blocks, galvanized iron cornices, iron stairs, marble coping, steam heat, limestone, steel frame; cost, $270,000; owner, The 25th St Construction Co., 31-33 East 27th st; architect, Frederick C. Zobel, 118 East 28th st. Plan No. 832.

Geo Felt, pres.; P. Grassi, treas.; Alex Felt, secy.

LAFAYETTE ST, s w cor Walker st, 8-sty brick and stone loft and office building, 87x25.9, vitrified tile roof, fireproof, galvanized iron skylights and cornices, terra cotta blocks, stone and terra cotta coping, steam heat, steel frame; cost, $60,000; owner, Helen H. Jenkins, Morristown, N. J.; architects, Howells & Stokes, 100 William st. Plan No. 830.

Edward Corning Co., 100 William st, has general contract. Plumbing not let.

Factories and Warehouses.

GREENWICH ST, Nos. 818-820, 6-sty brick and steel warehouse, 42x80, composition roof, galvanized iron and wire glass skylights, brick cornices, fire escapes, blue stone and tile coping, steam heat, steel and frame; cost, $50,000; owner, Neper Construction Co., 1 Madison av; architect, John Woolley, 15 East 11th st. Plan No. 831.

Harry W. Perelman, 100 West 119th st, president; owner builds.

EAST END AV, n w cor 79th st, 8-sty brick and steel factory and loft building, 102.2x147.11; felt and gravel roof, fireproof, galvanized iron skylights and cornices, fire escapes, tile coping, steam heat, steel frame; cost, $175,000; owner, Stevenson Const. Co., 1 and 3 Court st, L. I. City; architect, John M. Baker, 21 Jackson av, L. I. City. Plan No. 839.

The owner builds.

Stables and Garages.

144TH ST, s s, 360 e Lenox av, 2-sty brick stable, plastic slate roof, galvanized iron skylights, glazed terra cotta coping, steel and spruce frame; cost, $12,000; owner, Jas. McLaughlin, 303 East 68th st; architect, Fredk. Jacobsen, 1204 Broadway. Plan No. 838.

No contract let.

157TH ST, s s, 101.74 w Broadway, 6-sty brick and stone flat, 112.6x86.8, plastic slate roof, galvanized iron cornices and skylights, marble or vitrified tile coping, steam heat, iron and marble stairs, steel and spruce beams; cost, $150,000; owner, Sarah Harris, 50 West 86th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 834.

The owner builds.

MANHATTAN ALTERATIONS.

CHRISTOPHER ST, Nos. 107-109, erect partitions to 6-sty brick tenement; cost, $250; owner, Adam Wiener, 348 Central Park West; architect, O. Reismann, 30 1st st.. Plan No. 2672.

CLEVELAND PL, w s, 58.7 s Delancey st, 7-sty brick and stone front extension, 57.4x9.2, front wall, stairs, elevator shaft, to 7-sty brick factory; cost, $15,000; owner, American Express Co.; architects, Dodge & Morrison, 82 Wall st. Plan No. 2674.

A. J. Robinson Co. has contract.

DIVISION ST, No. 193, partitions, toilets, to 5-sty brick store and tenement; cost, $500; owner, Juda Lampert, 27 Eldridge st; architects, Cohn Bros, 474 Rockaway av, Brooklyn. Plan No. 2637.

DIVISION ST, No. 40, partitions, skylights, vent shaft, to 5-sty brick and stone store and tenement; cost, $1,500; owner, S. Rouse, 2345 Broadway; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 2700.

GOERCK ST, No. 8, toilets, partitions, tank, windows, to 2, 3 and 5-sty brick tenements; cost, $5,000; owner, Louis Levy, 320 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2696.

GRAND ST, No. 389, store fronts to 5-sty brick store and tenements; cost, $200; owner, A. C. Anger, 124 East 85th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2699.

HESTER ST, No. 167, partitions, skylight, windows, to 2, 3 and 4-sty brick tenements; cost, $850; owner, Adelina Auseleni, 167 Hester st; architect, Chas. E. Reid, 105 East 14th st. Plan No. 2697.

HOUSTON ST, n s, 100 e Clinton st, partitions, steel columns and beams, fireproof floors, stairs, to two 4 and 5-sty brick and stone manufactory; cost, $25,000; owner, M. Zimmerman Co., 318 East Houston st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2678.

HUDSON ST, No. 501, CHRISTOPHER ST, No. 131, partitions, toilets, store front to 3 and 4-sty brick store and hall; cost, $9,000; owner, Owen P. Breen, 501 Hudson st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2691.

Barr & Gruber, 210 Bowery, have contract.

LAFAYETTE ST, Nos. 393-399, erect tank to 7-sty brick factory; cost, $2,425; owner, Estate of Roswell Smith, 92 William st; architect and builder, the Rusling Co., 39 Cortlandt st. Plan No. 2682.

MERCER ST, No. 127, toilets, partitions to 5-sty brick store and loft; cost, $300; owner, Chas. Lane, 38 Fulton st; architect, Thomas W. Lamb, 224 5th av. Plan No. 2695.

RIVINGTON ST, No. 126, partitions, iron columns, steel beams, to 3-sty brick store and dwelling; cost, $2,500; owner, Mrs. Rosie Mintz, 980 Prospect av; architect, Harold L. Young, 1328 Broadway. Plan No. 2676.

STANTON ST, No. 332, 1-sty brick rear extension, 20x34, toilets, partitions, windows, to 3-sty brick dwelling; cost, $1,500; owner, Mrs. McDermott, on premises; architect, O. Reissman 30 1st st. Plan No. 2671.

SULLIVAN ST, Nos. 30-32, 5-sty brick rear extension, 42.7x55.4, iron columns, girders, iron bases, to 4-sty brick and stone loft; cost, $25,000; owner, Chas. Burkelman, on premises; architect, Peter Roberts, 37 Sullivan st. Plan No. 2670.

P. Roberts & Co., 37 Sullivan st, mason and carpentry; Franklin Plumbing Co., 147 Spring st, plumbing.

WARREN ST, No. 10, new iron and brick front, to 5-sty brick store and loft; cost, $3,000; owner, Daniel Birdsall, 317 Broadway; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 2698.

2D ST, No. 2361, erect sign to -sty store and tenement; cost, $75; owner, not given; lessee, O. J. Gude Co., 935 Broadway. Plan No. 2694.

8TH ST, Nos. 368-370 East, toilets, to 6-sty brick store and tenement; cost, $150; owner, Jacob Fish, 370 East 8th st; architect, Samuel Sass, 23 Park Row. Plan No. 2660.

8TH ST, No. 13 East, partitions, toilets, windows, to 4-sty brick store and office; cost, $2,000; owner, Trustees Sailors Snug Harbor, 31 Nassau st; architect, John Ph. Voelker, 979 3d av. Plan No. 2659.

11TH ST, No. 507 East, fireproof passage to 5-sty brick store and tenement; cost, $120; owners, M. Davidowitz and Tony Gruen, 66 West 114th st; architect, Erwin Rossbach, 2010 Broadway. Plan No. 2658.

12TH ST, Nos. 331-337 East, 1-sty brick front extension, 80x4.11, partitions, show windows to 4-sty brick tenements; cost, $8,000; owner, Folsom Committee, 13 Astor pl; architect, M. Zipkes, 103 Park av. Plan No. 2693.

12TH ST, No. 627 East, toilets, partitions, windows, to 4-sty brick tenement; cost, $1,500; owner, Katherine Steinbach, 627 East 12th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 2681.

13TH ST, n s, 86.1 e 2d av, 1-sty brick rear extension, 10x14, windows to 4-sty brick hospital; cost, $1,000; owner, New York Eye and Ear Infirmary, 2d av and 13th st; architects, Mills & Greenleaf, 345 5th av. Plan No. 2703.

R. Deeves & Son, 305 Broadway have contract.

14TH ST, No. 42 E, pent house, skylights, to 6-sty store, office and loft; cost, $2,500; owner, Wm. F. Bridge, 69 Wall st; architects, Westervelt & Austin, 36 West 34th st. Plan No. 2701.

21ST ST, No. 36 West, partitions, windows, to 4-sty brick and stone store and show room; cost, $5,000; owner, Estate Charlotte A. Mount, 472 Grand st; architect, John H. Friend, 148 Alexander av. Plan No. 2661.

22D ST, No. 148 West, partitions, windows, to 3-sty brick dwelling; cost, $75; owner, Dr. John B. Lynch, 151 West 74th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 2657.

32D ST, Nos. 11-13 West, alter shaft to 11-sty brick store and loft; cost, $300; owner, John R. Keim, on premises; architects, Buchman & Fox, 11 East 59th st. Plan No. 2679.

Wm. C. Monks, 4 East 42d st, contractor.

35TH ST, No. 313 West, partitions, skylights, toilets, to 4-sty brick tenement; cost, $500; owner, John Wells, 307 5th av; architect, Louis Fick, 534 West 178th st. Plan No. 2656.

44TH ST, No. 313 East, partitions, plumbing, to 4-sty brick tenement; cost, $1,500; owner, Wm. L. Levy, 170 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 2663.

All JUDGMENTS for more than $100 are reported in the Record and Guide.

44TH ST, No. 212 East, vent shaft, skylights, partitions, windows, to 5-sty brick tenement; cost, $4,000; owner, F. Sulzberger, 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2666.

53D ST, No. 314 West, 1-sty brick rear extension, 15.7x15, partitions, stairs, windows, to 3-sty brick and stone dwelling; cost, $400; owner, H. B. Smith, 570 7th av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 2667.

56TH ST, Nos. 534-542 West, 2-sty brick side extension, 50x83, add 1-sty to 1 and 3-sty brick office and shop; cost, $4,800; owner and architect, The Hinkle Iron Co., 534 West 56th st. Plan No. 2692.

99TH ST, n s, 107 w Lexington av, floor, iron beams, to 2-sty brick car barn; cost, $900; owner, Metropolitan Street Railway, 621 Broadway; architect, Oscar Schmidt, 621 Broadway. Plan No. 2680.

123D ST, No. 317 East, retaining wall to 4-sty brick tenement; cost, $250; owner, Herman Finck, 317 East 123d st; architect, Frank Hausle, 81 East 125th st. Plan No. 2673.

BROADWAY, Nos. 2628-2630, new store fronts to 3-sty brick store, office and loft; cost, $500; owner, W. F. Loew, 2630 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2662.

EAST BROADWAY, No. 68, show windows, galvanized iron cornices, to 5-sty brick loft; cost, $350; owner, Tracy Boyd Plumb, on premises; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2686.

LENOX AV, No. 158, stairs to 5-sty brick tenement and store; cost, $300; owner, John L. McGrath, 8 West 123d st; architects, Gronenberg & Leuchtag, 3 West 22d st. Plan No. 2677.

LENOX AV, No. 86, partitions, show windows, to 5-sty brick tenement and store; cost, $350; owner, Israel Hoffman, 86 Lenox av; architect, Frank Hausle, 81 East 125th st. Plan No. 2690.

LEXINGTON AV, No. 123, alter floors, stoop, to 4-sty brick and stone garage and dwelling! cost, $4,000; owner, Wm. Randolph Hearst, 238 William st; architect, Henry Davidson, 255 West 60th st. Plan No. 2704.

Archibald Aimers, Arch 14, Brooklyn Bridge, has contract.

PARK AV, Nos. 503-509, elevator shaft, stairs, steel beams, to 5-sty brick stable and storage; cost, $4,000; owner, Wilmurth Realty Co., 143 Liberty st; architect, M. C. Merritt, 58 West 31st st. Plan No. 2685.

PARK AV, between 125th and 126th sts, toilets, ticket office, to 1-sty brick passenger station; cost, $10,000; owner of land, New York City; lessee, N. Y., C. & H. R. R. Co.; architects, A. R. Collins, 335 Madison av. Plan No. 2683.

James McCullagh, 218 West 36th st, plumbing.

1ST AV, s e cor 74th st, iron awning to 5-sty brick store and tenement; cost, $450; owners, Stutz Bros., premises; architect, A. Mngler, 14 East 112th st. Plan No. 2660.

1ST AV, No. 2229, toilets, skylight, partitions, windows, to 3-sty brick tenement and store; cost, $1,200; owner, Andrea Cirolli, 2229 1st av; architect, Matthew W. Del Gaudio, Tremont and Webster avs. Plan No. 2668.

2D AV, No. 589, toilets, partitions, windows to 4-sty brick store and tenement; cost, $750; owner, Isaac Joyce, 589 2d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2675.

3D AV, n e cor 53d st, show windows to 4-sty brick tenement; cost, $1,200; owner, George McGovern, 877 3d av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2689.

8TH AV, Nos. 271-275, toilets, partitions, windows, to two 4-sty brick stores and tenements; cost, $600; owner, Estate Robert Barkley, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 2688.

7TH AV, No. 1970, alter shaft, beams, stairs, to 5-sty brick tenement and store; cost, $1,200; owner, Paul Koening, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2664.

7TH AV, No. 1968, alter shaft, beams, stairs, to 5-sty brick tenement and store; cost, $1,200; owner, Isaac Goodstein, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2665.

8TH AV, Nos. 2734-2736, partitions to 6-sty brick tenement; cost, $200; owner, Annie Marden, 222 West 122d st; architect, O. Reissmann, 30 1st st. Plan No. 2702.

9TH AV, s e cor 23d st, partitions, bath rooms, windows, to 5-sty brick hotel and cafe; cost, $5,000; owner, Tonges & Lembeck, on premises; architects, W. A. Tilton & W. H. Wolfe, 76 Montgomery st, Jersey City. Plan No. 2684.

10TH AV, No. 405, fireproof partitions to 4-sty brick tenement; cost, $500; owner, Estate Morris Littman, 220 Broadway; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2687.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

CONCORD AV, n e cor 150th st, four 5-sty brick stores and tenements, plastic slate roof, 40x84.7, 45x82; total cost, $165,000; owners, Concord Av. Realty Co., 230 Grand st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 1287.

SEDGWICK AV, s w cor Fordham road, 5-sty brick tenement, plastic slate roof, size irregular; cost, $40,000; owners, Guidone & Galardi, 162 East 23d st; architect, Henry Atterbury Smith, 1181 Broadway. Plan No. 1288.

182D ST, n w cor Belmont av, 5-sty brick tenement, tin roof, 88.7x79.11; cost, $60,000; owners, Albor Realty Co., Vincent Busceim, 2299 Bathgate av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1286.

EAGLE AV, e s, 371.86 n 149th st, 5-sty brick tenement, tin or plastic slate roof, 50.37x88; cost, $50,000; owners, Thos. Mulligan Const. Co., 173d st, near Shakespear av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1280.

168TH ST, s e cor Teller av, 5-sty brick tenement, tin roof, 37x85; cost, $40,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 1283.

168TH ST, s w cor Clay av, 5-sty brick tenement, tin roof, 75x54; cost, $40,000; owner and architect, J. Schwarzler, 1340 Brook av. Plan No. 1284.

INTERVALE AV, n w cor 169th and Home sts, 5-sty brick tenement, plastic slate roof, 41.8x98.1; cost, $75,000; owner, Intervale Construction Co., 132 Nassau st; architect, John C. Watson, 217 West 125th st. Plan No. 1295.

HOME ST, s s, 100 e Tinton av, 5-sty brick tenement, tin roof, 31.10x103.2; cost, $25,000; owners, Thos. D. Malcolm Con. Co., River av and 167th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1303.

179TH ST, s e cor Belmont av, 5-sty brick tenement, tin roof, 31.11½x90; cost, $40,000; owners, Thos. D. Malcolm Con. Co., 167th st and River av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1304.

155TH ST, s s, 145 w Elton av, 5-sty brick tenement, tin roof, 50x82; cost, $50,000; owners, Thos. D. Malcolm Const. Co., River av and 167th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1305.

VYSE AV, e s, 100 s 172d st, 5-sty brick tenement, tin roof, 50x87.6; cost, $40,000; owner, Carmine Cioffi, 1116 Intervale av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1300.

INTERVALE AV, e s, 262.5 n Freeman st, two 5-sty brick tenements, tin roof, 77.6x66, 100x 36; total cost, $80,000; owner, David Herman, 132 Nassau st; architect, Harold L. Young, 1328 Broadway. Plan No. 1297.

PROSPECT AV, e s, 61 s Fox st, two 5-sty brick tenements, slag roof, 46.1x 127; total cost, $70,000; owner, Philip Freudenmacher, 327 East 154th st; architects, Chas. Baxter & Co., 2835 3d av. Plan No. 1299.

Miscellaneous.

STEPHENS AV, w s, 26.6 s Classon Point road, frame scenic railway, 85x176; cost, $25,000; owner, Chilton Stephens, on premises; lessees, T. M. Horton Co., of Pittsburgh, Pa., on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1291.

WILLIAMSBRIDGE ROAD, w s, 84.6 n Poplar st, 2-sty brick garage, slag roof, 55.2⅞x 150; cost, $40,000; owners, Baisley & Watson, Westchester square; architect, B. Ebeling, 1136 Walker av. Plan No. 1289.

WALKER AV, w s, 0.34 s West Farms road, two 1-sty frame sheds, 16x106.28 and 102.44; total cost, $2,000; owner, Thos. B. Watson, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1281.

NEWMAN ST, w s, 25 Commerce st, 1½-sty frame bungalow, 19x19; cost, $500; owner, Porter Realty & Development Co., 301 Broad st; architect, B. Ebeling, 1136 Walker av. Plan No. 1282.

3D AV, w s, 285.10 s 175th st, 1-sty brick amusement hall, plastic slate roof, 28x100; cost, $15,000; owner, L. Guttag, 2899 3d av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1294.

RYER AV, w s, 114.7 s 182d st, 1-sty frame stable and barn, tar and gravel roof, 50x30; cost, $2,000; owner, Luella M. Rice, 1340 Clay av; architect, Fred Hammond, 396 East 155th st. Plan No. 1306.

ARTHUR AV, w s, 29.6 n 187th st, 2-sty brick stores and stable, plastic slate roof, 50x100; cost, $12,000; owner, Antonio Cancro, 2230 1st av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 1302.

EASTERN BOULEVARD, w s, 151 s Willow lane, 1-sty frame portable school, 25x31; cost, $800; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1296.

Dwellings.

GIFFORD AV, s s, 108.2 w Swinton st, 2-sty frame dwelling, tin roof, 22x55; cost, $6,500; owner, John Lysland, 1443 Boston road; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1292.

BUCHANAN PL, n s, 100 w Grand av, two 2-sty and attic frame dwellings, shingle roof, 21x59; total cost, $13,000; owner, Edmundson Const. Co.; architect, Louis Falk, 2785 3d av. Plan No. 1285.

Geo. W. Edmundson, 2311 Lyon av, president.

239TH ST, s s, 387 w Martha av, 2-sty frame dwelling, shingle roof, 20x38; cost, $4,500; owners, Fairmount Realty Co., Louis E. Eickwort, 29 Fletcher av, Mt. Vernon; architect, W. C. Schrenkeisen, 29 Fletcher av, Mt. Vernon. Plan No. 1298.

Stores and Dwellings.

238TH ST, s s, 50 w Matilda av, 1-sty frame store and dwelling, tar roof, 21x42; cost, $1,200; owner, J. J. Quinlan, 1412 Bronx Boulevard; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 1293.

WILLIAMSBRIDGE ROAD, w s, 64.6 n Poplar st, 3-sty brick store and dwelling, tin roof, 20x55; cost, $10,000; owners, Baisley & Watson, Westchester square; architect, B. Ebeling, 1136 Walker av. Plan No. 1290.

WESTCHESTER AV, n w cor Zerega av, two 1-sty brick stores and dwellings, tin roof, 25x65; total cost, $8,500; owners, Sewacha Realty Co.; architect, B. Ebeling, 1136 Walker av. Plan No. 1301.

A. G. Buckenham, Westchester square, president.

No official record is OMITTED from these pages.

BRONX ALTERATIONS.

SEDDIN ST, w s, 100 s Walker av, move two 3-sty frame tenements; total cost, $3,000; owners, Helfst Bros., 1743 Wallace av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 554.

177TH ST, s s, 237 e Public pl, move 2-sty frame store and dwelling; cost, $1,100; owner, Geo. Costar, 1118 Castle Hill av; architect, Henry Lane, 1499 Zerega av. Plan No. 550.

CASTLE HILL AV, e s, 75 n Chatterton av, move 2½-sty frame dwelling; cost, $1,000; owner, M. Dannenfelser, Chatterton av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 548.

CASTLE HILL AV, s e cor Eastern Boulevard, move 2-sty frame store and dwelling; cost, $1,500; owner, Margaret Brokes, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 549.

CASTLE HILL AV, n w cor Gleason av, move 3-sty frame stores and dwelling; cost, $1,500; owner, Edw. A. Schill, 860 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 547.

CASTLE HILL AV, n w cor Ludlow st, move 2-sty frame hotel and dwelling; cost, $1,000; owner, Edwin Bailer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 560.

CASTLE HILL AV, n w cor Ludlow st, move 1-sty frame shed; cost, $300; owner, Edwin Bailer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 561.

CASTLE HILL AV, w s, 83 s Ellis av, move 2-sty frame store and dwelling; cost, $900; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 562.

CASTLE HILL AV, w s, 33 s Ellis av, move two 2-sty frame dwellings; total cost, $18,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 563.

CASTLE HILL AV, w s, 71 s 9th st, move 2-sty and attic frame rectory and dwelling; cost, $800; owners, R. C. Church of the Holy Family, Rev. A. N. Stehle, on premises, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 566.

CLINTON AV, w s, 72 n 176th st, 1-sty extension built upon present 1-sty extension, and move 3-sty frame dwelling; cost, $1,000; owner, James Conlon, on premises; architect, L. A. Soule, 676 East 180th st. Plan No. 564.

CLINTON AV, s w cor Jefferson pl, two 1-sty frame extensions, 20x55, 22x16, to 1-sty frame shed; cost, $100; owner and architect, John G. Sharkey, on premises. Plan No. 551.

CORLEAR AV, e s, 337 s 232d st, move 2-sty frame dwelling; cost, $500; owner, Wm. Soennecken, Nyack, N. Y.; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 555.

CORLEAR AV, w s, 64 n 231st st, move 2½-sty frame dwelling; cost, $150; owner, Bridget Flannigan, 3125 Corlear av; architect, John V. Signell, 256 West 116th st. Plan No. 557.

CORLEAR AV, No. 3125, move 2-sty frame dwelling; cost, $200; owner, Bridget Flannigan, on premises; architect, John V. Signell, 256 West 116th st. Plan No. 558.

COURTLANDT AV, No. 717, new water closets, new partitions, etc., to 3-sty brick stores and tenement; cost, $1,500; owner, Marie Eisler, 212 Edgecomb av; architects, Gronenberg & Leuchtog, 46 West 132d st. Plan No. 556.

CROMWELL AV, e s, 625 s 170th st, 1-sty of frame built upon 1-sty frame stable and dwelling; cost, $1,500; owner, August Kampfner, 33 Inwood av; architect, John C. W. Ruhl, 3012 Woodlawn rd. Plan No. 553.

FORDHAM AV, s s, 31.5 w Billar pl, 2-sty frame extension, 22.3x20, to 2-sty frame dwelling; cost, $2,000; owner, Elsie A. Oetjen, City Island; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 559.

ST. ANN'S AV, n w cor 138th st, new partitions and to 2-sty brick stores and dwelling; cost, $250; owner, Louis Reichardt, 525 East 138th st; architects, Chas. Baxter & Co., 380 East 149th st. Plan No. 546.

WALKER AV, Nos. 1716 and 1718, raise to grade 3-sty frame hotel and 3-sty frame store and dwelling; total cost, $2,500; owner, John F. Crotty, 148 East 121st st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 552.

WESTCHESTER AV, No. 442, 1-sty frame extension, 40x3.8, metal ceiling and galvanized iron to cover side walls, etc., of 1-sty frame amusement hall; cost, $1,575; owner, Annuccio Santini, 441 East 149th st; architect, Chris F. Lohse, 627 Eagle av. Plan No. 565.

ADVANCE REPORTS.

The Mills & Gibb Building Project.

4TH AV.—The Record and Guide was informed on Wednesday by a member of the firm of Mills & Gibb (dry goods), 462 Broadway, that nothing had yet been determined with reference to building details, plans, or the selection of an architect for the new business building which this concern proposes to construct on the site of the Fourth Avenue Presbyterian Church, at the northwest corner of 4th av and 22d st, to cost in the neighborhood of $1,000,000. The property was conveyed to them on Tuesday for $660,000 by a building committee appointed by the trustees, consisting of Charles N. Taintor, George H. Marston and Frank Lugar. The negotiations were conducted by Henry R. Dwight, of 253 Broadway. The corner is one of the most desirable plots for business improvement in that section of 4th av, having a frontage of 114.2 ft. on 4th av and 100 ft. in 22d st. The land was purchased in 1853 by the trustees of the old Bleecker Street Presbyterian Church, which was organized in 1825, for $45,000. The present church was built in 1857. The church committeemen state that no definite arrangements have yet been made for the purchase of a new site, but it is understood that something regarding a new edifice in the uptown section of the city will be announced in the early future. The Rev. Dr. Walter Buchanan, is pastor. While the plans of Mills & Gibb are not fully complete, it is probable to suppose that the new building will contain at least 15-stys. Details of this operation will be announced in later issues.

Particulars of Manhattan Trust Co. Plans.

WALL ST.—There is much speculation in building circles as to the future improvement of the old Gillender Building, situated at the northwest corner of Wall and Nassau sts, purchased this week at a total price of $1,500,000 by the Manhattan Trust Co., of 20 Wall st, for its future home. The structure is 19-stys in height and contains 1,825 square feet of space. It has been announced elsewhere that the present building is to be torn down and a skyscraper office building erected. The plot now covered takes in about three-fourths of a city lot, fronting 25 ft. in Wall st and 73 ft. in Nassau st. Immediately adjoining is the Stevens Building, which has been leased to the Bankers' Trust Co., for a term of sixty-three years. On this site, which includes Nos. 14, 16 and 18 Wall st, the Bankers' Trust has already completed arrangements for the erection of a 20-sty office building to occupy a plot 70x112 ft., with a plot 27x23 extending through to Nassau st. These



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plans have been prepared by Messrs. Trowbridge & Livingston, of 527 5th av, the facades to be of Renaissance style, of granite, to cost approximately $1,500,000. The general contract has been awarded to Marc Eidlitz & Son, building operations to be commenced as soon as the lease on the property expires, which is still in force. Since the Manhattan Trust Co.'s purchase it has been predicted that in the end the two trust companies might merge the properties and construct a larger building covering the entire plot. To this the Manhattan Trust stated on Friday that no definite plan has yet been determined whether they would or would not rebuild. (See issue Oct. 30, 1909.)

Merchants & Manufacturers' Exchange Building to Cost $4,000,000.

LEXINGTON AV.—Plans are nearing completion for the two fireproof office buildings which will form a part of the vast group around the new Grand Central Station, on the west side of Lexington av, 46th, 47th and 48th sts, for the Merchants' & Manufacturers' Exchange, of No. 949 Broadway. The two structures will contain 12-stys each, having exterior materials of brick and limestone and terra cotta. The plans are being prepared by Grand Central Station architects, 314 Madison av, the cost of which will approximate $4,000,000. Balcom & Darrows, 314 Madison av, will be the steel engineers, and the steam and electrical engineers have not yet been selected. The James Stewart Co., 30 Church st, has the general contract.



THE MERCHANTS' AND MANUFACTURERS' EXCHANGE.

Broadway Operation to Start May 1.

BROADWAY.—Isaac Mayer & Son, 100 West 119th st, owners, will start about May 1, 1910, the erection of another large high-class elevator apartment house at the southwest corner of Broadway and 113th st, to cost approximately $1,000,000. So far as could be learned, no architect has yet been officially commissioned to prepare the working plans. The structure, of course, will be of the best fireproof type, with a facade of light-brick, terra cotta and limestone. The location is immediately opposite the 12-sty apartment house for the Broadway and 113th St. Company, on the northwest corner, from plans by Geo. and Edward Blum, to cost $1,500,000.

Fourth National Will Build.

NASSAU ST.—The Fourth National Bank, 14 Nassau st. has tentatively formed plans for the construction of a new building, to cover the entire frontage in the east side of Nassau st, between Pine and Cedar sts. The bank increased its capital stock and surplus with $2,000,000. It was recently rumored that the Fourth National was to be merged with the Hanover National, which has a building of its own at the corner of Nassau and Pine sts, diagonally opposite the Fourth National Bank, but this report was flatly denied by officers of the Fourth National. The directors are Cornelius N. Bliss, Robert W. Stuart, Richard T. Wilson, William S. Opdyke, Eugene Delano, T. Frank Manville and Thomas H. McKittrick. At the offices of the bank on Friday it was stated that operations will not be undertaken for an indefinite period, and that the selection of an architect had not been officially made.

Madison Avenue Improvement Undetermined.

MADISON AV.—At the office of James A. Farley, the builder, in the Windsor Arcade (5th av and 47th st), it was learned on Wednesday that nothing yet has been decided with reference to the improvement of the southwest corner of Madison av and 48th st, purchased by Mr. Farley this week. The property takes in 24-26 East 48th st, two 4-sty stone dwellings, 44.9 ft. in the street, and 100.5 ft. on the avenue. Owing to a long lease on the premises, Mr. Farley will not come into possession for some time yet. Coming improvements in this neighborhood include the proposed 8-sty building for W. & J. Sloane (carpets), at the northeast corner of 5th av and 47th st, from plans by Jno. B. Snook's Sons, 73 Nassau st, and the Ritz-Carlton Hotel, at Madison av and 47th st. Extensive building operations have been carried on in past years by both John T. and James A. Farley, including the apartment house Nos. 545-47-49 Madison av, Thain & Thain, architects, and also many American basement dwellings in the 5th av district, from plans by Architects J. H. Duncan and Warren & Wetmore.

Lafayette and Walker St. Project.

LAFAYETTE ST, N. Y. C.—Work is to be undertaken immediately by the Edward Corning Co., builder, 100 William st, on the 8-sty loft building for Mrs. Helen Hartley Jenkins, of Morristown, N. J., on plot 25x87 ft., at the southwest corner of Lafayette and Walker sts, in this city. The plans have been prepared by Howells & Stokes, of 100 William st, for a building which is to be in harmony with the Russell & Erwin building fronting in Lafayette st with an L in Walker st. The Russell & Erwin building was finished by the Corning Company about two years ago for Mrs. Jenkins also as owner.

New Pier at Ocean Grove.

OCEAN GROVE, N. J.—The Ocean Grove Association will start work about January 1 on the construction of a new recreation pier, the exact location of which will be announced later. The plans are now being prepared by Architects W. L. & A. F. Cottrell, of 727 Mattison av, Asbury Park. The building will be frame, 2-stys, 150x150 ft. Edward N. Cole, secretary and general manager, will have charge. The association will do the work by day's labor.

New York Architect Wins Competition.

STAMFORD, CONN.—F. G. C. Smith, architect, of 24 East 42d st, New York, has been selected to prepare plans for the new State Armory to be built in South st, Stamford, Conn. Mr. Smith's plans were chosen from fourteen sets submitted in competition. The building will be of brick and will cost about $45,000. The details will be given in a later issue.

Knox Hat Factory To Be Enlarged.

BROOKLYN, N. Y.—Architect James Riely Gordon, 402 5th av, New York City, is taking figures on the general contract for a large addition, 50x175 ft., 4-stys, to the factory at Grand st and St. Mark's av, Brooklyn, for the Knox Hat Manufacturing Co., of 452 5th av, New York City. The work is estimated to cost around $60,000.

Latest Broadway Improvement.

BROADWAY, N. Y. C.—Tucker, Speyers & Co., 437 5th av, will erect a 4-sty brick store and loft building, 57x90 ft. x irregular, at Nos. 1845-1847 Broadway, to cost in the neighborhood of $100,000. Messrs. Shire & Kaufman, architects, 110 East 23d st, will make the plans. No building contract has yet been placed.

Apartments, Flats and Tenements.

18TH ST, N. Y. C.—C. B. Meyers, 1 Union sq, has plans for a 6-sty tenement, 25x79 ft., to be erected at 350 West 18th st; cost, $25,000. Chas. Roffmann, 148 Forsyth st, is the owner.

163D ST, N. Y. C.—The Comfort Realty Co., 8 West 39th st, will erect in the north side of 163d st, 100 ft. east of Broadway, a 6-sty flat, 110x86.11 ft., to cost $160,000. Schwartz & Gross, 347 5th av, have plans.

124TH ST, N. Y. C.—C. B. Meyers, 1 Union sq, has prepared plans for eight 6-sty flats, for the Speedway Realty Co., 31 Nassau st, to be erected in the north side of 124th st, 325 ft. west of Columbus av, to cost $280,000.

HOME ST, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing for one 4-sty flat house for the Thomas H. Tully Construction Co., to be erected on the north side of Home st, 66.6 ft. west of Prospect av. Cost, about $30,000.

EAGLE AV, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing plans for two 5-sty flat houses, to be erected at the northwest corner of Eagle av and 159th st. Corner house 25x90 ft., inside house 25x88 ft. James Harris, owner; cost, $65,000.

CLAREMONT AV, N. Y. C.—The Tuscan Construction Co., 150 5th av, will build on the east side of Claremont av, 300 ft. north of 122d st, a 6-sty high class flat, to cost $150,000. Neville & Bagge, 217 West 125th st, are the architects.

GREENPORT, L. I.—William Ulmer Brewing Co., John W. Weber, pres., 31 Belvedere pl, Brooklyn, will erect at once, having awarded to C. V. Fanning, of Greenport, the general contract for the store and flat to be erected in Main st, Greenport, to cost $26,000.

EASTBURN AV, N. Y. C.—John Miller, owner, 2780 Webster av, has plans for a 4-sty brick and limestone nine-family flat, 40x72 ft., to be erected on the east side of Eastburn av, south of 175th st, to cost $35,000. Schaefer & Jaeger, 461 Tremont av, have prepared plans. The owner builds.

BROADWAY, N. Y. C.—Emery Roth, 20 East 42d st, has completed plans for the 6-sty brick and limestone flat, 100x150 ft., for the Levin & Levin Contracting Co., 320 5th av, to be erected at the southwest corner of Broadway and 153d st. Estimated cost, $250,000. The owner builds; no sub-contract yet awarded.

We print the ASSESSED VALUATION of all property transferred.

Churches.

PAWLING, N. Y.—Plans will be prepared this winter for a stone 1½-sty chapel to be erected at Pawling, from plans by Stowe Phelps, 20 West 43d st, New York City. Estimated cost, $25,000. Geo. D. Cross, 60 Warren st, New York City, is the donor.

GARFIELD, N. J.—Plans have been prepared by Architect William M. Meeker, of Passaic, N. J., and are now in the hands of several contractors for a $12,000 church at Clark st and Westminster pl, Garfield, to be erected by the newly formed Independent Catholic Church, recently organized by the Right Rev. Don Paolo Miraglia.

GENEVA, N. Y.—The First Methodist Congregation has voted for a new edifice, of stone to cost $60,000. Building Committee consists of Dr. J. A. Spengler, chairman; A. C. Boyd, secretary; Rev. Philip Reigel, Charles T. Welch, Frank E. Fairfax, F. E. Clark and W. I. Bonnett. The committee was instructed to contract with M. L. Van Kirk, of Waterloo, N. Y., for architectural services.

Halls and Clubs.

ASTORIA, L. I.—The Advance Lodge of Masons, of Astoria, has just purchased a plot 40x142 ft. on Grand av, 100 ft. east of Van Alst av, Astoria, as a site for a new temple. Address secretary Advance Lodge of Masons, Astoria, L. I.

FLUSHING, N. Y.—Pacific Lodge of Odd Fellows has just completed negotiations for the purchase of a site in Locust st, where it will erect a permanent home. The land has a frontage of 50 ft. and a depth of 100 ft. Address secretary, Odd Fellows, Flushing, N. Y.

GREENWICH, CONN.—Work has just been started on the new club house for the Fairfield County Golf Club, from plans by Architects Walker & Gillette, of New York. Mertz Bros. & Co., of Port Chester, are the contractors, Barrett Jones, of Greenwich, doing the mason work.

Miscellaneous.

NEW HAVEN, CONN.—L. Robinson, architect, of New Haven, is taking bids for a new bank building for the Mechanics Bank, to be erected at Center and Church sts, New Haven. The new building will be of marble.

HARTFORD, CONN.—Foote & Townsend, architects, of New Haven, Conn., have completed plans for the tuberculosis hospital to be erected by the State on the Cedar Mountain site in Hartford County. The construction will be frame.

UTICA, N. Y.—It is reported that Boston parties contemplate the purchase of the old Y. M. C. A. site and will erect an 11-sty building, the first three stories to be leased to the Utica & Mohawk Valley Railway Co. for use as trolley headquarters and the remaining eight floors for offices—the building to be an entirely modern one in construction and fitting up. Operations will commence in the spring.

ARTHUH AV, BRONX, N. Y. C.—Matthew W. Del Gaudio, 401 Tremont av, has prepared plans for a 2-sty brick and stone stable to be erected on Arthur av, west side, 30 ft. north of 187th st, 50x100 ft., 69 stalls, slate roof, to cost $12,000. A. Cancro, 2230 1st av, is owner.

Schools and Colleges.

NORTHFIELD, MASS.—Architect A. W. Holton, of Westfield, is completing plans for the new high school to be erected here. It will be built of red brick, with limestone trim, a slate roof, steam heat, modern plumbing, etc.

CENTERVILLE, CONN. — Architect Frank Elwood Brown, of New Haven, has completed plans for the new Centerville school. The building will be of frame construction instead of brick, as first planned. Estimates will be made at once.

GREENFIELD, MASS.—The school board has voted to invite architects to submit sketches for an eight-room school to be erected at a cost not to exceed $30,000. F. E. Hawks, Herbert C. Parsons and the Rev. C. W. Merriam were appointed a committee to receive sketches.

MT. VERNON, N. Y.—The Board of Education, Frank M. Tichenor, president, contemplates the erection of a new trades school on the west side of 3d av north of 2d st, Mt. Vernon. Vote will be taken at a meeting to be held Dec. 29. No architect has yet been selected. Estimated cost, $50,000.

MT. VERNON, N. Y.—The Board of Education contemplates the erection of a $250,000 high school on the west side of Gramatin av, north of 4th av Circle, Mt. Vernon. No architect has yet been chosen. Vote will be taken at a meeting Dec. 29. Frank M. Tichenor, Mt. Vernon, is president of the board.

HOBOKEN, N. J.—Plans for a new High School building have been submitted by John J. Rowland, Jr., 15 Exchange pl, Jersey City, to the Board of Education and accepted. They provide for a building 150x125 ft. It will be ornamented by large colonnades, contain thirty classrooms, a gymnasium, auditorium and swimming pool. It is expected that construction will begin next month and that it will be finished by January, 1911.

Bids Opened.

The Elmore & Hamilton Construction Co., of Albany, N. Y., at $1,485,150, submitted the lowest bid for the construction of the Platt Avenue siphon, and parts of the Ardsley cut and cover section of the new Catskill aqueduct system in Greenburg and Yonkers. Bids were opened on Thursday by the Board of Water Supply. There were nine other bidders.

Bids were opened on Monday, Dec. 13, by the Board of Education. No. 1: For driving well at P. S. 120, Brooklyn. Thomas B. Harper, $3,120 (low bid). Other bidders were: Grant Rohrer, Robert R. Fox, Sweeney & Gray. No. 2: For alterations and repairs at P. S. 79, Queens. Edward Stapleton, $1,850 (low bid). No. 3: For new iron railings and gates, also for relaying pavement at P. S. 35, Bronx. Joseph Ohlhausen, $787 (low bid). No. 4: For installing gas fixtures, together with burners, mantels, chimneys, at P. S. 8, 16, 17, 43, 49, 70, 71, 77, 79, and 83, Manhattan. No bids were deposited for the above schools. No. 5: For filing cabinets for various schools in the Boroughs of Manhattan, the Bronx and Richmond. The Crown Metal Const. Co. submitted the lowest bid.

Contracts Awarded.

26TH ST, N. Y. C.—J. H. Scheier, builder, 314 Madison av, has received the general contract for alterations to the store and loft building 36 West 26th st.

OMAHA, NEB.—M. Goulds Son & Co., New York City, has received the contract to furnish brass railings for the Brandeis Theatre, Omaha, Neb. The E. C. Horn Sons, 1440 Broadway, New York City, archtects, awarded the contract.

NEW ROCHELLE, N. Y.—The general contract for the new residence to be erected at New Rochelle, N. Y., for Mrs. Mary F. Dodge has been awarded to the Reynolds-Metz Co., 1 Madison av, New York City. W. H. Orchard, 122 West 42d st, New York City, is the architect.

GREENWICH, CONN.—The contract for the plumbing in the new building for the New York Telephone Co. at Greenwich, has been awarded to Charles H. Darnstadt, of New York. F. T. Nesbit, Co., 116 Nassau st, New York, is the general contractor, the Vuono Construction Co., of Stamford, mason work.

SCHENECTADY.—The contract for placing 1,200 Raymond concrete piles in the foundations of a reinforced concrete shop building to be erected at the Schenectady works of the General Electric Co. by the Stone & Webster Engineering Corporation has been awarded to George W. Van Vranken, Schenectady, representative of the Raymond Concrete Pile Co.

17TH ST, N. Y. C.—Wm. Messer Co., 27 Suffolk st, N. Y. C., has obtained plumbing contracts on the following buildings: 12-sty mercantile building Nos. 243-247 West 17th st; 10-sty hotel, Nos. 223-225 Bowery; three 6-sty flat houses, Nos. 55-65 East 97th st: three 6-sty flat houses in the south side of West 161st st, 275 ft. west of Amsterdam av, and the 6-sty flat No. 237 5th st.

PARK AV, N. Y. C.—W. G. Maher, 1133 Broadway, will do the carpenter work on the 12-sty fireproof co-operative apartment house, southeast corner of Park av and 76th st, for the 829 Park Av. Co. W. J. Taylor, 5 East 42d st, is general contractor; Pickering & Walker, 103 Park av, architects; R. P. Bolton, 527 5th av, steam, electrical and sanitary engineer. Estimated cost, $600,000.

MADISON AV.—The proprietor of the new Weston Hotel, on the corner of Madison av and 49th st, recently engaged the Engineering Supervision Co. for a study of their mechanical, electrical and refrigerating equipment with a view to improving the ventilation of the dining-room and kitchen, and to introduce the use of a cheaper fuel than No. 1 buckwheat, which they are now using.

(Continued on Page 1156.)

Brief and Personal.

William J. Taylor, of Brooklyn, will be the next Deputy Superintendent of the Bureau of Sewers in his borough.

Howard L. Woody will be the next Superintendent of Public Buildings in Brooklyn, and Lewis H. Pounds Commissioner of Public Works.

Mr. John C. Thatcher has been selected by the Borough President-elect of Brooklyn to be the next Superintendent of Buildings in Brooklyn. William A. Coakley will be the Deputy Superintendent.

The new department store for Gimbell Brothers, now under course of construction on 6th av, between 32d and 33d sts, will contain a total of 45 high-speed electric elevators (Otis make); 36 will be for passengers having a carrying capacity of 3,000 pounds, 3 freight 8,000 pounds, and 6 freight 4,500 pounds capacity.

Material Market Improving.

The building material market was much stronger this week. Brick moved up a quarter and was strong at $6, although sales ranged from $5.75. There was a better tone in the Portland cement market due to the fact that all companies are striving to place those 400,000 to 500,000 barrels of Portland cement to be used on the Fourth Avenue Subway construction. These contracts may come out before the first of the year. Although the National Association met here, nothing, of course, was done regarding price changing for the local district, that association not having jurisdiction. The statement was made at the session that more than 8,000,000 barrels of American Portland cement was used this year than ever before. This semi-official statement is bound to have its effect upon the price situation.

The Record and Guide's market reports contained recently a statement that prices of certain building stone would advance on or about the first of the year. Some interests took exception to the prophecy at that time. In verification of this paper's statement a change upward is very likely to be ratified before that date, the matter being in abeyance now. Marble is steady and granite is showing more activity than at any time this fall. There

Our records of LEASES give tips for future business.

A Review of
The Real Estate Year 1909
and a Forecast of the Year 1910

The Evening Post will, for the fifth time, devote an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

CONTENTS THIS YEAR

Special articles by qualified experts in every branch of the market giving their views of the present and future, will make this section valuable and interesting to owners, prospective buyers, brokers, operators and builders.

Laymen generally will also find it interesting, for the steadfast position maintained by real estate in New York City and its environs has caused many, who heretofore have disregarded it, to consider the making of investments.

Real estate ownerships have increased extensively in recent years and they are now regarded as one of the most popular forms of employing capital because of their stability and non-fluctuating nature.

Every feature of interest associated with the almost marvellous growth of the city, structurally and in a rapid transit way, will be outlined in detail.

The favorable condition of money, making possible the undertaking of new projects, both locally and in the suburbs; the attitude of the public in auction sales, and other significant features, point to a new era of development throughout the metropolitan area.

Each borough of the city will be reviewed under seperate captions, as will suburban sections.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Thursday' December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET The Evening Post NEW YORK

PRICE 3 CENTS PRICE 3 CENTS

is a general feeling that the new Municipal building will be in this material. Congressman Charles N. Fowler, president of the Rutland Florence Marble Co., 90 West st, this week bought ten acres of marble property in Northern Vermont. Cores taken from the property show a grain of marble, it is said, similar to the finest Italian varieties. The property will be developed at once.

Lumber was in better demand, retailers having shown a disposition to order part of their Spring supplies now. Hardware continues to rule strong on finer grades. Hollow tile is easier, but the prospects for better conditions are good. The market in brief follows:

BRICK.—Strong and higher.
CEMENT.—Undertone improving.
IRON.—Prices steady; market dull.
STEEL.—Active in Structural.
STONE.—Unsettled over prices.
TILE.—(Hollow) demand easier.

Model Plumbing in a Model Restaurant.

The Board of Directors of the United States Restaurant and Realty Company, owners of the model Cafe De L'Opera, in Broadway, near 42d st, gave a complimentary dinner to a company of New York news and trade paper men in honor of the formal opening of the very luxuriant dining place on Tuesday evening. The host of the evening was Henri Pruger, president and general manager, and as part of the evening's entertainment the guests were taken through the entire establishment.

One of the features of the refectory that caught the eye of the visitor was the excellence of the plumbing equipment. It is of a practicable yet durable type and was installed in "The Cornell Way" by the W. G. Cornell Company, of the Everett Building, which structure it also equipped, by the way. The tour through the building included all departments, and especially the large dining-rooms, elaborately decorated and fitted up. The part that the W. G. Cornell Company played in this operation was pre-eminently vital, as is the plumbing equipment of any restaurant. The devices used to keep the dishes and viands warm, the steam tables, the dish washing supply pipes, toilets and their rich accoutrements, all of the finest grade and of up-to-the-minute types, were set by this company which offers the "owner, architect and builder the facilities and services of an organization capable of installing the complete mechanical equipment of any building." This operation, as all others done by the company, had the personal supervision of an official of the firm, which is composed of W. G. Cornell, president; Edward Slosson, vice-president, and George W. Simmons, secretary and treasurer.

National Portland Cement Makers Meet.

William S. Mallory, President of the Edison Portland Cement Company, was elected president of the Association of American Portland Cement Manufacturers at the annual convention held at the Hotel Astor Dec. 13, 14 and 15. He succeeds John B. Lober, who had held that office for six years and who retires because of ill health. R. W. Lesley, President of the American Portland Cement Co., of Philadelphia, presented him with a gold watch on behalf of the organization.

Mr. Ernest R. Ackerman, president of the Lawrence Portland Cement Co. was elected treasurer of the association, and Mr. Percy H. Wilson was elected secretary. This is Mr. Wilson's third term. He may be addressed at the headquarters of the association, 1329 Land and Title Building, Philadelphia.

An executive committee meeting was held on Monday night, at which the situation as to Portland cement consumption throughout the country was thoroughly canvassed and was found to be favorable. A change in the by-laws reducing the number of meetings from four to two a year, retaining the annual convention in New York in December and holding one in the West in June was later approved.

Reports for the year showed an approximate consumption of 8,000,000 more barrels of Portland cement used this year than ever before. This verified a prophesy made by the Record and Guide in its weekly market review of recent date.

Five new members were added to the executive committee: Bethune Duffield of the Wabash Portland Cement Co., of Detroit; A. H. Criney, Jr., of the Union Sand & Material Co., St. Louis; W. C. Kent, of the Virginia Portland Cement Co., but a resident of New York, and Charles H. Zender, of the Alma Portland Cement Co., of New York.

Four papers were presented. Professor Spencer B. Newbury, of the Sandusky, Ohio, Portland Cement Co., spoke in lieu of Mr. R. L. Humphrey, President of the National Association of Cement Users and discussed the scientific side of increasing the use of Portland cement. Mr. Logan W. Page, Chief of the Bureau of Highways, discussed the possibility of use of cement in roadway construction; Mr. Benjamin A. Howes, constructing engineer of this city, spoke on the details of the construction of concrete houses, which he illustrated with lantern slides and Mr. R. W. Leslie translated the transactions of the German Association of Cement Manufacturers.

This association has nothing to do with the question of prices, its sole purpose being to expand the market for American Portland cement in this country. There were 121 delegates present, from as far West as Colorado, south as Oklahoma and north as Michigan. Opinion among the delegates was to the effect that 1910 will be a good business year.

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Dec. 10 to 16, inc.	1908. Dec. 11 to 16, inc.
Total No. for Manhattan	179	178
No. with consideration	23	17
Amount involved	$1,199,525	$902,850
Number nominal	156	161
Total No. Manhattan, Jan. 1 to date	10,234	9,409
No. with consideration, Manhattan, Jan. 1 to date	800	693
Total Amt. Manhattan, Jan. 1 to date	$44,475.431	$38,710,728

	1909. Dec. 10 to 16, inc.	1908. Dec. 11 to 16, inc.
Total No. for the Bronx	100	114
No. with consideration	8	7
Amount involved	$55,350	$44,500
Number nominal	92	107
Total No., The Bronx, Jan. 1 to date	7,048	7,236
Total Amt., The Bronx, Jan. 1 to date	$4,170,144	$5,347,252
Total No. Manhattan and The Bronx, Jan. 1 to date	**17,282**	**16,645**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$48,645,575**	**$44,057,980**

Assessed Value Manhattan.

	1909. Dec. 10 to 16, inc.	1908. Dec. 11 to 16, inc.
Total No. with consideration	23	17
Amount involved	$1,199,525	$902,850
Assessed value	$1,061.000	$921,500
Total No. nominal	156	161
Assessed value	$8,858,000	$6,921,000
Total No. with consid., from Jan. 1 to date	800	693
Amount involved " "	$44,475,431	$38,710,728
Assessed value " "	$36,474,700	$31,778,640
Total No. nominal " "	9,516	7,716
Assessed value " "	$563,897,761	$436,716,400

MORTGAGES.

	1909. Dec. 10 to 16, inc. Manhattan.	1909. Dec. 10 to 16, inc. Bronx.	1908. Dec. 11 to 16, inc. Manhattan.	1908. Dec. 11 to 16, inc. Bronx.
Total number	170	155	127	94
Amount involved	$3,354,795	$1,583,060	$3,562,899	$978,293
No. at 12%	9	.....	.....	.....
Amount involved	$26,288	.....	.....	.....
No. at 11%	1	.....	.....	.....
Amount involved	$71	.....	.....	.....
No. at 9½%	1	.....	.....	.....
Amount involved	$583	.....	.....	.....
No. at 7¾%	1	.....	.....	.....
Amount involved	$101	.....	.....	.....
No. at 7½%	2	.....	.....	.....
Amount involved	$991	.....	.....	.....
No. at 7%	3	.....	.....	.....
Amount involved	$1,265	.....	.....	.....
No. at 6%	63	45	52	28
Amount involved	$855,743	$451,465	$1,001,799	$208,210
No. at 5½%	3	16	3	23
Amount involved	$129,000	$65,291	$52,000	$217,533
No. at 5¼%	.....	.....	1	2
Amount involved	.....	.....	$625,000	$35,000
No. at 5%	31	47	42	26
Amount involved	$696,153	$594,125	$1,058,000	$425,000
No. at 4½%	31	4	6	.....
Amount involved	$821,000	$100,000	$186,000	.....
No. with interest not given	25	43	23	15
Amount involved	$823,600	$472,179	$640,100	$87,550
No. above to Bank, Trust and Insurance Companies	36	15	41	15
Amount involved	$1,375,900	$284,500	$1,592,450	$116,500

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	8,860	8,229
Total Amt., Manhattan, Jan. 1 to date	$290,209,442	$259,965,657
Total No., The Bronx, Jan. 1 to date	7,424	6,770
Total Amt., The Bronx, Jan 1 to date	$63,573,096	$40,698,176
Total No., Manhattan and The Bronx, Jan. 1 to date	**16,284**	**14,999**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$353,782,538**	**$300,663,833**

EXTENDED MORTGAGES.

	1909. Dec. 10 to 16, inc. Manhattan.	1909. Dec. 10 to 16, inc. Bronx.	1908. Dec. 11 to 16, inc. Manhattan.	1908. Dec. 11 to 16, inc. Bronx.
Total number	35	6	.....	.....
Amount involved	$813,075	$108 000	.....	.....
No. at 6%	2	1	.....	.....
Amount involved	$7,500	$4,000	.....	.....
No. at 5½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. at 5%	19	4	.....	.....
Amount involved	$433,000	$101,500	.....	.....
No. at 4½%	10	.....	.....	.....
Amount involved	$311,500	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	4	1	.....	.....
Amount involved	$61,075	2,500	.....	.....
No. above to Bank, Trust and Insurance Companies	5	4	.....	.....
Amount involved	$174,000	$101,000	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,759	.....
Total Amt., Manhattan, Jan. 1 to date	$84,223,182	.....
Total No., The Bronx, Jan. 1 to date	571	.....
Total Amt., The Bronx, Jan. 1 to date	$5,608,220	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**2,330**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$89,831,402**	..

PROJECTED BUILDINGS.

	1909. Dec. 11 to 17, inc.	1908. Dec. 12 to 18, inc.
Total No. New Buildings:		
Manhattan	11	12
The Bronx	35	43
Grand total	46	55
Total Amt. New Buildings:		
Manhattan	$1,427,000	$798,500
The Bronx	718,450	609,500
Grand total	$2,145,450	$1,408,000
Total Amt. Alterations:		
Manhattan	$158,245	$430,582
The Bronx	24,175	48,275
Grand total	$182,420	$478,857
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	950	619
The Bronx, Jan. 1 to date	2,276	1,840
Mnhtn-Bronx, Jan. 1 to date	**3,226**	**2,459**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$123,422,562	$80,008,826
The Bronx, Jan. 1 to date	38,494,660	20,625,055
Mnhtn-Bronx, Jan. 1 to date	**$161,917,222**	**$100,633,381**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$12,788,942**	**$11,189,488**

BROOKLYN.

CONVEYANCES.

	1909. Dec. 9 to 15, inc.	1908. Dec. 10 to 16, inc.
Total number	502	500
No. with consideration	34	32
Amount involved	$656,117	$182,392
Number nominal	468	468
Total number of conveyances, Jan. 1 to date	**26,743**	**26,041**
Total amount of conveyances, Jan. 1 to date	**$13,594,202**	**$16,578,861**

MORTGAGES.

	1909.	1908.
Total number	518	438
Amount involved	$2,072,544	$1,861,020
No. at 6%	323	251
Amount involved	$1,125,214	$630,367
No. at 5½%	67	132
Amount involved	$289,750	$692,725
No. at 5¼%	.....	2
mou nt involved	.....	$6,000
No. at 5½%	.....	.....
Amount involved	.....	.....
No. at 5%	105	31
Amount involved	$468,750	$283,853
No. at 4½%	2	.....
Amount involved	$113,500	.....
No. at 4%	1	1
Amount involved	$200	$55,000
No. with intrest not given	20	21
Amount involved	$75,130	$193,075
Total number of Mortgages, Jan. 1 to date	**25,900**	**$24,509**
Total amount of Mortgages, Jan. 1 to date	**$102,235,816**	**$86,885,243**

PROJECTED BUILDINGS.

	1909.	1908.
No. of New Buildings	124	169
Estimated cost	$759,800	$834,340
Total Amount of Alterations	$32,240	$33,540
Total No. of New Buildings, Jan. 1 to date	**9,968**	**6,307**
Total Amt. of New Buildings, Jan. 1 to date	**$55,331,842**	**$37,040,617**
Total Amount of Alteration, Jan. 1 to date	**$4,089,207**	**$5,151,432**

QUEENS.

PROJECTED BUILDINGS.

	1909 Dec. 10 to 16, inc.	1908 Dec. 11 to 17, inc.
No. of New Buildings	78	81
Estimated cost	$225,505	$284,865
Total Amount of Alterations	$11,185	$2,360
Total No. of New Buildings, Jan. 1 to date	**4,392**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$16,292,011**	.....
Total Amount of Alterations, Jan. 1 to Date	**$766,336**	.....

THE WEEK.

WITH reports of two sales of the seven-figure variety and a third for which details cannot be given at this writing, and seventy other completed transactions, it can be fairly stated that the market is in a normal condition.

The sale of the Gillender Building is, of course, the leading item of the week's business. The property was held at $1,500,000, and while that figure was not obtained, the price at which it actually sold was enough over a million to make the square-foot price between six and seven hundred dollars; that is, assuming that the building is of no value to the buyer, and that it will be torn down and the lot improved in connection with the adjoining plot. This, we are reliably informed, will take place.

The nearest approach to this figure was the sale in 1905 of the southeast corner of Broadway and Wall st, which sold for $700,000, and contained 1,253 square feet, which would make the square-foot price $558.65. There are only three other instances of real estate in this city selling for over $300 a square foot. The southeast corner of Broad and Wall sts sold in 1872 for $348.67 a square foot; it contained only 717 feet; the southwest corner of Broad and Wall st, containing 508 square feet, sold for $330.70 a square foot in 1882, and the northeast corner of Broadway and 34th st, with an area of 1,154 square feet, brought $324.95 in 1901.

The sale of two modern Broadway buildings for a price said to be in the neighborhood of $3,000,000, to an investor, is another evidence of good business conditions.

Fourth av, below 23d st, is also represented in the week's reports. Mills & Gibb, who were for many years at Broadway and Grand st, have purchased the northwest corner of 4th av and 22d st for improvement with a building which they will occupy.

There is a slight slowing up in the Twenties and Thirties, west of Broadway, but that was to be expected after the rush of the past month.

THE AUCTION MARKET

THE voluntary offerings at the Vesey street salesroom met with indifferent success. One thousand and eighty 5th av, offered by Samuel Goldsticker, was withdrawn, there being no bid above the upset price of $300,000. The six parcels offered by Samuel Marx were either withdrawn or bid in, and Joseph P. Day had no better success on Thursday. Bryan L. Kennelly had a successful sale of forty-five lots at Oakdale, L. I., owned by W. K. Aston. They realized a total of $4,375. For the coming week there is only one voluntary sale scheduled, that of 38 West 12th st, which will be offered on Monday at the stand of Byran L. Kennelly.

Y. M. C. A. LECTURE.

In a lecture on "Appraisals" before the Real Estate Class of the West Side Y. M. C. A., 318 West 57th st, last Tuesday night, Edward J. Gilbert, of J. Edgar Leaycraft & Co., told of the rapid depreciation of non-fireproof buildings. He said:

"A 6-sty non-fireproof loft building may be worth $50,000 to-day, and to-morrow or next day or a year or five years hence the fire insurance companies may raise rates to such an extent that no tenant will occupy it or anyone buy it in preference to those fireproof. Here is a contingency to be considered. What is the general disposition of the community in contemplation of our preposterous fire losses? Is there not a growing determination to exclusive fireproof constructions? Review the legislation on the subject with reference to what buildings shall or may not be fireproof. To what extent would the non-fireproof building suffer in value as an investment, in view of expressed tendencies concerning fireproofing?"

Speaking of subways, Mr. Gilbert said: "An entirely new problem has recently arisen out of the building of subways—where it may be sought to acquire a right of way over private property under the surface. A man's ownership of his land below the surface to the earth's centre, and above the surface to the sky, is unquestioned, so far as I know, and ownership means the right to exclusive use. The State has the power to take away that use or any portion of it only through police power, or by condemnation for public purposes; which latter case he must be paid a just and fair compensation based upon its market value.

"Let us start, as usual, with the land unit of value and calculate the market value of his holding which it is sought to cross. That being ascertained, we are to consider the easement of the proposed right of way as a restriction or encumbrance placed upon the property limiting its full use to him.

"Now, although a man does own to the center of the earth, he seldom uses his property in this community, below a certain depth under the surface, and if a tunnel of the subway pass over his property at a depth so great that the reasonable use of the property for all probable purposes is interfered with, his damage is clearly small. But it increases in proportion as it invades the cubic area which he or his heirs and assigns may probably require the use of, or as it may restrict the character and extent of such a structure as would be likely in the future to exhaust the rent producing capacity of the land."

The firm of G. Tuoti Co., real estate brokers, have removed their offices from No. 206 Broadway to Rooms Nos. 1006-7-8 in the World Building. Connected with Mr. Tuoti are Mr. L. L. Hiller, formerly of Pittsburg, Pa., and Mr. Joseph Friedberg, of New York. These three gentlemen are prominent in the Industrial Land & Improvement Company, whose activities are devoted to the development of suburban properties adjacent to New York City. At present they are developing a tract of ten thousand acres at Richland, N. J., between Philadelphia and Atlantic City.

PRIVATE SALES MARKET

RECORD PRICE FOR MANHATTAN LAND.

WALL ST.—The Gillender Building, a 19-sty structure at the northwest corner of Wall and Nassau, was sold by Charles P. L. Huston, of Huston & Asinari, for Mrs. Helena L. Gillender to the Manhattan Trust Company, which occupies the basement and the first, second and third floors. The lot, 25x75, was purchased in 1849 for $55,000, by George Lovett, grandfather of the present seller, and what was known as the "Union Building" was erected on the site. The present buyers once occupied quarters in that building. Jay Cooke also had an office in the building until his failure in 1873. The property has been held at $1,500,000, and while that price was not obtained, the actual price paid was enough over a million dollars to make the price obtained per square foot between $690 and $700, a record for New York City property. The highest price previously obtained was for No. 1 Wall st, at the southeast corner of Broadway, which contained 1,253 square feet, and sold in 1905 at the rate of $558.65 per square foot. The Gillender Building was erected in 1897 from plans by Charles I. Berg, and Charles T. Wills was the builder, the cost being about $500,000. The plans were originally drawn and filed to get ahead of a law which it was expected would be enacted limiting the height of buildings in this city, but the owners thought the improvement would pay and went on with the operation. In this connection, the property makes another new record, the increment in the land being enough in the short space of twelve years to allow of its being torn down. This will be its fate, as we are informed that the corner will be included in the operation of the Bankers' Trust Co., which adjoins it on both Wall and Nassau sts. When the present building was erected the land was valued at $625,000, the building cost $500,000. It might be added that this is the second instance (the Windsor Arcade being the other) this year where the increment in the land has been great enough in the space of a few years to allow of the tearing down of a substantial building, and for which Charles I. Berg drew the plans.



THE GILLENDER BUILDING.
Photo by Geo. P. Hall & Son.

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SOUTH OF 59TH STREET

DELANCEY ST.—A. Blumenthal has sold 254 and 256 Delancey st, bet Sheriff and Columbia sts, a 6-sty tenement, on plot 47x100. Blanche A Danciger is the owner of record.

GREENE ST.—Samuel C. Pulis sold for Adelaide N. Kling to Olive H. Chesebro for investment the 6-sty loft building cor Greene and West Houston sts, known as 151 Greene and 44 to 48 West Houston st, for a consideration of $60,000.

Greenwich St. Property in a Trade.

GREENWICH ST.—Joshua L. Evans, in conjunction with H. E. Conolly, sold for Jas. H. Cruikshank 483 and 485 Greenwich st, a 6-sty loft building, on a plot 43.6x90, adjoining the cor of Canal st. This is one of four similar structures recently completed by Mr. Cruikshank. The buyers, Messrs. Bleecker and Simons, coffee merchants, gave in part payment a plot of lots in the east side of Vermilyea av, 200x150, 100 ft. north of Dyckman st. Negotiations for the resale of the lots are under way.

PEARL ST.—Wm. H. Folsom has sold for Butler and G. De Witt Williamson the northwest cor of Pearl st and Coentes alley, a 5-sty loft building, on plot 43.10x59x irregular, to E. S. Halstead & Co., the tenants.

VARICK ST.—The McVickar-Gaillard Realty Co have sold for the estate of Thomas Black to James H. Cruikshank, 65 Varick st, a 3½-sty tenement, on plot 22x63. Mr. Cruikshank will tear down this old building and erect a modern 6-sty mercantile building on this site.

12TH ST.—Joseph P. Day has sold for Jennie Leoipsky 27 West 12th st, a 5-sty single flat, on lot 16.7x92.5, adjoining the southeast cor of West 4th st.

14TH ST—Jacob Hirsh and Max Marx have sold to Finkelstein Bros. 8 East 14th st, a 5-sty building on plot 42x103.3, Van Buren leasehold, 100 ft. east of 5th av. The buyers are the present lessees.

17TH ST.—Baumann & Osorlo have sold for the Meteor Realty & Construction Co. the 12-sty building now nearing completion at 40 and 42 West 17th st, on plot 50x100. The Astor estate sold last week to Charles Haas the three old buildings at 50 to 54 West 17th st, together with an abutting parcel on 16th st, as the site for a 12-sty loft building. At 20 West 17th st a frontage of 33.6 ft. also changed hands a few days ago. The Meteor Realty & Construction Co. bought the site for the new structure at 40 and 42 West 17th st last March. The City Mortgage Co. made a building loan of $150,000.

25TH ST.—H. M. Weill Co., in conjunction with Fredk. A. Carll, sold for John Noonan 250 and 252 West 25th st, two 4-sty dwellings, on a plot 50x98.9, to Henry Harburger.

25TH ST.—Frost, Palmer & Co. have sold for the Mount estate 127 and 129 West 25th st, old buildings, on plot 50x98.9.

26TH ST.—S. B. Goodale & Son have sold for the Madison Square Mortgage Co. to Jeremiah W. Dimick 241 to 245 West 26th st, plot 63x98.9.

26TH ST.—Frost, Palmer & Co. have sold for B. T. and N. Norris 233 West 26th st, a 4-sty and basement building, on lot 24.10x98.9, between 7th and 8th avs.

26TH ST.—H. Nelson Flanagan and Henry M. Weill Co. sold to L. & A. Pincus for the Kitching estate 151 to 157 West 26th st, one 3-sty dwelling and three 5-sty flats, on a plot 115x98.9. The property has been in the sellers' family for about 40 years. Title will be taken in about 60 days. The adjoining properties at 161 and 163 West 26th st were purchased recently by Edward Baer.

26TH ST.—Joseph Keenan has bought from Saturnivo Concollo, 238 West 26th st, a 3-sty and basement dwelling, on plot 21.3x98.9. The property is about midway in the block between 7th and 8th avs and abuts in the rear the First African Methodist Episcopal Church on 25th st.

27TH ST.—Bernard Smyth & Sons, in conjunction with J. H. Mayers, have sold for the Investors & Traders Realty Co. to Moses Misch 144 to 150 West 27th st, 4-sty old buildings, size 45.6x98.9.

27TH ST.—H. J. Schreiver has sold 236 and 238 West 27th st, two 5-sty flats, on plot 49.8x98.9.

30TH ST.—The Reliance Construction Co. has sold to a client of Geo. R. Coughlin 110 and 112 West 30th st, a 7-sty mercantile building, on plot 36.9x106x irregular, between 6th and 7th avs.

30TH ST.—Frost, Palmer & Co. have sold for Morris Myers to a client of Fixman & Lewis 145 and 147 West 30th st, two 3-sty buildings, on plot 50x98.9, bet 6th and 7th avs.

32D ST.—C. T. Meyers has sold 216 West 37th st, a 4-sty building, on lot 20.10x60, about 225 ft. west of 7th av.

37TH ST.—W. Clarence Martin purchased from the Weston estate 68 West 37th st, a 4-sty and basement building on a lot 20x70, and built the entire depth of the plot. It adjoins the southeast cor of 6th av. The property has been held at $90,000. No 22 West 37th st, a lot 20x98.9, sold in 1905 for $55,000, and 57, a similar sized lot, sold in the same year for $60,000. Recent prices for lots on this st have been at about $4,000 a foot front.

41ST ST.—The H. M. Weill Co. have resold for Aaron Coleman the premises 221 West 41st st, stable, size 28x98.9. The buyer will remodel same into a garage.

45TH ST.—John C. Foster has sold 532 West 45th st, a 5-sty tenement, on lot 24.6x100.5, to a Mrs. Sherry.

45TH ST.—Joseph Levy & Son have sold for Aaron Walder the 5-sty tenement 432 West 45th st.

49TH ST.—Martin & Schmonsees have sold for the estate of Helena Henning, deceased, the 4-sty double tenement 507 West 49th st, on a lot 25x100.

Big Deal in Mercantile Property.

BROADWAY.—L. J. Phillips & Co. have sold for Louis M. and Thos. W. Jones the two modern office buildings at the northeast cor of Broadway and Leonard st, and the 12-sty building on the corresponding cor at Broadway and Franklin st. The buyer is an investor, a resident of this city, whose name the brokers in the transaction refuse to disclose for the present. The Broadway and Leonard st structure, opposite the New York Life Building, is 10 stories high on a plot 61x175. The ground floor is occupied by the New York Central Railroad Co. The Franklin st cor measures 50x150, with a 12-sty office building recently completed. The ground floor is leased by a large typewriter company, while one of the floors is used by the Southern Pacific Railroad for its general eastern passenger office. Both buildings have the advantage of light on three sides, the rears being on Benson st and Cortlandt alley, and are of the best type of steel construction with every modern improvement. The two properties have an aggregate annual rental of about $250,000, and will be held by their new owner as an investment. The Leonard st cor was for many years occupied by E. S. Jaffray, and was obtained by Louis M. Jones in a trade in 1902 for the 7-sty building at 127 to 135 Bleecker st and $75,000 in cash. He since erected the present building. The Franklin st cor he purchased in 1903 for $375,000, the building being erected in 1907, the estimated cost being $500,000.

Madison Avenue Sale.

MADISON AV.—Pease & Elliman have sold for John W. Auchincloss and Hugh D. Auchincloss, as trustees under the will of Edgar S. Auchincloss, deceased, and for Maria Sloan Auchincloss, to the well known builder, Jas. A. Farley, the premises known as 24-26 East 48th st, size 44.9x100.5, at the southwest cor of Madison av. The property consists of two old private dwellings, and has been held at $250,000. It is situated one block north of the New Ritz-Carlton Hotel and apartment building being erected by Robt. W. Goelet. In connection with the purchase, it is announced that the express company's stable and depot are to be removed from Madison to Lexington av.

MADISON AV.—Arnstein & Levy and George Backer have resold 76 and 78 Madison av, two 4-sty dwellings, ofin a plot 49x95, at the southwest cor of 28th st, The sellers purchased the property a few weeks ago from Heilner & Wolf and the Buttler estate.

Mills & Gibb Buy a 4th Avenue Site.

4TH AV.—The 4th Avenue Presbyterian Church, familiarly known for many years as Dr. Crosby's church, was sold this week for $660,000 to the dry good importing firm of Mills & Gibb. The cor occupied by the church is one of the most desirable plots for business improvement in that section of 4th av, which has seen marked changes in recent years in the removal of old landmarks to make way for business. The 4th Avenue Presbyterian Church has a frontage of 114.2 ft. on 4th av and 100 ft. on 22d st. The land was purchased in 1853 by the trustees of the old Bleecker St. Presbyterian Church, which was organized in 1825. The property was then beyond the northern limits of the city, and the price paid, $45,000, to Philip Kearney was considered a good price for that outlying part of the city. The present church was built in 1857 and the church was then incorporated as the 4th Avenue Presbyterian Church. A committee appointed by the church consisting of Chas. N. Taintor, George H. Marston and Frank Lugar, signed the contract Tuesday for the sale, which was negotiated by Henry R. Dwight, of 253 Broadway, at the law offices of Bennet & Cooley, 60 Wall st. The sale will be ratified by the congregation at a meeting on Dec. 29, and application will then be made to the court to ratify the transaction. The title will be closed Feb. 1, 1910. While the plans of Mills & Gibb are not fully perfected, their new 16-sty building will cost in the neighborhood of $1,000,000. This is probably the most important of the many recent removals to the 4th av district. In 1880 the firm moved into its present home at Grand st and Broadway, going from 408 and 410 Broadway, its former headquarters being at 44 White st, where the firm was established in 1865. North of the church, on the cor formerly occupied by the Young Men's Christian Assoc., stands the 11-sty building of the United States Realty & Impt. Co. It is on a plot fronting 83.3 on 4th av by 175 in the st, and was sold by the Young Men's Christian Assoc. in 1903 for $700,000. They bought it in 1867 for $142,000.

6TH AV.—The Rich estate has sold 402 and 404 6th av, two 4-sty buildings, on plot 38.3x60x irregular. The buyer is a Mr. Foster, who owns the property adjoining at 406. The combined plot has a frontage of 57.6 ft., and is about 60 ft. south of 25th st.

7TH AV.—Henry Bray has sold to Philip F. Clark 345 7th av, a 4-sty tenement with stores on lot 20.4x75, bet 29th and 30th sts. Extensive alterations will be made to the building.

11TH AV.—Daniel Auerbach & Sons, candy manufacturers, have bought the entire block front on the east side of 11th av, from 46th to 47th st, old buildings, on plot 200.10x150, from the Atlantic Brewing Co. The buyers will erect on the site one of the largest candy factories in the city for their own use.

NORTH OF 59TH STREET.

Equitable Ex-President Sells Residence.

64TH ST.—James W. Alexander, ex-president of the Equitable Life Assurance Society, has sold his residence at 4 East 64th st for about $400,000. The house is one of the finest in the upper 5th av millionaires' colony. It stands on a 30-ft. front lot, adjoining the E. J. Berwind residence at the southeast cor of 5th av and 64th st, while diagonally opposite is the George Crocker mansion, which will probably be sold in the near future in settlement of Mr. Crocker's estate. Nearby on 5th av are the homes of Frank J. Gould, William Guggenheim and Clifford V. Brokaw.

65TH ST.—Mrs. Bertha Scheer has sold 329 East 65th st, a 5-sty flat on lot 25x100.5, to Mrs. Gisela Dreyfus, who gives 668 Union av in exchange. Mrs. Dreyfus has resold the 65th st house to John Block.

66TH ST.—Charles Faeth has purchased for Mrs. M. Scheer 436 East 66th st, a 5-sty flat on lot 27x100.5.

70TH ST.—Pease & Elliman have sold for Louis B. Timm 246 West 70th st, a 4-sty American basement dwelling, on lot 17x100.5.

73D ST.—Pease & Elliman have sold for Mrs. E. W. Fulton 168 West 73d st, a 4-sty dwelling on lot 18.7x102.2, adjoining the Severn apartment house, at the southeast cor of Amsterdam av.

74TH ST.—Annie Epstein has sold 421 to 427 East 74th st, a 6-sty flat, on plot 62x73x irregular. This is the third sale of the property by the above brokers since June.

75TH ST.—The estate of Diedrich Fink has sold to Andrew M. Davis 120 West 75th st, a 4-sty and basement stone front dwelling on lot 20x100.5. The McVickar, Gaillard Realty Co. were the brokers.

92D ST.—Baumann & Osorio and Louis Marks have sold for a client to the Newton Realty & Construction Co. 405 and 407 East 92d st, a 6-sty new law house with stores, on plot 41.8x100.8.

98TH ST.—Edward C. H. Vogler sold for John Freienstein of Cleveland, Ohio, to Lipshutz & Weber the 5-sty apartment house on lot 26x100, adjoining the southwest cor of Amsterdam av, and known as 202 West 98th st.

106TH ST.—Alma C. Stem has bought from Power Bros. 248 West 106th st, a 2-sty frame building on lot 25x100.11, adjoining the southeast cor of Broadway. The adjoining vacant lot at the cor was recently sold by Samuel McMillan.

114TH ST.—Joseph Feinberg has sold 26 and 28 East 114th st, two 5-sty flats, on plot 40x100.11.

118TH ST.—Ignatz M. Atlas has sold for Mary A. Hamilton 83 West 118th st, a 3-sty and basement stone front dwelling on lot 20 x100.11, adjoining the northeast cor of Lenox av. The buyer will alter the premises for business purposes.

130TH ST.—Charles Wynne resold to Thos. J. Keane 28 East 130th st, a 3-sty dwelling on a lot 18.2x100. The seller recently took the property in part payment for 514 West 133d st.

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145TH ST.—Daniel H. Renton & Son have sold for Dr. Alfred M. Spalding 419 West 145th st, a 3-sty dwelling, on lot 20x99.11, near Convent av. The buyer is a client of Geo. B. Gillie.

150TH ST.—Max Marx has resold to Joseph Friedman the plot, 130x99.10, on the south side of 150th st, 125 ft. west of Broadway, part of the former Field estate block. Mr. Friedman will erect 6-sty elevator apartment houses.

AV A.—A. Blumenthal has sold for Nathan Kirsh 1339 and 1341 Av A, two 5-sty tenements, on plot 50x100, bet 71st and 72d sts.

AMSTERDAM AV.—The Palisade Realty Co., Monroe E. Heilbrun, president, has resold the southwest cor of Amsterdam av and 105th st, 5-sty flats on plot 75.11x100. The property is known as 200 to 208 West 105th st and was purchased from the Haigh estate last week.

BROADWAY.—Leroy Coventry and Daniel P. Ritchey have sold for Maria T. McAvoy the Hotel Narragansett, a 12-sty structure at 2508 Broadway, on plot 63.2x100, bet 93d and 94th sts. The buyer is A. K. Bonta, who is interested in the Hotel Bonta, at the southeast cor of 94th st, adjoining the Narragansett. Both hotels will now be run under one management. The Narragansett has been held at $500,000.

BROADWAY.—Samuel McMillan sold the lot at the southeast cor of Broadway and 106th st, 27.4x79.8x25.2x69.1, facing Bloomingdale square.

BROADWAY.—Franklin Pettit has sold 2481-2487 Broadway, four 5-sty apartments; also the lot adjoining, 25x100, forming a plot 107x125 ft. on 92d st. This is the property Mr. Pettit recently purchased from several different owners.

CLAREMONT AV.—Bernard Smyth & Sons have sold for the Post estate a lot 25x100 on the west side of Claremont av, 375 ft. south of 127th st. This sale closes out the last of the Post estate holdings in this section.

MADISON AV.—Mr. Forster sold to Mrs. Mary Sherry the 3-sty and basement private house 1845 Madison av, on a plot 18x80.

PARK AV.—Payson McL. Merrill, in conjunction with Douglas Robinson, Chas. S. Brown & Co., sold for the City Real Estate Co. to the Co-operative Building Construction Co, 565, 567, 569 Park av, two 5-sty apartment houses, known as the Lonsdale, on a plot 65.5⅜x100x irregular, in the east side of Park av, between 62d and 63d sts, adjoining the 12-sty apartment building now being erected by the Co-operative Building Construction Co. at the northeast cor of 62d st. The same company will erect on this site another apartment building from the plans of Walter B. Chambers. The facade and interior arrangement of the building will be of the same general character as the adjoining building, which was also designed by Mr. Chambers. The combined plot has a frontage of 125 ft. 8 ins. in Park av, with a depth of 95 ft. on 62d st. The new building will contain 18 duplex apartments varying in size from apartments of 6 rooms and 1 bath to apartments of 10 rooms and 3 baths. This is the fourth co-operative apartment house to be erected in Park av by the Co-operative Building Construction Co. in the last 18 months. This plot was sold by the Morton Trust Co. as trustee in 1905 for $112,500 to Mary F. Betts, who transferred it to the City Real Estate Co. in 1906.

RIVERSIDE DRIVE.—The Cruikshank Co. has sold for Geo. A. Adams and Sonn Bros. a plot comprising over 12 lots on Riverside Drive, running through to Buena Vista av. The property has a frontage of 216 ft. on the drive and lies just north of 177th st.

ST. NICHOLAS AV.—W. J. Huston & Son have sold for Max Marx a lot 26.2x84.1 x irregular, on the east side of St. Nicholas av, 78.7 ft. north of 166th st.

VERMILYEA AV.—W. J. Huston & Son have sold for William Nelson the southwest cor of Vermilyea av and Isham st, a plot 100x100.

WEST END AV.—Gardner Wetherbee and Robert Walsh have sold the three 5-sty flats at 375 to 379 West End av, southwest cor of 78th st, on plot 62.2x75.

BRONX.

140TH ST.—Baumann & Osorio have sold to a client of Louis Konopolsky for the Fleischmann Realty & Construction Co. 603 East 140th st, near St. Anns av, a 5-sty new law house, 40x87x100.

City Buys Plot for Public Bath.

143D ST.—R. I. Brown's Sons sold for the Bellwood Realty Co. to the City of New York the property, 50x100, situate on the south side of East 143d st, about 140 ft. west of Brook av. It is the intention of the city to build on this property a public bath.

163D ST.—Jas. C. Coffrey has sold 892 East 163d st, a 3-family house.

164TH ST.—M. & L. Hess have sold for Henrietta Manning 668 and 670 East 164th st, running through to Brook av, two 2-sty frame dwellings, on plot 34x82.8x irregular. The property adjoins the southeast cor of Brook av.

180TH ST.—John A. Steinmetz has sold to Jacob Jensen the plot 50x118 on the south side of 180th st, 94 ft. west of Honeywell av. The plot will be improved with a 5-sty house.

181ST ST.—John A. Steinmetz has sold for the Melleo estate the plot 58x83 on the north side of 181st st, 95 ft. west of Bryant av. It will be improved with a 5-sty apartment house.

182D ST.—Herman Knepper bought for a client from Marie Krabo and Henry A. Schwicardi the southwest cor of 182d st and Hughes av, a 4-sty flat, on a plot 50x80.

227TH ST.—Harris Rosenfeld has sold for the Swedish-American Realty Co. to Frank Jaus, 827 East 227th st, a two-family frame house on lot 25x100.

BAILEY AV.—Ferdinand Kramer has sold the plot 100x87x irregular on the east side of Bailey av, 150 ft. south of Heath av, to a builder for improvement.

BATHGATE AV.—Thos. P. McLaughlin has sold the 3-sty house 1836 Bathgate av, on lot 25x100, containing 10 rooms and bath, for M. Zimmerman to a client, who will occupy the same.

BELMONT AV.—Herman Knepper sold for the Belmont Realty & Construction Co. a plot 38x83 in the west side of Belmont av, 88 ft. north of 182d st, to Chas. O. Krabo. There is a partly constructed building on the plot. The buyer will immediately proceed with the completion.

CYPRESS AV.—C. J. Elgar has sold the southeast cor of Cypress av and 130th st, 100x80, for Henrietta Hirsch to a client for investment. This property is on the line of the Broadway and Lexintgon av subway, which will run through Cypress av and have a station at 138th st and Cypress av.

INTERVALE AV.—The Henry Morganthau Co. sold to the John J. Tully Co. the northwest cor of Intervale av and Beck st, a plot 18.1x115.4x125x100. This property is in the Hunts Point section, immediately adjoining a large area recently improved by the Henry Morgenthau Co., the Meehan Construction Co. and other large Bronx builders. The buyer will erect three 5-sty apartment houses, one with 81 ft. frontage and two with 50 ft. each on Intervale av.

OLMSTEAD AV.—Harris Rosenfeld has sold for Frank Jaus to the Swedish-American Realty Co. a plot, 50x100, on Olmstead av, Unionport.

SENECA PARK.—Harris Rosenfeld has sold for a Mr. Goldenberg to George Taylor the plot, 50x100, on the west side of Birch st, 50 ft. south of Chester av, in the Seneca Park tract.

SOUTHERN BOULEVARD.—Ferdinand Kramer sold for the Southern Boulevard Construction Co. 1501 Southern Boulevard, a 5-sty modern apartment house, on a plot 37.6x100.

UNION AV.—Baumann & Osorio have sold for a Mr. Lachnyr 634 Union av, a 2-sty brk 2-family house, on lot 16.8x90.

UNION AV.—Emanuel Simon sold for Mrs. Gisela Dreyfus 668 Union av, a 5-sty apartment house on a lot 37.6x95, to Mrs. Bertha Scheer, who gave in part payment 339 East 65th st, a 5-sty double flat, which he resold for Mrs. Dreyfus to John Block, an investor; also sold for Mrs. Bertha Scheer 436 East 66th st, a 5-sty flat, on a lot 27x100, to Charles Faeth.

LEASES.

Christian Volzing & Son have leased for Anna Ruppert the building 70 East 4th st, to the Renown Paper Box Co., for a term of 10 years.

Joseph Levy & Son have leased the 2-sty building 409 8th av for a term of years, at an aggregate rental of $35,000. This property is adjacent to the Pennsylvania depot.

John P. Kirwan has leased for the English-American Realty Co. to the "Lambs," 126 West 44th st, a 3-sty and basement dwelling. After extensive alterations the house will be used as an addition to the Lambs' club house at 128 and 130.

J. G. Lugar's Son & Co., interior decorators, located under the chapel of the Fourth Av Presbyterian Church, have obtained a 10-year lease of the old Zabriskie homestead at 12 East 30th st, at an aggregate rental exceeding $70,000. The house was recently the home of the Republican Club of the Twenty-fifth Assembly district, and is being remodeled by the lessee.

Albert B. Ashforth has leased for John I. Downey the premises 329 5th av, size 24.8¼x100, 25 ft. south of 33d st, on which Mr. Downey has erected a new 6-sty building. The lease calls for a total rental of $500,000, and the Innovation Ingenuities, Inc., are the lessees. Mr. Ashforth sold this property to Frank J. Cassidy, and resold it to John I. Downey at a profit to Mr. Cassidy.

Large Improvement in West 18th St., near 6th Av.

Philip Jeselson leased for a long term of years for Jacob H. Semel 108 West 18th st, adjoining the southwest cor of 6th av, a 6-sty store and loft building, on lot 25x92, to Edward Jansen, who controls 110 under a lease, and who is the owner of 112, 114 and 116 West 18th st, sold to him some years ago through Mr. Jeselson. The combined parcels with a frontage of 110 ft. will, after contemplated alterations to 108 and 110 are completed, add greatly to the improvement of this section.

Frederick Fox & Co. have leased for the Aurora Investing Co. the 8th, 10th and 11th lofts, containing 15,000 sq. ft. of space, in the new building now in course of erection and recently sold by the same brokers, at 115-17 West 27th st, for a long term of years to Friedman & Herskovitz and Gwirtzman Bros. For the Realty Holding Co. the store and basement in the new building now in course of construction at 40-42 West 27th st, for a long term of years to Schild Bros. For the same company the store and basement 9 West 20th st, to James Talcott, and for the Cruikshank Co. the 1st loft at 20-22 East 20th st, to James Talcott. They have been appointed agents for the new 12-sty mercantile building now being constructed by the 29th St. Realty Co. at 134-140 West 29th st, on a plot 100x100.

Heil & Stern have leased for Philip Braender the first loft in the new building at 693-7 Broadway, cor 4th st, to Max G. Cohen & Co.; for Sinclair Realty Co. the tenth loft in the new building, 752-4 Broadway, corner 8th st, to Cohen, Levison & Co.; for Ranald H. Macdonald, the seventh loft, 718-20 Broadway, to Bernard Rothblatt; for O. B. Potter Trust, the fourth loft, 2-6 Astor pl, to Marks, Rosenberg & Bros.; for Hoffman Estate, the ninth loft, 22-8 W. 19th st, to Abraham Gordon; for Hoffman Estate, the ninth loft, 18-22 W 18th st, to I. A. Harris & Bro.; for Manhattan Life Insurance So., the store, basement and first loft, 22 W. 4th st, to W. Stursberg, Schell & Co.; for Mary A. Chisholm, the ninth loft, 56-8 W. 22d st, to Baron & Davis; for Mary L. Richards, the first loft, 35-7 W. 3d st, to Bickley, McClure & Co.; for Louis Stern, the second loft, 48-52 W. 4th st, to Jacob Rabinowitz.

UNCLASSIFIED SALES

The total number of sales reported is 71, of which 27 were below 59th st, 26 above, and 18 in the Bronx. The sales reported for the corresponding week last year were 64, of which 13 were below 59th st, 37 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 170, as against 127 last week, and in the Bronx 155, as against 136 last week. The total amount involved is $4,937,855, as against $4,866,638 last week.

The amount involved in the auction sales this week was $756,370, and since January 1, $56,983,603. Last year the total for the week was $460,720, and from January 1, $55,403,866.

19TH ST.—The Domestic Realty Co. has sold the property 39 to 47 West 19th st, two 4-sty and three 5-sty buildings, on plot 106x92, bet 5th and 6th avs. The purchaser will erect a tall business structure on the site. The plot is located 82 ft. east of the Alexander Building at the northeast cor of 6th av, and is in a block in which a number of modern loft buildings have been erected.

27TH ST.—The McCabe estate has sold 135 and 137 West 27th st, two 5-sty buildings, on plot 50x98.9.

113TH ST.—Julia Schneider has sold the plot 50x100.11 on the south side of 113th st, 325 ft. west of Amsterdam av, to Mulliken & Moeller for improvement with an apartment house.

173D ST.—Kirkpatrick & Urquhart have sold for Helen Burns to Frederick Heise the 2-sty and basement frame dwelling 521 West 173d st, on lot 18.9x100.

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SUBURBAN.

STATEN ISLAND.—Cornelius G. Kolff has sold to Thomas H. Willshaw, contractor and builder, of Clifton, the corner plot, 150x125, on Lyman av and New York av, for the erection of a dwelling. The property is near the country seat of Mr. Arthur Von Ericson. August Mayer, of Port Wadsworth, purchased of Mr. Kolff three lots on the northerly side of Evelyn pl, near Home av, Port Wadsworth. The property commands a fine view of the Narrows and will be used by the purchaser for the erection of a private dwelling.

RIDGEFIELD, CONN.—Edgar & Curtis has sold for Charles A. Raymond his property on the New Canaan road at Ridgefield, consisting of about 100 acres on both sides of the highway. The purchaser will erect a handsome residence on the property for his own occupancy. The land is located between the country estates of E. V. Z. Lane and C. R. Irwin Martin, of New York.

BRONXVILLE, N. Y.—Fish & Marvin has for the Lawrence Park Realty Co., sold to C. J. Parker, 35,000 square feet of land in Lawrence Park West, Bronxville.

YONKERS, N. Y.—The Gerbereux Company has sold 96 and 98 Elliot av, Yonkers, to J. Rogers, of Manhattan, 2-family houses built by this company. The consideration is stated to be $30,000, same being paid in cash and a Manhattan apartment equity. Thomas J. McCormick was the broker in the deal.

WHITE PLAINS, N. Y.—The White Plains Development Company has secured a mortgage of $500,000 from the Carnegie Trust Company on the property which runs from Westchester av to Purchase st, containing 276 acres at White Plains.

WHITE PLAINS, N. Y.—The Bowron Realty Company has bought a plot, 100x200, at Railroad and Mamaroneck avs, White Plains, for about $100,000. An office building will be erected which will be the largest in White Plains.

PLAINFIELD, N. J.—Sold for John Haviland to Adelaide N. Kling the 2-sty frame house and grounds, 50x200 at 607 West Front st, Plainfield, N. J., for $15,000.

REAL ESTATE NOTES.

The following have been elected members of the Real Estate Board of Brokers: John J. Storms, Jr., John H. Whittle, W. H. Dobson and Allan Robinson.

The Sterling Building and Operating Company has secured a first mortgage of $100,000 at 4½ per cent. on the new 6-sty apartment house at the northwest corner of 171st st and Amsterdam av, 70x100.

S. Osgood Pell & Co. have rented the Foxhall Keene estate at Westbury to Capt. Cameron McR. Winslow, of the navy, who has just been detailed to the post of supervisor of the port of New York.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Dec. 20.

Faile st, street opening, from Garrison av to Whitlock av, at 11 a. m.

Cornell av, street opening, from White Plains rd to bulkhead line Bronx River; at 12 noon.

Gun Hill rd, street opening, from Jerome av to Mosholu Park North; at 12 noon.

Morris av, closing, from the railroad to the Concourse; at 12 noon.

Lane av, assessment for opening, from Westchester av to West Farms rd; at 1 p. m.

Pleasant av, street opening, from Gun Hill rd to 219th st; at 1 p. m.

West 178th and 179th sts, street opening, from Haven av to Buena Vista av; at 3 p. m.

Baker av, street opening, from Baychester av to city line; at 11 a. m.

Glebe av, street opening, from Westchester av to Overing av; at 1 p. m.

Bush st, street opening, from Creston av to Concourse; at 2 p. m.

Tuesday, Dec. 21.

Fox st, street opening, from Leggett av to Longwood av; at 11 a. m.

West 231st st, street opening, from Bailey av to Riverdale av; at 2 p. m.

East 180th st, street opening (assessment), from Bronx River to West Farms rd; at 3 p. m.

A new st, street opening, from Bowery to Elm st; at 4 p. m.

East 180th st, street opening, from Bronx River to West Farms rd; at 2 p. m.

Grand Boulevard, extension of approaches, from East 158th st to 164th st; at 11 a. m.

Cruger av, street opening, from Williamsbridge rd to South Oak Drive; at 11 a. m.

Canal pl, street opening, from East 138th st to 144th st; at 12 noon.

St Lawrence av, street opening, from Westchester av to Clasons Point rd; at 1 p. m.

Boston rd, street opening, from White Plains rd to northern boundary city; at 1 p. m.

Zerega av, street opening, from Castle Hill av to Castle Hill av; at 1 p. m.

Benson av, &c, street opening, from West Farms rd to Lane av; at 3 p. m.

Wednesday, Dec. 22.

East 227th st and 228th st, street opening, from Laconia av to Bronxwood av; at 12 noon.

Eastern Boulevard, street opening, from New Haven R R to Hunts Point rd; at 12 noon.

Tremont av, closing, from Aqueduct av to Sedgwick av; at 1 p. m.

Leland av, street opening, from Westchester av to Ludlow av; at 2 p. m.

2d and 3d New sts, street opening, from Broadway to Overlook Terrace; at 4 p. m.

AT 258 BROADWAY.

Monday, Dec. 20.

Westchester av, rapid transit; at 10.30 a. m.
Fordham rd, dock proceeding; at 1 p. m.
Loop 1, rapid transit; at 2 p. m.
141st st, school site; at 2 p. m.
15th and 18th sts, N R, dock proceeding; at 2.30 p. m.
Piers 32 and 33, E R, dock proceeding; at 3.30 p. m.

Tuesday, Dec. 21.

Brooklyn Bridge arches; at 2 p. m.

Wednesday, Dec. 22.

Westchester av, rapid transit; at 10.30 a. m.
Piers 32 and 33, E R, dock proceeding; at 10.30 a. m.
Onderdonk av, school site, Queens; at 11.30 a. m.
15th and 18th sts, N R, dock proceeding; at 2.30 p. m.
Pierce av, school site, Queens; at 3.30 p. m.

Thursday, Dec. 23.

Piers 52 and 53, E R, dock proceeding; at 11 a. m.

Friday, Dec. 24.

120th st, police station; at 10.30 a. m.
Westchester av, rapid transit; at 10.30 a. m.
15th and 18th sts, N R, dock proceeding; at 2.30 p. m.

PUBLIC WORKS.

NEW PETITIONS.

The attention of property owners is directed to the following petitions which will be presented by the President of the Borough of the Bronx to the Local Boards having jurisdiction thereof, on Dec. 23. These meetings usually begin immediately after one o'clock, and are held in the office of the Borough President, in the Municipal Building, Crotona Park and 177th st.

WEST FARMS RD.—No. 293.—Amending proceeding for acquiring title to West Farms rd, from Bronx River to Westchester Creek, by including therein the widening of West Farms rd on the north side, from Bronx Park av to Devoe av, so as to include the strip of land lying between the northerly line of the said West Farms rd as is laid out on the final map of the city and the northerly line of West Farms rd as it existed prior to the change of line of said West Farms rd, being a strip of land with a width of five and twenty-eight one-hundredths (5.28) ft. on Devoe av, running to "0" on Bronx Park av.

220TH ST.—No. 294.—Acquiring title to the land necessary for opening East 220th st, from Carpenter av to Chapin av.

SHORE DRIVE.—No. 295.—Laying out on the map of the city of New York a change of line of Shore Drive, from Town Dock rd to southerly line of the Turnbull property, so as to make the easterly line thereof come generally below high-water line.

BRONXWOOD AV.—No. 296.—Regulating and grading, setting curb stones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Bronxwood av, from Gun Hill rd to Burke av.

MATTHEWS AV.—No. 297.—Acquiring title to the lands necessary for Matthews av, from the New York, New Haven & Hartford Railroad yards to Bear Swamp rd.

BARKER AV.—No. 298.—Laying out on the map of the City of New York a change of line of Barker av, from Allerton av, three blocks northerly, so as to make it conform as near as possible to Barker av as shown on the Lorillard map; also Allerton av, bet Bronx Boulevard and Barker av, so as to eliminate the strip of old st at the Bronx Boulevard.

LUDLOW AV.—No. 300.—To amend the proceeding to acquire title to Ludlow av, from Tremont av at Av A to Whitlock av, so as to include the gore or triangular parcel of land described as follows: Beginning at a point formed by the intersection of the northerly line of the Eastern Boulevard with the southwesterly line of Tremont av; running westerly along the Eastern Boulevard 24.85 ft.; thence northerly 15 ft. to the southwesterly side of Tremont av; thence southeasterly along Tremont av 29.03 ft. to point of beginning.

BRONX BOULEVARD.—No. 299.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches, walls, drains, etc., and erecting fences where necessary in Bronx Boulevard, from Burke av to East 233d st, and all work incidental thereto.

BARRY ST.—No. 301.—Constructing receiving basins northwest cor of Barry st and Longwood av, and northwest cor of Garrison and Longwood av.

CONDEMNATION PROCEEDINGS.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

UNNAMED ST.—Opening and extending of unnamed st south of Boscobel pl and extending from Briarcliff av to Aqueduct av, Bronx. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 28.

PUBLIC PL.—Opening and extending of the Public pl at the intersection of Mosholu av and Broadway, Bronx. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

UNNAMED ST.—Opening and extending of an unnamed st, extending from Amsterdam av at West 165th st to Audubon av, and also public park bounded by said unnamed st, West 165th st and Audubon av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

ELWOOD ST.—Opening and extending of Elwood st, from Broadway to Hillside av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

METCALF AV.—Opening and extending, from Bronx River av, near Bronx River, to East 172d st, and Bronx River from Lacombe av to Metcalf av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and Assessment in this proceeding on Dec. 24.

174TH ST.—Opening and extending, between West Farms road and Bronx River av. The Corporation Counsel will apply to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in this proceeding on Dec. 24.

COMMISSIONERS APPOINTED.

157TH ST.—Opening and extending of West 157th st, bet Broadway and Audubon pl. Chas. P. Dillon, Michl. J. Quigg and Richard F. Murphy have been appointed Commissioners of Estimate in this proceeding. By the same court order Chas. P. Dillon is made the Commissioner of Assessment.

HAVEN AV.—Opening and extending of Haven av, from its present terminus at West 170th st, to Fort Washington av, at or about West 168th st, and West 169th st, from Fort Washington av to Haven av. Bernard F. Martin, Denis A. McAuliff and Jay Coogan, Jr., have been appointed Commissioners of Estimate in this proceeding. Denis A. McAuliff is made the Commissioner of Estimate.

REPORTS COMPLETED.

CASTLE HILL AV.—Opening and extending, from West Farms rd to public pl at its southern terminus, and the public pl at the southern terminus of Castle Hill av, fronting on Westchester Creek, the East River and Pugsley Creek, Bronx. Commissioners Timothy F. Driscoll, Geo. W. Kearney and Charles Knight will present supplemental and additional bill of costs in this matter for taxation to Supreme Court on Dec. 27.

PUBLIC PARK.—Opening and extending of the public park, located on the easterly side of Boulevard Lafayette, distant about 1,300 ft. north of West 181st st, and the public park located easterly of the northerly end of the parcel before described. Commissioners Chas. W. Dayton, Jr., and Samuel Sanders have completed their estimate of damage in this proceeding, and an abstract of said damage may be seen at the Bureau of Street Openings, 90-92 West Broadway, Manhattan.

218TH ST.—Acquiring title to West 218th st, from Seaman av to 9th av. Commissioners Adam Wiener and Samuel Sanders will present their final supplemental and amended report in this matter for confirmation to the Supreme Court within a week after the middle of December. The report has been deposited in the County Clerk's office for inspection.

212TH ST.—Acquiring title from Kingsbridge road to Harlem River. Commissioners Harold Nathan and John J. Ryan will present their final and supplemental report in this matter for confirmation to the Supreme Court on Dec. 20.

BILLS OF COST.

AUSTIN PL.—Opening and extending, from St. Josephs st to intersection of East 149th st. Commissioners T. Channon Press, Jas. H. Goggin and Jacob Dux will present their supplemental and additional bill of costs and expenses in this proceeding for taxation to the Supreme Court on Dec. 24.

UNNAMED ST.—Opening and extending of an unnamed st running parallel to Broadway, about 200 ft. westerly therefrom, commencing at West 181st st and ending on the westerly side of Broadway, nearly opposite Nagle av. Commissioners Fredk. St. John, Michael

Our alphabetical INDEX TO ADVERTISERS shows where goods or services may be purchased.

B. Stanton and John W. Ward will present their bill of costs and expenses in this proceeding for taxation to the Supreme Court on Dec. 24.

ASSESSMENTS.

BOARD OF ASSESSORS.

The following proposed assessments are lodged in the office of the Board of Assessors for examination:

Manhattan.

AV A.—List 679, No. 1.—Sewer in Av A, bet 11th and 12th sts.

167TH ST.—List 802, No. 2.—Paving with asphalt block pavement, curbing and recurbing West 167th st, from Amsterdam av to Edgecombe rd.

116TH ST.—List 874, No. 3.—Repairing sidewalk at the northeast cor of 116th st and 5th av.

BROADWAY.—List 916, No. 4.—Sewer in Broadway, both sides, bet Isham and Emerson sts.

147TH ST.—List 703, No. 1.—Reregulating and regrading West 147th st, from a point 252.92 ft. west of Broadway to the easterly line of Riverside Drive extension.

Bronx.

BELMONT ST.—List 297, No. 5.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Belmont st, from Featherbed lane to the approach of the Grand Boulevard and Concourse at Walton av.

WEBB AV.—List 354, No. 6.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Webb av (Tee Taw av), from West 188th st to Kingsbridge rd.

182D ST.—List 599, No. 7.—Paving with asphalt blocks and with granite blocks East 182d st, from Quarry rd to Boston rd, and curbing where necessary.

ST. MARYS ST.—List 719, No. 8.—Paving with asphalt blocks and curbing St. Marys st, from St. Anns av to Robbins av.

KINGSBRIDGE TERRACE.—List 316, No. 2—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Kingsbridge terrace, from Kingsbridge rd to Boston av.

MORRIS PARK AV.—List 398, No. 3.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Morris Park av, from West Farms rd to Bear Swamp rd, together with a list of awards for damages caused by a change of grade.

CROTONA AV.—List 961, No. 4.—Paving with asphalt blocks and curbing Crotona av, from East 187th st to the Southern Boulevard.

LYMAN PL.—List 962, No. 5.—Paving with wood blocks Lyman pl, from Stebbins av to Freeman st.

160TH ST.—List 964, No. 6.—Paving with creo-resinate wood blocks East 160th st, from Forest av to Westchester av, and curbing where necessary.

180TH ST.—List 965, No 7.—Fencing the northwest cor of East 180th st and Bryant av (old West Farms Presbyterian Cemetery).

PERRY AV.—List 966, No. 8.—Repairing sidewalks on the westerly side of Perry av, bet Woodlawn rd and 205th st.

WEBSTER AV.—List 968, No. 9.—Repairing sidewalks on the east side of Webster av for a distance of 125 ft., beginning 50 ft. north of Anna pl and placing guard rail where necessary.

CLAIMS.

Property owners claiming to have been injured by a change of grade in the regulating and grading of the following sts are notified to present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before Dec. 28, at 11 in the forenoon. Blank forms for claims may be obtained on application at the office of the Board:

167 ST.—No. 783. 167th st, from Audubon av to Broadway.

146TH ST.—No. 863. 146th st, from a point 234.08 ft. west of Broadway to the easterly line of Riverside Drive.

168TH ST.—No. 927. 168th st, from Broadway to Fort Washington av.

NELSON AV.—No. 805. Nelson av, from Boscobel av to Featherbed lane.

199TH ST.—No. 806. 199th st, from Bainbridge av to Jerome av.

WEST FARMS ROAD.—No. 967. West Farms road, from Bronx River to the east side of Morris Park av.

MACOMBS ROAD.—No. 981. Macombs road, from Inwood av to Featherbed lane.

MONTEREY AV.—No. 983. Monterey av, from East 177th st to East 179th st.

176TH ST.—No. 985. East 176th st, from West Farms road to Boston road.

TIMPSON PL.—No. 988. Timpson pl, from 149th st to Whitlock av.

TORRENS SYSTEM VICTORY.

APPELLATE DIVISION UPHOLDS IT IN A TEST CASE IN BROOKLYN.

The law putting into force in this State the so-called Torrens system of registering land titles was upheld by the Appellate Division of the Supreme Court in Brooklyn. The proceedings were brought by Thomas F. Duffy against Thomas F. Shirden and others to test the law, but it is understood that the action was inspired by title insurance companies.

The test was made on the registration of the title to property in Decatur st, Brooklyn. The case will now be taken to the Court of Appeals.

"This decision," said M. E. Finnigan, who is official examiner of titles under the new law in Kings County, "is a big victory for the Torrens system, to which, we hope, the public will soon become educated."

At a meeting of the dinner committee it was decided to hold the 14th annual dinner of the Real Estate Board of Brokers at the Waldorf-Astoria on Wednesday, Feb. 16, 1910, at 7 P. M. Mr. Joseph T. Mulligan, the chairman, reports that over 200 seats have already been subscribed for.

REAL ESTATE NOTES

The German Savings Bank loaned $50,000 at 5 per cent. on Westchester av near Hoe av.

William Rankin loaned $28,000 on 564 Prospect av; his name is not often seen in print these days.

The executors of the estate of Henry Marquand loaned $100,000 for five years on property at Lexington av, 131st st and the Harlem River.

Huston & Asinari have secured from the New York Life Insurance Co. a loan of $265,000 for five years at 4½ per cent. on the property at 450 Riverside Drive.

W. W. Astor, of London, England, takes title to Nos. 14-16 Vesey st (Real Estate Exchange), which was sold at auction for $307,500. It is assessed at $260,000.

Supt. of Bldgs. P. Reville, of the Bronx, has taken title in the name of Reville-Siesel Co., to Intervale av, northwest corner of 163d st, 125x—, which they will improve.

Jesse C. Bennett & Co., real estate brokers on the upper West Side for many years, has opened offices in the Night and Day Bank Building, 527 5th av, corner 44th st.

Robert W. Goelet took title on Dec. 10 to 297 Lexington av, northeast corner of 37th st; it is a 4-sty dwelling assessed at $51,500; he owns no other property in that vicinity.

Plans were filed in Brooklyn for a hospital to cost $40,000, at the northeast corner of Atlantic av and St. Andrews pl. Orphans Asylum and Society of the City of Brooklyn, owners.

A. C. & L. A. Marks have obtained for the Charles Buck Construction Company a building loan of $300,000 on the property 153 to 157 West 23d st for the erection of a 12-sty mercantile building.

A partnership has been formed between the firms of William Henry Folsom of 927 Broadway and the firm of Folsom Brothers of 835 Broadway under the name of Folsom Brothers, Incorporated.

Trustees of Wm. Astor gave title to Amsterdam av, northwest corner 108th st, 100x100, to Irving Judis Bldg. & Construction Co., and they borrow from Lawyers Title Ins. & Trust Co. $200,000 at 6 per cent.

The City of New York recorded this week to Rosa Schleissner eleven transfer of tax liens on property in the Dyckman district. The total liens due the city were $3,108.67 for which the interest varied from 7 to 11 per cent.

The Forty-Fifth St. Exchange took title to 45th st, Nos. 141 and 147 West, 3 and 4-sty brick buildings, and which is next to the new Lyceum Theatre. Perhaps they contemplate the erection of a hotel or an apartment house. They are assessed at $152,000.

William Henry Folsom was the first president of the Real Estate Board of Brokers, and has been one of the moving spirits in the board ever since. The secretary of the new company will be T. Monroe Davis, who for a number of years has been connected with the firm of Folsom Brothers.

OWNERS' ASSOCIATION ELECTS OFFICERS.

The House and Real Estate Owners' Association of the 12th and 19th Wards held its annual election of officers at Turn Hall, corner Lexington av and 85th st, on Dec. 10. The following are the successful candidates: Geo. H. Beck, president; Jos. Ceyka, 1st vice-president; Chas. Sayer, 2d vice-president; Geo. Hedesheimer, treasurer; Chas. H. Schenelle, financial secretary; Arthur G. Muhlker, recording secretary. The members of the newly elected executive committee are: Adolph Bloch, Michael Carew, Frank Eberhart, Chas. W. Eidt, Edw. Engel, Henry Hersh, Wm. H. Mehlich, Louis Moeschen and B. H. Strauss. The finance committee consists of Rudolph Troest, J. Fred Boss and Chas. Rausch.

SEASIDE PARK MATTER LAID OVER.

The question of the acquisition of a Seaside Park at Rockaway Beach was considered by the Board of Estimate on Friday. In view of the uncertainty with respect to the title of the land to be purchased the Board deemed it advisable to proceed slowly in the matter, and it was laid over. Although there are many who assert that the proposition will come up again in another form, it is believed by those more familiar with the details that the question is now settled.

Everything has been done to impede the progress of the proposed purchase of land at Rockaway. Both small and large property owners in Manhattan and the Bronx have been bringing pressure to bear against the approval of the project. Prominent among the opposition may be mentioned the Allied Real Estate Interests and the West Side Taxpayers' Association.

Speaking for the latter body, Louis Schrag, of 142 West 23d st, said:

"The members of our organization are not in favor of the purchase. We are not alone in the belief that the expenditure of such a large sum for the purpose required would be inexcusable extravagance when the West Side of Manhattan is suffering for transit and other improvements."

Your advertisement in this paper would be talking for you ALL THE TIME.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.
EDGAR J. LEVEY President
JOHN D. CRIMMINS, CLINTON R. JAMES, } Vice-Presidents.
CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, EDWIN A. BAYLES, } Asst. Sec'ys.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Dec. 20.

12th st, No 38 West, 20.8x103.3, 4-sty stone front dwelling.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Dec. 18.

No Legal Sales advertised for this day.

Dec. 20.

9th st, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. Henriette Lowenstein extrx, &c, agt Jacob Roses et al; Spiro & Wasservogel, att'ys, 140 Nassau st; J C Julius Langbein ,ref. (Amt due, $2,491.51; taxes, &c, $297.76; sub to a prior mort of $16,000.) By L J Phillips & Co.

Dec. 21.

Lenox av, No 212, e s, 61 s 121st st, 20x80, 4-sty and basement brk dwelling. Sheriff's sale of all right, title, &c, which Chas E Campbell had on Oct 23, 1909, or since; M L Littleton, att'y, 60 Wall st; Thomas F Foley, sheriff. By Joseph P Day.

Oak st, w s, 200 n Cornell av, 25x100.

Oak st, w s, 300 n Cornell av, 100x50.

Cedar st, e s, 150 s Cornell av, 25x100, Eastchester.

Annie V Taylor agt Lily L Shirmer et al; Action No 1; De La Mare & Morrison, att'ys, 299 Broadway; Henry G K Heath, ref. (Amt due, $1,116.33; taxes, &c, $300.) By Henry G K Heath at Municipal Building, Bronx, at 10 a m.

182d st, No 496, s s, 124.9 e Washington av, 18x57.9x18.3x61.7, 3-sty brk dwelling. Eva Bschaidner agt Hillside Realty & Construction Co et al; Rudolph C Schaider, att'y, 120 Broadway; Stephen S Blake, ref. (Amt due, $7,049.49; taxes, &c, $136.46.) Mort recorded Sept 7, 1906. By Joseph P Day

48th st, No 248, s s, 107.4 w 2d av, 18.8x100.5, 4-sty stone front dwelling. Philip D Atwater agt Anton Rasmussen et al; Atwater & Cruikshank, att'ys, 43 Cedar st; Albert P Massey, ref. (Amt due, $2,372.94; taxes, &c, $641.84; sub to a first mort of $9,500.) Mort recorded Jan 2, 1906. By Joseph P Day.

Monroe st, No 274s w cor Jackson st, 25x89.6x25x

Jackson st, No 35 , 89.7, 6 sty brk tenement and stores. Israel Rotkowitz et al agt Samuel Weinstock et al; Charles Schwick, att'y, 11 Av A; Joseph T Ryan, ref. (Amt due, $15,497.46; taxes, &c, $2,067.23.) Mort recorded May 17, 1906. By Joseph P Day.

Taylor st, e s, 325 s Columbus av, 25x100, Van Nest. Baruch Kaufmann agt John Higgins et al; Action No 1; Kendall & Herzog, att'ys, 2 William st; Marcel Levy, ref. (Amt due, $6,482.85; taxes, &c, $300.) Mort recorded Sept. 8, 1906. By Joseph P Day.

Taylor st, e s, 300 s Columbus av, 25x100. Van Nest. Same agt same; Action No 2; Kendall & Herzog, att'ys, 27 William st; Walter C Booth, ref. (Amt due, $6,482.85; taxes, &c, $300.) Mort recorded Sept 8, 1906. By Joseph P Day.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty and basement stone front dwelling. Florence C Von Asten agt Chas F Homer et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; David Thomson, ref. (Amt due, $4,902.18; taxes, &c, $453.07.) Mort recorded Sept 26, 1908. By James L Wells.

Dec. 22.

140th st, No 471, n s, 76 e Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Josephine Mulholland agt Kate O Major et al; Wm F Clare, att'y, 71 Nassau st; Gilbert H Montague, ref. (Amt due, $13,262.18; taxes, &c, $249.47.) Mort recorded Nov 22, 1906. By J H Mayers.

Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, 6-sty brk loft and store building. Lewis W Sanborn agt Abraham Kipp et al; Wilder, Ewen & Patterson, att'ys, 45 Cedar st; Phoenix Ingraham, ref. (Amt due, $15,641.10; taxes, &c, $500.) Mort recorded Oct 9, 1891. By D Phoenix Ingraham.

Av B, No 209 |s e cor 13th st, 29.5x93, 13th st, Nos 600 to 604| two 4-sty brk tenements and stores. Maximilian Fleischmann Co agt Henry Bergman et al; Jackson, Arnold & Fleischmann, att'ys, 1 Madison av; Geo H Engel, ref. (Amt due, $29,058.28; taxes, &c, $794.09.) Mort recorded May 15, 1906. By J H Mayers.

2d av, No 1852, e s, 25.8 s 96th st, 25x100, 5-sty brk tenement and store. Ermina R Beckwith agt William Ferris et al; Oliver W Beals, att'y, 257 Broadway; Chas L Hoffman, ref. (Amt due, $2,856.48; taxes, &c, $921.21; sub to a first mort of $15,000.) Mort recorded May 12, 1907. By Joseph P Day.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street — NEW YORK
Tel., 1085 Murray Hill

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK.
30 Nassau St., New York City, Dec. 16, 1909.
35th Consecutive Semi-Annual Dividend.
By resolution of the Board of Trustees, a dividend of FIVE PER CENT. is payable on January 3, 1910, to stockholders of record at the close of business, 3 P. M., December 20, 1909.
HENRY W. REIGHLEY, Secretary.

Wooster st, Nos 179 to 183, w s, 100 s Bleecker st, 74.8x100x74.6x100, 7-sty brk loft and store bldg. Charles Fowler et al agt J B & J M Cornell Co et al; Beals & Nicholson, att'ys, 203 Broadway; Thomas F Gilroy, ref. (Amt due, $57,260.60; taxes, &c, $134.40; sub to a first mort of $120,000.) By Joseph P Day.

Dec. 23.

3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. Elise Boyd agt Lena Kannensohn et al; Johnston & Johnston, att'ys, 256 Broadway; Lynn W Thompson, ref. (Amt due, $26,389.99; taxes, &c, $400.) Mort recorded Aug 1, 1906. By Joseph P Day.

Willett st, No 65, w s, 125 s Rivington st, 25x100, 5-sty brk tenement and store. Sigmund Kraus agt Ida Hoffman et al; Davis & Kaufmann, att'ys, 49 Chambers st; Royal E T Riggs, ref. (Amt due, $8,661.65; taxes, &c, $2,103.93; sub to a first mort of $26,000.) Mort recorded Oct 9, 1906. By Samuel Marx.

So Boulevard, e s, 175 n Barretto st, 75x100, vacant. Lawyers Title Ins & Trust Co agt Abraham Greenberg et al; Action No 3; Philip S Dean, att'y, 160 Broadway; Edwin A Watson, ref. (Amt due, $10,116.00; taxes, &c, $1,285.79.) By Joseph P Day.

Brown pl, No 164 |n e cor 135th st, 33.4x100, 135th st, Nos 491 & 493| 5-sty brk tenement and stores. Chas W McCutchen agt Tony Wolf et al; Samuel St J McCutchen, att'y, 76 William st; Leighton, Lobdell, ref. (Amt due, $31,840.48; taxes, &c, $3,059.19.) Mort recorded Nov 23, 1904. By Joseph P Day.

(Continued on Page 1136.)

BRANCH OFFICES:
MEXICO CITY, MEX.
BUENOS AYRES, ARGENTINE
SAN FRANCISCO, CAL.
NEW ORLEANS, LA.
HAVANA, CUBA
HONOLULU, H. T.
PORTLAND, OREGON

SHOPS:
ON TIDEWATER, NEW YORK CITY

MILLIKEN BROTHERS (Inc.)

ESTABLISHED 1857

IRON AND STEEL CONSTRUCTION

MILLIKEN, S. I.

NEW YORK CITY

This Company, which placed its affairs temporarily under the protection of the Federal Courts on June 11th, 1907, has now had the

Receivership terminated.

The entire plant and all its assets having been restored to the Company, the new Officers and Board of Directors have taken immediate control.

EDWARD C. WALLACE, President

Board of Directors

GILBERT G. THORNE — A. A. FOWLER — WM. BARCLAY PARSONS
GATES W. MCGARRAH — CLARENCE M. LEWIS — E. C. WALLACE
C. H. ZEHNDER

The structural steel business established 50 years ago will be continued in all its branches, including Ornamental Iron Work and Galvanized Steel Towers for Electric Transmission, in the most active and efficient manner, and the Company's foreign business will be carried on and extended.

All inquiries will receive prompt attention and work entrusted to the Company will be given most careful and personal supervision.

OFFICIAL LEGAL NOTICES

PUBLIC NOTICE.

PUBLIC NOTICE IS HEREBY GIVEN to all persons claiming to have been injured by a change of grade in the regulating and grading of the following-named streets to present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, on or before December 28, 1909, at 11 o'clock A. M., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office.

BOROUGH OF MANHATTAN.

No. 783.—One Hundred and Sixty-seventh street, from Audubon avenue to Broadway.

No. 863.—One Hundred and Forty-sixth street, from a point 234.08 feet west of Broadway to the easterly line of Riverside Drive.

No. 927.—One Hundred and Sixty-eighth street, from Broadway to Fort Washington avenue.

BOROUGH OF THE BRONX.

No. 805.—Nelson avenue, from Boscobel avenue to Featherbed lane.

No. 806.—One Hundred and Ninety-ninth street, from Bainbridge avenue to Jerome avenue.

No. 967.—West Farms road, from Bronx River to the east side of Morris Park avenue.

No. 981.—Macombs road, from Inwood avenue to Featherbed lane.

No. 983.—Monterey avenue, from East One Hundred and Seventy-seventh to East One Hundred and Seventy-ninth streets.

No. 985.—East One Hundred and Seventy-sixth street, from West Farms road to Boston road.

No. 988.—Timpson place, from One Hundred and Forty-ninth street to Whitlock avenue.

BOROUGH OF BROOKLYN.

No. 777.—Fifty-seventh street, between Fourteenth and Fifteenth avenues.

No. 778.—Prospect place, between Buffalo and Ralph avenues.

No. 779.—Richmond street, from Fulton street to Dinsmore place.

No. 787.—Cornelia street, from Knickerbocker avenue to Queens County line.

No. 788.—East Fourth street, from Avenue C to Cortelyou road.

No. 789.—East Eighth street, between Church avenue and Montgomery street.

No. 790.—East Eighth street, between Montgomery street and Johnson street.

No. 791.—East Twenty-fifth street, between Clarendon road and Canarsie lane.

No. 793.—Farragut road, between Flatbush avenue and East Twenty-sixth street.

No. 794.—Sheffield avenue, between Pitkin avenue and Blake avenue.

No. 795.—Sixty-eighth street, between Third and Fourth avenues.

No. 796.—Seventy-eighth street, between Second and Fourth avenues.

No. 798.—Winthrop street, between Rogers and Nostrand avenues.

No. 855.—Decatur street, between Knickerbocker avenue and borough line.

No. 857.—Forty-seventh street, from Seventh to Eighth avenue.

No. 858.—Fifty-ninth street, between Sixth and Seventh avenues.

No. 879.—East Twenty-third street, between Avenues F and G.

No. 886.—Forty-first street, between Sixth avenue and a point 320 feet west of Ninth avenue, and between Sixth avenue and New Utrecht avenue.

No. 889.—Forty-sixth street, between Seventh and Eighth avenues.

No. 890.—Haven place, between Atlantic avenue and Herkimer street.

No. 897.—Seventy-sixth street, between Second and Third avenues.

No. 899.—West Ninth street, between Hicks and Henry streets.

No. 930.—Centre street, between Henry and Hicks streets.

No. 932.—Ditmas avenue (Avenue E), from Ocean parkway to West street.

No. 937.—East Twenty-ninth street, between Foster avenue and Avenue F.

No. 945.—Hinckley place, between Coney Island avenue and East Eleventh street.

No. 951.—Norman avenue, between Guernsey street and Wythe avenue, and on Wythe avenue, between Norman avenue and North Thirteenth street.

No. 977.—Himrod street, from St. Nicholas avenue to borough line.

No. 978.—Pleasant place, from Atlantic avenue to a point 42 feet north.

BOROUGH OF QUEENS.

No. 780.—Washington avenue, from Vernon avenue to the East River, First Ward.

No. 900.—Academy street, from Washington avenue to Broadway, First Ward.

No. 901.—Eleventh avenue, from Flushing avenue to Potter avenue, First Ward.

No. 905.—William street, from Payntar avenue to Beebe avenue, First Ward.

No. 913.—Potter avenue, from Eleventh avenue (Albert street) to Flushing avenue, First Ward.

No. 915.—Twelfth avenue, from Grand avenue to Newtown road, First Ward.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, December 10, 1909. (15414)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF MANHATTAN.

List 703.—Reregulating and regrading West One Hundred and Forty-seventh street, from a point 252.92 feet west of Broadway to the easterly line of Riverside Drive extension.

BOROUGH OF THE BRONX.

List 316.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Kingsbridge terrace, from Kingsbridge road to Boston avenue.

List 398.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Morris Park avenue, from West Farms road to Bear Swamp road, together with a list of awards for damages caused by a change of grade.

List 961.—Paving with asphalt blocks and curbing Crotona avenue, from East One Hundred and Eighty-seventh street to the Southern Boulevard.

List 962.—Paving with wood blocks Lyman place, from Stebbins avenue to Freeman street.

List 964.—Paving with creo-resinate wood blocks East One Hundred and Sixtieth street, from Forest avenue to Westchester avenue and curbing where necessary.

List 965.—Fencing the northwest corner of East One Hundred and Eightieth street and Bryant avenue (old West Farms Presbyterian Cemetery).

List 966.—Repairing sidewalks on the westerly side of Perry avenue, between Woodlawn road and Two Hundred and Fifth street.

List 968.—Repairing sidewalks on the east side of Webster avenue for a distance of 125 feet, beginning 50 feet south of Anna place and placing guardrail where necessary.

BOROUGH OF QUEENS.

List 64.—Regulating, grading, curbing and flagging Dutch Kills street, from Jackson avenue to the Long Island Railroad tracks, First Ward, together with a list of awards for damages caused by a change of grade.

List 181.—Regulating, grading, curbing, flagging and laying crosswalks on Twelfth avenue, from Grand avenue to Vandeventer avenue, First Ward.

List 182.—Regulating, grading, curbing, flagging and bridging Third avenue, from Broadway to Jamaica avenue, First Ward, together with a list of awards for damages caused by a change of grade.

List 431.—Regulating, grading, curbing, flagging and laying crosswalks on William street, from Payntar avenue to Wilbus avenue, First Ward.

List 725.—Regulating, grading, curbing, flagging and laying crosswalks on Fourteenth avenue, from Grand avenue to Vandeventer avenue, First Ward.

List 772.—Paving with wood block pavement Academy street, from Broadway to Jamaica avenue, First Ward.

List 9478.—Regulating, grading, curbing, flagging and laying crosswalks, Fourth avenue, from Washington avenue to Graham avenue, First Ward, together with a list of awards for damages caused by a change of grade.

BOROUGH OF RICHMOND.

List 9689.—Regulating and grading Bertha place, from Eddy street to Theresa place; also Theresa place, from Richmond turnpike to Duncan avenue, Second Ward.

List 9894.—Regulating and grading Forest avenue, from Brooks avenue to Cherry lane, and paving with macadam pavement, building the necessary bridges, abutment and wing walls and resetting curb and relaying gutters on adjoining streets where affected by new grade.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 18, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, December 14, 1909. (15484)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired by it for Bridge purposes in the

BOROUGH OF MANHATTAN,

BEING all the buildings, parts of buildings, etc., standing within the lines of property acquired for the purposes of the Manhattan Bridge and now remaining on the block bounded by the Bowery, Bayard, Chrystie and Canal Streets, and being more particularly designated as Nos. 31, 33, 35, 37-39, 39½-41, 43, 45-47 and 49 Bowery, and Nos. 20, 22, 24, 28, 30, 32, 34 and 36 Bayard Street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held May 26, 1909, the sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, DECEMBER 21ST, 1909,

at 11.00 A. M., in lots and parcels and in manner and form as follows:

Parcel No. 1, consisting of the following buildings:

20 Bayard Street, 3-story frame building.
22-24 Bayard Street, 6-story brick building.
28 Bayard Street, 3-story and basement brick building.
30 Bayard street, 3-story and basement brick building, with 1-story frame extension.
32 Bayard Street, 3-story and basement brick building.
34 Bayard Street, 6-story brick building.
36 Bayard Street, 3-story and basement brick building.

The purchaser of Parcel No. 1 will be required to remove the buildings within two months from the date of sale, and one month's rental must be paid to the City of New York for such buildings as are allowed to remain occupied or standing during the first month of said period.

Parcel No. 2, consisting of the following buildings:

31 Bowery, 6-story brick building.
33 Bowery, 6-story brick building.
35 Bowery, 6-story brick building.
37-39 Bowery, 5-story brick building.
39½-41 Bowery, 5-story brick building.
43 Bowery, 5-story brick building.
45-47 Bowery, 5-story brick building, including the Windsor Theatre in the rear of same and all appurtenances thereto belong to the City of New York, which, however, do not include the electrical plant, the fire apparatus, part of the scenery on the stage and certain other scenery and property belonging to the present tenant.
49 Bowery, 3-story brick building.

The purchaser of Parcel No. 2 will be required to remove the buildings within four months from the date of sale, and a monthly rental must be paid to the City of New York for such buildings as are allowed to remain occupied or standing during the first three months of said period.

For full particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, December 8th, 1909. (15464)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 518.—Sewer in Ocean parkway, west side, between Beverley road and Avenue C, and outlet between Avenue C and Ditmas avenue.

List 611.—Sewer in Etna street, between Force Tube avenue and Hale avenue, and between Norwood avenue and Richmond street; basins on Etna street, at the northeast corner of Euclid avenue; southwest corner of Pine street; northeast, northwest and southwest corners of Hemlock street and at the northwest corner of Elderts lane.

List 621.—Sewer on the northerly side of Parkside avenue, from St. Pauls place to Ocean avenue; basins on Parkside avenue, north side, opposite St. Pauls place, and Parkside avenue, between St. Pauls place and Ocean avenue.

List 786.—Laying cement sidewalks on Fifty-second street, between Seventh and Eighth avenues; south side of Forty-sixth street, between Fifth and Sixth avenues, and both sides of Twenty-first avenue, between Eighty-second and Eighty-third streets.

List 792.—Paving Elmore place (East Twenty-second street), between Farragut road and Avenue G.

List 797.—Paving Seventy-eighth street, between Third and Fourth avenues.

List 812.—Basins on the northerly and southerly sides of Albermarle road, on the west side of the Brighton Beach improvement.

List 813.—Basins on the northwest and southwest corners of Belmont avenue and Miller avenue.

List 814.—Basin at the southwest corner of Beverley road and Coney Island avenue.

List 815.—Sewer in Blake avenue, between Georgia and Sheffield avenues.

List 816.—Sewer in Blake avenue, between Williams and Alabama avenues.

List 821.—Sewer in East Eighth street, between Johnson street and Church avenue, and outlet sewer in Church avenue, north side, between East Eighth street and Coney Island avenue.

List 827.—Sewer in Forty-ninth street, between Twelfth and Thirteenth avenues, and between New Utrecht and Twelfth avenues.

List 836.—Sewer in Second avenue, between Sixtieth and Sixty-fourth streets.

List 876.—Paving Caton avenue, between Marlborough road (East Fifteenth street) and Parade place.

List 882.—Paving Eighty-fourth street, between Eleventh and Thirteenth avenues.

List 890.—Regulating, grading, curbing, laying cement sidewalks on Haven street, between Atlantic avenue and Herkimer street.

List 898.—Paving Winthrop street, between Rogers and Nostrand avenues.

List 919.—Paving Sheffield avenue, from Pitkin avenue to Blake avenue.

List 929.—Sewer in Central avenue, between Moffatt and Chauncey streets.

List 936.—Paving East Eighth street, between Johnson street and Church avenue.

List 949.—Paving Midwood street, between Rogers and Nostrand avenues.

List 955.—Grading lots on the northeast corner of Seventh avenue and Forty-sixth street, and on the north side of Forty-sixth street, about 100 feet from Seventh avenue.

List 960.—Basins on the northwest corner and southwest corner of Winthrop street and Nostrand avenue.

List 970.—Paving East Fourth street, between Avenue C and Cortelyou road.

List 975.—Paving Forty-fourth street, between Sixth and Seventh avenues.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 18, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, December 16, 1909.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 13 to 28, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named streets in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. THAYER STREET—OPENING, from Broadway to Nagle avenue, and ARDEN STREET—OPENING, from Broadway to Nagle avenue. Confirmed November 16, 1909; entered December 10, 1909.

HERMAN A. METZ, Comptroller.

City of New York, December 10, 1909. (15461)

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested viz:

BOROUGH OF MANHATTAN

List 679, No. 1.—Sewer in Avenue A, between Eleventh and Twelfth streets.

List 802, No. 2.—Paving with asphalt block pavement, curbing and recurbing West One Hundred and Sixty-seventh street, from Amsterdam avenue to Edgecombe road.

List 874, No. 3.—Repairing sidewalk at the northeast corner of One Hundred and Sixteenth street and Fifth avenue.

List 916, No. 4.—Sewer in Broadway, both sides, between Isham and Emerson streets.

BOROUGH OF THE BRONX.

List 297, No. 5.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Belmont street, from Featherbed lane to the approach of The Grand Boulevard and Concourse at Walton avenue.

List 354, No. 6.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Webb avenue (Tee Tew avenue), from West One Hundred and Eighty-eighth street to Kingsbridge road.

List 599, No. 7.—Paving with asphalt blocks and with granite blocks East One Hundred and Eighty-second street, from Quarry road to Boston road, and curbing where necessary.

List 719, No. 8.—Paving with asphalt blocks and curbing St. Mary's street, from St. Ann's avenue to Robbins avenue.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 11, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, December 10, 1909. (15466)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 13 to 28, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF RICHMOND:

4TH WARD. SEA VIEW AVENUE—OPENING, from Richmond Road to Southfield Boulevard. Confirmed October 29, 1909; entered December 10, 1909.

HERMAN A. METZ, Comptroller.

City of New York, December 10, 1909. (15456)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 9 to 22, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

18TH WARD, SECTION 3. RECEIVING BASINS on the northeast corner of 23D STREET AND AVENUE A, and on the southeast corner of 24TH STREET AND AVENUE A. 12TH WARD, SECTION 7. 139TH STREET—PAVING, CURBING AND RECURBING, from Broadway to Riverside Drive. WEST 148H STREET—PAVING, CURBING AND RECURBING, from Broadway to Riverside Drive. 12TH WARD, SECTION 8. 172D STREET—PAVING, CURBING AND RECURBING, from Amsterdam avenue to Audubon avenue.

HERMAN A. METZ, Comptroller.

City of New York, December 7, 1909. (15469)

ADVERTISED LEGAL SALES.

(Continued from Page 1134.)

10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, $14,605.98; taxes, &c, $69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

Dec. 24.

8th av, No 750 / 46th st, No 249 — n e cor 46th st, 25x100x25.5x100.

8th av, No 752, 46th st, No 247 — e s, 25.5 n 46th st, 25x100, n s, 100 e 8th av, 25x100.5 6-sty brk loft and store building. John J Herrington agt Metropolitan Mercantile & Realty Co; Louis Sanders, att'y, 3 Park Row. (Sheriff's sale of all right, title, &c, which deft. had on Sept 7, 1909, or since.) Thos F Foley, sheriff. By Joseph P Day.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Dec. 27.

1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. Louis Lehmeyer agt Isaac Shapiro et al; Norwood & Marden, att'ys, 68 William st; Chas W Culver, ref. (Amt due, $23,348.72; taxes, &c, $352.28.) Mort recorded Aug 25, 1906. By Herbert A Sherman.

Washington st, Nos 719 & 721 / 11th st, Nos 337 to 345 — n e cor 11th st, 75 x98.8 x 60 x 116.6, 6-sty brk loft and store building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, 54 William st; Sampson H Weinhandler, ref. (Amt due, $16,005.35; taxes, &c, $——; sub to a prior mort of $150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.

129th st, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Lillie B Lilienthal agt Clarence Wollner et al; Sigmund Wechsler, att'y, 32 Broadway; Geo M S Schulz, ref. (Amt due, $21,078.02; taxes, &c, $335.60.) Mort recorded Sept 5, 1906. By Herbert A Sherman.

The RECORD AND GUIDE goes to an exclusive clientele, most of whom are possible customers of every advertiser in the paper.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 17, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

***Indicates that the property described was bid in for the plaintiff's account.**

JOSEPH P. DAY.

5th av, No 2216, w s, 24.11 s 135th st, 25x90, 5-sty brk tenement and store. (Amt due, $23,989.63; taxes, &c, $571.99.) Mary Hershfield, defendant $24,000

*Houston st, No 174, n s, 35.10 w Hancock st, 26x100, 6-sty brk tenement and stores. (Amt due, $38,011.53; taxes, &c, $1,356.07.) Domingo Torres y Moran 36,650

Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70, 5-sty stone front tenement and store. (Amt due, $10,822.39; taxes, etc., $235.37.) (This property was reported sold in the last issue, but on order of the referee was resold this week to Broadway-Amsterdam Co.) 14,125

Madison st, No 126, on map No 128, s s, 86.3 e Market st, runs s 17.4 x e 1.8 x s 82.8 x e 25 x n 100 x w 26.8 to beg, 6-sty brk tenement and store. (Amt due, $32,343.31; taxes, &c, $2,500.) Jacob Cohen 35,675

3d av, Nos 3524 to 3542 / 168th st / Fulton av — n e cor 168th st, runs n 176 x e 180 x s 50 x e 60.10 x s 87 x e 111.11 to Fulton av, x s 41.8 x w 337 to beg, 3-sty brk tenement and store and one 2, 3 and 4-sty brk and frame brewery and vacant. (Amt due, $57,547.60; taxes, &c, $2,434.90.) Joseph F Schnugg, defendant 93,000

*110th st, Nos 245 to 249, n s, 116.8 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. (Amt due, $9,330.66; taxes, &c, $758.61; sub to a first mort of $38,000.) Abraham D Weinstein 45,737

95th st, No 233, n s, 125 w 2d av, 25x100.8, 5-sty brk tenement and store. (Amt due, $15,595.80; taxes, &c, $688.38.) S Grodginsky 16,425

*164th st, Nos 434 & 436, s s, 325 e Amsterdam av, 50x112.4, 5-sty brk tenement. (Amt due, $11,346.40; taxes, &c, $——; sub to a prior mort of $50,000.) Pine Moon Realty Co 60,528

3d av, Nos 1313 & 1315, e s, 27.2 n 75th st, 56.3x105, two 5-sty brk tenements with stores (receiver's sale). Louise Fox 71,200

83d st, Nos 127 & 129, n s, 249 w Columbus av, 34x102.2, two 4-sty stone front dwellings (receiver's sale). Withdrawn ..... —

7th st (Chatterton av), s w cor Av B, 205x108, Unionport, vacant. (Partition. Wm J Hyland 9,500

Wooster st, Nos 175 & 177, w s, 173.11 s Bleecker st, 50x100, 7-sty brk loft and store building (exrs sale). Bid in at $100,000 ..... —

51st st, No 131 / 52d st, No 128 — n s, 375 e 7th av, 25x20.10 to 52d st, two 3-sty brk garages (exrs sale). J. A. Reed 61,200

106th st, No 22, s s, 120 w Madison av, 25x100.11, 5-sty brk tenement (voluntary). Bid in at $24,200 ..... —

Lexington av, No 1672 / 105th st, Nos 138 & 138½ — s w cor 105th st, 17.7x55, 4-sty stone building with stores (voluntary). Joseph H Fink 16,000

104th st, No 123, n s, 200 e Park av, 20x100.11, 4-sty stone front tenement. (Sheriff's sale of all right, title, &c.) Withdrawn ..... —

BRYAN L. KENNELLY.

St Nicholas av, No 775 / 149th st, No 400 — s w cor 149th st, 20.5x101.2x20x96.10, 5-sty and basement stone front dwelling. (Amt due, $21,219.77; taxes, &c, $491.70.) John George Grill 30,350

SAMUEL GOLDSTICKER.

5th av, No 1080 / 89th st — n e cor 89th st, 25.2x102.2, 5-sty stone front dwelling (exrs sale). Bid in at $300,000 ..... —

SAMUEL MARX.

61st st, No 112, s s, 117 e Park av, 18.6x100.5, 3-sty brk dwelling (voluntary). Albert Feldheim 34,100

Park av, No 1523 / 111th st — s e cor 111th st, 100.11x52, 6-sty brk tenement with stores (voluntary). Henry Harris 61,600

10th st, Nos 406 to 408, s s, 133 e Av C, 40x92.3, 6-sty brk tenement with stores (voluntary). Mrs Brothers 46,000

Goorck st, No 32, e s, 150 n Broome st, 24x100, 6-sty brk tenement with stores (voluntary). Withdrawn ..... —

Cherry st, No 482, n s, 21 w Corlears st, about 27.9x50, 6-sty brk tenement with stores (voluntary). Bid in at $21,750 ..... —

Cherry st, Nos 478 & 480, n s, about 48.9 w Corlears st, about 55.6x50, two 6-sty brk tenements with stores. Withdrawn ..... —

Grand st, No 478, n s, 25 w Willett st, 25x100, 6-sty brk tenement (voluntary). Henry Harris 45,050

J. H. MAYERS.

137th st, Nos 26 & 28, s s, 285 w 5th av, 50x99.11, 6-sty brk tenement. (Amt due, $14,605.01; taxes, &c, $1,417.29; sub to prior mort of $43,000.) Samuel Kramer 46,375

REFEREE'S SALE.

(On the premises.)

Central av / St Agnes av / Seaview av / Briggs av / Westchester av / Western av / Central av / Lorillard av — s e cor St Agnes av, 100x100 ..... s w cor Westchester av, runs s 145.1 x w 181.2 to Westchester av, x n 125 to Westchester av, x e 108.6 to beg ..... n e cor Lorillard av, 110x475 to Pelham River, x 465, Baychester ..... (Amt due, $6,904.86; taxes, &c, $900.) Walter W Taylor, party in interest 8,855

Total	$476,720
Corresponding week, 1908	$756,370
Jan. 1st, 1909, to date	56,983,603
Corresponding period, 1908	55,403,866

REAL ESTATE RECORDS

CONVEYANCES

Dec 10, 11, 13, 14, 15 and 16. (No. 103.)

BOROUGH OF MANHATTAN.

Bleecker st, No 287, e s, 82.4 s Barrow st, 24.6x75x24.7x75, 5-sty brk tenement and store. Kunigund Herbst to Barbara Herbst. Morts $15,000. Dec 4. Dec 11, 1909. 2:590—52. A $13,500—$24,500. nom

Bank st, Nos 42 and 44, s s, 105 e 4th st, runs s 91.3 x e 20.1 x n 1.1 x e 19.5 x n 90 to st x w 40.2 to beginning, one 2 and one 3-sty brk dwellings. Francis T Clarke et al HEIRS &c Frances Clarke to Louise Fox. Dec 10. Dec 11, 1909. 2:614—10 and 11. A $19,000—$22,000. other consid and 100

Same property. Louise Fox to Charles Rubinger. Dec 10. Dec 11, 1909. 2:614. other consid and 100

Broome st, No 99, s s, abt 75 w Sheriff st, 25x75, 5-sty brk tenement and stores. Morris Steinberg to Felix Kunstler. ½ right, title and interest. All liens. Oct 6. Dec 15, 1909. 2:336—44. A $16,000 -$23,000. nom

Same property. Samuel Heyman to same. ½ right, title and interest. Morts $22,000. Dec 14. Dec 15, 1909. 2:336. nom

Broome st, No 329, s s, abt 75 w Chrystie st, —x—, 5-sty brk tenement and store, being an assignment of all right, title and interest under will of Henry Johnson and recorded in book 157 of wills, page 445, Kings County. Walter J Lowenhaupt of Park Hill, N Y, to Carl Uhl of Carlstadt, N J. Nov 1. Dec 16, 1909. 2:423—16. A $23,000—$33,000, or decedents estate. nom

Chambers st, No 15 / City Hall pl — n s, at s e s City Hall pl, 42.4x18x20.5 to pl x41.1, vacant. Release dower. Julia R wife Wm F Donnelly to Albert I Sire. Q C. Dec 9. Dec 11, 1909. 1:159—1. A $63,000—$63,000. nom

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MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Crosby st, No 49, e s, 187.4 n Broome st, 25x100, 6-sty brk loft and store building. Meyer Gellman to Wilgro Realty Co. Mort $47,000. Dec 2. Dec 10, 1909. 2:482 5. A $25,000—$46,000. nom

Chrystie st, No 8 | s e cor Bayard st, 43x76.3, 5-sty brk tenement
Bayard st, No 13 | and stores. Mortimer Baum to Irving Baum. 1-8 part. All title. All liens. May 11. Dec 16, 1909. 1:289—41. A $35,000—$50,000. 100

Delancey st, Nos 254 and 256, n s, 53 e Sheriff st, 47x100, 6-sty brk tenement and stores. Blanche A Danciger to Nathan Kirsh. Mort $60,100 and all liens. Dec 14. Dec 16, 1909. 2:333—34. A $35,000—$68,000. other consid and 100

Grand st, No 521 | s s, 64 w Jackson st, runs s w 38.11 x s 21.5 to
Henry st, No 323 | n s Henry st at pt 75.3 w Jackson st x w 20 x n 37.6 x n e 34.8 to Grand st x s e 25 to beginning, 5-sty brk tenement and store. Samuel Haber to Meyer Deutsch. All liens. Dec 15. Dec 16, 1909. 1:288—33. A $17,000—$27,000. 100

Hester st, No 95 | n e cor Allen st, 21.10x75, 3-sty frame
Allen st, No 42 | (brk front) loft and store building on map Nos 40 and 42 | and 5-sty brk tenement and stores. Annie Shlachetzki to Hattie Tatlebaum. ½ part. All liens. Dec 13. Dec 14, 1909. 1:308—34. A $32,000—$45,000. other consid and 100

Hudson st, No 426, e s, 111 s Morton st, 22x80, 4-sty brk tenement and store. Katharine Dusche (Wolf) to George, Henry, Annie and James A G Wolf. 1-5 part. All title. Dec 11, 1909. 2:583—4. A $12,000—$16,500. other consid and 100

Same property. Release covenants, &c. The Rector, &c, of Trinity Church to George Wolf, Katharine Dusche (Wolf) and Henry, Annie and Jas A G Wolf. Nov 30. Dec 11, 1909. 2:583. nom

Lawrence st, Nos 34 to 44, s s, 268.6 e Amsterdam av, 122.11x 100x122.8x100, 2-sty brk bakery and 2-sty brk stable. Larimer A Cushman to Cushman Bread Company. Mort $75,000. Dec 10, 1909. 7:1966—95. A $45,000—P $65,000. other consid and 100

Monroe st | s s, 154.9 e Jefferson st, runs s 127 x e 25.7
Rutgers pl, No 14 | x n 126.6 to st x w 25.7 to beginning, 6-sty brk tenement and store. Henry A Jaffin to Sarah Rappaport. Morts $48,000. Dec 9. Dec 10, 1909. 1:257—24. A $23,000—$48,000. other consid and 100

Monroe st, No 279, n s, 50.2 e Jackson st, 25x95, 6-sty brk tenement. Joseph Green to Lena Levy. All liens. Dec 11. Dec 15, 1909. 1:265—3. A $14,000—$31,000. other consid and 100

South st, No 385, n s, 50 w Jackson st, runs w 50 x n 70 x e 25 x n 26.11 x e 12.1 x n 7.5 x e 12.10 x s 104.4 to beginning, 3-sty brk foundry. FORECLOS, Dec 9, 1909. Frank Keck referee to John W Sullivan, of Brooklyn. Dec 14. Dec 15, 1909. 1:243—22 and 28. A $12,500—$22,500. 20,000

Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3, 3-sty brk tenement and store. PARTITION, July 13, 1909. Eugene N Robinson referee to St Johns Park Realty Co. Dec 15, 1909. 1:220—17. A $9,000—$10,500. 11,200

Vesey st, Nos 14 and 16, n s, 231.3 w Broadway, runs n 101 x e 39.1 x n 1 x e 11.3 x s 102.6 to st x w 50.2 to beginning, 5-sty stone front loft and store building. Edwin B Meeks EXR &c Jos W Meeks to Wm W Astor of London, Eng. Dec 10, 1909. 1:88—3. A $228,000—$260,000. 307,500

Vesey st, Nos 28 and 30 | n e cor Church st, 52.5x76x52.5x75,
Church st, Nos 73 to 77 | two 5-sty stone front loft and store buildings. Mabel G Maynard to Emanuel Heilner and Moses J Wolf ½ part, and Saml H Stone ½ part. Mort $165,000. Dec 10, 1909. 1:88—9 and 10. A $197,600—$230,000. nom

Vesey st, Nos 28 and 30 | n e cor Church st, 52.5x76x52.5x75,
Church st, Nos 73 to 77 | two 5-sty stone front loft and store buildings. Edwin B Meeks EXR &c Jos W Meeks to Mabel G Maynard of Orange, N J. Dec 9. Dec 10, 1909. 1:88—9 and 10. A $197,600—$230,000. 206,000

Walker st, No 93 | westerly cor Lafayette st (Elm st),
Lafayette st, Nos 100 to 104 | runs n w along s w s Walker st 25.8 x s w 86.6 x s e 22.2 to n w s Lafayette st late Elm st x n e 87.1 to beginning, 5-sty brk tenement and store and vacant. PARTITION, Nov 17, 1909. Chas A Runk referee to Helen H Jenkins. Dec 15, 1909. 1:195—17. A $38,000—$40,000. 55,500

Warren st, No 113, s s, abt 58 w Washington st, 25x92.9, 4-sty brk loft and store building. Release from quit rent reserved by grant dated Nov 18, 1773. The Rector, &c, of Trinity Church to Henry S Reynolds. Q C. Dec 10. Dec 15, 1909. 1:131—37. A $20,000—$26,000. 100

Waverly pl, Nos 14 and 16, s s, 49.4 w Mercer st, 67.4x81.10x67.4x 82.5, two 6-sty brk loft and store buildings. William Lauterbach and Mattie his wife to Helen Lauterbach. ¼ part, being ½ interest of said William Lauterbach. Morts $115,000. Dec 8. Dec 10, 1909. 2:547—15 and 16. A $100,000—$164,000. nom

Washington st, Nos 471 and 473 | s e cor Hoboken st or Canal st,
Canal st, Nos 510 to 518 | runs s 84.10 x e 52 x s e 15.2 x n 50 to s w s Canal st x n w 90.7 to s s Hoboken st or Canal st x w 21.6 to beginning, five 4-sty brk tenements and stores and 2-sty brk tenement and store. 2:595—32 and 33. A $50,000—$65,500.

West st, Nos 226 and 228 | n e cor North Moore st, 50x85,
North Moore st, Nos 105 and 107 | 2-sty frame tenement and stores and 2-sty brk tenement and stores. 1:186—5 and 6. A $59,000—$62,000.

Morton st, No 44, s s, abt 200 w Bedford st, runs e 26.9 to point 199.6 w Bedford st x s 122.10 x w 53.4 x n 126.1 to beginning, 3-sty brk tenement and two 3-sty brk tenements in rear. 2:583—22. A $19,000—$22,000.

Renwick st, No 18, e s, 357.9 s Spring st, runs e 50 x s e along alley 13.5 x s 10 x w 60 to st x n 20.4 to beginning, with rights to alley, 3-sty brk stable. 2:594—60. A $5,500—$7,000.

Horatio st, No 34, s s, 174.9 w 4th st, 25x87.6x25.9x87.6, 5-sty brk tenement. 2:626—35. A $10,000—$16,000.
Paul F O'Neill to Michael Hazel. B & S. Dec 7. Dec 11, 1909. nom

Same property. Michael Hazel to Paul F O'Neill and Margaret J his wife as tenants by entirety. B & S. Dec 7. Dec 11, 1909. 1:186, 2:583, 594, 595, 626. nom

2d st E, Nos 276 to 280, n s, 393 w Av D, 100x106, 3-sty brk dwelling, 1-sty brk church and 4-sty brk school. Corporation of the Methodist Episcopal Church of the East Circuit located in 2d st, N Y, to New York City Church Extension and Missionary Society of the Methodist Episcopal Church. Dec 1. Dec 16, 1909. 2:372—60 and 61. A $11,000—$12,000 and exempt. nom

3d st W, Nos 43 and 45 | n w cor Wooster st, 42x74.10, four 2-
Wooster st, Nos 233 to 237 | sty brk and frame tenements and stores. Bridget E Mullins to Margaret Brown, of Bardonia, Rockland Co, N Y. Morts $48,250. Apr 28. Dec 16, 1909. 2:538—1, 2 and 22. A $48,000—$50,000. other consid and 100

4th st E, No 250, s s, 90 e Av B, 25x96, 6-sty brk tenement and store. Rachel Gordon et al to Joseph Ullman. Morts $40,000. Dec 15. Dec 16, 1909. 2:386—11. A $17,000—$36,000. nom

6th st E, No 537, n s, 136 w Av B, 30x90.10, 5-sty brk tenement and store.

Av A, Nos 110 and 112 | s e cor 7th st, runs e 275 x s 92.10 x w
7th st, Nos 134 to 144 | 200 x n 54 x w 75 to e s Av A x n 36.10
on map Nos 132 to 148 | to beginning, eight 5-sty brk tenements
7th st, Nos 158 and 160 | and stores and two 4-sty brk tenements and stores.
Trust deed. Wm A Drayton to John McL Nash and James C Drayton in trust. 1-3 part. Dec 4. Dec 13, 1909. 2:402—9 to 18 and 47. A $202,000—$291,000. nom

7th st E, No 112, s s, 275 w Av A, 25x90.10, 5-sty brk tenement and store. Benj J Weil to Morris Jacoby. Mort $35,000. Dec 15, 1909. 2:434—20. A $17,000—$33,000. other consid and 100

12th st E, No 415, n s, 197.4 e 1st av, 24.4x103.3x26.9x92.3, 6-sty brk tenement and store. Giuseppe Disena et al to Esther Reich. Mort $31,000. Dec 10. Dec 11, 1909. 2:440—52. A $16,000—$35,000. other consid and 100

13th st E, s s, 44 e Av C, a strip on which a 1-sty brk building now stands. Fannie Lefkowitz to Dora Pressman. Q C. Jan 15. Dec 15, 1909. 2:382. nom

14th st W, Nos 420 to 424, s s, 300 w 9th av, 50x103.3, 6-sty brk loft and store building. Henry J Fink EXR Diederich Fink to John Jordan. ½ part. All title. Mort $80,000 on whole. Dec 15, 1909. 2:646—30. A $36,000—$64,000. 65,000

Same property. Adeline S Fink widow of Geo A Fink dec'd to same. ½ part. All title. Mort $80,000 on whole. Dec 15, 1909. 2:646. 65,000

15th st E, No 617, n s, 413 w Av C, 25x103.3, 5-sty brk tenement. Joseph Green to Yetta Green. ¼ part. Mort $14,600. June 18. Dec 10, 1909. 3:983—12. A $8,000—$15,500. nom

20th st W, No 246 (174), s s, 175 e 8th av, 26.6x77x27x78, 4-sty brk dwelling. Mary A wife John H Lowe et al to Julia wife David Laughlin. Q C. Nov 18. Dec 10, 1909. 3:769—63. A $11,500—$15,500. nom

21st st W, No 138, s s, 320.7 e 7th av, 23x92, 3-sty and basement brk dwelling. Lillian E Banks and ano to Rexton Realty Co, a corpn. Mort $6,000. Dec 14. Dec 16, 1909. 3:796—61. A $21,000—$24,000. other consid and 100

21st st E, No 143, n s, 150 w 3d av, 20.6x98.9, 5-sty stone front dwelling. Wm H Hall and ano to Malvern Realty Co. All liens. Mar 5. Dec 16, 1909. 3:877—34. A $20,000—$23,000. 100

22d st E, Nos 338 and 340, s w s, 100 n w 1st av, 50x97.6, two 5-sty brk tenements. Marie A Kessler to Leah K Ray. B & S. Mort $54,000. Dec 10, 1909. 3:927—34. A $22,000—$50,000. 500

22d st W, No 419, n s, 150 w 9th av, 16.8x98.9, 5-sty brk dwelling. Mary E Greagan to Mary E Reed. B & S. All liens. Dec 6, Dec 10, 1909. 3:720—38. A $8,000—$10,500. nom

23d st W, No 364, s w s, 52 s e 9th av, 24x74, 4-sty brk dwelling. PARTITION, Nov 17, 1909. Chas A Runk, ref to Jacob Appell. Dec 16, 1909. 3:746—76. A $15,000—$17,000. 27,700

25th st W, No 432, s s, 352.6 e 10th av, 22.6x98.9, 4-sty brk tenement and 4-sty brk tenement in rear. Mary E Geagan to Henry B A Simmons of Bath Beach, Brooklyn, N Y. B & S. All liens. Dec 6. Dec 10, 1909. 3:722—58. A $9,500—$14,000. nom

26th st W, No 130, s s, 350 w 6th av, 25x98.9, 4-sty brk tenement and store and 1-sty brk bldg in rear. Lina Weil to Emanuel Heilner and Moses J Wolf. Morts $27,000. Dec 16, 1909. 3:801—59. A $22,500—$26,000. other consid and 100

26th st W, No 130, s s, 350 w 6th av, 25x98.9, 4-sty brk tenement and store and 1-sty brk bldg in rear. Emanuel Heilner and Moses J Wolf to Charles I Weinstein Realty Co. Morts $27,000. Dec 15. Dec 16, 1909. 3:801—59. A $22,500—$26,000. other consid and 100

27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Harry Wolfe to Libbie Fleig. ¼ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724—49. A $10,000—$27,000. other consid and 100

Same property. Same to Julius Clark. ¼ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724. other consid and 100

Same property. Same to Minnie Finkelstein. ¼ part. B & S and C a G. All liens. Dec 6. Dec 14, 1909. 3:724. other consid and 100

27th st W, No 422, s s, 475 e 10th av, 24.7x98.9, 5-sty stone front tenement. Minnie Finkelstein et al to Harry Wolfe of Brooklyn. Mort $22,000. Dec 3. Dec 14, 1909. 3:724—49. A $10,000—$27,000. other consid and 100

27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9, 4-sty brk tenement and store. Mary A O'Neil to Alva Realty Co. Dec 11. Dec 13, 1909. 3:802—56. A $17,500—$19,500. other consid and 100

34th st E, No 313, n s, 142.10 e 2d av, 21.5x98.9, 4-sty brk tenement. Joseph Johnson EXR Ann Cummins or Cummings to Julius Sternfeld. Dec 14. Dec 15, 1909. 3:940—10. A $11,500—$14,000. 14,000

37th st E, No 327, n s, 263 w 1st av, 20x98.9, with all title to any land adj s s of old Susan st, 4-sty brk tenement. Peter Dolan to Annie and Elizabeth Bonnie. Mort $8,000. Dec 9. Dec 10, 1909. 3:943—17. A $8,500—$11,000. other consid and 100

37th st W, Nos 304 to 308, s s, 100.4 w 8th av, 73.7x98.9, two 4- and one 5-sty brk tenements and stores and 2- and 3-sty brk and frame bldgs in rear. Chas H Liss, EXR Charles Lehritter to Charles and John Lehritter and Elizabeth Metz. Dec 15. Dec 16, 1909. 3:760—48 to 50. A$34,000—$54,000. 61,500

38th st W, No 238, s s, 328.6 w 7th av, 17.10x98.9, 3-sty brk dwelling. Maria Kernwein, HEIR Joseph B Mauch to Theo K Wilmerding. Mort $6,000. Oct 28. Dec 16, 1909. 3:787—63. A $15,500—$18,000. other consid and 100

38th st W, No 332, s s, 325 e 9th av, 25x98.9, 4-sty brk tenement and store.

43d st W, No 310, s s, 150 w 8th av, 25x100.4, 4-sty brk tenement and store and 3-sty brk tenement in rear.
Jas W Silleck Jr of Peekskill, N Y, to Romer J L Silleck of Peekskill, N Y. All liens. Dec 9. Dec 10, 1909. 3:761—54. A $12,000—$17,500; 4:1033—39. A $16,000—$18,000. nom

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38th st W, No 311, n s, 150 w 8th av, 25x98.9, 4-sty brk tenement and store. Chas H Liss EXR Charles Lehritter to Kohring Realty Co. Dec 15, 1909. 3:762—28. A $12,000—$16,500. 20,000

38th st W, No 13, n s, 260 w 5th av, 18.9x98.9, 4-sty stone front dwelling. American Mortgage Co to Mary L Barbey. B & S. Oct 8, 1908. Dec 15, 1909. 3:840—34. A $60,000—$66,500. nom

39th st W, No 249, n s, 300 e 8th av, 16.8x98.9, 4-sty brk dwelling. Hugo A Harding to Annie Greenthal. Mort $13,500. Dec 1. Dec 10, 1909. 3:789—17. A $14,500—$17,000. other consid and 100

39th st E, No 210, s s, 137.10 e 3d av, 12.2x98.9, 3-sty stone front dwelling. Sarah R Niner to John J Egan. Mort $5,500 and all liens. Dec 10, 1909. 3:919—54. A $5,250—$8,000. nom

44th st W, Nos 321 and 323, n s, 275 w 8th av, 49.10x100.4x49.11 x100.4, 6-sty brk tenement and stores. Mabel F Gerdes by Elizabeth Nixon GUARDIAN to Wm A Gerdes, of Ridgewood, N J. All title. B & S. May 25. Dec 13, 1909. 4:1035—20. A $30,000—$68,000. 500

45th st W, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4, 4-sty brk dwelling, two 4 and one 3-sty brk buildings and stores. Mary C Stewart to Forty-Fifth St Exchange. B & S. Dec 1. Dec 11, 1909. 4:998—12 to 14. A $148,000—$152,000. other consid and 100

48th st E, No 424, s s, 325 e 1st av, 25x100.5, 2-sty brk building. and 1-sty frame building in rear. Jacob Israelson EXR &c Jacob Hecht to Anton J Wettach. Mort $4,000. Dec 15, 1909. 5:1359—37. A $7,500—$9,000. 8,000

50th st E, No 227, n s, 294 w 2d av, runs n 100.5 x w 3 x n 20.5 to c l old Boston Post road x s w 31.2 x s 107 to st x e 31 to beginning, 6-sty brk tenement. Ada M Ramos et al to Edward F Tierney. Mort $49,500. Dec 15, 1909. 5:1324—13. A $15,000—$50,000. other consid and 100

50th st W, Nos 132 and 134, s s, 350 e 7th av, 50x100.4, two 4-sty brk tenements and 2-sty brk bldg in rear. Mary A Thorp to Harriet S James. Mort $32,000. Dec 16, 1909. 4:1002—49 and 50. $56,000—$60,000. other consid and 100

51st st W, No 420, s s, 275 w 9th av, 17x100.5, 5-sty stone front dwelling. Thomas McGowan to Catherine McGowan. Dec 9. Dec 10, 1909. 4:1060—44. A $8,000—$12,000. other consid and 100

53d st W, Nos 108 and 110, s s, 150 w 6th av, 50x100.5, 4-sty brk stable

58th st E, No 34, s s, 20 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.

58th st E, No 36, s s, 40 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.

58th st E, No 40, s s, 80 e Madison av, 20x50.5, 4-sty and basement stone front dwelling.

Henry Van Schaick to Van Schaick Realty Co. All liens. Nov 11. Dec 14, 1909. 4:1005—39 and 40. A $40,000—$54,000. 5:1293—49, 49½ and 49¼. A $80,000—$92,000. nom

57th st W, No 366, s s, 20 e 9th av, 20x100.5, 4-sty and basement stone front dwelling. Annie M Rohe to John V, Chas E and Geo T Diefenthaler and Katharina Budenbach each 1-6 part, and Grace E McCully and Geo E Diefenthaler each 1-12 part; party 1st part reserves 1-6 part. B & S. Oct 19. Dec 15, 1909. 4:1047—63. A $16,000—$24,000. nom

61st st E, No 332, s s, 190 w 1st av, 25x100.5, 5-sty brk tenement and store. Bertha wife of Chas W Bohmfalk to Mollie Goldberg. Q C. Dec 7. Dec 10, 1909. 5:1435—35. A $9,000—$22,500. nom

63d st E, No 21.
Madison av, No 716.
Agreement as to covenants and right to maintain the brk extension on No 21 East 63d st, &c. Emma L Pinkney et al INDIVID and TRUSTEES John M Pinkney with Hattie Bloomingdale. Nov 11. Dec 10, 1909. 5:1378. nom

64th st W, Nos 27 to 31, n s, 350 w Central Park West, 75x100.5, three 5-sty brk tenements. Edward G Bailey et al to Jennie Weill. Morts $71,000. Dec 14. Dec 15, 1909. 4:1117—16 to 18. A $67,500—$103,500. 126,000

64th st W, Nos 27 to 31, n s, 350 w Central Park West, 75x100.5, three 5-sty brk tenements. Jennie Weill to Jacob Hirsh. All liens. Dec 15, 1909. 4:1117—16 to 18. A $67,500—$103,500. other consid and 100

65th st E, No 323, n s, 275 s e 2d av, 20x100.5, 3-sty brk dwelling. Thos F Lowndes to Annie T Renn. Mort $4,500. Nov 16. Dec 13, 1909. 5:1440—12. A $7,000—$9,000. other consid and 100

68th st W, No 58, s s, 206.3 e Columbus av, 18.9x100.5, 4-sty and basement stone front dwelling. Herbert B Hollingsworth to Rose Gibbs widow. Mort $19,000. July 16, 1908. Dec 15, 1909. 4:1120—56. A $15,000—$24,500. nom

69th st E, No 312, s s, 91.8 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Thos W Powers, of Rockville Centre, L I, to Mary E Powers his wife of same place. Mort $5,000. Nov 19. Dec 14, 1909. 5:1443—48½. A $5,000—$8,000. nom

71st st W, No 332, s s, 311 w West End av, 18x100.5, 3-sty and basement stone front dwelling. Mary C Donnelly to Wm F Harnett. C a G. July 1. Dec 10, 1909. 4:1182—45½. A $9,000—$21,000. other consid and 100

74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Annie Epstein to Ida Abramson. Morts $53,000. Dec 13. Dec 14, 1909. 5:1469—10. A $16,000—$56,000. nom

74th st E, No 215, n s, 188 e 3d av, 22x100, 4-sty brk tenement. Philip Duffy INDIVID and as HEIR Annie Duffy to Henry A Most. All title. Dec 13, 1909. 5:1429—8. A $11,000—$13,500. 150

75th st W, No 36, s s, 320 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Realty Mortgage Co to Daniel B Freedman. ½ part. All title. Mort $30,000. Dec 16, 1909. 4:1127—51½. A $10,000—$36,000. other consid and 100

75th st E, No 321, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement and store. Charles Malawista to Solomon Wiener. Mort $25,200 and all liens. Dec 15, 1909. 5:1450—13. A $9,000—$28,000. nom

80th st W, No 167, n s, 120 e Amsterdam av, 30x102.2, 5-sty brk tenement. Lucas Toch to Millie M wife Lucas Toch. All liens. Dec 15. Dec 16, 1909. 4:1211—6. A $17,000—$40,000. nom

82d st E, No 302, s s, 64 e 2d av, 18x51.2, 3-sty stone front tenement. Ignatz Janowitz to Stonington Realty Co, a corpn. Morts $9,200. Dec 4. Dec 11, 1909. 5:1544—49¼. A $4,000—$6,000. other consid and 100

91st st W, Nos 36, s s, 320 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Lina Weil to Emanuel Heilner and Moses J Wolf. Q C. Dec 10. Dec 14, 1909. 4:1204—45½. A $12,000—$22,000. nom

91st st W, No 36, s s, 320 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Emanuel Heilner et al to Alice M White. Mort $17,500. Dec 13. Dec 14, 1909. 4:1204—45½. A $12,000—$22,000. other consid and 100

93d st E, No 174. Declaration that above premises was conveyed by Leopold S Friedberger to Pauline Segree by mistake. Leopold S Friedberger to Pauline Segree. Dec 13, 1909. Dec 14, 1909. 5:1521. nom

95th st E, No 319, n s, 287.6 e 2d av, 37.6x100.8, 6-sty brk tenement. Jennie Kind to Selma Alexander. Morts $42,975 and all liens. Sept 22. Dec 15, 1909. 5:1558—13. A $12,000—$42,000. nom

95th st W, n e cor old Bloomingdale road closed at pt 167.10 w Amsterdam av, runs n 100.9 x w — to c l said old road x s 100.8 to st x e — to beginning, lying in bed of said old road, vacant.

96th st W, s e cor old Bloomingdale road, closed at pt 175.4 w Amsterdam av, runs s 100.9 x w to c l said old road x n 100.9 to st x e — to beginning, lying in bed of said old road, vacant.

95th st W, n s, adj above on west, being part of w ½ of said old road x 126, part 1-sty frame shed.

96th st W, s s, adj above on west, being part of w ½ of said old road x 75.9, part 2-sty brk bldg.

95th st W, n s, adj 1st parcel on east — x ½ blk.
Release of easements, &c. Gustave Disch et al with Adolph Behn, of Brooklyn, Henry Springhorn, Jr, of Hudson, N Y, and Eugene Higgins and John J Astor, of N Y. Q C. Nov 12. Dec 15, 1909. 4:1243—28, 39A and part of lots 24 to 27, and 39 and 42. A $——$——. nom

96th st W, No 328, s s, 308.4 w West End av, 41.8x100.8, 6-sty brk tenement. Release mort. Realty Mortgage Co et al to Marquise Co. Dec 14. Dec 16, 1909. 4:1253—90. A $25,000—$70,000. 9,000

97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and stores. FORECLOS, Oct 15, 1909. Adolph Stern, ref to Tourneur Realty Co, a corpn. Mort $17,000 and all liens. Oct 22. Dec 16, 1909. 6:1669—18. A $7,000—$23,000. $25 over and above 1st mort for 17,000

Same property. Tourneur Realty Co to Samuel Hellinger. B & S. All liens. Dec 13. Dec 16, 1909. 6:1669. other consid and 100

97th st W, No 121, n s, 588 e Amsterdam av, 15.6x100.11, 4-sty and basement brk dwelling. Edward F Tierney to Ada M Ramos and Gertrude and Nora Titley. Mort $9,000. Dec 15, 1909. 7:1852—24½. A $6,800—$14,000. nom

98th st E, s s, 125 e 5th av, 100x100.11.

98th st E, s s, 275 e 5th av, 50x100.11.

98th st E, n s, 250 e 5th av, 50x100.11.
vacant.
Emanuel Blumenstiel to Alfred C Bachman. Mort $105,000. Dec 11. Dec 13, 1909. 6:1603—60, 61 and 64 to 67. A $102,000—$102,000, and 1604—11 and 12. A $34,000—$34,000. other consid and 100

99th st W, No 72, s s, 74 e Columbus av, 26x100.11, 5-sty brk tenement and store. Samuel Herbst to Michael Herzlich. Mort $19,000 and all liens. Dec 6. Dec 13, 1909. 7:1834—60½. A $12,500—$23,000. nom

100th st E, No 405, n s, 100 e 1st av, 37.1x100.11, 6-sty brk tenement and stores. Jacob R Schiff to Hannah Cohen. Mort $31,500. Dec 11. Dec 13, 1909. 6:1694—6. A $10,000—$41,000. other consid and 100

Same property. Hannah Cohen to Jacob R Schiff. Morts $29,000. Dec 11. Dec 13, 1909. 6:1694. other consid and 100

104th st E, No 172, s s, 200 w 3d av, 25x100.11, 4-sty stone front tenement. Minnie Grossman widow to Julia Tomback. ½ part. Mort $12,000. Dec 11. Dec 13, 1909. 6:1631—45. A $10,000—$15,000. 100

Same property. Same to Sadie M McPhee. ½ part. Mort $12.00 (?) probably meant for $12,000. Dec 11. Dec 13, 1909. 6:1631. 100

107th st W, No 68, s s, 100 e Columbus av, 48.9x100.11, 7-sty brk tenement. Emil Alter to William Dangler of Brooklyn. Mort $57,750. Dec 10, 1909. 7:1842—59. A $23,400—$65,000. nom

107th st E, No 323, n s, 350 e 2d av, 25x75, 6-sty brk tenement and store. Ida Bogolowitz to Jacob Stein. All liens. Dec 15, 1909. 6:1679—15. A $5,500—$20,000. other consid and 100

107th st E, Nos 62 and 64, s s, 200 e Madison av, 50x100.11, two 5-sty brk tenements. Bernard Naumburg to Rosalie Rosenthal. Mort $47,750. Dec 10. Dec 15, 1909. 6:1612—43 and 44. A $22,000—$48,000. other consid and 100

108th st E, No 223, n s, 285 e 3d av, 25x100.11.

108th st, E, No 225, n s, 310 e 3d av, 25x100.11.

108th st E, No 227, n s, 335 e 3d av, 25x100.11.
three 4-sty stone front tenements and stores.
Solon R Postley to Paul Kaskel, Abe Bruder and Frank Hahn. Morts $45,000. Nov 18. Dec 15, 1909. 6:1658—12 to 14. A $24,000—51,000. nom

108th st E, No 217, n s, 210 e 3d av, 25x100.11, 4-sty brk tenement. Oscar Oestreicher to The Oestreicher Realty Co, a corpn. Mort $11,000. Nov 23. Dec 14, 1909. 6:1658—9. A $8,000—$16,000. 100

108th st E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Adolph Blum of Borough of Queens to Adolph Katzki of State of N J. ½ part. Correction deed. Morts $35,300. Dec 9. Dec 10, 1909. 6:1614—12. A $16,000—$32,000. nom

109th st E, No 179, n s, 95 w 3d av, 37.6x100.11, 6-sty brk tenement. Mary Ehrmann to Gussie Smolinski. All liens. Dec 14. Dec 15, 1909. 6:1637—32. A $15,000—$45,000. other consid and 100

110th st E, Nos 86 and 88, s s, 26 w Park av, 41x100.11, 6-sty brk tenement and stores. Bessie Weinger to David I Shapiro. Morts $48,000. Dec 13. Dec 14, 1909. 6:1615—38. A $19,500—$52,000. nom

111th st E, Nos 242 to 246, s s, 80 w 2d av, 60x100.11, 2-sty brk building, 1-sty brk store, one 2 and one 3-sty frame dwellings. Patrick M McGrath to The City of New York. Sept 29. Dec 13, 1909. 6:1660—28½ to 30. A $19,200—$22,500. 34,000

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113th st W, No 15, n s, 198.6 w 5th av, 15.6x100.11, 3-sty and basement stone front dwelling. Abram Bachrach to Rachel Lowenstein. Mort $7,500. Dec 13. Dec 15, 1909. 6:1597—29. A $8,000—$10,000. nom

113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tenement. Belwood Realty Co to Louis Starr, Sadie Herzog and Katie Levy. Mort $16,000. Dec 15, 1909. 6:1618—63. A $9,000—$18,000. other consid and 100

114th st E, Nos 69 and 71, n s, 205 w Park av, 50x100.11, two 5-sty brk tenements and stores. Rosalie Rosenthal to Bernard Naumburg. Morts $50,000. Dec 15, 1909. 6:1620—26 and 27. A $22,000—$40,000. nom

116th st W | s s, 400 w Broadway, runs s 65.11 x w 103.1 to Riverside Drive | e s Riverside Drive, x n — to beginning, vacant. Samuel McMillan to Saml McMillan, Jr. Mort $17,000. Dec 13. Dec 14, 1909. 7:1896—87 to 89. A $71,000—$71,000. other consid and 100

117th st E, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement. FORECLOS, Nov 17, 1909. Samuel S Isaacs referee to Jos J Meaney. Mort $18,000. Nov 24. Dec 15, 1909. 6:1689—14. A $8,000—$22,000. 3,400

Same property. Jos J Meaney to Robert Jordan. All liens. Nov 30. Dec 15, 1909. 6:1689. other consid and 100

Same property. Robert Jordan to Maurice Steiner. Dec 6. Dec 15, 1909. 6:1689. other consid and 100

118th st E, No 306, s s, 100 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. FORECLOS, Dec 2, 1909. Louis F Doyle ref to Bellwood Realty Co. Mort $36,000. Dec 13. Dec 14, 1909. 6:1689—47. A $13,500—$48,000. 11,000

119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty brk tenement and store. Bertha Slobodsky to James Dailey of Avon, N J. Mort $22,750. Dec 13, 1909. 6:1745—42. A $10,000—$22,000. other consid and 100

121st st E, Nos 221 and 223, on map No 223, n s, 237.6 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Myron Ritter to Emily and Marie Lotze. Morts $47,000 and all liens. Dec 13. Dec 14, 1909. 6:1786—11. A $—— $ ——. other consid and 100

122d st E, No 105, n s, 115 e Park av, 24x100.11, 5-sty stone front tenement. Katie Whitestone to Rose Herrick. Mort $——. Nov 29. (Re-recorded from Dec 8, 1909.) Dec 13, 1909. 6:1771—6. A $9,000—$24,000. other consid and 100

123d st E, No 334, s s, 303.2 w 1st av, 19.4x100.11, 4-sty stone front tenement. FORECLOS, Nov 9, 1909. James T Brady ref to Samuel Beck of Brooklyn. Dec 13. Dec 14, 1909. 6:1799 43. A $6,000—$11,000. 12,000

123d st E, No 332, s s, 322.6 w 1st av, 19.4x100.11, 4-sty stone front tenement. FORECLOS. Nov 9, 1909. Frank E Hipple ref to Samuel Beck of Brooklyn. Dec 13. Dec 14, 1909. 6:1799—44. A $6,000—$11,000. 12,000

123d st W, No 226, s s, 475 e 8th av, 25x100.11, 5-sty brk tenement. Florence E Peets to Clifford S husband of Florence E Peets. Morts $28,000. Dec 13. Dec 14, 1909. 7:1928—45. A $12,000—$25,000. other consid and 100

123d st E, No 416, s s, 237 e 1st av, 25x100.11, 4-sty brk tenement. FORECLOS. Nov 16, 1909. Robert L Luce, ref, to Morris H Park. Dec 15. Dec 16, 1909. 6:1810—39. A $6,000—$13,500. 10,300

128th st E, No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk tenement. William McGowan to Minnie Schmidt. Morts $17,500. Dec 16. 1909. 6:1792—28½. A $8,500—$20,000. nom

129th st W, Nos 251 to 255, n s, 199 e 8th av, 76x99.10, 6-sty brk tenement. Kath S Umsted to Johnston-Umsted Realty Co TRUSTEES. Morts $139,000. Dec 6. Dec 9, 1909. 7:1935—9. A $34,000—$120,000. Corrects error in last issue, when distance east of 8th av was 100 ft. nom

132d st W, No 67, n s, 235 e Lenox av, 20x99.11, 2-sty frame dwelling. FORECLOS, June 30, 1908. Geo H Engel referee to E Ormonde Power TRUSTEE Douglas Gordon Dec 2. Dec 10, 1909. 6:1730—11. A $8,000—$8,500. nom

133d st W, No 6, s s, 107 w 5th av, runs s 74.11 x w 3 x s 25 x w 25 x n 99.11 to st x e 28 to beginning, 5-sty brk tenement. FORECLOS, Dec 10, 1909. Frederick R Rich referee to Jacob Platt. Mort $12,000. Dec 10, 1909. 6:1730—41. A $11,000—$24,500. 9,500 over and above 1st mort

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty brk tenement. Hudson W Kelley to Chas C Tilghman. Mort $38,950. Dec 9. Dec 14, 1909. 6:1758—45. A $9,500—$44,000. nom

137th st W, Nos 13½ to 21, n s, 245 w 5th av, 200x99.11, five 6-sty brk tenements. Mary Ehrmann to Wm E Jackson. Morts $224,500. Dec 9. Dec 10, 1909. 6:1735—20 to 27. A $75,000—$235,000. other consid and 100

137th st W, No 3, n s, 62.6 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. FORECLOS, Dec 7, 1909. Lauren Carroll, ref, to John Staudt EXR Joseph Huber. Morts $26,000. Dec 10. Dec 13, 1909. 6:1735—33. A $——$——. 5,000

138th st W, No 611, n s, 208 w Broadway, 16.6x99.11, 3-sty brk dwelling. Eleanor Tobiesen to Minnie Fisher. Mort $7,000. Dec 10. Dec 13, 1909. 7:2087—23. A $5,400—$10,500 100

138th st W, No 611, n s, 208 w Broadway, 16.6x99.11, 3-sty brk dwelling. PARTITION, Oct 27, 1909. John B O'Donnell referee to Eleanor Tobieson. Dec 10, 1909. 7:2087—23. A $5,400—$10,500. 10,000

139th st W, Nos 52 to 64, s s, 125 e Lenox av, 175x99.11, four 6-sty brk tenements.

144th st W, No 242, s s, 400 e 8th av, 50x99.11, 6-sty brk tenement.

Av A | (former line), s w cor 104th st, runs s 104th st, Nos 444 and 446 | 100.11 x e 50 to c l Av A (former line) x n 100.11 to s s 104th st, x w 50 to beginning, which pt is 613 e 1st av, 1-sty brk and frame buildings of builder's yard. Hunterdon Realty & Construction Co, a corpn, to William Crawford. All liens. Nov 15. Dec 13, 1909. 6:1736—60 to 66. A $64,000—$203,000; 7:2029—47. A $17,000—$57,000; 6:1697—28½. A $12,000—$13,000. nom

144th st W, No 311, n s, 175 w 8th av, 24.6x99.11, 5-sty brk tenement. Edward J O'Dea to Edward F Rath, of Brooklyn. Mort $18,500. Dec 11. Dec 14, 1909. 7:2044—25. A $5,400—$15,500. 100

173d st W, No 521, n s, 151.3 e Audubon av, 18.9x100, 2-sty frame dwelling. Helen Burns to Frederick Heise. Mort $5,000. Dec 15. Dec 16, 1909. 8:2130—56. A $5,200—$6,500. nom

178th st W, No 659, n s, 125 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Josephine Arns to American Real Estate Co, a corpn of R I. Mort $5,000. Dec 11. Dec 13, 1909. 8:2163—21. A $3,600—$7,500. other consid and 100

Av A, Nos 1339 and 1341 w s, 75 s 72d st, 50x100, two 5-sty brk tenements and stores. Nathan Kirsh to Blanche A Danciger. Mort $25,000. Dec 14. Dec 16, 1909. 5:1466—24 and 25. A $18,000—$40,000. other consid and 100

Amsterdam av | n w cor 108th st, 100x100.11, 1-sty frame shed and 108th st | vacant. Jas R Roosevelt et al TRUSTEES will of William Astor dec'd for benefit of John J Astor to Irving Judis Building & Construction Co. Dec 7. Dec 10, 1909. 7:1880—29 to 32. A $81,000—$81,000. other consid and 100

Amsterdam av, No 410, w s, 77.2 s 80th st, 25x100, 5-sty brk tenement and store. Jos M Dorr to S Taber Bayles of Suffolk Co, N Y. Mort $24,500. Nov 10. Dec 15, 1909. 4:1227—33. A $19,000—$34,000. other consid and 100

Broadway, No 3901 | n w cor 163d st, 99.11x125, 6-sty brk tene-
163d st, No 601 | ment. Henry T Bulman Co to Emanuel Blumenstiel. Mort $215,142.86. Dec 11. Dec 13, 1909. 8:2137—110. A $90,000—$——. other consid and 100

Broadway, No 3165 | s w cor 127th st, 40x100, 6-sty brk tenement
127th st, No 600 | and stores. Berry B Simons to Chas F Coy. Mort $70,000. Dec 15. Dec 16, 1909. 7:1993—94. A $45,000—$85,000. other consid and 100

Broadway, No 2502, e s, 83.3 s 94th st, runs e along c l old Apthorps lane 100 x s 60.1 x w 100 to Broadway x n 63.2 to beginning, 12-sty brk and stone hotel. Maria T McAvoy to Selma Realty Co. Morts $85,000 and all liens. Dec 16, 1909. 4:1241—23. A $85,000—$325,000. 100

Broadway | s e cor 140th st, 99.11x150, 6-sty brk tenement and
140th st | stores. C M Silverman & Son, Inc, a corpn, to Clementine M and Milton M Silverman, firm of C M Silverman & Son. Morts $250,000. Dec 14. Dec 16, 1909. 7:2071—61. A $86,000—$——. other consid and 100

Bradhurst av, No 124, e s, 49.11 n 148th st, 25x75, 5-sty brk tenement. Lues Reiter to Sol Mintz. All liens. Dec 11. Dec 13, 1909. 7:2045—66. A $5,000—$14,500. nom

Bradhurst av, No 122, e s, 24.11 n 148th st, 25x75, 5-sty brk tenement. Lues Reiter to Sol Mintz. All liens. Dec 11. Dec 13, 1909. 7:2045—65. A $5,000—$14,500. nom

Buena Vista av, w s, 112 s Riverside Terrace, 100.10x105.3x127x100.

Riverside Terrace, e s, 226.2 s Riverside Terrace, 100x124.7x68.4x128, vacant.

Mantle Realty Co to Constantin Riegger. B & S. Morts $47,500 and all liens. Dec 15. Dec 16, 1909. 8:2177—part lots 185 and 238. A $——$——. 100

Broadway, Nos 350 and 352 | n e cor Leonard st, 61x175 to Ben-
Leonard st | son st or pl x61.4x175, 9-sty brk
Benson pl or st | and stone office and store building. Morts $735,000 and another mort to be recorded for $200,000.

Broadway, Nos 364 and 366 | n e cor Franklin st, 50x150 to Cort-
Franklin st, No 58 | landt alley, 12-sty brk and stone
Cortlandt alley | loft and store building. Morts $900,000.

CONTRACT to exchange for land in Pittsburg, Pa. Louis M and Thos W Jones with Edwin C Saunier of Newark, N J. Dec 15. Dec 16, 1909. 1:171—1. A $460,000—$840,000; 1:172—1. A $325,000—P $555,000. exch

Columbus av, Nos 140 to 144 | n w cor 66th st, runs n 75.3 x w
Broadway, Nos 1960 and 1964 | 100 x s 25.1 x w 16.5 to e s Broad-
66th st, No 101 | way x s 57.8 to n s 66th st x e 88.3 to beginning, 2-sty brk office and store bldg. Eliz A wife Wm E Diller et al to Udo M Fleischmann, of East Millstone, N J. All liens. Dec 10. Dec 16, 1909. 4:1138—29. A $200,000—$210,000 other consid and 100

Same property. Release mort for $17,000 and all title as to agreement recorded Nov 12, 1906. James C Crawford and Wm E Diller as TRUSTEES under said agreement and also as ADMRS of Margaret Crawford dec'd to Francis G Crawford of Plainfield, N J. Q C. Dec 10. Dec 16, 1909. 4:1138. nom

Lexington av, No 1641, e s, 50.11 s 104th st, 25x95, 4-sty stone front tenement. Hyman Strassner et al to Berent C Gerken. All liens. Dec 1. Dec 11, 1909. 6:1631—52. A $11,000—$17,500. nom

Lexington av, No 297 | n e cor 37th st, 25x75, 4-sty brk dwelling.
37th st, No 125 | Mary O wife John A Stewart to Robt W Goelet of Newnort, R I. June 19. Dec 10, 1909. 3:893—25. A $39,000—$51,500. nom

Lexington av | s e cor 131st st, runs s 155.10 to n s land taken for
130th st | approach to 3d av bridge x e 360 x n 119.3 to
131st st | bulkhead line in Harlem River x n w 87 to s s 131st st if continued x w 281 to beginning.

Lexington av | n e cor 131st st, runs n 54 x n e 82.9 to bulkhead
131st st | line Harlem River x s e 166.5 to n s 131st st x w 186 to beginning, with wharfage, cranage, &c, 1 and 2-sty brk and frame shops and 2-sty brk storage building and vacant. Charles Remsen and William Manice EXRS William Remsen to Acre Realty Co, a corpn. 1-3 part. Dec 7. Dec 10, 1909. 6:1779—20, 30 and 48. A $168,000—$187,000; and 1780—22. A $20,000—$20,000. 66,666 66

Same property. Elizabeth Lyon to same. 2-3 parts. B & S and C a G and confirmation deed. Dec 7. Dec 10, 1909. 6:1779, and 1780. nom

Lexington av, No 1453, e s, 37.8 n 94th st, 18x95, 3-sty stone front dwelling. Lena Webster to Ethel Webster. All liens. Dec 6. Dec 10, 1909. 5:1523—21. A $12,500—$14,500. other consid and 100

Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100, 7-sty brk tenement. Caroline Uhlig to Eva Hoffmann. All liens. Dec 10 1909. 6:1595—3 A $28,000—$70,000. other consid and 100

Lenox av, Nos 620 and 622 | n e cor 141st st, 99.11x150, three 6-
on map Nos 614 to 622 | sty brk tenements and stores on
141st st, Nos 75 to 81 | av. Simon Ginsburg to Emanuel Strauss. All liens. Dec 1. Dec 15, 1909. 6:1739—1, 3 and 6. A $84,500—$219,000. other consid and 100

Madison av, No 1845, e s, 51.4 n 120th st, 16x83, 3-sty stone front dwelling. John C Forster to Mary Sherry. Mort $14,800. Dec 11. Dec 13, 1909. 6:1747—2½. A $11,000—$15,000. other consid and 100

Madison av, No 1539, e s, 67.7 n 104th st, 16.8x70, 3-sty brk dwelling. Irma Markiewicz to Katherina Levy. Mort $9,000. Dec 15, 1909. 6:1610—21¼. A $9,000—$11,500. 100

Manhattan av, No 136, e s, 51.3 s 106th st, 17x70, 3-sty and basement stone front dwelling. Caroline McInerny of Mt Vernon, N Y, to Ellen L McInerny, N Y. Morts $12,500. Dec 11. Dec 15, 1909. 7:1841—48. A $7,000—$12,500. nom

Park av, No 46, w s, 78.6 n 36th st, 24x105, 4-sty stone front dwelling. Chas H Welling Co to Edward W Sheldon. Mort $77,500. Dec 10, 1909. 3:866—39. A $78,000—$95,000. other consid and 100

Pleasant av, w s | Parcel of land, water and land under water bet
123d st, n s | above and the exterior bulkhead line on Har-
124th st, s s | lem River, 1-sty frame shop. Josephine Dwight to Byron Wolverton. Q C. Dec 9. Dec 10, 1909. 6:1819—15, 17, 19, 22, 23 and part lot 14. nom

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Pleasant av, 123d st and 124th st parcel of land, water and land under water bet n s 123d st, s s 124th st, bet w s Pleasant av and exterior bulkhead line on Harlem River. Christopher Beeckman to Byron Wolverton. Q C. Dec 9. Dec 16, 1909. 6:1819—15, 17, 19, 22, 23 and part lot 14. nom

Pinehurst av, 181st st, s w cor 181st st, 109.9x112.10x114.11x117.11, vacant. Henry Morgenthau Co to Utility Realty Co. B & S. Dec 16, 1909. 8:2177—111, 113 and 116. A $—— $——. other consid and 100

Riverside Drive, Nos 528 and 529, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning, 6-sty brk tenement. Kathryn Corriston to Assets Holding Corporation. B & S and C a G. Morts $165,000. Nov 15. Dec 16, 1909. 7:1994—15. A $65,000—P $85,000. nom

St Nicholas av, 172d st, Nos 1240 to 1246, n e cor 172d st, 94.6x125, 6-sty brk tenement and stores. FORECLOS. Dec 7, 1909. Warren S Burt to John H Behrens. Mort $52,000. Dec 10, 1909. 8:2129—1 to 4 and 29. A $47,500—$——. 23,000 over mort

St Nicholas av, 191st st, n e cor 191st st, 100x100, 1-sty frame building and vacant. Utility Realty Co to Henry Morgenthau Co. Dec 13, 1909. 8:2161—9. A $27,000—$27,000. other consid and 100

Wadsworth av, 177th st, n e cor 177th st, 89.10x100, vacant. The Realty Co of America to John B Berry Co. Morts $40,000. Dec 10. Dec 11, 1909. 8:2144—29. A $34,500—$34,500. other consid and 100

1st av, No 1515, w s, 27.2 n 79th st, 25x100, 4-sty stone front tenement and stores. Jos E Newburger and ano EXRS Patrick Keenan to Geo H Beck. Dec 13. Dec 15, 1909. 5:1542—24. A $12,000—$20,000. 28,200

1st av, No 1519, w s, 77.2 n 79th st, 25x100, 4-sty stone front tenement and stores. Jos E Newburger and ano EXRS Patrick Keenan to Charles Rosenberg, Jacob Kraus and Abraham Rosenberg. Dec 13. Dec 15, 1909. 5:1542—26. A $12,000—$20,000. 28,100

1st av, No 220, e s, 155 s 14th st, 25.6x66, 5-sty brk tenement and store. Francesco Dichiara et al to Max Canno. All liens. Dec 9. Dec 11, 1909. 2:441—2. A $16,000—$25,000. other consid and 100

1st av, No 1144, 63d st, Nos 400 and 402, s e cor 63d st, 25.5x81.5, Declaration as to ownership. Simon Schnurmacher with Albert and Joseph Schnurmacher and Anna Levy, each to own ¼ interest. Nov 27. Dec 10, 1909. 5:1457. nom

1st av, No 1632. Release covenants. Philip Lesser with Bernhard Weinberger. Dec 10. Dec 14, 1909. 5:1564. nom

1st av, No 340, 20th st, Nos 400 and 402, s e cor 20th st, 23x96, 5-sty brk tenement and store and 4-sty brk tenement in rear. Kath G Farrell and Mary A O'Brien to Caroline F Foley. Mort $23,000. Dec 15. Dec 16, 1909. 3:951—55. A $18,500—$25,000. omitted

1st av, Nos 357 and 359, 21st st, Nos 346 and 348, s w cor 21st st, 40x100, 6-sty brk tenement and stores. Louis Goldman to Jane Fischel. All liens. Dec 13. Dec 16, 1909. 3:926—41. A $31,000—$73,000. other consid and 100

1st av, No 2122, 109th st, No 401, n e cor 109th st, 25.10x95, 1-sty frame store. John S Myers ADMR Aaron Bussing to Francesco Siviglia. Q C. Dec 10. Dec 16, 1909. 6:1703—1. A $13,000—$13,500. 25

2d av, No 937, w s, 44.4 s 50th st, 21.4x80, 4-sty stone front tenement and store. Ephriam Gottlieb to Benjamin Goldberg. ½ part. All liens. Dec 13. Dec 14, 1909. 5:1323—28. A $11,000—$15,000. nom

2d av, No 2409, w s, 75.9 s 124th st, 25.2x90.
2d av, No 2411, w s, 50.7 s 124th st, 25.2x90.
two 5-sty brk tenements and stores.
Oscar Oestreicher to The Oestreicher Realty Co, a corpn. Morts $48,000. Dec 1. Dec 14, 1909. 6:1788—26 and 27. A $21,000—$50,000. 100

2d av, No 1909, w s, 70 s 99th st, 28x100, 5-sty brk tenement and store. Ellen Gallagher widow to Margaret Kane widow. Mort $13,500. Dec 9. Dec 10, 1909. 6:1648—25. A $12,500—$23,000. other consid and 100

2d av, No 1842, e s, 25.8 n 95th st, 25x100, 5-sty brk tenement and store. Sigmund Levin to Willamina wife William Gilmour, Town of Union. Hudson Co, N J. Mort $23,000. Sept 21. Dec 11, 1909. 5:1558—2. A $13,000—$23,000. 100

2d av, No 2155, 111th st, No 248, s w cor 111th st, 25.10x80, 2 and 4-sty brk tenement and stores. Pasquale Rescigno to Antonetta Rescigno, nee D'Avanzo. Morts $24,000. Dec 14. Dec 15, 1909. 6:1660—28. A $14,000—$26,000. other consid and 100

5th av, No 2252, 137th st, No 1, n w cor 137th st, 49.11x62.6, 6-sty brk tenement and stores. FORECLOS, Dec 6, 1909. Albert Blumenstiel ref to Samuel R Rosenberg. All liens. Dec 13. Dec 14, 1909. 6:1735—34. A $—— $——. $3,000 over and above 1st mort for 36,000

5th av, s e cor 68th st, x——.
68th st.
69th st, n s, 150 e Lexington av, 25x100.5.
Also lands in Illinois and Pennsylvania.
Confirmation of power of attorney and agreement as to claims disputed, settlement, &c. Mary A Yerkes, widow of Chas T Yerkes to Geo W Young. Nov 11. Dec 16, 1909.

6th av, e s, 68.10 n 27th st, strip 0.6x100. John B Nail to Mary Ehrmann. Q C. Dec 9. Dec 10, 1909. 3:829. other consid and 100

6th av, e s, 68.10 n 27th st, strip, 0.6x100. Mary Ehrmann to Max Radt. Q C. Dec 9. Dec 10, 1909. 3:829. other consid and 100

6th av, No 450, e s, 49.4 n 27th st, 19.6x100, 5-sty brk tenement and store. John B Nail to Mary Ehrmann. Mort $80,000. Dec 9. Dec 10, 1909. 3:829—3. A $64,000—$73,000. other consid and 100

6th av, No 450, e s, 49.4 n 27th st, 19.6x100, 5-sty brk tenement and store. Mary Ehrmann to Max Radt. All liens. Dec 9. Dec 10, 1909. 3:829—3. A $64,000—$73,000. other consid and 100

6th av, No 757, 43d st, No 101, n w cor 43d st, 25.5x75, 4-sty stone front tenement and store. Theo M Macy to Minerva L Macy. 1-10 part. Dec 9. Dec 13, 1909. 4:996—29. A $100,000—$115,000. other consid and 100

6th av, No 514, e s, 42 s 31st st, 21x60, 3-sty brk tenement and store. Sophie Yunker to Fritz Kussa. Dec 11. Dec 13, 1909. 3:832—80. A $55,000—$63,000. 100

7th av, Nos 2308 to 2312. Certificate as to satisfaction of mort for $1,000 or assignment of rents. Merchandise Brokerage Co to Joel Marks. July 17, 1908. Dec 13, 1909. 7:1941.

7th av, No 2268, w s, 80 n 133d st, 19.10x80, 5-sty brk tenement and store. Mort $18,000.

149th st, Nos 525 and 527, n s, 140 e Brook av, 40x75, 5-sty brk tenement and stores. Morts $32,000.
Chas F Coy to Berry B Simons. Dec 14. Dec 15, 1909. 7:1939—32. A $10,500—$18,000; 9:2276. other consid and 100

7th av, Nos 235 to 243, 24th st, Nos 162 and 164, s e cor 24th st, 98.9x80, five 4-sty brk tenements and stores. Paul H Charpentier and Eugenie Gevandan to Rosalie Charpentier. Mar 2, 1899. Dec 16, 1909. 3:799—74 to 79. A $102,000—$128,500. nom

8th av, No 2794, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and stores. Mattie J Martin of Yonkers, N Y, to Jacob Hack. Morts $68,500. Dec 7. Dec 15, 1909. 7:2034—3. A $10,000—$32,000. other consid and 100

10th av, No 260, 25th st, No 459, n e cor 25th st, 24.8x100, 4-stv brk tenement and store and 1-sty frame store in st. Mary E Geagan to Mary E Reed. B & S. All liens. Dec 6. Dec 10, 1909. 3:723—1. A $16,000—$22,000. nom

MISCELLANEOUS.

Adjudication of bankruptcy and order of reference in matter of David Rodbell, bankrupt. William Allen referee. Nov 18. Dec 15, 1909.

Certified copy of last will of Susan A R wife Winthrop Parker. Jan 22, 1895. Dec 15, 1909.

Copy of last will of Belden J Rogers. May 12, 1908. Dec 15, 1909.

Exemplified copy decree, will and proofs in matter of last will of Frederick W Loew, late of New Suffolk, Suffolk Co, N Y. May 2, 1904. Dec 16, 1909.

Order approving bond of Morris B Arnold for $5,000 as TRUSTEE in matter of David Rodbell as TRUSTEE. Dec 10. Dec 15, 1909.

Power of attorney. Ellan Ritter an dano to Jos W Ritter. Dec 9. Dec 10, 1909. nom

Power of attorney. Abraham Cohen to Morris Cohen. Dec 4. Dec 11, 1909.

Power of attorney. Ida Frank to Harris Frank. July 23, 1908. Dec 16, 1909.

Renounciation of Howard H Henry to act as TRUSTEE under will of Georgiana L Strong, decd. Sept 23. Dec 13, 1909. (Miscl) or 3:890.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Adams pl or st, 182d st, vacant, road, x n w 84 to beginning, except part for Anna Fixman and Ferdinand Marx to Weiher Construction Co. Mort $14,000. Dec 15, 1909. 11:3071. other consid and 100

*Bronx Terrace, w s, n ½ of s ½ of lot 1235 map of Wakefield, 21.9x139. Elizabeth Eisengrein to Adam Eisengrein. July 31, 1905. Dec 16, 1909. nom

Burnett pl, (146th st), n e s, 250 s e Barry st, late Leggett av, 100x12x134x100 and being lot 218 map (No 601 in Westchester Co) of Edward T Young at Springhurst, except parts for Burnett pl and Tiffany st, vacant. Helen Hartmann, of Brooklyn, to Chas S Taber, of Brooklyn. Morts $3,000 and all liens. Sept 14. Dec 14, 1909. 10:2737. nom

Devoe terrace, late Parkview pl, s e s, 269.2 s w 190th st, 33.8x90x53.7x92.2, vacant. Minnie Smith to Alexander McIntosh. Dec 15, 1909. 11:3219. nom

Faile st, w s, 100 n Lafayette av, 100x100, vacant. Wm R Hausstein to Jane M Knox. ½ part. All title. Mort $5,500 on whole. Dec 13. Dec 15, 1909. 10:2764. 100

Same property. Jane M Knox to Wm R Hausstein and Mary his wife. ½ part. All title. B & S and C a G. Mort $5,500 on whole. Dec 13. Dec 15, 1909. 10:2764. 100

Home st, Intervale av, 169th st, n s, at n e s 169th st, runs n w along 169th st, 94.4 x n e 57.10 x s e 110.1 to n w s Intervale av, x s w 41.8 to n s Home st, x s w 23.2 to beginning, vacant. Harry Goldman to David N Gallen. Mort $9,000. Dec 13. Dec 14, 1909. 11:2973. other consid and 100

Same property. David N Gallen to The Intervale Construction Co, a corpn. Morts $22,500. Dec 13. Dec 14, 1909. 11:2973. other consid and 100

Irvine st, No 881, w s, 254.4 s Garrison av, 25x38.2, 3-sty brk dwelling. Release mort. John Rendall to Annie Peace. Nov 22. Dec 14, 1909. 10:2761. nom

*Sheil st, s s, 206.1 e 4th av, 32x100, Laconia Park. Chas H Gucklan to Walter Baecht. Mort $2,000. Dec 15. Dec 16, 1909. other consid and 100

137th st, Nos 627 to 639, n s, abt 101.11 w Cypress av, also 450 w Home av, 150x100, four 6-sty brk tenements. Edward W Browning to Anna B Gilson. C a G. Dec 15, 1909. 10:2550. nom

137th st, Nos 627 to 639, n s, abt 101.11 w Cypress av, also 450 w Home av, 150x100, four 6-sty brk tenements. Anna B Gilson to Edward W Browning. C a G. Morts $100,000. Dec 15. Dec 16, 1909. 10:2550. nom

140th st, No 505, n s, 875 e Willis av, 37.6x100, 5-sty brk tenement. Joshua Silverstein et al to Isidore D Morrison. Mort $25,000. Dec 14, 1909. 9:2285. other consid and 100

143d st, No 420, s s, 212.6 e Willis av, 18.9x100, 3-sty frame dwelling. Emma E Gross INDIVID and EXTRX Rudolph Gross to Emma L Burgoyne. Dec 8. Dec 10, 1909. 9:2287. 8,000

146th st, n s, 250 e Barry st, 100x12x134x100.
Brown av, w s, 137.5 n 146th st, 270x150x161x131.
Brown av, s w cor 146th st, 150x100, and being lots 218 and 224 to 234 map Edward T Young at Springhurst, in blk bounded by Leggett av, 146th st and Tiffany st, vacant.
Linus A Gould to Chas S Taber of Arrochar, Staten Island, N Y. Q C and correction deed. Nov 30. Dec 8, 1909. 10:2737. Corrects error in last issue as to location of 1st and 3d parcels. nom

152d st, No 258, s s, 100 w Morris av, 25x118x25x117.11, 2-sty frame dwelling. Geo H Janss to Pietro Pizzi and Michael Abenante. Mort $4,000. Dec 10. Dec 11, 1909. 9:2441. other consid and 100

152d or Kelly st, No 763, n s, 50 w Wales av, 25x72.4x28.11x86.11, 3-sty brk tenement. Tobias Goodman to Jacob B Kaplan. Mort $6,500. Dec 13, 1909. 10:2644. nom

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156th st, No 1014, s w s, 125 n w Southern Boulevard, 40x100, 5-sty brk tenement. Release mort. The N Y Trust Co. to Bronx Holding Co. Dec 14. Dec 15, 1909. 10:2720. other consid and 1,000

156th st, Nos 302 to 308, s s, 400 w Courtlandt av, 75x100, except part for 156th st, vacant. Louis Lese to John Haffen. Mort $8,000. Dec 10. Dec 11, 1909. 9:2415. other consid and 100

163d st, No 960 | s w cor Tiffany st, 100.4x100, two 5-
Tiffany st, Nos 941 to 945 | sty brk tenements, stores on cor. Utility Realty Co to Henry Morgenthau Co. Mort $100,000. Dec 13, 1909. 10:2711. other consid and 100

164th st, Nos 284 and 286 East. Power of attorney. Libbie Solnick to Louis Solnick, of Bayonne, N J. Oct 26. Dec 16, 1909.

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*173d st, w s, 281 s Gleason av and being lot 569 map of Gleason property at Westchester, 25x100. Francis V Dobbins to Bridget McBride. B & S. All liens. Dec 14. Dec 16, 1909. nom

*Same property. Chas F Gordes to same. Q C. Morts $4,450. Dec 14. Dec 16, 1909. nom

175th st | n w cor Anthony av, 90x45, except part for sts, va-
Anthony av | cant. FORECLOS, Nov 16, 1909. Frank Cochrane, ref, to The Estates Settlement Co. Dec 16, 1909. 11:2891. 6,200

181st st, n s, 250 e Vyse av, 33.7x80.11x21.6x81.4.
181st st, n s, 225 e Vyse av, 25x81.11x24.11x84. | vacant. |
PARTITION, June 26, 1905. Geo M Van Hoesen, ref to Matilda E Deegan. Sept 29, 1905. Re-recorded from Sept 30, 1905. Dec 16, 1909. 11:3134. 4,600

181st st, n s, 225 e Vyse av or st, 58.7x80.11x46.5x84, vacant. Joseph H Miller et al to Charles O Krabo. Dec 15. Dec 16, 1909. 11:3134. other consid and 100

182d st, No 622 | s w cor Hughes av, 50.4x80x48.8x66.11, on map Nos 622 and 624 | 4-sty brk tenement and stores. Marie Hughes av | Krabo et al to Sophie Knepper. Morts $26,000. Dec 3. Dec 16, 1909. 11:3070. other consid and 100

182d st, No 492, s s, 102.3 e Washington av, 18x65.4x18.2x69.3, 3-sty brk dwelling. Minnie Eisenberg to Marks Wolf. Mort $7,000. Dec 4. Dec 15, 1909. 11:3049. nom

Same property. Marks Wolf to Ida R Rosin of Brooklyn. Mort $7,000. Dec 4. Dec 15, 1909. 11:3049. other consid and 100

182d st, late Kingsbridge road | n e s, at s e s Adams st or pl, runs n e 201 x s e 100 x s w 100 x n w 20 x s w 126 to 198th st, No 352, s s, 45 e Marion av, 20x75, 3-sty brk dwelling. Wm C Bergen to Charles Kensler and Clara F his wife tenants by entirely. Mort $6,500. Dec 15, 1909. 12:3283. other consid and 10.)

*230th st, s w s, 205 s e 6th st or av, 50x114.5, Wakefield. Nellie F and Margaret Madigan to James V Jurgon. Dec 3. Dec 15, 1909. nom

*235th st, n s, 130 w White Plains av, 25x114, Wakefield. Wahlborg Johnson to John S and Frank E Johnson. Dec 14. Dec 15, 1909. nom

235th st (Willard av), n s, 175 w Oneida av, late 4th st, 290x101 x276x100, vacant. Hugo J Mischo et al to Central Bronx Realty Co. Mort $4,500. Dec 15, 1909. 12:3366. nom

*Av B | w s, extends from n s 1st st to s s 2d st, 216x105, Union-
1st st | port, vacant. Max F Greenebaum to Francis E Walbridge
2d st | of Brooklyn. ½ part. All liens. Dec 4. Dec 14, 1909. other consid and 100

*Av D, w s, 53.6 n 5th st, 50x100, Unionport. Regent Realty Co to Geo H Janss. All liens. Dec 6. Dec 11, 1909. nom

*Amsterdam av, w s, 172.3 n Middletown road, 50x100, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Dec 15. Dec 16, 1909. nom

Same property. Bankers Realty & Security Co to Emanuel and Adolph Ornstein. All liens. Dec 15. Dec 16, 1909. 100

*Boston Post road, n s, 100 e Cedar st, —x—. Agreement as to assignment of all title to awards for parts taken for sts, &c. Eliz J Stancliff, Ida H Mulgannon and Anthony McOwen with Title Guarantee & Trust Co. Dec 10. Dec 11, 1909. nom

Boston road, e s, 100 s 176th st, 25x127.6x24x133.4, 1-sty frame store. Release mort. Mary E Reilly as COMMITTEE Wm J O'Rourke to Cath Kelly. Dec 13, 1909. 11:2998. nom

Boston road, No 1438, s e s, abt 22 e Prospect av, also 567.9 e from an angle in road opposite Jefferson st, 47x90x51.6x68.10, 2-sty frame dwelling and 1-sty frame store. Christine Wille et al to Josephine B Hertz. Mort $4,000. Dec 13. Dec 14, 1909. 11:2963. omitted

Bergen av, w s, 178.3 n 153d st, late Grove st, deed reads begins Mill Brook, c l, at n e line of land conveyed by Keller to Tree et al by deed recorded Nov 27, 1903, in L 45, page 220, a strip, runs s along c l 39.3 to n w s Bergen av, x s w 16 to w s said Mill Brook, x n — x s e 8.9 to beginning, part 1-sty brk building. John A Foley assignee in bankruptcy of Francis J Barretto to Martha L Tree, Cornelia E McCormack and Caroline G Storey. All title. Q C. Nov 22. Dec 11, 1909. 9:2363. 8.33

Same property. Henry L Morris et al to same. Q C. Nov 18. Dec 11, 1909. 9:2363. 291.67

Bathgate av, No 1836, e s, 164 s 176th st, 25x102x25x101, except part for av, 3-sty frame dwelling. Martin Zimmerman INDIVID and EXR Otilda S Zimmerman to Margaret F Redmond. Nov 1. Dec 13, 1909. 11:2923. 8,500

*Bassett av, w s, about 98.4 s McDonald st, 24.7x100x25.10x100, and being lot 120 map (No 1130) of 327 lots, Hunter Estate. Hudson P Rose Co to Abraham Monk, of Westchester, N Y. All liens. Nov 23. Dec 10, 1909. nom

Beekman av | n w cor Oak Terrace, 25x100, vacant. Mich'l J Tully
Oak Terrace | to Thomas H Tully Construction Co. Mort $3,000. Dec 11. Dec 13, 1909. 10:2555. nom

Bryant av, No 1146, on map No 1144, e s, 226 n 167th st, 33.4x100, 4-sty brk tenement. Samuel Lyttle to John J Wigger. Mort $18,000. Dec 15, 1909. 10:2754. nom

Briggs av, w s, 250 s 196th st, late Ridge st, —x— to w s old 1st av, x25x14, being land formerly in bed of old 1st av. A Oldrin Salter et al to Edward Sallinger. Q C. May 15. Dec 15, 1909. 12:3300. nom

Briggs av, w s, 194 s 196th st and at n line conveyed by Simon to Simon by deed recorded May 18, 1886, runs w — to w s old 1st av, x s 25 x e — to Briggs av, x n — to beginning, being a strip formerly in bed of old 1st av lying bet above and w s said old 1st av. A Oldrin Salter et al to Reba E Weiher. Q C. May 15. Dec 10, 1909. 12:3300. nom

*Barnes av | s w cor 222d st, 89x155. Angel J Simpson and Max
222d st | Just, EXRS Henry C Raynor, decd, et al to Raffaele Di Luglio and Concetta his wife tenants by entirety. Dec 13. Dec 16, 1909. 7,000

*Barkley av | s e cor Edison av, 100x100. Walter Mott to Hen-
Edison av | rietta M Mott. ½ part. Nov 8. Dec 15, 1909. nom

*Cedar av, s s, 234 w Corsa av, 25x100, and being lot 292 map (No 981 in Westchester Co) of Laconia Park. Melrose Realty Co, a corpn, to Francesco Amodio. Mort $300. Dec 11. Dec 13, 1909. other consid and 100

Clinton av, e s, 79.2 n 181st st, 63x104.8x53x104.8, vacant. Ernest Hammer to Hammer Realty Co. B & S. Nov 18. Dec 14, 1909. 11:3097. other consid and 100

Crescent av, No 636 | s w cor Belmont av, late Madison av, runs s
Belmont av | 126.5 x w 100 x n 45 to s s Crescent av, x n e 128.9 to beginning, except part for Crescent av, 5-sty brk tenement and stores. FORECLOS, Nov 12, 1909. Geo W Olvany referee to Joseph Tesoro. Dec 13. Dec 15, 1909. 11:3087. 10,000

Cauldwell av, No 887, w s, 127 n 161st st, late Clifton st, 18x100, 3-sty brk dwelling. Geo J Ross to Joseph A Geoghegan. Mort $5,000. Dec 15. Dec 16 1909. 10:2627. other consid and 100

Davidson av, No 1907, w s, 75 n 177th st, 25x87.9x25.11x80.11, 4-sty brk dwelling. John Massimino Company to Jane R Caldwell. Morts $10,450. Dec 9. Dec 14, 1909. 11:2862. other consid and 100

Fulton av, No 1729, on map No 1739, w s, 54.6 n 174th st, 42.5x93.9x39x92.2, 5-sty brk tenement. Crotona Construction Co to Ericson Realty Co. Mort $28,000. Dec 15. Dec 16, 1909. 11:2930. other consid and 100

*Grant av, n s, 75 e Garfield st, 25x100, Van Nest. Louise wife Vaclav Pelcik to Katerina Vohanka. All title. All liens. Dec 1. Dec 14, 1909. nom

Grand av | e s, 300 n 192d st, runs n 273.5 to s s Kings-
Kingsbridge road | bridge road x e 61.9 x s e on s s old Kingsbridge road 40.11 x s 276.8 x w 100 to beginning, vacant.

Grand av, e s, 350 s 192d st, 100x100, vacant.
Fredk W Devoe to Thos H Thorn. All liens. Dec 9. Dec 11, 1909. 11:3204, 3205. other consid and 1,000

Grand av, w s, 250 s 192d st, 50x106 to e s old Croton Aqueduct, vacant. Elmer A Allen to Thos H Thorn. Mort $1,500. Dec 10. Dec 11, 1909. 11:3214. other consid and 100

Heath av, w s, 25 s 230th st, 125x90, vacant. Phyllis Posner to Metzler Building & Construction Co. Q C. Dec 2. Dec 11, 1909. 11:3026. nom

Heath av, No 2717, w s, 315.9 s Kingsbridge road, 25x101.4x25x103.6, 2-sty frame dwelling. Mons Johnsen to Geo M Weller. Mort $4,500. Dec 10. Dec 13, 1909. 11:3239. nom

*Holland av (Lincoln st), w s, 225.2 s Van Nest (Columbus) av, 24.10x100. Augusta Baker to Barbara Honold. Mort $3,500. Dec 3. Dec 15, 1909. other consid and 100

*Hunt av, e s, lot 27 map (No 1097 in Westchester Co) of partition sale Lott G Hunt Estate, near Van Nest.

Hunt av, e s, 147 s Bronxdale av, 75x100, and being lots 59, 60 and 61, same map.
Wm A Ruddell to Wm H Sweny, of Yonkers, N Y. Mort $2,000. Nov 23. Dec 13, 1909. nom

Hughes av | s e s, at s w s 188th st, 45x87.6, vacant. Solomon
188th st | Jacobs to Samuel Prensky. Dec 15. Dec 16, 1909. 11:3076. nom

Intervale av | n w cor 163d st, 125x—x—x63.3, vacant. Chas V
163d st | Smith to Reville-Siesel Co, a corpn. Mort $20,000. Dec 6. Dec 10, 1909. 10:2697. other consid and 100

Jerome av, Nos 2384 to 2410, e s, 67.5 n 184th st, 300x100, six 1-sty frame stores and three 3-sty frame tenements and stores. Fleischmann Realty & Construction Co to Herman Koenigsberger. Morts $26,000 and all liens. Dec 1. Dec 10, 1909. 11:3188. nom

Jerome av, Nos 2384 to 2410, e s, 67.5 n 184th st, 300x100, six 1-sty frame stores and four 3-sty frame tenements and stores. Herman Koenigsberger to Fleischmann Realty & Construction Co. Morts $60,000 and all liens. Dec 10. Dec 11, 1909. 11:3188. nom

Jerome av, No 2308, late Lexington av, e s, 97 n 183d st, 25x100, 3-sty brk tenement and store. Arthur K Tappenden to James E Place, of Nassau Co, N Y. Morts $10,150. Dec 15. Dec 16, 1909. 11:3187. other consid and 100

Lafontaine av, w s, 25 s 178th st, 50x100, vacant. Henry S Gamp to Jacob Hirsch. 3-10 parts. B & S.— Mort $4,000. Dec 15, 1909. 11:3060. nom

*Madison av, s s, 100 e Williams av, 50x100, Tremont Terrace. Albert G Nelson, of Bedford, Westchester Co, N Y, to Rosa L Nelson, of Bedford, Westchester Co, N Y. Dec 16, 1909. other consid and 100

Morris av, No 1066, e s, 330 n 165th st, 20x95, 3-sty brk dwelling. Samuel D Reich to Lena wife of Samuel D Reich. B & S. All liens. Nov 12. Dec 16, 1909. 9:2437. nom

Martha av | s e cor 237th st, runs s 50 x e 137.8 x s 49.2 x e 75
237th st | x n 99 to s s 237th st, x w 212.8 to beginning, two 2-sty frame dwellings and vacant. Walter Mott to Henrietta M Mott. ½ part. Nov 8. Dec 15, 1909. 12:3385. nom

Park av, No 4059, w s, 100 s Ittner pl, runs w 167.8 x s e 59.3 x e 47.4 x n 53.9 x e 100.3 to av x n 26 to beginning, 3-sty frame dwelling. Margt J Behrens widow to Emilie A Boyden of Yonkers, N Y, her daughter. B & S. Oct 2, 1908. Dec 10, 1909 11:2899. gift

Plympton av, w s, 75 s 170th st, 22.7x100, 2-sty brk dwelling. James C Picken to Anne Corr. Morts $8,000. Dec 8. Dec 10, 1909. 9:2522. other consid and 100

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Prospect av, No 2137, w s, 88.1 n 181st st, 21.11x100. 2-sty frame dwelling.
Marion av, No 2783, w s, 200 s 198th st, 25x78.1x25.3x74.4, 3-sty frame tenement, valuation of above $20,000. Sub to morts $14,600. CONTRACT to exchange for
Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear, valuation $12,500. Sub to morts $6,500.
Cancellation and release of above CONTRACT recorded Sept 9, 1909. Harvey E and Gesina M Roosa with Roger J Connolly. Dec 7. Dec 15, 1909. 11:3036. nom
*Pelham road Sacketts lane | being the Sackett farm at Pelham, begins at s w cor said premises as devised by John Hunter to Ann M Hunter and runs to lands of Eliz D De Lancey and to c l Sacketts lane and across Pelham road, except parts conveyed to Harlem River & Portchester R R. Louis C Tiffany et al HEIRS, &c. Chas L Tiffany to William Richardson. Q C. All liens. Nov 10. Dec 16, 1909. nom
*Same property. Burnett Y Tiffany, HEIR Chas L Tiffany to same. Q C. All liens. Nov 12. Dec 16, 1909. nom
*Public road, plot contains 4¾ acres, begins at n w cor by a heap of stones by land of Jacob Hyatt now of Sarah Bussing and the public road and runs to lands of Thos Secord now of Geo Bussing and Chas Bathgate and Jacob Hyatt, except parts for streets. William Sorley to Cathleen Turney. Dec 16, 1909. other consid and 100
Robbins av, No 449, w s, 375 s 147th st, late Lexington st, 25x147 to e s Morrisania Branch R R, x25.3x151, 1-sty frame stable.
Robbins av, No 447, w s, 400 s 147th st, late Lexington st, 25x144.6 to e s said R R, x25.4x147.8, 3-sty frame tenement and store and 2-sty brk tenement in rear.
FORECLOS, Oct 22, 1909. Dudley F Malone ref to Joseph Poldow. All liens. Dec 13. Dec 14, 1909. 10:2557. 6,800
Ryer av, w s, 114.8 s 182d st, 50.3x125.5x50x130.4, vacant. John J Donovan to Luella M Rice. Mort $2,000. Dec 11. Dec 13, 1909. 11:3157. other consid and 100
Ryer av, e s, 39.11 n 182d st, 100x100, vacant. Alvin J Ferraioli by Eugene N Robinson GUARDIAN to James P Dunn. ¼ part. All title. All liens. Dec 13. Dec 16, 1909. 11:3150. 514.88
Same property. Louis Ferraioli et al to same. All title. Mort $2,000. Dec 13. Dec 16, 1909. 11:3150. other consid and 100
Ryer av, n w s, 175 s w Irving st, also abt 270 s 189th st, 50x100, vacant, except a strip of 20x— for Grand Boulevard and Concourse, the premises conveyed now being 50x80. Wm S Hurley to Peter Quinn. Dec 15. Dec 16, 1909. 11:3165. nom
Spencer av, late Odell st, w s, 256 s 261st st, late Cuthbert av, 50x95, vacant. Eugene Fox to Henry A and Fredk P Forster as joint tenants. B & S and C a G. May 7, 1909. Re-recorded from June 19, 1909. Dec 10, 1909. 13:3423. exch
St Anns av 158th st | n w cor 158th st, 48.2x100, 6-sty brk tenement. Mtg 43,500.
Cauldwell av Boston road | w s, 100.4 n 165th st, 70x119.4 to e s Boston road, x82.11x163.11, two 6-sty brk tenements. Mort $23,200.
Lorenz Weiher to The Weiher Construction Co. July 15. Re-recorded from July 26, 1909. Dec 14, 1909. 9:2360. nom
St Anns av 158th st | n w cor 158th st, 48.2x100, 6-sty brk tenement. The Weiher Construction Co to Anna Fixman and Ferdinand Marx. Mort $43,500. Dec 15, 1909. other consid and 100
Teller av, No 1051, w s, 99.6 n 165th st, 20x100, 3-sty brk dwelling.
Teller av, Nos 1055 to 1073, w s, 139.6 n 165th st, 200x100, ten 3-sty brk dwellings.
Release mort. Adolf Mandel to Maurice Simmons, of Brooklyn, N Y. Dec 7. Dec 13, 1909. 9:2428 and 2433. nom
Tiebout av, w s, 323.5 s 184th st, 25x115, vacant. Release mort. Excelsior Mortgage Co to Nathan B Levin Co, a corpn. Dec 10. Dec 11, 1909. 11:3146. 5,500
Tiebout av, Nos 2070 and 2074, e s, 103.3 n 189th st, 62x100, two 4-sty brk tenements. Central Bronx Realty Co to Hugo J Mischo and Charles Muller. Mort $32,000. Dec 15. Dec 16, 1909. 11:3023. other consid and 100
Tremont av 177th st | Nos 790 and 792 or s s, 325 w Marmion av, 50x100 two 3-sty frame tenements and stores. Fredk J Winston to Anthony McOwen. All title. B & S. Oct 2. Dec 15, 1909. 11:2956. 3,500
Union av, Nos 1120 to 1130 167th st, No 811 | n e cor 167th st, 125x100, three 4-sty brk tenements, stores on cor. R & W Realty Co to Millicent S Denton of Avon by the Sea, N J. Mort $94,000. Nov 30. Dec 15, 1909. 10:2680. other consid and 100
Undercliff av, No 1443, w s, abt 196.3 s Washington Bridge Park, 25x120.4x25.4x124.3 and being lot 22 parcel 26 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 2-sty frame dwelling. John F Kaiser to Francis W Pollock. Mort $6,000. Dec 7. Dec 14, 1909. 9:2538. other consid and 100
Undercliff av, No 1441, w s, abt 221.3 s Washington Bridge Park, 25x116.5x25.4x120.4, and being lot 21 parcel 26 map subdivision estate Wm B Ogden, at Highbridge, filed May 24, 1907, 2-sty frame dwelling. West Bronx Realty Co to Francis W Pollock. Mort $7,500. Dec 7. Dec 14, 1909. 9:2538. other consid and 100
Valentine av 194th st | n w cor 194th st, which was conveyed to Gunn by Cammann by deed recorded Sept 20, 1883, in liber 1752 page 189, except parts for sts, vacant. Lizzie H Gunn to Leonora W Jones. Dec 8. Dec 11, 1909. 12:3304. nom
Vyse av, e s, 866.8 n 174th st, 23.6x94.4x24x89.5, 1-sty frame store. FORECLOS, Nov 16, 1909. Adam Wiener to Michl J Dowd. Dec 9. Dec 13, 1909. 11:2998. 4,250
Webster av, e s, 125.11 n 184th st, 100x103.4x100x98.4, vacant. Ericson Realty Co to Crotona Construction Co, a corpn. Dec 15. Dec 16, 1909. 11:3031. 100
*Westchester av, s s, at w s lot 1 as on map or survey made by Douglas Knox dated May 3, 1909, runs s 210.1 x e 40.4 x n w 213.11 to av, x w 3.2 to beginning, including within said description lots 1, 1a, 1b, 53, 54 and 55 on said map. Rose M O'Brien to Martin Schrenkeisen. Dec 11. Dec 13, 1909. nom
Wales av, No 502, e s, 33.6 n 147th st, 16.6x100, 2-sty frame dwelling. Joseph Ratti to Gilda wife Joseph Ratti. Sept 9. Dec 11, 1909. 10:2581. other consid and 100
Walton av, No 2261, w s, 188 s 183d st, 20x95, 2-sty brk dwelling. Release two morts. Prospect Investing Co to Bedford Park Construction Co. Dec 10. Dec 14, 1909. 11:3186. nom
Woodycrest av 165th st | s e cor 165th st, 50x100.9, vacant. John F Kaiser of Mt Vernon, N Y, to West Bronx Realty Co, a corpn. Dec 10, 1909. 9:2508. other consid and 100
Washington av, No 2094, e s, old line, 53 s 180th st, old line, 25x100.10x22.4x101.2, except part for av, 2-sty frame dwelling, also except strip on Washington av, old e s, 76 s 180th st, old line, 2x101.2x2x100.11. Philip and Marie Fundis to Nicholas Capobianco. Morts $5,900. Dec 8. Dec 10, 1909. 11:3046. other consid and 100
Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear. Wm M Shannon to Roger J Connolly. All liens. Dec 7. Dec 11, 1909. 11:3036. nom
Webster av, No 2406, e s, 70.6 n 187th st, runs e 103.9 x n 36.5 x e 23.4 x n 61.5 x w 132.2 to av, x s 100 to beginning, 2-sty frame dwelling and vacant. Irvine Realty Co to Michael Murtha. Mort $48,000. Dec 10. Dec 15, 1909. 11:3032. other consid and 100
3d av, No 4378 Quarry road 180th st | n e cor 180th st, runs n 74.2 to Quarry road, x n e 96.2 x e 138.5 to w s Monterey av, x s 160.6 to n s 180th st, x w 235.2 to beginning, except as follows (2-sty frame dwelling and store and 2-sty frame bldg and vacant):
3d av, No 4378 180th st | n e cor 180th st, runs e 130.2 x n 100 x w 25 x again w 74.3 to s e s Quarry road, x s w 37.5 to e s 3d av, x s 74.2 to beginning, 2-sty frame dwelling and store.
Michael F Kerby to Seth S Terry, of Montclair, N J. ½ part. B & S. Dec 1. Dec 14, 1909. 11:3062. nom
*Lots 107a and 107b and 129 map No 2 of Olinville. Michael Murtha to Irvine Realty Co. Dec 10. Dec 15, 1909. other consid and 100
*Plot begins 840 e White Plains road at point 695 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Ellen Gallagher to Margaret Kane widow. Mort $4,000. Dec 9, 1909. Dec 10, 1909. other consid and 100
Plot begins 100 e Jerome av, at n s land now or formerly Chas F Bunner, runs n 320.3 x w 61.10 x s 319.3 x e 78.6 to beginning. Release mort and consent to same. N Y Mortgage & Security Co to Fleischmann Realty & Construction Co and Walton Building Co and Henry G Silleck. Dec 13, 1909. 11:3188. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Dec 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

Ann st, No 5 or 7. Assign lease. Bella Osnos to Mindel Geier. Oct 28. Dec 13, 1909. 1:90.....nom
Attorney st, No 91, w s, 175 n Delancey st, 25x100, all. Burton Mansfield TRUSTEE Nathaniel Harris to Henry J Wirth; 4 6-12 years, from Nov 1, 1909. Dec 14, 1909. 2:348...taxes, &c, and 1,000
Attorney st, No 1, cor store, &c. Assign lease. Isaac Volensky to H Koehler & Co. June 19. Dec 10, 1909. 1:314.....nom
Bayard st, No 47. Subordination of lease to mort for $30,000. Herbert Baum and Michael Colombo with Citizens Savings Bank. Dec 15. Dec 16, 1909. 1:163.....nom
Canal st, Nos 251 and 253, n w cor Lafayette st, late Elm st, —x—, all. Geo N Syms et al INDIVID and as EXRS, &c, John G Syms et al to Chas Pryers and Wm Coursen; 3 2-12 years, from Dec 1, 1914. Dec 13, 1909. 1:209.....6,500
Canal st, Nos 251 and 253, n w cor Lafayette st, late Elm st, all. Geo N Syms et al EXRS, &c, John G Syms decd et al to Charles Pryers and William Coursen; 5 years, from Dec 1, 1909. Dec 13, 1909. 1:209.....6,000
Canal st, Nos 251 and 253. Assign lease. Harry J Schultz to Minnetta Cafe Co. All title. All liens. May 23, 1906. Dec 13, 1909. 1:209.....nom
Same property. Surrender lease. Minnetta Cafe Co to Grace L Whoples and Ida E Dawson and Geo N Syms EXRS, &c, John G Syms. All title. Dec 1. Dec 13, 1909. 1:209.....nom
Same property. Release mort on lease. Charles Spiegel to Minnetta Cafe Co. Q C. Nov 24. Dec 13, 1909. 1:209.....nom
Centre st, No 73, s w cor Worth st, 3-sty brk building. Lena Frank to Thos J Barry; 5 years, from May 1, 1910. Dec 11, 1909. 1:168..... 2,500
Delancey st, No 26, n w store. Nathan Hutkoff to Gropper Bros; 3 5-12 years, from Dec 1, 1909. Dec 15, 1909. 2:420..... ..720 and 840
Essex st, No 130 | All. Fannie Teitelbaum to Samuel Rivington st, Nos 117 and 119 | Schnitzer; 4 years, from May 1, 1910. Dec 13, 1909. 2:353.....3,000
Grand st, No 246, east store. Morris Taxier to Gruber Bros; 2 7-12 years, from Oct 1, 1909. Dec 10, 1909. 2:423.....1,500
Hamilton pl, e s, 27 n 136th st, south store, &c. Dakota Realty Co to Guiseppe Pellarano; 5 years, from Jan 1, 1910. Dec 15, 1909. 7:1988..... 1,500 to 1,800
Henry st, No 49, main hall on ground floor; also 1st floor. Meyer Rotstein or Rothstein and Morris Levy to Chevra Bass Abraham Anshe Dalhinov, a corpn; on Saturday mornings and afternoons and Jewish holidays during 10 years, from May 1, 1910. Dec 15, 1909. 1:280..... 250
Houston st, No 119 East Chrystie st, No 232 | store floor. Frieda Hart to Diedrich Wendelken; 11 years, from May 1, 1909. Dec 10, 1909. 2:422..... 2,100 and 2,400
Houston st, No 119 East Chrystie st, No 232 | Assign lease. Diedrich Wendelken to Julius A Rinckhoff. Dec 3. Dec 10, 1909. 2:422..... nom
Orchard st, No 118 Delancey st, No 86 | n e cor, store and basement. Eliz L Petrie to Samuel Lichter and Gussie his wife; 3 years, from May 1, 1908. Dec 10, 1909. 2:410.....2,500
Same property. Assign lease. Gussie Lichter ADMRX to Solomon Metzner and Samuel Katz. All title. May 26, 1909. Dec 10, 1909. 2:410..... nom

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BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT

BAYSIDE, FLUSHING, WHITESTONE GREAT NECK ESTATES

McKnight Realty Co. 347 5th Ave.

Same property. Eliz L Petrie to same; 3 years, from May 1, 1911. Dec 10, 1909. 2:410.....2,500

Spring st, No 24. Assign lease. Adela Davidson and ano to Jacob A Mittnacht of Brooklyn. Nov 30. Dec 13, 1909. 2:479. .....nom

Water st, No 347, all. Jennie Benning to Gion Cirelli; 5 years, from Jan 1, 1909. Dec 15, 1909. 1:110..... 1,080

4th st, No 70 East, all. Anna Ruppert to The Renown Paper Box Co, a corpn; 10 years, from Feb 1, 1910. Dec 11, 1909. 2:459. ..... 2,200 and 2,300

5th st, Nos 643 and 645 East. Assigns 2 leases. Carrie Reinhardt INDIVID and EXTRX John Reinhardt to Adam Reinhardt. Dec 14. Dec 15, 1909. 2:388.....2,000

11th st, No 106 East. Assign lease. Jennie Loewenthal to Edmund Bittiner. Apr 29, 1907. Dec 15, 1909. 2:556..... 100

12th st, No 109 East, cellar, east basement, store and 2d floor. Sophie Pfaffle to Eberhard Schneider; 3 years, from Oct 1, 1907. Dec 14, 1909. 2:558.....1,100

12th st, No 109 East, west basement store. Sophie Pfaffle to H V Halliwell; 2 years, from Sept 1, 1909. Dec 14, 1909. 2:558. 390

19th st, No 145 East, all. Marie A Wright to Henry R Jaeckel; 3 years from Sept 1, 1908. Dec 16, 1909. 3:875.....1,600

20th st, No 31 East. Leasehold. Power of attorney. Lillie Wehrle of Stamford, Conn, to Josephine Ditrichstein. Oct 4. Dec 14, 1909.....

20th st, No 31 East, all. Lillie Wehrle to Carl Wenzel, Nov 12, 1909, from — to April 30, 1919. Dec 14, 1909. 3:848..... taxes, &c, and 2,800 to 3,400

20th st, No 29 East, all. E A Bogue to Carl Wenzel; 7 years, from May 1, 1912. Dec 14, 1909. 3:848.taxes, &c, and 2,900 to 3,300

27th st, No 141 West, front and rear buildings. Junction Realty Co to Abraham Diamond; 10 years, from May 1, 1908. Dec 14, 1909. 3:803.....2,000

Same property. Agreement as to alterations, &c. Same with same. Mar 10. Dec 14, 1909.. 3:803..... nom

Same property. Assign lease. Abraham Diamond to David Stevenson Brewing Co. Dec 14, 1909. 3:803.. .. ..nom

28th st, No 451 West. Assign lease. Clifford G Ludvigh, TRUSTEE in bankruptcy for John L Jordan, bankrupt, to Herman De Vos. All title. Dec 2. Dec 16, 1909. 3:726.....nom

Same property. Assign lease. Herman De Vos to West Twenty-Eighth Street Co. Dec 16, 1909. 3:726.....nom

29th st, Nos 158 and 160 West, all. Ralph M Holzman to Geo W Stovall; 5 years, from Jan 1, 1908. Dec 15, 1909. 3:804..4,600

37th st No 54 West, all. Angelina M de Quesada to William Sittenham; 10 years from May 1, 1910. Dec 16, 1909. 3:838..... .....3,000 and 3,500

38th st, No 103 West, 4-sty building. Eliz A Strouse to Angelo De Barbieri; 6 1-12 years, from Apr 1, 1906. Rerecorded from May 26, 1906. Dec 10, 1909. 3:814.....2,300 and 2,500

Same property. Same to same; 3 years, from May 1, 1912. Dec 10, 1909. 3:814..... 2,700

39th st, No 30, s s, 413 w 5th av, 22x98.9, all. Arthur S Lewis of Passaic, N J, to New Netherland Bank of N Y; 17 3-12 yrs and 24 days, from Dec 7, 1909. Dec 14, 1909. 3:846..... 4,500 to 6,500

39th st, No 30 West, all. Arthur S Lewis to New Netherland Bank of N Y; 17 6-12 years and 11 days, from Aug 19, 1909. Dec 14, 1909. 3:840.....3,900

86th st, n s, — w Park av, on tax map as lot 31 blk 471, 12th Ward, for years 1880 and 1881. Assign certificate of tax sale for year 1886. Eliz A and Ashbel P Fitch EXRS Ashbel P Fitch to George Ehret. All title. July 9, 1909. Dec 10, 1909. 5:1498..... nom

96th st, Nos 210 to 216 East, all. Nathan Glassheim and ano to Jacob Fahrer and ano; 3 years, from Dec 1, 1909. Dec 11, 1909. 5:1541.....9,600

102d st, No 59 East, all. Philip Weinberg to Samuel Fellenstein; 3 5-12 years, from Dec 1, 1909. Dec 13, 1909. 6:1608.....4,000

104th st, No 309 East. Assign lease. Frank Gazzola to Joseph Mager, of Mt Vernon, N Y. Nov 17. Dec 15, 1909. 6:1676..nom

106th st, Nos 314 and 316 East, all. Morris Williamson to Sebastiano Cimino; 3 years, from May 1, 1908. Dec 13, 1909. 6:1677. 3,500

107th st, Nos 332 and 334 East, all. Samuel Cohen to Sebastiano Cimino and ano; 3 years, from Mar 1, 1909. Dec 13, 1909.....6,000 to 6,720

109th st, No 70 West, store. Ida Claudius and ano to Jos E Quinn; 3 years, from Jan 1, 1910. Dec 10, 1909. 7:1844....330

114th st, Nos 108 and 110 East. Pauline Epstein to Asher D Berkelhamer; 3 years, from Dec 1, 1909. Dec 15, 1909. 6:1641. 4,250

115th st, No 11 East. Agreement permitting sale of premises without returning security mentioned in lease; also as to extension of lease for 3 years. &c. Harry Kovner and John Dobrer with Max F Lookstein. Nov 10, 1908. Dec 16, 1909. 6:1621. .....nom

117th st, No 343 East, all. Felix Mainella to Nicholas Dellaglio; 5 years, from May 1, 1909. Dec 13, 1909. 6:1689.....1,200

125th st, No 127 West, ground floor. Robert Reid Co to N Y Telephone Co; 2 11-12 years, from Nov 1, 1910, with 2 years renewal. Dec 15, 1909. 7:1910..... 4,000

125th st, No 129 West, 2d, 3 and 4th floors. Robert Reid Co to N Y Telephone Co; 3 9-12 years, from Jan 1, 1910. Dec 15, 1909. 7:1910..... 2,520

Amsterdam av, No 2220, n w cor 170th st, store, &c. Albert M Hollstein et al to Jacob Halper; 7 4-12 years from Jan 1, 1910. Dec 16. 1909. 8:2127 .....1,020 to 1,260

Same property. Assign lease. Jacob Halper to Sophie Halpern. All title. Dec 15. Dec 16, 1909. 8:2127.....nom

Same property. Agreement not to sell or assign lease without consent of party of 2d part. Sophie Halpern with Jacob Halper. Dec 15. Dec 16, 1909. 8:2127.....nom

Amsterdam av, No 1425, north store, &c. Hilda Simon to Gustav Schlipkoeter; 5 years, from May 1, 1910. Dec 15, 1909. 7:1970. 600

Amsterdam av, No 1834, store, &c. Bernard Loth to Ben Fleischer; 5 years, from Apr 1, 1909. Dec 10, 1909. 7:2082..... ..1,560

Broadway, No 1418, all. Peter Duffy to Lee T Alton; 71 years, from Oct 31, 1910. Dec 14, 1909. 3:815..... .....taxes, &c, and $5,500 to 8,000

Broadway, Nos 204 to 210 | basement, cellar and sub-cellar. The Fulton st, Nos 146 to 156 | Brooklyn Bank to The Evening Post Job Printing Office; 6 years from May 1, 1910. Dec 16, 1909. 1:79 8,520

Columbus av, No 566, store, &c. Geo H Overbeck to Henry Thunhorst; 5 years, from Apr 1, 1910. Dec 15, 1909. 4:1218....2,000

Lenox av, No 111. Assign lease. Morris Levy and ano to Henry Young. Dec 15. Dec 16, 1909. 7:1825.....other consid and 100

Madison av, No 507, apartment of 2d floor. Wm H Burgess to Harriette W Berryman; 5 years, from Oct 1, 1907. Dec 10, 1909. 5:1288..... 3,600

Pleasant av, No 287. Subordination of lease to mort for $10,000. Louis and Rosina Leo and Guiseppe Piersante with Chas H Dodd of Jersey City, N J. Dec 13. Dec 15, 1909. 6:1709..... nom

Pleasant av, Nos 287 and 289. Subordination of lease to mort. Louis Leo et al with Chas H Dodd. Dec 13. Dec 15, 1909. 6:1709..... .....nom

St Nicholas av, n e cor 181st st, store No 10 and the hall. 181st St & St Nicholas Co to Houston Mercantile Co, a corpn; 5 9-12 years, from Jan 1, 1910. Dec 10, 1909. 8:2164.....4,000

St Nicholas av, n e cor 181st st, office No 2. Leo M Klein and ano to Edgar F Mason; 5 years, from Oct 1, 1909. Dec 10, 1909. 8:2154..... 480

West Broadway, Nos 387 and 389 | store and basement. Louis L Wooster st, Nos 73 and 75 | Lorillard Jr and ano TRUSTEES Louis L Lorillard to A Moses Sons & Co; 3 years, from Feb 1, 1908. Dec 11, 1909. 2:487..... 4,000

West Broadway, No 42 | w s, 39.10 n Park pl, runs w 104.8 x n 8.4
late College pl | x w 16 x s 47.1 to Park pl, x e 16 x n
Park pl, No 65 | 14.2 x e 104.8 to College pl, x n 25 to beginning, lot. TRUSTEES of Columbia College in City of N Y to Geo W McLanahan and Ellen Vanderpoel; 21 years, from May 1, 1890. Dec 13, 1909. 1:127.....taxes, &c, and 1,730

Same property. Consent to assign lease. Same to Sarah F Vanderpoel LEGATEE John A Vanderpoel. All title. Nov 15, 1904. Dec 13, 1909. 1:127 .....

Same property. Assign lease. A Ernest Vanderpoel EXR Ellen Vanderpoel to A Ernest Vanderpoel INDIVID and Emily N Vanderpoel TRUSTEE same. All title. April 11, 1895. Dec 13, 1909. 1:127 .....nom

Same property. Assign lease. Geo Richards and ano EXRS John A Vanderpoel to Sarah F Vanderpoel. All title. April 11, 1903. Dec 13, 1909. 1:127 .....nom

Same property. Assign lease. Sarah F Vanderpoel to Geo Richards and ano TRUSTEES. April 11, 1903. Dec 13, 1909. 1:127. .....nom

Same property. Assign lease. Emily N Vanderpoel TRUSTEE Ellen N Vanderpoel to same as TRUSTEE John A Vanderpoel. All title. Oct 1, 1902. Dec 13, 1909. 1:127.....nom

Same property. Assign lease. Herman W Vanderpoel ADMR Aaron E Vanderpoel to same EXRS John A Vanderpoel. All title. June 19, 1902. Dec 13, 1909. 1:127.....nom

West Broadway, No 42. Leasehold. ½ part. Also stocks, bonds, mortgages, &c. Deed of Trust. Sarah F Vanderpoel to George Richards, of West Orange, N J, and Dickinson W Richards, of South Orange, N J, in trust. April 11, 1903. Dec 13, 1909. 1:127.....nom

1st av, No 378, store, &c. Catharine Reilly to Bernard Fitzsimons; 5 years, from Oct 1, 1909. Dec 11, 1909. 3:954..... 1,020 and 1,080

1st av, No 445, n w cor 26th st, store. Wm D Bruns to John Schroder; 5 years, from Nov 15, 1909. Dec 10, 1909. 3:932..1,200

1st av, No 1000, s e cor 55th st, store and part basement. Julia R Harmon EXTRX and TRUSTEE Richard Riker to Samuel Solte; 3 years, from May 1, 1909. Dec 10, 1909. 5:1366....2,160

2d av, No 2093, s w cor 108th st. Assign lease. Michael Bastone to H Koehler & Co. Dec 1. Dec 11, 1909. 6:1657.....nom

2d av, No 2222, n e cor 114th st, cor store and basement. Frank Garofalo to Meyer Goldsmith; 5 years, from Oct 1, 1909. Dec 15, 1909. 6:1686..... 840

Same property. Assign lease. Meyer Goldsmith to William Pasternak. Dec 10. Dec 15, 1909. 6:1686..... nom

Same property. Assign lease. William Pasternak to The Ebling Brewing Co. Dec 10. Dec 15, 1909. 6:1686..... nom

2d av, No 1873, south store. Mathias Kammenzind to Sarah Wolf; 5 years, from Sept 1, 1909. Dec 15, 1909. 6:1643..... ...480

3d av, s w cor 51st st, store and basement. Kate K Kenney to Henry Becker; 5 years, from May 1, 1910. Dec 15, 1909. 5:1305. ..... 1,800 and 2,000

3d av, No 1724, store and basement. Cora Mehrbach to Daniel H Culhane and Lawrence G Keane; 3 years, from May 1, 1909 (2 years renewal at $2,040). Dec 16, 1909. 6:1624....1,800 to 1,980

5th av, No 471. Assign lease. Marie Bossi to Eugene de Quay. July 13, 1906. Dec 16, 1909. 5:1275.....nom

Same property. Consent to assign and surrender of lease. James Blaine et al with Marie Bossi and Eugene de Quay. Dec 13. Dec 16, 1909. 5:1275.....nom

5th av, No 2033, s e cor 126th st, 99.10x75, 2d and 3d floors. Jessie W Powers to N Y Telephone Co; 5 4-12 years, from Jan 1, 1910. Dec 15, 1909. 6:1750..... 7,000

5th av, No 329, e s, 24.8 s 33d st, 24.8x100, all. John I Downey to Innovation Ingenuities, Inc; 21 years, from May 1, 1910. Dec 14, 1909. 3:862.....taxes, &c, and 20,500

6th av, No 504, store floor. Bijou Real Estate Co to Bennett Dreyer; 5 years, from Jan 1, 1910. Dec 10, 1909. 3:832.... ..... 2,300 and 2,400

7th av, n w cor 144th st, store and basement. Fleischmann Realty & Construction Co to Isidor D Wolf; 5 years, from Jan 1, 1910. Dec 11, 1909. 7:2030..... 1,100 to 1,500

8th av, No 2464, store, &c. August Busch to Star Beef & Provision Co; 4 months, from Jan 1, 1910, with 4 years renewal. Dec 11, 1909. 7:1937..... per annum, 1,200

8th av, No 2748. Assign lease. Daniel O'Shea to Daniel Greany. Nov 23. Dec 10, 1909. 7:2031..... nom

8th av, No 626, store and basement. Louis Kempner and ano EXRS Nathan Kempner to Isidor H Kempner; 5 years, from May 1, 1909. Dec 15, 1909. 4:1012..... 1,500

8th av, No 2141, south store, &c. Paul Schuhose to Charles Mangini et al; 5 8-12 years, from Dec 1, 1909. Dec 15, 1909. 7:1848..... 1,560

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NORWOOD **TWO MILES** street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.**
LONG ISLAND CITY **45 WEST 34th STREET**

8th av, No 2477, north store and front basement. S T Brooker AGENT to George Winter; 2 11-12 years, from Nov 1, 1909. Dec 15, 1909. 7:1958..... 600 to 660

9th av, s e cor 23d st, —x—. Assign lease. John O'Reilly to Henry Tonjes and Anthony C Lembeck. Nov 16. Dec 15, 1909. 3:746. .....nom

9th av, No 230, store and basement. Thomas Gibney to John McFadden; 15 4-12 years and 22 days, from Dec 9, 1909. Dec 10, 1909. 3:748. $2,250 to $2,750 per annum; total rental for term.....38,250

10th av, Nos 477 and 479, s w cor 37th st, store and basement. Beiermeister Bros Co to Economic Folding Box Co; from May 1, 1909, to Jan 31, 1914. Dec 14, 1909. 3:708.. 1,750

BOROUGH OF THE BRONX.

Cauldwell av, n e cor 161st st, store, &c. John H Huneke to Herman Klein; 5 years, from May 1, 1910. Dec 13, 1909. 10:-2631 1,020

Longwood av, No 1061, 1st floor and cellar. John A Heron to Wm F Fay; 5 years, from Nov 1, 1909, with 5 years renewal. Dec 15, 1909. 10:2731..... 480 and 540

Southern Boulevard, n s, 587.6 w Av St John, —x—. Subordination of lease to mort. Joseph Piconi, Vincenzo Oliva and Raffaele Barone with Bertel Realty Co. Dec 3. Dec 15, 1909. 10:2683..... ..nom

3d av, No 2576, n e cor 139th st. Reassign lease. John D Haase to Alexander von Bergen and ano. All title. Mort $3,387.75. Dec 10, 1909. 9:2314..... ..nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Dec 10, 11, 13, 14, 15 and 16.

BOROUGH OF MANHATTAN.

Acre Realty Co to Allan Marquand et al exrs Henry G Marquand. Lexington av, s e cor 131st st, runs s 155.10 to approach to 3d av bridge x e 360 x n 119.3 to bulkhead line Harlem River x n w 87 to st x w 281 to beginning; Lexington av, n e cor 131st st, runs n 54 to n s of grant of lands under water x n e 82.9 to bulkhead line Harlem River x s e 166.5 to 131st st x w 186 to beginning. Dec 9, 5 years, 5%. Dec 10, 1909. 6:1779 and 1780. 100,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 10, 1909. 6:1779 and 1780.

AMSTERDAM SAVINGS BANK with Samuel Baum. 113th st, No 68, s s, 203.9 e Lenox av, 26.3x100.11. Extension of $22,000 mort until April 12, 1915, at 5%. Nov 16. Dec 10, 1909. 6:1596. nom

Abeles, Pauline to Society for the Relief of the Destitute Blind of City of N Y and its Vicinity, a corpn. 124th st, No 148, s s, 225 e 7th av, 25x100.11. Dec 10, 1909, 5 years, 4½%. 7:1908. 21,000

Abramson, Max of Philadelphia, Pa. to Jos Kottek and ano. Spring st, No 150, s s, about 60 w Wooster st, 20x80. Prior mort $19,500. Dec 1, 6 months, 6%. Dec 13, 1909. 2:487. 500

Alva Realty Co to Mary A O'Neil. 27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9. P M. Dec 11, 3 years, 4½%. Dec 13, 1909. 3:802. 25,000

Anger, Geo F with MANHATTAN SAVINGS INSTN. 85th st, Nos 229 to 233, n s, 154 w 2d av, 81x102.2. Subordination agreement. Dec 15, 1909. 5:1531. nom

Adolphe, Pa and Barnet Turner to Archibald A McGlashan et al trustees Woolsey Hopkins. 112th st, Nos 56 and 58, s s, 162.6 w Park av, 39x100.11. Dec 15, 1909, due, &c, ac per bond. 6:1617. 38,000

Same and Yetta Lefkowitz with same. Same property. Subordination agreement. Dec 14. Dec 15, 1909. 6:1617. nom

Anzalone, Antonio to Henry Wollman. 1st av, No 2264, e s, 66 n 116th st, 20x74. Dec 14, 1909, 5 years, 5%. 6:1710. 9,500

Appell, Jacob to NEW YORK SAVINGS BANK. 23d st, No 364, s w s, 52 s e 9th av, 24x74. P M. Dec 16, 1909, due, &c, as per bond. 3:746. 18,000

Aschheim, Moritz J and Jos Hildesheimer to Joseph Toch. 111th st, Nos 204 and 206, s s, 150 w 7th av, 50x71.11. Certificate as to reduction of mort. Dec 10. Dec 16, 1909. 7:1826.

Buckley, Mary and Wilhelmina Luhrs, Anna Burke and Fredk W Heidelberger with Bertha Tim. 67th st, No 137, n s, 150 e Amsterdam av, 25x100.5. Extension of mortgage for $18,000 to Dec 10, 1912, at 4½%. Dec 7. Dec 15, 1909. 4:1139. nom

Baum, Herbert to CITIZENS SAVINGS BANK. Bayard st, Nos 45 and 47, s s, 75 w Bowery, runs s 50 x w 25.1 x s 28 x w 25 x n 78 to st x e 50 to beginning. Dec 9, due Nov 15, 1914, 4½%. Dec 16, 1909. 1:163. 30,000

Becker, Emil J, Wm J and Francis with Annie G wife John M Deemer. 36th st, No 330 West. Extension of $11,000 mort until Dec 1, 1912, at % as per bond. Nov 9. Dec 10, 1909. 3:759. nom

Baron de Hirsch Fund with Fischel Realty Co. Henry st, Nos 287 and 289, n e cor Scammel st, No 8, 48x78.7x48x79.4. Extension of $60,000 mort until Oct 4, 1914, at 5%. Nov 12. Dec 10, 1909. 1:288. nom

Berry (John B) Co, a corpn, to Franklin Pettit. Wadsworth av, n e cor 177th st, 89.10x100. P M. Prior morts $40,000. Dec 10, due &c as per bond. Dec 11, 1909. 8:2144. 14,000

Bergman, Emma L wife Louis F to Anna E Schmidt et al exrs &c Henry W Schmidt. 49th st, No 602, s s, 75 w 11th av, 25x75; 49th st, No 604, s s, 100 w 11th av, 25x100.4x26x100.4. Dec 10, due Jan 1, 1913, 5%. Dec 11, 1909. 4:1096. 17,000

Bailey, Robt J to whom it may concern. 10th st, No 27 East. Certificate as to reduction of mort. Aug 6. Dec 13, 1909. 2:-562.

Beck, Samuel to John F Rennert. 123d st,. No 332, s s, 322.6 w 1st av, 19.4x100.11. P M. Dec 13, 3 years, 5%. Dec 14, 1909. 6:1799. 8,000

Beck, Samuel to Frederick J Rennert and ano. 123d st, No 334, s s, 303.2 w 1st av, 19.4x100.11. P M. Dec 13, 3 years, 5%. Dec 14, 1909. 6:1799. 8,000

Berry (John B) Co to John B Berry. 162d st, s s, 100 w Broadway, 75x97.7. Prior mort $90,000. Dec 8, 2 years, 6%. Dec 15, 1909. 8:2137. 15,000

Same to same. Same property. Certificate as to above mortgage. Dec 15, 1909. 8:2137.

Beall, Joseph H of Yonkers, N Y, to James A Hennessy. Old Broadway, Nos 2360 and 2362, e s, 103.4 n 130th st, 53.11x100x53.11x99.4. Prior mort $——. Dec 13, 1 year, 6%. Dec 15, 1909. 7:1985. 3,000

Behn, Adolph, of Brooklyn, N Y, to Annie S Arnold. Old Bloomingdale road, s e cor 96th st, at point 175.4 w from s w cor Amsterdam av and 96th st, runs s 100.9 x w 30.7 x n 100.9 to st, x e 31.11 to beginning. Dec 15, 1909, due Jan 1, 1911, 5%. 4:-1243. 15,000

Baron de Hirsch Fund with Fischel Realty Co. Henry st, Nos 287 and 289, n e cor Scammel st, No 8, 48x78.7x48x79.4. Extension of mort for $60,000 to Oct 4, 1914, at 5%. Nov 12. Dec 14, 1909. 1:288. nom

Brandes, Diedrich to August Brandes and ano as trustees Henry G Peters for Sophia P Brandes, &c. 90th st, No 267, n s, 136 e West End av, 18x100.8. Dec 15, 1909, 5 years, 4½%.. 4:1238. 22,000

Bassford, Amanda widow to METROPOLITAN SAVINGS BANK. 96th st, No 52. s s, 260 e Columbus av, 20x100.8. Dec 15, 1909, 5 years, 5%. 4:1209. 18,000

Blanche Realty Co to Abram Morris and ano. 136th st, No 17, n s, 260 w 5th av, 37.6x99.11. Dec 15, 1909, 2 years, 6%. 6:1734. 5,000

Bayles, S Taber, of Suffolk Co, N Y, to Joseph M Dorr. Amsterdam av, No 410, w s, 77.2 s 80th st, 25x100. P M. Prior mort $24,500. Nov 10, due Dec 15, 1914, 6%. Dec 15, 1909. 4:1227. 15,500

Berls, Oswald with DRY DOCK SAVINGS INSTN. Lenox av, No 327. Subordination agreement. Dec 15, 1909. 7:1911. nom

Boertlein, Julius and Fannie with Herrmann D Most. 1st av, No 2392, e s, 62 s 123d st, 19x83. Extension of mort for $2,000 to Dec 14, 1911, at 6%. Dec 14, 1909. 6:1810. nom

Boertlein, Julius with Chas H Phelps trustee Geo J Weaver. 1st av, No 2392, e s, 62 s 123d st, 19x83. Extension of mort for $8,000 to Oct 19, 1912, at 5%. Dec 14, 1909. 6:1810. nom

Becker, Henry to Lion Brewery. 3d av, s w cor 51st st. Saloon lease. Dec 7, demand, 6%. Dec 15, 1909. 5:1305. 5,412.50

Beck, Geo H to Abraham Stern. 1st av, No 1515, w s, 27.2 n 79th st, 25x100. P M. Prior mort $18,500. Dec 15, 1909, 3 years. 6%. 5:1542. 2,500

Beck, Geo H to Carrie B Bernheimer. 1st av, No 1515, w s, 27.2 n 79th st, 25x100. P M. Dec 15, 1909, 5 years, 5%. 5:1542. 18,500

Cohen, Jonas to Augustus W Openhym and ano trustees William Openhym. Suffolk st, No 155, w s, 73.6 n Stanton st, 25x100. Dec 10, 1909, due Jan 1, 1915, 4½%. 2:355. 24,000

Cahen, Florence to American Missionary Assoc. 28th st, No 413, n s, 162.6 w 9th av, 18.9x98.9. Dec 10, 5 years, 4½%. Dec 11, 1909. 3:726. 10,000

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to unknown lot 141 on Bolton road, s s, bet F st and Bolton road. Dec 2, 3 years, 12%. Dec 11, 1909. 8:2247. 14,15

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to unknown, lot 108½ covering interior lot n of 181st st, bet Bennett av and Broadway. Dec 2, 3 years, 11%. Dec 11, 1909. 8:2180. 71.64

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1906 and 1907, assessed to David Pearl, lot 21 on Post av, n s, bet Emerson st and 10th av. Dec 2, 3 years, 9½%. Dec 11, 1909. 8:2223. 583.74

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to Manhattan Real Estate & Bldg Assoc, lot 10 on 209th st, s s, bet 9th and 10th avs. Dec 2, 3 years, 7½%. Dec 11, 1909. 8:2205. 697.46

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for year 1874, assessed to J J Deering, lot 12 on Cooper st, n s, bet Hawthorne and Emerson sts. Dec 2, 3 years, 7¾%. Dec 11, 1909. 8:2240. 101.11

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for year 1903, assessed to Joseph Sinsheimer, lot 494 on Ft Charles pl, e s, bet Jacobus pl and Marble Hill av. Dec 2, 3 yrs, 7%. Dec 11, 1909. 13:3402. 35.79

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to Manhattan Real Estate & Bldg Assoc, lot 9 on 209th st, s s, bet 9th and 10th avs. Dec 2, 3 years, 7%. Dec 11, 1909. 8:2205. 697.46

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to unknown, lot 154 on F st, w s, bet Bolton road and Dyckman st. Dec 2, 3 years, 12%. Dec 11, 1909. 8:2247. 58.35

City of N Y to Rose Schleissner of 240 E 68th st. Transfer of tax lien for years 1894 to 1907, assessed to Robt Lalcott, lot 12 on Bolton road, s s, bet F st and Bolton road. Dec 2, 3 years, 12%. Dec 11, 1909. 8:2247. 21.12

City of N Y to Rosa Schleissner of 240 E 68th st. Transfer of tax lien for years 1902 to 1907, assessed to J W Pinchard, lot 40 on Vermilvea av, n s, bet Academy st and Hawthorne st. Dec 2, 3 years, 7½%. Dec 11, 1909. 8:2234. 294.72

City of N Y to Rosa Schleissner. Transfer of tax lien for years 1903 and 1904, assessed to Melisse C Harney, lot 579 on 228th st, w s, bet Broadway and Marble Hill av. Dec 2, 3 years, 7%. Dec 11, 1909. 13:3402. 533.13

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17 BATTERY PLACE, NEW YORK

City of New York to David Lippmann of 198 Broadway, Transfer tax lien for years 1894 to 1907. Assessed to J McKenna, lot 59 on 152d st, s s, bet Convent and Amsterdam avs. Nov 11, 3 years, 12%. Dec 14, 1909. 7:2066. 2,113.53

City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1902 to 1907. Assessed to unknown, lot 61 on Wadsworth av, n w cor 175th st. Nov 11, 3 years, 12%. Dec 14, 1909. 8:2145. 2,653.21

City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1880 to 1907. Assessed to B McDonnell, lotz 1 on Broadway, n e cor 175th st. Nov 11, 3 years, 12%. Dec 14, 1909. 8:2145. 15,243.95

City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1905 to 1907. Assessed to C J Kirkland, lot 54, on 171st st, n s, bet Audubon and Amsterdam avs. Nov 11, 3 years, 12%. Dec 14, 1909. 8:2128. 502.53

City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1894 to 1907. Assessed to J McKenna, lot 60, on 152d st, s s, bet Convent and Amsterdam avs. Nov 11, 3 years, 12%. Dec 14, 1909. 7:2066. 2,061.94

City of New York to David Lippmann of 198 Broadway, Transfer of tax lien for years 1896 to 1907,. Assessed to A Fauto, lot 17, on Convent av, e s, bet 148th and 149th sts. Nov 11, 3 yrs, 12%. Dec 14, 1909. 7:2063. 3,683.02

Cummings, Edw to DRY DOCK SAVINGS INST. 113th st, No 164, s s, 183.4 w 3d av, 16.8x100.11. Dec 14, 1909, due, &c, as per bond. 6:1640. 3,500

Cirelli, Giovanni or John to Lion Brewery. Water st, No 347. Saloon lease. Dec 7, demand, 6%. Dec 15, 1909. 1:110. 2,187

Cirigliano, Francesco, and Salvatore and Rocco Verre and Moses Zimmerman with J Frederic Kernochan trustee for Harriet R McKim, &c, will Almy T Hicks. 45th st, No 311, n s, 175 e 2d av, 25x ½ blk. Subordination agreement. Dec 15, 1909. 5:-1338. nom

Cirigliano, Francesco, and Salvatore Verre and Rocco Verre to J Frederic Kernochan trustee Almy T Hicks for Harriet R McKim, &c. 45th st, No 311, n s, 175 e 2d av, 25x100.5. Dec 10, 5 years, 5%. Dec 15, 1909. 5:1338. 16,000

Cahn, Charles and Frank Block to Hermann M Cammann et al, exrs, &c, Edmund S Bailey. 81st st, No 202, s s, 100 w Amsterdam av, 37.6x102.2. Dec 14, 5 years, 4½%. Dec 16, 1909. 4:1228. 43,000

CITIZENS SAVINGS BANK with Cornelius Daly. Amsterdam av, No 1435. Extension of mort for $25,000 to Nov 15, 1914, at 4½%. Dec 14. Dec 16, 1909. 7:1970. nom

Coleman, John S, Edward, Daniel J and Agnes to Welsh Machine Works, a corpn. 56th st, Nos 120 and 122, s s, 300 w 6th av, 50x100.5. Prior mort $77,000. Dec 15, due Apr 5, 1910, 6%. Dec 16, 1909. 4:1008. 1,624.50

Coy, Charles F to Berry B Simons. Broadway, No 3165, s w cor 127th st, No 600, 40x100. P M. Prior mort $70,000. Dec 15, due June 4, 1913, 6%. Dec 16, 1909. 7:1993. 15,000

Campania Real Estate Co to Augustus G Southworth. Declaration as to mort for $6,000 covering land in Kings Co. Dec 7. Dec 16, 1909. —

Cooke, Justus L to Wm J Taylor. 125th st, Nos 209 and 211, n s, 105 e 3d av, 50x99.11. Prior mort $——. Dec 6, 5 years, 6%. Dec 16, 1909. 6:1790. 6,000

Carr, Emma T to LAWYERS TITLE INS & TRUST CO. Manhattan av, No 133, w s, 100.10 n 105th st, 16.8x75. Dec 15, 5 years, 5%. Dec 16, 1909. 7:1841. 9,000

Decker, Pauline wife of Philip A to Philip Knobloch. 11th st, Nos 718 to 722, s s, 21.1 w Dry Dock st, 62.11x75.4. Prior mort $22,-000. Dec 11, 1909, due &c as per bond. 2:380. 2,500

Donnelly, Margt F to N Y SAVINGS BANK. 91st st, No 74, s s, 100 e Columbus av, 21x100.8. Dec 8, due &c as per bond. Dec 10, 1909. 4:1204. 15,000

Same to Cath McAleer. Same property. Prior mort $15,000. Dec 8, 3 years, 6%. Dec 10, 1909. 4:1201. 3,000

Deery, Mary E wife of Ellsworth F to EQUITABLE LIFE ASSUR SOC of the U S. 123d st, No 107, n s, 164.1 w Lenox av ,20.1x 100.11. Prior mort $6,000. Dec 11, 1909, due Jan 1, 1912, 5%. 7:1908. 6,000

Epstein, Annie to Consolidated Board of Brokers. 74th st, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11. Prior mort $——. Dec 10, 1909, 2 years, 6%. 5:1469. 8,000

Eichen, Saml to Robt Graves et al, exrs Margt J P Graves. 34th st, No 146, s s, 155 e Lexington av, 20x98.9. Dec 16, 1909, 5 years, 5%. 3:889. 4,500

Fischel Realty Co to Sarah Wiener. Henry st, No 287, n e cor Scammel st, 24x78.11x24x79.4; Henry st, No 289, n s, 24x78.7x 24x78.11 w s. Prior mort $——. Dec 1, due June 1, 1912, 6%. Dec 3, 1909. 1:288. Corrects error in last issue, when 2d parcel in mort was Henry st, No 280. 12,000

Same to same. Same property. Certificate as to above mort. Dec 1. Dec 3, 1909. 1:288. nom

Fitzsimons, Bernard to Central Brewing Co of N Y. 1st av, No 378, Saloon lease. Dec 10, demand, 6%. Dec 11, 1909. 3:954. 4,000

Ferguson, Saml I and Martin G to Wm L Beadleston, of Montclair, N J, Manhattan av, Nos 216 to 220, n e cor 109th st, runs n 145.11 to s s Cathedral Parkway x e 236.4 x — on curve 166.4 to Central Park West x s 62 to 109th st x w 370 to beginning. Leasehold. Dec 3, 1 year, 6%. Dec 10, 1909. 7:1845. 17,000

Fee, Francis J to John A McCreevy et al. 40th st, No 413, n s, 552.1 e 10th av, 26x98.9. Dec 13, 1909, 5 years, 5%. 4:1050. 18,000

Ficken, Rebecka, of Brooklyn, N Y, with UNION DIME SAVINGS BANK of City N Y. Mott st, No 67, n w s, 173.1 n e Bayard st, 23.1x—x24.5x—. Extension of $10,000 mort until Nov 1, 1912, 4½%. Dec 11, 1909. 1:200. nom

Fleischmann (Maximilian) Co with Louis Waldron. 154th st, n s, 125 e 8th av, 225x99.11. Extension of mort for $35,000 to May 22, 1913, at 4½%. Dec 10. Dec 11, 1909. 7:2040. nom

Finkenberg, Adolph to HARLEM SAVINGS BANK. 3d av, Nos 2279 and 2281, s e cor 124th st, Nos 200 and 202 41.5x100. Prior mort $87,500. Dec 15, 1909, due Dec 28, 1913, 4½%. 6:1788. 22,500

Fajen, Henrietta A with Henry Menken. 117th st, No 361, n s, 175 e Morningside av East, 16.8x100.11. Extension of $9,000 mort until April 26, 1912, at % as per bond. April 26. Dec 13, 1909. 7:1944. nom

Frank, Kate to Aaron Goodman. Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87. Prior mort $——. Dec 14, due Nov 15, 1910, 6%. Dec 15, 1909. 1:298. 13,000

Goldberg, Mollie to Pincus Isaacson. 61st st, Nos 332 and 334, s s, 175 w 1st av, 40x100.5. Prior morts $33,000. Dec 9, due May 9, 1912, 6%. Dec 10, 1909. 5:1435. 1,750

GREENWICH SAVINGS BANK with August Eitzen. 8th av, No 2190, n e cor 118th st, —x—. Extension of $22,000 mort until Dec 9, 1914, at 4½%. Dec 9. Dec 10, 1909. 7:1924. nom

GREENWICH SAVINGS BANK with Mariguita S Villard. 57th st, No117 West. Extension of $40,000 mort until Sept 21, 1911, at 4½%. Dec 11. Dec 15, 1909. 4:1010. nom

Geller, Saml G to MANHATTAN SAVINGS INSTN. 85th st, Nos 229 to 233, n s, 154 w 2d av, three lots, each 27x102.2. Three morts, each $15,000. Dec 15, 1909, due, &c, as per bond. 5:-1531. 45,000

Glaubinger, William and David to Julia R Roth. 10th st, No 384, s s, 158 w Av C, 25x92.3. Prior mort $28,000. Dec 8, 3 years, 6%. Dec 11, 1909. 2:392. 3,000

Greis, Louisa wife Andrew to Camilla Creed. 19th st, No 337, n s, 375 e 9th av, 24.9x99.11. Nov 16, 1 year, 6%. Dec 10, 1909. 3:743. 1,000

Gebicke, Paul F to Saml W Brown. Houston st, No 106, n e cor Thompson st, No 164, 18.1x61.11x18.5x61.10. Dec 9, 5 years, 4½%. Dec 10, 1909. 2:525. 14,000

Goldstein, Albina widow to Joseph S Isidor, of Newark, N J. 78th st, No 430, s s, 277.4 w Av A, 16.8x102.2. Dec 3, due Jan 1, 1915, 4½%. Dec 13, 1909. 5:1472. 5,000

Galotta, Margarita or Margherita with Henry Wollman. 1st av, No 2264, e s, 66 n 116th st, 20x74. Subordination agreement. Dec 10. Dec 14, 1909. 6:1710. nom

Goldberg, Mollie wife of Abraham to David E Levey. 61st st, No 332, s s, 190 w 1st av, 25x100.5. Dec 9, 5 years, 5%. Dec 10, 1909. 5:1435. 18,000

Same and Jonas Weil and Bernhard Mayer with same. Same property. Subordination of mort for $9,000 to above mort. Dec 9. Dec 10, 1909. 5:1435. nom

Goldenblum, Abraham to Joseph L Buttenwieser. 33d st, No 205, n s, 105.9 e 3d av, 24.8x107.1x24.8x107.6. Prior mort $——. Dec 14, 1909, due Feb 15, 1910, 6%. 3:914. 400

Grisch, Frances to Ferdinand A Sieghardt. 5th st, No 431, n s, 175 w Av A, 24.9x97. Prior mort $15,000. Dec 14, 1909, 3 years, 6%. 2:433. 4,000

Glen Realty Co to TITLE GUARANTEE AND TRUST CO. Park av, Nos 993 to 997, s e cor 84th st, No 100, 50x56. Dec 14, 1909, due, &c, as per bond. 5:1512. 55,000

Same to same. Same property. Certificate as to above mort. Dec 14. 1909. 5:1512. —

Garofalo, Patrick to American Mortgage Co. 1st av, No 2046, e s, 50.11 s 106th st, 25x84. Dec 16, 1909, 5 years, 5%. 6:1699. 18,000

Same to same. Same property. Prior mort $18,000. Dec 16, 1909, 2 years, 5½%. 6:1699. 1,000

Harned, Bedell H individ and admr Caroline H Harned with Julius M Cohen. 164th st, No 453 West. Extension of mort for $22,000 to May 17, 1912, at 5%. Oct 26. Dec 14, 1909. 8:2111. nom

Horton (J M) Ice Cream Co to James M Horton. 24th st, Nos 205 to 211, n s, 97.8 e 3d av, 97.6x98.9. June 25, due July 1, 1911, 5½%. Dec 15, 1909. 3:905. 125,000

Same to same. Same property. Certificate as to above mortgage. July 2. Dec 15, 1909. 3:905. —

Haase-Lippman Construction Co with Abram Bachrach. Barrow st, Nos 53 to 57 and Commerce st, Nos 19 to 23. Agreement as to assignment of rents to secure extension of 2d mort of $18,-500, etc. Dec 10. Dec 14, 1909. 2:587. nom

Hellenic Eastern Orthodox Christian Church of N Y, a corpn, to County Holding Co. 72d st, No 151½, n s, 249.6 w 3d av, 50.5x 102.1x50.2x102.1. Dec 8, due Sept 15, 1915, 5%. Dec 14, 1909. 5:1407. 44,000

Heller, Max with Ignatz Gluck. 10th st, No 422, s s, 346.4 w Av D, 24.6x92.3. Extension of mort for $15,000 to Jan 10, 1913, at 5%. Dec 16, 1909. 2:379. nom

Hewlett, Chas A to Chas G Willoughby. 23d st, Nos 143 to 147, n s, 240 w 3d av, 78x98.9. 1-6 part. Sept 22, 1 year, 6%. Dec 13, 1909. 3:879. 550

Same to same. Same property. All. July 14, due Jan 20, 1910, 6%. Dec 13, 1909. 3:879. 500

Hirsch, Samuel and Max to UNION TRUST CO. Houston st, Nos 455 and 457, on map Nos 457 to 463, s w cor Lewis st, Nos 125-127, 100x50. Dec 13, 1909, 5 years, 4½%. 2:330. 70,000

Same and THE STATE BANK with same. Same property. Subordination agreement. Dec 11. Dec 13, 1909. 2:330. nom

Hoyns, Herman and Carl F Weidig to Gustave E Kissel. Lexington av, No 1669, e s, 31.10 s 105th st, 15.10x55. Dec 10, 3 years, 6%. Dec 13, 1909. 6:1632. note 500

Hansen, Peter F T to LAWYERS TITLE INS & TRUST CO. Harrison st, No 38 (32), n s, 59.11 e Washington st, 23.11x75.5x24.3 x75.6. Dec 13, 1909, 3 years, 4½%. 1:183. 14,000

Helfer, Minnie to TITLE GUARANTEE & TRUST CO. 131st st, No 234, s s, 425 e 8th av, 25x99.11. Dec 9, due &c as per bond. Dec 11, 1909. 7:1936. 7,500

Hoffmann, Bertha, Emanuel and Samuel Hoffmann exrs Simon Hoffmann with the trustees of the N Y Society Library. 5th av, No 1472. Extension of mort for $20,000 to Sept 27, 1914, at 4½%. Dec 6. Dec 11, 1909. 6:1717. nom

Hyman, Samuel J and Abraham Morris with Lydia H Hexamer. 101st st, No 124, s s, 350 w Columbus av, 25x100.11. Subordination agreement. Dec 10, 1909. 7:1855. nom

Hyman, Samuel J and Jennie his wife to Lydia H Hexamer. 101st st, No 124, s s, 350 w Columbus av, 25x100.11. Dec 10, 1909, due Dec 1, 1914, 5%. 7:1855. 20,000

Hyman, Sundel to N Y Eye & Ear Infirmary, a corpn. Madison av, No 2056, s w cor 130th st, 18x75. Dec 9, due May 1, 1915, 5%. Dec 10, 1909. 6:1754. 20,000

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Architectural Bronze AND IRON WORK

Iron-Masters' Realty & Construction Co to VAN NORDEN TRUST Co. 97th st, Nos 57 to 65, n s, 162.6 e Madison av, 137.4x 100.11. Certificate as to mort dated May 27, 1909. May 27. Dec 15, 1909. 6:1603.

Judis (Irving) Bldg & Construction Co to LAWYERS TITLE INS & TRUST CO. Amsterdam av, n w cor 108th st, 100x100.11. Dec 9, 1 year, 6%. Dec 10, 1909. 7:1880. 200,000

Same to same. Same property. Certificate as to above mort. Dec 8. Dec 10, 1909. 7:1880. nom

Jackson, Edith A to Cornelius F Kingsland. 8th av, No 227, w s, 95.9 n 21st st, 22.4x100. Dec 11, 3 years, 4½%. Dec 13, 1909. 3:745. 14,000

Jordan, Robert to Mina Fried. 117th st, No 327, n s, 325 e 2d av, 25x100.11. Prior mort $18,000. Dec 1, due Jan 1, 1911, 6%. Dec 15, 1909. 6:1689. 2,000

Jacobs, Joseph, of New Canaan, Conn, with Rachel Goldstein and Abraham Loewenstein. 115th st, No 113, n s, 150 w Lenox av, 25x100.11. Extension of mort for $5,500 to Dec 15, 1912, at 6%. Dec 14, 1909. 7:1825. nom

James, Harriet S to Mary A Thorp. 50th st, Nos 132 and 134, s s, 350 e 7th av, 50x100.4. P M. Prior mort $32,000. Dec 16, 1909, 3 years, 6%. 4:1002. 20,000

Koplik, Annie and Henry and Morris Jones with Dora Schiffer. 136th st, Nos 624 and 626 West. Subordination agreement. Dec 2. Dec 10, 1909. 7:2002. nom

Katz, Saml to Lion Brewery. Orchard st, No 118, n e cor Delancey st. Saloon lease. Dec 2, demand, 6%. Dec 10, 1909. 2:410. 3,055

Koplik, Annie to Dora Schiffer. 136th st, No 626, s s, 331.3 w Broadway, 43.9x99.11. Dec 9, 5 years, 5%. Dec 10, 1909. 7:2002. 45,000

Kolb, Jonas to Cornelius F Kingsland. Madison av, No 1622, w s, 50.11 n 108th st, 25x87.6. Dec 8, 6 years, 4½%. Dec 10, 1909. 6:1614. 21,000

Kommel, Bertha to CHELSEA EXCHANGE BANK. 10th av, No 295, n w cor 27th st, Nos 501 and 503, 24.8x100. Prior mort $57,920. Dec 13, 1909, due, &c, as per note. 3:699. 2,900

Koch, Jonas to U S TRUST CO of N Y. 96th st, No 60, s s, 180 e Columbus av, 20x100.8. Dec 13, 1909, 5 years, 4½%. 4:1209. 15,000

Kraushaar, Isidor, of Brooklyn, N Y, to Benj Kraushaar. 5th av, Nos 1422 to 1428, s w cor 117th st, No 2, 100.11x45.6. Prior mort $80,000. Dec 11, 3 years, 6%. Dec 14, 1909. 6:1600. 10,000

Keister, Mary E to NEW YORK LIFE INS AND TRUST CO. 34th st, No 140, s s, 275 s e 7th av, 25x98.9. Prior mort $80,000. Dec 14, 1909, 3 years, 4½%. 3:809. 6,000

Kaye, Charles to GREENWICH SAVINGS BANK. 26th st, Nos 22 and 24, s s, 375 e 6th av ,50x98.9. Dec 15, 1909, due, &c, as per bond. 3:827. 225,000

Kohring Realty Co to Louise Connors. 38th st, No 311, n s, 150 w 8th av, 25x98.9. P M. Dec 15, 1909, due Jan 15, 1914, 5%. 3:760. 14,000

Same to same. Same property. Certificate as to above mortgage. Dec 15, 1909. 3:760.

Kelahan, John F, of Yonkers, N Y, to Cyril J Adrian. 62d st, No 248, s s, 89 w 2d av, 17x100.5. Prior mort $6,000. Dec 14, 1 year, 6%. Dec 15, 1909. 5:1416. 3,000

Klein, Wm to Julia Klein. 122d st, No 161, n s, 85 e Lexington av, 25x100.11. Prior mort $20,000. Dec 16, 1909, due Jan 1, 1913, 6%. 6:1771. 3,500

LAWYERS TITLE INS & TRUST CO with Carl Schaible. 124th st, No 446, s s, 100 e Amsterdam av, 25x100.11. Extension of $21,000 mort until Dec 9, 1914, at 5%. Dec 9. Dec 15, 1909. 7:1964. nom

Lehritter, Charles and John, of Brooklyn, N Y, to Regina Lehritter. 37th st, No 308, s s, 150 w 8th av, 24x98.9. P M. Dec 15, due Jan 1, 1911, 5%. Dec 16, 1909. 3:760. 11,000

Lehritter, Charles and John, of Brooklyn, N Y, to Gebhard Lehritter. 37th st, No 306, s s, 125 w 8th av, 25x98.9. P M. Dec 15, due Jan 1, 1911, 5%. Dec 16, 1909. 3:760. 11,000

Lehritter, Chas and John, of Brooklyn, N Y, to Annie R Bauerdorf. 37th st, No 304, s s, 100.4 w 8th av, 24.7x98.9x25x98.9. P M. Dec 15, due Jan 1, 1911, 4½%. Dec 16, 1909. 3:760. 8,000

Levine, David to METROPOLITAN SAVINGS BANK. Houston st, No 477, s s, 70 w Goerck st, 20x50. Dec 16, 1909, 5 years, 5%. 2:330. 6,500

Lutheran Emigrants' House Assn of New York to NEW YORK LIFE INS & TRUST CO. State st, No 4, n s, 83 w Whitehall st, runs n 60.1 x e 0.4 x n 56.3 x w 24.8 x s 16.2 x s 41.2 x w 0.8 x s 58.11 to st x e 28 to beginning. Prior mort $46,000. Dec 16, 1909, 3 years, 4½%. 1:9. 4,000

Levy, Ferdinand to LAWYERS TITLE INS & TRUST CO. 7th av, Nos 2469 and 2471, e s, 80.11 s 144th st, 38x100. Dec 14, 5 years, 5% . Dec 16, 1909. 7:2012. 40,000

Same to Philip L Fisher. Same property. Prior mort $40,000. Dec 15, 3 years, 6%. Dec 16, 1909. 10,000

Lowenstein, Rachel to Abram Bachrach. 113th st, No 15, n s, 198.6 w 5th av, 15.6x100.11. P M. Prior mort $7,500. Dec 13, due Dec 1, 1914, 6%. Dec 15, 1909. 6:1597. 4,000

Leo, Louis and Rosina to Chas H Dodd. Pleasant av, No 287, w s, 45.7 n 115th st, 15x74; Pleasant av, No 289, w s, 60.7 n 115th st, 15x74. Dec 14, 5 years, 5%. Dec 15, 1909. 6:1709. 10,000

Laue, Lena wife of Chas and Charles W Laue to American Mortgage Co. 3d st, s s, 45.4 e Goerck st, 45.4x88.6x45x94.3. Dec 14, 1909, 5 years, 5%. 2:356. 34,000

Lugar, Frank to Alfred M Heinsheimer et al exrs Louis A Heinsheimer. Lexington av, Nos 51 to 55, e s, 39.6 s 25th st, runs s 59.3 x e 94 x n 98.9 to s s 25th st, No 136, x w 22 x s 39.6 x w 72 to beginning. Dec 14, 1909, due as per bond, 4½%. 3:-880. 75,000

Labatut, William heir Mary E Runyan to Bartow S Weeks. Washington pl, No 108, late Barrow st, s w s, 101 n w 6th av, 21x75. Nov 29, 1909, 3 years, 5%. 2:592. Reprinted from issue of Dec. 4, when description of property was Barrow st, No 108. 7,000

Levy, Rachel to Isidore Silverman. 121st st, No 24, s s, 80 e Lenox av, 20x100.11. Prior mort $16,500. Dec 8, 2 years, 6%. Dec 11, 1909. 6:1720. 3,000

Lawyers Mortgage Co with Wm M Barrett. 86th st, No 272, s s, 160 e West End av, 20x102.2. Extension of mort for $21,000 to Dec 20, 1914, at 5%. Nov 22. Dec 10, 1909. 4:1233. nom

Mitchell, Wm P to EQUITABLE LIFE ASSUR SOC of the U S. 112th st, No 221, n s, 150 w 7th av, 17x100.11. Dec 10, 1909, due Jan 1, 1913, 4½%. 7:1828. gold, 9,000

McGuire (T J) Construction Co to North American Mortgage Co. Broadway, No 3247, w s, 99.11 s 131st st, 75x75. Dec 3, 1 year, 6%. Dec 11, 1909. 7:1997. 100,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 7:1997.

McMorrow Engineering & Construction Co and Julius Loewenthal with METROPOLITAN LIFE INS CO. Broadway, s e cor 157th st, 99.11x200. Subordination agreement. Dec 9. Dec 10, 1909. 8:2115. nom

McCormick, Wm D to Tillie Autenrieth. Mulberry st, No 88, e s, abt 100 s Canal st, 25x100. Dec 10, due Jan 1, 1912, 6%. Dec 11, 1909. 1:200. 1,200

McCormick, Jas S of Brooklyn to Tillie Autenrieth. Mulberry st, No 88, e s, 25x100. All title. Dec 10, 1909, due Jan 1, 1912, 6%. 1:200. 800

Marasco, Rocco M to Bernard J McCann. Christopher st, No 87, n s, 66.11 e Bleecker st, 24.10x91.6. Dec 8, 1 year, 6%. Dec 10, 1909. 2:619. 3,500

Mead, Wm C with Washington Mead. 9th av, Nos 109 and 111, n w cor 17th st, Nos 401 to 407, 25x100. Extension of mort for $5,500 to Jan 1, 1915, at 5%. Dec 4. Dec 11, 1909. nom

Morse, Leila L with Marie Schweers. 84th st, No 340 West. Extension of $13,000 mort until Jan 1, 1913, at 5%. Dec 9. Dec 14, 1909. 4:1245. nom

Maynard, Mabel G, of Orange, N J, to EQUITABLE LIFE ASSUR SOC of the U S. Church st, Nos 73 to 77, n e cor Vesey st, Nos 28 and 30, runs n 75 x e 28.3 x n 0.6 x e 24.2 x s 76 to st, x w 52.5 to beginning. P M. Dec 10, 1909, due Jan 1, 1915, 4½%. 1:88. 165,000

Margulis, Jacob to Nathan Wechsler. 7th st, No 65, n s, 25x93.6. Prior mort $24,900. Dec 14, installs, 6%. Dec 15, 1909. 2:-449. notes 600

Markiewicz, Irma with Bernhard Mainzer. Madison av, No 1539. Extension of $9,000 mort until June 15, 1912, at 5%. Dec 10. Dec 15, 1909. 6:1610. nom

Mangini, Charles, Joseph Balzarini and Charles Gravano to Nicola Pagano and Andrew Casazza. 8th av, No 2141. Store lease. Dec 15, 1909, installs, 6%. 7:1848. 21 notes 2,100

Mann, Max to Abraham Mann. Broome st, No 274, n e cor Allen st. Nos 90 and 92, 22.4x75. Dec 14, due as per bond, 6%. Dec 16, 1909. 2:414. 8,000

Meenan, Daniel to Geo Ehret. 9th av, Nos 683 and 685, n w cor 47th st, Nos 401 and 403, 43x85. Prior mort $50,000. Dec 16, 1909, 1 year, 5%. 4:1057. 40,000

Minners, Chas, of N Y, and Henry Minners, of Brooklyn, N Y, to Richard F Harms. West End av, No 646, e s, 100.8 s 92d st, 28.5x100.3x35.2x100; West End av, e s, 129.1 s 92d st, runs s e 100.3 x s 13.6 to c l Apthorpe or Jauncey lane x n w 100.2 to av x n 13.10 to beginning. Dec 9, due, &c, as per bond. Dec 16, 1909. 4:1239. 49,000

Norton, Leah P and wife of and Arthur B to Thomas Simpson. 45th st, No 16, s s, 246 w 5th av, 21x100.5. Dec 15, 1909, due &c, as per bond. 5:1260. 25,000

N Y LIFE INS AND TRUST CO with Mary E Keister. 34th st, No 140 West. Extension of mort for $80,000 to Dec 19, 1912, at 4½%. Dec 14, 1909. 3:809. nom

Nunziata, Pasquale to Fortunata De Lorenzo. 18th st, No 425, n s, 265 w Av A, 25x92; also property in Queens Co. Dec 11, 2 years, 6%. Dec 13, 1909. 3:950. 2,200

Nimocks, Emma O to EQUITABLE LIFE ASSUR SOC of the U S. 49th st, No 219, n s, 141.5 w Broadway, 20.8x100.5. Dec 10, 1909, 3 years, 4½%. 4:1021. gold, 25,000

Olcott, Alice M wife R Morgan Olcott to KNICKERBOCKER TRUST CO. 53d st, No 40, s s, 252 w Park av, 18x100.5. Nov 12, demand, 6%. Dec 10, 1909. 5:1588. 25,000

118 East 16th St Co, a corpn, to N Y Mortgage & Security Co. 16th st, No 118, s w cor Irving pl, Nos 23 to 33, runs s 123.9 x w 80 x n 20.6 x w 20 x n 103.3 to st x e 100 to beginning. Prior mort $150,000. Sept 10, 1 year, 6%. Dec 11, 1909. 155,000

Oshinsky, Harris, N Y, and Abraham and Nathan Oshinsky, of Brooklyn, and Sarah Zissman and Rosie Cohen, N Y, to Sarah wife said Nathan Oshinsky, of Brooklyn. Eldridge st, No 85, w s, 125 s Grand st, 25x100. Oct 15, 3 years, 6%. Dec 13, 1909. 1:306. 5,250

O'Connell, James to Wm Rankin. 131st st, Nos 641 to 645, n s, 475 w Broadway, 75x99.11. Prior mort $15,000. Dec 15, 1909, 3 years, 6%. 7:1998. 5,000

Park, Morris H to American Mortgage Co. 123d st, No 416, s s, 237 e 1st av, 25x100.5. P M. Dec 16, 1909, 5 years, 5%. 6:1810. 9,000

Pigueron, Geo H to GREENWICH SAVINGS BANK. 22d st, Nos 129 and 131, n s, 311.6 w 6th av, 42x98.9. Dec 13, 1909, due, &c, as per bond. 3:798. 145,000

Same and State Realty & Mortgage Co with same. Same property. Subordination agreement. Dec 9. Dec 13, 1909. 3:798. nom

Pryers, Charles and William Coursen to Daniel J McCauley. Canal st, Nos 251 and 253, n e cor Lafayette st, late Elm st, —x—. Leasehold. Prior mort $6,000. Dec 11, installs, 6%. Dec 13, 1909. 1:209. 1,000

Pryers, Charles and William Coursen to George Ehret. Canal st, Nos 251 and 253. Saloon lease. Dec 11, demand, 6%. Dec 13, 1909. 1:209. 6,000

POUGHKEEPSIE SAVINGS BANK with Susan W Ogden. 148th st, No 536, s s, 400 w Amsterdam av, 17x99.11. Extension of $11,000 mort until Dec 29, 1912, at 5%. Nov 20. Dec 16, 1909. 7:2079. nom

Rubinger, Charles to Jos L Buttenwieser. Bank st, Nos 42 and 44, s s, 105 e 4th st, runs s 91.3 x e 21.1 x n 1.1 x e 19.5 x n 90 to st x w 40.2 to beginning. P M. Prior mort $——. Dec 10, 1 year, 6%. Dec 11, 1909. 2:614. 28,000

Rosenheim, Jacob with William Fischer. 86th st, No 425, n s, 256 e 1st av, 25x100.8. Extension of mort for $20,000 to Jan 1, 1913, at 5%. Dec 9. Dec 10, 1909. 5:1566. nom

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THE GEORGE A. JUST CO.
239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Rabbi Isaac Elchonon Theological Seminary Assoc, a corpn, to Samuel Friedman. Henry st, No 156, s s, abt 105 e Rutgers st, 26.1x100. Prior mort $21,600. Dec 7, 3 years, interest as per bond. Dec 10, 1909. 1:271. 1,200

Ruff, August and Albert Hochster to N Y SAVINGS BANK. 10th st, Nos 199 and 201, n s, 175 e Bleecker st, 50x95. Dec 15, 1909, due, &c, as per bond. 2:620. 50,000

Reynolds, Henry S to Elinor W Squier. Warren st, No 113, s s, about 58 w Washington st, 25x92.9. Dec 14, 5 years, 5%. Dec 15, 1909. 1:131. 20,000

Rubinger, Charles to Joseph L Buttenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x w 15 x s 20 x w 30 x n 98.9 to st, x e 45 to beginning. Prior mort $——. Dec 11, due May 1, 1910, 6%. Dec 15, 1909. 3:774. 15,000

Rosenberg, Chas, Jacob Kraus and Abraham Rosenberg to Carrie B Bernheimer. 1st av, No 1519, w s, 77.2 n 79th st, 25x100. P M. Dec 15, 1909, 5 years, 4½%. 5:1542. 16,000

Roessle, Elwood O to Theodosia H Roessle. 5th av, No 463 to 469, e s, 26.7 n 40th st, 66x98. Nov 19, 1906, due May 1, 1907, 6%. Dec 15, 1909. 5:1275. 5,000

Seeley or Seely, Chas H and Walter H Barry to Frances Aronson. Sherman av, n s, 100 n e Isham st, 75x150. Prior mort $13,000. Dec 10, 1909, 1 year, 5½%. 8:2228. 3,000

Shera, Ethelinda M to Mary B Pope. 58th st, No 38, s s, 395 e 6th av, 25x100.5. 1-3 part. Sub to life estate of Ethelinda C Horton; sub to its proportionate part of a mort for $26,000. Nov 10, 5 years, 5%. Dec 10, 1909. 5:1273. 20,153.53

Schumacher, Fred and John Schroder to Consumers Brewing Co. of N Y, Ltd. 1st av, No 445. Saloon lease. Nov 11, demand, 6%. Dec 10, 1909. 3:932. nom

Stewart, Mary C of Brooklyn, N Y, to Eliz J Webb. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Dec 1, due Feb 1, 1910, 6%. Dec 11, 1909. 4:998. 10,000

Sobel & Kean, a corpn, to Caroline Hurry et al trustees William Hurry. 109th st, Nos 8 and 10, s s, 145 w Central Park West, 41.8x100.11. Dec 10, 5 years, 4½%. Dec 11, 1909. 7:1844. 48,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 7:1844. ——

Sobel & Kean, a corpn, and Hulda Stein with John J and Geo H Cisco exrs &c Sarah C Cisco. 109th st, Nos 4 and 6, s s, 100 w Central Park West, 45x100.11. Subordination agreement. Dec 10. Dec 11, 1909. 7:1844. nom

Sobel & Kean, a corpn, to John J Cisco and ano exrs &c Sarah C Cisco. 109th st, Nos 4 and 6, s s, 100 w Central Park West, 45x 100.11. Dec 10, 5 years, 4½%. Dec 11, 1909. 7:1844. 50,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 7:1844. ——

Segal Realty Co to Sara Schaul. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to 10-ft alley x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning. Prior mort $110,000. Dec 9, due Apr 9, 1910, 6%. Dec 10, 1909. 2:426. 5,000

Shore Acres Realty Co to MUTUAL LIFE INSURANCE CO of N Y. Declaration as to mortgage for $300,000 covering land in Queens Co. Nov 17. Dec 13, 1909. ——

Schmidt, Frank R to U S TRUST CO of N Y. 46th st, No 507, n s, 150 w 10th av, 25x100.5. Dec 13, 1909, 5 years, 4½%. 4:-1075. 14,000

Shurman (C N) Investing Co to RIVERHEAD SAVINGS BANK. Certificate as to mort for $6,000 covering land at Yonkers. Dec 9. Dec 14, 1909. ——

Shurman (C N) Investing Co to Carl Ernst. 54th st, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.3. Prior mort $3,225. Dec 14, 1909, due Nov 15, 1910, 6%. 4:1063. 875

Shea, Cath to Michl J Sullivan. Fort Washington Ridge road, c l, being lot 3 map or survey described in judgment Real Estate Trust Co agt Jacob T Seagrave et al; proposed road, c l, being lot 4 same map, except part for Fort Washington Ridge road. Dec 11, due, &c, as per bond. Dec 13, 1909. 8:2180. 4,000

Stern, Samuel E A and Simeon N Leo trustees G W Lichtenberg with Mary Ehrmann. 109th st, No 179 East. Extension of mort for $30,000 to Dec 10, 1914, at 5%. Dec 10. Dec 14, 1909. 6:1637. nom

Steinach, Emma E to BOWERY SAVINGS BANK. 85th st, No 235, n s, 127 w 2d av, 27x102.2. Dec 14, 1909, 5 years, 4½%. 5:1531. 11,500

Stone, Harlan F trustee David Stevenson for benefit Marion S Buckler with Hans Wm Meyer. Park av, No 1226, w s, 50.4 n 95th st, 25.2x100. Extension of $25,000 mort until Jan 11, 1915, at 4½%. Dec 14, 1909. 5:1507. nom

St John's Park Realty Co to Jared W Bell. Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3. P M. Dec 15, 1909, 1 year, 6%. 1:220. 11,000

Siegel, Abraham to Eversley Childs, exr, &c, Wm H H Childs. Rivington st, No 114, n w cor Essex st, No 131, 22.3x80. Dec 14, 5 years, 5%. Dec 15, 1909. 2:411. 50,000

Siegel, Abraham to John Hassall. Rivington st, No 114, n w cor Essex st, No 131, 22.3x80. Prior mort $50,000. Dec 14, 3 years, 6%. Dec 15, 1909. 2:411. 15,000

Shenfeld, Rachel with MANHATTAN SAVINGS INSTN. 85th st, Nos 229 to 233, n s, 154 w 2d av, 81x102.2. Subordination agreement. Dec 9. Dec 15, 1909. 5:1531. nom

Sternfeld, Julius to TITLE GUARANTEE & TRUST CO. 34th st, No 313, n s, 142.10 e 2d av, 21.5x98.9. P M. Dec 14, due, &c, as per bond. Dec 15, 1909. 3:940. 10,000

Schrenkeisen, Cath E to Martin Schrenkeisen, Jr, exrs, &c, Martin Schrenkeisen. 143d st, No 469, n s, 82 e Amsterdam av, 18x 100.11. Prior mort $——. Dec 10, 1 year, 4½%. Dec 16, 1909. 7:2059. gold, 500

Smyth, Catharine to Anton Szilagyi. East End av, No 122, w s, 21.2 n 85th st, 27x98. Prior mort $12,000. Dec 15, 3 years, 6%. Dec 16, 1909. 5:1582. 2,000

Sound Realty Co to Frank Valente exr Elise Zammatti. Wadsworth av, s w cor 183d st, 104.11x100. Certificate as to reduction of mort. Dec 15. Dec 16, 1909. 8:2164. ——

Toch, Joseph with Joseph Hildesheimer and ano. 111th st, Nos 204 and 206, s s, 150 w 7th av, 50x71.10. Extension of $11,-075 mort until April 24, 1912, % as per bond. Dec 10. Dec 13, 1909. 7:1826. nom

Trustees of Columbia College in City of N Y with Louisa M Agostini. 47th st, No 17 West. Extension of $43,500 mort until June 1, 1912, at 4½%. June 14. Dec 13, 1909. 5:1263. nom

Tobiesen, Eleanor to American Missionary Assoc. 138th st, No 611, n s, 208 w Broadway, 16.6x99.11. Dec 10, 1909, 3 years, 4½%. 7:2087. 7,000

Utility Realty Co to American Mortgage Co. St Nicholas av, n e cor 191st st, 100x100. Dec 11, 1909, 3 years, 5%. 8:2161. 40,000

UNION SQUARE SAVINGS BANK of City N Y with Frances Grisch. 5th st, No 431, n s, 175 w Av A, 24.9x97. Extension of $15,000 mort until Dec 15, 1914, at 4½%. Dec 15, 1909. 2:433. nom

Von Inten, Rebecca W with Franklin Provost. 1st av, No 1656, e s, 50.10 n 86th st, 25x74. Extension of $12,000 mort until Aug 11, 1912, at 5%. May 19. Dec 14, 1909. 5:1566. nom

Village Realty Co to TITLE GUARANTEE & TRUST CO. Hudson st, No 627, w s, 50 n Jane st, 25x88.9x25.4x86.3. Dec 13, 1909, due, &c, as per bond. 2:626. 14,000

Same to same. Same property. Certificate as to above mort. Dec —, 1909. Dec 13, 1909. 2:626. ——

Van Pelt, Wm J to TITLE GUARANTEE & TRUST CO. 149th st, No 545, n s, 283.4 e Broadway, 16.8x99.11. Dec 10, 1909, due &c as per bond. 7:2081. 10,000

Wolf, George of Bklyn, N Y, & Annie, Henry and James A G Wolf of N Y to GREENWICH SAVINGS BANK. Hudson st, No 426, e s, 111 s Morton st, 22x80. Dec 11, 1909, due &c as per bond. 2:583. 4,000

Willets, Howard as trustee Robt R Willets dec'd with Hyman L Kuhl and Isaac Manasse. 74th st, No 412, s s, 238 e 1st av, 25x102.2. Extension of mort for $21,000 to Dec 30, 1914, at 5%. Dec 2. Dec 10, 1909. 5:1468. nom

Wendelken, Diedrich to Consumers Brewing Co of N Y, Ltd. Houston st, No 119 East, and Chrystie st, No 232. Saloon lease. Dec 3, demand, 6%. Dec 10, 1909. 2:422. 6,000

Wheeler, Anne F and Walter D of N Y and Geo W Wheeler of Milford, Pa to John R Suydam trustee John R Suydam. 66th st, No 408, s s, 150 e 1st av, 25x100.5. Prior mort $5,000. Dec 13, 1909, 3 years, 6%. 5:1460. gold 3,000

White, Alice M to Emanuel Heilner and Moses J Wolf. 91st st, No 36, s s, 320 w Central Park West, 18x100.8. P M. Dec 13, 1909, 2 years, 6%. 4:1204. 7,250

Winneberger, Augustina, of Philadelphia, Pa, with Anna Wartenburg. 73d st, No 427, n s, 200 w Av A, 25x102.2. Extension of mort for $15,500 to Jan 1, 1914,at 5%. Dec 25, 1908. Dec 11, 1909. 5:1468. nom

Welch, Geo M to Sarah Welch. 60th st, No 305, n s, 100 e 2d av, 25x100.5. Dec 10, 5 years, 4½%. Dec 13, 1909. 5:1435. 10,000

Weil, Jonas and Bernhard Mayer with Mollie Goldberg. 61st st, No 332 East. Agreement as payment of balance on mortgage for $2,000 in installs. Dec 8. Dec 14, 1909. 5:1435. ——

Wilson, Andrew as trustee Chas E Fleming with Jos Toch. 111th st, Nos 204 and 206, s s, 150 w 7th av, 50x71.10. Extension of $45,000 mortgage until Dec 4, 1912, at 5%. Dec 10. Dec 13, 1909. 7:1826. nom

Welkowitz, William with Charles Mittelman. Clinton st, No 91. Agreement modifying clauses in mortgage. Dec 14. Dec 15, 1909. 2:348. nom

Weil, Jonas and Bernhard Mayer with Morris Jacoby. 7th st, No 112. Agreement modifying terms of mort. Dec 15, 1909. 2:434. nom

Wurster, Fredk to DRY DOCK SAVINGS INSTN. Lenox av, No 327, w s, 72.5 n 126th st, 27.6x103. Dec 15, 1909, due &c as per bond. 7:1911. 30,000

Weinstein (Charles I) Realty Co to Emanuel Heilner and ano. 26th st, No 130, s s, 350 w 6th av, 25x98.9. P M. Dec 15, due Aug 1, 1910, 6%. Dec 16, 1909. 3:801. 15,000

Same to same. Same property. Building loan. Dec 15, due Aug 1, 1910, 6%. Dec 16, 1909. 3:801. 20,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 16, 1909. 3:801. ——

Weinberg, Emma and Celia Uhlfelder to Louvre Realty Co. 152d st, Nos 611 to 617, n s, 149.11 w Broadway, 100x99.11. Prior mort $——. Dec 15, demand, 6%. Dec 16, 1909. 7:2099. 10,000

Weinstein, Jacob and Max Lurie and Louis F Levy with Sol Brill. 129th st, Nos 43 to 53 West. Subordination agreement. Dec 15. Dec 16, 1909. 6:1727. nom

Weinstein, Jacob and Max Lurie to Sol Brill. 129th st, Nos 43-53 West. Extension of $30,000 mort until Dec 15, 1912, at % as per bond. Dec 15. Dec 16, 1909. 6:1727. nom

Webb, Wm S, of Shellburne, Vermont to TITLE GUARANTEE & TRUST CO. 44th st, No 49, n s, 125 e Madison av, 16.8x100.5. Dec 15, due, &c, as per bond. Dec 16, 1909. 5:1279. 55,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Aldhous, Herbert to The Tremont Building & Loan Assoc. 184th st, s s, 90 w Grand av, 20.2x59.10. Dec 8, installs, 6%. Dec 10, 1909. 11:3209 and 3212. 4,500

Same to Abraham Barnett. Same property. Prior mort $4,500. Dec 8, due &c as per bond. Dec 10, 1909. 11:3209 and 3212. 1,000

Arpe, Herman with Gustavus Robitzek and ano. Simpson st, e s, 172.11 n Home st, 25x100. Subordination agreement. Dec 9. Dec 15, 1909. 11:2975. nom

Burgoyne, Emma L to Emma E Gross. 143d st, No 420, s s, 212.6 e Willis av, 18.9x100. P M. Dec 10, 1909, due &c as per bond. 9:2287. 6,000

*Bernardini, Pietro and Joseph Brucciani to Henry Lipps Jr and ano trustees Henry Lipps. Bartholdi st, n s, lot 76 map No 426 of building lots near Williamsbridge station, 25x100. Dec 9, due Jan 1, 1913, 6%. Dec 11, 1909. 3,500

Buckbee, Geo E with Henrietta S W Archer. Tiebout av, w s, 323.5 s 184th st, 25x115. Subordination agreement. Dec 10. Dec 11, 1909. 11:3146. nom

Buckbee, George E with Julia Lipps. Boscobel av, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. Subordination agreement. Dec 9. Dec 10, 1909. 11:2874. nom

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Same with Henry, Jr, and Julia Lipps as trustees Henry Lipps. Boscobel av, e s, 46.11 s Plympton av, 26x83.7x irreg x95.6. Subordination agreement. Dec 9. Dec 10, 1909. 11:2874. nom

Bedford Park Construction Co to Danl J O'Conor trustee Owen Byrne. Walton av, w s, 188 s 183d st, 20x95. Dec 1, 3 years, 5%. Dec 14, 1909. 11:3186. 6,500

Same to same. Same property. Certificate as to above mort. Nov 26. Dec 14, 1909. 11:3186. —

Same to Thos P Howley. Same property. Dec 11, due June 11, 1911, 6%. Dec 14, 1909. 11:3186. 700

Same to same. Same property. Certificate as to above mort. Nov 25. Dec 14, 1909. 11:3186. —

Bland, Emma S wife of and John B to DOLLAR SAVINGS BANK of City N Y. 163d st, s s, 175 e Morris av, 35x114.10. Dec 15, 3 years, 6% until Dec 1, 1910, and thereafter at 5%. Dec 15, 1909. 9:2422. 17,000

Bronx Holding Co to Wm H Davol trustee Wm H Davol for benefit Laura B Seeley. 156th st, s s, 125 w Southern Boulevard, 40x100. Dec 14, 3 years, 5%. Dec 15, 1909. 10:2720. 25,000

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1909. 10:2720. —

Burland, Wolf to Lena Schwartz. 183d st, No 592, s s, 25 e Arthur av, 24x100. Dec 3, 3 years, 6%. Dec 15, 1909. 11:3071. 3,500

Byck, Berthold with Edith H Oddie as guardian of estates of Edith, Sarah F J and Coleman H Williams. Brook av, No 875. Subordination agreement. Dec 13. Dec 15, 1909. 9:2365. nom

*Baker, Augusta to Barbara Honold. Plot begins 195 w White Plains road at point 620 n along same from Morris Park av, runs n 36.3 x w 100.8 x s 24.10 x e 100 to beginning, with right of way over strip to Morris Park av. Nov 1, 3 years, 5%. Dec 15, 1909. 1,000

Beck, John G to Henry Kroger. Johnson st, w s, at n e cor land now or late party first part, runs n 215.11 x w 60.3 to Kappock st as proposed x s 221.8 x e 10.5 to beginning. Dec 13, 1 year, 6%. Dec 16, 1909. 13:3407. 1,000

*Behrens, Anna to Matthew Waldron. Eastern Boulevard, n s, 50 w Quincy st, two lots, each 25x100. Two building loan morts, each $3,500. Dec 15, 3 years, 5½%. Dec 16, 1909. 7,000

*Same and John R Peterson with same. Same property. Two subordination agreements. Dec 15. Dec 16, 1909. nom

Boulevard Construction Co to Gertrude Whiting. Southern Boulevard, w s, 412.6 n 171st st, 37.6x100. Dec 14, 5 years, 5%. Dec 16, 1909. 11:2977. 32,000

Same to same. Same property. Certificate as to above mort. Dec 11. Dec 16, 1909. 11:2977. —

Crotona Construction Co to Ericson Realty Co. Webster av, e s, 125.11 n 184th st, 100.11x103.4x100x98.4. P M. Dec 15, due, &c, as per bond. Dec 16, 1909. 11:3031. 1,000

*Coulter, Joseph to Rosalie Boeri. Tremont road, n s, 75 e Amsterdam av, 25x100, Tremont Terrace. Dec 14, 2 years, 6%. Dec 15, 1909. 250

Callahan, Thomas to Mary A D Lange. 174th st, n s, 95.7 e Bathgate av, 20x100. Dec 13, 1909, 3 years, 5%. 11:2922. 1,500

Curry, Cassius C E to Fritz Hartz. 143d st, No 448, s s, 460 e Willis av, 15x100. Prior mort $2,500. Dec 10, due &c as per bond. Dec 13, 1909. 9:2287. 1,200

Same with Sarah L Huse. Same property. Extension of $2,500 mort until Apr 15, 1912, % as per bond. Dec 13, 1909. 9:2287. nom

*Clinton, Owen J to George Brown. Main st (old road leading from Eastchester to Westchester Village), at junction Bear Swamp road, runs n 197.7 x w 89.1 to Bear Swamp road x e 211.7 to beginning, except part for West Farms road. Nov 15, 2 years, 6%. Dec 13, 1909. 3,500

Connolly, Roger J to Michael J Egan. Washington av, No 2077, w s, 160.10 s 180th st, 50x140. P M. Dec 7, due &c as per bond. Dec 11, 1909. 11:3036. 8,500

*Casey, Della A of Yonkers, N Y, to Geo J Naegele. Wickham av, w s, 325 s Nereid av, 50x97.6. Dec 1, 1 year, 5%. Dec 11, 1909. 500

Cleland, Henry to Eliz MacCarthy. Park av, e s, 258.4 n 178th st, 41.4x100. Dec 9, 1 year, 6%. Dec 11, 1909. 11:3035. 30,000

Cowman, Ellen to Bertel Realty Co. Southern Boulevard, n s, 550 w Av St John, 37.6x105. Dec 10, demand, 6%. Dec 11, 1909. 10:2683. 1,750

Diamond, Mary wife of and Charles to Joseph Bulova. Crotona av, s e cor 180th st, 25.3x100x25x100. Prior mort $——. Nov 26, demand, 6%. Dec 11, 1909. 11:3095. 780

*De Polo, Joseph and Eno Coletti to Amory Eliot and ano exrs Rollin H Lynde. 218th st, s s, 280 w 5th av, 25x114. Dec 9, due Feb 1, 1913, 5%. Dec 10, 1909. 4,000

D'Ambra, Annie D to John Tauer. Decatur av, e s, 300 s Woodlawn road, 25x120. Prior mort $9,000. Dec 13, due as per bond, 6%. Dec 14, 1909. 12:3331. 2,000

Dunn, John P and T Joseph to TITLE GUARANTEE AND TRUST CO. Webster av, w s, 60.5 s 189th st, runs w 57.2 x n 60 to s s 189th st, x w 135.1 to Marion av, x s 193.3 x e 117.9 x n 50 x e 76.8 to Webster av, x n 85.4 to beginning. Dec 14, 1909, due, &c, as per bond. 11:3025. 20,000

D'Auria, Pasquale to Whitfield Ward. Hughes av, e s, 122.2 n 180th st, 25x81.6. Dec 10, due &c as per bond. Dec 13, 1909. 11:3081. 12,000

Duminco Construction Co to North American Mortgage Co. Belmont av, s e cor Crescent av, 42.7x100x128.4x128.6. Dec 15, 1909, demand, 6%. 11:3088. 50,000

Same to same. Same property. Certificate as to above mort. Dec 15, 1909. 11:3088. —

*Di Luglio, Raffaele to Angel J Simpson and ano, exrs Henry C Raynor and Max Just. Barnes av, s w cor 222d st, 89x155. P M. Dec 15, 3 years, 6%. Dec 16, 1909. 4,500

*Di Luglio, Raffaele and Concetta to Abraham Shatzkin. Barnes av, s w cor 222d st, 89x155. Prior mort $4,500. Dec 15, due June 15, 1910, 6%. Dec 16, 1909. 860

Earley, Cornelius J to Thos J O'Neill. 136th st, No 680, s s, 240 e Willis av, 15x100. Dec 14, 1 year, 6%. Dec 15, 1909. 9:2280. 2,200

Ericson Realty Co to Ida J Ray. Webster av, n e cor 184th st, 125.11x98.4x121.4x92.2. Dec 6, 3 years, 5%. Dec 15, 1909. 11:3031. 10,000

Same to same. Same property. Certificate as to above mort. Dec 6. Dec 15, 1909. 11:3031. —

EAST RIVER SAVINGS INSTN with Herman and Frank Liesmann and Charles Sehnholz. Willis av, No 139. Extension of $20,500 mort until Nov 1, 1912, at 5%. Dec 11. Dec 15, 1909. 9:2297. nom

*Elmohar Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for $20,000 covering land in Nassau Co. Dec 8. Dec 10, 1909. —

Elmondson Construction Co to Julia Lipps. Boscobel av, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. Dec 9, due Jan 1, 1913, 5%. Dec 10, 1909. 11:2874. 5,000

Edmondson Construction Co to Henry Lipps Jr and Julia Lipps as trustees Henry Lipps. Boscobel av, e s, 72.11 s Plympton av, runs n 25 x e 95.6 x s 1.3 x s 27.8 x w 83.7 to beginning; Boscobel av, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. Consent to 2 morts for $5,000 each. Dec 9. Dec 10, 1909. 11:2874. —

Edmondson Construction Co to Henry Lipps Jr and Julia Lipps as trustees. Boscobel av, e s, 46.11 s Plympton av, 26x83.7x27.8x95.6. Dec 9, due Jan 1, 1913, 5%. Dec 10, 1909. 11:2874. 5,000

Flood, Frank to Wm F Smith and ano. Walton av, e s, 196 s 184th st, 25x95. Prior mort $1,200. Dec 8, due &c as per bond. Dec 10, 1909. 11:3183. 2,500

Finley, Freeman to Sarah R Russel. Morris av (Av A), w s, 172.1 n Cameron pl, 25.2x91.7x25x92.4 n s. Dec 13, 1909, due Nov 1, 1914, 5%. 11:3181. 5,000

Same to same. Morris av, w s, 197.2 n Cameron pl, 25.2x92.4x25x93 n s. Dec 13, 1909, due Nov 1, 1913, 5%. 11:3181. 5,000

Forster, Fredk P and Henry A to Edward S Clark, of Cooperstown, N Y. Lots 45, 46, 55 to 58, 68 to 104, 109, 173to 183, 110 to 119, 139, 141 to 166, 219 to 229, 237 to 260, 266 to 300, 303 to 319, 337 to 339A, map (No 394) of 339 lots at Riverdale and Mosholu, property of F P & H A Forster; Spencer (Odell) av, w s, gore, adj part of above, bounded on n w by lots 73 to 77 and part of 78, and on s w by part of lot 78, lot 79 and part lot 80; the block, bounded n by West 260th st (Beach st), s by West 259th st (Rock st), w by Huxley av (Incog st), and e by Newton av (Cortlandt av); Broadway, s w cor 259th st, runs w 200 to e s Newton av x s 305.6 to n e s Mosholu av x s e 132.9 x e 110.9 to w s Broadway x n 364.7 to beginning; block bounded n by 260th st, s by 259th st, w by Newton av and e by Broadway; Newton av, s w cor 259th st, runs s 265.1 to n e s Mosholu av x n w 101.6 x n 152.8 to c l of a brook x w — to e s Huxley av x n — to s s 259th st x e 238.7 to beginning; lot 35, also that part lot 34 on same map lying bet lot 35 on e and w s Huxley av, and bounded as follows: 261st st (Cuthbert av), n s, at s w cor lot 35, runs n 108.9 x w 5 x s 110 to 261st st x e 20.8 to beginning. Dec 15, 1909, due &c, as per bond. 13:3423. 193,000

Gilson, Anna B to N Y LIFE INS & TRUST CO. 137th st, n s, 101.11 w Cypress av, 4 lots, each 37.6x100. 4 morts, each $25,000. Dec 15, 1909, 5 years, 4½%. 10:2550. 100,000

*Goodbody, Grace R and Jacob E to Henry L Smith. Waterbury av, n s, 105 e Crosby av, 56.10x75.9x50, and being lot 39 map 108 lots Coster estate. Dec 10, 1909, 3 years, 6%. 2,000

Gallen, David N to Harry Goldman. Home st, n s, at n e s 169th st, runs n w 94.4 x n e 57.10 x s e 110.1 to Intervale av, x s w 41.8 to Home st, x s w 23.2 to beginning. P M. Prior mort $49,000. Dec 13, due Oct 1, 1910, 6%. Dec 14, 1909. 11:2973. 13,500

Giordano, Tommaso to BRONX BOROUGH BANK. 180th st, n w cor Mapes av, 97.2x50. Dec 14, 1909, 1 year, —%. 11:3110. Secures notes, &c, for $20,000. —

Grummon, Gertrude I to Annie Wier. 140th st, Nos 408 and 410, s s, 116.8 e Willis av, 33.4x100. Prior mort $6,500. Dec 10, 1 year, 6%. Dec 11, 1909. 9:2284. 2,000

Giordano, Tommaso with John Violante, 181st st, n s, 41.2 e Belmont av, 50x80.1. Subordination agreement. Dec 14. Dec 15, 1909. 11:3083. nom

Geoghegan, Jos A to Geo J Ross. Cauldwell av, No 887, w s, 127 n 161st st, late Clifton st, 18x100. P M. Prior mort $5,000. Dec 15, due, &c, as per bond. Dec 16, 1909. 10:2627. 1,500

Horwitz, Portia to Edgar I Ahrweiler. Fulton av, No 1771, w s, 213.6 s 175th st, 40x104.1x40x105.8. Prior mort $34,000. Dec 15, 1 year, 6%. Dec 16, 1909. 11:2930. 3,000

Hensle Construction Co to Louis M Engelhardt. Morris av, w s, 100 s 169th st, 123.2x100x122.2x100. Dec 9, 5 years, 5½%. Dec 10, 1909. 9:2450. 7,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 10, 1909. 9:2450. —

Same to J Allen Townsend. Morris av, s w cor 169th st, 100x200 to Grant av. Dec 9, 5 years, 5½%. Dec 10, 1909. 9:2450. 12,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 10, 1909. —

Same to same. Grant av, e s, 100 s 169th st, 172.2x100. Dec 9, 5 years, 5½%. Dec 10, 1909. 9:2450. 10,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 10, 1909. 9:2450. —

Hubener, Louis, Martin Escher, John H Meyer and Diedrich Denker to John G H Klemeyer. 161st st, n s, 122.2 w Elton av, runs n 86.3 x w 50 x s 87.3 to st x e 50 to beginning, except part for st. Prior mort $25,000. Dec 9, due &c as per bond. Dec 10, 1909. 9:2383. 5,000

Same to Diedrich Hillmann. 161st st, n s, 72.3 w Elton av, runs n 85.4 x w 50 x s 86.3 to st x e 50 to beginning, except part for 161st st. Prior mort $25,000. Dec 9, due &c as per bond. Dec 10, 1909. 9:2383. 5,000

Same to Wm H Steinkamp. 161st st, n s, 172.3 w Elton av, runs n 87.2 x w 50 x s 88.2 to st x e 50 to beginning, except part for st. Prior mort $25,000. Dec 9, due &c as per bond. Dec 10, 1909. 9:2383. 5,000

*Howard, Isabelle M of Washington, D C, to J Howard Braxton. 223d st, late 9th st, n s, 230 e 4th av, 25x114.4. Dec 10, due Apr 22, 1910, 6%. Dec 11, 1909. 300

Hupfel, Otto G and Walter Mott to Anna M Bach guardian Arthur Von Deesten et al. 237th st, s s, 100 e Martha av, 37.8x50.9x37.8x50.10. Dec 13, due, &c, as per bond. Dec 14, 1909. 12:-3385. 3,150

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Hertz, Josephine B to Christine Wille et al. Boston road, No 1438, s e s, abt 22 e Prospect av, also 567.9 e from an angle in s e s Boston road opposite Jefferson st, 47x90x51.6x68.10. P M. Prior mort $4,000. Dec 13, due, &c, as per bond. Dec 14, 1909. 11:2963. 4,000

Hess, Blume to Julius Schwarzkopf. Faile st, No 1015, w s, 489.6 s Bancroft st, 20x100. Prior mort $8,500. Dec 14, 3 years, 6%. Dec 15, 1909. 10:2749. 2,500

Hahn, Joseph and Maurice Stierer to Rose B Marx. Ogden av, w s, 217.6 n 167th st, 24.11x95x25.6x89, and being lot 9 parcel 1 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Dec 15, 1909, 3 years, 5½%. 9:2528. 6,500

Intervale Construction Co to Harry Goldman. Home st, n s, at n e s 169th st, runs n w 94.4 x n e 57.10 x s e 110.1 to Intervale av, x s w 41.8 to Home st, x s w 23.2 to beginning. Prior mort $40,000. Dec 13, due Nov 1, 1910, 6%. Dec 14, 1909. 11:-2973. 2,500

Same to same. Same property. Certificate as to above mort. Dec 13. Dec 14, 1909. 11:2973. ——

*Jurgon, Jas V to Nellie F Madigan and ano. 230th st (16th av), s w s, 205 s e 6th st or av, 50x114.5, Wakefield. Dec 3, installs, 5½%. Dec 15, 1909. 1,000

*Janss, Geo H to Regent Realty Co. Av D, w s, 53.6 n 5th st, 50x100, Unionport. P M. Dec 6, 3 years, 5½%. Dec 11, 1909. 1,300

Jones, Jos H to Cornelius G Coakley et al exrs Kath T W Gardner. Ogden av, s e cor 163d st, 100x90. Dec 10, 3 years, 5%. Dec 11, 1909. 9:2511. 28,000

Jefferson National Realty Co of N Y to Ernest Sexauer and Henry Kuntz. Southern Boulevard, n w s, at e s Union av, runs n e 339.6 to w s Prospect av at point 123.5 s 149th st x n 23.5 x w 100 x n w 7.1 x s w 160.10 to e s Union av x s 178.8 to beginning. Prior mort $210,000. Nov 16, 3 years, 6%. Dec 11, 1909. 10:2582. 35,000

Koenigsberger, Herman to LAWYERS TITLE INS & TRUST CO. Jerome av, Nos 2384 to 2410, e s, 67.5 n 184th st, 3 plots, each 100x100. 3 morts, each $20,000. See Cons. Dec 19, 1909, 5 years, 5%. 11:3188. 60,000

*Kane's (J Martin) Hotel & Grove, a corpn, to TITLE GUARANTEE & TRUST CO. Bayside Drive, c l, at c l Classons Point road, being lot 30 map No 76 (new No 480 Westchester Co) of Classons Point, except part for road. Dec 10, 1909, due &c as per bond. 25,000

*Same to same. Same property. Certificate as to above mort. Dec 10, 1909. ——

Koenigsberger, Herman and FARMERS LOAN & TRUST CO as trustee with LAWYERS TITLE INS & TRUST CO. Jerome av, e s, 67.5 n 184th st, 300x100. Subordination agreement. Dec 6. Dec 13, 1909. 11:3188. nom

Knox, Arthur with Wm H Davol trustee Wm H Davol for Laura B Seeley. 156th st, s s, 125 w Southern Boulevard, 40x100. Subordination agreement. Dec 14. Dec 15, 1909. 10:2720. nom

Kemp-Jones Realty Co to Eliza Livingston. Boscobel av, s w s, 111.9 s e Plympton av, 25x70. Dec 15, 1909, 3 years, 5%. 9:2521. 7,000

Same to same. Same property. Certificate as to above mort. Dec 15, 1909. 9:2521. ——

Same to Chas W Demarest and ano trustees Warner J Landon. Boscobel av, s w s, 136.9 s e Plympton av, 25x85.2. Dec 15, 1909, 3 years, 5%. 9:2521. 7,500

Same to same. Same property. Certificate as to above mort. Dec 15, 1909. 9:2521. ——

Krabo, Chas O to Greenwich Mortgage Co. 181st st, n s, 283.7 e Vyse av or st, 58.7x84x46.6x80.11. P M. Dec 15, 1 year, 5½%. Dec 16, 1909. 11:3134. 4,000

Kearney, James A and Viola E to TITLE GUARANTEE & TRUST CO. Prospect av, Nos 2315 and 2317, late Taylor av, n w s, abt 150 n 183d st, 50x100. Dec 16, 1909, due, &c, as per bond. 11:3102. 5,000

Levin (Nathan B) Co, a corpn, to Henrietta S W Archer. Tiebout av, w s, 323.5 s 184th st, 25x115. Dec 10, 3 years, 5%. Dec 11, 1909. 11:3146. 6,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 11:3146. ——

Loewensohn, Salomon and Solomon Cohen to Edith H Oddie guardian Edith Williams et al. Brook av, n w s, 116.10 n 3d av, 28.7 x98.6x25x86.11. Dec 13, 5 years, 5%. Dec 14, 1909. 9:2365. 16,000

Leckler, Peter to Phebe Crawford and ano admrs Mary E Van Zandt. Anthony av, w s, 240 s 199th st, 50x125. Dec 11, due Jan 1, 1913, 5%. Dec 13, 1909. 12:3319. 3,000

Leckler, Peter to Virginia Anderson. Anthony av, w s, 200 n Minerva pl, 25x125. Dec 11, due Jan 1, 1913, 5%. Dec 13, 1909. 12:3319. 1,500

Leckler, Peter to Mary E Hoyt. Grand Boulevard and Concourse (Anthony av), w s, 225 n Minerva pl, 25x125. Dec 11, due Jan 1, 1913, 5%. Dec 13, 1909. 12:3319. 1,500

Longfellow Realty Corpn to Lizzie Shidlovsky. Longfellow av, s w cor Freeman st, 131.9x109.5. Prior mort $80,000. Dec 14, demand, 6%. Dec 15, 1909. 11:2992. 5,000

LAWYERS TITLE INS & TRUST CO with Longvale Construction Co. Kelly st, e s, 230 n Longwood av, 3 lots, each 40x100. Extension of three morts for $27,000 each until Dec 10, 1914, at 5%. Dec 10. Dec 16, 1909. 10:2710. nom

*Mulgannon, Ida H and Eliz J Stancliffe to Anthony McOwen. Boston Post road, n s, at s w cor land now or late of David Smith, runs along said road the following courses: S w 364.8 and 206.3 and 89.10 and 306.6 x n w 746.7 x n e 697.2 x s e 27.1 and 143 and 47.8 and 25 and 24.3 and 23.9 and 20.5 and 29.11 and 7.7 and 31 and 40.3 and 52.1 and 18 and 41.1 and 29.1 and 60.5 to beginning, Westchester. Prior mort $50,000. Dec 10, due &c as per bond. Dec 15, 1909. 3,500

Mellwin Realty & Construction Co to Jas G Wentz. Mapes av, n e cor 180th st, 93x47. Building loan. Dec 13, demand, 6%. Dec 15, 1909. 11:3111. 34,000

Same to same. Same property. Certificate as to above mort. Dec 13. Dec 15, 1909. 11:3111. ——

*Monk, Abraham of Westchester, N Y, to Hudson P Rose Co. Bassett av, w s, abt 98.4 s McDonald st, 24.7x100x25.10x100, and being lot 120 map 327 lots Hunter estate. P M. Nov 23, 3 years, 5½%. Dec 10, 1909. 500

Miller, Peter B to Wm E Thorn. 261st st, late Cuthbert av, n w cor Feldston av, 25.7x104.11x25x99.4. Dec 10, 3 years, 6%. Dec 11, 1909. 13:3423. 1,200

*Melnik, Ike to Geo Hauser. Plot begins 590 e White Plains road at point 595 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort $3,500. Dec 14, 1909, 3 years, 6%. 1,500

McLaughlin, Nannie S to Johanna L Barry. Pelham av, s e cor Bathgate av, 82.5x150.7. Prior mort $——. Dec 10, 1909, 2 years, 5½%. 11:3059. 1,000

Mulligan, Cath to James Douglas. Northern Terrace, s s, 275 w Westchester av, runs s 200 x e 12.8 x n e — to n w s Spuyten Duyvil Parkway x n — to Terrace x w — to beginning. Prior mort $5,200. Nov 1, 3 years, 5%. Dec 16, 1909. 13:3417. 1,000

McIntosh, Alexander to Minnie Smith. Parkview pl, s e s, 269.2 s w 190th st, 33.8x90x53.7x92.2 and being lot 46 map No 1060 of 112 lots of Est Moses De Voe at Fordham Heights. P M. Dec 15, 1909, 3 years, 5½%. 11:3219. 1.491

N Y City Unit-Ownership Realty Co to Abram Morris and ano. Union av, e s, 246.1 n 161st st, 37.6x100. Dec 15, 1909, 2 yrs, 6%. 10:2677. 5,000

*North Bronx Realty Co to Sadie B Clocke. Wilson pl, n s, 150 e Barker av, being south 100 ft of lot 11 blk A map Lester Park, 25x100. Certificate as to mort for $2,500. Dec 4. Dec 10, 1909. nom

Nestrock, Fredk H and Charles and Caroline Sittig with LAWYERS TITLE INS & TRUST CO. Forest av, No 758. Subordination agreement. Dec 7. Dec 10, 1909. 10:2655. nom

Nestrock, Fredk H to LAWYERS TITLE INS & TRUST CO. Forest av, No 758, e s, 100 n 156th st, 20x100. Dec 7, 5 years, 5%. Dec 10, 1909. 10:2655. 6,500

Nora Realty Co to Sophie Knepper. 179th st, s s, 100 w Prospect av, 72x95. P M. Prior mort $——. June 1, due, &c, as per bond. Dec 16, 1909. 11:3093. 5,900

*Ornstein, Adolph and Emanuel to Gabriel Fried. Amsterdam av, w s, 172.3 n Middletown road, 50x100, Tremont Terrace. P M. Dec 16, 1909, 3 years, 6%. 600

Onyx Realty & Construction Co to Bernard Galewski. Courtlandt av, No 622, e s, 75 n 151st st, 20.4x100; Courtlandt av, No 624, e s, 95.4 n 151st st, 20.4x100. Building loan. Dec 11, 1909, 1 year, 6%. 9:2398. 10,000

Same to same. Courtlandt av, w s, 75 n 151st st, 25x100; Courtlandt av, w s, 100 n 151st st, 25x100. Building loan. Dec 11, 1909, 1 year, 6%. 9:2411. 10,000

Onyx Realty & Construction Co and David Galewski with LAWYERS TITLE INS & TRUST CO. Courtlandt av, Nos 719 and 721, Subordination agreement. Dec 11. Dec 13, 1909. 9:2415. nom

Prensky, Saml to Solomon Jacobs. 188th st, late Bayard st, s w s, s e cor Hughes av, and being lots 259 and 260 map property S Cambreling et al, 45x87. Prior mort $26,000. Dec 16, 1909, 3 years, 6%. 11:3076. 6,500

Pirk, Amalia to Laura F Henry. Crotona av, n e cor 180th st, 35 x102x35x102.1. Nov 16, 1 year, 6%. Dec 13, 1909. 11:3096. 6,000

Peace, Annie to Eliz G Hardy. Irvine st, w s, 100 n Seneca av, 25x38.2. Dec 11, 5 years, 5%. Dec 14, 1909. 10:2761. 4,500

Same and John Rendall with same. Same property. Subordination agreement. Dec 11. Dec 14, 1909. 10:2761. nom

Poldow, Joseph to Wilhelmine Grevel. Robbins av, w s, 400 s 147th st and being s ½ lot 168 map No 31 Westchester Co, Wilton, &c, 25x147.8x25.4x144.6 s s. P M. Dec 1, 3 years, 5%. Dec 14, 1909. 10:2557. 8,000

Poldow, Joseph to Mary E Monaghan. Robbins av, No 449, w s, 375 s 147th st, late Lexington st, 25x147x25.3x151. P M. Dec 13, due, &c, as per bond. Dec 14, 1909. 10:2557. 2,500

Same to Emma Hess. Same property; also Robbins av, No 447, w s, 400 s 147th st, and being s ½ of lot 168 map Wilton, &c, 25x147.8x25.4x144.6 s s. P M. Dec 13, 1 year, 6%. Dec 14, 1909. 10:2557. 1,000

Polshenski, Joseph to Mary E Brady. Boston road, s e s, 442.6 n e Perot st, 24.6x72.6x25.7x79.9. Dec 10, 1909, 3 years, 5%. 12:3254. 4,500

Prensky, Saml to Marie Say. Hughes av, s e s, at s w s 188th st, 45x87.6. Dec 16, 1909, 3 years, 5%. 11:3076. 26,000

Rehbock, August to Katharina Gass. Belmont av, s e cor 182d st, 74.1x27.7x87.3x28. Sept 20, demand, 6%. Dec 16, 1909. 11:3082. 2,200

Reich, Lena wife of and Saml D Reich to Natalie F Hodgman. Morris av, e s, 330 n 165th st, 20x95. Dec 15, due, &c, as per bond. Dec 16, 1909. 9:2437. 7,000

Riedell, Max R to Gustavus and Edward Robitzek. Simpson st, e s, 172.11 n Home st, 25x100. Dec 15, 1909, 3 years, 5%. 11:2975. 7,000

Read, Geo W to Chas R Strong. Walton av, n w cor 176th st, 125x15. Dec 15, 1909, 3 years, 5½%. 11:2851. 2,000

Reder, Aaron and Louis Hathak with William Rankin. Fox st, No 564. Subordination agreement. Dec 10. Dec 13, 1909. 10:2683. nom

Redmond, Margt F to Martin Zimmerman. Bathgate av, No 1836. e s, 164 s 176th st, 25x102x25x101, except part for av. P M. Nov 1, due &c as per bond. Dec 13, 1909. 11:2923. 8,500

Robinson, David to Adolf Mandel. Teller av, w s, 99.6 n 165th st, 240x100, except lot 20x100 known as 1053. Prior mort $——. Sept 1, demand, 6%. Dec 13, 1909. 9:2428, 2433. 5,000

*Ruppert, Jacob with TITLE GUARANTEE & TRUST CO. Classons Point road, being lot 30 map No 76 ,new No 480, Westchester Co) of Classons Point. Subordination agreement. Dec 9. Dec 10, 1909. nom

Reville-Siesel Co to Frank Hedley. Intervale av, n w cor 163d st, 125x— to land now or late Geo F Johnson, x— to 163d st x63.3 to beginning. P M. Prior mort $20,000. Dec 6, due June 10, 1911, 6%. Dec 10, 1909. 10:2697. 10,000

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CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Roth Construction Co to Prospect Investing Co. Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x e 10 x n 25 x w 95 x s 75 to beginning. Building loan. Nov 29, 1 year, 6%. Dec 10, 1909. 10:2655. 43,000

Same to same. Same property. Certificate as to above mort. Nov 27. Dec 10, 1909. 10:2655. —

Reder, Aaron to William Rankin. Fox st, No 564, s s, 318.11 e Prospect av, 40x109. Dec 10, 1909, due &c as per bond. 10:2683. 28,000

Richter, George with LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 68.11 s Intervale av, 36x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:2710. nom

Reilly, Hugh, of Brielle, N J, to Benj W B Brown. Summit av, w s, about 340 s 165th st, No 842, 25x87.6. Dec 16, 1909, 1 year, 6%. 9:2523. 2,000

Same with same. Kelly st, e s, 106.11 s Intervale av, 38x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:2710. nom

Schavel, Maria to Eliz B Stone. Jackson av, e s, 78.9 s 166th st, 20x77.8x20x77.8. Prior mort $4,600. Dec 10, 1909, due &c as per bond. 10:2650. 400

*Stadler, Tillie M to Mae M Palmer. 174th st, w s, 351.4 s Westchester av, 25x100. Prior mort $4,000. Dec 1, 3 years, 6%. Dec 11, 1909. 1,500

Stonington Realty Co to Milton S Guiterman and ano exrs Henry Rosenwald. Webster av, n w cor 184th st, 35x122x19.2x125.8. Dec 10, 3 years, 5%. Dec 11, 1909. 11:3024. 32,500

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. —

Same to same. Webster av, w s, 35 n 184th st, 39x103. Dec 10, 3 years, 5%. Dec 11, 1909. 10:3024. 25,500

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 11:3024. —

Stuve, Alfred with Edith H Oddie as guardian estates of Edith, Sarah F J and Coleman H Williams. Brook av, No 875. Subordination agreement. Dec 11. Dec 15, 1909. 9:2365. nom

Schwicardi, Natalie with Marie Krabo and ano. 182d st, No 622. Extension of $4,000 mort until Dec 15, 1911, at 6%. Dec 3. Dec 16, 1909. 11:3070. nom

Singhi (H U) Realty Co to Cornelia R Boyle. Morris av, e s, 96.8 s Kingsbridge road, four lots, each 16.3x105. Four morts, each $6,500. Dec 15, 5 years, 5%. Dec 16, 1909. 11:3177. 26,000

Same to same. Morris av, e s, 80 s Kingsbridge road, 16.8x105. Dec 15, 5 years, 5%. Dec 16, 1909. 11:3177. 7,000

Same to same. Morris av, e s, 161.11 s Kingsbridge road, 16.8x 105. Dec 15, 5 years, 5%. Dec 16, 1909. 11:3177. 7,000

Same to same. Morris av, e s, 80 s Kingsbridge road, 98.6x105. Certificate as to six morts aggregating $40,000. Dec 15. Dec 16. 1909. 11:3177. —

*Steinmetz Construction Co to Alice C Guernsey, guardian Alice Guernsey. Glover st (Grace st), e s, 275 s Lyon av, 25x130. Building loan. Dec 16, 1909, 3 years, 5½%. 5,000

*Same to same. Same property. Certificate as to above mort. Dec 16, 1909. —

*Turney, Cathleen to Wm Sorley. Byron av, n w s, at n s Nereid av, runs w 28.11 x w 26.6 to n e s Nereid av x n w 53.8 x n e 175 x s e 97.8 to av x s w 145.11 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 3,000

*Same to same. Furman av, s e s, 100 n e Nereid av, runs s e 97.9 x n e 237.11 x w 104.4 to Furman av x s w 207.4 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 4,500

*Same to same. Furman av, n w s, 100 n e Nereid av, runs n w 91.2 x n e 160.10 x e 91.5 to Furman av x s w 188.3 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 4,000

*Same to same. Furman av, s e s, at n e s Nereid av, runs s e 97.9 x n e 100 x n e 97.9 to Furman av x s w 100 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 2,500

*Same to same. White Plains road, s e s, 103 n e Nereid av, runs s e 95 x n e 158.1 x w 103.1 to road x s w 126.6 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 8,000

*Same to same. Nereid av, n e s, at n w s Furman av, runs n e 100 x n w 91.2 x s w 100.5 to Nereid av x s e 94.10 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 3,000

*Same to same. White Plains road, s e s, at s w s Nereid av, runs s w 53.11 x e 155.3 to Nereid av x n w 140.2 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 3,000

*Same to same. Byron av, n w s, 145.11 n e Nereid av, runs n e 193.3 x w 104.1 x s w 162.11 x s e 97.8 to beginning. Dec 16, 1909, due, &c, as per bond. 3,500

*Same to same. White Plains road, s e s, at n e s Nereid av, runs n e 103 x s e 95 x s w 103 to av x n w 95 to beginning. P M. Dec 16, 1909, due, &c, as per bond. 8,500

Thorn, Thos H to Fredk W Devoe. Grand av, e s, 300 n 192d st, 3 lots, each 50x100. 3 morts, each $5,130. Dec 10, due &c as per bond. Dec 11, 1909. 11:3205. 15,390

Same to same. Grand av, e s, 450 n 192d st, 2 lots, each 50x100. 2 morts, each $4,665. Dec 10, due &c as per bond. Dec 11, 1909. 11:3205. 9,330

Same to same. Grand av, e s, 550 n 192d st, runs n 23.5 to s s Kingsbridge road x e 61.9 x s e 40.11 x s 26.8 x w 100 to beginning. Dec 10, due &c as per bond. Dec 11, 1909. 11:3205. 4,665

Same to same. Grand av, e s, 350 s 192d st, 50x100. Dec 10, due &c as per bond. Dec 11, 1909. 11:3204. 5,950

Same to same. Grand av, e s, 400 s 192d st, 50x100. Dec 10, due &c as per bond. Dec 11, 1909. 11:3204. 5,940

Same to Elmer A Allen. Grand av, w s, 250 s 192d st, 50x106. Dec 10, due &c as per bond. Dec 11, 1909. 11:3214. 4,710

Utility Realty Co to LAWYERS TITLE INS & TRUST CO. 163d st, s w cor Tiffany st, 100.4x60. Dec 10, 5 years, 5%. Dec 11, 1909. 10:2711. 70,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 11, 1909. 10:2711. —

Viau, Benjamin to Joseph Corn. Longfellow av, s e cor 172d st, runs s 250 x e 100 x s 100 x e 25.4 x s 41.10 x n 18.9 x n e 200 x n e 23.6 to w s Boone av x n 154.8 to 172d st x w 200 to beginning; Boone av, w s, 340.7 s 172d st, runs n e 8.8 x n e 12.3 x n e 35.6 to av x s 45.8 to beginning; Boone av, w s, 154.8 s 172d st, runs s 140.2 x s w 35.6 x s w 58.9 x s w 27.4 x n w 20 x n e 18.9 x n e 200 x n e 23.6 to beginning; Boone av, e s, 187 s 172d st, runs n e 57.6 x s 25 x e 86.6 to West Farms road x s 41 x s w 38.3 x s w 29.4 to road x s 14.9 x s w 126.4 to av x n 140.9 to beginning; West Farms road, w s, at s s land now or late Nathan Hulett, runs w 100 x s 25 x e 90 to road x n 27 to beginning. Prior mort $——. Dec 10, 1 year, 6%. Dec 13, 1909. 11:3008 and 3009. 4,000

Violante, John of Yonkers, N Y, to John J Brady. 181st st, n s, 41.2 e Belmont av, 25x80.1. Prior mort $——. Dec 14, 1909, 3 years, 5%. Dec 15, 1909. 11:3083. 5,500

Same to Margt M Coakley. 181st st, n s, 66.2 e Belmont av, 25 x80.1. Prior mort $——. Dec 14, 3 years, 5%. Dec 15, 1909. 11:3083. 5,500

Wiedhopf, Clara to Emily Lotze. 170th st, n e cor Bristow st, 100x125. Prior mort $——. Dec 10, due Mar 1, 1910, 6%. Dec 15, 1909. 11:2964. 2,500

Wolf, Marks to Minnie Eisenberg. 182d st, s s, 102.3 e Washington av, 18x65.4x18.2x69.3. P M. Dec 4, installs, 5%. Dec 15, 1909. 11:3049. 1,625

Wigger, John J to Samuel Lyttle. Bryant av, No 1146, on map No 1144, e s, 226 n 167th st, 33.4x100. P M. Prior mort $18,000. Dec 15, 1909, due &c as per bond. 10:2754. 1,200

Walter, Magdalena to Harry Fischel. Park av, e s, 174.11 n 166th st, 50.10x95x49.11x212. Nov 8, due Oct 16, 1909, 6%. Dec 16, 1909. 9:2388. 3,700

West Bronx Realty Co to Manhattan Mortgage Co. Woodycrest av, s e cor 165th st, 50x100.9. Prior mort $——. Dec 10, 1909, due &c as per bond. 9:2508. 28,000

Same to same. Same property. Certificate as to above mort. Dec 10, 1909. 9:2508. —

Wolf (Henry F A) Co to GERMAN SAVINGS BANK in City of N Y. Westchester av, n s, 141.11 e Hoe av, 50x76.11x50.11x67. Dec 10, 1909, 3 years, 5%. 10:2751. 26,000

Same to same. Westchester av, n s, 91.11 e Hoe av, 50x67x50.11 x57.2. Dec 10, 1909, 3 years, 5%. 10:2751. 24,000

Wright, Harlan P and Wm R Hausstein to Gustavus Robitzek and ano. Faile st, w s, 100 n Lafayette av, 100x100. Dec 13, 1 year, 5½%. Dec 14, 1909. 10:2764. 5,500

Wolf (Henry F A) Co, a corpn, to GERMAN SAVINGS BANK. Westchester av, n s, 91.11 e Hoe av, 50x—. Certificate as to mort for $24,000. Dec 10, 1909. 10:2751. —

Same to same. Westchester av, n s, 141.11 e Hoe av, 50x100. Certificate as to mort for $26,000. Dec 10, 1909. 10:2751. —

Wolf (Henry F A) Co, a corpn, and Bronx Investment Co with THE GERMAN SAVINGS BANK. Westchester av, n s, 91.11 e Hoe av, 100x—. Subordination agreement. Dec 10, 1909. 10:2751. nom

Warren (A) Construction Co to Prospect Investing Co. Creston av, w s, 97 n 183d st, 75x117.6. Dec 10, due July 1, 1910, 6%. Dec 11, 1909. 11:3172. 26,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1909. 11:3172. —

Wahlig (Frank A) Co to Fanny C Simpson. Intervale av, w s, 141 n Freeman st, 37.6x100. Dec 13, 1909, due Nov 1, 1912, 5%. 11:2965. 29,000

Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. —

Same to Sarah E Bruce. Intervale av, w s, 178.6 n Freeman st, 37.6x100. Dec 13, 1909, 3 years, 5%. 11:2965. 29,000

Same to same. Same property. Certificate as to above mort. Dec 13, 1909. 11:2965. —

*Warner, Horace G Jr of East Orange, N J, to DOLLAR SAVINGS BANK, N Y. Mianna st, n e cor Oakley st, 58x85x50x116, and being lots 180 and 181 partition map Lott G Hunt estate, Van Nest. Dec 13, 1909, due Dec 1, 1910, 5½%. 1,000

Weller, Geo M to Mons Johnsen. Heath av, No 2717, w s, 315.9 s Kingsbridge road, 25x101.4x25x103.6. P M. Prior mort $4,500. Dec 10, due Dec 10, 1912, 6%. Dec 13, 1909. 11:3239. 1,395

*Weber, Henry to Edw R Koch. Unionport road, e s, 91 s Columbus av, runs s 54 x e 114 to Washington st x n 25 x w 70 x n 25 x w 65 to beginning, and being lots 77 and 80 map portion Hunt estate. Prior mort $8,000. Nov 18, due &c as per bond. Dec 13, 1909. 2,344

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 9.

186th st, n e s, lot 31, map of Bassford Estate, Bronx. Mary Dunne agt Julius Braun; Moran & Healy, att'ys; Melvin G Palliser, ref. (Amt due, $4,422.37.)

Stanton st, Nos 329 and 331. Arthur Fishmann agt Sarah Goldstein et al; Jacob A Wolf, att'y; Sylvester Malone, ref. (Amt due, $5,144.90.)

Stanton st, Nos 333 and 335. Arthur Fishmann et al agt Sarah Goldstein et al; Jacob A Wolf, att'y; Sylvester Malone, ref. (Amt due, $3,436.90.)

Dec. 10.

63d st, No 210 East. Julius Bachrach agt First Avenue Realty Co; Isaac Cohen, att'y; Francis P Pau, ref. (Amt due, $6,305.35.)

Dec. 11.

No judgments in foreclosure suits filed this day.

Dec. 13.

97th st, Nos 204 to 208 East. John A Weekes agt Denis M Sheeran et al; Weekes Bros, att'ys; James Kearney, ref. (Amt due, $4,423.70.)

Rivington st, No 319. Hugo Cohn agt Abraham I Pasternack et al; August W Glatzmayer, att'y; Americus C Stabile, ref. (Amt due, $4,653.00.)

Dec. 14.

133d st, No 208 West. Jessie M Wells agt John T Mulhall et al; Elek J Ludvigh, att'y; Arthur P Massey, ref. (Amt due, $2,040.67.)

Dec. 15.

Tiebout av, s w cor 184th st, 23.3x90.6x38.6x91.9. Adelia A Carpenter agt Lochinvar Realty Co; Wilson M Powell, att'y; Wm S Grey, ref. (Amt due, $12,829.17.)

120th st, n s, 187.6 w 1st av, 37.6x100.11. Wilson M Powell agt Morris Garfinkel et al; Alexander R Wilson, att'y; Joseph R Truesdale, ref. (Amt due, $36,959.08.)

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LIS PENDENS.

Dec. 11.

Park av, No 471. United States Mail Chute Equipment Co agt Number 471 Park Avenue, Inc, et al; action to foreclose mechanics lien; att'y, C A Hack.

130th st, No 259 West.

Lots 57 to 60, map of No 2 Olinville at Williamsbridge.

Charlotte E Hall agt Elbert L Todd et al; action to set aside deed; att'y, F B Wightman.

Pitt st, No 25.

Clinton st, No 93.

Jefferson Bank agt Lena Koransky et al; action to set aside two deeds; att'ys, Strasbourger, Eschwege & Schallek.

Belmont av, e s, 127.9 n 181st st, 58.10x164.1x irreg. Savoy Trust Co agt Ortensia Pianisani et al; action to set aside conveyance; att'ys, Otterbourg, Steindler & Houston.

Dec. 13.

Ryer av, e s, 125 n 180th st, 18.9x103. Harry J Winkler et al agt Rebecca F Levin et al; action to set aside deed; at'y, Weill & Weill.

114th st, No 306 East. Jennie Pecoraro agt Nicola Pecoraro; action to impress lien; att'y, H Levy.

Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11; John A Murray agt Tinton Avenue Construction Co et al; action to foreclose mechanics lien; att'y, E Herrmann.

169th st, n s, 98 s e Shakespear av, 26.2x73.10. William Daly et al agt Thomas J Meehan; action to reform deed; att'y, J A Bowen.

Madison av, No 1629. Molly Goldstein agt Tillie Salkin (action to declare deed void, &c; att'ys, Files & Reese.

Dec. 14.

105th st, No 105 West. Max Revden et al agt Froma Realty Co; action to foreclose mechanics lien; att'y, U S Rosenberg.

65th st, No 56 West. Francis X Gartlan agt Peter F Rafferty; specific performance; att'y, M H Hayman.

Washington av, w s, 75 s 169th st, 25x90. Sarah Cohen agt Ettie Rothenberg et al; action to foreclose mechanics lien; att'y, M H Beall.

Broadway, n w cor 111th st, 50.5x75x irreg. Louis Bossert et al agt Larimer A Cushman Baking Co et al; action to foreclose mechanics lien; att'y, P Obernier.

Dec. 15.

No Lis Pendens filed this day.

Dec. 16.

96th st, No 134 West. Aaron Rosenbluh agt Geo L Amouroux et al; action to set aside deed; att'y, G H Epstein.

1st av, n e cor 103d st, 100.11x100. James King agt John S Baird et al; action to impress lien; att'y, N J O'Connell.

Lenox av, No 456. Fortunato D'Onofrio agt Josephine Donsbach; specific performance; att'ys, Cantwell & Abrahams.

FORECLOSURE SUITS.

Dec. 11.

Ridge st, Nos 35 and 37.

Broome st, No 145.

Harris Kanzer agt Louis Shulsky et al; att'y, M N Krakower.

143d st, s e cor 8th av, 75x25.1. Samuel A Tanenbaum agt Benjamin F Carpenter et al; att'y, M S Hoffman.

132d st, No 281 West. Samuel A Tanenbaum agt Jacob J Carpenter et al; att'y, M S Hoffman.

Av A, w s, 120.4 s 71st st, 25x100. Meyer Jarmulowsky et al agt Grove Realty Co; amended; att'y, B Alexander.

Brook av, w s, 50 n 142d st, 50x90. Chas E Sands et al agt Louis Lese et al; att'ys, Bowers & Sands.

35th st, n s, 200 w 5th av, 18.9x98.9. Metropolitan Bank agt George Nicholas et al; att'ys, Ritch, Wodoford, Bovee & Butcher.

133d st, n s, 137.6 w Amsterdam av, 37.6x99.11. Arnold S Furst agt Carmine Altieri et al; amended; att'ys, Furst & Furst.

Rutgers pl, No 14. Benjamin Levy agt Henry A Jaffin et al; att'y, A C Finelite.

Perry st, No 8. Augusta Parkin agt John McDermott et al; att'y, F W Cole.

Dec. 13.

Lots 79 and 80, map of Ruser Estate, Bronx. Hudson P Rose Co agt Winifred J Moran et al; att'y, H A Anderson.

Hughes av, s e cor 189th st, 100x87.6.

Belmont av, s w cor 189th st, 100x87.6.

Gerson M Krakower agt East 189th st Building & Construction Co et al; att'ys, Krakower & Peters.

Rutgers pl, No 14. State Bank agt William Harris et al; att'y, W T Kohn.

107th st, s s, 50 w 1st av, 50x63.5. Lawyers Mortgage Co agt Sciama & Co et al; att'y, G Cary.

Lind av, s e s, 283.7 s w Union st, 25.9x162. Helen R Viele agt Mary A Hessels et al; att'y, R K Brown.

Rivington st, No 5. Julius Smolinski et al agt Rocco N Marasco et al; att'ys, Kantrowitz & Esberg.

Nov. 30.

177th st, n w cor Wadsworth av, 100x44.10. James O Clark et al agt Hugh King et al; att'y, H Swain. Corrects error in issue of Dec 4, when location was 137th st, n w cor Wadsworth av.

Dec. 14.

Thompson st, e s, 225 n Bleecker st, 50x85. Edw L Partridge trustee agt Saul Wallenstein et al; att'ys, Huntington, Rhinelander & Seymour.

Cherry st, Nos 227 and 229.

Water st, Nos 486 and 488.

Ignatz Roth et al agt Morris Koslow et al; amended; att'ys, Lese & Connolly.

18th st, No 419 and 433 West. Alice Shevlin agt Margaret A Trolan et al; partition; att'y, E J Pierce.

115th st, n s, 343.9 w 7th av, 18.9x94.4x19.8x 100.4. Madison Square Mortgage Co agt Gustav Frohlich et al; att'ys, Peacock & Steves.

8th st, No 317 East. Albert H Hastorf agt Congregation Leches Iasher Bnei Horowitz et al; att'ys, Davis & Kaufmann.

101st st, Nos 188 to 192 East; three actions. Julius Levy agt Martin M Goodman et al; att'y, B H Stern.

3d av, No 1763. Lawyers Mortgage Co agt Abraham Tumpkowsky et al; att'y, G Cary.

Dec. 15.

134th st, Nos 77 and 79 West. Bronx Security & Brokerage Co agt Marvin D Hubbell; att'y, I Levinson.

Hoe av, e s, 125 s 173d st, 75x100. Mary S Croxson agt John Mark Construction Co et al; att'y, G G Butcher.

64th st, No 218 West. Jennie Freed et al agt Geo T Douglass et al; at'y, H Jacobus.

Dec. 16.

10th av, s s, 155.5 e 4th st, 50.2x114.4, Bronx; Mary Berman agt Raffaela Presutty et al; att'ys, Monfried & Feinberg.

Bathgate av, No 1648. Florence S Hoare agt Annie Cohen et al; att'y, D Mathewson.

110th st, No 211 East. Alonzo Kimball agt Isaac Meyer et al; att'y, A A Silberberg.

2d av, No 2485. Louise M Lee agt Lena Jacobs et al; att'y, W C Orr.

West End av, No 195. Ida Murphy agt Emanuel Kapelsohn et al; amended; att'y, M H Harris.

110th st, No 209 East. Alonzo Kimball agt Isaac Meyer et al; att'y, A A Silberberg.

Dec. 17.

East Houston st, n w cor Goerck st, 50.3x68.6.

East Houston st, n s, 50.3 w Goerck st, 50x68.6.

Bella Hillman et al agt Louis Sorkin et al; att'ys, Kantrowitz & Esberg.

Prospect av, w s, 50 n 152d st, 75x95. Clementine M Silverman agt Solomon Levine; att'ys, Cahn, Nordlinger & Landauer.

115th st, n s, 343.9 w 7th av, 18.9x94.4. Madison Square Mortgage Co agt Gustav Frohlich et al; att'ys, Peacock & Steves.

Lot 184, map of Laconia Park, Bronx. John Moylan agt A Shatzkin & Sons Inc et al; att'y, E A Brown.

97th st, No 120 East. John J Mahony agt Julius Gerstenhaber et al ;att'y, D P Mahony.

Tiffany st, s w cor 167th st, 94.6x38.6x irreg. Anna N Rogers agt Clarence D Baldwin et al; att'ys, Merrill & Rogers.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

11 Altiero, Mary et al—People, &c.....$500.00
11 Arkeson, John T—C Weber 165.22
11 Appleton, Robert W—L Sherry 124.15
11 Abramowitz, Barney et al—S Reinhardt. 146.98
13 Asemacupolis, George—oMnticello Distilling Co 51.04
13*Altkrug, Louis J et al—E Hertz.....219.29
13 Adler, Philip—Philip & William Ebling Brewing Co .....costs, 110.35
14*Ablan, Mosey et al—A N Barson et al..291.79
14 Ambriola, Gaetano—O Cipriani 131.70
14 Appleton, R Wilmarth—A Gibb et al..278.56
15 Arnstein, Otto—United Electric Light & Power Co 90.71
15 Abel, George et al—People &c 200.00
15 Abel, George et al—the same 200.00
15 the same——the same 100.00
15 Anderson, Frank et al——the same.....100.00
15 the same——the same 100.00
15 Anderson, Chas J—Iroquois Door Co..726.40
16 Adams, Wilson C—A G Evans et al..304.83
16 Arnold, Bertha or Leonhardt—W E Cuff.642.17
16 Arnio, David—Lino Paint Co 32.01
16 Albert, Isidor et al—R Feinberg 152.04
17 Ayres, Harold B—W D Tyndall.....79.83
17 Arnold, Edgar M—F Grimm.....743.38
11 Barclay, Lillian B—C R Sommer 399.17
11 Burstein, Katie—Imperial Pub Co.....58.81
11 Brown, James et al—People, &c 300.00
11 Beirach, Abraham et al—M N Clement..500.00
11 Blumenheim, Eugene—H Fredericks....190.39
11 Berman, Carp et al—M M Bernstein..119.72
11 Brown, Felix—C Caccianino 148.56
11 Baroody, Sliba T—M Denzig 301.44
11 Bartelson, David et al—S Meinhardt..146.78
11 Bradley, William et al—Anderson & Price Co .....costs, 166.68
13 Brennan, Robert T—Aeolian Co.....224.47
13 Baumgarten, Jacob L—J Pollatocheck.... .....costs, 22.72
13 Blocke, Mary B L Levy 81.30
13 Barash, Abram & Ada et al—E Hertz..219.29
13*Berson, Benny et al M Markowitz.....211.15
13*Brody, Simon H et al—P Borak 87.81
14 Batjer, Henry et al—I A Simm....costs, 35.00
14 Buellesbach, Joseph—Julius Johnson's Sons. .....costs, 122.12
14 Bleidner, Albert C—Alfred Wright Perfumer, Inc 76.41
14 Bacot, Cecile—H L Baldwin 245.45
14 Black, Samuel—B Jaffe 228.67
14 Balish, Amelia et al—A N Parson et al.291.79
14 Blotto, Vittorio et al—J J Mayer.....34.65
14 Barrett, T Frost—R S Taylor.....8,054.08
14 Burke, Wm J—D A Ketcham.....144.68
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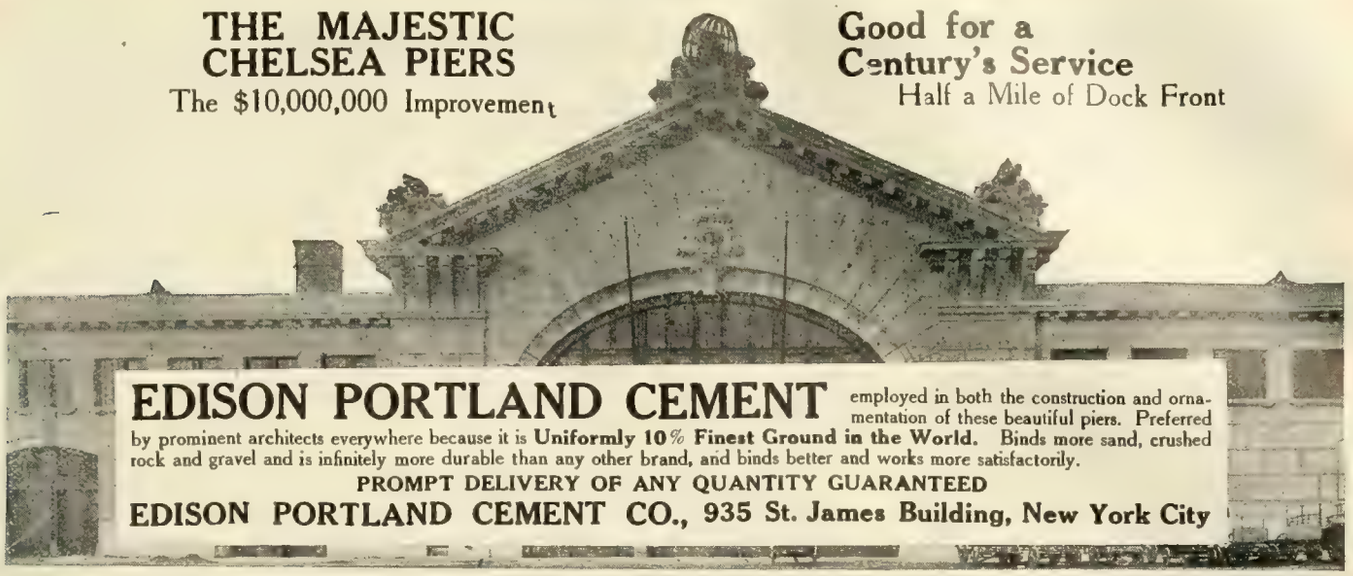
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16 Mintz, Aaron G——the same 110.10
16 Matthews, Robert H et al—J B Carse et al.....277.62
16 Manno, Frank—S Emanuele 54.31
16 Merksamer, Samuel et al—G E Sealy..227.41
16 Molineaux, Maurice—E L Neppert....45.33
16 Meyer, Hugo—A Gluck 47.78
16 Marcus, Louis—Block Light Co.....29.82
16 Miller, Barnett—S Blinder .....costs, 49.10
16 Moran, Bernard T—F F French.....34.41
16 Mahaney, Frank J—H Osborne 159.93
16 Mehrbach, Solomon—J Cornwell Jr..16,399.81
16 Mautner, Isaac & Joseph*—G M Krakower.....114.31
16 Mendelowitz, Sam & Rosa—I Feinberg..119.04
16 McAleer, Thomas J—N Y Telephone Co.34.84
17*Magdlen, Peter et al—W J Salomon..352.97
17 Meyer, Hugo & Mrs H—German Exchange Bank 206.56
17*Mosesco, Joseph et al—N Y Telephone Co.....41.03
17 Mendoza, Henry—V A Loweree et al..647.20
17 Mulvihill, Mary E—J Salzman.....0.12
17*Meeker, Chas M et al—L Redmond....226.67
17 McNeilage, Catharine—B Kreeger et al.107.40
17 Mandel, Herman—N Y Telephone Co....82.26
17 Munson, Walter L—A Adams.....491.01
17 McGann, John J—M M O Purdy et al.257.97
11 Nedell, Morris H et al—Arnstadt & Co..211.44
11 Nadoolman, Nathan & Rebecca—B L Modra.....436.71
13 Norton, Albert T & Harriet F*—H D Jacobs et al 130.94
13 Netter, Gaston G—Snows United States Sample Express Co, Ltd 188.28
14 Nelson, Eugene A—A L Lyons 6,969.22
14 Noonan, Martin et al—F J Milligan....48.56
14 Nicosia, Ferdinando et al—V Tomanella..1,902.70
16 Newman, Abraham et al—H Pelton et al.....121.69
16 Neapolitano, Carmine—Swift & Co....428.83
17 Norris, James A et al—A C Bogart.....767.44
17 Naylor, Edwin J—S R Tompkins.....142.90
11 Oetjen, Gustav A et al—M N Clement.500.00
13*O'Donnell, Robert et al—N Y Telephone Co.....127.93
13 O'Connell, Patrick J——the same.....33.80
13 O'Kane, Margaret——the same 53.44
13 O'Halloran, Effa B—D M Stimson et al.1,022.46
14 Ottenheimer, Sidney—N J Packard et al.....373.00
14 O'Loughlin, Daniel—Boston Book Co....65.89
15 O'Toole, Bernard—A D Kahn et al....189.34
15 O'Connor, Edmund—M M King 19.90
16 O'Brien, Martin J—J F Harris et al.2,592.01
17 Olmstead, Samuel R—H E Van Horn & Co.....94.01
17 O'Connor, Daniel L & Chas J*—N Y Telephone Co 49.35
17 O'Neill, Daniel & Margaret—Carnegie Hall Livery & Motor Co 12.15
11 Paleias, Adolph et al—Arnstadt & Co..211.44
11 Patau, James—L Leight et al.....50.40
13 Pierce, Lillian M—N Y Telephone Co....28.89
13 Plunkett, James E et al——the same..88.49
13 Platt, James H——the same 63.10
13 Phillips, Eugenie——the same 31.01
13 Polatschek, Maurice A——the same 45.33
13 Patterson, Patrick J——the same.....52.00
13 Pittaro, James—A A Johnston.....84.41
14 Patan, James Jr—L Leight et al.....50.40
14 Pigueron, Wm G—G H Gerard Son & Co.....1,017.28
14 Peron, Emile—J V Vashon 2,094.53
15 Powell, Nicholas M et al—People, &c..300.00
15 Perlman, David et al—I Lowenfeld et al.....3,121.71
15 Persky, Henry gdn—Hecker, Jones-Jewell Milling Co .....costs, 116.88
15 Price, Lizzie M et al—People, &c 100.00
15 Posts, Geo W Jr et al—A S White.costs, 75.78
15 Potter, Alma H admx—C P H Gilbert.....costs, 143.65
16*Preminger, Frank et al—Standard Smelting & Refining Co 36.21
16 Prendergast, Arthur E—A Vislett et al. .....costs, 32.41
16 Peters, Florence—B B Davenport.....99.81
16 Palmer, Alethea F and Harwood—W H Laird 892.34
16 Platnik, Frank and Ida et al—J Goldman. 61.61
14 Quirici, Albert et al—J J Mayer 34.65
14 Quinn, James H—S P Jones et al.....176.88
11*Rougetti, Amonti et al—N Y Telephone Co. 49.33
11 Rosenheim, Benjamin G—J Webster.....317.17
11 Rork, Samuel E—B S Catts et al.....1,536.90
11 Robinson, Douglas et al, ercrs—B Corrigan. 400.00
13 Reich, Felix et al—N Y Telephone Co—88.49
13 Rosen, Leon——the same 26.19
13 Robinson, Wm J, Pres—C A Van Baar.67.33
13 Roth, Sarah—State Bank.....costs, 17.65
13 Reeves, Wm S et al—H King et al.....293.51
13*Rosen, Max et al—Firsch Cigar Store Co. 77.88
14 Rumore, John—H R Steele 360.47
14*Rubel, Jacob et al—J Horwitz et al....384.14
14 Rothschild, David—R L Leslie et al....180.66
14 Rothenberg, Samuel—M Fink et al.....72.90
14 Rudolph, Wm H—Studebaker Bros of N Y. 185.39
15 Richardson, Edw O—M Singer 133.41
15 Richmond, Samuel—A Lustgarten et al.62.16
15 Rosenfeld, Emil et al—M N Clement..500.00
15 Ryan, Edw A et al—the same 500.00
15 Ramsey, Lindsay or Stole et al—People, &c. 500.00
15 Rodgers, Harry A & Marty C——the same. 100.00
15 Russo, Leo et al——the same 100.00
15 Roberti, Nicola et al——the same.....100.00
15 Reilly, William et al—the same 100.00
15 the same——the same 100.00
15 Regina, Giovanni et al——the same.....300.00
15 Robinson,Mary et al——the same 300.00
15 Riley, John et al——the same 100.00
15 Rinaldi, William et al——the same 100.00
15 Ringel, Samuel—J W Place 28.44
15 Rubenstein, Sarah—J Harvitt....costs, 68.43
15 Robinson, Fred—J H Taft 626.91
15 Riecken, Wm H gdn—L Zodikow..costs, 88.08
15 Ryan, Daniel—Stran Construction Co..219.41
15 Russell, Frank R—J J Maguire 3,050.00
16 Rickert, Henry—L Keller 244.31
16 Ruthling, Henry H — D M Junk ...277.01
16 Robotham, Wm H—Standard Audit Co. 1,112.38
17*Rysh, Charles et al—N Y Telephone Co.28.40
17 Raskey, Isaac—City of N Y.....206.89
17 Rieser, William——the same 206.89
17 Richmond, Merrett O——the same.....206.89
17 Rice, Frank C——the same 206.89
17 Reynolds, Edward N——the same.....206.89
17 Rider, John——the same 206.89
17 Rathegan, Thomas——the same 206.89
17 Righter, John H——the same 206.89
17 Reddy, James——the same 206.89
17 Reilly, Thomas F——the same 206.89
17 Ramsey, Charles——the same 36.68
17 Reilly, Augusta——the same 206.89
17 Reilly, Patrick——the same 206.89
17 Rafferty, Francis J—City of N Y 206.89
17 Rosenberg, Nathan—Dolly Varden Chocolate Co 61.15
17 Russell, Frederick A—C F Hoffman..48,677.00
17 Reisler, William et al—Mutual Alliance Trust Co of N Y 335.56
11 Sacco, Joseph et al—People, &c.....500.00
11 Switzer, Walter E—W S Lawson et al..472.65
11 Stein, Josef—H P Stoney et al.....60.66
11 Sundler, Nathan D—D Gumanow 35.06
13 Stolar, Morris & Nathan* et al——the same. 53.03
11 Seitz, Michael et al—J Saphirstein....1,128.10
11 Smith, William—Northampton Portland Cement Co 340.11
11 Smith, Walter R et al—C M Anderson....64.26
13 Siegel, Fred—N Y Telephone Co.....74.54
13*Seider, Jacob et al——the same 32.27
13 Stolar, Morris & Nahthen* et al——the same. 32.27
13 Siegel, Simon——the same 32.27
13 Siegel, Simon——the same 52.33
13 Scheuer, John J—City of N Y 59.41
13 Silberman, Adolf—S Kaufman 185.22
13 Swarthout, Herbert D et al—First National Bank of Ovid 1,735.95
13 Sicherman, Hyman—R J Rubin et al....44.65
13 Spindle, Benjamin L—Borough Park Co. .....costs, 89.65
13 Simon, Benjamin—Union Stove Works..32.50
13 Silvermann, Abraham—J Spero et al..32.65
13 Stratton, Edward Jr—F A C Godfrey et al. 278.53
13 Silver, Samuel—Mechanics & Traders Bank. 19,905.45
13 the same——Union Bank of Brooklyn. 18,707.88
13 Smith, Samuel—B Goldwasser 330.11
14 Swarris, Charles—N Y Telephone Co....23.31
14 Schilt, Ike——the same 51.00
14 Schwenke, Max J——the same 36.35
14 Sanford, Edward——the same 24.88
14 Steinman, Benjamin—J Greenfield....202.41
14 Siedel, Herman—J B Kopf et al.....329.81
14*Shapiro, Alexander et al—M Doob Sons & Co 108.75
14 Sternberg, Israel—I W Moskowitz 150.91
14 Slack, Louis M—F E Hagen 127.53
14 Sweetman, Jacob—S Shanker 252.48
14 Sherman, Benjamin et al—A H Joline et al. 286.60
14 Scanlon, John J et al—F J Milligan....48.56
14 Safford, Louis L—C F Wetzel et al....859.33
14*Sietelbaum, Jacob et al—J Levy et al..94.41
14 Sussman, Wm S—Allen Advertising Agency. 192.07
14 Soxton, John B—Kaskell & Kaskell....75.13
14 Smith, Clement H—L A Peyrot....costs, 75.34
15 Squires, Herbert S—J F Treacy et al..138.80
15 Schmidt, George et al—People, &c 100.00
15 Schlem, Harry et al——the same 100.00
15 Stole, or Ramsey, John et al——the same. 500.00
15 Sorrantano, Genero et al——the same...100.00
15 Strong, Preston W et al——the same..100.00
15 Slack, Arthur et al——the same 200.00
15 Scott, Ulysses G et al—People, &c 300.00
15 Sholley, William et al——the same.....100.00
15 Sinisi, Modestino et al——the same....300.00
15 Sicca, Louisa et al——the same 100.00
15 Schepes, Louis et al——the same 100.00
15 Sweeney, Wallace W et al—M N Clement.. .....500.00
15 Sugden, Edw D—United Light & Power Co.. .....18.21
15 Stewart, Thomas—J F Scott 427.72
15 Sinisgalli, John—J Doelger et al 297.33
15 Sheehan, Daniel et al—People, &c.....100.00
15*Steinmetz, Samuel B et al—H Steitz et al.. .....519.31
15 Sanford, Walter—A Engel et al 125.48
15 Steinau, Henry H—P Reilly & Son 35.80
15 Shoer, Raphael et al—People, &c.. ....100.00
15 Stern, Lawrence M—M Sameth 25.65
15 Singer, Wm B——the same 19.65
15 Schwartz, Morris et al—People, &c.....300.00
15 Schroeder, Otto—B Bockar et al 494.18
15 Sartirana, Angelino—A Turnbull et al..... .....costs 131.68
15 the same—N Y County National Bank et al..... .....costs 107.68
15 Steindler, Rebecca—Pottier & Stymus Co. 121.01
15 Steinberg, Bessie—S Steinberg ..costs, 71.22
15 Sisto, Tiberio et al—Neostyle Envelope Co. 72.12
15*Shapiro, Alexander et al—M Doob Sons & Co 108.75
15 Schechwitz, Abraham—German Exchange Bank 585.33
15 Smith, John C et al—People &c 100.00
16 Schechwitz, Abraham—German Exchange Bank 585.33
16 Shifter, John et al—Standard Smelting & Refining Co 36.21
16 Stern, Benjamin—S Stern.....costs, 163.18
16 Schuster, Jacob S—E Reithmann 534.41
16 Stern, Isidor—E Silberberg et al.....319.52
16 Steinbock, Henry A—N Y Central Storage Co 72.41
16 Sroka, Louis—German American Ins Co.48.71
16 Schneider, Morris & Max* et al—H C Kip. 122.05
16 Schaub, William—J Bloch 101.85
16 Stroefer, August—Kinstdrick & Veriags Anstalt Neurode .....costs, 120.92
16 Selleck, G Harold et al—Florence Thread Co 2,756.26
16 Seeman, Louis—Universal Tile Co.....580.22
16 Strong, Wilbur—J Melton 103.41
16 Saperstone, Herman et al—D Bilgore et al. 32.37
16 Schlamm, Harry et al—I Bernstein....186.91
17 Sternlight, Abraham—N Y Telephone Co.70.75
17 Slavin, Frank T—Manhattan Collecting Agency 133.72
17 Sire, Leander S—N Y Telephone Co 172.61
17 Steinberg, Harris—B Landi et al.....70.15
17 Stafford, Harry Jr—G Meierdiercks 81.90
17 Shaff, David et al—S Spielman 1,073.90
17 Silberman, Samuel J——the same ...1,073.90
17 Switzer, Joseph G—Commissioners for Loaning Certain Moneys of the U S of the County of N Y.....costs, 49.65
17 Shaw, Burrwood A et al—H Martinson, Inc. 215.61
17 Smildsin, George—New Era Construction Co 26.31

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11 Taishoff, Benjamin & Philip et al—N Levin. 256.72
11 Topham, Thomas W, Pres—L H Backman. 225.08
14 Taradash, George—N Y Telephone Co..45.94
14 Thieman, Paul—W Davis 325.94
14 Treft, Paul F—I Lewis 174.26
14 Throssell, Joseph E—E Heilner et al..99.41
15 Turner, Chas S—Republic Bag & Paper Co. 1,457.09
15 Turner, Anna—United Electric Light & Power Co 16.91
15 Trimble, Charles et al—People &c 300.00
15 Tomer, Hugh S et al—People &c 200.00
15 the same——the same 200.00
15 Tomy, Richard et al—C T Ott 52.86
16 Tschupp, Lena B—L T Lehmeyer.....35.94
16 Tim, David et al—Florence Thread Co.. ....2,756.26
17 Thorpe, Lillian G—J W Butler 345.15
17 Tracy, Evarts—P Roberts & Co.....2,168.05
11 Ufer, Edward—H E Van Horn & Co.....31.45
14 Uhlig, Carline—A J Forman 563.11
15 Urnstein, Otto—United Electric Light & Power Co 90.71
11 Van Alst, Wm H—L J Dreyer 179.91
14 Volkmer, Edward—E Wagner 105.92
15 Vogelman, Jake et al—D Barrash 387.68
15 Valvo, Benjamin—A Ratner 539.15
16 Vermilye, Thomas E—G E Little et al..517.37
17*Voulden, Sydney et al—W J Salomon..352.97
11 Warshauer, Philip et al—M N Bernstein. 119.72
11 Winkelman, Geo F—P Mittelstaedt 36.22
11 Whyte, Thomas et al—M N Clement.....500.00
13 Wiesenthal, Louis et al—Charter Construction Co 100.41
13 Wickard, Willard S—Kaskel & Kaskel ..50.99
13 Wright, Wm F—Hudson River Bindery Co. 26.95
13 Wohlstetter, Philip et al—Frisch Cigar Store Co 77.88
14 Wilkenfeld, Joseph—N Y Telephone Co.86.59
14 Wagner, Henry C——the same 50.39
14 Wall, Arthur W——the same 63.10
14 Weibel, Mary A——the same 27.45
14 West, Elsie——the same 41.86
14 Whitridge, Frederick W recr—R Smith.. ....5,136.23
14 Wolfert, Herman—I J Rose 32.65
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14 Walker, Chas E—J M de Birmingham...73.27
14 Weinstein, Isidore—K Simon 134.83
15 Watson, Archibald H et al—M N Clement. 500.00
15 Westervelt, George et al—People &c....600.00
15 Wells, Catherine et al——the same..1,000.00
15 Wolfensohn, Henry—M A Shulman....34.65
15 Weintraub, Isaac et al—D Barrash....387.68
15 Wall, Arthur W et al—People, &c.....100.00
15 Waters, Lzizie B et al—Steel Furniture Co 411.31
16 Wilkenfeld, Joseph—H S Rams 1,052.63
16 White, Wm E—W F Kenny....costs, 83.17
16 Wood, Joseph M et al—E H Van Ingen. 197.99
16 Wittenberg, Max—S Rubins 75.63
16*Weiss, William et al—H C Kip 122.05
16 Whitmore, Chas J—Felen J Scott.....329.33
16 Wertheimer, Jacob—D Segadel 29.19
16 Wachtel, David et al—Citizens National Bank of N Y 374.41
17 Waybright, Elhanan W—F R Tripler et al. 34.21
17 Weiss, Arnold—Rochester Button Co..102.84
17 Waggone, Ralph H—N Y Telephone Co..40.20
17 Wood, Joe——the same 105.94
17 Weinbeg, Oscar—I L Lichtenstein 64.85
17 Wolfensohn, Sarah & Haskel—Mutual Alliance Trust Co of N Y 217.46
17 Wolfensohn, Haskel——the same 118.70
17 Wurzweiler, Aodplh—A Danzig et al ..190.44
17 Wulff, Samuel—A H Kesselman 259.22
17 Wolfensohn, Haskel & Sarah et al—Mutual Alliance Trust Co of N Y. 335.56
17 Weinstein, Isaac et al—J C Bardall Co..88.80
16 Yenni, Oscar—W S Dugan 276.06
11 Zupnik, Isidor, gdn—F Fass ....costs, 68.68
14 Ziegfeld, Mignon—N Y Telephone Co.....85.62
15 Zogg, George et al—People &c 100.00
16 Zeppos, Constantine et al—Swan & Finch Co 1,545.42

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11 Minerva Amusement Co—N Y Telephone Co. 30.91
11 Merchants & Mechanics Building Co——the same 67.81
11 Long & Trenholm Co——the same 134.66
11 United Cloak & Suit Co—A Garfunkel et al. 1,099.99
11 N Y Transportation Co—I Kane.....150.00
11 James B Murphy Co et al—Candee, Smith & Howland Co .....costs, 97.25
11 Metropolitan Surety Co et al——the same. ....costs, 97.25
11 Columbia Hudson Fulton Co—R P Casper. 382.91
11 City of N Y et al—Anderson & Price Co. ....costs, 166.68
13 Pouso Alto Diamond Co—N Y Telephone Co. 45.87
13 Pines Jewelry Case Co——the same 64.24
13 H A Medoff Drug Co—C Briskelmaier et al. 221.47
13 Builders Construction Co—City of N Y..59.41
13 Imperial Coal & Coke Co—S E Maires.1,020.54
13 London Realty Co—R Oelsner....costs, 114.82
13 Studebaker Bros Co of N Y—R M Rose Co. ....costs, 113.08
13 O'Rourke Engineering & Construction Co—J M C Jensen 495.87
13 First National Supply House et al—Chamberlin & Co 48.05
13*Waterloo Printing Co et al——the same..48.05
13 Imperial Coal & Coke Co et al—First National Bank of Ovid 1,735.95
13 Aspell Wholesale Grocery Co—Rand McNally & Co 81 80
13 Hapgoods Sales Co—Auto Igniter Co....158.12
13 Money & Stamp Brokerage Co et al—G G Downing 529.39
13 Kingsway Construction Co—J H Behrens. 513.34
13 Rolka & Klein—C F Turner 410.71
14 Westfield Dairy Lunch Co—N Y Telephone Co 86.38
14 Stuyvesant Auto Garage——the same....29.51
14 Tinton Avenue Construction Co——the same. 53.49
14 Vaudeville Investors Co——the same....221.70
14 Romanoff Cigarette Co—Fourteenth Street Bank 359.06
14 United Tea Stores Co—M J Hargraves..178.10
14 Participating Realty Co—J S Lawson.2,226.61
14 Title Guarantee & Trust Co—F Arnold et al. ....costs, 136.80
14 Hotel Earnest Co—A Prince 281.39
14 Glaubucker Realty Co—H Atlas.....127.57
14 W C Fay Belting Co—American Glue Co.27.90
14 Consolidated Veterinary Service Co—A Seelig et al 134.03
14 H Koehler & Co—J Hackett.....costs, 126.73
14 Force of Life Chemical Co—Morse International Agency 9,413.52
14 Lozier Motor Co of N Y—H Caspary et al. 35.00
14 the same——C P Ryttenberg 36.00
14 Illinois Surety Co et al—V Tomanello.. ....1,902.70
15 Revel Realty & Securities Co—P H Maxwel et al .....costs, 16.44
15 Chelton Park Realty Co—Allen Advertising Agency 233.29
15 Henderson Contracting Co et al—H Steitz et al 519.31
15 Inter City Contracting Co—H M Toch et al. 91.66
15 Bisch Hoef Realty & Construction Co—J Hogan et al 334.41
15 Gurlitt Manning Co—W S Chatterton..357.79
15 Alfred H Post & Co—First National Bank of Pittsburgh 1,526.72
15 Varuna Realty Co et al—E D May...3,118.57
15 Lee Co—Anderson Lumber Co 127.73
15 Garfield Construction Co—E M Quinlan. 154.13
15 Metropolitan Mercantile & Realty Co—T W Jones 1,071.29
15 Northern & Southern Lumber Co—W E Winne 10,052.30
15 North American Distilling Co—A Montague .....costs, 103.25
15 Insured Hosiery Co—F M Bacon et al.. ....1,014.42
15 Malkin & Edelstein—Central Fish Co..260.85
15 Standard Carpenter Works—J Shenk ..101.65
15 Traction Engineering Co—American Hoist & Derrick Co 311.64
16 Lexington Laundry, Inc—F S Smith et al. 252.16
16 Tinton Avenue Construction Co et al—J B Carse et al 277.62
16 John Wanamaker, N Y—W S Morse..3,043.75
16 Roselle Realty & Construction Co—F W Cole 116.91
16 Home Laundry Co Inc—E L Neppert..50.16
16 Brownell & Co—French American Wine Co. 274.40
16 Sunswick Co et al—Florence Thread Co. 2,756.26
16 International Board of Foreign Trade—Adams & Grace Co 126.86
16 Merrill Co—J Boddy 41.91
16 Post & McCord—L Thompson 3,389.69
17 J D Fowler Co—C E Ross Lumber Co..23.97
17 De Lara Cigar Co—G W Faber.....73.41
17 Thirty-Five East Thirtieth Street Co—V Potter et al 38,080.86
17 Orchard Stables—Firestone Tire & Rubber Co 359.65
17 Hawthorne Building Co—N Y Telephone Co. 81.14
17 United States Horse Inc Co——the same. 182 60
17 Thor Realty Co——the same 81.35
17 Horsfall Construction Co—F L Smith et al. 265.31
17 Mitow Realty Co—E M Houghtaling et al. 167.07
17 J Kaufman Construction Co—G Marchese et al 254.65
17 Metropolitan Mercantile & Realty Co—T J Murphy 329.80
17 Noel Realty & Construction Co—E Wilson. 364.82
17 Kotzen Realty Co—R Gordon.....costs, 82.10
17 Direct Construction Co—J C Walsh et al. 130.88
17 Central Construction Co Inc—N Y Cornice & Skylight Works 121.21
17 Santiago De Cuba Copper Co et al—L Redmond 226.67
17 B Kornsky & Son et al— HMartinson, Inc. 215.61
17 Rex Fire Extinguisher Co—Whites Express Co 29.04
17 Mitow Realty Co—C M Mapes 72.41
17 Shaw Dry Gas Carbureter Co—Columbus Circle Arcade Co 114.39
17 D P Nilsen Co—H Behlen & Bro 114.91
17 City of N Y—W Malone 500.00
17 Backer Supply Co et al—Manhattan Electrical Supply Co 736.19
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4Hayes, Nicholas L Comr—H E Vineing. 1909. ....149.17
Hastings, James et al—N Marks. 1901....40.49
Hayes, Chas F—L Scheckwitz. 1909.....89.17
Koster, Anton—People &c. 1907 .....2,374.11
Same—Same. 1909 .....150.35
Kambor, Bernard—P Steinman et al. 1907.298.91
Kaplan, Solomon—J E Olson et al. 1909..233.36
3Kovner, Harry—M Wachsman et al. 1909. ....5,937.63
3Same—Same. 1909 .....3,974.69
Kenny, John Jr—P S Hildreth. 1908.....777.19
Krevoruck, Frank—Encyclopedia Britannica Co 1909 .....77.41
Levy, Joe et al—N Bank. 1909 .....65.21
Letzter, Edwin—E Tholman et al. 1909..362.60
1Loveless, Edwin H—J Rosenthal. 1909..518.06
1Lynch, Isabella -City of N Y. 1909 .....60.17
Larson, Rena—M Brett. 1909.....680.33
Liebgold, David et al—S Isbutsky. 1909...165.73
Levin, Benjamin & David—Star & Crescent Co. 1909 .....711.31
Larro, David—J C Seeman et al. 1906...79.33
Levey, Harry—F E Barker. 1909.....569.68
Monaghan, John—J Gans. 1907.....47.15
Meyer, Daniel J—G B Marx. 1909.....76.00
Mangold, Wm G—M Hutchbury. 1908....340.18
Monroe, Turner A—C L Barber. 1909.....94.49
McMonamy, Thomas—H Glynn Jr et al. 1909. ....56.68
Malzman, Pincus et al—L Saideman. 1909..331.91
McCormick, Wm D—E Wagner. 1909.....70.31
Mullins, Patrick et al—M N Clement. 1909.. ....1,820.97
Miller, Isaac B—Jacob Doll & Sons. 1909.... ....228.00
Mulcahy, Michael J et al—D Harrington et al. 1891 .....272.37
1Mulford, Joesphine B and Louis—P Stetson. 1909 .....311.77
McCormack, Chas W—J Stahl. 1909 .....322.50
McCormack, Joseph A—Interstate Land Holding Co. 1905 .....228.41
Mackey, Ross A—Consolidated Ry & Light Co. 1909 .....323.63
Macdonald, Geo A et al—N Y Hod Hoisting Co. 1909 .....228.22
Mueller, Julius et al—N Y Hod Hoisting Co. 1909 .....228.22
Martin, Katharine T et al—C M Robinson. 1908. .....296.16
Meuer, Frank et al—L Siegbert et al. 1905..65.13
Man, Abrick H et al—C M Robinson. 1908.296.16
Martin, Josephine—Tiffany & Co. 1909....102.90
McCrain, John et al—E Dennis. 1899....271.22
O'Brien, William—T G Fischel. 1909....138.80
Picken, James C—B J Rice. 1909.....470.81
Phillips, Ellis—P H Powell. 1909 .....274.44
Picken, James C—B J Rice. 1909 .....644.88
Same—Jackson Mantel & Grate Works. 1909. ....1,076.43
Picken, James C—Jackson Mantel & Grate Works. 1909 .....436.76
Piskoch, Jacob—J Stern et al. 1908.....174.88
Poris, Jacob—J Geisarowitz. 1909.....70.92
1Quandt, Paul—Iron Clad Mfg Co. 1909..1,274.49
1Rinaldi, Alfredo—B T Block. 1908.....174.45
1Same—Same. 1909 .....283.22
Ross, Charles & Anna et al—E Gordon. 1909. ....196.99
Rosenthal, Rochelle e al—A Bruen et al. 1909. ....263.92
Richardson, Anna S—Transit Realty Co. 1908. ....227.31
Ryan, John F—S Abeloff. 1904.....74.65
Sellers, Patrick—H Behrman et al. 1909.425.00
Same——G M Rittenhouse et al. 1909.....76.00
Salinger, Geo W—A Milch. 1909.....53.00

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TRIBUNE BUILDING, 154 NASSAU ST., N. Y. SPECIALTY: Building Business, Mechanics' Liens, Etc
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Scott, John J—S D Goodman. 1908.....48.61
Shea, Annie A—M Smith. 1909 .....149.60
Same—Same. 1907 .....2,499.13
Sheppard, Geo W et al—E Dennis. 1899..271.22
Saltzburg, Alex, Sara & Manuel et al—B Gordon. 1909 .....196.99
Siris, Jacob et al—L Saideman. 1909.....331.91
Schwartz, Israel et al—M Bank. 1909.....65.21
Swain, Geo W—Lord & Taylor. 1906 .....40.14
Somerville, Edw L—Lamson Consolidated Store Service Co. 1896 .....265.55
Storm, Georg—Kniffin & Demarest Co. 1909.. .....85.69
Simkowitch, J—Pennsylvania R R Co. 1909. .....22.79
[6]Smiley, Randolph M—P Sternberger et al. 1903 .....1,031.97
[1]Solovinsky, Solomon et al—People, &c. 1908. .....1,000.00
Stillger, John B et al—L Siegbert et al. 1905. .....65.13
Schaefer, Frank F et al—Knickerbocker Trust Co. 1908 .....428.86
[6]Sire, Leander S—Smith Gray & Co. 1903..120.00
Sire, Henry B & Leander S—E P Coe et al. 1908 .....730.20
Same—L Freear. 1904 .....4,183.62
[6]Sire, Leander S—S J McPartland. 1903..420.50
[6]Same—C A Weigel et al. 1903 .....114.58
[6]Same—N Y Telephone Co. 1903.....484.39
[6]Same—John Wanamaker. 1903 .....1,183.36
[6]Same—Columbia Bank. 1903 .....383.20
[6]Same—American Ice Co. 1903 .....38.03
[6]Same—C W Ennis & Co. 1904 .....62.91
[6]Same—Z Rosenfeld et al. 1904 .....43.04
[6]Same—M S Rosenthal et al. 1904.. .....520.59
[6]Same—N Y Telephone Co. 1904 .....124.21
[6]Same—E E Niles. 1905 .....827.28
[6]Same—F J Schaustal. 1905 .....77.41
[6]Same—E E Niles. 1905 .....161.08
[6]Same—Great Western Printing Co. 1905..260.41
[6]Same—F J Schaustal. 1905 .....77.41
[6]Same—Vacuum Oil Co—1905 .....190.55
[6]Same—E E Niles. 1906 .....112.18
[6]Same—L Freear. 1905 .....1,467.88
Smith, Robert S—A Jacobus. 1909.....5,436.81
Schmidt, Frederick W—J Hoppe. 1906...291.52
Trecartin, William—O G Taylor. 1909....29.64
Tavicco, Louis —L Keil. 1909 .....117.03
Tompkins, Bert F—E F Bushnell et al. 1909. .....105.19
Taylor, James E—J Goosby et al. 1909..380.73
[1]Vessel, Rosa—R Brandes et al. 1909....264.65
[1]Weissman, Fannie—N Mansfield. 1909...201.71
Walter, Fred G—American Sales Book Co. 1909. .....59.41
Willmott, Herbert A—Ludwig Baumann & Co. 1909 .....35.82
Weiss, Charlotte S—K Kohen. 1908 .....106.66
White, Frank D—L C Raegener. 1900.....513.19
[1]Wilner, Albert J—Naushon Co. 1909..11,108.10
Wiley, Elbert M—A P Moore. 1909.....152.80
Walkof, Jacob—L Steinleib. 1907.....70.65
Wooten, Florence A & John W—A Blumenthal. 1905. .....59.41
Walsh, William—Clover Farms Co. 1909..76.52
Williamson, Wm A—U S Fire Ins Co. 1909. .....1,163.88
Zimmerman, Jacob & Abraham—J Altkrug. 1909 .....3,592.05

CORPORATIONS.

Bergen Realty Co—P H Cram. 1909.....2,671.71
Illinois Surety Co et al—M N Clement. 1909. .....1,820.97
Noble Music Co—A K De Comas. 1909.....113.58
Halley Realty Co et al—Same . 1908 .....178.71
Morrison Shirt Waist Co—N Mindlin. 1909..67.46
Eastern Woolen Co—A Kemp. 1909 .....195.35
[3]Central Ins Co Ltd—J Wilson. 1909....3,184.41
Connorized Music Co—Eagle Warehouse & Storage Co. 1909 .....323.05
Bioplasm Co—A E Wise. 1909.....2,116.01
Euclid Realty Co—A A Rosenthal. 1909...706.90
Thomas B Bowne & Son Co—Atlantic Coast Lumber Co. 1909 .....4,865.33
[3]New York Produce Exchange Bank—Twelfth Ward Bank. 1909 .....201.37
Thomas Conville Brewing Co—F F White et al. 1909 .....1,393.95
Linch, Geo W recr—R Utkemitz. 1909....228.91
Same—Same. 1909 .....68.91
Carey Show Print Co—D T Lyall et al. 1909. .....1,428.22
Union National Bank of Troy—G W Scott. 1909 .....238.56
Same—Same. 1909 .....152.97
Fritts, F F Co—Arthur Leslie Sauce Co. 1909. .....59.53
Guilford Mining & Milling Co—J M Preston. 1909..... .....109.70
Harlem Democratic Club—M I Ritterman et al. 1909 .....162.53
[4]Uvalde Asphalt Paving Co—National Trading Co et al. 1909 .....107.70

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Dec. 11.

93—3d av, n w cor 75th st, 102.2x75. Barnett Rosenstein agt Jacob Hyman & Philo Realty & Construction Co & Harris Maskin...174.00
94—Bathgate av, No 1892. Frederic W Worley agt Wm E Brooker 164.90

Dec. 13.

95—Grand Boulevard & Concourse, e s, 150 n Burnside av, 50x100. Gurlitt-Manning Co agt Tremont Temple Congregation Gates of Mercy, Aaron Bartelstone, chairman 8,000.00
96—St Nicholas av, e s, 248.4 n 155th st, 125x 125. Chas Gray Marble & Slate Co agt St Nicholas Construction Co 832.50
97—St Nicholas av, e s, 248.4 n 155th st, 125x 125. Kenmore Tile Co agt same. 1,875.00
98—130th st, n s, 80 w Lexington av, 75x99.11. Theodore F Hahn agt Meyer Sacks 200.00
99—Prospect av, Nos 2304 and 2306. Chas R Nagel agt Anna Welschman.....2,818.00
100—125th st, s s, 175 e Boulevard or Public Drive, 25x99.11. N Y Prism Co agt Catalina De V Potter, Octave D Potter (renewal)..145.00
101—City Island av, e s, 25 n Orchard st, 25x 100. Furlong & Furlong agt Mary L Roeder, Longin P Fries 613.00
102—Satisfied.
103—Gramercy Park East, Nos 35 to 38. Pelham Operating Co agt Gramercy Park Construction Co, Holme Co (renewal).....361.84
104—Brook av, s w cor St Pauls pl, 36.9x80.2. Florence A Meierdiercks agt Emoh Realty Co, Mr Matthews 22.50
105—Andrews av, Nos 2349 and 2349A. Fordham rd, No 124. Charles Fuchs agt Fordham Construction Co, Louise E Bougardez 1,530.80
106—10th av, No 126. Taylor Iron Works agt James H, George, Thomas S & Wm R Roane, J D Fowler Co 68.00
107—Hoffman st, w s, 200 n 187th st, 50x97. Gaetano Zingales agt Bianchetti Construction Co 80.00

Dec. 14.

108—St Nicholas av, e s, 248.4 n 155th st, 124.9 x90.11. Lockwood Co agt St Nicholas Construction Co 600.00
109—150th st, Nos 267 to 273 West. Knickerbocker Plumbing Contractors agt Bisch-Hoef Realty & Construction Co 14,000.00
110—158th st, Nos 537 and 539 West. Jennie Rubin agt Mary Deeley (renewal) 104.00
111—Jackson av, Nos 828 and 830. Bernhard Kann agt Arthan Realty Co.....501.00
112—Forest st, w s, 67.6 n West Farms rd, 21x 52. Morris Bandler agt James F Clancy, Wm H Moran, Fred L Hahn and Robert L Moran. 45.00
113—Same property. Same agt James F Clancy 45.00
114—10th av, No 126. John Taylor agt James H, Geo B, Thomas S and Wm R Roane, J D Fowler Co 30.00
115—43d st, No 600 West. Thomas Bonner Heating Co agt Jabez Burns & Sons. 703.37
116—Bathgate av, No 1892. Northern Union Gas Co agt John Leonard, Wm Brocker..164.00
117—Minford pl, w s, 200 s 172d st, 100x101. Vincent F Bernesser agt Arthur W Wall Building & Construction Co, Arthur W Wall. 970.00
118—Hoe av, s w cor Freeman st, 50x100x irreg. E I DuPont de Nemours Powder Co agt Samuel Lyttle, Eugene Clement and Antonio Guiri 59.04
119—88th st, s s, 100 e Riverside drive, 75x 100.8. Goodman Contracting Co agt Cumming Construction Co, Hopkins & Larner.....381.71
120—29th st, Nos 134 to 140 West. Same agt Twenty-Ninth Street Realty Co, Hopkins & Larner 799.29
121—105th st, No 105 West. Ravden & Perlman agt Froma Realty Co 3,000.00
122—178th st, No 605 West. Cammack & Sietz agt Alcazar Realty Co 15.00
123—Hamilton terrace, No 51. Nathan Passman et al agt Sarah Backer, George Backer. 1,515.72
124—Belmont av, n w cor 189th st, 25x100. United Metal Covered Door & Sash Co agt Louis Noschese, Donato Piciulo 120.00
125—Grand Boulevard and Concourse, e s, 150 n Burnside av, 50x100. Herman Fritz et al agt Tremont Temple Congregation Gates of Mercy, Gurlett Manning Co 64.90
126—11th st, Nos 322 & 324 West. Louis Newman agt Sophie Schmitt, Samuel Miller..353.00
127—Bracken av, w s, 100 n Randall av, 50x 100. Bracken av, w s, 175 n Randall av, 50x100. Andrew Bickhardt agt George Erlacher..450.00
128—11th av, No 598. Sam Margolies agt Jos Wolf, Hyman Levin 155.08

Dec. 15.

129—Grand Boulevard & Concourse, e s, 150 n Burnside av, 57x104. Tager & Katz agt Tremont Temple Congregation Gates of Mercy & Gurlitt-Manning, Inc.....3,100.00
130—Bathgate av, No 1892. Knickerbocker Wall Paper Co agt John Leonard and A Fasany & Co..... .....79.53
131—22d st, Nos 147 & 149 West. Sutphen & Myer agt Max Solomon & Acme Building Co..... .....290 56
132—22d st, Nos 129 & 131 West. Same agt Acme Building Co..... .....479.34
133—Washington av, Nos 1281 & 1283. Jacob Keller Contracting Co agt John Marx Construction Co..... .....797.46
134—St Nicholas av, e s, 248.4 n 156th st, 124.9x90.11. George F Moore, Inc, agt St Nicholas Construction Co.....126.58
135—Broadway, n e cor 135th st, 99.11x120. Batavia & N Y Woodworking Co agt Zengendal Realty Co and Thomas T Hopper..2,506.40
136—West End av, No 823. Philip Siegel agt Isaac Stiefer & Peter R Petersen.....30.00

Dec. 16.

137—Byron av, No 2415. James F Moore agt Mary Holstrom, John L Nelson 187.75
138—105th st, No 105 West. Isaac Damsky agt Froma Realty Co, Max Ravden 500.00
139—Prospect av, s w cor 150th st, 25x100. Michael O'Connell agt Morris Devier, M Goldberg 80.00
140—Grand Boulevard and Concourse, e s, 150 n Burnside av, 50x100. Church E Gates & Co agt Tremont Temple, Congregation Gates of Mercy, Aaron Bartelstone, chairman..401.17
141—Matilda av, e s, 323.10 n 238th st, 100x100. Paul Schrul agt Fox-Muller Realty & Construction Co., Santo Calderano & Co..82.25
142—Av B, No 254. Fred Bodeker et al agt Thomas J Cunningham. 53.83
143—Union av, Nos 970 to 978. Edward Osserman et al agt Wistaria Realty Co, John Finkelstein & Henry Kugel 141.25
144—Satisfied.
145—Westchester av, n w cor 165th st, 95x40x irreg. Samuel Shanker agt William Simpson, Elise Stapholt and Theodore Stapholt..204.00
146—26th st, Nos 135 to 139 West. Clark & Co agt Morris Mayers, David Tiger and Joseph Liebling, Jacob Zimmermann 3,595.00
147—Minford pl, w s, 200 s 172d st, 100x100. Webster Iron Works agt Arthur W Wall Building & Construction Co 255.00
148—Gramercy Park, e s, 39.5 s 21st st, 83.5x 82.11x irreg. Louis Bossert & Son agt Gramercy Park Construction Co 13,000.00
149—Fordham rd, s w cor Andrews av, 91x100. Borough Cut Stone Co agt Louis E Bourgardez, Fordham Construction Co 350.00

Dec. 17.

150—Clinton av, e s, 193.2 n 169th st, 142.5 x 200.6 to Boston rd x142.7x153.1. Hudson Structural Steel Co agt Boston Road Realty & Garage Co.....670.00
151—Minford pl, w s, 200 s 172d st, 100x100. N Y Cornice & Skylight Works agt Arthur W Wall Building & Construction Co...125.00
152—178th st, s s, 80 w Daly av, 80.6x81.5. Sanitary Fire Proofing & Contracting Co agt D H Spring Realty Co.....63.75
153—Trinity av, Nos 921 & 923. Leo Rechlitz agt Higgins & Co and James Higgins..36.26
154—Rutgers st, No 39. Morris B Herman agt Rosa Block, Lub Timmerman & Geo E Gotthelf, lessees 525.00
155—18th st, No 425 East. Frank Tammaro agt Pasquale Nunziata and Jarossi & Dacunto Co..... .....455.00
156—West End av, No 349. Carl Sotscheck Co agt Louise M Cramp.....720.87
157—5th av, No 419. Fordham Stone Renovating Co agt H A Robbins, H F English Building & Contracting Co..... .....27.60

BUILDING LOAN CONTRACTS.

Dec. 11.

Creston av, w s, 97 n 183d st, 75x117.6. Prospect Investing Co loans A Warren Construction Co to erect four 3-sty dwellings; 6 payments 26,000
26th st, No 130 West. Emanuel Heilner and Moses J. Wolf loan Chas I Weinstein, to erect a 7-sty loft; 8 payments 20,000
Broadway, w s, 24.11 n 130th st, 75x75. North American Mortgage Co loans T J McGuire Construction Co to erect a 10-sty warehouse; 11 payments 100,000
Southern Boulevard, n s, 550 w Av St John, 37.6x105. Bertel Realty Co loans Ellen Cowman, to erect a 4-sty apartment house; 3 payments 1,750

Dec. 13.

Courtlandt av, w s, 75 n 151st st, 25x100.
Courtlandt av, w s, 100 n 151st st, 25x100. Bernard Galewski loans Onyx Realty & Construction Co to erect a 6-sty tenement 7 payments 10,000
Courtlandt av, Nos 622 and 624. Same loans same to erect a —sty bldg; 7 payments..10,000

Dec. 14.

Home st, n s, intersec n e s, 169th st, runs n w 94.4 x n e 57.10 x s e 110.2 to Intervale av x s w 41.8 x s w 23.2 to beginning. Harry Goldman loans Intervale Construction Co to erect a 5-sty apartment; 3 payments....2,500

Dec. 15.

No Building Loan Contracts filed this day.

Dec. 16.

Crescent av, s e cor Belmont av, 128.6x125.4x 100x47.7. North American Mortgage Co loans Duminuco Construction Co to erect two 5-sty apartments; 14 payments 50,000
Eastern Boulevard, n s, 50 w Quincy st, 25x 100. Matthew Waldron loans Anna Behrens to erect a —sty bldg; — payments 3,500
Eastern Boulevard, n s, 75 w Quincy st, 25x 100. Same loans same to erect a —sty bldg; — payments 3,500

Dec. 17.

Barnett pl, s w cor Matthews av, 25x100. George Hauser loans John & Clotilda Woerter to erect a 3-sty dwelling; — payments. 3,800
Bogart av, w s, 100 n Rhinelander av, 50x100. Same loans Wm L & Bertha M Schaaf to erect a 2-sty dwelling; — payments.....4,500
Rowland av, e s, 50 n Dorsey st, 25x83. Georgia C Balch loans James & Margaret Dolan to erect a 2-sty dwelling; 3 payments..3,000

SATISFIED MECHANICS' LIENS.

Dec. 11.

Perry av, s s, 119.6 s w 205th st. Nelson & Co agt Perry Avenue Construction Co. et al. (Nov 24, 1909) 2,725.00

Dec. 13.

Spring st, No 150. Wm A Thomas Co agt Max Abramson et al. (Dec 6, 1909) 128.90
[2]Hoffman st, s w cor 189th st. N Y Cornice & Skylight Works agt Aqueduct Construction Co et al. (Oct 21, 1909) 120.00
[1]6th st, No 537 East. Jacob Weiss agt John A Frey et al. (Aug 23, 1909) 25.00
5th av, Nos 114 and 116. Rudolph Coras et al agt Jacob Ruppert et al. (Dec 2, 1909).843.00

Dec. 14.

Marion av, e s, 250 n 189th st. Dimock & Fink Co agt Church of Our Lady of Mercy et al. (Dec 28, 1908) 700.00
Madison st, No 207. Philip Kantor et al agt Harry Kay. (Sept 5, 1908) 1,099.67
Cromwell av, Nos 143 to 149. Frank Budetta et al agt John Doo et al. (Dec 2, 1909)..75.00
[3]Forest st, w s, 67.6 n West Farms rd. Morris Bandler agt James F Clancy et al. (Dec. 1909) 90.00
Magenta st, — s, extending from White Plains rd to Golden av, opposite No 3367 White Plains rd, Bronx. E I duPont de Nemours Powder Co agt Winifried Masterson Burke Relief Foundation et al. (July 8, 1909)..226.62
125th st, No 155 East. Joseph H Noss agt Moses Greenwald et al. (Mar 30, 1908)..100.00

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1st av, No 954. Emma B Miller agt Charles Schuck et al. (Sept 8, 1909) 85.00
Same property. Same agt Jacob Hoffman Brewing Co et al. (July 14, 1909).....85.00
53d st, No 54 East. Michael Gilmartin agt William Schlommer et al. (Nov 10, 1909). 34.00

Dec. 15.

[2]179th st, n s, whole front between Bathgate and Washington avs. Patrick Casey agt Oppenheim & Feldman, Inc, et al. (Dec 7, 1909) 90.00
38th st, No 311 West. Chas M Pine agt Estate of Charles Lehritter et al. (Nov 15, 1909) 110.45
Madison st, No 207. Katz & Kanter agt Harry Kay et al. (Sept 5, 1908) 1,099.67
3d av, No 2141. Christian Blayer agt Otto Meier et al. (Nov 16, 1909) 196.00
Same property. Jacob Efront agt same. (Nov 19, 1909) 237.00
Same property. Abraham Shuldiner et al agt Philip Jesselson et al. (Nov 8, 1909)...314.00
Wadsworth av, s w cor 180th st. Charles L Doran Contracting Co agt Elias Gussaroff Realty & Construction Co. (June 29, 1909) 761.57
12th st, Nos 16 and 18 East. Oberg & Blumberg agt Julia Fitzgerald et al. (March 15, 1909) 169.93
[2]42d st, Nos 118 & 120 East. Paul W Lippman agt Frank Heitener & Co et al. (Oct 22, 1909) 573.00

Dec. 16.

1st av, No 954. Emma B Miller agt Jacob Hoffman Brewing Co et al. (July 24, 1909). 85.00
[3]Eldridge st, No 205. Barnett Miller agt Solomon Miller et al. (Jan 23, 1908) 435.00
45th st, Nos 411 West. Wm A Thomas Co agt J A Hennion et al. (Dec 13, 1909) 190.71
108th st, No 9 East. Folbe Plumbers Supply Co agt Anna Garner et al. (June 1, 1909). 200.00
5th av, Nos 581 and 583. Pittsburgh Plate Glass Co agt John Coe et al. (Oct 23, 1909). 239.11

Dec. 17.

[3]Timpson pl, w s, 75.3 s Whitlock av. Garfield Construction Co agt Ellen M Quinlan et al. (July 10, 1909).....278.59
179th st, n s, 100 w Prospect av. Chas H Dix agt Nora Realty Co et al. (Oct 21, 1909). 2,800.00
72d st, No 431 East. Alberene Stone Co agt Rocco Russo et al. (Dec 16, 1909).....150.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS.

Dec. 15.

Concord av, n e cor 147th st, 120x100. Dilizia & Co on J Poldow to pay G P Sherwood & Co..... ....276.17

ATTACHMENTS.

Dec. 9.

No attachments filed this day.

Dec. 10.

Browne, Chas O; Brown, Williams & Burbank; $5,249.47; Griggs, Baldwin & Baldwin.
Doutney, Thomas; Frank D Lambie; $2,000; H W Booth.

Dec. 11.

Humphrey, Eodith; Richard B Constantine; $1,168; E O Jones.
Wallace, Geo E; White Co; $1,587.29; N Lyon.

Dec 13, 14 and 15.

No attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Dec. 10, 11, 13, 14, 15, 16.

Gramercy Park Construction Co. 35 Gramercy Park..Abendroth Bros. Gas Ranges. 863
Jarossi & Dacunto. West side Hoffman st, bet 187th and 188th sts..Abendroth Bros. Gem Heater. 165
Krabo & Ernst. Vyse av. West side of 18th st..Abendroth Bros. Boiler and Radiators. 914
Mintz, S. 124 Bradhurst av..R Goldstein. Chandeliers, Tubs, &c. 500
Mintz, S. 122 Bradhurst av..R Goldstein. Chandeliers, Tubs, &c. 500
St Nicholas Construction Co. 155th st and St Nicholas av..Robinson Dumb Waiter Co. Dumb-Waiters. 270
Urban Building Co. 29-31 W 35th..A B See E Elevator Co..Elevator. 2,075

ADVANCE REPORTS.

(Continued from Page 1125.)

Factories and Warehouses.

MERIDEN, CONN.—Architect C. S. Palmer, of New Britain, Conn., is preparing plans for a new building for the Connecticut Electrical Equipment Co. Brick, 4-stys, 40x120 ft., gravel roof.

JERSEY CITY, N. J.—The United Wireless Telegraph Co., of New York City, Floyd Marshall, secretary, will erect a factory on meadow land south of Montgomery st. A large force will be employed.

STAMFORD, CONN.—Architect Henry Marvin, Bridgeport, Conn., is preparing plans for a factory to be built at Stamford, the name of the owner being withheld for the present. The structure will be 1 and 2-stys high, of brick, 40x115 ft., with a gravel roof.

BROOKLYN.—Architect Chas. Stegmayer, 168 East 91st st, New York City, has taken bids for the 4-sty brick flat for Peter Doelger, 407 East 55th st, New York City, to be erected at Briggs av and Oakland st, Brooklyn. Estimated cost, $30,000. Stores on ground floor.

BRISTOL, CONN.—Estimates are being received for a new factory which will be erected by the New Departure Manufacturing Co., of Bristol. It will be brick, 250x70 ft., 1-sty, with steel truss, slag roof and brick floor. They will also install another large engine in their present power house.

NEWARK, N. J.—Estimates have been taken by Faulkner & Foughner, architects, Newark, for a 2-sty brick extension to the warehouse of J. J. Hockenjos, in Treat pl. The plans provide for an addition 20x80 ft., faced with glazed brick to conform with the present building. The estimated cost is $10,000.

SPRINGFIELD, MASS.—The Springfield Crude Oil Engine Co. received bids for the erection of a new factory on St. James av. It will be 1-sty, 80x100 ft., brick and steel, fireproof, with a sawtooth roof, skylights, steam heat, concrete floor, etc. Derby Shepard & Robinson, of Boston, are the architects. Howard R. Bemis is treasurer of the company.

Municipal Work.

NEW YORK CITY.—The Commissioner of Correction will receive bids on Tuesday, Dec. 21 for furnishing and delivering hardware, paints, oils, leather and miscellaneous articles.

MANHATTAN.—Estimates will be received by the Sheriff of the County of New York, Thursday, Dec. 23, for repairing the Ludlow st jail, Nos. 70 to 74 Ludlow st, Manhattan.

JAMAICA, L. I.—The Board of Health will open bids Dec. 22 for labor, implements and materials required to drain approximately eighty-one acres of salt meadow land in the vicinity of Jamaica, Queens.

BROOKLYN—The Commissioner of Water Supply, Gas and Electricity will open bids Wednesday, Dec. 22, for furnishing and delivering tools, garden implements, pipe, pipe fittings, valves, boiler tubes, supplies for pumping stations, reservoir and repair yards, Brooklyn.

BROOKLYN.—Estimates will be received by the Commissioner of Docks, Tuesday, Dec. 21, for preparing for and building a bulkhead wall, with appurtenances, and furnishing rip rap stone, at Whale Creek, Brooklyn. Also, for preparing for and building a steel steam lighter with all appurtenances.

OTISVILLE, N. Y.—The Board of Health will open bids on Dec. 22 for delivering plumbing materials, fixtures and fittings to be used in the construction and equipment of various buildings now erected or proposed for erection upon the grounds of the Tuberculosis Sanatorium, at Otisville, Orange County, N. Y.

NEW YORK CITY.—Bids will be received by the Park Board Thursday, Dec. 23, for regulating, grading and laying rock asphalt mastic walks and making other improvements in the grounds adjacent to the New York comfort station opposite Grant's tomb, in Riverside Park, Manhattan.

BROOKLYN.—Estimates will be received at the office of the Department of Public Charities, foot of East 26th st, Tuesday, Dec. 21, for furnishing material for filling and grading at Coney Island Hospital on Ocean Parkway, north of Coney Island Creek, Brooklyn. Also, for macadam roadways, brick gutters, cement walks, curbs, catch basins and drainage pipes at Coney Island Hospital, Brooklyn.

Government Work.

HUDSON, N. Y.—Wm. F. Holding, 2426 Davidson av, New York, has received $1,000 additional to his contract for installing fireproof construction throughout the U. S. public building, Hudson, N. Y.

BALTIMORE, MD.—Bids were opened Dec. 7 by James Knox Taylor, Supervising Architect, Washington, D. C., for installing lighting fixtures in the U. S. Post Office at Baltimore, Md. The Mitchell-Vance Co., New York, was the low bidder at $1,930; time, 60 days.

NEW YORK CITY.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until January 8, for dredging an opening through Cob Dock and constructing quay walls, navy yard, New York.—R. C. Hollyday, Chief of Bureau, Washington, D. C.

WASHINGTON, D. C.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Dec. 24 for steel work, fireproof roof and dressed granite for building No. 110; fireproof storehouse for fuses, acids, and oils at the U. S. Navy Yard, Washington, D. C.—Wm. M. Smith, Acting Chief of Bureau, Washington, D. C.

WASHINGTON, D. C.—Plans have been prepared by the Interior Department, Washington, D. C., and bids will shortly be invited for remodeling the power plant at the Government Hospital for the Insane at Washington. The work includes engines, generators, and miscellaneous electrical material. The date for the opening of bids has not yet been decided on.

FORT MONROE, VA.—Sealed proposals will be received until January 10, for the construction, including plumbing, heating, electric wiring and fixtures, of an engineer's storehouse at Fort Monroe, Va. Plans may be seen in the office of the chief quartermaster, department of the East, Governor's Island, N. Y.—Ernest R. Tilton, Captain and Quartermaster, Fortress Monroe, Va.

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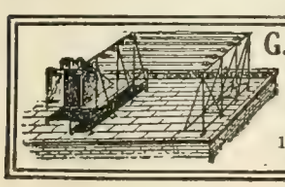
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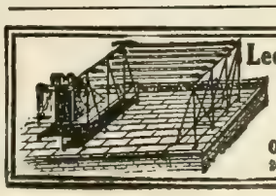
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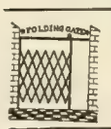
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IT is not too much to say that the new municipal administration starts with a fairer chance of being useful to the city than any administration of recent years. Although its members were elected on different tickets, they are all of them disinterested and public-spirited men, and they have exhibited a commendable disposition to ignore past differences and to unite upon a common platform of devotion to the interests of the whole city. They have a difficult and a complicated task ahead of them—more difficult and complicated than that which faced any of their predecessors. They are committed to a policy of subway construction at the earliest possible moment, and, if necessary, at the public expense. They will be obliged to continue the policy of undertaking those public improvements which are an inseparable adjunct to the increase of the city in population and business. At the same time, they are also committed to a policy of in some way economizing both the city's regular appropriations and its extraordinary expenditures on the capital account. Such a policy is forced upon them, not merely by their ante-election pledges, but by the actual financial condition of the city. The tax-rate has been increasing steadily of late, and it cannot keep on increasing without seriously injuring the business growth of New York. The increase in the assessed valuation of real estate will not average during the next few years more than $300,000,000 a year, which will mean an increased income at the existing tax-rate of about $5,000,000. In one way or another the increase in the budget will have to be kept down to that figure, and considering the growing needs of the city in certain important respects, it may be doubted whether the increase in the annual appropriations can be confined to the limits mentioned without the saving of some of the existing sources of waste. A similar condition will confront the new Board of Estimate in relation to the problem of capital expenditures. Leaving subways out of consideration, they will be obliged to keep the increase in the net debt down to about $30,000,000 a year, and they will not be able to do this without rigid economy. But their task, although difficult, is far from being impossible, and the new Board of Estimate will have one advantage in managing the finances. The new borough presidents are men of unusually superior quality, who have been elected on reform tickets, and have every reason to redeem their pledges. There is a good chance, that they will be willing to co-operate with the rest of the board in the attempt which must be made to secure for the city five dollars worth of value for every five dollars expended.

OF all the financial and administrative questions which will be pressed upon the attention of the new Board of Estimate that of subway construction is most important. Every member of the board is explicitly and emphatically pledged to improve the existing means of communication, and yet rapid transit is precisely that aspect of the city's business affairs, over which the Board of Estimate has least control. In this region its jurisdiction is shared with the Public Service Commission, and hitherto these two bodies have systematically adopted different opinions as to the proper policy of the city in respect to subway construction. How, then, is the new board going to redeem its pledges in this all-important matter? There is only one way in which such a result can be accomplished. They must seek to reach some preliminary agreement with the Public Service Commission as to the routes to be constructed, and the terms by which their construction and subsequent operation shall be determined. The two boards must in some way "get together," and the way in which this act or process of getting together can best be accomplished, has already been outlined by the new president of the Board of Aldermen, Mr. Mitchel. He has recently suggested in a public speech that a standing sub-committee be appointed by the Board of Estimate, whose especial function it should be to confer with the Public Service Commission to discuss possible points of difference, and to reach the main planks of a platform of subway construction, upon which the two commissions can stand. This is an admirable proposal, and it is very much to be hoped that the Board of Estimate will act upon it. There is no assurance, of course, that even such a sensible way of anticipating possible disagreements will prove to be successful. The distinguishing characteristic of the Public Service Commission hitherto has been a jealous insistence upon every scrap of authority which could possibly be extorted from the law, and an equally stubborn disposition to attribute any opposition to its policy to the worst of motions or to the height of unintelligence and misinformation. If the Public Service Commission continues to behave in its accustomed manner, no sub-committee of the Board of Estimate will be able to prevent a continuation of the cross-purposes and disagreements which have done so much in the past to hinder subway construction. But it is certainly up to the Board of Estimate to make an attempt to reach an agreement, and if the attempt fails their hands will at least be washed free of responsibility. The jurisdiction of the two Boards in the matter of subway contracts is co-ordinate, and they should do their best to unite on a common policy, and so avoid the delays that would inevitably result from the lack of some initial understanding.

ANOTHER suggestion made by the new President of the Board of Aldermen, Mr. Mitchell, in the same speech, is also well worthy of adoption. He recommends that a comprehensive system of subway and elevated routes be prepared for the whole city, and that no contracts for new subways should be let unless the new subway has its proper place in such a comprehensive plan. It is very much to be hoped that the other members of the new Board of Estimate will agree with Mr. Mitchell in this respect, and will urge upon the Public Service Commission the importance of preparing such a comprehensive scheme. Over seven years ago ex-Mayor Low pointed out clearly and emphatically its necessity, and the old Rapid Transit Commission did a great deal of preliminary work towards its preparation. The Public Service Commission has, on the other hand, never shown any interest in laying out a complete system of rapid transit routes. When it assumed office it committed itself immediately to the construction of the Broadway-Lexington avenue route in Manhattan, and the Fourth avenue route in Brooklyn, and both of these subways violated the idea upon which systematic subway construction should be based. In the case of the Manhattan route it merely duplicated the existing subway for a large part of its course; and in the case of the Brooklyn route it subordinated immediate and pressing to more remote and less essential needs. The preparation of a systematic plan of rapid transit construction, coupled with the classification of the several routes as more or less immediately necessary, will make the commission of similar errors more difficult in the future.

IF THE existing real estate market continues throughout the winter and spring, there is no doubt that during the course of its activity a great many records will be broken. It appears certain that the chief characteristic of the general situation will continue to be the permanent appropriation of peculiarly desirable sites for business firms or corporations, which need the advantages of such a location. This process, which long ago had been carried very far in the financial district, has of late years been conspicuous along upper Fifth avenue and Broadway, and the high prices which had come to prevail on those thoroughfares tempted one to forget that when corners on Fifth avenue are worth $200 a square foot, corners in the Financial District must be worth correspondingly more. The recent sale of the Gillender Building, at the corner of Nassau and Wall streets, indicates that the Financial district is as far as possible from losing its pre-eminence as the locality in which the value of real estate soars to its highest point. If the figures given out are approximately

true, and if the Gillender Building is torn down to make way for a 52-story skyscraper, the ground value of the corner will be somewhere about $700 a square foot, and this price will have been paid for a decidedly larger parcel than the few hundred square feet at Wall and Broad streets, which hitherto established the record until the year 1909, when the corner of Broadway and Wall street sold for $598.65 a square foot. This one transaction has doubled the record price which stood so long for unimproved Manhattan real estate, and the record has been paid for a very sizable lot, which already contained an independent modern building. One cannot help wondering what the appraisal would be for the plots at the corners of Broad and Wall streets.

CONSTRUCTION operations have proceeded so far into the winter season with comparatively little interruption. A report to the Record and Guide from the Consolidated board of delegates of the building trades gives the assurance of the prevalence of good employment as the general rule. A large amount of work is in hand, and will be prosecuted as vigorously as the weather will permit during the winter. A large amount of excavating for new work is going on, and new jobs are starting every day. Work may be said to have started on the annex to the Whitehall Building, at the Battery, this week. The estimated cost of the work is $4,000,000. A loan of $4,250,000, on the whole property, was made by the Mutual Life Insurance Company to the owner, which is a corporation styled the "Battery Place Realty Company," which in turn is controlled by the United States Realty and Improvement Company. The O'Rourke Engineering Company has started to lay the foundations, and the Geo. A. Fuller Company will erect the huge superstructure, which is to rise thirty-one stories high. Early in the week bids were opened for the construction of another wonderful structure, the Municipal Building, which will exceed twelve million dollars probably before it is finished, furnished and occupied. At this point the court interfered and commanded the Commissioner in charge to show the people that the form of contract is a proper one, and if the foundations are to be firm and sure. The fact appears to be that at the north end of the works bedrock is beyond the reach of caissons, which must now be stopped at a moderate level, and their bearing surface must be enlarged. One of the significant facts of the time is the relative growth in numbers of 8-story apartment houses. This height of structure represents the maximum for 60-foot streets. The best lateral streets on the Bloomingdale center are now getting this type, with twelve story houses for the avenue. Plans were filed this week for a group of eight 6-story houses to be erected in 124th street, west of Amsterdam avenue, which is in the Claremont center, where there has been considerable activity this year. No doubt the erection of the New Union Theological Seminary buildings has heightened the desirability of the section. All the seminary's holdings on Park avenue have been disposed of except a plot of 50 feet, and as soon as the present buildings are vacated the site will be covered with private residences. A plot 100x175 out of the Evans block on Broadway, at the north corner of 89th street, was sold this week and probably be the scene of a building operation before long.

CROSSTOWN COMMUNICATION.

To the Editor of the Record and Guide:

NOW, that discussion is again at hand in reference to the construction of additional subways, some consideration should be given to the question of communication between the East and West Sides of the Borough of Manhattan. Perhaps too much attention is paid to subway connection with the other boroughs and the remote parts thereof, and little or none to facilities for transportation between the two river sections. A citizen writing to the New York Times on the 16th inst., says:

Outlying parts of this city are benefited at the expense of the middle section of Manhattan, which in taxation really pays a large part of the cost of transit construction without corresponding benefit. As subway routes are extended northward and eastward the central part of the island becomes depopulated. One need only walk through that part of this borough which is north of 59th st, east and west, and he will observe the great number of stores and apartments vacant.

In the other boroughs there are much better facilities of transit between the east and the west than here, and this lack of crosstown communication may be in part responsible for the many vacant places. There is but one crosstown line between 59th and 110th sts—or really 116th st—to wit, the 86th st line, because the so-called 110 st line can hardly be called one. Then, too, the elevated stations are not on streets through which these surface cars run, and in many instances the stations are on narrow streets.

Subway stations on the proposed new routes should be on wide streets and not on narrow ones; for instance, on 57th, 72d, 79th, 86th, 96th, 116th, and 125th sts, and provision made for spurs or crosstown connections from these streets east and west.

Central Manhattan is entitled to consideration, and provision should be made for crosstown service and for stations on wide streets. A CITIZEN.

New York, Dec. 16, 1909.

It is time the people of Manhattan, particularly those interested in the central portion thereof, awoke to the fact that while the greater part of the cost of construction of these new subways falls on them, the benefit is wholly in favor of the remote northerly section and the Long Island boroughs. Values of properties in middle Manhattan have decreased, taxes increased, and in many instances, rents lowered.

It was no doubt the intention of the authorities when they laid out the wide streets that the same should be used as and for surface transit routes. Surely there can be no objection to underground routes through wide streets, even those where the owners have heretofore objected to surface cars. The Public Service Commission should take up this subject and give it their careful attention. CITIZEN.

THE NEXT SUPERINTENDENT OF BUILDINGS IN THE BRONX.



Joseph Harris Jones, who is to be the next Superintendent of Buildings for the Borough of the Bronx, has been engaged in building in the High Bridge and Central Bridge sections of the Bronx. He has also shown an active interest in public affairs in The Bronx, is a forceful speaker and is known throughout the borough as an energetic and sincere advocate of any cause to which he gives his support.

He is especially active in the North Side Board of Trade and has represented it before Government officials on numerous occasions. Mr. Jones gives Abraham Lincoln as the inspiration for his Americanism.

At the annual meeting of the North Side Board of Trade to be held on Wednesday evening, Dec. 29th, a president will be elected for the ensuing year. Mr. Jones has received the regular nomination, and as there is no opposition ticket, he will be elected unanimously.

Mr. Jones was born in Ireland, June 25, 1864, and comes from a family of four girls and eight boys, six of the latter coming to America. At fourteen he started to make his way in the world as a conductor on a buss in Liverpool, England, and in that city he was for a time in the employ of his uncle, a builder.

He came to New York in 1883 and for ten years was in the employ of a structural iron company. He moved to The Bronx in 1885 and in 1893 was married to Fannie L. Morell, and has two daughters.

A NEWER METHOD.—Considerable interest attaches to some experimental work in the way of reinforced concrete construction which is going on at Fort Myer, Va., under Captain Frank B. Edwards, of the coast artillery corps, who is detailed for duty in the quartermaster's department. The buildings under construction are a stable of one story, about 180 feet in length, and a storehouse, which is of smaller dimensions, being about 60x100 feet. The new method involves constructing the walls by means of steel forms placed flat on the ground, the completed wall after hardening being lifted to its proper position. It is expected that a building such as either of those under construction at Fort Myer can be completed inside of a week, where it would take perhaps several months to do the work by the old process. In addition to this, it is believed there will be a great saving in the cost of such construction as compared with the older methods. There is every promise, indeed, that the new method will revolutionize the construction of certain buildings at army posts. Captain Edwards is in charge of the work, which is being done by the purchase of material and the hire of labor.

—Mr. James H. Cruikshank, who contributes to this issue a valuable account of the regeneration of Greenwich Village, is one of the largest builders in that section. Last week he sold the new 6-sty fireproof mercantile building Nos. 483 and 485 Greenwich st, on a plot 43.6x90 feet, to Bleecker & Simons. In payment he took a plot of eight lots on the south side of Vermilye av, 100 feet north of Dyckman st. He bought last week the 3½-sty tenement house, No. 65 Varick st. The size of the parcel is 22x63 ft. On that site Mr. Cruikshank will build a modern 6-sty business building.

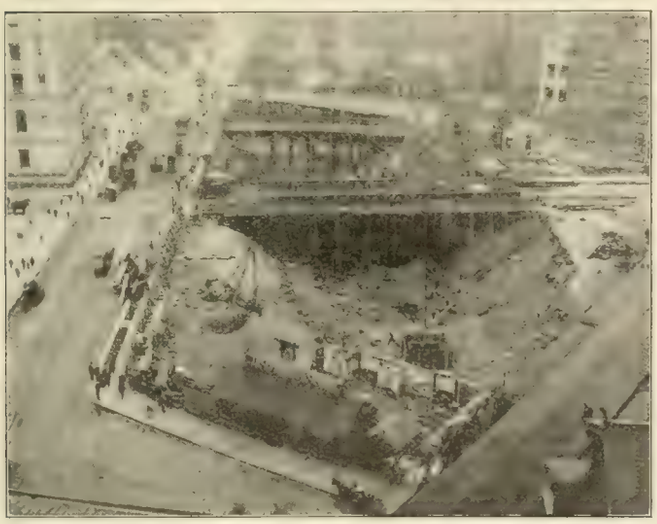
CONSTRUCTION.

THE SUBSTRUCTURE OF THE MUNICIPAL BUILDING.

Caissons Sunk to Great Depths—Methods of the Engineers—Objections of the Citizens Union to Awarding Contract for Superstructure.

THE erection of the new Municipal Building at City Hall, Manhattan, is part of the general scheme of extension of the Manhattan Terminal of the Brooklyn Bridge, and will provide a terminal station for transfer to practically every line of transportation in the city, including all proposed subway lines. The building will cost approximately $8,000,000, and when completed will provide ample quarters for almost all of the city departments. The various departments which it has been decided to place in this building are to-day paying $453,593 annual rent. Not only will this annual rental be saved, but it is expected that ample accommodation for many of the principal courts will be found, thus relieving the present congestion.

Pursuant to the laws of 1907, the Commissioner of Bridges was authorized subject to the approval of the Board of Estimate and Apportionment, to provide for the erection of the Municipal Building upon land already acquired for the extension of the Manhattan terminal of the Brooklyn Bridge. Through the recommendation of the Mayor, the architectural work was to be awarded after competition—the contestants to select their own jury. Twelve designs were submitted by the competitors on April 15, 1909, and after a very careful consideration by the jury the design of Messrs. McKim, Mead and White was selected. This design provides for a twenty-five story building surmounted by a tower ten stories in height. The total height of the building, including the tower, will be 550 feet, making it the third highest in the city. It will have a frontage of 381 feet on Centre st, 168 feet rear on Park Row, and 158½ feet deep. The total office area exclusive of corridors and shafts will be more than 600,000 square feet. By far the most difficult part of the construction of this building will be the foundation work, owing to the unprecedented heavy column loads and great depth to which the caissons must be sunk. The contract



1. VIEW OF THE ENTIRE SITE OF THE MUNICIPAL BUILDING.

for the foundations was submitted for competitive bidding and was finally awarded to The Foundation Company, 115 Broadway, for $1,443,147, the lowest of seven bids. This company is admirably equipped to carry on this difficult foundation work, having sunk to date over 650 pneumatic caissons in all parts of the country. The foundations for the Municipal Building will consist of 125 pneumatic caissons to be carried down to an average level of about 130 feet below the Park Row curb.

OPENING BIDS FOR THE SUPERSTRUCTURE.

When the proposals for the construction of the superstructure were opened on Monday, by the Commissioner of Bridges, Mr. Stevenson, it was found that the Thompson-Starrett Company, at $5,895,000, with either hollow-tile or slag filling, was the lowest bidder. After the bids had been opened the Commissioner was served with a court order which had the effect of restraining further proceedings.

The objections of the Citizens Union to the awarding of the contract for the construction of the remaining portion of the work are in part owing to faults which it has found in the form of contract. The counsel for President Schieffelin in the taxpayers' suit which he has brought, is J. Hampden Dougherty, who explained his point of view in this way:

OBJECTIONS OF MR. SCHIEFFELIN.

"The proposed contract delegates to the Bridge Commissioner independently of the Board of Estimate discretionary power over construction which the Legislature never intended to give him alone. The statute authorizes him to employ an architect to prepare plans and specifications, not to supervise or control construction; yet this last is what the contract proposes that the architect shall do. The statute put the Board of Estimate and Apportionment in control; the contract reverses the statute and places the Bridge Commissioner in control.

"The charter forbids the payment to any contractor of more than a specified percentage of work done at any time, and these payments may be made only upon the certificates of the



2. VIEW OF THE FIRST CAISSON.

(This is the cornerstone caisson. It is situated at the southwest corner of the lot. The Superintendent assures the Record and Guide that this caisson is not only on rock but two inches in the rock.)

surveyor and the chief engineer of a department. The contract in question would permit the payment of a larger percentage than the charter allows and its payment upon a novel and unauthorized basis, with the result in several instances, notably in the case of granite and steel, that the contractor may be paid upon the mere delivery of the material at the site, just as though he had actually incorporated the material into the building. Furthermore, the charter requires every contract to reserve thirty per cent. of the value of the work done until a building shall finally be completed; this contract reserves but ten per cent.

"The contract and specifications in several instances are so drawn as to PREVENT FAIR COMPETITION. There is a specification requiring that all wood used in the building shall be chemically treated by some process satisfactory to the architect to render it fireproof. Only the architect or some favored bidder knows what process will be satisfactory; this should have been plainly stated in the specifications.

"Similar criticisms apply to various other clauses; for example, to the conduits for electric light and power, which must be of some make satisfactory to the architect; but no one can tell in advance what make will be satisfactory.

"The question of hollow tile arch construction plays an interesting part. The discrepancy between cost of fire-proofing by hollow tile arches and by concrete slabs in the case of all but the lowest bids, confirms the claim of Mr. Schieffelin's complaint that one is a cheaper form of construction than the other, and that the concrete specifications are so indefinite as to allow several kinds of concrete work instead of one standard kind.

"If, as the Bridge Commissioner says, the city will lose money every day that the work is enjoined, the fault lies with city

officials in approving contracts and specifications palpably illegal. Fairer competition will result if the injunction stands, and new specifications are drawn.

THE SUBSTRUCTURE.

"The substructure of the building plays no part in the suit, but that is an interesting chapter. Serious doubt exists in engineering minds WHETHER the caissons for the foundation actually descend to SOLID ROCK or NOT. Mr. Martin, the engineer of the Bridge Department, was recently asked whether the work of building the foundations was proceeding on the theory that bedrock was reached at a depth of 150 feet, and further whether later borings had not gone to a greater depth without reaching bedrock. He admitted that one had gone to a depth of 177 feet before bedrock was struck, but claimed that this boring was outside the foundation space. Surely it is of importance that this subject should be thoroughly investigated and temporary delay in letting the contract for the superstructure ought to give an opportunity to let light in upon it."

DIFFICULTIES AND DANGERS.

The pneumatic work for this building exceeds in magnitude that for any other single building yet erected in this city. Owing to the great depth, over 130 feet below the street level—the greatest depth of any foundation in the city—and air-pressure may have to be used in the caissons which will exceed that required in the great river tunnels and approaching very closely to the limit of human endurance. Furthermore, surrounding the lot there is a subway, elevated railroad structure, the bridge terminal station and other very heavy buildings like the Hall of Records, the World Building, having shallow foundations. This and other features make this job a very precarious piece of work and will require the very closest attention to details.

A physician and his assistants are kept in attendance on the work day and night, and every effort is being made to protect the men and provide for every possible comfort. An hospital air-lock and a house for the caisson workers (commonly known as sandhogs) are provided, containing wash rooms and rest quarters, also where they can secure hot coffee at any time.

At present, although the work is not yet in full swing, about 500 men are employed each day.

A great many improvements are being introduced by the contractors on this work for the first time, which will not only increase the economy and speed with which the work can be carried on but many novel features are being tried providing increased safeguards for the men.

The first caisson, that in the southwest corner of the lot, has just been carried down to solid bedrock at an elevation of about 132.5 below the outer curb. This caisson and two others have already been carried down 2 ft. into the bedrock, the same carefully leveled off and inspected by Mr. T. K. Thompson, the inspector of caissons for the city. This is now ready for the laying of the cornerstone, the ceremonies for which will be carried on by the Mayor and other city officials on Monday, Dec. 27, at 2 p. m. (A view of this caisson is shown in process of sinking.)

PRESIDENT REMINGTON EXPLAINS THE SITUATION.

The facts of the case as regards the foundations, as the Record and Guide is authoritatively informed, are that the usual preliminary borings were actually made by the engineers of the Department of Bridges before the award of the contract for the foundations, and it is not to be inferred from some published accounts that no preliminary borings were made at all. The examination of the site indicated that bedrock would be found at an average depth much less than has been found to be the case, and the contract was taken on that supposition. The Foundation Company's engineers, contractors for the sinking of the foundations, have learned in the course of their work that about one-third the number of caissons would be unable to reach bedrock.

This discovery was made at the north end of the works. That part of the site where bedrock is beyond the reach of the caissons represents one-third of the whole area. It is said that the normal depth at which caisson work can be done under compressed air is 110 feet, and in some of the borings already made bedrock has not been found at two hundred feet.

"It has been a matter of a great deal of study as to what was best to be done," said Mr. Remington, "on the part of the engineers, and the conclusion was reached that the best plan would be to INCREASE THE AREA OF THE CAISSONS AND STOP THEM AT A HIGHER ELEVATION. At this level there is gravel and coarse sand, which is a very firm material, and will carry a very heavy load. The area of the caissons will be enlarged, so that they will carry only six tons per square foot, in place of fifteen tons, as originally laid out on rock.

"In our opinion," added Mr. Remington, "this will make a perfectly safe foundation. There will be no settlement and no cause whatever for any fear concerning the stability of the building."

Except at this north end, representing, as has been said, about one-third of the whole area of the site, the caissons will go to bedrock, at an average depth of about 132 feet.

TESTIMONIAL TO SUPT. MURPHY.

Edward S. Murphy, the Manhattan Superintendent of Buildings, received a superb present on Thursday, the gift being a complete dining service of silver with a large gold-lined loving cup in addition, the latter in itself a token of which any recipient might prize for its beauty and meaning. The silver was enclosed in a handsome chest of rosewood and was a testimonial from all the employees of the Bureau, over which he has presided, for the past four years.

The presentation was made in the main assembly room of the Manhattan headquarters at 220 4th av, by Bernard J. Gorman, the Chief Inspector. Mr. Murphy entered the assembly room wearing his usual pleasant smile and greeted his staff with cordiality. He accepted the present in the following neat speech:

"I thank you sincerely for this beautiful testimonial and desire to say that whenever I look upon it in the future it will remind me of the happy days that I spent with the men of the Building Department. I hope that at the end of the next four years the same good fellowship will exist between the new Superintendent and the men. I again thank you, and wish you all a very merry Christmas. I would add just one word, and that of advice: You are going to have your annual ball next month. I advise you all to go there and enjoy it fully. Get together in your admirable benefit association and stick together, and no harm can come to you in the future."

The silver set was then spread out in its entirety for admiring examination and afterward removed to Mr. Murphy's residence to be cherished by his family as a souvenir of his term of office. No successor to Superintendent Murphy has yet been named, and it is reported at the department that none will be named until the last day of the year.

COST OF FIREPROOF CONSTRUCTION.

In connection with the relative expense of fireproof as against mill construction, Mr. Pratt, of the American Steel & Wire Co., reports an interesting condition which he found in Providence last week while witnessing a test on the floors of the "House of Good Shepherd," on which structure the firm of Murphy, Hindel & Wright, of Providence, R. I., are the architects. Mr. Hindel, of the above firm, stated that this building was constructed at a cost of less than 16 cents per cubic foot, which is considerably lower than many non-fireproof structures have been built for.

The "House of Good Shepherd" is an institutional building with concrete footings and brick walls, steel girders and beams encased in concrete and floor slabs reinforced with Triangle mesh reinforcement, style No. 24. These slabs rest on the steel I-beams which are placed on 8-foot centres and are made of cinder concrete 5 inches thick, 1-2½-5 mixture.

The building was designed to carry 75 lbs. live load and the floor slab was tested with a uniformly distributed load of 310 lbs. per square foot. The test showed a deflection of 5-64 of an inch, all of which was regained after the load had been removed.

A FOUR-YEAR PERIOD.

This has been a year unequaled in building projects, but next year is likely to surpass it in actual work done. A special Manhattan building report for the period from January 1, 1906, to December 1 last, which was compiled by James W. Spencer, of the Building Department, shows that that construction record has never been surpassed in any similar period in the history of building operations in the city.

The number of buildings planned was 4,149, and the total cost was $388,788,000. The largest part of this construction work comprised high class apartment houses, multi-family flathouses and tenement houses.

There were also filed with the department plans for structures in the same classes which will call for a further expenditure of $176,240,400 before 1912. Most of those buildings are designed for the upper West Side, including Washington Heights, Riverside Drive, Morningside Park and Cathedral Parkway.

In 1906 the amount of $57,372,000 was spent on 965 buildings; in 1907, $27,081,000 on 309 buildings, this being the panic year; in 1908, $25,925,000 on 210 buildings, and this year, $65,891,000 on 428 buildings.

The second place in the amount of capital invested belongs to the office class of buildings, of which there were 181 planned in the four years, representing a capital investment of $84,940,000. Next to the office buildings rank loft and store buildings, which numbered 595, calling for a capital investment of $61,231,000.

VERTICLE OR HORIZONTAL T SQUARE.—Here is a device for making full-sized drawings of an engine or an extra large drawing of a building in much shorter time than heretofore required. It is said to insure absolute accuracy. There is practically no limit to the size of the drawing it is possible to cover. The Buyers' Bureau, care Record and Guide, will supply information if a two cent stamp is sent with inquiry to the Record and Guide.

REGENERATION OF GREENWICH VILLAGE.

Trinity Corporation Improving a Number of Sites—Nature of the Improvements—"New York's Most Indulgent Landlord."

THE departure of Trinity Church Corporation from its former policy of inaction in regard to its vast realty holdings in the lower West Side is of decided import and advantage to that section. It is quite some years since Trinity improved any of its property, but in the last six months the corporation has started the improvement of a number of sites for tenants obtained prior to starting operations.

Among these improvements is the northwest corner of Hudson and Vestry sts, a plot 61x150, on which an eight-story building is being erected for Parke, Davis & Company, wholesale druggists of Maiden Lane. The northeast corner of Greenwich and Spring sts, 100x125, is being improved with a five-story building for Cornell & Underhill, iron pipe, of Hudson and Beach sts. At No. 16 Debrosses and 119-21 Watts sts, the Wheeling Corrugating Company will be housed in a six-sty building, 34x175 feet. At the northeast corner of Broome and Clark sts, the Beitinger Company, confectioners' supplies, will have its new six-story business home on 5,000 square feet. Trinity is also improving the block front 200x160, on Hudson st between Vandam and Charlton sts, with eight-story buildings.

TRINITY'S NEW BUILDINGS.

It is understood that several other large plots have been leased and will be improved by the Corporation. The buildings which Trinity is erecting are of the best type of modern, great weight-carrying, loft buildings, for storage and manufacturing. These new high-grade buildings, displacing antiquated eyesores, give a new and pleasing character to the locality. They will shortly be occupied by some of New York's best firms from the lower part of the city, who will naturally be followed by others in the same lines of business, as well as by varied other lines.

The increase in values in the lower part of the city, necessitating higher rents, is responsible for the coming migration to this section, WHERE VALUES ARE LOW, shipping facilities are excellent, and an immense section of land is in the hands of New York's most indulgent landlord, the much maligned and defamed Trinity Corporation, which organization is willing to improve its property for good tenants at exceedingly fair rents. In the course of a few years this section from Franklin to 14th st, and from Varick st to the North river, will be New York's great fireproof-building-district of low rents.

SALES WHICH MEAN NEW IMPROVEMENTS.

In addition to Trinity's welcome improvements there has been considerable selling, which has attracted but little notice, but which has borne and will bear fruit in the improvement of a large number of both small and large plots, both for occupancy by owners and for speculation.

Among the firms that have either bought and built, or will build for occupancy, are the John Lucas company, paints (of Maiden Lane) now at No. 542 Greenwich and 521 Washington sts, six stories, 25x150. The International Coffee Company (of Front st) at northeast corner Greenwich and Vandam sts, seven stories, 25x100 feet. Messrs. H. P. Kirkham & Sons (Produce Exchange) will build on a plot 40x80 at No. 96-98 Gansevoort st. Adam Cook's Sons, lubricants (now at 313 West st) will build at No. 708-710 Washington st, on 46x80 feet. Fleishman Company, liquors, have built an annex on 63x97 at Nos. 140-144 Perry st.

E. D. Depew & Company, wholesale grocers, formerly of Franklin st, are now at the northeast corner of Greenwich and Canal sts, on a plot of 6,000 square feet. Habicht & Braun, wholesale grocers(No. 22 Worth st), will improve 50x100 at the southwest corner of Hudson & Laight sts. The Union Drawn Steel Company has added a plot 50x100 feet at the northwest corner of Washington and Watts sts, and now has 100x123 feet.

Near by Hugh Getty will improve his latest purchase, the northwest corner of Desbrosses and Washington sts, 82x75 feet. Strohmeir, Arpe & Company, wholesale grocers, from 64 Pearl st, are completing a ten-story building, 57x100, at Nos. 139-141 Franklin st. Comptroller Metz's chemical firm leased an additional new building at No. 34 Beach st and No. 39 North Moore st, 27x175 feet. E. L. Spellman & Company have located in THE NEW WINE AND LIQUOR DISTRICT, and in a new warehouse, 40x70, at 792-794 Washington st. T. Duche & Sons, importers, of Beaver st, are now at No. 556 Broome st.

BUILDING OPERATORS ACTIVE.

In speculative operations, Greenwich st seems to be the favored street. Among the new buildings are: No. 448, six stories, 21x80 ft.; Nos. 483-489, 87.6x90, six stories; Nos. 537-545, 100x100, six stories; Nos. 491-493, 44x90, six stories; Nos. 547x549, corner Charlton, six stories, 50x75; Nos. 708-10, six stories, 50x90; Nos. 719-21, six stories, 37x86; Nos. 802-804, eight stories, 42x65; Nos. 818-20, six stories, 42x92.

Other speculative work was No. 433 Washington st, six stories, 20x80; Nos. 792-4 Washington st, 40x70, six stories; Nos. 32 Laight and 11 Vestry st, six stories, 30x175.

The builders are Greenwich Holding Company, Greenwich Investing Company, Staple Realty Company, Newtown Construction Company, Becker Realty Company, Teichman Engineering & Construction Company, and the St. John's Park Realty Company.

The regeneration of the old Greenwich Village west of Varick st, and running south to Franklin st, has begun and will steadily progress, a consummation devoutly to be wished.

J. H. CRUIKSHANK.

THE LIEN LAW ASSAILED.

How Sub-Contractors Fare Under Its Provisions—Amendments Being Prepared—What is Said in the Building Trades.

THE general dissatisfaction among sub-contractors and material men as to the protection afforded by the lien law of this State, has found recent expression in an effort on the part of some of those interested in the building trades, to prepare amendments to the lien law so that it will furnish more adequate security. The law firm of Thompson, Warren & Pelgram, 49 Wall st, New York City, has been retained to prepare these amendments, and when asked what was being done in this regard, Mr. Moses Allen Warren, who has charge of this matter, gave the following explanation to the Record and Guide:

"Several of our clients for some time past have felt that the present lien law is inadequate, and they have consulted us with regard to preparing amendments that will give them proper protection. As anyone well knows who has examined the mechanics' lien law of other States, a sub-contractor or material man is much more fully protected in most of the other States than in the State of New York. The Legislature of this State recognized at an early day the propriety of enacting laws for the better protection of laborers, and material men with the result that a law was passed which was probably adequate for the needs of that day and generation when building operations were much smaller.

UNSUITED TO MODERN CONSTRUCTION REQUIREMENTS.

"With the introduction of steel and reinforced concrete construction," continued Mr. Warren, "it has become possible to carry on building operations of a character and magnitude beyond any conception of the original framers of the basic theory of our present law. At the present time we are accustomed to see a general contractor, and almost any number of sub-contractors, engaged in the erection of the same building. Each sub-contractor may recover, upon the foreclosure of his lien, not more than the amount due or to become due from the owner to the general contractor, and if his contract is not with the general contractor but with a sub-contractor, whose rights in turn are derivative through contracts with possibly several intervening sub-contractors, he cannot recover more than the amount due or to become due to his immediate predecessor in the chain, and in the event of dishonesty, or abandonment of any intervening sub-contractor, the rights of the lienor are greatly prejudiced, if not absolutely wiped out, and this through no fault of his own.

WHAT OTHER STATES HAVE DONE.

"Some of the other States have proceeded upon a different theory and have made the owner liable directly to any sub-contractor, laborer or material man who performs labor or furnishes materials for the improvement of his real property. Others have provided that in the event of a notice being served upon the owner by a sub-contractor, stating the amount due the sub-contractor, the owner may hold out from the general contractor a sum sufficient to pay the sub-contractor serving the notice and may, if he desires, pay it to him directly. Both Illinois and Michigan have adopted the latter procedure, and we are informed that after a practical trial, these provisions work very satisfactorily for the protection of sub-contractors and material men, without entailing hardship to the owners."

VIEWS OF NEW YORK BUILDERS AND CONTRACTORS.

Before proposing any changes Counsellor Warren attempted to obtain an expression of opinion from as many as possible who are engaged in the building trades in New York City, with the result that he found the prevailing sentiment to be very strongly in favor of a law giving greater protection, and he was very glad to receive many practical suggestions from those who thus expressed their opinion.

Mr. Warren further said:

"An owner who makes a contract to place a building upon his real property desires to pay the money he has agreed to pay, and would be very glad if he could protect himself by seeing that the amount so paid by him was used for the payment of materials and labor which go into his building, and one of the primary objects of our proposed amendment is to bring about this condition without placing any hardship upon the owner, or changing the theory of the present law. As soon as the amendments we proposed to ask for are drafted in their final form, we expect to have them introduced in the Legislature."

BUILDING RECORD FOR ELEVEN MONTHS.

MANHATTAN.

Plans and specifications for NEW BUILDINGS filed and acted upon during the eleven months ending Nov. 30:

	1909. No. of Bldgs.	1909. Est. cost.	1908. No. of Bldgs.	1908. Est. cost.
Dwelling houses:				
over $50,000	15	$1,981,382	8	$850,000
between $20,000 and $50,000	30	1,103,000	11	338,000
less than $20,000	8	75,000	15	129,900
Flats and tenements	428	65,891,000	190	23,057,500
Hotels	7	3,417,000	7	3,595,000
Stores, estimated cost:				
over $30,000	120	26,943,000	55	7,706,500
bet $15,000 and $30,000	46	968,000	24	438,000
less than $15,000	36	210,450	50	237,100
Office buildings	31	11,451,750	44	34,950,050
Manufactories and workshops	23	1,381,000	18	921,800
Schoolhouses	7	675,000	3	695,000
Churches	10	1,110,000	9	710,000
Public buildings, Municipal	7	940,000	13	1,471,000
Pub. bldgs, places of amusem't	23	3,131,671	17	1,730,000
Stables	30	1,418,340	28	1,260,150
Other structures	100	198,540	114	166,251
Total eleven months of 1909	921	$120,895,133	606	$78,256,251
Total for 1908	606	78,256,251		
Net gain, 11 months, 1909.	315	$42,638,882		

MANHATTAN.

Plans and specifications for ALTERATIONS to buildings filed and acted upon during the eleven months ending Nov. 30:

	1909. No. of Bldgs.	1909. Est. cost.	1908. No. of Bldgs.	1908. Est. cost.
Dwelling houses	527	$1,999,977	432	$1,550,536
Tenement houses	1,440	2,069,059	1,300	1,917,408
Hotels	61	281,250	63	315,325
Stores	448	2,619,477	350	1,714,650
Office buildings	144	1,415,975	128	2,204,285
Manufactories & workshops	106	422,160	100	361,242
Schoolhouses	25	251,010	65	353,300
Churches	18	341,850	24	115,900
Public buildings	148	1,763,580	114	700,695
Stables	74	1,053,695	66	344,500
Totals	2,991	$12,218,033	2,642	$9,577,841
Totals for 1908	2,642	9,577,841		
Net gain, 11 months, 1909.	349	$2,640,192		

JAMES W. SPENCER,
Statistician.

THE BRONX.

Comparative statement of plans and specifications for NEW BUILDINGS filed and acted upon for eleven months of 1908 and eleven months of 1909, to Nov. 30th:

Classification.	1908. 11 months to Nov. 30. No. of Bldgs.	1908. Estimated Cost.	1909. 11 months to Nov. 30. No. of Bldgs.	1909. Estimated Cost.
Brick dwellings, est. cost over $50,000	...	.....	...	.....
Brick dwellings, est. cost bet. $50,000 and $20,000	2	$47,000	2	$60,000
Brick dwelling, est. cost less than $20,000	677	3,194,300	507	3,229,400
Brick tenements, est. cost over $15,000	253	7,755,500	686	25,091,500
Brick tenements, est. cost less than $15,000	101	1,031,000	102	1,254,500
Frame tenements	6	44,200	5	38,000
Hotels	2	50,000	8	111,500
Stores, est. cost over $30,000	...	.....	8	695,000
Stores, est. cost bet. $30,000 and $15,000	4	75,000	13	263,925
Stores, est. cost less than $15,000	42	124,500	66	243,975
Office buildings	3	11,100	12	266,000
Manufactories & workshops	30	189,125	37	1,057,570
School houses	4	241,500	3	122,850
Churches	5	139,800	10	132,000
Public buildings (municipal)	15	2,359,500	9	320,500
Public buildings (places of Amusement)	15	274,050	11	847,000
Stables and garages	45	121,325	66	249,850
Frame dwellings	624	3,003,100	620	3,127,640
Other structures	86	31,275	90	51,900
Total for 11 months	1,714	$18,692,275	2,255	$37,163,110
Total for 1908			1,714	18,692,275
Net gain, 11 months, 1909.			541	$18,470,835
Alterations:				
Brick dwellings	51	$81,855	54	$87,000
Frame dwellings	237	188,042	179	168,950
Brick tenements	55	26,935	63	87,675
Frame tenements	27	24,125	28	14,350
Hotels	18	18,700	11	33,600
Stores	155	183,895	110	97,960
Office buildings	21	23,645	19	36,350
Manufactories & worshops	23	44,910	32	80,320
Schools	6	143,500	3	54,500
Churches	6	4,950	4	10,000
Public buildings	14	19,875	18	112,900
Stables and garages	22	52,725	36	38,900
Miscellaneous	21	2,313	10	3,550
Total	656	$815,470	567	$826,055
Number of buildings altered in 1908	567			815,470
Decrease in 1909	89			
Net gain, 11 months, 1909.				$10,585

PATRICK J. REVILLE,
Superintendent of Buildings.

THIRTY ELEVATORS FOR WHITEHALL BUILDING

Work began this week on the construction of the Whitehall Building addition in Washington st, near Battery Park. The O'Rourke Engineering Construction Co., of 345 5th av, set its boilers and air exhausts in position and will probably be ready to sink the pneumatic caissons within two weeks. The representative of the company on the job said this week that his company expected to try for a record in sinking this foundation, which will go down 40 to 65 feet, as near as can be ascertained at this time. The Geo. A. Fuller Company, Flatiron Building, made the borings and found that hardpan is unevenly distributed about the site, which measures 109x240. The building will be thirty-two stories high.

Contracts were closed this week by the Otis Elevator Company for thirty high-speed electric traction elevators, which will be installed in this building. Mr. M. S. Baldwin, of the Otis Elevator Co., 17 Battery place, said that the mechanical equipment for these lifts will be of the very latest model, embracing several new safety devices and controls recently perfected by his company. The question was asked as to whether this is the largest elevator equipment in any building in this city. Mr. Baldwin stated that such was not the case. The Hudson Terminal buildings, 30 and 50 Church st, have thirty-nine, all of which are of the Otis make.

The work of razing the old brick structures in Washington st, adjoining the rear of the present Whitehall structure, is being done by Edward Waixel, of 1019 Boston road.

NOVELTIES.

DOOR CHECK THAT WILL KEEP DOORS OPEN.—A widely known building hardware company is on the market with a new idea in a door check. The device not only closes doors but holds them open when desired. This is convenient in summer. Take a hot humid office, as an example. The occupant wants a current of fresh air. He opens his office door and proceeds to business. Up springs a thunder storm and the sudden rush of air pushes aside the floor wedge or other prop, the door slams and the glass panel is broken. If he has one of the latest devices of a standard company on his door, he sets a lever at the position he wants the door open and there it stays. To have it perform its other function as a quiet door closer he simply pulls a release attachment and proceeds to forget all about his former door annoyances. This is a good thing for architects to know about. There are a thousand uses for this much needed improvement. The Buyers' Bureau, care The Record and Guide, will supply information regarding this device if a two cent stamp is enclosed with inquiry.

FIRE RETARDING DOUBLE HUNG WINDOW.—There is inestimable value in having every window in a building a fire retardant. This is entirely possible today even in a double hung window. It is made under the supervision and inspection of the National Board of Fire Underwriters and is made strongly of galvanized iron or copper. They come complete in polished plate, ribbed wire or rough glass including all necessary hardware. The best kind of insurance is precaution. Send a two cent stamp with inquiry for further details to The Buyers' Bureau, Record and Guide.

A PUMP WITH A CHARACTER: RELIABILITY.—Every pump on the market has its distinctive feature, but there is one company in this city that is featuring a device under this head that is said to have a "character." In other words, it can be safely trusted. Left alone it will do the work that is assigned to it without hesitation or halt. This feature is an important one and seems to be something that architects have been seeking for installation in tall buildings where an auxiliary tank water supply is essential. It is in no sense a cheap pump. Its name would be familiar to many pump users but improvement in design and efficiency have brought it prominently to the front of late. The Buyers' Bureau of the Record and Guide will put inquirers in touch with its maker for a two-cent stamp.

COMPACT AIR COMPRESSORS FOR STEEL ERECTORS.—A novelty that appeals to the steel erector is in the shape of a direct or alternating current dynamo that a local company is putting on the market and pushing vigorously. The innovation, however, is mostly in a motor that is direct connected with the compressor. The iron worker will tell you that the strength of the finished steel skeleton depends entirely upon the way the rivets are driven. Good air permits the tool holder to hit while the iron is hottest and he gets therefore a good firm "bite." But he needs good, steady air pressure to do it with. This device bears investigation. The Buyers' Bureau, care The Record and Guide, will give inquirers further particulars for a two-cent stamp.

The Pennsylvania Railroad is installing concrete roadbeds in its tunnels between New Jersey and Long Island. It is planned to bury all but the surface of the ties in concrete. A layer of concrete three feet deep, consisting of one part sand, three parts cement and five parts stone, will be spread for the roadbeds. If the results anticipated are obtained, the railroads will be able to utilize larger engines, run their trains at higher speed and with greater safety, and save in the cost of ties the additional outlay required for concrete roadbeds.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further details and particulars see below.

BRICK.

C. J. Goodier, Constructing Quartermaster, Fort Hancock, N. J.*
Augustus Meyers, 542 W 21st st, owner.
Wm M Moore Co, 99 Hamilton pl, owner.
W Axelrod Realty Co, 321 W 92d st, owner.
Speedway Realty Co, 31 Nassau st, owner.
The Brevoort Construction Co, 6 W 20th st, owner.
E E Quaife, 64 Hamilton av, Jersey City, N J, architect.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre), owner, until Dec 27.
Chas B Meyers, 1 Union sq, architect; light.
Marc Eidlitz & Son, 489 5th av, contractors.
Westborough Realty & Construction Co, 51 East 122d st, owner.
Wm Albert Swasey, 47 West 34th st, architect.
Geo Backer, 220 Broadway, owner.
Chas I Weinstein Realty Co, 1267 5th av, owner.

STONE.

Elliott Woods, Supt U S Capitol Building, Washington, D C; marble.*
Augustus Meyers, 542 W 21st st, owner; bluestone coping.
Wm M Moore Co, 99 Hamilton pl, owner; bluestone coping.
W Axelrod Realty Co, 321 W 92d st, owner; limestone, bluestone coping.
Silion Construction Co, 552 Riverside Drive, owner.
Speedway Realty Co, 31 Nassau st, owner; limestone.
Charles Brendon, 500 5th av, owner; marble, limestone.
The Brevoort Construction Co, 6 W 20th st, owner; limestone, marble, tile.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas; limestone, marble, tile.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner; Roman.
A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre), owner; bluestone, until Dec 27.
Elias Gussaroff, 600 W 140th st, owner; limestone, marble, tile, until Dec 29.
Chas B Meyers, 1 Union sq, architect; limestone.
Marc Eidlitz & Son, 489 5th av, contractors; limestone, granite.
Westborough Realty & Construction Co, 51 East 122d st, owner; limestone.
Wm Albert Swasey, 47 West 34th st, architect.
Geo Backer, 220 Broadway, owner; limestone.
Chas I Weinstein Realty Co, 1267 5th av, owner; limestone, marble and tile base.

TERRA COTTA.

Wm M Moore Co, 99 Hamilton pl, owner.
W Axelrod Realty Co, 321 W 92d st, owner.
Speedway Realty Co, 31 Nassau st, owner; terra cotta coping.
Charles Brendon, 500 5th av, owner; terra cotta coping.
The Brevoort Construction Co, 6 W 20th st, owner.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
Chas B Meyers, 1 Union sq, architect.
Marc Eidlitz & Son, 489 5th av, contractors; terra cotta blocks.
Westborough Realty & Construction Co, 51 East 122d st, owner; terra cotta coping.
Geo Backer, 220 Broadway, owner.
Chas I Weinstein Realty Co, owner; terra cotta coping.

ROOFING.

Augustus Meyers, 542 W 21st st, owner; slag.
Wm M Moore Co, 99 Hamilton pl, owner; tin.
W Axelrod Realty Co, 321 W 92d st, owner; plastic slate.
Speedway Realty Co, 31 Nassau st, owner; tin.
Charles Brendon, 500 5th av, owner; tin.
The Brevoort Construction Co, 6 W 20th st, owner.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
The Porter Realty & Development Co, D B Porter, Pres, 30 Broad st, owner.
Elias Gussaroff, 600 West 140th st, owner; until Dec 29.
Chas B. Meyers, 1 Union sq, architect.
Marc Eidlitz & Son, 489 5th av, contractors; plastic slate roof.
Westborough Realty & Construction Co, 51 East 122d st, owner; plastic slate roof.
Wm Albert Swasey, 47 West 34th st, architect; gravel roof, terra cotta and sheet metal cornices.
Geo Backer, 220 Broadway, owner; slag.
Chas I Weinstein Realty Co, 1267 5th av, owner; tin roof.

IRON AND STEEL WORK.

Board of Education, 500 Park av, owner; stairways, until Jan 3.
Augustus Meyers, 542 W 21st st, owner; steel frame.
W Axelrod Realty Co, 321 W 92d st, owner; steel frame.
Speedway Realty Co, 31 Nassau st, owner; iron stairs.
Charles Brendon, 500 5th av, owner; steel beams.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas; iron.
Elias Gussaroff, 600 West 140th st, owner; iron beams, until Dec 29.
Marc Eidlitz & Son, 489 5th av, contractors; steel frame.
Westborough Realty & Construction Co, 51 East 122d st, owner; iron and marble stairs.
Geo Backer, 220 Broadway, owner; iron stairs.
Chas I Weinstein Realty Co, 1267 5th av, owner; iron stairs.

FIREPROOFING.

Augustus Meyers, 542 W 21st st, owner; terra cotta fireproof blocks.
W Axelrod Realty Co, 321 W 92d st, owner; terra cotta blocks.
Charles Brendon, 500 5th av, owner; terra cotta blocks.
The Brevoort Construction Co, 6 W 20th st, owner.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
E E Quaife, 64 Harrison av, Jersey City, N J, architect; reinforced concrete floors.
Marc Eidlitz & Son, 489 5th av, contractors; Roebling system concrete floors.
Westborough Realty & Construction Co, 51 East 122d st, owner; Atlas system fireproof arches.
Wm Albert Swasey, 47 West 34th st, architect.
Geo Backer, 220 Broadway, owner.
Chas I. Weinstein Realty Co, 1267 5th av, owner; fireproof blocks.

PLUMBING.

C J Goodier, Constructing Quartermaster, Fort Hancock, N J; until Jan 15.
Augustus Meyers, 542 W 21st st, owner.
Wm M Moore Co, 99 Hamilton pl, owner.
W Axelrod Realty Co, 321 W 92d st, owner.
Speedway Realty Co, 31 Nassau st, owner.
Charles Brendon, 500 5th av, owner.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
Westborough Realty & Construction Co, 51 East 122d st, owner.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Augustus Meyers, 542 W 21st st, owner; skylights.
Wm M Moore Co, 99 Hamilton pl, owner; skylights and cornices.
W Axelrod Realty Co, 321 W 92d st, owner; galvanized iron, cornices and skylights.
Speedway Realty Co, 31 Nassau st, owner; cornices and skylights.
Charles Brendon, 500 5th av, owner; cornices and skylights.
Marc Eidlitz & Son, 489 5th av, contractors; galvanized iron skylights, stone cornices.
Westborough Realty & Construction Co, 51 East 122d st, owner; skylights and cornices.
Wm Albert Swasey, 47 West 34th st, architect; galvanized iron skylights.
Geo Backer, 220 Broadway, owner; galvanized iron skylights and cornices.
Chas I Weinstein Realty Co, 1267 5th av, owner; galvanized iron cornices.

HEATING APPARATUS & SUPPLIES.

C J Goodier, Constructing Quartermaster, Fort Hancock, N J, until Jan 15.
Augustus Meyers, 542 W 21st st, owner; steam heat.
Wm M Moore Co, 99 Hamilton pl, owner; steam heat.
W Axelrod Realty Co, 321 W 92d st, owner; steam heat.
Speedway Realty Co, 31 Nassau st, owner; steam heat.
Charles Brendon, 500 5th av, owner; hot air.
The Brevoort Construction Co, 6 W 20th st, owner; steam heat.
The Centre Realty Co, H D Lounsbury, 289 4th av.
Elias Gussaroff, 600 West 140th st, owner; steam heat, until Dec 29.
Marc Eidlitz & Son, 489 5th av, contractors; steam heat.
Westborough Realty & Construction Co, 51 East 122d st, owner; steam heat.
Wm Albert Swasey, 47 West 34th st, architect; steam heat.
Geo Backer, 220 Broadway, owner; steam heat.
Chas I Weinstein Realty Co, 1267 5th av, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

C J Goodier, Constructing Quartermaster, Fort Hancock, N J; wiring, fixtures.*
Board of Health, 6th av and 55th st, N Y City, owner; fixtures, until Jan 4.
Park Board, 5th av and 64th st, N Y City, owner; fixtures, until Dec 30.
Augustus Meyers, 542 W 21st st, owner.
Wm M Moore Co, 99 Hamilton pl, owner.
W Axelrod Realty Co, 321 W 92d st, owner.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.

ELEVATORS.

Augustus Meyers, 542 W 21st st, owner.
Wm M Moore Co, 99 Hamilton pl; dumbwaiters.
The Brevoort Construction Co, 6 W 20th st, owner.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas; dumbwaiters, elevators.
Elias Gussaroff, 600 West 140th st, owner; dumbwaiters, until Dec 29.
Chas B Meyers, 1 Union sq, architect; dumbwaiters.

PAINTS.

Augustus Meyers, 542 W 21st st, owner.
Wm M Moore Co, 99 Hamilton pl, owner.
W Axelrod Realty Co, 321 W 92d st, owner.
Speedway Realty Co, 31 Nassau st, owner.
Charles Brendon, 500 5th av, owner.
The Brevoort Construction Co, 6 W 20th st, owner.
E E Quaife, 64 Harrison av, Jersey City, N J, architect.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
The Porter Realty & Development Co, D B Porter, Pres, 30 Broad st, owner.
A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre), owner, until Dec 27.
Elias Gussaroff, 600 West 140th st, owner, until Dec 29.
Chas B Meyers, 1 Union sq, architect.
Marc Eidlitz & Sons, 489 5th av, contractors.
Westborough Realty & Construction Co, 51 East 122d st, owner.
Wm Albert Swasey, 47 West 34th st, architect.
Chas I Weinstein Realty Co, 1267 5th av, owner.

HARDWARE.

Augustus Meyers, 542 W 21st st, owner.
Wm M Moore Co, 99 Hamilton pl, owner.
W Axelrod Realty Co, 321 W 92d st, owner.
Speedway Realty Co, 31 Nassau st, owner.
Charles Brendon, 500 5th av, owner.

The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres).
John Miller, 2780 Webster av, owner.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
Sarah Harris, 50 W 86th st, owner.
Henry Guttman, 127 W 24th st, owner.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
Elias Gussaroff, 600 West 140th st, owner, until Dec 29.
Chas B Meyers, 1 Union sq, architect.
Marc Eidlitz & Son, 489 5th av, contractors.
Westborough Realty & Construction Co, 51 East 122d st, owner.
Wm Albert Swasey, 47 West 34th st, architect.
Chas I Weinstein Realty Co, 1267 5th av, owner.

GLASS.

Board of Education, 500 Park av, owner; glass, until Jan 3.
Wm M Moore Co, 99 Hamilton pl, owner.
Augustus Meyers, 542 W 21st st, owner.
W Alexrod Realty Co, 321 W 92d st, owner.
Speedway Realty Co, 31 Nassau st, owner.
Charles Brendon, 500 5th av, owner.
The Brevoort Construction Co, 6 W 20th st, owner.
E E Quaife, 64 Harrison av, Jersey City, N J, architect.
The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
John Miller, 2780 Webster av, owner.
Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
Levin & Levin Contracting Co, 320 5th av, owner.
L Robinson, New Haven, Conn, architect (Mechanics' Bank).
Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
Neper Const Co, 1 Madison av, owner (H W Perelman, Pres): wire glass, plate.
The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres); wire glass, plate.
Henry T Bulman, 21 Fort Washington av, owner; wire glass.
West Side Const Co, 321 W 92d st, owner; plate glass.
George McGovern, 877 3d av, owner; plate glass.
Barr & Gruber, 210 Bowery, contractors; plate glass.
Folsom Committee, 13 Astor pl, owner; plate glass.
The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
The Porter Realty & Development Co, D B Porter, Pres. 30 Broad st, owner.
A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre, owner, until Dec 27.
Elias Gussaroff, 600 West 140th st, owner; plate, until Dec 29.
Chas B Meyers, 1 Union sq, architect.
Marc Eidlitz & Son, 489 5th av, contractors.
Westborough Realty & Construction Co, 51 East 122d st, owner.
Wm Albert Swasey, 47 West 34th st, architect.
Geo Backer, 220 Broadway, owner.
Chas I Weinstein Realty Co, 1267 5th av, owner.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

158TH ST, n s, 375 w Amsterdam av, 5-sty brick and limestone tenement, 50x87.11, plastic slate roof, galvanized iron, skylight and cornices, terra cotta coping, steam heat, Atlas system fireproof arches, iron and marble stairs; cost, $50,000; owner, Westborough Realty & Const. Co., 51 East 122d st; architect, Matthew W. Del Gandio, Tremont and Webster avs. Plan No. 850.

John S. Grady, 51 East 122d st, president; Irving Cohen, 140 Nassau st, secretary and treasurer. Owner builds.

139TH ST, s s, 250 w Amsterdam av, 6-sty brick and stone tenement, 100x86.11, tin roof, galvanized iron skylights and cornices, bluestone coping, steam heat, limestone; cost, $100,000; owner, William M. Moore Co., 99 Hamilton pl; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 842.

The owner builds and superintends.

100TH ST, s s, 200 n West End av, 8-sty brick and limestone apartment house, 80x84.9, plastic slate roof, fireproof, galvanized iron skylights and cornices, terra cotta fireproof blocks, steam heat, bluestone coping, steel frame; cost, $200,000; owner, W. Axelrod Realty Co., 321 West 92d st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 843.

The owner builds; awards all contracts.

124TH ST, n s, 125 w Amsterdam av, eight 6-sty brick and limestone tenements, 41.8x87.11 and 50x87.11, tin roofs, galvanized iron cornices and skylights, steam heat, terra cotta coping, slate and iron stairs; total cost, $310,000; owner, Speedway Realty Co., 31 Nassau st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 846.

Dwellings.

PARK AV, No. 46, 4-sty and basement brick, limestone and granite dwelling, 24x69.6, plastic slate roof, galvanized iron skylights, terra cotta blocks, stone cornices, steam heat, Roebling system, concrete floors, steel frame; cost, $50,000; owner, E. N. Sheldon, 15 East 38th st; architect, Francis G. Stewart, 103 Park ave. Plan No. 849.

Marc Eidlitz & Son, 489 5th av, have general contract.

73D ST, No. 125 East, 5-sty brick, marble and limestone residence, 24x48, tin roof, galvanized iron skylights and cornices, fireproof terra cotta blocks, hot air heat, terra cotta coping, steel beams; cost, $40,000; owner, Chas. Brendon Co., 500 5th av; architect, Chas. Brendon, 500 5th av. Plan No. 847.

Chas. Brendon, president; Robert Brendon, vice-president; John McConolouge, secretary.

Office and Loft Buildings.

MADISON AV, s w cor 28th st, 12-sty brick, limestone and terra cotta loft, 49.5x95, slag roof, galvanized iron skylights and cornices, steam heat, iron stairs, fireproofing; cost, $350,000; owner, George Backer, 220 Broadway; architects Schwartz & Gross, 347 5th av. Plan No. 852.

Two buildings will be demolished.

26TH ST, s s, 350 w 6th av, 7-sty brick, terra cotta and limestone loft and store, 25x92, tin roof, galvanized iron cornices, terra cotta coping, steam heat, fireproof blocks, iron stairs, marble and tile base; cost, $40,000; owner, Chas. I. Weinstein Realty Co., 1267 5th av; architect, Chas. B. Meyers, 1 Union square. Plan No. 853.

11TH AV, n e cor 20th st, 5-sty brick and stone store, office and loft, 87.8x86, slag roof, galvanized iron skylights, terra cotta fireproof blocks, bluestone coping, steam heat, steel frame; cost, $65,000; owner, Augustus Meyers, 542 West 21st st; architect, Joseph Wolf, 103 Park av. Plan No. 841.

Freeman Bloodgood, Jr., 8 York st mason work.

Miscellaneous.

60TH ST, No. 307 East, 1-sty brick outhouse, 13.8x11; cost, $1,500; owner, John Scott, New Rochelle, N. Y.; architect, D. J. Comyns, 147 4th av. Plan No. 848.

RIVERSIDE DRIVE, n e cor 151st st, concrete and stone wall; cost, $25,000; owner, Sillon Const. Co., 552 Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 845.

11TH ST, No. 539 East, 1-sty brick outhouse, 13.4x9.2; cost, $1,350; owner, F. C. Tanner, 30 Broad st; architect, A. W. Bourke, 220 Broadway. Plan No. 844.

Theatres.

43D ST, Nos. 217-223 W, 7-sty, brick and stone, theatre and studio, 46x92, gravel roof, galvanized iron skylights, terra cotta and sheet metal cornices, steam heat, fireproofing; cost, $150,000; owner, J. J. Shubert, 1416 Broadway; architect, Wm. Albert Swasey, 47 West 34th st. Plan No. 851.

No contract has yet been awarded.

MANHATTAN ALTERATIONS.

CANNON ST, No. 62, partitions, front stairs to 5-sty brick tenement; cost, $800; owner, Samuel Solomon, 119 Nassau st; architect, O. Reissmann, 30 1st st. Plan No. 2780.

CARMINE ST, No. 14, erect sign to —-sty brick dwelling; cost, $78; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2723.

CHATHAM SQ, Nos. 20-21, erect sign to two —-sty brick stores and tenements; cost, $112; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2211.

ELDRIDGE ST, Nos. 7-9, partitions, stairs to two 5-sty brick tenements; cost, $500; owner, Simon Shapiro, 16 West 115th st; architect, O. Reissmann, 30 1st st. Plan No. 2779.

HENRY ST, No. 132, partitions, windows, to 4-sty brick tenement; cost, $500; owner, Moses Cohen, 132 Henry st; architect, Max Muller, 115 Nassau st. Plan No. 2756.

MADISON ST, No. 224, alter dumbwaiter shaft, stairs, to 5-sty brick store and tenement; cost, $650; owner, M. Singer, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2773.

MANHATTAN ST, No. 70, erect sign to —-sty brick store and tenement; cost, $400; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2724.

MARKET ST, s e cor Water st, store fronts, windows to 5-sty brick tenement; cost, $650; owner, Marcus Rosenthal, care architect; architects, Harrison Sackheim, 230 Grand st. Plan No. 2785.

MONROE ST, Nos. 188-190, windows, skylights, stairs to 3 and 5-sty brick tenement; cost, $3,000; owner, John Anger, 77 Bowery; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2748.

John Gallin & Son, 509 Grand st, has mason work.

MULBERRY ST, No. 20, toilets, windows, partitions, to 4-sty brick tenement; cost, $2,000; owner, John F. Gilmartin, 104 Madison st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 2707.

NORFOLK ST, n e cor Rivington st, alter stairs, show windows to 7-sty brick store and tenement; cost, $600; owner, Morris Singer, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2776.

PEARL ST, No. 550, partitions, windows to 4-sty brick and stone office and loft; cost, $2,500; owner, Abraham S. Oberley, on premises; architect, Frank Goodwillie, 1170 Broadway. Plan No. 2771.

PITT ST, No. 131, partitions, steps, walls to 5-sty brick store and tenement; cost, $500; owner, Frank Fix, 150 East 3d st; architect, Henry Klein, 505 East 15th st. Plan No. 2772.

RIVINGTON ST, Nos. 78-84, iron girders, windows to 6-sty brick store and tenement; cost, $250; owner, Sigmund Schuer, 230 Grand st; architect, Louis A. Sheinart, 190 Bowery. Plan No. 2781.

THOMPSON ST, Nos. 230-32, erect sign to two —-sty brick stores and tenements; cost, $174; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2739.

UNION SQ, No. 40, erect sign to —-sty brick store and office; cost, $75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2732.

INTERESTING REAL ESTATE FACTS

For Professionals and Laymen

Many obscure factors associated with the development of New York City which escape general notice and other absorbing features will be described in an unusually interesting manner in

THE FIFTH

ANNUAL REAL ESTATE SUPPLEMENT of

The Evening Post

A Review of 1909 **A Forecast for 1910**

READY DECEMBER 31ST, 1909

In addition to a score or more special articles from the pens of qualified experts, treating various topics of more than ordinary interest to owners, prospective investors, builders, contractors, and brokers, this special issue will contain, among other stories the following:

1. **Small Instruments That Sustain Skyscrapers.**
2. **How the City Is Lost in the Subways.**
3. **Deepest Hole Ever Dug for a Building by Man.**
4. **Value of City Streets Greater than Some Entire Cities.**
5. **Contribution of Hotels to Municipal Treasury.**

Articles especially prepared for this number include:

WATER FRONT PROBLEMS, by HON. McDOUGAL HAWKES.
NEW IDEA IN CO-OPERATIVE HOUSING, by HENRY MORGENTHAU.
A LOOK AHEAD IN NEW YORK CITY REAL ESTATE, by ROBERT E. DOWLING.
NEW YORK AS A FACTOR IN DOING THE WORLD'S WORK, by JOHN L. PARISH.
THE MODERN BUILDING ORGANIZATION, by L. J. HOROWITZ.
TENEMENT HOUSE DEVELOPMENTS, by COMMISSIONER EDMUND J. BUTLER.
READJUSTMENT OF THE BUILDING ARMY, by THEODORE STARRETT.
PROGRESSIVE METHODS IN TAXATION, by LAWSON PURDY.

Among other well-known authorities who will express their views are: Walter Lindner, Lawrence B. Elliman, C. F. Noyes, John N. Golding, Edward B. Boynton, Edwin H. Hess, M. Joseph Harson, Joseph P. Day, Calvin Tomkins, D. T. Cornell, W. O. Giles, Bryan L. Kennelly, J. Clarence Davies, Charles Griffith Moses, and Albert B. Ashforth.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Thursday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET **The Evening Post.** NEW YORK

PRICE 3 CENTS PRICE 3 CENTS

WEST ST, Nos. 124-125, erect sign to —-sty brick store and tenement; cost, $90; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2731.

WEST ST, No. 172, erect sign to —-sty brick store and tenement; cost, $80; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2730.

3D ST, No. 111 West, erect sign to —-sty brick dwelling; cost, $48; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2746.

4TH ST, Nos. 48-50 West, erect stairways, elevator enclosure, to 10-sty brick loft; cost, $8,500; owner, Louis Stern, 993 5th av; architect, D. W. Davin, 74 Irving pl. Plan No. 2752.

7TH ST, No. 97 East, partitions, windows, to 5-sty brick tenement; cost, $100; owner, Rosa Engel, 97 East 7th st; architect, O. Reissmann, 30 1st st. Plan No. 2755.

7TH ST, Nos. 2023-2025, partitions, windows, to 5-sty brick tenement; cost, $100; owner, Herman Markowitz, 228 West 112th st; architect, Louis A. Sheinert, 190 Bowery. Plan No. 2782.

25TH ST, No. 341 E., partitions, windows to 5-sty brick tenement; cost, $300; owner, Albert T. Kruse, 17 West 94th st; architect, Chas. E. Reid, 105 East 14th st. Plan No. 2786.

26TH ST, No. 31 West, partitions, walls to 6-sty brick tenement; cost, $5,000; owner, Estate of Elizabeth A. Blake (Wm. L. Clark, trustee), Passaic, N. J.; architect, M. Zipkes, 103 Park av. Plan No. 2777.

35TH ST, No. 402 West, spruce beams, galvanized iron skylights, show windows, to 3-sty brick and stone store and dwelling; cost, $1,000; owner, Fred Cruger, 402 West 35th st; architect, Louis Falk, 2756 3d av. Plan No. 2716.

40TH ST, No. 145 n, 1-sty brick rear extension, 20x32, Bethlehem steel beams, to 4-sty brick store and loft; cost, $1,500; owner, Brill Brothers, 52 East 14th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2784.

J. Obermeyer, 310 West 40th st, carpenter work.

102D ST, Nos. 430-440 East, add 1-sty to 3-sty brick warehouse and factory; cost, $15,000; owner, George W. Grote, 432 East 102d st; architect, John H. Knubel, 318 West 42d st. Plan No. 2722.

104TH ST, No. 102 East, erect sign to —-sty store and tenement; cost, $117; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2727.

113TH ST, No. 15 West, steel beams, bathroom, steel beams to 4-sty brick dwelling; cost, $1,200; owner, R. Lowenstein, 11 East 113th st; architect, Geo. Haug, 103 Park av. Plan No. 2753.

116TH ST, Nos. 182-184 East, sign to two —-sty stores; cost, $90; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2769.

118TH ST, No. 74 East, 2-sty rear extension, 25.6x27.6, partitions, stairs, front wall, to 4-sty brick tenement; cost, $5,000; owner, Joseph Sinolensky, 18 East Broadway; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2706.

AV A, Nos. 61, partitions, windows, to 4-sty brick dwelling and store; cost, $400; owner, Bernhard Vogel, 61 Av A; architects, B. W. Berger & Son 121 Bible House. Plan No. 2747.

BOWERY, Nos. 115-117, erect sign to two —-sty brick stores and tenements; cost, $84; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2719.

BOWERY, No. 387, sign to —-sty brick store and tenement; cost, $72; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2765.

BOWERY, No. 184, windows, stairs, to 5-sty brick loft; cost, $8,200; owner, Estate Augustus Barth, 158½ Bowery; architect, J. H. Friend, 148 Alexander av. Plan No. 2778.

BOWERY, Nos. 299-301, sign to —-sty brick store and tenement; cost, $105; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2766.

BOWERY, No. 271, erect sign to —-sty brick store and tenement; cost, $66; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2718.

BOWERY, No. 374, erect sign to —-sty brick store and tenement; cost, $60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2745.

BOWERY, Nos. 326-326½, erect sign to —-sty brick store and tenement; cost, $75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2744.

BROADWAY, No. 1420, erect sign to —-sty brick store and office; cost, $75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2741.

BROADWAY, No. 412, stairs, steel girders, to 5-sty brick store and loft; cost, $12,000; owner, 412 Broadway Corporation Co., New York Central Bldg.; architect, D. J. Morton, 1734 Webster av, Bronx. Plan No. 2751.

BROADWAY, Nos. 1845-1847, 1-sty brick rear extension, 20x10, partiitons, steel columns, to two 4-sty brick stores; cost, $20,000; owner, Upright Co., 154 Nassau st; architects, Shire & Kaufman, 110 East 23d st. Plan No. 2749.

Frank A. Miller, 154 Nassau st, treasurer.

BROADWAY, No. 194, pier, steel beams, plate glass show windows, to 5-sty brick store and office; cost, $500; owner, Estate John W. Southack, 54 Wall st; architect, S. E. Gage, 3 Union sq. Plan No. 2757.

Elliott Jaffray & Co., 194 Broadway, mason and carpentry.

LEXINGTON AV, Nos. 1126-1130, erect sign to three —-sty store and dwellings; cost, $168; owner, not given; lessee, the

O. J. Gude Co., 935 Broadway. Plan No. 2733.

MADISON AV, n w cor 86th st, erect sign to —-sty brick store; cost, $399; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2735.

PARK AV, No. 1847, erect sign to —sty brick store and tenement; cost, $165; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2740.

PARK AV, No. 1845, erect sign to —-sty brick store and tenement; cost, $124; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2738.

PARK AV, Nos. 1908-1914, erect sign to —-sty brick store and tenement; cost, $450; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2737.

PARK AV, No. 1417, erect sign to —sty brick stable; cost, $144; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2736.

PARK AV, No. 1504, erect sign to —-sty brick store and tenement; cost, $75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2729.

PARK AV, No. 1647, erect sign to —-sty brick store and tenement; cost, $54; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2728.

PARK ROW, Nos. 181-183, erect sign to —-sty brick store and tenement; cost, $168; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2709.

PARK ROW, No. 141, erect sign to —-sty tenement and store; cost, $78; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2721.

PARK ROW, Nos. 135-137, erect sign to two —-sty brick stores and tenements; cost, $90; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2720.

PARK ROW, Nos. 121-123, erect sign to two —sty brick stores and tenements; cost, $96; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2714.

PARK ROW, No. 133, erect sign to —-sty brick store and tenement; cost, $63; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2713.

PARK ROW, No. 223, erect sign to —-sty brick and stone store and tenement; cost, $63; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2710.

PARK ROW, No. 131, erect sign to —-sty brick store and tenement; cost, $63; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2708.

PARK ROW, No. 93, 1-sty brick rear extension, 22x27, partitions to 3½-sty brick hotel; cost, $2,500; owner, I. Rosenthal, 31 Park Row; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2774.

WADSWORTH AV, e s, between 182d and 183d sts, 4-sty brick rear extension, 184.66x42.66, to 4-sty brick public school; cost, $105,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2754.

1ST AV, n e cor 120th st, partitions to 3-sty brick store and tenement; cost, $50; owner, Sarah Fisher, on premises; architect, A. Koenig, 54 9th av. Plan No. 2750.

2D AV, No. 634, erect sign to —-sty brick store and tenement; cost, $60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2717.

3D AV, Nos. 1413-1419, erect sign to —-sty store and tenement; cost, $216; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2742.

3D AV, No. 1909, erect sign to —-sty brick store and tenement; cost, $60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2743.

3D AV, No. 1411, sign to —-sty brick store and tenement; cost, $195; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2758.

3D AV, No. 811, sign to —-sty brick store and tenement; cost, $60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2759.

3D AV, No. 420, sign to —-sty brick store and tenement; cost, $72; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2760.

3D AV, Nos. 189-191, sign to two —-sty tenement; cost, $144; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2761.

3D AV, No. 163, sign to —-sty brick tenement and store; cost, $60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2762.

3D AV, No. 149, sign to —-sty brick store and tenement; cost, $60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2763.

3D AV, No. 134, sign to —-sty brick store and tenement; cost, $60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2764.

3D AV, No. 1439, sign to —-sty brick store and tenement; cost, $81; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2767.

3D AV, Nos. 1849-1851, sign to two —-sty brick tenements; cost, $108; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2768.

3D AV, No. 2144, sign to —-sty brick tenement; cost, $162; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2770.

4TH AV, No. 470, erect sign to —-sty brick store and tenement; cost, $60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2734.

4TH AV, No. 350, 1-sty brick rear extension, 19.9x20, windows to 4-sty brick loft; cost, $1,200; owner, Henry Jackson's Sons, 106 Lexington av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2783.

5TH AV, Nos. 425-427, alter elevator, doors, to 5-sty brick store and office; cost, $1,200; owners, Wm. H. Siebrecht & Son, 425 5th av; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 2212.

5TH AV, No. 554, partitions, new story, floor, windows, to 5-sty brick store and dwelling; cost, $10,000; owner, Mrs. A. S. Browning, care Browning, King & Co., Cooper sq; architect, Chas. I. Berg, 571 5th av. Plan No. 2705.

6TH AV, s w cor 18th st, partitions, windows to 5-sty brick store and loft; cost, $6,000; owner, Beyer Estate, 93d st and Madison av; architect, S. B. Eisendrath, 500 5th av. Plan No. 2775.

6TH AV, No. 92, erect sign to —-sty store and tenement; cost, $66; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2726.

6TH AV, No. 103, erect sign to —-sty brick store and tenement; cost, $54; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2725.

7TH AV, No. 439, alter stairs, steps, show windows, plumbing fixtures, to 4-sty brick and stone store and tenements; cost, $1,000; owner, Joseph Corbett, 439 7th av; architect, Louis Falk, 2756 3d av. Plan No. 2715.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

TREMONT AV, n w cor Mapes av, two 5-sty brick tenements, 39x90.2; total cost, $125,000; owner, John W. Cornish Con. Co., 466 East 138th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1330.

WALTON AV, w s, 158 s 161st st, 5-sty brick tenement, 52x89; cost, $50,000; owner, Thos D. Malcolm Con. Co., River av and 167th st; architect, H. T. Howell, 3d av and 149th st. Plan No. 1336.

SIMPSON ST, e s, 201.10 n Westchester av, two 5-sty brick tenements, 40x88; total cost, $100,000; owner, Simpson Con. Co., 1183 Simpson st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1334.

Thos. Reilly, 1283 Simpson st, is the president.

SOUTHERN BOULEVARD, e s, 170 s 167th st, two 5-sty brick tenements, 35x88; total cost, $60,000; owner, Schoeser Con Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1335.

L. J. S. Schoeser, 819 East 163d st, is president.

LOGAN ST, s s, 95 w Maple av, three 4-sty brick tenements, slag roof, 33.4x89; total cost, $90,000; owner, Maria D'Angelo, 723 Logan st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1307.

153D ST, s s, 195 e Melrose av, 5-sty brick tenement, tin roof, 50x87; cost, $40,000; owners, Graham Adams Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1311.

Wm. W. Adams, 148th st and Willis av, secretary.

WASHINGTON AV, e s, 27.2 n 184th st, 5-sty brick tenement, tin roof, 50x76.39; cost, $40,000; owner, Martin Tully, 565 Walton av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1312.

176TH ST, s e cor Belmont av, three 5-sty brick tenements, tin roof, 35x40x90x88; total cost, $125,000; owner, John McNulty, Bainbridge av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1309.

RYER AV, w s, 93.7 s 183d st, two 3-sty brick tenements, tin roof, 20x55; total cost, $20,000; owners, Central Bronx Realty Co.; architects, Schaefer & Jeager, 461 Tremont av. Plan No. 1310.

M. Mellert, 1692 Monroe av, president.

MAPES AV, w s, 100.2½ n Tremont av, 5-sty brick tenement, tin roof, 45x97.0¾; total cost, $110,000; owners, John W. Cornish Con. Co., 466 East 138th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1316.

HUGHES AV, n w cor 179th st, 5-sty brick tenement, slag roof, 28x91.3; cost, $35,000; owners, Worcester Con. Co., 32 Broadway; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1314.

KELLY ST, w s, 80.3 n 165th st, 5-sty brick tenement, tin roof, 50x87.4; cost, $50,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1320.

BRIGGS AV, e s, 195 s 196th st, three 4-sty brick tenements, slag roof, 41.6x67; total cost, $55,500; owner, Wm. Wicke, 36 East 22d st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1317.

LAFONTAINE AV, s e cor 180th st, 5-sty brick tenement, slag roof, 36.4x90; cost, $35,000; owner, Tommazo Giordano, 864 East 180th st; architect, Chas. S Clark, 445 Tremont av. Plan No. 1318.

INTERVALE AV, junction Wilkens pl, 5-sty brick tenement, tin roof, 123.6⅛x79.6; cost, $85,000; owner, David Herman, 132 Nassau st; architect, Harold L. Young, 1328 Broadway. Plan No. 1321.

WILKENS PL, w s, 181.1 n So. Boulevard, two 5-sty brick tenements, tin roof, 80.7 8-25x89, 116.4 17-25x76.3 1-5; total cost, $140,000; owner, David Herman, 132 Nassau st; architect, Harold L. Young, 1328 Broadway. Plan No. 1322.

WEBSTER AV, n w cor 194th st, two 5-sty brick tenements, plastic slate roof, 28.1x77, 35x85.7; total cost, $72,000; owner, Fred. M. Mellert, 1692 Monroe av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1323.

BELMONT AV, n w cor William st, 5-sty brick tenement, tar and gravel roof, 50x78.9; cost, $40,000; owners, Melillo Const Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1324.

Philip Melillo, 25 Bronx pl, Yonkers, president.

AQUEDUCT AV, e s, 264.5 s Fordham road, two 4-sty brick tenements, plastic slate roof, 43.9x87; total cost, $50,000; owner, Wm. Evans, 2348 Aqueduct av; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 1325.

BATHGATE AV, n w cor 184th st, 5-sty brick tenement, tin roof, 55x82.9; cost,

$50,000; owner, Martin Tully, 565 Walton av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1326.

CRESTON AV, w s, 272 n 183d st, two 4-sty brick tenements, tar and gravel roof, 37.6x90; total cost, $50,000; owner, Henry Roth, Kimball av, Yonkers; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1327.

Miscellaneous.

154TH ST, s s, 70 e Melrose av, 2-sty brick stable, 25x35; cost, $2,000; owner, Regina Neubert, 150th st and Melrose av; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 1333.

WALNUT AV, s w cor 133d st, 1-sty frame shed, 142.46x275, slag roof; cost, $25,000; owners, B. A. & G. N. Williams, 68th st and —— av; architect, M. J. Garvin, 3307 3d av. Plan No. 1313.

141ST ST, s s, 152 e So. Boulevard, 1-sty frame shed, 17.9x88.9; cost, $1,000; owner, John H. Symmers, 168th st and Brook av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1308.

HARLEM RIVER, e s, 325 s of West 191st st, 1-sty frame boat house, iron roof, 100x25.6; cost, $800; owner, W. Wesley Werbach, 39 East 42d st; architect, H. W. Howard, Jr., 39 East 42d st. Plan No. 1315.

EDWARDS AV, w s, 200 n Waterbury av, 1½-sty frame storehouse, shingle roof, 14x24; cost, $1,500; owner, E. E. Doty, 1325 Edwards av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 1319.

223D ST, n s, 130 e White Plains av, two 2-sty frame dwellings, tin roof, 20x50; total cost, $9,000; owner and architect, John J. Zuelch, Williamsbridge sq. Plan No. 1329.

AVENUE ST. JOHN, n s, 170.4 w Kelly st, 1-sty brick stores, plastic slate roof, 15.9⅛x67; cost, $5,500; owner, Emma Kramer, 836 Westchester av; architects, Koppe & Daube, 836 Westchester av. Plan No. 1328.

Dwellings.

GIFFORD AV, s s, 208.2 w Swinton st, 2-sty frame dwelling, 22x55; cost, $6,000; owner, Jacobson & Pederson, 1339 Intervale av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1332.

WALNUT AV, s w cor 133d st, 3-sty brick office and dwelling, 50.6x48; cost, $15,000; owners, B. A. & G. N. Williams, Inc., on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 1331.

BRONX ALTERATIONS.

KELLY ST, s e cor Prospect av, new beams, partitions, to 5-sty brick tenement and store; cost, $5,000; owner, Estate M. Bernstein, 94 Greene st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 579.

152D ST, No. 763, 1-sty brick extension, 4x29.9, new columns, new girders, etc., to 3-sty brick stores and tenement; cost, $5,000; owner, Jacob B. Kaplan, 813 Eagle av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 568.

154TH ST, s s, 70 e Melrose av, 2-sty frame extension, 22x15, to 2-sty frame dwelling; cost, $2,000; owner, Regina Neubert, 150th st and Melrose av; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 584.

CASTLE HILL AV, e s, 33 n 12th st, move 3-sty frame store and dwelling; cost, $2,000; owner, Marie J. D. Rousset, 41 Park Row; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 583.

CASTLE HILL AV, e s, 50 n Starling av, move 2-sty frame dwelling; cost, $500; owner, Michael Brennan, 3618 Willet av; architect, Serviss & Glew, 2514 Webster av. Plan No. 586.

CASTLE HILL AV, n e cor Starling av, move 2-sty frame dwelling; cost, $500; owner, Michael Brennan, 3618 Willet av; architects, Serviss & Glew, 2514 Webster av. Plan No. 585.

CASTLE HILL AV, w s, 25 n Watson's av, move 3-sty frame tenement; cost, $500; owner, Elma Schellenberg, 1296 Watson av; architect, Chas. Schaefer, Jr., 461 Tremont av. Plan No. 581.

CASTLE HILL AV, w s, 58 n Ellis av, move 3-sty frame store and dwelling; cost, $1,600; owner, Jacob Weinheimer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 567.

CASTLE HILL AV, w s, 50 s Hermany av, move 2½-sty frame dwelling; cost, $1,500; owner, Anna Walthers, on premises; architect, Thos. L. Newman, 2164 Westchester av. Plan No. 571.

CASTLE HILL AV, w s, 33 s Chatterton av, move three 3-sty frame stores and dwellings; total cost, $2,100; owner, Christian Vorndran, 2118 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 577.

CASTLE HILL AV, s w cor Ellis av, move 3-sty frame store and dwelling; cost, $1,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling 1136 Walker av. Plan No. 578.

EAGLE AV, No. 672, new posts, new girders and to 2-sty factory; cost, $100; owner, John Werle, 955 Forest av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 575.

FULTON AV, w s, 100 s St. Paul's pl, move 2-sty and attic frame storage; cost, $600; owners, Zeltner Brew. Co., 3d av and 170th st; architect, Frank Stanley, 367 Fulton st, Brooklyn. Plan No. 569.

HERMANY AV, s e cor Castle Hill av, move and 1-sty frame extension, 20.3x14, to 2½-sty frame dwelling; cost, $2,500; owner, Johanna Barry, on premises; architect, Thos. L. Newman, 2164 Westchester av. Plan No. 570.

LONGWOOD AV, No. 1129, 1-sty frame extension, 9x7, to 2-sty frame dwelling and store; cost, $525; owner, Mary L. Downey, 303 East 142d st; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 980.

MORRIS PARK AV, s s, 75 e Filmore st, new doors, etc., to 3-sty frame tenement; cost, $500; owner, Marie Ossman, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 574.

NELSON AV, e s, 410 n 174th st, 1½-sty frame extension, 12x18, to 1-sty frame office; cost, $400; owner, Eugene Stratton, 1671 Nelson av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 572.

NELSON AV, e s, 410 n 174th st, 1½-sty frame extension, 12x18, to 1-sty frame office; cost, $400; owner, Eugene Stratton, 1671 Nelson av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 582.

YATES AV, e s, 118.34 n Pelham Parkway, move 2½-sty frame dwelling; cost, $2,000; owners, Estate of John Jacob Astor, 23 West 26th st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 572.

3D AV, No. 3463, new bath, new partitions, etc., to 3-sty frame stores and dwelling; cost, $150; owner, Henry J. Salzman, 3461 3d av; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 576.

ADVANCE REPORTS.

Bids for Bronx School House.

BRONX.—The Board of Education opened bids on Monday, Dec. 20, for the general construction of new Public School 44, in the Borough of the Bronx. The Bottsford-Dickinson Co., 1170 Broadway, submited the lowest bid, $235,841. Other bidders were: George Hildebrand, 38 Park row, $247,700; Patrick Sullivan, $264,250; Geo. F. Driscoll, $249,700; John Kennedy & Co., 1133 Broadway, $236,900; H. C. Stowe Constr. Co., $236,300; Richard E. Henningham, 1 Madison av, $249,980; Thos. J. Buckley Constr Co., $272,800; P. J. Brennan & Son, 624 Madison av, $259,000; Thomas McKeown, Inc., 103 Park av, $247,700; Calumet Construction Co., 15 East 59th st, $238,643; O'Connell & Hanna, 271 West 125th st, $254,900; J. F. Walsh Constr. Co., 1 Madison av, $256,686; Charles H. Peckworth, 415 Hudson st, $256,976.

Thompson-Starrett Co. Submit Lowest Bid.

CENTRE ST.—The Thompson-Starrett Co., 49-51 Wall st, submitted the lowest bid, at $5,895,000, for the construction of the new Municipal building at the Manhattan end of the Brooklyn Bridge, taking in the block bounded by Centre, Park Row, Tryon Row and Duane st. The bids were opened by Bridge Commissioner Stevenson on Monday, Dec. 20. Each contractor (seven in all) submitted two



bids, one for the use of hollow tile in certain portions of the bridge structure, the other for the use of concrete. The Thompson-Starrett Co.'s bid was the same for both classes of construction. The six other bidders were: The Geo. A. Fuller Co., $5,999,000 and $5,983,000; Thomas Dwyer, N. Y. C., $6,160,000 and $6,100,000; Richard E. Henningham, 1 Madison av, N. Y. C., $6,244,980 and $6,211,980; Carlin Const. Co., 16 East 23d st, N. Y. C., $6,285,585 and $6,266,000; James Stewart & Co., 30 Church st, N. Y. C., $6,495,000 and $6,475,000; John Gill & Son, Cleveland, Ohio, $6,781,980 and $6,697,500. Accompanying each bid was a certified check for $100,000 as deposit. Formal announcement of the award will be made in the next few days. A guarantee of $2,000,000 will be required for the faithful performance of the work and the time allowed for its completion will be until Jan. 1, 1912. The work to be done includes the finishing up of the sub-structure above the foundation proper and the superstructure, but does not include the finishing of the interior, which will cost several millions more. McKim, Mead & White, 160 5th av, are the architects.

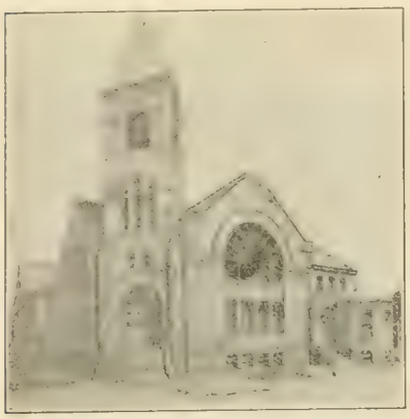
Starrett & Van Vleck to Plan Mills-Gibbs Building.

4TH AV.—Messrs Goldwin Starrett & Van Vleck, architects, Everett Building, 4th av and 17th st, were selected during the week to prepare plans for the new mercantile building which the firm of Mills & Gibb (dry goods), 462 Broadway, is to erect on the site of the Fourth Avenue Presbyterian Church, at the northwest corner of 4th av and 22d st, to cost in the neighborhood of $1,000,000. The corner has a frontage of 114.2 ft. on 4th av and 100 ft. in 22d st. While the plans are not fully complete, it is probable that the new building will contain 16-stys. The church trustees have no definite plans with reference to the selection of a new site. The Rev. Dr. Walter Buchanan

is pastor. The committee is composed of Chas. N. Taintor, Geo. H. Marston and Frank Lugar. (See issue Dec. 18, 1909.)

Proposed Church for Newburgh.

NEWBURGH, N. Y.—The proposed new edifice for the First Baptist Congregation of Newburgh, soon to be erected at the northwest corner of Liberty and Campbell sts, will cover an area of 75x125 ft. It will have a tower with a height of about 70 ft., the exact height depending on the kind of material which is decided upon to use in its construction. The plans have been prepared by George W.



Kramer, 1 Madison av, New York City. The auditorium will be 51 ft. square, and will have a seating capacity for 700 people. The Sunday school rotunda immediately to the west will be so arranged that it can readily be converted into a part of the auditorium, thereby increasing the seating capacity to about 1,200. On the basement floor will be the social or lecture room, dining-room, kitchen, parlors, church offices and heating apparatus. The building committee is headed by J. C. Hindle.

An Attractive Home for Pompton Plains.

POMPTON PLAINS, N. J.—Albert Phillips, architect, 70 Park pl, Newark, N. J., has completed plans for a Dutch Colonial style frame dwelling to be erected in Pompton Plains, for Edward Halsey Peck, of that place. The total length of the house is 88 by 28 ft. The hall, which is entered by passing under a porch in keeping with the general design, runs through the centre of the house, being 10x28 ft. in dimensions. On one side is the living room, 15x28 ft., and adjoining



the latter is a sun parlor, 10x20 ft., with a fireplace. The dining-room is 16x20 ft., adjoining which is a den, 11x12 ft. In addition there are on the first floor a kitchen, pantry, laundry, closets, etc. The hall will run through the house on the second floor similarly to its location on the lower story. This floor will also contain four bedrooms and two baths. The woodwork throughout will be white in color. The dining-room will have a beam ceiling. The house will be fitted with exposed plumbing, heated by steam and will be piped for gas. The estimated cost is $8,000.

Eighty Bungalows for the Bronx.

NEWMAN ST, N. Y. C.—The Porter Realty & Development Co., D. B. Porter, president, 30 Broad st, contemplates the construction of eighty frame 1-sty and attic bungalows, 19x19 ft., in the west side of Newman st, 25 ft. south of Commerce st, Bronx, to cost a total of about $45,000. B. Ebeling, 1136 Walker av, N. Y. C., will prepare the plans. The owner builds.

Catskill Waterway Work.

NEW YORK, N. Y.—The Board of Water Supply is advertising for bids for its first big section of Catskill waterway work to be let next year. Bids are asked for the construction of about four and a half miles of the White Plains division of the aqueduct, for which a guarantee of $475,000 will be required. It is estimated at something like a $3,000,000 job. The bids will be opened on Jan. 11.

Apartments, Flats and Tenements.

HOME ST, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing plans for one 4-sty flat house, on the north side of Home st, 66.7 ft. west of Prospect av, size, 45x85 ft. Thomas H. Tully, owner. Cost, $35,000.

LAFONTAINE AV, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing plans for one 5-sty tenement, to be erected on the west side of Lafontaine av, 25 ft. south of 178th st, size, 50x88 ft. Henry S. Gamp, owner. Estimated cost, $50,000.

KELLY ST, N. Y. C.—Harry T. Howell, 3d av and 149th st, has prepared plans for a 5-sty brick tenement, to be erected in the west side of Kelly st, 80 ft. north of 165th st, 50x87 ft. William Sinnott, 967 East 165th st, owner. Cost, $50,000.

WALTON AV, N. Y. C.—Thomas D. Malcolm Const. Co., River av and 167th st, owner, will erect a 5-sty brick tenement on the west side of Walton av, 180 ft. south of 161st st, 52x89 ft. Cost, $50,000. Harry T. Howell, 3d av and 149th st, has made plans.

BROOKLYN, N. Y.—The Consumers Brewing Co., Av A and 55th st, Brooklyn, will erect a brick and Roman stone tenement, 4-stys, 20x72 ft., at the southeast corner of 6th av and 15th st, Brooklyn, to cost about $15,000. A. Ullrich, 371 Fulton st, has completed plans.

BATHGATE AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, has plans for one 5-sty brick tenement, with stores, to be erected at the northwest corner of Bathgate av and 184th st, 55.1x82.1 ft. All improvements, to cost $50,000. Martin Tully, 565 Walton av, is the owner.

BROOKLYN, N. Y.—Shampan & Shampan, 772 Broadway, Brooklyn, are taking bids for the five 5-sty and basement apartment houses. on the north side of South 2d st, 25 ft. west of Hopper st, for Mr. B. Evens, as owner. Work will be started shortly.

18TH ST, N. Y. C.—Chas. Roffman, 148 Forsyth st, will erect a 6-sty 18-family tenement, 25x79 ft., at 350 West 18th st, from plans by Chas. B. Meyers, 1 Union sq, to cost $25,000. Light brick, limestone and terra cotta, dumbwaiters. The architect will take bids on masonry and carpenter work about Jan. 1.

MAPES AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, has plans for two 5-sty brick and limestone 21-family flats, 45x97 ft., to be erected on the west side of Mapes av, 100 ft. north of 177th st, to cost $110,000. John W. Cornish Construction Co., 466 East 138th st, is the owner. Owner will take bids separately.

INTERVALE AV, N. Y. C.—The Intervale Const. Co. (Jacobson & Livingston), 132 Nassau st, will erect a 5-sty 23-family flat, containing eight stores, at the northwest corner of Intervale av and Home st, to cost about $75,000. J. B. Watson, 217 West 125th st, made the plans. The owner builds, and will take bids.

3D AV, N. Y. C.—The John W. Cornish Const. Co., 466 East 138th st, has had plans prepared by Harry T. Howell, 3d av and 149th st, for one 5-sty brick tenement, with stores, to be erected on the west side of 3d av, 104.9 ft. north of 175th st, 50x91 ft., to cost $55,000. Latest improvements, open plumbing, hardwood trim.

BROOKLYN, N. Y.—A. Ginsberg, owner, 1779 Pitkin av (care Max Kobre), will take bids about Dec. 27 on all sub-contracts and materials for the 5-sty brick and bluestone tailor shop, 50x95 ft., to be erected at the southeast corner of Christopher st and Blake av, at a cost of about $25,000. L. Danancher, 7 Glenmore av, Brooklyn, is preparing the plans.

NEW ROCHELLE, N. Y.—F. Roscigno, 2474 Arthur av, Bronx, N. Y. C., will erect on Webster av, north side, 50 ft. west of Union av, New Rochelle, a 4-sty brick and stone apartment house, 25x70 ft., 6 families and store. All improvements, steam heat and hot water supply, tin roof. Bids will be let under a general contract. M. W. Del Gaudio, 401 Tremont av, Bronx, N. Y. C., is preparing plans.

PARK AV, N. Y. C.—The Co-operative Building Construction Co. will erect another 12-sty elevator co-operative house at Nos. 565-567-569 Park av from plans by Walter B. Chambers, 35 Wall st. The same company is now erecting a similar building, 12-stys, at the northeast corner of Park av and 62d st, 85x64 ft.; also from plans by W. B. Chambers. W. J. Taylor, 5 East 42d st, builder.

158TH ST, N. Y. C.—Matthew W. Del Gaudio, 401 Tremont av, is preparing plans for the improvement of 158th st, north side, 275 ft. west of Amsterdam av, with a 5-sty brick and limestone flat, 26 families, all improvements, steam heat, hot water supply, metal roof, galvanized iron cornices, marble and tile interior. Westborough Realty and Construction Co., 51 East 122d st, is the owner. Estimated cost, $50,000.

BROADWAY, N. Y. C.—Elias Gussaroff, owner and builder, 600 West 140th st, N. Y. C., will take figures on separate contracts and materials about Dec. 29 for a 6-sty apartment house, with seven stores, 100x160 ft., to be erected at the northwest corner of Broadway and 149th st, to cost about $250,000. Moore & Landsiedel, 3d av and 149th st, have plans. Limestone, dumbwaiters, plate glass, steam heat, marble, tile, iron beams, etc.

RIVERSIDE DRIVE, N. Y. C.—The Centre Realty Co., H. D. Lounsbury, 289 4th av, treasurer, will take bids on separate contracts about Jan. 7 for the 8-sty fireproof apartment house to be erected at Riverside Drive, Audubon pl and 157th st, to cost around $600,000. Schwartz & Gross, 347 5th av, have prepared plans. The owner builds. Light brick, limestone, terra cotta, elevator, marble, tile, ornamental iron, dumbwaiters, etc.

Dwellings.

LONG ISLAND CITY, L. I.—Roe H. Smith & Co. have sold two lots on the south side of Grand av, 175 ft. west of Hopkins av, Borough of Queens, to William Lynch, of New York, who intends to erect a dwelling.

NEW HAVEN, CONN.—Architects Foote & Townsend, of New Haven, have been commissioned to prepare plans for the residence to be built on McKinley av for John Fischer, 154 Temple st. It will be a frame house, provided with every convenience.

NEW ROCHELLE, N. Y.—W. H. Orchard, architect, 122 West 42d st, N. Y. C., has completed plans and awarded to the Reynolds Metz Co., 1 Madison av, N. Y. C., the general contract to erect the frame 2½-sty residence for Mrs. Mary F. Dodge, on Centre av. The cost is placed at $17,000.

TUXEDO PARK, N. Y.—Plans have been prepared by Walker & Gillette, architects, 131 West 40th st, N. Y. C., for enlarging and renovating the frame and

stucco residence of F. V. S. Crosby, at a cost of between $15,000 and $20,000. Taft Howell Co., Cornwall, N. Y., has the general contract.

GLEN RIDGE, N. J.—The largest tract of vacant land in the town of Glen Ridge, N. J., was sold during the week by E. E. Murdoch to David W. Miller, of Bloomfield, N. J., for development. Mr. Miller intends to improve this property by erecting several new houses, which will be completed in the early spring.

SHIPPAN POINT, CONN.—Henry Atterbury Smith, 1181 Broadway, New York, has completed plans for a handsome residence to be erected at Shippan Point by Clement A. Fuller. Estimates are now being made; contracts will be let at once. The house will be of frame construction, with every convenience.

EDGEWOOD, CONN.—The Donald G. Mitchell estate has sold a building lot fronting 100 ft. on Alden av, Edgewood, to C. W. Gould, 32 Huntington st, New Haven. Mr. Gould has commissioned Architect Frank Elwood Brown, of New Haven, to prepare plans for a handsome residence to be built on the site.

STAMFORD, CONN.—Henry Atterbury Smith, architect, 1181 Broadway, New York, has started work on a new residence for A. H. Trolle on Sound View av, Stamford. The owner is doing the carpenter work and the sub-contracts will be let at once. There will be three bathrooms. The house will cost about $10,000.

Office and Loft Buildings.

UTICA, N. Y.—John A. Roberts, 167-171 Genesee st, will soon begin the erection of a 5-sty fireproof department store, 125x150 ft., at 193-199 Genesee st, to cost about $100,000. Architect James J. F. Gavigan, 1123 Broadway, N. Y. C., has been selected as architect.

ELIZABETH, N. J.—J. T. Burley, architect, 29 Broadway, N. Y. C., has prepared plans and awarded to Chas. Eilbacher, 33 4th st, Elizabeth, the general contract to erect a 4-sty brick and stone office building, 50x100 ft., on Morris av, Elizabeth, to cost about $20,000. The owner's name is withheld for the present.

JERSEY CITY, N. J.—E. E. Quaife, 64 Harrison av, is preparing plans for a 4-sty fireproof office building, 90x105x100 ft., to be erected at Arlington av, Grand and Marmon sts, to cost about $70,000. Brick, reinforced concrete floors, fireproofing. The owner's name is withheld for the present. The United States Government Post Office has leased the ground floor. Bids will be taken in the spring.

13TH ST, N. Y. C.—Work will soon be commenced on the 11-sty loft building, 83 x100 ft., which the Lordi & De Respiris Const. Co., 321 East 113th st, is to erect at Nos. 8 to 10 East 13th st, costing in the neighborhood of $150,000. R. E. Moss, 126 Liberty st, is steel engineer. Frederick C. Zobel, 118 East 28th st, is the architect. The owner builds and will award all contracts.

SYRACUSE, N. Y.—B. W. Morris, architect, 345 5th av, N. Y. C., has finished plans and awarded to Dawson Bros., Kirk Building, Syracuse, the mason contract to erect a 5-sty fireproof store and office building, 80x100 ft., at Nos. 446-456 South Salina st, to cost between $75,000 and $100,000. Chas. Warner, of the Warner Quinlan Asphalt Co., 3441 South Salina st, is the owner.

45TH ST, N. Y. C.—The Brevoort Construction Co., 6 West 20th st, will erect at Nos. 2, 4 and 6 West 45th st a 16-sty fireproof store and loft building, 75x90 ft., from plans by Schwartz & Gross, 347 5th av, to cost in the neighborhood of $300,000. R. E. Moss, 126 Liberty st, is steel engineer. Limestone, light brick, terra cotta, elevators, steam heat, marble, tile, etc. The owner builds and awards the contracts. Edward Friedman is president, I. Mishkind, treasurer.

Stables and Garages.

SAYBROOK, CONN.—The contract for the erection of the proposed car barn for the Shore Line Electric Railway Co. at Saybrook, has been given to the Sperry Engineering Co., of New Haven. The structure will be 1-sty, of reinforced concrete and steel construction, 75x200 ft., with a concrete roof. There will be accommodations for six tracks.

Municipal Work.

NEW YORK, N. Y.—December 30 the Park Board will open bids for constructing a brick drain in Van Cortlandt Park.

BROOKLYN, N. Y.—The Park Board will open bids Dec. 30 for repairs and alterations to Breeze Hill Bridge, Prospect Park, Brooklyn.

NEW YORK, N. Y.—On Jan. 3 the School Board will open bids for glass to be furnished to various schools in the Borough of Manhattan.

BROOKLYN, N. Y.—Estimates will be received by the Superintendent of School Buildings, Monday, Jan. 3, for fireproof stairways at Public Schools 3, 45, 90 and 111, Brooklyn.

BROOKLYN, N. Y.— Estimates will be received by the Department of Public Charities, Monday, Dec. 27, for the erection and entire compeltion of new Bradford St. Hospital, Brooklyn.

THROGGS NECK, N. Y. C.—Bids will be received by the Superintendent of School Buildings, Monday, Jan. 3, for furnishing and erecting one portable school house on the premises of Public School 14, Eastern Boulevard, Throggs Neck, the Bronx.

BROOKLYN, N. Y.—The Board of Health will open bids on Thursday, Jan. 4, to furnish and install electric and gas lighting fixtures, etc., with all necessary alterations and other work incidental thereto, in the office building at Fleet and Willoughby sts, Brooklyn.

5TH AV, N. Y. C.—Estimates will be received by the Park Board, Thursday, Dec. 30, for installing electric lighting fixtures in new addition (F) of the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av, opposite 83d st, Manhattan.

Bids Opened.

The Board of Education opened bids Monday, Dec. 20, for the general construction (Items 1 and 2) of addition to and alterations in Erasmus Hall High School, Brooklyn. Item 1. H. C. Stowe Const. Co., $391,300 (low bid). Item 2. Geo. F. Driscoll, $267,700 (low bid). Other bidders were: Charles H. Peckworth, J. F. Walsh Construction Co., Peter Cleary, Thos. McKeown, Inc., Wm. J. Moran, Inc., Jas. MacArthur, Richard E. Henningham, John Kennedy & Co., Geo. Hildebrand, P. J. Brennan & Son. No. 2. For fireproof stairways at P. S. 7, 46, 58 and 78, Brooklyn. P. S. 7, 46, 58, Joseph Ohlhausen, low bidder. P. S. 78, A. Feldman Const. Co., Inc., low bidder. No. 3. For completing and finishing alterations and repairs at P. S. 17, Brooklyn, abandoned contract of Charles Cochar, laid over. No. 4. For alterations and repairs to Parental School, Queens, Joseph Balaban, $2,310 (low bid). No. 5. For repairs, alterations and additions to the electric equipment in P. S. 11, Manhattan. Laid over. No. 6. For alterations to electric equipment in hall of the Board of Education, Manhattan. Laid over. No. 7. For furnishing and erecting three portable school houses on the premises of P. S. 8, Bronx. Ducker Co., $3,-147.37, submitted the lowest bid. No. 8. For furnishing and erecting three portable school houses on the premises of P. S. 15, Bronx. Concourse Construction Co., $3,654, submitted the lowest bid.

Contracts Awarded.

BROOKLYN, N. Y.—The Standard Concrete Steel Co., 31st-32d sts, N. Y. C., has received the contract for the seven reinforced concret drying kilns to be



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built for the Empire City-Gerard Co., on Greenpoint av, Brooklyn.

5TH AV, N. Y. C.—C. F. Bond Co., 136 Liberty st, has received the general contract to erect the 5-sty store and loft building at 632 5th av for Mrs. Russell Sage, 604 5th av, from plans by H. O. Chapman, 334 5th av. Chas. Joseph, 3 West 30th st, is the lessee.

NEW HAVEN, CONN.—V. J. Hedden & Sons, 1 Madison av, N. Y. C., have the general contract to erect the new hotel to be built on the site of the present New Haven House, to cost approximately $1,250,000. F. M. Andrews & Co., 1 Madison av, N. Y. C., are the architects. Senator F. S. Butterworth, of New Haven, is financially interested. It will be known as the Taft Hotel.

George W. Smith & Company (Inc.), of 33d st and 5th av, is doing the interior cabinet woodwork for the residence of James B. Clews on 5th av, at 85th st, of which John T. Brady & Co. are the general contractors. Smith & Co. are the same firm which furnished and installed complete the cabinet-work trim, etc., in the New Theatre. They are doing similar work in the State Library and Supreme Court Building at Hartford, of which Donn Barber is the architect, and Marc Eidlitz & Son the contractor; the Ives Library at New Haven, of which Cass Gilbert is architect; the Post Office Building at Elizabeth.

Government Work.

WASHINGTON, D. C.—Office of Superintendent, U. S. Capitol Building and Grounds, Washington, D. C.—Sealed proposals will be received Wednesday, Dec. 29, to furnish and set all interior marble work required for the addition to the U. S. Court House.—Elliott Woods, Superintendent, U. S. Capitol Building and Grounds.

NEW YORK, N. Y.—Proposals for dredging and quay walls will be received at the Bureau of Yards and Docks, Washington, D. C., Jan. 8, for dredging an opening through Cob Dock and constructing quay walls, navy yard, New York. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named.—R. C. Hollyday, Chief of Bureau.

TRENTON, N. J.—Sealed proposals will be received at Washington, D. C., by the undersigned, Jan. 6, for the construction of an additional story, remodeling, etc. (including gas piping and electric conduits and wiring), to the U. S. Post Office and Court House at Trenton, N. J. Drawings and specifications may be had from the custodian at Trenton, N. J.—James Knox Taylor, Supervising Architect, Washington, D. C.

FORT HANCOCK, N. Y.—Sealed proposals for construction, plumbing, heating, electric wiring and fixtures of one double set of non-commissioned officers' quarters (stucco), one double set firemen's quarters (brick), one fire station (brick) and construction of second story (brick) to quartermaster's storehouse at Fort Hancock, N. J., will be received Jan. 15. Address C. J. Goodier, Constructing Quartermaster.

Brief and Personal.

The name of the building at the southwest corner of 4th av and 25th st, at first known as the "Milbank Building," has been changed to "The 334 Fourth Avenue Building."

A. J. & J. T. MacManus, architects, 44 Court st, Brooklyn, are about to remove their business to larger quarters, at No. 215 Montague st, Suite 611, before the first of the year.

Plans have also been filed for enlarging the one and three story office and shop of the Hinkle Iron Works, at Nos. 534 and 536 West 56th st, adding an annex 50 feet front and 83 feet deep.

The Otis Elevator Company, of 17 Battery place, has just opened an emergency station and branch sales agency in Brooklyn, at 363 Jay street. Telephone, "Main 5439," for day and "Chelsea 6400" for night calls. Mr. Harry Wale is in charge of the latest addition to the Otis emergency system. Branches are now maintained at 25 William st., Newark, and at 26th st and Eleventh av, this city, in the latter a night and day service being maintained.

In reference to the proposed building at the northeast corner of 23d st and 4th av, owned by Joseph Milbank, we are informed on the highest authority, that the owner has no idea at present as to just what form of improvement he will erect upon the property; indeed, that is an undecided question at the present time. Present leases expire next May, and the property may be carried without tenants until a decision in relation to the kind of improvement is reached.

On November 1, 1909, several draftsmen organized a Draftsmen's Club, the object of which is to form a permanent organization to promote the interests and sociability of draftsmen of this city, to organize a bureau for draftsmen out of employment and to discuss the building and tenement house laws. In order to bring the draftsmen of the several offices together, a reception and ball has been arranged at Alhambra Hall, 126th st and 7th av, on January 26, 1910. Matthew F. McQuillan, 308 West 121st st, is secretary.

"I believe," said the Advertising Solicitor to the Material Man, "that advertising originated in a kitchen. The cook wants cinnamon. She goes to the shelf on which she knows it ought to be, runs her eye over the labeled jars until she finds it. Somebody wants cement, brick, metal trim, cut stone, lime or plaster. He picks up his R. & G., runs his eye down its columns until he finds the firm he thinks best able to deliver the goods; then orders. Get me?" "I'm there," replied the smiling M. M. as he lit his cigar, conscious of the pulling qualities of both his ad. and his weed.

The Baker Taylor Company, publisher, 33 East 17th st, has issued the second volume of "A History of Architecture," by the late Russell Sturgis. This volume presents with abundant and beautiful illustration the architecture of India, China, Japan and Persia, the early Christian monuments, the Byzantine and Moslem architecture, and concludes with an exhaustive treatment of the Developed or Later Romanesque. The third and final volume will be written by Arthur L Frothingham, A. M., Ph. D., who is thoroughly in sympathy with Mr. Sturgis's point of view, and will be ready in 1910.

The Edison Portland Cement Co. will issue from its main offices, 935 St. James Building, this city, on January first the initial number of a magazine devoted to the progation of "Edison Portland 10 per cent. Finest Ground" gospel throughout the land. The publication, which will appear monthly, will be edited and compiled by Mr. F. B. Marsh, the advertising manager for the company. The text will contain illustrated descriptions of large and small operations in this kind of building material in the thousand and one fields of its application and utility, besides other interesting reading matter for the layman as well as the building expert. Those who wish to keep up with the progress being made in cement construction should send their names to Mr. Marsh, with a request that they be put upon the mailing list, for which no charge is made.

S. Shanker Gets Big Contract.

The S. Shanker Metal Ceiling Co., of 520 5th st, recently closed a conspicuous contract for approximately 100,000 sq. ft. of metal ceiling for a big auditorium and meeting-hall at 195 and 197 Chrystie st. The building is eight stories high and each floor will be equipped with this fire-resisting material.

This company has been expanding rapidly within the last year, having taken and completed some important contracts not only in this city but in Brooklyn, where it has an office at 1234 Myrtle av. To meet the demands of the trade in Bay Ridge another office is located at 359 Court st, where E. P. Backie is the local representative.

The manager of the 5th st headquarters is the local representative of one of the biggest stamping mills in the country situated in the West, and because of his option on any quantity of that company's output he is enabled to supply his customers here quickly and satisfactorily. A large part of the New Jersey business is also coming to this company, and indications are good for an early Spring business from this quarter, according to Mr. Shanker.

Dover White Marble Co. Announcement.

The Dover White Marble Co., of 500 Fifth avenue, corner of 42d st, sent out announcements to the trade and to architects, builders, cut stone producers, monumental marble dealers and contractors, this week, stating that it is in a position to furnish pure white, cream white, tinted and artistically marked marble for exterior and interior construction. The firm also states that it will furnish at popular prices fine grain, non-absorbant building marble possessing great crushing strength and remarkable heat and frost resisting qualities.

The Dover White Marble Company has quarries in operation within two hours ride from this city (at Wingate Station, Harlem division of N. Y. C.), where it has installed a modern electrical quarrying and lifting equipment, enabling it to fill orders up to 2,000 cu ft, per day. The quarry is on a side hill, and self draining, enabling the company to operate it with astonishing economy.

Baltimore's Municipal Docks.

A description of Baltimore's municipal dock improvements has been published in an illustrated pamphlet by the Raymond Concrete Pile Company of New York and Chicago. In the opening pages the methods employed by the city for financing the improvements are described, after which the engineering features of the work in general and more particularly those employed in the construction of piers 4, 5 and 6 are taken up in detail. The last named piers, which are of steel and concrete, after the designs of Oscar F. Lackey, harbor engineer of Baltimore, are being constructed by the Raymond Company. One of the noteworthy features in their construction is the concrete sheet piling that is being employed in the work to the extent of some 220,000 surface feet. In addition to the municipal docks, the concrete bulkheads now under construction by the Raymond Company for subsidiaries of the Standard Oil and International Harvester companies are described and illustrated.

ONE GOOD ORDER **in the course of a year will more than pay the cost of advertising. The Record and Guide reaches practically all interested in the Real Estate and Building fields.**

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

EXIT 1909—1910'S OUTLOOK.

This week practically closes the business year. From now until January first the building material market, if it follows the precedents of former holiday seasons, will be dull and uneventful. About 95 per cent. of the building material firms will find that they have had a year that has measured fairly up to expectations, although full satisfaction has not been attained, with the possible exception of the steel and iron interests.

Taken as a whole, the year was a good one, all things being equally considered. The cutstone interests were the worst sufferers, the spurt taken on of late not making up for earlier backwardness. Brick had a disappointing year, while cement had a contradictory one. While 8,000,000 more barrels were sold than ever before, the prices obtained for it, especially in this district, were so low as to discount practically the entire benefit that might otherwise have been derived from the boom.

Building lumber had only a fair year, referring, of course, to consumption in this city and vicinity. The year opened weak, gained strength in the early Summer, fell back again at the beginning of Autumn, and then took a spurt that it maintained even up to the present week at stiff prices and good demand.

Building hardware is reported to have had a year's business approximately equal to 80 per cent. of that of 1906. Lime has been extremely active, the local market consuming quantities considerably in excess of what manufacturers had anticipated at the beginning of a year following a serious financial depression. Sheet metals have done very well since August. Hollow-tile is reported to have met a market in excess of what had been expected, while architectural terra cotta has had a steady demand at even prices all the year, but especially since June.

NEXT YEAR'S OUTLOOK.

A change has come over the building material market in its views regarding next year's business within the last fortnight. While there is considerable optimism, it is not of the extravagant kind noted on or about the first of the month. Then it was argued that a boom would come immediately after the first of the year, would be fairly well developed by March 1, and that the middle of May it would be at its height. The theoretical prosperity schedule has been revised, however. The building material world does not look for anything startling until March first (this is based upon recent weather prognostications for a severe winter), and it does not look for the biggest orders until about the middle of April, or the first of May, and that by the middle of June or the first of July those timid persons who have filed plans but who are waiting for tangible evidence that the time is ripe to go ahead, will be ready to start work. Some figures are enlightening.

In 1908 the total value of new buildings erected in Manhattan and the Bronx amounted to over $100,000,000. This year the total amount of new buildings in the same territory is considerably over $162,000,000. The buildings already projected for 1910, and practically ready to go ahead, involve a total expenditure of more than $72,000,000, which is about $28,000,000 less than the total amount spent in new construction work in 1908, and the new year has not yet dawned. This year the total amount of projected buildings in Manhattan and the Bronx, as shown by the Record and Guide's statistical tables, did not total even as high as $70,000,000 until May first, while it was October, 1908, that the total value of projected buildings reached $71,000,000. Building material men are fond of referring to the business done by them in 1905, and particularly of that in 1906. That next year's business promises to even exceed the total volume of both of those years is indicated in the fact that it was June 2, 1906, before the total amount of new buildings reached $73,000,000, and it was June 16, 1905, before the projected buildings aggregated in value $71,000,000.

The figures for suburban development, such as New Jersey, Brooklyn and Queens, show almost the same approximate volume for the various years, with the exception of New Jersey, which shows a greater development for this year than for any of the preceding ones. The indications are for a big year in building materials there in 1910. For detailed list of the principle buildings to be erected in 1910, the total value of which aggregate $72,509,000, see page 1114 in last week's issue of Record and Guide. Out of the eighty-five buildings listed, only twenty-five contracts have not yet been awarded, and of this latter number architects are now figuring on four.

These are facts that should definitely settle any doubts among building material men as to whether 1910 will be a good year in their particular specialties. There is to be a period of legislative peace both in this State and at Washington, if we read the signs of the times aright. The Record and Guide's advice to building material dealers is to anticipate Spring needs now while prices are low. Movements are afoot among all producers to advance prices early in January, and the wise man will be who quickest gets under cover. The week's summary follows:

BRICK—Prices moving up.
CEMENT—Better undertone.
HARDWARE—Prices strong—demand fair.
IRON—Dull—prices stand.
LIME—Demand lighter.
LUMBER—Price tendency upward.
STEEL—Quiet—much business pending.
STONE—Buying light—prices stiff.

Brick.

Hudson River common brick moved up another twenty-five cents this week, ruling prices now ranging from $5.75 to $6.25. Raritan Rivers now bring between $5.75 and $6. The demand is now about equal to the supply in Hudson River commons, while Raritains are holding their own in the local market.

The last Hudson River tow left Kingston on Wednesday morning, it was reported, and the probabilities are that no more cargoes will come in from points beyond Newburgh. This was the statement issued by the Cornell Towing Company this week to its customers. Transactions for last week follow: Leftover, Dec. 11, 26; arrived, 65; sold, 62; leaving 29 on hand on Monday of this week. Of this number, eight were covered, leaving 21 for sale. Prices on covered cargoes are not being made at present. The local dealers are well fixed for the winter, no difficulty being expected in getting all the brick needed.

BRICK. (Cargo quotations at the wharf.)*

	Per M	
Hudson River common	$5.75@	$6.25
Hudson River, Light Hard	4.00	4.50
Raritan River	5.75	6.00
Croton Point—Brown, f.o.b.	13.00	14.50
Croton Point—Dark and red	13.00	14.00
Hollow brick, Haverstraw size	7.00	8.00

***Cartage and dealers' profits must be added to above quotations for retail prices.**

Fronts: (Delivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.)	24.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	30.00	35.00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00
Enameled:		
English size	75.00	80.00
American size	70.00	80.00
Seconds, etc	65.00	75.00

Cement.

The Portland Cement market was featured by two important events this week. One was the sale of the Canada plant of the Lehigh Portland Cement Company, local offices of which are at 261 Broadway, and the other was the slicing of the Americain Portland Cement Company's dividend from 6 to 2 per cent. This company has never before paid less than six.

At the offices of the local agency of the Lehigh Portland Cement company verification was obtained of the reported sale, but it was said that details of the transaction had not been received. The price obtained was reported to be a substantial one. The purchasers were Canadian interests who were willing to purchase the plant at almost any price in order to harmoniously carry out certain business plans for the new year. The sale will have no effect whatever, it is said, upon the American plant and will have no effect upon the local price problem that has been a thorn in the flesh of many companies since spring.

Following the announcement of the drop in dividends this stock dropped $13.50 a share in the Philadelphia exchange on small transactions. The statement issued from the Philadelphia headquarters of the company is significant:

"The present year has been the worst ever known in the cement industry. The mills of the country have been run to about 60 per cent. of their capacity, and the production has been marketed at the lowest prices ever known, in many cases at or below cost."

CEMENT.

Portland Cement, in cloth*	$1.43
Rosendale or Natural, per bbl.	.80

***Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.**

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland	$1.43@	$1.58
Atlantic Portland	1.43	....
Atlas Portland	1.43	1.53
Bath Portland	1.48	....
Dragon Portland	1.43	1.58
Edison Portland	1.48	....
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Alsen's (German) Portland	....	2.40
Dyckerhoff (German) Portland	....	2.43

Lime and Plaster.

The situation in lime is reported to be pretty fair for this time of the year, although plaster has a better call. The demand for the former material fell off somewhat this week, although it has held up exceptionally well during the last two months. There is a large volume of business in lime going into the Bronx, but finer grades do not lead in this. In the Bay Ridge district, however, the better kind is more in demand. As for plaster, the demand has been somewhat beter of late, and in consequence prices are stiff. Hydrated is holding its own. Prices follow:

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	....@	$0.75
Rockland-Rockport, Com., per bbl.	....	.92
Rockland-Rockport, L., per bbl.	1.02	....
Rockland-Rockport, special, 320 lbs.	....	1.37
Select finish, per 350 lbs., net	1.60	....

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	1.40
New Milford Lime	1.80
New Milford (small barrel)	1.00
Hydrated, per ton	9.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs.	1.65
In bags, per ton	$8.50 10.00
Calcined, city casting, in barrels, 250 lbs.	1.45
In barrels, 320 lbs.	1.65
Neat wall plaster, in bags, per ton*	11.00
Wall plaster, with sand, per ton	5.25
Browning	5.25
Scratch	6.25

*Rebate of 10 cts. per bag.

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.

Screened Cow Bay sand	$0.30 cu. yd.
Screened Cow Bay gravel	.50 cu. yd.
White quartz roofing grit	1.50 cu. yd.

Lumber.

"Lumber developed an unusual December business and has kept it up remarkably well," said a representative of one of the biggest companies specializing in pine, this week. "We look for an early resumption of business after the holidays, and if the winter is open, even part way," as he expressed it, continuing, "we hope to start next year at a good pace and to increase the gait as we progress."

As for prices, another dealer, who has extensive yards across the East River, said that he looked for a general advance soon. "Prices now," said he, "are not what they should be. The retailers don't seem to have the confidence in what 1910 will bring them, that distributors in other lines have."

Hardwoods have a good call, but the early Autumn rush is over now and the mills are catching up on their orders. The possibility of car shortages is having a beneficial effect upon many of the mills which are shipping orders as quickly as possible and as soon as they can get suitable cars. There is no change in current prices.

PRICES.

Clear quarter sawn White Oak	$88.00
Clear quarter sawn Red Oak	88.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	$50.00@	$52.00
Ash, 1 in., No. 1 common (white)	35.00	38.00
Ash, 1 in., No 1 common (brown)	35.00	36.00
Basswood, 1 in., 1st and 2ds	40.00	42.00
Basswood, 1 in., No. 1 common	30.00	31.00
Birch, 1 in., 1st and 2ds (red)	48.00	50.00
Birch, 1 in., 1st and 2ds (white)	36.00	38.00
Birch, 1 in., No. 1 common (red)	28.00	34.00
Birch, 1 in., No. 1 common (white)	25.00	27.00
Chestnut, 1 in., 1st and 2ds	46.00	48.00
Chestnut, 1 in., No. 1 common	36.00	38.00
Cherry, 1 in., 1st and 2ds	95.00	100.00
Cherry, 1 in., No. 1 common	54.00	60.00
Cypress, 1 in., 1st and 2ds	....	49.00
Cypress, 1 in., shop	....	35.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00	39.00
Gum, 1 in., No. 1 common (red)	30.00	32.00
Maple, 1 in., 1st and 2ds	30.00	32.00
Maple, 1 in., No 1 common	23.00	25.00
Oak, 1 in., 1st and 2ds (plain)	47.00	50.00
Oak, 1 in., No. 1 common	38.00	40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00	84.00
Oak, 1 in., No. 1 com. (quartered)	50.00	55.00
Poplar, 1 in., 1st and 2ds	56.00	58.00
Poplar, 1 in., No. 1 common	36.00	38.00
Walnut, 1 in., 1st and 2ds	100.00	105.00
Walnut, 1 in., No. 1 common	55.00	65.00

MAPLE FLOORING.

Clear	$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

4/4 1st and 2ds	$85.00
5/4	89.00
4/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

4/4 1st and 2ds	$50.00
5/4	52.00
4/4 No. 1 common	36.00
5/4 No. 1 common	38.00
4/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

Pig Iron.

The pig iron market continues unchanged. It is extremely dull and prices are just about holding their own. New business and inquiries are reported light. Foundry grades are easier and small concessions are being made on competitive small orders. Basic has developed a scarcity for early shipment. The prices current for the week just closed follow:

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the first quarter:

Northern:		
No. 1 x Jersey City	$19.20@	$19.70
No. 2 x Foundry	18.70	19.20
No. 2 Plain	18.20	18.70

The following prices are f. o. b. cars Birmingham, freight to N. Y. $4.25 and including lighterage within lighterage limits, N. Y. harbor, $4.85:

Southern:		
No. 1 Foundry	$15.00@	$15.50
No. 2 Foundry Spot	14.50	15.00
No. 3 Foundry	14.00	14.50
Basic:		
Eastern Pennsylvania	18.75	19.00
Alabama	14.50	15.00
Valley	17.25	15.00

Steel.

Steel has entered the usual dull period incidental to the holidays. Prices are steady. There is a large amount of work reported to be pending, but negotiations are being held in abeyance until after January 1. Many of the manufacturers are making preparations for handling larger contracts when business resumes its normal activity, while jobbers are anticipating their spring requisitions and are laying in large assortments. Bruce & Cook, Eggleston Brothers and Abeel Brothers are leaders in this movement.

Structural interests are reported to be fairly active for this time of the year. Levering & Garrigues took 700 tons for a Springfield, Mass., operation. The Hudson Structural Steel Company took 400 tons for the Bronx theatre, while the Passaic Steel Works will fabricate for an apartment house in this city to be built by the Consolidated Realty Company, and which will require 600 tons.

The injunction issued this week postponing the awarding of the structural general contract on the new Municipal building will pull down the total tonnage average for December. The Thompson-Starrett Co. was the lowest bidder, and it is probable that the business will yet go to this concern. The steel specifications call for a steel skeleton faced with granite twenty-five stories in height and surmounted by an eight-story tower. The total height will be 550 feet, five feet lower than the Washington Monument, and about 25,000 tons of steel will be required. An early adjustment of the difficulties attendant upon this award are looked for.

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	Mill.	Store.
Beams and Channels, 15-in. and under	$1.76	$2.25
Angles	1.76	2.25
Tees	1.81	2.30
Zees	1.76	....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1⅞, base price	2.00
¾ and ⅞ in.	1-10c. extra

FLAT IRON.

1½ to 4 in. x ⅝ to 1 in., base price	2.00
1½ to 4 x ¼ x 5-16	2-10c extra
2 to 4 in. x 1⅝ to 2 in.	5-10c extra
4¼ to 6 in. x 1¼ to 1½	4-10c extra
Norway Bars	3.35 ....
Norway Shapes	3.35 ....
Burden Best Iron	$3.15 base
Burden H. B. & S.	$2.95 base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Tool Steel, regular quality	7.00 ....
Tool Steel, extra quality	13.00 ....

SOFT STEEL SHEETS.-

¼ and heavier	....	2.30
3-16	....	2.40
No. 8	....	2.50
Blue Annealed.		
No. 8	....	2.50
No. 10	....	2.50
No. 12	....	2.55
No. 14	....	2.60
No. 16	....	2.70

	One Pass, Cold Rolled.	Cleaned American.
No. 16	$2.90	$3.00
No. 18 }	2.85	3.00
No. 21 }		
No. 22 }	2.85	3.10
No. 24 }		
No. 25 }	3.05	3.20
No. 26 }		
No. 27	3.10	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	$5.75
" 26	" "	6.25
" 28	" "	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at $2 per box advance for 8 to 10 lbs. coating and $2.50 to $3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	....	@$17.30
About 30-lb. coating	....	15.20
About 20-lb. coating	....	13.50
About 15-lb. coating	$10.90	11.45
About 8-lb. coating	....	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11¼@	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.	22	24

GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs.	$3.10
" 18 and 20	" " "	3.25
" 22 and 24	" " "	3.45
" 26	" " "	3.63
" 27	" " "	3.85
" 28	" " "	4.00
" 30	" " "	4.65

No. 20 and lighter, 36 ins. wide, 25c. higher.

COPPER.

Sheet Copper, hot rolled, 16 oz. per lb.	18@19
Sheet Copper, hot rolled, 14 oz. per lb.	19@20

Sheet Copper, cold rolled, 1c per lb above hot rolled.

Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

PIG LEAD.

Ton lots	4⅞@5
Loss	5 5⅛

Stone.

The stone situation remains unchanged, that is to say, it is hanging in the balance as regards prices of certain grades of stone. Prices, if anything, are stiffer and are being met by a frigid attitude upon the part of the cutters who are holding back on purchases excepting on those that are absolutely necessary. The stone situation, therefore, cannot be said to be strictly harmonious, but an early peace pact is anticipated when the long promised rush of business appears soon after the first of the year.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	$1.25@	....
Brownstone, Portland, Con.	.60	$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.60	1.00
Granite, Maine	.50	.75
Granite, Milford, pink	....	1.00
Granite, Picton Island, pink	....	1.00
Granite, Picton Island, red	....	1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.	.80	....
Kentucky limestone	....	.90
Lake Superior redstone	1.05	....
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

SLATE.—Prices are per square, delivered in New York in car lots.

Bangor, Genuine, No. 1	$5.00	$6.75
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

Miscellaneous.

The demand for good grades of hardware fell off somewhat this week, but there was enough current business reported at the various wholesale houses to warrant a characterization of "fair." Suburban business seemed to rule in largest volume, several big orders coming in from Jersey City to local jobbing houses. The outlook for the year in this department of building equipment is said to be good, there being a large inquiry on foot and considerable business on operations now about to finish is pending. The plumbing supply houses have found little diminution of business up to a week ago.

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1909. Dec. 17 to 23, inc.	1908. Dec. 17 to 23, inc.
Total No. for Manhattan	202	199
No. with consideration	26	20
Amount involved	$1,147,161	$1,674,900
Number nominal	176	179
Total No. Manhattan, Jan. 1 to date	10,436	9,608
No. with consideration, Manhattan, Jan. 1 to date	826	713
Total Amt. Manhattan, Jan. 1 to date	$45,622,592	$40,385,628
Total No. for the Bronx	103	138
No. with consideration	10	13
Amount involved	$105,977	$171,100
Number nominal	93	125
Total No., The Bronx, Jan. 1 to date	7,151	7,374
Total Amt., The Bronx, Jan. 1 to date	$4,276,121	$5,518,352
Total No. Manhattan and The Bronx, Jan. 1 to date	**17,587**	**16,982**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$49,898,713**	**$45,903,980**

Assessed Value Manhattan.

	1909. Dec. 17 to 23, inc.	1908. Dec. 17 to 23, inc.
Total No. with consideration	26	20
Amount involved	$1,147,161	$1,674,900
Assessed value	$982,000	$1,248,600
Total No. nominal	176	179
Assessed value	$8,677,900	$8,340,000
Total No. with consid., from Jan. 1 to date	826	713
Amount involved " "	$45,622,592	$40,385,628
Assessed value " "	$37,456,700	$33,027,240
Total No. nominal " "	9,692	7,895
Assessed value " "	$572,575,661	$445,056,400

MORTGAGES.

	1909. Dec. 17 to 23, inc. Manhattan.	1909. Dec. 17 to 23, inc. Bronx.	1908. Dec. 17 to 23, inc. Manhattan.	1908. Dec. 17 to 23, inc. Bronx.
Total number	198	119	223	174
Amount involved	$10,150,229	$1,114,197	$6,094,284	$1,338,028
No. at 6%	56	37	73	77
Amount involved	$1,299,816	$234,540	$1,547,157	$437,175
No. at 5½%	7	14	9	21
Amount involved	$75,000	$49,413	$129,000	$202,575
No. at 5%	50	41	66	35
Amount involved	$1,471,300	$472,694	$2,142,127	$506,784
No. at 4½%	41	1	25	1
Amount involved	$1,556,500	$19,000	$907,000	$12,000
No. at 4%	2	.....	1	.....
Amount involved	$7,500	.....	$1,000	.....
No. with interest not given	42	26	49	40
Amount involved	$5,740,113	$338,550	$1,368,000	$179,494
No. above to Bank, Trust and Insurance Companies	58	17	54	36
Amount involved	$7,112,200	$250,750	$2,183,000	$384,500

	1909.	1908.
Total No., Manhattan, Jan. 1 to date	9,058	8,452
Total Amt., Manhattan, Jan. 1 to date	$300,359,671	$266,059 941
Total No., The Bronx, Jan. 1 to date	7,543	6,944
Total Amt., The Bronx, Jan 1 to date	$64,687,293	$42,036,204
Total No., Manhattan and The Bronx, Jan. 1 to date	**16,601**	**15,396**
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$365,046,964**	**$308,096,145**

EXTENDED MORTGAGES.

	1909. Dec. 17 to 23, inc. Manhattan.	1909. Dec. 17 to 23, inc. Bronx.	1908. Dec. 17 to 23, inc. Manhattan.	1908. Dec. 17 to 23, inc. Bronx.
Total number	33	7	.....	.....
Amount involved	$2,517,350	$83,500	.....	.....
No. at 6%	5	1	.....	.....
Amount involved	$40,600	$3,000	.....	.....
No. at 5½%	1	.....	.....	.....
Amount involved	$20,000	.....	.....	.....
No. at 5%	16	6	.....	.....
Amount involved	$1,197,000	$80,500	.....	.....
No. at 4½%	10	.....	.....	.....
Amount involved	$1,232,250	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. with interest not given	1	.....	.....	.....
Amount involved	$27,500	.....	.....	.....
No. above to Bank, Trust and Insurance Companies	10	2	.....	.....
Amount involved	$1,510,000	$34,500	.....	.....

	1909	1908
Total No., Manhattan, Jan. 1 to date	1,792	.....
Total Amt., Manhattan, Jan. 1 to date	$86,740,532	.....
Total No., The Bronx, Jan. 1 to date	578	.....
Total Amt., The Bronx, Jan. 1 to date	$5,691,720	.....
Total No., Manhattan and The Bronx, Jan. 1 to date	**2,370**	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date	**$92,432,252**	.....

PROJECTED BUILDINGS.

	1909. Dec. 18 to 23, inc.	1908. Dec. 19 to 24, inc.
Total No. New Buildings:		
Manhattan	13	12
The Bronx	47	38
Grand total	60	50
Total Amt. New Buildings:		
Manhattan	$1,382,850	$1,755,750
The Bronx	1,483,300	458,725
Grand total	$2,866,150	$2,214,475
Total Amt. Alterations:		
Manhattan	$216,219	$65,550
The Bronx	28,875	10,650
Grand total	$245,094	$76,200
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	963	631
The Bronx, Jan. 1 to date	2,323	1,878
Mnhtn-Bronx, Jan. 1 to date	**3,286**	**2,509**
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	$124,805,412	$81,764,076
The Bronx, Jan. 1 to date	39,977,960	21,083,780
Mnhtn-Bronx, Jan. 1 to date	**$164,783,372**	**$102,847,856**
Total Amt. Alterations:		
Mnhtn-Bronx, Jan. 1 to date	**$13,034,036**	**$11,265,688**

BROOKLYN.

CONVEYANCES.

	1909. Dec. 16 to 22, inc.	1908. Dec. 17 to 22, inc.
Total number	531	414
No. with consideration	16	24
Amount involved	$88,425	$654,041
Number nominal	515	890
Total number of conveyances, Jan. 1 to date	**27,274**	**26,455**
Total amount of conveyances, Jan. 1 to date	**$13,682,627**	**$16,932,902**

MORTGAGES.

Total number	498	692
Amount involved	$2,470,301	$1,765,865
No. at 6%	303	219
Amount involved	$824,701	$966,558
No. at 5½%	42	115
Amount involved	$245,250	$532,332
No. at 5¼%	.....	.....
mount involved	.....	.....
No. at 5½%	.....	.....
Amount involved	.....	.....
No. at 5%	116	37
Amount involved	$806,725	$214,950
No. at 4½%	1	2
Amount involved	$75,000	$2,500
No. at 4%	.....	2
Amount involved	.....	$3,000
No. with intrest not given	36	17
Amount involved	$518,625	$47,025
Total number of Mortgages, Jan. 1 to date	**26,398**	**$24,901**
Total amount of Mortgages, Jan. 1 to date	**$104,706,117**	**$88,650,608**

PROJECTED BUILDINGS.

No. of New Buildings	158	56
Estimated cost	$1,087,567	$279,080
Total Amount of Alterations	$90,795	$64,765
Total No. of New Buildings, Jan. 1 to date	**10,126**	**6,363**
Total Amt. of New Buildings, Jan. 1 to date	**$56,419,409**	**$37,319,697**
Total Amount of Alteration, Jan. 1 to date	**$4,180,002**	**$5,216,197**

QUEENS.

PROJECTED BUILDINGS.

	1909 Dec. 17 to 23, inc.	1908 Dec. 18 to 24, inc.
No. of New Buildings	65	220
Estimated cost	$274,300	$931,850
Total Amount of Alterations	$21,586	$7,600
Total No. of New Buildings, Jan. 1 to date	**4,457**	.....
Total Amt. of New Buildings, Jan. 1 to date	**$16,566,311**	.....
Total Amount of Alterations, Jan. 1 to Date	**$787,922**	.....

THE WEEK.

WHILE there is a falling-off of nearly twenty-five per cent. in the number of sales reported this week from last week's total, and a loss of the same percentage from the corresponding period last year, this should not be taken as an indication that the market is going back; there is a distinctly strong tone to the market. Reports of the past month show that a number of the operators who have been out of the market for a year past are again buying, and the brokers generally predict that the winter and spring months will be active.

In this week's budget there are sixty-five sales, all of moderate size, with the section in the Twenties and Thirties west of

Broadway still active; of the latter there are eleven sales, seven of which are west of Seventh avenue, this being the largest number reported west of that thoroughfare in the present movement.

There were nine sales of dwellings, No. 8 East 72d street and No. 21 West 85th street, being the most important. There were three sales of vacant property on Riverside Drive, West End avenue and Broadway, south of 110th street for improvement. Of the dozen Bronx sales seven were improved, most of these being small dwellings.

THE AUCTION MARKET

AS was to be expected in a week preceding the Christmas holidays, there were few offerings and very little interest shown in what was offered. There were only fourteen parcels offered, one of these being voluntary. On Monday Bryan L. Kennelly offered 38 West 12th st, Jeremiah J. Campion, a party in interest bought it for $28,000; Joseph P. Day had one sale, a tenement, at 218 East 9th st, which the plaintiff secured for $18,000, some $600 less than the encumbrances.

On Tuesday, Mr. Day offered six properties. One was withdrawn and the others went to parties in interest. James L. Wells Co. were to have sold 747 Madison av, but the sale was adjourned to December 28.

On Wednesday, there were sales by Joseph P. Day, D. P. Ingraham & Co., and Jacob H. Moyers. Five parcels were offered and all but one were sold. The sale of 179 Wooster street was adjourned to January 5.

Of the six parcels offered on Thursday Joseph P. Day sold two and Samuel Marx, one of the others were adjourned on 66 and 68 West 10th st, was adjourned to December 30, and a Bronx parcel was withdrawn.

THE NEXT REGISTRAR OF THE COUNTY.



MAX S. GRIFENHAGEN.

Max S. Grifenhagen, as the next Registrar of New York County, will stand in a very important relation to the real estate interests. Mr. Grifenhagen has lived here about thirty-five years, and was born in Chicago. His father died when Max was only five years old and his mother lost all her possessions in the Chicago conflagration of 1871. As a lad, he had to help maintain the family by working before and after school. He was graduated from the Henry Street public school in New York.

Mr. Grifenhagen started in his present business, as a dealer and broker in bottles, in the smallest way, and has been very successful. He is also a real estate owner. He has served as Alderman, representing the Washington Heights District from 1903 to 1907, and was the chairman of the Building Committee in 1907, which appointed the commission to revise the Building Code, the record of which is on file in the Board of Aldermen.

Mr. Grifenhagen was also the chairman of the committee of the Board of Aldermen which investigated the Department of Street Cleaning under Commissioner Woodbury, of which committee Mr. Wm. F. Ivins was counsel.

Much other legislation of importance as to Washington Heights District and to the city as a whole was introduced by Mr. Grifenhagen and passed through the Board of Aldermen and Board of Estimate, which is also a matter of record.

Mr. Grifenhagen was nominated for Registrar of the County of New York by the Republican Party and later endorsed by Mr. Hearst on the ticket headed by that leader. Mr. Grifenhagen is a director of the Hebrew Orphan Asylum and is interested in many other charities.

NEW YORK MORTGAGE AND SECURITY COMPANY DIVIDEND.

At a meeting of the Board of Directors of this Company, held at the Company's office on this date, the following resolution was adopted: "Resolved, That out of the undivided profits there be and is hereby declared a quarterly dividend of three per cent. (3%) on the capital stock of the Company, payable January 3, 1910, to stockholders of record at the close of business on December 27, 1909, and that the transfer books be closed at 3 p. m. December 27, 1909, and reopened at 10 a. m. January 4, 1910."

WILLIAM N. HARTE,
Treasurer.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

PEARL ST.—The Charles F. Noyes Co. has resold for Isadore Goldberg the 5-sty store and loft building at 297 Pearl st, covering lot about 17.7x100.4. The entire building is leased to the New York Consolidated Drug Co. for a long term of years. This is the fourth time the brokers have sold this same property, the three last sales having been made during the past year, and all at substantial profits.

1ST ST.—Baumann & Osorio have sold for Morris Levine 61 and 63 1st st, near 1st av, a 6-sty and basement building, with stores, on plot 41.1x75x irregular.

13TH ST.—Duross Co. have sold for D. O. Haaren 217 West 13th st, the 3-sty and basement house on lot 20.10x75. The house is opposite school No. 16, and will be altered to a business building to be occupied as a wholesale plumbers' supply house.

In One Family 76 Years.

22D ST.—James N. Wells' Sons have sold for estate Josephine L. Wells the 5-sty dwelling 402 West 22d st, which came into the market by the recent death of Miss Wells. This is the first sale of this property in 76 years, Miss Wells having inherited the property from her father, James N. Wells, who purchased the land in 1833 when the Clement C. Moore farm was laid out in building lots.

25TH ST.—Elizabeth Boylan and Catherine Roach, respectively, sold to Irving I. Kempner 211 and 213 West 25th st, two 3-sty dwellings on a plot 42x98.9. Mayer S. Auerbach recently bought 215 and 217, adjoining.

25TH ST.—Mayer S. Auerbach has bought through N. A. Berwin & Co. 215 and 217 West 25th st, two 3-sty dwellings on plot 42x100. The property is on the north side of 27th st, 186 ft. west of 7th av. The seller, Charles E. Hackley, has owned the property since 1905.

25TH ST.—Henry M. Weill Co. has sold in conjunction with S. B. Goodale & Sons the property 148 to 152 West 25th st, two 4-sty buildings, on lot 56x98.9, for the Orange County Milk Association to Benjamin M. Kaye, of the Kayewood Realty Co.

28TH ST.—Mandelbaum & Lewine have purchased 229 to 239 West 28th st, 124x98.9x irregular, from Mary P. Satterlee, through M. & L. Hess and Robert R. Rainey. The property is between 7th and 8th avs, and is under lease to the William Jackson Co. for three years.

29TH ST.—Henry M. Weill Co. has sold for Mary J. Lynn to Bernard Seymann the 4-sty tenement 218 West 29th st, on plot 25x98.9.

30TH ST.—William H. Shaw, of the firm of E. L. King & Co., sold for J. Swift Richards to Sheppard K. de Forest 47 East 30th st, a 4-sty brick dwelling on a lot 19x98.9, located 81.8 ft. west of 4th av. The same brokers recently sold 49 and 51, adjoining, for Josephine L. de Forest to Mrs. Eliot Danforth.

30TH ST.—Henry M. Weill Co. and Nail & Parker have sold for St. Philips' congregation, which not long ago sold its church in West 27th st, a row of tenement houses which it owns at 115 to 131 West 30th st. The buyer is Charles S. Pincus. The property, which brought about $1,966 a front foot, is opposite the new Tenderloin police station. It has a frontage of 229 feet, with an easterly line of 90.2 feet and a west line of 43.8 feet, and the site is covered with old two 4 and 5-sty buildings. The property adjoins on the west the General James estate holdings, comprising the northwest corner of 6th av, which are now in the hands of a syndicate represented by Henry Morgenthau.

35TH ST.—George W. Eggers, formerly a Sergeant of Police, has sold the Lorenzo, a comparatively modern 7-sty elevator apartment house at 229 and 231 West 35th st. The property occupies a plot 42.7x98.9, between 7th and 8th avs, and was acquired by the seller in 1900. S. B. Goodale & Son were the brokers.

37TH ST.—I. Randolph Jacobs has sold 255 and 257 West 37th st, two 4-sty dwellings, on plot 33.4x98.9, near 8th av.

39TH ST.—Lucien Ardin has sold the 3-sty and basement dwellings, on plot 41x98.9, at 260 and 262 West 39th st, 161.6 feet east of 8th av.

42D ST.—James N. Wells' Sons, in conjunction with Leo Hess, have resold the vacant plot, 100x100.5, at 535-541 West 42d st, for a client, who recently bought the property through the same brokers from the Consolidated Gas Co. The present purchaser is a Mr. Burke, who will improve the plot with a business building for his own occupancy.

46TH ST—A. J. Robertson and the Cruikshank Company have sold for John R. Townsend to Clarence Martin 53 West 46th st, a 4-sty dwelling on lot 22x100.5. It will be altered for business purposes.

48TH ST.—Arnold, Byrne & Baumann have sold for I. Lebowitz and Benjamin Levitan to a client 240 and 242 West 48th st, near Broadway, two 3-sty and basement buildings, with stores, on plot 42x91.

MADISON AV—Archibald Rogers has sold 240 Madison av, a 4-sty dwelling on lot 25x95, adjoining the rectory of St. Bartholomew's Church, between 43d and 44th sts. Pease & Elliman are the buyers. They will erect a 6-sty building on the site, the larger part of which they will occupy for their office.

6TH AV.—Michael Coleman has purchased from M. L. Blumberg 928 to 936 6th av, southeast corner of 53d st, five 4-sty flats on plot 75x100. The northeast corner of 6th av and 53d st, fronting 43 feet on the avenue and 97 feet on the street, sold at auction in 1904 for $144,500.

Sale on Lower Eighth Avenue.

8TH AV.—The Raymore Realty Co. has sold the two new 6-sty flats with stores, each on plot 40x100, on the east side of 8th av, 70 ft. north of 21st st. The houses are two of a row of three at the northeast cor of 8th av and 21st st put up last year by the Raymore Realty Co (Wittner & Karpass). The corner house occupies a plot 70x100 and contains an elevator, being the first structure of that type on lower 8th av.

NORTH OF 59TH STREET.

62D ST.—The John Jacob Astor estate, Evelyn M. Dalley and Mrs. Allen C. Washington have sold to the 40 to 46 East 62d St. Co. 40, 42 and 46 East 62d st, a plot 66.4x100.5, on which a 9-sty fireproof apartment house will be erected. The plans and specifications are now being drawn, and the company purposes to tear down the stables now on the properties. The purchasing price is reported at $180,000. This new improvement will change the whole character

of this block between Madison and Park avs, which has heretofore been classed as a stable street, but will now assume a high class residential aspect. B. Channing Miller Co. acted as brokers in the transaction.

69TH ST.—Douglas Robinson, Charles S. Brown Co. have sold for the Union Theological Seminary the property on the north side of 69th st, 125 ft. west of Park av, at the rear of the seminary building, a plot 50x100.5, on which there are now three 4-sty structures. The buyers are Charles L. Poor and J. Harper Poor, who, it is understood, will erect two handsome residences on the property. The Messrs. Poor were represented in the transaction by their own broker. The Park av front of this block has been bought by Commodore Arthur Curtiss James and George Blumenthal, who will erect fine mansions separated by a 50-ft. open space. There remains to be sold out of the seminary's holdings only the three houses on a frontage of 50 ft. on the south side of 70th st, 125 ft. west of Park av.

71ST ST.—S. B. Goodale & Son has sold for J. W. Dimick 120 West 71st st, a 4-sty high-stoop brownstone front dwelling, 21x100.

72D ST.—The estate of Albert H. Bultman has sold the 4-sty and basement stone front dwelling 8 East 72d st, on lot 22x102.2. The house is located 175 ft. east of 5th av. On the corner is the Burden mansion, which is separated from the Bultman house by two residences owned by the Tailer family. Other residents in the block are Hugh J. Grant, Otto C. Heinze and W. Bayard Cutting. On the north side of the street is the residence of James Stillman.

73D ST.—Leroy Coventry has sold for Louise Viltine 175 West 73d st, a 4-sty and basement dwelling on lot 18x76.8. The Alliance Realty Co. owns the adjoining property, 177 to 183, a plot 82x76.8, at the northeast corner of Amsterdam av.

78TH ST.—The McDonald estate has sold 150 West 78th st, a 4-sty and basement stone front dwelling on lot 20x102.2.

85TH ST.—Geo. R. Read & Co. have sold for James Carlew the 5-sty American basement dwelling 21 West 85th st, on plot 20x100. The purchaser is Samuel Sachs.

96TH ST.—L. J. Phillips & Co. have sold for the estate of David L. Einstein the plot 31.7x101.9 on the north side of 96th st, 80 ft. off Broadway, to a client.

114TH ST.—Herman Arns Co. has sold for the estate of M. Egner to a client for investment the 5-sty double flat at 304 West 114th st, on lot 26x100.11. Mr. Egner bought this property through this office about 5 years ago.

117TH ST.—Pauline Nechols sold 361 West 117th st, a dwelling, on a lot 16.8x100, for Pauline Nechols.

118TH ST.—Harry L. Rosen has resold 10 West 118th st, a 5-sty double flat on lot 25.6x100.11, to Bernard A. Ottenberg. Mr. Rosen recently purchased the property from Rosa W. Friedman.

122D ST.—Lucy S. Scott has sold 112 West 122d st, a 3-sty and basement dwelling on lot 18x100.11.

124TH ST.—Hersh Frank sold 183 West 124th st, a 5-sty double flat, on a lot 25x100.

124TH ST.—Porter & Co. sold for the New York Telephone Co. to the Astoria Metal Working Co. the 3-sty loft building located at 129 East 124th st, on a lot 25x100.

126TH ST.—Mrs. J. Dundin has bought for occupancy the 3-sty dwelling, 28 West 126th st, on lot 16.8x100. Louise G. Rabinovitch holds title.

130TH ST.—Barnett & Co. sold for Lafayette Olney the 3-sty dwelling 130 West 130th st, on a lot 17.6x50x100, to a client for occupancy.

132D ST.—Edward C. H. Vogler sold for Margaret M. McCauley 6 West 132d st, 5-sty apartment on lot 25x100.

145TH ST.—Arnold, Byrne & Baumann have sold for John W. Kight to an investor 543 to 549 West 145th st, 2-sty building on plot 100x100. The property is leased for a long term of years.

215TH ST—Max Marx has bought from the Acton Realty Co., Loton H. Slawson president, the plot 75x100, on the south side of 215th st, 200 feet east of 10th av.

AMSTERDAM AV.—Daniel H. Renton & Son have sold for A. S. Walker, trustee, to a client of H. W. Schutte & Co., 1740 to 1744 Amsterdam av, northwest corner of 145th st, three 5-sty tenement houses with stores, on lot 75x100.

AMSTERDAM AV.—Charles Harft sold the plot 70x125 at the southwest corner of Amsterdam av and 182d st, for Louis Wendel.

AMSTERDAM AV.—Eugene M. Hoffman has sold for Amelia Uhlig, 1109 and 1111 Amsterdam av, a 6-sty apartment house on plot 40x100, between 114th and 115th sts.

BROADWAY.—The estate of John W. Haaren has sold the 3-sty dwelling, 3470 Broadway, 20x70, adjoining the new 10-sty elevator apartment house at the northeast corner of Broadway and 141st st. T. J. McLaughlin's Sons, who built and sold that structure, are the buyers of the adjoining house.

BROADWAY.—Klein & Jackson have bought from Antoinette Eno Wood the plot of over seven lots at the southeast corner of Broadway and 98th st. The property, which adjoins the Powellton apartment house, has frontages of 100 ft. on Broadway and 180 ft. on 98th st, and is directly opposite the large Astor plot recently acquired by Thomas J. McLaughlin as the site for a 12-sty apartment house. On the Wood plot are several 3-sty frame tenements, which originally fronted on the Old Bloomingdale road, with their rears overlooking Broadway.

BROADWAY.—Heilner & Wolf have sold the Marguerite, a 7-sty elevator apartment house at 2731 Broadway, on plot 33.4x101.7. The house is located on the west side of Broadway, 104 ft. north of 104th st, and has been purchased by an investor, a client of William H. Clark. The adjoining 104th and 105th st corners are occupied by Dunlap and St. Elizabeth apartments, respectively.

Broadway Trade.

BROADWAY.—Charles F. Coy has purchased from the Terrace Holding Co. 3165 Broadway, southwest corner of 127th st, a 6-sty apartment house with two stores, on plot 40x100, one block south of the Manhattan st station of the Subway. He gives in exchange 525 and 527 East 149th st, two 5-sty flats with stores, on plot 40x75, and 2268 7th av, a 5-sty flat on lot 20x80. Mathew B. Larkin was the broker.

CONVENT AV.—Daniel H. Renton & Son have sold for Caroline J. Wells the 4-sty private dwelling 451 Convent av, on lot 16x50. Alfred K. Barker is the buyer.

RIVERSIDE DRIVE.—Hall J. How & Co. have sold for William H. Douglas to the Holland Holding Co. (Judson S. Todd, president), a plot 113x200, on the east side of Riverside Drive, 225 feet south of 119th st, extending through to Claremont av.

ST. NICHOLAS AV.—The Barnard Realty Co. sold to an investor 1253 St. Nicholas av, a 6-sty elevator apartment house, adjoining the northwest corner of 172d st, and known as the Kershaw. It is on a plot 75x100 and was held at $165,000.

ST. NICHOLAS AV.—William C. Schmidt sold the 5-sty flat with stores at the northwest corner of St. Nicholas av and 117th st, on plot 29x111.

ST. NICHOLAS AV.—Louis Becker sold for Charles A. Briggs the plot 25x118x irregular, located on the east side of St. Nicholas av, 30 ft. north of 158th st. The purchaser, Charles Meyer, through the same broker, immediately leased the said plot for the term of 21 years to Frederick C. Schuler, who will erect thereon a first-class up-to-date 7-sty livery stable.

Resale in the Evans Block.

WEST END AV.—Robert E. Dowling has resold to Franklin Pettit the northeast corner of West End av and 98th st, a plot fronting 100 ft. on the av and 175 ft. on the st. This is part of the Evans block, purchased by Mr. Dowling several weeks ago for $1,250,000, and is the first parcel in the block to be resold. R. E. L. Mordecai was the broker in the sale to Mr. Pettit.

7TH AV—Max Marx has bought from the Fleischmann Realty & Construction Co. 2480 to 2486 7th av, northwest corner of 144th st, two 6-sty new law houses, on plot 79.11x100.

BRONX.

LORING PL.—William D. Peck sold to the G. H. Masten Realty Co. the plot fronting in Loring pl, 132x110, located 175 ft. north of 183d st. The property has been held at $25,000. It will be immproved with three detached frame dwellings.

162D ST.—Kurz & Uren, Inc., sold for Louis Lese seven lots in the north side of 162d st, 160 ft. east of Morris av, to John Yule, who will improve the lots by the erection of high-class apartment houses.

167TH ST.—E. D. Mannus has sold for the Lawyers Title Insurance & Trust Co. to the Friedman Construction Co. the plot on the northeast corner of 167th st and West Farms road, about 100x100. The Lawyers Title Insurance & Trust Co. will make a temporary and permanent loan of $90,000 for the erection of two 5-sty apartment houses.

171ST ST.—Kurz & Uren have sold for John M. Haffen 444 East 171st, a 4-sty double flat, on plot 35x100.

AQUEDUCT AV.—Bernard H. Arnold has bought from the Aqueduct Realty Co. 2320 Aqueduct av, a 3-sty dwelling on plot 30x100.6, near Fordham road.

AQUEDUCT AV.—Bernard Smyth & Sons have sold for the Whitehall Realty Co. the plot of 9 lots situated on Aqueduct and Merriam avs, extending through to Ogden av, commencing 225 feet south of Washington Bridge, and having a frontage of 101.09 on Aqueduct av by 67.44 on Merriam av and 75 feet on Ogden av.

GRAND AV.—Ernst & Cahn have sold for Fleischmann Realty & Construction Co. to a client the plot on the east side of Grand av, 84 ft. south of Fordham road, 64x100x irregular; and have resold the same to Muller & Sponheimer, who intend to improve the property immediately.

HOE AV.—The Gaines-Roberts Co. sold 1010, 1014 and 1018 Hoe av, three 5-sty 10-family apartment houses, on a plot 120x100. The sale disposes of the balance of a row of 11 houses erected by the sellers.

MERRIAM AV.—W. W. Heroy sold for Mary Cronin 2 lots in the westerly side of Merriam av, 120 feet from 169th st.

SOUTHERN BOULEVARD.—The Gaines-Roberts Co. sold 1003 Southern Boulevard, a 5-sty apartment house, on a lot 30x120. This is the last of a row of 21 houses erected by the sellers during 1909.

VYSE AV.—James Haggerty sold for the Steinmetz Construction Co. to L. Mainsek 1547 Vyse av, a 2-family brick house, on lot 25x100.

WEBSTER AV.—Hanning Brothers have sold for the Irvine Realty Co. the new 4-sty 8-family house 2406 Webster av, on plot 33x100.

LEASES.

Duross Co. have leased for Annetta Driver 205 West 13th st, a 3-sty and basement house on lot 25x103.3 to Madeleine Johnson.

Daniel Birdsall & Co. leased to Henry Rosenstein the entire building 36 Warren st, containing about 20,000 square feet, at an aggregate rental of $50,000.

James N. Wells' Sons have sublet for the Eagle Tube Co. for a long term of years the vacant plot of 5 lots belonging to the Moore estate, on the south side of 24th st, near 13th av. The new tenant is A. B. Rodgers, who will occupy the lots for his lumber business.

Frederick Fox & Co. have leased for Anna B. Dodd and William L. Clark as executors and trustees of the estate of Elizabeth A. Blake the entire building 31 West 26th st, for a long term of years. The building was formerly an apartment house, and will be altered immediately into stores and lofts by the lessee.

Harvey N. Bloomer has leased for James M. Horton the buildings 135-137 West 125th st for a term of years to Otto Herschman. The aggregate rental amounts to over $150,000. The lessee, who will take possession May 1 next, will reconstruct the premises. These buildings are old landmarks of Harlem and were purchased by Mr. Horton in 1895.

M. & L. Hess have leased for the Merchants Exchange Building Co. to B. Kuppenheimer & Co. space on the 15th floor at 114 and 116 5th av; also to E. Reiss & Co. 10,000 sq. ft. at 110 and 112 5th av; also to Morris Asinof the 1st, 2d, 3d and 4th lofts at 91 Bleecker st;

The Hoffman estate holdings on 6th av and on 32d st have been leased to L. & A. Pincus for a term of 21 years, with renewals. The property consists of two 4-sty buildings at 527 and 529 6th av and three 3-sty buildings 104 to 108 West 32d st, surrounding the southwest corner and covering a plot of 50x75 ft. on 6th av and 65x100 ft. on 32d st, opposite Gimbel Bros. new store.

The Charles F. Noyes Co. has arranged a long term lease on a net rental basis covering the 7-sty Fulton-Chambers Building at 102-4 Fulton st, plot 50x80. The aggregate rental is about $500,000. The same brokers sold the building to the Fulton-Chambers Co. in 1907, and since then the building has been modernized from top to bottom, and is now entirely leased at a yearly rental of over $30,000.

Folsom Brothers have leased for a term of years for John Glass the store on the southwest corner of 11th st and 6th av to Levy & Lockwood, at an aggregate rental of over $20,000. Also have leased for George E. Chisolm the 3-sty and basement dwelling 51 West 11th st to C. M. Johnson. Also have leased for L. N. Jones and others as trustees the stable 54 Washington Mews to Pasquale Campiglia for a term of years. Also in the building 99 4th av for W. A. Raymold the 2d and 3d lofts to Schwartz & Kleinman and Silverman & Savitch.

WANTS AND OFFERS

REDUCE PLUMBING BILLS
We will tell you how. Write or phone to The Soles Plumbing Inspection System, 1691 Park Av. Tel 359 Harlem.

BUILDING MANAGER desires a change of position; at present in charge of large office and bank building, with entire supervision, including power plant, hires all help, OK's all bills, buys all supplies, looks after all repairs. During past year reduced operating expenses 17%; testimonials as to ability and integrity furnished. Address, "B. M.," Box 95, Record and Guide.

ONE OF THE MOST attractive, successful, fair, square, good-grade Long Island land developments; demonstrated seller, with high-class recorded list, showing substantial profits and great possibilities; would combine business and organization on mutually advantageous basis with satisfactory realty or construction concern or capitalist for purpose increasing facilities and extending operations. BOX 7, Record and Guide.

REAL ESTATE EDUCATOR (just published), containing inside information not generally known, "Don'ts in Real Estate," "Pointers," Technical Dictionary, etc. It gives in the most condensed and practical form the essential "pointers" of real estate transactions. The cost might be saved 500 times over in one transaction; 256 pages; flexible morocco; $2, postpaid. KING, 51 West 125th Street, New York.

MAN, competent, reliable, hustler, experienced all branches real estate, business, excellent references, desires position with city real estate firm. Box 37, Record and Guide.

Young man (23), three years' experience in management and renting real estate, desires to connect with live firm. Box 90, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

LARGE FACTORY building for sale, to close an estate; commission allowed. ARCHDEACON, 100 Murray St.

Lawyers Title Insurance & Trust Comp

CAPITAL AND SURPLUS $9,500,000

$6,000,000 added to surplus in last 17 years

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

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PUBLIC STENOGRAPHER—Typewriting of all descriptions; architects', builders' and engineers' specifications a specialty; rates moderate. HUDSON STENOGRAPHIC OFFICE, 32 Broadway. Tel. 3112 Broad.

RESIDENT MANAGER Wanted. Only those need apply who have had large experience in high grade apartment houses. State experience and salary expected. Apply by letter only. Henry Morgenthau Co., 165 Broadway.

REAL ESTATE NOTES

The Title Guarantee & Trust Company loaned this week to the John H. Scully Construction Company, on first mortgage, $105,000 on the 5-sty brick and stone property located at 463 to 467 West 159th st. The mortgage is for 5 years at 4½%, a loan of $35,000, being made on each house.

Arnold, Byrne & Bauman, have secured from the Title Insurance Company of New York for a client, a building loan of $382,000, covering 300 feet on the south side of 181st st, between Fort Washington and St. Nicholas av, which property is to be improved with three 6-sty elevator apartment houses.

Mrs. Mary Adelaide Yerkes has transferred the house and art gallery at 5th av and 68th st and the stable 150 East 69th st to Charles C. Burlingham, receiver for the property in New York of her husband, the late Charles T. Yerkes. This transfer was in pursuance of the agreement Mrs. Yerkes recently made with L. S. Owsley, executor of Mr. Yerkes's will, and her husband's heirs whereby she relinquished all her claims to the New York and Chicago properties in lieu of dower allotments as widow in the realty, of one-third of the personal estate and $400,000.

Frank N. Hoffstot, president of the Pressed Steel Car Co., is the buyer of the buildings at Broadway and Leonard st and Broadway and Franklin st, sold last week by Louis M. and Thomas W. Jones, through L. J. Phillips & Co. The Pittsburgh properties given by Mr. Hoffstot in part payment are a brick building, on plot 130x100, at 9th st and Duquesne way, and three acres of vacant land at Wightman and Beacon sts, in the Squirrel Hill section. These properties, which are free and clear, are said to be valued at about $310,000. The Broadway buildings carry mortgages amounting to $1,835,000.

The Charles F. Noyes Company has secured on mortgage $510,000 at 4½ per cent. for five years for the Aurora Investing Company (Fleischmann Brothers). This loan covers two apartment houses, $265,000 being loaned on Hispania Hall, which occupies six lots on the northwest corner of Broadway and 156th st, overlooking the buildings of the Hispania Society of America, and $245,000 on Audubon Court, covering five and a half lots at the southwest corner of Broadway and 157th st, overlooking Audubon Park. The 157th st corner was recently traded, the buyer, Albert L. Silberstein, giving in exchange two apartment houses on 111th st, west of 7th av.

The Charles F. Noyes Company has also recently secured a loan of $30,000 at 4½ per cent interest to cover the property at 228 Pearl st. The money for this loan was furnished by the Republic of Panama.

The weekly mortgage report of the Title Guarantee & Trust Company shows the sale last week of 134 mortgages aggregating $1,678,850. This remarkable sale of mortgages occurs at the time of year when most lenders have exhausted their funds and are waiting for the dividend disbursements that occur early in January. It seems to indicate that when people begin in earnest to look for January investments, the demand for mortgages secured by New York City real estate will be more than usually heavy. Both borrowers and lenders seem to have tacitly agreed on 4½% in Manhattan and 5% in Brooklyn and the Bronx as a proper rate for mortgage loans. Notwithstanding a somewhat plentiful supply of money, there seems to be no tendency whatever toward a lower rate.

Wm. A. White & Sons have placed for the Realty Holding Co. with the Title Insurance Co. of New York, a loan of $400,000 on their 12-sty and basement store and loft building, 121-127 West 27th st; with the same company for the Aurora Investing Co., a loan of $200,000 on the 12-sty store and office building, 115 and 117 West 27th st; they have also placed for the Loft Realty Co. with an estate, a loan of $200,000 on their 12-sty and basement store and loft building, 135-139 West 26th st; a loan for the Hamilton Building Co. with another large estate of $265,000 on the 10-sty office building on the southeast corner of Greenwich and Thames sts; for the St. Nicholas Construction Co. with the Title Insurance Co. of New York, a loan of $190,000 on the 6-sty and basement elevator apartment house on the east side of St. Nicholas av, 284 feet 4 inches north of 155th st; a loan for the De Leon Realty Co. with a savings bank of $160,000 on the 6-sty and basement elevator apartment house on the east side of St. Nicholas av, 25 feet north of 159th st, and a loan of $110,000 on a downtown business building in the neighborhood of Chambers st.

UNCLASSIFIED SALES

The total number of sales reported above is 66, of which 19 were below 59th st, 34 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 72, of which 12 were below 59th st, 33 above and 27 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 198, as against 170 last week, and in the Bronx 119 as against 155 last week. The total amount involved is $11,264,426, as against $4,937,855 last week.

The amount involved in the auction sales this week was $305,602 and since January 1, $56,983,603. Last year the total for the week was $313,704, and from January 1, $55,717.57.

39TH ST.—N. Taylor Phillips has sold to Charles J. Nunan 234 and 236 West 39th st. Mr. Philips has owned part of this property for 17 years and obtains a profit in the entire transaction of about $25,000, showing the great advance in values in this section.

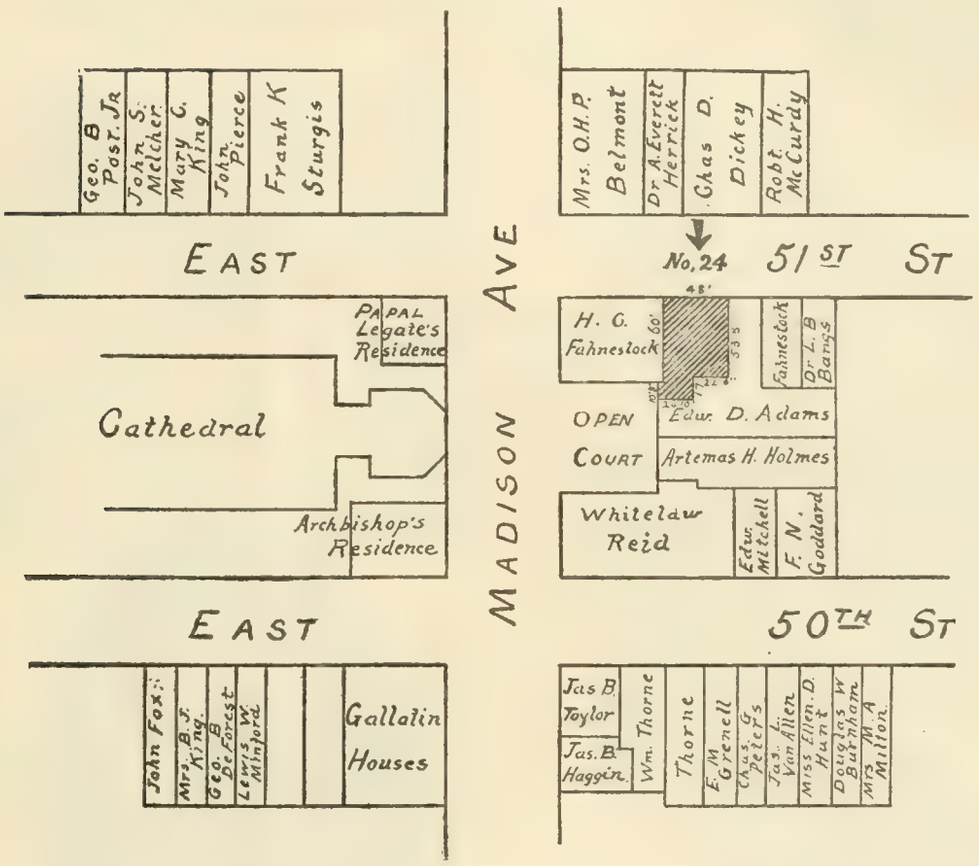
87TH ST.—Emanuel W. and Joseph W. Stein have sold 68 West 87th st, a 4½-sty American basement dwelling, on a lot 17x100.8½.

CATHEDRAL PARKWAY.—James K. Holly and N. Wilson have sold for Joseph Oussani to the Samuel D. Davis Construction Co. the plot of 5 lots, 125x100, in Cathedral Parkway, 350 ft. west of 7th av. This plot has been held at $150,000, and will be improved by the immediate erection of a 10-sty elevator apartment house.

For Sale

High Class Residence

No. 24 East Fifty-first Street



Four Stories and Basement—
25 x 70 Feet, on Lot 48 x 70 Feet

This is one of the well known VILLARD DWELLINGS, built from plans by McKIM, MEAD & WHITE.

Exceptionally fine light afforded by 45 feet of open space on East side.

Perpetual right to maintain windows on the Madison Avenue Court, including ownership of an undivided one twenty-fourth interest in Court.

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The Character of this Neighborhood Is Assured

For a long time to come by restrictions on the property.

This is a Rare Opportunity

At exceptionally attractive price and terms. To be seen by appointment only.

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MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Dec. 27.

Gun Hill road, street opening, from Jerome av to Mosholu Park North; at 12 noon.
Glebe av, &c, street opening; at 1 p. m.
Unnamed st (West 187th st), assessment; at 3 p. m.
Ludlow av, &c, street opening, from Tremont av to Whitlock av; at 1 p. m.
Castle Hill av, street opening, from West Farms road to Public pl; at 11 a. m.
Eastern Boulevard, street opening, from Railroad av to Hunts Point road; at 3 p. m.
East 177th st, street opening, from Tremont av to Morris Park av; at 2 p. m.
2d and 3d New sts, street opening, from Broadway to Overlook Terrace; at 4 p. m.
Faile st, street opening, from Garrison av to Whitlock av; at 11 a. m.
Chittenden st, street opening, from Northern av to Riverside Drive; at 11 a. m.
East 180th st, street opening, from Bronx River to West Farms road; at 3 p. m.

Tuesday, Dec. 28.

Jerome av, widening, from Cameron pl to East 184th st; at 2 p. m.
Bronxwood av, street opening, from Burke av to Gun Hill road; at 4 p. m.
Morris av, closing, from railroad to Concourse; at 12 noon.
A new st, opening, from Bowery to Elm st; at 4 p m.
Lyvere st, street opening, from Zerega av to West Farms road; at 1 p. m.
West 178th st and 179th st, street opening, from Haven av to Buena Vista av; at 4 p. m.
3d av, widening, from Washington av to Lorillard pl; at 1 p. m.
Canal pl, street opening, from East 138th st to East 144th st; at 2 p. m.
205th st East, street opening, from White Plains road to Boston Post road; at 3 p. m.
Bronx Boulevard, street opening, from Post road to East 242d st; at 3 p. m.

Wednesday, Dec. 29.

Love av, assessment for street opening; at 1 p. m.
Guerlain st, &c, street opening, from Beach av to Unionport road; at 12 noon.
Tremont av, closing, from Aqueduct av to Sedgwick av; at 1 p. m.
Sedgwick av, widening, from Fordham road to Bailey av; at 4 p. m.
161st st, widening, from Brook av to 3d av; at 1 p. m.

Thursday, Dec. 30.

Glover st, street opening, from Grace av to Westchester av; at 12 noon.
Tremont av, street opening, from Eastern Boulevard to Fort Schuyler road; at 2 p. m.
Baychester av, street opening, from 4th st to Pelham Bay Park; at 10 a. m.
Kingsbridge av, street opening, from 230th st to Broadway; at 4 p. m.

AT 258 BROADWAY.

Monday, Dec. 27.

Westchester av, rapid transit; at 10.30 a. m.
Loop No. 4, rapid transit; at 1 p. m.
Bridge No. 3 (Manhattan Bridge); at 2 p. m.
Bulkhead, Piers 52 and 53, E. R.; at 11 a. m.
Loop No. 3, rapid transit; at 2.30 p. m.
15th and 18th sts, dock; at 2.30 p. m.
A new st, adjoining Manhattan Bridge; at 3 p. m.

Tuesday, Dec. 28.

Fort George, rapid transit; at 10 a. m.
Brooklyn Bridge arches; at 2 p. m.

Wednesday, Dec. 29.

Westchester av, rapid transit; at 10.30 a. m.
Piers 32 and 33, E. R.; at 10.30 a. m.
15th and 18th sts, dock; at 2.30 p. m.

Thursday, Dec. 30.

Fort George, rapid transit; at 10 a. m.

Friday, Dec. 31.

120th st, police station; at 10.30 a. m.
Westchester av, rapid transit; at 10.30 a. m.
15th and 18th sts, dock; at 2.30 p. m.
Loop No. 2, rapid transit; at 3.30 p. m.

BOARD OF ESTIMATE

The Bronx has fared well of late in the way of obtaining public improvements. Among the latest authorized are the following: Widening White Plains rd and laying out a public place at the northeasterly corner of East 236th st; widening White Plains rd on its easterly side, between Magenta st and Rosewood st; widening East 225th st, between Laconia av and Bronx Boulevard, and laying out an extension of Eastchester rd, from Laconia av to East 225th st; laying out Granite pl, from East 83d st to East 184th st; laying out an extension of Carpenter av, from East 242d st to the city line; laying out West 192d st, across the tracks of the New York Central Railroad, and changing the grade between Bailey av and the Harlem river; change in the lines of Reservoir Oval, between Woodlawn rd and Putnam av, and of Reservoir pl, between Reservoir Oval and Gun Hill rd; laying out Morris pl, from Park av eastwardly 150 ft.; laying out Dorothea pl to extend from Marion av to Decatur av; paving with asphalt block and curbing where necessary. East 159th st, from Brook av to St. Ann's av; sewer in Eden av, from East 173d st to East 174th st. Preliminary work authorized November 19, 1909. Expenditures, $20.41. Proposed contract time, 70 days. Estimated cost, $3,600; receiving basins at the southwesterly cor of Andrews av and Fordham rd; paving with asphalt block and curbing where necessary East 159th st from Brook av to St. Ann's av; paving with wooden block, Park av West, from Morris av, near East 156th st to East 162d st; paving with asphalt block and curbing where necessary, College av, from East 165th st to East 166th st; paving with asphalt block and curbing where necessary, East 170th st, from Wilkins av to Charlotte st; regulating and grading Ludlow av, from Southern Boulevard at the Hunt's Point rd to the New York, New Haven & Hartford Railroad; paving with asphalt and curbing where necessary East 161st st, from Prospect av to Union av; regulating and grading East 180th st, from the Bronx River to West Farms rd, and the regulating and grading Belmont st, from Webster av to Clay av.

PUBLIC WORKS.

PETITIONS.

Attention is directed to the advertised meeting of the Board of Local Improvements of the Washington Heights District, to be held in the Borough Office, City Hall, Manhattan, on Dec. 30, at 11 in the forenoon. At this meeting petitions for the following improvements will be considered:

CROSBY PL.—To acquire title to Crosby pl. Petition now ready for public inspection.

EMERSON ST.—To acquire title to Emerson st.

NICHOLS PL.—To acquire title to Nichols pl.

PRESCOTT AV.—To acquire title to Prescott av from Dyckman st to Harlem River.

CONDEMNATION PROCEEDINGS.

BILLS OF COST.

PIER (OLD) NO. 36.—Dock proceeding. Relative to acquiring title, etc., to Pier (old) No. 36, or Market Slip Pier West, E. R. Joseph M. Schenck, clerk, gives notice that the bill of costs and expenses in this matter will be presented for taxation to the Supreme Court on Dec 31.

BRONX PARK.—Opening and extending of an addition to Bronx Park, on its easterly side. John P. Dunn, clerk, gives notice that the supplemental and additional bill of costs in this matter will be presented for taxation to the Supreme Court on Dec. 31.

225TH ST.—Opening and extending from Broadway to the line dividing the Borough of Manhattan and the Bronx. John P. Dunn, clerk, gives notice that the bill of costs and expenses in this proceeding will be presented for taxation to the Supreme Court on Dec. 31.

SEWERAGE DISTRICT 43.—Relative to acquiring title to land and premises for easements for constructing trunk sewers in Sewerage District 43, lying southerly of Westchester av, between Westchester Creek and Bronx River. Commissioners T. Channon Press, Martin C. Dyer and John E. Connolly will present their bill of costs and expenses in this matter for taxation to the Supreme Court on Jan. 4, 1910.

225TH ST (MUSCOOTA ST)—Opening and extending from Broadway to line dividing the boroughs of Manhattan and the Bronx. Commissioners Cambridge Livingston, Nathan Fernbacher and Ferdinand Levy will present their bill of costs and expenses in the matter for taxation to the Supreme Court on Jan 6, 1910.

ASSESSMENTS.

DUE AND PAYABLE.

Property owners are notified that the following assessments have been confirmed and are now due and payable:

MANHATTAN.

5TH ST.—Restoring asphalt pavement in East 5th st, between Avs. C and D. Area of assessment: South side of East 5th st, about 168 ft west of Av D, known as No. 740 East 5th st, Lot No. 28, in Block 374. Assessment entered Dec. 17. Payable on or before Feb. 15, 1910, at Room H, 280 Broadway, Manhattan.

140TH ST.—Paving, curbing and recurbing, from Broadway to Riverside drive. Area of assessment: Both sides of 140th st, from Broadway to Riverside drive. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at Room H, 280 Broadway, Manhattan.

142D ST.—Extension of sewer, from the end of present sewer to the Harlem River. Area of assessment: Both sides of 142d st, from Lenox av to the Harlem River; east side of Lenox av, from 129th st to 142d st, including Lots 58 and 59½ of Block 1739, and both sides of 133d st, from Lenox av to a point 160 ft easterly. Assessment entered Dec 14. Payable on or before Feb. 14, 1910, at Room H, 280 Broadway, Manhattan.

140TH ST.—Paving, from Edgecombe av to St. Nicholas av. Area of assessment: Both sides of 140th st, from Edgecombe av to St. Nicholas av, and to the extent of half the block at the intersecting avs. Assessment entered Dec. 21. Payable on or before Feb. 19, at Room H, 280 Broadway, Manhattan.

153D ST.—Regulating, grading, curbing, &c, from Broadway to Riverside Drive Extension. Area of assessment: Both sides of West 153d st, from Broadway to Riverside Drive Extension, and to the extent of half the block at the intersecting sts. Assessment entered Dec. 21. Payable on or before Feb. 19, at Room H, 280 Broadway, Manhattan.

153D ST.—Sewer, between Riverside Drive and Broadway. Area of assessment: Both sides of West 153d st, from Riverside Drive to Broadway. Assessment entered Dec. 21. Payable on or before Feb. 19, at Room H, 280 Broadway, Manhattan.

BRONX.

BRIGGS AV.—Opening from the Bronx River to Pelham Bay Park. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

AUSTIN PL.—Sewer between East 147th st and East 149th st, and 147th st, sewer, between Austin pl and Southern Boulevard. Area of assessment: Both sides of 147th st, between Austin pl and Southern boulevard, and both sides of Austin pl, between 147th and 149th sts. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av cor 177th st, Bronx.

TRAFALGAR PL.—Opening from East 175th st to 176th st. Assessment entered Dec. 16. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av cor 177th st, Bronx.

WEST ST.—Sewer between Honeywell av and Crotona parkway. Area of assessment includes blocks bounded by Honeywell av, Crotona Parkway, East 181st st and East 182d st. Assessment entered Dec. 16. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av cor 177th st, Bronx.

MACOMBS DAM ROAD.—Sewer, between Jerome av and West 170th st. Area of assessment: Both sides of Macombs Dam rd,

from 170th st to a point about 470 ft. southerly. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

MINFORD PL.—Paving the roadway of Minford pl and setting curb, from Boston rd to Jennings st. Area of assessment: Both sides of Minford pl, from Boston rd to Jennings st, and to extent of half the block at the intersecting sts. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

BRYANT AV.—Sewer, between Garrison and Lafayette avs. Area of assessment: Both sides of Bryant av, from Garrison av to Lafayette av; south side of Garrison av, both sides of Seneca av and north side of Lafayette av between Faile st and Bryant av. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

SENECA AV.—Sewer between Whittier st and Hunts Point rd. Area of assessment: Both sides of Seneca av, from Whittier st to Hunts Point rd; both sides of Longfellow av, from Garrison av to Lafayette av; both sides of Bryant av and Faile st and Hunts Point rd, between Seneca and Lafayette avs. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

ALBANY RD.—Sewer between 234th st and 238th st. Area of assessment: Both sides of Albany rd, from 234th st to 238th st, both sides of 236th st, from Albany rd to Putnam av, and both sides of 238th st, from Albany rd to Bailey av. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

MOUNT HOPE PL.—Sewer between the west house line of Grand Boulevard and Concourse and Monroe av, and Grand Boulevard and Concourse, sewer, both sides, between Mount Hope pl and East 176th st, and Grand Boulevard and Concourse, sewer, east side, between Tremont av and Echo pl, and between 178th st and 179th st. Area of assessment: Both sides of Grand Boulevard and Concourse, from Mount Hope pl to 176th st; north side of 176th st, from Monroe av to Grand Boulevard and Concourse; east side of Grand Boulevard and Concourse, Tremont av and Echo pl and between 178th and 179th sts. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

COUNTY CLERK ELECT WILLIAM F. SCHNEIDER.

William F. Schneider, County Clerk-elect, was born in the old Ninth Ward in 1864. He was educated in the public schools and studied at the College of the City of New York for three years. In 1881 he entered the employ of the H. B. Claflin Company, and remained there twenty-one years. In 1902 he became a member of the firm of M. M. Smith & Co.,



dress manufacturers, of which firm he is still a member. Mr. Schneider was elected a member of the Board of Aldermen in 1897, and re-elected in 1899. He was secretary of the executive committee of the Greater New York Democracy, and is now chairman of the executive committee of the Cleveland Democracy.

TO END A LOCAL NUISANCE.

The continued depredations of hoodlums that are said to infest the east and west sides of Manhattan have begun to be a source of concern to owners of real estate within the effected territory. To such an extent have these nuisances proceeded of late that the matter has been taken up by the Real Estate Owners' Protective Association of the 12th and 19th Wards, which has appointed a committee to call upon the Police Commissioner with the view of putting a stop to the evil.

It will bear repeating that the organized property owners constituting the membership of this organization have done good work in the past by establishing a more intimate union among owners of real estate. It is in just such instancees as previously referred to wherein the real value of a property owners body is disclosed. Not only is the association in question interesting itslf in local matters but it stands for its members against all abuses arising from unjust legislation, excessive and unequal taxation, and arbitrary interference on the part of municipal authorities and corporations.

THE WIDENED FIFTH AVENUE.

ANY person who will take the trouble to study the plan of the "Fifth Avenue Association" relating to the proposed improvements along that thoroughfare will be forced to admit that the scheme is timely. In fact it is considered singular that the movement for bettering the condition of so important an avenue was not begun at an earlier date. Having been recently widened, it is but natural that other and equally necessary changes be effected as expeditiously as time will admit. At least this is the opinion of many of the property owners along the thoroughfare.

As the situation stands, Fifth av is badly in need of more light. It also requires a better regulation of traffic and such modifications in the police rules as will serve to prevent the unnecessary crowding of pedestrians. If there is any doubt in this regard it will be quickly dispelled by investigation, especially during the present season of the year.

With this in mind the Fifth Avenue Association has planned to co-operate with other associations and individuals in bringing about the needed change. Among the matters now under consideration is one relating to the restoration of the so-called "islands of safety," such as previously occupied the space at the intersection of 23d st and Fifth av. It is pointed out that such isolated places will prevent many accidents besides rendering the work of traffic regulation much simpler.

Included in the general plan for improvement is a proposition to increase the width of the roadway of 23d st, which will doubtless meet with ready approval. At present the congestion caused by the increase of automobiles and other vehicles in 23d st west of Fifth av not only interferes with shopping in that section but is a menace to the lives of pedestrians as well.

Other questions that will be taken up by the improvement association relate to the bettering of conditions at Broadway and 33d st, since it is becoming apparent that a radical change will soon be necessary at that point in order to properly cope with the increasing traffic. It is thought that in meeting the problem it will be necessary to entirely eliminate Greeley Square.

TAXPAYERS CONSIDERING MOVING PLATFORM

The Manhattan Central Improvement Association is about to take up in earnest the question of the widening of the roadway in 34th st, and with this in view a committee will shortly be appointed by President Isidor Straus to investigate the subject.

In the meantime, the report of the Committee on Moving Platform is anxiously awaited. Although it cannot be definitely stated as to whether the committee will favor the project, enough information is at hand to warrant the statement that many of the leading property owners along 34th st are enthusiastic over the proposition. Frequent conferences are being held in relation to the matter, and Chairman Isadore Saks is in close touch with both the Public Service Commission and Inventor Max E. Schmidt.

The improvement association, although only recently incorporated, has already stepped to the front as an important civic factor. Its object is to aid in the development and protection of the property included within the district bounded by 31st and 37th sts and the East and Hudson Rivers.

In an interview with the secretary, C. J. Allen, it was learned that circular letters are now being mailed to the owners of real estate along 34th st with the view of obtaining an expression of their opinion regarding the matters referred to. "We are anxious to secure from property owners and lessees information as to any matters within the scope of the association's objects," said Mr. Allen, "especially as to complaints regarding existing conditions which should be remedied."

WANT SPEEDWAY FOR GENERAL USE.

On the theory that there exists no level road of direct communication between the Dyckman section and Harlem, property owners and residents of the upper end of Manhattan are now discussing the advisability of making application to the authorities to use the Speedway for this purpose.

It will be recalled that this elaborate roadway was especially built for the speeding of fast horses, no carriages or business vehicles being permitted. Until within a few years ago the Speedway was well patronized by the driving fraternity, but of late there appears to have been a sudden falling off in its popularity, due in all probability to the astonishing increase in the use of automobiles.

With this in mind, the owners of realty in that locality have gone so far as to bring the matter to the attention of the Washington Heights Taxpayers' Association, which body has taken up the subject in earnest and intends to do its share in securing the evidence in support of the contention. Moreover, it is argued by those interested in the project that from a financial standpoint the Speedway is now a loss to the city, since its maintenance by the Park Department involves the unnecessary employment of a superintendent, laborers and horses.

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan and 203 Montague St., Brooklyn
CAPITAL AND SURPLUS, $3,000,000
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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.

Dec. 27.

1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. Louis Lehmeyer agt Isaac Shapiro et al; Norwood & Marden, att'ys, 68 William st; Chas W Culver, ref. (Amt due, $23,348.72; taxes, &c, $352.28.) Mort recorded Aug 25, 1906. By Herbert A Sherman.

Washington st, Nos 719 & 721 | n e cor 11th st, 75 11th st, Nos 337 to 345 | x98.8 x 60 x 116.6, 6-sty brk loft and store building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, 54 William st; Sampson H Weinhandler, ref. (Amt due, $16,005.35; taxes, &c, $——; sub to a prior mort of $150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.

129th st, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Lillie B Lilienthal agt Clarence Wollner et al; Sigmund Wechsler, att'y, 32 Broadway; Geo M S Schulz, ref. (Amt due, $21,078.02; taxes, &c, $335.60.) Mort recorded Sept 5, 1906. By Herbert A Sherman.

Dec. 28.

Front st, No 36, n s, 45 w Coenties Slip, 28.6x 67x28.8x67, 5-sty brk loft and store building. Farmer's Loan & Trust Co agt Benjamin A Mason et al; Turner, Rolston & Horan, att'ys, 22 William st; John W Goff, Jr, ref. (Amt due, $9,318.88; taxes, &c, $945.38.) Mort recorded Dec. 5, 1899. By Bryan L Kennelly.

153d st, No 526, s s, 375 w Amsterdam av, 25x 99.11, 2-sty brk stable. Geo E Weed agt Wm F O'Brien et al.. Thompson, Vanderpoel & Friedman, att'ys, 2 Wall st; Louis B Hasbrouck, ref. (Amt due, $11,894.42; taxes, &c, $288.12.) Mort recorded April 2, 1907. By Bryan L Kennelly.

(Continued on page 1181.)

THOMAS DIMOND
All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
Works: West 33d Street, West 32d Street
NEW YORK
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OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 23, 1909, to January 5, 1910, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

87TH STREET — REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 3d and 4th avenues.

HERMAN A. METZ, Comptroller.
City of New York, December 21, 1909. (15708)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 18 to 31, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. TRAFALGAR PLACE—OPENING, from East 175th to 176th streets. Confirmed November 24, 1909; entered December 16, 1909.

HERMAN A. METZ, Comptroller.
City of New York, December 16, 1909. (15633)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 23, 1909, to January 5, 1910, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. WEBSTER AVENUE—SEWER, from 1st to 3d avenues. 6TH AVENUE—SEWER, between Flushing and Vandeventer avenues. SEWER in the CRESCENT, from Freeman to Webster avenues. CATCH BASINS at the northeast and northwest corners of GRAHAM AVENUE AND POMEROY STREET. CATCH BASINS at the northeast and northwest corners of 9TH AND GAHAMAM AVENUES. 2D WARD. PULLIS AVENUE—LAYING CEMENT SIDEWALKS, east side, from Metropolitan to Saterlee avenues, at Middle Village. 4TH WARD. JAMAICA AVENUE—LAYING CEMENT SIDEWALKS, north side, between Forest Park Parkway and Leggett avenue. 5TH WARD. TEMPORARY CATCH BASIN on the northwest corner of ELDERT AVENUE AND THE BOULEVARD, at Rockaway Beach.

HERMAN A. METZ, Comptroller.
City of New York, December 21, 1909. (15706)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 18 to 31, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

30TH WARD, SECTION 19. 80TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 22d and 23d avenues.

HERMAN A. METZ, Comptroller.
City of New York, December 16, 1909. (15612)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

Assessment for benefit, from PROSPECT PARK (for lands taken), under Chapter 244, Laws of 1873, thirty-second instalment.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1909. (15608)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. 6TH AVENUE—REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND CROSSWALKS, from Vandeventer to Flushing avenues.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1909. (15598)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 18 to 31, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. WEST STREET—SEWER, between Honeywell avenue and Crotona Parkway.

HERMAN A. METZ, Comptroller
City of New York, December 16, 1909. (15638)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. WEST 140TH STREET—PAVING, CURBING AND RECURBING, from Broadway to Riverside Drive. 12TH WARD, SECTION 6. 142D STREET—EXTENSION OF SEWER, from the end of the present sewer to the Harlem River.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1909. (15605)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. AUSTIN PLACE—SEWER, between East 147th and 149th streets, and 147TH STREET—SEWER, between Austin place and Southern Boulevard. BRYANT AVENUE—SEWER, between Garrison and Lafayette avenues. SENACA AVENUE — SEWER, between Whittier street and Hunt's Point road. 23D AND 24TH WARDS, SECTION 11. MACOMB'S DAM ROAD—SEWER, between Jerome avenue and West 170th street. 24TH WARD, SECTION 11. MINFORD PLACE — PAVING THE ROADWAY AND SETTING CURB, from Boston road to Jennings street, 24TH WARD, SECTION 12. ALBANY ROAD—SEWER, between 234th and 238th streets. 24TH WARD, SECTION 11. MOUNT HOPE PLACE—SEWER, between west house line of the Grand Boulevard and Concourse and Monroe avenue, and GRAND BOULEVARD AND CONCOURSE—SEWER, both sides, between Mount Hope place and East 176th street, and GRAND BOULEVARD AND CONCOURSE—SEWER, east side, between Tremont avenue and Echo place, and between 178th and 179th streets.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1909. (15628)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 23, 1909, to January 5, 1910, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. 140TH STREET—PAVING, from Edgecombe avenue to St. Nicholas avenue. WEST 153D STREET—REGULATING, GRADING, CURBING, FLAGGING AND CONSTRUCTING MASONRY WALL, from Broadway to Riverside Drive. WEST 153D STREET—SEWER—, between Riverside Drive and Broadway.

HERMAN A. METZ, Comptroller.
City of New York, December 21, 1909. (15715)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12 AND ANNEXED TERRITORY. BRIGGS AVENUE—OPENING, from the Bronx River to Pelham Bay Park. Confirmed April 25, 1906, and November 12, 1909; entered December 14, 1909.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1909. (15623)

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for school site purposes in the

BOROUGH OF BROOKLYN.

Being the buildings, parts of buildings, etc., now remaining upon the property acquired for the purposes of the Boys' High School, on the west side of Marcy Avenue, having a frontage of 315 feet on the south side of Madison Street and the north side of Putnam Avenue, and being known as Nos. 260 and 262 Madison Street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held December 15th, 1909, the sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, JANUARY 4TH, 1910,

at 11 A. M., in lots and parcels and in manner and form as follows:

Parcel No. 1.—Two two-story and basement brick and brownstone houses, Nos. 260 and 262 Madison Street.

For further particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, December 16th, 1909. (15616)

PUBLIC NOTICE.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for street opening and park purposes in the

BOROUGH OF THE BRONX.

Being all the buildings, parts of buildings, etc., standing within the lines of the various proceedings named below, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue, at 11 A. M. each day on the following-named days:

WEDNESDAY, JANUARY 5TH, 1910,

Three buildings within the lines of Pelham Bay Park, Borough of The Bronx.

THURSDAY, JANUARY 6TH, 1910,

Parcel No. 49, remaining on the proceeding for the opening of West Farms Road in the Borough of The Bronx.

FRIDAY, JANUARY 7TH, 1910,

Encroachments within the lines of Bartholdi Street, from White Plains Road to Holland Avenue, in the 24th Ward, Borough of The Bronx.

TUESDAY, JANUARY 11TH, 1910,

Encroachments within the lines of Eden Avenue, from East 172d Street to East 174th Street, in the 24th Ward, Borough of The Bronx.

For full particulars see City Record.

H. A. METZ,
Comptroller.

City of New York, Department of Finance, Comptroller's Office, December 17th, 1909. (15644)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF QUEENS.

List 154.—Regulating, grading, curbing, flagging and laying crosswalks on Emma street, from Flushing avenue to William street, Second Ward.

List 429.—Regulating, grading, curbing, laying sidewalks and crosswalks on Graham avenue, from Steinway avenue to Second avenue, First Ward.

List 636.—Regulating, grading, curbing, laying sidewalks and crosswalks on Webster avenue, from Vernon avenue to William street, First Ward.

List 69f —Regulating, grading, curbing and paving Grandview avenue, from Stanhope street to Linden street, Second Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 25, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER, Secretary,
No. 320 Broadway.

City of New York, Borough of Manhattan, December 22, 1909. (15697)

ADVERTISED LEGAL SALES.

(Continued from page 1180.)

Mangin st, No 25, w s, 175 s Delancey st, old line, 25x100, 5-sty brk tenement. Chas B Squier agt Isaac Huppert et al; Shepard & Houghton, att'ys, 111 Broadway; Leighton Lobdell, ref. (Amt due, $16,360.72; taxes, &c, $302.04.) By Joseph P Day.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty and basement stone front dwelling. Florence C Von Asten agt Chas F Homer et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; David Thomson, ref. (Amt due, $4,902.18; taxes, &c, $453.07.) Mort recorded Sept 26, 1908. By James L Wells.

Dec. 29.

123d st, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Annie Draper agt Annie Friedman et al; Wesselman & Kraus, att'ys, 31 Liberty st; Joseph N Tuttle, ref. (Amt due, $5,490.12; taxes, &c, $223.98.) Mort recorded Aug 11, 1906. By Bryan L Kennelly.

66th st, Nos 348 to 352, s s, 100 w 1st av, 50x100.5, 6-sty brk tenement and stores.

80th st, Nos 218 & 220, s s, 250 e 3d av, 50x100.2, two 5-sty brk tenements. Susan Van Praag agt Henry Rockmore et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; John DeW Warner, ref. (Amt due, $14,715.36; taxes, &c, $1,851.38.) Mort recorded June 24, 1909. By Herbert A Sherman.

Lexington av, No 1833, e s, 80.8 s 114th st, 20.3x78, 4-sty stone front tenement and store. Mary S Guerrier agt Jacob Sganga et al; John V Irwin, att'y, 203 Broadway; Louis Jersawitz, ref. (Amt due, $15,967.06; taxes, &c, $701.45.) Mort recorded Feb 16, 1905. By Samuel Marx.

8th av, No 750 | n e cor 46th st, 25x100x25.5x46th st, No 249 | 100.

8th av, No 752, e s, 25.5 n 46th st, 25x100.

46th st, No 247, n s, 100 e 8th av, 25x100.5, 6-sty brk loft and store building. John J Herrington agt Metropolitan Mercantile & Realty Co; Louis Sanders, att'y, 3 Park Row. (Sheriff's sale of all right, title, &c, which deft. had on Sept 7, 1909, or since.) Thos F Foley, sheriff. By Joseph P Day.

Dec. 30.

Rivington st, No 345, s s, 68 e Mangin st, 22x75, 4-sty brk tenement. John Bergmann agt Bella Bassinger et al; Katz & Sommerich, att'ys; David E Lynch, ref. (Amt due, $10,428.26; taxes, &c, $416.04.) Mort recorded April 17, 1905. By Samuel Marx.

Brook av | n w cor 156th st, 100x23.9x99.11 156th st, No 499 | x24.11, 5-sty brk tenement and stores. Gustav W Beck agt Philip Scherr et al; Chas J Foltz, att'y, 165 Broadway; Chas H Beckett, ref. (Amt due, $6,337.44; taxes, &c, $—; sub to a first mort of $25,000.) Mort recorded July 29, 1908. By Joseph P Day.

81st st, No 159, n s, 199.8 w 3d av, 19.1x102.2, 3-sty frame dwelling. American Baptist Home Mission Society agt American Baptist Missionary Union et al; D W Perkins, att'y, 312 4th av; John J Walsh, ref. (Partition.) By Herbert A Sherman.

10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e 65 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, $14,605.98; taxes, &c, $69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

Dec. 31.

Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 x n 26 to beg, 3-sty brk synagogue and store and 4-sty brk loft building in rear. Charles Decker agt Simon Fine et al; Amend & Amend, att'ys, 119 Nassau st; James W Dean, ref. (Amt due, $31,607.58; taxes, &c, $4,909.60.) Mort recorded March 2, 1892. By Samuel Marx.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, $2,448.02; taxes, &c, $1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Jan. 3.

8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, $3,848.17; taxes, &c, $783.17; sub to a mort of $18,000.) Mort recorded Aug. 28, 1902. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 24, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

*9th st, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. (Amt due, $2,491.51; taxes, &c, $297.76; sub to a prior mort of $16,000.) Henrietta Lowenstein, extrx, etc.....$18,000

Lenox av, No 212, e s, 61 s 121st st, 20x80, 4-sty and basement brk dwelling. Sheriff's sale of all right, title, &c.. Withdrawn.....—

*182d st, No 496, s s, 124.9 e Washington av, 18x57.9x18.3x61.7, 3-sty brk dwelling. (Amt due, $7,049.49; taxes, &c, $136.46.) Eva Bschaidner 6,500

*48th st, No 248, s s, 107.4 w 2d av, 18.8x100.5, 4-sty stone front dwelling. (Amt due, $2,372.94; taxes, &c, $641.84; sub to a first mort of $9,500.) Philip D Atwater 11,418

*Monroe st, No 274 | s w cor Jackson st, 25x89.6x25x89.7, 6-sty brk tene-Jackson st, No 35 | ment and stores. (Amt due, $13,497.46; taxes, &c, $2,067.23.) Israel Rotkowitz et al.....56,898

Taylor st, e s, 325 s Columbus av, 25x100, Van Nest. (Amt due, $6,482.85; taxes, &c, $300.) John Higgins, defendant.....5,100

Taylor st, e s, 300 s Columbus av, 25x100, Van Nest. (Amt due, $6,482.85; taxes, &c, $300.) John Higgins, defendant.....5,100

2d av, No 1852, e s, 25.8 s 96th st, 25x100, 5-sty brk tenement and store. (Amt due, $2,856.48; taxes, &c, $921.21; sub to a first mort of $15,000.) George A Steinmuller.....19,288

Wooster st, Nos 179 to 183, w s, 100 s Bleecker st, 74.8x100x74.6x100, 7-sty brk loft and store building. (Amt due, $57,260.60; taxes, &c, $134.40; sub to a first mort of $120,000.) Adj to Jan 5.....—

*3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. (Amt due, $26,389.99; taxes, &c, $400.) Elise Boyd.....27,000

So Boulevard, e s, 175 n Barretto st, 75x100, vacant. (Amt due, $10,116; taxes, &c, $1,285.79.) Withdrawn.....—

*Brown pl, No 164 | n e cor 135th st, 33.4x100, 5-sty brk tenement 135th st, Nos 491 & 493 | and stores. (Amt due, $31,840.48; taxes, &c, $3,059.19.) Chas W McCutchen.....35,400

BRYAN L. KENNELLY.

12th st, No 38, s s, 391.10 w 5th av, 20.8x103.3, 4-sty stone front dwelling. (Voluntary.) Jeremiah J Campion.....28,000

D. PHOENIX INGRAHAM.

*Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, 6-sty brk loft and store building. (Amt due, $15,641.10; taxes, &c, $500.) Lewis W Sanborn.....15,700

SAMUEL MARX.

*Willett st, No 65, w s, 125 s Rivington st, 25x100, 5-sty brk tenement and store. (Amt due, $8,661.65; taxes, &c, $2,103.93; sub to a first mort of $26,000.) Sigmund Kraus.....32,938

J. H. MAYERS.

140th st, No 471, n s, 76 e Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. (Amt due, $13,262.18; taxes, &c, $249.47.) Josephine Schwartz 15,800

*Av B, No 209 | s e cor 13th st, 29.5x93, two 4-sty brk tenements 13th st, Nos 600 to 604 | and stores. (Amt due, $29,058.28; taxes, &c, $794.09.) Maximilian Fleischmann Co.....28,000

REFEREE'S SALE.

(At Municipal Building, Bronx.)

*Oak st, w s, 200 n Cornell av, 25x100.....
*Oak st, w s, 300 n Cornell av, 100x50.....
*Cedar st, e s, 150 s Cornell av, 25x100, Eastchester.....
(Amt due, $1,116.33; taxes, &c, $300.) Annie V Taylor.....550

Total	$305,602
Corresponding week, 1908	313,704
Jan. 1st, 1909, to date	56,983,603
Corresponding period, 1908	55,717,570

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works

CONVEYANCES

Dec. 17, 18, 20, 21, 22 and 23. (No. 104.)

BOROUGH OF MANHATTAN.

Allen st, No 163, w s, 175 s Stanton st, 25x87.6, 5-sty brk tenement and store. Jacob Kushel to Benjamin and Rebecca Cohen. 1-3 part. B & S. Dec 18. Dec 20, 1909. 2:416—24. A $18,000—$34,000. 100

Same property. Max Rosenthal to Samuel and Minnie Benzinowitz. 1-3 part. B & S. Dec 18. Dec 20, 1909. 2:416. 100

Same property. Meyer Cohen to Samuel and Celia Klein. 1-3 part. B & S. Dec 18. Dec 20, 1909. 2:416. 100

Broome st, Nos 184 and 186, n s, 49.5 w Clinton st, 51x25x51.1x25, 5-sty brk tenement and stores. Berel Greenberg to Max Marglin. All liens. Apr 19. Dec 20, 1909. 2:347—32 and part lot 30. A $—$—. other consid and 100

Broome st, No 568, n s, 288.10 e Hudson st, 22.6x84.3, 2-sty brk dwelling. Anna Schneider to Joseph Shestokas. Mort $8,000. Dec 22. Dec 23, 1909. 2:578—75. A $9,000—$10,000. nom

Bank st, No 130, s s, 67.1 e Washington st, 17.10x94.7x17.10x94.6, with all title to strip in rear, 17.10x0.4½x17.10x0.5¾, 2-sty brk dwelling. C H Shurman Investing Co to Mary S Thayer. Mort $7,000. Dec 21. Dec 23, 1909. 2:634—10. A $7,500—$8,000. nom

Beekman pl, No 13. Receipt of $125 as payment in full from exrs of estate for furniture in said premises, &c. Anna S Krack to exrs of estate of Sabina Wendel, decd. Oct 15. Dec 23, 1909. —

Cortlandt st, No 86, n s, abt 80 e West st, 25.9x59.7x25.10x60, e s, 4-sty brk loft and store building. Samuel Carey and Edmund L Baylies, TRUSTEES under deed of trust to Eliz C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 1:59—21. A $42,850—$48,000. nom

Church st, Nos 286 and 288 | n w cor White st, 50x50, 4-sty stone White st, Nos 30 and 32 | front loft and store building. Emma S Gunther to Isaac Sakolski. Dec 20, 1909. 1:191—37. A $55,000—$72,000. nom

Same property. Isaac Sakolski to Harris Mandelbaum and Fisher Lewine. Mort $45,000. Dec 20, 1909. 1:191. other consid and 100

Cherry st, No 482, n s, 21 w Corlears st, 28x50, 6-sty brk tenement. Cora B Foster to Waldemar Cahen. Morts $21,500 and all liens. Dec 17. Dec 20, 1909. 1:263—part lot 25. A $——8——. other consid and 100

Church st, No 313 (217).

Church st, No 311 (215).

Party wall agreement, &c. William Colgate with Maria L Vandeventer. Dec 1. Dec 22, 1909. 1:194. 1,000

Crosby st, No 11, e s, about 155 s Grand st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. PARTITION, Nov 17, 1909. Chas A Runk, ref, Thos D Day, Jr. Dec 17. Dec 18, 1909. 1:233—3. A $25,000—$30,000. 31,700

Division st, Nos 13 and 13½, s s, abt 145 e Catherine st, 25x½ block, 6-sty brk tenement and store.

East Broadway, No 26, n s, abt 130 e Catherine st, 25x½ block, 6-sty brk tenement and store. Israel Spingarn to Chas A Friedenberg of West Hoboken, N J. All liens. Oct 8. Dec 18, 1909. 1:281—59 and 11. A $37,000—$60,000. other consid and 100

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Elm st, No 28, w s, 49.9 s Pearl st, 25.4x69.3x25x69.3, with all title to open lot or vacant space in rear, —x—, 7-sty brk loft and store building. John W Barr Jr as TRUSTEE of trusts executed by Williamson Bacon to Chas H Fiske, Jr. Dec 15. Dec 17, 1909. 1:156-19. A $27,000—$30,000. 42,000

Elizabeth st, No 163, w s, abt 10 n Delancey st, 25x94, except part for a new st (Delancey st), 4-sty brk tenement. PARTITION, Nov 17, 1909. Chas A Runk, ref, to Dominick Abbate. Dec 21, 1909. 2:479—25. A $22,000—$24,000. 25,000

Front st, No 65, s e s, 94.9 s w Old Slip, 20.6x86.10, 4-sty brk loft and store building. Floyd H Crane to Charles F Noyes. Mort $16,500. Oct 22. Dec 22, 1909. 1:34—12. A $12,800—$19,000. other consid and 100

Greenwich st, No 509, e s, abt 40 s Spring st, 24x75, 3-sty frame (brk front) tenement and store. Reginald S Jaffray to Daniel Birdsall. Mort $5,000 and all liens. Oct 13. Dec 18, 1909. 2:594—30. A $7,500—$8,500. nom

Gramercy Park, No 38, e s, 39.5 s 21st st, —x—.

Gramercy Park, No 39, e s, adj above on north.
Party wall agreement &c. Gramercy Park Construction Co with Emily E Wood. Dec 3, 1908. Dec 17, 1909. 3:876. nom

Hamilton Terrace, No 18, w s, 238 n 141st st, 16x100, 3-sty and basement stone front dwelling. James B Smith to Carrie L Gibson his daughter and Julia H Drummond. B & S and C a G. Dec 20, 1909. 7:2050—80. A $3,500—$12,000. nom

Henry st, No 262, s s, 164.5 e Montgomery st, 20.7x100, 2-sty brk dwelling. Jennie Fischel et al to Hebrew Day Nursery of N Y, a corpn. Mort $12,000. Nov 13. Dec 22, 1909. 1:268—54. A $12,000—$15,000. nom

Houston st, No 212 | n e s, 201.6 n w Av A, 25.2x64.6 to s w s 1st st, No 105 | 1st st x25x61.4, 4-sty brk tenement and store and 1-sty brk store in 1st st. Brown & Root Co to The S S Brown Co, a corpn. All liens. Dec 21. Dec 23, 1909. 2:428—21. A $15,000—$18,000. nom

Leonard st, No 88, s s, 180.1 w Broadway, 25.1x100x25.11x100, 5-sty stone front loft and store building.

West st, No 259, e s, 75.7 n Laight st, 25.1x121x25x121.8, 5-sty brk tenement and store and 3-sty brk tenement in rear.
Samuel Carey and Edmund L Baylies as TRUSTEES under deed of trust to Elizabeth C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 1:173—24. A $51,000—$75,000. 218—23. A $28,000—$31,000. nom

Mercer st, Nos 73 to 77, w s, 151.4 n Broome st, 50x100x49.10x100, 6-sty brk loft and store building. Clara F Hitchcock to William Laue of Brooklyn. Mort $100,000. Sept 28. Dec 22, 1909. 2:485—30. A $64,000—$105,000. other consid and 100

Maiden lane, No 58. Exemplified copy of will &c of Elizabeth T Whitson, of Flushing, L I (by will) to Jos W Whitson her son and Jas E Hillyer her son-in-law as EXRS &c in trust. Sept 2, 1904. Dec 17, 1909.

Murray st, No 59, n s, abt 25 e West Broadway, 25x87.6, 4-sty brk loft and store building. Edward A Morrison and ano, EXRS Samuel Philips to John S Biesecker. Dec 10. Dec 21, 1909. 1:133—14. A $28,000—$37,000. 56,000

Mulberry st, Nos 219 and 221, w s, 72.5 n Spring st, 44.2x74.2x44.3x74.5, 6-sty brk tenement and stores. Olimpia D'Addezzio to John Palmieri. Morts $55,400. Nov 24. Dec 20, 1909. 2:495—38. A $23,000—$58,000. other consid and 100

New st, c l lots 47 to 50 map Lucius Chittenden at Washington Heights. All title.

Broadway, lots 6 and 7, same map. All title.

Lot 313, on tax map blk 2178. 7-32 parts.

Also pew in Grace Church. All title.
Eugene L Bushe and Stephen Fiske, INDIVID, EXRS and TRUSTEES will of Frederick Bedford and Gunning S Bedford 2d and deed of trust by Mary E Wright to Frederic DeWitt Wells, admr Gunning S Bedford 3d. All title. Q C. June 5. Dec 23, 1909. 8:2178—548. A $——$ —. 2180—807 and 808. A $9,000—$9,000. nom

Same property. Constance Wright et al EXRS Mary E Wright, deed, and the Tetragon Co, a corpn. to same. All title. Q C. July 29. Dec 22, 1909. 8:2178, 2180. nom

Same property. Louisa Gallagher et al to same. All title. Q C. June 11. Dec 22, 1909. 8:2178 and 2180. nom

Perry st, Nos 113 and 115, n s, 85.1 e Greenwich st, runs n 26.2 and 19 x e 14.7 x n w 17.3 x n 14.2 x e 24.8 x s 70 to st x w 45 to beginning, 6-sty brk tenement. FORECLOS, Dec 6, 1909. Chas L Hoffman referee to John H Vought and Wm G Ver Planck TRUSTEES for Annie M Vought will of Hosea Webster. Dec 20, 1909. 2:633—60. A $15,000—$43,500. 35,500

Perry st, Nos 57 and 59 | n w cor 4th st, 74.1x105.6x75x105.6, on map Nos 53 to 59 | two 6-sty brk tenements and stores on 4th st, Nos 268 to 276 | cor. Harry Abrams to Louis Manheim, on map Nos 264 to 272 | Morts $120,500 and all liens. Dec 21. Dec 23, 1909. 2:622—56. A $55,000—$130,000. other consid and 100

Reade st, No 167, s s, abt 83 e Washington st, 24.2x44.9x15.10x47.9.

Reade st, No 165, s s, abt 60 w Greenwich st, begins at east cor No 167 Reade st, runs s 44.9 x n 0.9 x e 33.2 x n 36.9 to st x w 20.7 to beginning.
5-sty brk loft and store building.
Brown & Root Co to The S S Brown Co, a corpn. All liens. Dec 21. Dec 23, 1909. 1:139—11. A $20,000—$32,000. nom

Spring st, No 202 | s w cor Sullivan st, 25x60, 2 and 3-sty Sullivan st, Nos 88 and 90 | brk and frame tenements and stores and 1-sty frame store. Samuel Carey and Edmund L Baylies, TRUSTEES under deed of trust to Eliz C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 2:490—25. A $17,000—$20,000. nom

Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3, 3-sty brk tenement and store. St Johns Park Realty Co to Greenwich Investing Co. Mort $11,000. Dec 18. Dec 21, 1909. 1:220—17. A $9,000—$10,500. other consid and 100

Water st, No 44, n s, 50.1 e Coenties slip, 28.3x57.3x29x56.9, 4-sty brk loft and store building. Libbie B Hall INDIVID and EXTRX and TRUSTEE Nicholas Brewer to Reginald S Jaffray, of Darien, Conn. Dec 20. Dec 21, 1909. 1:30—32. A $14,200—$19,500 26,000

White st, Nos 30 and 32. Party wall agreement. Emma S Gunther to John Seymour. Apr 1. Dec 20, 1909.

Washington st, No 32 | w s, 75 s Morris st, runs n w 179 to West st, Nos 18, 19 and 20 | e s West st x s 78.7 x e 89.6 x n 52.7 x e 86 to Washington st x n 25 to beginning, 5-sty brk tenement and store, 3-sty brk tenement and store and two 5-sty brk storage buildings. Whitehall Realty Co to Jas A Hennessy. Borough of Queens. Dec 17. Dec 18, 1909. 1:15—19, 20, 21 and 28. A $95,700—$130,000. other consid and 100

Same property. James A Hennessy to Whitehall Realty Co. Mort $100,000. Dec 17. Dec 18, 1909. 1:15. other consid and 100

West st, Nos 8 to 14 inclusive | e s, 210.9 s Morris st, runs e 104.11 Washington st, Nos 12 to 18 | x s 37.3 x e 75 to w s Washington st, x s — to No 10 Washington st, x w — to e s West st, x n — to beginning, two 2, two 3 and four 4-sty brk tenements and stores, 5-sty brk storage building, two 2-sty brk stables, three 3-sty brk rear tenements. Century Investing Co to Battery Place Realty Co. Morts $220,000. Nov 15. Dec 22, 1909. 1:15—9 to 14 and 36 to 41. A $364,900—$398,500. other consid and 100

Willett st, No 65, w s, 125 s Rivington st, 25x100, 5-sty brk tenement and store. FORECLOS, Dec 23, 1909. Royal E T Riggs, ref, to Sigmund Kraus. Mort $26,000 and all liens. Dec 23, 1909. 2:338—23. A $18,000—$28,000. 6,000

Wooster st, Nos 203 and 205, w s, 185.9 n Bleecker st, 36.8x100x36.7x100, 6-sty brk loft and store building. Fannie Hamlin to Herman Wronkow. Mort $55,000. May 27. Dec 22, 1909. 2:536—32. A $33,000—$72,000. other consid and 100

1st st E, Nos 88 to 94, n s, 187 e 1st av, 84x105.11, two 6-sty brk tenements and stores. Release mort. Sender Jarmulowsky to Julius Tishman. Q C. Dec 20. Dec 21, 1909. 2:429—57 and 59. A $66,000—$130,000. 9,000

4th st E, No 386, s s, 69.9 w Lewis st, runs w 46 x s 94.8 x e 26.9 x n 19.8 x e 21.8 x n 72.2 to beginning, 6-sty brk tenement and stores. Julius Miller to Meyer Deutsch. Mort $40,000. Dec 17. Dec 23, 1909. 2:357—72. A $22,000—$60,000. nom

9th st E, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. FORECLOS, Dec 20, 1909. J C Julius Langbein, ref, to Maxlow Realty Co. Dec 23, 1909. 2:464—19. A $11,000—$17,000. 18,000

11th st E, No 627, n s, 270.6 w Av C, 37.6x103.3, 6-sty brk tenement and stores. Herzel Goldschlag to Abraham Goldschlag. ½ part. All liens. Dec 21. Dec 22, 1909. 2:394—55. A $24,000—$60,000. other consid and 100

12th st E, No 514, s s, 420.6 w Av B, 25x103.3, 5-sty brk tenement and store. Isaac C Lowenthal to Albert J Ullman, of Oil City, Pa. Mort $32,750. Dec 1. Dec 20, 1909. 2:405—15. A $18,000—$36,000. other consid and 100

14th st E, No 329, n s, 326 e 2d av, 25x103.3, 6-sty brk tenement and store. Giulio Lognani to Ferry Holding Co, a corpn. All title. Morts $47,000 and all liens. Dec 15. Dec 17, 1909. 3:921—17. A $16,000—$40,000. other consid and 100

15th st E, No 137, n s, 194 w 3d av, 23.6x103.3, 4-sty brk dwelling. Regina Golla or Galla widow to Helene Figge. Q C. All liens. Nov 30. Dec 18, 1909. 2:871—32. A $21,000—$25,000. nom

16th st W, No 320, s s, 237.6 w 8th av, 18.9x37.7x18.9x35.11.

16th st W, No 322, s s, 256.3 w 8th av, 18.9x39.4x18.9x37.7.
4-sty brk stable an dtenement.
Chas F de Casanova to Chas B Gumb. Morts $10,000. Dec 20. Dec 21, 1909. 3:739—54 and 55. A $10,000—$13,000. other consid and 100

17th st E, No 116, s s, 100 w Irving pl, 25x92, 4-sty stone front dwelling. Alfred E Brand to Ekko Sollmann. Mort $34,000. Dec 16. Dec 17, 1909. 3:872—68. A $25,000—$29,000. other consid and 100

19th st W, No 540 | s s, at e s Exterior or Marginal st, or West st, West st | runs e 20.2 x s 52.4 to e s Exterior or Marginal st, x n w 56.2 to beginning, vacant. Clara A Grover to Henry Bottjer. Dec 20. Dec 22, 1909. 3:690—54. A $2,000—$2,000. other consid and 100

22d st E, Nos 338 and 340, s w s, 100 n w 1st av, 50x97.6, two 5-sty brk tenements. Leah K Ray to Annie E Fitzpatrick. Morts $52,000. Dec 21. Dec 22, 1909. 3:927—34. A $22,000—$50,000. other consid and 100

24th st W, Nos 148 and 150, s s, 175 e 7th av, 50x98.9, two 5-sty brk tenements and stores. Jacob Wolf et al to The Lotus Realty Co. Mort $55,000. Dec 20. Dec 22, 1909. 3:799—67 and 68. A $40,000—$55,000. other consid and 100

Same property. The Lotus Realty Co to Boreas Realty Co. Mort $55,000. Dec 21. Dec 22, 1909. 3:799. 105,000

24th st W, No 427, n s, 325 w 9th av, 25x98.9, 5-sty stone front tenement. Wm H Smith, EXR Lavinia M Seaman to Edna F E Spear (Seaman) and Wilbur S Seaman, HEIRS Lavinia M Seaman. Dec 20. Dec 21, 1909. 3:722—22. A $10,000—$26,000. other consid and 100

25th st W, No 34, s w s, 350 s e 6th av, 25x98.9, 4-sty stone front dwelling. Frances M Chrystal to Seymour Realty Co. Mort $54,000. Dec 22. Dec 23, 1909. 3:826—62. A $46,000—$52,000. nom

25th st W, No 34, s s, 350 e 6th av, 25x98.9, 4-sty stone front dwelling. Mary A Scott et al to Frances M Chrystal. Dec 15. Dec 23, 1909. 3:826—62. A $46,000—$52,000. nom

Same property. Kath S Schuchardt, widow to same. C a G. Dec 15. Dec 23, 1909. 3:826. nom

26th st W, No 231, n s, 363.3 e 8th av, 24.10x98.9, 4-sty brk tenement and store and 2-sty brk tenement in rear. Wilhelmine L M Koch widow to Wm R Codington of Plainfield, N J. Dec 20, 1909. 3:776—19. A $13,500—$19,000. 100

26th st E, No 107, n s, 120.10 e 4th av, 20.10x98.9, 3-sty brk dwelling. Hugh Cavanagh to Albert F Hyde, of Morristown, N J. Mort $25,000. Dec 16. Dec 17, 1909. 3:882—8. A $18,500—$22,000. other consid and 100

28th st W, Nos 136 and 138, s s, 425 w 6th av, 50x98.9, 5-sty brk tenement and stores. Chas P Eagan to Emma J Eagan. Mort $73,000. Dec 21, 1909. 3:803—60. A $44,000—$78,000. other consid and 100

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INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
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Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

30th st W, No 345 (219), n e s, abt 250 e 9th av, 25x98.9, 3-sty brk dwelling. PARTITION, Nov 17, 1909. Chas A Runk, ref, to Gilbert Kuh and Mary his wife as tenants by entirety. Dec 21, 1909. 3:754 -16. A $14,000—$18,000. 18,450

30th st W, No 543, n s, 240.7 e 11th av, 16x31.6, 4-sty brk tenement and store. Wm H Tagg to Annie Tagg. Mort $2,000. Nov 16. Dec 17, 1909. 3:702—13. A $2,000—$3,000. nom

30th st W, Nos 8 to 26, s s, 150 w 5th av, 225x98.9. Agreement as to release covenants and restrictions. The Burlington Hotel Co et al with Fannie R G Ely et al. July 1. Dec 22, 1909. 3:831. nom

31st st E, No 47, n s, 100 w 4th av, runs n e 88.3 x s e 21.1 x s 86.8 to st x w 21.1 to beginning, 3-sty brk dwelling.

32d st E, Nos 46 to 50, on map Nos 48 and 50, s s, 83.8 w 4th av, runs w 41.4 x s 98.9 x w 9.2 to e s of former old Middle road x s w 9 x e — x n 110.2 to beginning; also land adj w s of rear lot, which formerly lay in old road, being 9.1 to c l said road, 9.1 on w s, 31.5 on n s, and 31.4 on s s, 3-sty brk stable.

32d st E, No 44, s s, 125 w 4th av, 25x98.9, 4-sty brk stable. Emma L, wife J Wilson Moore, of Philadelphia, Pa, to Frank B Mesick, of Deal Beach, N J. 1-3 part. B & S. Dec 17. Dec 23, 1909. 3:861—35, 47 and 48. A $164,500—$185,500. nom

37th st E, No 139, n s, 120 e Lexington av, 20x98.9, 4-sty stone front dwelling. Clara E Howe to Anna W Hecker. Dec 17. Dec 18, 1909. 3:893—28. A $20,000—$30,000. nom

38th st W, No 311, n s, 150 w 8th av, 25x98.9, 4-sty brk tenement and store. Kohring Realty Co to Wm F Kohring. Mort $14,000. Dec 17. Dec 20, 1909. 3:762—28. A $12,000—$16,500. 20,000

39th st W, No 317, n s, 250 w 8th av, 25x98.9, 4-sty brk tenement and store and 3-sty frame tenement in rear. Daniel F Mahony to Sidonia Weiss. Morts $15,000. Dec 18. Dec 20, 1909. 3:763—26. A $12,500—$18,500. other consid and 100

41st st E, No 308, s s, 108.9 e 2d av, 16.3x74.3x17.10x67, 4-sty brk dwelling. John S Murphy to Mary R Murphy. Mort $3,500. B & S. Dec 17, 1909. Dec 20, 1909. 5:1333—48. A $4,500—$6,500. other consid and 100

43d st E, No 249, n s, 80 w 2d av, 20x100.5, 5-sty brk tenement. Margaret Nealis, INDIVID and EXTRX James Nealis to Wm F Marshall and Alfred T Southern. Dec 15. Dec 17, 1909. 5:1317—20½. A $7,500—$12,000. 15,000

44th st W, Nos 321 and 323, n s, 275 w 8th av, 49.10x100.4x49.11 x100.4, 6-sty brk tenement and stores. John F Gerdes et al to Francis Realty Co. Morts $77,750. Dec 21, 1909. 4:1035—20. A $30,000—$68,000. other consid and 100

45th st W, No 432, s s, 425 w 9th av, 25x100.4, 5-sty brk tenement and store. Aaron Walder to Monash Eisig. Morts $23,000 and all liens. Dec 22. Dec 23, 1909. 4:1054—50. A $11,000—$19,500. 100

46th st W, No 67, n s, 126.8 e 6th av, 18.4x100.5, 4-sty stone front dwelling. Emma A Charlier to Medcef Eden Realty Corpn. Q C. Nov 30. Dec 17, 1909. 5:1262—6. A $34,000—$39,000. nom

48th st W, No 154, s s, 225 e 7th av, 18.9x100.5, 4-sty stone front dwelling. Robt W Milbank et al to Isabella G Wheeler (Milbank), Samuel Milbank, Virginia W Barrie (Milbank), Harold Milbank and Isabella G Wakeman, N Y, and Montgomery N Milbank of Freeport, N Y, and Antoinette L Moore, of Milwaukee, Wis. 2-9 parts. Nov 23. Dec 18, 1909. 4:1000—55. A $28,000—$29,000. 100

Same property. Deed of trust. Isabella G Wheeler et al to Harold Milbank as TRUSTEE. Mort $9,000. Dec 4. Dec 18, 1909. 4:1000. nom

48th st W, No 523, n s, 325 w 10th av, 25x100.5, 5-sty stone front tenement. The Schreyer Realty Co to Guglielmo Giorgio. Q C. Morts $18,500 and all liens. Dec 10. Dec 21, 1909. 4:1077—19. A $9,000—$20,000. other consid and 100

48th st W, No 515, n s, 225 w 10th av, 25x100.5, 5-sty stone front tenement. The Schreyer Realty Co to Guglielmo Giorgio. Q C. Morts $20,500 and all liens. Dec 10. Dec 21, 1909. 4:1077—23. A $9,000—$20,000. other consid and 100

49th st E, No 52, s s, 180 w Park av, 20x100.5, 4-sty stone front dwelling. Gertrude L Welling to N Y State Realty & Terminal Co, a corpn. B & S. Mort $32,000. Dec 15. Dec 20, 1909. 5:1284—44. A $37,000—$42,000. 100

49th st E, No 50, s s, 200 w Park av, 25x100.5, 4-sty stone front dwelling. Estate of Adolph Strauss, a corpn, to N Y State Realty & Terminal Co. All liens. Dec 22. Dec 23, 1909. 5:1284—45. A $50,000—$56,000. nom

50th st E, No 49, n s, 25 w Park av, 25x100.5, 2 and 3-sty brk stable. Arthur B Proal to N Y State Realty & Terminal Co. All liens. Dec 16. Dec 17, 1909. 5:1286—34. A $35,000—$42,000. 100

53d st E, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning, 3-sty brk stable. May E Bannon to Montana Realty Co. Mort $32,000. Dec 17. Dec 20, 1909. 5:1308—13½. A $21,000—$30,000. other consid and 100

53d st E, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning, 3-sty brk stable. Montana Realty Co to May E Bannon. B & S. Mort $25,000. Dec 16. Dec 18, 1909. 5:1308—13½. A $21,000—$30,000. other consid and 100

54th st W, No 239, n s, 177.3 w Broadway, 20x100.5, 3-sty and basement stone front dwelling. Francis X O'Connor to Julia wife Frank Tilford. Mort $17,000. Dec 21. Dec 22, 1909. 4:1026—11½. A $26,000—$27,000. other consid and 100

57th st W, No 24, s s, 400 w 5th av, 50x100.5, 4-sty brk dwelling. Oliver Harriman et al, EXRS Oliver Harriman to West 57th Street Co, a corpn. Dec 2. Dec 23, 1909. 5:1272—54. A $215,000—$270,000. 300,000

57th st W, No 24, s s, 400 w 5th av, 50x100.5, 4-sty brk dwelling. James L Harriman et al HEIRS, &c, Oliver Harriman to West 57th Street Co. B & S. Dec 23, 1909. 5:1272—54. A $215,000—$270,000. nom

61st st W, No 235, n s, 275 e West End av, 25x100.5, 5-sty stone front tenement. FORECLOS, Nov 15, 1909. Michael J Kelly referee to Dean Holding Co. Dec 15. Dec 20, 1909. 4:1153—12. A $6,000—$16,000. 14,200

65th st W, Nos 30 and 32, s s, 300 w Central Park West, 41.8x 100.5, two 5-sty stone front tenements. Geo A Dutting to J Henry Dutting. Dec 23, 1909. 4:1117—45 and 46. A $33,000 —$47,000. other consid and 100

67th st W, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5, 6-sty brk tenement and stores. Ricka Kaufman to Morris Trood. All liens. Aug 31. Dec 20, 1909. 4:1159—12. A $14,000—$54,000. other consid and 100

70th st W, No 273, n s, 70 e West End av, 15x100.5, 3-sty and basement brk dwelling. Chas A Kinch to Sarah E Crowell. Mort $11,000. Dec 20. Dec 21, 1909. 4:1162—4¼. A $9,000—$14,000. other consid and 100

70th st W, No 273, n s, 70 e West End av, 15x100.5, 3-sty and basement brk dwelling. Sarah E Crowell to Veda E Snyder, of Brooklyn. Morts $11,000 and all liens. Dec 20. Dec 21, 1909. 4:1162—4¼. A $9,000—$14,000. other consid and 100

71st st E, No 129, n s, 280 e Park av, 20x102.2, 3-sty and basement stone front dwelling. Edmund Coffin to Henry S Coffin. Nov 8. Dec 21, 1909. 5:1406—13. A $28,000—$34,000. 100

73d st E, n s, 283 e Park av, 24x102.2, vacant. Adams Realty Co to Chas Brendon Co. Mort $21,000. Dec 6. Dec 21, 1909. 5:1408—12. A $28,500—$28,500. other consid and 100

76th st W, No 152, s s, 303.8 e Amsterdam av, 21.4x102.2, 4-sty and basement stone front dwelling. FORECLOS, Nov 15, 1909. Herman S Fried, ref to Minnie A Blanchard. Mort $20,000. Dec 21, 1909. 4:1147—52. A $15,000—$28,000. 12,500

76th st E, Nos 213 and 215, n s, 171.8 e 3d av, 33.4x102.2, 6-sty brk tenement and stores. Meyer S Kotzen et al to Fannie Siskind. Mort $44,500 and all liens. Dec 17, 1909. 5:1431—8. A $16,000—$45,000. other consid and 100

78th st E, No 323, n s, 300 w 1st av, 25x102.2, 4-sty stone front tenement. Frank G Weiss to John Denne, of Scarsdale, N Y. Morts $19,000. Dec 1. Dec 18, 1909. 5:1453—14. A $9,000—$20,000. other consid and 100

79th st W, No 172, s s, 50 e Amsterdam av, 50x102, 7-sty brk tenement. Nova Realty Co to Jacob H and William Haffner. Dec 16. Dec 17, 1909. 4:1150—61. A $40,000—$120,000. other consid and 100

79th st E, No 339, n s, 100 w 1st av, 27.10x102.2, 4-sty stone front tenement. Maurice Schlossman to Schlossman Realty Co, a corpn. All liens. Dec 20, 1909. 5:1542—22. A $11,000—$22,000. other consid and 100

79th st W, No 183, on map No 161, n s, 138 e Amsterdam av, 17 x102.2, 4 and 5-sty stone front dwelling. CONTRACT. Theo A Stephenson, of Mt Vernon, N Y, with Sarah F Crowell. Morts $23,000. Dec 1. Dec 23, 1909. 4:1210—6½. A $13,500—$24,500. 27,000

Same property. Assign contract. Sarah E Crowell to Fred A Elliott. All title. Dec 20. Dec 23, 1909. 4:1210. nom

84th st W, No 40, s s, 474.6 w Central Park West, 17.2x102.2, 3-sty and basement stone front dwelling. Ferguson Bros & Forshay, a corpn to Rachel Newbrough. Dec 23, 1909. 4:1197—52. A $12,000—$18,000. other consid and 100

84th st E, No 232, s s, 203.4 w 2d av, 17x102.2, 4-sty stone front tenement and store. Annie Shaughnessy to Joseph Lapitino. Mort $10,000. Nov 10. Dec 22, 1909. 5:1529—33. A $7,500—$11,000. other consid and 100

88th st E, No 405, n s, 86 e 1st av, 20x125.10, 5-sty brk tenement. Morris Schlossman to Schlossman Realty Co, a corpn. All liens. Dec 20, 1909. 5:1568—4B. A $7,500—$21,000. other consid and 100

88th st E, No 563, n s, 75 e Av A, 25x141.5, 3-sty stone front dwelling. FORECLOS, Dec 9, 1909. John J Freedman referee to Theresa Schappert. Dec 13. Dec 20, 1909. 5:1585—4½. A $10,000—$13,000. 12,500

92d st E, No 125, n s, 275 e Park av, old line, 25x100.8, 3-sty brk dwelling. Geo M Fitzpatrick to Leah K Ray. Morts $15,500. Dec 21. Dec 22, 1909. 5:1521—12. A $15,000—$16,500. 100

92d st W, No 253, n s, 100 w Broadway, 25x100.8, 1-sty frame building. Martin P Lodge to The Realty Co of America. Mort $5,000. Dec 21. Dec 22, 1909. 4:1240—9. A $13,000—$13,000. other consid and 100

95th st E, No 235, n s, 100 w 2d av, 25x100.8, 5-sty brk tenement and store. Leah K Ray to Herman Klein, Bernat Springer and Ignatz Weisberger. All liens. Dec 21. Dec 22, 1909. 5:1541—20. A $9,000—$18,500. other consid and 100

95th st W, No 129, n s, 300 w Columbus av, 16x100.8, 3-sty and basement brk dwelling. Berthe A Du Brul to Melancthon S Ayers. Mort $12,500. Dec 17, 1909. 4:1226—20. A $8,000—$11,000. other consid and 100

95th st E, No 229, n s, 175 w 2d av, 25x100.8, 5-sty brk tenement and stores. Elizabeth Brandt to Albert Brandt. Mort $19,500. Dec 20. Dec 21, 1909. 5:1541—17. A $9,000—$19,000. nom

97th st E, s s, 100 e Madison av, 100x100.11, vacant. FORECLOS, Nov 17, 1909. Daniel E Seybel referee to Van Norden Trust Co. Dec 17, 1909. 6:1602—46. A $50,000—$50,000. 50,500

99th st E, No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Samuel Berkowitz to Josephine Schnierer. Morts $40,875. Dec 9. Dec 22, 1909. 6:1648—32. A $13,500 —$44,000. nom

100th st E, No 70, s s, 98.3 w Park av, 25x100.11, 5-sty brk tenement. Gertrude H Hyman to Max Marks. Morts $21,000. Dec 20, 1909. 6:1605—41. A $9,000—$24,000. nom

105th st E, No 341, n s, 175 w 1st av, 25x100.11, 5-sty brk tenement and store. Charles Spicehandler et al to Esther Isenberg. B & S. All liens. Dec 16. Dec 17, 1909. 6:1677—19. A $7,000—$26,000. other consid and 100

105th st W, No 250, s s, 134.11 e West End av, 15x100.11, 4 and 5-sty brk and stone dwelling. Wm C Lester to Mary L Bowler. Mort $12,500. Dec 20. Dec 21, 1909. 7:1876—58½. A $8,400—$19,000. other consid and 100

108th st E, No 229, n s, 225 w 2d av, 25x100.11, 4-sty stone front tenement. Paul Kaskel et al to Philip Krauss. All liens. Dec 16. Dec 17, 1909. 6:1658—15. A $8,000—$17,000. other consid and 100

108th st E, No 229, n s, 360 e 3d av, 25x100.11, 4-sty stone front tenement. Release mort. The Oestreicher Realty Co to Abraham Bruder, Frank Hahn and Paul Kaskel. Q C. Dec 15. Dec 18, 1909. 6:1658—15. A $8,000—$17,000. 1,000

108th st E, No 229, n s, 225 w 2d av, 25x100.11, 4-sty stone front tenement. Philip Krauss to Paul Kaskel, Abe Bruder and Frank Hahn. Mort $14,500. Dec 16. Dec 23, 1909. 6:1658—15. A $8,000—$17,000. other consid and 100

109th st E, No 108. Assignment of all right, title and interest to sheriff's certificate of sale filed Sept 27, 1909, in County Clerk's office. Wm H Meyers, of Brooklyn, to Osea A Campbell. Nov 30. Dec 21, 1909. 6:1636. nom

109th st E, Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Release judgment. Bertha Brettner to Ricke Cohn. Dec 6. Dec 20, 1909. 6:1636—67 and 68. A $15,000—$20,000. nom

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Same property. Release judgment. Yetta Tischler to same. Dec 6. Dec 20, 1909. 6:1636. nom

109th st E, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. Assignment of all right, title and interest in Sheriffs certificate of sale filed in County Clerks office Sept 27, 1909. Oscar A Campbell to Ricke Cohn. Dec 16. Dec 20, 1909. 6:1636—68. A $7,500—$10,000. nom

110th st E, Nos 245 to 249, n s, 116.8 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, Dec 15, 1909. Joseph W Keller, ref, to Abraham D Weinstein. Mort $38,000. Dec 17. Dec 20, 1909. 6:1666—19. A $42,500—$47,500. 7,500

111th st W, Nos 213 and 215, n s, 290 w 7th av, 50x100.11, 6-sty brk tenement. Albert L Silberstein to Fleischmann Bros Co. Morts $70,500. Dec 20. Dec 22, 1909. 7:1827—22. A $24,000—$68,000. other consid and 100

111th st W, Nos 217 and 219, n s, 250 w 7th av, 50x100.11, 6-sty brk tenement. Albert L Silberstein to Fleischmann Bros Co. Morts $70,500. Dec 20. Dec 22, 1909. 7:1827—20. A $24,000—$68,000. other consid and 100

112th st E, Nos 56 to 60, on map Nos 54 and 56, s s, 162.6 w Park av, 39x100.11, 6-sty brk tenement and stores. Release judgment. May Stoddard to Pa Adolphe and Barnet Tuone. Dec 14. Dec 17, 1909. 6:1617—45. A $17,000—$48,000. nom

112th st E, Nos 151 and 153, n s, 345 w 3d av, 33.4x100.10, 6-sty brk tenement. Elias A Cohen to Golde & Cohen, a corpn. Mort $12,000 and all liens. Dec 17, 1909. 6:1640—22½ and 23. A $14,000—$——. other consid and 100

112th st E, Nos 306 and 308, s s, 100 e 2d av, 42.6x100.11, 6-sty brk tenement and stores. John Carfano et al to Eliz A Brown. All title. All liens. Dec 17. Dec 20, 1909. 6:1683—47. A $13,000—$49,000. nom

113th st W, No 310, s s, 150 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. FORECLOS, Oct 13, 1909. Alexander Brough referee to Alva Cuddeback. Dec 18. Dec 20, 1909. 7:1847—30. A $8,000—$10,500. 10,700

114th st W, No 62, s s, 275 e Lenox av, 16x100.11, 3-sty and basement stone front dwelling. Gertrude O'Brien EXTRX Wm S O'Brien to Morris Englander. Dec 6. Dec 20, 1909. 6:1597—60. A $8,500—$11,000. 11,611

115th st E, No 338, s s, 175 w 1st av, 25x100.11, 4-sty brk tenement and store. Petronilla Zirpoli to Ella S Winternitz. All liens. Dec 15. Dec 23, 1909. 6:1686—34. A $8,000—$17,000. other consid and 100

116th st W, Nos 6 and 8, s s, 50 w 5th av, 50x51, 5-sty brk tenement and stores. Albert and Benjamin Oppenheim EXRS Herman Oppenheim to Rose A Kaufman. Morts $40,000. Dec 20. Dec 21, 1909. 6:1599—40¼. A $23,000—$35,000. 48,500

116th st W, No 36, s s, 414 w 5th av, 27x100.11, 5-sty brk tenement and store. Albert L Silberstein to Fleischmann Bros Co. Mort $28,000. Dec 20. Dec 22, 1909. 6:1599—53. A $18,500—$31,000. other consid and 100

117th st W, No 145, n s, 225 e 7th av, 25x100.11, 5-sty brk tenement. Albert L Silberstein to Rachel Woolf. Mort $22,000. Dec 20. Dec 22, 1909. 7:1902—10. A $13,000—$26,000. other consid and 100

117th st W, No 361, n s, 175 e Morningside av, 16.8x100.11, 3-sty and basement brk dwelling. Pauline Nechols to Hersch Frank. Mort $9,000. Dec 16. Dec 17, 1909. 7:1944—8. A $8,000—$10,000. 100

118th st E, Nos 308 and 310, s s, 140.9 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. FORECLOS, Dec 2, 1909. Louis F Doyle referee to Stonington Realty Co, a corpn. Mort $36,000. Dec 16. Dec 17, 1909. 6:1689—46. A $13,500—$18,000. 11,000

118th st W, No 19, n s, 560 e Lenox av, 25x100.11, 5-sty brk tenement. Bella Shapiro to Strayer Realty Co. All liens. Dec 10. Dec 17, 1909. 6:1717—24. A $14,000—$31,000. other consid and 100

118th st W, No 83, n s, 85 e Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Mary A Hamilton to Valerie Frank. Mort $4,000. Dec 20. Dec 21, 1909. 6:1717—5. A $11,000—$15,000. other consid and 100

118th st E, Nos 305 and 307, n s, 100 e 2d av, 50x100.11, 6-sty brk tenement and stores. Harry Aaron to Michael Wolf. Morts $58,000 and all liens. Dec 21. Dec 22, 1909. 6:1795—part lot 5. A $——$——. other consid and 100

118th st W, No 415, n s, 250 e Amsterdam av, 50x100.11, 7-sty brk tenement. Lancelot M Berkeley to Robert C Berkeley. Q C. Mar 15. Dec 23, 1909. 7:1962—11. A $28,000—$100,000. 100

119th st E, Nos 212 to 216, s s, 175 e 3d av, 75x100.5, two 6-sty brk tenements and stores. Albert L Silberstein to Abraham B Keve. Morts $100,000. Dec 20. Dec 21, 1909. 6:1783—39 and 41. A $31,000—$94,000. other consid and 100

120th st W, No 313, n s, 250 w 8th av, 25x100.11, 5-sty stone front tenement. Samuel Koch to Pauline Nussbaum. ⅓ part. Mort $15,000. Dec 9. Dec 17, 1909. 7:1947—22. A $11,000—$25,000. other consid and 100

121st st W, No 256, s s, 158.10 e St Nicholas av, 18x100.11, 3-sty and basement brk dwelling. Llewellyn Realty Co, a corpn of N J, to Ada F Gollner, Jr. Morts $12,500 and all liens. Nov 16. Dec 22, 1909. 7:1926—55. A $8,600—$13,000. nom

125th st E, No 59, n s, 290 w Park av, 18.8x99.11, 4-sty stone front building and store. Emma Moss and Morris Meyers EXRS, &c, Henry Moss to Solomon D and Geo H Moss. Mort $13,000. Dec 15. Dec 22, 1909. 6:1750—24. A $22,000—$27,000. 30,000

Same property. Solomon D and Geo H Moss to Emma Moss. 1-3 part. Mort $13,000. Dec 15. Dec 22, 1909. 6:1750. other consid and 100

125th st W, Nos 450 and 452, s s, 125 e Amsterdam av, 50x100.11, two 5-sty brk tenements and stores. John F Haase et al to Friedman Construction Co. Morts $46,000. Dec 15. Dec 17, 1909. 7:1965—58 and 59. A $22,000—$54,000. other consid and 100

128th st W, No 241, n s, 367 e 8th av, 16x99.11, 3-sty and basement stone front dwelling. Wm H Smith, EXR Lavinia M Seaman to Edna F E Spear (Seaman) and Wilbur S Seaman, HEIRS Lavinia M Seaman. Dec 20. Dec 21, 1909. 7:1934—16. A $7,000—$9,000. other consid and 100

129th st W, No 208, s s, 113 w 7th av, 19x99.11. |
5th av, Nos 1486 and 1488, w s, 109.11 n 119th st, runs w 135.11 x s 35 x s e 67.3 x e 75.2 to av, x n 52.3 to beginning. |
two 5-sty brk tenements and stores. |
Nicholas C L Beversten and Catharina his wife to Matilda Schierenbeck. All liens. Dec 21. Dec 22, 1909. 7:1934—38. A $8,300—$12,500; 6:1718—35 and 36. A $37,000—$69,000. other consid and 100

Same property. Matilda Schierenbeck to Nicholas C L Beversten. Dec 21, 1909. 7:1934. 6:1718. other consid and 100

133d st W, No 26, s s, 235 w 5th av, 25x99.11, 5-sty brk tenement. FORECLOS, Dec 8, 1909. David Thomson referee to Emma Britz. Dec 20, 1909. 6:1730—50. A $10,000—$22,000. 10,500 over and above 1st mort for 10,000

133d st W, No 206.s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Asher Simon Realty Co to Monie Klein. All liens. Dec 20, 1909. 7:1938—41. A $16,500—$36,000. 100

134th st W, No 183, n s, 250 e 7th av, 25x99.11, 5-sty brk tenement and store. Hersch Frank to Pauline Nechols. Mort $17,000. Dec 16. Dec 17, 1909. 7:1919—12. A $11,000—$19,500. other consid and 100

137th st W, Nos 26 and 28, s s, 285 w 5th av, 50x99.11, 6-sty brk tenement. FORECLOS, Dec 17, 1909. Henry B Hammond referee to Samuel Kramer. Mort $43,000. Dec 17. Dec 18, 1909. 6:1734—48. A $19,000—$59,000. 2,300

137th st W, No 13½, n s, 245 w 5th av, 40x99.11, 6-sty brk tenement. Deed in trust. John B Nail to Wm H Wellbrock in trust to secure indebtedness on notes for $23,000. Mort $44,900. Dec 21. Dec 22, 1909. 6:1735—27. A $15,000—$47,000. other consid and 100

137th st W, N o13½, n s, 245 w 5th av, 40x99.11, 6-sty brk tenement. Wm E Jackson to John B Nail. Mort $44,900. Dec 9. Dec 22, 1909. 6:1735—27. A $15,000—$47,000. other consid and 100

158th st W Riverside Drive | n s, 150 w Broadway, runs n 115 x w 75 x s 97.7 to e s Riverside Drive x s 23.3 to 158th st x e 59.7 to beginning, vacant. Annie Brown to Brown Bros, Inc, owners and builders, a corpn. Mort $45,500. Dec 15. Dec 17, 1909. 8:2136—7. A $——$——. nom

160th st W, s s, 375 w Broadway, and 78.4 w Fort Washington av, 50x125, vacant. Arnold H E Schramm to Kiva Sapiro. Mt $17,500. Dec 6. Dec 20, 1909. 8:2136—part lot 16. A $——$——. other consid and 100

160th st W, s s, 425 w Broadway, 50x125, vacant. Lucy W Whitney to Kiva Sapiro. All liens. Dec 20, 1909. 8:2136—part lot 18. A $—— $——. other consid and 100

160th st W, s s, 375 w Broadway, 100x125, vacant. Kiva Sapiro to Isaac M Berinstein. Mort $36,500. Dec 20, 1909. 8:2136—part of lots 16 and 18. A $—— $——. 100

164th st W, No 461, n s, 175 e Amsterdam av, 25x105.10, 5-sty brk tenement. Lucy Adler to Kate Gerber widow. Mort $10,500. Dec 20. Dec 21, 1909. 8:2111—40. A $7,500—$22,500. other consid and 100

Same property. Kate Gerber, widow, and ano to Lucy Adler. Mort $10,500. Dec 20. Dec 21, 1909. 8:2111. other consid and 100

180th st W, Nos 719 to 723, n s, 144.5 e Fort Washington av, 85x110, 6-sty brk tenement. Friedman Construction Co to John F Haase and Louis Sasse. Morts $110,000. Dec 15. Dec 17, 1909. 8:2176—152. A $13,600—$——. other consid and 100

181st st W, n s, 75 w Audubon av, 50x100, vacant. De Ruyter Van Orden to Van Orden Construction Co. Mort $60,000. Dec 20. Dec 21, 1909. 8:2154—24. A $24,000—$24,000. 100

211th st W, s s, 175 e 9th av, 100x86.6x—x79.2, vacant. |
211th st W, s s, 325 e 9th av, 50x92.10x—x90, vacant. |
Annie Ormiston and Isabella McCormack to Lincoln McCormack. B & S. Dec 7. Dec 23, 1909. 8:2191—13 to 15, 19 and 20. A $12,600—$12,600. other consid and 100

Av A, Nos 1339 and 1341, w s, 75 s 72d st, 50x100, two 5-sty brk tenements and stores. Blanche A Danciger to Jacob Doniger. Mort $25,000. Dec 22. Dec 23, 1909. 5:1466—24 and 25. A $18,000—$40,000. other consid and 100

Av C, No 192, e s, 52.6 s 12th st, 25x62.6, 4-sty brk tenement and store. Morris Goldstein to Rachel Goldstein. 1-3 part. Mort $——. July 9. Dec 21, 1909. 2:381—6. A $10,000—$13,500. other consid and 100

Amsterdam av, Nos 383 to 391 79th st, Nos 172 and 174 | s e cor 79th st, 102x100, two 7-sty brk tenements, stores on av. Pittsburgh Life & Trust Co to Westown Realty Co. Dec 15. Dec 17, 1909. 4:1150—61 and 63. A $115,000—$280,000. other consid and 100

Same property. Washington Life Ins Co to same. Q C. Dec 15. Dec 17, 1909. 4:1150. other consid and 100

Same property. Westown Realty Co to Nova Realty Co. Dec 16. Dec 17, 1909. 4:1150. other consid and 100

Amsterdam av, Nos 1109 and 1111. Release of rents under assignment recorded Mar 29, 1909. Nathan J Packard and ano to Caroline Uhlig. Oct 26. Dec 20, 1909. 7:1867. nom

Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100. |
Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100. |
Release assignment of rents. Nathan J Packard and ano to Caroline Uhlig of Richmond Borough, N Y. Nov 23. Dec 22, 1909. 6:1595; 7:1867. nom

Amsterdam av, Nos 1488 and 1490, w s, 80 s 134th st, 39.10x100, 6-sty brk tenement and stores. Hettie Schattman to Chas W Schattman. B & S. Mort $41,000. Nov 20. Dec 23, 1909. 7:1987—33. A $19,100—$60,000. nom

Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4, with all title to strip adj above on south, 0.1x96.4, 8-sty brk loft and store building. Margaret L Gibson to Erna Englander. All liens. Dec 14. Dec 18, 1909. 2:530—38. A $31,000—$60,000. 100

Same property. Joseph Wieselthier to same. Q C. Dec 17. Dec 18, 1909. 2:530. nom

Same property. Release dower. Mary wife Joseph Wieselthier to same. Q C. Dec 17. Dec 18, 1909. 2:530. 100

Broadway, Nos 2580 to 2586 97th st, No 231 | n e cor 97th st, 100.11x165 to c l former Bloomingdale road x — to n s 97th st x 149.7, 7-sty brk tenement. Harcourt Realty Co to Caroline Bookman, Joseph E Hoffman and Samuel Bookman TRUSTEES Jacob Bookman dec'd. All liens. Dec 9. Dec 17, 1909. 7:1869—20. A $160,000—$400,000. other consid and 1,000

Broadway Hawthorne st | s w cor Hawthorne st, runs s 196.5 x w 100 x n 50 x w 25 x n 147.11 to s s Broadway, x e 125 to beginning, vacant. Rebecca Elias to Frank L Nugent. Dec 20, 1909. 8:2234—16 to 21. A $47,500—$47,500. other consid and 100

Broadway, e s, 236.3 s Academy st, runs n 86.3 x e 136.11 x s 62.9 x w 138.6 to beginning, 2-sty frame dwelling and vacant. The TRUSTEES of the Dyckman Library to Wm L Fawcett. B & S. Dec 17. Dec 20, 1909. 8:2233—16. A $25,500—$25,500. other consid and 100

Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. Five Boroughs Realty Co to Henry R Mygatt. Dec 20. Dec 21, 1909. 8:2233—6 to 9. A $32,000—$32,000. other consid and 100

Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. Henry R Mygatt to Walter J M. Donovan. Dec 20. Dec 21, 1909. 8:2233—6 to 9. A $32,000—$32,000. other consid and 100

Broadway 113th st | n w cor 113th st, 175.11x100, vacant. Geo F Johnson to Broadway & 113th Street Company. B & S and C a G. Mort $225,000 and all liens. Dec 9. Dec 22, 1909. 7:1895—55 to 61. A $154,000—$154,000. other consid and 100

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Broadway or Boulevard Lafayette| s w cor 157th st, 123.7x173.9x99.11x101.8, 6-sty brk tenement. Fleischmann Bros
157th st | Co to Albert L Silberstein. Mort $245,-
000. Dec 20. Dec 22, 1909. 8:2134—part lot 90. A $——$——.
other consid and 100

Broadway late Boulevard Lafayette| n w cor 156th st, 105.11x133.9x99.11x168, 6-sty brk tenement. Fleischmann Bros
156th st | Co, a corpn, to Mary A Franklin of Brook-
lyn. Morts $312,000. Dec 21. Dec 22, 1909. 8:2134—part lot 90. A $——$——.
other consid and 100

Same property. Mary A Franklin to Fleischmann Bros Co, a corpn. Morts $312,000. Dec 21. Dec 22, 1909. 8:2134.
other consid and 100

Central Park West, No 329| s w cor 93d st, 75.8x125, 7-sty brk
93d st, No 2 | tenement. Harcourt Realty Co to
Caroline Bookman, Joseph E Hoffman and Saml Bookman TRUS-
TEES Jacob Bookman. All liens. Dec 9. Dec 20, 1909. 4:1206
—34. A $140,000—$300,000.
other consid and 1,000

Claremont av, Nos 182 to 186, e s, 100 n 125th st, 120x100, three 5-sty brk tenements. Nova Realty Co to Westown Realty Co. Morts $151,500. Dec 16. Dec 17, 1909. 7:1993—106 to 108. A $67,200—$150,000.
other consid and 100

Claremont av, e s, 300 n 122d st, 75x115.3 to c l former Bloom-
ingdale road x75.3x121.2, vacant. J Clarence Brennan to Geo
E Greenbaum. Mort $54,000. Dec 2. Dec 18, 1909. 7:1993
—57 to 59. A $30,000—$30,000.
other consid and 100

Lenox av, Nos 343 and 345, w s, 40 n 127th st, 39.11x100, two 4-sty brk tenements and stores. Bernhard Greeff to Harry Bierhoff. ½ part. Mort $40,000. June 26, 1907. Dec 20, 1909. 7:1912—31. A $35,000—$51,000.
other consid and 100

Lenox av, Nos 620 and 622, e s, 49.11 n 141st st, 50x100, 6-sty brk tenement and stores. FORECLOS, Dec 8, 1909. Isaac F Russell referee to Aaron Goodman. Mort $42,000 and all liens. Dec 16. Dec 17, 1909. 6:1739—3. A $33,000—$73,000. 19,000

Lexington av, No 717, e s, 40.5 s 58th st, 20x65, 3-sty and base-
ment stone front dwelling. Meyer Feuchtwanger to Carrie
Schwab. Dec 13. Dec 20, 1909. 5:1312—51. A $16,000—$20,-
000.
other consid and 100

Lexington av, No 632, w s, 21.5 s 54th st, 18x70, 3-sty and base-
ment stone front dwelling. Abraham Schwab to Caroline K
Everett. Mort $15,000. Dec 17. Dec 20, 1909. 5:1308—58.
A $10,500—$13,500. 100

Lexington av, No 297| n e cor 37th st, 25x75, 4-sty brk dwelling.
37th st, No 125 | Charles Buek to Sarah Y wife of John
A Stewart. May 19, 1881. Re-recorded from May 19, 1881.
Dec 20, 1909. 3:893—25. A $39,000—$51,500. 17,000

Lexington av, No 653, e s, 20 s 55th st, 18.6x80,, 4-sty and base-
ment stone front dwelling. Emma Moss and Morris Meyers
EXRS Henry Moss to Solomon D and Geo H Moss. Mort $10,-
000. Dec 15. Dec 22, 1909. 5:1309—50½. A $13,000—$17,-
000. 20,000

Same property. Solomon D and Geo H Moss to Emma Moss. 1-3 part. Mort $10,000. Dec 15. Dec 22, 1909. 5:1309. nom

Madison av, No 1047| s e cor 80th st, 66.2x26, 4-sty brk dwelling.
80th st | Fannie Hamlin to Herman Wronkow (party
2d part omitted from caption). Mort $65,000. June 22. Dec
22, 1909. 5:1491—51. A $55,000—$70,000. omitted

Madison av, No 1045, e s, 66.2 s 80th st, 19x82, 4-sty stone front dwelling. Fannie Hamlin to Herman Wronkow. Mort $35,000. Nov 18. Dec 22, 1909. 5:1491—51½. A $31,500—$41,000.
omitted

Madison av, Nos 706 and 708| s w cor 63d st, 40.5x70, two 5-sty
63d st | brk office and store buildings. Ruth-
erford Realty Co to Oliver J Wells. C a G. Mort $——. Nov 1,
1907. Dec 21, 1909. 5:1377—58. A $110,000—$140,000.
other consid and 100

St Nicholas av late Kingsbridge rd| n w cor 150th st, 102.2x62.11, vacant. Rich-
150th st | ard F Carman to Holland Holding Co. Mort
$20,000. Nov 26. Dec 21, 1909. 7:2065—26 to 29. A $28,800—$28,800.
other consid and 100

St Nicholas av, No 416, e s, 197.10 n 130th st, 32x125, 5-sty brk tenement. Patrick A O'Loughlin et al to Stephen McDermott. Mort $28,000. Dec 20, 1909. 7:1958—62. A $18,000—$35,000.
other consid and 100

West End av, No 658 |s e cor 92d st, 20.8x82, 5-sty brk dwelling.
92d st | Melancthon S Ayers to Ernest A Du Brul.
Mort $36,000. Dec 14. Dec 17, 1909. 4:1239—61. A $19,000
—$32,000.
nom

West End av, No 627, w s, 83.5 n 90th st, 18x82, 4-sty and attic brk dwelling. Mabel A, wife Thos F Gilroy, Jr to Henry C Scofield, of Stamford, Conn. Dec 3. Dec 23, 1909. 4:1251—20. A $12,000—$30,000. 100

West Broadway, No 175 (71), e s, 50 n Worth st, 20.1x27.1x20x
26.10, with all title to alley adj on north, 4-sty brk loft and
store building. Albert R Palser et al to Warren E Harwood.
Morts $13,500. Dec 3. Dec 18, 1909. 1:176—14. A $9,500—
$13,500.
other consid and 100

1st av, Nos 1704 and 1706, e s, 39 n 88th st, 36.6x86, 6-sty brk tenement and stores. Morris Schlossman to Schlossman Realty Co, a corpn. All liens. Dec 20, 1909. 5:1568—3. A $16,000—$40,000.
other consid and 100

1st av, No 1602| n e cor 83d st, 27.2x84, 5-sty brk tenement and
83d st, No 401 | store. Geo C Engel to Ludwig Rosenberg. Mt
$30,000. Dec 16. Dec 20, 1909. 5:1563—1. A $18,000—$33,-
000.
other consid and 100

1st av, No 1517, w s, 52.2 n 79th st, 25x100, 4-sty stone front tenement and store. Joseph E Newburger and ano EXRS Patrick Keenan to Hattie Berliner. Dec 13. Dec 20, 1909. 5:1542—25. A $12,000—$20,000. 28,000

1st av, No 2272, e s, 25.2 s 117th st, 20.5x94, 4-sty brk tenement and store. John J Dixon to Margaret F Murphy. ½ part. All liens. Nov 12. Dec 18, 1909. 6:1710—48. A $7,000—$13,000.
other consid and 100

1st av, No 157, w s, 46.2 s 10th st, 23.1x72, 5-sty brk tenement and store. Max Mandel to Jacob Finkelstein. ½ part. Mort $21,750. Feb 18, 1907. Dec 22, 1909. 2:451—34. A $17,000—$22,000.
other consid and 100

1st av, No 2288, e s, 56.8 s 118th st, 18.10x75, 4-sty brk tene-
ment and store. Ike Falevitch to Annie Falevitch his wife.
Mort $6,500. Dec 22, 1909. 6:1711—48½. A $6,000—$11,000.
100

2d av, No 1030, e s, 120.5 s 55th st, 20x64, 4-sty stone front tenement and store. William Wetterer EXR &c Sophia Hartmann to Charles and Otto Krauth, Louise Westervelt and Carrie E and Anna Krauth. Mort $6,000. Dec 8. Dec 18, 1909. 5:1347—3. A $9,000—$13,000.
14,000

2d av, No 2288. Agreement as to release of bond under mortgage for $20,000. Herman M Weaver with Oscar Englander. Dec 1. Dec 20, 1909. 6:1689.
nom

2d av, No 1110, e s, 75.3 s 59th st, 25.1x100, 4-sty brk tenement and store. Abraham J Smith to Samuel Luria. Mort $22,000. Nov 3. Dec 21, 1909. 5:1351—52. A $18,000—$27,000. nom

2d av, No 1905, w s, 52 n 98th st, 26x75, 5-sty brk tenement and store. FORECLOS Nov 17, 1909. Dudley F Malone, ref, to Matilda Fitzsimons. Dec 22, 1909. 6:1648—23. A $10,000—$19,000.
17,000

2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. FORECLOS, Nov 17, 1909. Dudley F Malone, ref, to Matilda Fitzsimons. Dec 22, 1909. 6:1648—22. A $10,000—$19,000.
17,000

2d av, No 334, e s, 76.10 n 19th st, 15.1x100, 4-sty brk tenement and store. Celia Hornichter to N Y Skin & Cancer Hospital, a corpn. Mort $14,000. Dec 23, 1909. 3:925—4. A $9,500—$15,000.
other consid and 100

3d av, No 1497, e s, 76.7 n 84th st, 25.6x100, 5-sty brk tenement and store. Sarah Maas to Karl Maas. ½ part. Mort $28,000. Jan 2, 1907. Dec 21, 1909. 5:1530—4. A $23,000—$35,000. nom

5th av, No 864 | s e cor 68th st, runs s 60.5 x e 100 x s 40 x
68th st, Nos 2 and 4| e 25 x n 100.5 to s s 68th st x w 125 to be-
ginning, 5-sty stone front dwelling and part 2-sty brk gallery.
68th st, s s, 125 e 5th av, 28x100.5, part 2-sty brk gallery.
5th av, No 860, e s, 60.5 s 68th st, 40x100, 2-sty stone front gallery. This lot sub to mort for $225,000.
69th st, No 139, n s, 150 e Lexington av, 25x100.5, 3-sty brk stable.
Deed and agreement. Mary A Yerkes, widow of Chas T Yerkes, late of Chicago, Ill, to Chas C Burlingham as receiver of Underground Electric Railways Company of London (Lim), complainant agt Louis S Owsley as EXR Chas T Yerkes, decd, and Mary A Yerkes et al respondents. Q C. All title other than her right of dower. Dec 13. Dec 18, 1909. 5:1382—69 and 72. A $1,040,000—$1,500,000. 1404—26. A $20,000—$38,000.
as per an agreement

5th av, No 2159| s e cor 132d st, 25x99, 5-sty brk tenement and
132d st, No 2 | stores. Maurice B Ripin et al to Ripin Realty
Co. All liens. Dec 2. Dec 22, 1909. 6:1756—69. A $23,000—
$42,000.
nom

5th av, No 298|s w cor 31st st. Power of attorney. Frederic E Gi-
31st st, No 2 | bert to Chas N Harris. Dec 10. Dec 23, 1909. ——

8th av, No 244, e s, 79.2 n 22d st, 19.8x83, 4-sty brk tenement and store. Samuel Carey and Edmund L Baylies, TRUSTEES under deed of trust to Eliz C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 3:772—5. A $16,000—$20,000.
nom

8th av, Nos 271 to 277 | n w s, at s w s, 24th st, 84x75, three
24th st, No 300 | 4-sty brk tenements and stores. Chas
H Pond et al to The Opera House Realty Co, a corpn. Q C.
Dec 4. Dec 20, 1909. 3:747—42 to 45. A $115,000—$128,000.
160,000

8th av, Nos 2745 to 2755 |s w cor 147th st, runs w 125 x s|
146th st, No 303 | 199.10 to n s 146th st x e 25 x n|
147th st, Nos 300 to 304 | 49.11 x e 100 to w s 8th av x n|
149.11 to beginning, five 6-sty brk tenements and stores.
185th st, Nos 556 and 558, s s, 200 e St Nicholas av, late 11th av, 100x79.11, two 5-sty brk tenements.
Rachel Simon et al to Realty Transfer Co, a corpn. All liens. Nov 30. Dec 18, 1909. 7:2045—28, 31, 33, 36 and 37. A $73,-000—$238,000; 8:2157—13 and 15. A $24,000—$84,000.
other consid and 100

10th av, No 513, w s, 74.3 s 39th st, 24.6x75, 5-sty brk tenement and store. Harry N Kohn to Lina Weil. Morts $16,000. Dec 15. Dec 17, 1909. 3:710—33. A $12,000—$17,500. nom

MISCELLANEOUS.

Copy of last will of Lyman H Day. March 2, 1876. Dec 21, 1909. ——

General release. Agnes Myers LEGATEE Maria La Costa decd to James M La Coste exr Marie La Coste. Nov 24. Dec 20, 1909.
162.58

Power of attorney. Sarah E Furnald widow, EXR, &c, Francis P Furnald to Richard Kelly. June 29. Dec 17, 1909. P A. ——

Power of attorney. Clara E Howe to Jos P Howe. May 3, 1907. Dec 18, 1909. ——

Power of attorney. Julius D Ichenhaser to Julius S Adutt. May 14. Dec 22, 1909. ——

Power of attorney. Carrie B Bernheimer to Meyer Stern. Oct 20. Dec 22, 1909. ——

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Bronx Terrace, e s, 328.6 s 224th st, late 10th av, 29.9x105, Wakefield. George Ruser to Louis Meister. Dec 21. Dec 22, 1909.
other consid and 100

*Bronx terrace| n w cor 226th st, late 12th av, 140x190x140x188,
226th st | Wakefield, except part for streets, with all title to award for opening Bronx Boulevard. Wm E Diller to Edward J L Raldiris. All liens. Sept 30. Dec 23, 1909. nom

Crotona Park East, No 1606 (Penfold av), ss, 154 e Suburban pl, 22x101.10x27x108, 3-sty frame dwelling. Mathias Haffen to Fanny Simonoff. Dec 18. Dec 22, 1909. 11:2939. 160

Dawson st, No 787, n w s, 125 s w Longwood av, 25x100, 3-sty brk dwelling. Mary Hausstein to Jane M Knox. Mort $8,000. Dec 14. Dec 17, 1909. 10:2695.
other consid and 100

Same property. Jane M Knox to Wm R Hausstein and Mary his wife. B & S and C a G. Mort $8,000. Dec 14. Dec 17, 1909. 10:2695.
other consid and 100

Fairmount pl, No 871, n s, 278.5 w Southern Boulevard, 25x100, 2-sty frame dwelling. The Bremen Realty & Construction Co to Louise E Weiffenbach. Mort $5,500. Dec 21. Dec 22, 1909. 11:2960.
nom

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Hewitt pl, w s, 135 n Macy pl, runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 5.5 x e 129.5 to pl x s 50.5 to beginning, vacant. 174th Street Construction Co to Jacob Goldberg and Max Smith. Morts $14,000. Dec 20. Dec 21, 1909. 10:2688, 2695. other consid and 100

Hewitt pl, late Whitman st, w s, 119.6 n w 156th st, runs w 128.3 x n 19.3 x n e 8.10 x e 129.8 to st, x s 25 to beginning, vacant. John J Stanton to John Higgins. Q C. Dec 18. Dec 20, 1909. 10:2688, 2695. nom

*Jones st, e s, 625 s Jefferson av, 25x100. Land Co A of Edenwald to Samuel Goldstein. All liens. Dec 13. Dec 22, 1909. nom

Loring pl, e s, 177.11 n 183d st, 130x110x137x110.4, vacant. Release mort. Mary T Clark et al to Wm D Peck. Sept 15. Dec 17, 1909. 11:3225. 7,000

*Main st, e s, 200 n Pilot av, 100x— to high water mark on east shore of City Island. Release mort. Adele Kneeland, EXTRX, &c, Charles Kneeland to Robert Jacob. Dec 21, 1909. 13,000

Manida st, w s, 275 s Spofford av, 25x100, vacant. Empire Development Co to John B Dosso. Dec 15. Dec 20, 1909. 10:2768. other consid and 100

Minford pl, Nos 1447 to 1453, w s, 200 s 172d st, 103x100, four 4-sty brk tenements. The Arthur W Wall Building & Construction Co to Aqueduct Construction Co. All liens. Dec 20. Dec 21, 1909. 11:2977. nom

*Oaks st, w s, 153 s Beech st, and being lots 176 and 177 map (No 647 in Westchester Co) of S L Haight, Westchester, 50x100. Jefferson M Levy to Elda E Shaffer, of Yonkers, N Y. B & S. Dec 20. Dec 21, 1909. nom

*Same property. Elda E Shaffer to Joseph L Fries. Mort $1,000. Dec 20. Dec 21, 1909. other consid and 100

*Schofield st, n s, lot beginning at s w cor adj land of N Y City formerly of James Lockyer, runs n 119 to land of Samuel Billar x e 50 to land Mary A Booth now of Thos G Coughlin x s 119 to st x w — to beginning, City Island. Wm H Roberts to John F Barry. Correction deed. Dec 9. Dec 17, 1909. 100

Seabury pl, 172d st | s e cor 172d st, 50x100 and being lots 119 and 120 map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. FORECLOS, Nov 18, 1909. Adam Wiener, ref to Sarah Spero. Dec 20, 1909. 11:2977, 2966 and 2967. 8,500

Same property. Sarah Spero to Henry Gundlach. Dec 20, 1909. 11:2977, 2966 and 2967. 100

Seabury pl, 172d st | s e cor 172d st, 50x100, and being lots 119 and 120 map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. Henry Gundlach to Boulevard Construction Co. Mort $8,500. Dec 21. Dec 22, 1909. 11:2977. 12,500

*Sheil st, n s, lot begins 399.4 e 4th av (4th st) and 100 s 1st st (1st av), runs w 50 x s 95 to n s Sheil st x e 50 x n 95 to beginning, Wakefield. Chas H Guckian to Anna wife of and Theodore Merklinger. Mort $3,000. Dec 16. Dec 18, 1909. other consid and 100

*Shiel st, s s, 200 e 6th av, and being lots 830 and 831 map of Laconia Park, 50x100. Wm H Brown to Melrose Realty Co. All liens. Dec 20. Dec 23, 1909. 100

*4th st, e s, 100 n e Union av, 20x100, Westchester. Caroline B Witherbee to Franz Marquardt. Dec 2. Dec 18, 1909. other consid and 100

135th st, No 621 (883), n s, 542.6 e St Anns av, 40.3x100, 5-sty brk tenement. Mary E Mack to Henry A Wood of Essex Co, N J. Q C. All liens. Dec 10. Dec 17, 1909. 10:2548. 100

135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tenement. Henry A Wood to E Cornelia Mahr. C a G. Morts $33,000 and all liens. Dec 22. Dec 23, 1909. 10:2548. 300

137th st, No 410, s s, 125 e Willis av, 25x100, 4-sty brk tenement and store. Jacob Roeser of Brooklyn, to Marie M Roeth of Brooklyn. Morts $10,000. Dec 17. Dec 20. 1909. 9:2281. gift

138th st, No 605, n s, 360.8 e St Anns av, 39.3x100, 6-sty brk tenement and stores. Nellie W Gehle to Thomas Bennetts and Harold D Watson, both of Kings County. Morts $45,714.28. Dec 15. Dec 23, 1909. 10:2551. nom

142d st, No 430 (686), s s, 290 e Willis av, 15x100, 2-sty brk dwelling. Mary C Mahoney to Thomas Dalton. Morts $4,250. Dec 22. Dec 23, 1909. 9:2286. other consid and 100

154th st, s s, 270.3 e Morris av, 50x100, vacant. Daniel J Travers to John Haffen. Dec 20. Dec 21, 1909. 9:2413. other consid and 100

155th st, No 387, n s, 300 e Courtlandt av, 25x100, 2-sty frame dwelling. William Rapp to Conrad Rapp. Dec 17. Dec 18, 1909. 9:2402. nom

155th st, No 274, s s, 68.3 e Morris av, 27.6x86.6, 4-sty brk tenement. Philip Wattenberg to Minnie V Minogue. Mort $11,500. Dec 1. Dec 20, 1909. 9:2414. other consid and 100

158th st, Nos 562 and 564, s s, 100 w St Anns av, 66.8x100, two 6-sty brk tenements. Valerie Frank to Mary A Hamilton. Mort $52,000. Dec 20. Dec 21, 1909. 9:2360. other consid and 100

163d st, No 931, w s, 86.5 n 162d st, 20.8x67.8x19.10x73.6, 3-sty brk tenement. J C Gaffney Construction Co to Emil F Blechner. Mort $8,000. Dec 21. Dec 22, 1909. 10:2690. nom

169th st, n s, 98 e Shakespeare av, 26.1x73.10x24x64.6, 1-sty frame stable. Herman H Schurmann to Catherine Daly. Dec 2. Dec 22, 1909. 9:2506. nom

169th st, No 126, s s, abt 145 e Walton av, —x—, and being lots 30 and 31 map of Inwood at Morrisania and West Farms, two 2-sty frame dwellings and 1-sty brk stable in rear. Frank J Falvella, HEIR, &c, Augusta Falvella to Joseph Falvella, Jr. All title. Dec 17, 1909. 9:2466. nom

176th st, No 700 (Woodruff av) | s w s, at s e s Crotona av
Crotona av, No 1844 | (Grove st), 120x91.4, two 2-sty frame dwellings and vacant. Lydia A Spencer to The Crotona Avenue Realty Co. All liens. Dec 18. Dec 20, 1909. 11:2949. other consid and 100

180th st, s s, 100 w Honeywell av, 50x133, except part for 180th st, vacant. John A Steinmetz to Jacob Jensen Co, a corpn. Mort $5,000. Dec 21. Dec 22, 1909. 11:3123. other consid and 100

182d st, s s, 28 e Belmont av, 26.4x100.9x25.6x87.3, vacant. Eugene Spock to William Hodgson. Mort $1,750. Dec 16. Dec 21, 1909. 11:3083. other consid and 100

180th st, No 583 (865), n s, 45.5 e Lafontaine av, 25.3x116.10x 25x113.1, 3-sty frame tenement. Julia N Rinschler to Katherine Doris. Mort $4,500. Dec 17. Dec 20, 1909. 11:3062. other consid and 100

182d st, late Kingsbridge road Adams pl or st | n e s, at s e s Adams st or pl, runs n e 201 x s e 100 x s w 100 x n w 20 x s w 126 to road, x n w 84 to beginning, except part for 182d st, vacant. Anna Fixman and Ferdinand Marx to Weiher Construction Co. Mort $14,000. Dec 15, 1909. 11:3071. Reprinted from last issue when lines were separated. other consid and 100

*223d st, late 9th av, n s, 130 e White Plains road and being east ½ of lot 678 map Wakefield, 50x114. Walter Grant to John J Zuelch. All liens. Dec 17. Dec 20, 1909. other consid and100

*233d st, n e s, 31.4 s e Bronxwood av, 31.4x114.5x24.4x94.8, Eastchester. Julie C Tompkins, EXTRX Julie Coombe to Vincent De Meo. Nov 29. Dec 21, 1909. 925

*233d st, n e s, 62.8 s e Bronxwood av, 31.4x134.1x24.4x114.5. Same to Joseph Merendino and Vincent Bentivegna. Nov 29. Dec 21, 1909. 925

*234th st, n s, 130.6 e 2d st or av, 25x114.6, Wakefield. Max Germansky to Anna La Velle. Morts $4,400. Dec 16. Dec 17, 1909. other consid and 100

*235th st, late 21st av, s s, 105.6 e Carpenter av, 20.1x114.6.
235th st, late 21st av, s s, 125.7 e Carpenter av, 20x114.6.
235th st, late 21st av, s s, 145.7 e Carpenter av, 20x114.6. Germansky Construction Co to Emilie Gieberich. Mort $13,500. Dec 20. Dec 22, 1909. nom

Arthur av
182d st | s e cor 182d st, late road from West Farms to Fordham, 92x100x76x100.7, except part for av and East 182d st, vacant. Fred H Scheib to Central Bronx Realty Co. Mort $6,750. Aug 19. Dec 17, 1909. 11:3070. nom

Andrews av, e s, 300.3 n 183d st, 161.1x100, vacant. Release mort. Mary T Clapp et al to Wm D Peck. June 29. Dec 17, 1909. 11:3218. 8,000

*Amundson av
Pratt av | e s, 400 s Nelson av, 50x130 to w s Pratt av x51.6 x142.4. Land Co "C" of Edenwald to Mary J Manning. Nov 10. Dec 21, 1909. nom

Anthony av
Carter av
174th st | s e cor 174th st, 21.9x100.2 to w s Carter av x23.1x 100.5, 2-sty frame dwelling. Brown & Root Co to The S S Brown Co, a corpn. All liens. Dec 21. Dec 23, 1909. 11:2889. nom

Aqueduct av, No 2348, abt 296 s Fordham road, e s, and 41.8 s from n line lot 9, runs e 101.2 to w s old Croton Aqueduct and s 41.8 x w 101.6 to av x n 41.8 to beginning, being lot 11 and parts of lots 10 and 12 amended map (No 288) of Cammann Estate at Fordham Heights, 4-sty brk tenement. William Evans to Annie F, wife William Evans. Mort $21,000. Dec 21. Dec 22, 1909. 11:3212. gift

*Boston road
Palmer st | s e s, at w s proposed Palmer st, and 462.9 e Bay-chester av proposed, runs s e along w s Palmer st, 145.6 x s w 100 x w 25 x n e 25 x n w 110.5 to av, x n e 36.5 and 39.4 to beginning. Abraham Edmonds to John McKee. Mort $1,500. Dec 16. Dec 20, 1909. other consid and 100

*Blondell (Franklin) av, w s, 112.6 s Grant st, runs w — x s e — x n e — to av x n 12 to beginning, Westchester. Georg Joseph to Maria wife of Georg Joseph. Nov 26. Dec 20, 1909. nom

Briggs av, No 2856, s e s, 128.8 n e 198th st, 25x100, 2-sty frame dwelling. Mary Dermody to Patrick Burke. Mort $5,000. Dec 3. Dec 21, 1909. 12:3296. other consid and 100

Briggs, av, No 2860, e s, 178.8 n 198th st, 16.8x100, 2-sty frame dwelling. William Corbett to Susan Singon. Morts $3,000. July 15. Dec 21, 1909. 12:3296. other consid and 100

Briggs av, No 2860, e s, 178.8 n 198th st, 16.8x100, 2-sty frame dwelling. Susan Singon to William Corbett. Mort $3,000. July 15. Dec 21, 1909. 12:3296. other consid and 100

Brook av, No 1525, w s, 75 s Wendover av, 25x60x26.11x70.2, 6-sty brk tenement and stores, Annie Prochaska and ano to Amelia R Muller, of Yonkers, N Y. Morts $15,000. Nov 13. Dec 21, 1909. 11:2896. other consid and 100

*Burdett av, s s, 225 w Fort Schuyler road, and being lot 10 map (No 1098) of Tremont Heights, 25x100. The Lamport Realty Co to Morris Goldberg. Dec 17. Dec 18, 1909. other consid and 100

*Cortland av, w s, 100 s Hazel st, —x—, and being lot 528 mortgage map of the Arden property at Westchester. Release mort. Annie V Taylor to Walter W Taylor. Nov 18. Dec 17, 1909. nom

Crotona Parkway, late North st
West st | s e cor North st and Crotona Parkway, runs n e along North st 50.6 x s e 90 x s w 50 to West st x n w 82 to beginning, except part for Crotona Parkway, 2-sty frame dwelling and vacant. Annie G Dixon to Margt F Murphy. ½ part. B & S. All liens. Nov 11. Dec 18, 1909. 11:3119. other consid and 100

Davidson av, No 1907, w s, 75 n 177th st, 25x87.9x25.11x80.11, 4-sty brk dwelling. Release mort. Augusta Clock to John Massimino Co. Dec 9. Dec 17, 1909. 11:2862. 1,125

Decatur av, No 3164, e s, 163.4 s 205th st, 16.8x112.6, 2-sty frame dwelling. Harry C Johnson to Mary A wife Harry C Johnson. B & S. All liens. Mar 31. Dec 17, 1909. 12:3353. nom

*Ellison av
Edwards av | e s 200 s Latting st, 25x90.4 to w s Edwards av x 26.6x81.5, Westchester. Mary B Starrett to Peter J Stumpf. Dec 21, 1909. other consid and 100

Eagle av, No 825
159th st | n w cor 159th st, 50x100, 2-sty frame dwelling and vacant. Max Powell to James Harris. Mort $5,000 and all liens. Dec 20. Dec 21, 1909. 10:2619. other consid and 100

Fulton av, w s, 92.6 s 175th st, 41x100, vacant. Release mort. Norton A Kent to La Velle Construction Co. Dec 9. Dec 18, 1909. 11:2930. nom

Fulton av, w s, 92.6 s 175th st, 41x100, vacant. Release mort. Broadway Savings Inst of City of N Y to Lavelle Construction Co. Dec 15. Dec 20, 1909. 11:2930. 10,000

Grant av, No 951, w s, 135.9 n 163d st, 20x95.2, 3-sty brk dwelling. Wm F A Kurz to Minnie A wife Wm F A Kurz. Dec 23, 1909. 9:2446. gift

Grand Boulevard and Concourse
Burnside av | n e cor Burnside av, 50x99.6x73x 102.2, vacant. Henry W Burfeind to John J Beisiegel. All title. B & S. Dec 17, 1909. 11:3161. other consid and 100

Hughes av, No 2508, on map No 2506, e s, 112.10 s Pelham av, 25x87.6, 3-sty brk tenement and store. Oliver Hodgson to Eugene Spock, of Yonkers, N Y. Mort $6,250 and all liens. Dec 18. Dec 21, 1909. 11:3078. other consid and 100

Heath av
Kingsbridge road
Bailey av | n w cor Kingsbridge road, runs n — to land of Bailey x n w 225 to e s Bailey av x s — to road x e — to beginning, with all title to strip at n e cor Kingsbridge road and Bailey av; also to strip on e s Bailey av extending s from n boundary line which were formerly in bed of the old road from Williamsbridge to Yonkers, two 2-sty frame dwellings and 3-sty frame dwelling and vacant. Edwin S Bennett to the Northern Union Gas Co, a corpn. B & S. Mort $120,000. Nov 23, 1907. Dec 23, 1909. 12:3259. 100

Jackson av, Nos 1172 and 1174, e s, 155.6 n Home st, 50x87.6, 5-sty brk tenement.

Jackson av, Nos 1176 and 1178, e s, 200.6 n Home st, 50x87.6, 5-sty brk tenement.
Louis Stern to Morris Dreiblatt of Brooklyn. B & S. Morts $79,500. Dec 1, 1908. Dec 22, 1909. 10:2652. other consid and 100

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Katonah av, n w cor 240th st, 40x100.
240th st
Katonah av, w s, 80 n 240th st, 80x100, and being lots 306, 307, 310, 326, 327 and 328 map of Woodlawn Heights belonging to Edw K Willard, each lot 20x100, except part for Katonah av. vacant.
Max Reese to Harry Bierhoff. ½ part. Mort $3,000. Dec 6. Dec 20, 1909. 12:3381. nom

Lafayette av or st, n s, 50 w Faile st, 50x100, vacant. Mary Hausstein to Jane M Knox. All liens. Dec 15. Dec 17, 1909. 10:2764. other consid and 100

Same property. Jane M Knox to Wm R Hausstein and Mary his wife. B & S and C a G. All liens. Dec 14. Dec 17, 1909. 10:2764. 100

Morris av, No 988, e s ,137.6 n 164th st, 37.6x104.10, 5-sty brk tenement. John Yule to Louis Lese. Morts $30,000. Dec 20. Dec 22, 1909. 9:2432. other consid and 100

Morris av, Nos 673 and 675
153d st, No 265
n w cor 153d st, 50x100, 6-sty brk tenement and stores.

Tinton av, w s, 125 n 145th st, 50x100, vacant.
Michael Marrone to Frank Palladino. All liens. Dec 10. Dec 17, 1909. 9:2442, 10:2577. other consid and 100

*Murdock av, w s, 400 n Jefferson av, 25x100, Edenwald. Julia A wife of and Philip C Hess to Patrick Herlihy TRUSTEE for Lilly, Eilleen and Evelyn Herlihy infants, all of Brooklyn. Mort $550. Dec 17, 1909. nom

Nelson av, w s, 54 s Macombs road, 50x95.6, and being lots 75 and 76 map Century Investing Co, vacant. Fortunato D'Onofrio to James A Cunningham. Morts $3,225. Dec 22. Dec 23, 1909. 11:2876. other consid and 100

*North Chestnut Drive, n s, part lot 91 amended map Bronxwood Park, begins at line bet lots 91 and 92, runs n 96.11 x w 28 x s 96.9 to Drive x e 28 to beginning.

North Chestnut Drive, n s, part lots 90 and 91, same map, begins 28 w line bet lots 91 and 92, 28x96.6x28x96.9.
Peter Handibode, Jr, to South Bronx Realty Co. Morts $10,000. Dec 20. Dec 23, 1909. other consid and 100

*Nereid av, s s, 50 w Mathilda st, 50x100. Augusta M de Peyster widow et al to James and John J Quinlan. Dec 2. Dec 21, 1909. nom

Oneida av (4th st)
233d st
n e cor Grand av, now Eastchester av or 233d st, 92.11x50x84.6 to 233d st x50.5, vacant.
Martin Geiszler to Ernest Keller. Mort $1,350. Dec 20. Dec 23, 1909. 12:3369. other consid and 100

Park av, No 4467, w s, 93 s 182d st, 18x86.6x18x85.10, 2-sty frame dwelling. Minnie V Minogue to Philip Wattenberg. Mort $4,750 and all liens. Dec 15. Dec 20, 1909. 11:3030. nom

Pelham av
Hughes av
191st st
n w cor Hughes av, 50.11x140.10 to s s 191st st x50x129.6, also strip bet s s College st and 191st st, vacant. William Laue to Clara F Hitchcock. Mort $7,500. Oct 25. Dec 22, 1909. 12:3273. 27,500

*Plymouth av, e s, 125 n Zulette av, 50x100, and being lots 53 and 54 map (No 1354) of 214 lots Koch homestead at Westchester. Frederick Einberger to William and Fred Lemker. Mort 854 and all liens. Dec 22, 1909. other consid and 100

Prospect av, No 980
164th st, No 851
n e cor 164th st, 74.7x75, 6-sty brk tenement.
Nevelson Goldberg Realty Co to Chas G Willoughby. All liens. Dec 9. Dec 23, 1909. 10:2690. nom

Prospect av, Nos 730 and 732, e s, 100 s Leggett av or 156th st, 50x88.11x62.10x125. 5-sty brk tenement. Joseph Corn to Dora Lichtenstein. Mort $35,000. Dec 15. Dec 17, 1909. 10:2687. nom

Prospect av, No 732, e s, 100 s 156th st, 25x106.11x31.5x125,
Prospect av, No 730, e s, 125 s 156th st, 25x88.11x31.5x106.11, 5-sty brk tenement.
David Schoenfeld to Joseph Corn. Mort $35,000. Apr 19. Dec 17, 1909. 10:2687. 100

*Public road, plot contains 4¾ acres, begins at n w cor of a heap of stones by land of Jacob Hyatt now of Sarah Bussing and the Public road, and adj lands of Thos Secord now of Geo Bussing, Charles Bathgate formerly of G Underhill, except parts for sts and avs. Cathleen Turney to Sound Realty Co. Mort $40,000. Dec 16. Dec 17, 1909. other consid and 100

*Road to Middletown
Mapes av
s w cor Mapes av, 100.5x122x100x118, Westchester. A Charles Landgraf to Frederick and Catharine Wagner. Mort $3,000. Dec 22. Dec 23, 1909. other consid and 100

Ryer av, e s, 111.4 n Burnside av, 48x95, vacant. Robert W Todd to Morell Realty Co. Dec 14. Dec 17, 1909. 11:3144. other consid and 100

Robbins av, No 449, w s, 375 s 147th st late Lexington st, 25x147 to e s Morrisania Branch R R x25.3x151, 1-sty frame stable.

Robbins av, No 447, w s, 400 s 147th st late Lexington st, 25x144.6 to e s Morrisania Branch R R x25.3x147.8, 3-sty frame tenement and store and 2-sty brk tenement in rear.
Joseph Poldow to Mary Poldow. Mort $11,500. Dec 15. Dec 17, 1909. 10:2557. nom

*Saratoga av, n s, 50 w Newport st, 100x100, Westchester Heights. James Kennedy to Belinda McDermott, trustee Sidney J P Kennedy, son of party 1st part, in trust. Aug 5, 1908. Dec 21, 1909. nom

Southern Boulevard, w s, 175 n 172d st, 100x100, and being lots 187 to 190 map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. Louis Lese to John Yule. Morts $20,000. Dec 20. Dec 22, 1909. 11:2966 and 2977. other consid and 100

Southern Boulevard, Nos 341 and 343, old Nos 587 and 589, or 133d st, n s, 111.6 e Alexander av, 40x100, two 4-sty brk tenements and stores. Joseph Horowitz to Hecker-Jones-Jewell Milling Co, a corpn. B & S. All liens. Dec 16. Dec 22, 1909. 9:2296. nom

Sheridan av
163d st
n w cor 163d st, 105.8x66.10x107.3x69.3, vacant.
Edgar Hirschberg to David F Urquhart. All liens. Oct 20. Dec 17, 1909. 9:2455, 2461. 16,000

Topping av or st, No 1741, w s, 100 n 174th st, 32.6x95, 3-sty frame dwelling. Annie G Dixon to Margaret F Murphy. B & S. All liens. Nov 12. Dec 18, 1909. 11:2798. other consid and 100

*Tremont road, n s, 50 e Pilgrim av, 25x100. Release mort. Washington Savings Bank to Bankers Realty and Security Co. Dec 15. Dec 20, 1909. nom

Same property. Bankers Realty and Security Co to Frank C Gordon. All liens. Dec 15. Dec 20, 1909. other consid and 100

Townsend av, w s, 130 n 175th st, 60x100, vacant. Release mort. John Becker to John C Gartelman. Dec 17. Dec 23, 1909. 11:2850. 3,500

Valentine av, s e s, 305.9 n e 198th st, 75x98.3x75x98.7, vacant. Henry J Finck to Geo E Schmid Realty & Construction Co. Dec 17. Dec 18, 1909. 12:3302. 6,272.75

Valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99, 2-sty frame dwelling.

Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2, 2-sty frame dwelling.
Moses Salm to Abraham Kaufman. Morts $16,00. Nov 12. Dec 21, 1909. 12:3302. 100

Villa av, e s, 160.3 n Bedford Park Boulevard, late Southern Boulevard, 25x100, 2-sty frame dwelling. Mary R Fitzpatrick to Roman Catholic Church of St Philip Neri, Bedford Park, N Y City. Dec 16. Dec 18, 1909. 12:3310. other consid and 100

Vyse av, No 1887, w s, 72.3 n Boston road, 58.8x145.3x49x147.2, 2-sty frame dwelling. South Bronx Realty Co to Peter Handibode, Jr. Mort $8,600. Dec 20. Dec 23, 1909. 11:2992. other consid and 100

Vyse av, No 1217, w s, 191.4 n Home st, 18.9x100, 3-sty brk dwelling. James Harris to Max Powell. Mort $7,500. Dec 18. Dec 21, 1909. 11:2986. other consid and 100

Vyse av, e s, the dividing line bet the two lots is 172 s 180th st, and runs e 113.6. Party wall agreement. John H Kelly owns lot north of said line with Sarah J Schaefer owner of lot south of said line. Dec 4. Dec 20, 1909. 11:3132. nom

Walton av, No 559, w s, 210.8 s 150th st, 17.7x102.10x17.7x101.11, 3-sty and basement brk dwelling. FORECLOS, Nov 30, 1909. James Oliver ref to Security Company as TRUSTEE for Camilla T Tyler and Mary C Ebbets. Dec 20. 1909. 9:2352. 7,500

Wales av, late Tinton av
145th st
s w cor 145th st (Elm st), 125x100.

Concord av
145th st
s e cor 145th st (Elm st), 75x100, vacant.
Emma Moss and ano EXRS &c Henry Moss to Solomon D and Geo H Moss. Morts $11,000. Dec 15. Dec 22, 1909. 10:2577. 17,000

Same property. Solomon D and Geo H Moss to Emma Moss. 1-3 part. Mort $11,000. Dec 15. Dec 22, 1909. 10:2577. nom

*Walker av, n s, 14 w Westchester av, runs n 26.9 x w 6 x n 63.10 and 70.10 to s s Franklin av (a boundary line). Release mort to that part if any as may lie east of said boundary line and as lies n of the course of said line running in a west direction. Martin J Keogh EXR Mitchel Valentine to Maria Joseph. Dec 15. Dec 20, 1909. nom

*Walker av, n s, 14 w from n s or w s Westchester av, —x— to Blondell (Franklin av), also property adj above on east boundary line agreement. Thos C Arnow et al with Maria Joseph. Dec 15. Dec 20, 1909. nom

*Walker av, all right, title and interest to alley described in deed recorded Feb 16, 1899, from Sherwood et al to party 1st part, 6.7x27.8. Georg Joseph and Maria his wife to Thos C Arnow. B & S and C a G. Dec 7. Dec 20, 1909. nom

Walton av, Nos 2265 and 2267, w s, 128 s 183d st, 40x95, two 2-sty brk dwellings. Release mort. Prospect Investing Co to Bedford Park Construction Co. Dec 21. Dec 23, 1909. 11:3186. 100

Washington av, No 1281, w s, 100 s 169th st, 35x150, except part for av, 2-sty frame dwelling. The John Marx Construction Co to Jennie Reichman. All liens. Nov 27. Dec 23, 1909. 9:2390. nom

*White Plains road, Nos 4436 and 4438, e s, 50.1x126.6x50x130 s s, except part for road. Anna Enslin to Chas A Metzger. Morts $15,000 and all liens. Oct 9. Dec 22, 1909. nom

*Same property. Chas A Metzger to Jacob Marx. Morts $14,258 and all liens. Nov 24. Dec 22, 1909. other consid and 100

3d av, No 2756
146th st, No 360
s e cor 146th st, 28x84.7x25x72, 4-sty brk tenement and stores. Geo F Murphy to Florence F Murphy. ¼ part. Morts $16,500. Dec 20. Dec 22, 1909. 11:2902. other consid and 100

*3d av or Park av, w s, 500 n 216th st, 50x99.10, Olinville. Jas F McMahon to Patrick Doris. Mort $1,500. Dec 17. Dec 18, 1909. other consid and 100

*Lots 12 and 20 to 23 block 19 and lots 21 to 30 block 24 and lots 3 to 10 block 30 map of Pelham Park. FORECLOS, Dec 4, 1909. Cromwell G Macy, Jr, ref to Walter W Taylor. Dec 4 Dec 17 1909. 8,855

*Plot begins 840 e White Plains road at point 720 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Chas G Anderson et al HEIRS &c Andrew G Anderson to Lina Anderson widow. Mort $3.00.00, probably meant for $3,000. Dec 16. Dec 17, 1909. other consid and 100

*Plot begins 440 e White Plains rd at point 995 n along same from Morris Park av, runs w 87.5 x n e 27.10 x e 75.1 x s 25 to beginning, with right of way over strip to Morris Park av. Regent Realty Co to Karl Schirling. All liens. Dec 15. Dec 17, 1909. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Dec. 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Allen st, No 97. Assigns lease. Nathan Barsky to Louis Ober. Aug. 10. Dec 22, 1909. 2:414 200

Catherine st, No 63, store, &c. Eliza A Thorne to Daniel A Casella; 5 years from May 1, 1909. Dec 23, 1909. 1:253.....1,100

Cherry st, No 18, store, &c. Sebastiano Veneroso to Joseph Foppiani; 2 3-12 years, from Feb 1, 1909. Dec 17, 1909. 1:109. 540

East Broadway, No 90, store, etc. Isaac Livingston and ano to Isidor Glantz, 3 years, from May 1, 1910. Dec 22, 1909. 1:282. 1,500

Franklin st, Nos 155 to 159, all.
Leonard st, Nos 7 and 9, all.
Augustus C Bechstein to Walter Baker & Co; from Aug 1, 1909, to May 1, 1930. Dec 23, 1909. 1:179.....15,000 and 17,000

Grand st, s e cor Chrystie st, 100x100, with plot in rear of the Grand Theatre, 47x27. Surrender lease. Jacob P Adler to Rebecca Jacobs. All title. Sept 2. Dec 23, 1909. 1:305.....nom

Lafayette st, No 6, w s, 38.5x23.5x29.10 gore. All. Kate Shettle to Great Centres Realty Co; 21 years from Jan 1, 1909. Dec 22, 1909 1:155 .....taxes, &c of 1,800 to 2,500

Mott st, No 121, store and basement. Nicola Mangiere and ano to Francesco Pau and ano; 3 years, from Dec 1, 1909. Dec 22, 1909. 1:237 660

Norfolk st, Nos 172 to 176, seat No 5 in pew 79 main floor of synagogue, also seat No 8 pew 27 in gallery. First Hungarian Congregation Ohab Zedek to Isr Hausman. Aug 31, 1896. Dec 18, 1909. 2:355..... 175

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East River
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Nassau st, No 90, store and basement. Gyulo Armeny to James E Walker and Harry D Pattison; 21 years, from May 1, 1910. Dec 21, 1909. 1:78..... 15,400
Same property. Option to sub-lease &c. Same to same. Aug 26. Dec 21, 1909. 1:78..... 500
Pitt st, No 100, basement. Bippe or Lippe Lunitz to Samuel Bogert, 1 year, from Dec 1, 1909. Dec 17, 1909. 2:339..... 420
3d st, No 197 East, n s, 80 w Av B. Surrender lease. Rebecka Hand to Isaac Zarch. All title. Dec 21. Dec 23, 1909. 2:399. other consid and 100
4th st, No 31 East, basement. Giuseppe Piazza et al to Giuseppe Campanella and ano; 5 years, from Nov 1, 1909. Dec 17, 1909. 2:544..... 360
12th st, No 109, n e s, 350 n w 3d av, 25x103.3, the lot. Assign lease. Sophie Pfaffli to Hamilton Fish Corpn. Dec 21. Dec 22, 1909. 2:558..... nom
20th st, Nos 44 and 42 West. Leasehold. Waiver of right of redemption and assignment of all title under same. Henry B Simmons lessee to Alexander T Mason et al lessors. Oct 18, 1909. Dec 20, 1909. 3:821..... nom
Same property. Leasehold. Similar waiver, etc. John J Astor to same. Dec 9. Dec 20, 1909. 3:821.. ..... nom
Same property. Leasehold. Similar waiver, etc. Alice V Densmore to same. Nov 5. Dec 20, 1909. 3:821.. ..... nom
Same property. Leasehold. Robin D and Darsa J Densmore to same. Oct 15. Dec 20, 1909. 3:821.. ..... nom
21st st, No 433 West, all. Louis B Rolston TRUSTEE Mary S Turner to Oscar Wentzel; 4 7-12 years, from Oct 1, 1909. Dec 18, 1909. 3:719..... 900
22d st, No 419, n s, 150 w 9th av, 16.8x98.9, all. Mary E Reed to Mary E Geagan. Life lease. Dec 8. Dec 17, 1909. 3:720. 1.00
23d st, No 161 West, 1st floor and room in rear of 2d floor. Wm E Moore to Ulle or Sophie Koppel; 2 years, from May 1, 1909. Dec 18, 1909..... 1,380
23d st, No 161 West, front room on 2d floor. Wm E Moore to Sophie Koppel; 2 years, from May 1, 1909. Dec 18, 1909. 3:709..... 540
23d st, Nos 401 to 407|n e s, at n w s 9th av, 71.9x74. All. Mar-
9th av, No 213 | tha Willenbuecher et al to Charles Beckmann; 17 10-12 years and 10 days, from Dec 20, 1909 (with renewal). Dec 22, 1909. 3:721..... excess of taxes over valuation of $50,000 and rental 5,500 and 6,000
25th st, Nos 151 and 155 West, store, basement and 1st loft. Morris Wiesen and Max Goldstein to G E Stechert & Co; 5 years and 1½ months from Dec 15, 1909. Dec 23, 1909. 3:801. 6,000
27th st, No 145 East, all. Emma Turner to Florence Picken; 2 10-12 years, from Dec 1, 1909. Dec 18, 1909. 3:883..... 1,200
27th st, No 34 West, basement store and basement underneath. Max Weber to Joseph Barth; 5 1-12 years, from Jan 1, 1910. Dec 22, 1909. 3:828..... 1,800 to 2,000
38th st, No 235 West, all. Alice H Golding to Reane or Roene and Margt J Davis; 3 years from Aug 15, 1909. Dec 23, 1909. 3:788..... 3,000
Same property. Assign lease. Roene and Margaret J Davis to James F Healy. Dec 21. Dec 23, 1909. 3:788..... nom
44th st, No 124 East. All. Emma Kirby to Ida Nagy; 2 years and 10½ months, from June 15, 1909. Dec 22, 1909. 5:1298. 1,350
46th st, No 226, s s, 406.3 e 8th av, 18.9x100.5, the lot. Wm W Astor to Isabella Browning; 20 years, from May 1, 1893. Dec 17, 1909. 4:1017..... taxes, &c, and 450
Same property. Assign lease. Herbert B Hollingsworth to Rose Gibbs. June 6, 1908. Dec 17, 1909. 4:1017..... nom
46th st, No 413 East, all. Robert W Goelet to Turtle Bay Investors Co, a corpn; 4 years, from May 1, 1909. Dec 20, 1909. 5:1358.. ..... taxes, &c, and 500
48th st, No 323 East, all. Harry Newman and ano to Giuseppe Mezzacapa; 3 years, from Dec 1, 1909. Dec 20, 1909. 5:1341. 2,100
50th st, No 29, n s, 440 w 5th av, 20x100.5, the lot. The TRUSTEES of Columbia College, N Y, to Adrienne Pitzipio; 21 years, from Jan 1, 1907, with renewal. Dec 18, 1909. 5:1266..... taxes, &c, and 1,995
53d st, No 332 East, east store, basement and floor above store. Julius Levy and ano to William Kersting; 5 years, from Jan 1, 1910. Dec 17, 1909. 5:1345..... 576
53d st, No 332 East. Assign lease. William Kersting to John D Haase. Mort $1,800. Dec 11. Dec 17, 1909. 5:1345.....nom
53d st, No 332 East. Re-assign lease. John D Haase to William Kersting. All title. Dec 20, 1909. 5:1345.. ..... nom
53d st, No 332 East, Assign lease. Martin Ade to William Kersting. Mort $1,800. Dec 9. Dec 21, 1909. 5:1345..... nom
57th st, No 346 East, 3-sty brownstone dwelling. Chas M Siegel to Norah Brogan; 3 years, from Jan 1, 1910. Dec 18, 1909. 5:1349..... 900
59th st| n s, 100 e 11th av, 100x200.10 to s s 60th st, vacant lots.
60th st| Jane E Faitoute to James J Buckley and Peter Dooley; 10 years, from Aug 1, 1906. Dec 20, 1909. 4:1151..... taxes, &c, and $2,250 and 2,500
59th st|n s, 100 e West End av, 100x200.10 to s s 60th st. Assign
60th st| lease. James J Buckley to Joseph Murray and Richard Carvel. ½ part. Dec 1. Dec 21, 1909. 4:1151..... nom
Same property. Jane E Faitout consents to assign lease as above. Dec 17. Dec 21, 1909. 4:1151..... nom
79th st, No 179 West, all. Sarah L Homans to Alex Hollander; 5 years, from Oct 1, 1909. Dec 21, 1909. 4:1210..... 1,900
97th st, Nos 60 and 62 East, west store and basement. East 97th st Corpn to David Miller; 4 years, from May 1, 1910. Dec 20, 1909. 6:1602..... 400
110th st, No 157 East. Assign lease. Marie Rath to Jacob Frank. Dec 14. Dec 17, 1909. 6:1638..... nom
110th st, Nos 86 and 88 East. Surrender lease. Simon Ploin to David I Shapiro. All title. Dec 21. Dec 23, 1909. 6:1615...400
111th st, Nos 213 to 219 West, all. Albert L Silberstein to Joseph Shenk; 3 years, from Aug 1, 1909, with 2 years renewal. Dec 18, 1909. 7:1827..... 12,500 to 13,500
113th st, No 357 East, store, &c. Donato Bracco et al to Martuccia Grieco; from Sept 1, 1908, to Apr 30, 1913. Dec 18, 1909. 6:1707..... 600
146th st, No 303 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045..... 1,962.13
147th st, No 300 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045..... 6,327.31
147th st, No 304 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045..... 3,182.87
159th st, Nos 474 and 476 West. Assign lease. Gilbert Franckyln to Consolidated Gas Co of N Y. All title. Dec 3. Dec 21, 1909. 8:2108..... nom
185th st, Nos 556 and 558 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 8:2157.. ..... 3,427.71
185th st, Nos 552 and 554 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 8:2157..... 3,427.71
Av A, No 1679, south store, &c. John Reinhardt to Henry Fleck; 5 years, from Mar 1, 1910. Dec 17, 1909. 5:1568..... 348
Av A, No 141, store, &c. Matilda B Beinhauer to Rocco De Lorenzo and ano; 5 years and 23 days, from Dec 9, 1909. Dec 18, 1909. 2:436..... 135.34 and 150 monthly
Amsterdam av, No 573. Agreement and surrender of lease, &c. George Kakarus et al to Minnie A Catikos. Nov 29. Dec 17, 1909. 4:1218..... nom
Amsterdam av, No 1452, south store. Louis Katz and ano to Max Schneider; 3 years, from May 1, 1909. Dec 17, 1909. 7:1986. 600
Broadway, Nos 2092 and 2094, store, &c. The Broadway & Seventy-Second St Realty Co to Theodore Malandre; 4 3-12 years, from Feb 1, 1909. Dec 17, 1909. 4:1143..... 1,500 and 2,000
Broadway, s e cor 85th st, two south stores. Walter A Wells to Samuel Gellis, 5 years, from Jan 1, 1910. Dec 22, 1909. 4:1232. 3,000 and 3,500
Park row, No 156.....|
Pearl st, No 466.....|
Assign lease. Daniel J O'Rourke to Arthur Jost. Dec 14. Dec 17, 1909. 1:160..... nom
Park av, No 1952, store, &c. John H Meyer to Oscar Hackelberg; 3 years, from May 1, 1908, with 2 years renewal. Dec 17, 1909. 6:1456..... 1,000
Same property. Assign lease. Oscar Hackelberg to Herman Schulz and Peter J Fuhrman. All title. Dec 8. Dec 17, 1909. 6:1456..... nom
Same property. Assign lease. Herman Schulz and ano to Arthur Jost. Dec 8. Dec 17, 1909. 6:1456..... nom
1st av, No 2007. Assign lease. Emil Weiler to John W Koehler. Dec 15, 1909. Dec 18, 1909. 6:1675..... nom
1st av, No 2070, n e cor 107th st. Re-assign lease. John D Haase with Joseph Borrelli. All title. Mort $1,150. Dec 20, 1909. 6:1701..... nom
1st av, No 2040, n e cor 107th st, Assign lease. Joseph Borrelli to John D Haase. Mort $1,150. Dec 17, 1909. 6:1701..... nom
2d av, No 2262, n e cor 116th st. Assign lease. Milton H Zerbe to John J Haggerty. Dec 16. Dec 17, 1909. 6:1688..nom
2d av, No 2258, s e cor 116th st. Assign lease. Henry Mendoza to John D Haase. Mort $7,155. Dec 18. Dec 20, 1909. 6:1687..... nom.
2d av, No 2258, s e cor 116th st, Reassign lease. John D Haase to Henry Mendoza. All title. Morts $7,155. Dec 21, 1909. 6:1687. nom
3d av, No 1536, store, &c. Manhattan Leasing Co to F W Woolworth & Co; 5 years, from May 1, 1910. Dec 22, 1909. 5:1515. 3,600 and 4,000
6th av, Nos 279 to 287, s w cor 18th st, 92x100, all. James Fellows et al EXRS &c Geo H Beyer to Henry A Steinberg; 7 10-12 years, from Jan 1, 1910. Dec 21, 1909. 3:792..... 31,500 and 33,500
6th av, No 336, e s, 20 s 21st st, 20x73.9, all. Estate of Bradish Johnson to Samuel Bloom; 7 8-12 years from Sept 1, 1909. 3:822. Dec 23, 1909. 8,500 to 9,500
6th av, s w cor 18th st, 92x100, all. Agreement to confirm lease. John L Tonnele, TRUSTEE John Tonnele, with James Fellows et al, EXRS, &c, Geo H Beyer. Nov 30. Dec 23, 1909. 3:793...nom
7th av, No 727, store and basement. Harold E Stanford to Lotta Gallagher; 13 9-12 years and 9 days, from Dec 21, 1908. Dec 17, 1909. 4:1001..... 2,000 to 5,500
7th av, No 2005, cellar, store and 2d floor. Herbert D Burnham to Theo E Doelger; 4 8-12 years, from Feb 1, 1910. Dec 17, 1909. 7:1905..... 1,600
7th av, No 229. Agreement as to retaining of basement under lease. Charles Fleury with Frank A Young. Sept 7. Dec 20, 1909. 3:799..... nom
8th av, Nos 2749 and 2751, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045..... 5,001.05
8th av, Nos 2745 and 2747, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045..... 5,491.44
8th av, No 626, store, &c. Isidor H Kempner to M Sabini; 4 4-12 years, from Jan 1, 1910. Dec 17, 1909. 4:1012..... 1,700
9th av, Nos 9 to 19 |all. James R Roosevelt et al TRUS-
Little West 12th st, No 11 | TEES Wm Astor, dec'd, for John J Astor to William Daly; 10 7-12 years, from Mar 1, 1909. Re-recorded from May 4, 1909. Dec 17, 1909. 2:645..12,250 and 12,750
Same property. Assign lease. William Daly to Edward C Wittig. Dec 16, 1909. Dec 17, 1909. 2:645..... nom
10th av, No 194, e s, 1.6 s from c l of blk bet 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Assign lease. Mary L Dayton to Rose Brown. Mort $5,900. Nov 24. Dec 23, 1909. 3:719..... nom
10th av, No 260 |n e cor 25th st, 24.8x100, all. Mary E Reed to
25th st | Mary E Geagan. Life lease. Dec 8. Dec 17, 1909. 3:723..... 1.00
Ferry from Roosevelt st, N Y, to Broadway, Brooklyn.
Ferry from East 23d st, N Y, to Broadway, Brooklyn, franchises, ferry houses, lands, slips, &c.
The City of N Y (by Commissioner of Docks) to The Brooklyn & Manhattan Ferry Co; Dec 11, 1909, 10 years, from date, with renewal, when property shall be turned over to party 2d part.

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Tel., 1094 Rector **WATER-FRONT PROPERTIES** FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

$1.00 per annum for 23d st ferry and for Roosevelt st ferry ½ of net profits, to be ascertained and per an agreement. Dec 21, 1909.—

Land under water to be occupied by piers 40 and 41 (new) and bulkhead bet said piers, &c, on East River. The City of New York (by Commissioner of Docks) to the N Y, N H & H R R Co; Aug 7, 1908, 10 years, from completion of piers and bulkheads, with renewals. Dec 21, 1909. 1:242. Per annum, 25 cents per sq ft for land under water and $1,500 for bulkhead.—

Pier at foot West 44th st and bulkhead, begins 120 n of pier bet 42d and 43d sts, N R, and extending to n s of pier at West 44th st, abt 220 ft. The City of N Y (by Commissioner of Docks) to the U S Transportation Co; 10 years, from Mar 1, 1908, with 10 years renewal. Dec 21, 1909. 4:1107. 25,000

Upland in rear of bulkhead bet 47th and 48th sts, N R. Agreement as to permission to maintain 2 steel tanks. The City of N Y (by Commissioner of Docks) with D Grieme Coal Co. Nov 27. Dec 21, 1909. 4:1095.—

Wharf property 223 ft of inner s s of Barrow st, pier No 43, N R. The City of N Y (by Commissioner of Docks) to the Saugerties & N Y Steamboat Co; 10 years, from Dec 31, 1911. Dec 21, 1909. 2:657. 3,666.67

BOROUGH OF THE BRONX.

170th st, No 881 East | 16 dwellings. Fleischmann Realty & Construction Co to Isaac Specter; 5 years, from Dec 1, 1909. Dec 21, 1909. 11:2966. 40,000 to 44,000

Charlotte st, Nos 1503 to 1525 | Wilkins av, Nos 1458 to 1462

Bathgate av, No 2324, n e cor 184th st, store. Ann Duggan to Frederick Schellhammer Jr; 5 years, from Feb 1, 1910. Dec 21, 1909. 11:3052. 240 and 300

Intervale av, No 1379, store, &c. John Robertson and ano to Henry and Philip Scheibner; 5 years, from Aug 1, 1908. Dec 17, 1909. 11:2965. 840 to 960

Prospect av, Nos 607 and 609, south store. Herman Cohen to Frank L Ness; 2½ years from Oct 1, 1909. Dec 23, 1909. 10:2674. 480 and 540

Prospect av, No 609, s w cor 151st st, store and basement. Herman Cohen to Frank L Ness; 3 years, from Apr 1, 1909. Dec 18, 1909. 10:2674. 1,200

*Walker av (alley) 6.7x27.8, described in deed recorded Feb 16, 1899, made by Sherwood et al to Georg Joseph. Thos C Arnow to Maria Joseph; Dec 10, 1909, for a term which will expire upon expiration of a lease agt made by Maria Joseph to Neil A Flannery, dated Nov 4, 1909. Dec 20, 1909. 1.00

*Westchester av, w s, 200 s Av D, —x—, Unionport. Assign lease. Rose Schoemmell to George Ferber and ano. Dec 16. Dec 20, 1909. nom

Wilkins av, No 1297, store. Assign lease. Henry Morgenthau Co consents and Frederick Britz assigns to Joseph Ranko. All title. Dec 8. Dec 23, 1909. 11:2976. nom

Same property. Assign lease. Henry Morgenthau Co consents and Joseph Ranko assigns to John J Wittman. All title. Dec 8. Dec 23, 1909. 11:2976. nom

Willis av, No 180, store and part basement. Henry Heller to John G Bigbie, of Brooklyn; 3 years, from Dec 18, 1909; 2 years renewal at $660. Dec 20, 1909. 9:2280. 600

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Dec. 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Armstrong, Elizabeth D and Mary D Dennison to LAWYERS TITLE INS & TRUST CO. 17th st, No 13, n s, 250 e 5th av, runs n 85.10 x e 1.10 x n 4 x e 22.4 x s 15.5 x w 3 x s.74.1 to st x w 25 to beginning. Dec 17, 1909, 5 years, 4½%. 3:846. 92,500

Anderson, Wm B to Thos H Kelly. 62d st, No 154, s s, 140 w 3d av, 20x100.5. Dec 20, 3 years, 4½%. Dec 21, 1909. 5:1396. 21,000

Bluhdorn, Wm H of Brooklyn, N Y, to FRANKLIN SAVINGS BANK. 50th st, No 540, s s, 500 w 10th av, 25x100.5. Dec 21, 1 year, 5%. Dec 22, 1909. 4:1078. 1,000

Boreas Realty Co to Lotus Realty Co. 24th st, Nos 148 and 150, s s, 175 e 7th av, 50x98.9. P M and Bldg Loan. Dec —, 1909, demand, 6%. Dec 22, 1909. 3:799. 215,000

Same to same. Same property. Declaration as to above mort. Dec 21. Dec 22, 1909. 3:799.—

Bottjer, Henry to Clara A Grover. 19th st, No 540, s s, at e s exterior or marginal st or West st, runs e 20.2 x s 52.4 to Exterior or Marginal st x n w 56.2 to beginning. P M. Dec 20, due, &c, as per bond. Dec 22, 1909. 3:690. 6,500

Behr, Fredk to Robt Graves et al, exrs Margt J P Graves. Av A, Nos 287 and 289, s w cor 18th st, Nos 438 to 442, 46x94. Dec 20, 5 years, 5%. Dec 22, 1909. 3:949. 38,000

Bonomolo, Domenico to Damiano Passantino. 12th st, No 330, s s, 357.8 e 2d av, runs e 25 x s 93.8 x s w 17.5 x w 10 x n 103.3 to beginning. Prior mort $37,000. Dec 16, 4 years, 4%. Dec 22, 1909. 2:453. 5,000

Brown, Rose and Fredk to Mary L Dayton.10th av, No 194, e s, about 98 n 21st st and 1.6 s from c l block between 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Leasehold. P M. Nov 24, 4 years, 6%. Dec 22, 1909 3:719. 5,900

Battery Place Realty Co to MUTUAL LIFE INSURANCE CO of N Y. Battery pl, No 17, n w cor Washington st, Nos 2 to 18, runs w 180.8 to West st, Nos 1 to 14 x n 307.2 x e 104.11 x s 37.3 x e 75 to Washington st x s 264.1 to beginning. Dec 22, 1909, due, &c, as per bond. 1:15. 4,250,000

Same to same. Same property. Certificate as to above mort. Dec 22, 1909. 1:15.—

Biesecker, John S to Edw A Morrison and ano, trustees Samuel Philips. Murray st, No 59, n s, abt 25 e West Broadway, 25x87.6. P M. Dec 10, 3 years, 5%. Dec 21, 1909. 1:133. 42,000

Brendon (Charles) Co to Adams Realty Co. 73d st, n s, 283 e Park av, 24x102.2. P M. Prior mort $21,000. Dec 6, 1 year, 6%. Dec 21, 1909. 5:1408. 26,300

Same to same. Same property. Certificate as to above mort. Dec 21, 1909. 5:1408.—

Same to Milton E Oppenheimer. Same property. Building loan. Dec 21, 1909, 1 year, 6%. 5:1408. 23,500

Blanchard, Minnie A to New York Mortgage & Security Co. 76th st, No 152, s s, 303.8 e Amsterdam av, 21.4x102.2. P M. Dec 21, 1909, 3 years, 4½%. 4:1147. 24,000

Bowler, Mary L to Wm C Lester. 105th st, No 250, s s, 134.11 e West End av, 15.1x100.11. P M. Prior mort $——. Dec 20, 3 years, 5%. Dec 21, 1909. 7:1876. 7,000

Barkin Construction Co to Chelsea Realty Co. Riverside Drive, e s, 106.10 s 99th st, 106.5 to 98th st x96.11x100.11x130.11. Building loan. Prior mort $98,000. Dec 17, due Mar 17, 1911, 6%. Dec 21, 1909. 7:1888. 277,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 21, 1909. 7:1888.—

Birdsall, Grace M to Katharine W Kean. 102d st, No 302, s s, 75 w West End av, 25x50.11. Prior mort $8,500. Jan 11, 1902, due Jan 11, 1907, 4%. Dec 20, 1909. 7:1889. 2,500

Brunswick Realty Co to BROOKLYN SAVINGS BANK. 25th st, Nos 122 and 124, s s, 100 w Lexington av, 41.8x98.9. Prior mort $85,000. Dec 20, 1909, due May 5, 1911, 5%. 3:880. 15,000

Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 3:880.—

Same and State Realty & Mortgage Co with same. Same property. Subordination agreement. Dec 20, 1909. 3:880. nom

Brackett Realty Co and Thos B Leahy with SEAMENS BANK FOR SAVINGS in City N Y. 25th st, Nos 137 and 139 East, and 26th st, No 138 East. Extension of $195,000 mort until Nov 15, 1914, at 4½%. Nov 30. Dec 20, 1909. 3:881. nom

Berliner, Hattie to DRY DOCK SAVINGS INSTN. 1st av, No 1517, w s, 52.2 n 79th st, 25x100. P M. Dec 20, 1909, due &c as per bond. 5:1542. 16,000

Brevoort, Jas R of Yonkers, N Y, to LAWYERS TITLE INS & TRUST CO. Warren st, No 56, n s, abt 75 e West Broadway, 25x100. Dec 17, 5 years, % as per bond. Dec 18, 1909. 1:136. 40,000

Building & Engineering Co to Michael Coleman. 25th st, Nos 45 to 51, n s, 125 e 6th av, 100x98.9. Dec 7, 2 years, 6%. Dec 17, 1909. 3:827. 16,200

Same to same. Same property. Certificate as to above mort. Dec 7. Dec 17, 1909. 3:827.—

Bloch, Samuel to UNION SQUARE SAVINGS BANK. 23d st, Nos 412 to 416, s s, 188 e 1st av, 66x98.9. Dec 17, 1909, due Feb 15, 1915. 4½%. 3:954. 34,000

Brand, Julia or Julia H of New Rochelle, N Y, to Bernard H Foss. 37th st, No 344, s s, 200 e 9th av, 25x98.9. Dec 16, 1 year, 6%. Dec 17, 1909. 3:760. 2,815

Bannon, May E to American Mortgage Co. 53d st, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning. Dec 17, 3 years, 5%. Dec 18, 1909. 5:1308. 32,000

Brigante(Michael) Co to American Mortgage Co. Mulberry st, Nos 280 and 282, e s, 131.6 s Houston st, 40x90.7x40x89.7. Dec 16, 5 years, 5%. Dec 17, 1909. 2:509. 44,000

Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1909. 2:509.—

Same and ITALIAN AMERICAN TRUST CO with same. Same property. Subordination agreement. Dec 15. Dec 17, 1909. 2:509. nom

Brigante (Michael) Co to Abram Morris and ano. Same property. Prior mort $44,000. Dec 16, 3 years, 6%. Dec 17, 1909. 2:509. 8,000

Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1909. 2:509.—

Same and ITALIAN AMERICAN TRUST CO with same. Same property. Subordination agreement. Dec 15. Dec 17, 1909. 2:509. nom

Bachrach Irving to Eva Male. Av C, Nos 117 and 119. Receipt of $857.50 on account of mortgage. Nov 22. Dec 17, 1909. 2:390.—

Same to same. Same property. Receipt for $500 on account of mort and certificate that there is now owing a balance of $19,500 thereon. Dec 17, 1909. 2:390.—

Bechstein, Augustus C, of Oak Tree, N J, to Fredk A Clark. Franklin st, Nos 155 to 159, s s, 89.3 e Hudson st, runs s 44.5 x e 20.11 x s 51.1 to n s Leonard st, Nos 7 and 9, x e 48.8 x n 122.3 to Franklin st x w 83.10 to beginning. Dec 22, due, &c, as per bond. Dec 23, 1909. 1:179. 110,000

Blanche Realty Co to Abram Morris and ano. 136th st, No 17 West. Certificate as to mort for $5,000. Dec 15. Dec 23, 1909. 6:1734.—

Baker, Sarah A et al, trustees Adam W Spies, with Guy M Gest. 98th st, No 46 West. Extension of $8,250 mort until Nov 15, 1912, at 4½%. Nov 11. Dec 23, 1909. 7:1833. nom

Barry, Caroline A to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 447, e s, 85.5 s 45th st, 15x75. Dec 23, 1909, 5 years, 4½%. 5:1299 3,600

Bernauer, Bertha to Robert B Upham. 202d st, s s, 200 w 9th av, runs w 101.6 x s w — to c l blk bet 201st and 202d sts x e 100 x n 99.11 to beginning. Prior mort $10,000. Dec 20, demand, 6%. Dec 23, 1909. 8:2198. 1,000

Chrystal, Frances M to Mary A Scott et al. 25th st, No 34, s w s, 350 s e 6th av, 25x98.9. P M. Dec 15, due, &c, as per bond. Dec 23, 1909. 3:826. 54,000

Crow, Clinton W to Margt H Kilpatrick. Hester st, No 181, n s, abt 60 w Mott st, 20.6x100. Prior mort $3,000. Dec 21, due Mar 23, 1910, 6%. Dec 23, 1909. 1:237. 2,500

Carr, Emma T and Geo E Hoe with LAWYERS TITLE INS & TRUST CO. Manhattan av, No 133. Subordination agreement. Dec 15. Dec 17, 1909. 7:1841. nom

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NORWOOD LONG ISLAND CITY **TWO MILES** street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET**

Coleman, K Frances with Building & Engineering Co. 25th st, Nos 45 to 51 West. Extension of mort for $540,000 to Nov 1, 1915, at 5%. Dec 7. Dec 17, 1909. 3:827. nom

C N & S A Construction Co to Martha Wolerstein. Lexington av, No 1620, n w cor 102d st, Nos 127 and 129, runs n 145.10 x w 100 x s 44.11 x e 22.6 x s 100.11 to st x e 77.6 to beginning. Prior mort $110,000. Dec 17, demand, 6%. Dec 18, 1909. 6:1630. 3,000

Cohn, Ricke to Wm H L Lee trustee John L Lee. 109th st, Nos 108 and 110, s s, 76 e Park av, 2 lots, each 19x100.11. 2 morts, each $8,000. Dec 14, 5 years, 5%. Dec 18, 1909. 6:1636. 16,000

Cohn, Ricke and Alfred Cane with Wm H L Lee trustee John L Lee. 109th st, Nos 108 and 110, s s, 76 e Park av, 38x100.11. Subordination agreement. Dec 14, Dec 18, 1909. 6:1636. nom

Codington, Wm R to EMIGRANT INDUSTRIAL SAVINGS BANK. 26th st, No 231, n s, 363.3 e 8th av, 24.10x98.9. Dec 20, 1909, 3 years, 4½%. 3:776. 14,000

Cuddeback, Alva to TITLE GUARANTEE & TRUST CO. 113th st, No 310, s s, 150 w 8th av, 16.8x100.11. P M. Dec 18, due &c as per bond. Dec 20, 1909. 7:1847. 6,500

Cohn, Ricke to Oscar A Campbell as trustee for Tobias A Keppler et al. 109th st, Nos 108 and 110, s s, 76 e Park av, 38x100.11. Dec 16, due &c as per bond. Dec 20, 1909. 6:1636. 1,213.10

Cahn, Wm L with Hannah Cohen. 100th st, No 405, n s, 100 e 1st av, 37.1x100.11. Extension of $27,500 mort until Dec 11, 1911, at % as per bond. Dec 11. Dec 18, 1909. 6:1694. nom

Cohen, Samuel of Arverne, N Y, and Daniel J McGillicuddv of Tappan, N Y to Alfred M Heinsheimer et al exrs Louis A Heinsheimer. 36th st, Nos 603 to 607, n s, 75 w 11th av, runs w 75 x n 98.9 x e 50 x n 23.4 x e 25 x s 122.1 to beginning. Dec 15, 5 years, 4½%. Dec 21, 1909. 3:682. 40,000

Devaney, James to Lion Brewery. 14th st, No 61 West. Saloon lease. Dec 17, demand, 6%. Dec 22, 1909. 3:816. 3,700

Dean, Chas F exr Thompson Dean with Clara F Hitchcock. Mercer st, Nos 73 to 77. Extension of $100,000 mort until Oct 1, 1912, at 5%. Dec 22, 1909. 2:485. nom

Day, Thomas D Jr to LAWYERS TITLE INSURANCE & TRUST Co. Crosby st, No 11, e s, about 155 s Grand st, 25x100. P M. Dec 17, 3 years, 5%. Dec 18, 1909. 1:233. 22,500

Dodge, Susan C with Alfred M Heinsheimer et al exrs Louis A Heinsheimer. 36th st, Nos 603 to 607 West. Subordination agreement. Dec 6. Dec 21, 1909. 3:682. nom

Dean Holding Co to Abraham Beller. 61st st, No 235, n s, 275 e West End av, 25x100.5. P M. Dec 15, 3 years, 5%. Dec 20, 1909. 4:1153. 10,500

Dolfini, Philip to Maurice F Propping. 116th st, No 106, s s, 62.3 e Park av, 37.9x100.11. Prior mort $36,000. Dec 18, 2 years, 6%. Dec 20, 1909. 6:1643. 6,000

Danziger, Amalia to A Gertrude Cutter. 58th st, No 242, s s, 120 w 2d av, 20x100.5. Dec 20, 1909, 5 years, 4½%. 5:1331. 12,000

Du Brul, Berthe A to Robert Graves et al exrs Margt J P Graves. 95th st, No 129, n s, 300 w Columbus av, 16x100.8. Dec 17, 1909, 3 years, 4½%. 4:1226. 12,500

Diefenthaler, John V, Geo T, Chas E and Geo E, Annie M Rohe widow, Katharina Budenbach widow, Grace wife of and Roy R McCully heirs Valentine Diefenthaler to MUTUAL LIFE INS CO of N Y. 56th st, Nos 427 and 429, n s, 375 w 9th av, 50x138.8x 50.5x132.10. Nov 15, due &c as per bond. Dec 17, 1909. 4:1066. 32,000

Dodge, Eliz A to Chas Lanier and ano, trustee David S Egleston. 139th st, No 261, n s, 80.1 e 8th av, 19x99.11. Dec 23, 1909, 5 years, 4½%. 7:2025. 12,000

Dutting, J Henry to American Mortgage Co. 65th st, Nos 30 and 32, s s, 300 w Central Park West, 41.8x100.5. Dec 23, 1909, 5 years, 5%. 4:1117. 45,000

Danziger, Amalia to Nathaniel H Prager. 58th st, No 242, s s, 120 w 2d av, 20x100.5. Prior mort $——. Dec 20, due Mar 1, 1912, 6%. Dec 23, 1909. 5:1331. 3,000

Equitable Realty Co to Caroline Lewis. Certificate as to mort for $15,000 covering land in Richmond Co, N Y. Dec 21. Dec 23, 1909. ——

EQUITABLE TRUST CO of N Y with Ormond Realty Co. 18th st, Nos 144 to 150, s s, 207 e 7th av, 90x92. Agreement as to share ownership in bond and mort. Nov 24. Dec 21, 1909. 3:793. ——

Englander, Morris to John G Weber. 114th st, No 62, s s, 275 e Lenox av, 16x100.11. P M. Dec 15, 5 years, 5%. Dec 20, 1909. 6:1597. 13,000

Ewald, Louis A to TITLE GUARANTEE & TRUST CO. 87th st, No 48, s s, 83.5 e Madison av, 20x100.8. Dec 17, due &c as per bond. Dec 18, 1909. 5:1498. 17,000

Feeter, Margt C to WESTCHESTER TRUST CO. South st, No 40, n w cor Old slip, No 36, 23x44.10. Dec 1, 4 months, 6%. Dec 18, 1909. 1:35. note, 7,200

Fraser, Robert C of Montclair, N J, to Theo W Horton and ano admrs Wm B Horton. 131st st, No 54, s s, 247.6 w Park av, 17.6x99.11. Dec 16, due Nov 1, 1914, 5%. Dec 17, 1909. 6:1755. 6,500

Figge, Helene of White Plains, N Y, to DRY DOCK SAVINGS INSTN. 15th st, No 137, n s, 194 w 3d av, 23.6x103.3. Dec 17, due &c as per bond. Dec 18, 1909. 3:871. 10,000

Frank, Hersch with George Inness Jr, of Ellenville, N Y. 134th st, No 183, n s, 250 e 7th av, 25x99.11. Extension of mort for $17,000 to July 19, 1912, at 5%. June 19. Dec 17, 1909. 7:1919. nom

Fawcett, Wm L to Trustees of the Dyckman Library, a corpn. Broadway, e s, 236.3 s Academy st, runs n 86 x e 136.11 x s 62.9 x w 138.6 to beginning. P M. Dec 18, due &c as per bond. Dec 20, 1909. 8:2233. 16,500

Same to same. Same property. Prior mort $16,500. Dec 18, due &c as per bond. Dec 20, 1909. 8:2233. 7,500

Fahys, Geo E to U S TRUST CO of N Y. Park av, Nos 765 to 779, s e cor 73d st, No 100, 102.2x19. Dec 16, due Jan 1, 1915, 4½%. Dec 20, 1909. 5:1407. 75,000

Fitzsimmons, Matilda to American Mortgage Co. 2d av, Nos 1903 and 1905, w s, 26 n 98th st; two lots, each 26x75. Two P M morts, each $10,000. Dec 16, 5 years, 4½%. Dec 22, 1909. 6:1648. 20,000

Fitzsimmons, Matilda to American Mortgage Co.39th st, No 424, s s, 325 w 9th av, 25x98.9.Dec 16, 3 years, 4½%. Dec 22, 1909. 3:736. 10,000

Franklin, Mary A of Brooklyn, N Y to GREENWICH SAVINGS BANK. Broadway, late Boulevard Lafayette, n w cor 156th st, 105.11x133.9x99.11x168. P M. Dec 21, due, &c, as per bond Dec 22, 1909. 8:2134. 265,000

Same and Sound Realty Co with same. Same property. Subordination agreement. Dec 21. Dec 22, 1909. 8:2134. nom

FARMERS LOAN & TRUST CO with Columbus Circle Arcade Co. 57th st, n s; 58th st, s s; Broadway, w s, and 8th av, e s, the block. Extension of $900,000 mort until Dec 11, 1913, at 4½%. Dec 14. Dec 22, 1909. 4:1029. nom

Gibert, Frederic E to Minnie S Shrier. 5th av, No 298, w s, 30 s 31st st, runs w 75 x s 44 x w 25 x n 74 to 31st st, Nos 2 and 4, x e 100 to av x s 30 to beginning. Prior mort $48,424.95. Dec 22, 1 year, 6%. Dec 23, 1909. 3:832. 15,000

Goodman, Aaron to Leon Tuchman. Lenox av, Nos 620 and 622, e s, 49.11 n 141st st, 50x100. P M. Prior mort $42,000. Dec 16, due May 5, 1911, 6%. Dec 17, 1909. 6:1739. 14,500

Same to Abraham J Dworsky. Same property. P M. Prior mort $56,500. Dec 16, 1 year, 6%. Dec 17, 1909. 6:1739. 7,500

Goldstein, Clara to Bernard H Foss. 46th st, No 453, n s, 224.2 e 10th av, 24.2x100.5. Dec 16, 1 year, 6%. Dec 17, 1909. 4:1056. 550

Garner, Anna to Frederic de P Foster. 80th st, No 164, s s, 250 w 3d av, 30x100.2. Dec 17, 1909, 5 years, 5%. 5:1508. 25,000

Glass, John Jr to Max Marx. 178th st, s s, 100 w Audubon av, 150x 94.11. Prior mort $48,000. Dec 16, demand, 6%. Dec 17, 1909. 8:2133. 3,000

Greenbaum, Geo E to J Clarence Brennan. Claremont av, e s, 300 n 122d st, 75x115.3 to c l Old Bloomingdale road x75.3x 121.2. P M. Dec 2, due &c as per bond. Dec 18, 1909. 7:1993. 16,000

Gordon, Margaret to Frank D Kernochan. 90th st, No 42, s s, 505 w Central Park West, 19.8x100.8. Aug 26, 3 years, 5%. Dec 18, 1909. 4:1203. 5,000

Gussaroff (Elias) Realty & Construction Co to U S SAVINGS BANK of City of N Y. Wadsworth av, s w cor 180th st, No 650, 75x100. Dec 20, 1909, 5 years, 5%. 8:2163. 115,000

Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 8:2163. ——

Greenwich Investing Co to James H Cruikshank. Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3. P M. Prior mort $16,000. Dec 18, due July 1, 1910. 6%. Dec 21, 1909. 1:220. 3,000

Goldfinger, Maude J to TITLE GUARANTEE & TRUST CO. 86th st, No 108, s s, 85 w Columbus av, 20x100. Dec 21, 1909, due &c as per bond. 4:1216. 11,000

Golde & Cohen, a corpn, to J Sergeant Cram and ano trustees Harry S Cram. 112th st, Nos 151 and 153, n s, 345 w 3d av, 33.4x100.10. Dec 20, 5 years, 4½%. Dec 21, 1909. 6:1640. 32,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 21, 1909. 6:1640. ——

Ginsburg, Simon to Emanuel Strauss. 113th st, No 58, s s, 300 e Lenox av, 17x100.11. Prior mort $10,000. Nov 8, due &c as per bond. Dec 21, 1909. 6:1596. 2,000

Godward, Geo W to N Y LIFE INS & TRUST CO. St Nicholas av, No 486, n e cor 134th st, 101.3x37.11x99.11x21.1. Dec 17, 5 years, 4½%. Dec 21, 1909. 7:1959. 38,000

Herzog, Paul M with Samuel Gross et al. Water st, Nos 492 and 494. Extension of mort for $4,600 to June 1, 1913, at 6%. Dec 6. Dec 22, 1909. 1:248. nom

Holland Holding Co to Richard F Carman. St Nicholas av, late Kingsbridge road, n w cor 150th st, 102.2x62.11. P M. Prior mort $20,000. Nov 26, due Dec 21, 1911, 5%. Dec 21, 1909. 7:2065. 17,500

Hennessy Realty Co to LAWYERS TITLE INS & TRUST CO. 114th st, n s, 100 e Amsterdam av, 50x100. Certificate as to mort for $110,000. Dec 17. Dec 20, 1909. 7:1867. ——

Hutchinson, Marion wife of and Robt H to John S Huyler. 143d st, No 530, s s, 175 e Broadway, late Boulevard, 17.11x99.11. Dec 18, 2 years, 5%. Dec 20, 1909. 7:2074. 2,000

Helene Realty & Construction Co to Robert Graves et al exrs Margt J P Graves. 174th st, No 509, n s, 150 w Amsterdam av, 75x90. Dec 20, 5 years, 5%. 8:2131. 60,000

Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 8:2131. ——

Helene Realty & Construction Co to Leon Tuchmann. 174th st, No 509, n s, 150 w Amsterdam av, 75x90. Prior mort $60,000. Dec 20, 1909, 5 years, 6%. 8:2131. 10,000

Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 8:2131. ——

Humpfner, Adolph to Lottie Smith. 3d av, No 179, s e s, 52 s w 17th st, 17x70. Leasehold. Sept 16, due July 1, 1913, 6%. Dec 17, 1909. 3:897. 10,000

Hyman, Rose to Mayer Katzenberg. 58th st, No 46, s s, 150 e Madison av, 25x100.5. Prior mort $42,000. Dec 17, 1909, 2 years, 6%. 5:1293. 5,000

Hennessy Realty Co to LAWYERS TITLE INS & TRUST CO. 114th st, n s, 100 e Amsterdam av, 50x100.11. Building loan. Dec 17, 1 year, 6%. Dec 18, 1909. 7:1867. 110,000

Hamilton, Mary A to Douglas Taylor. 118th st, No 83, n s, 85 e Lenox av, 20x100.11. Prior mort $8,000. Dec 15, due Mar 15, 1911, 6%. Dec 18, 1909. 6:1717. 4,000

Hecker, Anna W to Josiah W Wentworth and ano trustees Geo V Hecker. 37th st, No 139, n s, 120 e Lexington av, 20x98.9. Dec 17, 5 years, 5%. Dec 18, 1909. 3:893. 26,000

Hennessy, Jas A to TITLE INS CO of N Y. Washington st, No 32, w s, 75 s Morris st, runs n w 179 to West st, Nos 18 to 20, x s 78.7 x e 89.6 x n 52.7 x e 86 to Washington st x n 25 to beginning. P M. Dec 17, 3 years, 5%. Dec 18, 1909. 1:15. 100,000

Hamburger, Jacob with Frederic N Goddard. 114th st, No 25 W. Extension of $20,000 mort until Jan 14, 1915, at 5%. Dec 16. Dec 18, 1909. 6:1598. nom

Haffner, Jacob H and William to N Y LIFE INS CO. 79th st, No 172, s s, 50 e Amsterdam av, 50x102. P M. Dec 16, due Jan 1, 1915, 4½%. Dec 17, 1909. 4:1150. 85,000

Hautau, Margaretha to TITLE GUARANTEE & TRUST CO. Washington st, No 655, e s, 66.2 n Christopher st, 17.3x60. Dec 17, 1909, due &c as per bond. 2:630. 4,000

Hasell, Clemence L, widow, of Brook Green, S C, to Daniel Birdsall. Broadway, No 654, 29x130; 3d av, Nos 310 to 314, w s, 98.9 n 23d st, 49.4x84. 2-3 parts. Prior mort $148,095.65. Nov 1, 1895, due Nov 1, 1896. Dec 23, 1909. 2:529. 1,000

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Jokinsky, Max to Mayer Katzenberg. Jefferson st, No 61, e s, 89.8 s Rutgers pl, runs e 103.4 x s 14.7 x w 20 x s 10 x w 83.1 to Jefferson st x n 25.1 to beginning. Dec 17, 1909, 5 years, 5%. 1:257. 28,000

Jackson, Wm M to Wilson M Powell. Beekman st, No 50, n s, 120.7 w Gold st, 26.2x90.7x26x86.7. Dec 17, 1909, 2 years, 5½%. 1:100. 15,000

Jaffray, Reginald S of Darien, Conn, to Libbie B Hall extrx Nicholas Brewer. Water st, No 44, n s, 50.1 e Conties slip, 28.3 x57.3x29x56.9. P M. Dec 20, 3 years, 4½%. Dec 21, 1909. 1:30. 20,000

Jaeger, Margaret with Alfred Hahn. Broome st, Nos 287 and 289, and Eldridge st, Nos 118 and 120. Agreement as to share ownership in bond and mortgage. Dec 22. Dec 23, 1909. 2:413. ——

Johnson, Mary E, individ and extrx Joseph Johnson, with Anna C Wiener. 48th st, No 549, n s, 200 e 11th av, 24.6x100.5. Extension of mort for $6,000 to May 2, 1914, at 5%. Nov 26. Dec 22, 1909. 4:1077. nom

Klarman, Maier to August Ruff. Stanton st, No 206, n s, 47.5 e Ridge st, 26x100. Prior mort $——. Dec 23, 1909, 3 years, 6%. 2:345. 3,000

Katz, Isidore and Louis Rubin to Marie W Hancox. Cherry st, No 155, s s, 71 w Market slip, 20.5x60.4x20x60.3. Dec 23, 1909, due, &c, as per bond. 1:250. 7,000

Keane, Thomas J to Gennaro Sferra. Av B, No 287, e s, 42 s 17th st, 20x68. Dec 21, 2 years, 6%. Dec 22, 1909. 3:984. 1,500

Kaufman, Ricka to Julius Bacharach. 67th st, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5. Extension of $3,500 mort until Oct 1, 1911 at 6%. Dec 21, 1909. 4:1159. nom

Kuh, Gilbert to FRANKLIN SAVINGS BANK. 30th st, No 345, n s, 250 e 9th av, 25x98.9. P M. Dec 21, 1909, 1 year, 5%. 3:754. 12,000

Same to LINCOLN TRUST CO. Same property. P M. Prior mort $12,000. Dec 21, 1909, due June 21, 1910, 5½%. 3:754. 2,000

Kennedy, Anna H wife of and Clement D Kennedy to MERCANTILE TRUST CO of N Y trustee Oliver S Carter for benefit of children of Lizzie C Bacot. 60th st, No 119, n s, 180 e Park av, 20x100.5. Dec 20, 1909, 3 years, 4½%. 5:1395. 28,000

Kelly, Katie E to LAWYERS TITLE INS & TRUST CO. 54th st, No 136, s s, 135.9 e Lexington av, 17.10x100.5. Dec 20, 1909, 3 years, 4½%. 5:1308. 7,000

Krauss, Philip and Joseph Roth with Abraham Jacobi. 108th st, No 229 East. Subordination agreement. Dec 16. Dec 18, 1909. 6:1658. nom

Koehler, John W to Central Brewing Co. 1st av, No 2007. Saloon lease. Dec 15, demand, 6%. Dec 18, 1909. 6:1675. 1,709.16

Keenan, Annie M to Helen H Steele. 117th st, No 508, s s, 98 e Pleasant av, 25x100.10. Dec 17, 3 years, 5½%. Dec 18, 1909. 6:1715. 15,000

Krauss, Philip to Abraham Jacobi. 108th st, No 229, n s, 225 w 2d av, 25x100.11. P M. Dec 16, 5 years, 5%. Dec 17, 1909. 6:1658. 12,000

Lent, Solomon and Mayer Landsberger exrs Dora Landsberger to TITLE GUARANTEE & TRUST CO. Suffolk st, No 21, w s, 100 n Hester st, 25x100. Dec 21, 1909, due, &c, as per bond. 1:312. 20,000

Lefkovics, Bartholomew to METROPOLITAN SAVINGS BANK. 10th st, No 301, n s, 95.6 e Av A, 25x94.8. Dec 21, 1909, 5 years, 5%. 2:404. 21,000

Lewald, Simon to MUTUAL LIFE INS CO of N Y. 74th st, Nos 170 and 172, s s, 104.10 w 3d av, 60x102.2. Dec 20, 1909, due &c as per bond. 5:1408. 34,000

Lowenstein, Rachel to Max L Lowenstein. 113th st, No 15, n s, 198.6 w 5th av, 15.6x100.11. Prior mort $11,500. Dec 13, 1 year, 6%. Dec 18, 1909. 6:1597. 4,000

Laird, Alicia L to Geo W Dunn and ano exrs &c Wm A Martin. Mt Morris Park West, No 14, w s, 75.11 n 121st st, 25x100. Dec 17, 1909, due Mar 1, 1911, 5%. 6:1720. 5,000

Lyddy, Sarah J to MUTUAL LIFE INSURANCE CO of N Y. 25th st, Nos 315 and 317, n s, 154 w 8th av, 46x98.9. Dec 23, 1909, due, &c, as per bond. 3:749. 22,000

LAWYERS TITLE INS & TRUST CO with West Huldana Realty Co. 18th st, Nos 320 and 322, s s, 242.1 w 8th av, 47.11x92. Extension of $55,000 mort until Nov 19, 1914, at 5%. Nov 19. Dec 22, 1909. 3:741. nom

LAWYERS TITLE INS & TRUST CO with Minnie Koecher. 1st av, No 1265, n w cor 68th st, No 359, 24.11x75. Extension of $23,000 mort until Dec 9, 1914, at 5%. Dec 9. Dec 22, 1909. 5:1443. nom

Lawyers Mortgage Co with Nathan Kirsh. Cannon st, Nos 92 and 94. Extension of $37,000 mort until Dec 27, 1914, at 5%. Dec 13. Dec 18, 1909. 2:329. nom

Lawyers Mortgage Co with Max Stern. 119th st, Nos 332 and 334, s s, 265 w 1st av, 35x100.10. Extension of $32,000 mort until June 30, 1914, at 5%. Apr 14. Dec 18, 1909. 6:1795. nom

Lawyers Mortgage Co with Thurlow W Coulter. 63d st, No 112, s s, 200 w Columbus av, 25x100.5. Extension of $16,000 mort until Oct 17, 1912, at 4½%. Sept 15. Dec 18, 1909. 4:1134. nom

Lawyers Mortgage Co with Louis Gordon and Barnet Levy. 112th st, n s, 200 e 3d av, 50x100.11. Extension of mort for $48,000 to Oct 11, 1914, at 5%. Oct 23. Dec 21, 1909. 6:1662. nom

Lubetkin, Herman with Robt Graves et al, exrs Margt J P Graves. Av A, No 287 and 289, s w cor 18th st, No 438 to 442 East. Subordination agreement. Dec 21. Dec 22, 1909. 3:949. ——

Luckings, Saml J with John Alexander. 103d st, No 91, n e s, 100 e Columbus av, 27x100.11. Extension of $5,000 mort until Dec 20, 1912, at 6%. Dec 20. Dec 23, 1909. 7:1839. nom

Muldoon, John to Hulbert Peck. 51st st, No 446, s s, 262.6 e 10th av, 18.9x100.5. Dec 22, 1909, 3 years, 5%. 4:1060. 6,300

Manhattan Beach Cottage Co to Geo S Edgell et al trustee Andre C Champollion. Certificate as to mort for $16,000 covering land in Kings County, N Y. Dec 21. Dec 22, 1909. ——

Same to Austin Corbin and ano, trustees Geo H Edgell and ano. Certificate as to mort for $3,000 covering land in Kings County, N Y. Dec 21. Dec 22, 1909. ——

Same to Leavitt J Hunt trustee Austin Corbin. Certificate as to mort for $21,000 covering land in Kings County, N Y. Dec 21. Dec 22, 1909. ——

Meyers, Charles with Morris L Woolf. 96th st, Nos 53 and 55, n s, 100 e Madison av, 50x100.11. Agreement as to share ownership in mort. Dec 6. Dec 20, 1909. 6:1602. ——

Mygatt, Henry R to Five Boroughs Realty Co. Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1. P M. Dec 20, due &c as per bond. Dec 21, 1909. 8:2283. 22,000

Mansfield, Eliz to Samuel Newman and ano. Division st, No 87, s s, 214.1 w Pike st, 25x55x25x—. Dec 1, due &c as per bond. Dec 17, 1909. 1:282. 1,400

Marshall, Wm F and Alfred T Southern to TITLE GUARANTEE & TRUST CO. 43d st, No 249, n s, 80 w 2d av, 20x100.5. P M. Dec 16, due &c as per bond. Dec 17, 1909. 5:1317. 10,000

MERCANTILE TRUST CO with Walter E Maynard. 40th st, No 116 East. Extension of $25,000 mort until Dec 17, 1912, at 4½%. Dec 10. Dec 17, 1909. 3:895. nom

Mehlich, Wm H to Emilie Mehlich. 124th st, No 144, s s, 275 e 7th av, 25x100.11. Dec 15, 3 years, 6%. Dec 17, 1909. 7:1908. 2,500

McKenna, Sarah O'R and Ellen T O'Reilly to Eugenia K Campbell. 17th st, No 217, n s, 194.4 w 7th av, 17.2x43.9x17.2x44.1. Prior mort $——. Dec 17, 1909, 3 years, 6%. 3:767. 3,000

Meteor Realty & Construction Co to BROOKLYN SAVINGS BANK. 17th st, Nos 40 and 42, s s, 575 w 5th av, 50x92. Dec 23, 1909, 6 years, 6%. 3:818. 210,000

Same to same. Same property. Certificate as to above mort. Dec 23, 1909. 3:818. ——

Milek, Frank to TITLE GUARANTEE & TRUST CO. 110th st, No 232, s s, 360 e 3d av, 25x110. Dec 23, 1909, due, &c, as per bond. 6:1659. 10,000

Mitchell, Hubbard W to Rosalie Corn and ano. Madison av, No 747, e s, 33.9 s 65th st, 16.8x60. Prior mort $28,500. Dec 23, 1909, due June 23, 1911, 6%. 5:1379. 3,500

METROPOLITAN TRUST CO with Louis J Jacobs. 10th st, No 217 East. Extension of $18,000 mort until Jan 16, 1913, at 4½%. Dec 7. Dec 23, 1909. 2:452. nom

McCormack, Lincoln, of Irvington, N Y, to Grace D Thorne. 211th st, c l, 325 e 9th av, runs s 121 x e — to point 375 e 9th av x n 122.10 to c l 211th st x w 50 to beginning, except part for 211th st. Dec 22, 3 years, 5½%. Dec 23, 1909. 8:2191. 4,000

McCormack, Lincoln, of Irvington, to Lydia W Thorne. 211th st, c l, 175 e 9th av, runs s 109.2 x e — to point 275 e 9th av x n 116.5 to c l 211th st x w 100 to beginning, except part for 211th st. Dec 22, 3 years, 5½%. Dec 23, 1909. 8:2191. 8,000

McArdle, Wm J to Ernest C Brower. Cherry st, No 466, n s, abt 225 w Corlears st, 25x100. Dec 21, demand, 6%. Dec 23, 1909. 1:263. 1,000

McCall, Mary I with METROPOLITAN LIFE INS CO. 72d st, No 54, s s, 65 e Columbus av, 20x102.2. Extension of $32,000 mort until Apr 1, 1913, at 4½%. Dec 18. Dec 22, 1909. 4:1124. nom

Mesick, Frank B, of Deal Beach, N J, to Emma L wife J Wilson Moore. 31st st, No 47, n s, 100 w 4th av, 21.1x86.8x21.1x88.3; 32d st, Nos 46 to 50, s s, 83.8 w 4th av, runs w 41.4 x s 98.9 x w 9.2 to e s Middle road x s w 9 x e — to point 110.2 from s s 32d st x n 110.2 to beginning; all that land adj the w s of rear of above lot, being 9.1 on c l of old road, 9.1 on w s of rear of above premises, 31.5 on n s and 31.4 on s s; 32d st, No 44, s s, 125 w 4th av, 25x98.9. 1-3 part. P M. Dec 17, 3 years, 4½%. Dec 23, 1909. 3:861. 55,000

Nova Realty Co to E Matilda Ziegler et al exrs &c William Ziegler. Amsterdam av, Nos 383 to 391, s e cor 79th st, No 174, 102x50. P M. Dec 16, due Jan 1, 1913, 5%. Dec 17, 1909. 4:1150. 150,000

Same to Westown Realty Co. Amsterdam av, Nos 383 to 391, s e cor 79th st, No 174, 102x50. P M. Prior mort $150,000. Dec 16, 3 years, 5%. Dec 17, 1909. 4:1150. 10,000

Nugent, Frank L to Rebecca Elias. Hawthorne st, w s, 100 s Broadway, runs s 96.5 x w 100 x n 50 x w 25 x n 47.11 x e 125 to beginning. P M. Dec 20, 1909, 3 years, 5%. 8:2234. 10,000

Same to same. Broadway, s w cor Hawthorne st, runs s 100 x w 125 x n 100 to Broadway x e 125 to beginning. P M. Dec 20, 1909, 3 years, 5%. 8:2234. 40,000

Nathanson, Jonas Wm to Alex McL Jeffrey. 100th st, No 105, n s, 51 e Park av, 25x95. Dec 20, 5 years, 5%. Dec 21, 1909. 6:1628. 14,000

Newman, Loeb to Alonzo Kimball. 113th st, No 157, n s, 270 w 3d av, 25x100.11. Prior mort $——. Dec 20, 3 years, 5%. Dec 21, 1909. 6:1641. 21,000

New and Beaver St Corpn to MUTUAL ALLIANCE TRUST CO of N Y as trustee. Beaver st, Nos 23 and 25, n s, 115.4 w Broad st, runs w 49.4 x n 66.7 x w 64.1 to New st, Nos 58 to 62, x n e 65.2 x e 41.2 x n 1.3 x e 33.9 x s 25 x e 22.1 x s 103.10 to beginning. Prior mort $325,000. Dec 16, 3 years, 4½%. Dec 17, 1909. 1:24. 100,000

Same to same. Same property. Consent to above mort. Dec 15. Dec 17, 1909. 1:24. ——

Same to same. Same property. Certificate as to above mort. Dec 15, Dec 17, 1909. 1:24. ——

Nathanson, Jonas W to Bronx Investment Co.100th st, No 409, n s, 174.2 e 1st av, 37.1x100.11. Dec 22, 1909, 3 years, 5½%. 6:1694. 25,000

Same and CARNEGIE TRUST CO with same. Same property. Subordination agreement. Dec 22, 1909. 6:1694. nom

Newbrough, Rachel to LAWYERS TITLE INS & TRUST CO. 84th st, No 40, s s, 474.6 w Central Park West, 17.2x102.2. P M. Dec 23, 1909, 3 years, 4½%. 4:1197. 9,000

Newton, Rollin C as trustee under mort made by American Malting Co to Walter G Oakman and ano to Alex J Hemphill and ano as trustees. Av A, e s, 62d and 64th sts, and extends to East River; 47th st, n s, 400.4 e 1st av, runs n 100.5 x w 0.4 x n 100.5 to 48th st x e 75 x s 200.10 to 47th st x w 74.8; 47th st, n s, 60 e 1st av, 15x125.10; 61st st, s s, 125 e 2d av, runs e 150 x s 102.10 x w 100 x n 2.5 x w 50 x n 100.5 to beginning; 48th st, n s, 375 e 1st av, runs n 60.5 x e 185 to high water mark E R x s — to st x w 162 to beginning, with land under water; also property in Brooklyn, Syracuse, South Rondout, Buffalo, Erie, N Y, &c. Appointment of Alex J Hemphill as trustee under said mortgage. June 24, 1909. 5:1358, 1359, 1360, 1435 and 1475. Dec 23, 1909. nom

Ormiston, Annie and Isabella McCormack to Harry K Knapp. 211th st, s s, 175 e 9th av, 100x86.5x—x79.2; 211th st, s s, 325 e 9th av, 50x92.10x—x90. Oct 24, 1906, demand, 5%. Recorded and discharged Dec 23, 1909. 8:2191. 8,500

Ottenberg, Mollie with Morris Wrabel. 70th st, No 313 East, n s. Extension of $20,000 mort until Dec 12, 1912, 5%. Dec 11. Dec 21, 1909. 5:1445. nom

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IRON WORK FOR BUILDINGS

Patten, Walter R of Long Branch, N J, to Hudson Mortgage Co. 28th st, No 44, s s, 173 e 6th av, 26x98.9. ½ part. Prior mort $20,000. Dec 17, 1909, 1 year, 6%. 3:829. 6,000

Pye, John E of Lakewood, N J, to N Y SAVINGS BANK. Bleecker st, Nos 18 to 24, s w cor Elizabeth st, 92x70; Elizabeth st, No 309, w s, 70 s Bleecker st, 20x80. Dec 17, 1909, due &c as per bond. 2:521. 5,000

Pianca, Julia to Rosina Pecora et al. Sullivan st, Nos 125 and 127, e s, 59.6 s Prince st, runs e 75 x n 40.4 x w 3 x s 7 x w 10 x n 7 x w 62 to st x s 40.4 to beginning. Prior mort $——. Nov 24, 1 year, 6%. Dec 20, 1909. 2:495. 3,500

Pease, Harry D to FRANKLIN SAVINGS BANK. 88th st, No 321, n s, 235 w West End av, 20x100.8. Dec 20, 1909, 1 year, 4½%. 4:1250. 25,000

Picken Building Co to Chelsea Realty Co. Fort Washington av, n w cor 179th st, runs n 100.1 x w 113.4 x s 100.2 to st x e 115.4 to beginning. Building loan. Prior mort $50,000. Dec 21, 1909, due Mar 21, 1911, 6%. 8:2177. 95,000

Same to same. Same property. Certificate as to above mort. Dec 21, 1909. 8:2177. ——

Pacific Realty Co to TITLE INSURANCE CO of N Y. 32d st, No 12 and 14, s s, 225 w 5th av, 33.8x98.9. Dec 22, 1909, 5 years, 4½%. 3:833. 220,000

Same to same. Same property. Certificate as to above mort. Dec 22, 1909. 3:833. ——

Pau, Francesco and Modesto Amendolazine to Lion Brewery. Mott st, No 121. Saloon lease. Dec 21, demand, 6%. Dec 22, 1909. 1:237. 800

Renwick, Wm C, Edw J Brockett and John G Steenken trustees Wm R Renwick with Michael Haas and Wm H Schmohl. Madison av, No 2094. Extension of $18,000 mort until Feb 27, 1913, at 6%, and consent to same. Dec 11. Dec 17, 1909. 6:1756. nom

Rollmann, John to Otto Geiss. Columbus av, Nos 763 and 765, e s, 26.5 n 97th st, 50x100. Prior mort $70,000. Dec 16, due &c as per bond. Dec 17, 1909. 7:1833. 2,000

Rollmann, John to Stella Abrahamson and ano. Columbus av, Nos 763 and 765, e s, 26.5 n 97th st, 50x100. Dec 15, 5 years, 5%. Dec 17, 1909. 7:1833. 65,000

Rollmann, John to Jennie H Morrison. Columbus av, Nos 763 and 765, e s, 26.5 n 97th st, 50x100. Prior mort $65,000. Dec 15, 3 years, 6%. Dec 17, 1909. 7:1833. 5,000

R & M Realty Co to CITIZENS SAVINGS BANK. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Dec 15, 5 years, 5%. Dec 17, 1909. 7:2011. 45,000

Same to same. Same property. Consent to above mort. Dec 15. Dec 17, 1909. 7:2011. ——

Same to same. Same property. Certificate as to above mort. Dec 15. Dec 17, 1909. 7:2011. ——

Same to same. Same property. Resolution as to above mort. Dec 15. Dec 17, 1909. 7:2011. ——

Ryan, William and William Ryan exr Johanna Ryan with Daniel K de Beixedon. 54th st, No 431 West. Extension of $12,000 mort until Feb 2, 1915, at 5%. Dec 16. Dec 17, 1909. 4:1064. nom

Romano, Rocco and Salvatore Laraia, N Y, and Minna Sporhase of Harrison, N J, with LAWYERS TITLE INS & TRUST CO. 108th st, No 230 East. Subordination agreement. Dec 15. Dec 17, 1909. 6:1657. nom

Romano, Rocco and Salvatore Laraia to LAWYERS TITLE INS & TRUST CO. 108th st, No 230, s s, 200 w 2d av, 25x100.11. Dec 5, 5 years, 5%. Dec 17, 1909. 6:1657. 10,000

Roossin, Fannie wife of and Abraham B to Nicholas C Benziger and ano exrs &c Louis Benziger. Willett st, No 84, e s, abt 125 n Rivington st, 25x100. Dec 15, 5 years, 5%. Dec 17, 1909. 2:339. 28,000

Same and Adolph Pawel with same. Same property. Subordination agreement. Dec 17, 1909. 2:339. nom

R & M Realty Co to Mollie Ottenberg. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Nov 18, 3 years, 6%. Dec 18, 1909. 7:2011. 8,000

Same to same. Same property. Certificate as to above mort. Dec 15. Dec 18, 1909. 7:2011. ——

Rizzo, Salvatore to LAWYERS TITLE INS & TRUST CO. 77th st, No 231, n s, 305 w 2d av, 25x102.2. Dec 20, 1909, 5 years, 4½%. 5:1432. 8,000

Rosenberg, Ludwig to Geo C Engel. 1st av, No 1602, n e cor 83d st, No 401, 27.2x84. P M. Prior mort $——. Dec 16, due Jan 1, 1912, 6%. Dec 20, 1909. 5:1563. 16,000

Rohmann, Franciska with LAWYERS TITLE INS & TRUST CO. 110th st, Nos 223 to 231, n s, 266.8 w 2d av, 2 lots, each 41.8x100.11. 2 agreements as to share ownership in mort. Oct 16, 1906. Dec 20, 1909. 6:1660. nom

Raywood, Agnes C to Chas Earle. 87th st, No 327, n s, 325 w West End av, 16x100.8. Dec 21, 1909, due &c as per bond. 4:1249. 20,000

Rosenthal, Marcus to EXCELSIOR SAVINGS BANK of City of N Y. Madison av, Nos 1644 and 1646, w s, 43.11 s 110th st, 38x100. Dec 20, 5 years, 5%. Dec 21, 1909. 6:1615. 38,000

Same to Alfred F Heim. Same property. Prior mort $38,000. Dec 20, due &c as per bond. Dec 21, 1909. 6:1615. 4,500

Reich, Annie and Ignaz, and Benjamin Rottenberg with EXCELSIOR SAVINGS BANK. 2d av, No 896, e s, 50.3 s 48th st, —x—. Subordination agreement. Dec 20. Dec 21, 1909. 5:1340. nom

Rottenberg, Fannie and Ignaz Reich and Benj Rottenberg with EXCELSIOR SAVINGS BANK. 2d av, No 894, e s, 75.4 s 48th st, —x—. Subordination agreement. Dec 20. Dec 21, 1909. 5:1340. nom

Reich, Annie wife Ignaz to EXCELSIOR SAVINGS BANK. 2d av, No 896, e s, 50.3 s 48th st, 25.1x100. Dec 20, 5 years, 5%. Dec 21, 1909. 5:1340. 18,000

Rottenberg, Fannie wife Benj to EXCELSIOR SAVINGS BANK. 2d av, No 894, e s, 75.4 s 48th st, 25.1x100. Dec 20, 5 years, 5%. Dec 21, 1909. 5:1340. 18,000

Ruppel, Charlotte and Anthony F, of Weehawken, N J, Emma L Weiss of West New York, N J, and Cath B Weiss of N Y, to Wm J Amend. 48th st, No 507, n s, 125 w 10th av, 25x100.5. Dec 21, 1909, 5 years, 5%. 4:1077. 16,000

Roberts Security Co to Henry A Cooke. Certificate as to mort for $3,000 covering land at Closter, N J. Dec 20. Dec 22, 1909. ——

Realty Co of America to Martin P Lodge. 92d st, No 253, n s, 100 w Broadway, 25x100.8. P M. Dec 21, due, &c, as per bond. Dec 22, 1909. 4:1246. 10,000

Rockhill, Clayton with SEAMEN'S BANK FOR SAVINGS in City of N Y. Pearl st, No 224 and 226. Extension of $20,000 mort until Dec 6, 1914, at 5½%. Nov 30. Dec 22, 1909.1:70. nom

Same with same. Same property. Extension of $10,000 mort until Dec 6, 1914, at 4½%. Nov 30. Dec 22, 1909. 1:70. nom

Reckhart, Daniel W of El Paso, Texas to GERMAN SAVINGS BANK in City of N Y. 10th av, No 451, n w cor 35th st, No 501, 24.8x100. Dec 11, 1 year, 4½%. Dec 22, 1909. 3:707. 15,000

Raymond, Emma M and Nina M Stedman to FARMERS LOAN & TRUST CO. 5th av, No 396, w s, 49.4 n 36th st, 27.7x100. Dec 22, 5 years, % as per bond. Dec 23, 1909. 3:838. 150,000

Rockton Construction Co to Joseph J Meaney. St Nicholas av, n w cor 163d st, 106.7x91x99.11x128.3. Prior mort $——. Dec 20, 2 years, 6%. Dec 23, 1909. 8:2122. 35,000

Same to same. Same property. Certificate as to above mort. Dec 20. Dec 23, 1909. 8:2122. ——

Reynolds, Thos B to Jennie D Greene et al exrs Chas B Greene. Columbus av, No 975, s e cor 108th st, No 74, 25.11x100. Dec 23, 1909, 5 years, 4½%. 7:1843. 46,000

Ralph Purchasing Co to Caroline L Baker. Consent to mort for $1,600 covering land in Queens Co, N Y. Dec 14. Dec 23, 1909. ——

Same to G Elmer Van Siclen. Consent to mort for $1,600 covering land in Queens Co, N Y. Dec 14. Dec 23, 1909. ——

Straka, Frantisek to Sigmund Lewy. 76th st, No 334, s s, 150 e 2d av, 25x102.2. Prior mort $10,000. Dec 23, 1909, 2 years, 6%. 5:1450. 1,000

Shea, John D to Henry E Jones. Greenwich st, No 803, e s, 36.1 s Jane st, 24x82.7x24x83.9. Prior mort $14,000. Dec 23, 1909, due June 1, 1914, 6%. 2:625. 2,500

Sill, Howard M and Thomas H Dougherty, trustees Amelia W Dougherty, with Kath Murchison. 20th st, s s, 100 w 3d av, 25x109. Extension of $23,600 mort until Jan 2, 1913, at 4½%. Nov 18. Dec 23, 1909. 3:875. nom

St James Investing Co to CENTRAL TRUST CO of N Y. James st, Nos 98 and 100, e s, 60 n Cherry st, 40x75x40.2x74.8. Dec 23, 1909, 5 years, 5%. 1:252. 36,000

Same to same. Same property. Certificate as to above more. Dec 23, 1909. 1:252. ——

Scofield, Henry C, of Stamford, Conn, to PETER COOPER FIRE INS CO. West End av, No 627, w s, 83.5 n 90th st, 18x82. P M. Dec 23, 1909, 5 years, 4½%. 4:1251. 28,000

Schoeppy, Carl, of Saugerties, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 387, w s, 49.4 s 23d st, 24.8x75. Dec 21, 3 years, 4½%. Dec 23, 1909. 3:928. 2,000

Straka, Frantisek to American Mortgage Co. 76th st, No 334, s s, 150 e 2d av, 25x102.2. Dec 23, 1909, 5 years, 5%. 5:1450. 10,000

Shea, John D to Henry E Jones, trustee Frederic R Jones. Greenwich st, No 803, e s, 36.1 s Jane st, 24x82.7x24x83.9. Dec 23, 1909, due June 1, 1914, % as per bond. 2:625. 14,000

Schmitz, Mary J and Genevieve M to EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, No 84, e s, 144.3 n 4th st, 24x100. Dec 23, 1909, 5 years, 4½%. 2:446. 7,500

Spitzer, Jennie to DRY DOCK SAVINGS INSTN. 90th st, No 106, s s, 111.2 e Park av, 18.6x100.8. Dec 23, 1909, due, &c, as per bond. 5:1518. 10,000

Straubenmuller, Gustave to EMIGRANT INDUSTRIAL SAVINGS BANK. 88th st, No 169, n s, 216.8 e Amsterdam av, 16.8x100.8. Dec 22. 1909, 3 years, 4½%. 4:1219. 12,500

Silberstein, Albert L to Fleischmann Bros Co. Broadway, late Boulevard Lafayette, s w cor 157th st, 123.7x173.9x99.11x101.8. P M. Prior mort $245,000. Dec 20, 5 years, 6%. Dec 22, 1909. 8:2134. 40,000

Smith, Mary J with Louisa Schuh. 82d st, No 509, n s, 147.7 e Av A, 29.8 x 102.6. Extension of $10,000 mort until Mar 30, 1915, at 4½%. Dec 11. Dec 21, 1909. 5:1579. nom

Smith, Geo R with Stuyvesant Construction Co. 14th st, Nos 234 and 236 East. Extension of $12,000 mort until Jan 20, 1915, at 6%. Dec 3. Dec 21, 1909. 2:469. nom

Schwarz, Maurice with Alfred M Heinsheimer et al exrs Louis A Heinsheimer. 36th st, Nos 603 to 607 West. 2 subordination agreements. Dec 7. Dec 21, 1909. 3:682. nom

Schulang, Philip with Alonzo Kimball. 113th st, No 157 East. Subordination agreement. Dec 20. Dec 21, 1909. 6:1641. nom

Scheinberg, Lina to Abram Morris and ano. 120th st, No 348, s s, 100 w 1st av, 25x100.11. Prior mort $15,000. Dec 20, 3 years, 6%. Dec 21, 1909. 6:1796. 4,000

Schwarz, Anna C F with Louis Recht. 100th st, No 403, n s, 50 e 1st av, 50x63.5. Extension of $28,000 mort until Sept 5, 1914, at 5%. Dec 16. Dec 20, 1909. 6:1694. nom

Sherry, Mary to John C Forster. 45th st, No 532, s s, 325.6 e 11th av, 24.6x100.5. Prior mort $——. Dec 11, due Feb 1, 1911, 6%. Dec 21, 1909. 4:1073. 2,000

Sheitlis, Philip with German Evangelical Lutheran Church of St Paul in City of N Y. Cherry st, No 262, n s, 78.11 e Rutgers st, 26.9x94.8x26.8x95.2. Extension of $18,000 mort until May 29, 1914, at 4½%. Dec 20, 1909. 1:256. nom

Shapiro, Harris to Albert L Phillips. Cherry st, No 246, n s, 85 w Rutgers st, 21x138x21.6x—; Cherry st, No 248, n s, 64 w Rutgers st, 21x90.1x21.1x89.5. Prior mort $——. Dec 20, 1909, 2 years, 6%. 1:255. 6,000

Sibbert, William of Brooklyn, N Y, to Moritz Samuels. 127th st, No 132, s s, 65 w Lexington av, 35.7x99.11. Prior mort $——. Dec 20, 1909, 3 years, 5%. 6:1775. 35,000

Sakolski, Isaac to EQUITABLE LIFE ASSUR SOC of the U S. White st, Nos 30 and 32, n w cor Church st, Nos 286 and 288, 50x50. P M. Dec 20, 1909, due Jan 1, 1915, 4½%. 1:191. 45,000

Schwab, Carrie to Emanu-El Congregation of City N Y. Lexington av, No 717, e s, 40.5 s 58th st, 20x65. P M. Dec 20, 1909, 3 years, 4½%. 5:1312. 20,000

Sapiro, Kiva to Arnold H E Schramm. 160th st, s s, 375 w Broadway, 50x125. P M. Dec 6, 2 years, 4½%. Dec 20, 1909. 8:2136. 17,500

Sapiro, Kiva to Lucy W Whitney. 160th st, s s, 425 w Broadway, 50x125. P M. Dec 20, 1909, due Jan 17, 1912, 5%. 8:2136. 19,000

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HECLA IRON WORKS
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Simmons, Henry B A to Henry G Simmons. 25th st, No 432, s s, 352.6 e 10th av, 22.6x98.9. ½ part. Assigns all title to rents of above for life. Dec 8. Dec 17, 1909. 3:722. nom

Stern, Ada N to Anna H Purdy. Fort Charles pl West, late Van Corlear pl, s s, 344.4 w 227th st, late Wicker pl, 30x80. Dec 7, 5 years, 5½ . Dec 18, 1909. 13:3402. 6,000

Stonington Realty Co to Jacob Reiff and ano. 118th st, Nos 308 and 310, s s, 140.9 e 2d av, 40.9x100.10. P M. Prior mort $36,000. Dec 16, 2 years, 6%. Dec 17, 1909. 6:1689. 10,000

Turkel, Bertha A to EQUITABLE LIFE ASSUR SOC of the U S. 7th st, No 101, n s, 207.11 e 1st av, 20x97. Dec 22, 1909, due Jan 1, 1915, 4½%. 2:435. 10,000

Turner, Barnet and Pa Adolphe to Saml N Freedman. 112th st, Nos 56 to 60, s s, 162.6 w Park av, 39x100.11. Prior mort $38,000. Dec 15, 2 years, 6%. Dec 18, 1909. 6:1617. 10,400

Trood, Morris to Ricka Kaufman. 67th st, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5. P M. Prior mort $51,000. Aug 31, due Dec 1, 1912, 6%. Dec 20, 1909. 4:1159. 4,442.42

Townsend Realty Co to UNION DIME SAVINGS BANK. 91st st, n s, 275 w West End av, 125 to Riverside Drive x74.11 to old private road or lane x125.1x68. Dec 20, 1909, due &c as per bond. 4:1251. 400,000

Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 4:1251. ——

Tishman, Julius to Albert H Hastorf et al exrs Charlotte Hastorf. 1st st, Nos 92 and 94, n s, 229 e 1st av, 42x105.11. Dec 20, 5 years, 5%. Dec 21, 1909. 2:429. 57,000

Tishman, Julius to Solomon H Kohn. 1st st, Nos 88 and 90, n s, 187 e 1st av, 42x105.11. Dec 20, 5 years, 5%. Dec 21, 1909. 2:429. 56,000

Tyroler, James to GERMANIA LIFE INS CO. Broadway, Nos 3604 and 3606, e s, 49.11 n 148th st, 2 lots, each 37.6x100, 2 morts, each $6,000. Dec 21, 1909, due &c as per bond. 7:2080. 12,000

TRUST CO OF AMERICA with Lina Scheinberg. 120th st, No 348, s s, 100 w 1st av, 25x100.11. Extension of $17,000 mort until Dec 10, 1912, at 5%. Dec 21, 1909. 6:1796. nom

Twenty-Eighth Street and Seventh Avenue Realty Co to UNION TRUST CO of N Y. 28th st, Nos 156 to 160, s s, 56.11 e 7th av, runs s 78.2 x e 18.6 x n 6.10 x e 27 x s 27.5 x e 25.3 x n 25.2 x e 3.3 x n 73.7 to st x w 73.5 to beginning. Dec 23, 1909, 5 years, 4½%. 3:803. 60,000

Tuchmann, Leon to Grand Lodge of U S Independent Order Free Sons of Israel, a corpn. 111th st, No 230, s s, 240 w 2d av, 30x 100.11. Dec 23, 1909, 3 years, 4½%. 6:1660. 22,000

Ulmar, Henry to DRY DOCK SAVINGS BANK. 16th st, No 439, n s, 323 e 8th av, 20x100. Dec 21, 1909, due &c as per bond. 3:766. 9,000

Urban, Adolph H to Chas E Rushmore and ano trustees Philip Dater. 88th st, No 215, n s, 175 w Amsterdam av, 25x100.8. Dec 2, due &c as per bond. Dec 20, 1909. 4:1236. 25,000

Same and Hyman Cohen with same. Same property. Subordination agreement. Dec 10. Dec 20, 1909. 4:1236. nom

Uhl, Eliz to Louis Adams. 101st st, No 70, s s, 125 e Columbus av, 25x100.11. Prior mort $——. Dec 17, 3 years, 6%. Dec 18, 1909. 7:1836. 5,300

Van Orden, De Ruyter to WEST SIDE SAVINGS BANK. 181st st, n s, 75 w Audubon av, 50x100. Dec 20, 1909, due &c as per bond. 8:2154. 60,000

Van Orden Construction Co to Abby S Marshall. 181st st, n s, 75 w Audubon av, 50x100. Certificate as to mort for $20,000. Dec 20. Dec 21, 1909. 8:2154. ——

Van Orden Construction Co to Abby S Marshall. 181st st, n s, 75 w Audubon av, 50x100. Prior mort $60,000. Dec 20, 2 years, 6%. Dec 21, 1909. 8:2154. 20,000

Wilgro Realty Co to Hans Linsser. Crosby st, No 49, e s, about 190 n Broome st, 25x100. Dec 22, 1909, 5 years, 5%. 2:482. 45,000

Wolfe, Peter and Benj M Levoy to Fredk Wertz. 105th st, No 59, n s, 175 e Columbus av, 25x100.11. Sept 23, due &c as per bond. Dec 21, 1909. 7:1841. 23,000

Warner, Sylvia or Silvia M to Andros Realty Co. Central Park West, No 471, n w cor 107th st, No 1, 40.11x100. Prior mort $——. Dec 20, due Mar 1, 1911, 6%. Dec 21, 1909. 7:1843. 10,000

Weissbaum, Rachel to Solomon Hyman. Ridge st, No 113, n w s, 125 n e Rivington st, 25x100. Prior mort $——. Dec 20, 1909, 2 years, 6%. 2:344. 1,000

Weiss, Sidonia to Daniel F Mahony. 39th st, No 317, n s, 250 w 8th av, 25x98.9. P M. Dec 20, 1909, 1 year, 5%. 3:763. 3,000

Wiener, Solomon with Moritz Samuels. 127th st, No 132, s s, 65 w Lexington av, 35.10x99.11x35.11x99.11. Subordination agreement. Dec 20, 1909. 6:1775. nom

White, Margt S to BOWERY SAVINGS BANK. Madison av, No 1013, e s, 23.4 n 78th st, 22x75. Dec 20, 1909, due June 30, 1911, 4½%. 5:1393. 5,000

Wiggins, Eliza J to City Real Estate Co. Broadway, Nos 1981 to 1987, n w cor 67th st, Nos 121 to 127, 84.9x93x75.5x131.8. Prior mort $8,000. Dec 16, due &c as per bond. Dec 17, 1909. 4:1139. 3,000

Weiss, Frank G with Hannah B Anger. 78th st, No 323 East. Extension of $2,500 mort until Nov 1, 1913, at 6%. Nov 30. Dec 18, 1909. 5:1453. nom

Wheeler, Isabella G, Samuel Milbank, Virginia W Barrie, Harold Milbank, Isabella G Wakeman all of N Y, and Montgomery N Milbank of Freeport, N Y, and Antoinette L Moore, of Milwaukee, Wis, to Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 48th st, No 154, s s, 225 e 7th av, 18.9x 100.5. Dec 1, 3 years, 4½%. Dec 18, 1909. 4:1000. 9,000

Wilkins, Helen as extrx John R Wilkins with Henry B Riecke and ano. 39th st, No 430 West. Extension of $17,000 mort until Dec 1, 1912, at 5%. Nov 17. Dec 18, 1909. 3:736. nom

West 57th St Co to Oliver Harriman et al, exrs Oliver Harriman. 57th st, No 24, s s, 400 w 5th av, 50x100.5. P M. Prior mort $220,000. Dec 2 ,5 years, 4½%. Dec 23, 1909. 5:1272. 40,000

West 57th St Co to UNITED STATES TRUST CO. 57th st, No 24, s s, 400 w 5th av, 50x100.5. Dec 2, 5 years, 4½%. Dec 23, 1909. 5:1272. 220,000

Williams, Saml and Saml Grodginsky, Isaac Haft and Jos H Schwartz with Hans Zinsser. Crosby st, No 49, e s, 25x100. Subordination agreement. Dec 21. Dec 23, 1909. 2:482. nom

Wilgro Realty Co to Hans Zinsser. Crosby st, No 49, 25x100. Certificate as to mort for $45,000. Dec 22. Dec 23, 1909. 2:482. ——

Witthaus, Sarah H and Guy, individ and as trustees, and Ewald Mommer as trustee Edwin J Witthaus with METROPOLITAN LIFE INS CO. 12th st, Nos 10 to 14, s s, 225 e 5th av, 61x103.3. Extension of $225,000 mort until Nov 1, 1912, at 5%. Dec 22, 1909. 2:569. nom

Widows Fund of Grand Lodge United Order True Sisters and Present Trustees with Selma Mendelson. 86th st, No 403, n s, 74 e 1st av, 22x100.8. Extension of $10,000 mort until Nov 23, 1912, at % as per bond. Nov 23. Dec 23, 1909. 5:1566. nom

Zimmatore, Salvatore to Ernest M Vickers. 12th st, No 427 East. Assigns rents to secure $1,195.16. Dec 15. Dec 20, 1909. 2:440. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Anderson, Lina widow to Herbert S Ogden et al exrs Edwin R Butler. Plot begins 840 e White Plains road at point 720 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Dec 17, 1909, due June 1, 1915, 5%. 3,500

Arthur Av Building Co to City Mortgage Co. Prospect av, w s, 134 n w Boston road, 46x90. Building loan. Dec 16, demand, 6%. Dec 17, 1909. 11:2937. 28,000

Same to same. Same property. Certificate as to above mort. Dec 17, 1909. 11:2927. ——

Allen Construction Co to Beatrice S B Ziegel. Prospect av, e s, 525 n 183d st, 18.9x94.3x18.9x94.6. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250

Same to same. Prospect av, e s, 543.9 n 183d st, 18.9x93.9x18.9x 94.3. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250

Same to same. Prospect av, e s, 562.6 n 183d st, 18.9x93.4x18.9x 93.9. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250

Same to same. Prospect av, e s, 581.3 n 183d st, 18.9x93x18.9x 93.4. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250

Same to same. Prospect av, e s, 525 n 183d st, 75x93x75x94.5. Certificate as to 4 morts for $6,250 each. Dec 16. Dec 18, 1909. 11:3114. ——

Armeny, Geo T J and Julie or Julia Rondel to Manhattan Mortgage Co. 153d st, n s, 122.6 w Elton av, 22.6x100. Prior mort $——. Dec 20, 1909, due &c as per bond. 9:2375. 6,000

American Mortgage Co with Lina A Weber. Intervale av, e s, 212.5 n Freeman st, 50x88.9x50.9x100.3. Agreement as to share ownership in mort. Dec 20, 1909. 11:2976. nom

Amabile, Louis and Giuseppe Lauritano to Edward Regenhard. Prospect av, e s, 77.2 n 180th st, 40x100. Dec 20, 1909, 3 yrs, 5%. 11:3110. 32,000

*Agugliaro, Michele to Eliz K Dooling. Lot 50 map Laconia Park. Dec 15, 3 years, 5½%. Dec 23, 1909. gold, 3,250

Bedford Park Construction Co to Sarah R Russel. Walton av, w s, 128 s 183d st, two lots, each 20x95. Two morts, each $6,500. Dec 22, due Nov 1, 1912, 5%. Dec 23, 1909. 11:3186. 13,000

Same to same. Same property. Two certificates as to above morts. Dec 22. Dec 23, 1909. 11:3186. ——

Same to Edw Regenhard. Same property. Two morts, each $1,000. Two prior morts, each $6,500. Dec 22, due June 22, 1911, 6%. Dec 23, 1909. 11:3186. 2,000

Same to same. Same property. Two certificates as to above mort. Dec 22. Dec 23, 1909. 11:3186. ——

Bell, John J to Nevelson-Goldberg Realty Co. Prospect av, No 980. Certificate as to changing interest days, &c. Nov 5. Dec 23, 1909. 10:2690. nom

*Blackrock Realty Co to DOLLAR SAVINGS BANK. Av A, e s, whole front from 7th to 8th sts, 216x255, except part for Zerega av, Unionport. Dec 22, 1909, due June 1, 1911, 5½%. 2,500

*Same to same. Same property. Certificate as to above mort. Dec 8. Dec 22, 1909. ——

*Bailey, Rachel to Amory Eliot and ano, exrs, &c, Rollin H Lynde. Muliner av, e s, 263 s Neil av, 26.10x94x25x84.5, Morris Park. Dec 22, 1909, due Feb 1, 1913, 5½%. 4,000

Boyland (John) Co to NATIONAL SAVINGS BANK of the City of Albany. 193d st, n e cor Bainbridge av, runs e 82.4 x n 33.8 x 93 to av x s 36.10 to begin. Dec 21, 1909, due, &c, as per bond. 12:3286 and 3287. 27,000

Same to same. Marion av, n w cor 193d st, 32.2x88.2x33.8x88. Dec 21, 1909, due, &c, as per bond. 12:3286 and 3287. 27,000

Same to same. Marion av, n w cor 193d st, 32.2x88.2x33.8x88.

Bainbridge av, n e cor 193d st, 36.10x93x33.8x82.4. Certificate as to two morts for $27,000 each. Dec 21, 1909. 12:3286 and 3287. ——

Bjorkegren (Charles) Inc to Clara Nauss. Webster av, w s, 95.6 n 180th st, 33.9x80. Prior mort $17,000. Dec 20, due, &c, as per bond. Dec 21, 1909. 11:3143. 3,000

Same to same. Same property. Certificate as to above mort. Dec 20. Dec 21, 1909. 11:3143. ——

Bredehoft, Margurite to HARLEM SAVINGS BANK. 144th st, No 442, s s, 404.8 e Willis av, 16.8x100. Dec 3, 3 years, 5%. Dec 20, 1909. 9:2288. 3,500

Boschen, Ottilie M to DOLLAR SAVINGS BANK. Union av, w s, 201.4 n 166th st, late George st, 50x140, except part for av. Dec 20, 1909, 1 year, 5%. 10:2671. 6,500

*Burlando, Adelaide to Abraham Nelson. White Plains road, e s, 115.7 s 216th st, runs e 81 x s — x w — x s — x w — to road x n — to beginning. June 7, due &c as per bond. Dec 17, 1909. 5,000

Bixby, Mary E wife of and Saml M to Geo H Risley. Creston av, w s, 248.9 n 184th st, runs w 119.2 x n 124.6 x e 1.10 x n 100 x e 119.2 to av x s 224.6 to beginning. Dec 16, due &c as per bond. Dec 17, 1909. 11:3173. 27,000

Brenner, Geo J to Johanna Larkin. Belmont av, e s, 250 n 183d st, 25x100. Prior mort $4,000. Dec 16, due &c as per bond. Dec 17, 1909. 11:3088. 1,500

Crotona Av Realty Co to Lydia A Spencer. Crotona av, No 1844, late Grove st, s e s, at s w s 176th st, No 700, late Woodruff av, 91.4x120, except part for 176th st and Crotona av. Dec 18, due June 18, 1911, 5%. Dec 20, 1909. 11:2949. 13,000

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Columbia Construction Co with American Mortgage Co. Intervale av, Nos 1324 and 1326. Subordination agreement. Dec 18, Dec 20, 1909. 11:2976. nom

Coenran, Walter S to James Carlew. Hull av, w s, 96.1 s Mosholu Parkway, 25x115.6. Dec 21, 1909, due, &c, as per bond. 12:3281. 9,000

*Caprarella, Angelo to Hudson P Rose Co. Lot 49 map of 327 lots Hunter estate. P M. Dec 10, 3 years, 5½%. Dec 22, 1909. 363.13

CORN EXCHANGE BANK with William Laue. Hughes av, w s, extends from Pelham av and 191st sts 129.6x50.11 on Pelham av x140.10 on rear and 50 on 191st st. Extension of mort for $7,500 to Oct 1, 1912, at 5%. Sept 16. Dec 22, 1909. 12:3273. nom

Casey, Edw J to Daniel O'Shea. Southern Boulevard, w s, 122.11 s Home st, 50x100. Dec 22, 1 year, 6%. Dec 23, 1909. 2,000

Dalton, Thomas to Mary C Mahony. 142d st, No 450, s s, 290 e Willis av, 16x100. P M. Dec 22, 3 years, 6%. Dec 23, 1909. 9:2286. 1,250

Di Pillo, Antonina, wife of and Antonio to U S Title Guaranty & Indemnity Co. 148th st, late Mott st, n s, 225 w Morris av, 25x100.6. Dec 23, 1909, 3 years, 5½%. 9:2337. 4,000

Dorman or Doreman, Samuel of Brooklyn, N Y, trustee, &c, Geo Doreman to Anna S O'Connor, gdn Percy O'Connor. Summit pl, s s, 164.6 w Boston av, 30x107x30x105.9. Dec 20, due, &c, as per bond. Dec 22, 1909. 12:3261. 1,900

Del Papa, Michael of Elmira, N Y to Hugh Martin. 148th st, No 214 to 228, s s, 161.10 e Terrace pl, 149.8x100. Dec 18, 5 years, 5%. Dec 22, 1909. 9:2336. 24,000

Daly, Cath to Herman H Schurmann and ano. 169th st, n e s, 98 e Shakespeare av, 26.1x73.10x24x64.6. P M. Dec 2, 1 year, 6%. Dec 22, 1909. 9:2506. 4,500

*Doyle, Margaret C to Wm J Hoe. Coddington av, s s, being lots 50, 51 and e ½ of lot 49, map Westchester Terrace, 62.6x128. Dec 22, 1909, 3 years, 6%. 500

*De Meo, Vincent to Julie C Tompkins, extrx Julie Coombe. 233d n e s, 31.4 s e Bronxwood av (not legally opened), 31.4x114.5x24.4x94.8. P M. Nov 29, due Jan 3, 1913, 5%. Dec 21, 1909. 647.50

Doris, Katherine to Julia N Rinschler. 180th st, No 583 (865), n s, 40.6 e Lafontaine av, 25.8x116.10x25x113.1. P M. Dec 17, 3 years, 5%. Dec 20, 1909. 11:3062. 3,000

Davis, Oliver E with American Mortgage Co. Intervale av, Nos 1324 and 1326. Subordination agreement. Dec 18. Dec 20, 1909. 11:2976. nom

*Dolan, James to Georgia C Balch. Washington st, e s, 50 n Carroll pl, and being lot 204 map sec 3 St Raymond Park, 25x84.9 x25.5x81.9. Dec 16, due Jan 1, 1913, 5½%. Dec 17, 1909. 3,000

Egan, Catherine to the Acme Security Co. 3d av, Nos 3818 and 3820. Assignment of rents to secure notes for $600 due Apr 20, 1910, 6%. Dec 18. Dec 22, 1909. 11:2928. 600

Edmondson Construction Co to Excelsior Mortgage Co. Buchanan pl, n s, 100 w Grand av, 50x100. Building loan. Dec 11, due June 11, 1910, 6%. Dec 17, 1909. 11:3208. 12,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 17, 1909. 11:3208. ——

Forster, Fredk P and Henry A to Montgomery S Sandford et al exrs Saml K Nester. Riverdale av, s e cor 261st st, runs s 322.8 x e 61.5 x s e 138.11 to Von Humboldt av x n 268.1 x w 75 x n 100 to st x w 113.6 to beginning; Riverdale av, n e cor 261st st, runs n 27 x s e 99 x s w 25.4 to st x w — to beginning. Dec 14, 1909, due &c as per bond. 13:3423. 23,000

Goldhill Realty Co to The Greenwood Cemetery. Union av, No 827, w s, 39 s 160th st, 10x79. Dec 22, due Jan 1, 1915, 5%. Dec 23, 1909. 10:2666. 80,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1909. 10:2666. ——

Gamp, Henry S and Jacob Hirsch to Augustus F Holly. Lafontaine av, w s, 25 s 178th st, 50x100. Building loan. Dec 22, 1 year, 6%. Dec 23, 1909. 11:3060. 30,000

Goldberg, Jacob and Max Smith to 174th Street Construction Co. Hewitt pl, w s, 135 n Macy pl, runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 5.5 x e 129.5 to pl x s 50.5 to beginning. P M. Prior mort $10,000. Dec 20, 1 year, 6%. Dec 21, 1909. 10:2688 and 2695. 4,000

Gundlach, Henry to Sarah Spero. Seabury pl, s e cor 172d st, 50x150, and being Lots 119 and 120, Map 300 lots, controlled by Henry Morgenthau. P M. Prior mort $6,000. Dec 20, 1 year, 6%. 11:2986, 2967 and 2977. Dec 21, 1909. 2,500

*Groh, Rose to Isabella S Wall. 234th st, s w cor Kingsbridge rd, 74.11x114.6x47.3—x, and being lots 49 to 51, Map 250 lots Thompson-Rose Estate. Dec 16, 1 year, 6%. Dec 21, 1909. 1,000

Gundlach, Henry to Eliz H Jaques. Seabury pl, s e cor 172d st, 100x50. P M. Dec 20, 1909, 1 year, 5%. 11:2966, 2967 and 2977. 6,000

*Gordon, Frank C to J Turner Grieve. Tremont road, n s, 50 e Pilgrim av, 25x100. P M. Dec 15, 1 year, 6%. Dec 20, 1909. 340

*Goldberg, Morris to Lansport Realty Co. Burdett av, s s, 225 w Fort Schuyler road, and being lot 10 map No 1098 Tremont Heights, 20x100. P M. Dec 17, installs, 5%. Dec 18, 1909. 300

*Germansky, Max with John Weigl. 234th st, No 633, n s, 130.6 e Carpenter av, 25x114.6. Agreement as to share ownership of mort. Dec 16. Dec 17, 1909. ——

Hirsch, Jacob to Joseph Lehman. Intervale av, w s, 266.11 s 167th st, 75x88x75.9x77.4. Dec 17, 1909, 3 years, 6%. 10:2700. 9,000

Hlawatsch, Jos to Patrick J Owens. 163d st, s s, 175 e Morris av, 16.8x114. Dec 22, 1 year, 5½%. Dec 23, 1909. 10:2669. 500

Henderson, Lizzie F to Eliz F Lynch. Webster av, w s, 375.4 n 179th st, 25x180. Prior mort $3,100. Dec 21, due Jan 1 ,1913, 6%. Dec 23, 1909. 11:3142. 900

*Horan, Helen M H to Sophie M Knapp. Broadway, w s, 118 s Tremont road, 29.6x110.4x25x94.8, Tremont Terrace. Dec 18, due Jan 1, 1913, 6%. Dec 20, 1909. 1,000

Harris, James to Max Powell. Eagle av, No 825 (Av A), n w cor 159th st, 50x100. P M. Prior mort $——. Dec 20, 1 year, 6%. Dec 21, 1909. 10:2619. 2,000

Hunts Point Estates to Isabella C King. Bryant av, w s, 300 n Randall av, 25x100. Dec 21, 1909, due Jan 1, 1915, 5%. 10:2766. 7,000

Same to same. Same property. Certificate as to above mort. Dec 6, Dec 21, 1909. 10:2766. ——

Same to Eliz G Hardy. Bryant av, w s, 525 n Randall av, 25x100. Dec 21, 1909, due Jan 1, 1915, 5%. 10:2766. 7,000

Same to same. Same property. Certificate as to above mort. Dec 6. Dec 21, 1909. 10:2766. ——

Holyoke Realty & Construction Co to Theophilus A Brouwer. Clinton av, e s, 97 n 175th st, two lots, each 19.5x90.2. Two morts, each $8,300. Dec 20, 3 years, 5%. Dec 21, 1909. 11:2949. 16,600

Same to same. Same property. Two certificates as to above morts. Dec 20. Dec 21, 1909. 11:2949. ——

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Two subordination agreements. Dec 20. Dec 21, 1909. 11:2949. nom

Irving Construction Co and Chas L Keil with North American Mortgage Co. Eastburn av, n e cor 174th st, 38.3x95. Subordination agreement. Dec 3. Dec 23, 1909. 11:2796. nom

*Joseph, Maria to GERMANIA FIRE INS CO of City N Y. Walker av, n w cor Westchester av, runs n e 60.4 x n 47.5 x w 44.11 x s e and s — to Walker av x e 14 to beginning. Building loan. Dec 20, 1909, 3 years, 6%. 18,000

*Jacob, Robert to Edw S Clark. City Island av, e s, 200 n Pilot av, 100 x — to high water mark x—x—; Pilot av, s s, 19.10 e Main st, old line, runs s 201.10 x n 200 to Pilot av x e 206 to beg; Pilot av, s s, 300.10 e Main st, old line, 272.9x204x269.10 x201.10; Pilot av, n s, 313 e Main st, old line, runs n 200 x e 138.7 x s e 101.5 x s 114 to high water mark x w 211.3 to beg; plot begins at s e cor and adjoining property now or formerly Henry Peipgras and distant abt 100 n Pilot av, runs w 100 x n 100 x e 100 x s 100 to beg; Pilot av, s s, 319.10 e Main st, old line, runs n — to c l Pilot av x w —to pt 313 e Main st x n — to n s Pilot av x e — to high water mark Long Island Sound x s — to s s Pilot av x w — to beginning; land under water begins at high water mark on east shore of City Island, distant 100 n w Pilot av, runs n e 300 x n w 100 x s w 352 to high water mark x s e 112.9 to beginning; land under water begins at n e cor Horton av and high water mark, runs n w — to stake distant 343 from beginning x n e 300 x s e 343 to a stake x s w 300 to beginning; land under water beginning at most easterly corner of grant of land to David Carll distant 300 n e (true) high water mark, runs n w 443 x n e 225 x s e 443 x s w 225 to beginning, City Island. Dec 21, 1909, due, &c, as per bond. 75,000

*Jacob, Emma L with Edward S Clark, of Cooperstown, N Y. Plot on east side of City Island, with land under water, etc, known as Robert Jacobs Shipyard property. Subordination agreement. Oct 12. Dec 21, 1909. nom

Jacobs, Solomon to TITLE GUARANTEE & TRUST CO. Washington av, No 1699, w s, 200 n 173d st, 50x150. Dec 15, due, &c, as per bond. Dec 22, 1909. 11:2906. 38,000

Kleinmann, Theresa to Gottlieb Klotz. Concord av, No 404, e s, 50 s St Josephs st, 25x100. Prior mort $6,000. Dec 15, due &c as per bond. Dec 17, 1909. 10:2574. 1,000

Kemp-Jones Realty Co to Thos H Reynolds. Plympton av, e s, 148.4 s Boscobel av, runs s w 25 x s e 75.10 x e 12.11 x n 25 x w 62.10 to beginning, and being lot 29 parcel 17 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Dec 17, 3 years, 5%. Dec 18, 1909. 9:2521. 7,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 18, 1909. 9:2521. ——

Kaplan, Jacob B to John C Robinson. 152d st, n s, 100 w Wales av, 25x100.10x28.9x86.7. Dec 20, 1 year, 5%. Dec 22, 1909. 10:2644. 13,000

*Kurzman, Anna, with John Rohrbach. Beach av, No 1138. Extension of $4,000 mort until Dec 1, 1914, at 5%. Dec 22, 1909. nom

Knierim, Lizzie to Grace S Whiting. Park av, late Myrtle av, w s, — n Tremont av, and being lot 65, map Upper Morrisania, 25x150, except part for Park av, Dec 21, 3 years, 5½%. Dec 22, 1909. 11:3027. 4,500

Katonah Construction Co to Edwin B Meeks, trustee Jos W Meeks for Sophia T Hawkins et al. Southern Boulevard, w s, 36.3 s 178th st, 36.3x100.6x33x85.7. Dec 22, due, &c, as per bond. Dec 23, 1909. 11:3117. 20,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 11:3117. ——

Same to same. Southern Boulevard, w s, 72.6 s 178th st, 36.3x115.5x33x100.6. Dec 22, due, &c, as per bond. Dec 23, 1909. 11:3117. 20,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1909. 11:3117. ——

*Krausch, Philip H to Lucy E Elliott. Walker av, n s, 125 w Chauncey st, 25x90. Dec 17, due, &c, as per bond. Dec 23, 1909. 5,250

*Same to Sarah J Golden. Walker av, n s, 100 w Chauncey st, 25x90. Dec 17, due, &c, as per bond. Dec 23, 1909. 5,250

Kelly Street Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, w s, 180.3 n 165th st. Three lots, each 33.4x100. Three morts, each $17,500. Dec 21, 5 years, 5%. Dec 23, 1909. 10:2705. 52,500

Same to same. Same property. Three certificates as to above morts. Dec 21. Dec 23, 1909. 10:2705. ——

Loeb, Wm to Abraham Kaufman. 149th st, s s, 175 e Courtlandt av, 25x106.6, except part for 149th st. Prior mort $29,000, ½ part. Oct 20, due Nov 1, 1914, 6%. Dec 21, 1909. 9:2327. 5,000

LAWYERS TITLE INS & TRUST CO with Kraus Realty Co. Prospect av, n w cor 151st st, 25x100. Extension of $27,000 mort until Dec 17, 1914, at 5%. Dec 17, Dec 20, 1909. 10:2674. nom

Longfellow Realty Co and Daniel J Mendelson with Lizzie Shidlovsky. Freeman st, s w cor Longfellow av, 109.5x131.9. Subordination agreement. Dec 14. Dec 20, 1909. 11:2993. nom

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ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

Lawyers Mortgage Co with Joseph E Bron. Robbins av, w s, 145 n 149th st, 49x100. Extension of mort for $4,000 to Dec 23, 1912, at 5%. Dec 15. Dec 15, 1909. 10:2525. nom

Lichtenstein, Joseph to Joseph Corn. Prospect av, Nos 730 and 732, e s, 100 s 160th st, or Leggett av, 50x85.11x50.10x125. P M. Prior mort $55,000. Dec 15, due Dec 15, 1910, 6%. Dec 14, 1909. 10:2051. 11,450

*La Velle, Anna to Max Germansky. 234th st, n s, 130.6 e 2d st or av, 20x114.6. Prior mort $3,000. Dec 10, 3 years, 6%. Dec 14, 1909. 1,400

Lese, Louis to Mary E Horton. 144th st, Nos 465 to 473, n s, 240 w Brook av, runs n 75 x w 100.11 to e s Mill Brook x s 75.3 to st x e 94.10 to beginning. Dec 10, 3 years, 5%. Dec 14, 1909. 9:2280. 20,000

Leonard, John to Stephen H Welch. Bathgate av, No 1802. Assign rents to secure $1,400. Nov 30. Dec 15, 1909. 11:2924. nom

Lavelle Construction Co to Cath A Lavelle. Fulton av, w s, 52.6 s 170th st, 41x100. Building loan. Dec 14, 1 year, 6%. Dec 15, 1909. 11:2950. 24,000

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1909. 11:2950. —

*Marquardt, Franz to Caroline B Witherbee. 4th st, e s, 100 n e Union av, 20x100. Dec 14, due &c as per bond. Dec 15, 1909. 1,000

Morell Realty Co to Robert W Todd. Ryer av, e s, 111.4 n Burnside av, 24x95. P M. Dec 14, 3 years, 5%. Dec 17, 1909. 11:3144. 4,000

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 17, 1909. 11:3144. —

Same to same. Ryer av, e s, 135.4 n Burnside av, 24x95. P M. Dec 14, 3 years, 5%. Dec 14, 1909. 11:3144. 4,000

*Merendino, Joseph and Vincent Bentivegna to Julie C Tompkins extrx Julie Coombe. 238d st, n e s, 62.5 s e Bronxwood av (not legally opened), runs s e 51.4 x n 134.1 x w 24.4 x s 114.5 to beginning. P M. Nov 29, due Jan 5, 1910, 5%. Dec 21, 1909. 647.50

McCandless, Joseph H to HARLEM SAVINGS BANK. 144th st, No 440, s s, 301.8 e Willis av, 16.8x100. Dec 20, 1909, 1 year, 5%. 9:2285. 3,000

Minogue, Minnie V to Philip Wattenberg. 155th st, s s, 68.5 e Morris av, 21.6x86.6. P M. Prior mort $11,500. Dec 1, 2 years, 6%. Dec 20, 1909. 9:2414. 3,100

*Melrose Realty Co to Wm H Brown. Shiel st, s s, lots 880 and 881, map Laconia Park, 50x100. P M. Dec 20, 3 years, 6%. Dec 23, 1909. 900

Malcolm (Thomas D) Construction Co to City Mortgage Co. Belmont av, s e cor 179th st, 100x20.4x90.4x61.11. Building loan. Dec 23, 1909, demand, 6%. 11:3079. 22,500

Same to same. Same property. Certificate as to above mort. Dec 23, 1909. 11:3079. —

New York City Unit Ownership Realty Co to Abram Morris and ano. Union av, e s, 240.1 n 161st st, 31.6x100. Certificate as to mort for $5,000. Dec 15. Dec 23, 1909. 10:2971. —

Northern Broadway Realty Associates, a corpn, to BOWERY SAVINGS BANK. Plot begins at division line between land of Estate of Hugh N Camp and land Delafield, distant 180 w Old Boston rd, runs n w 154.2 x n w 146.1 x s w 8.1 x n w 257 x s w 211.10 x n w 202.3 x s w 129 to private rd x s e 58.1 x s w 125.6 x n w 49.4 x — on curve 45.5 x s w 198.8 x s w 250.10 x s e 161.4 x n e 221.9 x n e 142.11 x n e 201.3 x n e 96.5 and 417.4 to beginning; with all title to said private road. Dec 14, 3 years, 4½%. Dec 22, 1909. 13:3421. 19,000

Same to same. Same property. Consent to above mort. Dec 8. Dec 22, 1909. 13:3421. —

Same to same. Same property. Certificate as to above mort. Dec 8. Dec 22, 1909. 13:3421. —

Same to James Carlew. Same property. Prior mort $39,000. Dec 14, due, &c, as per bond. Dec 22, 1909. 13:3421. 3,000

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 22, 1909. —

Northern Broadway Realty Associates with BOWERY SAVINGS BANK. Plot formerly in Town of Yonkers, begins at line bet lands of Camp and Delafield and 180 w old Post road, runs to lands of Pigott, Bicknell, Goodridge, Eagleton, Cooke, Morrell, &c, 414.7 x irreg, with all title to 15-ft private road leading from said premises to old Post road. Extension of $20,000 mort until Dec 17, 1914, at 4½%. Dec 17. Dec 23, 1909. 13:3421. nom

*O'Rourke, John to Katherine Lurch. 217th st, s s, 305.5 e White Plains road, 50x114.3, Wakefield. Dec 21, 3 years, 6%. Dec 23, 1909. 1,800

Poldow, Joseph to Lloyd Meres. Concord av, No 502, e s, 79 n 147th st, 19.8x100. Dec 18, 1909, due June 18, 1910, 6%. 10:2580. 1,100

*Quinlan, James and John J to Augusta M de Peyster et al. Nereid av, s s, 50 w Mathilda st, 50x100. P M. Dec 21, 1909, 3 years, 5%. 1,700

*Rohiole, Frances wife Emile to Sarah J Golden. 220th st, late 6th av, n s, 155 w 4th av, and being w ½ lot 497, map Wakefield, 50x114. Dec 20, due, &c, as per bond. Dec 21, 1909. 4,500

*Rooney, Robt J to TITLE INS CO of N Y. Westchester av, s s, at n e s Ferris pl, runs n e 96.6 x n e 38.6 x — 68.7 x s w 145 to pl x n w 81.11 to beginning. Dec 20, 1909, 1 year, 6%. 25,000

Richter, George with LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 68.11 s Intervale av, 50x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:2710. nom

Same with same. Kelly st, e s, 106.11 s Intervale av, 38x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:2710. Reprinted from last issue, when last agreement was separated from the 1st agreement. nom

Rennard, Mary T to Park Mortgage Co. 237th st, n s, 100 e Martha av, 100x100. Dec 17, 2 years, 6%. Dec 18, 1909. 12:3391. 2,500

Rodehau Realty Co to William Simpson. Trinity av, e s, 420 s 165th st, 49.4x100. Prior mort $30,000. Dec 17, 3 years, 6%. Dec 18, 1909. 10:2639. 5,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 18, 1909. 10:2639. —

Russhon, Joseph to Rachel L Barney and ano. Montgomery av, w s, 340 s Topham av. Two lots, each 25x100. Two morts, each $6,000. Dec 22, 3 years, 5%. Dec 23, 1909. 11:2877. 13,000

Rosenbaum, Selig to DOLLAR SAVINGS BANK. Hull av, n s, 220.4 e 205th st, 50x100. Dec 23, 1909, due Dec 1, 1912, 5%. 12:3340. 2,500

*Raldiris, Edw J L to Wm E Diller. Bronx Terrace, n e cor 220th st, late 12th av, 140x190x140x185, except part for st or av. P M. Sept 30. Dec 23, 1909, 3 years, 5%. 10,000

Schatzkin, Solomon M and Pincus Shalita with Chas G Willoughby. Franklin av, Nos 1581 and 1585. Extension of $6,000 mort until Apr 10, 1910, at 6%. Oct 10. Dec 23, 1909. 11:2951. nom

*Schaaf, Wm L to Herbert S Ogden et al, exrs Edwin R Butler. Lot 55 Blk 15 map (No 1158) sec 1 of Morris Park; also Bogart av, w s, 625 s Neil av, 25x100. Dec 15, due Dec 1, 1914, 5%. Dec 23, 1909. 4,500

Schmitt, Otto T to Paul E Lamarche et al. Burnside av, n e s, at n w s Bassford pl, 31.1x100.3x26x123.4, except part for Ryer av, Dec 25, 1909, 3 years, 5%. 11:3145. 12,000

*Shafter, Elda E to Eudora A Cornelius and ano, extrx John A Boice. Oaks st, w s, 153 s Beech st, 50x100, and being lots 176 and 177 map 611 Westchester Co property S L Haight, Westchester. P M. Dec 20, 1 year, 6%. Dec 21, 1909. 1,000

Siegel, Cooper & Co, bankers, with Utility Realty Co. Tiffany st, w s, 60 s 163d st, 40x100.4. Extension of $50,000 mort until Dec 10, 1914, at 5%. Dec 10. Dec 20, 1909. 10:2711. nom

Stumpf, Peter J to TITLE GUARANTEE & TRUST CO. Jennings st, n e cor Southern Boulevard, 25x83. Dec 20, 1909, due &c as per bond. 11:2951. 9,500

Sullivan, Margaret A to HARLEM SAVINGS BANK. Bathgate av, e s, 100 s 183d st, 30x115.6. Dec 20, 1909, 5 years, 5%. 11:3051. 7,000

Schmid, Geo E to Henry J Finck. Valentine av, w s, 150.3 n 180th st, 50.2x105.11x50x104.5. Prior mort $12,000. Dec 17, due &c as per bond. Dec 20, 1909. 11:3144 and 3149. 5,000

*Schiffer, Mary E to Kathrine P Nylin. 252d st, late 18th st, n s, 105 w 6th av, lots 70 and 71 map 82 lots on 18th and 19th st, Wakefield, 50x114. Dec 16, 3 years, 6%. Dec 17, 1909. 1,100

*Storey, John F to Pearl Lawrence. Eastchester road, n e cor McDonald st, 51.6x102.4x50x90; McDonald st, n s, 50 e Eastchester road, 10.11x100. Dec 20, 1909, 1 year, 6%. 200

*Stadler, Tillie M to Augustus Gareiss. Saxe av, e s, 50 s Cornell av, 25x100. Dec 18, 3 years, 5½%. Dec 20, 1909. 4,500

Schlosser, Johanna to TITLE INS CO of N Y. Hoe av, e s, 275 n 167th st, 25x100. Dec 14, 3 years, 5%. Dec 17, 1909. 10:2452. 3,500

Strauss, Leo to William Skinner. 138th st, s s, 258 e Cypress av, 40x100. Prior mort $28,000. Dec 14, due &c as per bond. Dec 17, 1909. 10:2566. 10,000

Stubenvoll, Fredk and Philip to Nettie B Eells. 197th st, n s, 3.10 e Briggs av, 25x90. Dec 21, 1909, 3 years, 5%. 12:3295. 6,000

Stubenvoll, Fredk and Philip to Mary S Todd. 197th st, n s, 28.10 e Briggs av, two lots, each 24x90. Two morts, each $6,000. Dec 21, 1909, 3 years, 5%. 12:3295. 12,000

*Stumpf, Peter J to Mary B Starrett. Ellison av, e s, 200 s Latting st, 25x90.4 to Edwards av x 26.6x81.5. Dec 21, 1909, 3 years, 6%. 450

Simonoff, Fanny to Mathias Haffen. Crotona Park E, No 1606, late Penfold av, s s, 154 e Suburban pl, 22x101.10x27x108. P M. Dec 21, due, &c, as per bond. Dec 22, 1909. 11:2939. 2,750

Tulare Realty Co to American Mortgage Co. Intervale av, e s, 212.6 n Freeman st, 50x88.9x50.9x100.3. Dec 18, 3 years, 5%. Dec 20, 1909. 11:2976. 41,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 20, 1909. 11:2976. —

Tiernan, Kath M to Jos B Cornell. Crotona av, No 1017, w s, 25 s 170th st, 20x113.2x27.2x102.6. Prior mort $6,000. Dec 20, 1 year, 6%. Dec 23, 1909. 11:2985. 2,300

Whalen, Mary E wife of and James, John J Egan, Wm F Egan, Mary E Egan widow, all of Woodcliffe-on-Hudson, N J, Thos P Egan of N Y, heirs John J Egan to TITLE INS CO of N Y. 146th st, n s, 175 w St Anns av, 25x100. Dec 14, 3 years, 6%. Dec 17, 1909. 9:2273. 2,250

Weil, Isidor to Annie A Drucker. Clay av, No 1392, e s, 1,645.6 n 168th st, 25x80. Nov 4, 3 years, 5½%. Dec 20, 1909. 11:2887. 4,500

Walter, Magdalena to Harry Fischel. Park av, e s, 174.11 n 166th st, 50.10x200x49.11x212. Nov 8, due Oct 16, 1909, 6%. Dec 16, 1909. 9:2388. Corrects error in last issue, when size of lot was 50.10x95x49.11x212. 3,700

*Woerter, John to George Hauser. Wright av, w s, and being lot 99 map 10 Plots Hudson Park. Dec 14, due Apr 1, 1915, 5½%. Dec 17, 1909. 3,800

Weller, Fredk, Jr and Ernest L Meeker to Agnes G W Bertieri. Lot 202 map lots of Century Investing Co. Dec 23, 1909, 3 years, 5½%. 11:2876. 6,000

Same to same. Lot 201 same map. Dec 23, 1909, 3 years, 5½%. 11:2876. 6,000

Young, Mary D, extrx Chas C Young with Julia G Lowenheim. Union av, No 711. Extension of $5,000 mort until Nov 30, 1914, 5%. Sept 9. Dec 23, 1909. 10:2065. nom

Yule, John to Belwood Realty Co. Southern Boulevard, w s, 225 n 172d st, and being lots 189 and 190, map No 1100, 300 lots controlled by Henry Morgenthau, 50x100. P M. Prior mort $7,500. Dec 20, due Jan 1, 1911, 5½%. Dec 22, 1909. 11:2977. 2,500

Same to same. Southern Boulevard, w s, 175 n 172d st, and being lots 187 and 188, same map, 50x100. P M. Prior mort $7,700. Dec 20, due Jan 1, 1911, 5%. Dec 22, 1909. 11:2977. 2,300

*Zuelch, John J to Wm G Golden. 223d st, late 9th av, n s, 130 e White Plains road, and being w ½ of e ½ of lot 678 map Wakefield, 25x114. Dec 17, due &c as per bond. Dec 20, 1909. 3,500

*Same to John B Golden. 223d st, late 9th av, n s, 155 e White Plains road, and being e ¼ of lot 678 same map, 25x114. Dec 17, due &c as per bond. Dec 20, 1909. 3,500

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JUDGMENTS IN FORECLOSURE SUITS.

Dec. 16.

Mercer st, No 237. David J King agt Mary A Doerr, Wm C Orr, att'y; Martin S Cohen, ref. (Amt due, $31,842.50.)

Broad st, s e s, lot 86, map of Fairmount, Bronx, 50.4x149.7. Chas R Fink agt Luke Healy et al; Francis W Judge, att'y; Francis P Pace, ref. (Amt due, $6,282.50.)

51st st, s s, 165 e 2d av, 20x70.5. Esther Weiss agt Benjamin F Vineburg; Quackenbush & Adams, att'ys; Francis P Pace, ref. (Amt due, $5,362.50.)

Dec. 17.

96th st, n s, 180 w Lexington av, 37.6x100.11. Jonas Weil agt Abraham Gruenberg; Charles Kaufmann ,att'y; Paul L Kiernan, ref. (Amt due, $16,130.34.)

110th st, No 126 East. Agnes A Cording agt Wolf Mellis; Rosendale & Dodd, att'ys; S L H Ward, ref. (Amt due, $6,712.)

Dec. 18.

119th st, Nos 437 & 439 East. Meyer Jarmulowsky agt Morris Fine; Bernard Alexander, att'y; Frank T Fitzgerald, ref. (Amt due, $14,130.75.)

119th st, Nos 433 & 435 East. Same agt same; same att'y; same ref. (Amt due, $14,412.97.)

Dec. 20.

Thompson st, Nos 40 & 42. John Palmieri agt Max Wolper; Martin Wechsler, att'y; Adam Wiener, ref. (Amt due, $4,414.66.)

182d st, s s, 1203 e Washington av, 18x65.4x irreg. Josephine F Geiger agt Hillside Realty & Construction Co; Oakes, Van Amringe & Schurz, att'ys; Wm S Grey, ref. (Amt due, $7,239.16.)

136th st, No 25 West. Meyer Jarmulowsky agt Madoc Epstein et al; Bernard Alexander, att'y; Ralph Holland, ref.

Dec. 21.

137th st, No 245 West. Benjamin Steinman agt Solomon K Ford; Alexander Rosenthal, att'y; Frederick L C Keating, ref. (Amt due, $4,039.02.)

Dec. 22.

Kingsbridge rd, e s, 151.6 n c l 175th st, runs s 26.6 x e 125 x n 25 x w 125, except part released.

Wadsworth av, c l 114.5 n c l 175th st, runs w 88.4 x n w — x e 96.3 x s 25 to beg. Mary A Garry agt Catherine Foley; Geo W Simpson ,att'y; Reid L Carr, ref. (Amt due, $4,527.56.)

LIS PENDENS.

Dec. 18.

Perry av, e s, 225 s 209th st, 25x100. John S H Petit exr agt Carrie Newman; action to declare lien; att'ys, Robinson, Allen & Roy.

56th st, s s, 122.7 e Broadway, 50x116.2.

104th st, No 146 West. Nathan Bilder, trustee, agt Chas E Ellis; notice of attachment; att'ys, Cohen, Creevey & Richter.

Dec. 20.

Prospect av, e s, 50 n 183d st, 50x114x irreg. Van Nest Wood Working Co agt Anna Welshman; action to foreclose mechanics lien; att'y, D Arthur.

Belmont av, e s, 127.9 n 181st st, 58.10x164x irreg. Savoy Trust Co agt Ortensia Pianisani et al; action to set aside conveyance; att'ys, Otterbourg, Steindler & Houston.

Riverside Drive, No 547. Samuel Miller agt Hague Realty Co et al; action to foreclose mechanics lien; att'y, M D Moss.

Dec. 22.

Christopher st, n s, 160.2 e Waverly pl, 20x90. Franklin Overheiser agt Mary E Lackey et al; partition; att'ys, Weed, Henry & Meyers.

Marion av, w s, 200 s 198th st, 25x78.8x25.3x 74.4. Philip Goldwasser agt Gesina M Roosa; action to declare lien; att'ys, Hartman & Schuhmann.

130th st, No 25 East. Hind & Harrison Plush Co agt Leopold Herman et al; action to declare deed void, &c; att'ys, Murphy & Fultz.

75th st, No 53 West. Nanine L Pond agt N Y Trust Co, trustee, et al; partition; att'ys, Byrne & Cutcheon.

Rivington st, Nos 58 & 60. Congregation Kehal Adath Jeshurun M'Yassy agt Universal Building & Construction Co; action to compel conveyance; att'y, E Klein.

St Nicholas av, e s, 183.9 s 145th st, 125x100. William Lauer agt Dora Grasmuck et al; partition; att'y, G F Stainton.

Reiss pl, n w cor White Plains rd, 119.6x100x 107.1x100.9. Chester A Luff agt Johannah Strahmann et al; amended partition; att'y, I N Williams.

Dec. 23.

106th st, s w cor 2d av, 73x25.6.

3d av, s e cor 83d st, 22.2x80.

69th st, s s, 391.8 e 2d av, 16.8x77.4. Mary J Meehan agt Maggie K Gilroy et al; partition; att'ys, D E & J F Lynch.

Trafalgar pl, w s, 78 s 176th st, 22x65. Samuel Rosenfeld agt Max Israelowitz et al; action to set aside conveyance; att'ys, Glickman & Meckenberg.

FORECLOSURE SUITS.

Dec. 18.

103d st, n s, 212.6 w 2d av, 37.6x100.11. United States Trust Co of N Y agt Joseph Fuchs et al; att'ys, Stewart & Shearer.

Rivington st, n s, 44.1 e Allen st, 21.9x75. H Koehler & Co agt Barned Schwartz; att'ys, Myers & Goldsmith.

150th st, n s, 175 w 7th av, 75x99.11. Mary A Palmer agt Bisch Hoef Realty & Construction Co et al; att'y, M H Hayman.

Dec. 20.

Spring st, No 264. Caroline B Sellew agt Elizabeth Bendfeldt et al; att'ys, Stitt & Phillips.

132d st, No 41 East. Clara Kinkeldey extrx agt Mount Gilead Baptist Church; att'ys, Beals & Nicholson.

Grand st, No 521. Nathan Kirsh et al agt Meyer Deutsch et al; att'ys, Davis & Dworsky.

4th st, Nos 268 to 276 West.

Perry st, No 59. Callman Rouse agt Harry Abrams et al; att'ys, Manheim & Manheim.

Dec. 21.

30th st, n s, 175 e Madison av, 65x98.9. Louis L Seaman agt The Thirty-Five East Thirtieth Street Co et al; att'ys, Strauss & Anderson.

Creston av, e s, 159.8 s 183d st, 16.8x89.6. Estelle Best agt Mountshannon Realty Co; att'ys, Arrowsmith & Dunn.

153d st, No 540 West. Wm E Thorn, trustee, agt Florence L Sewell et al; att'ys, McLaughlin & Stern.

Madison av, Nos 2121 to 2127.

133d st, Nos 41 & 43 East, three actions. Union Bank of Brooklyn agt One Hundred and Thirty-Third Street Realty Co et al; att'ys, Strauss & Anderson.

69th st, Nos 217 to 221 West. Warren McConihe agt Lawson C Rich et al; att'y, W McConihe.

Forsyth st, No 43. Edward De Noyelles agt Max Verschleiser et al; att'y, J M Ruck.

Dec. 22.

Lexington av, w s, 49.5 s 37th st, 24.6x84. Wm W Sharpe agt Rose Bannon et al; att'y, R K Brown.

Prospect av, No 753. Samuel H Fink agt Morris L Sack et al; att'ys, Sternberg, Jacobson & Pollock.

Dec. 23.

120th st, n s, 187.6 w 1st av, 37.6x100.11. Jennie Cohen agt Joseph Liebling et al; att'y, J Blumofe.

133d st, Nos 42 to 48 East. Louis Lese agt Jacob Norwalk et al; amended; att'ys, Lese & Connolly.

100th st, No 226 East. Elizabeth Keller agt Charles Gerst et al; att'y, E Whitlock.

Monroe st, s e cor Governeur st, 50.5x69.10x 50.2x66.2. Julius Rosenstein agt Myron Ritter; att'y, D Galewski.

Arthur av, w s, 27.7 n 187th st, 100.1x113.4x 100.1x113.9. John F Dennerlein et al agt Antonio Cancro et al; att'ys, Berry & Davis.

College st, n s, 85 w Frederick st, 40x60. Josefine A Poggi agt John Calder et al; att'y, B F Gerding.

3d av, No 587. Adolph Auerbach agt Kry-Lyn Realty Co et al; att'y, P J Dunn.

Av D, s w cor 10th st, 108x105, Bronx. Frank Kunzig et al agt Edw A Schill et al; amended; att'y, S J Stilwell.

116th st, No 71 East. T O'Connor Sloane agt Leopold Yesky et al; att'ys, Mullan, Cobb & Mitchell.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Dec.

18 Althous, Nicholas—C Martin $2,633.88
21 Allison, Giles S—G P Wilson et al.....103.66
21 Avery, Ledyard—H Behrman et al.....784.06
22 Abrams, Barnet L P Roth 398.07
22 Arnoro, Harry C et al—S Stein 81.96
23 Anchel, Edward et al—M Lasky.....903.77
23 Alexander, Max et al—People, &c.....300.00
23 the same——the same 300.00
23 Appleman, Isaac—B Mintz 143.41
23 Appleton, Robert et al—G N Crook....358.41
18 Beiser, Herman—Hollywood Co.....117.91
18 Barnett, Abe—S Mayer et al.....84.06
18 Bonagur, Antonio—I Schneider et al...239.75
18 Bandler, Max—J Goldberg 119.65
18 Bryan, Chas S—C C Minzesheimer et al.....4,345.45
20 Black, Samuel—A Kuhn 52.15
20 Brecher, Pinkas—G Schubert.....644.59
20 Brush, Thomas H—M Rosenberg 21.61
20 Blankfort, Bernard & Joseph*—Public Bank of N Y City 165.05
21 Bischoff, Ernest W—C Jaeger 270.41
21 Brus, John—Swift & Co.....21.63
21 Bisknitv, Constantine—S Rendelstein...46.15
21 Bowly, Robert H—B K Bloch.....76.55
22 Buone, Joseph—People, &c 22.00
22 Brown, George et al— the same 100.00
22 Bagge, Ernest et al—C P Loeser.....61.67
22 Burton, Thomas J—T K Wilmerding.....costs, 69.23
22 Beebe,*Geo W & Leah A et al—Illinois Surety Co.....1,535.56
22 Buckman, J Hibbs trustee—J C Cavigan.....costs, 25.03
22 Bauman, George—Auto Directories Co..59.67
22 Buggum, C Wright—J Weil et al....178.81
22 Bischof, Emil A—Acker, Merrall & Condit Co.....536.09
22 Baker, Geo H—Brooklyn Heights R R Co.....135.50
22 Boyer, Frank W—Simpson-Crawford Co.....2,303.59
22 Bratten, William—E P Porter.....101.37
22 Brandstadter, Harry—S Kornbluth.....76.65
22 Barratta, Giovanni & Salvatore*—J Varallo 63.01
23 Barry, John H—C S Whitney.....132.28
23 Bauman, Emanuel W—T P McGlynn et al. 95.06
23 the same——N R Merritt.....118.92
23 Bunker, Benjamin W—J E Sherwin....64.21
23 Bengno, Frank et al—People, &c.....100.00
23 Burling, John et al—People, &c.....100.00
23 Buckley, James et al——the same.....100.00
23 Burns, Emily F et al—W G McCrea...576.96
23 Barry, Julia D—H Comae.....53.55
23 Berkowitz, Mary—S Rubenstein.....78.65
23 Bloch, Aaron—J C McAdam 27.41
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18 Cook, Elmer L—J F McNabee 146.81
20 Clark, Herbert W—G Heuser 513.92
20 Chanavas, Paul J—A Ruggero.....13.38
20 Clarke, Arthur I—C Otten 47.87
20 Cohen, Harris et al—Public Bank of N Y. 165.05
20 Cirillo, John—Blackman Talking Machine Co.....72.54
20 Crowe, James—F H Browne et al.....118.42
20 Colman, Elizabeth—G B Raffotto..costs, 12.41
20 Clarke, John J—Hudson & Manhattan R R Co.....costs, 68.98
20 Cowin, Abraham—I Lewis et al.....84.71
21 Campbell, James A—C H Parsons.....179.33
21 Casel, Chas L—H B Hardenburg et al..29.43
21 Castrilli, Giovanni & N Anthony—E M Travis 94.50
21 Cunningham, Michael C—S S Glauber.....costs, 109.60
22 Conhaim, Albert et al—H L G Asinari..172.39
22 Conners, Walter et al—People, &c.....100.00
22 Crotty, Daniel J—Samuel S Beard & Co. 52.81
22 Cannon, Ackley C et al—G W Meyer..32.72
22 Cooper, Abraham & Joseph*—L Meyers. 66.25
22 Comen, Charles et al—W F Clemmons.280.91
22 Colangelo, Tony—Theo A Kochs & Son. 34.41
23 Cavanagh, Wm C—J De Wolf.....34.26
23 Cohen, Isaac M—A Cohen.....49.98
23 Crane, Ralph—Millward & Cook, Inc....89.10
23 Coyle, Patrick, Bernard & Thomas—Thatcher Furnace Co.....75.70
23 Cervat, Joseph—J Lannes.....costs, 109.38
23 Campbell, Wilson L et al—People, &c.100.00
23 Carberry, Thomas F et al——the same.100.00
23 Clement, Maynard N, comm—R Busse et al. .....costs, 171.74
23 the same——United Surety Co.costs, 55.00
23 Conkey, Harvey J—A M Johnson.....638.77
23 Carucci, John & Rosario—V Pizzutiello.215.91
23 Costa, Armando M—Nathan & Cohen Co. 77.18
23 Calaballa, Pasquale—J Ritter 1,044.10
23 Cerf, Gustave et al—M N Clement...1,959.43
18 Dominik, Paul—L J Kahn.....363.50
18*Dan, Abraham et al—M Josephson 72.76
20 Doores, William—M H France et al....553.87
20 Donovan, Edw F—B Donovan..costs, 129.25
20 De Nat, Raphael—H Alvarez 167.23
20 Dicker, Henry W—A Billow 45.15
20 Davis, Frederic T—C G Marshall.....903.45
20 De Hierapolis, Geo S et al—State Bank. 429.86
20 the same——the same 429.86
20 the same——the same 429.86
21 Davis, Julius S—J I Kaplan et al.....255.11
21 Diamond, Abraham—State Bank.....346.70
21 de Polo, Joseph G—American Exchange National Bank 5,324.54
21 Donner, Adolph—Meyer & Lange.....141.96
21 Dilberger, Chas F—W Crowley.....2,064.78
22 Davidson, Max—Equitable Life Assurance Society of the U S .....costs, 1,345.30
22 Dalley, Henry—D Schoenfeld 2,389.98
22 Deutsch, Samuel—C D Gregg Tea & Coffee Co.....49.91
22 Dodge, Albert C & Grace R—W H Walton. 85.55
22*Davies, John et al—Davie Rubber Co.32.00
23 Denning, Joseph—L Leight et al.....34.15
23 Durland, Geo K—Canavan Investing Co.. .....176.15
23 De Haeseleer, Bertha—P Weinberg.....costs, 64.03
23 Dorfman, David et al—J Miller 73.21
23 Donnelly, James J—H J Grant.....44.41
23 Durrone, Raffaele et al—M N Clement.500.00
23*Donner, Samuel et al—I Politzner.....253.31
23 De Camp, Annie E et al—W G McCrea.576.97
23 Doyle, John Jr & Edw M—Lino Paint Co. 64.92
23 Delin, Constantin—V Neustadtl.....515.88
23 the same——H Morck 53.21
18 Eichner, Emanuel A—L Borges.....118.51
20 Eckert, Joseph—F Heinzel 264.67
20 Eckerson, Wm C—J M Jenny.....32.75
20 Eckerson, William—G Martin et al....99.05
20 Enders, John—M N Clement 1,820.97
20 Ellis, Melville—J Catts 214.65
21 Epstein, Joseph -C Blayer 210.44
21 Erber, Emil—G Schrieber.....costs, 59.35
21 Epstein, Abraham et al—Public Bank of N Y City.....153.01
22 Engel, George—S G Ormsbee et al....701.90
22 Ellis, Wm H—M W Brower.....2,623.24
22 Eisenstein, William—J A McCafferty....61.83
22 Eisenstein, Samuel—J Posner et al...43.53
23 Epting, Alexander et al—People, &c...200.00
23 Earl, Hattie——the same 300.00
23 Ebert, August—J E Ellery.....21.41
18 Frank, Louis—J Yellin et al.....76.55
18 Friedman, Isaac et al—A A Leir.costs, 120.35
20 Fitzpatrick, James J—E T Curran et al. 7,577.53
20 Franham, Chas W—A Loewenstein ...104.51

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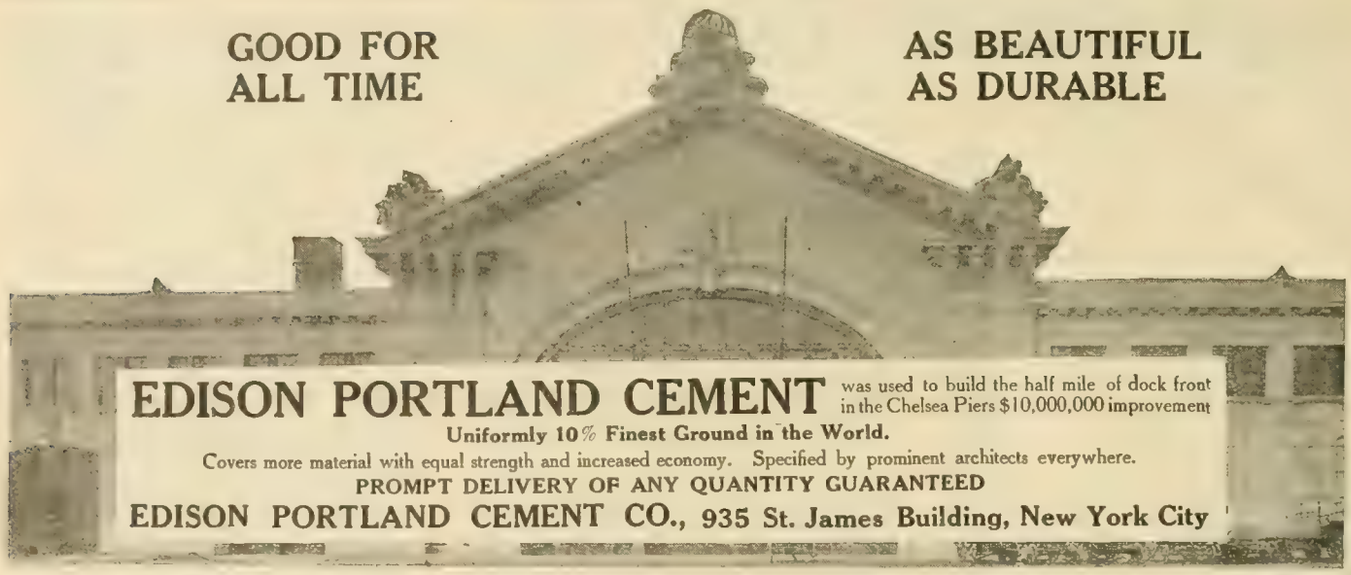
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21 Friedman, Morris—E Kelly 588.38
21 Friedman, Louis—W C Kronmeyer.....305 23
21 Fishback, Geo W—Congress Hotel Co...63.17
21 Finn, Chas F—J Smith 82.16
21 Frank, Louis L—M Rosenzweig et al....77.73
21 Fusce, Frank & Dominick—People, &c.500.00
21 Fastow, Samuel et al——the same...5,000 00
21 Furbush, Merrill A—J J Griffin.....152.15
21 Fisk, Peter—Grossman Box Co.....10.65
22*Fredel, Isidor et al—E D Newman..113.68
22 Finkelstein, Charles—O Peterson 471.15
22 Freese, John H—Lawyers Cooperative Pub Co..... .....72.88
22 Fogarty, John A—J Hoey 200.48
22 Fury, John—T F Tuohy et al.....151.34
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23 Flannelly, James et al—People, &c....100.00
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22 Gurlitt, Hans W G et al—W J Weise..289.29
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23 Goldman, Samuel, Solomon* & Paul* et al—A H Hillman Co.....103.61
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21 Hertz, Jacob—State Bank 459.32
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23*Hamburg, Henry A et al—S Mindel.....83.51
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23 Helms, John H et al—People, &c.....100.00
23 Hughes, Albert et al—G N Crook.....358.41
18 Joseph, Michael—City of N Y.....243.30
20 Jackerson, Jacob & Anne—Columbia Bank. 427.45
20 Johnstone, Henry P C—Equitable Trust Co of N Y 576.76
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22 Kisner , Max—D Moskowitz.....52.65
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18 Levey, Harry—F E Barker 2,667.56
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21 Lyford, Will E—Wyckoff, Church & Partridge 1,175.85
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23 the same——the same 7,674.49
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Price, Walter J et al—G R Sutherland. 1908. .....51.74
[1]Quackenbush, Abraham—F Bush 1901.5,410 05
Quinn, Edwin—J E Farrell. 1909.....33.82
[3]Rooney, Robert J—E I du Pont de Nemours Powder Co. 1909 .....208.14
[1]Reis, Benedict—I Markowitz. 1904.....4,609.75
Rauch, Beckie et al—M A Cohn. 1909....548.89
Rutenberg, David et al—S S Goldwater. 1908 .....4,263.31
Retzker, Louis et al—S S Goldwater. 1908. .....4,263.31
Rolka & Klein—C G Turner. 1909.....410.71
Rossello. Antonio—Consumers Brewing Co of N Y, Ltd. 1909.....113.34
Ross ,Charles J—E H Byrne. 1907.....196 02
Radigan, Joseph V—S J Bloomingdale et al. 1908 .....109 20
Sennett, James B—S Batt. 1908.....36.65
Sandiford, Wm P—G Cohn. 1908.....152.22
Secor, Theodore F—S M Apgar. 1909.....71.02
Schuyler, Walter G & James E—G H Storm. 1909 .....511.58
[1]Solovinsky, Solomon et al—People, &c. 1908. .....1,500.00
[1]Solovinsky, Solomon et al—People, &c. 1908. .....1,000.00
Schott, Frederick—J K Allen. 1900,.....358.21
[4]Schmol, Wm H—V Buscemi et al. 1908.129.59
Sullivan, James J—M Rosenblum. 1903...573.50
Sire, Henry B & Leander S—B Lieberman. 1903 .....93.60
[1]Taylor, Joseph A et al—F Bush. 1901..5,410.05
Tierney, Sarah—J Lerman. 1909.....121.67
Taylor, Ralph P et al—C C Lockwood. 1908. .....373.93
[1]Timble, Jacob et al—Rogers & Rogers. 1909. .....369.06
Troy, Delia—J Worm. 1908.....32.22
[1]Uberall, Josef V & Max—People, &c. 1909. .....1,000.00
Vandegrift, Joseph B—Joseph Horne Co. 1908 .....3,356.03
Wear, Mary O & John S—J B Wear. 1904.235.57
Weinstock, Abraham—City of N Y. 1909..29.44
Whitney, Casper—F C Haab. 1901.....46.97
Williams, John D—R Schable. 1909....2,074.00
Young, Katherine E—D N Cash. 1904.....48.54
Youmans, Edw T—H A Flagge. 1909.....115.50
Zion, Max—H Davidson et al. 1907.....80.36
Zeppos, Constantine et al—Swan & Finch Co. 1909 .....1,545.92

CORPORATIONS.

A & E Leather Goods—City of N Y. 1908. .....113.27
Barclay Construction Co—Hydraulic Press Brick Co. 1909 .....236.31
Broffer Co—N Fello. 1909.....94.74
Same—N Fello. 1909 .....94.74
Consolidated Gas Co of N Y—A Robinson. 1909. .....88.87
Same——same. 1909.....5,410.75
J W Catty Co—Mansell, Hunt, Catty & Co. 1909 .....162.65
Crown Embroidery Works—J Roth. 1909..347.36
Goldman Schwersheimer Co—City of N Y. 1909 .....137.76
Imperial Vest Co—City of N Y. 1909.....36.52
Koehler H & Co—J Hackett. 1909.....126.75
Liberty Storage & Warehouse Co—A Berdner 1909 .....4,156.95
Same—J W Berdner. 1909 .....1,129.65
N Y City Milling Co—W Johnson. 1909...1,638.38
North American Distilling Co—A Montague. 1909 .....108.25
Pier Bros Starch Co—Joseph Jackson & Co. 1909 .....236.43
Revel Realty & Construction Co—P H Maxwell et al. 1909.....161.44
Schmitt & Schwanenfluegel—A Acker. 1904. .....156.11

[1]Vacated by order of Court. [2]Satisfied on appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

MECHANICS' LIENS

Dec. 18.

158—100th st, Nos 183 & 185 East. Louis Frooks agt Abraham Runkel.....$25.15
159—29th st, Nos 134 & 140 West. Braunfels, Browning & Co agt Twenty-Ninth Street Realty Co and Hopkins & Larner. 358.04
160—Hamilton Terrace, No 37. Barnet Miller agt Pauline Heller, Gordon & Stein and S Ginsberg 326.22
161—218th st, s s, 280 w Bronxwood av, 25x 114. Emilio Magaldi agt Eno Coletti & De Polo 280.00
162—Grand Boulevard & Concourse, e s, 150 n Burnside av, 57x104. Peter Bovelli agt Tremont Temple Congregation Gates of Mercy and Tager & Katz 1,200.00

Dec. 20.

163—135th st, No 174 West. Lorenzo Building Construction Co agt Moses L Frazier..90.00
164—Bailey av, s e cor 230th st, 25x100. Christian Vorndran's Sons agt Estate of Marcus Nathan, Harry Fried and Marcus Nathan. 800.00
165—Matilda av, e s, 323.10 n 238th st, 100x 100. Domenico Toscano agt Fox Miller Realty Co and Herman Masche.....330.00
166—Bathgate av, s w cor 188th st, 35x95. Nathan L Strauss et al agt Mountain Construction Co..... .....675.00
167—188th st, Nos 504 to 516 East. Same agt same 600.00
168—Minford pl, w s, 200 s 172d st, 100x100. Nicholas G Lalor agt Arthur W Wall Building & Construction Co and Arthur W Wall. 545 00
169—88th st, Nos 348 to 352 West. Braunfels Browning & Co agt Cumming Construction Co and Hopkins & Larner 25.37
170—105th st, No 105 West. B Kaplin Plumbing Co agt Forma Realty Co & Max Raoden. 1,050.00
171—Broome st, No 537. Joseph Lo Medico et al agt Rebecca Shkolnikoff & A Bonagur.200.00
172—178th st, s s, 80 w Daly av, 80.6x81.5. Albert H Herbst agt D H Spring Realty Co. 340.00
173—Newell av, e s, 200 s Magenta st, 100x 125. Pasquale Armento agt Bronx Development Co & Antonio D'Andrea.....450.00
174—Bristow st, s w cor 170th st, 75x50. Ike Friedman agt Chas H Sproessig, Jr....342.50
175—Av A, e s, 65th to 67th st, 460.2x587 to East River, x—x515. Joseph Richards agt Rockefeller Institute for Medical Research, Matteo Di Menna and Marc Eidlitz & Son. 210.00

Dec. 21.

176—Newall av, e s, 200 s Majenta st, 100x 125. Antonio D'Andrea agt Bronx Development Co and Edward R Koch, pres't..3,835.00
177—Morningside av, Nos 20 to 23. Knickerbocker Plumbing Contractors agt Hannah E Kelley 460.00
178—Amsterdam av, No 149. Acme Metal Ceiling Co agt John Dimmig, Peter J McDowell and Morris Sternman.....770.00
179—Mohegan av, e s, 162.2 n 179th st, 41x 145. Fiske & Co, Inc, agt Estates Building Co 385.20
180—113th st, No 85 East. Herman Slate Co agt Christiana Ogle and E T Ogler.....65.00
181—Hoffman st, w s, 200 n 187th st, 50x97. L Hollingsworth Wood, trustee, agt Bianchetti Construction Co 150.00
182—130th st, No 30 East. Fort Hamilton Fireproof Sash & Door Co agt Sundel Hyman and F Siegel & Co.....27.00
183—125th st, No 161 East. Same agt Emma L Harris, Sarah C Mitchell and F Siegel & Co 141.50
184—Amsterdam av, No 149. Philip Greenstein agt Peter J McDowell and Morris Sternman 110.00
185—Intervale av, e s, 212 n Freeman st, 50x 100. Bravin Tile & Marble Co agt Tulare Realty Co 60.00
186—Broome st, No 537. Antonio Benagur agt Rebecca Shkolnikoff and Union Square Contracting Co 3,300.00
187—Prospect av, No 575. Morris Goldberg agt Bertha Katcher and Marius Danero.580.00
188—Lyman pl, w s, 142.7 n 169th st, 58x90.4x irreg. S Siegel agt Lamberti Construction Co 80.56
189—3d av, No 587. Izak Taub agt Kry Lyn Realty Co and F J Auerbach.....25.00
190—Bowery, Nos 223 & 225. S Hochman & Son agt Segal Realty Co and Geo G Segal. 175.00
191—Grand av, s w cor Tremont av, 139x83. Wm S Quick & Co agt Wm R Lowe Co..862.75
192—33d st, No 235 East. Oscar G Borkstrom agt Peter A H Jackson's Sons and Pietro Altieri 50.00
193—1st av, No 1027. Edw F Tierney agt A Struesky 25.00
194—95th st, No 59 West. Abraham Rosenberg agt Charles Gahren and Mrs Brown.109.50
195—Bristow st, s w cor 170th st, 75x105. P & F Corbin of N Y agt Chas H Sproessig, Jr and Sproessig Storage Warehouse Co.249.22
196—42d st, Nos 118 & 120 East. Morris B Herman agt Frederick W Whitridge, rec'r, Frank Heitzler & Co and Patrick J Flannery 485.00
197—Same property. Henry Wilchinsky agt same 65.00
198—Same property. Victor Nemourse agt same 147.50
199—Same property. Margulies & Abrams agt same 368.00
200—Same property. Henry Wilchinsky agt same 185.00
201—Heath av, w s, 240 n Boston av, 25x91. Charles Pade agt Mike Mahoney and Charles Peterson 165.00

Dec. 22.

202—178th st, s s, 80 w Daly av, 81x80 Isaac E Abbott agt D M Spring Realty Co & David H Spring 804.40
203—8th st, No 17 West. Bernard Dtucker agt Clara W Owens 83.00
204—Newell av, e s, 200 s Magenta st, 100x 125. Antonio D'Andrea agt Bronx Development Co.....3,835.00
205—Bathgate av, No 1892. Andi & Zurla Tile Co agt John Leonard, W E Brooker & John E Leonard 600.00
206—2d av, No 2074. John F Cronin agt Henry Wolf & M Shapiro 44.10
207—Grand Boulevard & Concourse, e s, 150 n Burnside av, 50x—. Louis Weber Building Co agt Tremont Temple Congregation Gates of Mercy and Aaron Bartelstone and Gurlitt Manning Co 79.94
208—178th st, s s, 80 w Daly av, 80x81.5 David Shapiro agt D H Spring Realty Co 155.00
209—107th st, No 7 West. Louis Bever agt Jessie M Prosser 22.50
210—Newell av, e s, 200 s Magenta st, 125x 100. Frank Goldman agt Bronx Development Co & Antonio D'Andrea.....125.00

Dec. 23

211—178th st, s s, 80 w Daly av, 80.6x81.5. Howes Mfg Co agt D H Spring Realty Co 1,310.00
212—Greenwich st, Nos 483 to 489. Dillman Fireproof Construction Co agt James E Cruikshank and F T Nesbit Co.....2,677.30
213—Bryant st, w s, 215.3 s Garrison av, 25x 100. Henry G Silleck Jr agt Margaret Reiser and A Arthur Kuttler Jr.....(R) 276.26
214—Madison av, n e cor 66th st, 100.5x100 Arthur Janes Co agt Parkview Co...(R) 219.20
215—10th st, No 349 East. Samuel Rosenberg agt Barnet Printzman, Harry Abramson and John Kalandzik 45.00
216—2d av, No 1129. Same agt Louis Eifler and Joseph Epstein 55.00
217—110th st, No 130 East. Harris H Iris agt Bernhard Fuld 200.00
218—Fowler av, w s, 602.7 s Neil av, 25x 142.4. Henry Nordheim agt Oscar Quarz. 75.00
219—42d st, Nos 118 & 120 East. Robert Perlman agt Frank W Whitridge, rec'r, Heitzler & Co and Patrick J Flannery..155.00
220—Broome st, No 262. Julius Stoloff agt Mary O'Neill and Isidor Lerner.....66.75
221—So Boulevard, No 547. Vito Beldasare agt Joseph Pecone and Vincenzo Oliva...50.00
222—Grand Boulevard and Concourse, e s, 150 n Burnside av, 57x104. Universal Compound Co agt Tremont Temple Congregation, Gates of Mercy, Aaron Bartelstone, chairman, and Gurlitt-Manning Co, Inc.....50.00

BUILDING LOAN CONTRACTS.

Dec. 18.

212th st, s s, 183.8 e White Plains av, 66.8x 100. James G Wentz loans Menlo Building Co to erect two — sty flats; 7 payments. $20,000

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Buchanan pl, n s, 100 w Grand av, 50x100. Excelsior Mortgage Co loans Edmondson Construction Co to erect two 2-sty dwellings; 6 payments 12,000
Longwood av, s e cor Kelly st, —x—. City Mortgage Co loans Rentiel Construction Co to make an additional loan 10,000
Prospect av, w s, 134 n Boston rd, 46x90. City Mortgage Co loans Arthur Avenue Building Co to erect a 5-sty apartment; 8 payments 28,000
Fulton av, w s, 92.6 s 175th st, 41x100.2x irreg. Catharine A Lavelle loans Lavelle Construction Co to erect a 5-sty apartment; 6 payments 27,000

Dec. 20.

223d st, n s, 130 e White Plains rd, 50x114. Frederick A Southworth loans John J Zuelch to erect two 2-sty dwellings; — payments. 7,000
Longfellow av, s w cor Freeman st, 131.9x 109.5. Lizzie Shidlovsky loans Longfellow Realty Corp to erect four 5-sty apartments; 4 payments 5,000
Walker av, n w cor Westchester av, 14x107.9 x irreg. Germania Life Ins Co loans Maria Joseph to erect a 3-sty building; 3 payments 18,000

Dec. 21.

73d st, n s, 283 e Park av, 24x102.2. Milton E Oppenheimer loans Charles Brendon Co to erect a 5-sty dwelling; 7 payments.....23,500
Ludlow st, n w s, 157.11 s w Hester st, 19x 87. Aaron Goodman loans Kate Frank to erect a 6-sty loft; — payments.....13,000
West Farms rd, s e s, intersec n s 167th st, 118.11x63.1x irreg. Lawyers Title Ins & Trust Co loans Freedman Construction Co to erect a 5-sty building; — payments..90,000

Dec. 22.

114th st, n s, 100 e Amsterdam av, 50x100.11. Lawyers Title Ins & Trust Co loans Hennessey Realty Co to erect an 8-sty apartment; 7 payments 110,000
24th st, s s, 175 e 7th av, 50x98.9. Lotus Realty Co loans Boreas Realty Co to erect a 12-sty office building; 4 payments....215,000
Muliner av, e s, 263 s Neill av, 26.10x84.5 x20x94. Herbert S Ogden, att'y, loans Rachel Bailey to erect a 2-sty dwelling; — payments 4,000
Ft Washington av, n w cor 179th st, 100.1x 113.4x100.3x115.4. Chelsea Realty Co loans Picken Building Co to erect a — sty building; 11 payments 95,000
Riverside Drive, n e cor 98th st, 106.5x130.11 x100.11x96.11. Chelsea Realty Co loans Barkin Construction Co to erect a — sty building; 12 payments 277,000

Dec. 23.

Lafontaine av, w s, 25 s 178th st, 50x100. Augustus F Holly loans Henry S Gamp and Jacob Hirsch to erect a 5-sty apartment; 7 payments 30,000
Walker av, n s, 100 w Chauncey st, 50x90. Frederick A Southworth, att'y, loans Philip H Krausch to erect two 2-sty dwellings; — payments 10,500

SATISFIED MECHANICS' LIENS.

Dec. 18.

[2]City Island av, e s, 25 n Orchard st. Furlong & Furlong agt Mary L Roeder et al. (Dec 13, 1909) $613.00
148th st, No 367 East. Matthew Smith & Co agt Wm W Moore et al. (Dec 8, 1909).601.15
[3]11th av, No 560. Jacob Miller et al agt Theresa Maibach et al. (Oct 21, 1908).75.00

Dec. 20.

[1]Intervale av, e s, 212 n Freeman st, 50x100. Rudolf Gersman agt Tulare Realty Co et al. (Nov 4, 1909) 475.00
[1]Same property. Diehl & Mongo agt same. (July 20, 1909) 505.00
Brook av, Nos 1407 & 1409. Geo E Sealy agt Cohen & Eckman Corp et al. (Sept 28, 1909) 175.00
138th st, No 529 West. Fiske & Co, Inc, agt Tautog Realty Co et al. (Dec 8, 1909)..110.12
109th st, Nos 108 & 110 East. Samuel J Corker agt Sigmund Lissner et al. (Oct 26, 1908) 140.00
[3]212th st, n s, 110 w Holland av. John B Owens agt Antonio Dangelo et al. (July 30, 1908) 52.85

Dec. 21.

14th st, No 506 East. Ross & Sisti agt Italian Union Realty & Security Co et al. (May 1, 1909) 32.00
[2]Broadway, n e cor 135th st. Batavia & N Y Wood Working Co agt Zengendal Realty Co et al. (Dec 15, 1909).....2,506.40
Intervale av, e s, 212.5 n Freeman st. Oriental Fireproof Sash & Door Co agt Tulare Realty Co et al. (Oct 25, 1909).....100.00

Dec. 22.

32d st, Nos 323 to 329 East. Rubin Mornik agt James Conway et al. (July 12, 1909) 84.00
[3]116th st, s s, 125 e Lenox av. George Gotthelf agt Sixty-Two West One Hundred and Sixteenth Street Co et al. (Dec 8, 1909). 2,950.00

Dec. 23.

[2]Greenwich st, No 448. John Filan et al agt Greenwich Investing Co et al. (Dec 7, 1909) 730.00
3d av, No 858. Alois Staudt agt Thomas F O'Brien et al. (June 28, 1909).....186.75
[2]Washington st, No 433. John Filan et al agt Greenwich Investing Co et al. (Dec 7, 1909) 730.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ATTACHMENTS.

Dec. 16, 17 and 18.

No Attachments filed these days.

Dec. 20.

Ellis, Chas E; Nathan Bilder, trus; $196,860; Cohen, Crevey & Richter.
Sheldon, Geo P; Wm J Logan; $15,000; Gifford, Hobbs & Beard.
Same. Phenix Ins Co; $12,499.73; Rumsey, Sheppard & Ingalls.

Dec. 21.

Spraggins, Traverse A; John H Pride; $132; J W Smith.
Searing, Frederick F & Harry M George; S Ormond Goldan; $85,500; J B Shope.
Von Dreele, Wm H; Brown, Williams & Burbank; $22,947.03; Griggs, Baldwin & Pierce.
J Hedden & Sons Co; Herbert L Brown Co; $9,245.73; S Hoff.

CHATTEL MORTGAGES.

Dec. 17, 18, 20, 21, 22 and 23.

AFFECTING REAL ESTATE.

Fergusons Parkway Garage. 110th st east of Manhattan av..Raisler Heating Co. Heating Plant. 475
Guggalz, W. E side of Park av south of 182d st..Hudson Mantel & M Co. Mantels. 216
Rosenthal, M. 314 E 34th..A B See Electric E Co. Elevator. 2,175
Rendall, J. Webster av & 187th st..American Mantel Co. Mantels. 1,548
Schmidt, M. 246 E 128th..A Spiro. Chandeliers, Stoves, &c. 300
Weisman & Unger. 224 E 9th..M Ackerman. Gas & Electric Fixtures. 150

STANDARD FOR ROADWAY AND SIDEWALK WIDTHS.

The Board of Estimate and Apportionment of New York City considers it desirable that the various boroughs of the city adopt a uniform rule for fixing the widths of roadways and sidewalks, and has proposed the following standard under which the streets should be in the future designed.

It suggests that the roadway between curbs be of the full width of the street (less the space occupied by the curb) where the street is less than 20 ft. wide. For streets between 20 and 50 ft. wide the roadway should be 60 per cent. of the total width of the street; except that in streets where there is a single-track railroad the minimum roadway width should be 30 ft., and where there is a double-track railroad the minimum roadway should be 40 ft., these exceptions applying also to streets of all widths. In streets from 50 to 60 ft. wide the roadway should be 30 ft. wide. In those from 60 ft. to 66 ft. 8 ins. the standard measurement for the roadway is one-half the total width of the street. In streets more than 66 ft. 8 ins. wide the roadway is 80 per cent. of the street width, less 20 ft.

These rules are for streets having sidewalks on both sides of equal width; consequently, the sidewalk width would be one-half the difference between the total width and that of the roadway. These widths are shown in tabular form as follows:

ROADWAY AND SIDEWALK WIDTHS FOR VARIOUS WIDTHS OF STREET.

	Roadway width			Effective sidewalk width.		
Street width.	Street not occupied by a railroad.	Occupied by single-track railroad.	Occupied by double-track railroad.	Street not occupied by a railroad.	Occupied by single-track railroad.	Occupied by double-track railroad.
20	12	..	..	4	..	..
30	18	30	..	6	0	..
40	24	30	40	8	5	0
50	30	30	40	10	10	5
60	30	30	40	15	15	10
70	36	36	40	17	17	15
80	44	44	44	18	18	18
90	52	52	52	19	19	19
100	60	60	60	20	20	20
120	76	76	76	22	22	22
150	100	100	100	25	25	25

The standard calls for curved curb corners at street intersections where the interior angle is 30 degrees or more, the radius of such curvature to be either 5, 6, 8, 10 or 12 ft. The radius to be used is determined for each case as being that which is nearest to being 10 per cent. of the width of the wider of the two streets intersecting; provided, however, that in case the interior angle is less than 80 degrees, the radius is to be not less than 20 per cent. of the distance between the building line corner and the point of intersection of the curb tangents. Where the interior angle of intersection is less than 30 degrees, instead of one curve a piece of straight curbing is inserted between the two curb lines and at right angles to the line bisecting the interior angle; such piece of straight curb being at a distance from the building line corner (measured along the bisecting line), equivalent to the width of the wider sidewalk of the intersecting streets; curves having a radius of 6 ft. to connect this short tangent with the two main curb lines.

It is to be expected by the Board of Estimate that cases will frequently arise requiring independent treatment to avoid unnecessary damage to existing improvements and it should be understood that special ordinances could be adopted for each. Such ordinances could also be used to govern street improvements where it was not desired to include the entire width of the street, and by adopting this method it would be possible to exclude from an improvement a portion of the sidewalk space adjoining the street line, thus practically accomplishing the same result as was proposed under the original ordinance in the permission to property owners to retain such a strip for park treatment.

GROWTH OF QUEENS.—The building movement in Queens Borough is a striking sign of the times. A large part of the growth centers in East Williamsburgh, over an area of about one hundred and fifty blocks, beginning at the borough line. The improvements consist mainly of two and three-story tenements, and the houses are mostly constructed of brick. Builders are making money both by renting and selling, as the houses net twelve to fifteen per cent. on the cost when fully rented. The Paul Stier Company, which has been a large builder, has had plans prepared by Lewis Berger for two and three-story brick houses, and work has been started. Schmidt & Berkhard, who bought the old Ridgewood Park property, has built on seven blocks more than one hundred 3-sty brick houses, for three and six families each, costing from $9,000 to $12,000 for inside houses and $16,000 to $17,000 for corners.

MAR 18 1943

THE NEW-YORK HISTORICAL SOCIETY